



# Lower Manhattan Construction Command Center Community Board 1

Bob Harvey, Executive Director  
Lower Manhattan Construction Command Center

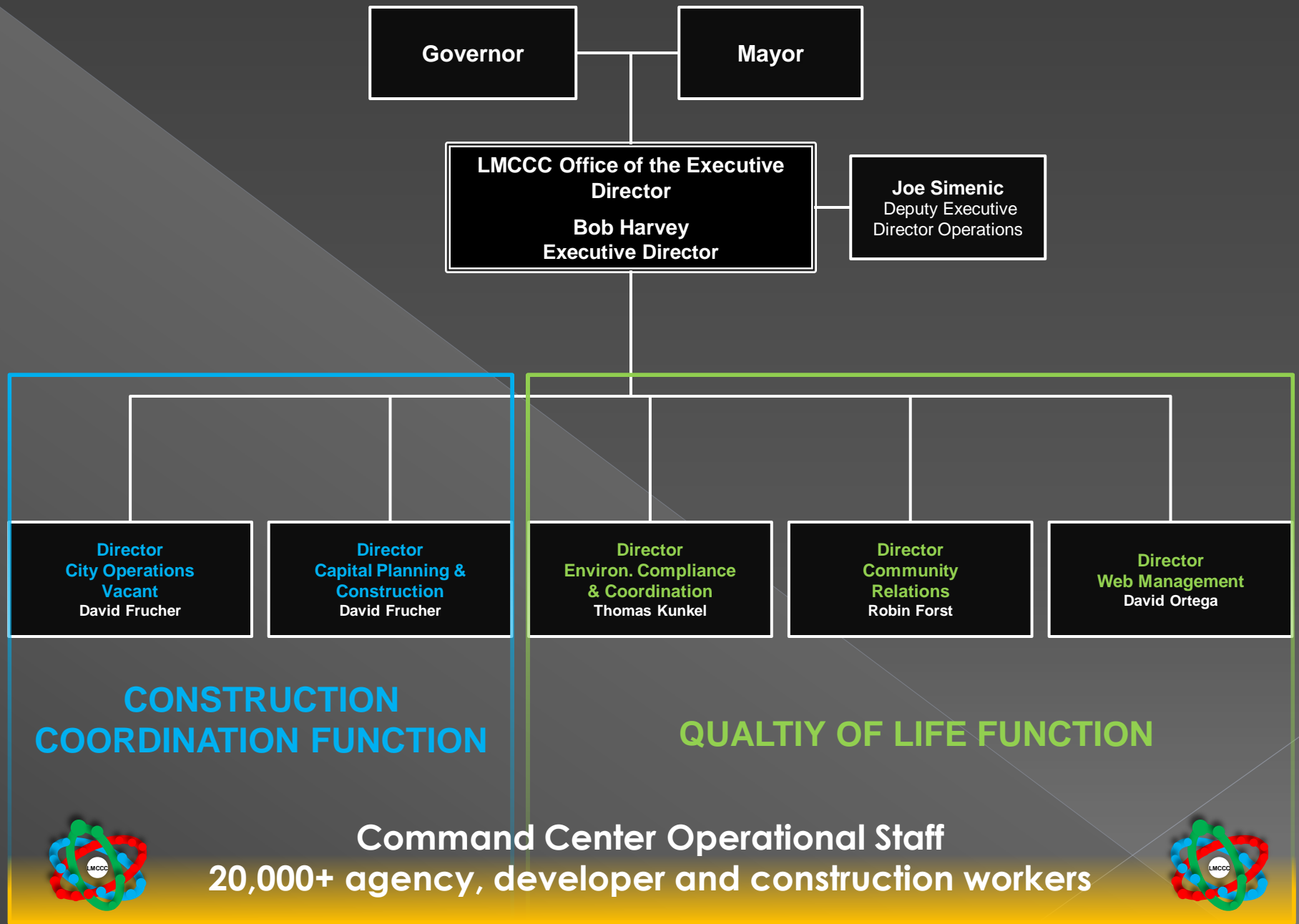
6.13.2011



# Lower Manhattan Construction Command Center (LMCCC) Governor's and Mayor's Executive Orders

The Executive Director of LMCCC reports directly to Governor and Mayor of New York in order to:  
Coordinates/manage all private and public construction in Lower Manhattan and ensures that **projects move forward expeditiously** by resolving or reconciling issues while **minimizing the impact** of such construction on residents, businesses, workers, commuters, pedestrians, and vehicles

