

Downtown



# LOWER MANHATTAN

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



## THE LOWDOWN

THE DOWNTOWN ALLIANCE COLLECTED

# 1,000

TONS OF RECYCLABLE MATERIAL

# THAT'S EQUAL TO

# 333 OR 74

## KEEPING LM GREENER AND CLEANER

Since 2014, the Downtown Alliance has collected more than 1,000 tons of recyclable material. That's equal to 333 elephants. Or 74 city buses. The 176 Bigbelly solar powered compactors, located throughout the neighborhood collect paper, plastic, metal and glass. We are proud of this initiative and its contributions to the city's goal of sending zero waste to landfills by 2030.

**DID YOU KNOW?** .....Long before Times Square became the spot to ring in New Year's, from 1846 to 1904, throngs of New Yorkers gathered outside Trinity Church to celebrate the New Year. Instead of a countdown with Ryan Seacrest, New Year's was marked by the ringing of the church bells.



## FROM THE PRESIDENT {dear neighbor}



This is the season for resolutions. Some are harder to keep than others. So, I would like to propose one that should not only be easy to keep, but fun:

Spend more time exploring Lower Manhattan!

Some neighborhoods are home to incredible history. Others have renowned museums and cultural institutions. There are those that offer the finest in dining and drinking. And still others with eye-catching architecture. We have all that and more.

Lower Manhattan is the oldest neighborhood in New York City, rich with history. Walking

our streets, you can retrace the footsteps of historical luminaries and game changers like George Washington, Alexander Hamilton and Thomas Edison.

When that walking around builds up an appetite, there are now tons of dining destinations to explore. From newer haunts like Federal Grille, Nobu, Augustine and Temple Court, to institutions like Delmonico's, Harry's and China Chalet, you won't go hungry here. And if you just want to grab and go, you can hit places like Italian specialty shop Pisillo or the newest kid on the block, David Chang's Fuku.

If you are looking for a postprandial or happy hour hotspot, you could hang out in the taverns lining Stone Street, the award winning cocktail bar Black Tail, or Lower Manhattan's newest subterranean bar and lounge, the Mailroom.

Still not convinced to explore Lower Manhattan this year? Here's one more reason: the best is yet to come. 2018 will be another banner year for the neighborhood. The Pier 17 complex at the Seaport is scheduled to open with restaurants from David Chang and Jean-Georges Vongerrichten. Danny Meyer's penthouse restaurant at 28 Liberty is on its way, and new shops and restaurants are set to open every month, giving you all the more reason to shop, dine and celebrate downtown.

And no matter what else the year brings, may 2018 be one full of laughter, joy, peace, and a Mets World Series win.

*Jessica Lappin*

Sincerely,

Jessica Lappin, President



## SPOTLIGHT ON BUSINESS

### ELIO'S

20 Maiden Lane  
[eliosnyc.com](http://eliosnyc.com)



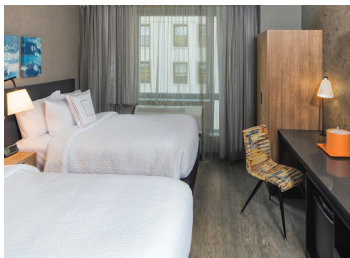
Passerbys on Maiden Lane are likely to notice the neon sign on the wall at Elio's that reads, "You better believe it!" Once inside, diners quickly realize that the sign is not trafficking in hyperbole. With a variety of Italian dishes available for breakfast, lunch and dinner, Elio's brings a delectable selection of Northern Italian offerings to Lower Manhattan.

The fast-casual approach gives you the chance to drop by, watch your food come to life in the open kitchen and bring it back to the office. Or, if you are looking to linger, Elio's has table service that gives diners the chance to sit, relax, have a drink and enjoy their meal at their own pace.

It doesn't matter if you are looking for a vegetarian option, like the gnocchi pesto or the hearty, meatball rich Elio's, you are going to leave the restaurant a believer.

### FAIRFIELD INN

100 Greenwich Street  
(917) 409-0800 | [fairfieldinn.com](http://fairfieldinn.com)



The new Fairfield Inn & Suites on Greenwich Street offers guests top-notch services and amenities at a moderate-tier price range.

