

# LEGAL NOTICE – LOWER MANHATTAN DEVELOPMENT CORPORATION

NOTICE OF PUBLIC HEARING TO BE HELD MAY 18, 2004

## PURSUANT TO SECTIONS 201-204 OF THE EMINENT DOMAIN PROCEDURE LAW IN CONNECTION WITH THE PROPOSED WORLD TRADE CENTER MEMORIAL AND CULTURAL PROGRAM

**PLEASE TAKE NOTICE** that a public hearing, open to all persons, will be held at the Tribeca Performing Arts Center at the Borough of Manhattan Community College, 199 Chambers Street (between Greenwich and West Streets), New York, NY 10007, commencing at 6:00 p.m. on May 18, 2004, by the Lower Manhattan Development Corporation ("LMDC"), a subsidiary of New York State Urban Development Corporation d/b/a Empire State Development Corporation (a political subdivision and public benefit corporation of the State of New York), pursuant to Sections 201-204 of the New York State Eminent Domain Procedure Law ("EDPL"), and Section 6256 of the New York State Urban Development Corporation Act (Chapter 174, Section 1, Laws of 1968, as amended; the "Act"), to consider the proposed acquisition by condemnation of certain property in furtherance of the proposed World Trade Center Memorial and Cultural Program (the "Project") in the Borough of Manhattan and the proposed transfer and development of the property to be acquired in furtherance of the Project.

The purposes of the public hearing are to review the public use to be served by the Project and the impact of the Project on the environment and residents of the locality where the Project is proposed to be constructed, pursuant to Article 2 of the EDPL, and to give all interested persons an opportunity to present oral or written statements and to submit other documents concerning the Project and the proposed transfer of the property to be acquired in accordance with Section 6 of the Act.

The public purposes of the Project include (a) the creation of the permanent memorial remembering and honoring the thousands of innocent men, women, and children lost in the terrorist attacks on September 11, 2001 and February 26, 1993 (the "Memorial") and (b) the redevelopment of the World Trade Center Site (the "WTC Site") and the Southern Site, described below, as a mixed-use center of commerce, public spaces, and culture, with the Memorial at its heart.

### **Project Location and Description**

The Project Site consists of the 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 Project includes the planning, selection, coordination and construction of the Memorial, an interpretive museum ("Memorial Center"), cultural facilities, and Memorial-related improvements to complement the redevelopment by The Port Authority of New York and New Jersey ("Port Authority") of 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 Project and such redevelopment together constitute the World Trade Center Memorial and Redevelopment Plan ("Plan").

### **Proposed Property Acquisition and Transfer**

The proposed property acquisition involves the exercise by LMDC of its power of eminent domain, either with or without negotiated agreements, to acquire a portion of the Southern Site ("130 Liberty Street") described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, County of New York, City and State of New York, bounded and described as follows:

**BEGINNING** at the corner formed by the intersection of the northerly side of Albany Street and the easterly side of Washington Street;

**RUNNING THENCE** northerly along the easterly side of Washington Street, 326 feet 10-1/8 inches to the southerly side of Liberty Street;

**THENCE** easterly along the southerly side of Liberty Street, 213 feet 1-1/2 inches to the westerly side of Greenwich Street;

**THENCE** southerly along the westerly side of Greenwich Street, 323 feet 7-5/8 inches to the northerly side of Albany Street;

**THENCE** westerly along the northerly side of Albany Street, 202 feet 3-5/8 inches to the easterly side of Washington Street, the point or place of BEGINNING.

In furtherance of the Project, the acquisition will be made in compliance with the requirements of the Act, New York State Environmental Quality Review Act and the EDPL. It is contemplated that, after acquisition, LMDC may convey 130 Liberty Street to the Port Authority or other public entity, for redevelopment as an office building and open space in accordance with the Plan. Any such transfer will be subject to a separate public hearing.

### **Availability of the General Project Plan and FGEIS**

The Amended General Project Plan for the Project ("General Project Plan") and the Final General Environmental Impact Statement for the World Trade Center Memorial and Redevelopment Plan ("FGEIS") are on file at LMDC, One Liberty Plaza, 20th Floor, New York, New York and are available for inspection by the general public between the hours of 9:30 a.m. and 5:00 p.m., Monday through Friday, public holidays excluded. Pursuant to Section 16(2) of the Act, LMDC has filed a copy of the General Project Plan, including the findings required pursuant to Section 10 of the Act, in the Office of the County Clerk and City of New York. LMDC has also provided copies of the General Project Plan to the Mayor of the City of New York, the Borough President of Manhattan, the Chair of City Planning Commission, and the Chair of Community Board No. 1.

Copies of the General Project Plan and the Executive Summary of the FGEIS are available, without charge, to any person requesting such copies at the office of LMDC at the address given above and are also available on LMDC's website: [www.RenewNYC.com](http://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: [wkcenvironmental@renewnyc.com](mailto:wkcenvironmental@renewnyc.com). A copy of the General Project Plan and the FGEIS will be available for review at the hearing location during the hearing. 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

### **Hamilton Fish Library**

415 East Houston Street  
New York, NY 10002

### **Humanities and**

### **Social Sciences Library**

476 Fifth Avenue  
New York, NY 10028

### **Manhattan Community Board #2**

3 Washington Square Park  
New York, NY 10012

### **New Amsterdam Library**

9 Murray Street  
New York, NY 10002

### **Hudson Park Library**

66 Leroy Street  
New York, NY 10007

### **Manhattan Community Board #1**

49-51 Chambers Street #715  
New York, NY 10007

### **Manhattan Community Board #3**

59 East 4th Street  
New York, NY 10003

### **Receipt of Comments**

Comments on the proposed acquisition are requested and may be made orally or in writing at the hearing on May 18, 2004, or presented in writing on or before the date of such hearing to:

Lower Manhattan Development Corporation

Attn: Comments WTC Memorial and Cultural Program

One Liberty Plaza, 20th Floor

New York, N.Y. 10006

Dated: May 3, 2004 • New York, New York

Kevin M. Rampe, President  
Lower Manhattan Development Corporation