

NOTICE OF COMPLETION AND AVAILABILITY OF FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT AND NOTICE AND PUBLIC EXPLANATION OF PROPOSED ACTIVITY IN THE 100-YEAR FLOODPLAIN WORLD TRADE CENTER MEMORIAL AND REDEVELOPMENT PLAN –APRIL 16, 2004

NAME OF RESPONSIBLE ENTITY AND RECIPIENT: LOWER MANHATTAN DEVELOPMENT CORPORATION (LMDC)
ONE LIBERTY PLAZA, 20TH FLOOR NEW YORK, NY 10006 TELEPHONE NUMBER: (212) 962-2300

COMPLETION AND AVAILABILITY OF FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT

LMDC, a subsidiary of the Empire State Development Corporation (a political subdivision and public benefit corporation of the State of New York), as lead agency, in cooperation with the United States Department of Housing and Urban Development (HUD) and the Port Authority of New York and New Jersey, has completed and made available a Final Generic Environmental Impact Statement (FGEIS) on the proposed World Trade Center Memorial and Redevelopment Plan (Proposed Action). As the recipient of HUD Community Development Block Grant funds appropriated for the World Trade Center disaster recovery and rebuilding efforts, LMDC acts, pursuant to 42 USC § 5304(g), as the responsible entity for compliance with the National Environmental Policy Act (NEPA) in accordance with 24 CFR § 58.4. LMDC also acts under its authority as lead agency in accordance with the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law (SEQRA). The FGEIS incorporates and addresses comments received on the DGEIS from the public, organizations, elected officials and agencies.

The Project Site consists of the World Trade Center Site (WTC Site) and the Southern Site in Lower Manhattan, New York, New York. The WTC Site is an approximately 16-acre parcel bounded by Liberty Street, Church Street, Vesey Street, and Route 9A. The Southern Site comprises two adjacent blocks south of the WTC Site—one bounded by Liberty, Washington, Albany, and Greenwich Streets, and the other bounded by Liberty, Cedar, and Washington Streets and Route 9A—and portions of two streets: Liberty Street between those blocks and the WTC Site, and Washington Street between Cedar and Liberty Streets.

The Proposed Action would provide for the construction on the Project Site of the World Trade Center Site Memorial (Memorial), an interpretive museum (Memorial Center), cultural facilities, and Memorial-related improvements, up to 10 million square feet of above-grade Class A office space, plus associated storage, mechanical, loading, below-grade parking, and other non-office space, up to 1 million square feet of retail space, a hotel with up to 800 rooms and up to 150,000 square feet of conference space, open space areas, and certain infrastructure improvements.

The FGEIS analyzes the Proposed Action's potential impacts to land use and public policy, urban design and visual resources, historic resources, open space, shadows, community facilities, socioeconomic conditions, neighborhood character, air quality, noise, hazardous materials, infrastructure/safety/security, traffic and parking, transit and pedestrians, coastal zone, floodplain, natural resources, electromagnetic fields, environmental justice, and construction. The FGEIS also considers mitigation measures, alternatives, unavoidable adverse impacts, growth-inducing aspects of the Proposed Action, irreversible and irretrievable commitments of resources, indirect and cumulative effects and other areas of potential environmental impact. The Proposed Action is a Type I action under SEQRA.

EXPLANATION OF PROPOSED ACTIVITY IN THE 100-YEAR FLOODPLAIN

Because the Proposed Action would be located in the 100-year floodplain, LMDC has conducted an evaluation, as required by Executive Order 11988 and 24 CFR § 55.20, to determine the Proposed Action's potential effect on the environment. The evaluation was also conducted in accordance with 6 NYCRR Part 502. Approximately 4 acres of the Proposed Action would be located within the 100-year floodplain, including:

Approximately 3.0 acres of the western portion of the WTC Site within the excavated "bathtub," an area bounded by Liberty Street, No. 1/9 IRT subway line (Greenwich Street extension), Vesey Street, and Route 9A; and
Approximately 0.7 acres of the Southern Site, including the block bounded by Route 9A and Liberty, Washington, and Cedar Streets, the portion of Liberty Street between Route 9A and Washington Street, and the portion of Washington Street right-of-way between Liberty and Cedar Streets.

