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For over twenty years, the Alliance for Downtown New York has worked to transform Lower Manhattan into a vibrant and dynamic district that was active around the clock.

It’s hard to imagine that when we opened our doors in 1995, Lower Manhattan had a commercial vacancy rate north of 20%, a residential population of 14,000, only a few great places to shop and eat, and just a handful of hotels.

Today, the area is teeming with 300,000 workers, more than 60,000 residents, over 1,000 restaurants and shops, and millions of visitors excited to experience our renaissance. It’s a neighborhood in the midst of realizing its potential every hour of the day.

And the Alliance is there, 24 hours a day, seven days a week, helping to make that happen. Some of our work is highly visible, like our teams of public safety and sanitation officers keeping our streets clean and safe. Last year alone, our public safety team responded to more than 600,000 questions or comments from the public, our “clean team” removed close to 1,400 incidents of graffiti, swept our streets of litter, and picked up hundreds of tons of recyclables. We also worked with the Bowery Residents Committee to serve the street homeless and we operated the Downtown Connection, the bright red free bus that circles the district.

Not quite as obvious, but also important, is our work publishing top-notch research reports, promoting small businesses, supporting tourism, advocating for resiliency funding, providing a robust network of free outdoor WiFi service, and spearheading planning efforts to secure our future.

More specifically, on the economic development and research side, last year we released quarterly and year-end market reports and a detailed study on the area’s uniquely strong, multi-modal transit infrastructure. We also finished our third year of successfully operating LMHQ, our one-of-a-kind collaboration space at 150 Broadway. LMHQ has quickly become a go-to spot to get things done downtown and to attend great free programs, including our hugely popular women’s breakfast networking series.

In terms of marketing and communications, the Alliance continued to promote the area in a variety of ways in 2017. We produced a series of videos extolling the emerging food scene in Lower Manhattan featuring the likes of food luminaries Tom Colicchio, Daniel Boulud, Gail Simmons, Drew Nieporent and others. Those videos were well received on social media, where we have been increasingly focusing our efforts, and generated great buzz.

The positive changes these efforts help spur are wide-ranging. Lower Manhattan enjoyed its highest year-end leasing figures in years. Leases signed last year included Spotify, ESPN, Macmillan Publishers and consulting powerhouse McKinsey. New retail arrivals, adding to an already dynamic shopping experience downtown included Anthropologie, Marshall’s and the City Acres market and food hall. New restaurants seemed to arrive monthly. This last year marked the arrival of the legendary Nobu along with David Chang’s Fuku, Blue Ribbon Federal Grill and Del Frisco’s.

None of this progress would have been possible without the dedicated support of a broad coalition of property owners, tenants, businesses, residents, elected officials and many city and state agencies. Special thanks go to the Downtown Alliance Board members, who donated their time to advance Lower Manhattan. Of course the hard work of our talented staff defines who we are and what we can accomplish.

Future days will bring even more energy and excitement to Lower Manhattan. In 2018, 3 World Trade Center will be opening, the Perelman Center for the Performing Arts will break ground and Lower Manhattan will be the beneficiaries of the transformative impacts of Pier 17 opening at the Seaport. New compelling restaurant options will continue to roll in: British steakhouse Hawksmoor, a dramatic skyscraping restaurant at 70 Pine Street from veterans of Eleven Madison Park and NoMad, Danny Meyer’s top floor restaurant at 28 Liberty and new spaces by David Chang and Jean-Georges Vongerichten at Pier 17 will join the already inspiring collection of dining experiences to be had here.

Please turn the page to keep reading this year’s annual report and follow the Alliance through the course of a day in Lower Manhattan. It’s a great way to learn more about all the thrilling changes afoot downtown and understand how our work weaves into the fabric of this wonderful, ever-changing and historic neighborhood.

Jessica Lappin  
President

Ric Clark  
Chair
6:30 AM

It’s a half past six on an early spring morning. From the corner of Broadway and Wall Street, the sun climbs above the skyline. Coffee carts and food trucks set up in anticipation of the rush.

Amid the early morning calm is a team in red making their way through the streets. They are already hard at work in the hours before hundreds of thousands of people descend upon Lower Manhattan.

They are the Downtown Alliance’s Operations team. They make sure Lower Manhattan is clean and safe.

Before everyone else’s day begins, many of the Alliance’s 58 sanitation officers are servicing the 402 trash and recycling containers.

