

LOWER MANHATTAN DEVELOPMENT CORPORATION

**Partial Action Plan No. 11
For**

**World Trade Center Memorial and Cultural Program
and Cultural Enhancement Initiatives**

Overview

The Lower Manhattan Development Corporation (LMDC) has prepared the following Partial Action Plan with regard to the \$2 billion federal grant for the World Trade Center disaster recovery and rebuilding efforts administered by the United States Department of Housing and Urban Development (HUD). LMDC received additional funding through a \$783 million grant from HUD for damaged properties and businesses (including the restoration of utility infrastructure) as well as economic revitalization related to the terrorist attacks at the World Trade Center (WTC). This Partial Action Plan details the proposed expenditure of up to \$178,000,000 of the remaining funds from the \$2.78 billion allocation to fund the following items:

Partial Action Plan 11 Activities	Allocation
I. WTC Memorial and Cultural Program:	
A. Memorial and Memorial Museum	\$75,000,000.00
B. Performing Arts Center	\$49,000,000.00
II. Lower Manhattan Cultural Enhancement Fund	\$35,000,000.00
III. The Drawing Center	\$10,000,000.00
IV. Planning and Administration	\$8,894,736.84
Total	\$177,894,736.84

Any change greater than 5% in the funding committed to a certain activity, the addition or deletion of any activity, or change in the designated beneficiaries of an activity constitutes a substantial amendment and such amendment will be available for public review and approval by HUD.

To date, HUD has approved 11 Partial Action Plans totaling nearly \$2.07 billion out of the \$2.78 billion allocation. To date, LMDC has issued a total of 12 Partial Action Plans for public comment, and has amended or revised 6 Partial Action Plans. The approved, amended, revised and pending Partial Action Plans are:

PAP No.	Purpose of Partial Action Plan	Date Approved	Total PAP Expenditure
1	Residential Grant Program, Employment Training Assistance Program, Interim Memorial, and Planning and Administration	09/25/2002	\$305,892,500.00
2	Business Recovery and Economic Revitalization	11/22/2002	\$350,000,000.00
3	Cultural and Community Development	06/14/2003	\$24,047,048.42
	Amendment Community Development	Submitted to HUD 11/23/2005	\$570,000.00
4	Short Term Capital Projects, Long Term Planning, Supplemental Funds for Business Recovery Grant Program	08/06/2003	\$156,105,103.00

	Amendment Short Term Capital Projects and Long Term Planning	Submitted to HUD 11/23/2005	
S-1	New York Firms Suffering Disproportionate Loss of Life	09/15/2003	\$33,000,000.00
S-2	Utility Restoration and Infrastructure Rebuilding	09/15/2003	\$750,000,000.00
5	Tourism and Communications	01/28/2004	\$2,421,052.63
6	Revised Affordable Housing Program	11/18/2005	\$52,631,578.95
7	WTC Memorial and Cultural Program and Lower Manhattan Tourism	07/06/2004	\$176,134,105.26
	Amendment to WTC Memorial and Cultural Program	06/08/2005	\$45,305,031.58
8	The WTC Memorial and Cultural Program, Related Initiatives, and Lower Manhattan Tourism	11/23/2004	\$64,259,894.74
	Memorial Foundation (Funds generated from program income and not 2.78 billion allocation)		\$1,000,000.00
	Amendment to WTC Memorial and Cultural Program, and Lower Manhattan Tourism	10/06/2005	\$44,631,578.95
9	WTC Memorial and Cultural Program, Tribute Visitors' Center, Lower Manhattan.info, Pace Green Roof	03/08/2005	\$51,442,105.26
	WTC Memorial and Cultural Program, as amended	10/06/2005	\$21,052,631.58
10	Lower Manhattan Revitalization Projects, Lower Manhattan Tourism, Planning and Administration	Submitted to HUD 11/23/2005	\$301,458,947.37
Total Funding Allocated through approved, amended, revised, and pending Partial Action Plans from \$2.78 billion allocation			\$2,378,951,577.74
Total Funding Allocated to Date			\$2,379,951,577.74

Versions of these plans are viewable on the LMDC website at http://www.renewnyc.com/FundingInitiatives/partialact_plans.asp

Future Partial Action Plans will detail the projected expenditure of the remainder of funds that are available from the \$2.78 billion grant, consistent with the Funding Allocation Plan discussed in the Public Participation Section below, and will be subject to a public comment period with later submission to HUD.

