



POSITION PAPER
CIVIC ALLIANCE RESPONSE TO LMDC DEVELOPMENT PROGRAM
OCTOBER 25, 2002

After a thorough review of LMDC's current Program Requirements for Lower Manhattan, the Civic Alliance to Rebuild Downtown New York would like to take this opportunity to formally respond.

The Civic Alliance believes it is important to recognize the responsiveness demonstrated by the Lower Manhattan Development Corporation and the Port Authority of New York and New Jersey to the extensive public input it received. We appreciate your careful and participatory selection process for your design consultants, and we think the process was a success. We also think that it is important that your directions to the design teams allow for more flexibility and the ability to scale back the intensity of the proposed commercial development on the World Trade Center site. The new program will allow the vast array of talent on the design teams to provide many valuable and innovative ideas for what Lower Manhattan could look like in the future.

We are heartened by the progress that has been made, and hope that the design teams will look to the Civic Alliance's Planning Framework for guidance as they begin work. The Planning Framework's executive summary highlights recommendations that should inform all aspects of the design process. We have attached the executive summary to this letter for your reference. In addition, there are several key big-picture issues that the teams should note:

- We strongly believe that the memorial design must be given priority in the design process and must be integrated into the overall planning for the site and the district. The program requirements currently acknowledge that the memorial will be the focal point of the redeveloped district, yet asks the designers to make assumptions about the memorial regarding sightlines, and how the rest of the site will respond to the memorial element or elements, without knowing the shape or forms the memorial will take. Without integrating the key visual and emotional elements of the memorial into the planning for the site, an excellent site design cannot be assured.
- We believe that LMDC should expand the alternatives that are being considered by the consultants. There are several alternative futures for Lower Manhattan and the site that must still be debated to determine which designs, investments and policies will best serve the public interest. The design teams should be asked to consider a wider range of program alternatives and other uses for both Lower Manhattan and the site, including at least one low-density alternative that limits development on the WTC site to civic, cultural, memorial and other public uses and puts all office space off the site, as well as a mixed-use alternative that would allow for flexibility to respond to market demand and a broader range of needs for residential and office space. The plans should recognize the uncertainty of the economic future of Lower Manhattan and explain what assumptions were made to reach the accompanying program requirements. Supporting analysis should include in-depth economic

and infrastructure analyses, and the impacts of different alternatives on job creation and business retention.

- The redevelopment program must provide a holistic plan for all of Lower Manhattan and its current residents, acknowledging both surface and underground infrastructure, not just the 16 acres of the WTC site. In addition to the memorial, the plan should take into account environmental and sustainable development concerns, civic amenities, social equity issues and transportation alternatives. An effective rebuilding plan must look at Lower Manhattan as a whole, taking into account its existing residents and commercial enterprises and the impacts (both positive and negative) on the surrounding communities.

The Civic Alliance will continue to promote a public discussion of the rebuilding of Lower Manhattan. We will start with alternative visions for the future of downtown that reflect different economic strategies and emphasize alternative uses. We will then evaluate these potential economic futures for Lower Manhattan, identify complementary program elements and provide visualizations for each alternative. We will seek public input each step of the way, and will continue to share our work and ideas with the relevant public agencies and the design teams.

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