LOWER MANHATTAN DEVELOPMENT CORPORATION

---------------------------------------------

WORLD TRADE CENTER -- SITE 5

VIRTUAL ZOOM PUBLIC HEARING

---------------------------------------------

January 12, 2022

5:00 P.M.

BEFORE

CELESTE FRYE,

The Hearing Officer
APPEARANCES:

Celeste Frye
Public Works Partners .................. 6

Tobi Jaiyesimi
Empire State Development .............. 11
# INDEX OF SPEAKERS

<table>
<thead>
<tr>
<th>SPEAKER</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amy Vera</td>
<td>4</td>
</tr>
<tr>
<td>Behalf of Assembly Member Niou</td>
<td>22</td>
</tr>
<tr>
<td>Christopher Marte</td>
<td>6</td>
</tr>
<tr>
<td>Council Member of District 1</td>
<td>25</td>
</tr>
<tr>
<td>Victoria Fariello</td>
<td>8</td>
</tr>
<tr>
<td>100% Affordable 5 World Trade Center</td>
<td>9</td>
</tr>
<tr>
<td>Leslie Koch</td>
<td>10</td>
</tr>
<tr>
<td>Ronald O. Perelman Performing Arts Ctr</td>
<td>11</td>
</tr>
<tr>
<td>Jessica Lappin</td>
<td>12</td>
</tr>
<tr>
<td>Downtown Alliance</td>
<td>13</td>
</tr>
<tr>
<td>Grace Lee</td>
<td>14</td>
</tr>
<tr>
<td>Adam Meister</td>
<td>15</td>
</tr>
<tr>
<td>Taylor Banning</td>
<td>16</td>
</tr>
<tr>
<td>100% Affordable 5 WTC</td>
<td>17</td>
</tr>
<tr>
<td>Jenny Chao</td>
<td>18</td>
</tr>
<tr>
<td>Emily Leng</td>
<td>19</td>
</tr>
<tr>
<td>Community Liaison</td>
<td>20</td>
</tr>
<tr>
<td>Mike Marcucci</td>
<td>21</td>
</tr>
<tr>
<td>Luisa Colon</td>
<td>22</td>
</tr>
<tr>
<td>Carol Lamberg</td>
<td>23</td>
</tr>
<tr>
<td>Joe Woolhead</td>
<td>24</td>
</tr>
<tr>
<td></td>
<td>25</td>
</tr>
</tbody>
</table>
# INDEX OF SPEAKERS

<table>
<thead>
<tr>
<th>SPEAKER</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Marcucci</td>
<td>58</td>
</tr>
<tr>
<td>Linda Roche</td>
<td>60</td>
</tr>
<tr>
<td>Jill Goodkind</td>
<td>61</td>
</tr>
<tr>
<td>Richard Leland</td>
<td>64</td>
</tr>
<tr>
<td>Akerman LLP</td>
<td></td>
</tr>
<tr>
<td>Matt Kapp</td>
<td>66</td>
</tr>
<tr>
<td>Victoria Hillstrom</td>
<td>68</td>
</tr>
<tr>
<td>Charlie Samboy</td>
<td></td>
</tr>
<tr>
<td>New York Building Congress</td>
<td>73</td>
</tr>
<tr>
<td>Reggie Thomas</td>
<td></td>
</tr>
<tr>
<td>Real Estate Board of New York</td>
<td>76</td>
</tr>
<tr>
<td>Mark Murphy</td>
<td>79</td>
</tr>
<tr>
<td>David Stanke</td>
<td>81</td>
</tr>
<tr>
<td>Todd Fine</td>
<td></td>
</tr>
<tr>
<td>100% Affordable 5 WTC</td>
<td></td>
</tr>
<tr>
<td>Emily Hellstrom</td>
<td>84, 112</td>
</tr>
<tr>
<td>Adrienne Andi Sosin</td>
<td>90</td>
</tr>
<tr>
<td>Sarah Cassell</td>
<td>91</td>
</tr>
<tr>
<td>Justine Cuccia</td>
<td></td>
</tr>
<tr>
<td>100% Affordable 5 WTC</td>
<td>93, 117</td>
</tr>
<tr>
<td>Michael Robinson Cohen</td>
<td></td>
</tr>
<tr>
<td>Architectural Collective Group</td>
<td>96</td>
</tr>
</tbody>
</table>
# Index of Speakers

<table>
<thead>
<tr>
<th>Speaker</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alex Cuccia</td>
<td>98</td>
</tr>
<tr>
<td>Mariama James</td>
<td></td>
</tr>
<tr>
<td>Community Board 1</td>
<td>100, 121</td>
</tr>
<tr>
<td>Nicholas Kemper</td>
<td></td>
</tr>
<tr>
<td>New York Review of Architecture</td>
<td>104</td>
</tr>
<tr>
<td>Finley Hunt</td>
<td>106</td>
</tr>
<tr>
<td>Esther Regelson</td>
<td>109</td>
</tr>
<tr>
<td>Maggie Dallal</td>
<td>110</td>
</tr>
<tr>
<td>Gerald Forsburg</td>
<td></td>
</tr>
<tr>
<td>Community Board 1</td>
<td>115</td>
</tr>
</tbody>
</table>
THE HEARING OFFICER: All right. Good afternoon and welcome to the public hearing for the proposed modifications to the World Trade Center Memorial and Cultural Program General Project Plan.

My name is Celeste Frye with Public Works Partners and I've been asked by the New York State Urban Development Corporation, doing business as Empire State Development or ESD and the Lower Manhattan Development Corporation or LMDC, a subsidiary of ESD to conduct this virtual public hearing pursuant to Section 16 of the Urban Development Corporation Act, Chapter 174, Section 1, laws of 1968 as amended or the UDC Act. I will be your Hearing Officer this evening.

Today's hearing is being held pursuant to a legal notice published in accordance with the UDC Act in the December 10th, 2021 edition of the New York Daily News. The purpose of this hearing is to inform the public about the proposed modifications and to afford all interested persons an opportunity to provide oral or written statements and to submit other documents concerning the proposed modifications.

My purpose is to run the hearing in a fair
and impartial manner to make sure that everyone who wishes to speak has an adequate opportunity to be heard.

This evening's event is a hearing, not a question and answer session. It is an opportunity for you to present your views so that LMDC and ESD may consider them in making their final determinations.

Please note that this hearing is being recorded for internal purposes. A stenographic transcript is being made and will be available on LMDC's and ESD's website.

I'd like to give some guidance first to help you fully participate in this hearing. Before we formally begin, we are requiring that only presenters share their video during this hearing. For the best viewing experience, we recommend that all participants enable the feature in Zoom and that allows you to show only participants who have their video enabled. These first two screens provide instructions on how to do that. First for a PC or Android device and then a second screen for a Mac or Apple device.

This screen is for those participants who
wish to view the hearing with American Sign Language interpretation.

This screen explains the options that you have for providing comments on the proposed modifications to the approved plan.

If you signed up to speak before the hearing during the registration process, we have your name and you will be called during the testimony portion of this hearing. If you did not sign up to speak before the start of the hearing, but you would like to speak please identify yourself using the "raise hand" function on Zoom instructions for this are being shown on your screen now and will be shown again periodically during the hearing.

If you are joining us this evening by phone only, you may dial *9 on your keypad to indicate your desire to provide verbal testimony. If you -- when you dial *9 we will (technical difficulties) message with your phone number. Participants using the raise hand function or *9 will be added to the end of this speaker list. The option to sign up to speak will end 30 minutes before the close of the hearing at 7:30 p.m.

I'll give you a moment to read the
instructions before I move on. Again, those
instructions will appear periodically during the
meeting. Comments presented at this hearing will be
taken into consideration by LMDC and ESD as part of
the final review of the proposed modifications.

You'll also have the opportunity to send in
your comments via the email and mailing address that
is provided on the screen now. For those joining us
by phone, the email address is wtcsite5, that's
W-T-C-S-I-T-E-5, @esd.ny.gov.

Comments may also be mailed to 633 Third
Avenue, 37th Floor New York, New York 10017 to ESD,
attention: WTC Site 5 Proposed Amendment.

Comments will be accepted until 5:00 p.m. on
February 15th, 2022. This information is also
available on the LMDC and ESD websites. The
websites listed on your screen now,
esd.ny.gov/wtcsite5.

Before we begin the testimony portion of
this meeting to hear your comments, we will hear
from Tobi Jaiyesimi, Assistant Vice President at
ESD. In addition to Tobi, a number of other
representatives from the ESD and LMDC project team
are with us this evening and will be listening to
all of the comments delivered tonight.

Attendees with us include:

Holly Leicht, Chair of the LMDC Board of Directors;

Dan Ciniello, LMDC President;

Goldie Wexel, Acting General Counsel at ESD;

Matthew Acocella, Associate General Counsel at ESD and LMDC;

Marian Philips, Senior Vice President of Community Relations, ESD;

Francisco Polanco, Director of Community Relations, ESD;

Terrence Cho, Real Estate Development and Planning, ESD;

Eram Qadri, Senior Director Planning And Environmental Review, ESD;

Rachel Slatz, Vice President for Planning and Environmental Review, ESD;

Philip Maguire, Vice President for Design and Construction, ESD;

Derek Utter, Chief Development Officer at the Port Authority of New York and New Jersey;

Matt Peterson, Assistant Director of Real Estate, Port Authority;
And Justin Bernbach, director of community and community relations at the Port Authority. These representatives will be in attendance throughout this hearing.

Before we begin the comment portion of today's session, I'd like to introduce Tobi Jaiyesimi of ESD who will present a summary of the proposed modifications to the GPP.

MS. JAIYESIMI: Thank you so much. Thank you for joining tonight's public hearing on the World Trade Center Site 5 Project.

My name is Tobi Jaiyesimi and I'm Assistant Vice President of Real Estate and Community Relations at ESD. I'm joined tonight by the ESD and LMDC World Trade Center Site 5 project team, members of the LMDC board of directors and representatives of the Port Authority.

As stated earlier, the purpose of tonight's hearing is to give the public the opportunity to deliver oral comments on the proposed modifications to the World Trade Center General Project Plan.

Site 5 which is located at 130 Liberty Street is the location of the former Deutsche Bank Building, which was severely damaged on 9/11. The Lower
Manhattan Development Corps used U.S. Department of
Housing and Urban Development or HUD community
development block grant funds to acquire, remediate
and clear Site 5.

The World Trade Center Memorial and Cultural
Program General Project Plan was originally adopted
by LMDC, a subsidiary of ESD in 2004 to provide for
memorial and cultural uses, as well as commercial
redevelopment of the World Trade Center after the
September 11th attacks. The approved plan provides
for five commercial towers, public open space and a
Performing Arts Center surrounding the 9/11 Memorial
and Memorial Museum. The plan contemplated
commercial and/or hotel use on Site 5.

In February 2006, the Port Authority and LMDC
entered into a memorandum of understanding by which
LMDC would swap 130 and 140 Liberty Street,
including Site 5 with the Port Authority for
property it owned at the center of the campus to
enable the 9/11 Memorial and Museum, as well as the
Performing Arts Center to be built within and
proximate to the footprints of the Twin Towers.

The 9/11 Memorial and the 9/11 Memorial
Museum were opened in 2011 and in 2014 respectfully.
In response to Community Board 1 input, LMDC began discussions with the Port Authority in 2017 about allowing for either commercial or mixed-use development at Site 5. In 2019, LMDC and the Port Authority entered into another memorandum of understanding to jointly issue a request for proposals for Site 5 that would allow for as-of-right commercial development or mixed-use development, including a requirement for an affordable housing component which would require modifications to the General Project Plan.

In February 2021, after a competitive process a mixed-use development proposed by a team comprising Silverstein Properties, Debard Development, Omni New York and Brookfield Properties was conditionally designated by the LMDC Board of Directors.

The proposed project includes residential rental housing with 25 percent of the units permanently affordable, office space, ground floor retail, a 12,000-square foot community facility and fitness and amenity spaces as well as a direct connection to the adjacent Liberty Park.

If the proposed project, which will be the subject of a separate public process is approved,
ownership of Site 5 would transfer from LMDC to ESD
which would serve as landlord for the Site 5
long-term lease, since LMDC will cease operations
once the HUD block grant is closed out. Consistent
with the plan swap and the memorandum of
understanding mentioned earlier, all rent payments
would go to the Port Authority as compensation for
the 9/11 Memorial and Museum and Performing Arts
Center sites.

Since conditional designation of the development
team, LMDC, ESD and the Port Authority have made
multiple presentations to Community Board 1 and
local elected officials and held regular meetings
with the World Trade Center Site 5 Community
Advisory Committee or CAC. Feedback from these
stakeholders has been instrumental in shaping
multiple aspects of the proposed project, including
programming, design and public access to the
building.

