



Public Comment Meetings
Draft Scope of Generic Environmental Impact Statement
World Trade Center Memorial and Redevelopment Plan

July 23, 2003

Agenda & Scripts

1. Introduction: Kevin Rampe, LMDC President
(2:05 – 2:10 p.m. / 6:00 – 6:05p.m.)
2. Call to Order and Procedures: John D. Feerick, Hearing Officer
(2:10 – 2:20 p.m. / 6:10 – 6:20p.m.)
3. Draft Scope Presentation: Andrew Winters, LMDC Vice President and Director for Planning, Design and Development *(2:20 – 2:35 p.m. / 6:20 – 6:35p.m.)*
4. Opening of Public Comment Session: Hearing Officer
(2:35 – 5:00 p.m. / 6:35 – 9:00p.m.)
5. Closing Remarks: Hearing Officer *(5:00 p.m. / 9:00p.m.)*

1. Kevin Rampe, President (2:00-2:05 p.m./6:00-6:05p.m.)

Good afternoon. I would like to welcome everyone to our first Public Comment Meeting in the environmental process for the World Trade Center Plan.

As we enter this pivotal phase in the rebuilding process, I am pleased to see so many individuals interested in participating in the development of downtown's future. Rebuilding the World Trade Center site is going to be a tremendous undertaking and will require the coordination of many agencies and individuals. It will also require collaboration from you – the business owners, residents, and employees of lower Manhattan. It has been your participation that has enabled the rebuilding process to reach this point, and your input will continue to be one of the guiding forces that push this process forward. Thank you for being here.

Last month, the LMDC released the Draft Scope of The Generic Environmental Impact Statement. This document was created to serve as a guide for The Environmental Review of Potential Environmental Impacts that could arise from the plan for the 16-acre World Trade Center site. Today, we invite you to make public comments on The Draft Scope.

Your comments are part of the scoping process that identifies the issues and alternatives to be evaluated in the Generic Environmental Impact statement itself. The “GEIS” will examine several areas, including:

the construction of a World Trade Center Memorial;
the placement of retail, commercial and facility spaces;
the changing street grid;
and, other components of the plan.

The scoping process will be fluid and changes will be made as we go. For example, since the draft was released, another alternative for analysis that would expand the redevelopment site to include one or more adjacent parcels has already been added.

Today, we are here to listen to your comments and suggestions on the draft scope. Joining us in our listening efforts are members of the planning team at The Port Authority of New York and New Jersey, including Chris Zeppie and Bill Wong.

Going forward, I encourage everyone to continue to participate by visiting our website, www.renewnyc.com for the latest news, and mailing your written comments to the LMDC. We will continue to accept comments on the draft through August 4.

Thank you for attending this public comment meeting. To take us through today's meeting is a distinguished member of the legal community and the former Dean of Fordham Law School — John D. Feerick. I am pleased to introduce him to you. Thank you Dean Feerick.

2. John D. Feerick, Hearing Officer (2:10-2:20 p.m./6:10-6:20p.m.)

My name is John Feerick and I will serve as the Hearing Officer for today's public comment meeting. There are two identical sessions; this session lasts until 5:00 this afternoon and the second session will begin promptly at 6:00 this evening.

As Kevin Rampe mentioned, the purpose of this meeting is to solicit public comments on the Draft Scope of the Generic Environmental Impact Statement for the World Trade Center Memorial and Redevelopment Plan, which was released on June 20, 2003.

Copies of the Draft Scope are available at the registration table at the entrance to the theater and on LMDC's website: www.renewnyc.com.

In a few minutes, Andrew Winters, Vice President and Director of Planning, Design and Development for the Lower Manhattan Development Corporation, will give you a short presentation on the Draft Scope. [The same presentation will be made at the evening session that starts at 6 p.m.]

After Andrew is finished, we will begin the public comment portion of the meeting, which will last until 5 p.m. / 9 p.m.

Anyone who wants to provide comments at this meeting must register to do so at the registration desk at the entrance to the theater.

If we reach the maximum number of speakers for this session, we will close registration and I will notify you when registration is closed. [In that case, you may return at 6 p.m. to register to comment during the second session.]

Now, I introduce Andrew Winters, Vice President and Director for Planning, Design and Development at LMDC.

