

2.1 INTRODUCTION

This chapter describes the Generic Environmental Impact Statement (GEIS) and its role in the approval process for the World Trade Center Memorial and Redevelopment Plan (the Proposed Action), the analysis scenarios, and the analysis years. It also identifies the program elements of the Proposed Action to be completed in each analysis year and the other projects to be completed in Lower Manhattan by the analysis years.

2.2 ROLE OF THE GEIS IN THE APPROVALS PROCESS

As a recipient of HUD Community Development Block Grant Funds, LMDC prepared this *FGEIS* pursuant to the National Environmental Policy Act (NEPA), 42 USC Section 4321 et seq., the State Environmental Quality Review Act (SEQRA), New York State Environmental Conservation Law, Section 8-0101 et seq., and their respective implementing regulations including HUD's regulations at 24 CFR Part 58, to assist decision makers in evaluating the environmental consequences of the Proposed Action. A GEIS typically contains more conceptual aspects than a site specific EIS, yet a GEIS also can include, as this document does, assessments of specific project impacts. GEISs can be appropriate to examine the effects of programs that have wide application; to account for phased development; to identify and evaluate cumulative effects with other actions; or to assist the lead agency to focus on those issues that are ripe for decision while identifying issues that can be addressed in detail at a later date. Because the Proposed Action involves a number of these considerations, a GEIS is appropriate here. The studies contained in this GEIS provide impact criteria and assessments that are intended to enable the decisionmakers to understand the impacts of the Proposed Action while providing flexibility in implementing the overall development program as future components become more clearly defined.

2.3 GEIS PROCESS/SCHEDULE

To date, the following actions have been taken regarding the environmental review process:

- June 17, 2003—LMDC Board adopted the General Project Plan (GPP) (pursuant to the Urban Development Corporation [UDC] Act), approved the Lead Agency Declaration, made the NEPA Determination of Potentially Significant Impact, approved the Positive Declaration under SEQRA, approved the Draft Scope for the GEIS, and authorized the Public Hearing for the GPP and public meeting on the Draft Scope.
- June 20, 2003—LMDC posted on its website the Notice of Intent to prepare a GEIS under NEPA, the Positive Declaration under SEQRA, the Draft Scope for the GEIS, and Notice of LMDC Public Comment Meeting on Draft Scope. LMDC circulated copies of the Draft Scope to Cooperating/Involved Governmental Entities and made copies available to other governmental agencies, community organizations, businesses, and the public.

World Trade Center Memorial and Redevelopment Plan GEIS

- June 20-23, 2003—LMDC published notices inviting public comments on the Draft Scope through August 4, 2003.
- July 7, 2003—The Notice of Intent was also published in the Federal Register.
- July 23, 2003—LMDC held Public Comment Meeting on Draft Scope for the GEIS and presented an overview of its contents, including alternatives for analysis.
- August 4, 2003—Deadline for receipt by LMDC of public comments on the Draft Scope.
- September 16, 2003—In response to public comments and other considerations, LMDC Board approved the Amended GPP including the Southern Site and BPC Site 26, as well as the Final Scope for the GEIS.
- September 17, 2003—LMDC posted the Final Scope and Amended GPP on its website and made copies available to governmental agencies, community organizations, businesses, and the public.
- *January 22, 2004—Approval of DGEIS by Board of Directors.*
- *January 22, 2004—LMDC circulated the DGEIS, posted it on the LMDC website, and published notice of its availability.*
- *February 18, 2004—Public hearings were held in the afternoon and evening at Pace University to receive comment on the DGEIS and amended GPP.*
- *March 15, 2004—Public comment period on the DGEIS closed.*
- *March 19, 2004—Public comment period on the GPP closed.*
- *April 13, 2004—Approval of FGEIS by LMDC Board of Directors.*
- *April 15, 2004—LMDC will circulate the GPP, the FGEIS, post it on the LMDC web site, and publish notice of its availability.*

Following a 30-day comment period, LMDC contemplates adopting the Record of Decision on the Proposed Action. In addition, LMDC has conducted a parallel review under Section 106 of the National Historic Preservation Act.

2.4 FRAMEWORK FOR ANALYSIS

The customary approach to presenting an impact analysis under NEPA and SEQRA is to start with a baseline of existing conditions in the relevant study areas and then forecast those conditions forward to a time in the future that is appropriate for assessing project impacts. Future year conditions with and without the Proposed Action are then compared as a basis for presenting incremental change and identifying impacts. The reference point of conditions without the project is established by adjusting existing conditions to account for other known developments, policy initiatives, and trends that are expected to influence future conditions in the study area. This future condition without the project is then modified by overlaying the development and activity expected from the proposal under review to form a depiction of future conditions with the project in place. This comparison of future conditions with and without the project identifies the project impacts and the need, if any, for mitigation.