There's also been extensive discussion about the
affordability requirements for the proposed project.
The Site 5 RFP required that any mixed-use proposal
comply with the affordability levels of the City's
mandatory inclusionary housing programming.
The proposed project would include approximately 1,200 residential units and 25 percent of the units, approximately 300 units would be permanently affordable to households making an average of 50 percent of area median income which currently equates to approximately 42,000 for an individual and scaling up to 60,000 for a family of four.

Some community representatives and elected officials have called for more affordable housing, including some that the project be up to 100 percent affordable. With a reference of people who lived or worked in the area on and right after 9/11.

The project team is engaged in ongoing discussions about the project's affordability and participated in a December public forum, sponsored by local elected officials on the issue.

It should be noted that approval of the developer's proposed project as well as the disposition of the site and related transactions with the conditionally designated development team are not part of the actions subject to public comment at tonight's public hearing or during the current comment period. Those actions will be the
subject of future public hearing and comment period
after being presented to the LMDC and ESD boards of
the directors later this year.

The current action is strictly to modify the
General Project Plan to allow for mixed-use
development, in addition to the already approved
commercial use. The chart on the screen provides a
summary of the proposed modifications to the current
approved plan. As stated before, the World Trade
Center General Project Plan currently allows for
commercial use on Site 5.

A tower developed under the approved GPP
would be subject to the existing commercial design
guidelines. The proposed modifications would permit
greater flexibility in use, allowing for mixed-use
development including the requirements of
permanently affordable housing and community
facility use in addition to commercial use. It also
would provide for a direct connection to Liberty
Park via a pedestrian bridge.

To reflect the addition of residential use,
draft mixed-use design guidelines have been prepared
and are subject to public review and comment as
well.
The impact of the currently approved plan on Site 5 were studied in the 2004 final generic Environmental Impact Statement. To adequately assess whether any new or substantially different significant adverse environmental impacts could result from the currently proposed modifications to the GPP, an environmental assessment, or EA, was prepared pursuant to the National Environmental Policy Act and the State Environmental Quality Review Act.

This EA concludes that the proposed GPP modifications would not result in any new potential significant adverse environmental impacts not previously identified in the project's environmental review, and that a supplemental environmental impact statement is not required.

On November 17th and November 18th, 2021, LMDC and ESD directors respectively the start of the public review process for the modifications to the World Trade Center General Project Plan, and based on the environmental assessment, made a Finding of No Significant Impact or FONSI and determination of non-significance.

In the spring, the LMDC and ESD Boards of
Directors will consider the public comments made here tonight, as well as any written comments received up until February 15, 2022 and will take action on the proposed modifications to the General Project Plan.

Again, please note that approval of the proposed project, the disposition of the site and related transactions with the conditionally designated development team will be the subject of a future public hearing and comment period after being presented to the LMDC and ESD directors.

The public comment period will remain open until 5:00 p.m. on Tuesday, February 15th, 2022. Comments may be submitted via email or email using the addresses provided on the screen.

Thank you for taking the time to participate in tonight's hearing and I look forward to your comments. Thank you.

THE HEARING OFFICER: Thank you, Tobi. Now I'd like to take care of some administrative matters by asking the stenographer to mark the following documents as exhibits to the hearing transcript:

Exhibit 1, a copy of the hearing notice that
appeared in the New York Daily News along with the affidavit of publication;

Exhibit 2, the General Project Plan and the proposed modifications to the General Project Plan;
And Exhibit 3, the Finding of No Significant Impact and the Environmental Assessment.
Thank you for marking those exhibits.
Now, as we prepare to begin the testimony portion of this hearing, I will once again share instructions for those who wish to view the meeting with American Sign Language interpretation.

As I mentioned at the start of this hearing, if you signed up to speak during the hearing registration process we have your name and you will be called in the order in which you registered. If you did not sign up to speak before the start of the hearing but would like to speak, please identify yourself using the raise hand function on the Zoom. Instructions for this are being shown on your screen right now and will be shown periodically during the hearing.

If you are joining us by phone only, you may dial *9 on your key pad to indicate your desire to provide testimony. Participants who use the raise
hand function or *9 will be added to the speaker list. The option to sign up to speak will end 30 minutes before the close of this hearing, which will be at 7:30 p.m.

Each speaker will be allowed three minutes to speak to assure that everyone has a chance to provide their thoughts here tonight.

I'll begin by calling the names of those who have registered to speak, or the first and last three digits of your phone number if you're using the telephone dial-in option. Elected officials, Community Board District Managers or Chairs and representatives of a government agency will be provided the courtesy of speaking first.

Periodically we will show a list of the next ten speakers on your screen so that you can prepare for your turn to speak. When your name or the last -- first and last three digits of your phone number are called, you will be prompted to unmute yourself on Zoom and we will make sure you're ready before you begin speaking and we start the time clock.

You may scroll or swipe on your screen to see the time clock to remind yourself of the length
of time left for your testimony. Once three minutes have passed, your audio will be muted and you'll be invited to send any remaining comments to ESD's mailing or email address. When you begin to speak, please state your name and affiliation, if you have one for the record.

As a reminder, this is a public hearing for the proposed modifications to the World Trade Center Memorial and Cultural Program General Project Plan. We encourage all speakers to focus your comments on the proposed modifications. We also ask that speakers exercise civil conduct during your testimony. Speakers using inappropriate language will be muted and cautioned before being allowed to continue. Please also be reminded that this is a hearing, not a question and answer session.

Just one moment before we begin with our registered speaker list. We would like to first welcome some of our elected officials who have requested time to provide comment.

Our first speaker will be Emily Leng.

Emily Leng, you may unmute yourself and prepare to speak.

MS. LENG: Hi, this is Emily. I'm -- very
sorry, actually working through a technical
difficulty with my computer right now. Would it be
possible to come back to me in a moment?

THE HEARING OFFICER: Sure. We'll go to the
other priority speakers and then come back to you,
Emily.

MS. LENG: All right. Thank you.

THE HEARING OFFICER: So our next speaker
will be Amy Vera.

Amy Vera, you may unmute yourself and get
ready to speak.

MS. VERA: Hi. Can everyone hear me?

THE HEARING OFFICER: Yes.

MS. VERA: Okay. Thank you. My name is Amy
Vera. I'm the community liaison to Assembly Member
Yuh-Line Niou and I'll be providing a statement
related to a letter that was sent out to the
agencies on behalf of the assembly member. The
member is online, but she is currently traveling
right now via train from legislative session.

I am requesting that you remove the
guidelines that are currently part of the proposed
mixed-use designed guidelines for the General
Project Plan for Site 5 of the World Trade Center.
I request that we schedule with meeting community stakeholders to discuss and revise the guidelines prior to approval. I recognize and commend the expansion of uses for the site to include mixed use such as residential use, community facilities and fitness facilities.

However, community stakeholders have brought concern of the guidelines as we are in — will bind the project to a site for a luxury building, making a fully-affordable building prohibitively expensive.

For months our community has been informed that the GPP approval process was solely to authorize a residential building. However, as clarified in a Community Board 1 meeting on December 13th, the GPP changed now includes guidelines that would legally restrict the design and material of the building. Attaching such specific guidelines to the GPP at this time is also problematic and confusing to our community, especially at this early point of the project.

The term "guidelines" is misleading as it suggests that they are not binding, while further language and definitions of "shall" as mandatory and "will" and permissive and the documents indicate
otherwise.

The community design guidelines developed by Studio Libeskind appear to mandate a specific design. The intent of these guidelines extend beyond simply seeking approval for a residential building or mixed-use buildings, extensive community facilities and provides mandatory design elements that seem to limit fully affordable housing at the site.

Thank you all for participating in 5 World Trade Center Forum, December 9th and committing to working with elected officials and community stakeholders like Community Board 1 and the Coalition for 100 Percent Affordable World Trade Center 5.

We must continue discussing this vital opportunity and ensure that community is engaged in every aspect of this project, such as full affordability for residential use areas, promoting environmental sustainability, utilizing commercial space to match community needs and to expand community space.

I look forward to continuing with you all and your colleagues on this critical project. Thank
you.

THE HEARING OFFICER: Thank you very much.

Our next speaker will be Christopher Marta.

MR. MARTE: Hi. It's Marte.

THE HEARING OFFICER: Marte. Thank you.

You may begin.

MR. MARTE: Hi everyone. My name is Christopher Marte, Council Member of District 1 in Lower Manhattan.

Thank you, ESD and LMDC for hosting this hearing. This is the kind of transparency and opportunity for public participation that is greatly encouraged and I hope that all the comments we hear today are strongly considered.

This is an extremely rare opportunity to build affordable housing in Lower Manhattan. There may not be -- there are not a lot of public open sites like this. And the opportunity to build 100 percent affordable housing should not be missed.

The families that would be able to benefit from living in a transit-rich neighborhood is a once-in-a-lifetime opportunity. The children that will benefit from going to the best schools that our city has to offer is a once-in-a-lifetime
opportunity. A hundred percent affordable housing at 1 World Trade Center will show New Yorkers and the rest of the world that affordable housing is a major priority for New York and that New York City will stand as a center of opportunity for all people.

We should not be sacrificing true affordability for design and aesthetics. If the current design and construction cannot support 100 percent affordability, then we have to find a different design and rewrite the guidelines.

This is not a natural limitation but a choice. And I recommend the city, the state to choose a 100 percent affordable. Thank you.

THE HEARING OFFICER: Thank you very much.

Our next speaker will be Victoria Fariello. Victoria Fariello, you may unmute yourself and get ready to speak.

MS. FARIELLO: Hi. Thank you. So thank you to the LMDC and the ESD for hosting this hearing and I also wanted to thank -- I'm Victoria Fariello. I'm a district leader in Lower Manhattan and I'm also a member of the Coalition for 100 Percent Affordable 5 World Trade Center.
I do want to thank LMDC and ESD for hosting this hearing and also for agreeing to work with us at the forum and at the December 9th forum to come to a better -- to come to affordability, 100 percent affordability 5 World Trade.

It is incredibly important as you've heard our Assembly Member and our City Council Member say that affordability downtown is crucial. We've lost over 5,000 affordable apartments in the last 15 years and this would be an amazing opportunity to make a statement and to help make our -- our neighborhood whole again.

5 World Trade Center is a social justice issue. And I do ask that the environmental impact study consider this as well and to look into what is the environmental impact of bringing in 80 percent or 75 percent luxury apartments. We really do need to make our neighbors and our -- and our community whole again.

And we ask that you please do not include these guidelines that do bind the building to a very expensive design and reconsider and allow for another opportunity to build something that would be entirely average. Thank you.
THE HEARING OFFICER: Thank you.

Our next speaker will be Emily Leng.

And Emily Leng, if you're ready to speak now you may unmute yourself and let us know when you're ready to start. Emily Leng, were you able to rejoin?

(No response.)

THE HEARING OFFICER: Okay. We'll move on and if Emily Leng is able to join us again, please raise your hand or email the help@publicworkspartners.com email address to let us know.

We'll now move on to the first ten registered speakers. Excuse me. I'll read all ten names and if you hear your name on this list of ten, you know that you'll speak likely within the next 30 minutes.

So the list of speakers:

Leslie Koch;

Carl Rodriguez;

Carol Lamberg;

Jessica Lappin;

Grace Lee;

Adam Mesiter;
Taylor Banning;
Jenny Chao;
Mike Marcucci;
And Luisa Colon.

It is our understanding that Carl Rodriguez and Grace Lee, while registered are not on the call at this time.

If -- if you are present or a representative is present, please email help@publicworkspartners.com. That's help@publicworkspartners.com. It's also at the bottom of your screen and let us know.

So with that, we'll invite Leslie Koch to speak.

Leslie Koch, if you're ready -- let me know when you're ready.

MS. KOCH: Hi, how are you?

THE HEARING OFFICER: Good. Thanks.

MS. KOCH: My name is Leslie Koch, and I'm President of the Ronald O. Perelman Performing Arts Center, which is located on the World Trade Center site.

As many in the community know that

Performing Arts Center is under construction and you
can see it rising. And it was very much conceived as part of the master plan eluded to at the beginning of this meeting.

I'm speaking in support of the plan. The plan adds a degree of vitality with mixed use.
Mixed residential use as well as community facilities that I think is very important for the site and for Lower Manhattan.

Lower Manhattan has experienced a revitalization with an increase in residents on the World Trade Center campus site today. There are many visitors who come to the memorial and museum and there are, of course, many office workers who work in Towers 3, 4 or Tower 1. The proposed plan would add a residential component and full-time residents and we at the Performing Arts Center certainly welcome the opportunity to serve those residents with a mix of programming that is planned at the opening of the Performing Arts Center.

The importance of round-the-clock activity on the World Trade Center site was recognized early on in the inclusion of a Performing Arts Center and the modifications to the plan strengthen that focus by permitting modifications for residential use.
The building as currently designed has a mix of facilities available to the public, including ground floor retail, the connection to the park and very importantly a community facility.

This means that in addition to those workers and the visitors who come from around the world there will be individuals and families who will live on the former World Trade Center site and are a part of the Lower Manhattan community; living, continuing the tradition of many people who live in Lower Manhattan, who also work in Lower Manhattan, shopping, socializing, sending their children to school.

