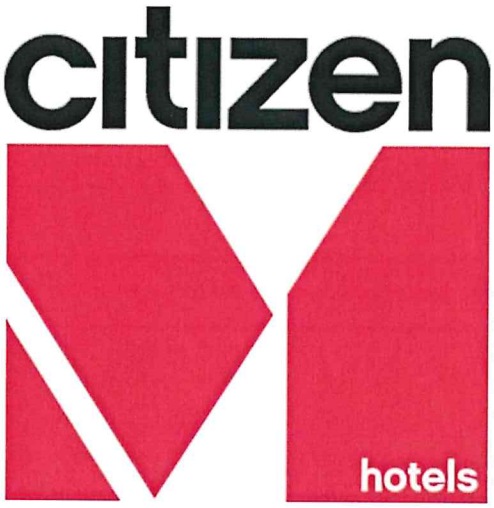


citizenM Bowery Community Board 3 Liquor License Application Package

THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
59 East 4th Street - New York, NY 10003
Phone (212) 533-5300
www.cb3manhattan.org - info@cb3manhattan.org

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Please bring the following items to the meeting:

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

- ☒ Photographs of the inside and outside of the premise.
- ☒ Schematics, floor plans or architectural drawings of the inside of the premise.
- ☒ A proposed food and or drink menu.
- ☒ Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- ☒ Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website: http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml
- ☒ Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- ☒ If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:
☒ new liquor license ☐ alteration of an existing liquor license ☐ corporate change

Check if either of these apply:
☐ sale of assets ☐ upgrade (change of class) of an existing liquor license

Today's Date: March 12, 2018

If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.

Is location currently licensed? ☐ Yes ☒ No Type of license: Hotel

If alteration, describe nature of alteration: N/A

Previous or current use of the location: Retail

Corporation and trade name of current license: N/A

APPLICANT:

Premise address: 189 Bowery, New York, NY 10002

Cross streets: Bowery and Delancey

Name of applicant and all principals: OSIB Bowery Street Operator LLC
Michael Levie, founding partner and COO

Trade name (DBA): citizenM Bowery

PREMISE:

Type of building and number of floors: Hotel, 19 floors

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? *(includes roof & yard)* ☒ Yes ☐ No If Yes, describe and show on diagram: Please see attachment B

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☐ Yes ☒ No What is maximum NUMBER of people permitted? canteenM: 215 cloudM: 180

Do you plan to apply for Public Assembly permit? ☒ Yes ☐ No

What is the zoning designation (check zoning using map: http://gis.nyc.gov/doitt/nycitymap/ - please give specific zoning designation, such as R8 or C2):

C6-1

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? ☒ Yes ☐ No

If yes, please describe what type: Hotel use

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Please see attachment C

Number of tables? cloudM: 29 canteenM:12 Total number of seats? cloudM: 147 (Inside: 78 Outside: 69) canteenM: 107 (Inside: 93 Outside: 1

How many stand-up bars/ bar seats are located on the premise? canteenM: 1 bar/23 seats cloudM: 1 bar 1/12 seats

(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order, pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): Please see attachment B

Does premise have a full kitchen ☐ Yes ☒ No?

Does it have a food preparation area? ☒ Yes ☐ No (If any, show on diagram)

Is food available for sale? ☒ Yes ☐ No If yes, describe type of food and submit a menu

Please see attachment D

What are the hours kitchen will be open? Kitchen will be open all hours of operation

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Manager

How many employees will there be? 110

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows? NO

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?)

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☒ Live musician ☐ DJ ☐ Juke box ☒ Tapes/CDs/iPod

If other type, please describe Unamplified live music. See attachment M for sample event list from Times Square

What will be the music volume? ☒ Background (quiet) ☐ Entertainment level

Please describe your sound system: Please see attachment F

Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? No

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.")

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) Please see attachment I

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. Please see attachments G & H

Do you have sound proofing installed? ☐ Yes ☒ No

If not, do you plan to install sound-proofing? ☐ Yes ☒ No

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? ☒ Yes ☐ No

If yes, please indicate name of establishment: citizenM Times Square

Address: 218 W 50th Street New York, NY 10019 Community Board # 5

Dates of operation: April 2014 - present

If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. Please see attachment K

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name and describe type of business citizenM Times Square Hotel

Has any principal had SLA reports or action within the past 3 years? ☐ Yes ☒ No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location **(name and address)** and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **B**ar, **R**estaurant, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

Please see attachment L

LOCATION:

How many licensed establishments are within 1 block? 13

How many On-Premise (OP) liquor licenses are within 500 feet? 22

Is premise within 200 feet of any school or place of worship? ☐ Yes ☒ No

COMMUNITY OUTREACH:

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary).

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) international influence international influence, with a kitchen open and serving food during all hours of operation *OR* ☐ I have less than full-service kitchen but will serve food all hours of operation.
2. ☒ I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
3. ☒ I will not have ☐ DJs, ☐ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☐ scheduled performances, ☐ more than 2 DJs / promoted events per week, ☐ more than ____ private parties per _____.
4. ☐ I will play ambient recorded background music only.
5. ☒ I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
6. ☒ I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
7. ☒ I will not participate in pub crawls or have party buses come to my establishment.
8. ☐ I will not have a happy hour or drink specials with or without time restrictions *OR* ☒ I will have happy hour and it will end by 8pm.
9. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10. ☒ Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

Jose Lema, General Manager
347-735-1606

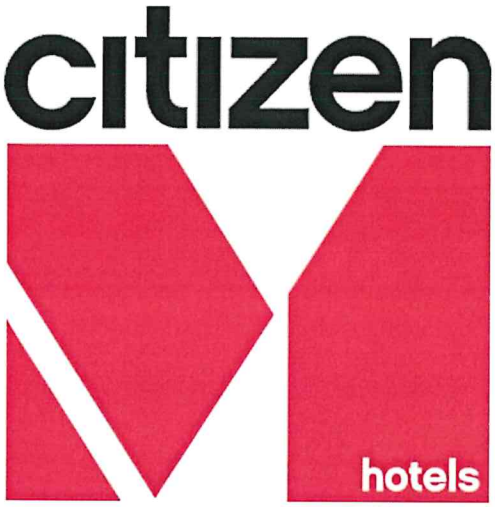


Table of Contents

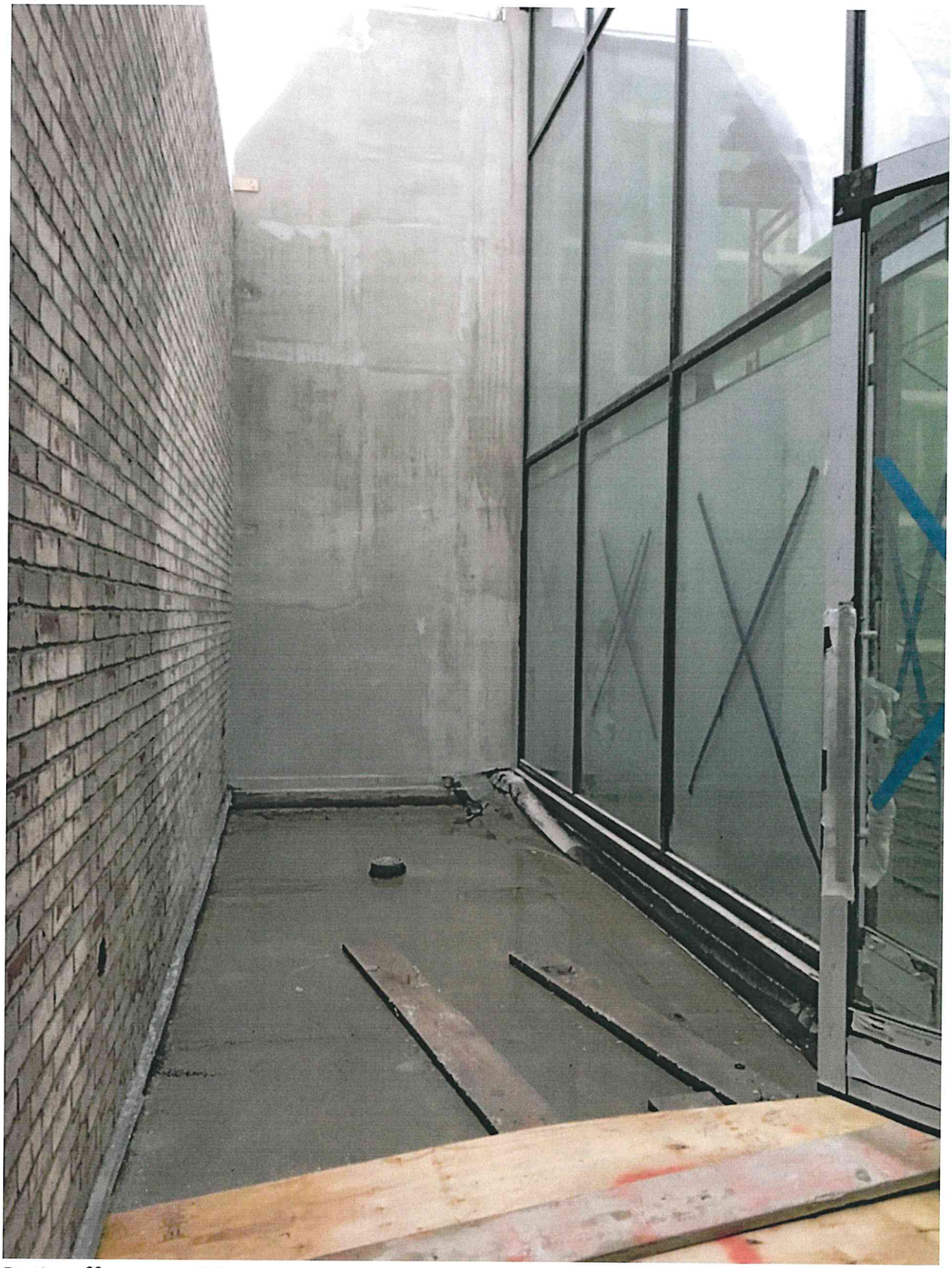
Attachment A: Interior & Exterior Photos

First floor lobby, east

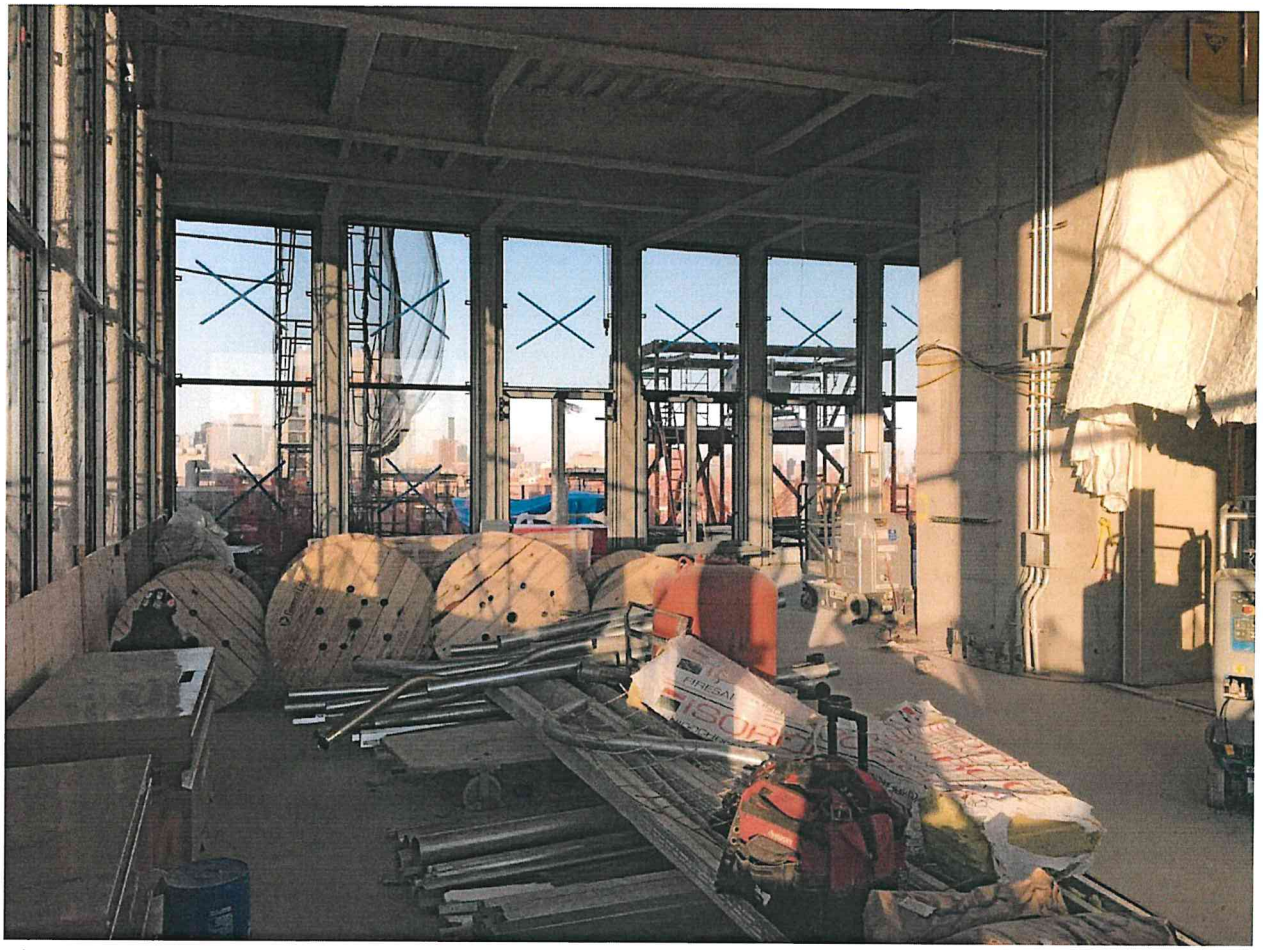
First floor lobby, west

Public plaza

canteenM



Patio off canteenM



cloudM interior, north

cloudM interior, south

cloudM interior, west

cloudM exterior, west

cloudM exterior, east

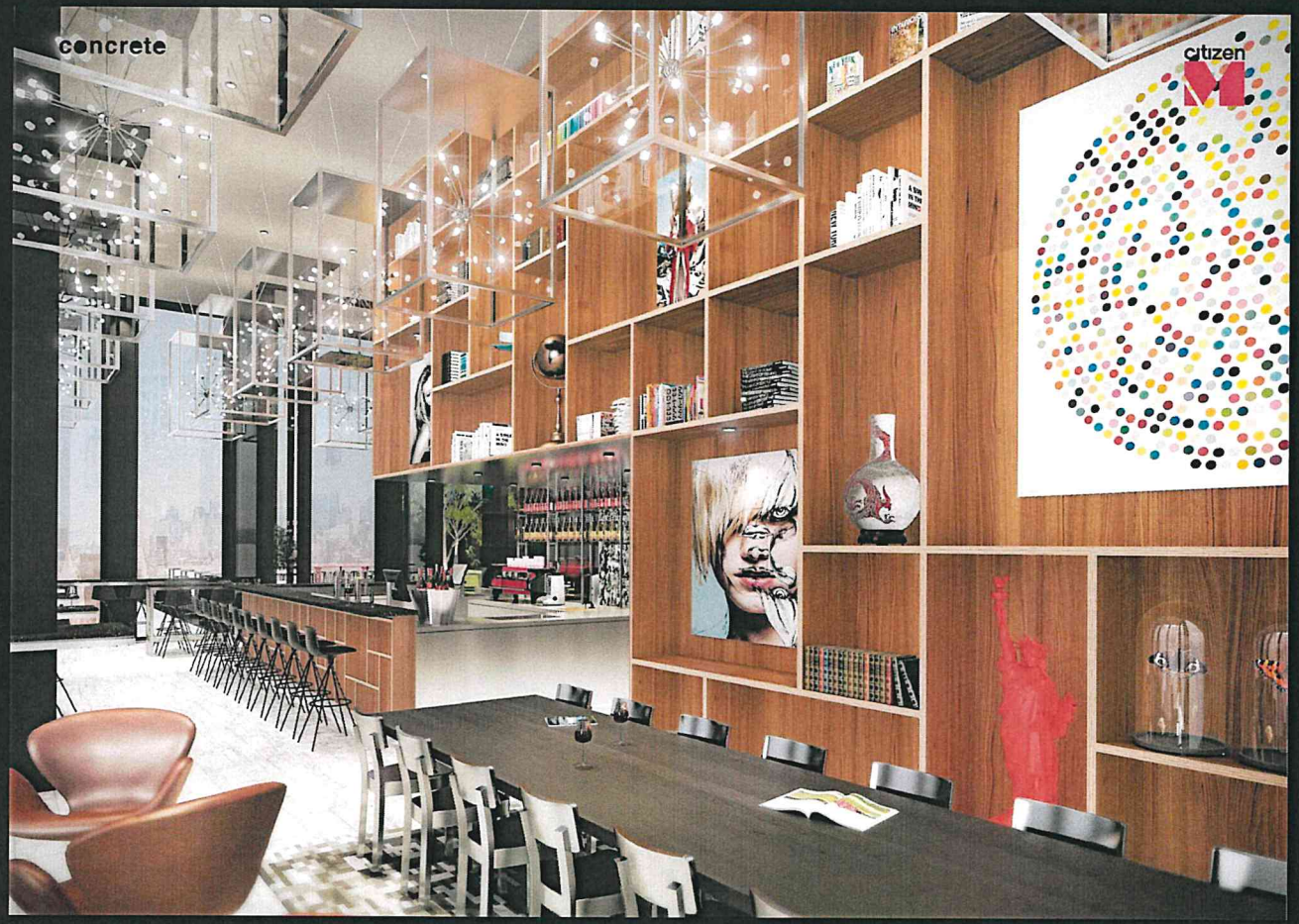
citizen M hotels

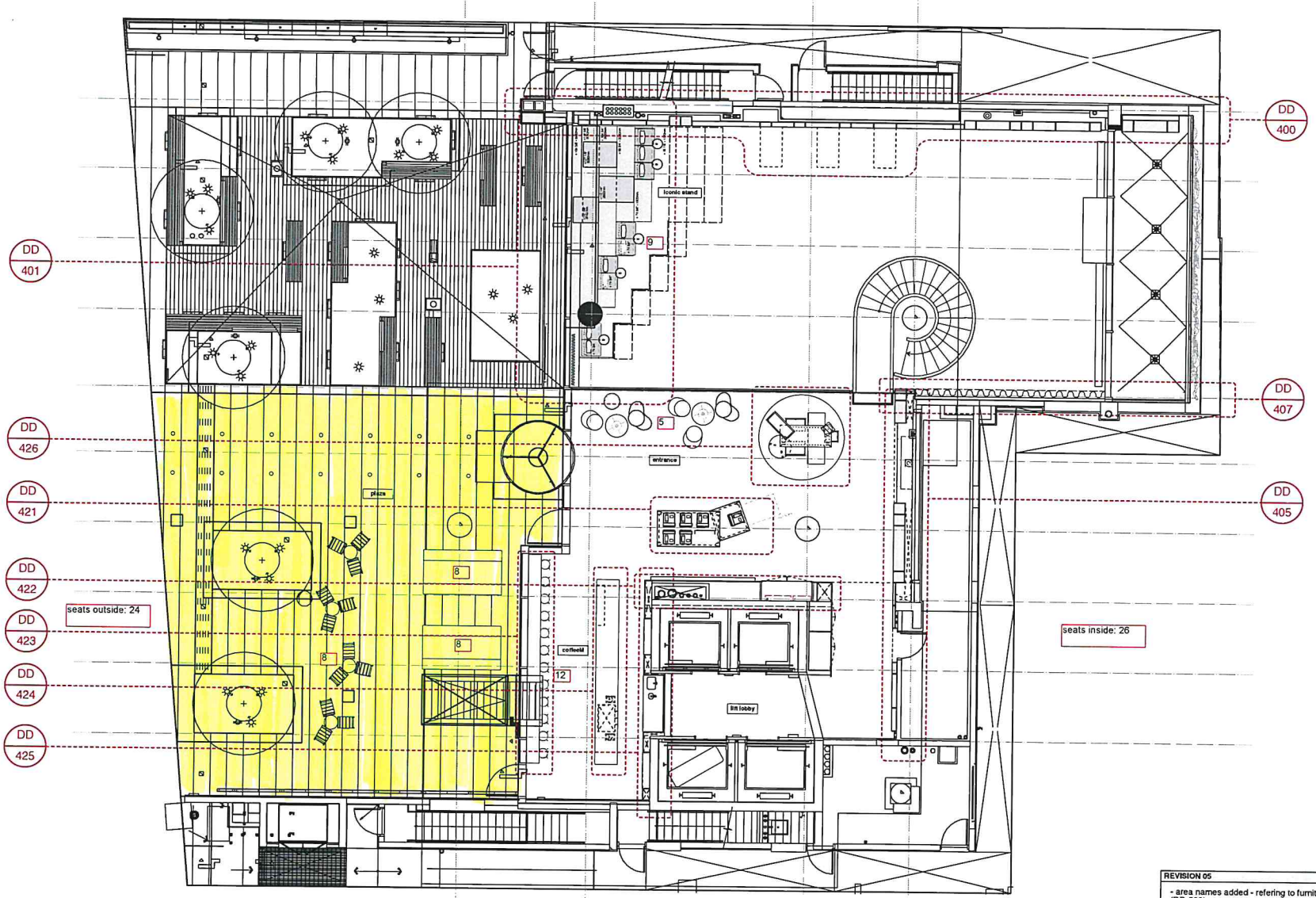
Attachment B: Floor Plans & renderings

Public plaza

canteenM

cloudM





REVISION 05

- area names added - refering to furniture list (DD-503)

Legend

Public plaza / main lobby

Notes

based on SBJG 100% CD drawings of october 9, 2015

DD ... see bespoke furniture drawing DD-...

concrete
oudezijds achterburgwal 78a
1012 dr amsterdam
the netherlands

tel +31.20.5200200
fax +31.20.5200201
info@concreteamsterdam.nl
www.concreteamsterdam.nl

citizenM
bowery
new york
2011.23

citizenM hotels
leidseweg 219
2253 se voorschoten
the netherlands
p. +31.20.8117000
www.citizenm.com

subject
general arrangement plan
plaza level 0

contact
-

scale
1/8"=1'0" @ A2
unless mentioned otherwise
all measurements to be checked on site

DESIGN DEVELOPMENT

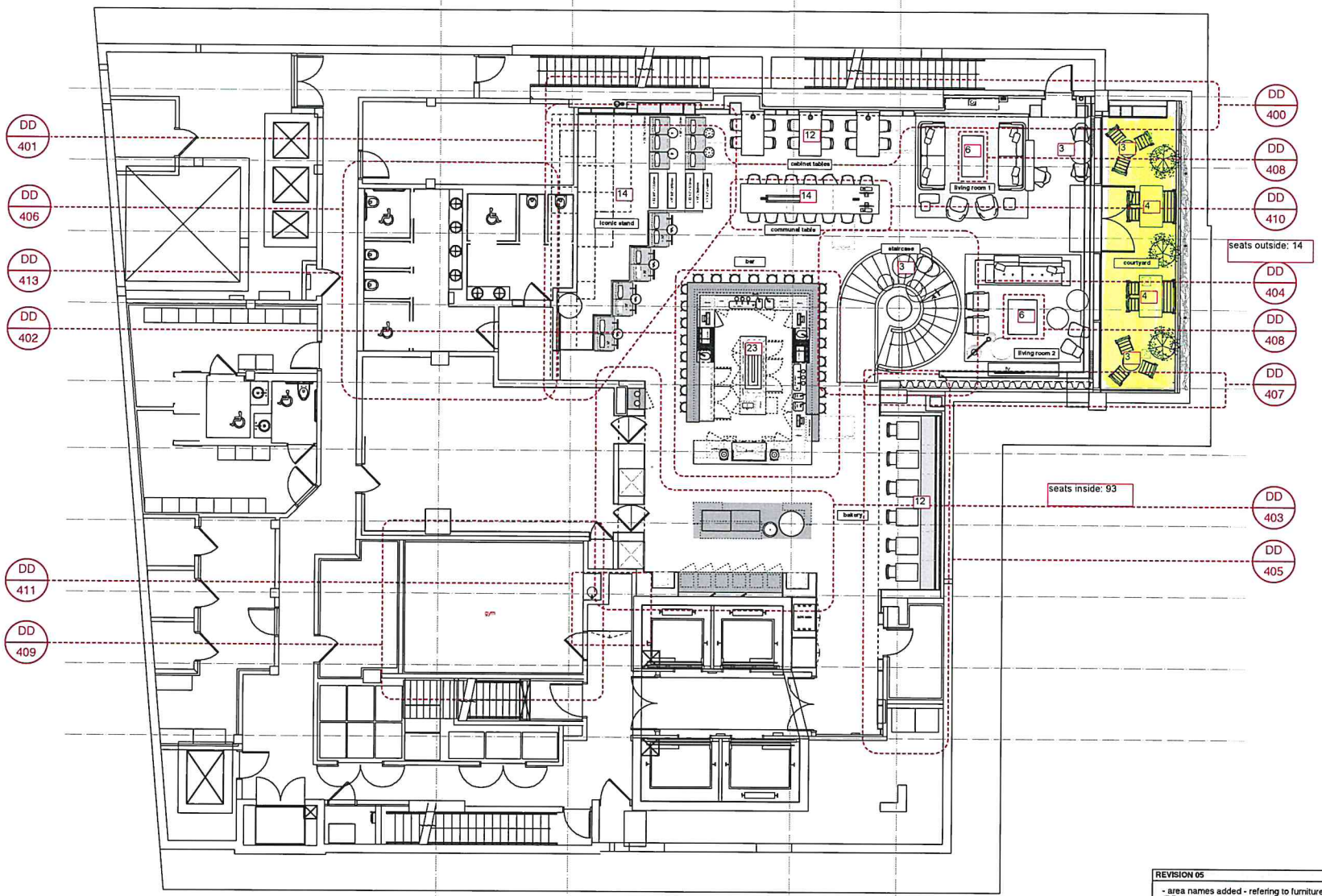
revision history

revision	date	drawn
01	01/10/2013	DD
02	27/11/2015	DD
03	05/02/2016	DD
04	08/03/2016	DD
05	25/03/2016	DD

revision
04

date
26/07/2013

drawingnumber
DD-111



REVISION 05

- area names added - refering to furniture list (DD-503)

Legend

canteenM

Notes

based on SBJG 100% CD drawings of october 9, 2015

DD ... see bespoke furniture drawing DD-...

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new york
2011.23

citizenM hotels
leidseweg 219
2253 ae voorschoten
the netherlands
p. +31.20.8117000
www.citizenm.com

subject
general arrangement plan
front of house -01

contact
-

scale
1/8"=1'0" @ A2
unless mentioned otherwise
all measurements to be checked on site

DESIGN DEVELOPMENT

revision history

revision	date	name
01	01/10/2013	DD
02	27/11/2015	DD
03	05/02/2016	DD
04	06/03/2016	DD
05	25/03/2016	DD

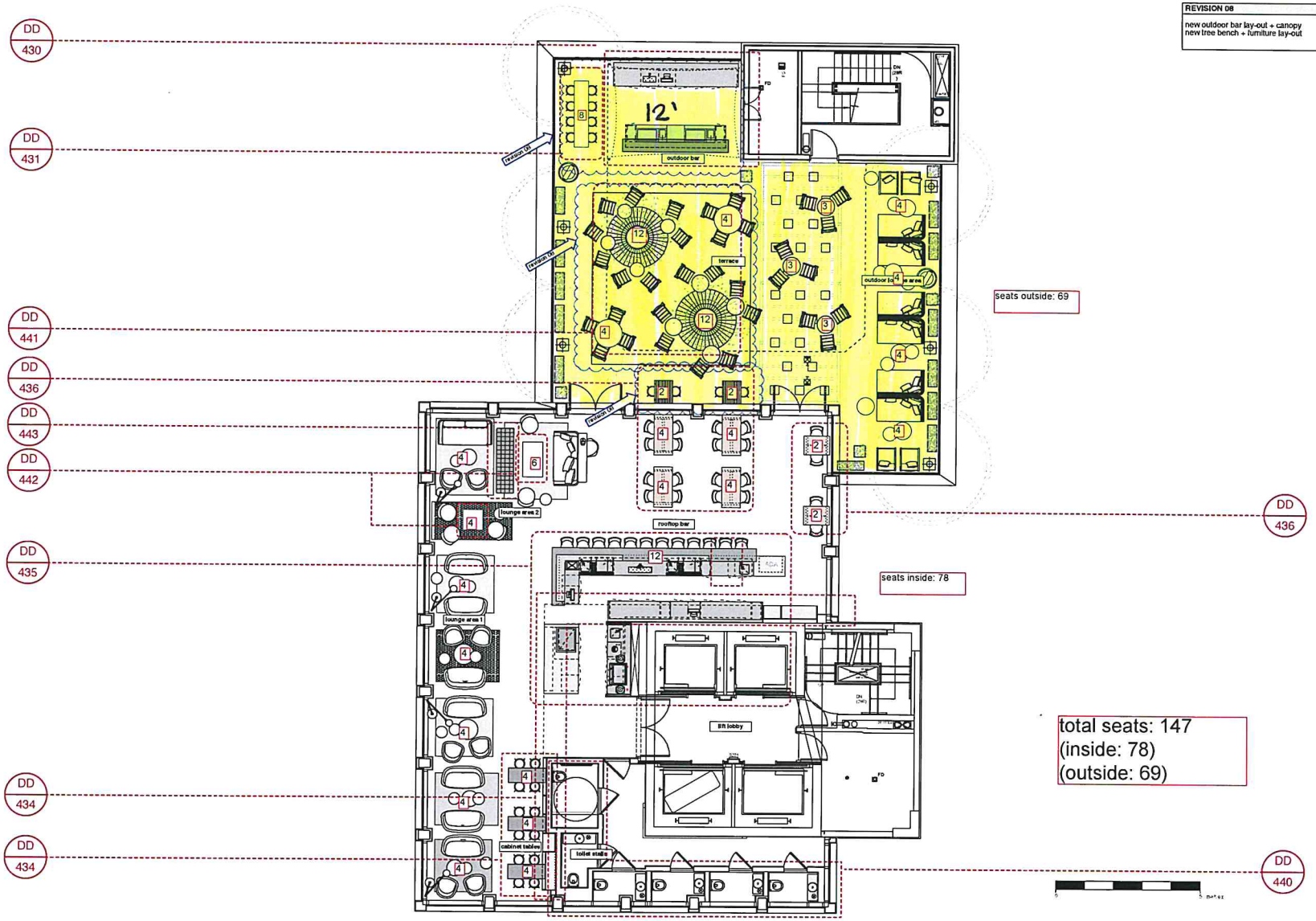
revision
04

date
26/07/2013

drawingnumber
DD-101

REVISION 08

new outdoor bar lay-out + canopy
new tree bench + furniture lay-out



Legend

CloudM

Notes

based on SBJG 100% CD drawings of october 9, 2015

DD ... see bespoke furniture drawing DD-...