Our commitment to a clean neighborhood also means making the neighborhood as green as possible. One hundred seventy-six of the receptacles are BigBelly recycling containers. In the three years they have been on the streets, more than 1,000 tons of recyclables have been collected. That represents 33 percent of the neighborhood’s street waste diverted from landfills.

This recycling milestone could not have been achieved alone. Part of the Alliance’s mission is to work as a partner with all branches of government and serve as a meeting ground for the area’s stakeholders. Council Member Margaret Chin allocated City Council funds to support the Alliance’s sanitation work, the New York City Economic Development Corporation identified a storage facility for the recyclables and the New York City Department of Sanitation schedules the storage facility pickups.

Being green goes beyond recycling. Last year, Operations hired a full-time landscaper. Between the 195 planters and 83 acres of green space, the Alliance is focused on beautifying a neighborhood long known for concrete and steel.

Operations also takes care of nearly 1,600 pieces of street furniture. Equipment runs the gamut from lampposts and tables to chairs and benches that dot the neighborhood’s sidewalks. The Alliance keeps sidewalks clean of litter and refuse 365 days a year. And during the winter, Operations clears bus stops, fire hydrants, and corners and crosswalks of snow and ice to keep the neighborhood moving.

Helping keep the neighborhood safe is the other pillar of Operations’ mission. And it can be seen every day in the form of the Alliance’s 60-member Public Safety team. They are stationed throughout the neighborhood as the eyes and ears of the community. Working with the NYPD to keep Lower Manhattan one of the safest neighborhoods in the city, they also provide directions and advice, help those who are in harm’s way and lead the charge in addressing quality of life issues.

Typical of this work was an event that transpired this past September 14th, at 5:50 AM. In the pre-dawn quiet, an Alliance safety officer on mobile patrol observed a woman acting suspiciously near the Charging Bull. When the officer approached and noticed the Bull had been defaced with blue paint, the woman fled into the subway. The officer’s description of the events and suspect helped the 1st Precinct Detective Unit arrest the suspect.

Landmark building, symbol of global capital or street sign. When graffiti is found in Lower Manhattan, Operations is quick to remove it.

ADOPT-A-PLANT

The Alliance’s Adopt-A-Plant event is part of our Green Around Lower Manhattan program. Held every October as the temperature drops, the Alliance hands out plants that wouldn’t survive the winter outdoors but can thrive indoors. The 2017 event gave away more than 3,000 SunPatiens. The plants found a second life greening up homes and offices across Lower Manhattan and the city.

BIGBELLY

Nearly 180 BigBelly solar-powered waste compactors have been placed on Lower Manhattan’s sidewalks since 2014. In that time, they’ve collected 1,000 tons of recyclables. That’s equivalent to the weight of 333 elephants, 74 NYC buses or $37B dollars worth of gold.

With their own power systems, BigBellys collect more than just trash. They can collect data. From monitoring air quality to recording pedestrian counts, the compactors are able to provide the Alliance and other stakeholders with the type of information needed for making policy and planning decisions.
On any given weekday morning, the Fulton Center provides a front-row seat to Lower Manhattan’s energy, diversity and vibrancy. Beneath its sun-splashed concourse are subways rumbling in from across the city on twelve different subway lines; New Jersey commuters off the PATH and Hudson River ferries from New Jersey flowing through hallways connected to the Oculus and Brookfield Place; and riders hopping off buses on Broadway that have brought them from places as near as Brooklyn and as far away as Pennsylvania. Amidst all this movement, it’s clear — all “roads” lead to Lower Manhattan.

Lower Manhattan is easily one of the most accessible business districts in America. Commuters have their choice of:

- Thirteen subways;
- Two PATH lines;
- Fifteen commuter ferry routes;
- Dozens of local, express and regional bus lines;
- Twenty-eight CitiBike stations along with more than 2.3 miles of bike lanes;
- Four major vehicle crossings; and
- A major limited-access highway.

Thanks to this network of multi-modal options, commutes here are equal to or shorter than the New York City metro average. This combination of choice, ease and speed has made Lower Manhattan a destination of choice for companies of all shapes and sizes looking for a neighborhood to call home.

It’s an easy decision when more than 90 percent of Lower Manhattan jobs are within a five-minute walk of seven to nine subway and PATH lines, and 97 percent are within a 10-minute walk of at least one ferry landing. Lower Manhattan’s transformation into New York City’s premier transportation hub is the result of more than a decade-and-a-half of transportation projects that built upon one century’s worth of road, rail and water transit infrastructure.