In the case of the Proposed Action, because of the unique historical circumstances, the complexity of the planning context, and the scale of the project, the GEIS *presents* a range of

potential conditions, thereby providing a framework for depicting a full consideration of impacts associated with the Proposed Action. Two reference points of conditions without the Proposed Action will be established: one begins with the Project Site in its current condition, while the other is based on the previous development that existed on the Project Site before September 11, 2001.

The analysis in each substantive area of impact assessment is consistent with federal and state requirements and guidelines, which are identified in each chapter as applicable. Although the Proposed Action is not subject to City Environmental Quality Review (CEQR), the 2001 CEQR Technical Manual has also provided useful guidance for the assessment of impacts in a number of areas.

2.5 TWO ANALYSIS SCENARIOS

2.5.1 CURRENT CONDITIONS SCENARIO

The first scenario will start with conditions in 2003 (Current Conditions Scenario), with the Project Site in its post-September 11 excavated, cleared, or vacant state—i.e., the WTC Site vacant except for the temporary WTC PATH station and the No. 1/9 IRT subway lines; 140 Liberty Street site and 155 Cedar Street cleared and the 130 Liberty Street building and plaza standing vacant—and then modify the baseline to forecast a profile of the future analysis years of 2009 and 2015. This scenario will account for anticipated construction and public initiatives in the larger study area along with background growth trends to depict a “future without the Proposed Action—Current Conditions Scenario” in which other expected development activity moves forward, but the Project Site remains in its current state. The other development activity considered here would include not only specific office, residential, institutional, and retail development, but also expected transportation improvements, such as the Fulton Street Transit Center, the permanent WTC PATH Terminal, and reconstruction of Route 9A in the vicinity of the WTC Site and south to Battery Park. This framework will then form the basis for adding the overlay of development and activity associated with the Proposed Action and formulating a depiction of the “future with the Proposed Action.” This redevelopment condition would incorporate the specific building envelopes of the design framework of the Proposed Action.

2.5.2 PRE-SEPTEMBER 11 SCENARIO

The second scenario reflects a reasonable depiction of conditions that would have been expected in the study area absent the events of September 11 (Pre-September 11 Scenario). It accounts for the development and activity that were present on the Project Site prior to September 11, 2001, and then adjusts that baseline to account for projects that had been initiated at that time and would likely have been completed by the 2009 and 2015 analysis years (“Future Without the Proposed Action—Pre-September 11 Scenario”). *In most cases*, this Pre-September 11 Scenario of the future without the Proposed Action is a benchmark against which expected impacts of the Proposed Action are assessed. That is, impacts are identified by comparing the future with the Proposed Action to the Pre-September 11 Scenario of the future without the Proposed Action.

2.5.3 TWO ANALYSIS YEARS

The analyses in the GEIS evaluate a variety of services and resources accounting for future conditions with and without the Proposed Action in two separate analysis years. The first

World Trade Center Memorial and Redevelopment Plan GEIS

analysis year, 2009, was chosen to represent a time frame in which the initial phases of the Proposed Action will have been completed. The second year, 2015, was chosen for environmental analysis purposes as the time when full build-out and occupancy of the Proposed Action are assumed.

2009

In 2009, it is expected that the *Memorial Center* and cultural facilities would be complete in the southwest quadrant of the WTC Site; Freedom Tower and the performing arts facility would be complete in the northwest quadrant; and on the northeast and southeast quadrants the retail uses would be complete (see Table 2-1). The concourse levels across the WTC Site would have been developed as well as the two surface streets, Fulton and Greenwich Streets, and the open spaces. The below grade bus parking and service facilities would be complete as well as the open space.

**Table 2-1
Elements of Proposed Action Assumed to Be Completed by 2009**

Southwest Quadrant	
Memorial	212,200 square feet of open space (including tower voids)
<i>Memorial Center</i>	50,000 square feet ¹
Cultural	200,000-240,000 square feet
September 11 Place	12,562 square feet of open space (excluding cultural buildings)
Northwest Quadrant	
Freedom Tower	2.6 million square feet of office space (70 floors)
	60,000 square feet of <i>retail</i> space: café (600 seats), restaurant (400 seats)
	6,000 square-foot viewing deck (400-person capacity)
Performing Arts Center	Up to 2,200 seats
Northeast Quadrant	
Tower 2 Base	57,000 square feet of retail space (on three levels)
Wedge of Light Plaza (north of Fulton Street)	21,602 square feet of open space ²
Southeast Quadrant	
Tower 3 Base	126,000 square feet of retail space (on three levels)
Tower 4 Base	127,500 square feet of retail space (on three levels)
Wedge of Light Plaza (south of Fulton Street)	25,174 square feet of open space ²
<i>PATH Plaza</i>	30,545 square feet (including former bed of Dey Street)
Concourse Levels	
	Additional retail area, bringing total up to 1 million square feet; parking and security for automobiles; loading facilities to accommodate approximately 80 trucks; utilities; and possible bus garage if not on Southern Site
Southern Site	
Liberty Park	29,766 square feet of open space
Bus Parking Facility	Below -grade parking facility to accommodate 100 buses; below -grade security checkpoint for all trucks and buses
Notes: ¹ Analyses in the document reflect up to 140,000 square feet as a worst-case condition. ² Open space areas include sidewalks and streetscape. The permanent WTC PATH Terminal would also be completed by 2009.	