National Objective

The LMDC is a subsidiary of the New York State Urban Development Corporation d/b/a Empire State Development that was created in December 2001 to oversee the rebuilding and revitalization of Lower Manhattan. The activities contained in this Partial Action Plan have been designed to meet the particularly urgent community development needs resulting from the September 11th WTC disaster. These activities also have particular urgency because LMDC has determined that existing conditions resulting from the September 11th WTC disaster pose a serious and immediate threat to the health or welfare of the City of New York and the individual residents of the City and other financial resources are not available to meet such needs. Funds allocated for the WTC Memorial and Cultural Program initiatives are for the

prevention of blight that could result absent intervention to address the existing conditions resulting from the events of September 11th. Funds allocated for the Lower Manhattan Cultural Enhancement Fund and the Drawing Center are also for the prevention of blight and/or for low-and-moderate-income benefit. The geographic area of focus of this and future Partial Action Plans is in Manhattan, south of Houston Street.

Public Comment to the Partial Action Plan

This Partial Action Plan proposes to allocate funding for the WTC Memorial and Cultural Program, Lower Manhattan Cultural Enhancement Initiatives, and Planning and Administration.

This Partial Action Plan was made available to the public for comment from December 8, 2005 through January 6, 2006. Comments were accepted by posted mail and electronic mail. LMDC placed Invitations to Public Comment for Partial Action Plan 11 in English, Spanish, and Chinese daily newspapers and in weekly community newspapers serving Lower Manhattan. In addition, the text of the draft plan was made available on LMDC's website (www.renewnyc.com).

LMDC delivered and mailed copies of Partial Action Plan 11 in English, Spanish, and Chinese to more than 90 community, residential, civic and cultural organizations throughout Lower Manhattan, including Community Boards 1, 2, and 3, several tenants' associations and public libraries. In addition, LMDC sent electronic notices of Partial Action Plan 11 in three languages to elected officials, LMDC's Advisory Council members, and over 140 Lower Manhattan civic, community and cultural organizations.

LMDC received *seven* comments from cultural organizations, and Lower Manhattan residents and workers regarding Partial Action Plan 11. The comments and the responses to these comments have been incorporated into this Partial Action Plan as Submitted to HUD and may be viewed in **Section V Responses to Public Comments**.

Public Participation to Date

Since its inception, LMDC has solicited and received an unprecedented amount of public comment from around the world regarding the rebuilding of the WTC Site, the creation of a permanent memorial, and the revitalization of Lower Manhattan. One of LMDC's first acts to ensure a transparent and inclusive process was the establishment of several Advisory Councils representing a broad spectrum of groups affected by the WTC attacks, including victims' families, business owners, arts and cultural institutions, and downtown residents. The LMDC Advisory Councils have consulted with LMDC throughout the process on issues of concern to their respective constituencies. Additionally, special Advisory Committees such as the Memorial Mission Statement and Program Committees, the Memorial Center Advisory Committee, the 130 Liberty Street Advisory Committee, and the Section 106 Historic Resources Consulting Parties have been convened to provide guidance on specific projects and issues.

To date, LMDC has sponsored and participated in over seventy-five public meetings and workshops to provide the public with forums to express their views on the future redevelopment of Lower Manhattan, and to solicit input from communities on their priorities. Public meetings as well as meetings with the Advisory Councils have focused on the redevelopment of the WTC Site, the creation of a permanent memorial, and broader issues of revitalization such as transportation, cultural and civic issues, and economic development in the aftermath of September 11, 2001. In addition to large-scale public meetings, LMDC, in conjunction with the City of New York, conducted a series of outreach workshops on overall funding priorities for each of Lower Manhattan's neighborhoods in 2003. At the workshops, participating members of the community described priorities for their communities and proposed projects to address those priorities. The report on these workshops is available on the LMDC website at

www.renewnyc.com. Public meetings have also focused on a variety of specific topics, including the environmental review process, WTC site planning, the creation of a permanent memorial, neighborhood funding priorities, content for the Memorial Museum, and others.