Today, a subterranean walkway seamlessly connects the Hudson River ferry landing at Brookfield Place to the PATH trains at the World Trade Center Transportation Hub and the dozen subway lines at Fulton Center. Each of these integral transit points was once isolated, requiring commuters to take circuitous routes to get from one hub to the other.

Lower Manhattan has long been home to the Staten Island Ferry and ferries from Hoboken, Jersey City and other New Jersey communities. In 2017, the neighborhood’s newest waterborne option arrived — NYC Ferry.

Expanding from existing East River service, NYC Ferry dramatically increased the number of neighborhoods with a one-seat ride to the district and turned Wall Street’s Pier 11 into the Grand Central of the East River. When all routes are on-line in 2018, residents from neighborhoods across all five boroughs will be able to reach Lower Manhattan by ferry.

The Alliance and the Battery Park City Authority help make getting around Lower Manhattan easier with the Downtown Connection. The free bus, with 37 stops in the district, is a reliable connection between the South Street Seaport, Battery Park City and the Water Street corridor. Last year, hundreds of thousands of riders boarded the Downtown Connection.

Running seven days a week, except on Thanksgiving, Christmas Day and New Year’s Day, there are 10-minute headways on weekdays and 15 minutes on weekends. Service begins at 10 AM and the last bus runs at 7:30 PM. Buses are ADA accessible, and countdown clocks along the route provide real-time arrival alerts.
NYC FERRY

Launched as part of the City’s effort to increase affordable and reliable transit for neighborhood’s with limited mobility options, NYC Ferry quickly became a popular choice for those coming to and going from Lower Manhattan.

Wall Street’s Pier 11 is the ferry system’s hub. As the terminal for all routes, passengers can ride to the Rockaways, Bay Ridge, Sunset Park, North Brooklyn and Astoria. In the summer of 2018, new routes to the Lower East Side and the Bronx’s Soundview will start.

Ridership continues to exceed original projections with more than two million riders using the ferry in the first six months of operations. To keep up with demand, three of the boats coming on-line in 2018 will carry 350 passengers — an increase in capacity of 200 riders.

TRANSIT REPORT

A research report released in October by the Alliance, Lower Manhattan: New York’s Premier Transit Hub examined the neighborhood’s unparalleled combination of convenient access to employment, fast commutes and a wide breadth of transportation options.

Produced with Sam Schwartz Transportation Consultants, the study found that Lower Manhattan outpaces other central business districts when comparing the number of jobs within a five-minute walk of up to nine different subway lines.

As the labor force within a 30-minute commute of Lower Manhattan continues to grow, the report identifies the key future infrastructure projects needed to meet the growing demand. They include:

- a one-seat PATH ride to Newark Airport;
- a fully built-out Second Avenue Subway;
- increased subway rolling stock and implementation of state-of-the-art signal system to address overcrowding; and
- integrating the city and region’s ferry systems.
It is that research that has positioned the Alliance as the go-to source for stakeholders when it comes to Lower Manhattan’s economy. This allows us to keep the focus on the neighborhood’s recent dynamic growth.

That dynamism is reflected in 2017’s leasing activity. The more than 5.5 million square feet of leasing activity logged in 2017 is more than 20 percent higher than the ten year average.

Relocations accounted for some of the more exciting deals of the year. ESPN Studios, Macmillan Publishers and Business Insider all announced moves to the district in 2017.

Condé Nast’s 2014 move to 1 World Trade Center led the way and put Lower Manhattan on the map for culturally influential companies. They were soon followed by Vox Media, Harper-Collins and, soon, ad giant GroupM. Spotify’s 2017 decision to move into 4 WTC and their subsequent expansion is an exclamation point on this trend.

World-renowned consulting firm McKinsey announced they would be moving from Midtown East to 3 World Trade Center. They are the first major management consultant in the neighborhood since 1998. McKinsey’s move gives 3 WTC its second anchor tenant. 3 WTC is expected to open in 2018.

And then there is Wall Street - the heart of the American financial system. Overlooking cobblestoned Broad Street, the Stock Exchange stands as a monument to Lower Manhattan’s place in the global economy.

While one out of every five finance, insurance and real estate jobs in the city can be found in the neighborhood, Lower Manhattan’s job base is greatly bolstered by the increased diversity in industries — a development that fortifies the local economy in case of future economic downturns.

