

**Kevin M. Rampe**  
**Downtown-Lower Manhattan Association Annual Breakfast**  
**March 17, 2004**

Thank you Bob.

I would first like to recognize the leadership of both the Downtown Alliance and the Downtown-Lower Manhattan Association --you have been true partners in the rebirth of Lower Manhattan.

I am here to tell you today that Lower Manhattan's future is brighter than ever. In less than a decade, the World Trade Center site will be home to the world's tallest building, a world-class cultural center, a powerful memorial, and a triumphant transportation hub. Lower Manhattan remains the world's financial capital and will soon be a model 21<sup>st</sup> century central business district.

On the World Trade Center Site, the way is clear -- weeks ago, on the one-year anniversary --to the day-- of the selection of the Master Site plan, we put into place the last piece of that plan by acquiring the Deutsche Bank property at 130 Liberty Street.

The LMDC will purchase the land and bring down the building--removing this blight on Lower Manhattan's storied skyline. And we will not just do this expeditiously, in 5-7 months, but with sensitivity to the environment and surrounding community.

To accomplish this goal, we saw that the spirit of public service that was so prevalent in the aftermath of the 9/11 attacks is still alive when the man who brokered the Northern Ireland peace accord agreed to step in at Ground Zero when an insurance dispute threatened the pace of our progress.

We owe a debt of gratitude to Senator George Mitchell and all of the parties for working together to bring closure to the Deutsche Bank issue. It continues to be my hope that this same spirit will bring the insurers to the negotiating table in the last remaining insurance litigation impacting the site. I call upon all of them to draw upon the lessons of their colleagues, Axa and Allianz, and work in good faith negotiations to resolve this dispute. It is their obligation as corporations conducting business in the United States.

Revitalizing our city requires a ceaseless commitment. Our efforts are destined for success because we have that commitment and because we have the support, the talent, and the energy of all of you.

I cannot stress enough how what has been accomplished is because of your confidence, your investment, and your resiliency.

In the wake of the attacks, you returned to Lower Manhattan. You restored our nation's financial markets and you taught the nation and the world that we would not fade, that we would fight to maintain our position as the financial capital of the world. Your dedication continues. Just

yesterday, approximately 30 large firms and over 140 small businesses participated in our downtown Business to Business networking event, sharing resources and reinforcing your commitment to Lower Manhattan and to each other.

We have come a long way, but to fully understand where we are today, we must remind ourselves where we were a short time ago.

In September of 2002, you delineated the challenges facing Lower Manhattan. In a joint white paper, the Downtown Alliance, ABNY, the Partnership for NYC and REBNY detailed “key principles in the rebuilding”

What was remarkable about that document was the consensus that had already formed regarding the future of Lower Manhattan—it spelled out a vision for a vibrant 21<sup>st</sup> century Central Business District that would be the pride of New York and the envy of the world - a rich, diverse community that stands firmly upon our proud history and remains staunchly optimistic about our future.

Our priorities were--direct rail access to the broader region and airports; improved telecommunications infrastructure; the maintenance of the financial core – anchored by the NY Stock Exchange; building a 24-7 mixed use community with new housing – as well as the parks, schools and cultural activities necessary to improve the quality of life downtown. Since that letter was issued, we have made great progress on every front.

We have a study under way on JFK Airport and Long Island commuter access to Lower Manhattan. In April we will have chosen a definitive route and we will have identified a funding framework that will allow us to build it. In addition to this effort, over \$4.55 billion has been committed for critical transportation improvements. There is no question about it, the key to the recovery and future success of Lower Manhattan is access.

Downtown must provide swift, convenient and comfortable transportation for commuters from within the city, workers throughout the region, and travelers from around the world – and it will. In the area of utility infrastructure, we have made historic investments: \$750 million for the creation of a 21st century telecommunications network. Infrastructure improvements that are critical to promoting the private investment of capital that will propel Lower Manhattan forward.

And we have bolstered the New York Stock Exchange area, – in collaboration with the Alliance, key stakeholders like the Bank of New York, and the City,--to reintegrate that historic structure and rid the area of the unacceptable conditions that existed after September 11<sup>th</sup>.

