

[REDACTED]

From: Alec Cuccia <[REDACTED]>
Sent: Saturday, January 8, 2022 6:39 PM
To: esd.sm.WTCSite5
Subject: Comment on 5 World Trade Center

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To Whom It May Concern:

My name is Alec Cuccia. I have spent the majority of my life in lower Manhattan: in the years after I was born I lived in Gateway Plaza in Battery Park City; I spent all of middle and high school in Tribeca and my family lived in Tribeca during 9/11; and I currently live in the LES. I am in full support of a 100% affordable 5 WTC. I OPPOSE the addition of new design guidelines that would lock in the current luxury proposal. We need more affordable housing in this city, and in lower Manhattan in particular. Please do the right thing and reject building another unnecessary luxury tower on the site.

Thank you,
-alec

[REDACTED]

From: Alec Cuccia <[REDACTED]>
Sent: Wednesday, January 12, 2022 8:17 PM
To: esd.sm.WTCSite5
Subject: 5 WTC needs to be 100% affordable

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

-alec cuccia

[REDACTED]

From: Alessandra Maria Ametrano <[REDACTED]>
Sent: Thursday, January 20, 2022 9:29 PM
To: esd.sm.WTCSite5
Subject: Site 5 World Trade Center Comments

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

All the best,
Alessandra

--
Alessandra Maria Ametrano

[REDACTED]

[REDACTED]

[REDACTED]

From: Alexis Adler <[REDACTED]>
Sent: Friday, February 11, 2022 11:59 AM
To: esd.sm.WTCsite5
Subject: In support of 100% affordable housing for 5WTC

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

I support 100% affordable housing for 5 WTC as promised. There is plenty of market and luxury downtown just not affordable. This land is NYC land not developer.

Alexis

From: Anna Harsanyi <[REDACTED]>
Sent: Monday, January 24, 2022 5:32 PM
To: esd.sm.WTCSite5
Subject: Support full affordable housing at WTC Site 5

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I am a resident of Lower Manhattan and I am writing to support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. Time and again, in our neighborhoods we have seen City officials plan with developers instead of the community, and give away public land to housing developers in good faith that they will build affordable housing, but this requirement is never enforced and almost always ends up diminished or non-existent. In 9/11, our neighborhood banded together to help our fellow community members through a horrific time, an example of the kind of community that is built only through diverse and thriving neighborhoods. Luxury towers do the opposite. We need 100% truly affordable housing so that New Yorkers from all walks of life can be just as welcome in Lower Manhattan as wealthy ones.

The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

Sincerely,

Anna Harsanyi

From: B. Winters <[REDACTED]>
Sent: Thursday, February 10, 2022 2:09 PM
To: esd.sm.WTCSite5
Subject: my comments on 5WTC

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

Briar Winters
resident of lower Manhattan

From: catherine bernstein <[REDACTED]>
Sent: Monday, February 14, 2022 10:41 AM
To: esd.sm.WTCSite5
Subject: Affordability at WTC Site 5

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

Sincerely,

Catherine Bernstein

[REDACTED]

From: Switaj, Diana (CB) <[REDACTED]>
Sent: Tuesday, February 15, 2022 3:35 PM
To: esd.sm.WTCSite5
Subject: MCB1 Comment on 5WTC MGPP + FONSI/EA
Attachments: MCB1_5WTC Resos_1.2022.pdf

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

In January 2022, Manhattan Community Board 1 adopted the attached resolutions which are being submitted as comment for the open public comment period for the 5 World Trade Center proposed Modified General Project Plan, as well as the Environmental Assessment/Finding of No Significant Impact.

Please contact me if you have any questions or would like to discuss further.

Diana Switaj
Director of Planning & Land Use
Manhattan Community Board 1
1 Centre Street, Room 2202 North
New York, NY 10007
[REDACTED]



COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JANUARY 25, 2022

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	9 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 5 World Trade Center Proposed Modified General Project Plan

WHEREAS: In February 2006 there was a Memorandum of Understanding (MOU) between the Lower Manhattan Development Corporation (LMDC) and the Port Authority, under which the Port agreed to provide parcels it owned at the center of the campus, including the original World Trade Center (WTC) tower footprints to the 9/11 Memorial & Museum and Performing Arts center, in exchange for Site 5 and adjacent parcels owned by LMDC; and

WHEREAS: In February 2019 there was an MOU between LMDC and Port Authority to jointly RFP Site 5 for either commercial (as of right) or mixed-use (required modification to the WTC General Project Plan). In June 2019 the Site 5 RFP was released; and

WHEREAS: In February 2021 there was conditional designation of a development team for a proposed project that would include a mixed-use development including: rental residential (with 25% permanently affordable units), office, 12,000 SF community facility space, amenity and fitness space, and retail. If the proposed mixed-use project is approved, LMDC would transfer Site 5 to Empire State Development (ESD), which would enter a long-term lease with the development team. Consistent with the 2006 MOU, all rent payments would go to the Port Authority as compensation for the 9/11 Memorial & Museum and Performing Arts Center sites; and

WHEREAS: In November 2021, LMDC and ESD Board approved the start of the public review process for the Modification to the WTC General Project Plan (MGPP) and Finding of No Significant Impact and Determination of Nonsignificance (FONSI), based on an Environmental Assessment (EA). A hearing was held on January 12, 2022 on the MGPP and the FONSI/EA, and written comment is being accepted until February 15, 2022; and

WHEREAS: There will be additional opportunity for public comment on the proposed project. In Spring 2022 there will be additional LMDC and ESD Board meetings to consider public comments on the MGPP and FONSI, to take action on the MGPP and FONSI, and to take initial action and authorize a public hearing on the real estate transactions related to LMDC and ESD site dispositions. The third LMDC and ESD public Board meetings will take place in Spring/Summer 2022 to take action on the real estate transactions. Additionally, since ESD is a public entity it is subject to the Public Authorities Control Board (PACB), and ESD will make an application to the PACB and there will be associated public meetings; and

WHEREAS: The approved General Project Plan was for commercial use only, and the MGPP includes a greater flexibility in use, commercial use, mixed-use residential development, permanent affordable housing, pedestrian bridge/connection to liberty park, and community facility space. The MGPP also includes proposed Mixed-Use Design Guidelines. This resolution serves as Manhattan Community Board 1's (CB1) comment specifically on the MGPP; and

WHEREAS: CD1 is one of the fastest growing residential communities in all of New York City. The population of New York City increased 3% from 2000 to 2020. Comparatively, Community District 1's (CD1) population increased 128% during the same time period, from 34,420 in 2000 to 78,390 in 2020 (U.S. Census); and

WHEREAS: CD1 urgently needs an increase in civic infrastructure such as community-based facilities, amenities, retail, senior facilities and accessible healthcare providers. This need is already critical, and will only increase with an influx of new residents associated with this project; and

WHEREAS: For instance, CD1 only has 3 full-size gymnasiums among 11 schools, and the demand for these existing spaces is excessive; and

WHEREAS: CD1 is also in great need of facilities and amenities that serve the senior population, and specifically spaces for seniors to be active; and

WHEREAS: CD1 has steadily lost affordable retail that serves the residential community, and has become saturated with higher end retail. Community-based retail is a critical need among the community, and specifically affordable grocery stores; and

WHEREAS: In December 2021, CB1 adopted a resolution supporting 100% affordable housing at the 5WTC site; and

WHEREAS: There is tremendous potential surrounding this project, and it is one of great symbolic importance as the World Trade Center Complex comes to completion. There should be a comprehensive approach towards this project, as one that is both state-of-the-art and which aims to improve the community fabric of the surrounding neighborhood; now

THEREFORE
BE IT
RESOLVED

THAT: While CB1 generally supports and favors a mixed-use development as opposed to a strictly commercial development, concerns have been expressed by CB1 members and members of the public over the project as currently proposed via the MGPP. As LMDC and ESD move into the next stage of this process and consider public comment and modifications to the MGPP, we urge that they take the following points under careful consideration:

- Community facility space of only 13,000 SF is woefully insufficient in the context of the scale of this project. The MGPP should be modified to increase the size of the community facility space.
- Uses for the community facility space should prioritize those that are desperately lacking among our community, such as full gymnasium space that can be used both by children and seniors and/or senior facilities and amenities.
- The MGPP should incorporate the design of a building core that works with the integration of a larger community facility that could integrate gymnasiums as part of that community facility.
- The MGPP should specify this community space as “usable” square footage to protect from space being whittled out for mechanical purposes or other uses, as we have experienced with other projects within CD1.
- CB1 believes that rather than commercial/office space, greater retail space is needed. Specifically, retail that is affordable and geared towards serving the existing and growing residential population (e.g. grocery stores), and including local small businesses/mom and pop stores.
- The proposed mixed-use design guidelines states that, “the word ‘shall’ is always mandatory and not discretionary. The word ‘may’ is permissive.” CB1 urges that the MGPP mixed-use design guidelines be amended to change all “shall” provisions to “may” provisions, so that they operate as actual “guidelines” rather than locking in design requirements that are prohibitive towards maximizing affordable housing and community uses. This would also allow for maximum flexibility in architectural innovation.
- The MGPP and mixed-use design guidelines should provide more clarity on, and prioritize outdoor plaza space, seating, trees, sidewalks, roof usage, provisions for outdoor farmers markets that serve the residential community, etc.
- The MGPP must include that the building and surrounding areas are 100% ADA compliant and accessible for those with restricted mobility.
- The MGPP should provide greater clarity on, and prioritize building resiliency and green infrastructure (including the potential for a net-positive building). This includes bird-safe glass and design measures.

- CB1 would like to have a community charrette/workshop to discuss and further vet the allocation and programming of the non-residential spaces of the building, which we see as a great opportunity for the building to be tailored to the unique Lower Manhattan context.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JANUARY 25, 2022

COMMITTEE OF ORIGIN: ENVIRONMENTAL PROTECTION

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 5 World Trade Center Finding of No Significant Impact (FONSI)/Environmental Assessment (EA)

WHEREAS: In November 2021, Lower Manhattan Development Corporation (LMDC) and Empire State Development (ESD) Boards approved the start of the public review process for the Modification to the WTC General Project Plan (MGPP) and Finding of No Significant Impact and Determination of Nonsignificance (FONSI), based on an Environmental Assessment (EA). A hearing was held on January 12, 2022 on the MGPP and the FONSI/EA, and written comment is being accepted until February 15, 2022; and

WHEREAS: In April 2004, LMDC prepared in cooperation with the US Department of Housing and Urban Development (HUD) and the Port Authority of New York and New Jersey (Port Authority), a Final Generic Environmental Impact Statement (2004 FGEIS) for the World Trade Center (WTC) Memorial and Redevelopment Plan; and

WHEREAS: The Site 5 EA¹, published in 2021, was prepared with up-to-date information pursuant to the National Environmental Policy Act (NEPA) and the State Environmental Quality Review Act (SEQRA) and considers any new potential environmental impacts of the proposed amendment to permit the development of a mixed-use residential tower at Site 5. The EA generally follows the methodology recommended by NYC's City Environmental Quality Review (CEQR) Technical Manual, as applied to the specific uses and conditions of the WTC site and surroundings; and

WHEREAS: The EA follows both state and federal guidelines because LMDC used federal funds (HUD Block Grant), to demolish and remediate Site 5; and

WHEREAS: The Site 5 EA analyzes the potential new environmental impacts resulting from the proposed change of use from commercial to mixed use, and studies various categories which were previously analyzed in the 2004 FGEIS including shadows, hazardous materials, air quality, natural resources, and traffic; and

