

Downtown



# LOWER MANHATTAN

*Down Is What's Up*  
*Fall 2018*



# THE LOWDOWN



Yoga Care



Biscuits & Bath



The Mysterious Bookstore



Fresh Salt



Martin Busch Jewelers



Boundless Plains Espresso

## SUPPORTING LOWER MANHATTAN'S SMALL BUSINESSES

Small Business Saturday is November 24. Since the beginning of September, the Alliance has been spotlighting local businesses on our new Instagram TV series "Small Business Spotlight" and our blog. Featured businesses have included Biscuits & Bath, Fresh Salt, The Mysterious Bookstore and YogaCare. Check out our Instagram and Facebook feeds as well as our website, and mark your calendar for the Saturday after Thanksgiving to support local businesses.

**DID YOU KNOW?**...That New York City's first subway line opened on October 27, 1904. The inaugural train left the now-abandoned City Hall Station for 145th Street. Mayor George McClellan served as the honorary engineer of the train.



Courtesy of the MTA

## FROM THE PRESIDENT {dear neighbor}



Autumn is an amazing time to explore all Lower Manhattan has to offer and there is a bountiful harvest of new goings-on to check out.

Here at the Alliance, we just wrapped up production on the 2019 Shop Dine Guide. It should hit your mailboxes around Thanksgiving. It's more than a list of every shop, restaurant, bar and attraction in Lower Manhattan, it's a snapshot of every new business here in the neighborhood. And there are a lot of those these days.

As this issue of the Downtown Alliance newsletter makes clear, it has been a season of openings in Lower Manhattan.

Following on the heels of Pier 17's summer opening, the Seaport welcomed more exciting stores and restaurants. The first American outpost of Milan-based fashion icon, 10 Corso Como, is more than just a destination for clothes and accessories. As part of the company's belief in "slow shopping," the 28,000-square-foot space includes an Italian cafe and restaurant, a garden, and art gallery. Down the street is Sarah Jessica Parker's SJP Collection. It's her shoeline's first dedicated store in New York City. Three of the Seaport's newest restaurants, gastropub Cobble & Co., vegan-mini-chain by CHLOE, and Sweets by CHLOE provide even more fuel for shoppers.

New restaurants abound in other spots too. Danny Meyer's Manhatta opened on the 60th floor of 28 Liberty, serving up exquisite European tinged cuisine with a side helping of exceptional views of the city's skyline. Lower Manhattan also saw the opening of Brooklyn Chop House. And for those with a sweet tooth, Dapper Doughnut has got you covered.

Charging Bull and Fearless Girl may draw selfie-seekers from around the world, but those sculptures are just a small part of Lower Manhattan's public art offerings. Our streets are dotted with installations from artists like Jeff Koons, Louise Nevelson and Jean Dubuffet. Our collection grew this September, when Brookfield Properties and Lonti Ebers unveiled Isa Genzken's *Rose III*, a single stem yellow rose that rises 40 feet tall over Zuccotti Park. It is a stunning sculpture that creates an art trail that includes Isamu Noguchi's *Red Cube* at 140 Broadway, Mark di Suvero's *Joie de Vivre* also at Zuccotti Park and Fritz Koenig's *Sphere* at the World Trade Center's Liberty Park.

Not only is there more to do in Lower Manhattan than ever, there are even more ways to get here.

NYC Ferry began serving commuters with five routes from Wall Street's Pier 11 last year. This summer, they launched two new routes. One line connects Lower Manhattan to the Soundview section of The Bronx; the other provides quick, reliable service between here and the Lower East Side.

Whether it's eye-catching art installations, new transit options, or enticing restaurant and bars, we have a lot to be excited about in the neighborhood.

That said, I want to hear from you about your vision for Lower Manhattan. What's missing? What shops, restaurants and activities would you like to see here? Let us know at [whatsmissing@downtownmy.com](mailto:whatsmissing@downtownmy.com).

I look forward to hearing from you!

Sincerely,  
Jessica Lappin, President

*Jessica Lappin*

## MANHATTA

(212) 230-5788 | 28 Liberty Street, 60th floor  
manhattarestaurant.com



It's not a bird.  
It's not a plane.  
It's Manhatta -  
Danny Meyer's  
newest restaurant.  
On the 60th floor of 28  
Liberty, the French  
restaurant offers  
amazing views of the

city. The three-course, pre-fixe dinner menu goes for \$78 and features Lobster Quenelle, Wagyu Bavette, and Warm Date Cake. The bar offers an a la carte menu, drinks and equally great views of the skyline.



