



Alliance for Downtown New York, Inc.
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DowntownNY.com



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LOWER MANHATTAN

*DownIsWhatsUp
Summer 2016*

THE LOWDOWN



GAME ON!

The Alliance's summer programming series "GameOn!" returns this year with four consecutive weekly events at Coenties Slip and 85 Broad Street. More information will be available soon at: downtownny.com/gameon.

DID YOU KNOW?... that part of the "war of currents" between **Nikola Tesla** and **Thomas Edison** took place in Lower Manhattan and that one of Tesla's laboratories was located at what is now 89 Liberty Street?

FROM THE PRESIDENT {dear neighbor}



As warmer weather (finally!) arrives, Lower Manhattan is gearing up for a great summer.

A revitalized Battery now offers new bike paths, a lush new green space called the "Battery Oval" and the delightful SeaGlass carousel. Governors Island is open for the summer season and on July 19th will unveil its newest treasure — the "Hills," a series of man-made hills ranging from 25 to 70 feet that will offer unrivaled views of the harbor, Lady Liberty and Lower Manhattan's skyline. And the Alliance is getting ready to launch two popular summer activities: our dining promotion "Getlow" (p. 5) and our summer programming series "GameOn!" (p. 7).

Santiago Calatrava's spectacular Oculus and Transit Hub opened in March, and more than 120 new stores are on the way at Westfield World Trade Center this August. The area's world-class attractions (including the recently opened One World Observatory) are preparing for a busy season, as visitors continue flocking to Lower Manhattan.

The area is thriving in many other ways, some that extend well beyond the summer months. According to a new Alliance report (p. 5), Lower Manhattan's powerful economic momentum — driven by a diverse combination of new industries and the public's investment of billions of dollars in capital projects — will unleash unprecedented growth and opportunities in the years ahead.

The Alliance itself has undergone changes, some welcome and some not. This spring, we suffered two tough blows. On May 15th, our founding board member Richard T. Kennedy passed away. A Senior Director of Cushman & Wakefield, Richard was one of the original visionaries who helped plot the course for Lower Manhattan's renaissance more than 20 years ago. A little more than a week later, we lost our Chief Operating and Chief Financial Officer, Bill Bernstein. Beloved by his colleagues, Bill played a significant role in shaping our work for nearly two decades. Richard and Bill both made a major impact on our organization and the area that will continue to be felt for years to come.

Moving forward, we are very fortunate to have an experienced and dynamic new board chair, Alan Scott, who was elected earlier this year. Under Alan's leadership and with the continued commitment of our many partners, I believe we will see even more progress in the years ahead.

Sincerely,
Jessica Lappin, President

SPOTLIGHT ON BUSINESS

DELIVERY ONLY

126 Pearl St
646-518-8724 | deliveryonly.nyc

It's all in the delivery.

There are plenty of options for ordering food in Lower Manhattan, including a new one that has many mouths watering.

Delivery Only is a unique restaurant that has perfected the food and the delivery process. Exclusive to Lower Manhattan, the eatery is backed by an award-winning chef who hails from New York's acclaimed Per Se Restaurant.

Delivery Only's menu offers a wide array of items, each one made from scratch and delivered fresh from the kitchen. It's open daily from 11 A.M. to 11 P.M.



AMADA

250 Vesey Street, Brookfield Place
212-542-8947 | newyork.amadarestaurant.com

Now open at Brookfield Place, the authentic Spanish tapas bar and restaurant delivers a whirlwind of chef-selected, gastronomic goodies. Enjoy a succulent beef short rib, well-prepared lamb frites or any of the various \$8 tapas. House specials include a roasted suckling and paella. But Amada doesn't just have an extensive menu — they also have some of the finest Spanish wines and cocktails to offer.

If you want an in-depth look at the cuisine, the restaurant provides a chef's tasting that features four different courses.



COFFEED

89 Washington Street
(347) 706-4696 | coffeednyc.com

Call it coffee with a conscience.