Some of the strongest growth has occurred in the technology, advertising, media and information (TAMI) field. TAMI jobs were up eight percent year-over-year in 2017. Strong growth was also seen in the professional services, healthcare, and hotel and food services industries.

As these exciting companies move to the neighborhood, they bring with them an influx of young talent. This new generation enter the workforce expecting their employers to provide them with a suite of amenities that enhance their workspace while building a community among coworkers and industry colleagues. Recognizing this development early, the Alliance assembled an ad hoc committee of tech and creative industry leaders to better understand the needs of these growing sectors and the ways we could help create opportunities for companies in the district to come together.

Out of this came Lower Manhattan HQ (LMHQ). Opening on July 1, 2015, and located at 150 Broadway, LMHQ’s state-of-the-art, 12,500-square-foot facility provides an affordable resource for burgeoning and established companies alike. Unique in that it serves as an annex instead of a coworking space, LMHQ is a hybrid space that meets different needs for different audiences. It can be used for collaborative team meetings, off-site brainstorming and all-hands-on-deck meetings.

LMHQ also serves as a meeting space for the community. It has hosted 116 events that have been attended by more than 10,500 people. These programs highlight local thought leadership and provide uncommon levels of access to entrepreneurs for the district’s younger workforce. The space has also been rented out by creative firms and meet-up groups, for an additional 370 events that have brought in over 21,800 people to LMHQ.

The number of traditional co-working facilities in the district continued to grow in 2017. Among those in Lower Manhattan are Convene, Knotel, The Yard and WeWork. WeWork’s 110 Wall Street is also home to WeLive, a co-living space. Along with shared-spaced and event-space providers, this sector signed deals for over 300,000 square feet in 2017.
The oldest neighborhood in New York City is home to one of the oldest free wi-fi networks in the country. Since 2003, the Alliance has provided wireless internet, #DwtnAllianceFreeWiFi, in public spaces across Lower Manhattan. In 2016, more than 700,000 people accessed the service. Already covering 4.5 million square feet of the neighborhood, the network will soon cover Greenwich Street up to Liberty Street and along the Hudson River to Rockefeller Park. This expansion will bring free wi-fi to seven million square feet of Lower Manhattan.

It’s early afternoon in Lower Manhattan. At the intersection of Wall and Broad streets stands one of the most Instagrammed presidents in American history.

The tourists paying a visit to the statue of George Washington are a melting pot of ages, ethnicities, cultures and countries.

They are here because of our landmarks. The Statue of Liberty. The World Trade Center. The Brooklyn Bridge. The Charging Bull.

Lower Manhattan is home to the only Smithsonian Museum in New York City—the National Museum of the American Indian. The Museum of Jewish Heritage stands in honor of those lost in the Holocaust. The 9/11 Museum and Memorial commemorate the attacks on the World Trade Center, while the 9/11 Tribute Center tells the stories of those who survived the attacks.

St. Paul’s Chapel is the oldest surviving church building in Manhattan. Alexander Hamilton is buried in Trinity Church Cemetery.

History continues to be made here, with exciting developments on the horizon. In December 2017, construction on the Statue of Liberty Museum topped off on Liberty Island. This 26,000-square-feet space will feature an interactive theater and the statue’s original torch. The museum is expected to open in 2019.

Groundbreaking is scheduled for 2018 on the Ronald O. Perelman World Trade Center Performing Arts Center. Able to accommodate everything from intimate acoustic performances to rock concerts, the multi-staged Perelman Center is sure to draw an eclectic mix of performers and audiences. Featuring a marble exterior, it is expected to open in 2020.

The Downtown Alliance has two roles when it comes to tourism: help bring tourists to Lower Manhattan, and help them make the most of it when they are here.
Alliance-led quarterly tourism roundtables bring together hotel and tour operators, restaurateurs, bar owners and leaders of our cultural institutions to develop promotional strategies for the area’s tourist attractions. The open line of communication helps these neighborhood stakeholders work together in advancing their businesses and Lower Manhattan as a tourist destination.

With new attractions, hotels and restaurants opening regularly, we know it is important to keep travel agents and tour operators up-to-date with everything that is happening in the neighborhood. One way the Alliance does this is through familiarization tours. These events are immersive explorations of the neighborhood for the very people who will be organizing tours to and leading groups on trips to Lower Manhattan.