2015

By 2015, it is expected that the full program for the WTC Site and the tower south of Liberty Street would be developed with the completion of the three towers on the east side of the WTC Site and the tower and retail on the Southern Site (see Table 2-2).

**Table 2-2
Elements of Proposed Action Assumed to Be Completed Between 2009 and 2015**

Northeast Quadrant	
Tower 2	2.2 million square feet of office space (65 floors)
Hotel	600,000 square feet (800+ rooms) and 150,000 square feet of function space
Southeast Quadrant	
Tower 3	1.9 million square feet of office space (62 floors)
Tower 4	1.7 million square feet of office space (58 floors)
Southern Site	
Tower 5	1.6 million square feet of office space and retail (57 floors)
St. Nicholas Greek Orthodox Church	Approximately 5,000 square feet (to be rebuilt by church)

2.5.4 ASSESSMENT OF IMPACTS

The two analysis scenarios described above provide the necessary framework for full consideration of the impacts associated with the Proposed Action. This approach allows disclosure of the changes from both current and pre-September 11 conditions anticipated as result of the Proposed Action.

In most cases, the Pre-September 11 Scenario of the future without the Proposed Action is the benchmark against which expected impacts of the Proposed Action are assessed. That is, impacts are identified by comparing the future with the Proposed Action to the Pre-September 11 Scenario of the future without the Proposed Action. This represents a more appropriate baseline for assessing potential impacts than current conditions, which reflect the absence of long-established commercial and retail activity on the WTC Site, the Southern Site, and surrounding areas. It would be inappropriate to measure impacts on traffic and open space, for example, solely by reference to current conditions, when traffic has been reduced and diverted by street closures because of the events of September 11, and open space on the Project Site has been destroyed. On the other hand, for construction, hazardous materials, and historic resource assessments, current conditions are a more appropriate baseline for identifying impacts.

To identify adverse impacts from the Proposed Action, the future with the Proposed Action is generally compared with the Pre-September 11 Scenario of the future without the Proposed Action in both 2009 and 2015. To the extent practicable, mitigation will be considered with the objective of returning conditions to the levels that would have existed in that analysis year absent the events of September 11. To the extent practicable, further mitigation measures may also be formulated to address additional adverse impacts identified by comparison with the Current Conditions Scenario for those years. For those cases in which impacts are assessed by comparison to the Current Conditions Scenario of the future without the Proposed Action, mitigation measures are also formulated to address the identified impacts to the extent practicable.

2.6 CONSTRUCTION PERIOD CUMULATIVE EFFECTS ANALYSIS

2.6.1 INTRODUCTION

In addition to the construction on the Project Site, a number of major transportation infrastructure projects in Lower Manhattan may be under construction, including the permanent PATH Terminal on the WTC Site, the Fulton Street Transit Center a block east of the WTC Site, the new South Ferry *Subway* Terminal near the southern tip of Manhattan, and the at-grade and short bypass alternatives for the Route 9A Reconstruction immediately adjacent to the WTC Site on the west.

As Lower Manhattan will be subject to several construction and rebuilding efforts over the next decade, the potential for cumulative construction effects warrants particular consideration. Such cumulative effects can result from the incremental effect of a given action when added to other past, present, and reasonably foreseeable future actions, regardless of which agency or person undertakes such actions. The objective of a cumulative effects analysis is to identify and consider the combined effects of multiple actions that potentially would not be identified if each action and its associated impacts were evaluated in isolation.

This analysis of the potential cumulative effects of the Proposed Action and the above projects focuses on five areas of potential concern during the construction period that have been identified by and agreed to by LMDC and the various cooperating/involved agencies:

- Air quality;
- Access and circulation;
- Cultural resources;
- Noise and vibration; and
- Economic effects.

Other areas of potential cumulative effects during construction will also be reviewed as appropriate, including waste disposal, water quality and neighborhood character.

2.6.2 OVERVIEW OF CUMULATIVE EFFECTS APPROACH

The cumulative construction period analysis includes the effects of those actions that overlap with the Proposed Action in time and space, that affect the same resource as those that may be affected by the Proposed Action, and that represent a change from conditions existing prior to September 11, 2001.

The cumulative effects analysis considers other projects that incrementally contribute to the cumulative effects on resources affected by the Proposed Action. Resource categories that are not affected by the Proposed Action, including those that may be affected by other projects and other actions that have cumulatively insignificant effects on resources potentially affected by the Proposed Action, are not evaluated.

The cumulative construction period analysis *is* conducted for the peak year (2006) of the combined construction activities of the major Lower Manhattan construction projects.