COFFEED, a charity-focused, New York City café and coffee chain, recently opened a new location at 89 Washington Street in Lower Manhattan.

The locally-sourced coffee company, which roasts its own coffee and bakes its own pastries, lets customers give back while getting caffeinated. Every COFFEED shop (there are now 14) donates between 3-10% of all gross revenue to local charities.

And we're not talking pocket change here. The company's total donations so far? \$238,844.15!

The Lower Manhattan location supports the Families of Freedom Scholarship Fund, which provides educational assistance to children of those killed or disabled in the September 11th attacks (including those killed or disabled during rescue activities).

So stop by, grab a cup of joe and do some good!



HERMÈS

225 Liberty Street (Suite 125), Brookfield Place
212-786-3311 | hermes.com



wood in a calming, tranquil realm.

Jean-Claude Ellena, perfumer to the house of Hermès, has created collections that are inspired by his personal experiences and travels. These include the most unusual combinations of ingredients: rose petals with rhubarb, osmanthus flowers with Chinese tea, Brasil wood with paprika, leather with musk, lavender with black licorice.

So head (or nose) over to Lower Manhattan's newest parfumerie.

Follow your nose over to Brookfield Place for a visit to Hermès's only parfumerie in the entire world. Then intoxicate your senses with traces of exclusive colognes, classic perfumes and bath & body collections.

Designed by Denis Montel of RDAI Architecture, the 1,000-square-foot space gives you plenty to sample — minus the spritz-happy salespeople. You are surrounded by marble, leather and

RIFF DOWNTOWN HOTEL

102 Greenwich Street
212-766-8888 | riffdowntown.com



The boutique style Riff Downtown Hotel at 102 Greenwich Street offers rooms inspired by the NYC party scene of the 80's. Travel back in time with free Atari and 80's board game rentals, come back to the present with the free Wi-Fi, or travel to your happy place in the morning with complimentary coffee and tea.

This 36-room, apartment-themed hotel located between the World Trade Center and Tribeca joins its sister property, Riff Chelsea. Each pet-friendly, smoke free unit has a kitchenette and a loft-like atmosphere with exposed brick — and some even feature an outdoor balcony or terrace. Budget-conscious travelers will also enjoy the retro pricing. And coming in time for summer will be a 2,500-square-foot rooftop bar.

L'APPART

225 Liberty Street, Brookfield
212-981-8588 | lappartnyc.com



You can now be *apart* of the chef's table!

Brookfield's popular French marketplace, Le District, has just opened its newest and final restaurant. L'Appart, or the Chef's Apartment, is an intimate and unique experience for anyone to enjoy.

Each night, guests can select from a tasting menu consisting of only the best ingredients selected by world-renowned chefs. The menu will change frequently, offering plenty of options each time.

Meant to be "the chef's living room," the space was designed to give diners a full experience, starting with watching the chefs prepare your meal. The restaurant seats only 30 guests, so make your reservations ahead of time.

SURGING AHEAD



The next several years will usher in a new era of significant employment growth and economic activity in Lower Manhattan, according to a new Downtown Alliance report.

Lower Manhattan is already a major hub of city employment: a total of 70 percent of the district's workers already live in the city's five boroughs.

Over the next few years, the area will employ even more New Yorkers.

"Surging Ahead: Lower Manhattan's Economic Revival and What it Means for New York," based on an analysis by Appleseed, Inc., anticipates the addition of up to 40,000 new private sector payroll jobs to the district between the first quarter of 2015 and the fourth quarter of 2019. This would transform Lower Manhattan's once lagging economy into a powerhouse that will generate substantial increased tax revenues for the city and state and, even more importantly, provide new employment opportunities to New Yorkers from all backgrounds and those living in every neighborhood of the city.