¹ http://renewnyc.com/attachments/content/meetings/20211210_WTCMemorialAndRedevelopmentPlan.pdf

WHEREAS: The EA resulted in a Finding of No Significant Impact (FONSI)/Determination of Non Significance, meaning that the proposed change from commercial to mixed use does not present any new adverse environmental impacts to the project; and

WHEREAS: Manhattan Community Board 1 (CB1) made several requests, both through the 5WTC Community Advisory Council (CAC) and via a letter to ESD (date of letter) , for technical experts who worked on the EA to attend the December 2021 Environmental Protection Committee meeting to “present fully on the Environmental Assessment process, give a brief overview of the findings of the Environmental Assessment, and to answer questions live during the meeting.” While ESD technical experts did attend the meeting, a presentation was not given on the EA itself, but rather on the public approvals process. CB1 members expressed that they did not feel equipped to discuss or comment on the EA without having a full presentation and discussion on each category of findings, including categories identified as having a significant adverse impact in the 2004 FGEIS. ESD also declined to attend the January 2022 CB1 Environmental Protection Committee meeting to present specifically on the environmental impacts of the project; and

WHEREAS: While CB1 supports a mixed-use development rather than the originally proposed commercial building, there are significant environmental concerns related to this project, and more clarity is needed on the different studies that have been conducted, identifying updated information from the 2004 FGEIS, and all current findings updated into current potential impacts to the community; and

WHEREAS: Although the Site 5 EA states that the impacts of the currently approved plan for a commercial/office tower at 5 World Trade Center (5 WTC) were studied in the 2004 Final Generic Environmental Impact Statement (2004 FGEIS), in fact, that is not the case, at least as to construction impacts. The 5 WTC commercial/office tower concept was modified in a 2007 amendment to the WTC General Project Plan (GPP). With respect to Site 5, the 2004 FGEIS analyzes construction environmental impacts solely with respect to demolition activities of the former Deutsche Bank Building, and does not take account of construction activities for any building to be built on Site 5; and

WHEREAS: Although an Environmental Assessment was prepared in 2005 (2005 EA), which may have addressed construction activities at Site 5, the 2005 EA is not available on the LMDC website or otherwise readily publicly available, so CB1 is unable to assess the relevance of the 2005 EA; and

WHEREAS: The 2004 FGEIS identified a number of negative impacts on residents in the vicinity of the WTC site for the construction activities addressed in the 2004 FGEIS and indicated that a number of mitigation measures would be taken; and

WHEREAS: When the WTC campus plan was approved, it was anticipated that all of the associated construction would occur in a much more compressed period of time,

rather than over the course of twenty years. The impacts of construction at Site 5 may have been anticipated to be marginal as part of a larger, campus-wide project, but today is a very different scenario as a major stand-alone project. The community surrounding Site 5 has endured construction impacts in this highly dense area for over twenty years, and there is major concern over how this construction will impact residents in close proximity and what mitigation measures will be implemented; and

WHEREAS: Community District 1 (CD1) is a highly dense neighborhood which has lost increasingly more open views of the sky. The building at Site 5 will be tall and cast significant shadows, and CB1 has major concerns over the impact of shadows on the site; and

WHEREAS: Concerns over infrastructure impacts have also been raised, as CD1 is already lacking in community and civic infrastructure to support a population that has grown 124% from 2000 to 2020 (U.S. Census Bureau). Additional residents in connection with this project will only add strain, and there will be radiating impacts on schools, subways, streets, sidewalks, etc. Further discussion is needed on those specific impacts and mitigation; and

WHEREAS: There are social and economic impacts that are not captured as part of the existing environmental analysis. ESD representatives have confirmed that the 2004 FGEIS and 2021 EA analyses do not require evaluation of wider social and economic impacts, and further discussion and consideration is required; and

WHEREAS: There are major traffic implication concerns in connection with this project. There are few functioning streets for vehicular, cyclist and pedestrian circulation in the area surrounding Site 5. With hundreds of new residential apartments, commercial, retail, and community facility space, the project will undeniably generate many new vehicular, cyclist and pedestrian trips coming into and going out of the area; including black cars, personal cars, deliveries, UPS, etc. These specifics have not yet been presented to the CB, and more discussion and consideration is needed; and

WHEREAS: There are specific traffic implication concerns related to the construction that will take place. The street network surrounding Site 5 include: Greenwich Street (Southbound), Washington Street (Southbound), Rector Street (Eastbound), Cedar Street (Westbound), Albany Street (Eastbound), Edgar Street (both East and West bound for one block into the garage), Thames Street (not for cars), Carlisle St (Westbound from Greenwich Street), and Morris Street (not a through street). When construction starts Albany, Greenwich and Cedar Streets will be impacted. Cedar street will be the only westbound street since we cannot get Liberty Street reopened to vehicles, and if Edgar Street is closed in connection with the school at the bottom of Greenwich Street. This will create serious circulation issues, including for emergency vehicle access; and

WHEREAS: CB1 has questions and concerns regarding the original and foundational 2004 FGEIS for the entire WTC campus, including what components may be outdated and require supplemental investigation and updates as it pertains to the new development at Site 5, now after 18 years. For instance, the realities of climate change and resiliency are dramatically different in 2022 than they were in 2004. The community must have assurance that all new environmental impacts have been carefully considered and incorporated into the current plans; now

THEREFORE
BE IT
RESOLVED

THAT: While this EA resulted in a FONSI/Determination of Nonsignificance, it is indisputable that this major project will have a ripple effect of impacts among the community. The 2004 FGEIS and 2021 EA studies are extensive, but NEPA and SEQRA quantitative guidelines are inherently limiting and do not capture the actual, comprehensive impact to a community; and

BE IT
FURTHER
RESOLVED

THAT: CB1 urges ESD to hold a dedicated meeting with CB1 to review environmental impacts related to this project, including a full presentation of findings from the 2004 FGEIS and the 2021 EA in the categories of: Land Use, Zoning & Public Policy; Urban Design and Visual Resources; Historic Resources; Open Space; Shadows; Community Facilities and Services; Socioeconomic Conditions; Neighborhood Character; Hazardous Materials; Water and Sewer Infrastructure and Solid Waste Services; Transportation; Air Quality; Climate Change; Noise; Coastal Zone Consistency; Natural Resources; Environmental Justice; Public Health; and Construction- as well as all mitigation measures identified in the 2004 FGEIS and any subsequent EA that would be relevant to development at Site 5 be identified and implemented by ESD; and

BE IT
FURTHER
RESOLVED

THAT : This meeting is crucial in ensuring that the community understands the real impact of this project, to review in greater detail the 2004 FGEIS, components that may be outdated or were not updated via the 2021 EA, and which areas may need supplemental study in order to be updated, and to evaluate real-world impact and mitigations that were not captured in the existing environmental studies.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JANUARY 25, 2022

COMMITTEE OF ORIGIN: QUALITY OF LIFE & SERVICE DELIVERY

COMMITTEE VOTE:	8 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	1 Opposed	4 Abstained	0 Recused

RE: 5 WTC Affordability Amidst the Greater Context of Unaffordability in Lower Manhattan

WHEREAS: To supplement CB1 resolution of December 2021 supporting 100% affordability at 5 WTC, to address the impact of the proposed plan for luxury housing at 5WTC on the community; and

WHEREAS: Since 9/11/2001, the vast majority of housing that is built in the district has been market rate, luxury buildings, with only a token percentage, if any, of temporarily affordable units offered; and

WHEREAS: The increase in luxury housing has led to the loss of a large number of its once affordable units as landlords and owners have taken advantage of rising prices to convert to market-rate, and 421-g and other tax abatements have expired, including but not limited to three 39-story buildings in Independence Plaza; Gateway Plaza, where the quasi-rent stabilization protection for approximately 600 out of 1,700 units permanently ends in less than 8 years; ; and Southbridge Towers, which opted to transition to market rate Cooperative buildings; alone; and

WHEREAS: Additionally, at Tribeca Point, where quasi-rent stabilization for 270 out of 340 apartments has been allowed to expire this means that although these tenants would pay market-based rents when they first moved into the building, increases above that baseline would be limited to those allowed by the City's Rent Guidelines Board for the apartments it regulates, usually limited to less than two percent; and

WHEREAS: This quasi-rent stabilization can provide a crucial protection for middle-class tenants, who can generally afford the rents prevailing at the outset of a lease, but are often later forced from their homes by the gyrations of the New York real estate market. For context, the net effective median rent for New York City as a whole rose 22.8 percent in November (compared to the same period a year earlier), and many landlords have responded to the real estate market's recent bounce back by demanding increases of between 50 and 70 percent.
<https://www.ebroadsheet.com/the-broadsheetdaily-1-12-22-at-41-river-terrace->

[affordability-provisions-extended-for-low-income-residents-but-not-for-middle-income-renters/](#)); and

- WHEREAS: The loss of this affordable housing impacts low- and moderate and middle income residents -including 9/11 survivors, adult children raised here, and the seniors, who have built and rebuilt this community, after 9/11 and cannot afford double digit percentage increases in their rent; and
- WHEREAS: The combination of planning and zoning decisions favoring “Big Real Estate” and exorbitant rents and housing costs have in effect rendered Community Board 1 a segregated community. Based on the 2020 US Census numbers, the Non Hispanic White population as a share of the overall population of NYC is up by down while the same population increased its share of the overall population of Community District 1’s census geographies; and
- WHEREAS: People Of Color will not benefit from the current LMDC plan. African American, Hispanic and/or Indigenous peoples and many 9/11 Survivors are not receiving equal benefit of or access to 9/11 related redevelopment despite equal exposure to 9/11 related toxins and equal loss of health, property and sometimes life. We not only need “affordable” housing, in general, we need more housing that’s specifically and genuinely affordable for people of color and 9/11 Survivors & 1st Responders at large; and
- WHEREAS: Affordable housing is needed for “public-facing” workers critical to the health and education of our community, and the success of our businesses. According to a recent study sponsored by the Real Estate Board of New York, which found that 500,000 units of new housing are needed in the City by 2030: “Without affordable housing located within and proximate to job centers, critical workers suffer from higher rents and longer commutes, and residents suffer higher costs for important services.”; and
- WHEREAS: Funding mechanisms to build and maintain 100% affordability exist but have not been fully explored by LMDC and could include a federal allocation of Project-Based Section 8 funding - which is different than the Section 8 voucher program, special Congressional appropriation, or 501(c) (3) bonds with Section 8 and a smaller appropriation.; and
- WHEREAS: These funding mechanisms, such as Project-Based Section 8 funding, are exemplified by projects such as Manhattan Plaza in Hell’s Kitchen, with 1,689 mixed “affordable” income units, and is successful and proven to be financially and socially sustainable since 1977; and
- WHEREAS: CB1 has committed to identify and root out systemic racism in our community and supports/sees this integrated “affordable-socio-economic” model as a big step in this direction; and

WHEREAS: Fear based, segregationist arguments such as the suggestion that if residents are subsidized, the neighborhood will become dilapidated are the same ones the United States rejected as racist, classist and unconstitutional in 1965 and CB1 continues to reject these arguments; and

WHEREAS: The World Trade Center is a unique site with billions of dollars received in subsidies by developers for the commercial buildings. The one residential building on this historic site must be 100% affordable housing as a reflection of the sacrifice of so many on that day. 5WTC is and must be developed as a symbol of the resilience of all the people of this diverse city; and

