

DESTINATION downtown

Newsletter from the Alliance for Downtown New York

SPRING/SUMMER 2009

- Letter from the President
- River to River Festival: 2009
- Details on World Trade Center Leases

FROM THE PRESIDENT

dear neighbor:



I love Lower Manhattan in the spring and this year the signs of the season have been all around us.

Bowling Green Park was bursting with the color of 1,500 orange tulips that Downtown Alliance volunteers planted last fall as part of the Green Around Downtown program. The Downtown Connection bus service has made shopping for new spring clothes (and all sorts of other things) a bit easier, too, with expanded service to area merchants.

Warmer spring and summer days will be a good opportunity to use some of the improvements that have been made to the neighborhood since winter set in. I'm looking forward to a leisurely stroll along the East River waterfront on the new sun-drenched esplanade. And a security and modernization project around the New York Stock Exchange has made the sidewalks safer and easier to navigate.

Downtown has attracted new people and businesses in recent months, too. Real estate giant Beijing Vantone Industrial Company signed on to become the first commercial tenant at the rising One World Trade Center. Volant Trading quadrupled its commitment to Downtown with a seven-year lease at 7 World Trade Center. Claremont Preparatory School plans to open a new high school in 2009, and two new public schools also are under construction — one in Battery Park City, the other in Frank Gehry's highly-anticipated Beekman Tower.

Lower Manhattan's unique history and character will be on display this summer and there's no better way to take it all in than on two wheels. The Bike Around Downtown program will once again offer free bike and safety gear rentals, giving families an inexpensive way to see old New York's sights, from Fraunces Tavern to the African Burial Ground.

Even by bicycle, it would be impossible to sample all of the great food to be had Downtown in one day. But the neighborhood's best local chefs will showcase their signature dishes under one roof at the Alliance's annual Dine Around Downtown food festival, which returns to the recently-landmarked One Chase Manhattan Plaza.

The eighth annual River To River Festival will bring a touch of the 1960's Downtown. Woodstock legends Richie Havens and Arlo Guthrie will rock Castle Clinton and dozens of other free music and dance performances will enliven our beautiful parks and plazas.

Explore the beauty and excitement of Downtown this summer. A wonderful time beckons. Just follow the signs of the seasons.

A handwritten signature in black ink, reading "Elizabeth H. Berger".

Elizabeth H. Berger

DOWNTOWN thriving now

Green-screen studio, American Movie Company



DOWNTOWN MOVING FORWARD

- The South Ferry subway station reopened this spring after a four-year, \$530 million overhaul. The new station enables free transfers from the 1 train to the R and W lines at Whitehall Street, and the elongated platform provides access to all 10 subway cars (not just the first five) for boarding and disembarking.
- Volant Trading quadrupled its Downtown space with a seven-year lease at 7 World Trade Center. The equity traders committed to the last of 7 World Trade's pre-built, LEED-certified office space.
- One Chase Manhattan Plaza earned landmark status. Completed in 1964, the "house that David Rockefeller built" catalyzed other Downtown projects like the World Trade Center and the World Financial Center. The 60-story skyscraper is a premier example of the 20th-century European modernist style.
- The National September 11 Memorial will be partially open for the 10th anniversary observance in 2011, and it will remain open thereafter while construction continues elsewhere on the site. The public will be able to view the reflecting pools in the tower footprints as well as the parapets inscribed with the victims' names.
- New York's newest soundstage is just steps from the New York Stock Exchange at 50 Broadway. American Movie Company's state-of-the-art production facility features a giant green-screen studio, HD cameras, and other equipment necessary to produce professional videos and webcasts.
- Just in time for summer enrichment, Kumon, a new math and reading center will open at 2 East End Avenue in Battery Park City.

DEAL INKED FOR ONE WORLD TRADE CENTER

Beijing's Vantone Real Estate Co. Ltd. signed the first lease at One World Trade Center in March, inking a 20-year lease to occupy 190,000 square feet. The deal, valued at \$333 million, includes plans to build a China Center, which will help facilitate business between the U.S and China. The Center will occupy floors 65 through 69 and part of the 64th floor. "Signing up the China Center...in a struggling economy is a firm stamp of approval for the World Trade Center site as a world-class business destination," said Port Authority Chairman Anthony R. Coscia.

