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"Command and  
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## Commercial Real Estate News

### COMMAND AND IN CONTROL AT WTC

By Lois Weiss

*Wednesday, August 03, 2005* - Charles Maikish, Executive Director of the Lower Manhattan Construction Command Center (LMCCC), told a crowd of construction industry professionals attending "Downtown" that a lot of work is already going on in and around the World Trade Center site. Maikish spoke at the latest breakfast developers' forum presented by Professional Women in Construction (PWC) in July at the Princeton Club. Event sponsors were Thatcher Associates LLC, Milrose Consultants and The New York Post.

Participants were eager to hear the answer to, as PWC President Lenore Janis asked, "What is going to happen downtown?" Moderator Lois Weiss, real estate columnist with Cityfeet.com and New York Post, recalled meeting Maikish in 1993, following the first World Trade Center bombing when he walked her and then-Manhattan Borough President Ruth Messinger, into the WTC to see the terrible results of the just bombed out garage and underpinnings of the then Vista Hotel and Twin Towers.

The LMCCC was set up by the governor and the mayor to manage the logistics of transporting equipment, materials - including over a million cubic yards of concrete and counting - and more than 10,000 construction workers to Lower Manhattan with the least amount of disruption to build ALL the public and private projects including the residential rehabs, cultural facilities, transportation hubs, parks, memorial and office towers. "Our task is to facilitate the construction, mitigate its impact, including its effect on the environment, and communicate with the public," Maikish said. He said he is treating all the projects as one large one, and acting like a Field Office in trying to coordinate all needs and deliveries, so that concrete trucks aren't lined up and waiting along the streets, for instance.

"The money, talents and engineering are all in place. Now we have to build it," Maikish concluded. Joseph Moinian, CEO of The Moinian Group, developers and builders that own and manage over 20 million sf of real estate in the tri-state region and the nation, was introduced by Weiss as "the largest downtown owner."

Calling Lower Manhattan "the place that offers opportunity," "the beginning" and "a city within a city" with expansive water views, Moinian noted that although activity slowed considerably following 9/11, "we persevered and now the residential market is excellent." Moinian said there are "tremendous development opportunities downtown" including all of the office spaces to be built that are backed by Liberty Bond incentives.

Attracting more Class A products, as opposed to Class B and C, will help the area compete with midtown, and achieve better maintenance and security. "The Freedom Tower will create the balance," said Moinian, noting that "a strong center" is the "best thing that can happen downtown."

A projected boom in tourism will necessitate even greater retail than is now proposed, he said, plus more hotels and parking facilities.

Weiss spoke of Leviev Boymelgreen as developers that "took the city by storm and began building." Senior Development Director Sara Mirski explained that the company manages over five million sf of space throughout the five boroughs and is a joint venture with Africa Israeli Investments, Ltd, a multinational investment conglomerate.

In Lower Manhattan, the firm has two luxury residential projects at 15 Broad Street and 20 Pine Street and a million sf commercial project at 14 Wall Street. Mirski noted that more residential units "means additional demand for services, retail, hospitals, schools, grocery stores - all of the things that make living downtown better."

Concluding on an upbeat note, she quoted apartment marketing guru, Louise Sunshine, who dubbed the financial district "the Park Avenue of the 21st century." For more information on PWC and upcoming events, call 212.486.7745 or visit the website, [www.pwcusa.org](http://www.pwcusa.org).