

NorthWest Battery Park City Resiliency Project Meeting

Moderated by Nora Madonick

Thursday, November 30, 2023

6:07 p.m.

Stuyvesant High School

285 Chambers Street

New York, NY 10282

Reported by: Richelle Modestil

JOB NO.: 6307927

A P P E A R A N C E S

List of Attendees:

Jared Klukas, Attendee/Speaker

Terrell Mwetta, Attendee/Speaker

Despo Thoma, Attendee/Speaker

Valentina Mascarino, Attendee/Speaker

Rebecca Fischman, Attendee/Speaker

Tal Fuerst, Attendee/Speaker

Jeremy Siegel, Attendee/Speaker

Dan Schaefer, Attendee/Speaker

Gregorio Ortega, Attendee/Speaker

Kimberlae Saul, Attendee/Speaker

Garrett Avery, Attendee/Speaker

Connor Dick, Attendee/Speaker

Deborah Howes, Attendee/Speaker

Karina Vangani, Attendee/Speaker

Nora Madonick, Attendee/Speaker

Peter Glus, Attendee/Speaker

Gwen Dawson, Attendee/Speaker

Emma Sniegowski, Attendee/Speaker

Tiffany Asberry, Attendee/Speaker

Caroline Ibarra, Attendee/Speaker

Lee Altman, Attendee/Speaker

Kirk Gordon, Attendee/Speaker

Diana Cristiano, Attendee/Speaker

1                   A P P E A R A N C E S (Cont'd)

2   List of Attendees:

3   Jose Class, Attendee/Speaker

4   Russ Dudley, Attendee/Speaker

5   Volkan Yargici, Attendee/Speaker

6   Claudia Filomena, Attendee/Speaker

7   Shari Hyman, Attendee/Speaker

8   Sage Block, Attendee/Speaker

9   Caroline Ibarra, Attendee/Speaker

10   Dan Dickson, Attendee/Speaker

11   Marlin Peterson, Attendee/Speaker

12   Joe Marrone, Attendee/Speaker

13   Rachel Wilkins, Attendee/Speaker

14   Nick Sbordone, Attendee/Speaker

15   Emma Sniegowski, Attendee/Speaker

16   Becky Beaver, Attendee/Speaker

17   Alejandra Cortes, Attendee/Speaker

18   Astrid Wong, Attendee/Speaker

19   Bill Barton, Attendee/Speaker

20   Raju Mann, Attendee/Speaker

21   Connor Dick, Attendee/Speaker

22   Achille Niro, Attendee/Speaker

23   Bob White, Attendee/Speaker

24

25

## P R O C E E D I N G S

MS. DAWSON: Okay. We'll get started.

Good evening, everyone. On behalf of Battery Park City Authority, I would like to welcome all of you to the NorthWest Battery Park City Resiliency Project Post-Thirty Percent Design Update. I'm Gwen Dawson. I'm the senior vice president of your property at the Authority. And it is so nice to see all of you here, and I want to express our sincere thanks, gratitude, for you spending some time with us this evening, a couple hours, to share with us your thoughts and ideas and to get a little bit more information about what we've been doing since the last time we were together in advancing this critical project.

Our design team has been working very diligently to put together a great presentation for you. I know you've seen -- had the chance to see a few of the pieces of that out in the hallway coming in. You'll get to see a lot more, and they're going to do their very best to answer your questions and to have you go away this evening, feeling that you've gotten a really good picture of -- of where we are. So without further ado I will turn it over to Nora Madonick, who's going to be our master of ceremonies for the evening.

1 MS. MADONICK: Thank you, Gwen. And  
2 hi, everybody. I'm glad to see everyone here tonight,  
3 and -- and I want to say hello to everybody who is  
4 joining us online. We are live streaming as well. So  
5 tonight is our tenth community meeting. In June, we  
6 shared an update about the 30-percent design milestone  
7 for the project, and since that time, the project team  
8 has been working to advance the design even further.  
9 They've been doing an analyses. They've been working  
10 with stakeholders and, of course, considering public  
11 input, which we have collected in meetings, in site  
12 walks, and from the emails that you have sent us  
13 online.