The Port Authority also has commitments for more than a million square feet of space in the building from the U.S. General Services Administration and the New York State Office of General Services. When these two leases are completed, nearly half of One World Trade Center's 2.6 million square feet will be rented.

PEDALING LOWER MANHATTAN

Back by popular demand, the Downtown Alliance's free bike rental program Bike Around Downtown returns to Lower Manhattan this May. Thirty bicycles are available free of charge at Bike and Roll NYC, located at the South Street Seaport's Pier 17. Visit DowntownNY.com/bikearound to reserve a block of time (two to three hours on weekdays, four to five hours on weekends). The program is made possible with support from Assembly Speaker Sheldon Silver.

COFFEE AND A BREAK FOR HIGH SCHOOLERS

Teenagers are getting a chance to run their own espresso bar at the South Street Seaport. Teen Entrepreneur Bootcamp is a non-profit program that teaches young people ages 14-18 small business essentials like marketing, purchasing and accounting (and of course, how to make a good latte). The high schoolers choose a name and develop a logo for their business, and actually open shop for two days at the end of each session.

Summer sessions run from Monday through Friday from 10am-5pm, and will be held June 15-26, July 6-17, July 20-31, and August 3-14. The cost is \$650 per participant. For more information, visit teenentrepreneurbootcamp.com or call Pam Chmiel at 212-227-7376.



CELEBRATING SUMMER FROM RIVER TO RIVER

Launched in 2002, the River to River Festival — presented by American Express — offers hundreds of free cultural events in Lower Manhattan each summer. Tens of thousands of people have come Downtown to experience free concerts, dance performances, film screenings, art installations, and other cultural events held at some of City's most picturesque venues.

The 2009 season offers a blockbuster line-up that kicks off at the end of May and continues through August. Here are some of the highlights:

Sunday, May 31 at Noon: [Bang on a Can Marathon](#) launches its 12-hour torrent of boundary-smashing music, featuring performances by Ryuichi Sakamoto, The Bang on a Can All-Stars, Bill Frisell, Tortoise, and many more.

Sunday, May 31 at 3:30pm and 4:30pm: Lower Manhattan Cultural Council's Sitalines performance series kicks off with [White by Zvi Dance](#). Zvi Gotheiner collaborates with composer Scott Killian using Fort Jay's eerie sense of abandonment to reflect on our attempts to feel secure by arming our borders.

Monday, June 1 at 7:30pm: Hungarian violist [Félix Lajkó](#) fuses folk, jazz, Gypsy and Jewish klezmer music to create a unique and energetic musical style at the Schimmel Center for the Arts.

Wednesday, June 3 at 7:00pm: Christened "the last leading man" by the New York Times, [Brian Stokes Mitchell](#) performs Broadway classics in Rockefeller Park.

And those are just a few. Check out RiverToRiverNYC.com for the complete updated summer schedule.



Zvi Dance: Photo © Klaus Schoenwiese



1 LEO'S BAGELS

3 Hanover Square
212-785-4700
www.leosbagels.com

The hand-rolled bagels at Leo's come in 15 varieties, including two made with organic flour. Order them by the bag (the Broker's Dozen gives you 14 for the price of 12) or individually with a shmear, lox, tofu, or hummus. Soups, salads and sandwiches make Leo's a convenient spot for a takeout lunch too.



2 TENT AND TRAILS

21 Park Place
212-227-1760
www.tenttrails.com

The "great outdoors" begins the moment you set foot in Tent and Trails, Downtown's leading hiking, camping and climbing outfitter. Whether it's choosing a new pair of boots, learning techniques for avoiding bears, or checking off your Kilimanjaro supply list, Tent and Trails' highly experienced staff has all the answers.