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oudezijds achterburgwal 78a
1012 dr amsterdam
the netherlands

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citizenM
bowery
new york
2011.23

citizenM hotels
tedesweg 219
2253 se voorschoten
the netherlands
p. +31.20.8117000
www.citizenm.com

subject
general arrangement plan
19th floor
rooftop bar

contact
-

scale
1/8"=1'0" @ A2
unless mentioned otherwise
all measurements to be checked on site

DESIGN DEVELOPMENT

revision history

revision	date	drawn
01	24/04/2015	DD
02	17/06/2015	DD
03	27/11/2015	DD
04	05/02/2016	DD
05	08/03/2016	DD
06	25/03/2016	DD
07	23/09/2016	DD
08	12/12/2016	DD

revision
08

date
26/07/2013

drawingnumber
DD-131

Attachment C: Hours & method of operation

canteenM: Restaurant/lounge

- Hours of operation: Sunday through Saturday 6am – 4am
    - Beverage service will run 10am – 4am

cloudM (interior): Lounge

- Hours of operation: Sunday – Saturday 10am – 4am
    - Beverage service will run 10am – 4am

cloudM (exterior): Rooftop bar

- Hours of operation: Sunday – Saturday 10am – 2am
    - Beverage service will run 10am – 2am

Attachment D: Menus

breakfast

breads & pastries — 2.00 each

croissant
pain au chocolat
pain au raisin
sourdough mini breads

french baguette
danish pastries
pecan & cinnamon swirl
breakfast panini's

whole wheat loafs
french toast
pancake galore
bread rolls

cold cuts & cheeses — 1.50 each

smoked ham
parma ham
roast beef
liver sausage

Reypenaar Dutch cheese
salami
Danish blue
camembert / brie

pastrami
corned beef

breakfast

healthy

greek yoghurt and homemade granola	4.00
fresh fruit yoghurt	2.50
fresh fruit per piece	1.50
fruit salad	4.00
bircher muesli	4.50
granola breakfast sundae	4.50

warm

scrambled eggs & omelet	6.50
omelet & salmon	9.50
grilled pork or beef sausage	3.50
grilled tomato	2.50
hash browns	2.50
grilled ham	3.00
bacon	3.00
turkey sausage	3.00
stacked blueberry & banana pancakes	6.50
canteenM breakfast	17.50

lunch

sandwiches

honey roasted ham & montgomery cheddar sandwich	7.50
macchiavelli napoli salami sandwich	7.50
poached chicken & herb aioli sandwich	7.50
baguette salami, rocket salad & grilled peppers	6.50
smoked turkey sandwich	7.50
baguette brie & camembert	8.50
swedish bagel smoked salmon	8.50

soups

carrot & coriander soup	5.50
potato & leek soup	4.50
tomato & basil soup	5.50

salads

the roast. ..roasted sweet potato, chorizo and quinoa salad	6.50
the roast ct'd...lemon couscous roasted aubergine, harissa and cranberry salad	7.50
tres chique...chicken and green grape waldorf salad with buttermilk dressing	6.50
deep blue...mediterranean mix...romaine, feta, kalamata olives, lentils, cucumber	6.50
thai.. chicken crunch...iceberg, red cabbage, grilled chicken, crispy wontons	7.50

pizza's & quiches

cherry tomato & feta pizza	9.50
balsamic onion, bacon & gruyere pizza	9.50
roasted vegetable & feta quiche	6.50
goats cheese & leek quiche	6.50

dinner

appetizerzzz

charcuterie platter	12.50
seared ahi tuna sashimi	11.50
citizenM pizza	8.50
snack platter	11.50
on a stick: marinated chicken and beef	9.50

mains

meatball nirvana spaghetti	16.00
chicken pot pie	19.00
roast sticky chicken	20.00
go east.... ...curries and more...go buffet	17.50

including rice, noodles and condiments and a selection of

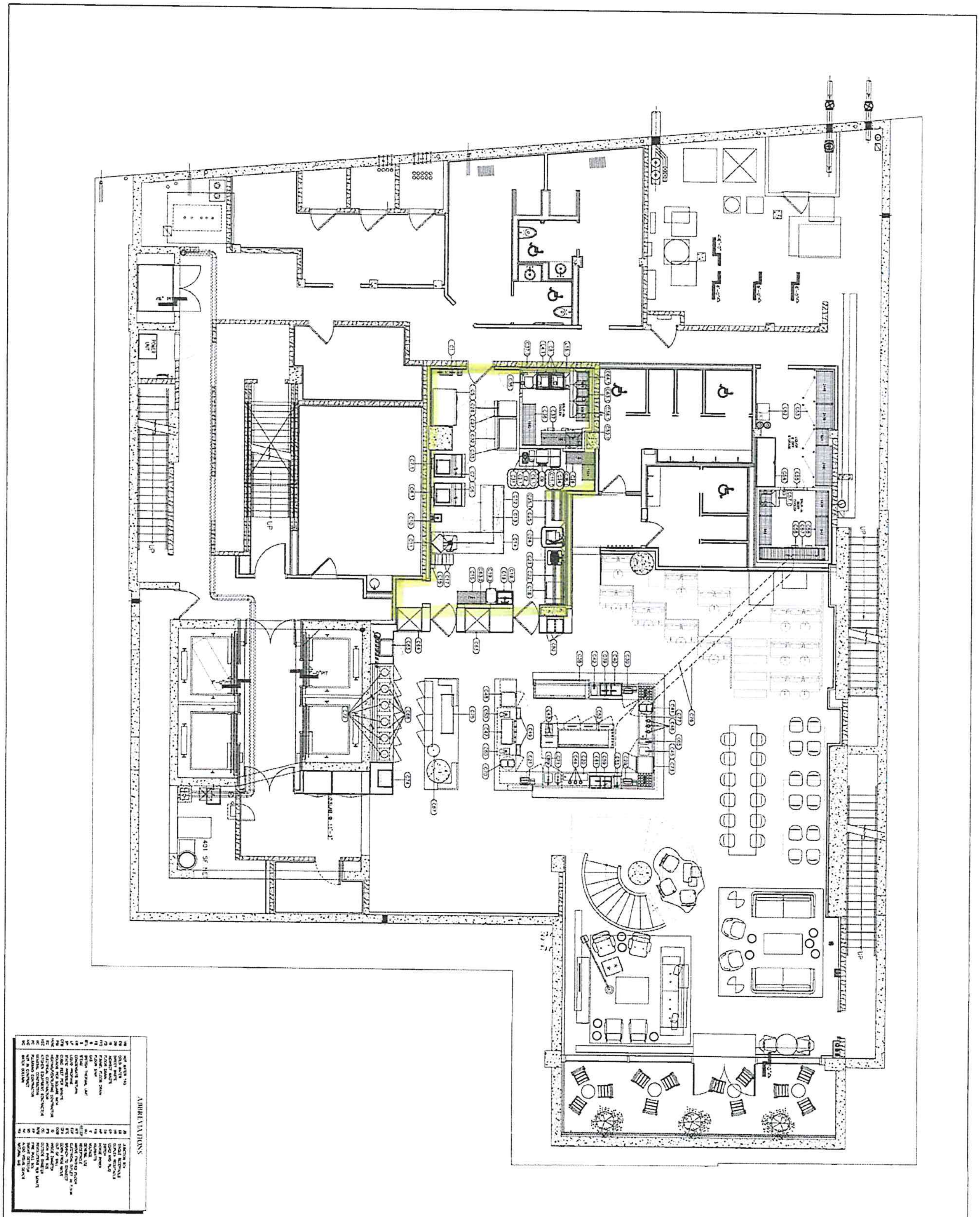
daging smoor	- braised beef in sweet soy
sambal goreng tempeh	- fried soy cubes in a spice sauce
daging rending	- slowly stewed beef in a spicy coconut sauce
sate ajam	- chicken skewers

dinner

desserts

caramel chew chew	4.00
strawberry cheesecake	5.00
choc fudge brownie	4.00
cookie dough	4.50
vanilla queen	5.50

Attachment E: Food prep diagram



CITIZEN M

185-191 BOWERY
NEW YORK, NY
10002

SCALE

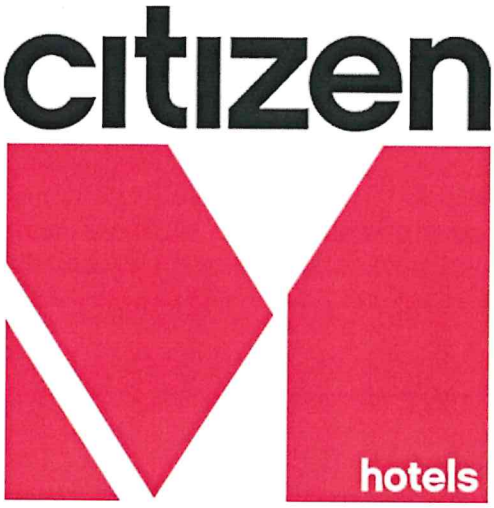
DRAWING
CELLAR FLOOR
EQUIPMENT PLAN
DRAWN BY SARAH SOKOL
DRAWING NUMBER

FS 1.0

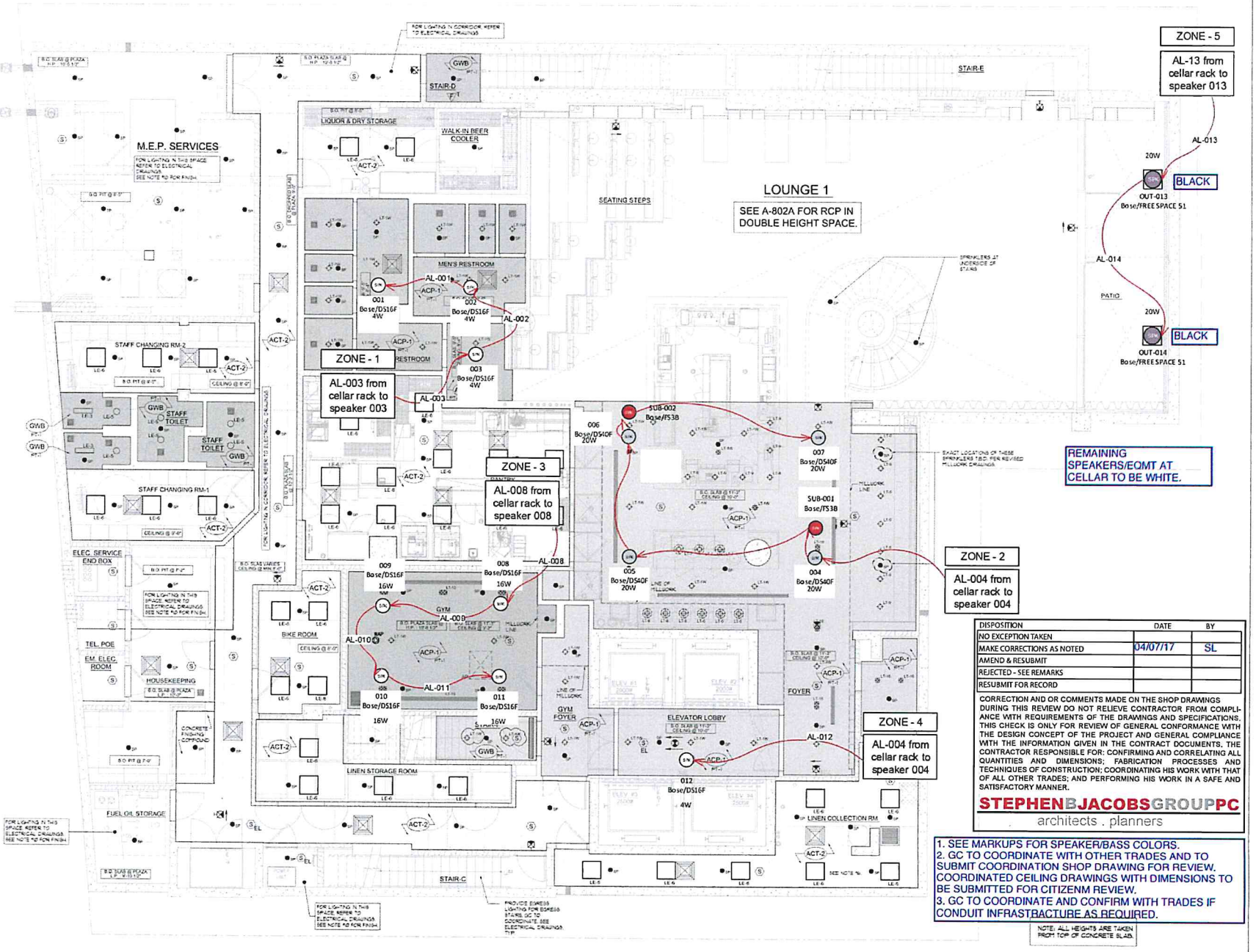
THE SAM TELL COMPANIES
SAM TELL & SON, INC.
PASCOE JACOBS

DESIGN | BUILD | SUPPLY

CHINA • GLASSWARE • FLATWARE • KITCHENWARE • JANITORIALS • EQUIPMENT • KITCHEN DESIGN



Attachment F: Sound system



DISPOSITION	DATE	BY
NO EXCEPTION TAKEN		
MAKE CORRECTIONS AS NOTED	04/07/17	SL
AMEND & RESUBMIT		
REJECTED - SEE REMARKS		
RESUBMIT FOR RECORD		

CORRECTION AND OR COMMENTS MADE ON THE SHOP DRAWINGS DURING THIS REVIEW DO NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. THIS CHECK IS ONLY FOR REVIEW OF GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR RESPONSIBLE FOR: CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATING HIS WORK WITH THAT OF ALL OTHER TRADES; AND PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

STEPHENBJACOBSGROUPPC
architects . planners

1. SEE MARKUPS FOR SPEAKER/BASS COLORS.
2. GC TO COORDINATE WITH OTHER TRADES AND TO SUBMIT COORDINATION SHOP DRAWING FOR REVIEW. COORDINATED CEILING DRAWINGS WITH DIMENSIONS TO BE SUBMITTED FOR CITIZENM REVIEW.
3. GC TO COORDINATE AND CONFIRM WITH TRADES IF CONDUIT INFRASTRACTURE AS REQUIRED.

soundscape.

Tateside Ltd
3rd Floor Blue Fin Building
110 Southwark Street

London, SE1 0SU
0207 803 0923

SPK	BOSE DS16F
SPK	BOSE DS40F
SPK	BOSE FS3 FLUSH BASS
SPK	BOSE 51
SPK	MARTIN CDD8
SPK	MARTIN CX112
SPK	MARTIN CX212
PLT	DJ INPUT PLATE

- 2 x 16AWG OFC - SPK
- 2 x 14AWG OFC - SPK
- FST - Audio cable
- CAT6 Data cable

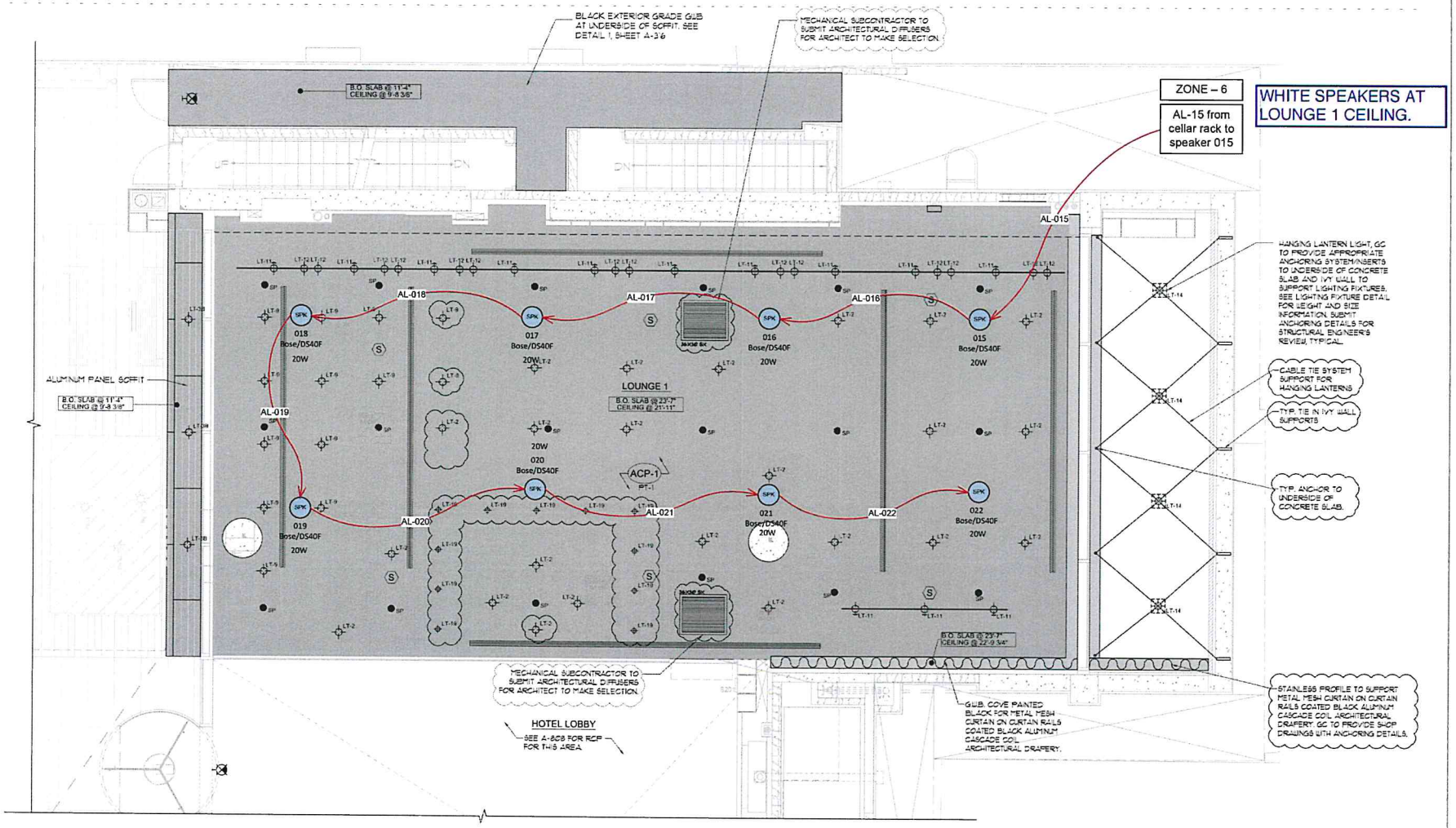
Scale: 1 : 50

Created	16/02/2016
Modified	22/02/2017
Printed	18/02/2015

Citizen M - Bowery
Ollie Humphreys

,

Plan View



1 CELLAR DOUBLE-HEIGHT LOUNGE 1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

NOTE: ALL HEIGHTS ARE TAKEN FROM TOP OF CONCRETE SLAB.

soundscape.

Soundscape
135 Shepherdess Walk
Canal Building
N1 7RR

SPK	BOSE DS16F
SPK	BOSE DS40F
SPK	BOSE DS100SE
SPK	BOSE 51
SPK	MARTIN CDD8
SPK	MARTIN CX112
SPK	MARTIN CX212
PLT	DJ INPUT PLATE

2 x 16AWG OFC – SPK
2 x 14AWG OFC - SPK
FST – Audio cable
CAT6 Data cable

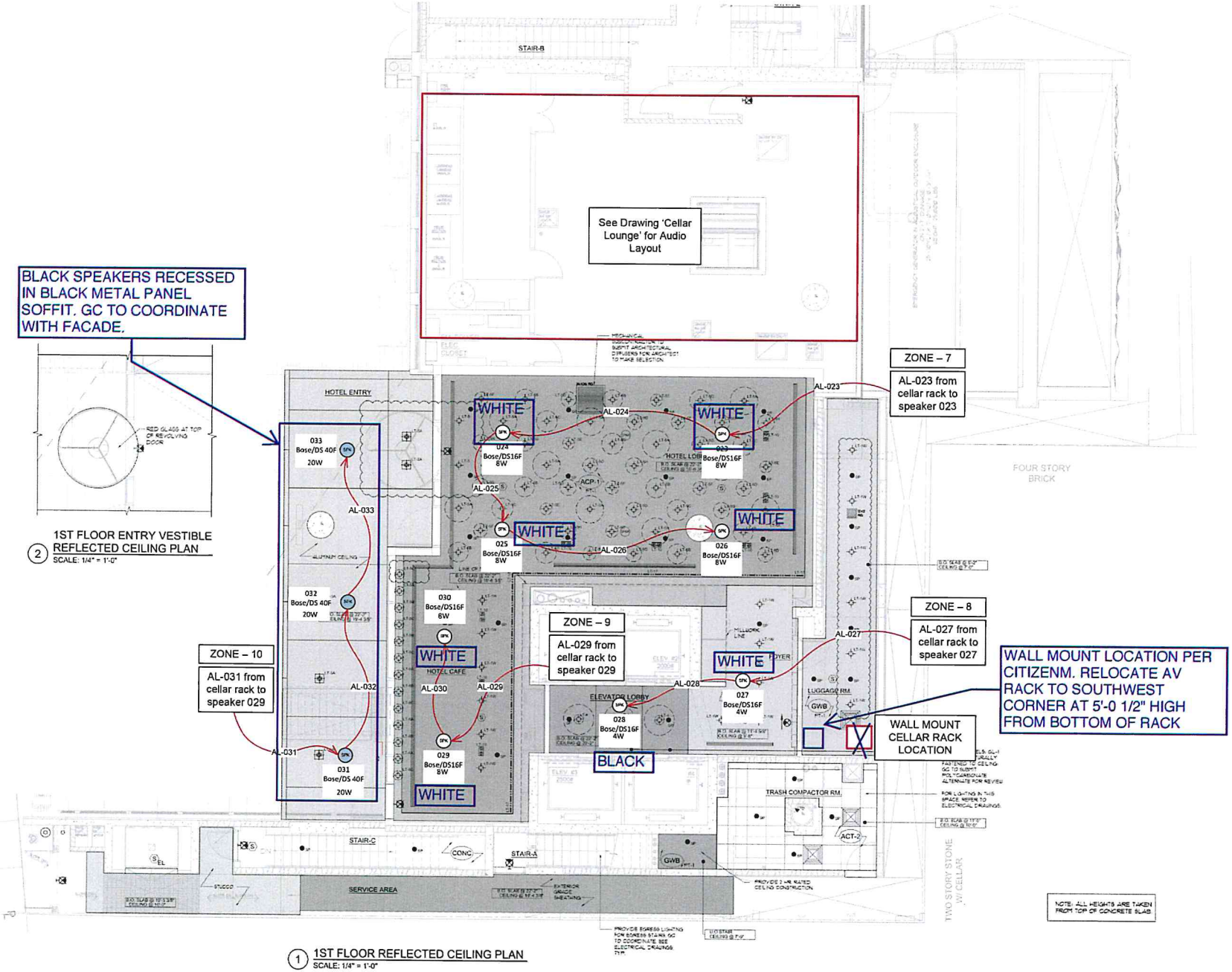
Scale: 1 : 50

Created	16/02/2016
Modified	26/02/2016
Printed	18/02/2015

Citizen M - Bowery
Ollie Humphreys

,

Plan View



2 1ST FLOOR ENTRY VESTIBLE REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

1 1ST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

soundscape.

Soundscape
135 Shepherdess Walk
Canal Building
N1 7RR

SPK	BOSE DS16F
SPK	BOSE DS40F
SPK	BOSE DS100SE
SPK	BOSE 51
SPK	MARTIN CDD8
SPK	MARTIN CX112
SPK	MARTIN CX212
PLT	DJ INPUT PLATE

2 x 16AWG OFC – SPK
2 x 14AWG OFC - SPK
FST – Audio cable
CAT6 Data cable

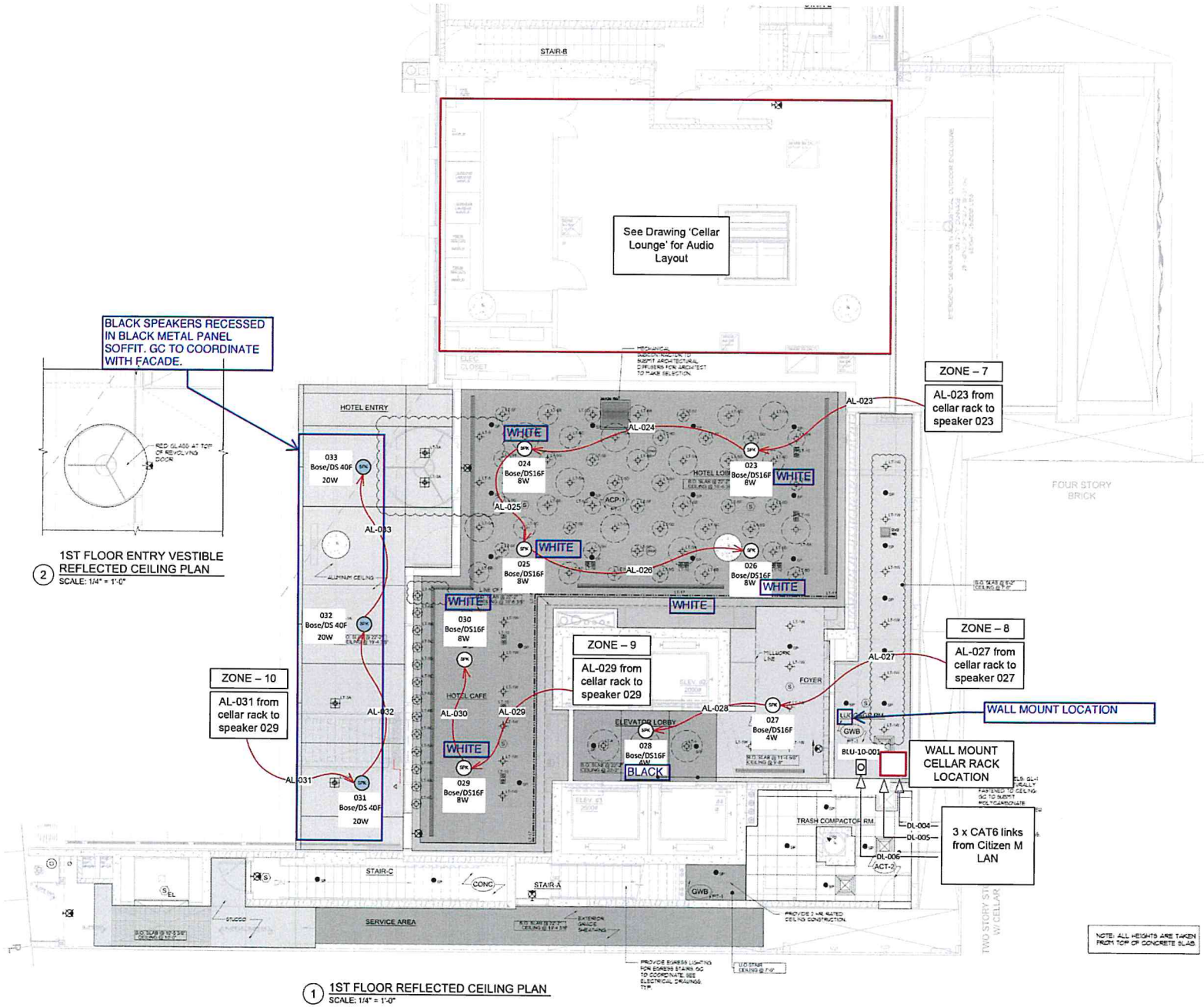
Scale: 1 : 50

Created	16/02/2016
Modified	26/02/2016
Printed	18/02/2015

Citizen M - Bowery
Ollie Humphreys

,

Plan View



2 1ST FLOOR ENTRY VESTIBLE REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

1 1ST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

soundscape.

Soundscape
135 Shepherdess Walk
Canal Building
N1 7RR

SPK	BOSE DS16F
SPK	BOSE DS40F
SPK	BOSE DS100SE
SPK	BOSE 51
SPK	MARTIN CDD8
SPK	MARTIN CX112
SPK	MARTIN CX212
PLT	DJ INPUT PLATE
	BLU-10

2 x 16AWG OFC – SPK
2 x 14AWG OFC - SPK
FST – Audio cable
CAT6 Data cable

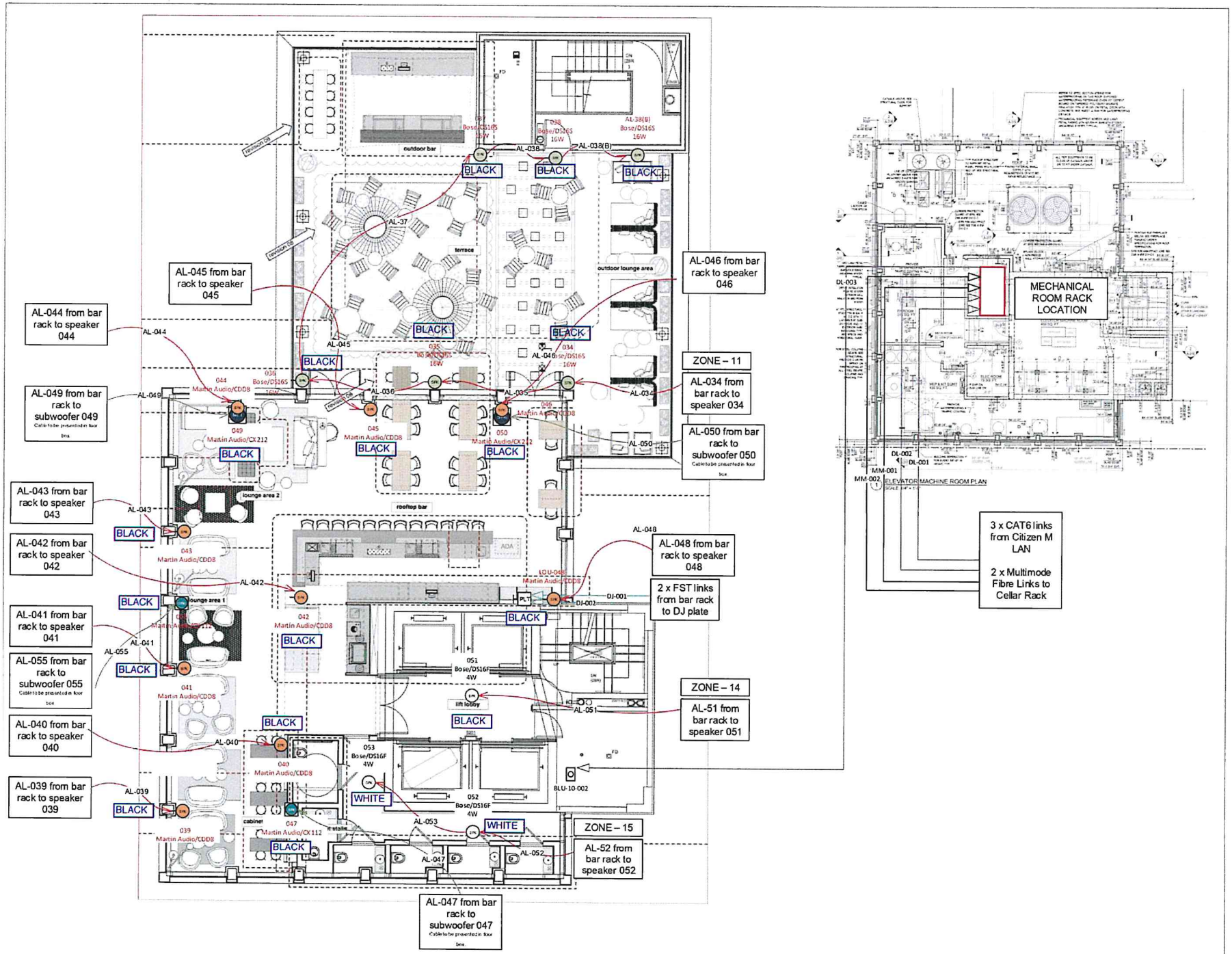
Scale: 1 : 50

Created	16/02/2016
Modified	06/04/2016
Printed	18/02/2015

Citizen M - Bowery
Ollie Humphreys

,

Plan View



soundscape.