LMDC conducts additional outreach initiatives, such as mailings to city, state, and federal elected officials and civic and community organizations; participates in Community Board meetings; and meets regularly with community groups, civic organizations, and public officials to ensure that the opinions of those impacted are taken into account. LMDC has also sponsored several public exhibits that have provided visitors with information and the opportunity to submit written comments on the revitalization efforts. LMDC has received nearly 10,000 comments at the exhibits. Additionally, LMDC's Funding Application process and related meetings with LMDC staff provide a public opportunity to submit proposals that provide input on public perceptions of and solutions to the diverse needs of Lower Manhattan's neighborhoods. The LMDC website has also served as an avenue available for public feedback on a variety of topics related to the redevelopment of the WTC Site and the revitalization of Lower Manhattan.

LMDC's outreach efforts have resulted in numerous program documents that have guided the redevelopment and revitalization process, beginning with *The Principles and Preliminary Blueprint for the Future of Lower Manhattan*. This document established the groundwork for the rebuilding and revitalization efforts by outlining the goals and objectives for the revitalization, along with the necessary actions to realize them. It was created in consultation with LMDC Advisory Councils and public comments received at LMDC's first large-scale public meeting on May 23, 2002. This and other information regarding public participation in the redevelopment and revitalization process are available on the LMDC website at www.renewnyc.com.

On April 13, 2005, the LMDC released a report titled *The Public Dialogue and Lower Manhattan Revitalization Initiatives*. The report included a draft Funding Allocation Framework that outlined the principles, objectives, priorities, and allocation options for LMDC's remaining CDBG funds. LMDC solicited, received, and reviewed hundreds of public comments through May 1, 2005, and released a revised Funding Allocation Framework on May 25, 2005.

On June 16, 2005, the LMDC Board of Directors adopted a Funding Allocation Plan, consistent with the Funding Allocation Framework, for the remaining federal CDBG funds. The Funding Allocation Plan outlined the allocation of funds for specific projects at the WTC Site and throughout Lower Manhattan. The Funding Allocation Framework and the Funding Allocation Plan are available on the LMDC's website at www.renewnyc.com.

I. World Trade Center Memorial and Cultural Program

Needs and Objective

On September 11, 2001, terrorist attacks killed 2,749 people and destroyed every structure on the WTC Site, including the World Trade Center office towers, commercial and governmental low-rise buildings, the hotel, the underground concourse, PATH terminal and subway stations. The structures on the Southern Site, adjacent to the WTC site, were also destroyed or damaged by the events of September 11, 2001; the Deutsche Bank office tower at 130 Liberty Street was severely damaged and remains uninhabitable and the small St. Nicholas Church at 155 Cedar Street was destroyed. While the WTC Site remains closed to the public, a wide sidewalk and viewing area with a commemorative viewing wall have been created along the east side of the site on Church Street and the portion of Liberty Street between the

WTC Site, and the Southern Site is open to pedestrians from Church Street to the temporary bridge over West Street to Battery Park City.

The significant loss of life, jobs, and commercial space has affected the vitality of Lower Manhattan and continues to pose a threat to the financial, emotional, and cultural vitality of the neighborhood. The Memorial and Cultural Program is intended to counter the blighting effect of the events of September 11, 2001, and to provide a permanent memorial that will allow future generations to remember and honor the nearly 3,000 people who died on that day in New York City, in Shanksville, Pennsylvania, and at the Pentagon, as well as those who died in the terrorist bombing at the WTC on February 26, 1993. The project will remember and restore the WTC Site, repair the underlying fabric of Lower Manhattan, and foster the growth of Lower Manhattan as a vibrant cultural and financial district.

World Trade Center Memorial and Redevelopment Plan

The culmination of LMDC's planning efforts for the redevelopment of the World Trade Center area is the World Trade Center Memorial and Redevelopment Plan (WTC Plan), developed in cooperation with The Port Authority of New York and New Jersey (Port Authority). LMDC employed an extensive public process for over two years to develop the WTC Plan and related initiatives. As part of the Plan, LMDC proposes to implement the new memorial and cultural uses, embodied in LMDC's Amended General Project Plan (GPP), dated May 19, 2005. The Port Authority will be responsible for the commercial, retail, conference center and hotel facilities, open space areas, and infrastructure components of the WTC Plan to be located at the WTC site. LMDC and the Port Authority will cooperate in developing a plan for implementation of the components of the WTC Plan to be located outside the WTC site. LMDC conducted a coordinated environmental review of the combined WTC Plan. Detailed information regarding the components of this process may be found on LMDC's website at www.renewnyc.com under the links titled "Memorial" and "Planning, Design & Development."