3 INATTESO PIZZABAR CASANO

28 West Street
212-267-8000
www.inattesopizzabar.com

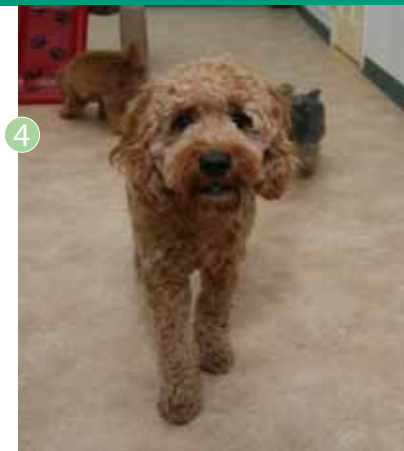
Pizza like grandma used to make gets an upscale twist at this stylish Italian restaurant and bar from the folks behind Adrienne's Pizzabar on Stone Street. Fresh pastas and innovative Northern Italian dishes like warm tuna with white beans have already made Inatteso a hit with residents of nearby Battery Park City.

CIAO BOW WOW

16 Beaver Street (Second Floor)
212-952-9300
www.ciaobowwowny.com

Downtown dogs have a place to romp while their owners are at work. Ciao Bow Wow's three environmentally friendly play areas are constantly monitored by professionals certified by the Red Cross in Pet First Aid. Groomers are also on staff to clean ears, trim nails, cut hair, and give Fido a bath.

4



THE PUMP

80 Pine Street
212-785-1110
www.pumpenergyfood.com

"We make it easy to eat well," says Adam Eskin, owner of The Pump Energy Food. Their newest location at 80 Pine Street has opened just in time for the spring slim-down. There's no butter, cream or mayonnaise in anything served here. Instead, the menu is rich with high-protein foods like lean meats, whole grains, hummus, tofu, and lots of vegetarian options. Even the falafel is baked, not fried.

5



LITTLE AIRPLANE PRODUCTIONS

207 Front Street
212-965-8999
www.littleairplane.com

Little Airplane Productions, the creators of Nick Jr's Wonder Pets, are opening the doors of their South Street Seaport headquarters so kids can get a first-hand look at how TV programs get made. Tours (\$10) are offered Tuesdays and Thursdays at 11am and 4pm, and on one Saturday per month. Groups are limited to 10 youngsters, so reservations are required.

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DOWNTOWN'S TOP CHEFS

Lower Manhattan's finest restaurants show off their signature dishes at Dine Around Downtown, the Downtown Alliance's annual dining spectacular. Tastings are offered from \$3 to \$6, so you can savor some of the best food, even on a tight budget. Chase Manhattan Plaza plays host to the lunchtime event on Tuesday, June 2 (rain date Wednesday, June 3) from 11am to 3pm. Bring a friend (and your appetite).

WALK THIS WAY

Even native New Yorkers are wowed by the Downtown Alliance's FREE Wall Street Walking Tour. The 90-minute-long stroll weaves together the history, events, architecture, and people of Downtown — the birthplace of a nation, the Financial Capital of the World, and the most dynamic neighborhood in the city.

Thursdays and Saturdays at noon. Meet at the steps of the U.S. Custom House, 1 Bowling Green. Call 212-606-4064 for details.

ROCKING THE BATTERY

Mark your calendar for the Downtown Alliance's Independence Day celebration and Woodstock Tribute.

July 4 at 3:30: *Rolling Stone* magazine's top songwriter of 2008, Conor Oberst, brings his Mystic Valley Band to New York to headline an Independence Day celebration with a concert in Battery Park. Jenny Lewis, lead singer for Rilo Kiley, kicks off the festivities. This event is not ticketed, but space is limited and will be available on a first-come, first-served basis.



Conor Oberst and The Mystic Valley Band: Photo © Butch Hogan

Four Nights of Peace, Love, and Music at Castle Clinton

July 16: "It's a Family Affair" as **Steven Bernstein's Millennial Territory Orchestra** plays the music of Sly and the Family Stone.

POETIC CITY: A CELEBRATION OF POETS HOUSE

On Wednesday, June 10, join Poets House for a pre-housewarming party (opening in September of 2009) at Rockefeller Park's pavilion in Battery Park City. The evening includes a tour of local literary sights; readings by poets Jane Hirshfield, Ed Sanders, Brenda Shaughnessy, and Major Jackson; and top recording artists performing remixes of the compositions of Meredith Monk.

A groundbreaking vocalist, choreographer and composer, Monk uses the sounds of the voice as "an eloquent language in and of itself." Tour begins at 6:00pm, and the readings begin at 7:00pm.