The conditions in 2006 *are* projected based on the Current Conditions (2003) Scenario. For impact analysis purposes, 2006 conditions with background growth and the construction of the major Lower Manhattan projects except the Proposed Action are compared against the same condition but including the Proposed Action. The increment between these two conditions

represents the cumulative construction effects of the Proposed Action on top of background growth and construction activity of the other major Lower Manhattan projects.

The potential impacts of the Proposed Action are added to those of the other projects, rather than *assessing the impacts* of the Proposed Action *without* those of the other projects. This is a conservative approach, as it *analyzes the combined effect on* environmental conditions in Lower Manhattan *resulting from the Proposed Action and the other projects*.

The analysis that follows presents both (1) the individual construction-period environmental impacts of the Proposed Action in 2006; and (2) the environmental conditions resulting from the combined impacts in 2006 of the Proposed Actions and the other major Lower Manhattan projects discussed above. The analysis also presents existing environmental conditions in 2003 for traffic, air quality, noise, and other areas of environmental concern during the construction period. The difference between 2003 existing conditions and 2006 conditions with the Proposed Action and other major Lower Manhattan projects represents the cumulative impacts of all such Lower Manhattan projects, including the Proposed Action, in 2006. This is a highly conservative portrayal of such impacts because it not only assumes simultaneous construction activities on all five projects during the analysis periods, but takes no credit for any background growth in the areas between 2003 and 2006.

Potential cumulative effects from the operation of the Proposed Action are considered in each of the subject matter chapters of this GEIS by including the effects of other relevant projects in the Future with the Proposed Action as described in such chapters.

2.7 BACKGROUND PROJECTS

2.7.1 CURRENT CONDITIONS SCENARIO

This scenario takes into consideration current conditions and development that is currently projected outside the Proposed Action. As described in more detail in Chapter 3, “Land Use and Public Policy,” some buildings in the immediate area are still vacant. Most are being repaired and restored, some to their previous uses and some to new uses. One is to be demolished. One is being reconstructed from new foundations up. The fate of another remains uncertain. However, elsewhere in Lower Manhattan—Battery Park City, south of Liberty Street, east of Broadway, north of City Hall and in Tribeca—development and redevelopment, some of it a continuation of trends that existed pre-September 11, and some of it spurred by government incentives, is evident. More specifically, there are a large number of residential projects, both new buildings and conversions, large and small, in construction or being planned (see Tables 2-3 and 2-4). Projects listed in the tables are organized by primary and secondary study areas which are further divided into “subareas” as defined in Chapter 3 (see Figure 2-1). These subareas were designated to facilitate the land use analysis and are referenced throughout the GEIS.

2.7.2 PRE-SEPTEMBER 11 SCENARIO

The projects proposed for Lower Manhattan in the summer of 2001 are different from the projects currently proposed or in construction. In the first place, buildings damaged and vacated on September 11 were still occupied by their former use. For example, 90 West Street was a fully occupied office building; now it is a vacant structure being restored and redeveloped for residential use. Prior to September 11, 7 WTC was in its former configuration blocking

World Trade Center Memorial and Redevelopment Plan GEIS

**Table 2-3
Projects in Construction or Planned to Be Complete by 2009
Current Conditions Scenario**

Map No.*	Name	Address	Status	Use
PROJECT SITE				
1	Permanent WTC PATH Terminal	WTC Site-Church Street	2006-2009	Transportation
PRIMARY STUDY AREA North of WTC Site				
3	Barclay-Vesey Building	140 West Street	2004	Restoration: 1,171,540 sf office
98		125 Church Street	2004	50 residential units
10	<i>Woolworth Building</i>	<i>233 Broadway</i>	2004	150 residential units
4	7 World Trade Center	Vesey and Greenwich Streets	2005	1,685,000 sf office + 2 electrical substations
5	Federal Office Building/USPO	90 Church Street	2005	500,000 sf (Post Office) & 626,260 sf (Office)
53		10 Barclay Street	2005	375 residential units, 19,341 sf community facility, 90 parking spaces
7	WSURA Site 5C	Route 9A and Chambers Streets	2006	456 residential units, 14,000 sf retail, 18,000 sf community facility, 102-space parking garage
6	WSURA Site 5B	270 Greenwich	2008	730 residential units, 240,000 sf retail
52	<i>Fiterman Hall</i>	<i>30 West Broadway</i>	<i>By 2009</i>	<i>360,000 sf institutional</i>
Broadway Corridor				
8		130 Fulton Street	2004	62 residential units
9		21-23 Maiden Lane	2003**	30 residential units
11	Fulton St. Transit Center	Fulton Street and Broadway	2008-2009	Transportation
Greenwich South Corridor				
12		90 Washington Street	2003**	387 residential units
13		90 West Street	2005	410 residential units, 11,400 sf retail, 69 accessory parking spaces
Battery Park City				
15	Skyscraper Museum	2 West Street	2004	Institutional—Skyscraper Museum
16	Teardrop Park	22 River Terrace	2004	Recreational/open space
18	Museum of Jewish Heritage	Site 14C, BPC S	2004	Institutional—Museum expansion (in construction)
20		Site 18B, BPC	2005	268 residential units, 14,000 sf retail
21		Site 19B, BPC	2005	264 residential units
22		Pier A	2005	7,000 sf retail
23		Site 23, BPC N	2007	246 residential units, 20,000 sf BPC Parks Conservancy
24		Site 24, BPC N	2007	345 residential units, 40,000 sf community recreation center
25		Site 3, BPC S	2006	420 residential units, 45,000 sf BPC Parks Conservancy
26	Route 9A—Reconstruction	Between Chambers and West Thames Streets	2007	Transportation
27	Route 9A—Promenade South	Between West Thames Street and Battery Place; Battery Place between Route 9A and Washington Street	2006	Transportation
19		Site 2, BPC S	by 2009	282 residential units, 125,000 sf Women's Museum
62		Site 16/17, BPC N	2006	530 residential units, 12,000 sf NY Public Library branch, 4,000 sf World Hunger info, 10,000 sf cultural not-for-profit, 100 sf BPC Parks Conservancy, 1,400 sf café, 14,682 sf public open space
63		Site 26, BPC N	2009	2.3 million sf commercial (1.275 million sf office, 450,000 sf trading floors, 200,000 sf building amenity space, 345,000 sf mechanical), up to 30,000 sf retail, up to 300 accessory parking spaces