GET LOW AND EAT OUT



There's no need to get in a dining rut this summer. Every Tuesday from June 21st-August 30th, the Alliance's summer dining promotion "Get Low" gives you several good reasons to try something new. On Tuesdays after 4 P.M., 35 restaurants throughout the district will offer customers

dining incentives — from 20 percent off of food, to a free app or dessert to buy-one-get-one drinks. All you have to do to redeem the discount is visit downtownny.com/getlow to enter your email and get a unique user code. Those who post their plate from a Get Low restaurant during the promotion will be entered to win a number of prizes, which range from t-shirts and gift cards to a grand prize giveaway from the Institute of Culinary Education.

GOVERNORS ISLAND RE-OPENS



Get ready to explore.

Governors Island, the verdant, 172-acre island in New York Harbor, is now open for the summer season.

Just 800 yards from Lower Manhattan, the island is a refuge and a playground. Visitors find acre upon acre of inviting grounds, premier events, views of the State of Liberty — and, of course, lots of history.

Opening on July 19th will be a new section called the "Hills," a series of man-made hills ranging from 25 to 70 feet that afford unsurpassed views of the harbor and Lower Manhattan skyline. Ferries run seven days a week from the Battery Maritime Building at 10 South Street (roundtrip tickets are \$2 for adults; children under 12 are free).

To learn more, go to www.govisland.com.

CHOWING DOWN IS WHAT'S UP!



Despite soggy weather, thousands of people treated their taste buds at the 15th annual "Dine Around Downtown" food festival at 28 Liberty Plaza on June 8th. Co-presented by the Downtown Alliance and Fosun, the free event on Fosun's landmarked plaza featured selected offerings from scores of Lower Manhattan restaurants and cafes.

The festival — one of Lower Manhattan's most popular public events — was hosted by Alex Guarnaschelli, Celebrity chef, Cookbook Author and Food Network Star. The National Jazz Museum in Harlem All-Stars serenaded diners with their signature sound.

Lower Manhattan has established itself as a destination for world-class restaurants, and

Dine Around Downtown showcased many of the district's most impressive culinary offerings in one location.

Hundreds of diners participated in a "spin the wheel" challenge to win special goodies, including a Soul Cycle class and Alliance hats, umbrellas and thumb drives. New this year was an enhanced social media component. Participants were encouraged to post a photo of their plates, using [#DownIsWhatsUp](https://twitter.com/DownIsWhatsUp), to Instagram, Twitter or Facebook for the chance to win a two-night stay for two at the W New York – Downtown! A winner will be announced soon.

UPCOMING HIGHLIGHTS

GAME ON!

July 13th, 20th and 27th; August 3rd
(rain dates August 10th and 17th)
12 P.M. – 8 P.M. | Coenties Slip and Water Street



It's time to get your game face on! The Alliance's hit summer programming series "GameOn!" returns this summer with four consecutive weekly events at Coenties Slip and Water Street. Challenge your co-workers and friends to a round or two of shuffleboard, bocce, foosball or corn hole. On some dates, "GameOn!" will also offer a live DJ, two beer gardens and partner programs beginning at 5 P.M. More

information will be available soon at: downtownny.com/gameon.

SMORGASBURG

Now through the fall
Open Daily at 11 Fulton Street



Returning for a third season, the culinary phenomenon that is Smorgasburg is now located in the newly renovated Fulton Market Building. Though vendors are indoors this year, both indoor and outdoor seating are available. There is also an outdoor bar. Returning favorites include Cemitas El Tigre (and their fully-loaded burritos and tacos), Lumpia Shack (with their Adobo ramen burger and Sisig poutine) and the seafood goodness that is Red Hook Lobster Pound. Learn more at: seaport.smorgasburg.com.

RIVER & BLUES CONCERT SERIES

July 7th, 14th, 21st and 28th
7 P.M. | Wagner Park

Savor the perfect blend of delightful music and a lovely setting. Listen to folk, blues and American roots music as you soak up the sunset on the Hudson. Performers include: Amy Helm & The Handsome Strangers; Henry Butler & John Hammond; Robert Randolph & the Family Band; and Daddy Long Legs. Learn more at: bpcparks.org.