14 So tonight's meeting is going to focus  
15 on post-30-percent design. So we'll be looking at an  
16 update there. And while updates have been completed  
17 in all of the reaches, we are going to be focusing on  
18 three tonight. The three that we'll focus on are  
19 Reach 1, and the team is going to share an update on  
20 the alignment along Route 9A and the 9A Crossing.  
21 They'll also present an updated focus on the eastside  
22 alignment. For Reach 2, they will be sharing a  
23 revised extension that will accommodate future  
24 adaptability and circulation. And for Reach 5,  
25 they'll be sharing an update about coordination with

1 the port authority, as well as design considerations  
2 at North Cove Marina.

3 After the presentation -- the  
4 presentation will be about 40 minutes, and after the  
5 presentation, we'll do a Q&A. It won't be a long Q&A  
6 because we have something even after that. But we do  
7 want to hear from you, so we left -- for your  
8 convenience, if you'd like to use them -- cards, that  
9 if -- that as something comes to you during the  
10 presentation, you may want to jot down what you want  
11 to ask. At the point at which we do a Q&A, we'll have  
12 someone coming around with a microphone. You'll be  
13 able to ask your question, and we'll answer as many as  
14 we can.

15 We would ask you to keep it as brief as  
16 you can, so we can get to as many people as possible.  
17 If you're participating virtually today, we'll be  
18 collecting the written comments from you using the  
19 Q&A. There's a Q&A feature on your Zoom, so please  
20 put your comments in there. We'll be collecting them.  
21 They'll be sent to me, and I'll be reading them here.

22 So we're going to get started, and  
23 after the Q&A, we're going to break up to take a look  
24 at some tables. We have table topics on three topics,  
25 and you'll be able to visit the tables and talk with

1 the project team in more depth about topics that have  
2 been of interest in particular to the public that  
3 we've heard from. I'll be back and remind you about  
4 how we'll handle the Q&A, but for now, I'm going to  
5 hand things over to Peter. And he's going to take us  
6 on a walkthrough where we are in post-30-percent.

7 MR. GLUS: Thank you. Good evening,  
8 everybody. My name is Peter Glus. I'm with the  
9 design team here for the project, and what we're going  
10 to do right now is go through a number of slides which  
11 have a lot of images and representations of the  
12 project. I actually have about 165 slides, so I'm  
13 going to try to move through them fairly quickly, so  
14 that we can get to some Q&A here and then afterwards  
15 leave you some time to go to the stations over there  
16 to talk about specific projects.

17 So my -- my ask is if you have  
18 questions on the material that I'm presenting, if you  
19 could, wait until I conclude the presentation, and  
20 then we'll have 20 minutes for some open Q&A. And  
21 then we can continue -- continue to have Q&A after  
22 this or at the tables themselves. So okay. Just as a  
23 reminder, this is the identification of the team  
24 members, the Battery Park City Authority as the owner  
25 with their advisors -- and AKRF. The design build

1 team is the Turner E. Cruise Joint Venture as well as  
2 Arcadis, which is us, and some of our partners, Big  
3 Scape and WSB.

4 And the agenda, as -- as Nora had said,  
5 you know -- we have the exhibit -- exhibition area  
6 open to the public; the overview presentation, which  
7 is this; some Q&A; and then table discussions that are  
8 really very specific to some of the topics that we've  
9 heard at the numerous community interactions that  
10 we've had over the past 12 to 18 months on the project  
11 in context, risk and adaptability, and drainage and  
12 all about the trees.

13 So here's a project schedule that shows  
14 the development of the design of the project. And  
15 right now, we're at the first part of the 60-percent  
16 phase. We've passed the 30-percent milestone, and  
17 right now we're beginning to go into more details on  
18 the project elements. And we're progressing through  
19 the 60-percent stage. At that point, we get to what  
20 we call "final design," where we actually prepare  
21 construction documents, and then that goes into  
22 construction sometime in 2025.

23 So let me get into the material. As we  
24 have discussed over the course of our engagement,  
25 we've broken the project up into these seven reaches.



1 It is one singular project, but because each of the  
2 areas has sort of unique characteristics, we've broken  
3 them up in these reaches for technical ease, to  
4 break -- to make it a little bit more digestible for  
5 us and for you folks as well.