Cosponsored by the Battery Park City Authority and the House Foundation for the Arts.

July 23: **Richie Havens**, the folk singer who kicked off Woodstock 40 years ago, brings his intense rhythmic guitar and soulful singing style to Lower Manhattan.

July 30: Like his best-known song, "Alice's Restaurant," Woodstock veteran **Arlo Guthrie's** performances are an entertaining mix of storytelling, anecdotes and folk, rock, country and blues.

August 6: Performance artist **John Kelly** has been channeling Joni Mitchell since the first Wigstock in 1984. He digs deep into Mitchell's songbook to present "Songs for a Shiny Hot Night."

The 4th of July concert starts at 3:30pm in Battery Park. Castle Clinton concerts start at 7:00pm at Castle Clinton in Battery Park.

Free tickets will be distributed two per person outside Castle Clinton on a first-come, first-served basis starting at 5:00pm on the day of the show.



Arlo Guthrie: Photo © Michelle McDonald

James Gill, a partner at Bryan Cave, LLP, is chairman of the Board of Trustees for the Battery Park City Authority. He discusses the many changes he has seen in this planned community.



Q. What was the impetus for building Battery Park City?

A. Battery Park City was intended to replace a crumbling waterfront that distracted from the magnificent vistas of New York Harbor. Ninety two acres of waterfront landfill were created between 1968 and 1978, paving the way for commercial projects like the World Financial Center and residential complexes like Gateway.

In 1996, we began building larger apartments in order to attract long-term residents to a neighborhood that was composed largely of studio and one-bedroom apartments. We also built an elementary and a middle school and turned temporary ball fields into permanent parks.

Q. How has Battery Park City been a leader in the environmental movement?

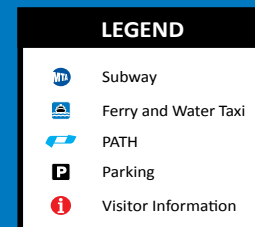
A. In 2000, we required all new buildings to be “green.” The Solaire became the first green high-rise residential building in the U.S. in 2003. The first green school in the New York City Public School system is under construction here. We are now in the process of retrofitting all buildings at Battery Park City for green.

Q. How has Battery Park City improved life Downtown?

A. Battery Park City has been responsible in large measure for transforming Lower Manhattan into a 24-hour residential community. It has provided homes for approximately 10,000 people and world class office space for approximately 40,000 employees. It has provided beautiful parks, playgrounds and gardens for all to enjoy.

Q. What other changes are planned for Battery Park City?

A. The landmark Pier A, the last of its kind still standing, is being restored. When completed, it will provide unparalleled public access to the harbor. Also on tap are two new community swimming pools and a new international headquarters for Goldman Sachs.



SPOTLIGHT ON BUSINESS

- 1 Leo's Bagels
- 2 Tent and Trails
- 3 Inatesso PizzaBar Casano
- 4 Ciao Bow Wow
- 5 The Pump
- 6 Little Airplane Productions



PHOTO CONTEST

Congratulations to Matthew Breitenbach, winner of our Winter 2009 Photo Contest. For his entry, *Battery Park Esplanade Sunset*, Mr. Breitenbach will receive a \$25 gift certificate to Pylones.



Want to get in on the action? Submit a photograph of your favorite Downtown spot and a brief description of where it was taken to Photo_Contest@DowntownNY.com. You could win a Bagels and Nova Platter from Leo's Bagels (\$145 value), and your winning photo may be featured in the Fall 2009 newsletter.

Photos must be 300 dpi 3" x 3" or larger. ONLY .jpeg, .tiff and .pdf files will be accepted.

Grab your camera and start snapping! The entry deadline is June 30.

ACKNOWLEDGEMENTS

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The mission of the Alliance for Downtown New York is to be the principal organization that provides Lower Manhattan's historic financial district with a premier physical and economic environment, advocates for businesses and property owners and promotes the area as a world-class destination for companies, workers, residents and visitors. The Downtown Alliance manages the Downtown-Lower Manhattan Business Improvement District (BID), serving an area roughly from City Hall to the Battery, from the East River to West Street.

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