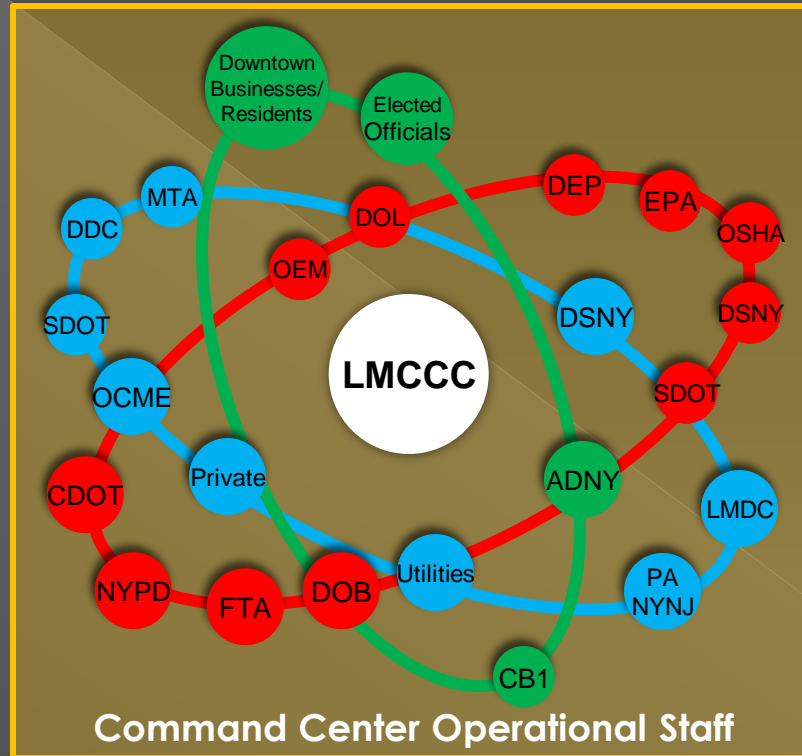




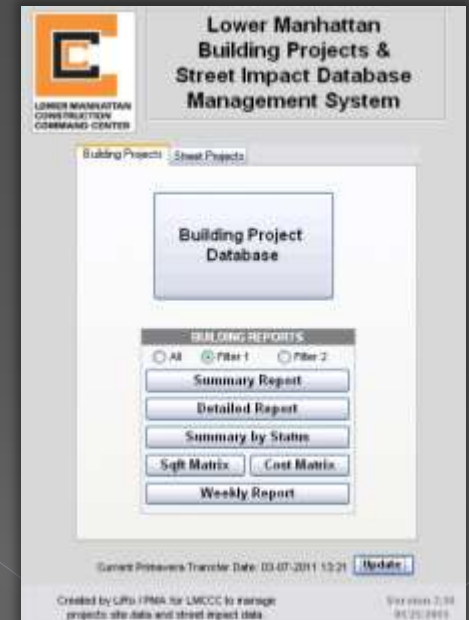
# Coordination: An Integrated Process

Daily, Weekly, & Monthly Meetings

- Construction
- Community/ Elected Officials
- Regulatory Agencies



Analytic Applications for Mitigations and Communications



Databases Collection and Organization



# Buildings Database



## Project Summary of the Construction in Lower Manhattan

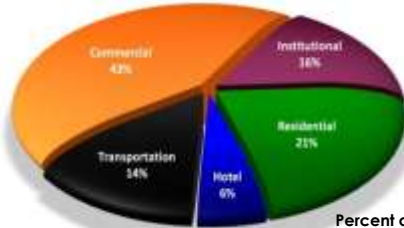
This summary reports on construction projects valued over \$25M and/or over 50,000 SF and/or over 50 units.  
 Note: This information is collected from various sources which are deemed reliable, but sometimes cannot be validated.  
 Also, Developers frequently revise plans as the market conditions continue to change.

## Project Summary (Detailed)

Ref #	LMCCC Project ID	Legal Address	Project Description	Architect	Developer	Builder	Retail	Comm	Hotel	Retail	Institutional	Infrastr	Park	Keys / Units	Max Project Size (SF)	Height (Floors)	LEED	Status						
1	1460	10 South Street	Hotel / Food Market / Transportation				<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		95,000	213,000	400,410		135/0	708,410	6	Cert	Planning	
Original: Walker and Morris - NYC Economic Development Corp. Tishman Construction \$60 Landmark restoration complete; CB1 approved expansion of hotel and retail space. NYC Council approved project 03.13.09 and previously approved by CB1. After a \$60 million shell renovation in 2005, now a \$150 Million renovation.																								
2	8530	55 Battery Place	New Public School				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			127,520			0/0	127,520	8	S	Complete	
Danner Architects - New York City School Construction - DeWolfe																								
3	1560	78 Little West Street	Residential/Commercial				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		450,000	40,000	15,000		0/248	505,000	33		Complete	
Peili Clark Peili Architects - Atlantic Development - Turner Construction TCO issued for 248 units Expires 08.26.09																								
4	0520	2 River Terrace	Residential Building				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		400,000	158,479	25,000	10,000		0/244	589,479	31	S	Complete
Plochek Partnership w/ David Plochek Partnership - Place Construction Corporation TCO for 250 Units. Expires 07.20.09																								
5	2960	300 North End Avenue	Residential Condo (300 North End Avenue). Moving in around 5/15/2011				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		406,665				0/292	446,168	32		Under Construction	
Condos Kaniyika & Partners, L. - Mission Properties - Place Construction Corporation Building permit issued																								

341	7620	1 Liberty Place	Restoration to Landmark Building				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		157,052	10,269			0/67	167,421			Complete
Walter Melein, Walter B. Melein																							
342	7630	37 Warren Street	Restoration to residential building				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						0/0		7		Under Construction
343	7640	1040 Monroe Street	Restorations to Residential Buildings - Facade Repairs, Parapet Wall Replacement, Heavy Duty Sidewalk Shield for Building				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						0/1590		12		Under Construction
345	7650	86 Canal Street	New Residential Building Construction				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		24,033	25,202	900		0/0	50,125	12		Under Construction
CHANG HWA TRU ARCHITECT - Echinger SE Project Inc. - (212) 219-4000 Stop Work order partially recorded 4/24/2011. Construction started.																							
346	7660	156 Canal Street	Extension of an existing Commercial Building				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		2,014				0/0	2,014	3		Under Construction
SANDY SWYNGING ELENS																							

Total (sqft): 35,485,871 29,265,029 5,887,465 3,547,338 3,451,828 7,854,777 1,900,667 95,509,685



Percent of Project Types Under Construction

Residential #:	174	Completed:	59.6%	56,367,991 sqft
Commercial #:	95	Planning:	9.9%	9,385,328 sqft
Hotel #:	32	Under Construction:	25.4%	24,075,738 sqft
Retail #:	174	Stalled:	5.1%	4,826,837 sqft
Institutional #:	27	Total:		94,655,894 sqft
Infrastructure #:	24			
Park #:	48			

Hotel keys : 6,686  
 Residential Units : 31,700

Stalled Hotels	Keys
45 Broad Street:	128
50 West Street:	151
99 Church Street:	175
<b>Total Stalled Keys:</b>	<b>454</b>



# Streets Database



## Street Project Impacts in Lower Manhattan

This report on street construction projects is collected from various sources which are deemed reliable, but sometimes cannot be validated. Also, Developers frequently revise plans as the market conditions continue to change.