6 As Nora said, we really want to  
7 specifically talk about Reaches 1, 2, and 5 because  
8 those reaches represent a fairly significant amount of  
9 change from some of the original concepts that we've  
10 shown you, as a reflection of the feedback that we've  
11 received from you on some of the design choices that  
12 we've made. But we are going to go through Reaches --  
13 okay. We started off talking about Reaches 4, 3, 6,  
14 and 7 because we want to give you, again, a sense of  
15 where they are. There's been some minor adjustments  
16 to those as well. And we want to show you the latest  
17 there.

18 We show this image a lot, which is the  
19 reason why the project is in motion, because it shows  
20 the vulnerability of the area to the design storm, the  
21 hundred-year return period cycle with two and a half  
22 feet of climate change. And we can talk more about  
23 this, any questions on the hydraulics, the  
24 hydrodynamics, the rainfall, the climate change, and  
25 the cloudburst. We will talk about it at the risk and

1 adaptability table. So I welcome any comments on  
2 that.

3 Now, let's go reach by reach. Okay.  
4 So Reach 1, we're starting off on North Moore Street.  
5 And the highlighted area shows how we define that  
6 reach. We've heard a lot of feedback from the  
7 community. There's a lot of clarity that was  
8 requested of us at the flood-barrier system tiebacks  
9 at Greenwich Street. The trees, of course, were noted  
10 as a valuable resource. Pedestrian clearances are  
11 important. The views to the Hudson River Park from 9A  
12 are valued, and you'll see a significant change in our  
13 design to address that comment, and then concerns  
14 about alignment adjacent to the bike lane.

15 So here we are, coming around  
16 Greenwich, going down North Moore and then going on  
17 9A. And you can see, effectively, the -- the project  
18 elements hug the building. We -- we were debating  
19 different places to put these elements. We got a lot  
20 of feedback from you folks, and we settled on aligning  
21 them with the building facade, as a way to best match  
22 the current build environment.

23 And here's some pictures of the before  
24 and after to give you a sense of that. When I show  
25 these images, I'm going to always show a series of

1 three images. The first image is going to be, like,  
2 the photo today. The second image is going to  
3 highlight what is going to change. And then the third  
4 image is -- is going to represent that change. So  
5 let's -- let's try that. So here's the today. Here's  
6 what's going to change, sort of, like, watch that  
7 space. And here's what we're proposing. So that's  
8 the pattern that you're going to see throughout this  
9 presentation.

10 And you can see, like I said, the  
11 project elements are aligning themselves with the  
12 building, so that, again, we match -- best -- the  
13 current build environment, so that the project is --  
14 creates the least minimal impact on the physical and  
15 the environment of the folks who work and live and  
16 walk there.

17 An overshoot, existing -- that's where  
18 the project is going to go -- and, again, the proposed  
19 project itself. I want to note that the -- the  
20 surface treatments of those elements have not been  
21 designed yet, so it's not going to be looking like a  
22 monolithic concrete pour. It's going to be looking  
23 like something that has architectural elements on it.  
24 But we're not there yet in the design, because we're  
25 only in the 60-percent early phase.

1                   And here's another shot. And now we're  
2 coming around and going down 9A. Now, there's a  
3 representation -- there's a large change that's  
4 represented here. As many of you know, we've talked a  
5 lot about, initially, the project being on the west  
6 side of 9A, adjacent to the greenway. We've got a lot  
7 of feedback about, you know, the view impacts that  
8 that would have on the view corners across 9a and the  
9 issues of adjacency between that and the bike path.  
10 So we've shifted the alignment so that it is now on  
11 the east side of 9A, hugging along the MCC, crossing  
12 Harrison, and continuing to hug along the MCC.

13                   I will also note that the crossing was  
14 pushed south, in order to minimize the impacts that  
15 people are -- enjoy today about the views. So here's  
16 some shots of the MCC existing. There's where they're  
17 going to go. And that's the representation, exist --  
18 of the existing. And actually it is a combo. There's  
19 where they're going to go, and then the  
20 representation, again, of the existing. Here's where  
21 it's going to go and the representation. Again,  
22 building the project elements adjacent to the  
23 buildings, literally, so that we're minimally changing  
24 the current physical environment that people  
25 experience and walk through and live in.