3. Andrew Winters, Vice President and Director for Planning, Design and Development (2:20-2:35/6:20-6:35p.m.)

[TITLE SLIDE]

Hello. My name is Andrew Winters and I am the Vice President and Director for Planning, Design and Development at the LMDC. Today, at this public comment meeting on the Draft Scope for the Generic Environmental Impact Statement — also known as a GEIS — for the World Trade Center Memorial and Redevelopment Plan, I am going to outline briefly the two programs that form the plan. The two programs for the World Trade Center site that work together and, combined, form the site plan are: (1) a Memorial and Cultural Program developed by the LMDC that introduces new uses to the site; and (2) a Redevelopment Program created jointly by the Port Authority and LMDC that restores the uses on the site that existed prior to September 11, 2001.

The World Trade Center Memorial and Redevelopment Plan provides for the construction of a Memorial and memorial-related improvements, a museum and cultural facilities, new open space areas, up to 10 million square feet of commercial office space, up to 1 million square feet of retail space, up to 1 million square feet of conference center and hotel facilities, and related infrastructure improvements.

[SLIDE 1]

This slide shows the World Trade Center site and the location of the Lower Manhattan Station and permanent PATH terminal.

The construction of a permanent PATH terminal and its related pedestrian concourses, which form the public transportation infrastructure for the site, are subject to a separate environmental review process, and are not part of this project.

[SLIDE 2]

This slide shows the new Memorial and Cultural uses that will be introduced to the site.

The LMDC is committed to building an appropriate Memorial to the victims of the terrorist attacks of September 11, 2001 and February 26, 1993. To this end, we have designated a 4.7 acre area — shown here in green hatch — that forms the setting for the World Trade Center memorial competition currently underway. We expect that the Memorial Jury will have identified a winning design for the memorial by the fall. The selected memorial design will be described in more detail in the GEIS.

Surrounding the memorial site on two sides will be new buildings housing cultural uses — shown here in light red — a new type of site use that did not exist previously at the World Trade Center. A third site for cultural uses, including a possible performing arts center, is located on the north side of Fulton Street. The LMDC has extended an invitation to cultural organizations interested in locating a museum, performing arts center and/or other cultural facilities at the site.

Together, the Memorial and these Cultural uses form a new program for the site.

[SLIDE 3]

The overall plan also introduces a new street network and new public open spaces—shown here in green—that connect the site with the surrounding neighborhoods. The proposed plan introduces Greenwich Street and Fulton Street—for both vehicular and pedestrian use—in locations that did not exist at the World Trade Center

prior to September 11, although both streets existed prior the construction of the World Trade Center in the 1960s. Two new open spaces form a bow-tie that connects Fulton Street through the site: the Wedge of Light plaza that fronts onto the permanent PATH terminal and the Park of Heroes that connects cultural facilities and extends the public space along Fulton Street west toward the Winter Garden. In addition, the Liberty Street Park provides an at-grade public space just south of the memorial site.

[SLIDES 4 to 7]

As you will see in the next few slides, the proposed plan also includes the replacement of uses that existed at the site prior to September 11, 2001, based on a program established by The Port Authority of New York and New Jersey that honors its obligations towards its leaseholders.

Here we see on the northwest block the 1776 Freedom Tower, where the tallest building on the site would be located.

Here we see on the northeast block what would be a hotel and conference center, as well as an office building with ground floor retail.

Here, on the southeast corner, two office towers would be separated by Cortlandt Way, a pedestrian street which would extend the view corridor of Cortlandt Street through to the memorial site and beyond. Cortlandt Way will have retail stores on both sides, and may be covered by a glass canopy. The LMDC and PA are working together with Studio Daniel Libeskind and the Port Authority's Lessees to develop design guidelines, consistent with the overall master plan, for the commercial office and retail structures whose development will be staged over time.

These two programs together form the World Trade Center Memorial and Redevelopment Plan.

The plan that I just reviewed forms the Proposed Action that will be reviewed and analyzed in the GEIS, a draft of which will be available for public consideration in the fall. The Draft Scope of this GEIS is the subject of today's meeting.

[SLIDE 8]

The standard practice in an environmental review is to create a baseline condition describing what we call "Existing Conditions" and "Future Conditions without the Proposed Action." Due to the unique historical circumstances at the World Trade Center site, as well as the complexity of the planning context and the scale of the project, two baseline conditions will be established and used to measure the impacts of the proposed action, *as shown here in this slide.*

The "Current Conditions Scenario" will create a baseline of conditions with the site in its current condition in 2003. The "Pre-September 11 Scenario" will be a baseline that reflects conditions at the site and in the surrounding study area as they would have been absent the events of September 11, 2001. The impacts of the proposed action will be compared to each of these baseline conditions.