### Downtown Street Construction Program - Impact Report

LMCCC Project ID	Street Location	Project Description	Start & Finish	On Street	From Street	To Street	Lane Reduction %	Project Status as of Jun 13 2011	LANES (F)			Show on Map	Utility Work Type		
									# of	Length	Width		Electric	Gas	Street Reconstruction
<b>6950 Albany Street* (Albany Street Reconstruction)</b>															
6950S-1000	Albany-Washington-Greenwich		1/1/2018	Albany	Washington	Greenwich	Moderate	Planning				N	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Street Reconstruction
CDOT Street Program	Baseline End Date:		12/31/2020										<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Phone/Data	<input checked="" type="checkbox"/> Curb & Sidewalk
<b>6660 Barclay Street Project (Barclay Street Reconstruction)</b>															
6660S-1000	Barclay West Broadway-Church		2/12/2004	Barclay	W Broadway	Church	Moderate	Completed	3	379	32	Y	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Street Reconstruction
CDOT Street Program	Baseline End Date:	11/02/2004	1/31/2005										<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Phone/Data	<input checked="" type="checkbox"/> Curb & Sidewalk
6660S-1010	Barclay-Church-Broadway		2/12/2004	Barclay	Broadway	Church	Moderate	Completed	3	454	32	Y	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Street Reconstruction
CDOT Street Program	Baseline End Date:	11/02/2004	1/31/2005										<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Phone/Data	<input checked="" type="checkbox"/> Curb & Sidewalk
6960S-1000	Barclay-Greenwich-West Broadway		1/1/2018	Barclay	Greenwich	W Broadway	Moderate	Planning				N	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Street Reconstruction
CDOT Street Program	Baseline End Date:		12/31/2020										<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Phone/Data	<input checked="" type="checkbox"/> Curb & Sidewalk
6960S-1010	Barclay-Washington-Greenwich		1/1/2018	Barclay	Washington	Greenwich	Moderate	Planning	4	218	40	N	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Street Reconstruction
CDOT Street Program	Baseline End Date:		12/31/2020										<input type="checkbox"/> Water	<input type="checkbox"/> Phone/Data	<input type="checkbox"/> Curb & Sidewalk
<b>Worth Street Projects</b>															
0480S-1050	Worth-Chatham Sq-Mulberry		1/1/2018	Worth	Chatham Sq	Mulberry	Moderate	Planning	4	256	40	N	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Street Reconstruction
CDOT Street Program	Baseline End Date:		12/31/2020										<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Phone/Data	<input checked="" type="checkbox"/> Curb & Sidewalk
0480S-1060	Worth-Church-Broadway		1/1/2018	Worth	Church	Broadway	Moderate	Planning	4	502	40	N	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Street Reconstruction
CDOT Street Program	Baseline End Date:		12/31/2020										<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Phone/Data	<input checked="" type="checkbox"/> Curb & Sidewalk
0480S-1080	Worth-Hudson-W Broadway		1/1/2018	Worth	Hudson	W Broadway	Moderate	Planning	4	383	32	N	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Street Reconstruction
CDOT Street Program	Baseline End Date:		12/31/2020										<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Phone/Data	<input checked="" type="checkbox"/> Curb & Sidewalk
0480S-1090	Worth-Lafayette-Centre		1/1/2018	Worth	Lafayette	Centre	Moderate	Planning	4	260	34	N	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Street Reconstruction
CDOT Street Program	Baseline End Date:		12/31/2020										<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Phone/Data	<input checked="" type="checkbox"/> Curb & Sidewalk
0480S-1100	Worth-Mulberry-Mott		1/1/2018	Worth	Mulberry	Mott	Moderate	Planning	4	256	38	N	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Street Reconstruction
CDOT Street Program	Baseline End Date:		12/31/2020										<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Phone/Data	<input checked="" type="checkbox"/> Curb & Sidewalk
0480S-1110	Worth/W Broadway-Church		1/1/2018	Worth	W Broadway	Church	Moderate	Planning	4	354	32	N	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Street Reconstruction
CDOT Street Program	Baseline End Date:		12/31/2020										<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Phone/Data	<input checked="" type="checkbox"/> Curb & Sidewalk

Total: 104.3 miles

Completed:	48.5 %	50.6 miles
Planning:	47.8 %	49.8 miles
Under Construction:	3.7 %	3.9 miles