Table 2-3 (cont'd)
Projects in Construction or Planned to Be Complete by 2009
Current Conditions Scenario

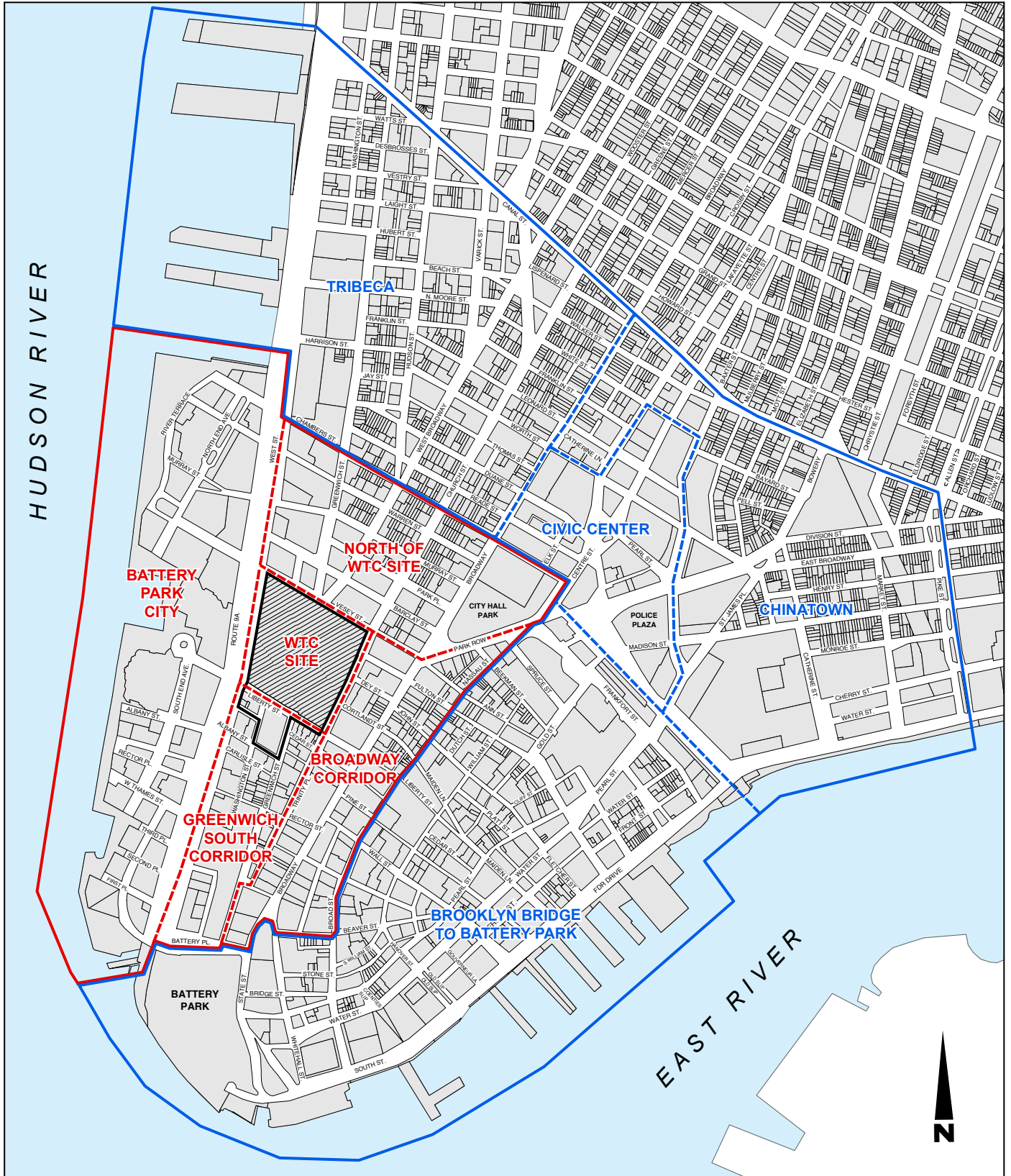
Map No.*	Name	Address	Status	Use
SECONDARY STUDY AREA				
Tribeca				
29	Sugar Warehouse	79 Laight Street	2003	33 residential units
30		79 Worth Street	2003**	10 residential units
40		65 Worth Street	2004	30 residential units
31		161 Hudson Street	2004	
32		200 Church Street	2004	20 residential units
33		3-9 Hubert Street	2004	34 residential units
34		416 Washington Street	2004	87 residential units
35	NY Law School	Church between Leonard and Worth Streets	2005	Educational (expansion)
28		448 Greenwich Street	2006	120 residential units
36		258 West Street	Approved	68 residential units
37	Hudson River Park, Segment 3	Chambers Street to north of Canal Street	Planned	Public open space
68		Ponte Sites	By 2009	380 residential units
Chinatown Below Canal Street				
38		117 Worth Street	2003**	330 residential units
39		52 Franklin Street	2006	30 residential units
73	<i>New York Post</i>	<i>Catherine Slip on Water Street</i>	2007	650 residential units; mini-storage use
Brooklyn Bridge to Battery Park				
42		150 Nassau Street	2003**	122 residential units
45		10 Liberty Street/William Street	2004	284 residential units, 3,000 sf retail
46		2 Gold Street	2004	605 residential units, 24,500 sf retail
47	Whitehall Ferry Terminal	Whitehall Street	2004	Transportation, 10,000 sf retail
77	Hampton Inn	320 Pearl Street	2004	80 hotel rooms
48		63 Wall Street	2005	475 residential units
49		85 South Street	2005	50 residential units
