

Downtown

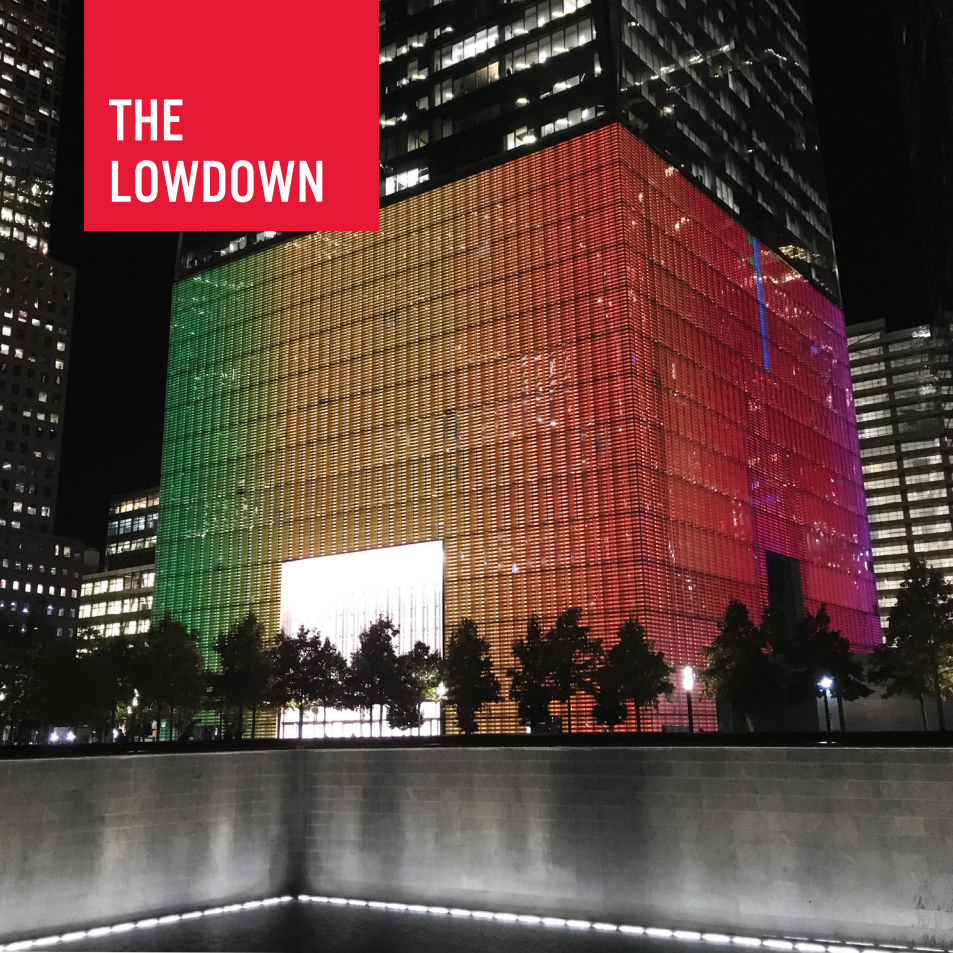


LOWER MANHATTAN

Down Is What's Up
Summer 2018



THE LOWDOWN



NIGHT OUT BRINGS LM LGBTQIA WORKFORCE TOGETHER

In June, the Alliance partnered with NYC & Company and them. to co-host its second annual NightOUT for the LGBTQIA workforce community in Lower Manhattan. Over 200 movers and shakers from a range of companies including American Express, Condé Nast and WeWork turned out to the event at 7 World Trade Center. NightOUT is designed to activate the LGBTQIA workforce in the neighborhood in order to build community and commerce.

DID YOU KNOW?...that in 1733, the groundwork for the freedom of the press was established in Lower Manhattan. Newspaper publisher Peter Zenger was charged by the crown with libel for his writings about the colony's governor. The case was tried on the site of what is now Federal Hall. During the trial, Zenger's lawyers argued that true statements are not libelous. The jury took ten minutes to find him not guilty.



