

Lower Manhattan Development Corporation
Meeting of the Development Advisory Council
Meeting Summary
April 30, 2002
Held at the Offices of Cleary, Gottlieb, Steen & Hamilton
One Liberty Plaza
LMDC Board Members: Ronald Betts, Paul Crotty, and Ed Malloy

Lower Manhattan Development Corporation (LMDC) Board Member Roland Betts gave welcoming remarks and then asked each member and ex-officio member to introduce themselves for the record. Members of the press were also asked to introduce themselves.

Mr. Betts began by updating the Advisory Council members, and went on to say that since the last meeting of the Development Advisory Council, things have been moving along at a good pace. West Street was reopened, thus returning mobility to the Brooklyn/Battery Tunnel area. Access was returned to Church & Liberty Streets on the pedestrian walkway on the south bridge, Rector Street is expected to be opened by next week, and the 1 sand 9 trains should be up and running by this fall. It was announced that the LMDC web-site www.renewnyc.org is up and running.

Mr. Betts then introduced Alex Garvin, Vice President of Planning for the Lower Manhattan Development Corporation. Mr. Garvin indicated the LMDC Board in early April adopted the Draft Principles and Preliminary Blueprint and released it for public comment. Mr. Garvin walked Council members though the Draft Principles and Blueprint in detail, explaining along the way that they will continue to be subject to change after public and Advisory Council input is received – acknowledging the more input we receive the better the end results will be.

Mr. Garvin reminded the Council that the Principles and the Preliminary Blueprint are available on the LMDC's web-site. He invited members of the Advisory Council to submit comments, issues or suggestions. Council Members agreed the Principles aptly reflect the LMDC's commitment to an inclusive and open public process, as well as provide a useful outline for moving forward, and opened up the meeting for discussion.

Mr. Garvin informed the Council due to the confusing nature of the Fulton Street Station, the MTA was going to evaluate ways in which this station could be changed to better provide mass transit services. While buses were mentioned in the Blueprint, it was reiterated by an Advisory Council Member that planners should keep in mind that increased bus service would require a place to house the buses when not in use. A member of the Advisory Council mentioned concern over the lack of mention of the 2nd Avenue subway project. In response, Mr. Garvin clarified the LMDC's awareness of mass transit programs going on in other areas of Manhattan and reiterated this project is already underway. There was a suggestion to include in the Draft Principle and Preliminary Blueprint transportation projects that are already underway.

Our Council Member pointed out the importance of including a broad-spectrum of housing that crosses many income levels-representative of the range of job/income opportunities. The development of "open spaces" was discussed as an optimum pull factor for existing and potential businesses and residents. Mr. Garvin reminded the Council we want to focus on designs that will demonstrate to the world Lower Manhattan's resilience and continued reputation as one of the world's greatest cities. A representative of Community Board 1 indicated a need for a stronger commitment in the

Blueprint for quality of life improvements in Lower Manhattan including the creation of a large centralized park. During the discussions the Advisory Council took a moment to enjoy the view of a beautiful and rather large rainbow which appeared over the sky of Lower Manhattan.

The Council agreed that while Lower Manhattan has been known throughout the world as a financial center, we should keep our options open with respect to attracting other industries i.e. biotech, research facilities, schools etc.

A concern was raised regarding how much focus should be placed on replacing office space lost. A Council Member felt strongly that rebuilding too much office space would result in two primary difficulties: building more than current demand called for, and pulling too many businesses from mid-town because Lower Manhattan was the new hot spot. A suggestion was made to alter Principle 5 to reflect this idea. There was also a suggestion to build more housing in Lower Manhattan and other retail and hotel amenities to accommodate all of the visitors that will be expected to see the memorial.

Mr. Garvin then presented the LMDC's proposal for the Viewing Wall. He remarked on the historic cohesiveness of the parities involved in the process. He further noted that it was the first time in civic history that a group of graphic artists, designers and architects (New York New Visions) worked so well with government agencies- the result being a new and innovative design of the Viewing Wall. Rather than have a standard construction fence the LMDC felt it was important to create a new type of enclosure that is respectful and dignified.

Mr. Garvin went on to say that the proposed Viewing Wall will consist a transparent enclosure around the entire site made of high quality, durable materials

including a galvanized steel frame around the same height as a standard construction fence. The wall will be comprised of square sections of steel mesh with the openings about two inches by two inches with the perimeter being illuminated- by special design so as not to interfere with the pedestrian walkway. Along the perimeter of the Viewing Wall, set away from the curbs, alcoves will be included to prevent bottlenecks allowing more room for pedestrian traffic. In addition, space is provided for in the design for informative panels and temporary memorials. It was noted that the flexibility of the design would allow for repositioning once the Path train is back up and running. The fence will be up as long as it takes for the site to be rebuilt.

A request was made for clarification about the types of information that will be made available on the “informational panels”. A member of the Council suggested that panels include information about other interesting and historic sites in the downtown area so as to promote tourist activity in Lower Manhattan. As a final comment about the Viewing Wall, Mr. Betts reiterated that vital part of the community as it begins to develop its identity.

Next on the Council agenda was an update on the 7 World Trade Center site. The LMDC has been working with the Port Authority; Con Edison, New York City's Department of Planning, Larry Silverstein and the ESDC to facilitate the reconstruction of the substations, which are an integral part of the site. Con Edison is currently working on building a second transformer vault to help to restore electricity in the area.

A representative from Assemblyman Silver's office asked about plans for the triangular area of formerly a truck loading bay area. NO permanent decisions have been

made but so far, the favored plan is creating a park because the area is too small for a building.

On a positive note a member of the Advisory Council commended the LMDC's residential grant indicating that it has had an immediate positive impact on the number of vacancies in Lower Manhattan.

Mr. Garvin reiterated the LMDC's plans to review all input of the Advisory Council regarding the Principles and Blueprint and encouraged additional input before the close of the comment period. Members of the Advisory Council commended the LMDC for their efforts to create and maintain an inclusive process and its progress on the Principles and Blueprint.

Mr. Betts thanked the members for coming and the meeting adjourned.