The Alliance also brings Lower Manhattan to the world. Staff attend conferences across the globe to spread the news about Lower Manhattan. And more people than ever are hearing that message. In 2017, a record-breaking 17.4 million unique visitors came to Lower Manhattan.

Once they are here, the Alliance wants them to make the most of their trip. We produce a walking guide in English, Spanish, Chinese, Arabic, Russian, Portuguese and for speakers of other languages that can be found throughout Lower Manhattan. The guides identify key landmarks and include a easy-to-use map for getting around the neighborhood.

Across Lower Manhattan, the Alliance has three mobile information kiosks and one indoor location at Pier A. The kiosk guides are a one-stop shop for information about the area. In 2017, the guides had conversations with more 721,000 people. Whether it’s subway directions, tips on Lower Manhattan attractions, or a good place to eat, the guides have the answer.

As Lower Manhattan draws record numbers of tourists, the hotel industry has taken notice. At the end 2017, 32 hotels had a total of 7,000 rooms in the neighborhood — double the number of hotels that were in the district in mid-2010.

Two hotels opened in Lower Manhattan in 2017. A Hilton Garden Inn opened in September at 6 Water Street with 250 rooms. Two months later, a 192-room Fairfield Inn & Suites opened at 100 Greenwich Street.

The hotels represent a diversity in price points from well-regarded economy brands to boutique and high-end chains. With 13 hotels and 1,800 rooms in the development pipeline, it will soon be easier than ever for tourists visiting Lower Manhattan to spend the night here.
The corner of Church and Dey streets will soon be filled with commuters heading home. But at this hour, when the sidewalks aren’t yet crowded, the intersection is a showcase for Lower Manhattan’s diverse retail options.

Westfield World Trade Center. Legendary discount retailer Century 21. Fulton Center. Brookfield Place. All can be seen from Church and Dey.

Last year, more than 50 shops opened here, adding to the neighborhood’s rich shopping options.

After opening in August 2016, Westfield World Trade Center had a successful first full year. New stores included outposts from Ford-Hub, Havaianas, Crabtree & Evelyn, Solstice, Philosophy, UGG and Casper. They joined existing tenants such as the Apple Store, Banana Republic, Eataly and Victoria’s Secret in helping to make this architectural marvel a complete retail destination.

Brookfield Place recorded an impressive year’s worth of openings. New shops from Allen Edmonds, Oliver Peoples, UNTUCKit, Peloton, SuitSupply and SuiStudio joined Burberry, Diane Von Furstenberg, Michael Kors, Salvatore Ferragamo and many others in the Battery Park City shopping center.

Large brand names are also drawn to storefront space across Lower Manhattan. This spring, Anthropologie opened a store in the historic lobby of 195 Broadway.

In July, City Acres Market opened a 13,000-square-feet store at 70 Pine Street. The space features a food hall that includes Artichoke Pizza, Vanessa’s Dumplings, Juice Brothers and Beyond Sushi. When 1 Wall Street’s residential conversion is complete by early 2020, a 44,000-square-foot Whole Foods will open on the ground floor.

The Oculus Greengmarket returned to the World Trade Center in 2017 for the first time since the 9/11 attacks. One of seven in the neighborhood, the greenmarkets are part of the growing number of grocery options in Lower Manhattan.

First opened in 1961, Century 21 is a Lower Manhattan institution. Generations of bargain hunters with good taste have found designer clothes at great prices at this neighborhood fixture. In recent years, Century 21 has been joined by Target and T.J. Maxx in the Lower Manhattan discount market. In 2017, Marshalls opened a 68,000-square-feet store on West Street.

As traditional brick-and-mortars deal with the challenge of e-commerce and changing consumer habits, local landlords and retailers are embracing innovative solutions. These include unique public events, expanded food and entertainment offerings, experiential stores, an increased emphasis on customer service and using pop-ups to bring emerging brands to the neighborhood.

While the arrival of big-name stores is good news for Lower Manhattan, the Alliance is committed to ensuring that the neighborhood’s small businesses remain competitive. To that end, in 2017, the Alliance created the position of Director of Storefront Business Engagement.

The position serves as a liaison to businesses across the district. If a store needs assistance navigating the world of City government or simply has a concern they think needs to be heard, the position is designed to assist them with helping their business succeed.

As part of that work, the Alliance rolled out the Downtown Digital Innovation Grant. Whether it’s a refresh of a website, improving social media engagement or integrating mobile payment devices, the Downtown Digital Innovation Grant is an opportunity for the winning Lower Manhattan business to be paired with an expert who will help the business get their digital needs met.