FROM THE PRESIDENT {dear neighbor}



I can't believe it, but "Back to School Sale" signs are already popping up in store windows. In my book, it's still too soon to start thinking about meeting new teachers, making school lunches and buying school supplies.

And as this edition of our Downtown Alliance newsletter makes clear, not only is there a lot of summer left, but Lower Manhattan is an exciting place to explore your options for fun in the sun (and in the evening, when things get a little cooler).

Looking for an escape that doesn't require a long drive or train ride? Let me suggest an eight minute ferry ride to Lower Manhattan's 150 acre backyard — Governors Island. Relax in one of the island's oversized Adirondack chairs. Take a stroll on the Hills. Snooze in a hammock. Hop on a bike for a leisurely ride past a Revolutionary era fort, along the waterfront bike paths or by the charming 19th century homes that remain on the island. Or enjoy a cold drink and good grub at one of the island's food spots.

Speaking of food, Lower Manhattan is now also home to a vibrant and diverse culinary scene that includes critically acclaimed restaurants, hole-in-the-wall gems and long-time local favorites.

This summer, explore some of what the LM dining scene has to offer, while saving money, with the Alliance's restaurant discount program, Get Low. Every Tuesday, get 20% off on dinner for two at a select restaurant. Make it a date and discover why #downiswhatsup! Upcoming restaurants include Andaz Kitchen & Bar, Trading Post, MarkJoseph Steakhouse and more. Visit downtownny.com/getlow for more information.

Or, if you are on the hunt for some fun outdoor entertainment, the free 28 Liberty Movie Series is back and it's a trip down memory lane. Co-hosted by the Alliance and Fosun, the theme is Throwback Thursdays with hits from the '80s and '90s including: *When Harry Met Sally*, *Labyrinth*, and *The Sandlot*. Starting on July 26th and running through August 23rd, the movies start around 8 PM and guests will enjoy free popcorn at every film. Comfy, cozy front-row beanbag chairs will be available on a first come, first served basis.

Whether you looking to catch a little R&R in the harbor, try a new restaurant or take in a movie under the stars and skyscrapers, I invite you stay downtown and explore the neighborhood this summer. I'll see you there!

Sincerely,
Jessica Lappin, President

Jessica Lappin

VINTAGE 61

(212) 346-9090 | 233-235 Front Street
vintage61.com



While the Yankees may never move to Lower Manhattan, one of the neighborhood's newest restaurants draws its inspiration from the franchise's storied history. Vintage 61, with homages to the Bronx Bombers, brings to mind Mickey Mantle, Roger Maris and their 1961 chase to break Babe Ruth's home run record.

Recently opened on Front Street, Vintage 61 has the welcoming ambience of a favorite neighborhood spot. It serves up classic bar food with a handful of big screens for sports and a thoughtfully selected wine list. No surprise given

that 1961 was also an exceptional year for Bordeaux wine.

On a recent visit, the spicy glaze elevated the wings while the crab cakes and lamb pastrami dip were both hits. If known food lover Babe Ruth were still around, between the eats, drink and friendly vibes, Vintage 61 would be his kind of place.

SONS OF THUNDER

225 Pearl Street
(646) 822-0208 | sonsofthunder.com



It's a culinary match that at first may leave you scratching your head. But after a visit to Sons of Thunder, it's a pairing that will leave you wanting more — poke and hot dogs. One is the amongst the newest food crazes. The other is a summer mainstay.

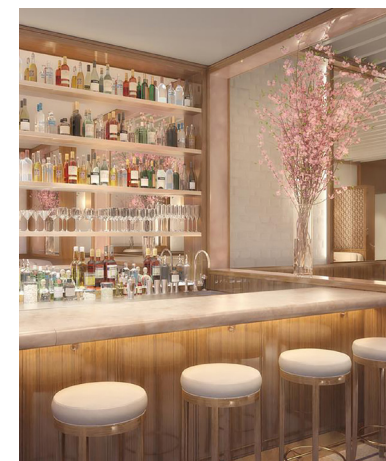
Ignore the scaffolding and follow the sign with an "S" and thunderbolt on Pearl Street to Sons of Thunder's second New York location. With the choice of either ahi tuna or salmon on the poke side of the menu, the dish comes with your choice of greens or several kinds of rice. For an additional \$1.50, you get a generous amount of avocado added to your bowl.