SPK	BOSE DS16F
SPK	BOSE DS40F
SPK	BOSE DS100SE
SPK	BOSE 51
SPK	MARTIN CDD8
SPK	MARTIN CX112
SPK	MARTIN CX212
PLT	DJ INPUT PLATE
	BLU-10

- 2 x 16AWG OFC - SPK
- 2 x 14AWG OFC - SPK
- FST – Audio cable
- CAT6 Data cable
- Multi Mode FIBRE cable

Scale: 1 : 50

Created	16/02/2016
Modified	22/02/2017
Printed	22/02/2017

Citizen M - Bowery
Ollie Humphreys

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Plan View

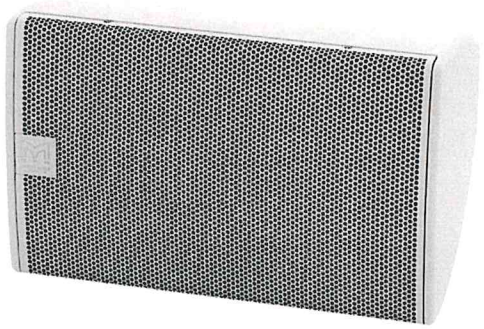
CDD8

COAXIAL DIFFERENTIAL DISPERSION SERIES

Ultra-Compact Coaxial Differential Dispersion System

Features

- Ultra-compact, CDD™ passive two-way system
- Coaxial Differential Dispersion™ technology
- Elegant UPM Formi composite enclosure
- User-rotatable coaxial drive unit
- Vertical and horizontal mounting options
- Screw-free perforated steel grille
- 8Ω nominal impedance
- Discreet mounting accessories
- Black or white standard colour options



Applications

- Live music clubs and bars
- Nightclubs
- Bars and restaurants
- Museums and AV spaces
- Convention centres
- Hotels
- Retail outlets
- Leisure centres
- Houses of Worship

The CDD8 is an ultra-compact two-way passive loudspeaker system with an integrated 8" (200mm) LF/1" (25mm) exit HF Coaxial Differential Dispersion driver which can be easily rotated for horizontal or vertical orientation depending on venue design requirements. Its small size gives no indication of its high output capability. As a stand-alone loudspeaker, it has a multitude of applications and can also be incorporated as an infill loudspeaker in distributed systems using larger CDD models, such as the CDD12 and CDD15.

The Coaxial Differential Dispersion technology employed in the CDD8 delivers more consistent audience coverage than systems with fixed X° x Y° coverage patterns — projecting relatively more output to the rear of the audience, while having wide horizontal coverage close-up. Its innovative CDD driver achieves 'point source' summation of the LF and HF sections — eliminating off-axis variations in frequency response associated with non-coaxial designs. Improving on conventional coaxial designs, which can suffer from high-frequency beaming, the driver features a static waveguide that merges seamlessly with the unique cone shape — maintaining the dispersion pattern out to very high frequencies.

The visually-distinctive enclosure can be used in either horizontal (landscape) or vertical (portrait) orientation, with rotation of the driver easily accomplished by removing the screw-free, protective grille. The curved shape of the enclosure allows it to be surface-mounted close to a wall or ceiling by means of optional wall and ceiling brackets.

Finished in black (RAL9005) or white (RAL9016) as standard, the CDD8 can be supplied in any RAL colour to order.

A full-range, passive two-way system, the CDD8 may be used without a controller. However, the EQ and limiter functions of a controller such as the Martin Audio DX0.5, DX1.5 or DX2, or an MA Series amplifier with onboard DSP will maximise its capabilities. When used with a CSX subwoofer, crossover and EQ functions can either be performed by the DX0.5, DX1.5 and DX2 system controllers, or by an MA Series amplifier with onboard DSP option.

Martin Audio Ltd
Century Point, Halifax Road, High Wycombe
Buckinghamshire HP12 3SL, England

Telephone: +44 (0) 1494 535 312
Email: info@martin-audio.com

MARTIN AUDIO LONDON

www.martin-audio.com

CDD8

COAXIAL DIFFERENTIAL DISPERSION SERIES

Ultra-Compact Coaxial Differential Dispersion System

Technical Specifications

Acoustical

TYPE	Ultra-compact, Coaxial Differential Dispersion passive two-way system
FREQUENCY RESPONSE (5)	70Hz-20kHz ± 3dB, -10dB @ 55Hz
DRIVER	LF: 8" (200mm)/2" (50mm) voice coil, long excursion, shared ferrite motor system with HF
	HF: 1" (25mm) exit/1.4" (38mm) voice coil, polyimide dome compression driver
RATED POWER (2)	200W AES, 800W peak
RECOMMENDED AMPLIFIER	MA2.8Q, MA2.0
SENSITIVITY (8)	94dB
MAXIMUM SPL (9)	117dB continuous, 123dB peak
NOMINAL IMPEDANCE	8 ohms
DISPERSION (-6dB)	110°-80° horizontal, 60° vertical (user-rotatable)
CROSSOVER	2.3kHz passive
ENCLOSURE	14 litre, composite material
FINISH	Black or white textured paint
PROTECTIVE GRILLE	Black or white perforated steel with scrim cloth backing
CONNECTORS	Low profile 13A push-lock
PIN CONNECTIONS	Left to right: Input+, Input -, Link -, Link +
FITTINGS	6 x M6 inserts for wall/ceiling brackets
DIMENSIONS	(W) 256mm x (H) 410mm x (D) 252mm
	(W) 10.1ins x (H) 16.1ins x (D) 9.9ins
WEIGHT	9.5kg (21lbs)
ACCESSORIES	CDDWB6/8B wall bracket black
	CDDWB6/8W wall bracket white
	CDDCB6/8B ceiling bracket black
	CDDCB6/8W ceiling bracket white

Notes

(1) Measured on-axis in half (2pi) space at 2 metres, then referred to 1 metre.
(2) AES Standard ANSI S4.25-1984.
(3) Measured in half (2pi) space at 2 metres with 1 watt input, using band limited pink noise, then referred to 1 metre.
(4) Measured in half (2pi) space at 2 metres using band limited pink noise, then referred to 1 metre.
(5) Measured on-axis in open (4pi) space at 2 metres, then referred to 1 metre.
(6) Measured in open (4pi) space at 2 metres with 1 watt input, using band limited pink noise, then referred to 1 metre.
(7) Measured in open (4pi) space at 2 metres using band limited pink noise then referred to 1 metre.
(8) Measured in open (4pi) space at 2 metres with 2.83V input, using band limited pink noise, then referred to 1 metre.
(9) Calculated at 1 metre.
(10) Measured in half (2pi) space at 2 metres with 2.83V input, using band limited pink noise, then referred to 1 metre.

Trade Descriptions Act

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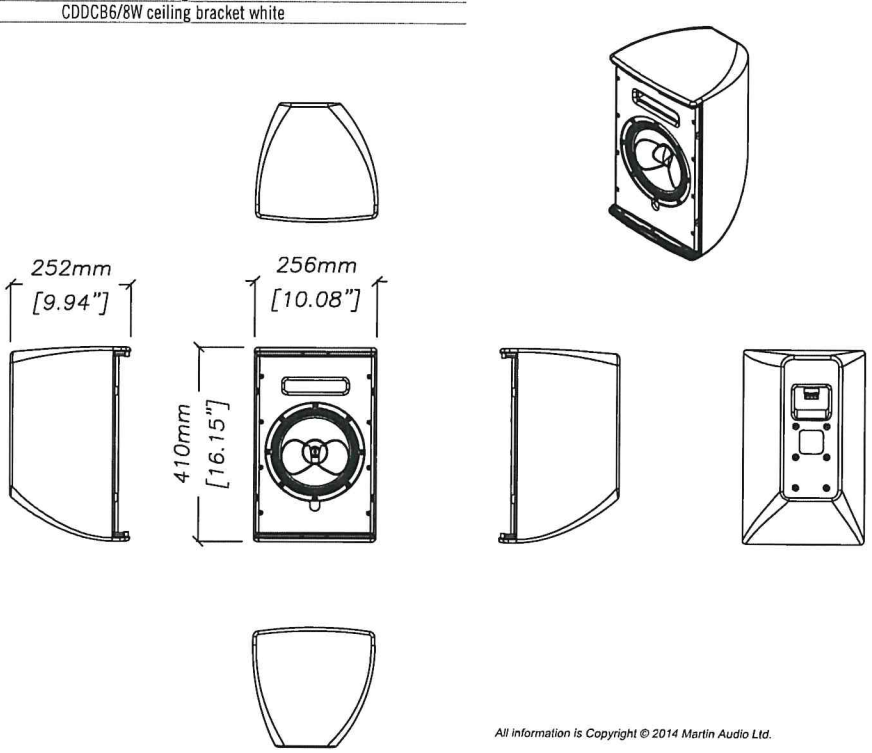


CDD8

Martin Audio Ltd
Century Point, Halifax Road, High Wycombe
Buckinghamshire HP12 3SL, England

Telephone: +44 (0) 1494 535 312
Email: info@martin-audio.com

MARTIN AUDIO LONDON

www.martin-audio.com

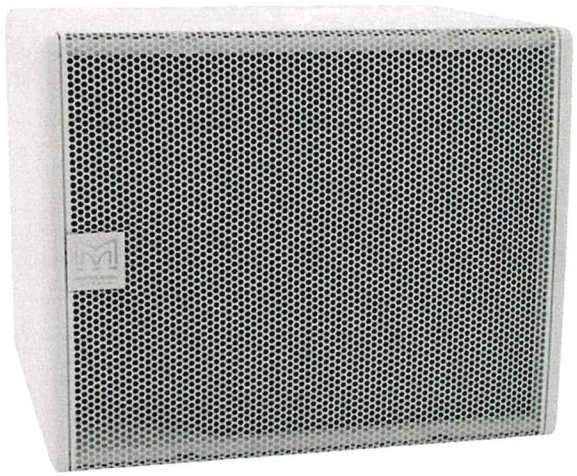
CSX112

Compact Subwoofer

COAXIAL DIFFERENTIAL DISPERSION SERIES

Features

- Compact, direct-radiator subwoofer
- 12" (300mm) driver with 3" (75mm) voice coil
- High efficiency 102dB/1W/1m half-space
- Water resistant cone
- Ultra-compact, architecturally-friendly enclosure
- Large ports for reduced air noise
- Perforated steel grille
- Black or white standard colour options
- Integrated flying points



Applications

- Live music clubs and bars
- Nightclubs
- Bars and restaurants
- Museums and AV spaces
- Convention centres
- Hotels
- Retail outlets
- Leisure centres
- Houses of Worship

The CSX112 is an ultra-compact direct radiating sub-bass system designed to extend the bandwidth and increase the headroom of CDD full-range models from the CDD5 to the CDD10. It features a very efficient 12" (300mm) long-throw bass driver with a high power 3" (75mm) voice coil and generously-sized reflex ports for low noise, high power operation.

With a response of 48Hz-150Hz ± 3dB, the ultra-compact size of the CSX112 makes it an ideal partner for CDD Series systems where space is at a premium or where the subwoofers need to be hidden. The enclosure is constructed from high-density MDF and has an impact-resistant finish, while the driver is protected by a rigid perforated steel grille, which is pre-curved to withstand physical damage.

inished in black (RAL9005) or white (RAL9016) as standard with integrated flying points, the CSX(number) can be also be supplied in any RAL colour to order.

When used with CDD full-range systems, crossover and EQ functions can either be performed by the DX0.5, DX1.5 and DX2 system controllers, or by an MA Series amplifier with onboard DSP option.

Martin Audio Ltd
Century Point, Halifax Road, High Wycombe
Buckinghamshire HP12 3SL, England

Telephone: +44 (0) 1494 535 312
Email: info@martin-audio.com

MARTIN AUDIO LONDON

www.martin-audio.com

CSX112

Compact Subwoofer

COAXIAL DIFFERENTIAL DISPERSION SERIES

Technical Specifications

Acoustical

TYPE	Compact, single driver, direct radiating subwoofer
FREQUENCY RESPONSE (1)	48Hz-150Hz ± 3dB, -10dB @ 35Hz
DRIVER	12" (300mm)/3" (75mm) voice coil, long excursion, ferrite magnet, waterproof cone
RATED POWER (2)	400W AES, 1600W peak
RECOMMENDED AMPLIFIER	MA3.0
SENSITIVITY (10)	100dB
MAXIMUM SPL (9)	126dB continuous, 132dB peak (half space)
NOMINAL IMPEDANCE	8 ohms
DISPERSION (-6dB)	Omnidirectional
CROSSOVER	80-120Hz active
ENCLOSURE	52 litre, high-density MDF
FINISH	Black or white textured paint
PROTECTIVE GRILLE	Black or white perforated steel
CONNECTORS	Low profile 20A push-lock
PIN CONNECTIONS	Left to right: Input+, Input -, Link -, Link+
DIMENSIONS	(W) 487mm x (H) 385mm x (D) 410mm
	(W) 19.2ins x (H) 15.2ins x (D) 16.1ins
WEIGHT	21.5kg (47.3lbs)

Notes

(1) Measured on-axis in half (2pi) space at 2 metres, then referred to 1 metre.
(2) AES Standard ANSI S4.25-1984.
(3) Measured in half (2pi) space at 2 metres with 1 watt input, using band limited pink noise, then referred to 1 metre.
(4) Measured in half (2pi) space at 2 metres using band limited pink noise, then referred to 1 metre.
(5) Measured on-axis in open (4pi) space at 2 metres, then referred to 1 metre.
(6) Measured in open (4pi) space at 2 metres with 1 watt input, using band limited pink noise, then referred to 1 metre.
(7) Measured in open (4pi) space at 2 metres using band limited pink noise then referred to 1 metre.
(8) Measured in open (4pi) space at 2 metres with 2.83V input, using band limited pink noise, then referred to 1 metre.
(9) Calculated at 1 metre.
(10) Measured in half (2pi) space at 2 metres with 2.83V input, using band limited pink noise, then referred to 1 metre.

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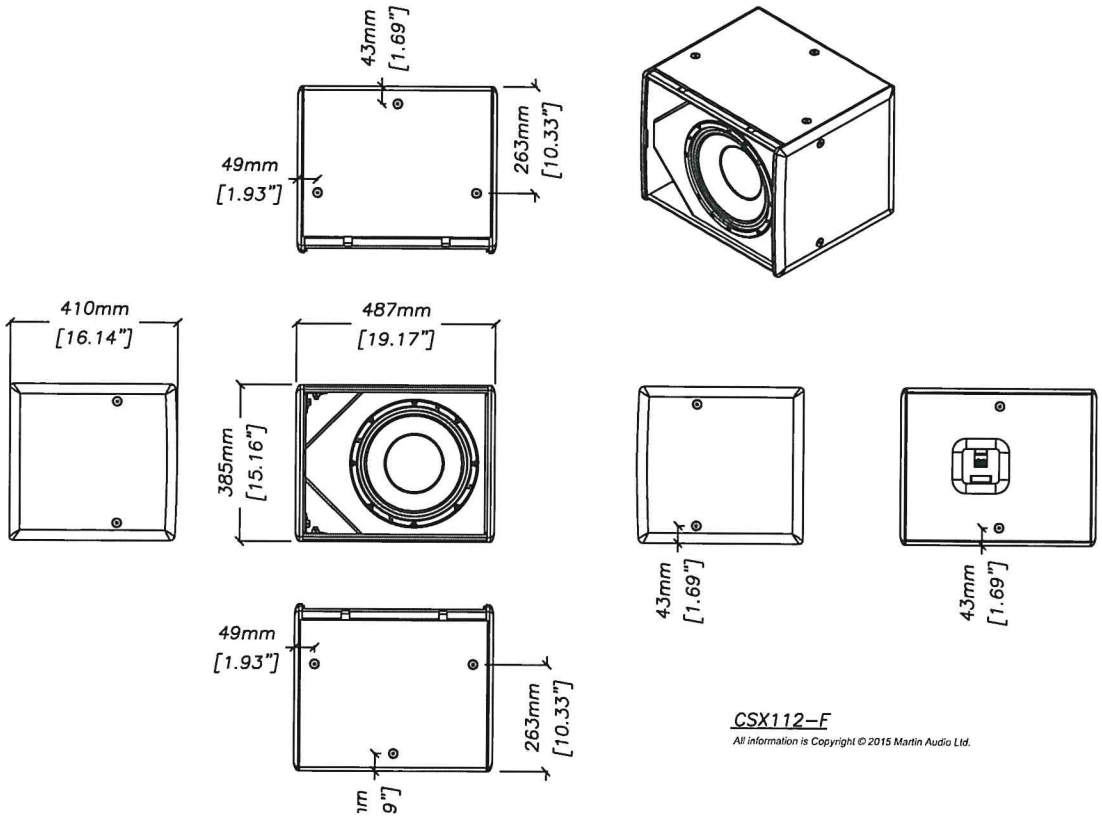

CSX112-F

Martin Audio Ltd
Century Point, Halifax Road, High Wycombe
Buckinghamshire HP12 3SL, England

Telephone: +44 (0) 1494 535 312
Email: info@martin-audio.com

MARTIN AUDIO LONDON

www.martin-audio.com

CSX212

Compact Subwoofer

COAXIAL DIFFERENTIAL DISPERSION SERIES

Features

- Compact, direct-radiator subwoofer
- 2 x 12" (300mm) drivers with 3" (75mm) voice coils
- Water resistant cones
- Compact, low-profile styling
- Large ports for reduced air noise
- Perforated steel grille
- Black or white standard colour options
- Integrated flying points

Applications

- Live music clubs and bars
- Nightclubs
- Bars and restaurants
- Museums and AV spaces
- Convention centres
- Hotels
- Retail outlets
- Leisure centres
- Houses of Worship

With twin high-efficiency 12" (300mm)/3" (75mm) voice coil long-throw bass drivers and optimally-sized reflex ports to minimise air noise, the CSX212 is the perfect sub-bass where low frequency extension and impact is required from a very compact, unobtrusive, low-profile enclosure.

The CSX212 is designed to be used with CDD Series full-range systems from the CDD5 to the CDD12 and extends the low frequency operating range of the combined system down to 40Hz. The enclosure is constructed from high-density MDF and is internally-braced to reduce energy transmission to the enclosure panels and baffle. Its perforated steel grille is pre-curved to withstand damage and it can be supplied fitted with optional flying points.

Finished in black (RAL9005) or white (RAL9016) as standard with integrated flying points, the CSX(number) can be also be supplied in any RAL colour to order.

When used with CDD full-range systems, crossover and EQ functions can either be performed by the DX0.5, DX1.5 and DX2 system controllers, or by an MA Series amplifier with onboard DSP option.

Martin Audio Ltd
Century Point, Halifax Road, High Wycombe
Buckinghamshire HP12 3SL, England

Telephone: +44 (0) 1494 535 312
Email: info@martin-audio.com

MARTIN AUDIO LONDON

www.martin-audio.com

CSX212

Compact Subwoofer

COAXIAL DIFFERENTIAL DISPERSION SERIES

Technical Specifications

Acoustical

TYPE	Compact, dual-driver, direct radiating subwoofer
FREQUENCY RESPONSE (1)	48Hz-150Hz ± 3dB, -10dB @ 35Hz
DRIVER	2 x 12" (300mm)/3" (75mm) voice coil, long excursion, ferrite magnet, waterproof cone
RATED POWER (2)	800W AES, 3200W peak
RECOMMENDED AMPLIFIER	MA5.2K
SENSITIVITY (10)	106dB
MAXIMUM SPL (9)	132dB continuous, 138dB peak (half space)
NOMINAL IMPEDANCE	4 ohms
DISPERSION (-6dB)	Omnidirectional
CROSSOVER	80-120Hz active
ENCLOSURE	100 litre, high-density MDF
FINISH	Black or white textured paint
PROTECTIVE GRILLE	Black or white perforated steel
CONNECTORS	Low profile 20A push-lock
PIN CONNECTIONS	Left to right: Input+, Input -, Link -, Link+
DIMENSIONS	(W) 872mm x (H) 385mm x (D) 437mm
	(W) 34.3ins x (H) 15.2ins x (D) 17.2ins
WEIGHT	39kg (86lbs)

Notes

(1) Measured on-axis in half (2pi) space at 2 metres, then referred to 1 metre.
(2) AES Standard ANSI S4.25-1984.
(3) Measured in half (2pi) space at 2 metres with 1 watt input, using band limited pink noise, then referred to 1 metre.
(4) Measured in half (2pi) space at 2 metres using band limited pink noise, then referred to 1 metre.
(5) Measured on-axis in open (4pi) space at 2 metres, then referred to 1 metre.
(6) Measured in open (4pi) space at 2 metres with 1 watt input, using band limited pink noise, then referred to 1 metre.
(7) Measured in open (4pi) space at 2 metres using band limited pink noise then referred to 1 metre.
(8) Measured in open (4pi) space at 2 metres with 2.83V input, using band limited pink noise, then referred to 1 metre.
(9) Calculated at 1 metre.
(10) Measured in half (2pi) space at 2 metres with 2.83V input, using band limited pink noise, then referred to 1 metre.

Trade Descriptions Act

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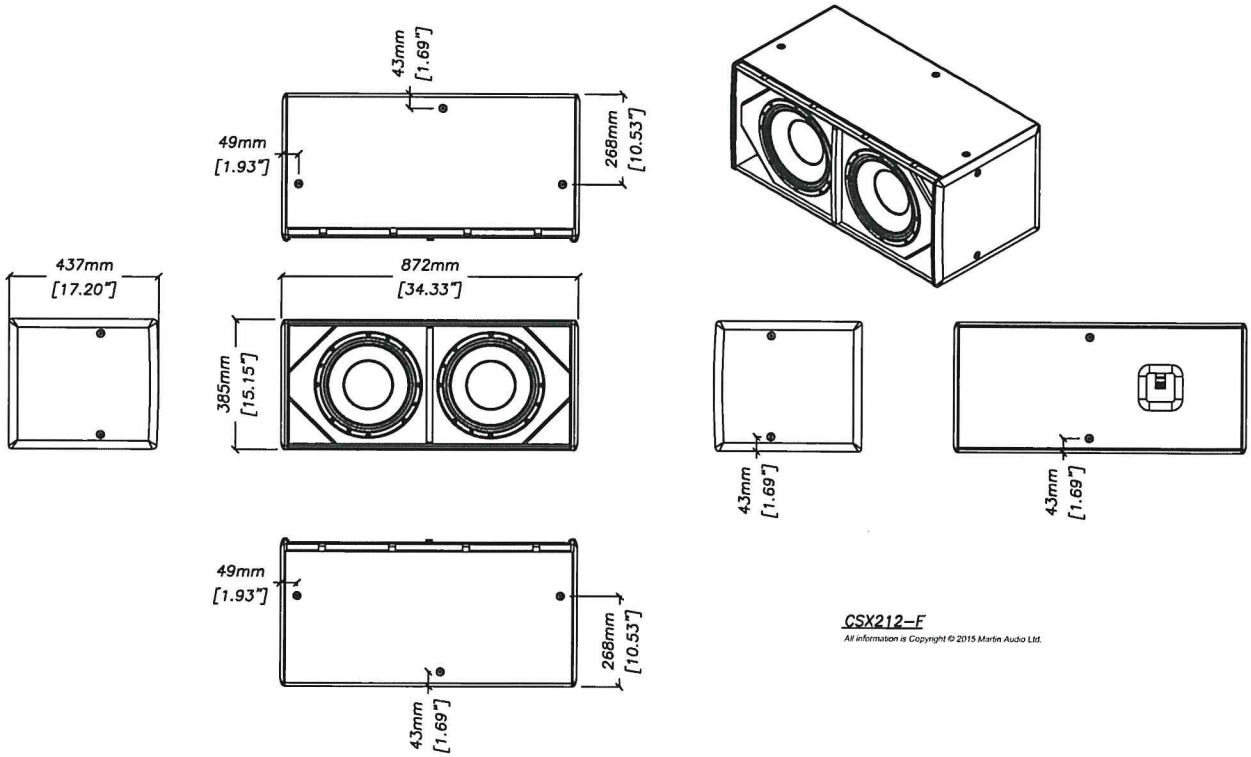


CSX212-F

Martin Audio Ltd
Century Point, Halifax Road, High Wycombe
Buckinghamshire HP12 3SL, England

Telephone: +44 (0) 1494 535 312
Email: info@martin-audio.com

MARTIN AUDIO LONDON

www.martin-audio.com

FreeSpace® DS 16F
loudspeaker

BOSE®

TECHNICAL DATA SHEET

Key Features

- **Full-range** loudspeaker with a single 2.25" (57 mm) driver in a ported enclosure to deliver a 140° conical coverage pattern and clear, intelligible music and speech reproduction for flush-ceiling or pendant-mount applications
- **Integrated multi-tap transformer** with innovative thumb wheel adjustment for easy-to-change tap setting from underneath the loudspeaker grille
- **Shared voicing** across entire FreeSpace DS product family enables DS 16, DS 40 and DS 100 loudspeakers to be integrated on the same system and maintain consistent tonal quality
- **Can be combined** with either surface- or flush-mount FreeSpace 3 Acoustimass® module for extended bass response
- **Supported** by a suite of accessories, including ceiling-mount bracket, adjustable tile bridge, pendant-mount kit and square grille

Product Overview

The Bose® FreeSpace DS 16F is the entry-level member of the DS loudspeaker family. It is a high-performance, full-range, flush-mount loudspeaker designed for background music and speech reproduction in a wide range of installed applications. The DS 16F features a wide, even 140° conical pattern and frequency range down to 80 Hz.

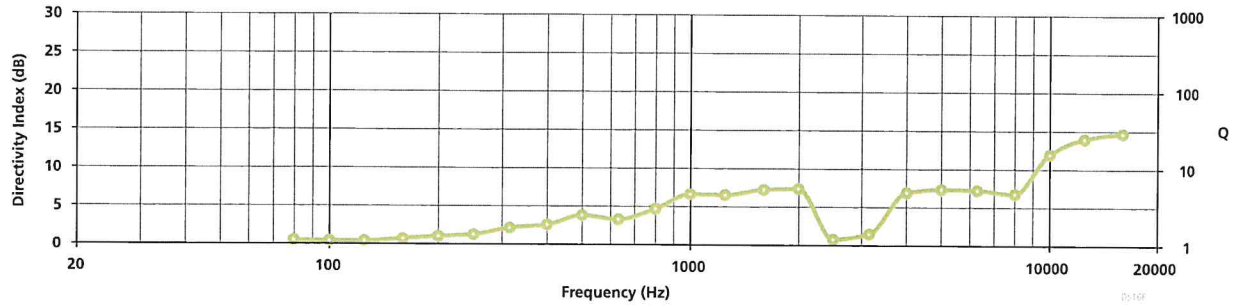
Technical Specifications

System Performance	
Frequency Response (+/-3 dB)[1]	95 Hz - 17 kHz
Frequency Range (-10 dB)[1]	80 Hz - 19 kHz
Nominal Dispersion	140° conical
Recommended High-Pass Filter	80 Hz high-pass filter
Loudspeaker EQ	Recommended
Long-Term Power Handling[2]	16 W (64 W peak)
Sensitivity (SPL / 1 W @ 1 m)[3]	84 dB SPL
Maximum SPL @ 1 m[4]	96 dB SPL (102 dB SPL peak)
Nominal Impedance	8 Ω (transformer bypassed)
Transformer Taps (70/100 V)	70 V: 1 W, 2 W, 4 W, 8 W, 16 W 100 V: 2 W, 4 W, 8 W, 16 W
Transducers	
Driver Compliment	2.25" (57 mm) full-range driver
Physical	
Enclosure	PC/ABS
Grille	Powder-coated steel grille
Environmental	Indoor use only
Connectors	Three-terminal barrier strip. Optional accessory available for use when ceramic connector and thermal fuse are required. Wire gauge: 18 AWG (0.8 mm) to 14 AWG (2.0 mm)
Suspension / Mounting	Three integrated quick-install mounting arms. Three mounting points at the rear of the enclosure for use with optional accessory pendant mount kit. Safety cable attachment: .35" (8.9 mm) diameter hole on junction box
Dimensions	Outer flange diameter: 9.4" (239 mm) Depth: 6.9" (176 mm) Ceiling hole diameter: 8.0" (203 mm)
Ceiling Thickness (Maximum)	1.5" (38 mm)
Net Weight	4.4 lb (1.9 kg)
Shipping Weight	6.0 lb (2.7 kg)
Product Code	
Black	043053
White	043054

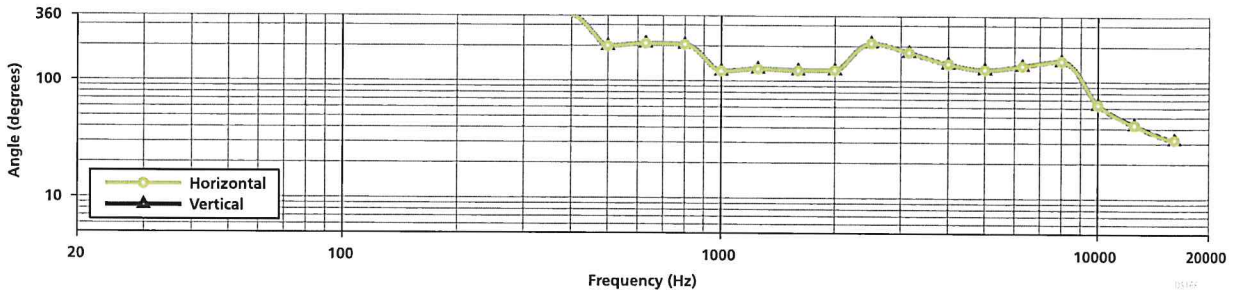
Footnotes:

1 Frequency response and range measured on-axis with recommended active EQ in an anechoic environment.
2 Power handling tested using pink noise filtered to meet IEC 268-5, 6 dB crest factor, 100 hours, with recommended EQ.
3 Sensitivity measured in free field (no boundary-loading gain) with recommended active EQ, referenced to 1W/1m.
4 Maximum SPL calculated from sensitivity and power handling specifications, exclusive of power compression.