The permanent affordability requirement ensures that the residents of the new proposed building will represent the economic diversity of Lower Manhattan. And we know that community facilities and community access are very important to all of the development of the World Trade Center site at the Performing Arts Center, we will have free and open access and free programming for the community.

And in the proposed Tower 5 as currently conceived, a community facility will compliment that
with a potential to attract and serve a diverse array of users from the community, diverse in age, economic circumstance, ethnicity, et cetera. And the programming that will be available to them in that facility will help increase the vitality of the community.

THE HEARING OFFICER: Thank you. Your three minutes have actually been completed. Thank you very much.

Our next speaker will be Carol Lamberg.

Carol Lamberg, you may unmute --

MS. LAMBERG: Unmute.

THE HEARING OFFICER: Unmute, yep.

Hello, Carol Lamberg. Yep, there you are.

(No response.)

THE HEARING OFFICER: Carol Lamberg, I think you're having some technical difficulties. Yes, can you, if you can unmute yourself, we're ready for you to speak.

MS. LAMBERG: Unmute.

THE HEARING OFFICER: Yes, that was perfect. Nope, now you're muted again. That's good.

MS. LAMBERG: Okay. My name is Carol Lamberg.
THE HEARING OFFICER: Carol, I think you muted yourself again. I think you may have left your cursor on the mute button. If you can try unmuting again, you may start over.

All right, Carol, we are working on trying to make sure you're able to unmute. Give us just a moment. Can you -- can you when someone asks you to unmute, if you get a message saying "unmute," can you press that button. No. Okay.

Carol, if you want to try again later or if you'd like to submit your testimony in written form, it will be considered in exactly the same way. Apologies for -- that you haven't been able to do this. But we can -- if you want to raise your hand, if you want to try again later.

Okay. All right. We're going to move to the next speaker.

Carol, we will -- we'll try to work with you again a little bit later to try to speak again.

Our next speaker is Jessica Lappin.

Jessica, I see your video is on. You may unmute and begin when you're ready.

MS. LAPPIN: Hey, I'm Jessica Lappin. And I appreciate this opportunity. Over the last 20
years, Lower Manhattan has really experienced a
tremendous Renaissance and transformation in what
was once an overwhelming commercial district, I say
this as the president of the Downtown Alliance, and
the BID in Lower Manhattan has really become a
vibrant mixed community with 63,000 residents and
thousands of restaurants and retail. And really,
the World Trade Center site has been at the heart of
that Renaissance.

And Brookfield and Silverstein's proposed
development would really go a long way towards
finishing, we're not done, we have two buildings to
build, we need to build this building and contribute
to our long-term success and prosperity. And we
have long advocated for continuing the direction of
mixed-use development in Lower Manhattan. The
retail and residential that's being proposed at Site
5 are very consistent with the broader plan and the
principles that have guided us over two decades
since the attacks. Bringing new residents in will
obviously help and be more important than ever
giving COVID in terms of supporting our local
economy.

Unfortunately, far too little affordable
housing has been built in Lower Manhattan, that was
a mistake and something this can rectify, well over
21,000 units have been built since 200,000, only 552
have been affordable.

This current proposal would deliver five
times the number of affordable units and do -- in a
typical year without public subsidy, create sort of
deep, permanent affordability. And so we do urge
the state to work with the development team to
increase and maximize the affordable units that will
be available in this project.

One of the earliest goals embraced was
reconnecting the campus to the surrounding community
and this retail on Greenwich Street will help do
that and really restore Greenwich Street as an
active and pedestrian friendly corridor.

And while I would say the proposed project
has many benefits for Lower Manhattan, it can also
pose some challenges logistically and this is a
densely-populated community. We do very much
encourage ESDC to work with the developers to plan
appropriately for managing access to the site, both
during and after construction without deliveries,
waste management and how it's all going to function
I would lastly say, we most ardently advocated for the left turn on West Street from Albany Street. Something our founding departed chairman was particularly passionate about. It's a simple change DOT should approve it, we've been talking about it forever. It would substantially improve conditions in the Battery Park City and make vehicle access to the site much easier.

And in closing, we believe the project at Site 5 is a thoughtful response to the needs of our community, we support it and we think it's consistent with the longstanding and broadly supported goals that have been articulated over the last two decades.

The modifications that have been made would provide the option for mixed-use development, a residential tower with permanent affordable housing, a community facility, new retail, a connection to Liberty Park in addition to the already permitted commercial use.

And so without the proposed modifications, Site 5 which would just be developed as a commercial tower. I think we strongly encourage ESDC to
approve the WTC General Project Plan to include housing at the World Trade Center Site 5. And I'm done.

THE HEARING OFFICER: Thank you very much.

We'll move on to our next speaker who will be Grace Lee.

Grace Lee, if you have now joined us and it looks like you are ready to speak. Thank you.

MS. LEE: Hello. My name is Grace Lee. I'm a long time Lower Manhattan resident. I'm here today to amplify the voices of the community for calling for 5 World Trade Center to be 100 percent affordable housing and I ask you to reject any design guidelines that would be a barrier to securing 100 percent affordable housing at this site.

New York is facing a housing crisis right now, with some two-bedroom apartments in Lower Manhattan renting for over $6,000 per month and luxury units standing empty because no one can afford them. This is a once-in-a-lifetime opportunity to create affordable housing opportunities and specifically for September 11th survivors and their families, first responders and
seniors.

The people who stayed in Lower Manhattan after the towers fell rebuilt the city even after they developed cancer and other serious diseases and now they are being priced out of their homes. I've heard some people argue it would be more efficient to build affordable housing elsewhere. It doesn't have to be "either or." It should be "both and".

There's no substitute for the symbolic value of making 5 World Trade Center 100 percent affordable. The community members who rebuilt this neighborhood deserve more than where they can't afford to live. They saved this neighborhood and deserve to stay in it, and what could be a greater living tribute to them than a place that they can all call home.

This is once-in-a-lifetime opportunity and I hope that you seriously consider this. Thank you.

THE HEARING OFFICER: Thank you.

Our next speaker will be Adam Mesiter.

Adam, let us know when you're ready to begin.

MR. MEISTER: Hi. Good evening. Hi. My name is Adam Meister, it's actually M-E-I-S-T-E-R.
Thank you.

THE HEARING OFFICER: Excuse me.

MR. MEISTER: Having worked in the local community for a number of years for Howard Hughes Corporation on a range of improvements, I'm pleased to express my strong support of the proposed modification to the World Trade Center General Project Plan to include housing at 5 World Trade Center.

The proposed building would be an ideal addition to the Trade Center and reflects Lower Manhattan's evolution as a mixed-used community. The project will deliver a much-needed infusion of housing, particularly permanent deeply affordable units to address the substantial need for affordable housing in Lower Manhattan.

Over the last 20 years, the community has suffered from the loss of units due to privatization of nearby co-ops, the removal of rental units from the Mitchell Lama and the expiration of property tax abatement programs that help to keep housing developments affordable.

5 World Trade's mixed income approach would alone deliver five times the number of new
affordable homes produced across all of downtown in a typical year and will do it without public subsidy that is better spent elsewhere to create units in other communities where those dollars can be more effectively deployed.

Not only will 5 World Trade bring much-needed housing and round out the World Trade Center campus, the development will also help spur the City's recovery from the pandemic. The project will create 10,000 new construction jobs, nearly 2,000 new permanent jobs and generate $1.9 billion in economic output, bringing much needed spending to small businesses downtown.

I'm eager to see the highly capable partnership of Brookfield, Silverstein and others bring this dynamic mixed-use residential project to fruition and I encourage the state to move it forward as expeditiously as possible.

THE HEARING OFFICER: Thank you.

Our next speaker will be Taylor Banning.

Taylor Banning. If you are ready to speak -- yep. You may begin when you're ready.

MS. BANNING: Thank you. Thank you to ESD and the Lower Manhattan Development Corporation for
hosting this hearing and giving the community a chance to speak.

My name is Taylor Banning, she/her pronouns and I'm a lifelong resident of Lower Manhattan. I'm also a 9/11 child survivor and the -- and a co-founder of the Coalition for 100 Percent Affordable Housing at 5 World Trade Center.

Our coalition is advocating for 100 percent affordable housing at this site to bring equity, inclusion, access and genuinely affordable housing. Hopefully over 1,200 units to this site with emphasis on 9/11 survivors and first responders.

While our coalition supports the call for -- for this becoming a residential -- a residential building at this site, we do oppose the addition of the new design guidelines that would lock in this current proposal for a luxury tower with inadequate amount of affordable housing. So we are seeking full affordability, residential use of this site but do reject these restrictive guidelines that prevent a chance for a more affordable tower to be built here.

And I would just like to note that, you know, as a resident who has watched my community
build back and LMDC, which was formed with funds to help us build back our community, one of the focuses was meant to be bringing on more affordable housing. And sadly, we have not delivered that. And we are calling on our elected officials, on the LMDC. This is a chance to bring our missing and lacking much needed affordable housing.

Sadly over time, the emphasis on more luxury and big business and big developers has left us, especially here in Community Board 1 where the site falls, to be a residentially segregated community. We need to change that and part of the funds that you know HUD was founded to do and bring was to desegregate and we're calling for that here.

We need to integrate our community. 9/11 survivors are not all white and wealthy. It is a multiracial community, suffering from 9/11 related illnesses and the need for housing. And we have wonderful access to resources here in Lower Manhattan and we need to make sure equal access is given by race, by health and this is a chance to do that. So please, we call for 100 percent affordable, please do not box in these guidelines. This is a chance to do something historic and much
needed and it's a choice we can all make to do it

Together. So I hope we all have the will to do it.

Thank you.

THE HEARING OFFICER: Thank you for your

Testimony.

Our next speaker will be Jenny Chao.

Jenny Chao, if you're ready to speak. You

May begin. Thank you.

MS. CHAO: Hey there. I am a longtime

Resident of Manhattan and very recently in the last

Over five years, a resident of Lower Manhattan. And

I worked and lived in the city when 9/11 happened so

I have ties also to the city.

I think that what is being proposed for

Mixed use is a wonderful opportunity. I highly,

Highly support it. I think our downtown is missing

A lot of new residential opportunities and now while

The goal for 100 percent affordability is wonderful

And I advocate for it as a person of minority and

Color, I don't think it's realistic and that any

Kind of affordable housing is a win.

For what I've seen, the proposed plan would

Allow for at least like 300 permanently affordable

Units and that's amazing. That's totally something

MGR REPORTING, INC.
1-844-MGR-RPTG
to fight for, to have only 100 percent affordable --
I don't think from a residential -- from a resident
point of view, I don't think that's viable because
everything will get locked up in the government.

Now, I may be wrong. However, any amount I
think is a win. On top of that, the proposal is
given by a group of developers and -- and excuse
me -- a group of developers and property owners that
have really been a part of this rebuilding of the
World Trade Center and I do feel like they are well
qualified for this job.

I also think that it's important to just
note that it will bring a lot of jobs if this
project goes ahead. If it doesn't, if it's locked
up in this fight between all 100 percent affordable,
versus some affordable, I don't think it will ever
get finished. And as someone who has lived here for
all of her life, I would really love to see it done
in my lifetime.

On top of that, I think it will really play
a critical role in our recovery from the pandemic.
As someone who lived here through all of that, I
would like to see more jobs come back. Jobs for
blue collar workers like construction workers,
generating the kind of revenue that it needs for this city.

I also would like to just say that this housing crisis is -- I have no words for it. Again, any amount of affordable housing in the proposal I think is necessary. Thank you for your time.

THE HEARING OFFICER: Thank you for your testimony.

Our next speaker we'd like to invite Emily Leng back to speak who was an earlier speaker who had some technical difficulties.

So Emily Leng, if you're ready to speak you may begin when you're ready.

MS. LENG: Hi, yes. Thank you. And really sorry about the earlier difficulties.

My name is Emily Leng. I'm the Community Liaison for State Senator Brian Kavanagh and I'll be reading comments on behalf of Senator Kavanagh and Congressman Jerrold Nadler, State Assembly Member Yuh-Line Niou and Manhattan Borough President Mark Levine. And apologies, I will be reading pretty quickly to try to keep these under three minutes.

We submit for your consideration the following comments regarding the LMDC and ESD's
proposed adoption of the proposed notifications to
the World Trade Center Memorial and Cultural Program
General Project Plan.

We appreciate LMDC and ESD's willingness and
agreement to keep the public comment period open
until February 15th, 2022 in response to our joint
letter on November 16th.

To begin, we want to express our support for
the goals of the proposed modification to expand the
uses permitted at Site 5 to allow for the
development of mixed-use tower with residential
fitness and community facility uses. We believe
that a mixed-use residential tower at this site
would be an appropriate addition to the Lower
Manhattan community, most especially to the extent
it provides affordable housing.