TKTK’s proposal to TKTK was the winning entry for 2018.

In the coming years, the neighborhood looks to build upon 2017’s successes with exciting openings across the district. Alamo Drafthouse announced plans in 2017 to bring a 600-seat multiplex to the lower level of 28 Liberty. When it opens in early 2019, it will join the Seaport’s iPic Theater in offering moviegoers dinner and drinks with their films.

2018 is shaping up to be a big year for the South Street Seaport. Pier 17 opens in the spring with 400,000 square feet of retail, dining, entertainment and commercial space. The three-story building will feature a one-and-a-half-acre rooftop entertainment space.

Milan-based 10 Corso Como, located in the Fulton Market Building, is expected to open their only U.S. store this fall. McNally Jackson Books, DITA Eyewear and Fellow Barber will also open at the Seaport in early 2018.
7:00 PM

The sun’s descent behind the New Jersey skyline is a sign that the hubbub of the evening rush has ended. But all is not quiet in Lower Manhattan.

As you walk down the streets, a convivial hum of diners and bar patrons has replaced the thrum of the work day.

2017 was a banner year for the neighborhood’s food scene. Sixty full service restaurants opened. They represent a variety of cuisines and price points, reflecting the diverse range of diners and tastes in the neighborhood.

One such opening was the internationally renowned Nobu. Relocated from Tribeca, Nobu Matsuhisa’s restaurant moved into the dramatic, landmarked lobby of 195 Broadway. The street-level bar and subterranean dining room have menu options that cater to those looking for everything from bar bites and cocktails to its famous black cod.

Nobu is hardly the only new spot. Among other recently opened restaurants that demonstrate an exciting range of dining options are:

- David Chang’s fried chicken mecca, Fuku, opened at 110 Wall Street;
- The Wooly Public, a restaurant and cocktail bar at the historic Woolworth Building;
- The Battery Park City-craft-beer-focused Treadwell Park;
- Keste’s Neapolitan pizzeria on Fulton Street;
- Del Frisco’s Grille’s multilevel Brookfield Place outpost; and
- Blue Ribbon Federal Grill at the AKA Wall Street Hotel.

Already touted by many as New York’s new dining destination, chefs and restaurateurs are taking notice and moving downtown. In 2018 alone, the neighborhood will welcome new outposts that include:

- Sant Ambroeus at Brookfield Place;
- Hawksmoor Steakhouse at 3 WTC;
- A new, yet unnamed venue from veterans of Eleven Madison Park and NoMad at 70 Pine Street;
- Concepts by Jean-Georges Vongerichten and David Chang at Pier 17; and
- A restaurant and event space by Danny Meyer on the 60th-floor penthouse of 28 Liberty.

To highlight this ongoing transformation, the Alliance launched an award-winning video series taking viewers to restaurants across the district. The series highlights everything from must-try cheap eats around the neighborhood to new, fine-dining destinations that include David Bouley’s Épicerie, Tom Colicchio’s Temple Court and Wolfgang Puck’s CUT.

The Alliance’s annual Shop Dine Guide is a go-to resource for local workers, residents and tourists alike whether they are looking for a quick bite to eat after work, an end-of-week dinner out or a special-occasion restaurant. An invaluable resource throughout the year, the Alliance distributes tens of thousands of the guides to Lower Manhattan residents, businesses and hotels as part of our work to promote the neighborhood.

There are few better ways to truly appreciate the range of Lower Manhattan’s restaurants than to experience it in person. With more and more options to choose from, the Alliance has come up with two ways to help diners navigate all that is available to them—the Dine Around Downtown Food Festival and Get Low.

Drawing more than 15,000 visitors every year, the Dine Around Downtown Food Festival is an annual showcase for the neighborhood’s burgeoning restaurant scene. The event is cohosted by Fosun International, the owners of 28 Liberty and its beautiful plaza where Dine Around Downtown takes place. The Tuesday before Memorial Day is the chance for locals, workers and foodies to experience dozens of Lower Manhattan restaurants’ signature menu items.

