



# LMDC

Lower Manhattan  
Development Corporation

**LMDC ALL ADVISORY COUNCIL MEETING ON  
THE INNOVATIVE DESIGN STUDY  
TUESDAY, JANUARY 7, 2003  
5:30-7:30PM**

**HELD AT THE OFFICES OF AMERICAN EXPRESS  
3 WORLD FINANCIAL CENTER, 200 VESEY STREET**

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Tara Snow, Vice President for Government Relations and Community Affairs of the Lower Manhattan Development Corporation (LMDC), opened the meeting by welcoming the Advisory Council members in attendance and explaining the agenda for the evening. She asked attendees to focus on the planning elements of each design, such as the memorial context, the connectivity of the plans to the neighborhoods, the public spaces and open spaces, and others.

Alex Garvin, Vice President for Planning, Design, and Development of the LMDC then provided an overview of the RFQ process that led to the Innovative Design Study, and presented the nine design concepts, which were released on December 18, 2002. The presentation began with a discussion of the program given to the seven design teams as part of the Innovative Design Study. Mr. Garvin identified key planning elements such as the memorial context and setting, transportation and infrastructure, connectivity, open space, civic and cultural amenities and others and then went through a presentation of each of the nine design concepts, discussing how each plan approached the key elements.

After presenting the plans, Mr. Garvin described the next steps in terms of choosing a final site plan by the end of February. These steps include the upcoming public meetings scheduled for January 13<sup>th</sup> and 14<sup>th</sup>, and working with the PANYNJ to analyze the schemes. The meeting was then open to comments from the attendees.

An Advisory Council member asked how many comments the LMDC received to-date through the exhibit and the web site. Ms. Snow answered that over 6,000 comments have been submitted thus far.

A member of the Residents Advisory Council asked for clarification on the PANYNJ's involvement in the design study, and how the agencies are working together. Mr. Garvin explained that the LMDC and PANYNJ have worked together since the beginning will continue to do so as the process to arrive at a single plan moves forward.

A member of the Families Advisory Council inquired as to whether or not the designer who is selected through the memorial competition will work with the chosen site designer. Mr. Garvin assured Council members that Anita Contini, Vice President of Memorial, Cultural and Civic Affairs of the LMDC has been working with the designers since the beginning. The LMDC recognizes that interaction between all parties involved in the memorial competition and design is vital to the creation of a meaningful permanent memorial.

A member of the Restaurants, Retailers & Small Business Advisory Council commented that in the LMDC's guiding principles and in the Mayor's vision, residential housing was a large component, and he asked how residential uses will be incorporated into the current plans. Mr. Garvin responded by stating that new residential uses as well as conversions of existing buildings are being explored off site.

Several members of the Residents Advisory Council raised questions and concerns about the transportation hub and neighborhood connectivity. One council member asked Mr. Garvin to clarify plans relating to connectivity including restoration of the street grid, traffic studies etc., and inquired about the overall reaction the LMDC has received from the residential community. Mr. Garvin responded by saying residents' issues related to long term construction and overall connectivity to the site were being taken into account when analyzing the nine design concepts. In addition, more information was requested on the proposed transportation hub that would be located on Broadway. Mr. Garvin explained that participants in the Innovative Design Study were told to assume there would be a new transportation hub connecting all of the existing subway lines with the PATH station etc. Another Council member asked whether a large portion of the transportation infrastructure would be concentrated in the area of Liberty Street and West Street, and expressed concerns that this would hinder the connection between Battery Park City and the neighborhoods to the east of the site. Mr. Garvin explained that each of the design

concepts treats the issue of West Street and the intersection differently and that the point of these meetings and the public comment period is to ensure we hear your views and take them into account when choosing a final plan.

A member of the Development Advisory Council inquired as to whether or not shadow studies and phasing studies will be completed. Mr. Garvin explained that such studies will be ongoing.

A member of the Transportation and Commuters Advisory Council commended the LMDC for bringing the world's best and brightest architects into the project, and expressed the importance of thinking broadly and understanding the meaning of the site as part of the planning process. She then asked if the LMDC was going to integrate its designs for the site with the Mayor's overall Vision for Lower Manhattan. Mr. Garvin reminded Advisory Council members that the LMDC began with the Mayor's vision in mind.

A representative of the Families Advisory Council inquired about the process moving forward, and if one team would be announced in February. Mr. Garvin stated that the LMDC might move forward with one team at that time, or possibly two or more teams for further study.

Members of the Residents Advisory Council inquired as to where the retail component would fit in, in terms of underground retail within the transportation concourse, as well as the above ground retail component, and explained that from the residents' perspective, elements such as street level retail and better transportation remain important. In response, Mr. Garvin acknowledged that Lower Manhattan is under retail and as a result the residential community is underserved. Participants in the Innovative Design study were given flexibility in designing solutions to this problem, but were required to ensure an active street life on the site.

Representatives from the Families Advisory Council shared their concerns with respect to the time frame of the memorial competition, the choosing of a final plan and the overall phasing of rebuilding. Mr. Garvin explained that the LMDC's objective is to have a site plan by the end of the month.

In addition, a representative stated the families fully support the revitalization of Lower Manhattan and a feasible, enlightened plan, and a memorial that is appropriate for the residential community that lives near the site. He stated that the memorial should be the first priority, and that the families have a preference for the preservation of the bathtub area down to bedrock.

A representative of the Arts, Education & Tourism Advisory Council inquired about the proposed PATH terminal and the ability to identify different places for it as part of the design process. He commented that the platform does not change from scheme to scheme, and inquired about whether or not it would be possible to change the location of the tracks and possibly extend them farther east to better connect to other parts of Manhattan. He also requested that an institution to promote world peace, possibly an extension of the United Nations, should be considered in Lower Manhattan.

An attendee inquired if environmental factors such as energy consumption in terms of heating and cooling, and the use of streets and the underground areas to move goods and waste are being considered. Mr. Garvin reminded Council members that most of the design concepts include green building design and sustainability elements.

Tara Snow then thanked the participants for attending, and the meeting was adjourned.