We are aware, of course, that the current
proposed development provides for 25 percent of the
residential units to be permanently affordable.
Over the past several months, we and many community
advocates have strongly expressed the view that
25 percent is simply not enough. Especially for a
community that has been losing affordability at an
alarming rate for many years.
We appreciate your participation and that of the Port Authority and New York State Homes and Community Renewal at our virtual public forum to discuss affordability on December 9th and your commitments to working with us and the community on this issue.

We continue to maintain that maximizing affordability at this site must be a key priority and that every effort should be made to consider various financing sources and other measures in order to ensure a maximum number of permanently affordable uses.

We recognize that the proposed amendment to the GPP calls for a minimum of 25 percent of affordable units and we ask that a sentence be included in the amendment that confirms that the agencies will make every effort to reach maximum affordability at the site.

The proposed amendment also includes a draft setting mixed-use design guidelines that would be administered for any mixed-use development on the site. We believe that the mixed-use design guidelines as currently drafted are too restrictive and not sufficiently conducive to increasing
affordability.

The guidelines currently include language that mandates aspects of the building to a specific design and may not provide enough flexibility to maximize the number of affordable units. When making adjustments to lower construction or operating costs.

We request that the mixed-use design guidelines be revised to be more permissive and a variety of design options that may be considered and allow for the greatest flexibility possible when it's in the service of maximizing affordability.

The design guidelines also lay out the square foot distribution for potential scenarios envisioned for the mixed-use tower. In the maximum residential option, there's currently 36,000 square feet for a fitness instruction center and 13,000 for a community facility.

This neighborhood currently lacks sufficient public community spaces, especially dedicated senior spaces and recreational areas for students and children. Given that this will be a large residential building that is located in the increasing mixed-use neighborhood, we hope to see
increased community space to the extent feasible.

Similarly, there is currently 12,000 square feet for retail in the maximum residential option. As the neighborhood continues to become more residential, we ask that you prioritize community-geared retail spaces, including potential options such as a grocery store or pharmacy.

Finally, with regards to the sustainability standards, we recognize that the current guidelines state that the building must meet LEED gold standards and comply with the sustainable design guidelines applicable to a mixed-use building. We believe that these standards are baseline requirements and ask that you look into and consider implementing additional sustainability guidelines that go beyond what is currently proposed.

In particular, recognizing that both the Governor in her recent State of the State address, the legislature in the form of proposed legislation and the state bodies working on implementation of the climate leadership and Community Protection Act have all proposed requiring all new buildings to be all electric. We ask that the sustainability standards include the requirement of the tower be
all electric to the maximum extent possible.

As for the final piece of the World Trade Center to be rebuilt, we believe that Site 5 is a significant opportunity to bring large scale affordable housing to Lower Manhattan and design a community center building that would enrich the lives of all who live and work in the area.

We appreciate your consideration of these comments and we will be submitting them as written comments. Thank you.

THE HEARING OFFICER: Thank you. Thanks for your testimony and for coming back.

Our next speaker will be Mike Marcucci.

Mike Marcucci, you may enable your video and unmute yourself and let us know when you're ready to begin.

MR. MARCUCCI: Okay. I think I'm ready.

THE HEARING OFFICER: Great.

MR. MARCUCCI: Hi. Good evening. My name is Mike Marcucci.

I'm a filmmaker. I've been working downtown since 2004, filming the reconstruction of the World Trade Center and it's been an absolute pleasure to watch neighborhood transform into the lovely site.
that it is. And personally, a thrill to document to
the great undertaking.

    In 2012, I produced a documentary called
16 Acres. This chronicled the first ten years of
the rebuilding of the World Trade Center, so I've
had a front row seat to the rebuilding process and
it's been quite a -- quite a job. So I've been a
passionate viewer and really have a terrific
interest in what gets built, where it gets built and
when all these new buildings will be completed.

    And so far I think through all of the
difficult battles and compromises, what has been
accomplished is truly a beautiful World Trade Center
site. And from what I see from the renderings, I
think 5 World Trade Center will make a beautiful
addition. I'm thrilled that its proposed mixed-use
residential building with a significant portion
dedicated to low and middle income housing. And I
really hope the affordable housing issue should get
settled soon, but I think this building needs to get
going so the site can be completed.

    I'm also glad it will generate many
thousands of construction jobs. I think this is
really important and these troubled times with the
pandemic still upon us, workers deserve great
projects like this.

So just in summation, as a lifelong New
Yorker, I really look forward to seeing 5 World
Trade Center and the rest of the site completed.
Thank you.

THE HEARING OFFICER: Thank you.

Our next speaker will be Luisa Colon.

Luisa Colon, if you were ready to speak you
may turn on your video and unmute your audio.

MS. COLON: Hi, thanks so much for having
me. I'm also a lifelong New Yorker, born and raised
in New York. And the World Trade Center site has
obviously undergone tremendous transformation over
my lifetime.

I also believe that affordable housing, any
amount is a huge win for the city. But I also think
that it makes far more sense to have a greater mix
of uses at the site in order to create a very
vibrant 24/7 community and also address the evolving
needs of Lower Manhattan. A building focused on
mixed-income housing will complement the office
towers, the Performing Arts Center, retail, memorial
and but it also reflects the transformation of Lower
Manhattan over the past 20 years.

I also think it's really important to note that Lower Manhattan has a severe shortage of affordable housing. The limited number of sites to address this crisis. 5 World Trade Center by itself would deliver five times the number of affordable homes produced across all of Lower Manhattan in a typical year. Do it without public subsidy and with deep permanent affordability. Thank you.

THE HEARING OFFICER: Thank you for your testimony.

Our next speaker will be Carol Lamberg.

Carol, if you are back with us I think we may be able to get your testimony at this time.

MS. LAMBERG: Hey.

THE HEARING OFFICER: Hi Carol Lamberg, if that's you, you --

MS. LAMBERG: Am I doing okay?

THE HEARING OFFICER: We can hear you.

MS. LAMBERG: No, you didn't.

THE HEARING OFFICER: All right. There we are. All right, Carol, if you could unmute yourself. You're speaking but we can't hear you.

MS. LAMBERG: Okay. I'm on my iPad instead.
I'm Carol Lamberg. I've worked in the affordable housing trade all my life starting in college years. In 2002 I testified, advocating for affordable housing as part of the World Trade Center redevelopment. I'm pleased with the resolution to allow residential use on Site 5. However, because the design guidelines could add unnecessary cost, I recommend eliminating the draft guidelines to allow potential cost savings, creating a large, diverse affordable building for low and moderate income tenants in this high income neighborhood sends a beautiful message to the world.

Special outreach to 911 survivors and first responders would make this development a rare opportunity for New Yorkers to say "yes, in my backyard". We should seek funding that would not deplete -- deplete the affordable housing development pipeline and I hope we can really all work together to achieve this goal and create such a beautiful residential and appropriate development on this site.

Thank you so much for the opportunities to speak for putting up with my technical difficulties.
It's a -- the hearing is a pleasure so far too.

THE HEARING OFFICER: Thank you for your testimony.

So we'll now move to our second set of ten speakers. I'll read all ten names. If you are on -- if you hear your name or you see your name on this list, you can assume you'll speak in about the next half an hour.

The next ten speakers will be:

Mariama James;
Joe Woolhead;
Robert Marcucci;
Li Xiao;
Linda Roche;
Jill Goodkind;
Richard Leland;
Matt Kapp;
Victoria Hillstrom;
And Frank Hussey.

I believe out of that list, several people are not -- are not present at this time. So if you are a representative for one of the following folks or if you are just joining us by phone, please email help@publicworkspartners.com. That's also showing
at the bottom of the slide.

If you want to speak, if you are -- or want
for speak for: Mariama James, Li Xiao, Matt Kapp,
Frank Hussey.

If you are on the call you may also just
raise your hand.

So we'll go to the first person we know is
present, Joe Woolhead. Joe Woolhead, you may enable
your video and audio and get ready to speak.

MR. WOOLHEAD: Hello. Can you -- can you
hear me?

THE HEARING OFFICER: Yes.

MR. WOOLHEAD: Okay. Ladies and gentlemen,
can you see me as well?

THE HEARING OFFICER: We can't see you but
we can hear you.

MR. WOOLHEAD: Okay. The development of 5
World Trade Center as an affordable residential
building would be a massive win-win for the downtown
community.

5 World Trade Center will help to bring in
more people of diverse backgrounds to add to the
rich heritage of Lower Manhattan. And also to
continue the revitalization of the area, not only
after the 9/11 attacks but also the ongoing pandemic which has heavily impacted everyone here.

I've worked as a photographer principally on the World Trade Center for over 17 years and in that time, I've seen many changes, mostly for the good. Each new building downtown has only added to the regeneration of Lower Manhattan. During these pandemic times, I think it's important that 5 World Trade Center is constructed so thousands of tradespeople can be gainfully employed.

Each new building under construction benefits the wider community too. Once the building is complete, many more people will be able to enjoy living downtown. I have seen Lower Manhattan go from a terribly depressed area just after 9/11 to a place of immense growth and opportunities for everyone, either working, visiting or playing here. It's critical that we stay focused and continue to develop this area.

5 WTC is a significant mixed-use development for this community. I would like to see the downtown area thrive and be a beacon of hope for the rest of America and the world.

Thank you for giving me the opportunity to
speak on this matter.

THE HEARING OFFICER: Thank you for your testimony.

Our next speaker will be Robert Marcucci.

MR. MARCUCCI: Can you hear me?

THE HEARING OFFICER: Yes. We can hear you.

MR. MARCUCCI: Hi. Thank you. Sorry the video at the moment.

But I just wanted to say that I am a consultant and I have been a fixture in the Downtown Manhattan WTC neighborhood for the last 14 years as a creative producer. I have had a hands-on experience in the growth of this area as a videographer and marketing associate, meeting thousands of folks who have helped rebuild Lower Manhattan, as well as guests ranging from family community, film, TV and other entertainment personalities over the years, helping to create a new vibrant world in this neighborhood.

This is a tremendous accomplishment so far I think, this continually growing part of the city. There's a beautiful growth of spirit and energy that has given me optimism and joy, seeing how everyone is becoming part of an exciting new period in
history.

The idea of a new WTC 5 building being residential with affordable housing could not be a better suited addition to this city and in particular this neighborhood. The cultural benefits and response to this would be immense, I believe. The notion of having a more diverse community strength can only strengthen the optimism and newly seen beauty of the neighborhood and would be a role model for other communities I feel.

I have been in the -- I've been in the new WTC building for many years, and have so enjoyed felt blessed to work in such gold LEED standard conditions and feel other diverse groups should also have this wonderful experience as well. I have worked closely with the creative forces who have helped build these brilliant structures.

THE HEARING OFFICER: I'm sorry, I believe you may have accidentally gone on mute. You're back.

MR. MARCUCCI: I said I believe I left off I have worked closely with the creative forces who have helped build these brilliant structures and I feel quite confident that WTC 5 will be just as
wonderful. And that's it.

THE HEARING OFFICER: Thank you for your testimony.

Our next speaker will be Linda Roche.

Linda Roche, if you are here and ready to begin, you may turn on your video and audio.

MR. ROCHE: Yes. Hi. Thank you for the opportunity to speak. My name is Linda Roche. I'm a 43-year resident of the Financial District and a survivor of 9/11, having worked and been at said 7 World Trade Center on the morning of September 11th.

I wanted to add my voice to the community at large asking for 100 percent affordable housing. I mean, how often do you hear a community advocating for 100 percent affordable housing in a building this size, it's unusual but the -- but the community feels that this is a very necessary addition to the community. We do not have a lot of affordable housing.

On my side of the town by the Seaport, Howard Hughes wants to build a mega tower and offer a few affordable housing to actually get his proposal through. This is a different story. This is an opportunity for the people of Lower Manhattan.
and the survivors of 9/11, their children, the first responders to be given a seat that they might be able to live and enjoy Lower Manhattan as I have for 43 years.

So I would urge the people at large who are determining this to actually think very carefully about giving the building more affordable housing. And if on the occasion that it doesn't work out that way that they don't get full affordable housing, that the people who are in the affordable housing units get full use of any amenities that are put into the building and they are not shut out like the paupers.

I honestly think that this is an opportunity that should not be missed. LMDC I think should be really working with the community and making this happen. So I appreciate you letting me speak and thank you very much.

THE HEARING OFFICER: Thank you very much for your testimony.

Our next speaker will be Jill Goodkind.

Jill Goodkind, if you are present and ready to speak, you may turn on your video and audio.

MS. GOODKIND: Okay. I'm going to be just
audio because my video is --

THE HEARING OFFICER: No problem.

MS. GOODKIND: So my name is Jill Goodkind and many of you know my late husband, Tom, who died from 9/11 cancer.

Tom advocated for over a decade to make 5 World Trade Center 100 percent affordable. I'm requesting the currently proposed design guidelines be removed from the plan modification proposal. And the Board's determination be solely on the modification to make the proposed building residential. The mandatory design guidelines LMDC is proposing lock-in high cost design requirements like rounded glassy corners and they'll be locked in for any building built at the site.