World Trade Center Memorial Foundation, Inc.

The World Trade Center Memorial Foundation, Inc. (WTC Memorial Foundation) is a not-for-profit corporation established to (i) honor the innocent men, women and children murdered in the horrific terrorist attacks of September 11, 2001 and February 26, 1993 through the creation of a permanent memorial at the World Trade Center site and (ii) promote the economic and cultural vitality of lower Manhattan through the development of cultural facilities at the World Trade Center site.

On December 1, 2004, Governor George E. Pataki and Mayor Michael R. Bloomberg announced the selection of the WTC Memorial Foundation Board of Directors, composed of civic and business leaders, leading philanthropists, statesmen, and victims' family members from around the world. In addition, Presidents Gerald Ford, Jimmy Carter, George H.W. Bush, and William J. Clinton serve as Honorary Members, and have pledged their support for the Foundation. On April 7, 2005, the Board of Directors appointed Gretchen Dykstra as the President and CEO of the Memorial Foundation. For more information regarding the World Trade Center Memorial Foundation, Inc. please visit the website at: <http://www.wtcmemorialfoundation.org/>

The Memorial, Memorial Museum, and cultural institutions will be funded with a combination of public resources, private funds donated by individuals and groups, and investments that will be made by the cultural institutions that are selected to locate on the site. With the advancement of the proposed Partial Action Plan 11, and funds committed for latter phases of design in Partial Action Plan 8, LMDC will be providing more than \$100 million as an initial contribution to the Memorial and Memorial Museum activities.

World Trade Center Memorial and Cultural Program – Breakdown of Activities

LMDC is proposing to undertake, pursuant to the New York State Urban Development Corporation Act (“UDC Act”) and in cooperation with HUD and the Port Authority, the World Trade Center Memorial and Cultural Program (the “Memorial and Cultural Program”) as part of the implementation of the WTC Plan. As set forth in the General Project Plan for the World Trade Center Memorial and Cultural Program, LMDC will implement the Memorial and Cultural Program which includes the planning, selection, coordination and construction of a Memorial and Memorial Museum, the planning and possible construction of memorial-related infrastructure, and the construction of cultural uses on the WTC site and adjacent areas to complement the redevelopment of commercial office space, retail space, conference center and hotel facilities, open space areas, and certain infrastructure improvements by the Port Authority, the owner of the WTC site. The planning process will also include other appropriate public and private entities.

Project area

The project area is located in Lower Manhattan on two sites (i) the WTC site, bounded by West, Vesey, Church, and Liberty Streets; and (ii) the adjacent two city blocks immediately to the south of the WTC site, comprising (a) two city blocks, one bounded by Liberty, Washington, Albany and Greenwich Streets, and the other bounded by Liberty, West, Cedar and Washington Streets, and (b) subsurface portions of two streets: Liberty Street between those blocks and the WTC site and from the eastern side of West Street to the western side of Greenwich Street, (c) Washington Street from the northern side of Cedar Street and to the southern side of Liberty Streets, and (d) subsurface portions of Cedar Street from the eastern side of West Street to the eastern side of Washington Street (collectively, the “Southern Site”). The Southern Site includes those properties commonly known as 130 Liberty Street, 140 Liberty Street, and 155 Cedar Street.

Project objectives

The rebuilding of the Project Area as a mixed-use center of commerce, public spaces, and culture, with the Memorial at its heart, will advance the goals of the UDC Act, the objectives developed by LMDC, and the goals articulated by the Governor of the State of New York and the Mayor of the City of New York—to remember and honor the victims of the September 11, 2001 and February 26, 1993 terrorist attacks while revitalizing Lower Manhattan. The activities outlined below are also intended to prevent blight and address the existing conditions resulting from the events of September 11, 2001, at the WTC Site.

