



**LOWER MANHATTAN DEVELOPMENT CORPORATION**

**Partial Action Plan 12**

**For**

**World Trade Center Memorial and Cultural Program, Fulton Corridor Revitalization Program, and Lower Manhattan Neighborhood Parks & Open Spaces**

**Overview**

Lower Manhattan Development Corporation (LMDC) has prepared the following amended Partial Action Plan with regard to the \$2 billion federal appropriation administered by the United States Department of Housing and Urban Development (HUD) for the World Trade Center (WTC) disaster recovery and rebuilding efforts in the aftermath of the terrorist attacks at the WTC on September 11, 2001. LMDC is also the recipient of another \$783 million federal grant from HUD for damaged properties and businesses (including the restoration of utility infrastructure) as well as for economic revitalization related to the terrorist attacks at the WTC. Other partial action plans detail the expenditure of the remainder of funds from the \$2.783 billion appropriation and are viewable on the LMDC website at: <http://www.renewnyc.com/FundingInitiatives/PartialActionPlans>.

This Partial Action Plan details the proposed expenditure of up to \$158,500,000 to fund the following items:

<b>Partial Action Plan Activities</b>	<b>Original Allocation 07/14/2006</b>	<b>Allocation as Approved by HUD 09/24/2010</b>
I. WTC Memorial and Cultural Program: Memorial and Memorial Museum	\$100,000,000	\$100,000,000
II. Fulton Corridor Revitalization Program	\$38,000,000	\$39,000,000
III. Lower Manhattan Neighborhood Parks & Open Spaces	\$19,500,000	\$19,500,000
<b>PARTIAL ACTION PLAN TOTAL</b>	<b>\$157,500,000</b>	<b>\$158,500,000</b>

The first amendment to this Partial Action Plan, as approved by HUD on September 24, 2010, reallocated \$1,000,000 of the \$10,420,000 allocated to East River Access portion of the East River Waterfront Project in PAP 10 to the Fulton Corridor Open Spaces portion of the Fulton Corridor Revitalization Project in this Partial Action Plan. In addition, the first amendment established revised, maximum allocations for the specific components of the Fulton Corridor Revitalization Program.

A second Partial Action Plan amendment published on March 12, 2012 added the additional three block of Spruce Street between Park Row and Gold Street to the Fulton Corridor Streetscape and Streetwall Improvements portion of the Fulton Corridor Revitalization Program.

Any change greater than 5% in the funding committed to a certain activity, the addition or deletion of any activity, or change in the designated beneficiaries of an activity constitutes a substantial amendment and such amendment will be available for public review and approval by HUD. Any change greater than 15% in the funding committed to activities identified as part of the Fulton Corridor Revitalization Program constitutes a substantial amendment.

## **National Objective**

LMDC is a subsidiary of the ESD created in December 2001 to oversee the rebuilding and revitalization of Lower Manhattan. The activities contained in this Partial Action Plan have been designed to meet community and development needs resulting from the September 11th attacks at the World Trade Center (WTC Site). These activities have particular urgency because LMDC has determined that existing conditions pose a serious and immediate threat to the health or welfare of the City and its residents and other financial resources are not available to meet such needs. Funds allocated in this Partial Action Plan are for the prevention of blight that could result absent intervention to address the existing conditions resulting from the events of September 11. Funds allocated in this Partial Action Plan will also benefit low-and-moderate-income people.

## **Public Comment to the Partial Action Plan**

### ***Initial Partial Action Plan***

This Partial Action Plan was made available for public comment from March 23, 2006 through April 21, 2006. LMDC received three public comments relating to the initial Partial Action Plan 12. The responses to comments received during the comment period have been incorporated into this Partial Action Plan as Submitted to HUD and are reviewed in section IV below.

### ***First Partial Action Plan Amendment***

This amendment was open to public comment from March 22, 2010 through April 21, 2010. LMDC did not receive any relevant comments on the proposed amendment.

### ***Second Partial Action Plan Amendment***

The second amendment was not a substantial amendment and was not made available for public comment.

Public comments were accepted by posted and electronic mail. LMDC placed Invitations to Public Comment for Partial Action Plan in English, Spanish and Chinese daily newspapers and in weekly community newspapers serving Lower Manhattan. In addition, the text of the draft plans were made available on LMDC's website ([www.renewnyc.com](http://www.renewnyc.com)).