There is no reason to include those restricted mandatory guidelines in the plan to make the building residential, and especially not at this time. Lower Manhattan's losing its limited stock of affordable apartments, it's at an astonishing rate. And yet, LMDC and Port Authority seem determined to make this a majority luxury building.

However, 5 World Trade Center can bring 1,300 units of desperately needed affordable housing
to the area. We need a building that houses New Yorkers from the very lowest incomes to moderate housing that's inclusive, that represents the diversity of our entire city, that includes deeply affordability, housing for essential workers, for single-parent families, and importantly housing for 9/11 survivors and first responders.

Since 9/11, billions of our tax dollars and benefits meant to rebuild this community were used by the developers to create a glut of high price new buildings. The LMDC itself received over 2.8 billion in housing and urban development funds.

Let's put something good there. Something that celebrates life and will stand as a symbol of our value as place where New Yorkers from all walks of life, all races and identities who make this city what it is can afford to live. Not another unneeded tower for the wealthy. Public land for public good.

Thank you.

THE HEARING OFFICER: Thank you for your testimony.

Our next speaker will be Richard Leland.

Richard Leland, if you're ready to speak you may turn on your video and unmute your audio.
MR. LELAND: I'm ready. I don't see my video.

THE HEARING OFFICER: Yep. We can see you.

MR. LELAND: Okay. Good evening, I'm Richard Leland of Akerman LLP and I represent the owner of Club Quarters World Trade Center Hotel and the World Center Hotel which are located at 143 Port Washington Street across the street from Site 5.

On behalf of our client (indecipherable) LMDC for providing this opportunity to speak this evening. Our client also thanks the LMDC and ESD for the hard work that they have done -- they have done and continue to do to develop the World Trade Center site in Lower Manhattan as a destination for New Yorkers and (indecipherable) to visit.

Our client has had a long and deep commitment to the economic and cultural development of Lower Manhattan, particularly the areas within the adjoining World Trade Center. Our clients signed contract (indecipherable) for the hotels just prior to the 9/11 terrorist attacks.

The building was substantially destroyed, yet our client retained its space in Lower Manhattan and elected to enter into the ground lease and
progress and development of the -- and proceeded with the development of the site in 2003.

Due to the delays in rebuilding in part due to environmental conditions at the World Trade Center site, the hotels weren't open until 2010 at considerable additional expense for our client.

The entrance to the hotel was -- had a total of 421 rooms, it was initially planned to be on Cedar Street but due to the placement of the retaining wall for the Liberty Park and the siding vehicular security center below the park, the entrance was moved to Washington Street, directly across from the proposed placement of the loading dock (indecipherable) and the loading dock for Site 5.

Our client supports the site appropriate redevelopment of Site 5 and recognizes the market factor that drive the desire to develop Site 5 with a mixed use rather than another large office building. However, it is concerned about the placement the loading dock in close proximity to the entrance of the hotel that creates a serious potential for safety issues and conflicts between trucks moving in and out of the loading dock, cars,
taxis and pedestrians entering the hotel.

Washington Street is a narrow street and trucks backing into the loading dock have a potential to block traffic and interfere with guests entering and leaving the hotels. Moreover, our client concerned about the potential noise impacts to guests caused by truck movement and about potential odor and emission impacts from the mechanical equipment (indecipherable) to be located on the third floor of the building facing the hotel.

These concerns do not appear to have been adequately addressed in the environment assessment and require further analysis. As well as an analysis to consider alternative locations for the loading dock.

Thank you for your time and attention and we will be submitting further written statements prior to the close of the comment period on February 15th.

THE HEARING OFFICER: Thank you for your testimony.

Our next speaker will be Matt Kapp.

Matt Kapp. If you are ready to speak, you may turn on your video and audio.

MR. KAPP: Thank you. Thank you for having
Can you hear me?

THE HEARING OFFICER: Yes.

MR. KAPP: Hi. This is Matt Kapp. I'm the coproducer and writer of the documentary 16 Acres which covered the struggle to rebuild Ground Zero in the decade after 9/11. And I recently wrote a historical book called the Century Downtown which tells a 100-year history of about 1922 to 2022. So I am going to be very brief and I've studied Lower Manhattan for years now, been a part of it and there's just a few things that I want to point out, that the residential population has more than tripled since 9/11. That's extraordinary change down there.

And even before COVID, nearly 30 percent of people lived downtown, also worked downtown. And that's one of the highest work/live ratios in the country. So it really is an extraordinary, sustainable mixed-use neighborhood. And the key to that is having a sizable residential population. And whatever we can do to keep going in that direction I think is important.

And that's really all I wanted to say. I would hate to go back to the days when it was just
the Financial District when it cleared out after
5:00 p.m. and you could roll a bowling ball down
Broadway. That was -- that seemed like such a waste
of this crown jewel of this great city of ours. And
I will leave it at that. Thank you very much.

THE HEARING OFFICER: Thank you for your
testimony.

Our -- one moment please. Our next speaker
will be Victor Hillstrom.

Victoria Hillstrom, you may turn on your
video and audio and let us know when you're ready to
speak.

MS. HILLSTROM: Hello.

THE HEARING OFFICER: Hello. We can hear
you.

MS. HILLSTROM: Thank you very much for
having me. My name is Victoria Hillstrom. We have
been residents of Lower Manhattan at 385 Greenwich
A/K/A 71 North Moore, both buildings combined floors
2, 3 and 4 since 1982. Our lofts were the cutoff on
9/11 and of course none of us will ever forget the
tanks rolling down the street.

Our wonderful neighbor Robert DeNiro was the
only one with generators, feeding our first
responders while our first responders lined West
Side Highway, waiting to recover people that never
came out of those buildings alive.

We made a promise to our first responders on
9/11 that we would never forget. And while although
I have much respect for Larry Silverstein, I'm
certain that Brookfield would like to be good
neighbors, we absolutely demand that these buildings
are 100 percent affordable.

First and foremost, the Deutsche Bank
Building was destroyed by fire and a number of
firemen died in those buildings over the DOB's
negligence, very similar to the fires in the Bronx
over the weekend. Moreover, this building was
brought by HUD and whatever little d/l memo that
Michael Bloomberg signed, Michael Bloomberg can take
out his checkbook and satisfy the Port Authority.

I am very dear friends with Ron Perelman and
Dr. Anna Chapman that they are working on one of the
buildings in 5 World Trade. This is public land,
those terrorists took aim at our homes on 9/11.
They sought to compromise everything we believe in
in this country and one of those things is our
ability to live and work in Lower Manhattan

MGR REPORTING, INC.
1-844-MGR-RPTG
affordable.

I'm also a designer and I have designed prototypes for fairly many famous luxury stores. There is absolutely no reason that this building would even be mixed-use retail, our malls, Brookfield, Columbus Circle, Hudson Yards our -- to be -- there's no nice way to say it, they're an absolute abortion. Our retail has been closed one by one. We want this building to be 100 percent affordable housing.

We are willing to go to the president. We are certainly willing to look to HUD. We ask that these carve-outs or whatever restrictions that they're trying to cast to satisfy Larry Silverstein. Mr. Silverstein got $3 billion dollars, as I recall. We had $40 billion to rebuild Lower Manhattan after 9/11. The money went to the Bank One, it went to rebuild the New York Times, it went to everything but Lower Manhattan. Very little money stayed in Lower Manhattan. We made a promise on 9/11 that we would never forget.

And to the residents of Lower Manhattan --

THE HEARING OFFICER: Thank you for your testimony. I'm sorry, you exceeded your time
allotment so please feel free to submit your comments also in writing to the -- to the ESD and the LMDC.

So at this time it is 6:30 which is halfway through our planned public hearing. We are going to take a brief ten-minute break to give our ASLs, interpreters and stenographers a moment to rest.

At this time I will -- I'm going to read out the list of the next ten speakers. If you are -- if you see your name or you hear your name on this list, you'll know that you will be in the group that will speak immediately after our ten-minute break.

So those names are:

Charlie Samboy;
Reggie Thomas;
Lucy West;
Mark Murphy;
David Stanke;
Henry Gibson;
Todd Fine;
Emily Hellstrom;
Adrienne Sosin;
And Sarah Cassell.

So we are now going to take that brief
ten-minute recess and we will reconvene at 6:40 p.m.
We can start the ten-minute clock now and at that
time, the list -- that list of speakers that I just
read out will be the first speakers to provide their
testimony.

So thank you for your patience. We'll see
you at 6:40 p.m.

Whereupon, a short break was
taken.

THE HEARING OFFICER: Welcome back to the
World Trade Center Site 5 public hearing. Thank you
so much for your patience during a brief break and I
believe that our first speaker post-break -- I'm
going to briefly read through the list before we
begin.

The first speaker will be:
Charlie Samboy;
Reggie Thomas;
Lucy West;
Mark Murphy;
David Stanke;
Henry Gibson;
Todd Fine;
Emily Hellstrom;
Adrienne Sosin;
And Sarah Cassell.
I believe that about three of these
registered speakers are not -- are not visible so if
you are -- are speaking on behalf of Lucy West,
Henry Gibson or Adrian Sosin, please raise your hand
or send an email to help@publicworkspartners.com so
that we make sure to call on you.

All right, Charlie Samboy. Thank you so
much for your patience. We're ready for you when
you're ready.

MR. SAMBOY: Thank you, Celeste. Good
afternoon everyone. Thank you to ESD for providing
us this opportunity to testify. My name is Charlie
Samboy. I am Director of Government Affairs at the
New York Building Congress. The Building Congress
is comprised more than 550 organizations and 250,000
skilled professionals across the building industry.
We see to promote the economic and social
advancement of our city and its residents and as
such we support the redevelopment of World Trade
Center 5, and the revitalization of Lower Manhattan
to the proposed amendments to the GPP.

New York will never reach its fullest
potential until we have 24-hour neighborhoods across
the five boroughs that diversify communities,
integrate affordable housing and connect residents
with all the wonderful amenities that our city has
to offer.

It's in the best interest of all New Yorkers
that we explore all avenues to bring permanent
affordability on publicly-owned sites such as this
and we are proud to support this amended GPP.

Lower Manhattan has seen a tremendous
recovery following the tragic events of 9/11, the
economic growth and vitality of the neighborhood has
defied all odds and has shown that New York has a
capacity to overcome even the most challenging of
circumstances.

However, over the last two decades, the
community has also lost a considerable number of
affordable housing units due to the privatization of
coop buildings and many buildings leaving the
affordability programs once they expire.

World Trade Center 5 is an opportunity to
deliver on Lower Manhattan's dire need for new
residential units that will implement the growth of
the neighborhood and its attractiveness for
families. The development of 1,200 of units of
housing including 300 that will be permanently
affordable. We can help make Lower Manhattan a
truly mixed-use district and one that supports small
businesses that depend on a steady flow of
pedestrians, something that has been a challenge
throughout the COVID-19 pandemic.

Additionally, the Building Congress supports
the need for investing in construction and projects
and policies that fuel the city and state's
economies. Building is one of the best ways to get
out of the economic crisis, accelerating our
recovery and employ thousands of workers.

This project will -- is estimated to create
10,000 construction jobs generating 1.9 billion in
economic output during the construction phase alone
and 1,900 permanent jobs upon completion. These are
jobs that have the capacity to elevate families and
gainfully employ those effected by the economic
crisis.

In closing, developing sorely-needed
affordable housing in a sustainable and
energy-efficient way while providing community
facilities will complement the World Trade Center
campus and the broader neighborhood tremendously. All of this can be achieved through this revised GPP presented here today by Silverstein, Brookfield, Omni and their partners.

We applaud them for their vision to create a world-class mixed-use residential project that is critical to New York's future and we ask that the ESD to invest in our state's economic success by approving this GPP. Thank you.

THE HEARING OFFICER: Thank you for your testimony.

Our next speaker will be Reggie Thomas. And Reggie, I believe you can unmute yourself and begin when you're ready.

MR. THOMAS: Great. Thank you. My name is Reggie Thomas and I serve as the senior vice president for government affairs at the Real Estate Board of New York, the city's leading real estate trade association which represents commercial, residential and institutional property owners, builders, managers, investors and other organizations that are active in New York City real estate.

Thank you again for the opportunity to
testify this evening. It's clear we have a housing crisis in New York with increasing rates of homelessness, overcrowded households and few available affordable options.

According the most recent U.S. Census from 2010 to 2020 the number of New York City residents grew by roughly 630,000 people but we only created enough housing for 206,000. Lower Manhattan is a vibrant neighborhood with great access to jobs, transit, parks and schools but housing is so critical for the community.

To put in context in terms of New York City, New York City's housing production lags behind 17 other major metropolitan areas throughout the U.S. including Seattle, Boston, San Francisco and Los Angeles. By every tracked measure New York needs more housing but especially housing for our most vulnerable.