The 192-room hotel is a welcoming destination for tourists, business travelers, staycationers or your friends and family who are in town

and are not looking to couch surf their way through a visit.

With a public space lobby filled with natural light and a breakfast station featuring oatmeal, scrambled eggs, sausage, and make-your-own waffles, the Fairfield serves as a home away from home. Check in, and check out everything they have to offer.

### UNTUCKIT

Brookfield Place  
(917) 261-7292 | [untuckit.com](http://untuckit.com)



Tired of having to choose clothes that are either all business or all party? If so, Untuckit has got what you need. Their dress shirts are designed to look smart, casual and feel comfortable, all while being untucked.

For those looking to up their wardrobe for comfort, not convention, Untuckit's newest shop, located in Lower Manhattan's Brookfield Place, is the place for you.

### TOMORROW

200 Pearl Street  
(917) 261-7445 | [tomorrow.nyc](http://tomorrow.nyc)



While tomorrow is always just a day away, when you visit Tomorrow, the wait for tasty Chinese-home style food is much, much shorter. Thanks to the buffet style set-up behind the counter and it's card-only policy, diners are able to order and pick-up their meals in minutes.

With food this tasty, it's a good thing no one has to wait long to dig in. The team from Michelin Bib Gourmand-winning MâLà Project pair old standbys like fried pancakes and leftover fried rice with more adventurous options like pig ear in chili oil. With a three entrees for \$10 deal, you can revisit your favorite dishes while checking out new options every time you make it to Tomorrow.

## WHAT'S UP DOWNTOWN

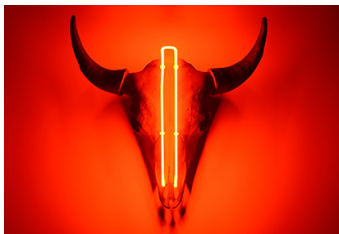


### ONE MORE REASON NOBU IS A MUST VISIT

Business lunch and after-work drink crowds, rejoice! Nobu Downtown has not one, but two new deals that make this palace to sushi an all-day dining destination.

From 11:30 AM to 5 PM, the restaurant's Bar & Lounge Afternoon Prix Fixe will be available to diners. Thirty-five dollars gets you three courses! And the new Bar & Lounge bar bites & cocktail menu is available anytime the restaurant is open. Both exclusive menus are served in the stunning bar and lounge, located in the lobby of the historic AT&T Building at 195 Broadway.

The new cocktail menu includes "The Hudson" featuring Weller Bourbon, blackberry, lemon, cinnamon, honey, and charged with ginger beer, and the "212" which is named in honor of the building Nobu calls home and is a "love letter" to the classic flavors of the city.



### NMAI EXHIBIT SHOWCASES POWER OF NATIVE ART

The 10 installations that make up *Transformer: Native Art in Light* at the Smithsonian National Museum of the American Indian tell different stories while exploring the same issue — the indigenous experience in North America.

The exhibit layout gives each installation its own position of prominence. Whether it is the illuminated dot video of *Four Generations* or the blue-glass box and its interplay with lights in the center of an empty room in *The Harbinger of Catastrophe*, each piece challenges viewers to rethink what Native imagery means, what we can learn from it and how it has too often in the past been stripped of its meaning.

With exhibits highlighting the Diné creation story to tribes in Newfoundland, the NMAI may be a short walk from any spot in Lower Manhattan, but a visit to *Transformer* will transport you across space and time.

*Transformer: Native Art in Light* runs through January 6th, 2019. The Smithsonian National Museum of the American Indian is located at 1 Bowling Green.

## WHAT'S UP DOWNTOWN

### BACK TO THE FUTURE AT THE SKYSCRAPER MUSEUM

The Skyscraper Museum's newest exhibit transports visitors back in time to the 1990s. *Millennium: Lower Manhattan in the 1990s* examines the decade that helped the area south of Chambers Street turn the tide after years of decline.

Primary sources like architectural drawings, photographs, posters, maps, and much more provide a sense of the urgency and energy around proposals to reshape the neighborhood. From plans for an unrealized new Stock Exchange that would have included a skyscraper to the fulfilled vision of moving the Fulton Fish Market to the



Bronx, the exhibit digs into ideas that never made past the drawing board to those that helped lay the groundwork for Lower Manhattan's revitalization.