[SLIDE 9]

The Draft Scope contemplates that the GEIS will contain, in addition to a Project Description, analyses of a broad array of potential environmental impacts, including the following:

Project Description

Land Use and Public Policy
Socioeconomic Conditions
Community Facilities and Services
Open Space Area and Recreational Facilities
Shadows
Historic Resources
Urban Design/Visual Resources
Neighborhood Character
Hazardous Materials
Infrastructure, Solid Waste and Sanitation, and Energy
Traffic and Parking/Transit and Pedestrians
Air Quality
Noise
Coastal Zone
Flood Plain
Construction Impacts
Environmental Justice
Mitigation
Alternatives

[SLIDE 10]

The GEIS will consider a broad range of alternatives to the proposed action. These alternatives will include:

No-Action Alternative: Leave the World Trade Center Site in approximately its present condition, after completion of the permanent World Trade Center PATH Terminal and interim improvements;

Restoration Alternative: Restore the World Trade Center Site substantially as it existed before September 11, 2001.

Rebuilding Alternatives: These alternatives would be drawn from the plans previously considered by LMDC during the final stages of LMDC's Innovative Design Study and would likely include an alternative plan similar to the "tower of culture" proposal considered during that Study, as well as a Memorial-only alternative.

Distributed Bulk Alternative: This alternative would be similar to the Proposed Action except that the office space to be located along the east side of the WTC site would be distributed into four slimmer buildings rather than the three towers identified in the Proposed Action.

Redistributed Retail: This alternative would consider the alternative configurations for the retail uses to be included as part of the Proposed Action.

Reduced Impact (or No Impact) Alternative: This alternative would vary uses, density or other major components of the Proposed Action in order to eliminate or reduce to the bare minimum any significant adverse impacts of the Proposed Action.

Design Alternatives: These alternatives would vary major design components of project uses in order to reduce any visual, shadow, wind or similar environmental impacts.

Enhanced Green Construction Alternative: This alternative would consider the environmental benefits and costs of feasible construction, waste disposal and other project environmental management practices not already incorporated into the Proposed Action.

Expanded Site Alternative: This is a new alternative that would expand the project site to include one or more adjacent areas that would permit distribution of the bulk of the proposed development and below-grade transportation and servicing infrastructure.

[SLIDE 11]

The last chapter of the GEIS will be an Executive Summary.

We look forward to hearing your comments on the Draft Scope for the Generic Environmental Impact Statement on the World Trade Center Memorial and Redevelopment Plan.

After we complete our review of all comments on the Draft Scope that LMDC receives by 5pm on August 4, 2003, we will release the final scope of the GEIS for this plan.

Thank you.

I'll now turn it back to the Hearing Officer.

4. Opening of Public Comment Period: John Feerick (2:35-5:00 p.m./6:35-9:00p.m.)

I will be calling the names of those who have registered to speak in the order that they registered. I will read out the next 3 or 4 names on the list so that you are aware that you will be speaking in a few minutes.

To maximize the opportunity for as many people as possible to comment, we have worked out the following framework for the meeting. Again, if you wish to comment, please register at the desk outside the auditorium.

When it is your turn to speak, please approach either microphone. Please state your name and your organizational affiliation clearly for the record.

Comments will be limited to 3 minutes. When you are approaching the three minute mark, you will see a slide that says you have 30 seconds left to finish your comments, followed by a slide that says Thank You indicating that your time is up. In the interest of time and allowing others to provide comments, please conclude your comments when your time is up.

If you have a written version of your comments, you may hand it to the Court Reporter who is recording all of the presentations and comments today. The Court Reporter is sitting in front of the stage.

Aside from the oral comments provided at this meeting, LMDC is also accepting public comments on the Draft Scope by regular mail or through the LMDC website. Information on how to submit comments is provided on the Fact Sheet that is available at the registration table outside the auditorium.

All comments on the Draft Scope must be received by 5 p.m. on August 4, 2003.

Closing of Session: John D. Feerick (5:00 p.m./9:00p.m.)

Afternoon Session:

Thank you for your comments. I see it is now 5 o'clock and the afternoon session of this public comment meeting is now closed.

If you wish to provide oral comments, you may return here and register for this evening's session which begins at 6 pm. Otherwise, information on how to submit comments in writing is provided on the Fact Sheet that is available at the registration table outside the auditorium.

Evening Session:

I see it is now 9 o'clock and this public comment meeting is now closed.