1                   Now, let's shift to Reach 2. Reach 2  
2 is, you know, it's right out there -- right -- right  
3 outside, near that side. And Reach 2, it's  
4 interesting for us because that esplanade out there is  
5 essentially a deck. It's like a platform deck that's  
6 suspended above water. When you walk on that  
7 esplanade, you're walking above water, because the  
8 water is beneath the concrete deck that you're walking  
9 on. So for us to modify that deck, we have to take  
10 the whole deck off and reconstruct the deck, because  
11 the deck wasn't designed to handle the project  
12 elements that we're proposing.

13                   We've heard a lot about this reach, you  
14 know, the pedestrian pinch point where the north  
15 esplanade meets Hudson River Park; lots of concern  
16 about cyclists and pedestrians and the conflicts that  
17 could be coming from the proximity -- close proximity  
18 of those two user groups; you know, seepage breaching  
19 the flood barrier system and the building; trees and  
20 vegetation; amenities in the area; and then  
21 maintaining the egress to the school; and maintaining  
22 and improving universal access and ADA accessibility.

23                   So this is the project, and bird's eye  
24 view is currently conceived. You can see this is the  
25 existing, and there's an extension here of six feet

1 where we're going into the water, six feet, as a  
2 cantilever platform. And that extension is designed  
3 to help this particular reach be more adaptable in the  
4 future. And, again, I can talk a lot about that more  
5 in the table, but that's the rationale for that  
6 six-foot extension. And you can see that then, based  
7 upon that footprint, we've designed some curvature.

8 MS. MADONICK: I'm sorry. I'm talking  
9 to the folks who are livestreaming. We understand  
10 there's a problem with the Zoom. We know you can hear  
11 us, but you can't see the slides. So if you'll give  
12 us just a minute, we are going to post a link to the  
13 slides. That'll be in the -- in the chat. And you'll  
14 be able to open them up and see them. So thank you  
15 for your patience.

16 MR. GLUS: So you can see how we  
17 approached the -- the design of the surface elements.  
18 On the new esplanade that has that slight expansion of  
19 six feet, we've put some curvature to the path. And  
20 we've tried here, like in all the areas of the  
21 project, to increase green space, plantings and -- and  
22 a sense of -- you know, we wanted to get away from  
23 concrete. We want to move towards green. At every  
24 opportunity we have, we're going to take those  
25 opportunities to create areas for green and planting.

1                   And this is a good example of that,  
2       where on the south side of the curved path, we're  
3       going to be putting those green buffers. And then on  
4       the north side of the green path, we're looking to  
5       plant a line of trees because we recognize that this  
6       area right now has green. And we want to replace it  
7       with green and try to improve on that. And a lot of  
8       project areas on the Authority's property have  
9       wonderful green spaces, and we want to do our best to  
10      avoid changing them, and where we can, increasing  
11      green space where possible.

12                   So here's some shots. This is the  
13      curve -- this is the corner right now that's currently  
14      in existence. There's the project elements that are  
15      going to be going. And there's the shot. So, again,  
16      just so that we're clear, the project elements sit  
17      against and adjacent to the high school. They're not  
18      in the esplanade, so that's why they're difficult to  
19      see, because they're effectively hidden by being sit  
20      up against the sides of the high school walls.  
21      They're not structurally touching the high school, but  
22      they're adjacent to the high school.

23                   This is another shot of the existing.  
24      There's where it's going to go. And here's the final.  
25      Again, you can see -- to the right, you can see some

1 of the opportunities that we're creating for trees,  
2 green space, plantings. Existing, there's the  
3 elements. Again, taking the opportunity to create  
4 tree canopy, green space, plantings, as much as we can  
5 when we create those spaces, along with the project  
6 elements.

7 The corner -- here's a shot of the  
8 corner proposed. We changed the angle, so that's the  
9 corner right -- if you see that. And then here's the  
10 area where the maintenance facility door is. And you  
11 can see here, again, we're trying to do our best to,  
12 again, continue that green theme of planting some  
13 trees.