WHEREAS: CB1 community offers great resources - which include public schools, parks, waterfront, good access to transportation, which must be available to and inclusive of a diversity of races, classes and income levels; and

WHEREAS: The current design guidelines proposed by the LMDC include mandatory design requirements, such as rounded glass corners, that would cause the building to be unnecessarily expensive and thus negatively impact the ability to build a well-designed but affordable building at the site; and

WHEREAS: The LMDC has failed to create affordable housing in Lower Manhattan; and

WHEREAS: LMDC funding was to benefit the area impacted by the terrorist attacks of 9/11; and

WHEREAS: The Community made clear from inception that affordable housing was its #1 priority for rebuilding; and

WHEREAS: Site 5 WTC is public land purchased with public HUD funds and should be used for the benefit of the public; and

WHEREAS: The addition of more Luxury housing will lead to less housing diversity in CB1 community¹; and

WHEREAS: With 1,140 newly built luxury condominium apartments remaining unsold and unoccupied as of December 15, 2021², Lower Manhattan has a drastic surplus of market rate/unaffordable homes and an urgent deficit of affordable homes. There is no need nor desire for 1000 or more units of luxury rental apartments in this community; and

WHEREAS: As NYC is moving towards meeting the goals of the Climate Leadership and Community Protection Act, *5 WTC should be built using state-of-the-art 'Net-Positive plus 33 and Sustainable Urban Development standards, producing enough energy to*

¹ <https://www1.nyc.gov/site/hpd/services-and-information/area-median-income.page>

² <https://marketproof.com/reports/financial-district-new-developments-pick-up-momentum-december-2021>

maintain itself, plus 33% more energy to be shared/sold with the immediate community, thereby mitigating the costs of long-term maintenance of the structure, committing to global and local climate initiatives, and local social sustainability, equity and diversity; now

THEREFORE
BE IT
RESOLVED

THAT: The current LMDC plan for 5 WTC , which does not guarantee anything more than 25% of the 1,300 units be affordable, does not meet the needs of CB1 or the greater New York community, and 1,000 units of market-rate housing will further the huge existing gaps in both racial and economic diversity in our area; and

BE IT
FURTHER
RESOLVED

THAT: The LMDC explore all options and create a residential plan that includes 100% of the units are affordable with a range from the deepest through moderate/middle incomes, that will provide for a socially and economically integrated community and will be financially sustainable. The LMDC plan should reflect equity, inclusion, access and genuinely affordable housing consistent with and representative of the diversity of the 9/11 Community and of the City we've helped to revive after 9/11.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JANUARY 25, 2022

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	2 Opposed	6 Abstained	1 Recused

RE: Recreation Space for Lower Manhattan

WHEREAS: Five World Trade is a major project that has been in the works for many years; and

WHEREAS: It has been discussed by developers who were not chosen to build Five World Trade that they could facilitate a field house at the location. They proposed gymnasiums operated by community groups. The proposal would allow access for all ages; and

WHEREAS: The proposal included the Downton Soccer League, Downtown Little League and Manhattan Youth. These three organizations provide recreation activities for a large percentage of our neighborhood youth; and

WHEREAS: Of the nine schools in our community board only three have full-size gyms. Often these gyms are shared between a middle and elementary school in the same building; and

WHEREAS: The new PS 150 School was promised a full sized gym but that has been eliminated much to the displeasure of the community; and

WHEREAS: The proposal to build a field house/gym at 5 World Trade included approximately 60,000 square feet of space; and

WHEREAS: In past years planning for facilities has been initiated by Community Board One. CB 1 has been successful in developing Battery Park City's facility, The Downtown Community Center and all of the school buildings South of Canal Street; and

WHEREAS: We fully expect Lower Manhattan to grow over the next ten years and currently there is no plan to develop another gym or field. Youth of New York City demand a healthy lifestyle and physical activity is critical for adolescents; and

WHEREAS: It is City Planning's goal to have 2.5 acres per 1000 residents and yet Lower Manhattan has but 20-38% of that; and

WHEREAS: Wagner Park will be under construction for the upcoming years, removing the small amount of open space we have; now

THEREFORE

BE IT

RESOLVED

THAT: Manhattan Community Board 1 asks that Five World Trade Center contain a field house and full size regulation gym to accommodate the growing population of ages.



February 15, 2022

Daniel Ciniello
President
Lower Manhattan Development Corporation
22 Cortlandt Street - 11th Floor
New York, NY 10007
publiccomment@renewnyc.com

Dear President Ciniello,

Our organization, Champions, was recently approached about development plans at 5 World Trade Center and the opportunity to incorporate a community field house to provide badly needed indoor recreational space for our growing youth community. We respectfully write to offer our expertise and experience in a spirit of collaboration. Please accept this letter as our comment on 5 World Trade Center to the LMDC and NYSED.

A little bit about our organization. Champions is an initiative created by non-profit community youth sports organizations and schools serving children across New York City, with a focus on lower Manhattan. Collectively, Champions represents more than ten thousand families and serves students from more than 30 schools. Founded more than a decade ago, our mission is to champion the expansion of recreational facilities (indoor and outdoor) throughout lower Manhattan and broader NYC so that children, families, and communities have places to play. We have been successful collaborating on better and new facilities at Pier 40, Pier 26, Gansevoort Peninsula, and other locations. We wish to bring the same passion and energy of our membership to 5 WTC.

The struggle for indoor and outdoor space is constant, an unrelenting, frustrating, and often frustrated task for each of us. There is simply not enough recreational space- particularly in lower Manhattan- against a backdrop of explosive population growth over the past two decades. A perfect example is that throughout this pandemic we not only have maintained but grown our leagues, providing for many the only outlet for active play or communing with contemporaries.

As you know, finding space for active sports remains daunting and difficult despite our constant efforts. The field at Battery Park City is at capacity and our schools are built without gyms. It is our understanding that when 5 World Trade was in the bidding stage, one group proposed a multi-purpose athletic facility for broad community use. Although their bid did not prevail, we hope that their idea will. Putting in a field house or gym complex at 5 World Trade Center would

alleviate both the current stress and future challenges as Lower Manhattan's residential and youth population expands.

We think that the need for active, recreational space should be integral to the planning of 5 WTC. We hope that you will include us. We may be reached by contacting Isaac-Daniel Astrachan at [REDACTED]

Thank you for your service to Lower Manhattan and leadership at LMDC. We hope to be helpful and look for to seeing this project blossom. Please let us know if Champions may provide insight for this project or other projects with which LMDC is involved.

Thank you for your time.

Sincerely,

Shireen Reddy & Mori Ninomiya
Downtown Little League

Eileen Montague
Downtown Soccer League

Mike Barbieri
Downtown Giants

Jacqui Getz
75 Morton

Isaac-Daniel Astrachan
Downtown United Soccer Club

Peter Marino
Greenwich Village Little League

Cindy Sirko
Gotham Girls

Carin Ehrenberg
P3



Copies to:
Governor Kathy Hochul
Mayor Eric Adams
Congressman Jerrold Nadler
State Senator Brian Kavanagh
State Assembly Member Yuh-Line Niou
Assembly Member Deborah Glick
Manhattan Borough President Mark Levine
NYC Council Christopher Mare
Tammy Meltzer, Chairperson, Community Board One
Saul Sherl, Howard Hughes Corporation
BJ Jones, Battery Park City Authority
Tricia Joyce, Chair Youth Committee of CB 1
Rosa Chang, Community Board One, 5 World Trade Advisory
Don Shuck, Former President Downtown Soccer League

[REDACTED]

From: Cindy Hwang <[REDACTED]>
Sent: Friday, January 21, 2022 8:50 AM
To: esd.sm.WTCSite5
Subject: Comment on 5 World Trade Center

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

Sincerely,
Cindy

[REDACTED]

From: citygroup <[REDACTED]>
Sent: Tuesday, February 15, 2022 11:16 AM
To: esd.sm.WTCSite5
Subject: Public Comment
Attachments: 100% Affordable 5 WTC.pdf

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

The attached proposals demonstrate that affordable housing does not defy but rather inspires architectural invention. In a city facing a housing crisis among its most underserved communities, the 5WTC site must be emblematic of a new approach to housing, central to the city's well-being.

In support of the grassroots coalition to make 5 WTC 100% Affordable, we, as a group of architects and artists, have collected a welter of alternative visions that you will find enclosed. Counter to developer's assertions that a ratio greater than 25% of affordable units is untenable, we join the community coalition in arguing that providing deep affordability at this publicly owned site, purchased with federal funds, is a crucial political and symbolic gesture.

