

**Lower Manhattan Development Corporation  
Meeting of the Professional Firms Advisory Council  
Meeting Summary  
April 29, 2002  
Held at the Offices of Cleary, Gottlieb, Steen & Hamilton  
One Liberty Plaza  
LMDC Board Members: Dick Grasso and Paul Crotty**

Lower Manhattan Development Corporation (LMDC) Board Member Paul Crotty opened up the meeting with LMDC updates including the recent activities and the creation of the LMDC web-site- [www.renewnyc.com](http://www.renewnyc.com) . Mr. Crotty opened the floor to Mr. Garvin to provide brief presentations of the Draft Principles and Preliminary Blueprint for the Future of Lower Manhattan.

After receiving LMDC Board approval in early April, the Draft Principles & Preliminary Blueprint were released for public comment. LMDC representatives met with the eight Advisory Councils with the objective of getting their ideas for the future of Lower Manhattan. The final draft of the Principles and Preliminary Blueprint represents the results of these ideas.

Mr. Crotty then introduced Alex Garvin, Vice President of Planning for the Lower Manhattan Development Corporation. Mr. Garvin stressed the restoration of regional mass transit as vital to the revitalization of Lower Manhattan-indicating there have been no new mass transit lines constructed in Lower Manhattan since 1932. The mass transit infrastructure that currently exists in Lower Manhattan, particularly after the damage sustained as a result of 9/11 is inadequate to meet both current and future demand. Actions are currently underway to restore essential services to Lower Manhattan including restoration of the 1-9 trains, PATH services and replacing utility and telecom services etc. A major focus during the planning of Lower Manhattan will evaluate ways

to connect neighborhoods, the five boroughs, Long Island and New Jersey with Lower Manhattan in order to bring disparate communities together and enhance the attractiveness and diversity of downtown.

A member of the Council mentioned their concern over the omission of the 2<sup>nd</sup> Avenue line project in the Preliminary Blueprint. In response, Mr. Gavin clarified the LMDC's awareness of mass transit programs going on in Manhattan including the 2<sup>nd</sup> Avenue project, and informed the Council additional transit improvement projects related to the N& R lines, Metro North, a "Super Shuttle", a transit "hub", etc. have also been suggested as options for further study.

After briefly going over the Draft Principles and Preliminary Blueprint, Mr. Garvin expressed his wish to collect comments and concerns during the meeting. He informed Council Members that the Draft Principles and Preliminary Blueprint are available on LMDC's web-site [www.renewnyc.org](http://www.renewnyc.org) and invited members of the Advisory Council to submit comments, issues or suggestions—stating the more input we receive the better the end result will be. The proposals in the Preliminary Blueprint were then placed before the Council for open discussion.

The Advisory Council was generally supportive of the proposals mentioned in the Preliminary Blueprint, but shared concerns regarding the importance of prioritizing the projects, due to limited funds and a sense of urgency. Apprehensions were articulated about the possibility of the more complex projects being pursued at the detriment of short-term projects, which deal with the more immediate needs of residents and small businesses. Mr. Garvin acknowledged their concerns and reminded the Council it was not the LMDC's goal to act on any of these proposals yet, but to merely provide the

public and Advisory Councils with as much detailed information about all of the options as possible.

An LMDC representative informed the Council the LMDC continues to receive numerous proposals regarding the memorial. One suggestion openly discussed at the meeting was the creation of a Museum of Freedom and Remembrance-whose dedication to the diversity and personal stories of the victims would blend well with Lower Manhattan's reputation as the birthplace of American history. Another suggestion was to open up Greenwich Street to plant trees for the victims, which would contribute to the "greening" of New York and the call for "living memorials". A member of the Council expressed the opinion, that the nature of the memorial should be defined early on.

Several Advisory Council members spoke of the importance of reopening Church, Dey, Fulton and Cortland Streets and stressed their being made available as crucial to improving pedestrian and vehicular traffic for local businesses and people visiting, living and working in Lower Manhattan. Mr. Crotty requested that this issue be noted as a line item for the Council to revisit. Support was expressed for the proposal to depress West Street below ground for all or a portion of its length from Chambers Street to the Battery Park Underpass, indicating it would create additional acreage for private development.

One Council Member pointed out the importance of including affordable housing for workers who will want to live in Lower Manhattan. Mr. Garvin reminded the Advisory Council the focus should remain on recreating the diversity evident in other areas of Manhattan, which have resulted in the successful creation of vial, mixed-use community. A few Council Members felt that other sites, other than the WTC site should be investigated with respect to developing additional retail, restaurant and other

residential related services—to help create a “24 hour” community in Lower Manhattan. Mr. Garvin added to this by commenting that retail facilities were also needed to cater to the workers in the downtown who like to shop and walk about during lunch. The development of “open spaces” was discussed as a way to draw in existing and potential residents and encourage business development around Lower Manhattan.

Mr. Garvin provided 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 of Cleary, Gottlieb, Steen & Hamilton inquired as to why Liberty Plaza hadn’t returned to the owner and been made available as usable land. In response a LMDC representative explained that the trailers currently residing there are part of the construction company restoring the 1 and 9 lines, which are vital to the area, and further indicated that once services were up and running the trailers would no longer need to remain there.

Mr. Crotty applauded the efforts of the LMDC in developing the Draft Principle and Blueprint for the Future of Lower Manhattan. As a final thought he expressed his belief that in order to truly revitalize Lower Manhattan and return it to its rightful place as one of the greatest places to live and visit, it is important that suggested proposals support sustainable and excellent design and “green building” technology.

As a final item for discussion, Mr. Gavin briefly spoke about the proposed Viewing Wall, as designed in a joint effort by New York New Visions, the LMDC, Port

Authority and other civic agencies, remarking that the resulting design was an exciting and innovative concept. 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. The proposed Viewing Wall will consist of 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 walk -way. 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.

Council Members remarked they were very impressed with the resulting design and marveled at the cohesive work and the successful ability of all the city agencies, architects etc. to work together to come up with the insightful design.

Mr. Crotty thanked the Advisory Council Members and adjourned the meeting.