Remembering the Victims of the Terrorist Attacks

The Memorial will ensure that future generations never forget the thousands of people who died on September 11, 2001, in New York City, in Shanksville, Pennsylvania, and at the Pentagon in Virginia, as well as those who died in the terrorist bombing of the World Trade Center on February 26, 1993. The Memorial will provide a respectful setting for remembrance and contemplation. Family members of victims and visitors from around the world will come to the site to learn about the events of September 11, 2001, and February 26, 1993, and to remember those who died and those whose lives were changed forever.

Revitalizing Lower Manhattan

The current conditions of the Project Area are “substandard and insanitary” under the UDC Act and impair the sound growth and development of Lower Manhattan. In addition, there is a need for the development of cultural, recreational, community and other civic facilities in Lower Manhattan.

Restoring the Project Area as a functioning part of Lower Manhattan is a priority objective for this project. This project is intended to eliminate the blighting effects resulting from the events of September 11, 2001, and to re-establish the Project Area as a locus of commerce, cultural and civic space, and amenities, including appropriate commercial and retail uses, as well as supporting facilities, utilities, and infrastructure for the downtown area. While Lower Manhattan is a center of world finance and a major economic engine for the entire region, it has also become the fastest growing residential neighborhood in New York City and a major destination of regional, national and international travelers. For these reasons, revitalization of Lower Manhattan should include cultural and other amenities that help make the area a lively environment all day, every day.

The long-term presence of an essentially empty, excavated space in the heart of New York's financial district would become a blight that makes the area less attractive for businesses, residents, and visitors. It is important to New York City's economy that, as business leases in Lower Manhattan come up for renewal, businesses have confidence that the Project Area will be redeveloped as quickly as possible to reduce its blighting effect on the immediate area. Similarly, it is important to the stability of the residential community in Lower Manhattan that residents have confidence in the rebuilding and thus continue to live there.

LMDC proposes to allocate funds for the following activities as part of the WTC Memorial and Cultural Program.

A. World Trade Center Memorial and Memorial Museum

LMDC conducted an international competition for the selection of the Memorial design, and has partnered with the WTC Memorial Foundation in a broad spectrum of activities related to the planning, design, and implementation of the Memorial and Cultural Program for the Memorial and Memorial Museum. The WTC Memorial Foundation will work with the LMDC to ensure a coordinated approach to the implementation of Memorial and Cultural Program.

In this Partial Action Plan, LMDC will provide \$75,000,000 of funding for the WTC Memorial and Memorial Museum for ongoing design, construction and program planning. These funds will serve as an additional commitment to and for the WTC Memorial Foundation, bringing the total LMDC commitment to and for the WTC Memorial Foundation to an amount well over \$100 million.

Previously, in Partial Action Plan 8, LMDC committed \$48,580,000 for planning, development, and preliminary implementation of the WTC Memorial and Memorial Museum, \$25 million of which is attributable to the latter phases of design and construction administration. Additional information on activities and the use/granting of funds for the Memorial and Cultural Program will be articulated in the future. No funds proposed in this Partial Action Plan will be used for fundraising efforts.

Beneficiaries

The thousands of relatives and friends of the nearly 3,000 victims of September 11, 2001, and February 26, 1993, will benefit from the memorial to their loved ones. This project will also benefit the thousands of visitors to the Memorial and Memorial Museum, providing them with an opportunity to honor those who were killed in the attacks. The Memorial and Memorial Museum will foster greater public awareness of the events of February 26, 1993, and September 11, 2001, and the impact on the victims' families, survivors, area residents, New York City, and beyond. This project will also benefit businesses, workers, and residents throughout Lower Manhattan and will contribute to the overall economic recovery of Lower Manhattan and New York City, including low and moderate income persons.

Schedule

LMDC has carried out activities relating to the development and implementation of the WTC Plan since early 2002. The full implementation of the WTC Plan, including the Memorial and Memorial Museum, was begun by the LMDC and the WTC Memorial Foundation in 2004 and will extend through 2015.