Get Low makes the most of summer Tuesdays between Memorial Day and Labor Day for restaurants and diners. Since Tuesday is typically the slowest night of the week for the food industry, the Alliance partners with select restaurants for discounts that encourage people to sample all that Lower Manhattan has to offer when it comes to delicious food. In 2018, a different restaurant will offer a 20 percent discount on dinner each Tuesday.
After Lower Manhattan’s offices empty out, another set of buildings in the neighborhood fill up. Inside the 330 mixed-use and residential buildings’ 31,800 units are 61,000 residents. As the moon sits above New York Harbor, tens of thousands of New Yorkers are home again.

Through our Downtown Connection bus, our safety and sanitation work, public programming and the guides and maps we publish, since its founding, the Alliance has focused on finding a common ground between the needs of residents and businesses. We seek a Lower Manhattan that is a vibrant business district and a livable residential community.

To achieve this goal, the Alliance works with stakeholders and decision makers across the neighborhood, including Community Board 1. The Alliance also regularly works with the neighborhood’s federal, state and municipal elected officials.

As Lower Manhattan has transformed into a residential community, the Alliance has worked with these stakeholders and decision makers to protect and enhance the area’s quality of life and to look ahead at the challenges facing the entire community. The results of this can be seen along Water Street and will soon be visible near the Stock Exchange.

Since 2000, Water Street has experienced a 122 percent increase in population, yet has lacked a welcoming streetscape, which leaves it with underutilized public spaces. A planning group was convened by the Alliance to study how to improve the street’s existing features and transform the corridor into a vibrant space. Among the suite of recommendations that came from that group was Game On! A summer-long program featuring classic games that allow people to experience a dynamic street life and reimagine the area for themselves, Game On! will celebrate its fifth anniversary in 2018. Over four consecutive Wednesdays in July and August, the block party includes beer gardens, food purveyors and a live DJ to go with the games.

Another area of concern for the Water Street corridor is resiliency. Superstorm Sandy demonstrated Lower Manhattan’s vulnerability to climate change and rising sea levels. Working with Senator Chuck Schumer, State Senator Daniel Squadron and Council Member Margaret Chin, the Alliance advocated the City to increase their resiliency efforts. Alliance President Jessica Lappin co-authored a Crain’s op-ed with Senator Schumer laying out the case for protecting Lower Manhattan.

As a result of this advocacy, the City allocated $108 million toward planning for resiliency and infrastructure on the east side of the district.

A few blocks over from Water Street is where Wall and Broad streets cross in front of Federal Hall. It is one of the most iconic and heavily trafficked locations in New York City. The intersection at Wall and Broad streets is home to a number of historical assets which draw locals and tourists to the area daily.

The work around Wall Street dates back several years to when the Alliance began having conversations with the New York Police Department, the New York Stock Exchange and members of the community about the area surrounding the intersection of Wall and Broad. The takeaway from these initial conversations was that, even working within the imposed security restrictions, there was room for an array of improvements.

In 2017, the Alliance began outlining a plan for a formal analysis of the area. The Alliance outlined the objectives of the study to suggest ways to improve mobility and circulation, create a more attractive pedestrian environment around the Stock Exchange and enhance building access for pedestrians, deliveries and sanitation. A committee was assembled to identify ways to achieve these goals. The committee is made up of community stakeholders that includes local businesses, property owners, residents, cultural institutions, the community board and elected officials.

Their findings will be compiled into a study, A More Welcoming Wall + Broad: Improving the Area Surrounding the New York Stock Exchange, that will be released in the spring of 2018. The Lower Manhattan-routed design and architectural firm, WXY, is assisting with the study.

Projects like these are of even greater importance as Lower Manhattan’s residential population continues to grow. More than 3,300 units in 23 buildings in the neighborhood are currently under construction or in the pipeline.

The New York City Building Congress projects that the one-square-mile area south of Chambers Street will account for five percent of the 46,000 housing units in the city that are scheduled for completion in 2018 and 2019.
Lower Manhattan’s bar scene is as old as its historic streets. Fraunces Tavern was a favorite of the founding fathers through the Revolutionary War and the city’s stint as America’s first capital.

Revolutionaries and spies may no longer be found at bars around these parts, but those looking for a drink still have plenty of reasons to come to Lower Manhattan. As much as the neighborhood has become a destination for food, south of Chambers Street is also quickly developing into a nightlife hotspot.

There are sports bars to catch the big game, award-winning cocktail bars with the latest mixology creations, old-school pubs serving up beer and bar food, and nightclubs for those looking to pair their drinks with an evening of dancing and music.