Information on how to submit comments after this is provided on the Fact Sheet that is available at the registration table outside the auditorium. All comments must be submitted by 5 pm on August 4.

Thank you for attending LMDC's public comment meeting.

DRAFT SCOPE:

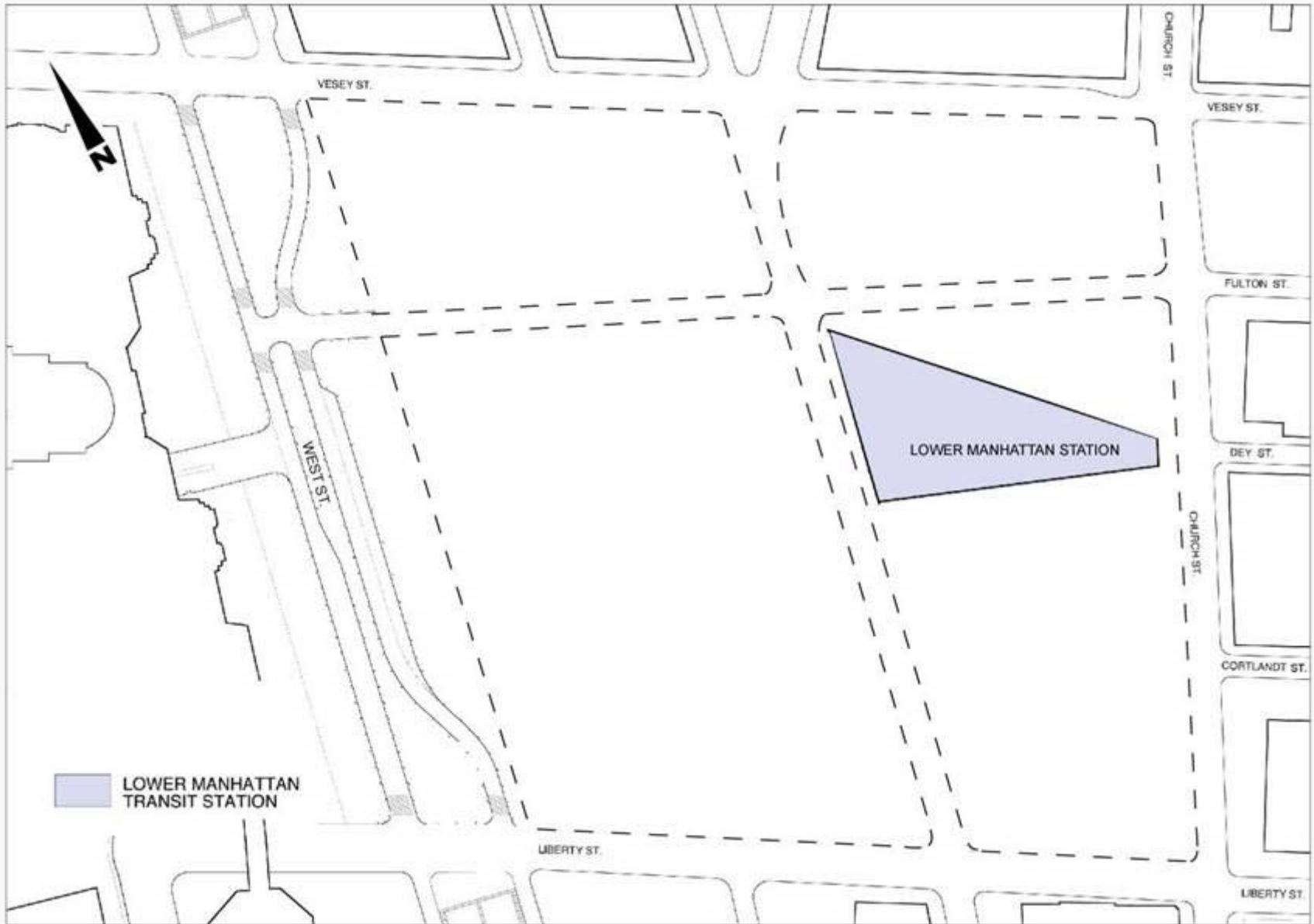
WORLD TRADE CENTER MEMORIAL AND REDEVELOPMENT PLAN
GENERIC ENVIRONMENTAL IMPACT STATEMENT