Federal and other resources

The Memorial and Cultural Program will be funded with a combination of public investment, private funds donated by individuals and groups primarily to the World Trade Center Memorial Foundation, Inc., and investment that will be made by the cultural institutions that are selected to locate on the site. This Partial Action Plan proposes the allocation of up to \$75,000,000 to and for the WTC Memorial Foundation. The Foundation will use its own resources to engage in fundraising for both public sector and private sector funds and individual donations to accomplish its mission. No funds proposed in this Partial Action Plan will be used for fundraising efforts.

Total estimated cost

The estimated cost for ongoing design, construction, and program planning as described in this Partial Action Plan for the Memorial and Memorial Museum is up to \$75,000,000.

Previously, in Partial Action Plan 8 as amended, LMDC committed \$48,580,000 for planning, development, and preliminary implementation of the WTC Memorial and Memorial Museum.

World Trade Center Memorial and Memorial Museum	
Partial Action Plan 8 as amended	\$48,580,000
Partial Action Plan 11 (This PAP)	\$75,000,000
Total for this Activity	\$123,580,000

B. World Trade Center Performing Arts Center

The WTC Memorial and Cultural Program provides for cultural uses on the rebuilt WTC site as part of a variety of important uses provided in the overall WTC Plan. The cultural components will help create a world-class visitor destination that will contribute to the economic development of the site and the area, while improving the quality of life for those who live and work in Lower Manhattan. Programming will be broad and diverse, and will serve businesses, residents, and visitors.

This Partial Action Plan proposes the allocation of up to \$49,000,000 for ongoing planning, development, preliminary implementation, and construction of the Performing Arts Center. Previously, in Partial Action Plan 8 as amended, LMDC committed \$16,360,000 for planning, development, and preliminary implementation of the Performing Arts Center, approximately \$1,000,000 of which is attributable to the preliminary development of the institutions' plans.

On June 10, 2004, the LMDC announced the tentative identification of institutions that would locate on the WTC site. The institutions tentatively selected to occupy the Performing Arts Center are the Joyce Theater Foundation's International Dance Center and Signature Theatre Company's Signature Center. Public activities that will be part of the Performing Arts Center could include educational programs for school groups, community workshops, open rehearsals, and lunchtime and evening programming.

Beneficiaries

Those immediately affected by the events, including survivors, area residents, and workers, will benefit from the project. This project will also benefit businesses, workers, residents, and visitors throughout Lower Manhattan and will contribute to the overall economic recovery of Lower Manhattan and New York City.

Schedule

LMDC has carried out activities relating to the development and implementation of the WTC Plan since early 2002. The full implementation of the WTC Plan, including the Performing Arts Center, was begun by the LMDC in 2004 and will extend through 2015.

Federal and other resources

The Memorial and Cultural Program will be funded with a combination of public investment, private funds donated by individuals and groups, and investment that will be made by the cultural institutions that are selected to locate on the site. This Partial Action Plan proposes to allocate up to \$49,000,000 for the Performing Arts Center. No funds proposed in this Partial Action Plan will be used for fundraising efforts.

Total estimated cost

The total estimated cost for ongoing planning, development, preliminary implementation, and construction as outlined in this Partial Action Plan is up to \$49,000,000.

Previously, in Partial Action Plan 8 as amended, LMDC committed \$16,360,000 for planning, development, and preliminary implementation of the Performing Arts Center.

World Trade Center Performing Arts Center	
Partial Action Plan 8 as amended	\$16,360,000
Partial Action Plan 11 (This PAP)	\$49,000,000
Total for this Activity	\$65,360,000

II. Lower Manhattan Cultural Enhancement Fund

Description

LMDC proposes to allocate up to \$35,000,000 for the Lower Manhattan Cultural Enhancement Fund. The Cultural Enhancement Fund would provide grants through a competitive selection process to not-for-profit organizations for projects and programs that provide cultural facilities or programming in Lower Manhattan, and demonstrate the ability to spur long-term Lower Manhattan revitalization, benefiting area residents, workers, businesses, and visitors. Grants would be provided to not-for-profit organizations that, through proposed or existing facilities and activities, demonstrate excellence, animate the neighborhood, and support cultural life in Lower Manhattan.