Sincerely,

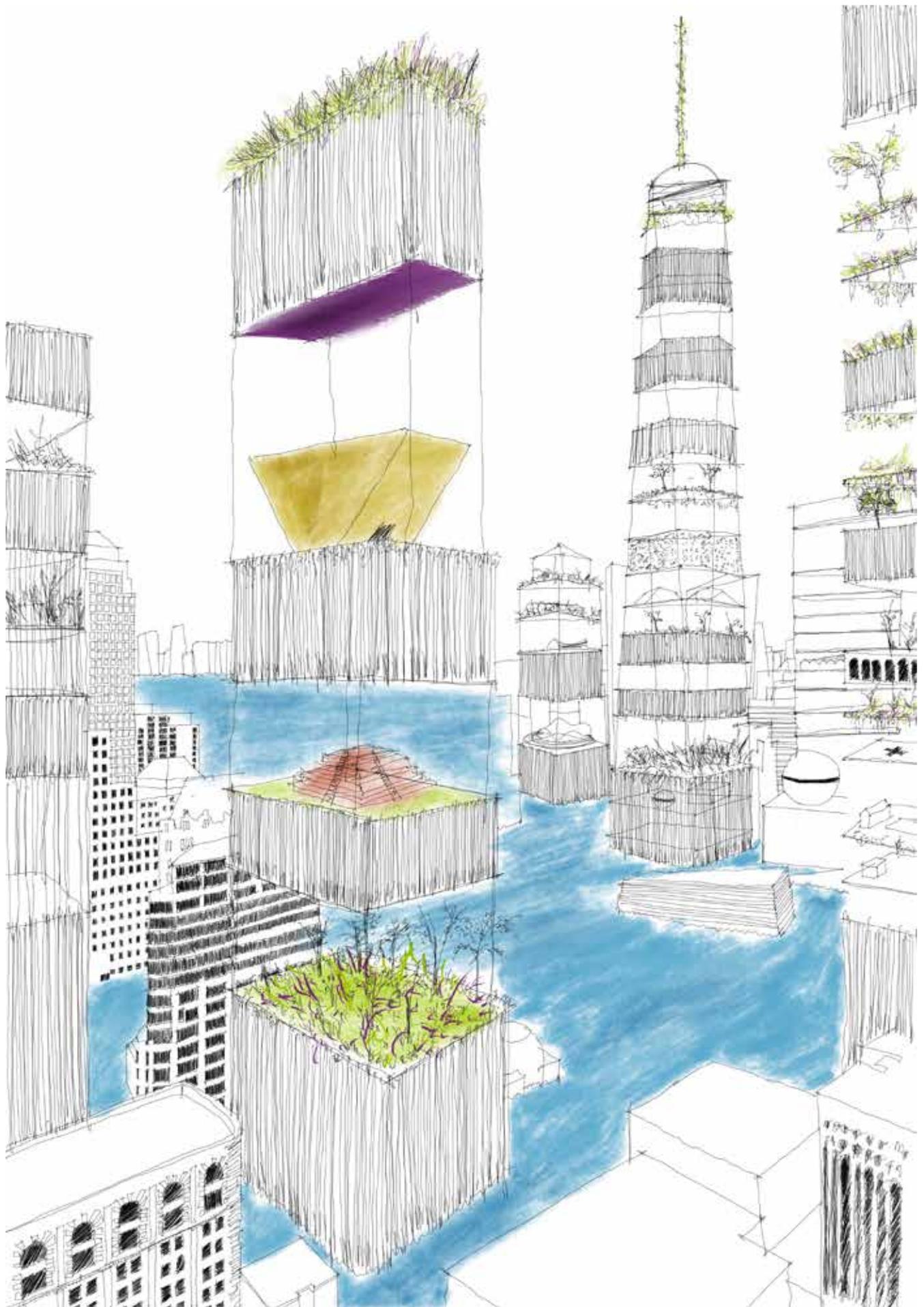
Citygroup















































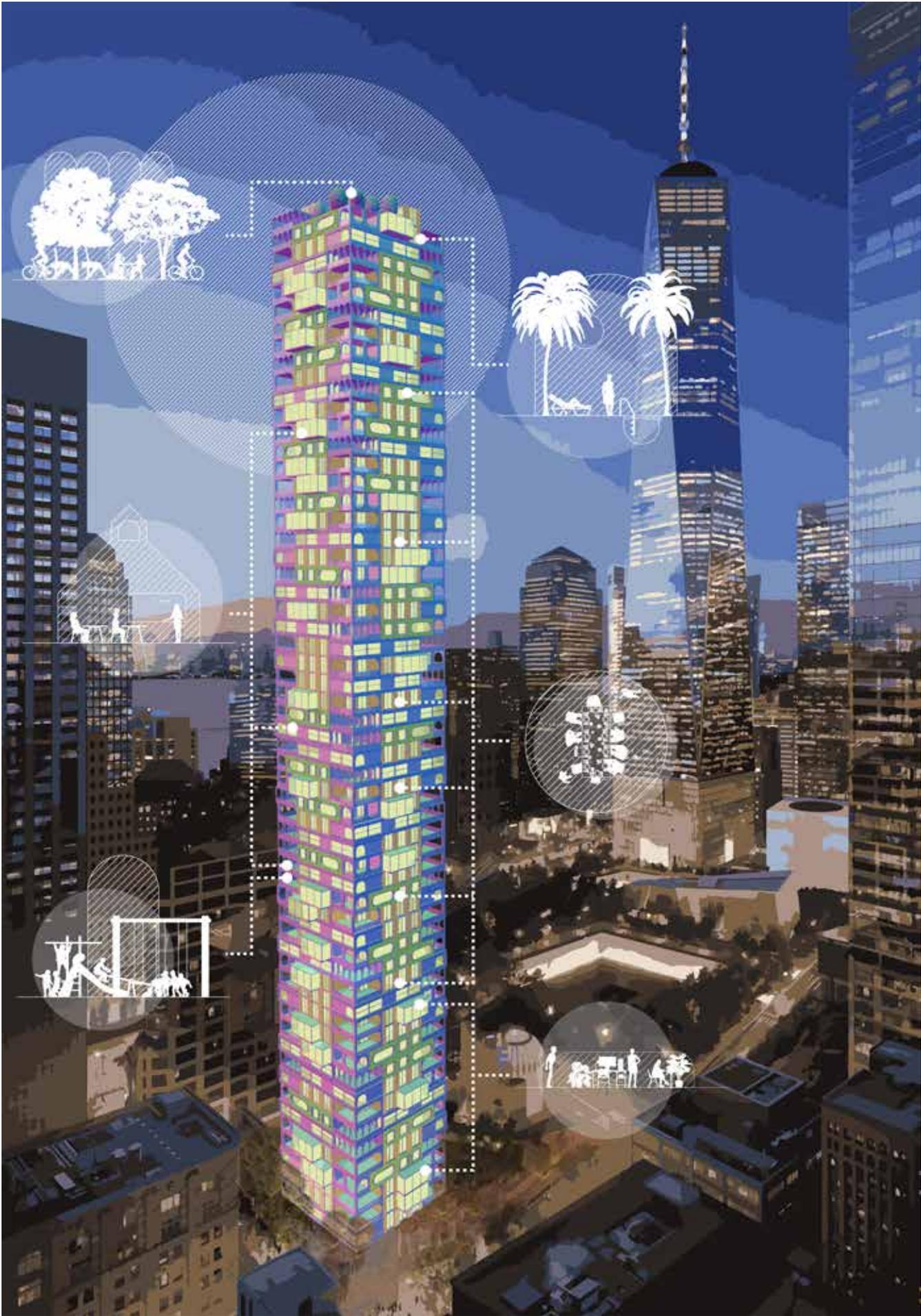
































CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

February 14, 2022

Hope Knight, President and CEO-designate
Empire State Development Corporation
633 Third Avenue, 37th Floor
New York, NY 10017

RE: Comments on the World Trade Center Memorial and Cultural Program General Project Plan

Dear Ms. Knight,

The City Planning Commission (the “Commission”) has reviewed the proposed amendment to the World Trade Center Memorial and Cultural Program General Project Plan (“WTC GPP”) issued by the New York State Urban Development Corporation d/b/a Empire State Development (“ESD”). The goal of the WTC GPP is to create a plan to redevelop the World Trade Center (“WTC”) campus after the attacks of September 11, 2001. The plan provides for commercial towers, public open space, a performing arts center and cultural uses, and a 9/11 memorial.

The proposed amendment to the WTC GPP is focused on Site 5 located at 130 Liberty Street on the southernmost edge of the WTC campus. According to ESD, the proposed amendment will be undertaken in two phases with the first phase focusing on expanding the permitted uses on Site 5 to include the option of a mixed-use tower with residential and community facility uses, in addition to the commercial office and retail uses previously authorized on the development site. The second phase of the proposed amendment, which will take place in the upcoming months, will include the various overrides of zoning provisions, including aspects of site and building design related to such provisions, and the business terms related to the development of the tower. This second phase will also have a public process that includes a review and recommendation by the Commission. ESD held a public hearing on the first phase of the proposed amendment to the WTC GPP on January 12, 2022, and this letter represents the Commission’s recommendation on this first phase.

The WTC GPP is subject to Commission review pursuant to the provisions of Subdivision 3 of Section 16 of the New York State Urban Development Corporation Act, which provides that a planning board or commission may recommend approval, disapproval, or modification of a general project plan, whenever such plan requires the override of local law or regulation for implementation. Over the two phases of the Site 5 project, the WTC GPP proposes several overrides of the New York City Zoning Resolution and other local law including but not limited to use regulations, floor area ratio, height, setback, curb cuts, pedestrian circulation space, lobby space, and location of retail space.

The Commission supports the overarching goals of the WTC GPP to appropriately develop the various sites and is pleased to see efforts continue to progress. The Commission believes that expanding the uses

Daniel R. Garodnick, Chair
City Planning Commission
120 Broadway, 31st Fl. - New York, N.Y. 10271-3100
(212) 720-3200
www.nyc.gov/planning

that are permitted on Site 5 to include the development option of a mixed-use tower with residential and community facility uses, is appropriate. Accordingly, the Commission recommends its full support and approval for the use change on Site 5 to include residential and community facilities in the first phase of the process to amend the GPP.

Regarding the second phase, the Commission encourages the State, the City and the other stakeholders, to continue to work together in the upcoming months on the other elements that will constitute the second phase of the proposed amendment, such as the amount of affordable housing, the zoning waivers, business terms, and the overall design guidelines of Site 5. The Commission acknowledges that the proposed inclusion of permanently affordable new housing on this site is crucial to the equitable and sustainable growth of the City and supports efforts to deliver that goal. The Department and the City looks forward to working with ESD in a coordinated planning process on the continued refinement of the proposal.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Daniel R. Garodnick". The signature is fluid and cursive, with a prominent initial "D" and "G".

Daniel R. Garodnick

cc: E. Hsu-Chen, S. Amron, E. Botsford, S. Johnson, D. DeCerbo

From: Danielle Cyr <[REDACTED]>
Sent: Thursday, February 10, 2022 11:38 PM
To: esd.sm.WTCSite5
Subject: Comment

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I believe that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

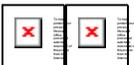
While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

--

Sincerely,
Danielle Cyr

["It makes no sense to diminish in any way the importance of the Brooklyn Bridge as a New York landmark unlike any other."](#)

[- David McCullough, author of the Pulitzer Prize-winning, "The Great Bridge," in support of Save The View Now](#)



[REDACTED]

From: Denny Salas <[REDACTED]>
Sent: Thursday, February 10, 2022 2:09 PM
To: esd.sm.WTCSite5
Subject: 5WTC

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

My name is Denny Salas, and I support a 100% 5WTC Affordable Tower.

Thank you!

Sent from my iPhone

[REDACTED]

From: Taina Prado <[REDACTED]>
Sent: Thursday, January 13, 2022 9:42 AM
To: esd.sm.WTCSite5
Subject: Downtown Alliance Site 5 Testimony
Attachments: Site 5 Testimony ESDC 1-12-22.pdf

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern:

Please find the attached testimony of Jessica Lappin, President of the Downtown Alliance on the Site 5 Modifications to the World Trade Center Campus Master Plan.

Thanks,
Taina

--

[REDACTED]
Taina Prado
Chief of Staff
Downtown Alliance
www.downtownny.com



Do [Iconic Sounds](#) For Iconic Places. Do You. DOWNTOWN



Alliance for Downtown New York, Inc.
120 Broadway, Suite 3340
New York, NY 10271
212 566-6700 Fax 212 566-6707
www.DowntownNY.com

Testimony of Jessica Lappin, President of the Alliance for Downtown New York to the NYS Empire State Development Corporation

Modifications to the World Trade Center Campus Master Plan

January 12th, 2022

Over the last twenty years Lower Manhattan has experienced a tremendous renaissance and transformation. What was once an overwhelmingly commercial district is now a vibrant mixed use community home to over 63,000 residents and a diverse mix of over a thousand restaurants and retailers. The rebuilding of the World Trade Center campus has been at the heart of that metamorphosis. Brookfield Property's and Silverstein Property's proposed development project for Site 5 would help complete the Trade Center redevelopment and contribute greatly to Lower Manhattan's long term success and prosperity.

The Downtown Alliance has long advocated for the development of Lower Manhattan into a true mixed-use district. The residential and retail uses being proposed at Site 5 are consistent with the broader planning principles that have guided Lower Manhattan's two decade long recovery from the Sept. 11th attacks. Bringing new residents into the area is more important now than ever before to provide a larger consistent customer base for our local retailers and restaurants.

Unfortunately far too little affordable housing has been built in Lower Manhattan. While over 21,000 housing units have been built in the district since 2000, only 552 have been affordable. The current proposal for Site 5 would deliver five times the number of affordable homes produced across all of Lower Manhattan in a typical year and do it without public subsidy and with deep, permanent affordability. We urge the state to work with the development team to increase and maximize the amount of affordable units in the project.

One of the earliest goals embraced by the WTC planning process was reconnecting the campus to the surrounding community. By adding much needed retail to Greenwich Street the proposed Site 5 project would substantially improve the pedestrian environment in the area south of the World Trade Center and would finally realize the goal of fully restoring Greenwich Street as an attractive and pedestrian friendly corridor.

While the proposed project has many benefits for Lower Manhattan it may also pose some logistical challenges for the densely developed surrounding community. We encourage ESDC to work with the developers to plan appropriately for managing access to the site both during and after construction, with special consideration to how deliveries and waste management services will function long term.