In a city that takes its hot dogs as seriously as this one, Sons more than holds it own. With traditional, banh mi, Chicago and chili chese options on the menu, hot dog connoisseurs have reason to visit more than once.

LM HOTEL OPENINGS



The Assemblage
(646) 859-5013
17 John Street



Mr. C Seaport
(877) 528-4249
33 Peck Slip

It's the reverse of that famous line from *Field of Dreams* — if you come, they will build it. As record numbers of people visit Lower Manhattan, the number of hotels in the neighborhood continues to climb. Earlier this summer, two hotels opened their doors to guests: The Assemblage and Mr. C at the Seaport.

At 17 John Street, the 79-room Assemblage focuses on mind, body, and spirit. With an in-house co-working space, the hotel caters to business travelers looking for a more holistic experience while on the road. They serve up elixirs and organic food while the health-conscious co-working space has yoga rooms and meditation space.

Elsewhere in the neighborhood, Mr. C at the Seaport opened. With 66 rooms, this is just the second Mr. C in the country with the other in Beverly Hills. Formerly a Best Western, the now Cipriani-family run space has received a luxurious makeover and includes Bellini, an elegant Italian-focused restaurant.

More hotels are on the way as The Moxy and The AC are expected to open later this summer.

WHAT'S UP DOWNTOWN

WHAT'S UP DOWNTOWN



EYES TO THE SKY: 3 WTC OPENS

Move over, Chrysler Building. When 3 WTC opened this summer, it knocked the Art Deco skyscraper off the list of top five tallest buildings in the city.

At 1,079 ft tall, the 80 story tower is the fourth of five buildings to open at the World Trade Center complex. 3 WTC was designed by Richard Rogers, the Pritzker Prize winning architect at Rogers Stirk Harbor + Partners.

When fully leased, the 2.5 million square foot tower will be home to 14,000 workers. The building is currently at 38 percent capacity. Anchor tenant Group M is leasing space on nine floors and other notable tenants include McKinsey and IEX.

3 WTC also features outdoor terraces on the 17th, 60th and 76th floors.



PIER 17 COMES ON-LINE

For centuries, Pier 17 served as a gateway for global trade and a destination for fisherman. This summer, the relaunched Pier 17 at the Seaport is New York's newest destination for food, drinks and entertainment.

In a neighborhood with one of the city's hottest bar and restaurant scenes, Pier 17 ups Lower Manhattan's game with outdoor drink options and big-name chefs serving up delicious food.

River Lounge, the ground floor pop-up bar, and the Heineken Riverdeck are both open and serving up refreshing libations. On the food front, the summer pop-up grab-and-go Market Hall has opened. Restaurants from Jean-Georges Vongerichten, David Chang, and Andrew Carmellini are in the pipeline.

Pier 17's multi-purpose rooftop is designed to accommodate everything from community yoga classes to concerts and comedy. The inaugural season includes performances by Amy Schumer, Kings of Leon, Ziggy Marley and more.

To make Pier 17 your gateway for food, drink and entertainment, visit pier17ny.com for more information.

EXPLORE LM'S LESSER KNOWN PUBLIC SPACES



Looking for a place to enjoy some nature but don't want to fight the crowds at the beach or Central Park? Stick around Lower Manhattan and spend some time in the neighborhood's hidden natural gems.

The Elevated Acre is the neighborhood's very own park in the sky. Three stories above the hubbub of the city at 55 Water Street, the park has an eclectic mix of landscaping, Brazilian hardwood boardwalk and multi-tiered amphitheatre. If you want to pair your view of the East River and Brooklyn with a drink, a recently opened beer garden is there to help quench your thirst.

