

LOWER MANHATTAN DEVELOPMENT CORPORATION

Proposed Amendments to Partial Action Plan 10 and Partial Action Plan 12

Overview

Lower Manhattan Development Corporation (LMDC) is the recipient of a \$2 billion federal grant for the World Trade Center (WTC) disaster recovery and rebuilding efforts for Lower Manhattan. LMDC received \$783 million in additional federal funds for damaged properties and businesses (including the restoration of utility infrastructure) as well as economic revitalization related to the terrorist attacks at the WTC Site. Both of these federal grants are administered by the United States Department of Housing and Urban Development (HUD).

Twelve LMDC Partial Actions Plans (PAPs) and one Final Action Plan (FAP) allocate the entire \$2 billion grant towards remembrance, rebuilding, and renewal initiatives in Lower Manhattan, defined by LMDC as the entire area of Manhattan below Houston Street. All funds within the \$783 million grant were allocated through LMDC PAPs S-1 and S-2.

The proposed amendments will reallocate \$1,000,000 in funding from the East River Waterfront Access portion of the East River Waterfront Project in PAP 10 to the Fulton Corridor Open Spaces portion of the Fulton Corridor Revitalization Program in PAP 12. In addition, the proposed amendment will establish revised, fixed allocations for Fulton Corridor Open Spaces, Fulton Corridor Grant Programs, and Fulton Corridor Streetscape and Street Wall Improvements portions of the Fulton Corridor Revitalization Program in PAP 12. The proposed amendments are designed to ensure that the creation of two new open spaces and the enhancement of two existing open spaces within the Fulton Corridor can be constructed as currently contemplated.

These amendments would increase the allocation in PAP 12 for the Fulton Open Spaces portion of the Fulton Corridor Revitalization Program to \$16,465,950 from \$11,495,000 and increase overall allocation for the Fulton Corridor Revitalization Program from \$38,000,000 to \$39,000,000.

The current versions of PAP 10 and PAP 12, as well as other PAPs, are available on LMDC's website, www.renewyc.com, at http://www.renewnyc.com/FundingInitiatives/partialact_plans.asp

Any change greater than 5% in the funding committed to a certain program, the addition or deletion of any program, or change in the designated beneficiaries of a program constitutes a substantial amendment and such amendment will be available for public review and approval by HUD. Any change greater than 15% in the funding committed to activities identified as part of the Fulton Corridor Revitalization Program in PAP 12 constitutes a substantial amendment.

Other PAPs detail the expenditure of the remainder of funds from both the \$2 billion and the \$783 million appropriations and have been subject to a public comment period. Versions of these plans are viewable on the LMDC website at:

<http://www.renewnyc.com/FundingInitiatives/PartialActionPlans.aspx>

Public Comment

The proposed amendment is a substantial amendment that is open to public comment as required by HUD to extend for thirty calendar days from the date of publication of the proposed amendment. The proposed amendment reallocates \$1,000,000 of the \$10,420,000 allocated to the East River Access portion of the East River Waterfront Project in the PAP 10 to the Fulton Corridor Open Spaces Project in the Fulton Corridor Revitalization Program in PAP 12 and reallocates \$3,970,950 of the \$25,865,000 allocated in PAP

12 for the Fulton Corridor Incentive & Streetscape of the Fulton Corridor Revitalization Program to the Fulton Corridor Open Spaces component of that Program. Public comment must be made in writing and may be delivered to LMDC either by posted mail or by electronic mail as follows:

By post to: Public Comment on Amended PAP 10 and PAP 12
 Lower Manhattan Development Corporation
 1 Liberty Plaza, 20th Floor
 New York, NY 10006

Electronically at LMDC's website, www.renewnyc.com, under Funding Initiatives – PAPs – Comments.

The deadline for receipt of public comments is April 21, 2010 at 5 P.M. Comments delivered by fax or telephone cannot be considered.

Proposed Amendments to PAP 10 and PAP 12

This proposed amendment reallocates \$1,000,000 of the \$10,420,000 allocated to East River Access portion of the East River Waterfront Project in PAP 10 to the Fulton Corridor Open Spaces portion of the Fulton Corridor Revitalization Project in PAP 12, leaving \$9,420,000 for the East River Access Project.