Alliance for Downtown New York, Inc.
120 Broadway, Suite 3340
New York, NY 10271
212 566-6700 Fax 212 566-6707
www.DowntownNY.com

The community has also long advocated for a left turn lane on West St. (Rte. 9A) onto Albany St. This simple traffic change, if approved by the State. Dept. of Transportation, would substantially improve traffic conditions in Battery Park City and would make vehicle access to the new Site 5 project much easier.

We believe the proposed project at Site 5 is a thoughtful response to the needs of our community and is consistent with the long-standing and broadly supported planning goals that have helped shape Lower Manhattan over the last two decades. The modifications would provide the option for mixed-use development, a residential tower with permanent affordable housing, a community facility, new retail and a connection to Liberty Park, in addition to the already permitted commercial use. Without the proposed modifications, Site 5 can only be developed as a commercial tower. We strongly encourage ESDC to approve the WTC General Project Plan to include housing at 5 World Trade Center.

###



Alliance for Downtown New York, Inc.
120 Broadway, Suite 3340
New York, NY 10271
212 566-6700 Fax 212 566-6707
www.DowntownNY.com

n New York: *The Alliance for Downtown New York operates one of the largest
's in New York City. It manages the Downtown-Lower Manhattan Business
Improvement District (BID), serving an area roughly from City Hall to the Battery, from the East River to West
Street. For more information visit downtownny.com.*

[REDACTED]

From: Emily Leng <[REDACTED]>
Sent: Thursday, January 13, 2022 1:36 PM
To: esd.sm.WTCSite5
Cc: Weinerman, Hannah; Laurence Hong; Chang, Andrew (ManhattanBP)
Subject: Joint Public Comment on the 5WTC MGPP
Attachments: 2022.1.12 -- Joint Public Comment on the MGPP.pdf

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hello,

Attached please find the joint written public comments submitted by State Senator Brian Kavanagh, Congressman Jerrold Nadler, State Assembly Member Yuh-Line Niou, and Manhattan Borough President Mark Levine on the proposed modifications to the World Trade Center General Project Plan for ESD and LMDC's consideration.

Please feel free to reach out with any comments or questions.

Best,

--

Emily Leng
eleng@nysenate.gov
Community Liaison
Office of State Senator Brian Kavanagh



**Lower Manhattan Development Corporation
Empire State Development Corporation**

Virtual Public Hearing on the Proposed Amendment to and Adoption of World Trade Center Memorial and Cultural Program General Project Plan and World Trade Center Memorial and Redevelopment Plan

Comments of State Senator Brian Kavanagh, Congressman Jerrold Nadler, State Assembly Member Yuh-Line Niou, and Manhattan Borough President Mark Levine

January 12, 2022

We submit for your consideration the following comments regarding the Lower Manhattan Development Corporation (LMDC) and Empire State Development Corporation's (ESD) proposed adoption of the proposed modifications to the World Trade Center Memorial and Cultural Program General Project Plan (GPP). We appreciate LMDC and ESD's willingness and agreement to keep the public comment period open until February 15, 2022, in response to our joint letter on November 16, 2021.

To begin, we want to express our support for the goals of the proposed modification to expand the uses permitted at Site 5 to allow for the development of a mixed-use tower with residential, fitness, and community facility uses. We believe that a mixed-use residential tower at this site would be an appropriate addition to the Lower Manhattan community, most especially to the extent it provides for affordable housing.

We are aware, of course, that the current proposed development provides for 25% of the residential units to be permanently affordable. Over the past several months, we and many community advocates have strongly expressed the view that 25% is simply not enough, especially for a community that has been losing affordability at an alarming rate for many years. We appreciated your participation--and that of the Port Authority of New York and New Jersey and New York State Homes and Community Renewal--at our virtual public forum to discuss affordability on December 9, 2021, and your commitments to working with us and the community on this issue. We continue to maintain that maximizing affordability at this site must be a key priority, and that every effort should be made to consider various financing sources and other measures in order to ensure a maximum number of permanently affordable units. We

recognize that the proposed amendment to the GPP calls for “a minimum of 25 percent” affordable units, and we ask that a sentence be included in the amendment that confirms that the agencies will make every effort to reach maximum affordability at the site.

The proposed amendment to the GPP also includes a draft set of mixed-use design guidelines that would be administered for any mixed-use development on the site. We believe that the mixed-use design guidelines as currently drafted are too restrictive and not sufficiently conducive to increasing affordability at the site. The guidelines currently include language that mandates aspects of the building to a specific design, and may not provide enough flexibility to maximize the number of affordable units by making adjustments to lower construction or operating costs. We request that the mixed-use design guidelines be revised to be more permissive in the variety of design options that may be considered and allow for the greatest flexibility possible when it is in the service of maximizing affordability.

The design guidelines also lay out the gsf distribution for potential scenarios envisioned for the mixed-use tower. In the maximum residential option, there is currently 36,000 gsf for a fitness and social center, and 13,000 gsf for a community facility. This neighborhood currently lacks sufficient public community spaces, especially dedicated senior spaces and recreational areas for students and children. Given that this will be a large residential building that is located in an increasingly mixed-use neighborhood, we hope to see increased community space to the extent feasible.

Similarly, there is currently 12,000 gsf for retail in the maximum residential option. As the neighborhood continues to become more residential, we ask that you prioritize community geared retail spaces, including potential options such as a grocery store or pharmacy.

Finally, with regards to the sustainability standards, we recognize that the current guidelines state that the building must meet LEED Gold standards and comply with the Sustainable Design Guidelines applicable to a mixed-use building. We believe that these standards are baseline requirements, and ask that you look into and consider implementing additional sustainability guidelines that go beyond what is currently proposed. In particular, recognizing that both the Governor in her recent State of the State address, the legislature in the form of proposed legislation (the All-Electric Building Act, S6843A/A8431), and the State bodies working on implementation of the Climate Leadership and Community Protection Act have all proposed requiring all new buildings to be all-electric (with some potential exceptions when that is simply not feasible), we ask that the sustainability standards include the requirement that the tower be all-electric to the maximum extent possible.

As the final piece of the World Trade Center to be rebuilt, we believe that Site 5 is a significant opportunity to bring large-scale affordable housing to Lower Manhattan and design a

community-centered building that would enrich the lives of all who live and work in the area. We appreciate your consideration of these comments.

[REDACTED]

From: Erica Baum <[REDACTED]>
Sent: Friday, January 21, 2022 1:25 PM
To: esd.sm.WTCSite5
Subject: 100% Affordable Housing at 5WTC

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I am a long time resident in Lower Manhattan. I witnessed the Towers fall and my husband worked in the clean up and recovery. I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

Thank you,
Erica Baum

[REDACTED]

[REDACTED]

From: Felice Rosser <[REDACTED]>
Sent: Friday, February 11, 2022 4:26 PM
To: esd.sm.WTCSite5
Subject: WTC Site 5

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Neighbor. I've lived in the lower Manhattan for forty. We walk around and see all the beautiful new luxury buildings and wonder how we could ever afford to live somewhere so nice. We wonder what kind of jobs you have to have to live there. Please give the working class people a chance to live somewhere nice. Somewhere beautiful.

Thank you.

Felice Rosser

[REDACTED]

From: Finley Hunt <[REDACTED]>
Sent: Wednesday, January 12, 2022 6:03 PM
To: esd.sm.WTCSite5
Subject: Comment on 5 World Trade Center

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

Finley Hunt
[REDACTED]

[REDACTED]

From: Finley Hunt <[REDACTED]>
Sent: Friday, February 11, 2022 10:55 AM
To: esd.sm.WTCSite5
Subject: 5WTC

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

I think that 5WTC should be 100% affordable housing. The city does not need luxury housing as the proposed design designates. The building proposal should be modified so that the building can 100% affordable housing.

Thank you,
Finley Hunt

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, February 15, 2022 12:18 PM
To: esd.sm.WTCSite5
Subject: World Trade Center 5

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I support the position that Site 5 of the World Trade Center must be 100% affordable housing, and sustainably developed to showcase state-of-the-art Net-Positive design in keeping with the Environmental, Social and Economic goals (the Triple Bottom Line) of Positive Development.

As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan.

Thank you.
Gerald Forsburg

[REDACTED]

From: joanne gorman <[REDACTED]>
Sent: Saturday, January 15, 2022 11:47 AM
To: esd.sm.WTCSite5
Subject: WTC Site 5 Proposed Amendment

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

NYC, NYS, our United States suffered an immeasurable loss on Sept 11 2001 - of ordinary people starting their work day, and ordinary people who would take on an extraordinary effort to do whatever they could to save lives and bring light and some hope out of chaos, risking - and in too many cases - losing their own lives in the process. Many are still suffering from their selfless efforts on that and the days that followed.

We have an opportunity at a site of so much loss to fill the vacuum with something of real substance that honors the ordinary people of 911 by touching the lives of ordinary people trying to carry on today.

We talk and talk of those who need affordable homes to live in.
The opportunity to take a big step and do something about it is right in front of us.

You who are weighing the future of the 5 WTC site, - it shouldn't be a hard choice.
Make WTC site 5 100% affordable.

Joanne Gorman
[REDACTED]

[REDACTED]

From: John Brindisi <[REDACTED]>
Sent: Tuesday, February 15, 2022 1:28 PM
To: esd.sm.WTCSite5
Subject: WTC #5 AFFORDABILITY

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

The original "pioneers" of BPC have gone from "young professionals" back in the day, to "senior citizens". We went from a neighborhood once called "Atlantis" because we were so isolated and unknown outside lower Manhattan...and telling a cab driver to go to BPC always led them and you to BATTERY PARK...to one as desirable and livable as any.

We original residents remained and dug in our heels and kept Lower Manhattan viable after September 11...even after we learned of the toxic soup we continued to breathe in after our return. We remained even after the possibility of a second attack to thwart the rebuilding of BPC. We remained even facing the possibility of an attack via the Hudson River against us.

Remember in the late 1980's when children were an oddity there were so few, but now schools and class seats are always in short supply: all because those now in need gave so much.

These heroes - yes they are - in a time when they should be retiring with dignity and comfort now face unrelenting increases in rent and maintenance charges. Seems like the powers that be are counting \$\$\$ over their predicament.

The proposed #5 WTC should be a homage to all of those who fought the good fight, built this beautiful community into one now known around the country, and world, and simply want to frankly grow old with dignity.

Let's be blunt: Silverstein and Brookfield, and certainly they have the right to think personal profitability, are not thinking about any of the above. The last time I checked there is no shortage of luxury housing anywhere, plus the backlog of completed and unsold condominium units are luxury ones.

Is this the old standby of "...if you can't afford it tough, move out?? I know Mr. Silverstein of course gave an exceptional effort in the rebuilding of the WTC site, meeting with local community leaders AT THAT TIME, but has he met with those who now view #5 WTC as their last best hope? Has he met any of these "pioneers" who suffer from 9/11 illnesses, or the relatives of those who have died from same? As he, many have worked hard all their lives for their families, yet unlike he can not pick and chose where to affordably live in the community THEY built, and by all compassion and dignity should remain.

For the record, would he tell them "...sorry, that was then and this is now and its business as usual" if he met them face to face?