Over the last 20 years, Lower Manhattan has lost affordable units cooperative buildings and rental complexes (indecipherable). The max of construction replacement affordable units in this neighborhood is challenging with restrictions to residential density, high land values, and labor
costs all contribute.

That's why the opportunity here at 5 World Trade Center is so important. If the project plan is amended to permit residential use, a mixed-use building here will deliver approximately 1,200 residential rental apartments, of which 300 will be permanently affordable. With finite public dollars available and limits on and bonds and tax credits for affordable housing from the federal government, (indecipherable) development team will deliver these necessarily units without public subsidies with permanent affordability.

The development will also play a critical role in the city's recovery from the pandemic as noted by many other speakers before is thousands of construction jobs as well as the permanent jobs that can emanate from this project is so critical as we rebound from the pandemic. Accordingly, it will also maximize revenue from the public, including the Port Authority which has invested hundreds of millions dollars already in the Trade Center site.

Lower Manhattan is successful live, work, play neighborhood. It is appropriate that the new development that has significance square footage to
the neighborhood and the special campus continue
that spirit. The new housing, the development and
the completion of the World Trade Center campus and
new community services the project add are exciting,
important and appropriate changes to the project.
Thank you.

THE HEARING OFFICER: Thank you for your
testimony.

Our next speaker will be Mark Murphy.

Mark Murphy, you may enable your video and
audio get ready to speak.

MR. MURPHY: Hi. How are you, Celeste?

THE HEARING OFFICER: Good, thank you.

MR. MURPHY: I don't know if you can see me.
I have no idea.

THE HEARING OFFICER: We can see you and
hear you.

MR. MURPHY: I'm Mark Murphy and I'm a long
time New Yorker and community advocate.

I lost my brother-in-law on 9/11 and
actually today is his birthday so we all say a
prayer for him. My father was a member of Congress,
Jack Murphy from Lower Manhattan for a decade, a
proud progressive who funded the infrastructure so
that we could have what is today Battery Park and World Trade Center.

I have worked downtown in the World Financial Center and know firsthand how important this hub is to the economy of New York City and to the United States.

And yes, New York's housing crisis requires more housing in all boroughs at all price points. And 5 World Trade Center will also provide needed market rate housing in communities and public amenity spaces, helping complete the exciting and needed revitalization of the World Trade Center and Lower Manhattan. The development will also play a critical role in the city's recovery from this pandemic.

It's projected to create 10,000 construction jobs, union construction jobs, good-paying jobs with protections and with pensions and close to 2,000 permanent jobs, generating close to $1.9 billion in economic output. Importantly, it will also maximize revenue for the public, including the Port Authority which has invested hundreds of millions of dollars in rebuilding the Trade Center site. Our dollars have been reinvested. We need
these mixed use -- these mixed-use buildings to be
built so that New York City can rover.

Again, thank you, Celeste, and thank you all
for taking the time to come tonight.

THE HEARING OFFICER: Thank you for your
testimony.

Our next speaker will be David Stanke or
Stanky. Apologies for pronunciation.

David, if you are ready to speak, you may
enable your audio and video.

Hi, we can hear you and you're not on mute.

MR. STANKE: Very good. Thank you for the
opportunity to speak today. I am David Stanke.

I have lived -- I lived since around 2000 on
Liberty Street, the block just between the proposed
new building and World Trade Center 4, so right in
that corner.

We rebuilt our building and our block got
put back together and I have watched very carefully
all of the development of the World Trade Center
ever since. And while it is doing quite well now,
and I think it's a beautiful development, it's --
you know, very -- it's a great place to live, it's a
great place to work and to be around. I have -- it
has taken a long time to get there and I think there
were a number of mistakes that have been made in the
path to getting there.

As a part of the community, I must also say
that we got down to a very small number of people
and it was a balanced community of people of various
economic backgrounds and I think it was a tight
community and I think we benefited from having a
diverse community through those tougher years.

And I look forward to the opportunity to
continue to develop housing that is appropriate for
all income levels and a range of people. So I would
have preferred that the commercial development
continued as planned but market realities were such
that it makes sense to convert World Trade Center 5
to a residential or multiuse building at this time,
and that makes complete sense given the current
economic conditions.

I think the other aspect of considering the
economic conditions that we had to look back at yet
though, there were many mistakes that were made.
Mistakes that were very costly, and the World Trade
Center development ended up being very expensive
development because many decisions were made not
based on financial reality but based upon sort of emotional impulses. And managing costs at the site has seriously damaged the Port Authority's economic position. I know driving in and out of the toll booth is hugely expensive, getting in and out of New York now because money at the World Trade Center was not managed as carefully as it should have been.

I think the World Trade Center site is an ideal site to put market rate housing and I'm glad that it's going to be mixed-use housing as in the current plan, but it's very important that this building as profitable -- maybe not as profitable as we can make it, but it will be designed in a way that meets the look and feel of the World Trade Center site as it is. And that it is economically available to the extent that it helps restore the financial stability of the Port Authority.

So I think that the plan with the housing as specified, seems to be a very good plan that will both balance the design of the site, the location of the residential is extraordinarily good. I think, you know, between Liberty and Cedar Street there is joining other residential buildings in the area and I look forward to seeing it get built sooner rather
than later. Because --

THE HEARING OFFICER: Thank you.

MR. STANKE: We have been very, very delayed.

THE HEARING OFFICER: Thank you. You've gone a little past your three minutes, so if you'd like to submit additional testimony you may do so via email or mail. Thank you very much.

Our next speaker will be Todd Fine.

Todd Fine, you may unmute yourself. Yep, there you go. You may speak when you're ready.

MR. FINE: Hi. Yes.

THE HEARING OFFICER: We can hear you.

MR. FINE: I'm Todd Fine. I'm a member of the Coalition for 100 Percent Affordable 5 World Trade Center. Now, the premise of this meeting tonight was supposed to be a discussion of the environmental impact findings and the General Project Plan modifications. And obviously it's understandable that some members of the public would like to talk about the specific plan especially in terms of the guidelines.

But if I find it concerning that lobbyists and your own developer, Larry Silverstein, sent
people to talk about the plan itself, directly
violating your instructions that they knew
beforehand and that were announced tonight,
sometimes even with overlapping language.

We even began with Howard Hughes
Corporation, a Texas company who has received
unimaginable public subsidies, who now wants to tell
New York City how it should spend its Howard --
housing subsidies. Which is interesting because the
lobbyist effort tonight, is directly the Howard
Hughes plan, 250 Water Street. Lots of lobbyist
groups, REBNY groups and but also most importantly,
Astroturf people. There were many people who spoke
tonight who were actually directly paid by Larry
Silverstein who did not announce this.

Mark Marcucci had a film that was funded by
Silverstein, was not disclosed.

Jenny Chao is thanked by Matt Kapp with a
group of other Silverstein employees in the
introduction to his book about Downtown Manhattan.

Joe Woolhead directly does photography for
Larry Silverstein and for the 9/11 Museum.

Luisa Colon was a consultant to Silverstein
Properties.
And Mark Marcucci was a consultant for Larry Silverstein.

This use of distorting this public form is
questionably even legal, but it definitely is a
disrespect to all of the government agencies
involved; LMDC the ESD. They should not have their
meetings that are supports to engage the public and
get sincere input distorted by lobbyists and
Astroturf supported by Larry Silverstein.

It should -- this should cause people to
stop this deal and don't go down this path of having
a manipulated public process. Larry Silverstein has
infinite time to discuss with you his feelings about
it. We also don't need lobbyists generally to tell
us about the economic benefits of a plan that
they -- that isn't the subject.

We also had an entity like the 9/11
Performing Arts Center which did not disclose that
if this land is concluded, they would get fee
interest to their site without -- with -- as a
function of that, that wasn't even mentioned.

So I want to say, you know, what we need
from ESD is not to talk to these developers, not to
let the developers take over the conversation and
manipulate the public process but have the working
sessions that have been asked for by all the elected
officials and the real members of the community for
the last year.

But somehow, the developers were able to
manipulate this to get to the top of the list and
it's an insult to all the government agencies, and I
hope you will sanction them. Thank you.

THE HEARING OFFICER: Thank you very much
for your testimony. Our next speaker will be Emily
Hellstrom. I believe Emily Hellstrom had turned on
her video a moment ago.

MS. HELLSTROM: Sorry. I'm outside and of
course I'm right by Pier 40 and there is a fire
truck going by. I don't know if you can hear me.

THE HEARING OFFICER: We can hear you. You
may go ahead and give your testimony. No problem.

MS. HELLSTROM: Thank you so much. Well, I
think it is fitting actually that I'm at my
daughter's softball practice, which is at Pier 40, a
piece of public land that is being used by the
public for the betterment of our communities. And I
believe that the same thing needs to happen at 5
World Trade Center.
There is something that is going on throughout our city that is really -- something that has been going on for many years which is the private/public partnership and as very well journaled in the Journal of Urban Affairs by Sandra Guinand, the rearranging of public/private partnerships has happened over the years such that the public part of the deal has been completely subverted. Over time this degrades and basically what happens is once our public land is gone, it is gone.

And we have seen that in Lower Manhattan, obviously we needed to have a huge amount of economic drivers come in and jump start our economy after 9/11. However, unfortunately, we have found that site after site went without real affordable housing being given back to our community as was promised, as Jill Goodkind so rightly said and her husband championed that affordable housing was in the original plan and we are now down to the last site and it is unfortunate that the -- the Port Authority is saying, well, we need the money.

However, there are ways. Budgets are all about values and we should not be ceding public land
to private developers in order to reflect our
budgets. Private interests are not aligned with
public interests. So I urge you to not make any
decisions tonight that would preclude 100 percent
affordable housing or at the very least an enormous
amount far more than 25 percent of affordable
housing that was promised or sort of an entire area
that was promised to contain residential and
affordable housing.

So and I will concur with Todd Fine when he
says that it is deeply unfair to the public to have
people speaking in a sneaky way on behalf of the
developer.

And thank you so much and thank you for
holding public hearings. They're very, very
important. They're the bedrock of our democracy and
of founding our nation so I don't say that lightly.
Thank you so much.

THE HEARING OFFICER: Thank you very much
for your testimony.

Our next speaker will be Adrienne Andi
Sosin.

I believe you joined us recently, Adrienne
Andi Sosin, if you are here.
MS. SOSIN: Am I on mute?

THE HEARING OFFICER: Nope, we can hear you.

MS. SOSIN: Good, okay. I am a long-term downtown resident. I live in South Bridge Towers and have lived there since 1976. I remember the Trade Center being built and we were there during 9/11. My whole family lives in South Bridge, which was affordable housing until it went private and there -- it is still affordable housing. And the people who live there may be sitting in, you know, million dollar apartments but they are not rich. And affordable housing is very needed in this city.

And 5 World Trade Center is a public property, it should be dedicated to affordable housing and that's the way I feel about it. And I think that most people who live downtown want our -- want residents to be, you know, the regular middle class people, not necessarily rich enough to afford million dollar apartments and their upkeep.

So I am with Todd Fine on this -- on this issue. Because I really feel like he has -- he has -- has investigated and has learned what needs to be -- done about -- about 5 World Trade Center and I hope that this meeting gives -- gives impetus
to good government people who are not going to
knuckle under developers and do the kinds of
underhanded things that are being done around 250
Water Street.

    Thank you very much for allowing me to
    speak.

    THE HEARING OFFICER: Thank you for your
testimony.

    Our next speaker will be Sarah Cassell.

    Sarah Cassell, you are -- if you would like
to -- I see you coming on. You can also unmute
yourself and speak when you're ready.

    MS. CASSELL: Hey. Can you hear me?

    THE HEARING OFFICER: We can hear you but
your camera is not showing your face.

    MS. CASSELL: That's okay. You don't need
to see me really.

    I'm a longtime resident of Gateway Plaza and
a survivor of 9/11. With the reneging of the
Gateway Plaza rent controls, my family will very
likely be priced out of the neighborhood. A World
Trade Center 5 with affordable housing targeted to
survivors and rescuers maybe, possibly we can stay
in the area. Also having raised our child in
Battery Park City, we recognize that the play space available with the increase of population in FiDi in the area is ever decreasing. Few opportunities for competitive athletics, a prime college application driver are available without full-sized gyms for practice and games. Please include a full-size gym for neighborhood school use in the community space.

And yes, go Todd Fine, go Jill Goodkind.

And thanks everyone. Good night.

THE HEARING OFFICER: Thank you for your testimony. We'll now move to our next set of speakers. I'll read the names. They are also showing on your screen now. These I believe are mostly folks who raised their hands since they've been on the call and were not preregistered.

The list includes:

Justine Cuccia;
Michael Robinson Cohen;
Alex Cuccia;
Nicholas Kemper;
Mariann Riedel;
The phone number that begins with 1971 and ends with 690;
Finley Hunt;
And Esther Regelson.

Once this group of people has the opportunity to speak, if there is time we will then open up for -- if anyone would like to -- anyone more would like to speak or would like to speak again.