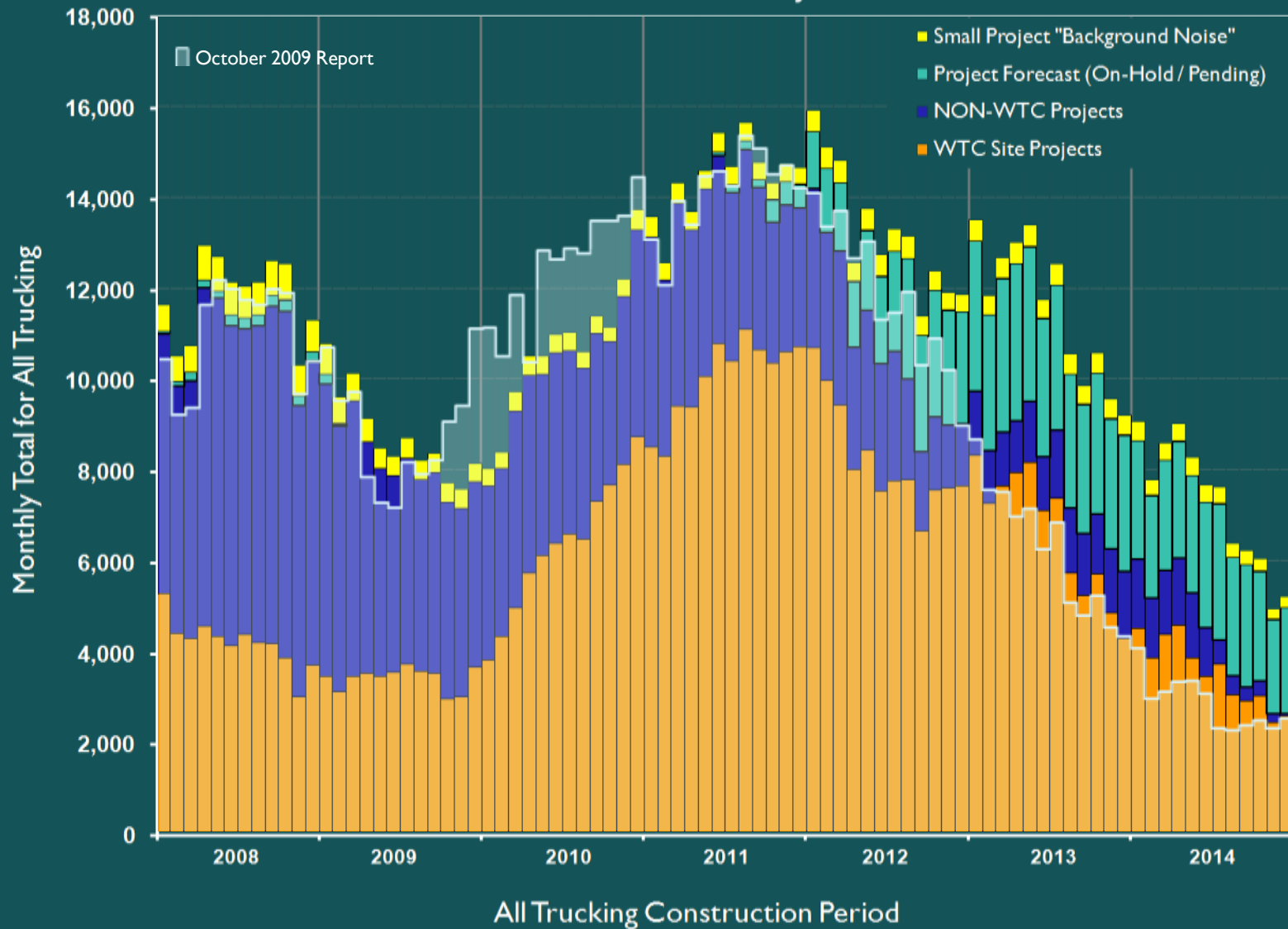
# Construction Coordination



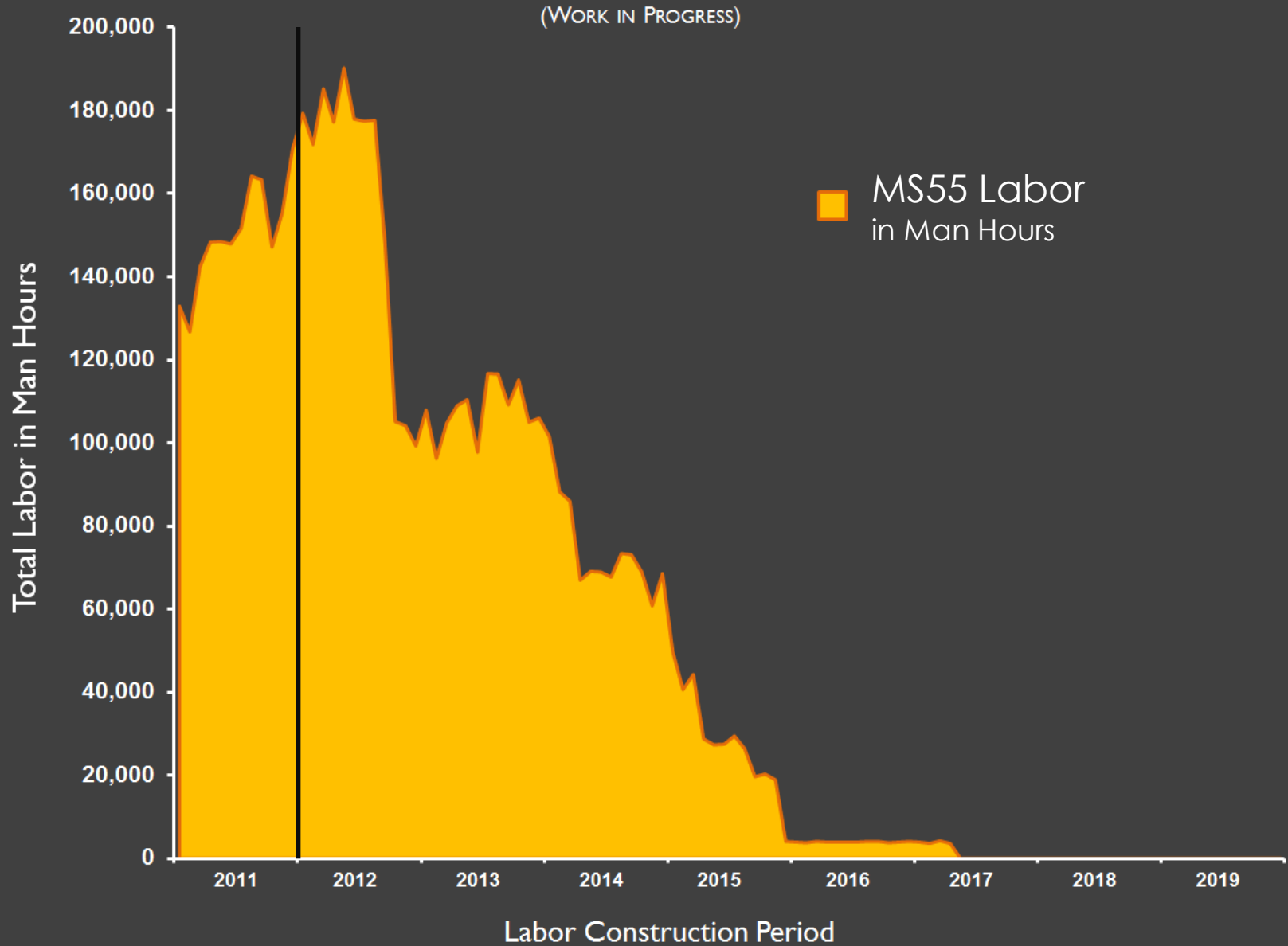
“Collaborate with City, State, and Federal regulatory agencies and managing agencies, as well as with the private sector.”