83	<i>Block 97</i>	<i>Front Street, Beekman Street, Peck Slip</i>	2005	100 residential units
43		80 South Street	2006	125 residential units
80		15 William Street	2006	348 residential units, 68,000 sf office, 5,500 sf retail, 91 accessory parking spaces
84	<i>NYU Downtown Hospital</i>	<i>Between Spruce and Beekman Streets</i>	2006	800 residential units, 40,000 sf ambulatory care center, 400 parking spaces
50		23 Wall Street / 15 Broad Street	2007	428 residential units; 850,000 sf institutional, hotel, and/or retail uses
51	South Ferry Subway Terminal	South Ferry	2007	Transportation
52	Castle Clinton	Castle Clinton National Monument, Battery Park	2007	Cultural
82		250 Water St, Peck Slip-Beekman Street	2007	300 residential units; 175,000 sf institutional (school)
79		Rockrose/Pearl Street	2008	315 residential units, 30,000 sf retail
98		20 Exchange Place	by 2009	Residential conversion (720 units)
99	<i>Wall Street Regent Hotel</i>	55 Wall Street	by 2009	Residential conversion (200 units)
Civic Center Area				
NONE				
Note: * See Figure 2-2 for corresponding map. **This project is complete.				
Sources: AKRF, Inc., New York City Department of City Planning, Lower Manhattan Development Corporation, MTA, New York State Department of Transportation, Alliance for Downtown New York, Manhattan Community Board One, Battery Park City Authority.				

World Trade Center Memorial and Redevelopment Plan GEIS

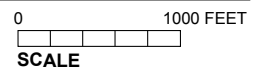
**Table 2-4
Potential and Proposed Projects 2010-2015
Current Conditions Scenario**