Due to our joint streetscape and security improvement efforts, Tom Renyi will be able to open the One Wall Street Entrance of the Bank of New York to an attractive pedestrian plaza for the first time since September 11. In fact we expect to break ground at Wall and Broadway in the coming weeks. And Tom I just want to thank you for Herculean efforts by you and your staff to make this project a reality. In particular, I would like to thank you for your \$1 million commitment to making the plans for the stock exchange area a reality.

Work is well underway to create a 24/7 community – and every day there are signs of the improving quality of life downtown. We have reconnected Battery Park City and the rest of Lower Manhattan, restored critical PATH service, made dramatic improvements to the Broadway streetscape and we have made a historic \$25 million investment in our open spaces. And there is more to come with the debut of new and improved parks this Spring.

Lower Manhattan will also soon be the scene of extraordinary cultural events:

This Spring the Tribeca Film Festival will bring over a week’s worth of events and more than 300,000 people downtown and in excess of \$50 million to the Lower Manhattan economy.

And in October, the Splendor of Florence Festival of artistic, cultural, musical, culinary and educational events will come to Lower Manhattan and the Winter Garden-- transforming historic Federal Hall into a Florentine museum for a period of two months with an exhibition of paintings from the Uffizi Gallery.

As we continue forward we will again look to you, the business community, to lead the way.

Achieving all of this progress, however, is half the battle. We must not just execute on our plan but we must do it in a way that minimizes the impact on the existing Lower Manhattan community. As we enter the implementation phase of the rebuilding process, concerns are being raised about the need for coordinating all of the construction occurring downtown so as to minimize disruption. I am here to tell you that I share your concern.

As directed by the Governor last October, we have assembled representatives of the LMDC, Port Authority, MTA, NYSDOT, the City and all other partner agencies in the rebuilding to create a construction command center to coordinate work and keep residents and businesses aware of the progress. We are committed to working with all of you to ensure that our coordination efforts address your needs. We will have more to say about that effort in the coming months.

As we prepare to meet the challenges of the future we must never forget the past. Lower Manhattan has a rich history—a history that we must continue to highlight and preserve. The LMDC has committed funding to the History and Heritage Campaign, highlighting 14 cultural institutions and historic attractions in Lower Manhattan. In May, these institutions will all join together in a cultural festival to showcase downtown and its cultural jewels. And we are working to ensure that the latest chapter of New York’s history is preserved.

In the past we have seen cobbled streets paved over with asphalt and historic townhouses torn down—artifacts that told the story of this city’s history. Let me be clear--- that cannot happen when it comes to the artifacts of September 11<sup>th</sup>. We owe it to history as well as to the thousands of people who lost their lives that fateful day. That is why along with 10 million square feet of class A office space, world-class cultural facilities, and a triumphant transportation hub—we will also have an interpretive memorial center that tells the stories of September 11<sup>th</sup>—a museum that will exist on the very site that the devastation took place. The LMDC will soon announce a process to ensure that that the memorial center tells the many stories of the horrific day of September 11<sup>th</sup>.

We will assemble an advisory body of experts and stakeholders to guide the process--historians, preservationists, curators, residents, and victims' family members. Working together, we will ensure that future generations will have a place to remember and reflect.

While protecting history, we must also protect our environment. The Environmental Review Process we have undertaken will ensure that the rebuilding effort moves forward in a way that does not harm Lower Manhattan in the short-term-- while we work to improve it in the long-term.

Throughout history Lower Manhattan has served many roles—an Indian trading post, a maritime port, and radio row. But, Lower Manhattan has always been a place of opportunity and a place of commerce. From the late 1800's when Castle Clinton served as our nation's gateway for eight million people, to Federal Hall where our first President was inaugurated . And the twin towers -- icons of our nations financial power.

Today, Lower Manhattan is about the future--- Through efforts we have launched together we will make Lower Manhattan a central business district that will serve as a model for the world. Lower Manhattan can and is thriving and our future can be even brighter then it has ever been before--for our businesses and their employees, downtown residents and visitors.

That is our vision for Lower Manhattan. I couldn't be more optimistic about the progress we are making. As we stand here today, and as we continue to work towards Lower Manhattan's future....

I thank you for your leadership, I thank you for your support, and I thank you for your commitment in making Lower Manhattan a place that we can be proud to call our own.

Thank you.