LMDC delivered and mailed copies of the initial Partial Action Plan and the first amendment in English, Spanish, and Chinese to more than 50 community, residential, civic and cultural organizations throughout Lower Manhattan, including Community Board 1, 2 and 3, several tenants' associations and public libraries. In addition, LMDC sent electronic notices of the initial Partial Action Plans in three languages to elected officials, LMDC's Advisory Council members, and over 140 Lower Manhattan civic, community and cultural organizations.

## **I. World Trade Center Memorial and Cultural Program: Memorial and Memorial Museum**

### **A. Background**

#### **Needs and objectives**

On September 11, 2001, terrorist attacks killed 2,749 people and destroyed every structure on the WTC Site, including the World Trade Center office towers, commercial and governmental low-rise buildings, the hotel, the underground concourse, PATH terminal and subway stations. The structures on the Southern Site, adjacent to the WTC site, were also destroyed or damaged by the events of September 11, 2001; the Deutsche Bank office tower at 130 Liberty Street was severely damaged and uninhabitable and the small St. Nicholas Church at 155 Cedar Street was destroyed. While the WTC Site remains closed to the public, a wide sidewalk and viewing area with a commemorative viewing wall have been created along the east side of the site on Church Street and the portion of Liberty Street between the WTC Site, and the Southern Site is open to pedestrians from Church Street to the temporary bridge over West Street to Battery Park City.

The significant loss of life, jobs, and commercial space has affected the vitality of Lower Manhattan and continues to pose a threat to the financial, emotional, and cultural vitality of the neighborhood. The Memorial and Cultural Program is intended to counter the blighting effect of the events of September 11, 2001, and to provide a permanent memorial that will allow future generations to remember and honor the nearly 3,000 people who died on that day in New York City, in Shanksville, Pennsylvania, and at the Pentagon, as well as those who died in the terrorist bombing at the WTC on February 26, 1993. The project will remember and restore the WTC Site, repair the underlying fabric of Lower Manhattan, and foster the growth of Lower Manhattan as a vibrant cultural and financial district.

#### **World Trade Center Memorial and Redevelopment Plan**

The culmination of LMDC's planning efforts for the redevelopment of the World Trade Center area is the World Trade Center Memorial and Redevelopment Plan (WTC Plan), developed in cooperation with The Port Authority of New York and New Jersey (Port Authority). LMDC employed an extensive public process for over two years to develop the WTC Plan and related initiatives. As part of the Plan, LMDC proposes to implement the new memorial and cultural uses, embodied in LMDC's Amended General Project Plan (GPP), dated May 19, 2005. The Port Authority will be responsible for the commercial, retail, conference center and hotel facilities, open space areas, and infrastructure components of the WTC Plan to be located at the WTC site. LMDC and the Port Authority will cooperate in developing a plan for implementation of the components of the WTC Plan to be located outside the WTC site. LMDC conducted a coordinated environmental review of the combined WTC Plan. Detailed information regarding the components of this process may be found on LMDC's website at [www.renewnyc.com](http://www.renewnyc.com) under the links titled "Memorial" and "Planning, Design & Development."

#### **Project area**

The project area is located in Lower Manhattan on two sites (i) the WTC site, bounded by West, Vesey, Church, and Liberty Streets; and (ii) the adjacent two city blocks immediately to the

south of the WTC site, comprising (a) two city blocks, one bounded by Liberty, Washington, Albany and Greenwich Streets, and the other bounded by Liberty, West, Cedar and Washington Streets, and (b) subsurface portions of two streets: Liberty Street between those blocks and the WTC site and from the eastern side of West Street to the western side of Greenwich Street, (c) Washington Street from the northern side of Cedar Street and to the southern side of Liberty Streets, and (d) subsurface portions of Cedar Street from the eastern side of West Street to the eastern side of Washington Street (collectively, the “Southern Site”). The Southern Site includes the properties commonly known as 130 Liberty Street, 140 Liberty Street, and 155 Cedar Street.

### **Project objectives**

The rebuilding of the Project Area as a mixed-use center of commerce, public spaces, and culture, with the Memorial at its heart, will advance the goals of the UDC Act, the objectives developed by LMDC, and the goals articulated by the Governor of the State of New York and the Mayor of the City of New York—to remember and honor the victims of the September 11, 2001 and February 26, 1993 terrorist attacks while revitalizing Lower Manhattan. The activities outlined below are also intended to prevent blight and address the existing conditions resulting from the events of September 11, 2001, at the WTC Site.