FIND OUT WHAT'S GOING ON IN LOWER MANHATTAN

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- Subscribe to our email list to receive e-newsletters and event announcements at DowntownNYC.com
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- Follow us on Pinterest
- Download our apps from the iTunes App Store or the Google Play Store



THE ALLIANCE MOURNS TWO DEVOTED LEADERS



Richard T. Kennedy
1945 - 2016

The Downtown Alliance was deeply saddened by the passing of Richard T. Kennedy on May 15th. Richard was one of our founding board members and a long-time director of our sister organization, the Downtown-Lower Manhattan Association. He devoted a significant part of his civic and professional life to advancing the best interests of Lower Manhattan, a neighborhood in which he lived and worked. Two decades ago,

he was one of a handful of visionaries who dared to reimagine what Lower Manhattan could be. He also served as a Senior Director of Cushman & Wakefield, Inc., a global provider of real estate services.



William Bernstein
1951 - 2016

Alliance Chief Operating and Chief Financial Officer, Bill Bernstein, died on May 24th. A former city official, Bill started at the Alliance in 1997 and helped lead the organization during several tumultuous periods in Lower Manhattan's history, including the attacks of September 11th, 2001 and Hurricane Sandy. Bill's judgment, attention to detail and financial expertise proved pivotal to the success of numerous key Alliance programs.

Esteemed by his staff, he was also an avuncular presence and was often sought after for advice of both a professional and personal nature. In addition to his son Adam, he is also survived by his sister, Dava Jo Zavodnick.

ALLIANCE NEWS



NEW BOARD CHAIR TAKES HELM

Earlier this year, the Alliance's Board of Directors unanimously elected Alan Scott, a Managing Director of Corporate Services at Deutsche Bank, as its new Chair. Scott is the Alliance's third Chair, replacing most recent Chair Dennis Friedrich.

"I have proudly served as an Executive Board Member of the Downtown Alliance and have seen firsthand the energy and excitement around the district's rebirth," said Scott. "This is a brand new era for Lower Manhattan, and it is both an honor and a privilege to serve as the Alliance's chair as we enter this next chapter."

Scott joined Deutsche Bank in 2003 and has overseen significant work on the bank's real estate portfolio as well as assignments in project management and strategic planning.



ALLIANCE WINS AWARDS FOR WEBSITE AND VIDEO

The Alliance won four awards for its recently re-designed website and one for its new promotional video. Our "Down is What's Up" video starring Questlove won a Gold American Business "Stevie" Award — a top business award — taking first place in the motivational category. Our website netted a Bronze Stevie award in the not-for-profit category and also snared three other awards: An Outstanding Achievement

Award in the Travel/Tourism Category from the Interactive Media Awards; a Gold award in the "Towns & Municipalities" category from the Horizon Interactive Awards; and a Gold award in the "Travel & Tourism" category from the Horizon Interactive Awards.

ALLIANCE RAISES WAGES

The Alliance earlier this year announced that it will move toward paying all employees a base wage of at least \$15 an hour. This policy change will impact a total of approximately 80 workers and will be phased in over the next two-and-a-half years.

GET LOW

CHOOSE FROM:
20% OFF FOOD
FREE APP OR DESSERT
BUY-ONE-GET-ONE DRINKS

EVERY TUESDAY

SIGN UP ONLINE TO GET
YOUR FREE OFFER CODE AT
DOWNTOWNNY.COM/GETLOW

34  RESTAURANTS

JUNE 21–AUG 30

POST YOUR PLATE WITH
#DOWNISWHATSUP
AND WIN! *see website for details

#DOWNISWHATSUP

JULY 13 | JULY 20 | JULY 27 | AUGUST 3

GET YOUR SUMMER ON

#DOWNISWHATSUP

GAME ON!

