

**World Trade Center Memorial and Redevelopment Plan—
Historic Resources Report**

July 2006

INTRODUCTION

This report on Historic Resources for the World Trade Center Memorial and Redevelopment Plan (Approved Plan) is prepared pursuant to the Programmatic Agreement among the Advisory Council on Historic Preservation (AHP), the New York State Historic Preservation Officer (SHPO), and the Lower Manhattan Development Corporation (LMDC), as a recipient of community development block grant assistance from the U.S. Department of Housing and Urban Development (HUD), which was signed on April 22, 2004, and stipulated that LMDC would provide semi-annual reports to SHPO and AHP to summarize measures it has taken to comply with the terms of the Programmatic Agreement.

The organization of this report generally follows the stipulations of the Programmatic Agreement. In addition meetings with the Consulting Parties, the Memorial Center Advisory Committee, the Families Advisory Committee, New York/New Visions, and the Port Authority of New York and New Jersey (Port Authority) are described in the final section.

1. PROJECT SITE DOCUMENTATION UNDER STIPULATIONS 1 AND 5

As previously reported the Port Authority completed the program of HABS/HAER documentation of the WTC Site in accordance with Stipulation 5 and submitted the documentation to the State Historic Preservation Office (SHPO) in August 2005.

2. ADHERENCE TO TREATMENT PLANS

LMDC continued working to create a Memorial to remember the victims of September 11, 2001, and February 26, 1993 and to record the events of September 11. Planning for the Memorial is discussed in more detail in the section which follows. The draft Construction Protection Plan in connection with the demolition of 130 Liberty Street was reviewed in preparation for submission to SHPO.

Other activities provided for in the Programmatic Agreement are to come. In coordination with the Port Authority, LMDC will provide for Phase IB investigations on the north and south sections of the WTC Site east of the 1/9 subway and on the Southern Site and within the beds of Liberty, Washington, and Cedar Streets. Phase IB investigations will consist of archaeological monitoring during excavation following a plan developed in consultation with SHPO and LPC. If necessary, any mitigation and retrieval activities will be accomplished before or during excavation for construction. As required by Stipulation 6 of the Programmatic Agreement, SHPO and the consulting parties will have the opportunity to comment on proposed plans for such further archaeological investigation.

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Also in coordination with the Port Authority, LMDC will develop and adhere to Construction Protection Plans for historic resources within 90 feet of the Project Site including 90 West Street, 140 West Street, 90 Church Street, 30 Vesey Street, 26 Cortlandt Street, 125 Cedar Street, 114-118 Liberty Street, 120 Greenwich Street, 125 Greenwich Street, 86 Trinity Place, 123 Washington Street, and St. Paul's Chapel and Graveyard. In addition there are potential historic resources at 106, 110, and 112 Liberty Street and 130 Cedar Street, and 137-139 Greenwich Street. Typical measures in construction protection plans are found in the Final Generic Environmental Impact Statement and the Record of Decision and Lead Agency Findings Statement for the Approved Plan and in the Programmatic Agreement.

3. DESIGN OF THE MEMORIAL

Pursuant to the Programmatic Agreement LMDC is working with the Port Authority and the designers of the Memorial and the Memorial Center to preserve and provide for reasonable access to portions of the western slurry wall on the WTC Site and to the truncated box beam column bases of the former Twin Towers.

The recommendations of the Memorial Center Advisory Committee (appointed by LMDC in April 2004) have served as the program for the Memorial and Memorial Center architects. LMDC previously held meetings with the consulting parties on October 21, 2004 and on June 24, 2005. LMDC, the World Trade Center Memorial Foundation, and the Civic Alliance to Rebuild Downtown New York (Civic Alliance), held a series of workshops on September 19 and October 11, 2005 on preliminary programming concepts for the WTC Memorial Museum. LMDC has also received comments on the design in the Consulting Parties meetings.