- *Remembering the Victims of the Terrorist Attacks*

The Memorial will ensure that future generations never forget the thousands of people who died on September 11, 2001, in New York City, Shanksville, Pennsylvania, and at the Pentagon in Virginia, as well as those who died in the terrorist bombing of the World Trade Center on February 26, 1993. The Memorial will provide a respectful setting for remembrance and contemplation. Family members of victims and visitors from around the world will come to the site to learn about the events of September 11, 2001, and February 26, 1993, and to remember those who died and those whose lives were changed forever.

- *Revitalizing Lower Manhattan*

The current conditions of the Project Area are “substandard and insanitary” under the New York State Urban Development Corporation Act (UDC Act) and impair the sound growth and development of Lower Manhattan. In addition, there is a need for the development of cultural, recreational, community and other civic facilities in Lower Manhattan.

Restoring the Project Area as a functioning part of Lower Manhattan is a priority objective for this project. This project is intended to eliminate the blighting effects resulting from the events of September 11, 2001, and to re-establish the Project Area as a locus of commerce, cultural and civic space, and amenities, including appropriate commercial and retail uses, as well as supporting facilities, utilities, and infrastructure for the downtown area. While Lower Manhattan is a center of world finance and a major economic engine for the entire region, it has also become the fastest growing residential neighborhood in New York City and a major destination of regional, national and international travelers. For these reasons, revitalization of Lower Manhattan should include cultural and other amenities that help make the area a lively environment all day, every day.

The long-term presence of an essentially empty, excavated space in the heart of New York’s financial district would become a blight that makes the area less attractive for businesses, residents, and visitors. It is important to New York City’s economy that, as business leases in Lower Manhattan come up for renewal, businesses have confidence that the Project Area will be

redeveloped as quickly as possible to reduce its blighting effect on the immediate area. Similarly, it is important to the stability of the residential community in Lower Manhattan that residents have confidence in the rebuilding and thus continue to live there.

### **World Trade Center Memorial and Cultural Program**

LMDC is undertaking, pursuant to the UDC Act and in cooperation with HUD and the Port Authority, the World Trade Center Memorial and Cultural Program (Memorial and Cultural Program) as part of the implementation of the WTC Plan. As set forth in the GPP for the WTC Plan, LMDC will implement the Memorial and Cultural Program which includes the planning, selection, coordination and construction of a Memorial and Memorial Museum, the planning and possible construction of memorial-related infrastructure, and the construction of cultural uses on the WTC site and adjacent areas to complement the redevelopment of commercial office space, retail space, conference center and hotel facilities, open space areas, and certain infrastructure improvements by the Port Authority, the owner of the WTC site. The planning process will also include other appropriate public and private entities.

### **National September 11 Memorial & Museum (the “Foundation”)**

The National September 11 Memorial & Museum (formally known as The World Trade Center Memorial Foundation, Inc. or WTC Memorial Foundation) is a not-for-profit corporation established to (i) honor the innocent men, women and children murdered in the horrific terrorist attacks of September 11, 2001 and February 26, 1993 through the creation of a permanent memorial at the World Trade Center site and (ii) promote the economic and cultural vitality of lower Manhattan through the development of cultural facilities at the WTC Site. For more information regarding *the Foundation* please visit the website at: [www.911memorial.org](http://www.911memorial.org).

The Memorial, Memorial Museum, and cultural uses will be funded with a combination of public resources, private funds donated by individuals and groups, and investments that will be made by the cultural institutions that are selected to locate on the site. The advancement of proposed Partial Action Plans 11 and 12, and funds committed for latter phases of design in Partial Action Plan 8, brings the total LMDC commitment to and for the WTC Memorial Foundation to an amount well over \$200 million for the Memorial and Memorial Museum.

### **B. World Trade Center Memorial and Memorial Museum**

LMDC conducted an international competition for the selection of the Memorial design, and has partnered with the *Foundation* in a broad spectrum of activities related to the planning, design, and implementation of the Memorial and Cultural Program for the Memorial and Memorial Museum. The *Foundation* will work with the LMDC to ensure a coordinated approach to the implementation of Memorial and Cultural Program.