On the other side of the neighborhood is Battery Park City's Teardrop Park. The short walk to Teardrop transports visitors to the Hudson River Valley. This two-acre retreat from the hustle and bustle of Manhattan features an "Ice Wall," artwork and dozens of naturalistic paintings. Bring your favorite book and take advantage of Teardrop Park's rocky reading area.

SUMMER HIGHLIGHTS



SPEND THE DAY IN LM'S BACKYARD

Originally called the Island of Nut because of how many trees were on it. The birthplace of the State of New York. And just 800 yards from Manhattan. Nearly 400 years after the Dutch established New Amsterdam there, visitors to Governors Island are treated to nature, history and unparalleled views of the city's skyline.

Governors Island is open every day – 10 AM to 6 PM on Monday through Thursday and 7 PM on Sundays. Through September 14th, the island is open until 10 PM on Friday and Saturday nights!

Once Manhattan's last line of harbor defense, visit Castle Williams to be transported back to the early days of our country. Take a dive into the harbor by checking in with the Billion Oyster Project as they work to revitalize New York Harbor. And if you're looking for open space fun, spend some time on The Hills or the Island's slides and zip line. There's also a mini-golf course!

Before heading back home, make sure to check out the food and drink offerings that dot the island that include everything from oysters and hot dogs to sodas, beer, wine and cocktails.

Ferries depart from the Battery Maritime Building. For more info, [visit govisland.com](http://visitgovisland.com).



GET LOW WITH GREAT FOOD IN AUGUST

Make the most of summer's last month with Get Low's great deals. As Lower Manhattan's restaurant options continue to expand, every Tuesday, the Alliance's Get Low campaign gives diners a chance to explore with a 20 percent discount at a different restaurant.

Running through Labor Day, the discount is good at some of the city's most exciting restaurants. Acqua at Peck Slip, Andaz Kitchen and MarkJoseph Steakhouse are among the restaurants scheduled for August.

Follow [@downtownnyc](https://www.instagram.com/downtownnyc) on Instagram to find out which restaurants are running the Get Low special each week. Don't forget to mention Get Low to your waiter to score the deal!

ALLIANCE NEWS

OCULUS GREENMARKET BRINGS THE FARM TO LM



You could hop in the car and drive to the Hudson Valley for farm-fresh cheese and meats. You could spend the weekend in Vermont collecting locally tapped maple syrup and buying artisanal baked goods. Or you could circle your calendar for Tuesdays and walk over to the Oculus Plaza Greenmarket where the farm comes to you.

From 7 AM to 7 PM on Tuesdays through October 30th, the GrowNYC greenmarket features vegetables, fruits, cheeses and beverages for kids and adults. Vendors come from Dutchess Valley, upstate New York, New Jersey and as far as the Green Mountain State.

Take advantage of Treat Yourself Tuesday by making a purchase at a Westfield World Trade Center retailer, and bring the receipt to the Oculus Plaza Market Info Tent to receive a free prize. The greenmarket accepts cash, card, SNAP/EBT and Farmers Market Nutrition Program checks. For every \$5 spent by SNAP/EBT users, they get a \$2 bonus.



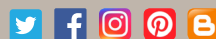
ENJOY MOVIES IN THE PLAZA AT 28 LIBERTY

Give your VHS collection a break on Thursdays this summer. The Alliance and Fosun are co-hosting the "Throw-back Thursday" Summer Film Series at 28 Liberty's Fosun Plaza.

Running through August 23rd, favorites from the '80s and '90s will be shown at approximately 8 PM. The roster includes Back to the Future, When Harry Met Sally, Labyrinth and The Sandlot. The last movie will be selected by the public! To cast your vote, visit: <http://28liberty.com/28-liberty-events/summer-film-series>

Free popcorn will be available at every film. Comfy, front row bean bag chairs will also be available on a first come, first served basis.

FIND OUT WHAT'S GOING ON IN LOWER MANHATTAN



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ALLIANCE NEWS

A VISION FOR A MORE WELCOMING WALL & BROAD



One street was the northern boundary of New Amsterdam. The other was once a canal that drew water from the East River before being paved over in the 17th century.