## DAPPER DOUGHNUT

Fulton Center  
thedapperdoughnut.com

The newest arrival at the Fulton Center will definitely sweeten your commute. It's Dapper Doughnut. Located on the transit center's street level concourse, this stand serves cake-style hot mini-doughnuts. Each treat is made to order. The assembly line is as much a part of the experience as is enjoying the doughnuts. There are 24 different toppings,

which means you've got at least two dozen reasons to stop by the Fulton Center.

## BOUT FIGHT CLUB

(646) 386-7014 | 139 Fulton Street  
boutfightclub.com



The sweet science recently arrived on Fulton Street in the form of Bout Fight Club. This boutique boxing gym makes the sport welcoming to all who want to look and feel better. Beginners

can score a knockout two-for-one session deal. Bout also offers classes, one-on-one training and programs for kids.

## YONDU CULINARY STUDIO

(212) 227-7054 | 254 Front Street



Yondu Culinary Studio, on Front Street, offers cooking classes, seminars, pop-ups and other events in sync with their founders' belief that the "journey to good food starts at home." Yondu's classes are designed to build community through good food.

A recent class schedule featured "Perfect 10 Minute Meals: Cooking Class for Plant-Rich Diets". Tickets start at \$8.99 for the two-and-a-half hour class and include snacks, beer, dinner and a bottle of Yondu Vegetable Essence to take home.

Visit [yondu.us](http://yondu.us) to find your culinary community.



## A BEVY OF OPENINGS AT THE SEAPORT

New openings at the South Street Seaport have solidified its reputation as a destination for fashion mavens and foodies alike.

10 Corso Como opened its doors on the ground floor of the historic Fulton Market Building. The first American outpost of this Milan fashion icon, the store is more than just a destination for clothes and accessories. 10 Corso Como also features an Italian cafe and restaurant, garden, and art gallery. Soon after, Sarah Jessica Parker's shoe store, SJP Collection opened. A third generation Tuscan shoemaker in Italy handcrafts each pair.

Cobble & Co., a restaurant and bar now open for dinner and drinks, will soon begin serving lunch and brunch. The duplex's gastropub menu includes modern takes on classics like their Bahn Mi Gogi burger and the lobster corndog.

by CHLOE. opened at the Seaport's Fulton Market Building with a vegan menu featuring fresh-made and locally-sourced dishes that are fun takes on traditional meat options like the Pesto Meatball and breakfast bowls that replace eggs with tofu. There's also the counter-serve Sweets by CHLOE.

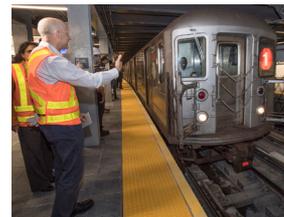


## TWO NEW FERRY ROUTES ARRIVE AT PIER 11

In August, NYC Ferry added two new routes from Lower Manhattan's Pier 11. Riders can now get from Wall Street to Clason Point Park in the Soundview section of The Bronx in under an hour. The route also makes stops at East 34th and East 90th streets.

The second route connects Lower Manhattan to the Lower East Side and Long Island City. It makes stops at Corlears Hook, Stuyvesant Cove and East 34th Street along the way.

Pier 11 is the hub for NYC Ferry. Routes serve Astoria, Bay Ridge, Red Hook, Williamsburg and Greenpoint, and the Rockaways. A ride costs the same as a Metrocard swipe - \$2.75. Visit [ferry.nyc](http://ferry.nyc) for schedules and other information.



## CORTLANDT STATION RE-OPENS

1 Train service at the Cortlandt Street station was restored in September, 17 years after it was destroyed in the 9/11 attacks. Renamed WTC-Cortlandt Street, the station is wheelchair-accessible and features real-time travel information. The station's walls feature a mosaic of words from the Declaration of Independence. This station is the final piece of the transit puzzle at the World Trade Center complex.



## A ROSE RISES IN ZUCCOTTI PARK

Good luck trying to smell this rose. Lower Manhattan's newest public art installation is a single stem yellow rose that rises 40 feet over Zuccotti Park. Brookfield Properties and Lonti Ebers unveiled Isa Genzken's *Rose III* at the park's north-west corner in September. This is the third piece in the *Rose* series and the second to be featured in New York City. *Rose II* was originally installed at the New Museum and today lives in the Museum of Modern Art's sculpture garden.