14 Now, we're going to go through  
15 Rockefeller Park -- Rockefeller Park, as we define it  
16 technically here. And we've heard a lot of feedback  
17 on Rockefeller Park, you know, the importance of  
18 protecting trees along River Terrace, the views --  
19 protecting the views. These are very important and,  
20 you know, appreciation for existing plantings in the  
21 pollinator garden. Right?

22 So here's the plan we have. And you  
23 can see the project elements begin sort of halfway  
24 through the park and continue along. And we follow  
25 the existing wall that goes along River Terrace



1 because we're trying to match the existing built  
2 environment to minimize the change that the project is  
3 creating for people, for pedestrians, and for user  
4 experience. Right?

5 Here's existing, the bulwarks. There's  
6 the project element, which is, again, over there,  
7 behind it. And here's the new bulwarks. So you can  
8 see in the background there are the project elements.  
9 And here's the existing wall, which the top of the  
10 wall is at 15.75 -- 15.75 from the surface of the  
11 ocean. Right? So when we see numbers on these  
12 slides, it's the numbers from the surface of the  
13 ocean, not from the ground, just so that we're all  
14 clear. So that's 15.75 from the surface of the ocean.  
15 There's the new wall, shifted and slightly offset, and  
16 then there's the new wall. So it went from 15.75 to  
17 16.5. So it went up a bit less than a foot. But,  
18 again, you can see here -- here as well, we're taking  
19 opportunities to create green space and planting  
20 space.

21 Here's -- I'm getting a little bit of  
22 feedback over there. Here's more shots of the  
23 playground, which is a place where we got a lot of  
24 feedback from. The flood -- the project elements are  
25 on the east side of the playground. You can see that

1 here. That particular wall there, there's that 14 and  
2 a half. There's the project elements. And the new  
3 wall is going to be at 16 and a half.

4 Belvedere Plaza -- let's go through  
5 Belvedere Plaza, Reach 4. We've got a -- we've had a  
6 lot of conversation with many of you about the lily  
7 pond and the ferry terminal. The ferry terminal is  
8 not going to change its location. The project team  
9 has worked with the port authority to come up with a  
10 way to design the project while leaving the ferry  
11 terminal exactly in place, without moving it to the  
12 north or to the south, because we got a lot of  
13 feedback on the ferry terminal and the -- the  
14 opportunities to move that north or south. So we're  
15 leaving it right there.

16 And we also got a lot of feedback on  
17 our lily pond, and that's a beloved feature, I know,  
18 for many of you in the community. And so that's also  
19 being left, more or less, in place, intact. We're  
20 building around these elements. What we've heard,  
21 again, interested in more plantings, less pavings;  
22 balancing plantings with, you know, activities and  
23 programs, particularly at the Hunger Memorial Plaza;  
24 better understand the height and the visual presence  
25 of the wall in front of the Hunger Memorial and 300

1 Vesey; and interested in better accommodated existing  
2 queuing needs at the ferry terminal.

3 So how we've responded to that  
4 feedback, you can see. Here's our plan where the  
5 project elements go, like I said, on the east side of  
6 the lily pond, and the wall is integrated into  
7 plantings and the greenery. And we're actually  
8 creating greenery and plantings by putting the wall  
9 there. So here's some shots of that. Here's some of  
10 the ariel shots.

11 There's the Hunger Memorial on this  
12 side. Here's existing. There's the project elements.  
13 And that's what -- you -- you can't see them, of  
14 course, because they're hidden by the plantings, but  
15 that's by design. Right? Because we want to make  
16 this an area where people are experiencing the green  
17 and the plantings, and not the wall.

18 There's the plan for the ferry terminal  
19 area. Existing. This is the area that is going to  
20 contain the wall -- the project elements. And again  
21 you can see here, we've taken a lot of -- we've put a  
22 lot of thought into trying to create green here,  
23 because this area was not particularly green in its  
24 existing configuration. And then these are the views  
25 I mentioned before. We were very concerned about some

1 of the views by some of the ground-floor commercial  
2 uses and tenants. So this is an example of the views  
3 from 300 Vesey. That's the project element that will  
4 go in front of their facade. And this is what we're  
5 envisioning the final construction to look like.