# Logistics Reporting

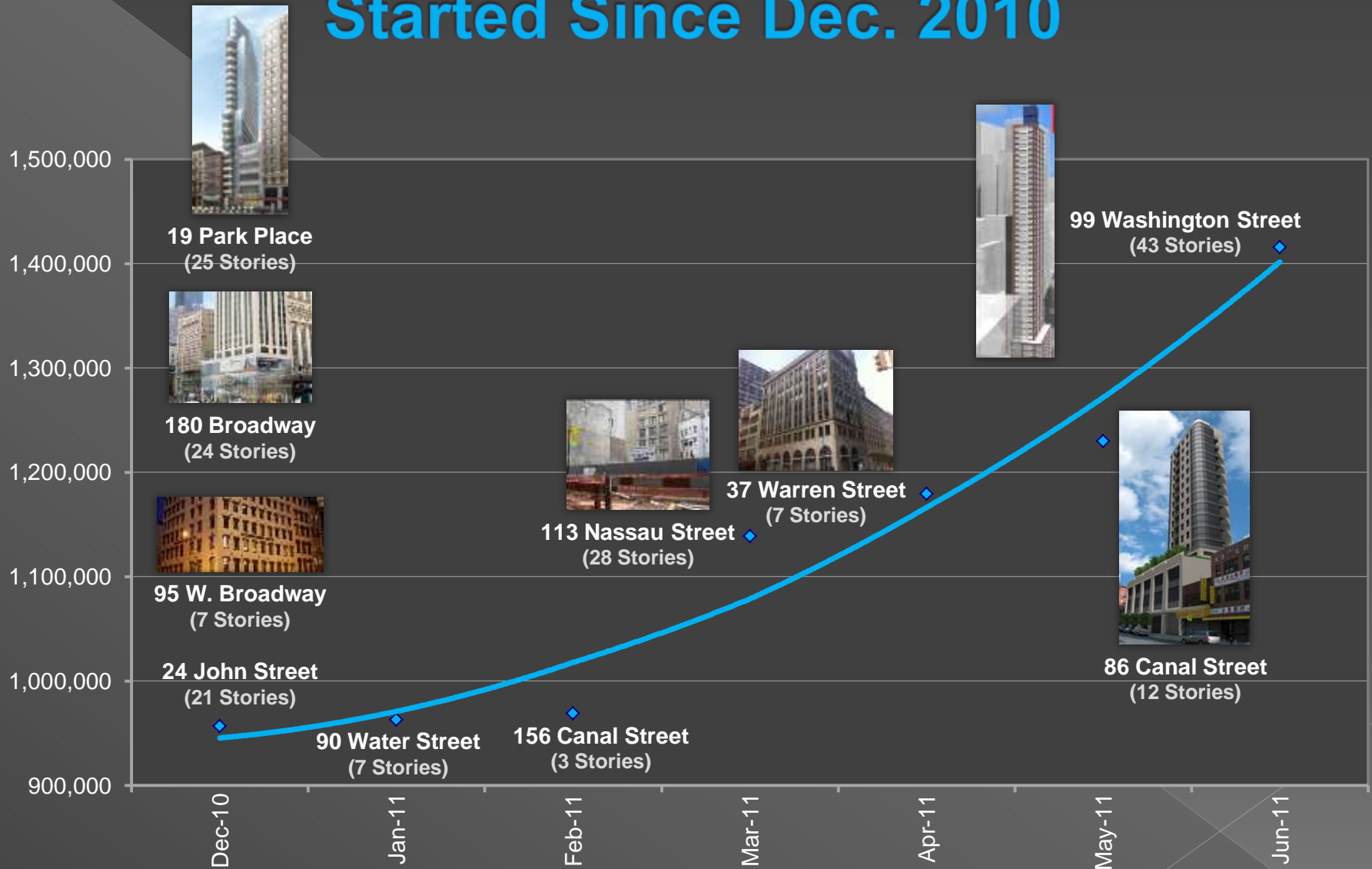
## TRUCKING DEMAND BY PROJECT TYPE



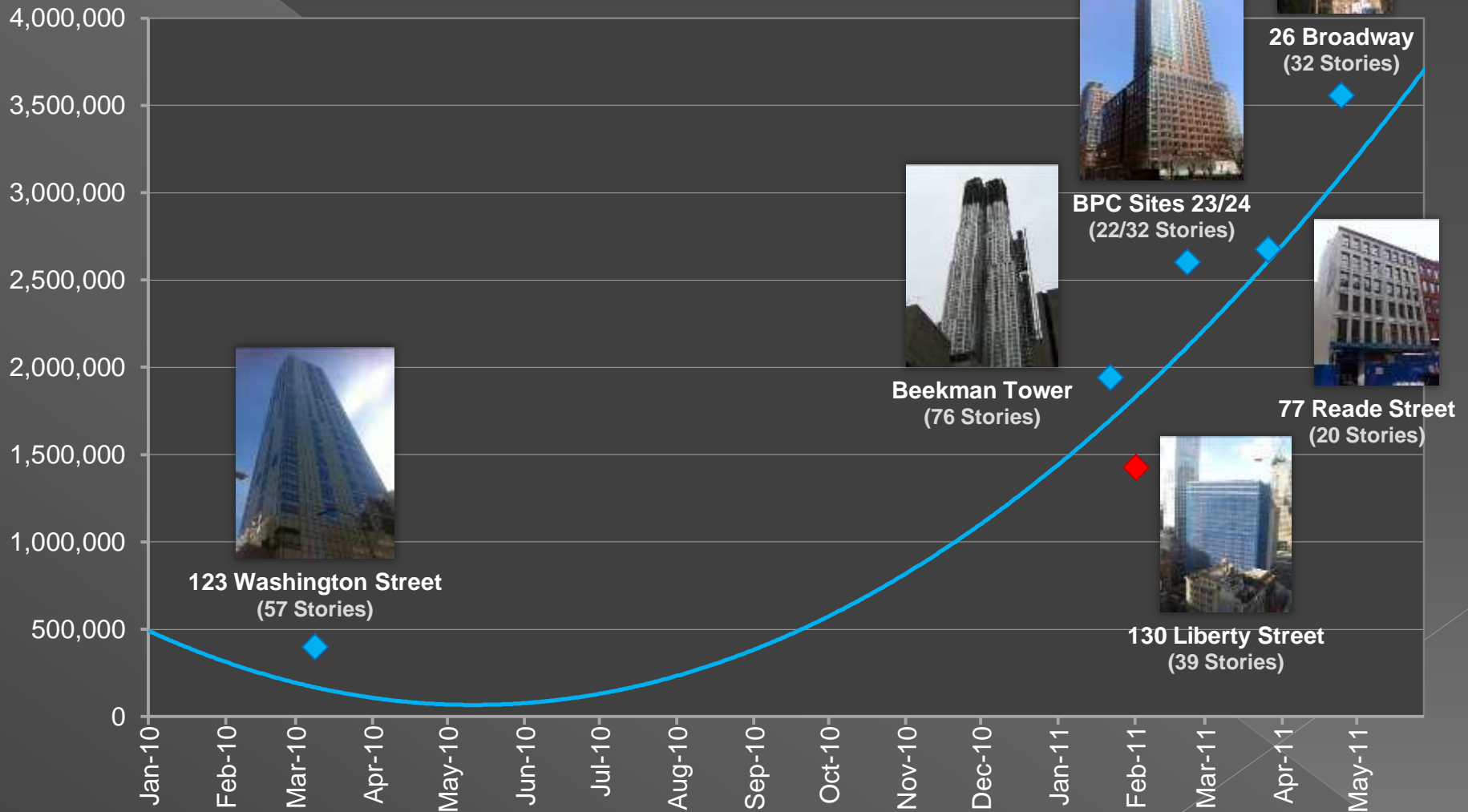
# WTC Labor Logistics



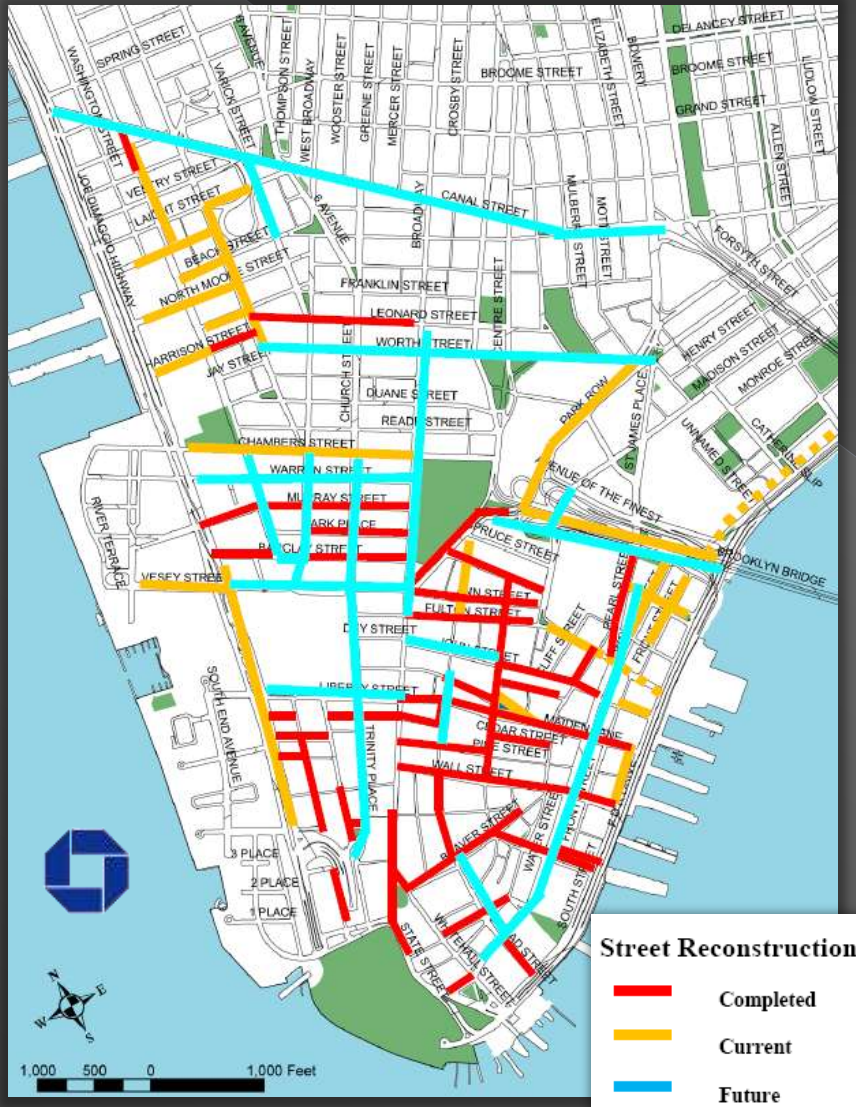
