



**LMDC**

Lower Manhattan Development Corporation  
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**NOTICE FOR EARLY PUBLIC REVIEW  
OF PROPOSAL IN THE 100 AND 500-YEAR FLOODPLAINS**

**PROPOSED MODIFICATIONS TO WORLD TRADE CENTER MEMORIAL  
AND CULTURAL PROGRAM GENERAL PROJECT PLAN AND  
WORLD TRADE CENTER MEMORIAL AND REDEVELOPMENT PLAN**

October 1, 2021

**Name of Responsible Entity and Recipient:**

Lower Manhattan Development Corporation (LMDC),  
a subsidiary of Empire State Development  
22 Cortlandt Street – 22nd Floor  
New York, NY 10007  
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This notice is provided pursuant to Section 2(a)(4) of Executive Order 11988 for Floodplain Management and 24 CFR § 55.20(b) regulations of the United States Department of Housing and Urban Development (HUD) concerning financial assistance for activities that are within and/or affect a floodplain, under HUD Grants No. B-02-DW-36-001 and B-02-DW-36-002.

LMDC, a subsidiary of the New York State Urban Development Corporation, doing business as Empire State Development (ESD) (a political subdivision and public benefit corporation of the State of New York), is considering a proposed modification of the World Trade Center (WTC) Memorial and Cultural Program General Project Plan and WTC Memorial and Redevelopment Plan (collectively, the Approved Plan). The Approved Plan provides that a tower consisting of commercial office space and retail (Tower 5) would occupy the development site bounded by Washington Street, Albany Street, Greenwich Street, and Liberty Park (the Development Site). The larger project site (Project Site), on which the Development Site is located, was formerly the Southern Site added to the WTC Site in 2003-2004.

The proposed modification would expand the uses permitted in Tower 5 by also allowing residential use and community facilities, and contemplates transfer of the Development Site to ESD for long-term lease to a proposed developer of Tower 5. The Development Site is approximately 33,000 square feet, with approximately 75% within the 100-year floodplain and the remaining approximately 25% solely within the 500-year floodplain. A map with the location of the Development Site within the 100-year and 500-year floodplain is available at: <http://www.renewnyc.com>.



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The Development Site is the former location of the damaged Deutsche Bank building, which was decontaminated and deconstructed in 2011. A portion of the site is now a temporary public plaza area. To the north, the Development Site is currently occupied by construction trailers containing the Port Authority Police Department World Trade Center Command Center.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

## **PUBLIC COMMENTS**

Any individual, group, or agency wishing to comment on this notice may submit written comments to LMDC at any of the above addresses. All comments received by 5 PM Eastern Standard Time on October 18, 2021 will be considered by LMDC prior to the completion of an environmental assessment. The publicly available environmental record for the Approved Plan and proposed modification described herein will be available on line at <http://www.renewnyc.com/> and may be reviewed during weekdays 9:30 A.M. to 4 P.M., public holidays excluded, at LMDC's office by contacting LMDC at the above address.