*Millennium runs through April at The Skyscraper Museum which is located at 39 Battery Place.*

### L'APPART RETAINS ITS MICHELIN STAR



When the 2018 Michelin restaurant awards were announced, Lower Manhattan's L'Appart was awarded a one-star rating for the second year in row. L'Appart's selection last year was the first time a neighborhood restaurant has been recognized by Michelin.

Nestled inside Hudson Eat's Le District, the Michelin team described the restaurant as a

"French jewel designed to resemble a Parisian apartment...." Noted for its use of "top quality ingredients" and "dishes with distinct flavours [that] are carefully prepared to a consistently high standard," the dinner experience starts off with a drink and an introduction to chef Nicolas Abello.

Exceptional French dishes and an excellent wine list bring a little of that pied-à-terre life to Lower Manhattan.



## ALLIANCE NEWS

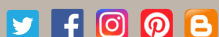


## DOWNTOWN ALLIANCE REACHES MAJOR RECYCLING MILESTONE

Close your eyes and imagine 333 elephants hanging out at the South Street Seaport. Or 74 city buses queued up on Broadway. Or better yet, \$37 billion worth of gold blocks in front of the Stock Exchange. All of those weigh the equivalent of the amount of recycling collected over the past three years in Lower Manhattan as part of a Downtown Alliance initiative.

Late last year, the Alliance announced that 1,000 tons of recycling have been collected in the 176 Bigbelly compactors spread out across the neighborhood. Since 2014, 33 percent of the neighborhood's street waste has been diverted to recycling. The initiative has been supported by Council Member Margaret Chin, the New York City Department of Sanitation and NYC EDC.

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



- Check out our website, [DowntownNY.com](http://DowntownNY.com)
- Follow us on Twitter @DowntownNYC
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## 2018 SHOP DINE GUIDES ARE HERE!

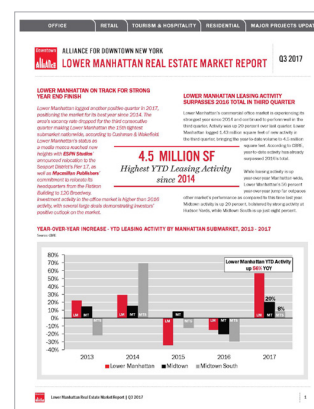


The 2018 *Lower Manhattan Shop Dine Guide* is hot off the presses. With more than 1,400 restaurants, bars, shops and services in the one-square mile area south of Chambers Street, the Guide helps residents, tourists and workers stay up to date on all the options in the neighborhood.

The Shop Dine Guide is chock full of helpful information from local resources that run the gamut from schools and public libraries to medical services and government offices. There's also a full-service dining section that gives readers a brief description of sit-down restaurants in Lower Manhattan.

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

## COMMERCIAL LEASING REACHES HEIGHTS UNSEEN SINCE '14



The Downtown Alliance's Q3 2017 Lower Manhattan Real Estate Market Report found that the neighborhood experienced its highest year-to-date commercial leasing activity since 2014, according to Cushman & Wakefield. The vacancy level also dropped to its lowest point since 2013.

While residential sales hewed close to typical averages, there was continued growth in the hotel industry. Occupancy rates continue to rise in Lower Manhattan and

stronger performances in average daily room rates can be attributed to new luxury hotel properties entering the market.

You can find the report at [www.downtownny.com/reports/lower-manhattan-real-estate-market-overview-q3-2017](http://www.downtownny.com/reports/lower-manhattan-real-estate-market-overview-q3-2017).



## LMHQ & CIVIC HALL'S CIVIC WOMEN CO-HOST WOMEN'S UNCONFERENCE

In late November, LMHQ co-hosted the Women's Unconference in their space with Civic Hall's *Civic Women*. The loosely structured event emphasized the exchange of information and ideas about innovations in women's advocacy.

Attendees were able to float in and out of different sessions to gain as much from the event as they wanted. This setup gave attendees the chance to hear different perspectives on similar issues, synthesize the information and come to their own conclusions about these topics.

At the heart of the Unconference was how successful advocacy around women's issues must look closely at an array of topics that go beyond gender and include race, class, sexuality and ability.

Agunda Okeyo, a writer, producer, organizer, and activist born in Nairobi and raised between New York City and Kenya, delivered the keynote speech.

