



LOWER MANHATTAN DEVELOPMENT CORPORATION
Proposed Amendments to Partial Action Plans S-2, 2 and the Final Action Plan
Draft Released for Public Comment on December 23, 2019

Overview

The Lower Manhattan Development Corporation (LMDC) is the recipient of a \$2 billion federal grant for the World Trade Center (WTC) disaster recovery and rebuilding efforts for Lower Manhattan. LMDC received \$783 million in additional federal funds for damaged properties and businesses (including the restoration of utility infrastructure) as well as economic revitalization directly related to the terrorist attacks at the WTC Site. Both of these federal grants are administered by the United States Department of Housing and Urban Development (HUD). Fourteen LMDC Partial Actions Plans (PAPs) and one Final Action Plan (FAP) allocate the entire \$2.783 billion grant towards remembrance, rebuilding, and renewal initiatives in Lower Manhattan, the area of Manhattan on or below Houston Street. These PAPs are viewable on the LMDC website at: <http://renewnyc.com/FundingInitiatives/PartialActionPlans.aspx>.

The proposed amendments will provide an additional \$1,040,000 for the *South Street Seaport Museum (SSSM)* activity in PAP S-2 and \$3,000,000 for the *Battery PlayScape* project through the *Neighborhood Parks & Open Spaces* activity in the FAP. We propose to:

1. Reallocate \$1,039,315 of unexpended *130 Liberty Deconstruction* funds and the \$685 residual *Downtown Boathouse Kayaks* funds to the *SSSM* activity all within PAP S-2, increasing the *SSSM* activity allocation to \$5,840,000.
2. Reallocate \$3,000,000 of previously allocated but unexpended and available *Job Creation and Retention Program (JCRP)* funds from within PAP 2 to the *Neighborhood Parks & Open Spaces* activity in the FAP. This will increase the *Neighborhood Parks & Open Spaces* activity allocation to \$3,235,045 for the *Battery PlayScape* project.

The current versions of PAPs S-2, 2 and the FAP, as well as other PAPs, are available on LMDC's website, at <http://www.renewnyc.com/FundingInitiatives/PartialActionPlans.aspx>

Any change greater than 5% in the funding committed to a certain program, the addition or deletion of any program, or change in the designated beneficiaries of a program constitutes a substantial amendment and such amendment will be available for public review and approval by HUD.

Public Comment

Some of the proposed amendments are substantial amendments that are open to public comment as required by HUD for thirty calendar days from the date of publication of the proposed amendments. Public comments will be accepted in writing delivered to LMDC either by posted mail or by electronic submission by January 24, 2020 as follows:

By mail to: Public Comment on Amended PAPs and FAP
Lower Manhattan Development Corporation
22 Cortlandt Street, 11th Floor
New York, NY 10007

By email to: publiccomment@renewnyc.com

Comments delivered by fax or telephone will not be considered.

Proposed Amendments

1. Reallocate funds from *130 Liberty Deconstruction* and *Downtown Boathouse Kayaks* to the *SSSM* all within PAP S-2.

This Amendment proposes to reallocate \$1,039,315 of unexpended *130 Liberty Deconstruction* funds and the \$685 residual *Downtown Boathouse Kayaks* funds to the *SSSM* activity all within PAP S-2 of Grant B-02-DW-36-002. This reallocation will increase the *SSSM* budget from \$4,800,000 to \$5,840,000 in PAP S-2 to help cover costs associated with the rehabilitation of the five-story Thompson Warehouse building at 213-215 Water Street including code compliant upgrades to the building's mechanical, electrical and plumbing systems. Accessibility improvements will be made with new flooring added throughout the building including the Melville Gallery event space. A new HVAC system, elevator, stairs and staircases will be installed to provide access to core and shell improvements on floors 2 through 5. LMDC funds will support costs associated with creating five accessible and flexible floors including the Melville Gallery. *SSSM*'s community and cultural facility will serve thousands of tourists, students and community residents from the surrounding area each year.

2. Reallocate \$3,000,000 of *Job Creation and Retention Funds* from within PAP 2 to the *Neighborhood Parks & Open Spaces* activity in the FAP for the *Battery PlayScape* project.

This amendment proposes to transfer \$3,000,000 in available funds from the \$143,000,000 *JCRP* budget within the PAP 2 to the *Neighborhood Parks & Open Spaces* activity in the FAP. Sufficient funds are being retained in the *JCRP* budget to meet remaining obligations and the *JCRP* grant application period has expired. The \$3,000,000 is made up of available funds that will not be needed to fulfill *JCRP* grant obligations.

This amendment proposes to replenish the existing *Neighborhood Parks & Open Spaces* activity in the FAP in order to help offset costs associated with completing the remaining parks & open spaces projects, including the *Battery PlayScape* project, identified previously in this or other active Action Plans. 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.

The *Battery PlayScape* project located between State Street and South Street currently houses an outdated playground built in the 1950s. The project design triples the playground footprint from 21,000 to 65,000 square feet, one of the largest below 42nd Street, and will include innovative water management, increased green space, and imaginative play experiences. Set within rain gardens that will filter urban runoff, play features will include the "Adventure Bluffs" (multiple granite slides built into elevated landforms with boulder scrambles), sand play, boardwalks,

elevated playhouses within the tree canopy, and the “Jewel Box Theater” for improvisational performances. Improvements will benefit Lower Manhattan workers, businesses, visitors and improves the quality of life for downtown’s growing residential population.

The following table details the current action plan allocations and the proposed changes:

PAP	Activity	Current Allocation	Proposed Reallocation	Proposed Revised Allocation
S-2	130 Liberty Deconstruction	\$17,425,000	(\$1,039,315)	\$16,385,685
S-2	Downtown Boathouse Kayaks	\$15,000	(\$685)	\$14,315
S-2	South Street Seaport Museum	\$4,800,000	\$1,040,000	\$5,840,000
2	Job Creation and Retention Program	\$143,000,000	(\$3,000,000)	\$140,000,000
FAP	Neighborhood Parks & Open Spaces	\$235,045	\$3,000,000	\$3,235,045