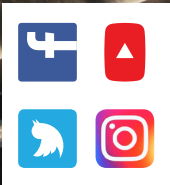




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LOWER MANHATTAN

Down Is What's Up
Winter 2019

THE LOWDOWN



SMORGASBURG BROUGHT TASTY BITES TO OCULUS PLAZA

Smorgasburg came to Lower Manhattan for three days in November. The food festival brought twenty food purveyors to the World Trade Center's Oculus Plaza. Vendors included Jianbing, Red Hook Lobster Pound and Sons of Thunder.

DID YOU KNOW?...President Washington delivered the first Annual Message to a Joint Session of Congress, now known as the State of the Union, in Federal Hall on January 8, 1790.



FROM THE PRESIDENT {dear neighbor}



It's hard to believe New Years Eve was almost two months ago and March is just around the corner. Before we get any closer to 2020, I'd like to share with you one last look at 2018.

The Alliance recently released the 2018 *Lower Manhattan Real Estate Year in Review* and there was a lot to celebrate. Creative companies and cutting-edge firms continue to choose downtown for their headquarters. New hotels, shops and restaurants are opening at a great clip. The message is clear: Lower Manhattan has arrived.

Last year was not only the strongest year for commercial leasing since 2014, the neighborhood's commercial vacancy rate experienced the biggest quarterly drop since the second quarter of 2014. This was driven by relocations to the neighborhood by the likes of J. Crew, McKinsey & Company, and Diageo, the spirits company that owns brands like Smirnoff, Johnnie Walker and Bailey's. These deals built on the momentum from Nike and ESPN's move to Pier 17 at the Seaport District and Spotify's takeover of 14 floors at 4 WTC. Speaking of the World Trade Center campus and the changing face of Lower Manhattan, 1 WTC now has more Technology, Advertising, Media and Information tenants than any other building in New York City.

Led by Pier 17, the Seaport District's 2018 was marked by a slew of new shops and restaurants and the opening of one of the city's most exciting performance venues. The first 10 Corso Como in the United States brought fashion, an art gallery and a full-service bar and restaurant to the Fulton Market Building. Sarah Jessica Parker's shoe boutique, SJP Collection, and long-term pop-ups by Roberto Cavalli and Cynthia Rowley are all now open. They were joined by cocktail bar R17, Cobble & Co., by CHLOE, and Big Gay Ice Cream. Last year, the Rooftop at Pier 17 opened and its concert series with Live Nation featured 23 events, 18 of which sold out. In the fall, it was transformed into Winterland, featuring a skating rink with views of the Brooklyn Bridge and Manhattan skyline.

Lower Manhattan remained a neighborhood of choice for signature restaurants and bars in 2018. Danny Meyer's Manhatta opened on the 60th floor of 28 Liberty. Speakeasy Alley Cat Amateur Theatre began serving cocktails in a subterranean level of the Beekman Hotel. New fast-casual eateries like Blue Park Kitchen, Kati Roll Company and Xi'an Famous Foods opened, appealing to workers and residents alike.

Speaking of Lower Manhattan's residential community, our neighborhood's population inched up two percent to 62,000 as 1,300 new units opened in six buildings.

As great as 2018 was, 2019 is shaping up to be just as impressive. From the opening of the new Statue of Liberty Museum in the spring and Alamo Drafthouse movie theater at 28 Liberty Plaza in the fall to new restaurants from Jean-Georges Vongerichten, Andrew Carmellini, and David Chang at the Seaport District, there will be much to celebrate in the new year. I look forward to sharing the news with you as it happens.

If you're interested in reading the full report, it can be found at downtownny.com/research-statistics.

Sincerely,
Jessica Lappin, President

SPOTLIGHT ON BUSINESS



BLUE PARK KITCHEN

(646) 921-9909 | 70 Pine St
blueparkkitchen.com

Fast-casual that you feel good about can be found at Blue Park Kitchen. Their signature bowls are stocked with ingredients that are healthy and responsibly sourced. A favorite among lunch crowds looking for something that is quick and tasty, the menu features Blackened Chicken and Fennel Slaw, Delicata Squash and White Beans, and Soft Boiled Egg and Toasted Chickpeas.

For those in the mood for a

choose-your-own-adventure lunch, build your own bowl by selecting a base, sauce, dip, veggies, protein and toppings.