Map No.*	Name	Address	Status	Use
PROJECT SITE				
58	Former Deutsche Bank	130 Liberty Street	Potential	1.4 million sf office
59		140 Liberty Street	Potential	500,000 sf office
PRIMARY STUDY AREA				
North of WTC Site				
<i>NONE</i>				
Broadway Corridor				
54		115 Nassau Street	Proposed	Residential conversion
55		10 Broadway	Proposed	Residential conversion
56		5 Beekman Street	Proposed	Residential conversion
57		60 Broad Street	Potential	200 residential units, 800,000 sf office
Greenwich South Corridor				
60	Former Downtown Athletic Club	16-20 West Street	Potential	<i>Residential or hotel</i>
61	Battery Garage	Greenwich / West Streets	Potential	<i>900 residential units</i>
Battery Park City				
<i>NONE</i>				
SECONDARY STUDY AREA				
Tribeca				
64		130 Duane at Church	Proposed	45 hotel rooms
65		24 Varick Street / 240 West Broadway	Proposed	32 residential units
66		443 Greenwich Street	Proposed	256 residential units
67		90 Leonard Street	Proposed	275,838 sf (residential or retail)
70		408 Greenwich Street	Potential	44,000 sf office with residential
71		55 White Street	Potential	20 residential units
72		6 York St / West Broadway (at Sixth Avenue)	Proposed	150 hotel rooms
Chinatown Below Canal Street				
74		150 Madison Street	Potential	73,000 sf manufacturing
76		Two Bridges Site – north of Manhattan Bridge	Potential	
Brooklyn Bridge to Battery Park				
78		79 Maiden Lane	Proposed	400 residential units
81		55 Water Street	Proposed	518,050 sf office
85		59 John Street	Proposed	Residential conversion
Civic Center Area				
<i>NONE</i>				
Note:	* See Figure 2-2 for corresponding "No Build" map.			
Sources:	AKRF, Inc., New York City Department of City Planning, Lower Manhattan Development Corporation, Alliance for Downtown New York, Manhattan Community Board One, Battery Park City Authority.			


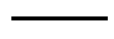






Greenwich Street and having 1.9 million square feet of office space rather than being reconstructed west of Greenwich with only 1.6 million square feet of office space. In the second place, a number of sites, which were proposed for commercial use, are now expected to be residential. For example, the building at 270 Greenwich Street, a few blocks north of the WTC Site, was expected to be an office building; it is now expected to be a residential building. In another example, the construction of a new facility for the New York Stock Exchange was expected to demolish all but one of the structures on the block bounded by Wall, Broad, and William Streets and Exchange Place. Today it is likely that these structures will all become residential. There were also projects planned or in construction that have now been completed, such as the expansion of J&R Music World. The major projects which were generally known and expected prior to September 11 are listed in Tables 2-5 and 2-6, as well as the smaller projects which are likely to have occurred based on prevailing trends.



- WTC Site
- Project Site Boundary
- Primary Study Area Boundary
- Primary Sub-Area Boundary
- Secondary Study Area Boundary
- Secondary Sub-Area Boundary





-  WTC Site
-  Project Site Boundary
-  Primary Study Area Boundary
-  Primary Sub-Area Boundary
-  Secondary Study Area Boundary
-  Secondary Sub-Area Boundary
-  1 No Build Site – 2009 (see Table 2-3 for reference)
-  54 No Build Site – 2015 (see Table 2-4 for reference)



**Table 2-5
Projects in Construction or Planned to Be Complete by 2009
Pre-September 11 Conditions Scenario**

Map No.*	Name	Address	Status	Use
PRIMARY STUDY AREA				
North of WTC Site				
86	Park Place	53 Park Place	2002	116 residential units
87		270 Broadway	2002	87 residential units
88		110-120 Church Street	2003	389 residential units
2	Keystone	38-44 Warren Street	2003	24 residential units
7	WSURA 5C	West and Chambers Streets	2003	260 residential units, with ground-floor commercial
6	WSURA 5B	270 Greenwich Street	2004	1,354,940 sf office, 25,400 sf retail, 100 parking spaces (below -ground)
98		125 Church Street	2004	50 residential units
10	Woolworth Building	233 Broadway	2004	150 residential units
Broadway Corridor				
89		Park Row at Ann Street (J&R Music World)	2002	32,000 sf retail
90		75-81 Nassau St.	2002	28 residential units
8		130 Fulton Street	2003	62 residential units
9		21-23 Maiden Lane	2003	30 residential units
Greenwich South Corridor				
12		90 Washington Street	2005	387 residential units
Battery Park City				
91		22 River Terrace	2002	293 residential units
14	Ballfields	West Street between Murray and Warren Streets	2003	Recreational/open space
15	Skyscraper Museum	2 West Street	2003	Institutional—Museum
16	Teardrop Park	22 River Terrace	2003	Recreational/open space
17	Solaire Building	20 River Terrace	2003	335 residential units
18	Museum of Jewish Heritage	Site 14C, BPC S	2004	Institutional—Museum expansion (in construction)
19		Site 2, BPC S	2004	628 residential units
20		Site 18B, BPC	2005	268 residential units, 14,000 sf retail
21		Site 19B, BPC	2005	264 residential units
22		Pier A	2005	7,000 sf retail
23		Site 23, BPC N	2006	269 residential units, 7,000 sf retail
24		Site 24, NPC N	2006	250 residential units, 7,000 sf retail
25		Site 3, BPC S	2006	500 residential units, 38,500 sf institutional (Women's Museum)
SECONDARY STUDY AREA				
Tribeca				
92		18 Leonard Street	2002	20 residential units
93		25 N Moore Street	2002	48 residential units
94		124 Hudson Street	2002	26 residential units
29	Sugar Warehouse	79 Laight Street	2003	26 residential units
30		79 Worth Street	2003	35 residential units
31		161 Hudson Street	2004	<i>Residential</i>

