

**INDEPENDENCE PLAZA NORTH TENANT ASSOCIATION (IPNTA)**

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**THE TENANTS' VOICE NEWSLETTER**

September 12, 2023. RENOVATION SPECIAL Edition

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Dear Neighbors of IP:

This fall, Stellar Management is going to begin renovations of the lobbies and corridors at Independence Plaza. The renovation will include new hallway carpeting and painting, an improved lobby and provide them with a more modern look and feel. The members of the IPNTA Board have had multiple meetings, phone discussions, and a presentation from the Stellar team regarding the plans for the renovation. We are looking forward to working together with the Stellar team in keeping the residents updated and addressing any concerns that might arise.

On **Tuesday, September 19 at 6:00 PM**, Stellar will be hosting a town hall meeting for tenants to learn about the plans for construction and ask questions. This meeting will take place **virtually** via Zoom.

**Go to this link to register for the renovation town hall on September 19:**

[https://us06web.zoom.us/webinar/register/WN\\_mGU7cmy7ReC\\_GB-b2rz5Hw#/registration](https://us06web.zoom.us/webinar/register/WN_mGU7cmy7ReC_GB-b2rz5Hw#/registration)



You can also scan the QR code to the right using your phone's camera to go to registration web page.

Following this virtual meeting, there will be an in-person meeting for seniors on Thursday, September 21. To ensure everyone's safety during the current COVID-19 surge, attendance at this meeting will be limited. If you are interested in attending this meeting, please contact Debra Ashe at [dashe@greenwichhouse.org](mailto:dashe@greenwichhouse.org) or by calling 212-267-0499.

The anticipated timeline for construction in each building is below, followed by a summary of Stellar's responses to frequently asked questions we have heard from tenants about the project.

Stellar has committed to making transparent, consistent communication a top priority throughout the renovations process.

**If you have questions, you can contact the Stellar Management team by emailing [lpconstruction@stellarmanagement.com](mailto:lpconstruction@stellarmanagement.com) or calling (800) 313-0611.**

**CONSTRUCTION TIMELINE (All dates are approximate depending on arrival of materials)**

**40 Harrison Street**

**Hallways** – Begins mid-October 2023, Duration 20 months (4-6 weeks per hallway)

Starting on 39<sup>th</sup> floor and working down, 5 floors at a time

**Lobby** – Begins November, 2023, Duration 18 months

**80 N. Moore**

**Hallways** – Begins end of October, 2023, Duration 20 months (4-6 weeks per hallway)

**Lobby** – Begins approximately mid-end November, 2023, Duration 18 months

**310 Greenwich**

**Hallways** – Begins end of October, 2023, Duration 20 months (4-6 weeks per hallway)

**Lobby** – Begins mid-end November, 2023, Duration 18 months

## **Independence Plaza Lobby and Corridor Renovation FAQ**

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### **How is management ensuring all renovation work will be up to code?**

The project is designed by a licensed architect and will be reviewed and approved by the NYC Department of Buildings (DOB) before construction begins. Once construction is complete, the architect, engineers, and the DOB will inspect the work to ensure it is within compliance with all codes and regulations.

### **Will the renovated lobbies include flood protections? Will they be built on higher ground?**

The lobbies will be designed to withstand extreme weather, but will not be raised because that would create significant accessibility challenges for residents in wheelchairs and with other mobility constraints.

We know from experience that IP can be vulnerable to flooding in extreme weather and are coordinating with other stakeholders, including the Battery Park City Authority and Army Corps of Engineers, to ensure the buildings are protected by flood mitigation projects in development for Lower Manhattan.

### **Will there be any seating in the renovated lobbies?**

There will be limited seating in the lobbies.

### **Will the hallway renovations include installing new doors and doorbells?**

All doors will receive a fresh coat of paint and new hardware, including new doorbells.

### **Will the new carpets be mold-resistant?**

Yes. The new carpets will be a premium nylon material designed to withstand heavy foot traffic and prevent mold.

### **Will the paint used be low-odor and zero-VOC?**

Yes. All paint used for the renovations will be Master Painters Institute (MPI) approved. It will be zero-VOC, low-odor, and include a washable finish.

### **Will new notice boards be added in hallways?**

Yes. Notice boards will be replaced as part of the corridor renovations.

### **Will the doors to stairwells close completely? Will there be reflective tape on the stairs?**

Yes. All new doors will close properly and there will be reflective tape on the stairs in line with New York City building codes.

### **What precautions will be taken to prevent tampering with mail waiting for pickup in the temporary mail rooms during renovation?**

All temporary and permanent mail rooms will have surveillance cameras to prevent theft and tampering with mail.

### **Is there any asbestos present in the areas that will be renovated? If so, what precautions are being taken to protect residents from asbestos during the renovations?**

Protecting residents' safety is our top priority throughout the renovation. In line with this commitment, we have conducted exhaustive testing on the lobby and corridors screening for the presence of asbestos or any other potentially hazardous materials. These tests determined that there is no asbestos in any of the areas where renovations will be taking place.

Out of an abundance of caution, all work conducted as part of these renovations and any future projects will adhere to the latest DOB and Department of Environmental Protection (DEP) safety rules and regulations, as well as current industry best practices, regarding asbestos protection, dust containment, and noise mitigation.