In this Partial Action Plan, LMDC proposes the allocation of \$100,000,000 for the WTC Memorial and Memorial Museum for ongoing design, construction and program planning.

### **Beneficiaries**

The thousands of relatives and friends of the nearly 3,000 victims of September 11, 2001, and February 26, 1993, will benefit from the memorial to their loved ones. This project will also benefit the thousands of visitors to the Memorial and Memorial Museum, providing them with an

opportunity to honor those who were killed in the attacks. The Memorial and Memorial Museum will foster greater public awareness of the events of February 26, 1993, and September 11, 2001, and the impact on the victims’ families, survivors, area residents, New York City, and beyond. This project will also benefit businesses, workers, and residents throughout Lower Manhattan and will contribute to the overall economic recovery of Lower Manhattan and New York City, including low and moderate income persons.

**Schedule**

LMDC has carried out activities relating to the development and implementation of the WTC Plan since early 2002. The full implementation of the WTC Plan, including the Memorial and Memorial Museum, was begun by the LMDC and the *Foundation* in 2004 and will extend through 2015.

**Federal and other resources**

The Memorial and Cultural Program will be funded with a combination of public investment, private funds donated by individuals and groups primarily to the *Foundation*, and investment that will be made by the cultural institutions that are selected to locate on the site. This Partial Action Plan proposes the allocation of up to \$100,000,000 to and for the *Foundation*. The *Foundation* will use its own resources to engage in fundraising for both public sector and private sector funds and individual donations to accomplish its mission. No funds proposed in this Partial Action Plan will be used for fundraising efforts.

**Total estimated cost**

The estimated cost for ongoing design, construction, and program planning as described in this Partial Action Plan for the Memorial and Memorial Museum is up to \$100,000,000.

In addition, Partial Action Plan 8 allocates \$64,525,972, Partial Action Plan 11 allocates \$75,000,000, Partial Action Plan S-2 allocates \$37,500,000 and the Final Action Plan allocates \$44,000,000 for implementation of the WTC Memorial and Memorial Museum.

World Trade Center Memorial and Memorial Museum	
Partial Action Plan 8 as amended	\$64,525,972
Partial Action Plan 11	\$75,000,000
Partial Action Plan S-2	\$37,500,000
Final Action Plan	\$44,000,000
This Partial Action Plan	\$100,000,000
Total for this Activity	\$321,025,972

**II. The Fulton Corridor Revitalization Program**

**Background**

The Fulton Corridor (described below under Project Area) has served as an important commercial and retail corridor since 1814 when the Fulton Ferry began to run between

Manhattan and Brooklyn. Fulton Street itself is Manhattan's first paved river to river street. It has been home to a mix of retail stores, service providers, small manufacturers, wholesalers, corporate headquarters, and a variety of restaurants and saloons. Many of the buildings that housed these businesses still line the historic core of the Fulton Corridor (Fulton Street between Broadway and Gold Streets), although in many cases they have been subdivided and significantly altered. Additionally, the Fulton Corridor is home to a significant residential population and is a major transportation hub.

An opportunity now exists for the Fulton Corridor to become Lower Manhattan's vibrant 24/7 "Main Street" area with the rebuilding of the WTC Site and the reintroduction of Fulton Street through it, as well as other developments in the area that include the Metropolitan Transit Authority's new Fulton Street Transit Center, and the continued growth of the Lower Manhattan residential community.

### **Project area**

The Fulton Corridor includes Fulton Street bounded by Church Street to the west and Water Street to the east; streets intersecting Fulton up to a three block area north and south, including John Street from William Street to South Street; Burling Slip, located one block south of Fulton Street on John Street east of Water Street; and Spruce Street between Park Row and Gold Street.

### **Description**

LMDC proposes the allocation of up to \$39,000,000 for the Fulton Corridor Revitalization Program aimed at redeveloping Fulton Street and its environs into a vibrant mixed-use retail corridor serving the surrounding commercial and residential sectors and the burgeoning visitor market. LMDC funds would provide needed public investments in streetscape improvements, public open spaces, as well as incentives to spur private rehabilitation and renovation of retail components. The Project would build on other improvements already planned by The City of New York for the roadbed, sidewalk, and streetscape of Fulton Street itself that will be funded by the Federal Highway Administration.