REBAG

(646) 386-7014 | Westfield World Trade Center
rebag.com



Westfield World Trade Center's Rebag is a luxury handbag consignment shop. Rebag features products from designer brands like Chanel, Hermès and Louis Vuitton. Looking to get rid of that fading, chic accessory hanging in the back of your closet? Stop by the store and sell your bag in less than an hour and receive an upfront

payment. The Rebag Infinity program allows you to return purchases within six month for a credit of at least 70 percent of the purchase price.

R17 COCKTAIL BAR @ PIER 17

(917) 512-7540 | Pier 17
r17nyc.com



Tucked inside Pier 17 is R17, Lower Manhattan's newest destination for cocktails and American small plates. The rooftop bar pairs craft drinks like the gin-based F.Dirty.R. and the vodka-infused Pamplemousse Spritz

with plates that include the Australian Wagyu Ribeye and Seasonal Oysters with a Myoga Mignonette. The gilded curtains announce R17 as a indulgent, candlelit bar for those looking to drink in an opulent setting.

OLD XI'AN DELICACY

(212) 797-5509 | 164 Pearl St

XI'AN FAMOUS FOODS

(212) 786-2068 | 8 Liberty Pl
xianfoods.com



Xi'an and Lower Manhattan may be separated by more than 7,000 miles, but the Chinese city's culinary stylings are just a short walk away. Two Xi'an influenced restaurants—Old Xi'an Delicacy and Xi'an Famous Foods—recently opened outposts in the neighborhood. The Silk Road city's restaurants are known for their assortment of dumplings and noodles.

Old Xi'an Delicacy serves offerings like the Spicy Cumin Lamb Hand-Ripped Noodles and Steamed Pork Noodles in a cozy setting.

Jimmy Wang and his father started Xi'an Famous Foods at a stall in Flushing's Golden Shopping Mall. The line snakes out the door during lunchtime at their Liberty Place storefront. The menu features Xi'an flatbread "burgers" and their signature lianpi "cold skin" noodles.



FEARLESS GIRL MOVES

Fearless Girl has some new digs. In December, the statue was moved from its location on Broadway next to the Charging Bull to a spot across the street from the New York Stock Exchange. She can now be found on Broad Street, just south of Wall Street.



9/11 5K: A RUN TO REMEMBER

The seventh annual 9/11 Memorial & Museum 5K Run/Walk and Community Day is happening on April 28. The event supports the 9/11 Memorial Glade, dedicated

to those who were injured, sickened or died because of their exposure to contaminants while participating in Ground Zero clean up efforts.

The route goes through Battery Park before finishing next to Memorial Plaza, which is the site of the Community Day. The events are open to the public and include activities and entertainment. Use "Downtown2019" for \$5 off your registration at [911memorial.org](https://www.911memorial.org).

FRESH SALT WINS ALLIANCE BUSINESS COMPETITION



Fresh Salt was recognized as the neighborhood's Favorite Small Business during the Alliance's inaugural Small Business Saturday contest. No surprise the Seaport bar came out on top considering their superb Happy Hour deal (4-8p every day!)

and their great atmosphere. Fresh Salt's drink menu has craft beer like Bronx Brewery and delicious cocktails like the Mermaid's Blush. Head to Beekman Street and see why Fresh Salt is a local favorite.



WEEKEND PATH WTC CLOSURES THROUGH 2020

The World Trade Center PATH Terminal will be closed on non-holiday weekends for the next two years. Ferries departing Brookfield Place will

provide alternate daytime service to Jersey City where riders will be able to connect to Newark-bound PATH trains. Overnight service will be increased on the 33rd Street-Journal Square line when WTC is closed. The closures will allow for the replacement of equipment damaged during Superstorm Sandy and the rebuilding of the Hudson River tubes.

WINTER HIGHLIGHTS



PIER 17 WINTERLAND BRINGS SEASONAL FUN TO THE SEAPORT

It's the closest one can get to the North Pole without leaving Lower Manhattan. Pier 17's rooftop Winterland, designed by architecture and design firm Rockwell Group, features a skating rink, a winter village and event space alongside stunning views of the Brooklyn Bridge and the Empire State Building. Visitors can try their hand at broomball before warming up in the village's cozy huts. Winterland will feature unique programming and product offerings from Bacardi, Veuve Clicquot and Red Bull. Winterland is open through March 15th.