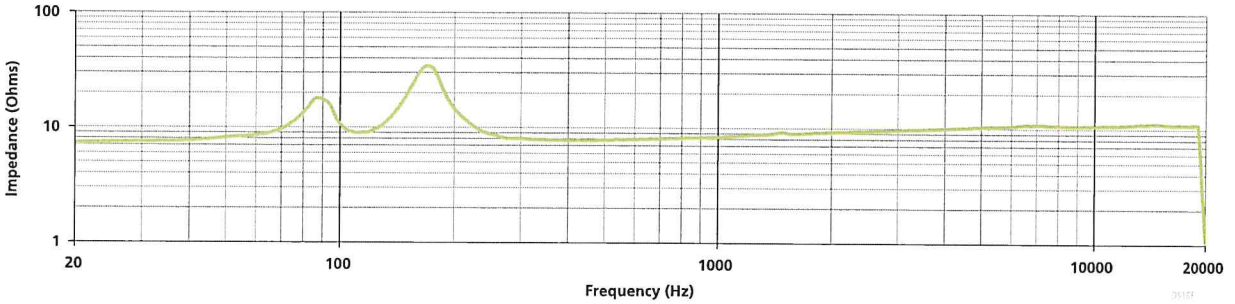
Directivity Index and Q



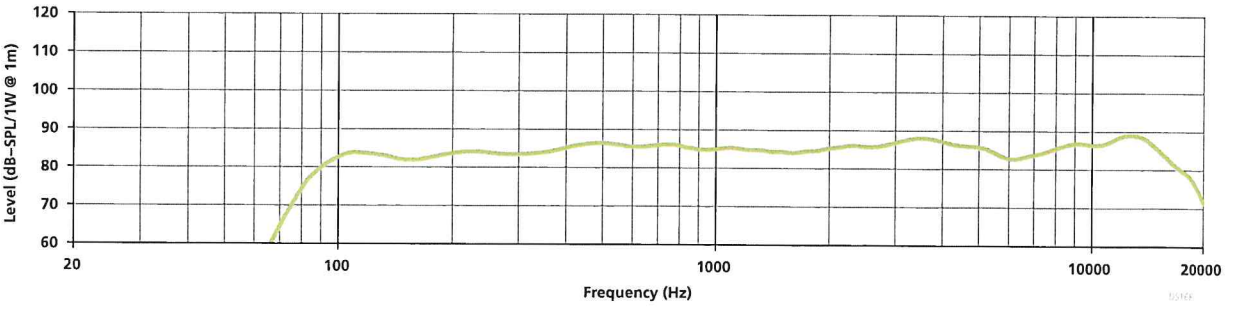
Beamwidth



Impedance



On-Axis Response



BOSE®

TECHNICAL DATA SHEET

Architects' and Engineers' Specifications

The loudspeaker will be a 16 watt, ported loudspeaker system utilizing one 2.25" (57 mm) full-range driver. The loudspeaker shall be designed for installation in ceilings up to 20 ft (6.1 m) high. An optional pendant-mount accessory allows the loudspeaker to be hung from open ceilings.

The loudspeaker shall have a nominal rated impedance of 8 ohms and shall be wired in parallel with a line voltage matching (step-down) transformer with a selector switch appropriate for various output taps. The loudspeaker input connections will allow for direct connection to 70 volt, 100 volt or low-impedance amplifiers.

Exposed cosmetic surfaces of the loudspeaker shall be paintable, and the acoustically transparent grille component shall be formed of powder-coated steel.

Each loudspeaker shall have a bandwidth of 95 Hz – 17 kHz and a maximum continuous acoustic output of 96 dB SPL, referenced to a full bandwidth pink noise input at 1 meter at the loudspeaker's rated power. The input connection shall consist of a three-terminal barrier strip. The loudspeaker shall meet numerous standards for combination music and evacuation systems around the world.

Power settings available shall be: 1, 2, 4, 8, and 16 watts at 70 volts; 2, 4, 8, and 16 watts at 100 volts; and 16 watts at 8 ohms (when referenced to IEC noise for 100 hours). The nominal dispersion shall be 140° conical coverage pattern at -6 dB (average 1 – 4 kHz).

The loudspeaker shall be the Bose® FreeSpace® DS 16F loudspeaker.

Safety and Regulatory Compliance

The FreeSpace® DS 16F loudspeaker has passed extensive testing and complies with the following specifications and uses:

Listed to ANSI/UL 1480-2005

- Fire Protective Signaling Use – UL Category UUMW, File Number S 3241. Control Number 42S9. Not for use with DC-supervised systems
- General-Purpose Use – UL Category UEAY, File Number S 5591 Control Number 3N89
- Suitable for use indoors in damp locations
- Suitable for installation using Class 1, Class 2 or Class 3 wiring methods in accordance with NFPA 70, *National Electric Code*, 2002, Article 640
- Suitable for use with fire alarm circuit wiring methods in accordance with NFPA 70, *National Electric Code*, 2002, Article 760
- Suitable for use in air handling plenum spaces with a model PC-16 Plenum Cover installed
- UL-2043, *Fire Test and Visible Smoke Release for Discrete Products and their Accessories Installed in Air Handling Spaces*
- NFPA 70, *National Electric Code*, 2002, Article 300-22 (c)
- NFPA 90-A, 2002, *Installation of Air Conditioning and Ventilation Systems, Paragraph 4.3.10.2.6.5*
- EMC Directive 89/336/EEC and Article 10 (1) of the directive, EN50081-1 and EN50082-1 as signified by the CE mark

The DS 16F also has been designed to the requirements defined in the following European regulatory specifications for combination systems:

- British Standard Code of Practice BS 5839, Part 8 (with PC-16)
- Tested to IEC60268-5

FreeSpace® DS 40F
loudspeaker

TECHNICAL DATA SHEET

Key Features

- **Full-range** loudspeaker with a single 4.5" (114 mm) driver in a ported enclosure to deliver a 125° conical coverage pattern and clear, intelligible music and speech reproduction for flush-ceiling or pendant-mount applications
- **Integrated multi-tap transformer** with innovative thumb wheel adjustment for easy-to-change tap setting from underneath the loudspeaker grille
- **Shortcan design** allows installation in shallower ceilings with minimum depth of 6.4" (163 mm)
- **Shared voicing** across entire FreeSpace DS product family enables DS 16, DS 40 and DS 100 loudspeakers to be integrated on the same system and maintain consistent tonal quality
- **Supported** by a suite of accessories, including ceiling-mount bracket, adjustable tile bridge, pendant-mount kit and square grille

Product Overview

The Bose® FreeSpace DS 40F is the most versatile member of the DS loudspeaker family. It is a high-performance, full-range, flush-mount loudspeaker designed for foreground and background music and speech reproduction in a wide range of installed applications. The DS 40F features high output and 125° conical pattern with a frequency range down to 70 Hz.

Technical Specifications

System Performance		
Frequency Response (+/-3 dB)[1]	80 Hz - 17 kHz	
Frequency Range (-10 dB)[1]	70 Hz - 19 kHz	
Nominal Dispersion	125° conical	
Recommended High-Pass Filter	70 Hz high-pass filter	
Loudspeaker EQ	Recommended	
Overload Protection	PTC/Resistor	
Long-Term Power Handling[2]	40 W (160 W peak)	
Sensitivity (SPL / 1 W @ 1 m)[3]	87 dB SPL	
Maximum SPL @ 1 m[4]	103 dB SPL (109 dB SPL peak)	
Nominal Impedance	8 Ω (transformer bypassed)	
Transformer Taps (70/100 V)	70 V: 2.5 W, 5 W, 10 W, 20 W, 40 W 100 V: 5 W, 10 W, 20 W, 40 W	
Transducers		
Driver Compliment	4.5" (114 mm) full-range driver	
Physical		
Enclosure	Polypropylene (front baffle), powder-coated steel (rear enclosure)	
Grille	Powder-coated steel grille	
Environmental	Indoor use only	
Connectors	Three-terminal barrier strip; two-terminal barrier strip (8 ohm variant). Optional accessory available for use when ceramic connector and thermal fuse are required. Wire gauge: 18 AWG (0.8 mm) to 14 AWG (2.0 mm)	
Suspension / Mounting	Three integrated quick-install mounting arms. Three mounting points at the rear of the enclosure for use with optional accessory pendant mount kit. Safety cable attachment: .35" (8.9 mm) diameter hole on junction box	
Dimensions	Outer flange diameter: 11.8" (300 mm) Depth: 6.0" (153 mm) Ceiling hole diameter: 10.5" (267 mm)	
Ceiling Thickness (Maximum)	2.5" (64 mm)	
Net Weight	8.3 lb (3.7 kg) - with transformer	6.3 lb (2.8 kg) - 8 Ω variant
Shipping Weight	11.0 lb (5.0 kg) - with transformer	9.0 lb (4.1 kg) - 8 Ω variant
Product Code		
Black	321278-0130 - with transformer	321278-0140 - 8 Ω variant
White	321278-0230 - with transformer	321278-0240 - 8 Ω variant

Footnotes:

1 Frequency response and range measured on-axis with recommended active EQ in an anechoic environment.
2 Power handling tested using pink noise filtered to meet IEC 268-5, 6 dB crest factor, 100 hours, with recommended EQ.
3 Sensitivity measured in free field (no boundary-loading gain) with recommended active EQ, referenced to 1W/1m.
4 Maximum SPL calculated from sensitivity and power handling specifications, exclusive of power compression.

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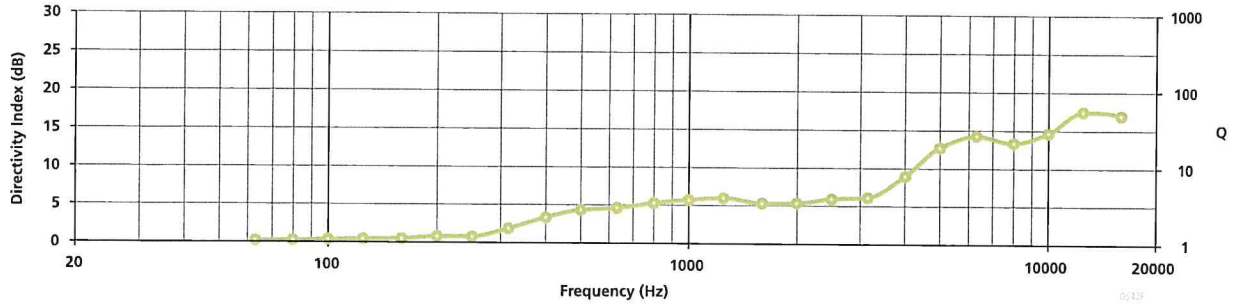
Directivity Index and Q



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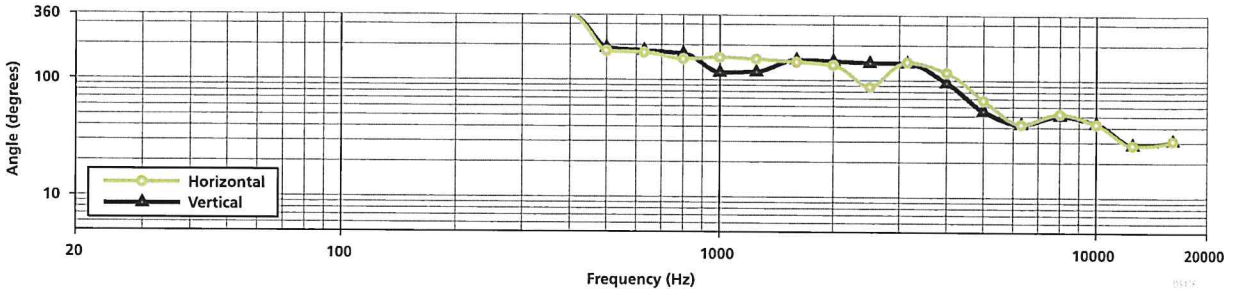

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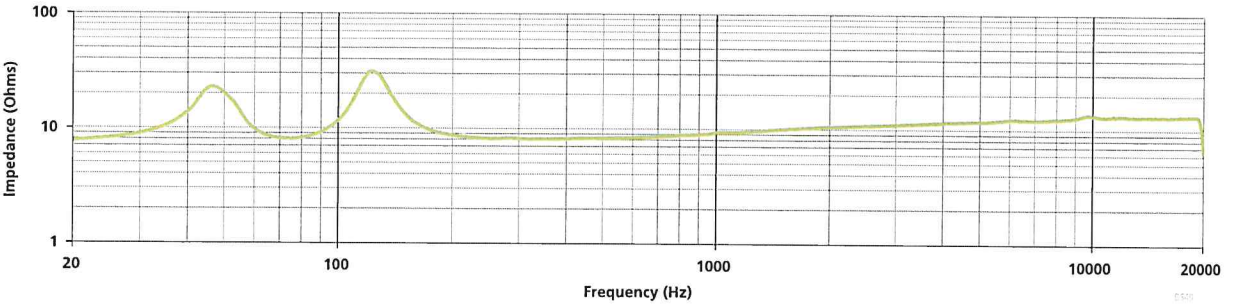
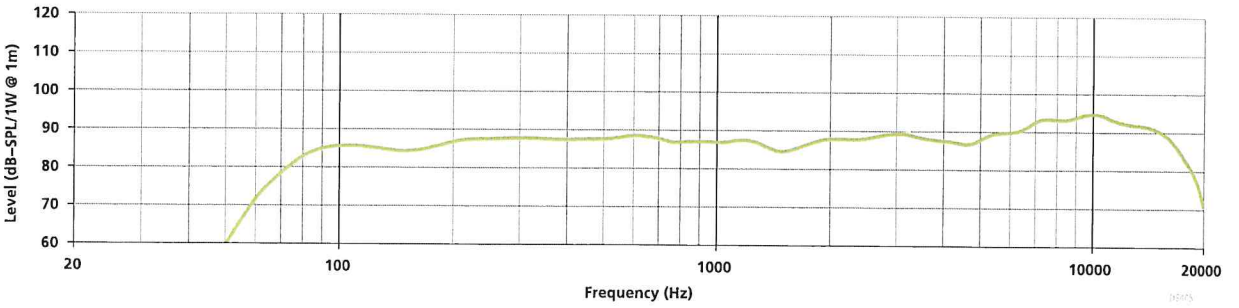


On-Axis Response



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Architects' and Engineers' Specifications

The loudspeaker shall be a 40 watt, ported loudspeaker system utilizing one 4.5" (114 mm) full-range HVC (Helical Voice Coil) driver. The loudspeaker shall be designed for installation in ceilings up to 26 ft (8 m) high. An optional pendant-mount accessory allows the loudspeaker to be hung from open ceilings.

The loudspeaker shall have a nominal rated impedance of 8 ohms and shall be wired in parallel with a line voltage matching (step-down) transformer with a level selector appropriate for various output taps. The loudspeaker input connections will allow for direct connection to 70 volt, 100 volt or low-impedance amplifiers. An 8 ohm variant of the loudspeaker shall be available without a transformer for low-impedance applications only.

The loudspeaker shall have a protection circuit to protect the product from occasionally being overdriven. Each loudspeaker shall have a bandwidth of 80 Hz – 17 kHz and a maximum continuous acoustic output of 103 dB SPL referenced to a full bandwidth pink noise input at 1 meter at the loudspeaker's rated power. The input connection shall consist of a three-terminal barrier strip. The input connection of the 8 ohm variant of the loudspeaker shall consist of a two-terminal barrier strip.

Power settings available shall be: 2.5, 5, 10, 20, and 40 watts at 70 volts; 5, 10, 20, and 40 watts at 100 volts; and 40 watts at 8 ohms (when referenced to IEC noise for 100 hours). The nominal dispersion shall be 125° conical coverage pattern at -6 dB (average 1 – 4 kHz).

The loudspeaker shall be plenum-rated for use in air handling spaces. The loudspeaker shall meet numerous standards for combination music and evacuation systems around the world. Exposed cosmetic surfaces of the loudspeaker shall be paintable, and the acoustically transparent grille component shall be formed of powder-coated steel.

The loudspeaker shall be the Bose® FreeSpace® DS 40F loudspeaker.

Safety and Regulatory Compliance

The FreeSpace® DS 40F loudspeaker and FreeSpace DS 40F loudspeaker – 8 Ohm have passed extensive testing and comply with the following specifications and uses:

Listed to ANSI/UL 1480-2005

- Fire Protective Signaling Use – UL Category UUMW, File Number S 3241. Control Number 42S9.Not for use with DC-supervised systems.
- General-Purpose Use – UL Category UEAY, File Number S 5591 Control Number 3N89.
- Suitable for use indoors in damp locations.
- Suitable for installation using Class 1, Class 2 or Class 3 wiring methods in accordance with NFPA 70, *National Electric Code*, 2008, Article 640.
- Suitable for use with fire alarm circuit wiring methods in accordance with NFPA 70, National Electric Code, 2008, Article 760.
- Suitable for use in air handling (plenum) spaces.
- UL-2043, Fire Test and Visible Smoke Release for Discrete Products and their Accessories Installed in Air Handling Spaces.
- NFPA 70, National Electric Code, 2008, Article 300-22 (c).
- NFPA 90-A, 2008, Installation of Air Conditioning and Ventilation Systems, Paragraph 4.3.11.2.6.5.

The DS 40F loudspeaker and DS 40F loudspeaker – 8 Ohm have been designed to the requirements defined in the following European regulatory specification for combination systems when installed with an accessory ceramic terminal and thermal fuse:

- British Standard Code of Practice BS 5839, Part 8.
- Tested to IEC 60268-5.

FreeSpace® DS 100SE
loudspeaker

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Key Features

- **Extended-range,** high-performance loudspeaker with two (2) 2.25" (57 mm) Twiddler® drivers and a single 5.25" (133 mm) woofer in a ported enclosure designed for surface-mounted foreground and background music and paging applications
- **Proprietary Articulated Array®** speaker configuration provides 180° H x 75° V coverage out of the box when the loudspeaker is mounted horizontally. Array can be rotated for horizontal or vertical use
- **Simple 1->2->3** installation system. Mounting hardware allows for horizontal and vertical orientation with adjustable pitch or yaw
- **Integrated multi-tap transformer** with innovative thumb wheel adjustment for easy-to-change tap settings from under front end cap
- **Shared voicing** across entire FreeSpace DS product family enables DS 16, DS 40 and DS 100 loudspeakers to be integrated on the same system and maintain consistent tonal quality
- **Supported** by a suite of accessories, including wall-mount bracket, ceiling-mount bracket, pole-mount bracket and junction boxes

Product Overview

The Bose® FreeSpace DS 100SE is the premier member of the DS loudspeaker family. It is a high-performance, full-range surface-mount loudspeaker designed for foreground music and speech reproduction in a wide range of installed applications. The DS 100SE features a rotatable array that delivers a 180° x 75° coverage pattern and a frequency range down to 60 Hz.

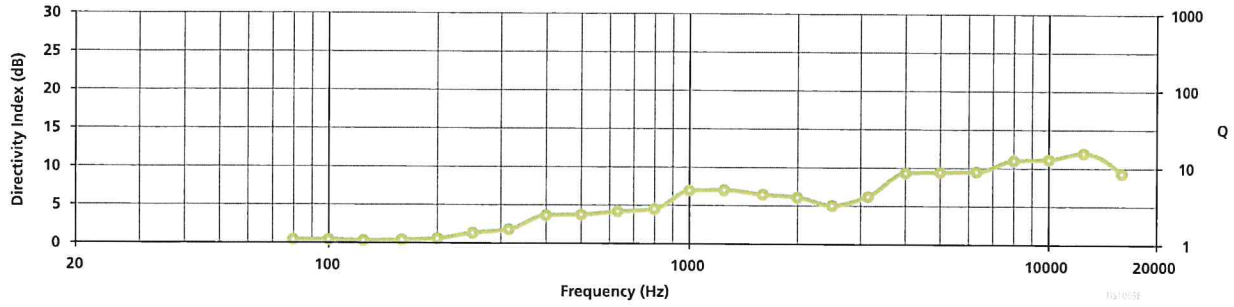
Technical Specifications

System Performance	
Frequency Response (+/-3 dB)[1]	75 Hz - 18 kHz
Frequency Range (-10 dB)[1]	60 Hz - 20 kHz
Nominal Dispersion	180° H x 75° V
Recommended High-Pass Filter	55 Hz high-pass filter
Loudspeaker EQ	Recommended
Overload Protection	Lamp
Long-Term Power Handling[2]	100 W (400 W peak)
Sensitivity (SPL / 1 W @ 1 m)[3]	85 dB SPL
Maximum SPL @ 1 m[4]	105 dB SPL (111 dB SPL peak)
Nominal Impedance	8 Ω (transformer bypassed)
Transformer Taps (70/100 V)	70 V: 12.5 W, 25 W, 50 W, 100 W 100 V: 25 W, 50 W, 100 W
Transducers	
Driver Compliment	Two (2) 2.25" (57 mm) Twiddler® drivers in an Articulated Array® speaker configuration 5.25" (133 mm) woofer
Physical	
Enclosure	PC/ABS, textured
Grille	Powder-coated steel grille
Environmental	Outdoor per IEC 529 IP55
Connectors	Three-terminal barrier strip integrated on included mounting bracket. Optional accessories available for use when ceramic connector and thermal fuse are required. Wire gauge: 18 AWG (0.8 mm) to 14 AWG (2.0 mm)
Suspension / Mounting	Included bracket allows for horizontal or vertical mounting positions, each with either pitch or yaw adjustment. Insert on rear of enclosure sized for M4 x 14 mm screw for use with safety chain
Dimensions	7.0" H x 15.0" W x 8.5" D (178 mm x 381 mm x 216 mm) Depth with wall mount bracket: 11.0" (280 mm)
Net Weight	14.0 lb (6.4 kg)
Shipping Weight	16.9 lb (7.7 kg)
Product Code	
Black	040806
White	040807

Footnotes:

1 Frequency response and range measured on-axis with recommended active EQ in an anechoic environment.
2 Power handling tested using pink noise filtered to meet IEC 268-5, 6 dB crest factor, 100 hours, with recommended EQ.
3 Sensitivity measured in free field (no boundary-loading gain) with recommended active EQ, referenced to 1W/1m.
4 Maximum SPL calculated from sensitivity and power handling specifications, exclusive of power compression.

Directivity Index and Q



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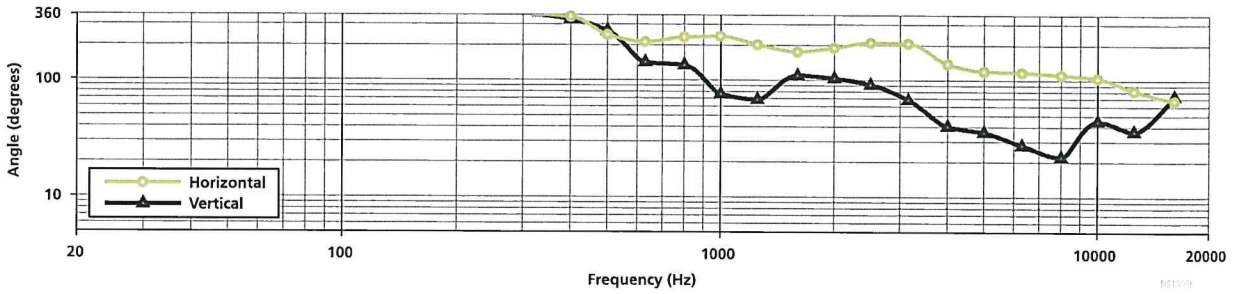

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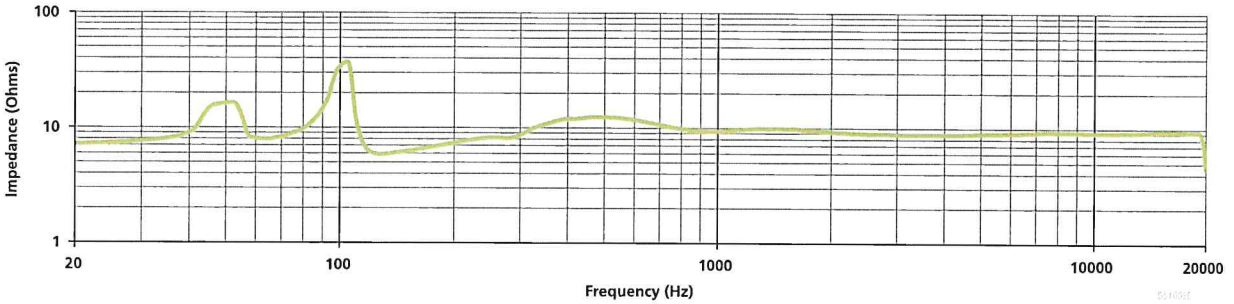
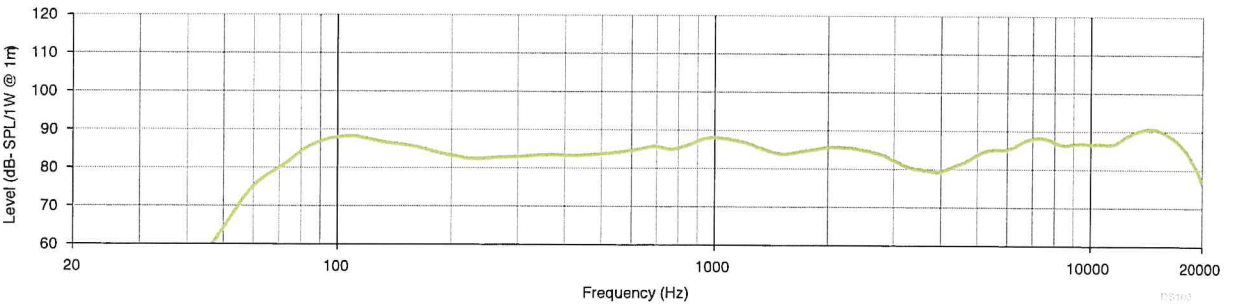


On-Axis Response



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Architects' and Engineers' Specifications

Each loudspeaker shall be a 100 watt, ported loudspeaker system utilizing two 2.25" (57 mm) mid-high frequency drivers mounted vertically on a rotatable, faceted baffle and a separate 5.25" (133 mm) woofer. The loudspeaker shall be used for installation on walls and other flat, solid surfaces.

Each loudspeaker shall have a nominal rated impedance of 8 ohms and shall be wired in parallel with a line voltage matching (step-down) transformer with an accessible, front-mounted level selector appropriate for setting various output taps. The loudspeaker input connections will allow for direct connection to 70 volt, 100 volt or low-impedance amplifiers.

Exposed cosmetic surfaces of the loudspeaker shall be paintable, and the acoustically transparent grille component shall be formed of powder-coated steel.

Each loudspeaker shall have a bandwidth of 75 Hz – 18 kHz and a maximum continuous acoustic output of 105 dB SPL referenced to a full bandwidth pink noise input at 1 meter at the loudspeaker's rated power. The input connection shall consist of a three-terminal barrier strip on the included mounting bracket. Each loudspeaker shall be wired to the mounting bracket via a 4-pin, pre-wired connector.

Power settings available shall be: 12.5, 25, 50, and 100 watts at 70 volts; 25, 50, and 100 watts at 100 volts; and 100 watts at 8 ohms (when referenced to IEC noise for 100 hours). The nominal dispersion shall be 180° H x 75° V at -6 dB (average 1 – 4 kHz).

When used with optional junction boxes, which include a ceramic connector and a thermal fuse, the loudspeaker shall meet numerous standards for combination music and evacuation systems around the world.

The loudspeaker shall be the Bose® FreeSpace® DS 100SE loudspeaker.

Safety and Regulatory Compliance

The FreeSpace® DS 100SE loudspeaker has passed extensive testing and complies with the following specifications and uses:

Listed to ANSI/UL 1480-2005

- Fire Protective Signaling Use – UL Category UUMW, File Number S 3241.
  Control Number 42S9 when installed with a junction box (on-wall or in-wall).
  Not for use with DC-supervised systems.
- General-Purpose Use – UL Category UEAY, File Number S 5591 Control Number 3N89.
- The DS 100SE loudspeaker is suitable for use outdoors in wet locations.
- Suitable for installation using Class 1, Class 2 or Class 3 wiring methods in accordance with NFPA 70, *National Electric Code,* 2002, Article 640.
- Suitable for use with fire alarm circuit wiring methods in accordance with NFPA 70, *National Electric Code,* 2002, Article 760.

The DS 100SE loudspeaker has been designed to the requirements defined in the following European regulatory specification for combination systems:

- British Standard Code of Practice BS 5839, Part 8.
- Tested to IEC60268-5.

Attachment G: Sound report

AKRF

Environmental, Planning, and Engineering Consultants
440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

January 5, 2018

Eric Barnum
citizenM Hotels
148 Madison Avenue, 2nd Floor
New York, NY 10016

Re: citizenM Bowery (Manhattan, New York)
Rooftop Indoor and Outdoor Bar – Acoustical Analysis Results & Recommendations

Dear Mr. Barnum:

An acoustical analysis of the citizenM Bowery rooftop indoor/outdoor bar and recommendations for New York City Noise Control Code compliance are outlined in this report.

EXECUTIVE SUMMARY

The acoustical analysis examined commercial music and crowd generated noise for two operational scenarios:

- Doors open, with outdoor speakers on, for a casual outdoor setting and background music
- Doors closed, with outdoor speakers off, for an indoor bar/club setting with potentially louder music

The sound system will require distributed directional speakers arranged in zones, with tamper-proof electronic limiting devices installed on amplification systems. For a club setting with potentially louder music it will be necessary to keep doors closed and turn off the outdoor speakers. Additional mitigation measures are presented to control noise from patrons on the outdoor section of the rooftop bar during nighttime hours. This report's recommendations are anticipated to address the New York City Noise Control Code's very stringent requirements, while maximizing the rooftop sound system benefit. Consequently, these recommendations are to be incorporated into project design documents and communicated to hotel management in order to ensure proper implementation.

ACOUSTICAL FUNDAMENTALS

Simplified single-number sound levels are quantified in units called decibels. Several factors affect sound as perceived by the human ear: the sound (or noise) level, the frequencies involved, the period of exposure and sound level changes or fluctuations during exposure. In order to account for these, sound levels measured on a sound level meter typically employ the A-and C-weighting scales. The A-weighting scale follows the frequency sensitivity of the human ear at low levels. Sound level meters set to the A-weighting scale will filter out much of the low-frequency noise they measure, similar to the response of the human ear. The C-weighting scale follows the frequency sensitivity of the human ear at very high noise levels and therefore includes much more of the low-frequency range of sounds than the A-weighting scale. The C-weighting scale is typically used where maximum ("L_{max}" or the maximum measured sound level within the measurement period) sound levels are of interest. This includes noise associated with entertainment venues where the transmission of bass noise can be problematic.

Sound levels may be further quantified by a series of frequency-limited bands with specialized sound level meters. The whole frequency range is divided into sets of frequencies called bands. Each band covers a specific range of frequencies. For this reason, a scale of octave bands or one-third octave bands can help identify tonal and frequency-specific human perception of certain noises (such as music). This is very important because noise affects people differently and can transmit through materials differently depending on its frequency content.

NEW YORK CITY NOISE CONTROL CODE

The New York City Noise Control Code, or Local Law 113, contains two applicable sections for bar and lounge generated noise: Unreasonable Noise (§24-218) and Commercial Music (§24-231). The Unreasonable Noise section of the Code is applicable to all non-music related noise emanating from the rooftop bar/lounge including, but not limited to, patron activity (e.g., loud voices, laughter, yelling, etc.). The Commercial Music section of the Code is applicable to music activities (e.g., ambient level music, DJ events, etc.) associated with the indoor/outdoor bar. Per Section §24-217.1 – *Measurements – Unless otherwise specifically provided, all sound level measurements under this code shall be taken in L_{MAX} with the sound level meter set to slow response.*

UNREASONABLE NOISE (§24-218)

"Unreasonable noise" is defined in §24-203[(ccc)](62) as, "any excessive or unusually loud sound that disturbs the peace, comfort or repose of a reasonable person of normal sensitivities, injures or endangers the health or safety of a reasonable person of normal sensitivities or which causes injury to plant or animal life, or damage to property or business." "Impulsive noise" is defined in §24-203[(ff)](34) as, "sound that is of short duration, where each peak of sound lasts 2 seconds or less. The sound is characterized by abrupt onset and rapid decay. As used in this code, the term impulsive sound shall not include music." Patron activity noise would be evaluated in terms of "unreasonable noise" but not "impulsive noise." The unreasonable noise decibel limits are as follows:

§24-218(b) (1) Sound, other than impulsive sound, attributable to the source, measured at a level of 7 dB(A) or more above the ambient sound level at or after 10:00 p.m. and before 7:00 a.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.