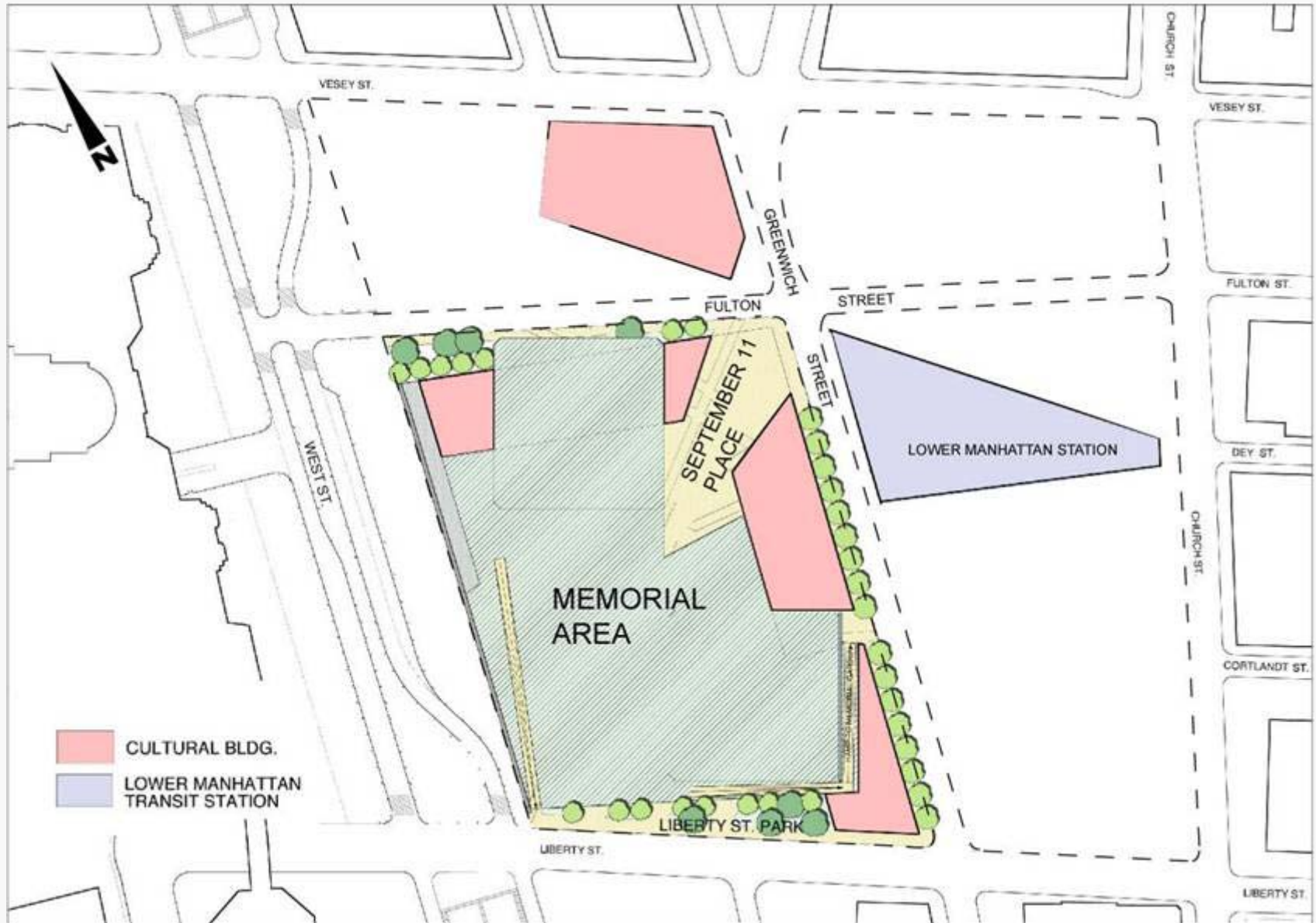
PUBLIC MEETING

JULY 23, 2003

Proposed Site:



