

**Lower Manhattan Development Corporation**  
**Financial Services and Professional Firms Advisory Council Meeting**  
**Tuesday, August 27<sup>th</sup>, 2002**  
**5:30 p.m. – 7:30 p.m.**  
**Held in the Offices of Cleary, Gottlieb, Steen & Hamilton**  
**One Liberty Plaza, 39<sup>th</sup> Floor**  
**Board Members: Richard Grasso, Tom Johnson and Paul Crotty**

Jennifer Brown, Assistant Vice President for Government Relations and Community Affairs, started the meeting by asking all the attendees to introduce themselves. Ms. Brown gave an update on the public feedback received about the six concept plans released on July 16<sup>th</sup>, 2002, mentioning that the plans were preliminary ideas and a starting point for discussion. Ms. Brown informed the Advisory Council that the Listening to the City event generated a lot of comment in terms of what people like and what they don't like about the concept plans. There is also an exhibit at Federal Hall that is closing at the end of this week where people are leaving their comments. Jennifer mentioned that LMDC announced three Requests for Qualifications (RFQ's) that were recently issued by the LMDC: RFQ for innovative Designs for the World Trade Center site, RFQ for House Consultant Services and RFQ for Graphic Design Services for Planning, Design and Development. Also, the LMDC and the Port Authority are looking at other areas around the WTC site to fulfill some planning goals. LMDC modernized its website, making it more interactive and user friendly. Finally, Anita Contini, V.P and Director for Memorial, Cultural and Civic Programs, is beginning to assemble her thoughts and talking with others about a fitting Memorial. Ms. Brown introduced Alex Garvin, Vice President for Planning, Design and Development

Mr. Garvin began by describing the RFQ for Innovative Designs for the World Trade Center site. This RFQ is an invitation to the most innovative architects and planners around the world to participate in an LMDC design study regarding the future of the World Trade Center site and surrounding areas. Mr. Garvin went on to say that New York New Visions, a coalition of 21 architecture, engineering, planning, landscape architecture and design organizations, will advise LMDC in selecting up to five teams to prepare additional concept plans for the next phase of the planning process. The teams selected will receive a stipend from the LMDC and be guided by new, flexible program alternatives developed in conjunction with the Port Authority. They will not come up with final plan, but with ideas. The goal is to release three new concept plans by the end of December. Talking about the six concept plans released on July 16<sup>th</sup>, Mr. Garvin commented on the public input to have the skyline restored, not to build on the footprints of the two towers and the need for all or partial restoration of the street grid. Transportation is an important part of all the concept plans.

Carla Bonacci, from the Port Authority, indicated that the Port Authority is looking for different approaches and is listening to as many comments as possible. One of the most important issues is transportation.

One attendee commented that the Financial Services and Professional Firms Advisory Council meeting was happening late, based on all the information that has been publicized since the concept plans were announced on July 16<sup>th</sup>. It is his understanding that the rebuilding of Lower Manhattan should ensure a vibrant and alive area and not a sterile suburban office park. It should not reflect a cold sterile place. He went to say that the six concept plans look and feel the same. Mr. Garvin, from LMDC, answered the

comments about the concept plans and designs and indicated the plans are a starting point.

Another participant asked about the status of the concept plans, the status of the planning and if there is a new program being developed and if the Port Authority remains the owner of the site. Alex Garvin responded by saying the LMDC and Port Authority are bringing in 5 more designers/design firms, keeping Beyer Blinder Belle and Peterson/Littenberg.

One participant inquired about the transportation grid. Carla Bonacci commented that the Port Authority would create a whole context, improving transportation access. Alex Garvin said that LMDC has been working with the DOT and the Port Authority, checking all available options, including connectivity to NY airports, reorganizing the boats at South Street Seaport and connectivity of PATH and subway. Mr. Garvin went on to say the public has been commenting that they would like to have lively streets, with retail spaces. Prior to 9/11 the area had 5 million tourists a year and they will continue to visit the site, the memorial and any cultural activity that will be held in the future space.

The participant continued to make comments, emphasizing the importance of as thousands of people need to get to Lower Manhattan to work or to go to their residences.

Another attendee said that Lower Manhattan area needs to be more powerful and alive than ever before and that we couldn't make the area sterile even if we tried. His comments were that LMDC should have a better Marketing, PR or Communications strategy to make sure that all information made public by the press. We should rebuild and do so with meaning, context, vision and activity. That LMDC and the Port Authority need to be able to say "no" and should start saying "no" soon.

A participant mentioned his surprise that people don't understand that the plans announced on July 16<sup>th</sup> are concept plans and not final plans and that LMDC and Port Authority have been very patient. Maybe it is time to be more aggressive. Jennifer Brown commented that part of LMDC's work is to hear what the community has to say and we are committed to an outreach program.

One attendee asked how the footprint is defined and Carla Bonacci answered that it is the outline of the Towers. There was a discussion about the different views regarding the footprints being just above grade versus below grade as well.

Another attendee asked about the length of time for construction, and that we should present the construction stages to the public.

Marcus Ribeiro from LMDC reminded the attendees about the public hearings that are happening throughout the different Boroughs of New York City and encouraged everyone to attend them.

Jennifer Brown closed the meeting thanking everyone for their presence and comments.

The meeting was adjourned.