§24-218(b) (2) Sound, other than impulsive sound, attributable to the source, measured at a level of 10 dB(A) or more above the ambient sound level at or after 7:00 a.m. and before 10:00 p.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.

COMMERCIAL MUSIC (§24-231)

"No personal shall make or cause or permit to be made or caused any music originating from or in connections with the operation of any commercial establishment or enterprise when the level of sound attributable to such music, as measured inside any receiving property unit:

(1) is in excess of 42 dB(A) as measured with a sound level meter; or

(2) is in excess of 45 dB in any one-third octave band having a center frequency between 63 hertz and 500 hertz (ANSI bands numbers 18 through 27, inclusive), in accordance with American National Standards Institute standard S1.6-1984; or

(3) causes a 6 dB(C) or more increase in the total sound level above the ambient sound level as measured in decibels in the "C" weighting network provided that the ambient sound level is in excess of 62 dB(C)."

ACOUSTICAL ASSESSMENT METHODOLOGY

A site-specific noise survey was conducted by AKRF to establish existing noise levels at the 19th floor rooftop lounge and estimate existing noise levels at neighboring residential properties in proximity to the lounge. The 19th floor lounge future noise levels (i.e., indoor and outdoor loudspeakers and crowd noise) were predicted using noise measurements from a comparable facility, the audio system technical specifications and the CadnaA model. The CadnaA model — developed by DataKustik for acoustical prediction and assessment purposes — is a state-of-the-art computerized acoustical 3D model. The model takes into account the sound source overall noise level, spectrum and directivity, attenuation with distance, ground contours, reflections/absorption from structures, attenuation due to shielding, etc. Specifically, the following procedure was used in performing the acoustical assessment:

- Using Geographic Information System data, the project site's existing conditions were imported into the CadnaA model, including surrounding buildings, roadways, and ground elevations (see **Figure 1**);
- The citizenM Bowery project's geometry (including setbacks, bulkheads, and the 44-inch high glass railing around the 19th floor) was input into the CadnaA model using floor plans and elevations;
- Site-specific photographs were used to locate receptors for CadnaA model noise prediction at window locations on neighboring residential buildings (see **Figure 2**);
- Using the citizenM Bowery 2/22/2017 Speaker Arrangement Plan View, outdoor speakers were modeled as individual noise sources (see **Figure 3**);
- Indoor speaker noise was modeled escaping through the storefront façade and door areas for both door open and closed scenarios;
- Crowd noise was modeled based on measured levels at a comparable outdoor bar;
- The CadnaA model was run and future noise levels were calculated at the closest neighboring residential windows;
- Maximum predicted noise levels were combined with existing measured noise levels for comparison to New York City Noise Control Code limits;
- Sound power levels of audio system sources were adjusted and the model was calculated iteratively until compliance with New York City Noise Control Code limits was achieved; and
- Audio system maximum allowable sound pressure levels were calculated for the purposes of providing limiting volume settings for speaker output.

ASSUMPTIONS

Residential Neighbors

The nearest residential neighbor to the citizenM Bowery 19th floor lounge is a 16-story condominium building located at 195 Bowery. 195 Bowery is approximately 25 feet north of the citizenM Bowery northern property line (see **Figure 1**). During a site visits operable windows and terrace doors were observed on the west, south, and east facades on the 16th floor. The locations of these windows and doors are the basis for the receptors utilized in the CadnaA model shown in **Figure 2**.

Audio System

Outdoor speakers located along the perimeter of the 19th floor rooftop are assumed to be directional and point towards the center of the rooftop space (see **Figure 3**). This configuration takes advantage of speaker directivity and provides the best distribution of sound while still allowing New York City Noise Control code compliant conditions at neighboring residential properties. All speakers will employ electronic limiters capable of limiting the output in third octave bands. Third octave band electronic limiting will be necessary for complying with Section §24-231 of the New York City Noise Control Code. The limits will be set by qualified personnel and controlled by management in tamper-proof areas.

Patron Crowd Noise

Given the intended use, size, and proposed occupancy of the space, patron noise at the outdoor lounge was modeled based on noise measurements conducted by AKRF at a comparable location with an outdoor lounge space. The geometry of the area source utilized in CadnaA was placed at the extent of the rooftop space accessible to patrons as shown on architectural drawing A-823 of the 2/17/2017 Rooftop Bar Redesign plans. The area source level was calibrated to match the AKRF crowd noise field measurements at the comparable facility.

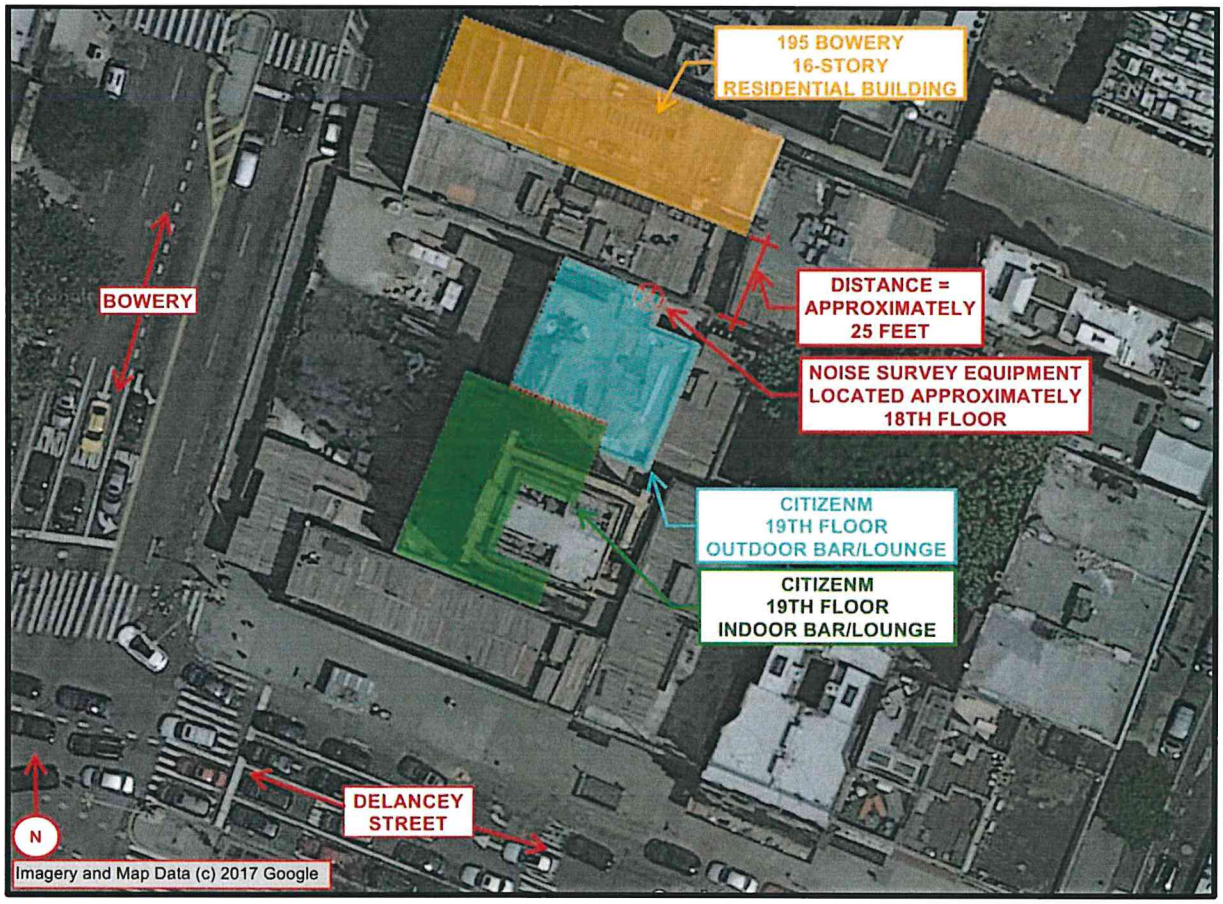


Figure 1

Operational Restrictions (Proposed Mitigation)

Operational restrictions such as limited outdoor occupancy, forced door closure between indoor and outdoor portions of rooftop bar, and outdoor speaker shut down are proposed in this report as additional noise mitigation. It is assumed that these mitigation measures are agreed upon by hotel ownership and hotel operations and would be implemented prior to opening the rooftop bar. Details of this mitigation are provided in the recommendations section of this report.

EXISTING CONDITIONS NOISE MEASUREMENT SUMMARY

ACOUSTICAL INSTRUMENTATION USED FOR SURVEY

All measurements were performed using a Brüel & Kjær Sound Level Meter (SLM) Type 2270 (S/N 2706757), 1/2-inch microphone Type 4189 (S/N 3060521) and Sound Level Calibrator Type 4231 (S/N 3009608). The SLM's calibration was field-checked before and after readings using the Type 4231 sound level calibrator. In accordance with industry standard practices, the last factory calibration for all acoustical instrumentation was within one year of use. The data were digitally recorded by the sound level

meter. All measurement procedures were based on the guidelines outlined in ASTM Standard S1.13-2005.

NOISE SURVEY LOCATION

To quantify the magnitude, spectrum and temporal distribution of ambient (i.e., background) noise levels, AKRF performed a continuous 72-hour noise survey from Friday, August 11 to Monday, August14, 2017 on the 19th floor rooftop. As shown in **Figure 1**, the sound level meter was set up on the building's rooftop in the middle of the north façade (i.e., off the edge facing the 195 Bowery residential condominiums). The sound level meter was left unattended during the course of the survey and continuously measuring ambient noise levels. At the time of the survey, weather conditions were acceptable for accurate noise measurements (i.e., clear skies, low wind speeds, etc.) and on-site construction activity was not present.

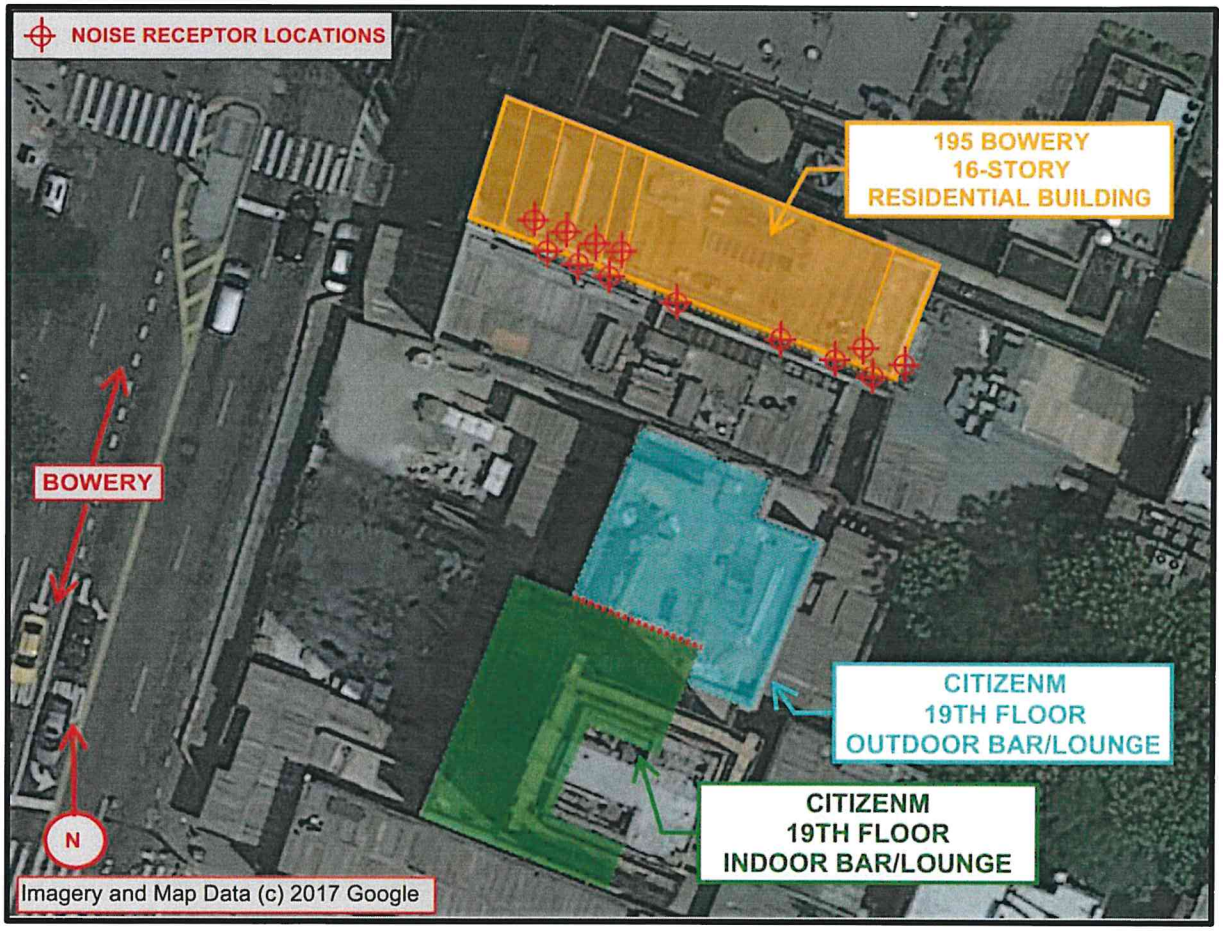


Figure 2 - CadnaA Noise Receptor Locations

NOISE SURVEY RESULTS SUMMARY

Transportation related activities (i.e., vehicular traffic on Bowery and Delancey Street) were the dominant source of steady/continuous background noise in the area. Car and truck horns were clearly audible and produced occasional elevated noise levels. A noise survey results summary is provided below in **Table 1**.

Table 1
Measured Existing Noise Levels During Quietest One Minute Period

Time Period	$L_{max\ (1\ minute)}$	
Daytime (7 AM to 10 PM)	62 dB(A)	71 dB(C)
Nighttime (10 PM to 7 AM)	61 dB(A)	71 dB(C)
Note: Measurements performed by AKRF, Inc. on August 11 to 14, 2017.		

ACOUSTICAL ASSESSMENT RESULTS

PREDICTED NOISE LEVELS SUMMARY

Following the methodology outlined above, the CadnaA model was utilized to predict citizenM Bowery 19th floor lounge noise levels (i.e., audio systems and patron) at the nearest residential windows (see **Figure 2**).

Audio Systems

Limiting the indoor and outdoor speakers' sound pressure levels will be necessary to comply with the New York City Noise Control Code Section §24-231 commercial music regulations. The maximum allowable sound pressure levels for each speaker zone are provided in the recommendations section of this report and are required in order to achieve the results presented below in **Tables 2, 3** and **4**. This analysis represents the worst case scenario where all speakers are at the maximum volume limit and all doors separating the indoor and outdoor lounge areas are open. At times when volume settings are lower or some doors are in the closed position, anticipated noise levels would be lower.

Table 2
Maximum Predicted A-Weighted Noise Levels due to Commercial Music

Description	L_{max}
Predicted Noise Levels at 195 Bowery	42 dB(A)
New York City Noise Control Code Limit	42 dB(A)
Source: New York City Noise Control Code Section §24-231(1).	

Table 3
Maximum Predicted 1/3 Octave Band Noise Levels due to Commercial Music

Description	L_{max} 1/3 Octave Band (Hz) Sound Pressure Levels in dB (re 20 µPa)									
	63	80	100	125	160	200	250	315	400	500
Predicted Noise Levels at 195 Bowery	41	41	40	40	39	39	39	38	36	35
New York City Noise Control Code Limit	45	45	45	45	45	45	45	45	45	45
Source: New York City Noise Control Code Section §24-231(2).										

Table 4
Maximum Predicted C-Weighted Noise Levels due to Commercial Music

Description	L_{max}
Estimated Existing Noise Level at 195 Bowery	66 dB(C)
Predicted Future Noise Levels at 195 Bowery	67 dB(C)
New York City Noise Control Code Limit	72 dB(C)

Note: 195 Bowery estimated existing noise levels based on field measured values adjusted for distance and attenuation through open-window condition.
Source: New York City Noise Control Code Section §24-231(3).

Patron Crowd Noise

Patron crowd noise calculated at the nearest residential windows is anticipated to be compliant with the New York City Noise Control Code Section §24-218(b) during daytime hours. During nighttime hours (10PM until close), patron crowd noise is anticipated to be compliant with the New York City Noise Control Code Section §24-218(b) provided hotel operations manages the outdoor rooftop bar as described in the Recommendations section below. The analysis presented in **Table 5** represents the worst case scenario where the lounge is at maximum occupancy and ambient noise levels at residential receptors are at the quietest measured levels.

Table 5
Predicted Noise Levels Due to Patron Crowd Noise

Description	L_{max}	
	Daytime (7 AM to 10 PM)	Nighttime (10 PM to 7 AM)
Estimated Existing Noise Level at 195 Bowery	60 dB(A)	59 dB(A)
Predicted Future Noise Levels at 195 Bowery (with mitigation)	66 dB(A)	63 dB(A)
Increase	6 dB(A)	4 dB(A)

Note: 195 Bowery estimated existing noise levels based on field measured values adjusted for distance and attenuation through open-window condition.
Source: New York City Noise Control Code Section §24-218(b).

Average existing measured nighttime L_{max} noise levels are approximately 65 dB(A). When the lounge is operating during average noise levels, the increase over existing noise levels from patron noise would be 3 dB(A), which complies with the New York City Noise Control Code and represents a barely perceptible change.

RECOMMENDATIONS

GENERAL RECOMMENDATIONS

The sound system must utilize an electronic limiting device for all music events. The electronic limiting cannot be bypassed or defeated. Any amplified music, voice, etc. at the 19th floor lounge will need to be routed through this dedicated controlled amplification system. At no time shall independent amplification or self-powered loudspeakers be utilized at the lounge, including DJs. All amplified sound is to utilize this dedicated house system, without exceptions in order to ensure New York City Noise Control Code compliance. The electronic limiting devices are to be either remotely located in a locked area or placed in a tamper-proof rack system with no access to lounge patrons.

PATRON CROWD NOISE

Controlling noise from patrons (i.e., loud voices, laughter, yelling) is not practical. However, physical mitigation measures are necessary to reduce crowd noise at neighboring residential receptors and ensure compliance with Noise Code under the worst-case scenario (quietest period of the evening). .

During nighttime hours (10PM until close), additional mitigation features for patron noise will be included in the operation of the rooftop bar. Specifically, from 10PM until close, seating will be prohibited at the table in the northwest corner of the rooftop (closest rooftop area to nearby residences) and that section will be closed to patrons. Additionally, from 10PM until close, outdoor occupancy of the rooftop bar will be reduced by 50%.

OPERATION OF DOORS

Operational Scenario #1: Doors Open

In order for music generated by the 19th floor lounge to comply with the New York City Noise Control Code commercial music sections, the music volume will be limited to levels that are completely audible and appropriate for a lounge condition. While this scenario offers full access of the indoor/outdoor lounge space for patrons, the limited volume of music will not be appropriate for all anticipated uses of the lounge space, including when DJs are planned or a club-like indoor environment is desired.

Operational Scenario #2: Doors Closed / Outside Speakers Off

If louder music is desired, it must be contained within the indoor portion of the lounge and the lounge must operate in a closed door scenario. Under this scenario, the outdoor speakers must be turned off and the doors leading from the lounge to the outdoor rooftop section must be secured by management so that they cannot be opened by lounge patrons. This operating condition will allow higher sound levels within the indoor lounge that only result in New York City Noise Control code compliance if the sound is contained within the indoor portion of the lounge and the doors remain closed at all times.

LOUDSPEAKER SELECTION, ZONING AND PLACEMENT

The 2/22/2017 citizenM Bowery Plan View of the speaker arrangement produced by Ollie Humphrey's indicates the following speakers:

- Six (6) Bose DS100SE directional outdoor speakers
- Two (2) Martin CX212 indoor subwoofers
- Nine (9) Martin CD D8 indoor speakers
- Two (2) Martin CX112 indoor subwoofers
- Three (3) Bose DS16F indoor speakers

In general, outdoor loudspeakers should be small and directional. AKRF recommends outdoor speakers be placed near the edge of the rooftop, as shown in **Figure 3**, and oriented inwards towards the patrons who will be using the rooftop area. Positioning loudspeakers in this arrangement will take advantage of directivity functions such that they are aimed away from the neighboring residential buildings along Bowery. Low frequency loudspeakers, such as subwoofers, are not recommended for the outdoor lounge area as their noise is less directional in nature and therefore will be more difficult to attenuate. For the purpose of this analysis, indoor and outdoor speakers were separated into zones based on proximity to residential neighbors, directionality, and shielding. Speaker zones are shown in **Figure 3**.

ELECTRONIC LIMITING AND SIGNAL ROUTING / MAXIMUM SOUND LEVELS

The exact configuration of the signal routing may differ slightly from that proposed in this report. However, the signal routing of the system is important. Specifically, electronic limiting devices are to be employed downstream of any zone volume adjustment and prior to amplification. Amplifiers are to be fixed-gain amplifiers or adjusted to maximum volume settings prior to adjustment/calibration of limiting

devices. Electronic limiting devices are to be employed on each zone and are to include a zone-specific equalizer for each zone. The combination electronic limiting and zone-specific equalization is to be placed in a lockable room or tamper-proof rack system. Under no circumstances are any means of signal bypass to be made available which would defeat the electronic limiting systems. Maximum sound level settings have been calculated to ensure New York City Noise Control Code compliance.

Operational Scenario #1: Doors Open

Under a full-occupancy open door scenario, the entire sound system would be utilized for purposes of background music and a casual environment. Indoor areas of the bar would have slightly louder sound levels, but would remain at a comfortable volume level that would also ensure New York City Noise Control Code compliance when the doors between indoor and outdoor portions open allowing sound to spill out. During nighttime hours under this scenario, doors will not be propped open for any reason. A schematic block diagram of the sound system/limiting devices is shown in **Figure 4**. Maximum sound pressure limits for each speaker zone in this scenario are presented in **Table 6**.

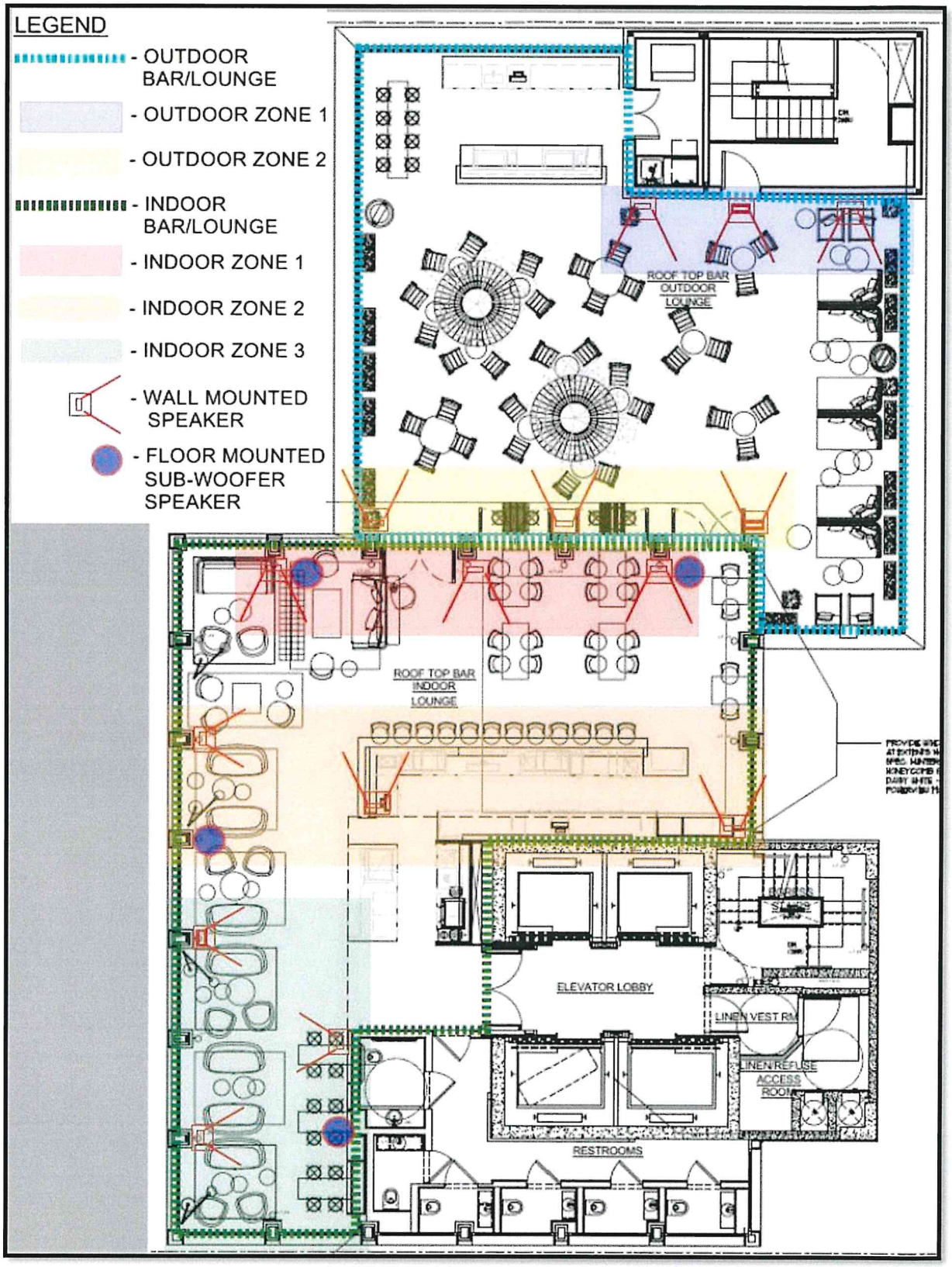


Figure 3 – Indoor and Outdoor Speaker Zones

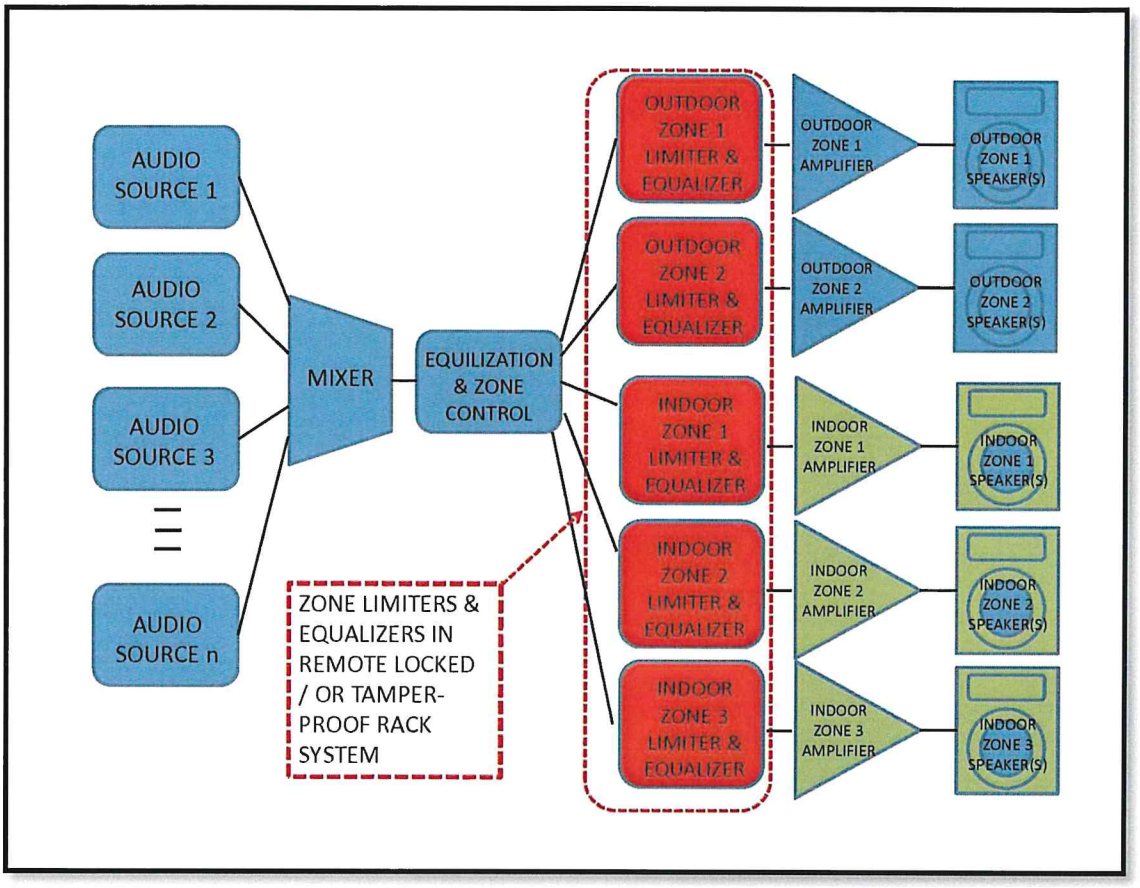


Figure 4 – Schematic Block Diagram (Sound System/Electronic Limiting – Doors Open Scenario)

Table 6
Doors Open - Maximum Speaker Sound Pressure Level per Single Speaker at 3 Ft by Zone

Zone	1/3 Octave Band (Hz) Limits in dB (re 20 µPa)										dB(A)
	63	80	100	125	160	200	250	315	400	500	
Outdoor 1	74	72	73	72	71	70	69	68	67	66	75
Outdoor 2	70	68	69	68	68	68	67	67	66	65	74
Indoor 1	75	72	68	66	66	67	67	67	66	65	75
Indoor 2	78	78	78	77	77	77	76	75	74	73	83
Indoor 3	86	86	82	81	81	81	80	79	79	75	87

Operational Scenario #2: Doors Closed / Outdoor Speakers Off

Under a closed-door scenario, the entire indoor portion of the sound system could be utilized for purposes of club music and a more vibrant setting. The occupancy would be limited to indoor portions only and doors to outdoor portions of the bar would remain closed at all times. The indoor portion of the sound system would be allowed to operate at higher levels and any entertainment, such as a DJ would be required to utilize the sound limited dedicated "house system" (no additional amplification system would be required or allowed, as enforced by hotel management). A schematic block diagram of the sound system/limiting devices is shown in **Figure 5**. Maximum sound pressure limits for each speaker zone in this scenario are presented in **Table 7**.