In this period, LMDC held meetings with the Consulting Parties on January 11, and April 5, 2006. The January meeting provided an update of progress on the Museum design. Michael Haberman of LMDC welcomed the Consulting Parties. Julie Chang described the agenda and procedures for the meeting. Max Bond of Davis Brody Bond Architects gave a presentation of the Memorial Museum Design and about the Memorial footing package. Peter Rinaldi of the Port Authority spoke about resource protection efforts and provided an update of Tower 2.

In the April 5 meeting Michael Haberman welcomed the Consulting Parties and Alice Greenwald, director of the museum was introduced. Irene Chang gave a recap of the design process to date. Carl Krebs presented the design principles, vision and engineering challenges beginning with the Arad plan with two voids and the addition of trees to the plaza and the intent of the Memorial to honor the lost the survivors and the rescuers. He also discussed precedents and the presentation of the slurry wall, the box beam bases, the space between the two towers, and a location for the last column to be removed. He presented the architectural model and gave the consulting parties an opportunity to look at it closely. Anne Papageorge gave an update on construction. The consulting parties gave their comments.

On June 5, 2006, a meeting was held with Frank Sciame for people who served on the Memorial Center Advisory Committee, the Memorial Mission Statement, and Memorial Program committee members to give their input regarding the cost-cutting process for the WTC Memorial. The purpose of this meeting was to advise Mr. Sciame about how significant programmatic modifications would impact the original versions for the Memorial and the Museum.

4. ARTIFACT REVIEW PROCESS

LMDC has previously provided the Consulting Parties an opportunity to comment on the artifacts to be displayed at the Memorial Center and share the comments with the Memorial Center Advisory Committee, as required under Stipulation 4(b). The consideration of artifacts was a part of the workshops held in September and October 2005. Artifacts have also been discussed at the Consulting Parties meeting held by LMDC.

5. CONSIDERATION OF IMPACTS TO ADDITIONAL REMNANTS OF THE WTC

LMDC and the Port Authority will seek to minimize impacts to certain additional remnants on the WTC Site, as required under Stipulation 5. The Port Authority has previously removed four elements from the former parking garage structure under 6 WTC and taken them to Hangar 17 with the potential of being returned to the Memorial Center in the future. In addition the Port Authority had previously completed HABS/HAER documentation of the WTC Site in accordance with Stipulation 5 and submitted the documentation to SHPO (August 2005).

LMDC and the Port Authority continued to work together on plans for a portion of former stairway and escalator support at Greenwich and Vesey Streets.

As stated above in Section 2, LMDC will provide copies of plans for Phase IB testing (in this case monitoring) once plans are available to SHPO and the consulting parties for comment, and LMDC will consider comments before finalizing the plans in accordance with Stipulation 6.

6. TREATMENT OF UNANTICIPATED ADVERSE EFFECTS OR UNKNOWN HISTORIC RESOURCES OR PROPERTIES

If during project implementation, LMDC, the Port Authority, or any of their contractors discovers or identifies any historic resources with in the Project Site that may be adversely affected or should there be any unexpected adverse effects on any historic resources on or immediately adjacent to the Project Site, LMDC or the Port Authority shall promptly notify SHPO and ACHP and develop a treatment or mitigation plan in accordance with Stipulation 7. To date, no such resources have been discovered or identified.

7. ON-GOING MEETINGS WITH CONSULTING PARTIES, MEMORIAL CENTER ADVISORY COMMITTEE, FAMILY ADVISORY COMMITTEE, AND THE PORT AUTHORITY JANUARY 1, 2006 TO JUNE 30, 2006

MEETING WITH CONSULTING PARTIES – JANUARY 11 AND APRIL 5, 2006

Both meetings focused on the design of the Memorial and Memorial Center, and they are summarized above in 3, “Design of the Memorial.”

MEETINGS WITH FAMILIES ADVISORY COMMITTEE

On January 24, 2006, a Family Advisory Council meeting was held to discuss the Memorial Museum Schematic Design Update and the Memorial Footing Package and to give an update on the Snohetta Building.