On this list, I believe Mariann Riedel is not present. If you are Mariann Riedel or are speaking on Mariann Riedel's behalf, please raise your hand or email help@publicworkspartners.com to let us know that you're present.

And so with that, we'll move on to Justine Cuccia.

You may enable your video and audio to speak.

**MS. CUCCIA:** Okay. I think I was able to do both but we'll see.

**THE HEARING OFFICER:** Yeah. We can see you and hear you.

**MS. CUCCIA:** All right. Sounds good. Good evening, and let me begin by thanking LMDC and ESD for having this forum. My name is Justine Cuccia and I'm a member of the Coalition for 100 Percent Affordable at 5 World Trade Center. I'm also a
September 11th survivor who has beaten two cancers caused by exposure to toxic debris on that day.

I want to emphasize a few points here:

First, 100 percent affordability is an achievable goal based on ample precedent. Consider just one example among many, Manhattan Plaza and Hell's Kitchen. With 1,689 mixed affordable income units, it has proved to be financially successful and socially sustainable since the mid-1970s.

Second, while I urge you to adopt the guidelines language that enables mixed-use residential development at this site, I recommend in the strongest possible terms that you change the use of the word "shall" to "may." Language that is permissible -- permissive rather than help create 100 percent affordability at this site.

Third, our coalition defines affordability and its integration of mixed -- mixed income, low, moderate, middle, upper-middle income tenants with a preference given to 9/11 survivors, their children and seniors. I want to say that this is a diverse -- a diverse group of people from all Lower Manhattan neighborhoods as well as first responders and their families.
What Lower Manhattan needs is more diversity, socioeconomic as well as racial. The coalition's plan goes a long way to achieving that. What Lower Manhattan doesn't need is more luxury apartments. Especially, as so many newly built units remain vacant.

As Chris Marte, a city counsel member said earlier, Lower Manhattan is a transit-rich neighborhood with schools and green space. We need to bring in residents who will be part of the community, and not those for whom 5 World Trade Center will be a pied-à-terre or part-time home and the fact that public money is being used to build luxury homes, it's just not acceptable.

Going back to the mixed-use residential in the guidelines. Our neighborhood needs a community facility; part senior center, part gymnasium for the schools. We need an affordable grocery store. We need accessible medical facilities. These all could contribute to the supporting -- financial supporting the building but we need these things. The dimensions set forth the guidelines give short shrift to these elements in favor of what appears to be a high-end expensive fitness facility.
I ask also that you revisit the Environmental Impact Study to take into account these needs in light of the current state of our community. The last thing Lower Manhattan needs is more luxury housing and more premium priced amenities. We have enough.

Making 5 World Trade Center 100 percent affordable will help ensure that the vibrancy, stability and diversity of Lower Manhattan in perpetuity. This is an opportunity to achieve something that is not only essential but that is exceptional. Our community and our city is owed nothing less and the 9/11 survivors and their families who came back to rebuild and renew Lower Manhattan deserve nothing less. Thank you.

THE HEARING OFFICER: Excuse me. I had put myself on mute. Thank you for your testimony.

Our next speaker will be Michael Robinson Cohen.

And I believe you are ready to unmute and begin when you're ready.

MR. COHEN: Great. Can you see me?

THE HEARING OFFICER: Yes.

MR. COHEN: Hello. My name is Michael
Robinson Cohen and I'm an architect who lives and works in Downtown Manhattan. And I'm a member of the Architectural Collective City Group. I'm here to stand with the Coalition for 100 Percent Affordable 5 World Trade Center.

I support the designation of the building as a mixed-use development, but the current 25 percent affordable allotment is simply not enough. The last thing the city needs is more market rate luxury housing.

Currently, the city has a surplus of market rate housing and many of those units remain in the middle -- remain unoccupied in the middle of a housing crisis. I also want to encourage the LMDC to reject the proposed design guidelines. These guidelines will make it very difficult to build an affordable tower. And as an architect I believe we need an inspiring design that is a symbol of the city's commitment to housing all people.

We don't need another generic tower that represents the power of real estate developers to define the physical appearance of the city. Yes, the cost of construction at this site will be extremely expensive. But this should prevent the
construction of 100 percent affordable tower,
especially given the amount of public funds that
already been dedicated to this site and the
commitment to affordable housing in the original
plan.

Ultimately, the city is the city only when a
diverse of people live within it. Making this tower
100 percent affordable is a critical part of making
this city a place dignity for all people.

Thank you for giving me the time to make
this comment and holding this public hearing.
THE HEARING OFFICER: Thank you for your
testimony.

Our next speaker will be Alex Cuccia.
Alex Cuccia, if you are -- if you're ready
to begin, you may turn on your video and audio.

MR. CUCCHIA: Cool. Can you all hear me?
THE HEARING OFFICER: Yes, we can.
MR. CUCCHIA: Cool. I'll leave my video off.
I'm not really anybody special or affiliated
with any organization. I'm just a concerned member
of the public that has heard about 100 percent
affordability -- or the 100 percent affordability
push for 5 World Trade Center.
I've lived pretty much the majority of my life in Downtown Manhattan. I've seen firsthand how these neighborhoods have become less affordable over the past few decades. I'm lucky and grateful enough to be able to personally afford living down here for rising rent, the cost of living, all of that but not everybody is.

So I want to go on record saying that I'm in full support of 100 percent affordable 5 World Trade Center. The proposed restrictive mix-used guidelines for 5 World Trade should be withdrawn or replaced with language that enshrines 100 percent affordability.

It really makes no sense to me that we are even discussing building more luxury apartments or fancy retail spaces when so many luxury apartments and so much retail space currently sits empty. Yeah, it's kind of baffling.

Anyway, again going to be -- going on record saying that 100 percent affordability for 5 World Trade Center is really only the correct path forward that I can see.

Yes, that's all I gotta say. Thank you.

THE HEARING OFFICER: Thank you for your
testimony.

And at this time we're going go back to someone who had been absent earlier on the prior list, Mariama James who I believe their name -- yes, may not -- may not be quite right on the Zoom, but if you could just state your name and affiliation when you begin. You may begin when you're ready.

MS. JAMES: Hi, I'm Mariama James. I'm not Carol Lamberg.

I would like to disclose that I am a member of Community Board 1 here. I'm the co-chair of the quality of life committee and I'm the treasurer of Community Board 1, but I'm speaking behalf of myself. I'm also a member of the 100 Percent Affordable 5 World Trade Center Coalition, I'm one of the cofounders.

And I'm a 9/11 survivor. My father passed away from a 9/11-related disease in May of last year. And my mother is stage 4 colon cancer, 9/11 related colon cancer survivor. So this is an issue that is very personal to me. My mother worked at Deutsche Bank ironically.

And I want to go on record with my friends, neighbors and colleagues here asking you to please
wherever your guidelines refer to "shall" which we were able to determine is basically a misnomer to call them guidelines because "shall" means it's a requirement in your guidelines.

To change everything from "shall" to "may", if we're genuinely going to be fair and to allow people the public comment through mid-February and also to allow for any further affordability. Of course, we want 100 percent but those guidelines are really rigid and would make it impossible for affordable housing to -- additional affordable housing to exist in the space.

I also want to point out that the affordable housing that would go in there currently, is like so much more other affordable housing around, not just the city, but the state, the nation not really affordable to most. And census numbers show -- you can look at the local numbers, you can look at the city numbers, census numbers, show that the majority of people of color cannot afford to move into these neighborhoods, even with affordable housing as guys refer to it or as AMI -- the HUD, you know, determines based on AMI is affordable or the AMI that you're using. And so what happens is that the
neighborhood becomes segregated, whether that's intentional or accidental, that's the outcome. Like public spaces, like public land is not supposed to be segregated, you know, it's -- as of 1965, the Civil Rights Act.

And so it's essentially discriminatory. It's essentially red lining to create affordable housing on public land that the majority of the public can't afford, that they're automatically locked out of. And that is what drives us, that is what drives me wanting to have all those people that were described earlier, the union guys, all the jobs.

This would -- you make it affordable, it's still going to create those same jobs. And so we want them to not be able to have those jobs but to be able to afford to live here. And not have to go to an outer borough or across the water to another state or something to go home where they can afford to live.

We want people, teachers, you know, all kinds of union people, office, restaurant workers, delivery guys, all our essential workers that we call them essential but then we just, you know, dump
them after they come and they serve us. We want them to be able to afford to stay here.

We want 9/11 survivors who fought to rebuild the neighborhood to make it even attractive enough for somebody to want to build a luxury tower, we're who did that. The people that remained here, the people that were called back to this neighborhood and worked to rebuild it are responsible for the neighborhoods, how it is now, that it's so attractive. And we want those people to be able to afford to stay and to move in if they were never able actually to, you know, get this close to the district.

Because 911 survivors cover not only CB1 but CB3 and they're completely locked out of this conversation. Their incomes are completely locked out of what the current standard is in the plan.

THE HEARING OFFICER: Thank you very much for your testimony this evening.

And I just want to make sure that folks know -- or just give a brief reminder that the opportunity to sign up to speak will end at 7:30 which is in ten minutes. Before the end of the public hearing which is scheduled for 8:00, although
we will go a bit past that if needed, if we still
have folks to sign up.

So if you would like to speak and you have
not yet spoken, please raise your hand or dial *9 on
your telephone key pad to let us know that you would
like to be added to the speaker list. And we
have -- we currently have about seven more people --
no, I'm sorry, about five more people on our list.
Next will be Nicholas Kemper.

Nicholas Kemper, if you are ready to speak
you may unmute and turn on your video.

MR. KEMPER: Hey. Hello. I'll be very
brief.

THE HEARING OFFICER: Hello.

MR. KEMPER: Hi. You can hear me alright.
I'm the publisher of New York Review of Architecture
with the Architectural Club and Gallery Group and in
support of the Coalition for 100 Percent Affordable
WTC.

We actually made a public design call for
architects to propose possible designs for a 100
percent affordable tower. We have seen an
incredible amount enthusiasm for the call since we
posted it last Thursday, 112 teams from around the
world have registered. The deadline for submissions is February 12th, at which point we'll be assembling these designs and then submitting them as a public comment before the period is over on February 15th.

We hope they can serve as a way to help open up this important discussion and I hope the community find a feasible and compelling path to this important goal. That's all.

THE HEARING OFFICER: Great. Thank you for your testimony.

Our next speaker was slated to be Mariann Riedel, but I believe that Mariann Riedel is not present. If you are Mariann Riedel or a representative to speak for that person, please email at us help@publicworkspartners.com to let us know or raise your hand.

So our next speaker will be joining us by phone at the phone number that begins with 917 and ends with 690.

You may unmute yourself and let us know when you're ready to begin.

If we have a participant on the -- in the meeting who has the phone number 917 and then that ends with 690, please let us know by un-muting.
yourself and you may give your testimony.

(No response.)

Okay. With that, we will move on to our next speaker. Our next registered speaker is Finley Hunt.

Finley Hunt, if you'd like to unmute yourself or turn on your video you may begin.

MR. HUNT: Yeah. Hi. Hi.

THE HEARING OFFICER: Hi.

MR. HUNT: I was trying to start my video but it looks like it's not working.

THE HEARING OFFICER: I'm sorry. We can hear you fine.

MR. HUNT: My name is Finley Hunt. I'm a retired -- I used to -- I'm a retired city worker. I used to work for an agency called DCAS, and I was a downtown resident back in the '80s, 474 Greenwich Street. And then I was kind of priced out of the neighborhood and I'm a friend of Jill Goodkind's and a friend of the late Tom Goodkind's.

I just wanted to say I am a member of the general public. I'm also a World Trade Center survivor who worked in the Dinkins Municipal Building during 9/11.
I wanted to say that I support the position that site 5 of the World Trade Center should be 100 percent affordable housing. As public land, this site should maximize public benefit. There's a desperate need for affordable housing in this part of Lower Manhattan. The immediate neighborhood has become one of the most expensive and most segregated parts of New York City.

The city and the state's focus on subsidized luxury housing after September 11th, 2001 continue to these unfortunate trends. Justice requires a fully affordable building. The mixed-use design guidelines proposed as part of this modification of the General Project Plan make it more difficult for an affordable tower to be built at the site. They require expensive materials and a very particular building envelope. They should be withdrawn or remade.

While I agree that the General Project Plan of the World Trade Center should be changed to allow for residential building, there are also many adverse socioeconomic and environmental impacts of the current plan that should have been noted in the environmental impact determinations. The
determination appears to go out of its way to not
engage seriously with the effects of luxury towers.
I think we need more affordable housing in
the city and I don't want to see more luxury housing
built. There's luxury housing going up all over
Manhattan and we have a severe lack of affordable
housing. And this neighborhood really needs
affordable housing. Thank you. Thank you.

THE HEARING OFFICER: Great. Thank you for
your testimony. We appreciate it.

And so then we have -- I believe one more
speaker whose name is on the list and an additional
list who has requested to speak. So the two
speakers we have on deck at this point are Esther
Regelson and then Maggie Dallal.