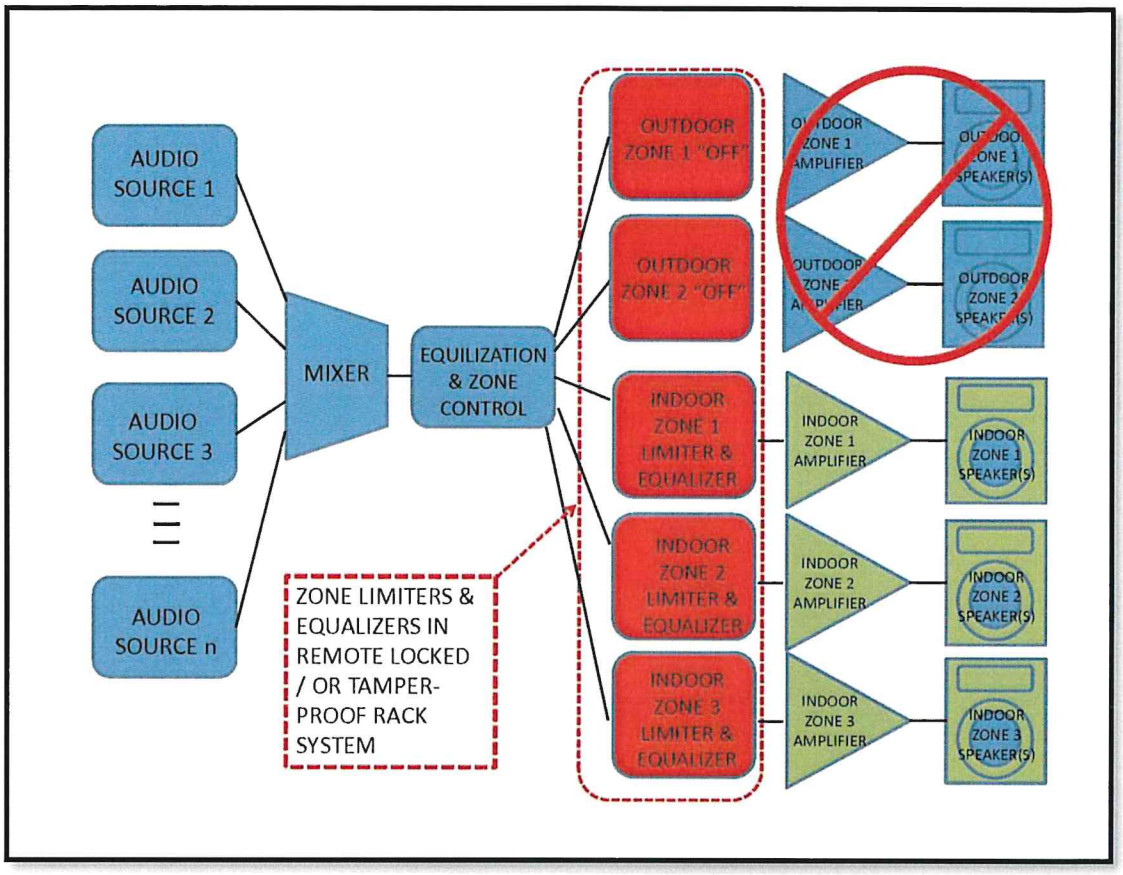


Figure 5 – Schematic Block Diagram (Sound System/Electronic Limiting – Doors Closed Scenario)

Table 7

Doors Closed - Maximum Speaker Sound Pressure Level per Single Speaker at 3 Ft by Zone

Zone	1/3 Octave Band (Hz) Limits in dB (re 20 µPa)										dB(A)
	63	80	100	125	160	200	250	315	400	500	
Outdoor 1	0	0	0	0	0	0	0	0	0	0	0
Outdoor 2	0	0	0	0	0	0	0	0	0	0	0
Indoor 1	77	73	70	69	72	80	85	89	92	96	106
Indoor 2	81	80	78	79	82	89	94	98	101	105	116
Indoor 3	87	86	82	83	86	83	98	102	107	111	120
Note: Doors separating the indoor and outdoor portions of the lounge to remain closed at all times.											

SYSTEM CALIBRATION

Speaker zone limiting and equalization settings are to be set with amplification at full volume (if equipped with volume controls) using a Type 1 Sound Level Meter capable of measurement in 1/3 octave bands utilizing a "white" or "pink" noise source as the signal input to the system. AKRF is available to provide a final system checkout and calibration once the system is installed and determined to be functioning properly. Hotel management will retain ownership of the key system that allows access to the limiting hardware.

CONCLUSION

Noise levels generated by commercial music from the citizenM Bowery 19th floor lounge are anticipated to comply with Section §24-231 of the New York City Noise Control Code provided an electronic limiter is utilized to maintain the calibrated levels provided in **Table 6** and **Table 7** for all indoor and outdoor speakers at all times. Patron crowd noise is anticipated to comply with Section §24-218 of the NYC Noise Control Code assuming hotel operations manages the outdoor crowd as stated in the recommendations section.

This completes AKRF's comments at this time. Should you have any questions, please do not hesitate to contact me at lbischoff@akrf.com or 646-388-9624.

Sincerely,

Lance Bischoff
Senior Technical Director

Laura Pagurek
Acoustical Consultant

cc: Noreen Chadha, Ivo Lamers / citizenM
Peter Krokondelas, Samantha Jones, Eleonora Nicaj / Kasirer LLC
Robert Bookman / Pesetsky & Bookman PC
Benjamin H. Sachwald, Matthew Manis / AKRF, Inc.

Attachment H: Sound mitigation

AKRF

Environmental, Planning, and Engineering Consultants
440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

Memorandum

To: Eric Barnum / citizenM Hotels

From: Lance Bischoff / AKRF, Inc.

Date: March 2, 2018

Re: citizenM Bowery Rooftop Bar – Noise Mitigation Measures

cc: Laura Pagurek, Matthew Manis, Benjamin Sachwald / AKRF, Inc.

The design of the proposed citizen Bowery rooftop bar incorporates a variety of measures to control the propagation of noise from music and patrons, including

- More than one half of the rooftop bar footprint is enclosed with sound attenuating doors and glass;
- Maximum seating capacity of the rooftop bar is 78 inside / 69 outside;
- The outdoor bar is only a service bar;
- The sound system for the entire rooftop bar will include zones of distributed small loudspeakers with directional properties, and mounted at a low elevation;
- The entire sound system will be provided with tamper-proof electronic limiting to control the maximum loudspeaker noise levels at all times (limits were calculated by AKRF to achieve compliance with noise code based on acoustical propagation properties);
- Capacity in the outdoor portion of the rooftop bar will be limited to 50 persons max, during late night hours (12AM to 1AM), controlled by security with clicker;
- The outdoor terrace will close at 2AM;
- Furniture and bar areas closest to residential building will be roped off at 12AM to further control noise;
- CitizenM will post signage communicating a purpose of respecting neighbors and neighborhood;
- The railing around the perimeter of the outdoor rooftop bar will be of solid construction and at a height of 44" to act as a partial sound barrier; and
- Doors between indoor and outdoor portions of the rooftop bar will remain in closed positions (i.e., no propping doors open) at any time.

Assuming all of the above noise mitigation measures are implemented, the citizen Bowery rooftop bar is anticipated to comply with New York City Noise Control Code §24-218 Unreasonable Noise and §24-231 Commercial Music as outlined in AKRF's Acoustical Analysis report.

Lance Bischoff

Attachment I: Security plan

American Protection Bureau Security Plan

CitizenM Hotel 189 Bowery New York, NY 10002

CLOUD M Rooftop Lounge & Canteen M Basement Lounge

APB

AMERICAN PROTECTION BUREAU

American Protection Bureau

75 Larkfield Road

East Northport, NY 11731

631-390-9050 apbguards.com

1. **Type of Entertainment to Be Offered at the Venue.**
   Describe the type of entertainment offered on daily basics. Example's Dee Jay or Live Bands or any special events or private parties.

Let the New York Police Dept. community affairs officer know what type of format and clientele you are catering too. And any special events and big promotions that are happening at the venue in advance on weekly basics. If you book a band/musicians/Dee Jay's, Etc. if not employed by your establishment, ask for a Certificate of Insurance.

2. Number/Utilization of Security Personnel.
For all events, one security person for each 75 patrons shall be on duty. All security personnel shall be attired in a manner to readily identify them as such. And will be fully licensed as a New York State Security Guard in good standing with a valid license in full force at all times. From the time venue opens for business we will have an orderly line and barriers and stanchions in place for crowd control and for 15 minutes after it closes, At closing time security personnel shall be stationed outside the premises to assist and encourage patrons to leave safely and quietly and to clear the front of the premise.

3.Front Door Staff: (Doorman) Stationed at the entry Door's will be in charge of Checking ID's to ensure that people seeking entrance are of legal age. They will also attempt to deny entry to any persons who are obviously intoxicated or on drugs. And that do not meet the dress code requirements to enter the venue. A minimum of at least One security staff member they will be stationed at the front entrance at all times.

We will have and use hand-held ID scanners to help deter the use of fake ID's. And to allow the NYPD full access to any and all scanners to review information recorded upon them at their request. Door staff at the entrance shall use handheld counters and exit doors at all times when open to keep an accurate count of all patrons entering and exiting the premise.

If the employee checking an ID has a strong suspicion that an ID is fake, altered, or belongs to someone other than the person presenting the ID, He or She shall will confiscate the ID and turn it over to management, to be presented to the police.

Security staff shall regularly patrol the rooftop CloudM Lounge of the building through out the hours of operation.

4.Queuing the line: When checking guest's into CloudM Lounge. The Security Guard's will Check the ID's of all guest into Hotel and send them to the CanteenM Basement lounge to stage the guest until there reservation is ready and at that time they will receive a text message from the Host/Hostess and at that time will be taken to the elevator where the Host/Hostess will escort the guest to the Rooftop CloudM Lounge.

5.Interior Guards: Will be assigned a post and post orders and will guard a certain area. There main job duties are to enforce the club's rules and regulations. We will also have floaters in place and plain-clothes undercover guards to be deployed in case of any emergencies that might happen at the premise and to react and deter any unruly patrons that are out of control. Security staff shall regularly patrol and be assigned posts at both the women's and men's bathroom facilities. And insure a safe working environment to all patrons and staff.

6.Security Supervisors: Will be in charge of the security team and all security operations at the venue. A supervisor will be assigned to a certain number of guards on his team to supervise their job duties and oversee them. We will have one supervisor for every eight guards. They are responsible for the nightly security meetings before club opening and assigning guards their post orders and assignments. At start of shift all guards must sign in and be assigned radios and hand held ID scanners and make sure they are working in proper order. The supervisor will follow instructions club management. Supervisors are the liaison between police dept and will work on community relations and any security concerns that might arise at the venue.

7. Patrons Presenting False ID's.

All identification cards used to prove age must be valid (i.e., may not be expired), and must be government-issued. If the identification card is expired or appears at all questionable or altered to the employee, the employee shall request a second form of identification. The employee shall make sure that the individual purchasing the liquor resembles the identification card. All employees are encouraged to ask patrons questions relating to their identification in order to verify the information.
Licensee will request proof of age 21 years old from any and all customers. Only ID's accepted are 1.State issued Drivers License and ID cards. 2. Passports. 3. United States Military Issued ID's. No College IDs and any other type are acceptable. And will refuse service and entry to any customer who cannot produce adequate ID.

8. Unruly Patrons.

While there is no guarantee that the patrons entering the premise will not physically act out. We will apply all preventive procedures that will help to increase the care, welfare, safety and security of everyone in your venue.
Licensee will familiarize all security staff with provisions of the local ordinance for unruly patron ordinance. When a patron acts in a manner that is violent, abusive, indecent, profane, boisterous, or otherwise disorderly, licensee will immediately contact the police and request that the police invoke the provisions of the ordinance. Security staff will make every effort to detain and hold any patron to the extent legally permitted found to be conducting any illegal activity (e.g. selling, possessing, and or using any illegal drug's, fighting, sexual assault, or Larceny's. And will permanently ban all subjects engaging in any illegal activities. And set fourth a List and database of all banned patrons and keep the NYPD informed and supply them with an updated list upon request.

9. Patrons Who Are Intoxicated.
Licensee, its agents, and employees may not sell, dispense, or give away alcohol to any person who is under the influence of alcoholic beverage as defined in the local ordinance, nor shall such a person be permitted on the premises. When a customer has been "cut off", the server will notify the other employees and security staff. Management will support the server's decision to terminate service to any customer. If a customer is too impaired to drive safely, licensee will try to persuade the customer not to drive, and arrange a safe ride. If the customer refuses, management will notify the local Police Department with a description of the person and the license plate number of the vehicle.

10. Handling of Physical Disturbances, Including Fights.

Set and enforce reasonable limits, If a person becomes belligerent, defensive or disruptive, state limits and directives clearly and concisely. When setting limits offer choices and consequences to the acting out individual. Avoid overreacting and remain calm, rational and professional. The use of physical techniques is only the last resort. Use the least restrictive method of intervention possible. Physical techniques should be used only when individuals are a danger to self or others. Security or management will ask anyone who is fighting or being disruptive to leave the premise. If necessary, security or management will call the local law enforcement agency for assistance. When calling (911) use the business phone so it will be documented for yours and the NYPD records. In an emergency use your cell phone. Licensee will permanently refuse admittance to any chronic problem patrons. And will document any and all incidents with an incident report know matter how big or small the incident is.

11. Circumstances Under Which The Police Will Be Called.
The police will be called, in a timely manner, anytime management or staff has information to believe a crime has been or is about to be committed and/or whenever a threat of or act of violence occurs on the premises or off premises in areas that would be considered in view or earshot of the establishment. We will work with the NYPD in full force to maintain a safe working environment for all patrons and staff and community.

12. Control & Video Cameras.

Digital Video surveillance System to monitor the whole premise and will be operational and used at all times in witch the premise is opened for operations. You must maintain the images for a Ninety (90) day period. I strongly recommend storing the tapes on monthly basics. And label them each month and highlight any times and dates any incidents.

Video cameras will be mounted to cover the entrance, exits and entire premises. Tapes will be made available upon request by the local Police Department. Venues management will be responsible for all videotapes and there safekeeping. And will make copies for future use in case of any legal actions that might arise out of any incidents.

13. Smoking Law & Smoking Sections.

Law inside of said premise prohibits smoking of any type of tobacco, E Cigarettes', Vapor Pens or any other substance. Anyone caught smoking inside the premise will be ask to leave the premise. Smoking will only be permitted in a smoking section's only.

14. Names and Contact information of All Employees.

Provide a listing of all names and addresses and phone numbers of all employees in case of any emergencies. Also we will have on location a security Log book inside will be copies of all the guards licenses and list of phone numbers. As well as Incident reports and sign in sheets and any patrons who have been banned from the premise.

15. Security Procedures and Log Book.

Will be in place at time of venues opening for business. It will list all rules and regulations of the venue. And the guards job responsibilities and protocol. It will also include copies of the guards Security and Fireguard License's and Incident Reports. And Emergency contact numbers. We will also hold monthly meetings and trainings at the venue and welcome the NYPD and community board and their comments and input at these meetings and training sessions.

16. Reasonable Efforts

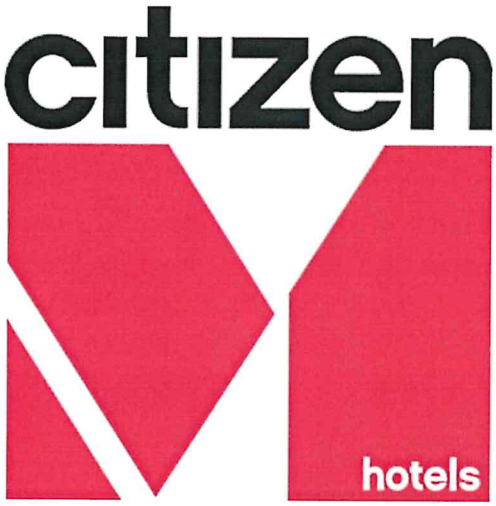
The Law requires that you, As a server of alcohol and or working at the said venue make a reasonable effort to prevent intoxication in guest, prevent alcohol sales to minors, and intervene if a guest does become visibly intoxicated. This can include calling police if necessary. Some examples of reasonable efforts include:

- Offering food
- Providing alternate transportation, call a Taxi, Uber, Etc.
- Cutting off a guest
- Checking ID's
- Becoming trained in responsible alcohol service (Tips Program, Etc.)
- Calling the police
- Serving complimentary Water, Soda or Coffee
- Enlisting help from the guest's friends.

Note: Be sure to have a place for your employees to sign off that they have read and understand the procedures designated in the security plan.

Best Regards,

Richard Allen



Attachment J: Vehicular & pedestrian traffic

Sam Schwartz Engineering, D.P.C.
322 Eighth Avenue, 5th Floor
New York, NY 10001
phone: (212) 598-9010
samschwartz.com

Sam Schwartz
Transportation Consultants

Memorandum

To: Noreen Chadha, CitizenM
From: Donald R. Tone, PE
Date: December 15, 2017
Re: 185 Bowery Hotel Traffic Study
Project No: 17-01-2300

Introduction

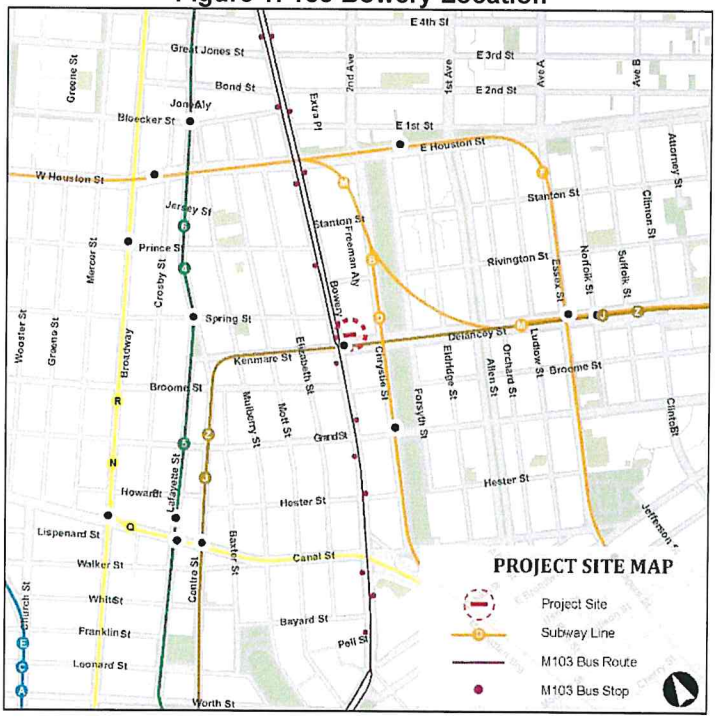
On behalf of CitizenM Hotels (CitizenM), Sam Schwartz Engineering, D.P.C. (*Sam Schwartz*) has performed a traffic assessment of a proposed hotel development located at 185 Bowery in Manhattan, New York. The proposed 20-story hotel would have 300 guest rooms, a cafe on the ground floor, a cellar lounge, and a rooftop bar. The main hotel entrance will face west on Bowery, just north of Delancey Street.

To determine the potential effects of the project on the surrounding roadway network, *Sam Schwartz* performed observations and counts of current traffic conditions and pedestrian activity in June and December 2017, during the evening period when the development's activity is expected to peak and compared those to the project trip generation estimates. The parking demand expected to be generated by the development and the available capacity of nearby off-street parking garages was also assessed. The findings are summarized in this memorandum.

Project Location

The project site is located at 185 Bowery, north of Delancey Street, as shown in **Figure 1**.

Figure 1: 185 Bowery Location



Bowery is a two-way, north-south street with two lanes in each direction, separated by a raised median near the project site. Bowery begins at Chatham Square, south of the project site and eventually turns into Third Avenue to the north. The intersection just south of the site, Bowery and Delancey Street, provides access to the Williamsburg Bridge via Delancey Street. The southbound approach to Delancey Street at Bowery includes a dedicated left turn lane, a through lane and a shared through/right-turn lane. In the northbound direction, the approach includes a through lane, and a shared through/right-turn lane. Left turns are not permitted in the northbound direction.

Delancey Street is a two-way, east-west street that begins as Kenmare Street, just west of Bowery and continues to the Williamsburg Bridge. It generally operates with three travel lanes per direction and widens to four travel lanes at the approach to the bridge. At the intersection with Bowery, the westbound approach operates with a dedicated left turn lane, dedicated right turn lane and two through lanes. The eastbound approach to Bowery from Kenmare Street includes a through lane and a shared through/right-turn lanes; left turns are not permitted. High visibility crosswalks are included at all pedestrian crossings at the intersection of Bowery and Delancey Street.

The site is well-served by transit with nearby access to multiple subway lines. The Bowery Station (J and Z trains) is located at the corner of Delancey Street and Bowery. The Grand Street Station (B and D trains) is two blocks south and one block east, the Canal Street Station (6 train) is four blocks to the west, the Second Avenue Station (F and M trains) is located two blocks north and the Broadway-Lafayette Street Station (B, D, F and M trains) is located two blocks north and four blocks west.

The northbound M103 bus stop on Bowery is immediately adjacent to the project site. The southbound M103 has a stop across the street from the project site. The M103 provides local service between East Harlem and City Hall.

There are conventional and shared bike lanes on Bowery, north of Spring Street, and planned bicycle lanes on Bowery, south of Grand Street. Chrystie Street and Rivington Street are other adjacent streets with marked bicycle facilities. There are several Citi Bike stations nearby:

- Grand Street at Elizabeth Street (34 docks)
- Forsyth Street at Broome Street (39 docks)
- Rivington Street at Chrystie Street (36 docks)
- Stanton Street at Chrystie Street (35 docks)
- Mott Street and Prince Street (26 docks)
- Cleveland Place and Spring Street (32 docks)

The parking regulations on the east curb of Bowery from Delancey Street to Rivington Street include, from south to north:

- No Standing Anytime – Temporary Construction Regulation
- One Hour Metered Parking - 10AM to 7PM except Sunday
- No Standing Anytime – Bus Stop
- Truck Loading Only – 7AM to 10AM
- One Hour Metered Parking - 10AM to 7PM except Sunday

The parking regulations on the west curb of Bowery from Delancey Street to Spring Street include, from south to north:

- No Standing Anytime – Temporary Construction Regulation
- Truck Loading Only – 7AM to 10AM
- One Hour Metered Parking - 10AM to 7PM except Sunday
- No Standing Anytime – Bus Stop
- Truck Loading Only – 7AM to 10AM
- One Hour Metered Parking - 10AM to 7PM except Sunday

Traffic Counts

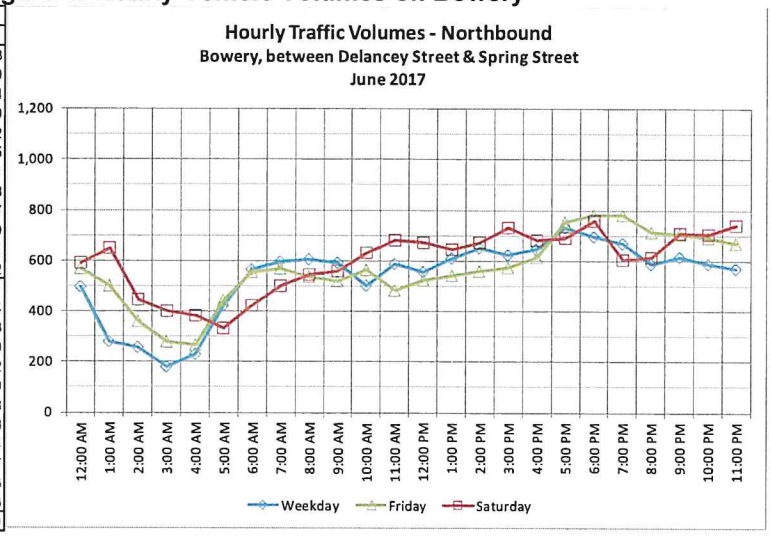
Sam Schwartz conducted qualitative observations of traffic during evening hours when the project-generated activity is expected to be at its peak (5:00 pm to 8:00 pm on a Thursday/Friday/Saturday, when the hotel, bar, and restaurant expect high activity from both hotel patrons and general public customers). During this period, Bowery was observed to generally operate with free flow traffic and minimal vehicle delay; however, conditions were observed when the westbound volume from Delancey Street entering Kenmare Street would spillback into the Bowery intersection. In the eastbound direction, there was some congestion observed Delancey Street, towards the Williamsburg Bridge; however, those vehicle volumes did not affect the section of Bowery adjacent to the project site. There was minimal curbside vehicle activity on Bowery, between Delancey Street and Spring Street.

In addition to qualitative observations, continuous 24-hour vehicle counts were collected on Bowery adjacent to the project site from Friday, June 6, 2017 to Sunday, June 18, 2017, using Automatic Traffic Recorders (ATRs). Based on the data collected, Bowery processed a daily two-way volume of 32,002, 33,021 and 34,442 vehicles for a typical weekday, Friday, and Saturday, respectively. Traffic volumes are typically higher in the southbound direction as vehicles turn onto Delancey Street towards the Williamsburg Bridge. In the northbound direction, there was hotel construction staging in the parking lane, but it was not observed to reduce roadway capacity.

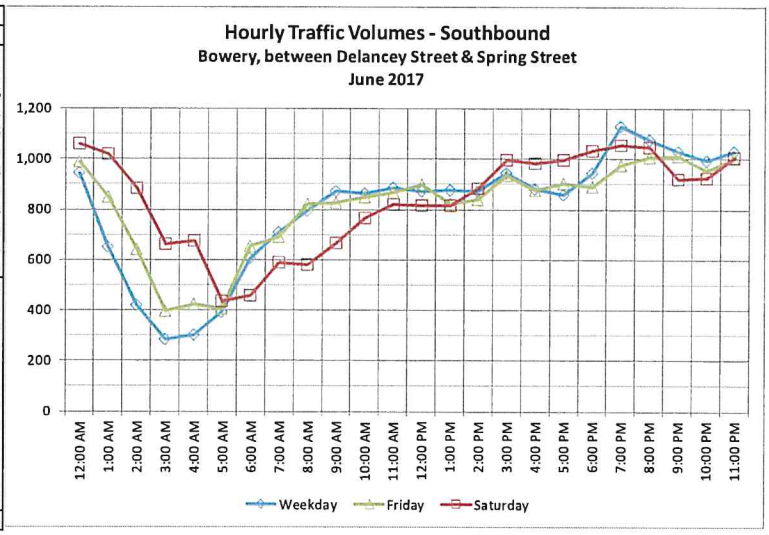
Hourly vehicle volumes by direction for a typical weekday (Tuesday, Wednesday or Thursday), Friday, and Saturday are shown in **Figure 1**. During the projected peak period of bar and restaurant activity (5:00 pm to 8:00 pm), Bowery had a peak vehicle volume of approximately 782 northbound vehicles (Friday) and 1,182 southbound vehicles (weekday).

Figure 1: Hourly Vehicle Volumes on Bowery

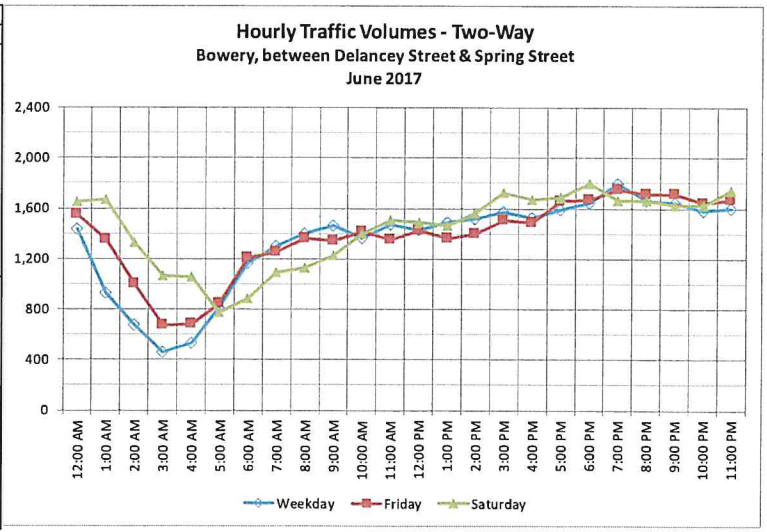
Time Begin	NORTHBOUND Weekday	Friday	Saturday
12:00 AM	495	566	588
1:00 AM	278	501	649
2:00 AM	254	360	444
3:00 AM	178	277	399
4:00 AM	230	264	382
5:00 AM	418	443	335
6:00 AM	562	555	421
7:00 AM	594	569	498
8:00 AM	605	536	547
9:00 AM	590	519	559
10:00 AM	499	565	631
11:00 AM	585	480	682
12:00 PM	552	523	671
1:00 PM	608	540	644
2:00 PM	647	561	673
3:00 PM	623	574	730
4:00 PM	646	614	682
5:00 PM	731	754	689
6:00 PM	696	782	758
7:00 PM	669	778	603
8:00 PM	584	713	614
9:00 PM	612	701	707
10:00 PM	583	689	703
11:00 PM	567	669	738
Total	12,805	13,529	14,340



Time Begin	SOUTHBOUND Weekday	Friday	Saturday
12:00 AM	942	987	1,061
1:00 AM	650	849	1,021
2:00 AM	416	638	885
3:00 AM	282	396	664
4:00 AM	303	421	675
5:00 AM	392	406	439
6:00 AM	604	652	458
7:00 AM	707	688	589
8:00 AM	794	823	583
9:00 AM	868	825	666
10:00 AM	861	849	765
11:00 AM	885	868	820
12:00 PM	871	899	818
1:00 PM	877	819	814
2:00 PM	871	837	885
3:00 PM	944	932	997
4:00 PM	878	874	983
5:00 PM	855	901	999
6:00 PM	945	889	1,035
7:00 PM	1,128	975	1,056
8:00 PM	1,075	1,004	1,045
9:00 PM	1,030	1,010	919
10:00 PM	992	954	924
11:00 PM	1,028	1,003	1,005
Total	19,197	19,492	20,102



Time Begin	TWO-WAY VOLUMES Weekday	Friday	Saturday
12:00 AM	1,437	1,553	1,649
1:00 AM	928	1,350	1,670
2:00 AM	670	997	1,329
3:00 AM	459	672	1,063
4:00 AM	533	684	1,057
5:00 AM	810	849	773
6:00 AM	1,166	1,207	878
7:00 AM	1,300	1,257	1,087
8:00 AM	1,399	1,359	1,130
9:00 AM	1,458	1,344	1,225
10:00 AM	1,360	1,414	1,396
11:00 AM	1,470	1,348	1,502
12:00 PM	1,423	1,422	1,489
1:00 PM	1,485	1,359	1,458
2:00 PM	1,519	1,397	1,558
3:00 PM	1,567	1,506	1,727
4:00 PM	1,524	1,487	1,665
5:00 PM	1,586	1,655	1,688
6:00 PM	1,640	1,671	1,793
7:00 PM	1,797	1,753	1,659
8:00 PM	1,659	1,717	1,659
9:00 PM	1,641	1,711	1,626
10:00 PM	1,576	1,643	1,626
11:00 PM	1,595	1,672	1,743
Total	32,002	33,021	34,442



Trip Generation

Peak hour vehicle trips generated by the proposed development were estimated for a typical weekday evening and Saturday peak hours. The trip generation assumptions for the project are summarized in **Table 1**, and consider that trip generation factors for the weekday evening peak are the same as the peak for the Saturday evening.