# Square Footage of Construction Projects Started Since Dec. 2010



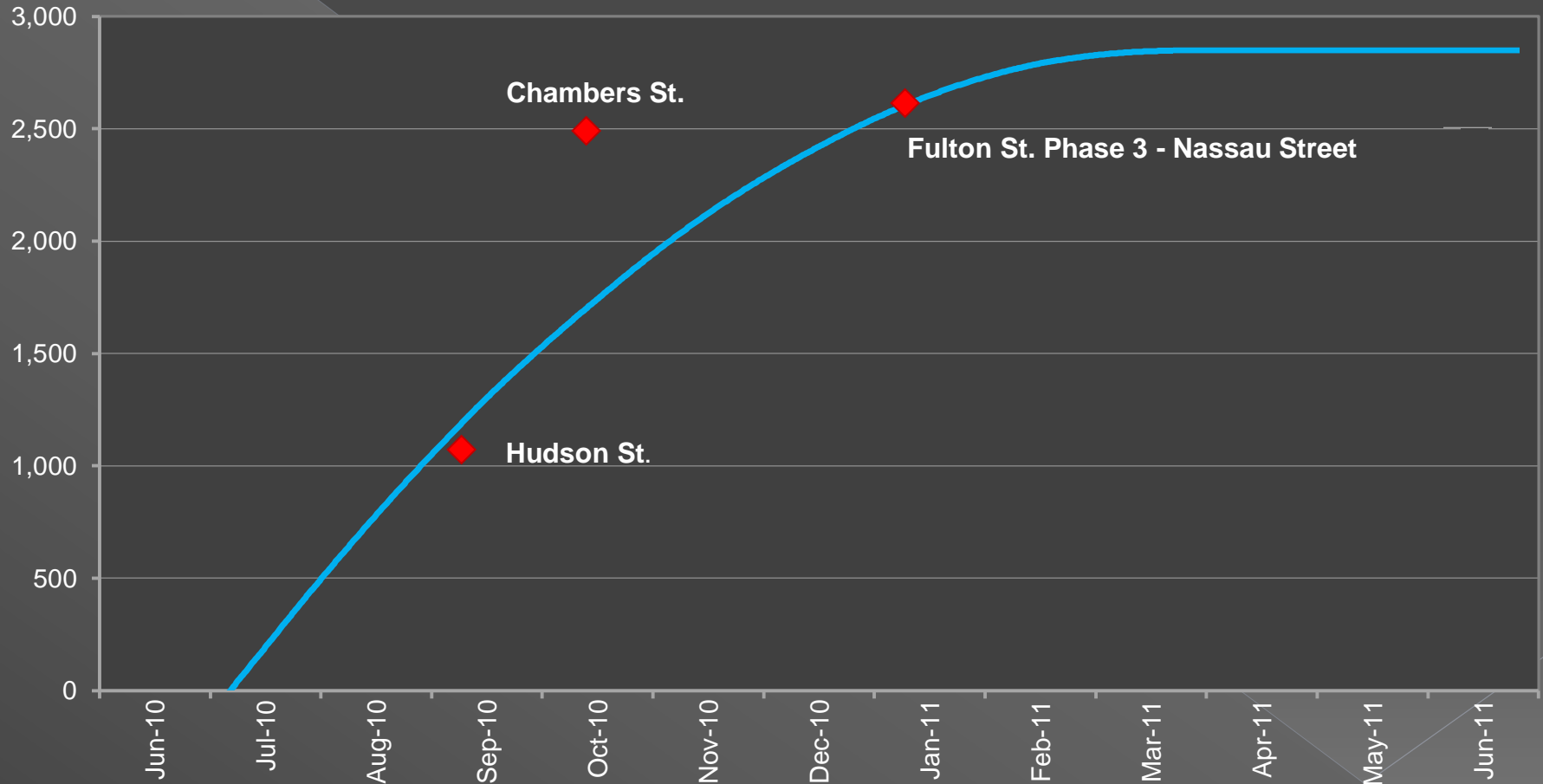
# Square Footage of Construction Projects Completed Since Dec. 2010