And so if you have not yet spoken but would
like the chance to provide testimony, please signal
your intent by 7:30 which is in less than five
minutes by raising your hand or -- or dialing *9 on
your telephone key pad.

So with that, we will move to our next
speaker, who is Esther Regelson.

Esther Regelson, if you're ready to speak,
you may unmute and turn on your video.
MS. REGELSON: Hello. I'll just do audio.
Can you hear me?

THE HEARING OFFICER: No problem. Yes, we can.

MS. REGELSON: My name is Esther Regelson. I live downtown, a block from the old Deutsche Bank World Trade Center 5 site for almost 40 years and I've seen a lot here.

I want to echo the sentiments of everyone who spoke for 100 percent affordable housing and I want to add that this neighborhood was destroyed twice by two acts of eminent domain, one for the Brooklyn Battery Tunnel and one for the World Trade Center site. And it destroyed an immigrant blue collar community and I believe that the powers that be owe this community to give more affordable housing to this neighborhood and bring back the people who were forced to leave and priced out by this sanitized version of Lower Manhattan that's been created over the last 40 years.

I also want to point out that I watched a fire occur at the Deutsche Bank Building on August 18th in 2007. I went to many meetings with the LMDC to tell them that they needed to demolish
the building properly and two firefighters, Robert Beddia and Joseph Graffagino died on that day and I would hope that if nothing else, that this building be named for them.

And that it would honor their -- their lives to have a 100 percent affordable housing here in this neighborhood. Thank you.

THE HEARING OFFICER: Thank you for your testimony.

Our next speaker will be Maggie Dallal.

Maggie Dallal, if you'd like to unmute and turn on your video you may provide your testimony.

MS. DALLAL: Thank you. I'm going to leave my video off. I'm at basketball practice with my daughter right now, actually at the Downtown Community Center. I am a neighborhood resident, I actually live on Washington Street and I can see the lot from my bedroom window, so very close to home.

And there have been -- I'm not super well informed on this issue. There have been a lot of wonderful speakers that got up tonight, but I just wanted to say as a community member that I am in support of 100 percent affordable housing. And in support of the work that Todd and Mariama and
Justine has done.

Justine made a good point about, you know the -- you know, the luxury and the fitness centers. You know, we're -- we're at a community center right now, my daughter is able to play basketball here. And there's so many other high-end fitness places like Asphalt Green in the neighborhood that are really expensive and don't cater to some of the families that live down here.

Along with the affordable housing having facilities that support the community would be wonderful to see. And that's it. Thank you.

THE HEARING OFFICER: Thank you for your testimony.

And so at this point we have reached the end of our registered speakers and it is 7:30 p.m. We will continue the public hearing until 8:00 and so at this time we're going to take another short ten-minute break.

But if anyone is on the call who would like to speak again, even if you have already provided testimony, you may raise your hand or email -- excuse me, email our email address at help@publicworkspartners.com or dial *9 on your
phone and you may add your name to the list to speak again.

So at this time it's 7:30. We can start the ten-minute timer. We'll take another short recess for ten minutes and then in our final 20 minutes from 7:40 to 8:00 we will be able to take additional speakers even if you have already spoken during this hearing. Thank you and we will see you at 7:40.

Whereupon, a short break was taken.

THE HEARING OFFICER: Thank you for your patience during our brief break.

And I believe we have one -- we have a speaker who has raised their hand and would like to speak again, Todd Fine. You may unmute yourself and turn on your video if you'd like and provide testimony.

MR. FINE: Thank you.

THE HEARING OFFICER: Hi.

MR. FINE: Again, I'm Todd Fine with the Coalition for 100 Percent Affordable 5 World Trade Center and I had an original comment about these guidelines but I was so shocked at the lobbyist participation and this -- the people who did
disclose their affiliations with Silverstein that I had to mention that, but I want to talk about the design guidelines.

If you look back at the original design guidelines for the Libeskind plan, you know, these were pretty early on in the phase. They are quite short, you know, sometimes they're just a few -- they're just a few paragraphs and they do have some dimensions of a podium and what's on top of them.

But they're like for -- the actual building envelope, they're just a couple of paragraphs. But what you've done with this mixed-use design guidelines is something entirely different. They go into a new -- deviation from the Libeskind guidelines, because if they do mention materials talk about glass into masonry and glass.

So the fact you're deviating from them I think indicates that you could deviate more. But also they don't have the very specific dimensions of a building. They're not written by the specific, you know, architects or developers as is happening here where you have the very specific envelope mentioned.

And so it's a very different animal and it
raises me -- it raises questions about what is the
Libeskind plan at this point, you know, is the
Libeskind plan becoming something that is serving
Silverstein and Brookfield or is it actually
Libeskind's vision. And I wish we could involve
Libeskind into this process.

Because if you go back to the selection of
the Libeskind plan, it was really a moral statement.
I mean, even though we think of it as -- now we just
think of it as office buildings, but remember it was
a different building that Silverstein stopped him
from building, which was the Statue of Liberty. It
was a message about America, his love for America,
about freedom I guess.

You have this spiral downward and he was
trying to make things about light and a moral
statement in this plan. And I think if you look at
what has happened when Silverstein took over this
plan or even LMDC in general, it's become something
different.

And so this is really -- this opportunity is
a chance finally to redeem the Libeskind plan, to be
the symbol of immigration. Remember, that's what he
talked about, his story of being working class,
about how to bring America together, how to bring New York together. How to find our highest values. That was what architecture was asked to do after 9/11 and we take this plan that has this aesthetic art that they tried to do a message, even in an imperfect way and we've turned it something that was explicitly written by particular developers to serve a kind of -- just a basic, you know, luxury building.

And I think on 9/11 if you had told people at those hearings, the Libeskind plan, we're going to build a luxury residential, people would have laughed at you.

So now's the chance to choose justice. Reject these guidelines and do the right thing.

Thank you.

THE HEARING OFFICER: Thank you for your testimony.

Our next speaker will be Gerald Forsburg. Gerald Forsburg, you may enable your audio and video and begin when you're ready.

MR. FORSBURG: Hi. Thanks. I'm going to pass on the video this evening. Thank you. I just wanted to state that, you know, this will be a great
addition to the community and I'm sure it will
provide many jobs and be a wonderful, wonderful
asset.

My concern, however, is indeed the
guidelines and I'd like to -- I should preface this
by saying that I'm on a community board but I'm here
speaking on behalf of myself, I'm a member of
Community Board 1.

But I just want to say in terms of the
guidelines, there's some very specific language
there, specifically that it talks about the
materials being glass, et cetera. I really think
that these guidelines need to be opened up and if
it's going to be a state-of-the-art facility, then
you know, state of the art in 2022 responds to
climate change, it responds to energy consumption.

You know, this structure needs to be -- if
it's going to be glass, it needs to be double
skinned, you know, superinsulated, energy producing,
et positive not only for the construction itself,
but also for the community. It needs to be net
positive in the community and 100 percent
affordable, you know, certainly seems like the way
to go on public land.
That's all I'm going to say for this evening. I really appreciate you giving me the opportunity to speak. Thank you.

THE HEARING OFFICER: Thank you for your testimony.

Our next speaker will be Justine Cuccia.

Justine Cuccia, you may --

MS. CUCCIA: Yes, I'm here. Thank you. So sorry.

Jumping back on again just because I want to clarify. I should have said that I'm a member of Community Board 1 and I am not speaking for Community Board 1, I'm here as myself, as a member of the community and also as a member of the Coalition for 100 Percent Affordable at World Trade Center.

And I misspoke spoke while I was talking. Our definition of the people that we want preference given to are 9/11 survivors, their families -- their families, their children and that encompasses first responders. We're looking for low and moderate and middle income people to be coming into it, into 5 World Trade Center because we want it to be 100 affordable and seniors also.
But I wanted to be clear because I think I misspoke so two things, identify myself and then clarify the class of people we want to be given preference. Thank you.

THE HEARING OFFICER: Thank you for your testimony.

And our next speaker who has raised their hand is Victoria Fariello.

Victoria Fariello. Yes, you may unmute and begin when you're ready. We can see you.

MS. FARIELLO: Hi. So thank again for holding this. I'm Victoria Fariello, I'm a district leader downtown. I'm also a member of the Coalition for 100 Percent Affordable 5 World Trade Center. I'm also a 9/11 survivor and I have raised my family here. I remember being pregnant with my third child and waiting for the elevator at Liberty Street to get across when they were doing construction.

So I know what it means to have construction going on and I understand that people don't want a delay. But I also understand that this is a one in a lifetime and a century and it's a historical moment.

And this is what we need, what we
desperately need downtown is affordability. And while 300 -- any number of affordable housing units are welcome, it's not enough. It is absolutely not enough. We need to have at least the 1,200 that we could get there and there are ways to do that and that there are ways to do that and we just need people to get on board with that.

So I think there's that and then I think I have one more, one more -- so you know, public subsidies are, you know, it is public money. So this is -- it should be used for a public good. So if we need to use funds, instead of giving tax breaks to other developers to build what ended up not being affordable, this is our opportunity to use the tax money to actually provide the affordability in our neighborhood, and in our district that desperately needs it.

I just wanted to reiterate that and thank you so much again for the hearing.

THE HEARING OFFICER: Thank you for your testimony.

At this time we have no further speakers signed up, but if anyone would like to raise their hand to provide testimony, even if you've testified
already I know we still have -- let's see, it looks like we have Taylor Banning has raised their hand.

Taylor Banning, if you would like to unmute and enable your video you may go ahead and speak.

MS. BANNING: Thank you. Taylor Banning, she/her.

Just wanted to add onto my testimony from earlier that while 300 units of affordability is a nice gesture, it is not enough and anymore additional units of luxury will just add to the already empty units of luxury right around Site 5.

And as someone has mentioned on this call, I think it's been mentioned a few times we're in a housing crisis from COVID, from issues of access to jobs, inequity, we don't need any more empty luxury, we don't need any more luxury built. And this is really truly a chance to provide affordability which is what we need.

So thank you. We want this to be residential. We're calling for that. But the guidelines cannot restrict the chance for more affordable units built here. And have a good night.

Thank you all for staying on for so long. We hope to continue engaging in this conversation.
THE HEARING OFFICER: Thank you for your testimony.

So our public hearing will end at 8:00 p.m. which is in just under ten minutes. We welcome -- if anyone else would like to provide testimony during that time, please raise your hand or dial *9 on your key pad on your phone.

(Silence for 4 minutes.)

THE HEARING OFFICER: Hi. It's 7:55 and I first wanted to just point out that the hearing will end at 8:00 p.m. but if you have any additional testimony or would like to submit a written copy of your testimony that you have already submitted you may submit -- you may submit that via email at WTCSite5@esd.ny.gov.

And we -- I believe we also have another speaker who raised their hand under Carol Lamberg's name and if you -- if you are the speaker who raised your hand, you may unmute or turn on your video and let us know if you're ready to speak.

MS. JAMES: Hi, yes. This is Mariama James again. I figured that we had the time. I did want to mention that there's a lot of support also for us. We have received a number of letters from local
officials, from members of the Arab community, Community Board 1 passed a resolution in support of this. We have the support of all 72 district leaders across Manhattan, so not just people from Lower Manhattan but all of the representatives across the county and people really want to see this happen. Thank you.

THE HEARING OFFICER: Thank you for that testimony and certainly you should submit those letters and other testimony as comments to either via email to WTCSite5@esd.ny.gov or to ESD attention: WTC Site 5 proposed amendment at 633 Third Avenue, 37th Floor, New York, New York 10017.

(Three minutes of silence.)

THE HEARING OFFICER: At this time it is 8:00 p.m. which is the closing time for our public hearing this evening.

Thank you to everyone who has been a part of this hearing tonight. Thank you to the 60 people who are still with us. We had over 100 attendees this evening -- well over, over 110 I believe at one point. So thank you all for being a part of this hearing this evening.

As a reminder, this was a public hearing for
the proposed modifications to the World Trade Center
Memorial and Cultural General Project Plan. Written
comments will be accepted until February 15th, 2022
at 5:00 p.m. at which point the public comment
period will close.

And just reiterate again, written comments
may be submitted to: WTCSite5@esd.ny.gov. Or 633
Third Avenue, 37th Floor, New York 10017.

And a stenographic transcript of tonight's
public hearing will be made available on ESD's
website, as well as the LMDC website. You may find
that and additional project information within the
next few days ESD.NY.GOV/WTCSite5.

Again thank you for joining us this evening.
Have a good night.

(Whereupon, at 8:02 p.m., the
above matter concluded.)

. . . . . . .
CERTIFICATE

STATE OF NEW YORK
COUNTY OF RICHMOND

I, MADELINE TAVANI, a Notary Public for and within the State of New York, do hereby certify:

That the above is a correct transcription of my stenographic notes.

I further certify that I am not related to any of the parties to this action by blood or by marriage and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of February, 2022.

MADELINE TAVANI

MGR REPORTING, INC.
1-844-MGR-RPTG