Today, those streets — Wall and Broad — are home to the New York Stock Exchange, Federal Hall and other attractions. They are also some of the most heavily trafficked and visited in the city.

In an effort to make the area more

welcoming, vibrant and secure, the Downtown Alliance released *A More Welcoming Wall & Broad: A Vision for Improving the Stock Exchange District*. The report's recommendations aim to create an identity, sense of place, improve the pedestrian experience and rationalize the process for essential deliveries.

Proposals include the creation of curbsless shared streets, the installation of custom “gateway” structures at main pedestrian entrances, the decluttering of security infrastructure, and the piloting of a consolidated center for all packages arriving in the district.

The report is the result of a nine-month collective effort that incorporated public feedback, as well as guidance from an ad hoc committee of over 30 local stakeholders and WXY Architecture + Urban Design.

The full report can be found on the Alliance's website at downtownyny.com/stockexchangedistrictstudy

ALLIANCE AWARDS DIGITAL INNOVATION GRANT



Keeping any business open takes hard work. Keeping a storefront business going for more than 40 years amidst the changes brought by the growth in e-commerce requires the ability to adapt. To thrive in this day and age, brick-and-mortar stores need a digital presence.

In May, Martin Busch Jewelers received the Downtown Alliance's first Downtown Digital Innovation Grant. The \$10,000 grant is designed to help a Lower Manhattan shop remain competitive in a time where digital tools and a robust online presence is essential.

A neighborhood mainstay for more than four decades, Martin Busch Jewelers will use the grant to display their entire inventory online and for the first time, sell products through their website.

Get it done
downtown.

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 lmhq.nyc/rent-lmq

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QUESTION & ANSWER



STATE SENATOR BRIAN P. KAVANAGH

In June, just a small percentage of New Yorkers went to the polls to vote in the federal primary. Two months from now, they will return to the polls for the state primary and turnout is expected to be equally as low. As ranking member of the Senate Election Committee, what do you believe can be done to increase voter turnout and make voting more accessible to New Yorkers?

Voting is the bedrock of our system of government, yet too few Americans are participating. This is a complex problem and everyone who cares about the strength of our democracy has a role to play in addressing it. Elected officials and other civic leaders can do more to communicate about the work government does and what is at stake in our elections—especially state and local ones, which have especially low turnout. Boards of elections can do more to ensure voters know when and where to vote—and that the process runs smoothly, without inaccessible poll sites, excessive lines, broken ballot scanners, or poorly trained poll workers. And all of us can

try to engage people in ways that emphasize the common good, avoid unduly denigrating those with differing views, and inspire action.

In New York, we also must modernize outdated election laws that make it too difficult to register and vote. I have long championed legislation to allow anyone eligible to vote to register on any day up to and including Election Day, to vote early, and to more easily vote by absentee ballot. We also need to consolidate our elections by holding primaries for federal and state offices on the same day and by allowing voters in New York City to rank their choices in citywide primaries, rather than having to return to the polls to vote in a separate runoff. Finally, we need to eliminate incumbent-driven gerrymandering—because voters should pick their representatives, not the other way around!

Many of these bills passed the Assembly when I served in that house, and this year, my Democratic Senate colleagues and I forced a vote on many of the bills in the Senate Elections Committee. They advanced out of committee with some Republican support, but the Republican majority blocked a vote of the full Senate. I'll be working toward a better outcome next year!

As chair of the New York State Caucus of Environmental Legislators, you are involved in the State's resiliency efforts to prepare for rising seas and the impact of climate change. With Lower Manhattan surrounded by water on three sides, what needs to be done to protect the neighborhood?

New York has developed into the great city that it is substantially because of our large harbor and extensive coastal areas. They are still very important assets, and our waterways have seen something of a rebirth in recent years—with cleaner water, expanded recreational uses and ferry services, and more accessible coastlines—as well as ongoing shipping traffic. However, as Superstorm Sandy made clear six years ago, our changing climate and rising sea levels present huge challenges for a city of islands, waterways, and a large harbor.