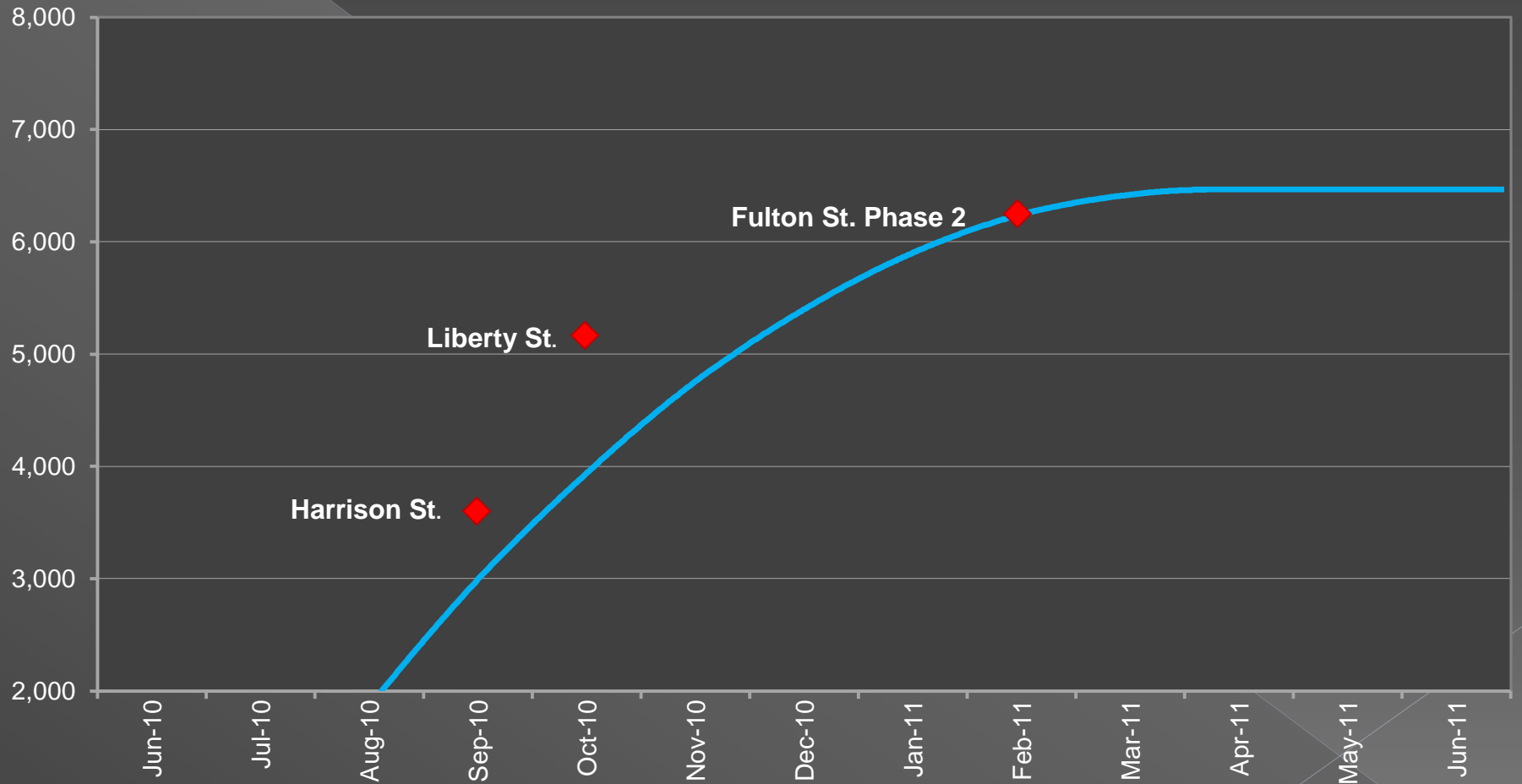
# Roadway / Utility Replacement Program



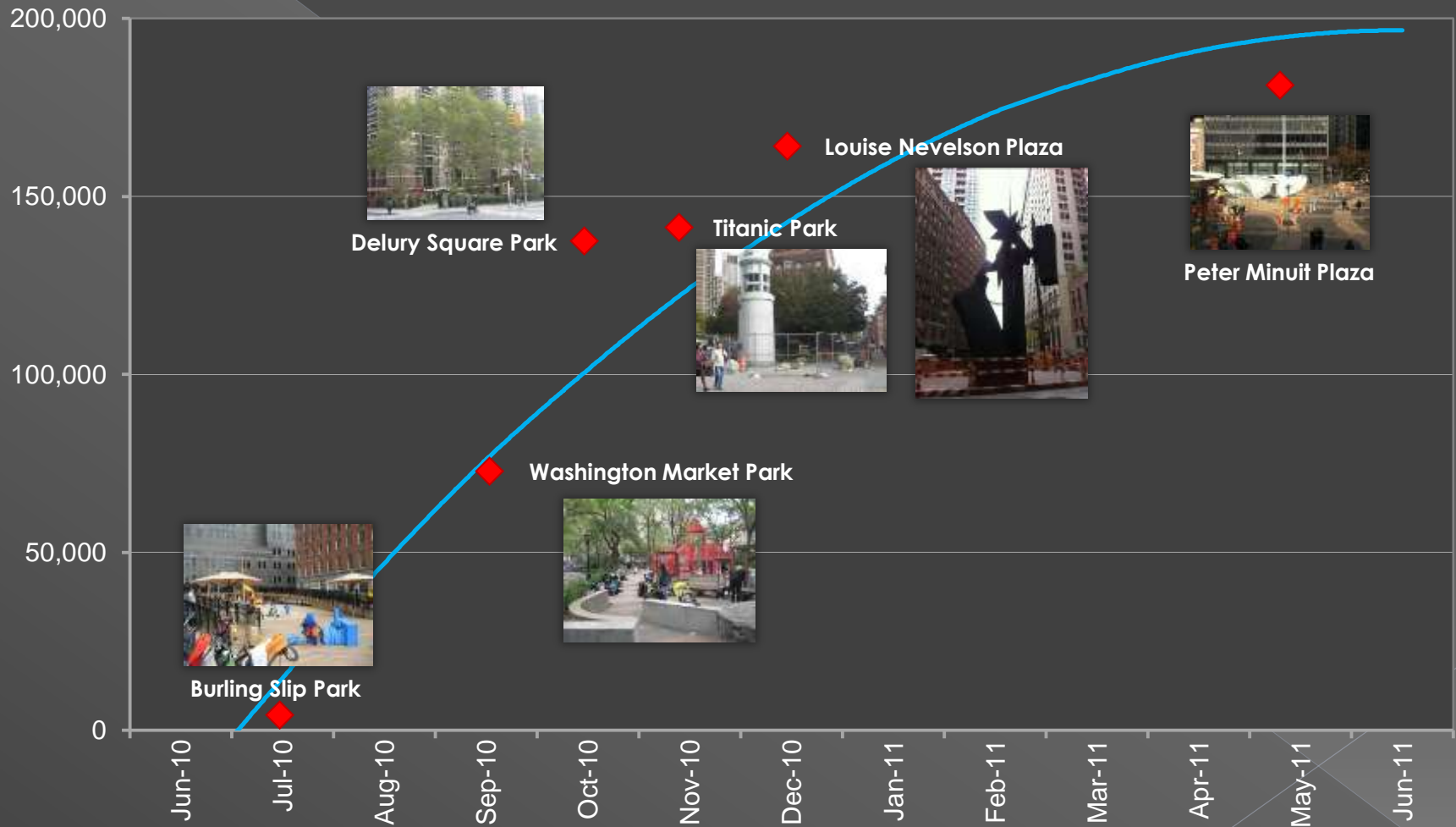
# Linear Feet of New Roadway Started Since Dec. 2010



# Linear Feet of New Roadway Completed Since Dec. 2010



# Square Feet of Parks Projects Completed Since Dec. 2010




# Quality of Life




“Minimize the impact of construction on residents, businesses, workers, commuters, pedestrians, and vehicles.”