## **B. Fulton Corridor Grant Programs**

- *Retail and Façade Improvement Programs:* In order to help improve the overall look and retail viability of Fulton Street, the Project also establishes a grant program to assist property owners and retailers to 1) restore building facades and improve commercial storefronts; and 2) enhance and modernize outmoded interior retail spaces.

Design Guidelines have been created to ensure that the grants meet the overall vision for the corridor (including the regulation of new building construction, façade restoration, and storefront appearance) while respecting its historic character. The LMDC has worked in coordination with the City of New York on the overall grant program guidelines that complement the Fulton Corridor Design Guidelines and ensure the appropriate use of funds. The Project also provides technical assistance to property and business owners implementing individual projects.

Of the total LMDC allocation, up to \$15 million is provided for the Fulton Corridor Grant Component of this project.

## **C. Fulton Corridor Streetscape and Street Wall Improvements**

- *Streetscape Improvements:* Funds are provided for comprehensive streetscape improvements to enhance the pedestrian and vehicular experience in the portals leading to Fulton Street, including John Street from William Street to South Street to enhance the connection to Burling Slip and Spruce Street between Park Row and Gold Street. Upgrades will include new sidewalks and curbs, roadway resurfacing, street furniture, way finding signs (as well as removing extraneous signage), and plantings.
- *Targeted Improvements to Street Wall:* The project explores and supports focused improvements to the street wall at the north side of Fulton Street between Gold and Pearl Streets. The sidewalk on this block is inconsistent in width and grade, creating a psychological and physical barrier between pedestrians and storefronts. Improvements in this area include reducing sidewalk widths by enhancing the pedestrian walkway with landscaping and seating.

Of the LMDC allocation, up to \$7.5 million is provided for the Street Wall and Streetscape Improvement component of this project.

LMDC funds will also be used for project-specific planning, design, and administration, including all necessary environmental and regulatory reviews to be conducted by LMDC.

LMDC, in coordination with the New York City Economic Development Corporation and other agencies, including New York City's Department of City Planning, Department of Parks and Recreation, Department of Transportation and the Department of Small Business Services is working collaboratively to implement the project following the completion of all reviews. LMDC and The City of New York also work in consultation with the New York State Historic Preservation Office as the various components of the Fulton Corridor Revitalization Program are implemented.

## **Program objectives**

The objective of the Fulton Corridor Revitalization Program is to revitalize the Fulton Corridor, benefiting area workers, businesses, visitors and improve the quality of life for the area's growing residential population.

## **Beneficiaries**

The Fulton Corridor Revitalization Program will provide needed public investment in the Fulton Corridor, benefiting the growing residential population, businesses and retailers, and area office workers and visitors to the WTC Site and the South Street Seaport. The Program would also prevent blight that could result absent intervention to address the existing conditions.

## **Schedule**

Activities related to Fulton Corridor Revitalization Program are scheduled to begin in 2006 and are anticipated for completion in 2014.

## **Federal and other resources**

LMDC proposes to allocate up to \$39,000,000 for the components identified above as part of the Fulton Corridor Revitalization Program.

## **Total estimated cost**

The total estimated cost of the Fulton Corridor Revitalization Program outlined in this Partial Action Plan is up to \$39,000,000.