Not-for-profit organizations must submit funding applications to LMDC. LMDC will review all funding applications and will convene an Advisory Panel— including representatives from New York City and State agencies and other advisors knowledgeable on culture and Lower Manhattan— that will make

funding recommendations to LMDC. Funding applications will be reviewed and evaluated in accordance with the Cultural Enhancement Fund Guidelines available on LMDC's website at www.renewnyc.com.

Program objectives

Supporting cultural life has emerged as an important Lower Manhattan redevelopment objective following an extensive public outreach and planning process. Investment in Lower Manhattan's cultural assets would serve as a catalyst for increased residential, commercial, retail, and other neighborhood activities. In realizing this objective, the Cultural Enhancement Fund is intended for projects in Lower Manhattan that would meet the needs resulting from the events of September 11, 2001, address or prevent blight, and benefit low-and-moderate-income communities. Funded projects would have the capacity to spur the revitalization of Lower Manhattan and successfully benefit area businesses, residents, and visitors.

Beneficiaries

The Lower Manhattan Cultural Enhancement Fund would benefit Lower Manhattan area residents, workers, businesses, and not-for-profit organizations through supporting the area's cultural life. The Cultural Enhancement Fund is intended to benefit low-and-moderate-income communities, address or prevent blight, and meet needs resulting from September 11, 2001.

Project area

The project area for the Cultural Enhancement Fund is defined as Manhattan, south of Houston Street.

Schedule

Activities related to the Cultural Enhancement Fund are anticipated to begin during the fall of 2005, including the acceptance and review of funding applications. The selection of grant recipients is anticipated to conclude in 2006.

Federal and other resources

LMDC proposes to allocate up to \$35,000,000 for the Cultural Enhancement Fund.

Total estimated cost

The total estimated cost included in this Partial Action Plan for the Lower Manhattan Cultural Enhancement Fund is for an amount up to \$35,000,000.

III. The Drawing Center

Description

The Drawing Center is the only fine arts institution in the country to focus solely on the exhibition of drawings. It was established in 1977 to demonstrate the significance and diversity of drawings throughout history, to provide opportunities for emerging and under-recognized artists, and to stimulate public dialogue on issues of art and culture. The Drawing Center offers exhibition programs, scholarly publications, public forums, and artists' services. It has longstanding relationships with such established museums as MoMA, The Met, The Whitney, Tate, and The Pompidou Center. Past exhibitions have presented drawings by acknowledged masters including Michelangelo, Pablo Picasso, and James Ensor,

major contemporary artists such as Louise Bourgeois and Ellsworth Kelly, and local and international emerging artists.

LMDC proposes to allocate up to \$10,000,000 to the Drawing Center for capital expenditures related to a new location in Lower Manhattan. The Drawing Center's new location will allow the institution to reach larger and more diverse audiences through a variety of exhibitions and programs, as well as expand and broaden its educational programming. The selected site for the Drawing Center must be located in Lower Manhattan, south of Houston Street, and must contribute to the revitalization of Lower Manhattan. Any transaction related to the Drawing Center's new location, including the terms of any lease, would be subject to the evaluation and approval of LMDC. The specific funding amount to be provided to the Drawing Center would be subject to review and approval by LMDC, and determined based upon a number of factors, including the size and nature of the transaction; the positive impact on area businesses, residents, visitors, and other cultural organizations; and the project's potential to contribute to the long-term revitalization of Lower Manhattan.

The Drawing Center was selected as part of the Invitation to Cultural Institutions (ICI) issued by LMDC on June 30, 2003, to solicit information from cultural institutions and organizations interested in locating on or participating in cultural programming at the WTC site. It was selected through a competitive process from among 113 submissions of interest from organizations interested in locating on or participating in cultural programming at the WTC site. In summer of 2005, the Drawing Center, in coordination with LMDC, began a search for an alternative location that would better serve Drawings Center's needs while also enabling the institution to contribute to the revitalization of Lower Manhattan. The Drawing Center has established general characteristics appropriate for its future home, conducted feasibility studies, and identified several sites for further exploration.