Table 1: Trip Generation Factors

Trip Factor	Unit	Hotel		Restaurant/Cafe		Cellar Lounge		Rooftop Bar	
Project Component	Size	300		41		116		147	
	Unit	Rooms		seats		seats		Seats	
Person Trip Generation	Weekday	9.4		2.0		2.0		2.0	
	Saturday	9.4		2.0		2.0		2.0	
	Unit	per room per day		per seat per hour		per seat per hour		per seat per hour	
Modal Split	**Type**	**Weekday**	**Saturday**	**Weekday**	**Saturday**	**Weekday**	**Saturday**	**Weekday**	**Saturday**
	Auto	10.0%	10.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
	Taxi	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
	Bus	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Subway	10.0%	10.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
	Walk/Other	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
	Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Vehicle Occupancy	Auto	1.40	1.40	2.00	2.00	2.00	2.00	2.00	2.00
	Taxi	1.80	1.80	2.00	2.00	2.00	2.00	2.00	2.00
Linked Trips	--	--	--	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Temporal Distribution	Weekday	12.8%		90.0%		90.0%		90.0%	
	Saturday	12.8%		90.0%		90.0%		90.0%	
Directional Distribution		**In**	**Out**	**In**	**Out**	**In**	**Out**	**In**	**Out**
	Weekday	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%
	Saturday	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%

Notes:
1. Temporal distribution for all uses except for Hotel based on SSE assumptions.
2. The temporal distribution for Hotel is based on Hotel land use pattern from Hudson Yards FGEIS, Appendix S-1.
3. Vehicle occupancy rates for Hotel were obtained from the Western Rail Yards FEIS (2009), Table 17-3.
4. "Taxi" includes all for-hire vehicles (livery cars, etc.)

The trip generation factors in **Table 1** were used to estimate the peak hour vehicle trips to/from the project site, as summarized in **Table 2**.

Table 2: Projected Peak Hour Vehicle Trips

Peak Hour	Vehicle Type	Hotel		Restaurant/ Cafe		Cellar Lounge		Rooftop Bar		Total All Trips		
		In	Out	In	Out	In	Out	In	Out	In	Out	Total
Weekday PM	Auto	17	9	1	1	2	2	3	3	**23**	**15**	**38**
	Taxi (balanced)	50	50	7	7	21	21	27	27	**105**	**105**	**210**
	Total	67	59	8	8	23	23	30	30	**128**	**120**	**248**
Saturday	Auto	17	9	1	1	2	2	3	3	**23**	**15**	**38**
	Taxi (balanced)	50	50	7	7	21	21	27	27	**105**	**105**	**210**
	Total	67	59	8	8	23	23	30	30	**128**	**120**	**248**

Notes:
1. A 50% taxi overlap rate was assumed (i.e., 50% of inbound full taxis are assumed to be available for outbound demand), based on the CEQR 2014 Technical Manual.

Vehicle volumes generated by the project would consist of both automobiles and taxis. A combined total of 248 vehicle trips (128 inbound and 120 outbound) are projected during the weekday evening and Saturday peak hours. Of the total 128 inbound trips, approximately 105 would be taxis (82 percent) with the remaining 23 trips (18 percent) being privately operated vehicles. Similarly, in the outbound direction, 105 of the total 120 trips would be taxis (88 percent) and the remaining 15 trips (12 percent) being privately operated vehicles. The majority of hotel, restaurant, and bar visitors are expected to travel to the project site via transit or by walking given the proximity to public transit/subway stations and the surrounding cultural, retail and restaurant uses.

Parking Generation

To estimate the parking demand associated with the development, an hourly parking accumulation analysis was prepared for a typical weekday and Saturday. The parking demand factors used are summarized in **Table 3**. The projected weekday and Saturday hourly parking demand are summarized in **Table 4** and **Table 5**, respectively.

Table 3: Parking Demand Factors

	Hotel		Restaurant/Cafe		Cellar Lounge		Rooftop Bar	
Size	300		41		116		147	
Unit	rooms		seats		seats		seats	
	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday
Person Trip Rate	9.4	9.4	2.0	2.0	2.0	2.0	2.0	2.0
Unit	room/day	room/day	seat/hr.	seat/hr.	seat/hr.	seat/hr.	seat/hr.	seat/hr.
Auto Share	10.0%	10.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Vehicle Occupancy	1.4	1.4	2.0	2.0	2.0	2.0	2.0	2.0
Linked Trips	--	--	10%	10%	10%	10%	10%	10%
Daily Auto Trips	101	101	17	17	29	29	36	36

Notes: Please see source references from **Table 1**.

Table 4: Weekday Hourly Parking Demand (with peak highlighted)

Hour Beginning	Hotel		Restaurant/ Cafe		Cellar Lounge		Rooftop Bar		Total		
	In	Out	In	Out	In	Out	In	Out	In	Out	Acc
Before 6:00 AM											22
6:00 AM	1	3	0	0	0	0	0	0	1	4	19
7:00 AM	2	7	1	1	0	0	0	0	2	7	14
8:00 AM	6	9	1	1	0	0	0	0	7	10	11
9:00 AM	5	7	1	1	0	0	0	0	6	8	8
10:00 AM	5	6	1	1	0	0	0	0	5	6	7
11:00 AM	5	5	1	1	0	0	0	0	6	6	7
12:00 PM	16	13	1	1	0	0	0	0	17	15	10
1:00 PM	5	6	1	1	0	0	0	0	6	7	9
2:00 PM	3	5	1	1	1	1	1	1	6	8	7
3:00 PM	4	4	1	1	1	1	2	2	7	8	6
4:00 PM	9	7	1	1	2	2	2	2	14	12	8
5:00 PM	17	9	1	1	2	2	3	3	23	15	16
6:00 PM	8	6	1	1	2	2	3	3	15	12	18
7:00 PM	11	8	1	1	2	2	3	3	17	15	21
8:00 PM	4	3	1	1	2	2	3	3	11	10	22
9:00 PM	2	1	1	1	3	3	3	3	8	8	22
10:00 PM	1	1	1	1	3	3	3	3	7	7	22
11:00 PM	0	0	1	1	3	3	3	3	7	7	22
12:00 AM	0	0	1	1	3	3	3	3	7	7	22
1:00 AM	0	0	1	1	3	3	3	3	7	7	22
2:00 AM	0	0	0	0	1	1	2	2	3	3	22
After 3:00 AM	0	0	0	0	1	1	1	1	2	2	22

Notes:

1. Hourly and directional distribution for all uses except for Hotel based on SSE assumptions.
2. Hourly and directional distribution for the Hotel land use reference the Hudson Yards FGEIS, Appendix S-1

Table 5: Saturday Hourly Parking Demand (with peak highlighted)

Hour Beginning	Hotel		Restaurant/ Cafe		Cellar Lounge		Rooftop Bar		Total		
	In	Out	In	Out	In	Out	In	Out	In	Out	Acc
Before 6:00 AM											22
6:00 AM	1	3	0	0	0	0	0	0	1	4	19
7:00 AM	2	7	1	1	0	0	0	0	2	7	14
8:00 AM	6	9	1	1	0	0	0	0	7	10	11
9:00 AM	5	7	1	1	0	0	0	0	6	8	8
10:00 AM	5	6	1	1	0	0	0	0	5	6	7
11:00 AM	5	5	1	1	0	0	0	0	6	6	7
12:00 PM	16	13	1	1	0	0	0	0	17	15	10
1:00 PM	5	6	1	1	0	0	0	0	6	7	9
2:00 PM	3	5	1	1	1	1	1	1	6	8	7
3:00 PM	4	4	1	1	1	1	2	2	7	8	6
4:00 PM	9	7	1	1	2	2	2	2	14	12	8
5:00 PM	17	9	1	1	2	2	3	3	23	15	16
6:00 PM	8	6	1	1	2	2	3	3	15	12	18
7:00 PM	11	8	1	1	2	2	3	3	17	15	21
8:00 PM	4	3	1	1	2	2	3	3	11	10	22
9:00 PM	2	1	1	1	3	3	3	3	8	8	22
10:00 PM	1	1	1	1	3	3	3	3	7	7	22
11:00 PM	0	0	1	1	3	3	3	3	7	7	22
12:00 AM	0	0	1	1	3	3	3	3	7	7	22
1:00 AM	0	0	1	1	3	3	3	3	7	7	22
2:00 AM	0	0	0	0	1	1	2	2	3	3	22
After 3:00 AM	0	0	0	0	1	1	1	1	2	2	22

Notes:

1. Hourly and directional distribution for all uses except for Hotel based on SSE assumptions.
2. Hourly and directional distribution for the Hotel land use reference the Hudson Yards FGEIS, Appendix S-1

As shown in **Table 4** and **Table 5**, it is estimated that the peak parking demand for the project site would be 22 vehicles, occurring on weeknights and Saturdays between 8:00 PM and 6:00 AM. To understand how this would affect the local off-street parking supply, an inventory of public parking facilities within approximately ½-mile (10-minute walk) of the project site was conducted. The results of the off-street parking survey are shown in **Table 6**.

Table 6: Inventory of Public Off-Street Parking (½-mile radius from site)

Garage	Location	License Number	Licensed Capacity	Utilization Rate (%)				Utilized Spaces				Available Spaces			
				Weekday			Saturday	Weekday			Saturday	Weekday			Saturday
				AM	MD	PM	MD	AM	MD	PM	MD	AM	MD	PM	MD
395 Parking Corporation	395 Broome Street	469630	85	100%	100%	100%	70%	85	85	85	60	0	0	0	25
MTP Operating Corporation	89-93 Chrystie Street	977117	116	90%	90%	90%	80%	104	104	104	93	12	12	12	23
Allen Street Garage Corp.	59-63 Allen Street	1192853	200	70%	100%	100%	50%	140	200	200	100	60	0	0	100
Oak Parking/Ipark (Imperial Parking System)	106 Mott Street	2018213	154	60%	60%	60%	60%	92	92	92	92	62	62	62	62
Rapid Park Industries/Ipark	44 Elizabeth Street	2020001	147	100%	100%	100%	70%	147	147	147	103	0	0	0	44
T & K Parking Garage	61-63 Chrystie Street	1344945	50	25%	25%	0%	100%	13	13	0	50	37	37	50	0
125 Vertical Parking Group LLC	123 Baxter Street	1251237	68	100%	100%	100%	na	68	68	68	na	0	0	0	na
Edison Parking Corporation	174 Centre Street	926757	93	100%	100%	50%	60%	93	93	47	56	0	0	46	37
	Total Existing		913	--	--	--	--	742	802	743	554	171	111	170	291

As shown in **Table 6**, the off-street parking facilities within a ½-mile (10-minute walk) of the project site have an availability of over 100 spaces during all peak hours which would be sufficient to accommodate the project-generated demand.

Conclusion

During the weekday and Saturday evening peak hours, the proposed project at 185 Bowery is expected to generate approximately 248 vehicle trips (128 inbound and 120 outbound). A majority of the vehicle trips are projected to be taxis.

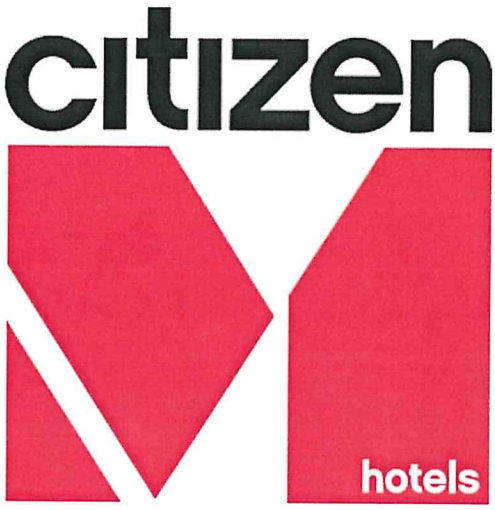
Bowery, between Delancey Street and Rivington Street, generally operates with two travel lanes per direction. The typical capacity of a street in New York City is between 500 and 700 vehicles per lane per hour; therefore, Bowery has a capacity of approximately 1,000 to 1,400 vehicles per direction per hour. Currently, the peak hour directional volumes are 782 northbound and 1,128 southbound which indicates sufficient capacity is available to absorb an additional 248 vehicle trips.

Overall, a review of the traffic data and trip projections indicate that there is available capacity on the roadway adjacent to the project site to accommodate the additional vehicles that are projected to be generated by the proposed project during its peak hour of operation. Based on qualitative observations of traffic flow, these additional vehicles would not have a significant effect on roadway operations.

The No Standing Anytime regulation along the curb in front of the project site would facilitate taxi pick-up/drop-off activity, so that these vehicles would be prevented from blocking the flow of through traffic. The No Standing Anytime zone is currently posted to accommodate construction activity, but we anticipate it will remain after construction to support Hotel loading and unloading activity as well as taxi activity.

Further, an inventory of area off-street parking facilities indicated that there are approximately 170 spaces available on a typical weekday evening and over 291 spaces available on a typical Saturday within a 10-minute walk of the project site. This indicates that adequate off-street parking is available for the vehicles expected to be generated by the project during all hours of operation.

Overall, it is not expected that the proposed project would have any significant effect on either traffic operations or parking supply in the area.



Attachment G: Security plan

Attachment K: Licensee history

MANHATTAN COMMUNITY BOARD FIVE

Vikki Barbero, Chair

450 Seventh Avenue, Suite 2109
New York, NY 10123-2199
212.465.0907 f-212.465.1628

Wally Rubin, District Manager

November 21, 2017

Manhattan Community Board Three
59 East 4th Street
Manhattan, NY 10003

Re: **218 West 50 Street**
OSIB 50th Street Operator LLC & OSIB-BCRE 50th St Holdings LLC
DBA: CitizenM Times Square

To Whom It May Concern:

We are writing to confirm that **Community Board Five** reviewed our records and found no complaints on file for the above-mentioned establishment.

If you have any questions on this matter, please feel free to contact the office.

Sincerely,

Nicholas Athanail

Nick Athanail
Chair, Public Safety/Quality of Life Committee

JOSE LEMA
420 East 73rd St. Apt. 5C
New York, NY 10021
(347) 735 - 1606
Email: jose.lema@gmail.com

QUALIFICATIONS:

citizenM New York Bowery, New York, NY
Hotel Manager — November 2014 - Present

Atlantic Stars Hotels & Cruises, New York, NY
General Manager — July 2014 – October 2017

- Increase and maintain the value of the asset
- Owns and manages the relationship with ownership
- To be directly responsible for the sales and revenue management strategy and implementation of the hotel
- Survey, review and analyze competition, market trends, customer needs and comments in order to be proactive and adapt with business intelligence
- Manage the operations of the hotel in order to maximize profitability and to ensure superior guest service and product quality
- Develop, recommend, implement and manage the hotel's annual and long term operations, sales and marketing, capital, revenue, expense and profit goals to meet/exceed owner and corporate management expectations
- Coordinate alongside ownership capital improvement projects to maintain/upgrade quality standards and property image
- Manages performance issues that arise within the management team
- Leads the business team through the attendance of all scheduled meetings
- Work directly with the Human Resources consultancy, to ensure appropriate hiring, training, motivating, coaching, counseling and developing of team members
- Work directly with counsel on union-related matters and represent ownership in union meetings with business agent.
- Effectively communicates with team members
- Evaluate changes in guest needs, the guest mix and competitive set, to recommend appropriate product/service and operational changes as necessary
- Anticipate and address guest issues and establish proactive processes to promote guest satisfaction
- Participate in community and professional organizations to maintain high visibility and promote a positive image
- Ensures compliance with local health and safety regulations
- Manage relationship with third-party Food and Beverage operator.

Regional Director of Guest Relations & Training — November 2014 – July 2014

- Was hired as senior level leader to utilize my luxury hotel background and past successes in this setting in order to create a service-oriented culture at two distinct hotels for an organization with

aspirations of re-positioning one of their hotels during full renovation while further enhancing their newest property in order to compete with a vast array of new properties in comp set.

- Oversee operations and provides training for two boutique hotels in mid-town Manhattan, The Strand (171 rooms) and The Park South (131 rooms).
- Develop and implement luxury service standard operating procedures during a full renovation at The Park South as part of a re-positioning from 3-stars to 4-stars.
- Sourced local/high quality vendors, creatively designed and implemented temporary complimentary breakfast service in the absence of a kitchen and storage space during the construction of the Food and Beverage outlets at The Park South.
- Spearhead guest feedback program received via CRM platform, Digital Alchemy, at both properties which entails assessing guest feedback via trending reports and identifying a need for new standards or the revamping of existing ones. This resulted in a positive culture change where the team took ownership of guest issues and were motivated to encourage our guests to share feedback on social media.
- Designing and executing training programs based on analysis from both quantitative and qualitative data retrieved from CRM platform.
- Focus on social media awareness strategically which resulted in an increased response rate, increase in rate of 5-star reviews on TripAdvisor and OTA's and an improvement in TripAdvisor ranking from 164 in November '14 to 122 in August '15. Ranking during this time at The Strand improved from 64 to 47. **As of January 11th, 2016 TripAdvisor Park South ranking was at 106**As of January 1st, 2017 Park South Hotel ranking was 58**
- Serve as intermediary between third-party Food and Beverage partners lead by Cushman Concepts and the hotel during the construction and opening of four new Food and Beverage concepts. This entailed the monitoring of standard operating procedures created jointly between both parties and ensuring the consistent execution of these standards.
- Following the principles of coaching and development, conducted coaching and counseling of team members while training current leadership team and department heads on this process.

citizenM New York Times Square, New York, NY
Pre-Opening/Opening Assistant Hotel Manager January 2014 – November 2014

- Establishes vendor relationships and negotiated contracts for a 230-room new build and inaugural US property in the heart of Times Square.
- Create and implement standard operating procedures for the front office, food & beverage and housekeeping.
- Supervises and oversees 45 direct reports who cross-trained in food & beverage, front desk and housekeeping. All ambassadors are trained to be capable in all operational duties.
- Conducts performance reviews during pre-opening and current, setting goals and expectations.
- Responsible for setting food & beverage par levels, based on consumption patterns established during test sleep and post the first month of operation.
- Manages rates and selling strategies based on the pricing directives initiated by the corporate office based in Holland. This requires managing the hotels' room inventory, including opening and closing third party booking channels such as HotelsTonight.com, due to a 6-hour time difference with the support office based in Holland to achieve perfect sells.
- Work closely with our accounting department in Holland in implementing and monitoring efficient accounts payable and cash handling procedures.
- Train a team comprised primarily of recent graduates and young hospitality professionals with limited experience in systems and service etiquette. (pre-opening classroom training, on-site hotel training in Holland, and test sleep)

Denihan Hospitality Group: The Surrey, *NYC's only Relais & Chateaux property*, New York, NY
Director of Guest Relations September 2011 – December 2014

- Point of contact for all VIP clientele, including network media moguls, celebrities, Middle-Eastern royal families and high-level Corporate executives, enhancing their guest experience by learning the individual travelers preferences for a customized stay tailored to their needs.
- Embraces innovative technology while incorporating existing software, effectively streamlining all processes within the guest loyalty program and maximizing guest satisfaction as evidenced by strong Market Metrix scores and booking engine reviews such as TripAdvisor, Booking.com, etc. Effectively utilized Libra On Demand, identifying the capabilities and challenges of each program in order to ensure cohesion amongst all systems.
- Maximizes hotel revenues through repeated business developed by building relationships with hotel guests and eliminating their need to book through a third party booking engine.
- Ability to work well under pressure and make executive decisions within a high demand environment where immediate resolution is required and time is of the essence.
- Managing the Rooms Division checkbook and collaborating in the 2014 budgeting process, which includes a thorough analysis of the hotel amenity expenditure.

Viceroy Hotels and Resorts: The Tides South Beach, Miami, FL
Guest Services/Front Office Manager — August 2010 – September 2011
Guest Recognition Coordinator — June 2009 – August 2010

- Provided personalized luxury services for a 45-suite Miami Beach property ranked #1 on TripAdvisor during my tenure as Guest Services Manager.
- Recruited and developed a team of twelve Front Desk Agents, Concierge, Bellman and In-Room Dining Order Takers by building their knowledge of five-star luxury service and providing constructive feedback to enhance their professional growth. Gained the trust and respect of the team through leading by example with hard work, passion and commitment.
- Assessed team member performance and provided guidance to ensure that best practices were in accordance with established company policies & procedures.
- Managed the day-to-day Front Office and Guest Services operation, including scheduling, payroll, performance reviews/disciplinary action, budgeting and managing departmental expenses.

Conrad Miami - Hilton Hotels Worldwide, Miami, FL
VIP Coordinator — March 2008 – June 2009
Human Resources Assistant — May 2007 – March 2008
Guest Services Specialist/ Concierge — August 2006 – May 2007

- Provided administrative support to the HR Director, including: record retention, HRIS entry, employee file maintenance, payroll & benefits administration & new hire paperwork processing.
- Provided associates information regarding: policies & procedures, benefits, payroll and general HR information.
- Assisted with HR-sponsored events (Community Outreach Programs with local schools, 401K day & employee relations events)
- Managed the hotel's VIP program, including a comprehensive pre-arrival process which involved booking hotel rooms, modifying flight itineraries, coordinating and executing airport meet and greets and arranging tourist activities for out of town guests.
- Anticipating & resolving VIP Guest issues.

EDUCATION:

- Florida International University
  Master of Science in Mass Communication — 2009
  Graduate Certificate in Hospitality Management

- Florida International University — 2005
  Bachelors of Science in Sports Business; Minor: Marketing
  GPA: 3.5 Cum Laude

- Honors Mentor Program in Law, Politics and Judgment at FIU
- The National Scholars Honor Society
- Golden Key International Honor Society
- Delta Epsilon Iota Honor Society

SKILLS:

- Languages spoken: English, Spanish, Currently
- Technical Skills: Libra On Demand, Synxis Voice Agent, Hotsos, Epitome PMS, Opera, Hilton OnQ, Market Metrix, Microsoft Office, Microsoft Dynamics, Kronos, Timesaver, TimePro, Digital Alchemy, Flip-to
- Training Experience:
  - Viceroy Hotel Group Corporate Assistance/Task Force Anguilla (Oct '10-Dec'10)
  - Conrad Miami Housekeeping Manager Training (Jan '09 – June '09)
  - Front Desk Manager on Duty Training (May '08–Jan '09)
  - Front Desk/Concierge/Guest Services Training (March '08)
  - Conrad Miami Designated Departmental Trainer Training (Aug '07)

PUBLICATIONS:

Lindberg, J. (2013, February). What Your Hotel Knows About You. Travel and Leisure, 52-55. (http://www.travelandleisure.com/articles/what-your-hotel-knows-about-you)

AWARDS & ACCOLADES:

- 2012 Big Apple Star Award Nominee
- The Tides South Beach Leader of the Quarter (August 2010)
- Greater Miami and Beaches Hotel Association Inn Key Nominee (May 2009)
- Conrad Miami Ambassador of the Month (September 2008)
- Florida International University Dean's List (2001 – 2005)
- The National Dean's List Recognition (August 2005)

Noreen Chadha

101 West 15th Street
New York, NY 10011

Phone: +1 917 494 1773
E-Mail: citizenNoreen@citizenM.com

EDUCATION:

SOTHEBY'S INSTITUTE OF ART NEW YORK — New York, USA
Contemporary Art Studies — **Spring 2011, Fall 2012**

ECOLE HÔTELIÈRE DE LAUSANNE — Lausanne, Switzerland
Bachelor of Science in International Hospitality Management — **June 2007**

PROFESSIONAL EXPERIENCE:

CITIZENM HOTELS — New York, USA
General Manager — **October 2015 - Present**

- Responsible for the successful operation of citizenM Times Square on 50th Street, managing a team of 30.
- Maintaining an average of 94% positive reviews on a variety of global review sites, by creating a consistent high quality guest experience.
- Upholding a below average staff turnover rate, by ensuring a highly inspiring, friendly and comfortable employee experience to all employees.
- Continuing strong relationships with neighboring companies and residents, as well as local organizations such as the Times Square Alliance, resulting in many successful events and collaborations.
- Working closely with Sentinel Security as well as the NYPD to ensure a safe environment for all guests and patrons of the property.

Commercial Director USA — **January 2013 – October 2015**

- Fully represented the citizenM brand in the USA, responsible for a successful opening of the first American property on 50Th street in New York for the brand in April 2014.
- Established local relationships with F&B vendors, PR agencies, neighborhood organizations and other local partnerships.
- Coordinated hiring of the entire team and other HR efforts.
- Appropriately positioned the rooftop lounge as a guest only and event space amongst the neighborhood of Times Square.
- Organized a variety of events from workshops to art exhibitions to fashion shows to position the brand and obtain relevant local press coverage.

GRIND SPACES LLC. — New York, USA
Experience Director — **February – October 2012**

- Responsible for keeping the Grind member experience at 100% satisfaction, including customer service, administration, F&B, technology and events, as well as maintaining a high success rate in new membership sales.
- Established cost-effective B-to-B relationships with local suppliers, to increase the quality and value of the Grind membership.
- Completed a member networking platform, both online and offline, which allowed members to connect and form successful business relationships.
- Supervised all social media efforts in order to maintain consistent brand communication.
- Implemented a new training program for all Grind staff members, to ensure a high level of knowledge, professionalism and creativity within the team.

QUINTESSENTIALLY LTD. — London, United Kingdom
Senior Account Manager — **May 2008 – August 2009**

- Directly accountable for over 50 high net worth members: provided a bespoke proactive concierge service 24 hours a day.
- Maintained an above average membership renewal rate, and fulfilled the highest number of service requests in the department each month.
- Implemented a new customer profile management tool that ensured a more accurate and personalized service.

ABSOLUTE TASTE LTD. — London, United Kingdom
Event Planner/Staff Supervisor — **July 2007 – February 2008**

- Negotiated event contracts with clients and suppliers for public events including Wimbledon and Formula 1, corporate events including Jaguar and Dior, and private VIP events and weddings.
- Managed all aspects of pre event planning including tastings and site visits, and structured the internal contracts with the equipment warehouse, staffing, transport and food and beverage divisions.
- Supervised an average team of 25 staff members throughout the execution of events from start to finish.

GENERAL INFORMATION

Name	Michael Levie
Address	De Ginckellaan 4 1272 RM Crailo-Huizen The Netherlands.
Telephone	31-35-6975575 (Home) 31-6-21280539 (Cell Phone)
Email	citizenmichael@citizenm.com
Date of Birth	June 14th, 1960

Education

1993	M.S., Hotel Administration – Cornell/Essec University Cergy – Pontiose France
1980	Zeugnis Service Course Hotel Fachschule Montana, **Luzern, Switzerland**

Objective	To touch and enhance the hospitality industry by inspiration, stewardship and example, in order to enhance company results and individual experiences.

CAREER DETAILS

Aug 2005 to present — Michael Levie Holding B.V.,
Crailo-Huizen, The Netherlands

- Founding partner and COO of citizenM (www.citizenM.com),
  Open hotels; Schiphol 355 rooms, Amsterdam City 215 rooms, Glasgow 198 rooms, London Bankside 192 rooms, Rotterdam 151 rooms, New York Time Square 230 rooms, Paris Charles de Gaulle 230 rooms, London Tower Hill 370 rooms, London Shoreditch 216 rooms, Paris La Defense 175 rooms, Paris Gare de Lyon 338 rooms, Taipei 267 rooms and 20 hotels in various stages of development, Bowery New York, 2 (additional) in Paris, 2 LA Hollywood and down town, 2 San Francisco, 2 Seattle, Boston, Washington, 2 Miami, Zurich, (additional) Amsterdam, Copenhagen, Geneva, Kuala Lumpur and Shanghai.

Jan 2004 to July 2005

Partner,
EMCO Hospitality Inc.,
Bethesda, MD United States

- Start up Hotel management company with three owned and managed hotels. www.hotelnewport.nl , www.netherlandsinn.com , www.gladesprings.com

Oct 2001 to Dec 2003

Business Unit Director The Netherlands,
Belgium and International
NH Hotels, Hilversum, The Netherlands

In charge of 52 hotels and 3 restaurants. Key responsibilities include supervision of the general managers, marketing and sales, finance, human resources, development and training. Annual revenue business unit Euro 340.000.000 with collective 42% GOP contribution.

Aug 2000 to Sept 2001

General Manager Europe
SynXis International Ltd.,
Amsterdam, The Netherlands

In Charge of the setup and rollout of the new and revolutionary Central Reservation with onward Connectivity / Distribution System of SynXis.

August 1999 to July 2000

Area Director
Golden Tulip Hotels, Hilversum, The Netherlands

In charge of 13 hotels and 1 restaurant. Key responsibilities include supervision of the general managers, marketing and sales, finance, human resources, and training.

1983 to June 1999

Sonesta International Hotel Corporation, Boston, MA

1996 to June 1999

Vice President
Egypt Regional Office, Cairo, Egypt

In charge of 9 operating hotels and Nile Cruise ships with two additional hotels under construction. Key responsibilities include owner relations, marketing and sales, finance, human resources, and training. Served as officer of the company for Sonesta International Hotels Corporation.

1991 to 1995 Vice President and General Manager
Royal Sonesta Hotel, Cambridge MA

400-room city hotel generating $ 23.000.000 in annual revenue.

1988 to 1991 General Manager
Sonesta Beach Club and Casino,
Oranjestad, Aruba

300-room island resort hotel featuring 3 Restaurants, 3 Bars, Shopping center and Casino. Represented Sonesta during the construction, pre-opening phase and first years of operation.

1987 to 1988 Rooms Division Director
Royal Sonesta Hotel, Cambridg, MA
Cambridge, MA

400-room city hotel. Responsible for front office, housekeeping, uniformed services, security, and engineering.

1985 to 1987 Resident Manager
Sonesta Village Hotel, Orlando, FL

389-villa resort hotel. Responsible for food and beverage, rooms division, engineering, and security.

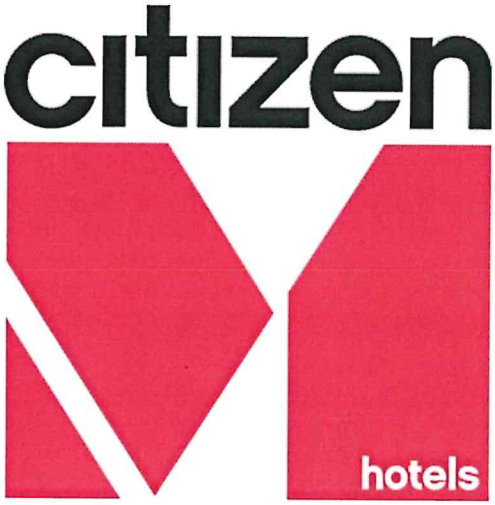
1983 to 1985 Villa manager and Assistant Manager
Sonesta Beach Resort, Key Biscayne, FL

292 guestrooms and suites ocean front hotel.

1983 to 1984 Sales Manager
Sonesta International European Sales Office, Holland

Selling Sonesta to clients throughout Europe.