*Civic Women* is a movement which aims to connect, educate and inspire a growing community of civic innovators concerned with issues of gender and empowerment.



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](http://lmhq.nyc/rent-lmq)



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New York, NY 10038

(646) 779 9616

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[lmhq.nyc](http://lmhq.nyc)

[@lmhq\\_nyc](https://www.instagram.com/lmq_nyc)



# QUESTION & ANSWER



ASSEMBLY MEMBER YUH-LINE NIOU

## **What do you feel are the three most pressing issues facing Lower Manhattan?**

*Mobility and transportation:* Although lower Manhattan's streetscape gives our neighborhood its unique character, it sometimes does not meet the demands of today's residents and businesses. I continuously hear from constituents about street gridlock, unsafe intersections and mountains of garbage crowding our sidewalks and corridors. That is why I have pushed the

City to conduct mobility studies for our neighborhood to ensure our residents and businesses get the most out of their commutes and streetscape.

Additionally, our bus and subway services need dire improvements, particularly in lower Manhattan where dozens of lines converge. I will continue to push in Albany to ensure that we have the resources to bring our public transit system back to speed.

*School overcrowding:* Lower Manhattan continues to grow as a residential community, which has resulted in the high demand of student seats in our public schools. Our neighborhood has some of the best public schools in the city, but we are often faced with overcrowding challenges due to capacity issues. I have been participating in a school overcrowding task force to address this, along with our local school principals, parents and community board. We should be anticipating issues and be preventative before it is too late and our children pay the price.

*Resiliency:* Our communities continue to recover from Hurricane Sandy. Large swaths of lower Manhattan lost electricity and other basic services, and dozens of buildings along the waterfront were flooded under feet of water. We have been able to bounce back from Sandy, but more has to be done to prepare for future natural disasters. I have been pushing at the state level to ensure our city has access to funds and resources to bolster resilience here in lower Manhattan, and I look forward to continuing that advocacy as the newly appointed Chair of the Assembly Subcommittee on Catastrophic Natural Disasters.

## **In an era where the Federal commitment to cities may well be waning, how does that climate affect your legislative priorities for the 2018 Assembly session?**

Our state governments have become the frontline against many of the policies coming from Washington. On immigration, which has become an issue of vast contention, our state has the responsibility to protect the families, particularly the young men and women, who came to this country seeking a better standard of living. Immigrants help drive our city's economy - they are employed in our schools, small businesses and everywhere in between, and it is simply cruel to push them into the shadows. As an immigrant and a lawmaker, this issue is personal to me, which is why I will continue to push in Albany for the DREAM Act, and other protections to keep our immigrant families and workers safe from the federal government's divisive policies.

## **You recently announced a proposal to protect "mom & pop" shops by encouraging landlords to enter into long-term, affordable leases through the use of tax abatements. How will this play out in the market? Is the tax abatement carrot compelling enough to get property owners to make these kind of deals?**

Right now, the problem is that rising commercial rents are threatening small businesses across the city. There is an issue of storefront vacancies, which often goes back to landlords keeping spaces vacant in order to wait for a higher paying tenant. To address this problem, we need to encourage property owners to make spaces available at reasonable prices and give some stability to vendors.

We are proposing a tax abatement to encourage landlords to enter into long-term, affordable leases, with fair renewal clauses, with small business owners. We are trying to send a message to property owners that, if they are willing to invest in our neighborhoods and support our local shops, New York State will support you. Often times, landlords market their properties through the neighborhoods that they occupy, and the charm that local businesses bring to the environment. Here we are asking property owners to help us invest in the very neighborhoods that they market themselves being a part of.

## **You ran in two elections last year and will be campaigning for a full term later this year. That's a lot of worn shoe leather and listening around the district. What have you learned about the neighborhood from these campaigns?**

Lower Manhattan is an incredibly diverse and resilient community, and these qualities have been highlighted through our recovery from 9/11 and Hurricane Sandy. From the Battery to the South Street Seaport, I've spoken to residents and businesses who have chosen to stay put and rebuild our neighborhoods post disaster. That determination and sense of community has continued to shape lower Manhattan over the years, and I am so proud to represent this neighborhood in the Assembly.