World Trade Center Memorial and Redevelopment Plan GEIS

Table 2-5 (cont'd)
Projects in Construction or Planned to Be Complete by 2009
Pre-September 11 Conditions Scenario

Map No.*	Name	Address	Status	Use
SECONDARY STUDY AREA (cont'd)				
Tribeca				
32		200 Church Street	2004	20 residential units
33		3-9 Hubert Street	2004	34 residential units
34		416 Washington Street	2004	87 residential units
35	NY Law School	Church Street between Leonard and Worth Streets	2005	Educational (expansion)
28		448 Greenwich Street	2006	120 residential units
36		258 West Street	Approved	110 residential units
37	Hudson River Park, Segment 3	Chambers Street to north of Canal Street	Planned	Public open space
40		65 Worth Street	2003	30 residential units
Chinatown				
95		101 Worth Street	2002	329 residential units
38		117 Worth Street	2003	330 residential units
39		52 Franklin Street	2003	30 residential units
Brooklyn Bridge to Battery Park				
77	Hampton Inn	320 Pearl Street	2004	80 hotel rooms
96		56 Pine Street	2002	78 residential units
97		85 John Street	2002	160 residential units
41		48 Wall Street (NE corner William Street)	2003	324,000 sf office
42		150 Nassau Street	2003	145 residential units
43		80 South Street	2003	125 residential units
44	Millennium High School	75 Broad Street	2003	In construction: 92,000 sf, 55 staff and 500 students
45		10 Liberty Street/William Street	2004	284 residential units, 3,000 sf retail
47	Whitehall Ferry Terminal	Whitehall Street	2004	10,000 retail, transportation
49		85 South Street	2005	60 residential units
50	NYSE	23 Wall Street / 15 Broad Street	2006	1.9 million sf: 600,000 sf NYSE Facility, 1.3 million sf office
51	South Ferry	South Ferry Subway Terminal	2007	Transportation
Civic Center Area				
NONE				
Notes: See Figure 2-3 for corresponding "No Build" map.				
Sources: AKRF, Inc., New York City Department of City Planning, Lower Manhattan Development Corporation, New York State Department of Transportation, Alliance for Downtown New York, Manhattan Community Board One, Battery Park City Authority.				

**Table 2-6
Potential and Proposed Projects 2010-2015
Pre-September 11 Conditions Scenario**

Map No.*	Name	Address	Status	Use
PRIMARY STUDY AREA				
North of WTC Site				
53		10 Barclay St	Potential	328 residential units, 72,000 sf office
Broadway Corridor				
54		115 Nassau Street	Proposed	Residential conversion
55		10 Broadway	Proposed	Residential conversion
56		5 Beekman	Proposed	Residential conversion
57		60 Broad St		200 residential units, 800,000 sf office
Greenwich South Corridor				
59	One World Plaza	140 Liberty St		500,000 sf office
60	(formerly) Downtown Athletic Club	16-20 West Street	Potential	Unknown
Battery Park City				
62		Site 16/17 BPC N	Potential	471 residential units or 223,955 sf commercial with NY Public Library Branch and playground
63		Site 26 BPC N	Potential	1,887,570 sf office
SECONDARY STUDY AREA				
Tribeca				
64		130 Duane at Church	Proposed	45 hotel rooms
65		24 Varick Street / 240 W Broadway	Proposed	32 residential units
66		443 Greenwich Street	Proposed	256 residential units
67		90 Leonard Street	Proposed	275,838 sf (either res. or retail)
68		Ponte Sites	Proposed	280 residential units
69		353-59 Broadway		
70		408 Greenwich Street		44,000 sf office with residential
71		55 White St		20 residential units
72		6 York Street / West Broadway (at 6th Avenue)	Proposed	150 hotel rooms
Chinatown				
73	New York Post	Catherine Slip on Water Street	Vacant	
74		150 Madison Street		73,000 sf manufacturing
Brooklyn Bridge to Battery Park				
78		79 Maiden Lane	Proposed	400 residential units
80		15 William Street	Proposed	373 residential units
81		55 Water Street		518,050 sf office
82		250 Water St, Peck-Beekman Street		Either residential (500 units) or commercial (480,950 sf)
83	Block 97	Front Street, Beekman Street, Peck Slip		100 residential units
84	NYU Downtown Hospital	Between Spruce and Beekman Streets		500 residential units, 1.2 million sf office
85		59 John Street	Proposed	Residential conversion
Civic Center Area				
NONE				
Notes: See Figure 2-3 for corresponding "No Build" map.				
Sources: AKRF, Inc., New York City Department of City Planning, Lower Manhattan Development Corporation, New York State Department of Transportation, Alliance for Downtown New York, Manhattan Community Board One, Battery Park City Authority.				