Languages English, Dutch, French, German, and Spanish



Attachment L: Proximity report

Proximity Report for Location:

November 9, 2017

189 Bowery, New York, NY, 10002

*** This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.**

Closest Liquor Stores

Name	Address	Approx. Distance
WINE O INC	171 ELIZABETH ST	340 ft
GROTTA AZZURRA IMPORTS INC	177 MULBERRY ST STORE 1A	885 ft
NOLITA WINE MERCHANTS LLC	227 MULBERRY ST	925 ft
YOUNG NAM KANG	52 SPRING STREET	945 ft
SA VINO ITALIANO INC.	200 GRAND ST	1000 ft
R & S 49 LIQUOR CORP	92 ELIZABETH ST	1010 ft
E L PARTNERS LLC	101 ALLEN ST	1020 ft

Churches within 500 Feet

Name	Approx. Distance

Schools within 500 Feet

Name	Address	Approx. Distance

On-Premise Licenses within 750 Feet

	Name	Address	Approx. Distance
OP	BOWERY HOSPITALITY ASSOCIATES LLC	199 BOWERY	165 ft
OP	5 SPRING STREET CORP	5 SPRING STREET GROUND FL	175 ft
OP	D C B DELANCEY CORP	1 3 DELANCEY ST	185 ft
OP	UNCLE BOON'S LLC	7 SPRING ST	230 ft
OP	CONGEE BOWERY RESTAURANT AND BAR INC	207 BOWERY	240 ft
RL	SAMMY SCHMUL INC	155 157 CHRYSTIE STREET	275 ft
OP	TRAVERTINE LLC	19 KENMARE STREET	285 ft
OP	DIXON PLACE LLC	161 CHRYSTIE ST	295 ft
OP	AGOODLOOK LLC	174 ELIZABETH ST	315 ft
OP	BIERGARTEN AMERICA INC	7 RIVINGTON STREET	325 ft
OP	TWELVE SPRING ST REST CORP	12 SPRING ST AKA176ELIZABETHST	355 ft
OP	SWISS WHITE INT'L LLC	177 CHRYSTIE ST	360 ft
OP	PAMDH ENTERPRISES INC	217 BOWERY	370 ft
OP	14 SPRING STREET CAFE LLC	14 SPRING STREET	370 ft
OP	TOKANA CAFE BAR RESTORANT INC	163 ELIZABETH ST	375 ft
HL	153 ELIZABETH HOTEL LLC AND BLUE BELL RESTAURANT L	153 ELIZABETH ST AKA 40 KENMAR	425 ft
OP	2B RESTAURANT CORP	194 ELIZABETH STREET	430 ft

	Name	Address	Approx. Distance
OP	FAYS RESTAURANT & BAR INC	141 CHRYSTIE STREET	430 ft
OP	18 FRONT INC	18 SPRING STREET	430 ft
OP	EGG SHOP LES LLC, THE	151 ELIZABETH ST	435 ft
OP	CANTALOUPE LLC	196 ELIZABETH STREET	450 ft
OP	SAIGON SHACK CORP	139 CHRYSTIE ST	465 ft
X	IRIDIUM RESTAURANT CORP	20 SPRING STREET	465 ft
OP	343 BROOME STREET RESTAURANT INC	343 BROOME ST	475 ft
OP	ICON TWO LLC	218 220 BOWERY	485 ft
	CHERRY LANE INC	349 BROOME ST	520 ft
	TLS CHRYSTIE LLC	131 CHRYSTIE ST BASEMENT STORE	520 ft
	BOWERY RESTAURANT GROUP LLC	146 BOWERY	535 ft
	LASSO NYC INC	192 MOTT ST	560 ft
	CAFFE VETRO INC	200 MOTT ST	560 ft
	TAVA CAFE LLC	202 MOTT ST	560 ft
	VARIETY ENTERTAINMENT GROUP LLC	189 CHRYSTIE STREET	575 ft
	PUBLIC REST,L.P AVROKO REST GRP LLC,G.P &27 LTD PT	206 210 ELIZABETH STREET	605 ft
	FREEMAN HOLDINGS LLC	191 CHRYSTIE ST	610 ft
	RHI EQUITY LLC & ET AL 150710 LLC	191 CHRYSTIE ST	635 ft
	PIZZA OF 32 SPRING STREET INC	32 SPRING STREET	635 ft
	241 BOWERY CORP	241 BOWERY	645 ft
	GONG HEY FAT CHOY LLC	245 BOWERY (ENTRANCE ON STANTO	700 ft
	LETS EAT CANTINA INC	173 MOTT ST	740 ft
	AURORA CATERING INC	231 MOTT ST	745 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
MARI MAKAN LLC	20 SPRING ST	470 ft
128 BILLIARD INC	128 ELIZABETH ST	605 ft
NNTS INC	195 CHRYSTIE ST	680 ft
PRESTIGE WORLDWIDE M C LLC	373 BROOME ST	725 ft

Unmapped licenses within zipcode of report location

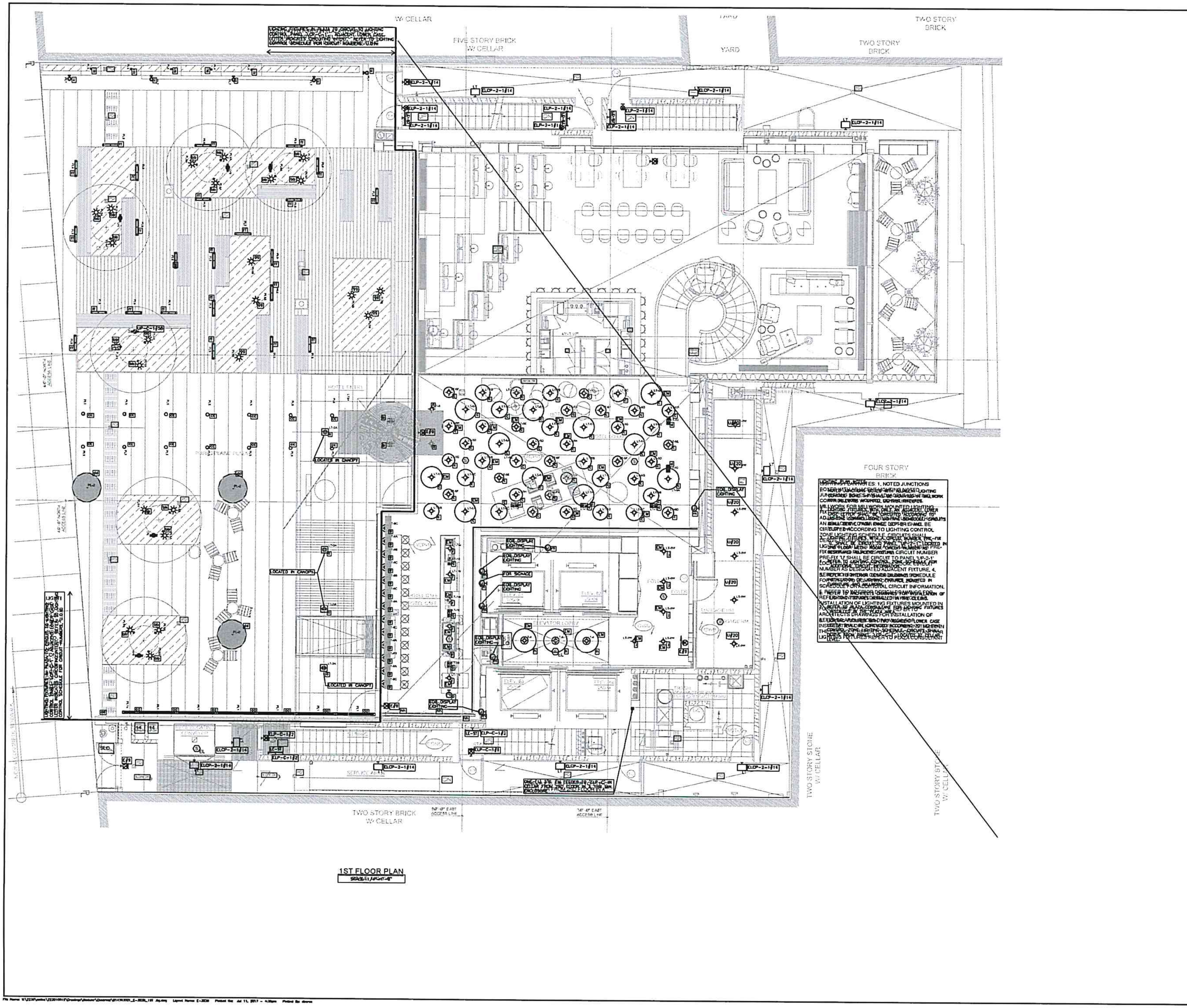
Name	Address

Attachment M: Sample events

Sample events from citizenM Times Square

- Talent night for ambassadors, acoustic singing with guitar, solo acts
- Product launch for Dutch designers showcasing all sustainable design products
- Vitra furniture showcase during design week
- Frieze Art Fair post-fair cocktail
- Charity auction for ALS
- Lounge singer from Glasgow with guitar
- Dutch female vocalist
- Food and cocktail pairing night with young chefs
- Times Square Alliance Valentine's Day brunch
- Ballet performance

Attachment N: Lighting plan



1ST FLOOR PLAN

185-191 BOWERY STREET
LOT AREA: 11,050.64
BLOCK: 425
LOT: 4

BOWERY

N

05-05-2017
CONFORMED SET

.	07/10/17	CONFORMED SET
.	05/05/17	CONFORMED SET
.	12/23/16	CONSTRUCTION SET
.	10/09/15	100% MEP CD
.	09/18/15	95% MEP CD (PODIUM)
.	05/29/15	ISSUED FOR 50% CD
—	04/17/15	ISSUED FOR DD

The Stephen B. Jacobs Group, P.C.
Architects and Planners
381 Park Avenue South
New York, N.Y. 10016
212-421-3712

Conceptual Designer:
concrete
Oudezijds Achterburgwal 78A
1012 Dr Amsterdam
011 +31 020 5286 040

Landscape Architect
Abel Bainnson Butz, LLP
80 8th Avenue, Suite 1105
New York, NY 10011
212-206-0630

Structural Engineer
Desimone Consulting Engineers
18 West 18th Street, 10th Floor
New York, N.Y. 10011
212-532-2211

M E P Engineer
Edwards & Zuck Consulting Engineers, PC
NOW STANTEC
315 Park Avenue South, 17th Floor
New York, N.Y. 10010
212-330-6200

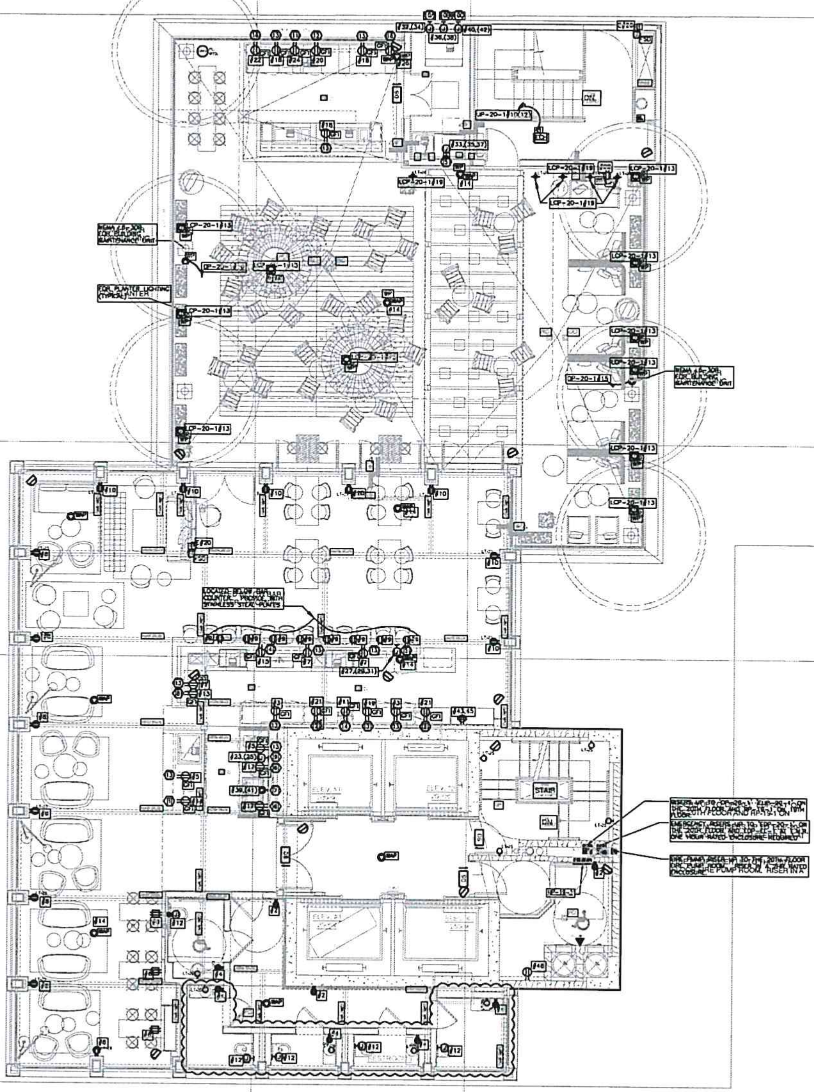
Owner / Developer:
OSIB-BCRE
Bowery Street Holdings LLC
885 Third Avenue,
Suite 2401
New York, N.Y. 10022
212-308-7200

Owner / Operator:
citizenM Hotels
Leidsevwg 219,
2253 AE Voorschoten
The Netherlands
011 +31 020 8117 049

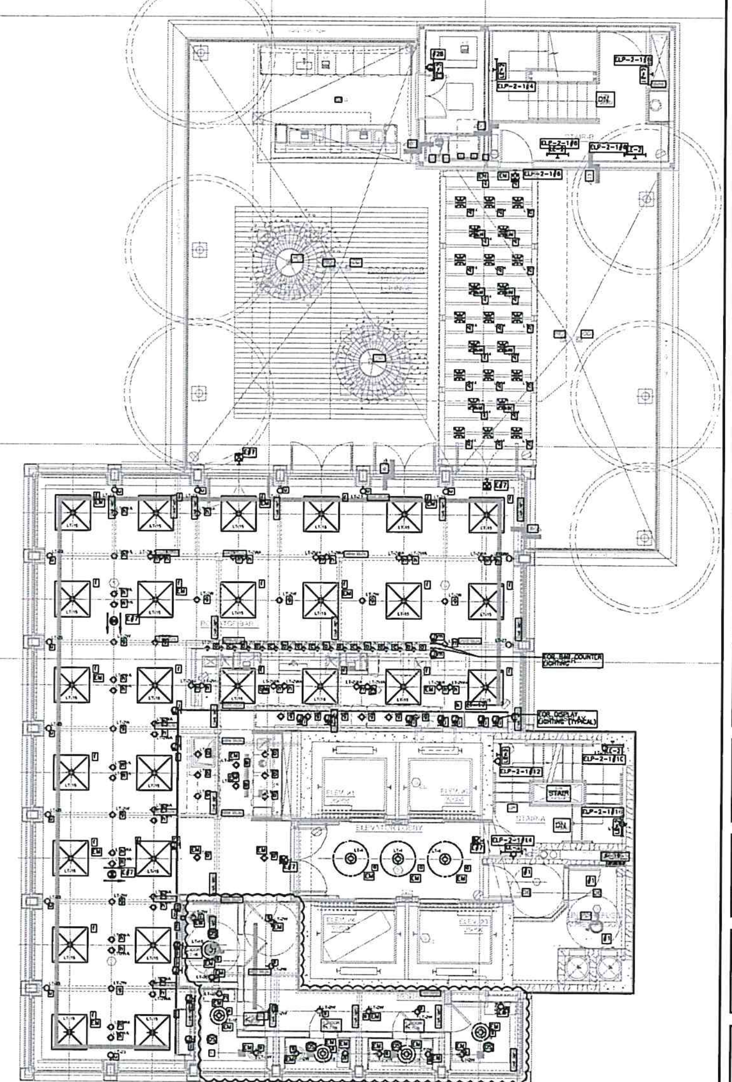
citizenM/Bowery
185-191 Bowery Street,
New York, New York 10002

Drawing Title:
ELECTRICAL 1ST FLOOR
LIGHTING PLAN

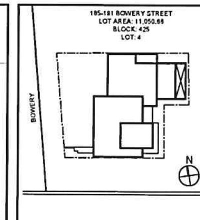
E-302B.00



19TH FLOOR POWER PLAN



19TH FLOOR LIGHTING PLAN



05-05-2017
CONFORMED SET

07/10/17	CONFORMED SET
07/10/17	REVISION UPDATE SET
05/05/17	CONFORMED SET
12/23/16	CONSTRUCTION SET
10/09/15	100% MEP CD
09/18/15	95% MEP CD (PODIUM)
05/29/15	ISSUED FOR 50% CD
04/17/15	ISSUED FOR DD

The Stephen B. Jacobs Group, P.C.
Architects and Planners
381 Park Avenue South
New York, N.Y. 10016
212-421-3712

Conceptual Designer:
concrete
Oudezijds Achterburgwal 78A
1012 Dr Amsterdam
011 +31 020 5286 040

Landscape Architect:
Abel Bainnson Butz, LLP
80 8th Avenue, Suite 1105
New York, NY 10011
212-206-0630

Structural Engineer
Desimone Consulting Engineers
18 West 18th Street, 10th Floor
New York, N.Y. 10011
212-532-2211

M E P Engineer:
Edwards & Zuck Consulting Engineers, PC
NOW STANTEC
315 Park Avenue South, 17th Floor
New York, N.Y. 10010
212-330-6200

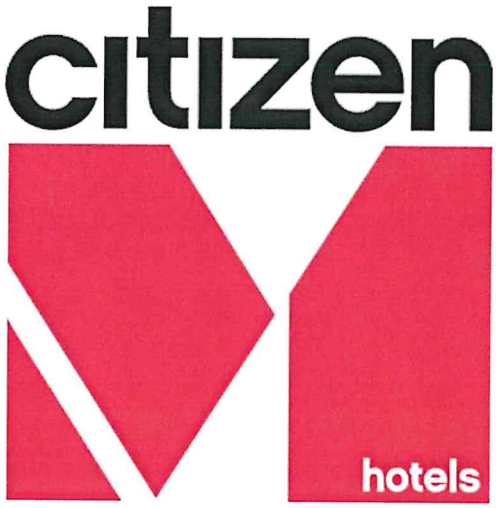
Owner / Developer:
OSIB-BCRE
Bowery Street Holdings LLC
885 Third Avenue,
Suite 2401
New York, N.Y. 10022
212-308-7200

Owner / Operator:
citizenM Hotels
Leidseweg 219,
2253 AE Voorschoten
The Netherlands
011 +31 020 8117 049

citizenM/Bowery
185-191 Bowery Street,
New York, New York 10002

ELECTRICAL 19TH FLOOR PLAN

E-307.00



Attachment O: Conspicuous postings


ATTENTION RESIDENTS & NEIGHBORS
citizenM Hotels
Plans to open a hotel
at 189 Bowery
This establishment is seeking a license to serve wine and liquor
There will be an opportunity for public comment on
Monday, March 12 at 6:30PM at Perseverance House Community Room, 535 East 5th Street
For questions please call 212-285-1800
At COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
info@cb3manhattan.org - www.cb3manhattan.org
NEW YORK POST
Page Six
LATE CITY FINAL
Oscar
has EVER
nominee ta
The ceremony: P. 4-5
Page Six: P. 10-11
Glamour: P. 29-31

at 189 Bowery

This establishment is seeking a license to serve liquor

There will be an opportunity for public comm

Monday, March 12 at 6:30PM at Perseveranc Community Room, 535 East 5th Street

For questions please call 212-285-180

At COMMUNITY BOARD 3

Attachment P: Community outreach statement & petitions

March 12, 2018

Ms. Alexandra Militano
Chair, SLA & DCA Licensing Committee
Community Board 3, Manhattan
59 East 4th Street
New York, NY 10003

Dear Ms. Militano,

The citizenM team has done extensive community and stakeholder outreach for the application presented for approval before the SLA & DCA Licensing Committee.

As part of our community outreach efforts, we met with the following elected representatives, or their designated staff members, who represent the hotel's property, including:

- Manhattan Borough President Gale Brewer
- City Council Member Margaret Chin
- State Senator Brian Kavanagh
- State Assembly Member Yuh-Line Niou
- Community Board 3: Alexandra Militano and Clint Smeltzer, Chair and Vice-Chair of the SLA Committee

In addition to those elected officials, we met with leadership of the following local community based organizations, including:

- Kathleen Webster, President, Sara D. Roosevelt Park Coalition
- Alysha Lewis-Coleman and building leadership, 10 Stanton Street Tenants' Association
- Michele Campo, Bowery Alliance of Neighbors

During our outreach, we created two important partnerships that we strongly believe will enhance the relationship between the community and the hotel, including:

- Gaspar Caro, Lower East Side Employment Network (agreement attached): This agreement calls for a partnership to identify, hire 30% of the eligible positions within the hotel. In addition, LESEN currently is working with Superior Cleaning Services, the hotel's cleaning service subcontractor further increasing the eligible position for local residents at the hotel.
- Jodi Waynberg, Artists Alliance: We have been working closely with Artists Alliance to identify local artists to provide pieces to the hotel's collection of art (an important component of the hotel's design) and we have commissioned a local artist Onyedika Chuke (who was recently named one of NYC's four artists-in-residence) to design a large prominent piece within the hotel.
- Diane Vivona, The New Museum: We have a partnership with the Museum that consists of the commissioning of three artists from the New Museum's incubator NEW INC to create original works for display at citizenM's flagship location, 189 Bowery.

Further, we met with a number of local residents and their management who represent buildings that are located adjacent or around the hotel's property including:

- Michael Mintz and the Board of Directors of 199 Bowery. We provided a tour to the Board and at their invitation briefed residents on the hotel's plans.
- James Gales and Jillian Salgado of 195 Bowery. We provided a tour of the site and have offered soundproof windows to those three floors of apartments that are closest to the outdoor rooftop area as an extra safeguard.

We have also been sending out weekly construction updates, every Friday, to the local community since summer 2016. These updates are to make the community aware of work that will be taking place over the upcoming week at the site and to answer questions and address concerns with any of the work.

Finally, we have secured 87 petition signatures within 500 feet of the hotel in addition to the three attached letters of support that are included in this attachment.

Thank you for your time and consideration of this application.

Sincerely,

Noreen Chadha
citizenM

artists alliance inc.

107 suffolk st, #411
new york ny 10002

info@artistsallianceinc.org
artistsallianceinc.org
212 420 9202

March 12, 2018

Alexandra Militano, Chair
Community Board 3 / Manhattan
330 West 42nd Street, 26th Floor
New York, New York 10036

Dear Chair Militano:

I am writing to offer my support of citizenM Bowery's application for a hotel liquor license.

Artists Alliance Inc. (AAI) is a non-profit organization founded and based on the Lower East Side that supports emerging and underrepresented contemporary artists and curators through exhibitions, residencies and commissioned projects. AAI has long served as a resource and safe space for the cultural community of our neighborhood.

We have been in conversation with citizenM over several months on how we can collaborate to ensure the hotel reflects the art of the community and uses local artists to curate its space. We are currently in the process of finalizing a large, prominent piece commissioned by the hotel with one of our resident artists, Onyedika Chuke (recently named one of four New York City public artists in residence).

Artists Alliance believes hotel ownership has made good faith efforts to be a good neighbor and incorporate itself into the local community and honor the history of the neighborhood. We have been briefed on plans for the hotel and find them to be respectful of the surrounding neighborhood.

I ask that the State Liquor Authority & Department of Consumer Affairs Licensing Committee approve in-full citizenM Bowery's application as presented.

Sincerely,

Jodi Waynberg
Director

CC: Alysha Lewis-Coleman, Board Chair
Susan Stetzer, District Manager

NEW
235 BOWERY
NEW YORK NY
10002 USA
MUSEUM

TEL +1 212.219.1222
FAX +1 212.431.5326
newmuseum.org

Alexandra Militano, Chair
Community Board 3 / Manhattan
330 West 42nd Street, 26th Floor
New York, New York 10036

March 2, 2018

Dear Chair Alexandra Militano:

I am writing to let you know about the New Museum's partnership with citizenM. As our neighbors on the Bowery, we are pleased to be able to support citizenM's advocacy for and integration of the work of local artists in their establishment.

Our partnership consists of the commissioning of three artists from the New Museum's incubator NEW INC to create original works for display at citizenM's flagship location, 189 Bowery. This collaboration supports our local creative community of artists working at the intersection of art/design/technology.

The New Museum is a non-profit organization whose mission is simply *New Art, New Ideas.* Founded in 1977 by curator Marcia Tucker the institution has been a leader among contemporary art museums, and is among the most respected internationally for its risk-taking curatorial program unrivaled in its global scope and influence. Our programs promote a free flow of ideas, cross-cultural dialogue, and respect amongst all regardless of race, gender, class or creed. In 2007, we opened the New Museum's first dedicated building at 235 Bowery, designed by Pritzker Prize-winning architects SANAA, a cultural landmark, architectural icon, neighborhood catalyst, and a destination for New Yorkers and tourists alike. Over 4M visitors have attended programs and events in the new building, gaining access to 150+ exhibitions with 600 artists from 60+ countries and 1,000+ public programs ranging from live performances, conferences, artist talks and residencies, screenings, after-school programs, and family days.

The New Museum is pleased to work with citizenM in this partnership that further shares the importance of art and its rich history in the neighborhood.

Sincerely,

Diane Vivona
Director of Institutional Giving

Cc: Alysha Lewis-Coleman, Board Chair
Susan Stetzer, District Manager

March 12, 2018

Alexandra Militano, Chair
Community Board 3 / Manhattan
330 West 42nd Street, 26th Floor
New York, New York 10036

Dear Chair Militano:

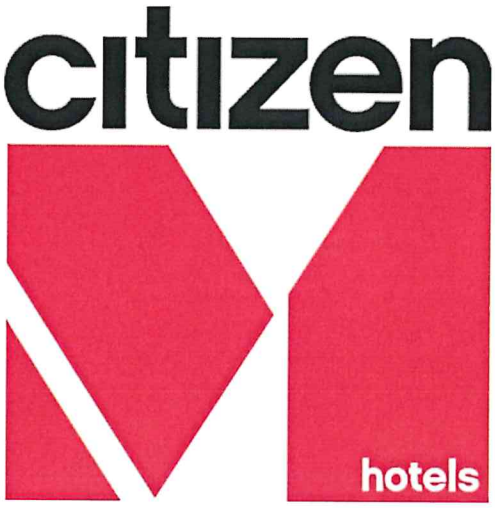
My name is Manu Newkirk. I am a manager at citizenM Times Square and a resident of Community Board 3 for 16 years. I am writing to offer my support of citizenM Bowery's application for a hotel liquor license, as I know first-hand what an outstanding company they are.

I have worked with citizenM for 4 ½ years at the 50th street location and my experience with the company has been nothing short of exceptional. They care for their employees in a very personal way and offer tremendous benefits. As a company, they take the utmost care and respect to be a good neighbor and business operator. citizenM pays homage to the neighborhoods it enters in creative and thoughtful ways.

I believe the application is respectful of Community Board 3's preferences and policies for the district and ask that the State Liquor Authority & Department of Consumer Affairs Licensing Committee approve in full citizenM Bowery's application as presented.

Sincerely,

CC: Alysha Lewis-Coleman, Board Chair
Susan Stetzer, District Manager



Attachment Q: Hotel supplemental form

THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003
Phone (212) 533-5300
www.cb3manhattan.org - info@cb3manhattan.org

Jamie Rogers, Board Chair

Susan Stetzer, District Manager

Supplemental Questionnaire for Hotel Applications

Consistent with our expectations for all hotel liquor license applications, please complete this form before the committee meeting.

1. Number of floors in total 19 Number of floors used for lodging 15
2. Number of public spaces 2 Indoor waiting areas for public spaces 1
3. Where deliveries will occur Service entrance on Bowery
4. Where will the main entrance be located 189 Bowery
   a. What other entrances or exits exist and their uses No
5. What the exterior lighting consists of or if it will change (this includes proposed lighting for the rooftop and lighting for any outdoor area) Lighting will be built into front facade overhang, seating in the public plaza, and surround exterior on roof. Attachment N
6. For each public space, please include the following information (please provide attached sheets if there are multiple public spaces):
   a. Method of operation (lounge, waiting area, lobby, restaurant, event space, etc.) Please see attached. Hours of operation _____
      Square footage _____ Capacity _____ Licensed _____
   b. Seating and what seating is comprised of (tables, chairs, couches, etc.)
   c. Number of bars and type (service or stand up) _____
   d. Bar length _____ Number of stools at bars _____
   e. Food service yes ____ no _____
   f. Food service from central kitchen or elsewhere _____
   g. Hours of food service _____ Proposed menu _____
   h. Music type (live, recorded, etc.) and level (background or entertainment)

7. If any public space is being proposed as a performance and/or dance venue, please provide the following additional information:
    a. Types of programs or shows proposed Please see attached example events from Times Square location
    b. Frequency of shows (when will they be scheduled) 1-2 a month
    c. Capacity of dance areas N/A
    d. Soundproofing Please see attached
8. If any part of the façade will open, please provide the following information:
    a. Where it is located in the building _____
    b. What it overlooks _____
    c. When it is proposed to be closed _____
9. If there are any proposed outdoor spaces, please provide the following information:
    a. Method of operation Please see attached
    b. Hours of operation _____
    c. Seating and what it consists of _____
    d. Whether music is proposed _____Type_____
    e. Proximity to adjacent residential windows _____
    f. Licensed? _____

- Please submit any vehicle and pedestrian traffic study in advance of the meeting for review. Hotel applicants should meet with the local precinct regarding its traffic and other potential impacts.
- Applicant should also meet with the community to address concerns.
- Please also submit applicant work history.

Question 6.

canteenM

- Method of operation: Restaurant/lounge
- Hours of operation: Sunday through Saturday 6am – 4am
    - Beverage service will run 10am – 4am
- Square footage: 2,324, sq ft.
- Capacity: 215
    - Seats Inside: 93
    - Seats Outside: 14
- Licensed: Yes
- Type of seating: Couches, tables and chairs, bar
- Number of bars and type: 1 full service bar
- Bar length and number of stools at bar: 16' 1" x 15' 1" x 18' 2" with 23 seats
- Food service: Yes
- Food service from central kitchen or elsewhere: Central kitchen
- Hours of food service: Sunday – Saturday 6am – 2am
- Menu: Please see attachment D
- Music type and level: Low background music played from iPod

cloudM

Interior

- Method of operation: Lounge
- Hours of operation: Sunday – Saturday 10am – 4am
- Square footage: 1,455 sq ft.
- Capacity: 180 counting exterior
    - 78 seats
- Licensed: Yes
- Type of seating: Couches, tables and chairs, bar
- Number of bars and type: one full service
- Bar length and number of stools at bar: 6' 7" x 26' 2" with 12 seats
- Food service: Yes
- Food service from central kitchen or elsewhere: Central food prep area
- Hours of food service: Sunday – Saturday 10am – 4am
- Menu: Please see attachment D
- Music type and level: Low background music with occasional lounge singer

Exterior

- Method of operation: Rooftop bar
- Hours of operation: Sunday – Saturday 10am – 2am
- Square footage: 1,517
- Capacity: 180 counting interior
    - 69 seats
- Licensed: Yes
- Type of seating: Couches, tables and chairs
- Number of bars and type: One bar with no seats that will close at 10pm

- Bar length and number of stools at bar: 12' with no seats
- Food service: Yes
- Food service from central kitchen or elsewhere: Central food prep area
- Hours of food service: Sunday – Saturday 10am – 2am
- Menu: Please see attachment D
- Music type and level: Low background music with occasional lounge singer

Question 9.

cloudM

- Method of operation: Lounge
- Hours of operation: Hours of operation: Sunday – Saturday 10am – 2am
- Type of seating: 69 outside seats consisting of couches, tables and chairs, bar
- Music type and level: Low background music with occasional lounge singe
- Proximity to adjacent residential windows: ~25 feet over and two stories down
- Licensed: Yes