WINTER HIGHLIGHTS

AUSCHWITZ EXHIBIT COMING TO MUSEUM OF JEWISH HERITAGE



Photo courtesy of the Museum of Jewish Heritage: Uniform worn by Marian Kostuch, held as a Polish political prisoner. Kostuch was born on June 8, 1922, in Biezanów. His occupation was listed in camp records as "tanner." © Musealia

The Museum of Jewish Heritage's is bringing the most comprehensive exhibit on the Auschwitz concentration camp ever exhibited in North America to New York. *Auschwitz. Not long ago. Not far away.* opens on May 8, on the anniversary of VE Day, when the Allies defeated the Nazis in 1945.

The exhibit features hundreds of artifacts that will give visitors the chance to experience the transformation of a Polish town into the site of a Nazi concentration camp. Artifacts include hundreds of personal items like suitcases, eyeglasses and shoes as well as fragments from prisoner barracks and a gas mask used by the SS. The Museum believes the exhibit is a chance to view the horrors of the past while calling on all of us to take a stand against hate, bigotry and intolerance. While it is still a few months away, we recommend you start planning your visit at mjhnyc.org.

FIND OUT WHAT'S GOING ON IN LOWER MANHATTAN



downtownny.com @downtownny.com



Get it done
downtown.



APPLY TODAY FOR LMHQ BRIGHT IDEAS GRANT



The LMHQ Nonprofit Bright Ideas Grant applications are now open. The program offers free meeting and event space to eligible nonprofits. To support as many different nonprofits as possible, applications are being rolled out on a quarterly basis.

Starting February 1st, applications are open for April, May and June. Meeting room space is made available twice a month, free of charge on Monday evenings. The meeting room can accommodate 16 people board-room style or 30 people in an audience style set-up. The 120-person event space is available one weekday evening per month, Monday through Thursday. Eligible nonprofits are able to utilize the grant once for the meeting room space, and once for the event space.

Visit lmhq.nyc to apply.

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-lmhq



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QUESTION & ANSWER



DAN ACKERMAN

Dan Ackerman left the Downtown Alliance in January after more than a decade at the organization. After starting as an intern, he made his way up to Senior Vice President of Finance & Administration. This edition's Q&A sat down with Dan to get his memories of Lower Manhattan from the past ten years.

Tell us a little about how you got your start at the Downtown Alliance.

I came to the Alliance on a four-week contract job in 2007 to survey all of the light poles in the district. After 9/11, Lower Manhattan received government money to replace the light poles in the district to the Downtown Alliance Street Light Standard. The recovery from 9/11 was not just about the World Trade Center, but the whole neighborhood. Streetscape projects like this were meant to give the neighborhood its own identity and show that public investment could lead, and private investment could follow. At the time I was studying GIS at Hunter College while pursuing my Master of Urban Planning. I was lucky enough to receive an internship with the Alliance which turned into a full time job in the Operations division upon completion of my Masters.

After more than a decade here, in several different roles, what are your some of your favorite memories of the Alliance?

The staff is always ready to work and make the neighborhood a better place. Superstorm Sandy provided a window into this attitude.

The River to River concerts were part of an effort to show off the neighborhood while the area around the World Trade Center was being rebuilt. It was also an opportunity to work hand in hand with numerous neighborhood stakeholders including Community Board 1.

What will you miss about Lower Manhattan?

I really won't miss anything, because I am still going to spend lots of time here, just in a different fashion. Our family's doctors are here, the food and shopping are here and the neighborhood is one of the greatest to explore, especially in the warm months.

What's the most memorable meal you've had in the neighborhood?

So many memorable meals. Pearl Street Diner and the 2 Gold Diner could always provide a memorable, simple meal. If I had a dream lunch week, this is what it would look like.

Monday:

Nish Nush - the falafel is amazing;

Tuesday:

Grotto Pizza Special - Grotto sauce is perfection;

Wednesday:

Pisillo's - you know, right?;

Thursday: Harry's - a special occasion lunch for me; and

Friday:

Adrienne's - have to bring it back to pizza perfection.

You know this neighborhood and its history better than most. Do you have any favorite streets or buildings?

Both my father and grandfather worked in this neighborhood. I was always in awe as I got off the train and explored Lower Manhattan. The history and access to the water are the two features I love most. Federal Hall, St. Paul's Chapel and the area around Fraunces Tavern provide an opportunity to step back in time and envision a revolutionary neighborhood. I like the streets that most people know nothing about - Marketfield, Theatre Alley, Ryders Alley. However, Pearl Street was always special to me - a few friends moved to an apartment at Pearl and Liberty after 9/11 and I always enjoyed visiting them and discovering the neighborhood.

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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.

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- Coming Soon**

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