Proposed Site Plan: MEMORIAL/CULTURAL



Proposed Site Plan: OPEN SPACES/STREETS



Proposed Site Plan: COMMERCIAL/RETAIL 1



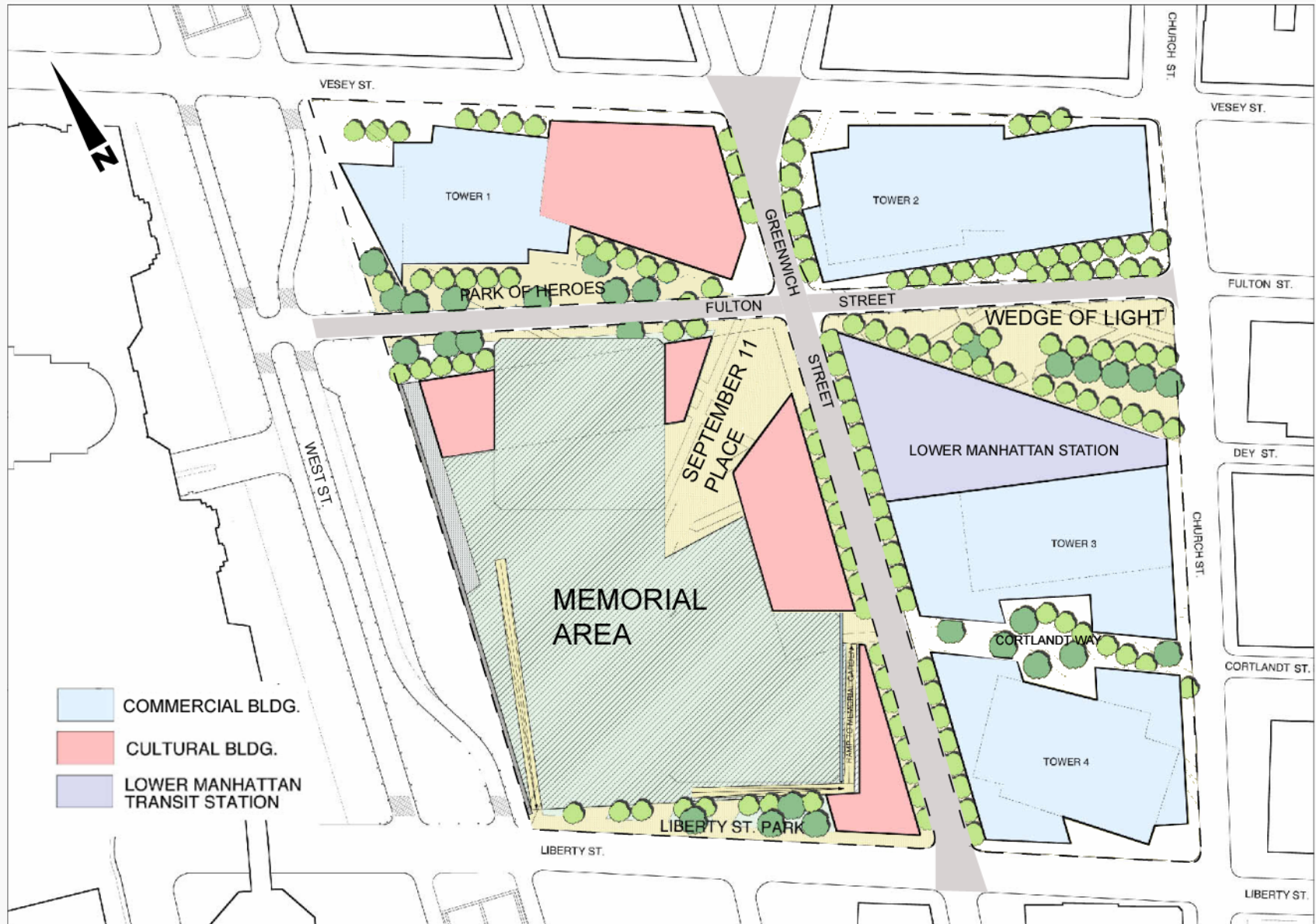
Proposed Site Plan: COMMERCIAL/RETAIL 2



Proposed Site Plan: COMMERCIAL/RETAIL 3



Proposed Site Plan: COMMERCIAL/RETAIL 4



BASELINE CONDITIONS:

1) Current Conditions Scenario

- site as it is currently in 2003

2) Pre-September 11 Scenario

- site as it would have been absent the events of September 11, 2001

The impacts of the Proposed Action will be compared to each of these baseline conditions

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6 - Shadows	16 - Flood Plain
7 - Historic Resources	17 - Construction Impacts
8 - Urban Design/Visual Resources	18 - Environmental Justice
9 - Neighborhood Character	19 - Mitigation
10 - Hazardous Materials	20 - Alternatives

DRAFT SCOPE: Generic Environmental Impact Statement

ALTERNATIVES:

- 1 - No-Action
- 2 - Restoration
- 3 - Rebuilding
- 4 - Distributed Bulk
- 5 - Redistributed Retail
- 6 - Reduced Impact (or No Impact)
- 7 - Design
- 8 - Enhanced Green Construction
- 9 - Expanded Site

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