## NEW LMHQ MEMBERSHIP OPPORTUNITY AVAILABLE

LMHQ is Lower Manhattan's flexible and affordable workspace dedicated to being a resource for a growing community of local entrepreneurs, freelancers and businesses. One of the most popular services they offer is their events program. And they recently made it easier for people to attend.

Starting this fall, LMHQ now offers the opportunity to reserve tickets to events for \$15. A new membership level—the "Collaborator"—is also available. Membership includes free access to paid events, first dibs on free ones and other perks including up to \$1,400 in annual credits toward conference room rentals.

The fall season has begun with great events on how to ask for a raise, a midterm elections town hall and more. [Visit \*lmhq.nyc\*](http://Visitlmhq.nyc) for information about events and how to become a member.



## BIKE SHED OPENS IN LM

Oonee brought the first bike parking pod to Lower Manhattan this October. The NYC-based start-up teamed with the Downtown Alliance to offer affordable (\$4.99/month) and secure parking for

bicyclists. The pod is located at Water Street-Whitehall Plaza and has space for 20 bikes on a first-come, first served basis.

Oonee plans to build a network of pods across the city to protect New Yorkers' bikes.

## ALLIANCE LAUNCHES QUARTERLY CONSTRUCTION MAPS

Keep track of Lower Manhattan's construction projects with the Alliance's new development maps. The maps are updated quarterly and provide information on public and private work happening in the neighborhood.

Divided into four geographic zones, the maps include addresses, estimated building height, potential uses and expected completion date. The data comes from information provided by the City's departments of Design and Construction and Transportation as well as real estate firms and developers.

## 2019 SHOP DINE GUIDE ARRIVING SOON



Your guide to all things Lower Manhattan is on its way. In just a few weeks, the Downtown Alliance will release the *2019 Lower Manhattan Shop Dine Guide*. There's a lot going on south of Chambers Street and this handy guide is your key to finding everything from the perfect restaurant for any occasion to the shop that has exactly what you need. For the first time, this year's guide features descriptions for both full-service dining and drinks and bar fare options.

You can always find the guide online at our website. If you prefer a printed copy, or to put in a bulk order, email [ContactUs@downtownny.com](mailto:ContactUs@downtownny.com).

### FIND OUT WHAT'S GOING ON IN LOWER MANHATTAN



- Check out our website, [DowntownNY.com](http://DowntownNY.com)
- Follow us on Twitter @DowntownNYC
- "Like" us at [Facebook.com/Downtown.Alliance](https://www.facebook.com/Downtown.Alliance)
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## WILMERHALE & DOWNTOWN ALLIANCE FREE WI-FI PROGRAM CONTINUES TO THRIVE



WILMER CUTLER PICKERING HALE AND DORR LLP

WilmerHale is helping to keep you connected! The neighborhood based, international law firm has renewed its partnership with the Alliance for

Downtown New York as the co-presenting sponsor of the Lower Manhattan Free Wi-Fi Program and co-presenting partner of LMHQ, Lower Manhattan's flexible and affordable workspace and resource for the neighborhood's growing community of local entrepreneurs, freelancers and businesses. The firm has supported the Wi-Fi program as its founding sponsor since moving to the neighborhood in 2012 and bolstered its commitment to Lower Manhattan by expanding its partnership to encompass LMHQ in 2017. In that time, there have been more than three million connections to the Wi-Fi system.

WilmerHale's commitment to the success of the Lower Manhattan community goes beyond its support of the Wi-Fi program and LMHQ. Charles Platt, partner-in-charge of the firm's New York office, serves on the Alliance's Board of Directors. Firm partner Brian Johnson is a board member of the Downtown Lower Manhattan Association.

WilmerHale strives to provide a voice for all through pro bono contributions that range from cases of national importance before the US Supreme Court to litigation on behalf of individuals who lack the means to secure necessities as fundamental as housing, adequate medical care, and protection from abuse and exploitation. The New York office supports numerous local legal aid organizations committed to access to justice, including partnerships with Sanctuary for Families and Year Up, supporting their crucial work in stabilizing local families and building the economic independence of young people.