Named best bar in the world at 2016’s Drink’s International’s Annual Competition, Dead Rabbit has been a popular Lower Manhattan spot since it opened in 2013. This popularity has led to big crowds and long waits for tables and food. Looking to address this, the owners recently announced plans to expand. The new, two-floor space at 32 Water Street will be connected to the original, and when it opens in April 2018, Dead Rabbit will double in size. More than Dead Rabbit, Lower Manhattan is home to up-and-coming pubs such as Barleycorn, Clinton Hall and Pound & Pence that provide great atmosphere and delicious food.

Down the street in Battery Park stands Pier A Harbor House. The building was constructed in 1886 for use by the New York Harbor Police and Department of Docks and later as a VIP entrance to the city for European ambassadors. These days its expansive harbor views welcome drinkers looking for everything from local craft beers to meals inspired by the Hudson Valley foodshed. On the second floor is BlackTail, a Havana-during-Prohibition — themed cocktail bar from the team behind Dead Rabbit. Blacktail was awarded best new cocktail bar at 2017’s Tales of Cocktail’s Spirited Award.

In the summer, locals looking for al fresco drinks flock to Stone Street. The car-free, cobbledstoned street comes to life with the sounds of conversation over cold drinks and good food. It’s a fitting development given Stone Street’s place in history as home to the first brewery in North America.

One of Lower Manhattan’s hottest new spots is located in the basement of 110 Wall Street. Mailroom, the nightclub, is next to the building’s actual mailroom. Instead of sorting letters and packages, visitors can enjoy specialty cocktails like the Mailroom Mule, play bocce and shuffleboard, and enjoy the sounds of live music and DJs. Opened in June 2017, the Mailroom has already played host to DJ sessions by James Murphy of LCD Soundsystem and Mark Ronson, among others.

With a majestic lobby that features the cocktail-focused Bar Room, and restaurants from Tom Colicchio and Keith McNally, the Beekman Hotel is not lacking in reasons to visit. In April 2018, however, the hotel is opening another reason to drop in — Alley Cat Amateur Theatre. With a cellar-like vibe, this underground lounge from bar operator Serge Becker is named after the theatres that populated the neighborhood in the 19th century. Alley Cat will feature live music and a pub-style izakaya menu from Tom Colicchio.
**The Alliance for Downtown New York Financial Statements**

**STATEMENTS OF ACTIVITIES**

<table>
<thead>
<tr>
<th></th>
<th>June 30, 2017</th>
<th>June 30, 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Support and Revenues</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assessment Revenues</td>
<td>$15,900,000</td>
<td>$15,898,372</td>
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<tr>
<td>Other Revenues</td>
<td>3,008,259</td>
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<tr>
<td><strong>Total Revenues</strong></td>
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<td>20,937,515</td>
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</tbody>
</table>

| **Expenses**         |              |              |
| Public Safety        | 4,051,661    | 3,977,832    |
| Sanitation           | 5,199,996    | 4,898,506    |
| Promotion and Marketing | 3,156,515  | 3,377,263    |
| Economic Development | 2,629,737    | 2,711,602    |
| Transportation       | 1,899,447    | 2,087,854    |
| Social Services      | 374,923      | 474,958      |
| Management and General | 1,694,652  | 1,690,656    |
| Fundraising          | 23,308       | 8,657        |
| **Total Expenses**   | 19,030,239   | 19,227,328   |

| **Excess Revenues over Expenses** | (121,980) | 1,710,187 |

**STATEMENTS OF FINANCIAL POSITION**

|                       |              |              |
| Cash and Cash Equivalents | 6,381,229  | 5,616,528    |
| Accounts Receivable    | 2,894,797   | 2,816,000    |
| Investments            | 0           | 0            |
| Property and Equipment | 2,436,468   | 2,669,419    |
| Other Assets           | 426,232     | 484,139      |
| **Total Assets**       | 12,138,726  | 11,586,086   |

|                       |              |              |
| Liabilities           | 2,136,217    | 1,461,597    |
| **Total Net Assets**  | 10,002,509   | 10,124,489   |

| **Total Liabilities and Net Assets** | 12,138,726 | 11,586,086 |

Amounts are summarized from the audited financial statements provided by Skody Scot & Company, CPAs, dated October 11, 2017.
The mission of the Alliance for Downtown New York is to provide service, advocacy, research and information to advance Lower Manhattan as a global model of a 21st century central business district for businesses, residents and visitors.

www.DowntownNY.com