The following tables detail the current allocations for each of the two Action Plans and the proposed changes:

	Allocation Approved 2/28/06	Proposed Reallocation	Proposed Revised Allocation
PAP 10 Activities			
Hudson River Park Segment 3	\$70,000,000		70,000,000
East River Waterfront Projects:			
East River Waterfront Esplanade and Piers	\$139,580,000		139,580,000
East River Waterfront Access	\$10,420,000	-\$1,000,000	9,420,000
Local Transportation and Ferry Service			
Lower Manhattan Street Management Program	\$4,800,000		4,800,000
Lower Manhattan Ferry Service	\$4,200,000		4,200,000
East Side K-8 School	\$20,000,000		20,000,000
Fiterman Hall Reconstruction	\$15,000,000		15,000,000
New York Stock Exchange	\$15,000,000		15,000,000
Chinatown Local Development Corporation	\$7,000,000		7,000,000
Lower Manhattan Tourism:			
Explore Chinatown Campaign	\$160,000		160,000
Splendor of Florence	\$226,000		226,000
Planning and Administration	\$15,072,947		15,072,947
Total PAP 10 Activities	\$301,458,947		\$300,458,947
PAP 12 Activities			
WTC Memorial and Memorial Museum	\$100,000,000		100,000,000
Fulton Corridor Revitalization Program	\$38,000,000	\$1,000,000	39,000,000
Lower Manhattan Neeighborhood Parks and Open Spaces	\$19,500,000		19,500,000
Total PAP 12 Activities	\$157,500,000		\$158,500,000

Please refer to approved PAP 10 and PAP 12 as published on LMDC's website (<http://www.renewnyc.com/FundingInitiatives/PartialActionPlans.aspx>) for the full text of those plans.

I. East River Waterfront Access Program

As described in PAP 10, the East River Waterfront Access Program would redesign Catherine Slip, Rutgers Slip, and Montgomery Slips as median open spaces with unifying elements such as seating, paving, and plantings, and reinforce Peck Slip's historic character by adding a new vibrant pedestrian plaza with a plantings and a water feature, recalling the days when the East River actually flowed into the slips. This Program originally included an "East West Connector," which contemplated an improved north-south access that would have opened the closed-off roadway next to Pier 42 and created a walkway and bikeway on the waterside section of the road with a berm parallel to the walkway/bikeway. This portion of the project was removed due to construction coordination issues with other Lower Manhattan projects and expected delays in its completion and the \$1,000,000 budgeted for it is no longer needed.

The proposed amendment would reallocate \$1,000,000 from the East River Waterfront Access Program in the PAP 10 to the Fulton Corridor Revitalization Program in PAP 12. This amendment would reduce the allocation for East River Waterfront Access from \$10,420,000 to \$9,420,000 and increase the allocation for Fulton Corridor Revitalization by \$1,000,000.

II. Fulton Street Revitalization: Incentive & Streetscape and Open Spaces

As described in PAP 12, the Fulton Corridor Revitalization Program consists of an Incentive & Streetscape component that provides funding for the storefront and façade improvement program, the development of Design Guidelines, streetscape and street wall improvements, and planning, and an Open Spaces component that provides for the enhancement of two existing open spaces along the Fulton Corridor and the creation of two new open spaces. The costs associated with construction of the Open Spaces have increased requiring additional funding. To ensure that the four open spaces along the Fulton Corridor can be completed, a reallocation of funds is needed.

The proposed amendment will increase the overall allocation in PAP 12 for the Fulton Corridor Revitalization Program from \$38,000,000 to \$39,000,000 and reallocate \$3,970,950 within that Program from the Incentive & Streetscape Improvements component to the Open Spaces component. These amendments will reduce the allocation for Incentive & Streetscape Improvements from \$25,865,000 to \$21,894,050 in order to ensure that the Open Space program is completed without any value engineering and planning process. The proposed amendment would increase the allocation for Open Spaces to \$16,465,950 and reduce the allocation in PAP 10 for East River Waterfront Access Program from \$10,420,000 to \$9,420,000.