Project objectives

The objective of this activity is to contribute to Lower Manhattan's cultural life, benefiting area residents, workers, businesses and area cultural institutions. The Drawing Center's new location in Lower Manhattan would allow the organization to reach a larger and more diverse audience through its exhibitions and programs, improve and expand its services to artists, broaden and strengthen educational programming, and pursue collaborations with other cultural institutions in the area to build a dynamic community for arts and culture in Lower Manhattan. The Drawing Center's new location would address or prevent blight, and benefit low and moderate income persons. It would also assist in the revitalization of Lower Manhattan and successfully benefit area businesses, residents, and visitors.

Beneficiaries

The Drawing Center's new location would benefit Lower Manhattan area residents, workers, businesses, and not-for-profit organizations through supporting the area's cultural life. The Drawing Center's new location is intended to benefit low-and-moderate-income communities, address or prevent blight, and meet needs resulting from September 11, 2001.

Project area

The project area for the Drawing Center relocation is in Lower Manhattan, south of Houston Street. The selected site for the Drawing Center must contribute to the revitalization of Lower Manhattan.

Schedule

Activities related to the Drawing Center's new location are anticipated to begin at the end of 2005. The anticipated completion date for this activity is 2010.

Federal and other resources

The Drawing Center's new location will be funded with a combination of public investment, private funds donated by individuals and groups, and the Drawing Center. This Partial Action Plan proposes to allocate up to \$10,000,000 for the Drawing Center's new location in Lower Manhattan. Funds will be distributed based on a matching structure, defined by the size and nature of the transaction. No funds proposed in this Partial Action Plan will be used for fundraising purposes.

Total estimated cost

The total estimated cost for the Drawing Center's new location is for an amount up to \$10,000,000

IV. Planning and Administration

LMDC engages in broad planning and administration activities relating to the recovery, remembrance, and rebuilding efforts in Lower Manhattan, defined by the LMDC's bylaws and charter, as the entire area of Manhattan south of Houston Street.

LMDC's planning activities began with the site planning for the WTC Site and the areas immediately surrounding the site. The agency's off-site planning activities include the other neighborhoods in Lower Manhattan that have been affected by September 11th and its aftermath. Specifically, LMDC's off-site planning activities include analyses of Lower Manhattan's transportation, traffic, housing, and related amenities, open space, and economic development capacity, needs, and potential. Based on the results of these analyses, LMDC will continue to develop and propose concept plans for areas and projects in Lower Manhattan.

LMDC's administrative activities include, and will continue to include, extensive public information and coordination activities relating to its LMDC planning work. As part of its coordination activities, LMDC serves as a facilitator of outreach and discussions between affected communities as well as the public at large and government agencies and officials. LMDC's public information work will continue to include public meetings and hearings; periodic printed newsletters and reports; an up-to-date, comprehensive, and interactive web site (www.renewnyc.com); extensive electronic communications; and other public outreach and participation efforts. In addition, LMDC continues to consult its advisory councils and other community and civic groups. Additionally, legal, audit, and investigation activities are performed on an ongoing basis in relation to programs funded by the LMDC CDBG allocation.

HUD has authorized the use of up to 5% of the total CDBG allocation to LMDC for costs associated with planning and administration activities, including costs for overhead, personnel, and consultants. This Partial Action Plan proposes the allocation of \$8,894,736.84 for planning and administration activities.

V. Responses to Public Comment

This section addresses the comments received from the public following the release of Partial Action Plan No. 11 from December 8, 2005 through January 6, 2006. LMDC received a total of *seven* comments from cultural organizations, and Lower Manhattan residents and workers. These comments all addressed the Cultural Enhancement Funds.

Lower Manhattan Cultural Enhancement Funds

LMDC received six comments (from one cultural organization, one New York City resident, and four Lower Manhattan workers) recommending that Cultural Enhancement Funds be used to attract new cultural groups to Lower Manhattan, and to support those cultural organizations that continue to suffer the impact of slow recovery as a result of September 11, 2001.

As stated in Section II of this Partial Action Plan, such groups are among the fundamental beneficiaries of the CEF Program

LMDC received one comment from a cultural organization that stressed the importance of the arts as part of the downtown fabric. This comment states that LMDC has put forth a fair plan to release significant funds to help spark long-term growth and stability. This is a much needed vote of confidence in the arts and represents a unique investment in New York City. Finally, the corporation has assembled a stellar group of advisors who will bring independence, intelligence and rigor to their evaluations of proposals.

Comments noted.