**LMHQ is a place to collaborate,  
learn, and get things done in  
Lower Manhattan.**

**Our configurations and plug-and-play possibilities are endless: hold off-site meetings, conduct interviews, or collaborate and trade ideas aloud in our adaptable spaces.**

**Inquire about meeting room and Event Space rentals at [lhmq.nyc/rent-lmq](https://lhmq.nyc/rent-lmq)**



150 Broadway, 20th floor  
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# QUESTION & ANSWER



MATT GOLDMAN

*Co-Founder of Blue Man Group  
and Blue School*

## **What sets Blue School and its philosophy on education apart from other schools?**

Blue School's approach combines cutting edge proven research with tried-and-true academic practices and the necessity of joy, creativity, and exuberant play. This ensures the traditional goals of school, and all the essential aspects of a complete and balanced education — academic mastery, creative thinking, and self and social intelligence.

Research and experience shows that academic learning alone doesn't determine a child's future success. Never more true than in this time of rapid and dramatic change in the way people live, work, and relate around the world. Blue School asks: What do children need to thrive in our world today? A well-stocked academic toolkit, certainly. Children also need to develop adaptable and creative problem solving skills, compassion, collaboration, optimism and courage to take on their biggest questions and ideas, and the self-knowledge to form and pursue their own ambitious visions for the future.

When our students graduate, they are ready and eager to approach the blank canvas of the unknowable future and feel confident to express their passions, bold voices and full selves in all areas of study.

## **What was it about Lower Manhattan area that first drew your family to the neighborhood?**

Blue School began in 2006 as a parent-run playgroup located in Noho. After outgrowing three facilities over four years, the leadership embarked on identifying a permanent location where the school could continue to grow and serve a vibrant community. When the 241 Water Street building became available, our community could think of no better location for its programs than the historic and idyllic Seaport neighborhood with cobblestone lined streets and limited vehicular traffic. Sandwiched

between Peck Slip Piazza and Imagination Playground allows our students to experience and learn in an ideal childhood environment. Responding to ongoing demand for a middle school, Blue School recently procured the additional facility at 156 William Street for its campus expansion. Located just four short blocks away, the new building houses 4th - 8th graders and 241 Water Street continues to serve 2 year olds through 3rd graders. Having been a staple for the Lower Manhattan community for over seven years, Blue School is thrilled to offer more seats to more students through its expansion.

## **The school recently expanded into a new building at 156 William Street. Tell us a little about what the new space is like.**

The new building at 156 William Street features a dedicated ground floor entry and an exterior art wall that can accommodate rotating public artwork. A vibrant and inspiring gallery-like reception space displays student work and a central stair connects the four-level school. The other main space on the ground floor is the school Commons, which serves as a student lounge, study hall, café, and community space. Its walls are lined with a small-scale urban garden in partnership with Brooklyn Grange. The second floor is dedicated to a mix of student classrooms and the school library. Additional classrooms, chemistry and biology labs, and art and STEAM/maker-spaces continue on the third floor. The lower level accommodates a gym and a separate adjacent studio for music and dance. The gym converts to an auditorium. Inspired by Blue School's approach that supports the essential work of student collaboration, every space creates moments for planned and spontaneous group learning and inspiration. Blue School was thrilled to partner with Rockwell Group once again on the the new space, who also was the architect of 241 Water Street.

## **What are the Blue School's future plans for Lower Manhattan?**

Lower Manhattan is Blue School's home. The school deeply values parent and community connection. We feel lucky to be a part of this charming and historic neighborhood with its growing residential population. Our expansion will allow us to serve more students. We are pleased to have an abundance of learning opportunities in the surrounding neighborhood for our students. We plan to offer more auxiliary programming opportunities for children and parents to help build a strong community in Lower Manhattan. We also plan to open up our spaces for public use for more professional development for teachers. Blue School currently facilitates monthly educator tours as well as our annual Teaching Innovation Conference. The school will be open to the general public for Open House NY on Saturday, October 13 from 10am-6pm. Please join us!

## **What are a few of your favorites places to grab a bite to eat near the Blue School?**

Lower Manhattan has become one of the most exciting places to dine in New York City. Some favorite places that are steps away from our flagship location at 241 Water Street are Made Fresh, Jack's Coffee, Suteishi, Barbalu, and Aqua. Several new gems have opened, such as Bellini, Augustine and Temple Court. We would be remiss not to mention student favorites, like Van Leeuwen Artisan Ice Cream, Bareburger, Chipotle and Rosella's Pizzeria. This list doesn't include the incredible culinary experiences that have graced Lower Manhattan for years, nor the brand new ones that just opened on Pier 17! Blue School could not be happier to be a part of this vibrant community!

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Alliance for Downtown New York, Inc.  
120 Broadway, Suite 3340  
New York, New York 10271

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