## **III. Lower Manhattan Neighborhood Parks & Open Spaces: Phase Two**

### **Description**

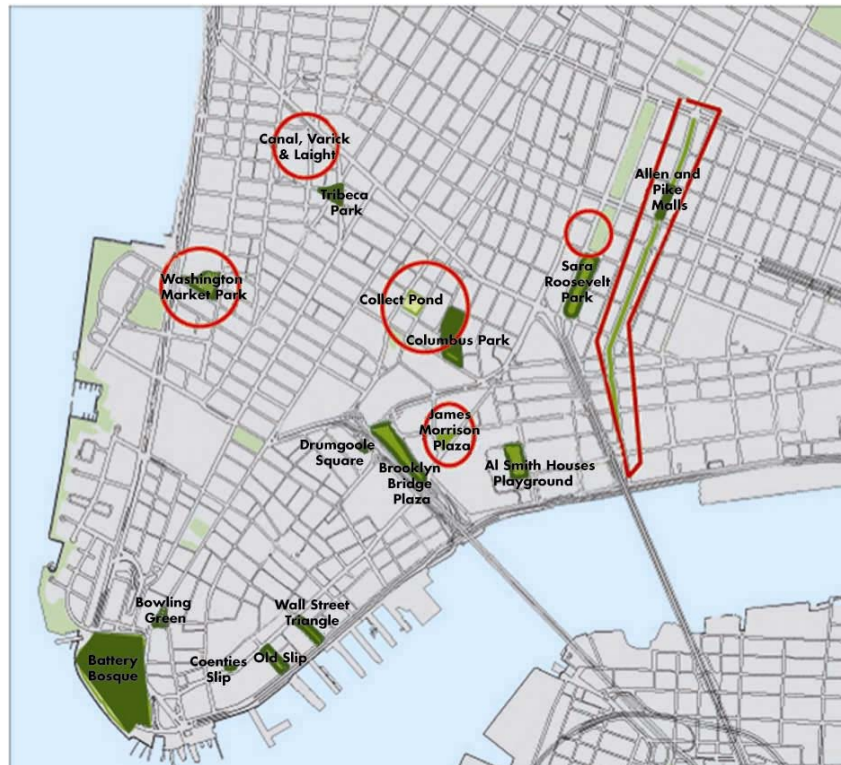
The enhancement of neighborhood parks and open spaces throughout Lower Manhattan's diverse communities continues to serve as an important catalyst for the area's revitalization. Improvement to parks and open spaces benefit Lower Manhattan workers, businesses, visitors and improve the quality of life for downtown's growing residential population. LMDC proposes the allocation of up to \$19,500,000 for a second phase of enhancements to Lower Manhattan neighborhood parks and open spaces.

In Partial Action Plan 4, LMDC allocated funds for target parks and open space sites throughout Lower Manhattan that were best suited to provide initial and dramatic improvements for Lower Manhattan residents and workers. As part of the second phase, LMDC and the New York City Department of Parks & Recreation (Parks Department) have formulated a comprehensive plan for creating parks and revitalizing existing open spaces throughout Lower Manhattan, including the Financial District, Two Bridges, Chinatown, Lower East Side and Tribeca. The proposed enhancements would focus on reconstructing sitting areas, public plazas and playgrounds south of Houston Street. In coordination with the New York City Department of Transportation

(DOT), the plan would also take advantage of opportunities within the downtown street network to create new public spaces such as “Greenstreets” and enhanced pedestrian corridors. At each of the sites identified below, the Parks Department would provide enhancements that include horticultural elements (canopy and flowering trees, ornamental shrubs and planting beds); new benches, lighting and decorative paving; and other improvements.

The following sites have been identified as part of phase two of Lower Manhattan parks and open spaces given their conformity to community priorities and enhanced recreational facilities:

- Washington Market Park- bounded by Chambers, Greenwich, and West Streets
- Sara D. Roosevelt Park- bounded Hester Street, Chrystie, Forsyth, and Grand Streets
- James Madison Plaza- bounded by St. James Place, Madison and Pearl Streets
- Canal/Varick/Laight Park- Triangle bounded by Canal, Varick, and Laight Streets. (This site was initially identified for partial funding in Partial Action Plan 4, but was not ultimately funded.)
- Collect Pond Park- bounded by Hogan Place, Centre, Lafayette, and White Streets.
- Allen and Pike Street Malls- center plots extending along Allen Street and Pike Street, between Houston and South Streets.



Enhancements at these locations would also improve public open spaces for the growing worker and residential populations; and for some, would provide enhanced commercial corridors and improved linkages to the water front.

Work planned for these Lower Manhattan parks and open spaces projects includes, but is not limited to:

- *Enhancement and improvement of existing open spaces:* Includes the installation of such items as furnishings for sitting areas, fencing, lighting, new plantings of trees and shrubs, and other improvements at the sites listed above. Additionally, improvements at Sara D. Roosevelt Park and James Madison Plaza will also include the installation of new children's play equipment and spray fountains. Washington Market Park will receive upgrades to existing sports courts.
- *Rehabilitation and reconstruction of existing open spaces:* Includes the installation and replacement of pavement at all the sites listed above. Additionally, Collect Pond, Sara D. Roosevelt Park and James Madison Park will receive new and improved drainage and irrigation systems.
- *New public facilities:* Includes the construction of a new comfort house building containing restroom facilities at Washington Market Park. New restroom facilities will also be constructed within an existing building at Sara D. Roosevelt Park.