The other side of the coin are those young families who want what their predecessors had: a livable, safe, neighborhood with good neighbors and quality schools, and not told "middle class need not apply". Which also calls to mind the billions in various credits and tax breaks given to developers both at BPC and WTC, monies derived from income taxes paid by all of us. In fact, a larger percentage of disposable income is paid in taxes by the middle income class rather than the "luxury rental crowd". Another proof that those now being marginalized were and are the root stock of this community.

In light of all the above I respectfully request #5 WTC be 100% much needed affordable, not luxury, housing with priority to existing residents of Battery Park City, noting those who lived here on September 11, 2001, and especially those who now suffer from the health consequences of that day.

Thank you,
John Brindisi

[REDACTED]

[REDACTED]

From: Kathy Slawinski <[REDACTED]>
Sent: Thursday, February 10, 2022 5:22 PM
To: esd.sm.WTCSite5
Subject: WTC5

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Of course I agree that WTC5 should be affordable, and truly affordable. We don't need more luxury towers--many of these towers remain empty or relatively empty, while homeless numbers increase and most working people can't afford to live in the city.

I can remember when New York was an affordable city--legislation created the crisis we are in and legislation can undo it. But for now, any little bit of affordable housing is welcome!

Thank you
Kathy Slawinski

[REDACTED]

From: [REDACTED]
Sent: Monday, February 14, 2022 6:13 PM
To: esd.sm.WTCSite5; WCSite5@esd.ny.gov
Subject: Comments to WTC Site Proposed Amendment
Attachments: WTC Site 5 Proposed Amendment.pdf

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Sir or Madam,

Please see the attached comments regarding WTC Site 5.

Very truly yours,

Richard G. Leland

Partner

[REDACTED]

[vCard | Profile](#)



CONFIDENTIALITY NOTE: The information contained in this transmission may be privileged and confidential, and is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this transmission in error, please immediately reply to the sender that you have received this communication in error and then delete it. Thank you.



February 14, 2022

By Electronic Mail
WCsite5@esd.ny.gov

New York State Urban Development Corporation
d/b/a Empire State Development
633 Third Avenue, 37th Floor
New York, NY 10017

Re: Proposed Amendment and Adoption of World Trade Center Memorial and Cultural Program General Project Plan and World Trade Center Memorial and Redevelopment Plan

To Whom It May Concern:

We are writing on behalf of the owner of Club Quarters World Trade Center ("WTC") and World Center Hotel located at 144 Washington Street (Tax Block 56, Tax Lot 1) across the street from Site 5 of the WTC.

Our client has had a long and deep commitment to the economic and cultural development of Lower Manhattan, particularly the areas within and adjoining the WTC site. Our client signed a contract to enter into a ground lease for the site of its hotels just prior to the 9/11 terrorist attacks. The building was substantially destroyed, yet our client retained its faith in Lower Manhattan and elected to enter into the ground lease and progress the development of the site in 2003. Due to delays in rebuilding in part relating to the environmental conditions at the WTC site, the hotels were opened in 2010, at considerable additional expense to our client. The hotels have served as a stabilizing presence and contributed to the ongoing efforts to revitalize Lower Manhattan.

The entrances to the hotels, which have a total of 421 rooms, was initially planned to be on Cedar Street, but due to the placement of a retaining wall for Liberty Park and the siting of the vehicular security center below the park, the entrances were moved to Washington Street, directly across from the proposed placement of a loading dock curb cut for Site 5.

Our client is not opposed to the proposed redevelopment of Site 5 and recognizes the market facts that drive the desire to develop Site 5 as a mixed use rather than another large office tower. However, it is concerned about the placement of a loading dock in close proximity to the entrance to the hotels. That placement creates a serious potential for safety issues and conflicts between trucks moving in and out of a loading dock and cars, taxis, and pedestrians entering the

hotels. Moreover, our client is concerned about potential noise impacts to its guests caused by truck movements.

These concerns do not appear to have been adequately addressed in the Environmental Assessment and require further analysis – as well as an analysis and consideration of alternative locations for the loading dock. This letter contains our request for a detailed assessment of vehicular traffic, vehicular and pedestrian safety, and noise along Washington Street between Cedar Street and Albany Street.

As shown in Figure 2 of the Mixed Use Design Guidelines and attached hereto, the proposed loading berths at Site 5 are located directly across from the hotel entrances on Washington Street. Washington Street is a narrow street with a travel lane width of approximately 30 feet. As noted above, truck turning movements to enter and exit the loading berths could interfere with the operation of the hotel loading zone and create conflicts with pedestrians, potentially compromising the safety of hotel guests, staff, and the general public. Accordingly, LMDC should conduct and make available for public review and comment, a supplemental EA, which includes a detailed analysis of vehicular traffic, vehicular and pedestrian safety, and noise in order to determine the effects on the surrounding area. A detailed analysis of vehicular traffic, vehicular and pedestrian safety, and noise is warranted for the following reasons.

1. The proposed amendment requests an override of the New York City Zoning Resolution, including the Special Lower Manhattan District curb cut regulations.

Curb cut regulations are intended to enhance pedestrian and vehicular safety. Pursuant to ZR § 91-52, within the Special Lower Manhattan District, no curb cuts are permitted for loading berths along this block of Washington Street unless certain conditions related to the maneuvering area can be met. The GPP includes an override of these underlying curb cut regulations but the EA did not include a detailed analysis of truck traffic and vehicular and pedestrian safety, including turning movement analysis for trucks entering and exiting the proposed loading berths to ensure there is sufficient area to maneuver and there is limited potential for pedestrian conflicts. Rather, the EA “screened” any analysis of truck and other traffic impacts, and did not provide an assessment of pedestrian and vehicular safety, supposedly relying on an interpretation of the *New York City CEQR Technical Manual* (see paragraphs 3 and 4, below).

2. Washington Street is a narrow street with a mapped width of 48 feet and one-way travel lane of approximately 30 feet. The travel lane width is further reduced by the hotel loading zone along the western curb.

The placement of curb cuts for loading berths along a narrow street will introduce additional turning movement conflicts along the street and sidewalks for pedestrians and vehicles. In order to determine the effects of the proposed loading berths on the

surrounding area, a detailed analysis of truck traffic and vehicular and pedestrian safety should be provided.

- 3. The EA did not provide a detailed assessment of vehicular traffic. Instead, a "Level 1 Screening" was performed in Chapter 12 on page 12-8, which, after comparing the number of vehicle trips predicted under the FGEIS with those that would be generated as a result of the proposed amendment, determined that the number of incremental vehicle trips would not exceed an analysis threshold of 50 peak hour vehicle trips. That 50 vehicle trips threshold is not, however, always applicable or appropriate. Pursuant to Chapter 16, Section 313.1 of the *New York City CEQR Technical Manual*, proposed projects affecting congested intersections have been and can be found to create significant adverse traffic impacts when their trip generation is fewer than 50 trip-ends in the peak hour, and therefore, the lead agency, upon consultation with DOT may require analysis of such intersections of concern.**

The proposed loading berths at Site 5 will undoubtedly increase the potential for congestion along Washington Street and the lead agency should prepare an assessment of potential traffic impacts.

- 4. The EA did not provide an assessment of pedestrian and vehicular safety. It appears to have similarly screened out any such analysis in because the estimated pedestrian and bicycle trips were fewer than those estimated in the FGEIS. Pursuant to Chapter 16, Section 341 of the *New York City CEQR Technical Manual*, if an action would increase the number of conflict points between vehicles, bicycles, and/or pedestrians or would result in a significant increase in vehicles turning into any crosswalk at any given intersection, these intersections should be assessed for safety impacts. Any intersection that is selected for a safety assessment should include a detailed traffic analysis as well.**

The proposed loading berths at Site 5 will undoubtedly increase the number of conflict points between vehicles and pedestrians and should be assessed for potential safety vehicular and pedestrian safety impacts.

- 5. The EA did not provide a detailed assessment of mobile source noise. Rather, the EA provided a screening in Chapter 15 on page 15-7, which, after comparing noise levels and the number of vehicle trips predicted under the FGEIS with those that would be generated as a result of the proposed amendment, determined that noise levels and the number of incremental vehicle trips would not have the potential to result in a doubling of noise passenger car equivalents.**

The proposed loading berths at Site 5 will undoubtedly increase mobile source noise along Washington Street and should be assessed for potential mobile source noise impacts.

New York State Urban Development Corporation
d/b/a Empire State Development
February 14, 2022
Page 4

For the reasons stated above, LMDC must prepare and circulate for comment detailed analyses of vehicular traffic, vehicular and pedestrian safety, and noise.

Thank you for your consideration of these comments. Please feel free to contact me should you have any questions.

Very truly yours,

Richard G. Leland

[REDACTED]

From: Rosenblatt, Anne <[REDACTED]>
Sent: Thursday, February 17, 2022 1:31 PM
To: esd.sm.WTCSite5
Cc: Austin, Mark
Subject: LMDC - WTC Site 5 Comments
Attachments: LMDC EA - EPA Comments.pdf

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hello,

Apologies for the delay on getting this out it must have been stuck in my outbox. Please find attached EPA's comments on the Environmental Assessment for the Proposed Amendment to the Approved Plan and General Project Plan.

Thank you,

Anne Rosenblatt Schaffer
*Environmental Review Team
Strategic Programs, Office of the Regional Administrator
U.S. Environmental Protection Agency, Region 2*

[REDACTED]



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 2

290 BROADWAY

NEW YORK, NY 10007-1866

February 15, 2022

Daniel A. Ciniello
Regional Unified Federal Review Coordinator
Lower Manhattan Development Corporation

RE: World Trade Center Memorial and Redevelopment Plan, Environmental Assessment
for the Proposed Amendment to the Approved Plan and General Project Plan

Dear Mr. Ciniello,

The U.S. Environmental Protection Agency (EPA) has reviewed the Environmental Assessment (EA) prepared by the Lower Manhattan Development Corporation (LMDC). The EA has been developed to address potential environmental impacts from the proposed action. This action includes a change of use of the development of Site 5 from what was described in the Final Generic Environmental Impact Statement (2004 FGEIS) for the World Trade Center (WTC) Memorial and Redevelopment Plan. EPA understands that the EA assesses environmental impacts of the proposed amendment to the previously approved plan which includes a change in use from business and retail to mixed use including residential and community facilities. EPA offers the attached thoughts/comments on the EA.

