

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT  
 AND DETERMINATION OF NON-SIGNIFICANCE  
 PROPOSED REFINEMENTS TO THE WORLD TRADE CENTER  
 MEMORIAL AND REDEVELOPMENT PLAN**

**April 4, 2005**

NAME OF RESPONSIBLE ENTITY:

Lower Manhattan Development Corporation (LMDC)  
 One Liberty Plaza, 20th Floor  
 New York, NY 10006  
 Telephone Number: (212) 962-2300

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS

LMDC, a subsidiary of the Empire State Development Corporation (a political subdivision and public benefit corporation of the State of New York), as lead agency, in cooperation with the United States Department of Housing and Urban Development (HUD) and The Port Authority of New York and New Jersey (Port Authority), is giving notice that it has made a Finding of No Significant Impact and Determination of Non-Significance (FONSI) for the Proposed Refinements to the World Trade Center Memorial and Redevelopment Plan (Proposed Refinements). As the recipient of HUD Community Development Block Grant funds appropriated for the World Trade Center disaster recovery and rebuilding efforts, LMDC acts, pursuant to 42 USC § 5304(g), as the responsible entity for compliance with the National Environmental Policy Act (NEPA) in accordance with 24 CFR § 58.4. LMDC also acts under its authority as lead agency in accordance with the New York State Environment Quality Review Act (SEQRA). The World Trade Center Memorial and Redevelopment Plan (Approved Plan) is a Type I action under SEQRA that was the subject of a Final Generic Environmental Impact Statement (FGEIS).

LMDC released the Draft Generic Environmental Impact Statement in January 2004 (see Federal Register, Volume 69 at 3382) and the FGEIS in April 2004 (see Federal Register, Volume 69 at 22866) for the Approved Plan. In June 2004, LMDC published the Record of Decision and the Findings Statement for the Approved Plan (see Federal Register, Volume 69 at 41278) and adopted the General Project Plan (GPP) for LMDC's World Trade Center Memorial and Cultural Program. Implementation of the Approved Plan began with the formal groundbreaking for Freedom Tower on July 4, 2004.

As implementation proceeded, LMDC, working in cooperation with HUD, the Port Authority, the City of New York, and Silverstein Properties, Inc. and its affiliates as the Port Authority's Net Lessees, has continued to develop the Approved Plan. Because the Approved Plan was generic, preliminary design and engineering led to certain adjustments and refinements based on aesthetics, commercial viability, cost, and practical considerations. Many of these refinements are described in the proposed GPP amendments preliminarily adopted by LMDC on December 16, 2004 (Proposed GPP Amendments). LMDC released the Proposed GPP Amendments for public review on December 27, 2004, and held a public hearing on the Proposed GPP Amendments on January 26, 2005, at St. John's University in Lower Manhattan to receive public comments. The public comment period remained open until March 10, 2005.

The Proposed Refinements would introduce several refinements to the physical forms and operational aspects of the Approved Plan, including the relocation of the entrance ramp for the underground vehicular network from the north side of Liberty Street adjacent to the World Trade Center (WTC) Memorial to the south side of Liberty Street, raising Liberty Park above grade by approximately 20 to 30 feet to accommodate the relocation, increasing the at-grade separation of Freedom Tower and the Performing Arts Complex, shifting office space square footage within the Project Site, as defined below, specifying streetwall heights and setbacks, and changing certain pedestrian and vehicular circulation, parking, street direction, open space boundaries and street and sidewalk widths. Alternatives considered include allowing left turns out of the vehicular ramp onto Liberty Street westbound, locating the vehicular ramp on Route 9A between Cedar and Liberty Streets and locating the cultural/museum complex at the northeast corner of Liberty Street and Route 9A.

Located in Lower Manhattan, the Project Site includes both the WTC Site and the Southern Site. The WTC Site is bounded by Route 9A, Vesey, Church, and Liberty Streets. The Southern Site is immediately to the south of the WTC Site and comprises two adjacent city blocks, one bounded by Liberty, Washington, Albany, and Greenwich Streets, and the other bounded by Liberty Street, Route 9A, and Cedar and Washington Streets. The Southern Site includes those properties commonly known as 130 Liberty Street, 140 Liberty Street, and 155 Cedar Street. Also included in the Southern Site are subsurface portions of Liberty Street from the eastern side of Route 9A to the western side of Greenwich Street; Washington Street from the northern side of Cedar Street to the southern side of Liberty Street; and subsurface portions of Cedar Street from the eastern side of Route 9A to the eastern side of Washington Street.

An environmental assessment (EA) for the Proposed Refinements has been prepared by LMDC, as lead agency, in cooperation with HUD and the Port Authority. Based on this assessment, LMDC has determined that the Proposed Refinements will not, either individually or cumulatively, have a significant impact on the quality of the human environment or a significant adverse environmental impact not already analyzed and disclosed in the FGEIS for the Approved Plan. Therefore, a supplemental environmental impact statement will not be undertaken under NEPA or SEQRA.

Further information and a copy of the EA and FONSI are available on LMDC's website: <http://www.renewnyc.com> in the "Planning, Design & Development" section. Further information and a copy of the EA and FONSI are also on file at LMDC's Legal Affairs Department at the above address and are available for review on weekdays between 9:30 a.m. and 4:00 p.m., public holidays excluded. A copy of the EA and FONSI is also available for public review at the following locations:

Chatham Square Library 33 East Broadway New York, NY 10007	Hudson Park Library 66 Leroy Street New York, NY 10007
New Amsterdam Library 9 Murray Street New York, NY 10002	Manhattan Community Board 1 49-51 Chambers Street, #715 New York, NY 10007
Humanities and Social Sciences Library 476 Fifth Avenue New York, NY 10028	Manhattan Community Board 2 3 Washington Square Park New York, NY 10012
Hamilton Fish Library 415 East Houston Street New York, NY 10002	Manhattan Community Board 3 59 East 4th Street New York, NY 10003

PUBLIC COMMENTS

All interested agencies, groups and persons may submit written comments for consideration to LMDC, Attention: Comments on WTC EA, at the address above. Comments must be received by 5 p.m. Eastern Daylight Time (EDT) on May 6, 2005. Comments received after 5 p.m. EDT on May 6, 2005 will not be considered. Comments may also be submitted until 5 p.m. EDT on May 6, 2005, by e-mailing comments to [wtcenvironmental@renewnyc.com](mailto:wtcenvironmental@renewnyc.com). LMDC will not take any administrative action on the Proposed Refinements prior to the expiration of the comment period.

KEVIN M. RAMPE, PRESIDENT  
 LOWER MANHATTAN DEVELOPMENT CORPORATION