## **We hear you probably have more experience with karaoke than any other assembly member. Do you have a go-to song?**

Michael Jackson's "Beat It" and "Eye of The Tiger" by Survivor. I'm known to bring the roof down.

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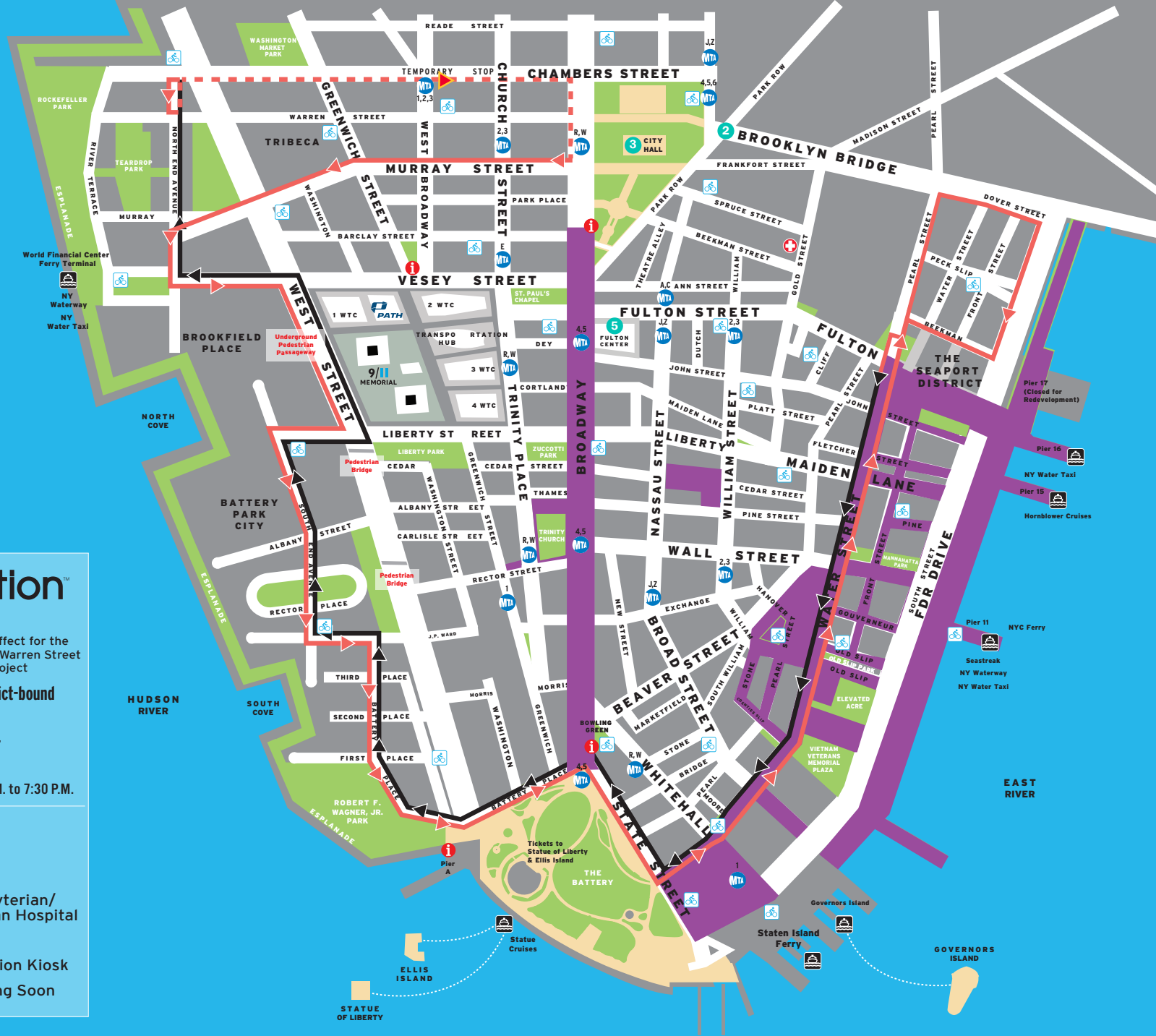
# Downtown Connection

- **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**
- NewYork-Presbyterian/Lower Manhattan Hospital**
- PATH Station**
- Visitor Information Kiosk**
- WiFi**
- Coming Soon**

Cover Photo - Bryan Thomas







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