Thank you for the opportunity to provide comments on this EA. EPA is committed to continuing to work with your team throughout the NEPA process and in the future, especially as full projects come to fruition. Should you have questions on our comments related to this project, please contact Anne Rosenblatt at [REDACTED] or [REDACTED]

Sincerely,

Mark Austin

Mark Austin, Team Lead
Environmental Review Team

**EPA's Detailed Comments on
WTC Memorial and Redevelopment Plan, Environmental Assessment for the Proposed
Amendment to the Approved Plan and General Project Plan
February 15, 2022**

- This project is within the New York-New Jersey-Long Island non-attainment area for the ozone National Ambient Air Quality Standard and maintenance area for the fine particulate matter standard. Any Federal action within a non-attainment or maintenance area must undergo a general conformity applicability analysis (see 40 CFR 93.153) to ensure that the action will not (1) cause or contribute to any new violation of any air quality standard, (2) increase the frequency or severity of any existing violation of any air quality standard, or (3) delay timely attainment of any standard or any required interim emission reductions or other milestones in any area. If you have questions, please feel free to contact Dan Birkett in EPA Region 2 Air Programs Branch at [REDACTED] or [REDACTED]. Please clarify whether a general conformity analysis was conducted and provided to the public for review or provide justification for why it was not needed. Should it be determined that a new general conformity applicability analysis and conformity determination is needed, EPA notes that a final determination will need to be presented to the public for comment separately.
- The Environmental Performance Commitments noted in Chapter 20, which have been carried forward from past Lower Manhattan Recovery Projects, continue to play an important role in minimizing air quality impacts from construction. EPA recommends these be implemented to the greatest extent practicable. The actions to electrify where possible, to implement idling and dust control plans, and to incorporate engine emission requirements into contract specifications remain best practices for reducing air pollution. However, the commitment to require at least Tier 2 engines with retrofits could be updated to reflect the widespread availability of equipment meeting the cleaner Tier 4 standards. A Tier 4 requirement would align with the Port Authority of New York and New Jersey's low emissions vehicles commitment for all new construction projects. Also, a project-specific commitment to use ultra-low sulfur diesel is no longer meaningful, as ultra-low sulfur levels have been federally mandated for more than a decade.
- EPA commends LMDC for consideration of local, regional and state greenhouse gas (GHG) reduction goals and for disclosure of operational and construction emissions including estimates of upstream emissions associated with materials production and extraction.
- EPA appreciates the consideration of strategies to reduce GHG emissions. In the future a quantitative analysis of these potential reductions would help to improve clarity.
- EPA's [EJSCREEN](#) tool can also provide useful analysis to consider possible impacts related to the proposed action on vulnerable adjacent communities. We encourage LMDC to utilize this resource in future projects.
- A more detailed discussion of public engagement throughout the project would be beneficial.

[REDACTED]

From: Lora Tenenbaum <[REDACTED]>
Sent: Tuesday, February 15, 2022 8:45 AM
To: esd.sm.WTCSite5
Subject: Comment on 5 World Trade Center: FOR 100% Affordable Housing

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

I support the position that Site 5 of the World Trade Center should be 100% affordable housing.

As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing & facilitating luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or redone to fit the need for affordability.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination and were not. The determination appears to go out of its way to not engage seriously with the negative societal impact of luxury residential towers.

Cheers,
Lora Tenenbaum
[REDACTED]

[REDACTED]

From: Tracy Jackson <[REDACTED]>
Sent: Tuesday, February 15, 2022 12:37 PM
To: esd.sm.WTCSite5
Cc: Maryam Abdul-Aleem; Charles Anderson
Subject: Attention: WTC Site 5 Proposed Amendment comments
Attachments: AM Glick Testmony_5 WTC Proposed Amendment_2.10.22.pdf

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hello,

Please confirm receipt of the attached comments by Assemblymember Deborah J. Glick regarding the Proposed Amendment to and Adoption of World Trade Center Memorial and Cultural Program General Project Plan and World Trade Center Memorial and Redevelopment Plan.

Thank you very much,
Tracy

Tracy Jackson
Chief of Staff
Assemblymember Deborah J. Glick
District 66
[REDACTED]



THE ASSEMBLY
STATE OF NEW YORK
ALBANY

DEBORAH J. GLICK
Assemblymember 66TH District
New York County

CHAIR
Higher Education Committee
Intern Committee

COMMITTEES
Environmental Conservation
Rules
Ways & Means

Comments of Assemblymember Deborah J. Glick Regarding the Proposed Amendment to and Adoption of World Trade Center Memorial and Cultural Program General Project Plan and World Trade Center Memorial and Redevelopment Plan

February 10, 2022

Thank you for the opportunity to provide comments regarding the Lower Manhattan Development Corporation (LMDC) and Empire State Development Corporation's (ESD) proposal to amend the World Trade Center Memorial and Cultural Program General Project Plan and World Trade Center Memorial and Redevelopment Plan. While Site 5 of the World Trade Center is located just outside of the district I represent, I know the redevelopment of the site is of great importance to residents and community members in Lower Manhattan, and I welcome the chance to weigh in on the proposed amendment.

We always hear about how affordable housing could be created from properties that are owned by government entities. The redevelopment of Site 5 is a perfect opportunity to do just that and to provide what New Yorkers really need—an abundance of affordable housing in a transit and amenity rich part of the city. I support the proposed amendment to expand the uses permitted at Site 5 to allow for the development of a mixed-use residential tower, however, I urge LMDC and ESD to change the amendment language to confirm that they will maximize the percentage of permanent affordable residential units at this site.

I understand the current mixed-use design guidelines included in the proposed amendment to be too restrictive and the current language would limit the possibility of providing any more than 25 percent of the residential units to be permanently affordable. Twenty-five percent is incredibly insufficient at a time when New York's housing crisis is so extreme, and the guidelines must be changed to allow for a dramatic expansion of affordable units. The design guidelines also include a proposed 36,000 gross square feet (gsf) for fitness and recreation and 13,000 gsf for community use. I believe that given the scale of this mixed-use development and the vital need for more recreation and community space in this increasingly residential neighborhood, the design guidelines must allow for greater flexibility for those spaces as well. Additionally, the 12,000 gsf proposed for retail use should prioritize commercial entities essential to residential communities such as a pharmacy or grocery store, and service retail like a dry cleaner or shoe repair shop.

This redevelopment is also an opportunity to go beyond the currently proposed sustainability standards and help move New York forward as we strive to implement goals and requirements outlined in the Climate Leadership and Community Protection Act, including an emphasis on the creation of all-electric buildings where feasible. In addition, there should be consideration for various water recovery systems such as permeable sidewalks and greywater recovery plans. Sustainability is especially crucial in a part of the city that has seen first-hand the devastating effects of climate change, and we must do all we can to mitigate the impact of future weather events.

I urge LMDC and ESD to heed the community's call for changes to the proposed design guidelines to allow for more flexibility and innovation, and greater affordability. The redevelopment of Site 5, which will finally complete the rebuilding of the World Trade Center, is a momentous opportunity to create a dynamic, largely affordable residential building that contains community-focused spaces, pioneers innovative sustainability designs, and adds to the vibrancy of Lower Manhattan.

Thank you.

[REDACTED]

From: Mackenzie Pope <[REDACTED]>
Sent: Friday, February 11, 2022 8:44 AM
To: esd.sm.WTCSite5
Subject: 100% Affordable Housing at 5 World Trade

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

Sincerely,

Mackenzie Pope

Resident of New York City



Bob Townley,
Founder and Executive Director



Daniel Ciniello
President, LMDC
Lower Manhattan Development Corporation
22 Cortlandt Street - 11th Floor
New York, NY 10007

publiccomment@renewnyc.com

Dear President Ciniello,

It has been a long road back to recovery over many years, and of course, I wish you and your family well. Thank you for your service to Lower Manhattan and leadership at LMDC. Please accept this letter as my comment on 5 World Trade Center to the LMDC and NYSED.

I have worked downtown for almost 40 years. I am the founder of Manhattan Youth, and we have built and operated Lower Manhattan's first community center. Our agency now employs some 650 employees, and serves over 5,000 children and families daily with the highest quality childcare and after-school programs. These are our pandemic numbers. Before March of 2020, we were larger. Throughout this pandemic, we maintained our full time staff, and provided services for essential workers at our community center. I am also a founding member of the Downtown Little League, Downtown Soccer League, and have worked or been a member of Manhattan Community Board 1 for over 30 years. It is been a long but rewarding road. We thank the LMDC for its role in helping us over many years.

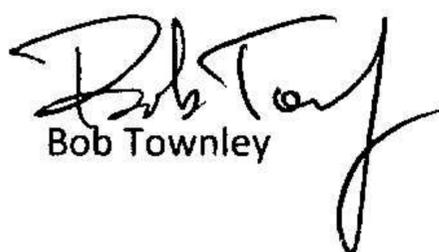
When 5 World Trade was in the bidding stage, one group of developers approached us and the downtown sports leagues with a unique idea. These developers suggested a "60,000 square foot recreation center" could be accommodated at 5 World Trade. We of course loved the idea, as active sports in Lower Manhattan is difficult. Our schools are built without gyms and our one real sports field in Battery Park City is at capacity. Putting in a field house/gym complex at 5 World Trade Center would meet future planning needs for the next ten years as Lower Manhattan's residential and youth population grows. I need not tell anyone how important physical activities are for the development of young people.

Manhattan Youth currently operates sports programs in 30 schools. What I am suggesting is not just for Manhattan Youth but also primarily for our neighborhood. We need to build something, somewhere. It could be stewarded by Manhattan Youth but that is not my intention. I understand there are competing interests in this development. 5 World Trade Center is not the only place for a large-scale facility however, there are not many other choices. Time is running out.

I should also suggest that value from 5 World Trade Center, combined with other funding sources may be able to build a Lower Manhattan field house. Our elected officials have written comments and there is a need assessment planed. Today, I prefer to be more specific. I also submit that our organization and the Downtown Little League and Downtown Soccer League are essential to any needs assessment.

Well, that is it. I hope I am helpful and I look forward to seeing the coming developments. Please let me know if I can be helpful to the city I love.

Sincerely,



Bob Townley

Governor Kathy Hochul ✓
Mayor Eric Adams
Congressman Jerrold Nadler
State Senator Brian Kavanagh
State Assembly Member Yuh-Line Niou
Assembly member Deborah Glick
Manhattan Borough President Mark Levine
NYC Council Christopher Mare
Community Board One Tammy Meltzer
Saul Sher Howard Hughes Corporation
BJ Jones Battery Park City Authority
President Downtown Little League Shireen Reddy Mori Ninomiya
Vice President: Downtown little League , member C B 1 Andrew Zelter
President Downtown Soccer League Eileen Connaughton Montague
Tricia Joyce, Chair Youth Committee of CB 1
Rosa Chang Cb1 member, meber of 5 World Trade Advisory
Don Shuck Former President Downtown Soccer League



Robert Townley
Founder & Executive Director

[REDACTED]
[REDACTED]
[REDACTED]
120 Warren Street, NYC.10007

[REDACTED]

From: Margo DeAngelo <[REDACTED]>
Sent: Monday, January 17, 2022 5:45 PM
To: esd.sm.WTCSite5
Subject: public comment regarding 5WTC

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To Whom it May Concern:

I strongly support the CB1 resolution that all residential housing at 5 World Trade be 100% affordable housing. We desperately need economic diversity downtown for the vitality of our community. This will allow our first responders and essential workers to have somewhere to live.

We are also very much in need of school classroom space in our community. There should be significant space dedicated to a large school with top of the line ventilation and room for children to physically distance. The landlords should pay for crossing guards to keep the children safe entering and exiting the school.

Light up signage is not appropriate facing the outside of the building. We do not need light pollution.

If requests are being made to override all sorts of zoning regulations put in place to protect the character of the neighborhood, much should be given back to benefit the community. The fitness and social center should offer half price discounts to anyone who lives in the district.

Thank you.

Kind regards,
Margo DeAngelo

[REDACTED]

From: Mariama James <[REDACTED]>
Sent: Thursday, February 10, 2022 3:42 PM
To: esd.sm.WTCSite5
Subject: 5WTC

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

I support the Coalition for a 100% Affordable 5WTC and a 100% truly and permanently affordable residential building, that will help to desegregate the neighborhood and this public land. I also support changes to the general project plan that would allow for designation as a residential building.

Thank you for receiving my testimony.

Regards

Mariama James

[REDACTED]

From: Maryanne P. Braverman <[REDACTED]>
Sent: Thursday, February 3, 2022 10:46 PM
To: esd.sm.WTCSite5
Subject: Affordable housing in Lower Manhattan

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Please make this new building fully affordable. There is such a shortage of affordable housing in New York City peers

Thank you,
Maryanne P. Braverman

[REDACTED]

From: Mike Lemme <[REDACTED]>
Sent: Thursday, February 10, 2022 2:40 PM
To: esd.sm.WTCSite5
Subject: 100% affordable housing

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan.

