



## LOWER MANHATTAN DEVELOPMENT CORPORATION

### Proposed Amendments to Partial Action Plans 3, 10, 12 and the Final Action Plan Draft Released for Public Comment on August 11, 2016

#### Overview

The 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 directly 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). Fourteen LMDC Partial Actions Plans (PAPs) and one Final Action Plan (FAP) allocate the entire \$2.783 billion grant towards remembrance, rebuilding, and renewal initiatives in Lower Manhattan, the area of Manhattan on or below Houston Street. These PAPs are viewable on the LMDC website at: <http://renewnyc.com/FundingInitiatives/PartialActionPlans.aspx>.

The proposed amendments will:

1. Reallocate \$231,164 of unexpended *Columbus Park Pavilion Renovation* funds from PAP 3, and \$4,768,836 of unexpended *Lower Manhattan Neighborhood Parks & Open Spaces* funds from PAP 12, to the *East River Waterfront Pier 42* activity in PAP 10, thus increasing the *East River Waterfront Pier 42* allocation from \$14,000,000 to \$19,000,000.
2. Reallocate \$14,819,164 of unexpended and available funds from the following activities in PAP 12 to two new activities in the Final Action Plan (described in sections 3 and 4, below):
  - \$7,850,164 from *Lower Manhattan Neighborhood Parks & Open Spaces*;
  - \$1,330,000 from *Hire + Expand in Lower Manhattan (HELM) Business Expansion Competition*;
  - \$1,347,900 from *Fulton Corridor – Open Spaces*;
  - \$2,010,000 from *Fulton Corridor – Grant Program*;
  - \$2,281,100 from *Fulton Corridor – Streetscape and Street Wall Improvements*
3. Establish a new activity called “*West Street Pedestrian Bridge at West Thames Street*” in the Final Action Plan (FAP) to be funded with \$13,000,000 of the unexpended funds described in item 2, above.
4. Establish an “*Administration*” activity in the FAP to be funded with \$1,819,164 of the unexpended funds described in item 2, above.

The current versions of PAPs 3, 10 and 12, and the FAP, as well as other PAPs, are available on LMDC's website, at <http://www.renewnyc.com/FundingInitiatives/PartialActionPlans.aspx>

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.

### **Public Comment**

Some of the proposed amendments are substantial amendments that are open to public comment as required by HUD for thirty calendar days from the date of publication of the proposed amendments. Public comments will be accepted in writing delivered to LMDC either by posted mail or by electronic submission by September 13, 2016 as follows:

**By post to:** Public Comment on Amended PAPs 3, 10, 12 and FAP  
Lower Manhattan Development Corporation  
22 Cortlandt Street, 11<sup>th</sup> Floor  
New York, NY 10007

**Electronically at LMDC's website:** [http://renewnyc.com/FundingInitiatives/frm\\_comments.asp](http://renewnyc.com/FundingInitiatives/frm_comments.asp)  
In the Category section dropdown box, select: *PAP Comments*.

Comments delivered by fax or telephone will not be considered.

### **Proposed Amendments**

- 1. Reallocate funds from the *Columbus Park Pavilion Renovation* in PAP 3, and the *Lower Manhattan Neighborhood Parks & Open Spaces* funds from PAP 12, to the *East River Waterfront Pier 42* activity in PAP 10.**

This Amendment proposes to allocate \$231,164, which represents the remaining funds in the completed *Columbus Park Pavilion Renovation* (Columbus Park) activity from PAP 3, and \$4,768,836 of *Lower Manhattan Neighborhood Parks & Open Spaces* (Open Spaces) funds from PAP 12, to the *East River Waterfront Pier 42* activity in PAP 10. The allocation of the unused and available funds from the Columbus Park project to PAP 10 for the Pier 42 project will help enable the closing of PAP 3, as all activities within this action plan have been completed. The transfer of some of the remaining funds from the Open Spaces activity in PAP 12 is possible because the Open Spaces Phase 1 project is completed and all eligible reimbursement requests have been processed. These allocations will increase the *East River Waterfront Pier 42* allocation in PAP 10 from \$14,000,000 to \$19,000,000 to further the development of underutilized areas along the East River Waterfront.

**2. Reallocate funds from the *Lower Manhattan Neighborhood Parks & Open Spaces, Hire + Expand in Lower Manhattan (HELM) Business Expansion Competition, and three Fulton Corridor activities, all from within PAP 12, to two new activities in the Final Action Plan.***

These amendments propose to transfer \$14,819,164 in funds from five activities currently allocated within PAP 12 which have already concluded or are in the process of being completed, to two new activities in the Final Action Plan (FAP). Sufficient funds are being retained to meet our remaining obligations and we do not anticipate additional legal or environmental costs associated with these programs. The amendments are intended to sweep all of the remaining balances from completed programs within PAP 12 to the West Thames Street Bridge project and Administration (via the Final Action Plan). The transfer of the PAP 12 funds will allow LMDC staff to eventually close PAP 12. The proposed reallocation of funds to the Bridge will increase funding available specifically for Bridge construction work currently underway. These amendments will increase the Bridge activity balance from \$20,000,000 currently in PAP S-2, by \$13,000,000 (the proposed allocations from PAP 12 activities to the FAP) to a combined total of \$33,000,000. The amendments will also provide up to an additional \$1,819,164 for LMDC Administration, including ongoing monitoring.

Up to \$7,850,164 of the current *Lower Manhattan Neighborhood Parks & Open Spaces* activity allocation is available for transfer to the new FAP activities as the Parks projects have been or are in the process of being completed with all eligible reimbursement requests submitted and processed. Over \$65,000,000 has been allocated towards these open spaces projects over the past 10 years and our agreements with the New York City Department of Parks and Recreation (Parks) have since expired. Other Parks funds will be used to cover any remaining costs associated with the completion of these projects.