LMDC, in coordination with the Parks Department, has identified the selected parks in manner consistent with HUD Eligibility Criteria and Mayor Michael R. Bloomberg's *New York City's Vision for Lower Manhattan*. LMDC funds may also be used for related planning, design, and administration of the Parks & Open Spaces projects, including any necessary environmental and regulatory reviews conducted by LMDC.

### **Project objectives**

The objective of this activity is to enhance parks and open spaces at selected sites throughout Lower Manhattan as a catalyst for the area's revitalization, benefiting area workers, businesses, visitors and improving the quality of life for downtown's growing residential population.

### **Beneficiaries**

This activity will benefit Lower Manhattan area workers, businesses, visitors, and the growing residential population, as well as provide low and moderate income benefit. The sites identified as part of this activity are located in Community Board's 1 and 3. Community Board 1 has experienced New York City's highest population growth rate over the past the decades. Community Board 3 is one of New York City's most densely populated areas, it consists predominantly of low and moderate-income households, and has the third lowest median income in Manhattan. It also has a long tradition of ethnic, economic and cultural diversity. These residents are the target beneficiaries of this proposed activity. The Lower Manhattan Neighborhood Parks and Open Spaces is intended to provide low and moderate income benefit and for the prevention of blight that could result absent intervention to address the existing conditions.

### **Project area**

The project area for the sites identified as part of this activity is in Lower Manhattan, bounded by West Street to the west, the East River to the east, and generally between the Brooklyn and Manhattan Bridges. The Allen and Pike Street Malls extend from the East River, up along Pike Street to Canal Street, where they become the Allen Street Malls and extend northward to Houston Street.

## **Schedule**

Activities related to the second phase of Lower Manhattan Parks & Open Spaces began in 2006, and are anticipated for completion in 2013.

## **Federal and other resources**

LMDC proposes to allocate up to \$19,500,000 to support the second phase of enhancements at the sites identified above as part of Lower Manhattan parks and open spaces. An additional \$2,000,000 is expected from other public and private sources.

## **Total estimated cost**

The total estimated cost for the second phase of enhancements to Lower Manhattan parks and open spaces is up to \$21,500,000.

## **IV. Public Comments and Responses**

### **A. Comments received following the release of the initial Partial Action Plan.**

The following section details the comments and responses relating to the draft Partial Action Plan, after it was released for public comment from March 23, 2006 through April 21, 2006.

LMDC received three public comment submissions listed below relating to Partial Action Plan 12.

The comments are summarized in bold, with responses following.

### **WTC Memorial and Cultural Program**

**LMDC received two comments from victims' family members regarding the WTC Memorial and Memorial Museum. These comments emphasized that LMDC should build a safe, respectful memorial that is at the center of the WTC area reconstruction. One of the comments urged that the design of the memorial should be simple. Another comment stated that (1) the Family Room should be private and not open to the public; (2) the names of the victims should be displayed above ground; and (3) victims' family members should be contacted to provide individual stories.**

As a result of the Memorial Competition, in January 2004, Michael Arad and Peter Walker's *Reflecting Absence* was selected. *Reflecting Absence* features enormous graceful twin voids that will ensure that future generations will know where the Towers stood, and the names of each hero lost surrounding the cascading pools will ensure that we never forget each individual life taken. The Memorial Museum offers an historic and authentic experience focused on the events of September 11, 2001, and February 26, 1993. The initial programming concepts for the museum have been developed by family members, residents, preservationists, and museum experts. It will contain information about the lives of the loved ones lost, and will convey the events of the day and the breathtaking, worldwide outpouring of support in the rescue and recovery efforts. The current plans also call for a Family Room that is accessible only to family members.

**General Comments**

**LMDC received one general comment regarding possible cultural uses within the planned Freedom Tower.**

As discussed in Section I on background, LMDC will be responsible for implementation of memorial and cultural uses that comprise the Memorial and Cultural Program at the World Trade Center Site whereas Port Authority is responsible for commercial and other components of the Redevelopment Program at the Site. Freedom Tower is a commercial office building that has been designed by a net lessee of the Port Authority consistent with the overall World Trade Center Memorial and Redevelopment Plan.