Thank you,
Mike

[REDACTED]

From: Adira Siman <[REDACTED]>
Sent: Wednesday, January 12, 2022 3:01 PM
To: esd.sm.WTCSite5
Subject: Statement from Partnership for NYC re WTC Site 5
Attachments: Partnership for NYC_5 WTC Statement_20220112-Final.pdf

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

The Partnership for New York City is submitting the attached statement on the proposed amendment to the World Trade Center Memorial and Cultural Program Land Use Improvement and Civic Project Plan.
Thanks, Adira

Adira M. Siman
Vice President and General Counsel
Partnership for New York City
[REDACTED]



Statement of the Partnership for New York City

Lower Manhattan Development Corporation and Empire State Development

Proposed Amendment to the World Trade Center Memorial and Cultural Program General Project Plan and World Trade Center Memorial and Redevelopment Plan

January 12, 2022

Thank you for the opportunity to provide comments in support of proposed amendments to the World Trade Center Plan concerning Tower 5. The Partnership for New York City represents private sector employers of more than one million New Yorkers. We work together with government, labor and the nonprofit sector to maintain the city's position as the preeminent global center of commerce, innovation and economic opportunity.

For many years the Partnership has collaborated with government and industry to transform lower Manhattan, where our offices have existed since 1991, into a model mixed-use, live-work neighborhood. The proposed development at Tower 5 will continue this trajectory. Tower 5 would be the first and only residential building at the World Trade Center campus, helping to keep pace with the demand for living space in the area. The proposed development will also make a substantial contribution to the availability of affordable housing, adding to the diversity of the neighborhood.

The proposed amendment would expand the uses permitted in Tower 5 from commercial and retail to mixed-use including residential, fitness and community facility uses. A mixed-use development allows for the flexibility needed as the city's economy shifts. In the 20th Century, few would have predicted that lower Manhattan would become one of the fastest growing residential communities in the city. Today, as a result of the COVID-19 pandemic, there is a need to rethink zoning and land use to conform to evolving lifestyle choices.. The proposed amendments to the World Trade Center plan reflect a positive response to accommodate these changes.

We urge you to approve the proposed amendment.

[REDACTED]

From: Paul Haug <[REDACTED]>
Sent: Thursday, February 10, 2022 2:19 PM
To: esd.sm.WTCSite5
Subject: 100% affordable housing at the WTCSite5

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Sir or Madam. I urge you to make WTCSite5 at least 50% affordable and to NOT go with the 'mixed-use design guidelines' which would make the building much less likely to include a vast majority of affordable units. This is public land and should NOT be used for luxury apartments. Lower Manhattan has more than enough luxury units already. Sincerely, Paul W. Haug

[REDACTED]

From: rob hollander <[REDACTED]>
Sent: Wednesday, January 26, 2022 5:47 AM
To: esd.sm.WTCSite5
Subject: Comment on 5 World Trade Center

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

Rob Hollander, Ph.D.

[REDACTED]

From: Ronnie Wolf <[REDACTED]>
Sent: Friday, January 7, 2022 4:56 PM
To: esd.sm.WTCSite5
Subject: Pro building 100% affordable housing on 5 World Trade Center

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Politicians and Mr. Silverstein,

Now is the moment to take a huge leap and do something BIG to provide affordable housing in the City! There are 100's of luxury homes that are on the market and many more which are located in new buildings which Developers are holding back..keeping them off the market.

The housing market is void of affordable housing and many more folks are going to be seeking it when their 5 and 6 story apt buildings are demolished due to the outcome of the SoHo NoHo Chinatown up zoned approved Plan.

Silverstein property should be approached to ADD one tall state of the art 100% affordable Tower to their Real Estate Portfolio. A Tower which houses schools, daycare, social service offices, a gym, retail...many of these commercial enterprises would then be able to employ the tenants and encourage interaction between old and new residents.

This is the way to go! Reimagine what affordable housing could look like for NY and think outside the box, Mr. Silverstein and Politicians.

Thank you

Ronnie Wolf
[REDACTED]

Sent from my iPad

[REDACTED]

From: Ronnie Wolf <[REDACTED]>
Sent: Thursday, February 10, 2022 4:04 PM
To: esd.sm.WTCSite5
Subject: 5 World Center should be built as 100% affordable housing!

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hello

The city needs to move forward and to become more equitable. This location is the best chance in creating homes for so many families in need. What downtown doesn't need is another tower of luxury housing. It already has an abundance of luxury apartments, with so many sitting empty and unsold.

Envisioning a tower of affordable housing with offices for social services, retail, schools, a supermarket and possibly a gym would provide opportunities for the tenants to find employment and the local residents to mix with the new ones. Please make 100% affordable.

Ronnie Wolf
[REDACTED]

[REDACTED]

From: Ryan Oskin <[REDACTED]>
Sent: Monday, January 24, 2022 12:03 PM
To: esd.sm.WTCSite5
Subject: World Trade Center Site 5 should be 100% affordable housing!

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

Best,

Ryan Oskin

Artist living and working in Brooklyn, NY
[REDACTED]

[REDACTED]

From: Sarah Cassell <[REDACTED]>
Sent: Thursday, February 10, 2022 3:00 PM
To: esd.sm.WTCSite5
Subject: Affordable housing

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

While I support all of the comments made in the emails from The Coalition For An Affordable WTC5,

I also feel that with the abrupt cutoff of rent stabilization at Gateway Plaza and the conversion of both office and rental buildings to upscale condos in Lower Manhattan, the middle class people are being forced out...as the daily parade of moving vans attest.

People who qualify as lower income are nowhere to be found. Except as homeless; we have quite a few of those at the moment sheltered in hotels and under scaffolding. And where would they shop? Have you been to Gristedes?

9/11 resident survivors and people who re-built this community after the destruction of homes, livelihoods and neighborhoods should be given priority in the leasing of the apartments on this site. People of all heritages have undergone dramatic health challenges since living through the cloud need to be given an onsite clinic, tailored to their needs. I have suffered severe sinus infections as a consequence of that day, numerous friends have dealt with cancers and many have died as a result of inhaled toxins and chemicals from the cloud of destruction. There has been NO rental assistance to us. NONE.

And yet, the many of us who came back to re-start our lives, re-build our businesses, raise our children have nurtured this area and made it a desirable place for all to live and enjoy visiting, are now increasingly not able to afford to stay in our homes.

A fully affordable 5WTC, perhaps based on income of the individuals involved, would help each level of people in need who all suffered from that day. The workers on the site, the families of the fire and police officers killed, the people who had to evacuate their homes, lost their businesses, ALL of these people could benefit from this tower. We do not need more luxury housing for the wealthy - many units vacant for much of the year!

Our neighborhood needs the support of the entire government and development community. We need affordable housing in the entire building, a full sized gym for our student athletes and stores "regular" folks can afford to shop in.

I do not see the empathy from the developers, the governmental agencies involved, or the press for our plight. Eh, we won't be here much longer anyway, will we.

Very truly yours,
Sarah

Sarah Cassell
25+ year Gateway Plaza resident - for now anyway, likely for not much longer.
[REDACTED]

[REDACTED]

From: Sheila M. Rossi <[REDACTED]>
Sent: Thursday, February 10, 2022 2:30 PM
To: esd.sm.WTCSite5
Subject: Comment on 5 World Trade Center

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

Sheila M. Rossi, Esq.
[REDACTED]

[REDACTED]

From: Sheri Clemons <[REDACTED]>
Sent: Friday, February 11, 2022 1:27 AM
To: esd.sm.WTCSite5
Subject: Comment on 5 World Trade Center

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

Sent from [Mail](#) for Windows

[REDACTED]

From: Tiffany Winbush <[REDACTED]>
Sent: Tuesday, February 15, 2022 9:12 AM
To: esd.sm.WTCSite5
Subject: Lower Manhattan resident: Tiffany Winbush — Comment on 5 WTC

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hello, to whom it may concern:

This email is to confirm I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

Thanks for taking a moment to engage with my email.

Best,
--

Tiffany Winbush

Sr. Social Media & Communications Lead
Community Advocate (Past NYC Council candidate)
Motto: "Do it Scared!"
Connect with me on [LinkedIn](#) and [Twitter](#).
Leading with Empathy;
Lifting While I Climb

[REDACTED]

From: Tuan Quoc Pham <[REDACTED]>
Sent: Friday, January 21, 2022 9:46 AM
To: esd.sm.WTCSite5
Subject: Comment on 5 World Trade Center

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

--
[REDACTED]

[REDACTED]

From: Vanessa Thill <[REDACTED]>
Sent: Saturday, January 22, 2022 3:27 AM
To: esd.sm.WTCSite5
Subject: Comment on 5 World Trade Center

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires a fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

[REDACTED]

From: [REDACTED]
Sent: Monday, February 14, 2022 7:11 PM
To: esd.sm.WTCSite5
Subject: 5WTC Comment

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

To whom it may concern,

As a district leader in Lower Manhattan, I write to support the position that Site 5 of the World Trade Center should be 100% affordable housing. There is a desperate need for affordable housing in this part of Lower Manhattan. In that past 15 years alone, we have lost three local affordable housing complexes: Independence Plaza, Gateway Plaza and South Bridge Towers – nearly 5,000 affordable units. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001, contributed to these unfortunate trends. Justice requires a fully affordable building.

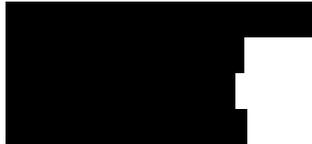
To this end, I support a change to the General Project plan to allow for a residential building, however, the Mixed-use Design Guidelines make the building unnecessarily expensive and should be withdrawn.

Importantly, 9/11 survivors and first responders deserve to live in the neighborhood they helped rebuild. Building more luxury apartments at this site would price out many survivors who are already struggling to remain in the community they built and love.

Justice requires a fully affordable building at site 5 of the World Trade Center.

Kindly,
Vittoria

Vittoria M. Fariello
Candidate - NY State Senate District 26
Democratic District Leader
AD 65 Part C



“It always seems impossible until it is done.”
- Nelson Mandela

[REDACTED]

From: District Leader William Smith <[REDACTED]>
Sent: Friday, February 11, 2022 12:36 PM
To: esd.sm.WTCSite5
Cc: wtc5coalition@gmail.com
Subject: Comment Letter
Attachments: WTC Comment Letter.pdf

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Good Afternoon:

Please see my comment letter attached.

--

In solidarity,
William Smith
District Leader, Executive Part D (68th District)
[REDACTED]



February 11, 2022

Lower Manhattan Development Corporation
22 Cortlandt Street - 11th Floor
New York, NY 10007

To whom it may concern,

I support the position that Site 5 of the World Trade Center should be 100% affordable housing. As public land, this site should maximize public benefit, and there is a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City. The city and the state's focus on subsidizing luxury housing after September 11, 2001 contributed to these unfortunate trends. Justice requires fully affordable building.

The "mixed-use design guidelines" proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for a residential building, there also are many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determination. The determination appears to go out of its way to not engage seriously with the effects of luxury residential towers.

Sincerely,

William Smith

District Leader, Executive Part D
New York County Democratic Committee, 68th District

CC:

Hon. Vittoria Fariello, District Leader, District 65

Hon. Paul Newell, District Leader, District 65