



The City of New York

# Manhattan Community Board 1

Julie Menin CHAIRPERSON | Noah Pfefferblit DISTRICT MANAGER

April 29, 2011

Jo Hamilton  
Chairperson  
Community Board 2  
3 Washington Square Village, #1A  
New York, NY 10012

Dear Jo:

I am writing in response to your letter requesting information regarding stalled construction sites and other developable sites in Community Board One.

The Lower Manhattan Construction Command Center includes a list of stalled construction sites on the minutes of its biweekly meetings. The following sites were included on the most recent list. We have included information about those sites that have come before CB 1.

- **21 Ann Street** - Ann Nassau Realty LLC proposed a 170,000 square foot, multi-use office and residential building at 21 Ann Street to feature retail and office space through the fourth floor and residential condominiums on floors five through 28. It has been stalled for several years.
- **33 Beekman Street** – Developer Sam Chang proposed a 36 story, 140,000 square foot hotel with 270 rooms at this site but it is currently inactive.
- **99 Church Street** – Silverstein Properties has proposed an 80 story hotel/condo. The foundations are complete and the superstructure is on hold.
- **92 Fulton Street** – This is a vacant development site on the south side Fulton Street between William Street and Gold Street in the Financial District. There are 21,890 buildable square feet including air rights from another property. Plans called for a 23-story mixed-use building with retail on the ground floor, a hotel component on floors 2-6, and residential apartments on floors 7-23. We understand that there has been litigation concerning this site.
- **133 Greenwich Street** – Greenwich Thames Realty recently purchased this 156,000-square-foot, mixed-use development site. It is currently inactive.
- **56 Leonard Street** – The Alexico Group proposed a new 57-story residential tower designed by Herzog & de Meuron. The project was begun in mid-2007 and has been on hold for several years. The site is located at the corner of Church Street, on the east side of the block shared by New York Law School.
- **67 Liberty Street**- 15 stories are being added to a five-story building located between Broadway and Liberty Place. A former office building will be converted to residential space.

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- **217 Pearl Street** – Rockrose announced plans for a 28-story resident building at this site several years ago. It is currently inactive.
- **50 Trinity Place** – A planned 28-story hotel at the southwest corner of Rector Street.
- **111 Washington Street** - BCN Development announced plans several years ago for a 50-story high-rise multi-use building has been proposed at 111 Washington Street (near Carlisle Street).
- **50 West Street** – This planned development by Time Equities will replace three existing buildings with a 63-story (725-foot) residential tower and hotel. The site is located between West and Washington Streets at J.P. Ward Street (just north of the Brooklyn-Battery Tunnel entrance). A 500,000-square-foot, glass-clad tower, designed by Murphy/Jahn Architects was presented, with retail at ground level.
- **5 World Trade Center** – Community Board 1 has asked the Lower Manhattan Development Corporation and the Port Authority to consider issuance of a Request for Expressions of Interest for this site to include mixed-use projects with commercial, hotel, and residential space.

In a presentation by NYU at CB1 regarding their expansion plans, we mentioned Tower 5 and the many other stalled construction sites in the Financial District that could be considered. We would be glad to attend any meetings or answer any questions from NYU or any other developer interested in the possibility of locating in Lower Manhattan.

If you would like us to provide like any additional information about any of the sites on the list or have any other questions do not hesitate to contact me or Noah Pfefferblit at 212-442-5050 and we would be glad to add any additional details needed.

Sincerely,



Julie Menin  
Chairperson