As part of the Proposed Action, the existing Hudson River pump station, which is approximately 0.3 acres in size and also located in the 100-year floodplain, would be reactivated. The Project Site is not located in a floodway.

Of the approximately 4 acres of the Proposed Action that is located within the 100-year floodplain, approximately 3.05 acres would be unpaired. Paved areas would total approximately 0.95 acres, including portions of the Memorial, Liberty Street,

sidewalks and rooftops of the Freedom Tower and the performing arts center. The Proposed Action would not increase the amount of impervious surfaces on the Project Site. Rather, the Proposed Action would introduce 3.05 acres of pervious surfaces to the floodplain where none previously existed prior to September 11, 2001. The pervious surfaces consist of the western portion of the Memorial Area and Liberty Park on the Southern Site block bounded by Route 9A, Liberty, Washington, and Cedar Streets (currently used for construction staging and contractor parking). Although located outside of the floodplain, the Southern Site block bounded by Washington, Liberty, Greenwich and Cedar (extension) Streets would also replace a portion of the paved plaza that existed prior to September 11, 2001 with usable open space that would likely include pervious surfaces or natural vegetation, such as grass. In addition, all structures would be flood-proofed by the extension of the existing bathtub and construction of a new bathtub in the eastern side of the WTC Site.

LMDC considered a no-action alternative, and a reasonable range of other alternatives, including a Memorial-only alternative, a restoration alternative, rebuilding alternatives, a WTC Site-only alternative, an enhanced green construction alternative, a co-generation alternative, a reduced impact alternative, an at-grade loading alternative, and a cooling towers alternative. LMDC has determined that the Proposed Action would not adversely affect the floodplain's ability to contain flood waters or exacerbate flooding conditions on the Project Site or its immediate vicinity. As a result, there would be no significant adverse impacts from activity situated in the floodplain. LMDC has determined that there is no practicable alternative that will provide a mixed-use site that includes a Memorial to honor the victims of the terrorist attacks while also reestablishing the Project Site as a locus of commerce, cultural space and amenities.

PUBLIC COMMENTS

Information regarding the Proposed Action and a copy of the FGEIS, which contains the floodplain evaluation, are available on LMDC's website: www.RenewNYC.com in the "Planning, Design & Development" section, or by contacting William H. Kelley, Planning Project Manager, Lower Manhattan Development Corporation, One Liberty Plaza, 20th Floor, New York, NY 10006; Telephone: (212) 962-2300; Fax: (212) 962-2431; E-mail: wctcenvironmental@renewnyc.com. Information on the Proposed Action and a copy of the FGEIS may also be reviewed during weekdays 9:30 AM to 4 PM, public holidays excluded, at LMDC's office. A copy of the FGEIS is also available for public review at the following locations:

Chatham Square Library 33 East Broadway New York, NY 10007	New Amsterdam Library 9 Murray Street New York, NY 10002
Hamilton Fish Library 415 East Houston St. New York, NY 10002	Hudson Park Library 66 Leroy Street New York, NY 10007
Humanities and Social Science 476 Fifth Avenues Library New York, NY 10028	Manhattan Community Board #1 49-51 Chambers Street #115 New York, NY 10000
Manhattan Community Board #2 3 Washington Square Park New York, NY 10012	Manhattan Community Board #3 59 East 4th Street New York, NY 10003

The public comment period on the FGEIS and the floodplain evaluation will remain open for written comments, which must be received by LMDC by 5 PM Eastern Daylight Time (EDT) on May 24, 2004. Comments received after 5 PM EDT on May 24, 2004 will not be considered. Comments should be sent to: Lower Manhattan Development Corporation
Attention: Comments WTC Memorial and Redevelopment Plan/FGEIS
One Liberty Plaza, 20th Floor
New York, NY 10006

Comments on the FGEIS may also be submitted until 5 PM EDT on May 24, 2004, by e-mailing comments to wctcenvironmental@renewnyc.com.

Kevin M. Rampe, President
Lower Manhattan Development Corporation