WATER ST

SUMMER BLOCK PARTIES
GAMES, MUSIC AND FILMS
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QUESTION & ANSWER



ERIK HORVAT

Q&A WITH ERIK HORVAT MANAGING DIRECTOR AT FOSUN PROPERTY HOLDINGS

Erik Horvat is the Managing Director at Fosun Property Holdings. A Downtown Alliance Board member, he previously served as the Port Authority of New York & New Jersey's Director of World Trade Center redevelopment.

You previously led the Port Authority's redevelopment of the World Trade Center site before joining Fosun Property Holdings. What appealed to you about working with Fosun?

Fosun is a global investment entity with a broad range of holdings, from technology and entertainment to real estate. It is an exciting company with a strong focus on New York City and the United States, and it presents enormous potential in the decades to come.

What appeals to Fosun about Lower Manhattan?

Fosun recognizes that Lower Manhattan has amazing assets, including its built environment, extraordinary mass transit and easy access to Midtown, Brooklyn and the New Jersey waterfront. In particular, the company identified the remarkable value of 28 Liberty, the iconic, landmarked office tower that sits over six subway lines and only blocks from Fulton Center and the World Trade Center Transportation Hub. Fosun also appreciates the thriving residential community in Lower Manhattan, which has grown from approximately 6,000 when 28 Liberty was built in 1960 to over 60,000 now.

Fosun is now advancing a comprehensive repositioning project for 28 Liberty; what is the scope of that and the status?

Fosun has made a long-term commitment to the property and

to the surrounding community. Since acquiring the building in December 2013, Fosun has initiated a repositioning project that includes the lobby, elevators, critical infrastructure and an adaptive reuse program to better utilize retail below grade. Our plans have been approved by NYC's Landmarks Preservation Commission and include restoration of 28 Liberty's historic modernist parapet and the creation of retail access points to 200,000 square feet of retail on and below the plaza. The plan will definitely better connect the building to residents and workers in the neighborhood.

How will the project benefit the Lower Manhattan community?

Fosun's repositioning project will provide much-needed retail service to Lower Manhattan residents and workers while also activating the plaza as a community destination. The project, which is designed to provide easy access for all those in Lower Manhattan, also has enhanced accessibility for those with disabilities.

What are Fosun's other efforts to engage with the Lower Manhattan community?

Fosun has activated the 28 Liberty plaza through a number of different community and arts programs and will continue to bring more programs to Lower Manhattan. For example, Fosun hosted the Sing For Hope Pianos initiative, providing studio

space in the iconic Lower Manhattan office tower for select visual artists to design 50 custom pianos that were unveiled on the plaza in early June and then placed in public spaces for public use. In collaboration with the Downtown Alliance, Fosun has initiated free Wifi service for the convenience of visitors to the building's plaza.

Fosun is a co-sponsor of the Alliance's "Dine Around Downtown" program, helping us bring the food fair back to 28 Liberty Plaza (formerly Chase Manhattan Plaza) for a second year after a two-year absence. Why did the company decide to support Dine Around Downtown?

Lower Manhattan has established itself as a home for world-class restaurants, and Dine Around Downtown showcases the district's most impressive culinary offerings, enabling area workers and residents to enjoy them all in one location. It is an extremely exciting event, and with the dynamic list of restaurant choices, it is no surprise that this is one of the most popular food events in the city.

What's your favorite lunch spot in Lower Manhattan?

121 Fulton Street stands out in my mind for fresh food and for an energetic vibe. It is easy going and casual, and I always enjoy eating there.

ALLIANCE FOR DOWNTOWN NEW YORK | BOARD OF DIRECTORS

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Downtown Connection

Lower Manhattan's free bus service

- South Street Seaport-bound
- BPC-bound

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

- Subway
- CitiBike Station
- Ferry
- PATH Station
- NextBus Signage
- Visitor Information Kiosk
- WiFi
- Coming Soon

Cover Photo - Josh Rothstein

Other Photos Courtesy of - Josh Rothstein (inside cover), Andrew Lipovsky, Mark Weinberg, Pete Thompson, Downtown Alliance, Bathsbeba Parker

