



**Empire State
Development**



**Lower Manhattan
Development
Corporation**

WTC Site 5 Manhattan Community Board 1 Executive Committee Meeting

Wednesday, October 20, 2021

Agenda

- Project Updates
 - Public Approvals Process
- Q&A / Discussion

Preliminary Timeline

- Feb 2021: Conditional designation
- Next steps:
 - ✓ Community Engagement
 - ✓ Advance Programming and Design
 - ✓ Environmental Analysis
- Fall 2021: LMDC Board takes initial action on MGPP, makes determinations on Environmental Review (SEQRA / NEPA) and authorizes disposition process for Site 5 to ESD / public hearing & comment period
- Winter 2021/22: LMDC Board considers public comments, takes action on MGPP and disposition of Site 5 to ESD / ESD Board takes action on acquisition of Site 5 and long-term lease to developer
- Spring/Summer 2022: Final public approvals

MGPP & Public Approvals Preliminary Timeline

- LMDC & ESD Boards take initial action on MGPP, make determinations on Environmental Review (SEQRA / NEPA) and authorizes disposition process for Site 5
- Issue notice to collect public comments on the findings of the Environmental Assessment prepared pursuant to SEQRA / NEPA and publish second Floodplain Notice
- Issue a 30-day notice of, and conduct, a public hearing to gather public comments on the proposed MGPP and property transfers pursuant to the UDC Act

MGPP & Public Approvals Preliminary Timeline

- Distribute the MGPP to the Mayor, Chair of City Planning Commission, Community Board 1, City Clerk, Public Libraries, and post online
- Continue public engagement and community outreach efforts
- Consider all public comments received on MGPP, Environmental Review and Site Disposition action

MGPP & Public Approvals Preliminary Timeline

- Issue explanatory statement required by the Public Authorities Accountability Act
- Return to LMDC and ESD Boards for consideration of public comments and action on final proposed MGPP, environmental findings and property transfer terms
- Submit application to the Public Authorities Control Board (PACB) regarding the proposed Project
 - PACB would then hold a public meeting to consider application

Environmental Assessment

- The impacts of the currently Approved Plan for a commercial/office tower on Site 5 were studied in the 2004 Final Generic Environmental Impact Statement (FGEIS)
- The Site 5 Environmental Assessment (EA) is being prepared 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 Site 5 EA analyzes the proposed change of use, and studies various categories which were previously analyzed in the 2004 FGEIS including Shadows, Hazardous Materials, Air Quality, Natural Resource, and Traffic.

Questions / Discussion

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