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An extensive letter from Stefan Pryor was e-mailed to the members of the Family Advisory Council in February 2006. It addressed specific issues that were raised by the Council at their January 24, 2006 meeting, including the selection of the Memorial design, the changes that were made reflecting the Family Advisory Council member's concerns, contemplative spaces at bedrock, infrastructure at bedrock within the footprints, reasons for the placement of the Memorial Museum below grade, and the inclusion of artifacts above grade.

On March 23, 2006, a Family Advisory Council meeting was held for the sole purpose of introducing Alice Greenwald, EVP for Programming and Director of the Museum at the WTC Memorial Foundation. Alice is responsible for all 9/11 programming in both the Museum and the Visitors' Center (Snøhetta Building). She shared with the family members her experiences on the creative team that planned the US Holocaust Museum. Family members gave their individual thoughts about the Memorial Museum, as well.

A Family Advisory Council meeting was held on May 31, 2006, at Frank Sciame's office for family members to give their input regarding the cost-cutting process for the WTC Memorial. Family members discussed their concerns with Frank and discussed possible options regarding significant programmatic modifications.

On June 26, 2006, a Family Advisory Council meeting/conference call was held at Frank Sciame's office. This meeting involved the discussion of the results of Mr. Sciame's analysis of and recommendations regarding various options which arose after the completion of a process to ensure the WTC Memorial would be brought in line with the \$500 million budget while remaining consistent with the original vision for the Memorial and Master Plan.

LMDC NOTIFICATIONS TO CONSULTING PARTIES

On June 8, LMDC provided a letter from The Port Authority of New York and New Jersey enclosing a "Protection Procedure" from Silverstein Properties' contractor and a "Key Plan" that together described how a portion of the box beam columns in the north footprint will be protected during the installation of a shear wall that will serve as the boundary between the Freedom Tower and the Memorial quadrant. The letter noted that the protection has been approved by SHPO. It also stated that construction of the Freedom Tower foundation will also require controlled blasting within that parcel and that the blasting will take place north of the Memorial quadrant and is not expected to have any impact on the footprints or the box-beam columns. Test blasting is scheduled to begin on Monday, June 12.

PORt AUTHORITY SECTION 106 MEETINGS

The Port Authority held a Section 106 Consulting Parties meeting on January 30, 2006 to discuss the Memorandum of Agreement for the Vehicular Security Center and Tour Bus Parking Facility at the World Trade Center Site.

The Port Authority circulated a draft Memorandum of Agreement (MOA) for the WTC Vehicular Security Center and Tour Bus Parking Facility project dated March 30. On April 6, the Port Authority circulated to the consulting parties the final MOA revised in consideration of the comments received on the draft MOA. At the same time the MOA was being circulated for execution by the signatory parties (Port Authority, FTA, SHPO, and ACHP). Consulting parties were invited to acknowledge their agreement with the Final MOA by signing a hard copy of the concurrence page.

On April 14 the Port Authority notified its consulting parties of the availability of the "Continued WTC Site Construction Work for the WTC Transportation Hub, Route 9A Pedestrian Underpass – April 14, 2006 Posting" on the Port Authority's Downtown Restoration Program Website. Consulting parties were given 21 days to comment.

On May 15, the Port Authority notified consulting parties of the availability of the "Continued WTC Site Construction Work for the WTC Transportation Hub, East Bathtub Excavation – May 15, 2006 Posting (at 75%)" on the Port Authority's Downtown Restoration Program Website and gave the consulting parties 21 days to comment.

On May 17, the Port Authority notified consulting parties of the availability of the "Continued WTC Site Construction Work for the WTC Transportation Hub, Foundations and Infrastructure in southern portion of the WTC Bathtub – May 17, 2006 Posting (at 75%)" on the Port Authority's Downtown Restoration Program Website and gave the consulting parties 21 days to comment.

On May 26, the Port Authority notified consulting parties of the availability of the "Continued WTC Site Construction Work for the WTC Transportation Hub, East/West Corridor and Related Infrastructure 35% Posting" on the Port Authority's Downtown Restoration Program Website and gave consulting parties a 21-day comment period.

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