# Example of Construction Coordination and Quality of Life Functions



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Project Updates | Protecting the Environment | Fraud Prevention | Opportunity Downtown | Construction Advisories

Map | Satellite | Hybrid | Earth

LMCCC Station at: 1 World Financial C.  
As of 01/24/2011 11:30 AM


PM2.5 (Fine) Good

PM10 (Coarse) Good

Wind Speed: 7.9 miles/h

Wind Direction: NW 305.6°

[LMCCC Air Quality Monitoring Program](#)



Map data ©2011 Google

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Navigate 2D and 3D Maps

**Projects** Show All Hide All

Completed Projects

- Residential
- Commercial
- Hotel
- Retail
- Institutional
- Transportation / Infrastructure
- Park

**Street Impacts** Show All Hide All

- Closed
- Moderate
- Minimal

**Other (Google Earth)** Show All Hide All

- Traffic Cameras
- Google Traffic Map
- Google 3D Buildings
- Google Roads
- Google Borders

Click on Map or Calendar to view Projects

January, 2011						
Today						
wk	Sun	Mon	Tue	Wed	Thu	Fri
51						1
52	2	3	4	5	6	7
1	8	9	10	11	12	13
2	14	15	16	17	18	19
3	20	21	22	23	24	25
4	26	27	28	29	30	31

Select date

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**Map Links**

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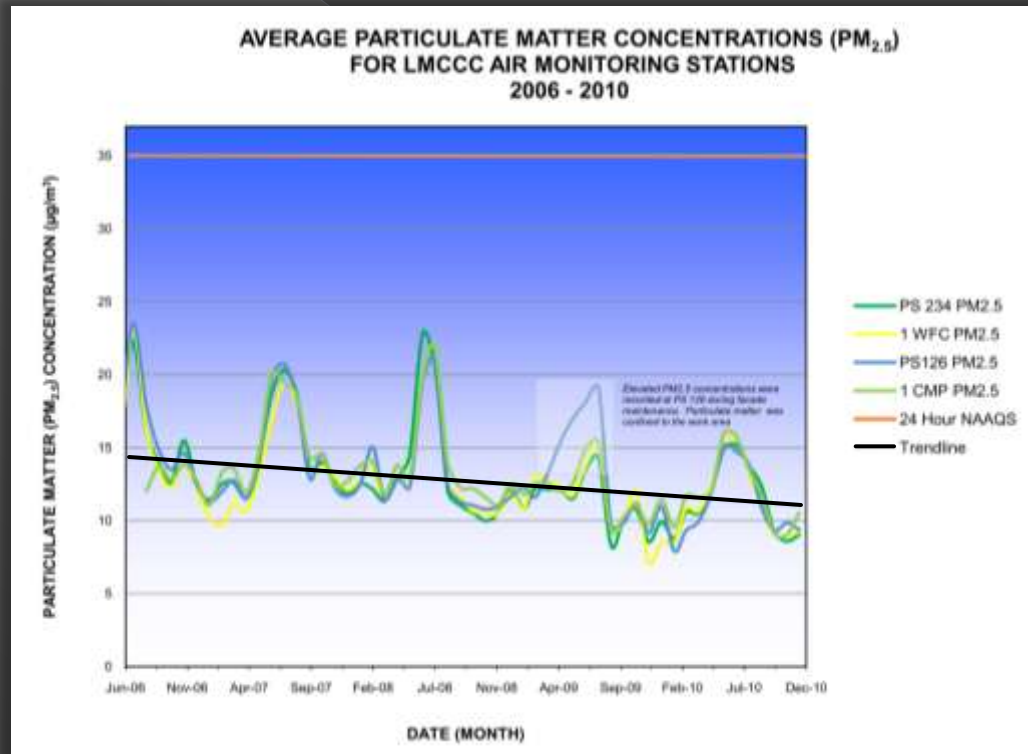
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2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018

Mon Jan 24 2011  Mon Jan 24 2011

# Quality of Life Function

- Coordinate field inspectors—close to 4000 construction-related violations issued through the LMCCC CPET
- Air Quality and Noise Monitoring



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**GET MORE NYC**  
Starting next month, a new large-scale tourism campaign will help drive more visitors to Lower Manhattan – spotlighting the area's remarkable recovery in the nine years since the 9/11 attacks.  
Set to begin June 1st, the global initiative will promote downtown neighborhoods, restaurants, shops, museums, and open spaces among local and international tourists in New York City. The campaign will include new tour itineraries, special offers at local hotels, multimedia advancements, and discounts at shops, attractions, and the new "Downtown Culture Pass."  
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**Park Work Continues on East-Side Slips**  
The city Parks & Recreation Department is making progress on its East River Slips projects. At Montgomery Slip, crews are have been working since last fall to install new utilities, rebuild the median and sidewalks, and re-landscape the area. Similarly, infrastructure and utility work is active along Rutgers Slip. Both are slated for completion by the end of spring 2011.  
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City crews installing new catch basin at Pearl and Fletcher

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Map | Satellite | Hybrid | Earth

**123 Washington Street (4 Albany St.)**

New Hotel/Residential Condo, Topped out at 27 Floor, Sitewalk Plaza Mar 11

Start 9/10/2007  
End 4/1/2011

LMCCC COB Project/Status

Site Menu Project Info

123 Washington Street (4 Albany St.)

Project

Project Name: 123 Washington Street (4 Albany St.)

LMCCC Project ID: 112005-1000

Zip Code: 10006

Block, Lot: 1-53-23

Stories: 57

Owner: 123 Washington LLC

Developer: Motman Group 399 Park Avenue New York, NY 10022

Builder: Tishman Construction, 866 Fifth Avenue, New York, New York 10103

Architect: Oswaldroy Siegel & Associates Architects 475 10th Avenue New York, NY 10018

Status

Photos

Click on Map or Calendar to view Projects

March, 2011						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Select date

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