The *Hire + Expand in Lower Manhattan (H.E.L.M.)* program has concluded. The H.E.L.M. was a successful project that achieved very positive outcomes for lower Manhattan. It has spurred the creation of new jobs and has supported the leasing of 500,000 square feet of office space. Simultaneously, lower Manhattan has become as a strong and attractive market for TAMI (technology, advertising, media and information) firms. TAMI firms no longer need incentives to consider relocating to lower Manhattan. Nearly three million square feet of space has been rented by TAMI firms which have relocated to lower Manhattan over the past six years which accounts for more than 172 tenants and 1.6 million square feet in relocations. Due to these positive market changes, the New York City Economic Development Corporation indicated that the project goals have been achieved and the remaining \$1,330,000 in project funds should be reallocated.

The Fulton Corridor projects have successfully concluded with less than the full allocations being exhausted. After retaining sufficient funds to meet our remaining obligations, \$5,639,000 or 17% of the \$35,000,000 Fulton Corridor allocation is available for reallocation. Specifically:

- \$1,347,900 from *Fulton Corridor – Open Spaces*;
- \$2,010,000 from *Fulton Corridor – Grant Program*;
- \$2,281,100 from *Fulton Corridor – Streetscape and Street Wall Improvements*

Each of our agreements with the New York City Agencies responsible for these three projects has expired, the work has been completed, the improvements were made, and the remaining funds are available for reallocation

**3. Establish a new activity in the Final Action Plan called “*West Street Pedestrian Bridge at West Thames Street*”.**

This Amendment proposes to create a new activity in the FAP called West Street Pedestrian Bridge at West Thames Street (Bridge) with \$13,000,000 in funding allocated from the five PAP 12 activities addressed above, and in the chart below. This new Bridge funding will supplement \$20,000,000 in Bridge funding that currently exists in Grant B-02-DW-36-0002 within PAP S-2. The additional funding is needed as a result of responses received in two rounds of bidding that were significantly higher than previous project cost estimates. City officials have indicated that such budget increases reflect current market trends across the City of New York on public projects. The original Bridge project budget of \$27,500,000 has increased to a current estimated budget of \$45,141,000. Funding for this project will also be provided for by the Hugh L. Carey Battery Park City Authority and the Federal Highway Administration.

The Bridge is intended as a permanent replacement for the existing, temporary Rector Street Bridge; therefore, the Bridge Project comprises two separate but closely proximate sites. The Bridge will span Route 9A/West Street from Joseph P. Ward Street on the east to Little West Street and West Thames Street on the west by Battery Park City. A single, mid-span pier will be placed in the median of West Street. Landscaping of the median and creation of a rain garden at the base of the pier will be components of the Project. The Bridge will consist of a covered lenticular truss bridge with both an elevator and an access stairway at each end. Supplemental landscaping will be provided along the existing dog run near the western terminus of the Bridge. The existing community garden will also be expanded. Both bridge sites are surrounded by a dense developed urban area that includes a significant amount of streetscape and open space along the esplanade on the west side of Route 9A/West Street. The Bridge site is just north of the Brooklyn Battery Tunnel. It will span a seven lane roadway and two-lane greenway.

All required design and environmental work necessary to proceed with the Bridge construction phase has been completed. This Bridge project includes the removal of the temporary Rector Street Bridge which will provide for the expansion of West Thames Park and create much needed open space to the area. Community groups and elected officials have been calling for a new bridge across West Street south of Rector Street for years.

**4. Establish an Administration activity in the Final Action Plan.**

The proposed amendments would also create an Administration activity in the FAP that would be funded with the remaining \$1,819,164 in funds from the PAP 12 allocations after providing \$13,000,000 for the Bridge. These Administration funds will be used to help cover ongoing project administration and monitoring costs.

The following table details the current action plan allocations and the proposed changes:

<b>PA P</b>	<b>Activity</b>	<b>Current Allocation</b>	<b>Proposed Reallocation</b>	<b>Proposed Revised Allocation</b>
3	Columbus Park Pavilion Renovations	\$998,571	(\$231,164)	\$767,407
12	Lower Manhattan Neighborhood Parks & Open Spaces	\$19,500,000	(\$4,768,836)	\$14,731,164
10	East River Waterfront Projects:			\$0
	East River Waterfront Esplanade & Piers	\$139,580,000		\$139,580,000
	East River Waterfront Access	\$9,420,000		\$9,420,000
	East River Waterfront Pier 42	\$14,000,000	\$5,000,000	\$19,000,000
12	Fulton Corridor Revitalization Program			
	Open Spaces	\$16,500,000	(\$1,347,900)	\$15,152,100
	Grant Program	\$11,000,000	(\$2,010,000)	\$8,990,000
	Streetscape and Street Wall Improvements	\$7,500,000	(\$2,281,100)	\$5,218,900
	Subtotal Fulton Corridor Revitalization			\$29,361,000
12	Lower Manhattan Neighborhood Parks & Open Spaces	\$14,731,164 *	(\$7,850,164)	\$6,881,000
12	Hire + Expand in Lower Manhattan (H.E.L.M.) Business Expansion Competition	\$4,000,000	(\$1,330,000)	\$2,670,000
FA P	West Street Pedestrian Bridge at West Thames Street		\$13,000,000	\$13,000,000
FA P	Administration		\$1,819,164	\$1,819,164

\* This amount is adjusted to account for the above listed \$4,768,836 “Proposed Revised Allocation” as two reallocations are proposed from the *Lower Manhattan Neighborhood Parks & Open Spaces* activity.