We've made some significant progress, but we need to do a lot more. At the water's edge,

we need to prepare for a time in the not too distant future when flood risk will come not just from 'superstorms' but from more common storms, especially when they hit at high tide. That means building hard barriers where they're needed, creating flood-mitigating green infrastructure, and moving critical infrastructure like boilers from flood-prone areas and basements. While Con Ed and other utilities have taken big steps to protect facilities like the East River substation, where Sandy flooding knocked out power for Lower Manhattan, we also need to make electrical and other essential services more resilient by providing back-up for key elements like emergency lighting, water pumps, and heating. At the broadest level, we need to determine whether harbor-wide protection—such as a storm surge barrier—is feasible. The Army Corps of Engineers should be encouraged to complete this complex study as quickly as possible.

Finally, as a community that is particularly at risk, we should commit ourselves not only to responding to the effects of climate change, but also to addressing the root causes. We are on an unacceptable trajectory, but here in New York we have the opportunity to lead the way toward limiting greenhouse gas emissions in both the public and private sector.

The MTA will be closing the L Train tunnel beneath the East River next year to make Sandy-related repairs. The impact of this closure will be felt by public transit riders across the city, including those on the A/C and J/Z subway lines which serve Lower Manhattan. How can the MTA and City make sure that public transit commuters go as smoothly as possible during the shutdown?

Subways and buses are the lifeblood of our City. While the L Train tunnel shutdown is necessary, it will certainly be disruptive and will present a huge challenge to ensure that hundreds of thousands displaced passengers have a viable alternative to get where they need to go and that other parts of our transit system are not overburdened.

We need a holistic approach. That means adding capacity on the A/C, J/Z, and other trains that cross the East River, alleviating

pressure on these train lines by implementing smart new bus routes that shuttle riders over the Williamsburg Bridge to and from subways, and encouraging alternatives like biking, carpooling, and ferries. My office and our partners in government have been working with the MTA and the City to develop and test these contingency plans as well as they can—with public input. I've also worked to pass legislation that would improve enforcement of high-occupancy vehicle and bus lane restrictions on the Williamsburg Bridge to keep traffic flowing as well as we can. Finally, I have urged the City and MTA to put their mitigation plans into action before the tunnel shuts down so New Yorkers can test out new commutes and the agencies responsible can identify and fix deficiencies before the shutdown goes into effect.

I am also very aware our transit system writ large is in poor shape, and I will continue to fight for adequate funding and more accountability for the MTA as a whole.

Having worked in three mayoral administrations and later for a member of the City Council, you are no stranger to Lower Manhattan. What are some of your favorite local spots to grab a bite to eat?

Some would tell you that my main criterion seems to be "Do they have coffee?" (and more recently my vegetarianism, which is newer than my caffeine addiction). I honestly don't stray that far from my office near City Hall for lunch, but here are some spots I frequent:

Little Italy Pizza at 11 Park Place, especially for a slice of the primavera pizza, which constitutes a larger portion of my diet than I should admit;

Kaede Japanese at 90 Chambers, a new favorite with wonderful vegetable and noodle dishes;

Stage Door Deli at 26 Vesey Street, for a good, thick sandwich and nostalgic value—I was a customer on breaks from my long hours in the Dinkins Administration; and

Wo Hop at 17 Mott Street (downstairs), another place where I've been eating for longer than I can remember.

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Downtown Connection

- **Reroute**
Route change in effect for the duration of DDC's Warren Street Reconstruction project
- ▶ **The Seaport District-bound stops**
- ▶ **Battery Park City-bound stops**

Daily service runs from 10 A.M. to 7:30 P.M.

- Subway**
- CitiBike Station**
- Ferry**
- New York-Presbyterian/ Lower Manhattan Hospital**
- PATH Station**
- Visitor Information Kiosk**
- WiFi**
- Coming Soon**

Cover Photo - Courtesy of Seaport District NYC





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