6 Again, another shot near the ferry  
7 terminal. Now, I want to point out here that one of  
8 the things that we're doing -- I don't know if you can  
9 see it here -- is there's this dotted line that's  
10 white. These areas currently sit on platforms. So to  
11 construct what we're constructing, we have to  
12 reconstruct the platforms. Because we're  
13 reconstructing the platforms, we're going to elevate  
14 the platforms. And that's going to give us a  
15 flood-protection benefit. And we're going to taper  
16 those elevated areas very gradually, so that they kind  
17 of dovetail into the existing grates.

18 Now, let's go to Reach 5, North Cove --  
19 a lot going on in Reach 5. We have Belvedere Plaza.  
20 We have Pumphouse Park -- a lot of technical  
21 challenges here. Well, we heard -- we heard a lot.  
22 We heard about views and public space as a priority,  
23 protecting as many mature trees as possible. That was  
24 a huge theme in Reach 5.

25 We got some feedback about, you know,

1 switchbacks -- too many switchbacks; very difficult  
2 for, you know, accessibility because it has a very  
3 blocky architecture that was, you know, appropriate  
4 for the time; again, a lot of hard -- hardscape; not a  
5 lot of shade in certain areas; and then, you know,  
6 just being very mindful of the programing and the  
7 planned events that take place in that area throughout  
8 the year; and, of course, the dining terraces; and the  
9 area, in particular, between the project elements and  
10 Pumphouse Park.

11                   So let's walk through this. So this is  
12 where our project elements align. We're trying to put  
13 our project elements on the high side of the esplanade  
14 to minimize their impact and to blend in with the uses  
15 in the upper esplanade. So let's talk about this.  
16 This is a good example, as we turn Vesey and go into  
17 Belvedere Plaza. This is Belvedere Plaza right now.  
18 And we -- we're -- we're -- we really thought long and  
19 hard about how to maintain those trees and protect  
20 those trees and minimize our impact to those trees.

21                   So the project elements are going to be  
22 going there. And so this is how we're representing  
23 the final design. We're minimizing the impact to the  
24 trees in Belvedere Plaza. And the project element is  
25 going to be experienced as -- as seating. I think

1 someone could actually walk into this area, and just  
2 think of it as a unique seating arrangement, as  
3 opposed to something that was designed to protect from  
4 flood. And that's the intent of what we're trying to  
5 do here. There are openings for egress, and we've  
6 taken a lot of opportunity to put, adjacent to the  
7 project elements, plantings and greenery and  
8 vegetation to make this area more green and softer, in  
9 that sense.

10 Here's an area in Reach 5, a stepdown  
11 section. There's where the project elements are going  
12 to go, and you can see -- you, actually, you really  
13 can't see. We've changed the angle a little bit to --  
14 to focus on, like -- it's a better shot of this -- but  
15 you can see, the elements are sort of hard to  
16 distinguish in the eye. But what is easy to  
17 distinguish is the increase and amplification of the  
18 green spaces and the landscaping.

19 Another shot of Belvedere Plaza.  
20 There's the elements, and again the seating  
21 configuration. As we come and come down to Waterfront  
22 Plaza, here's an existing shot of the winter garden.  
23 And again, you can see the, you know -- we're all  
24 familiar with the blocky architecture that's, you  
25 know, there. That's not -- not particularly

1 accessible and doesn't meet what we want it to meet  
2 for universal access.

3 Here's where the project elements are  
4 going to go. And here's what we propose is the final  
5 condition. So as you can see, there's much better  
6 accessibility and a significant effort to improve the  
7 canopy and the vegetative cover and the plantings and  
8 landscaping in this area, which is currently, right  
9 now, dominated by stone-type, concrete structures.

10 The dining area in Reach 5. There's  
11 the elements. There's the top of the wall. We worked  
12 really hard to keep that top of the wall such that you  
13 can be sitting on one of those tables, and you can  
14 still see the water.

15 Again, another shot. There's the area  
16 that represents the project. And you can see here's a  
17 shot that shoots along. So again, you know, what --  
18 what was obvious here is we're doing -- we're taking  
19 great care to make the wall part of an overall  
20 landscaping and architecture element. And we're  
21 taking every opportunity to increase the green  
22 coverage and the plantings in this area, as well.

23 The plaza, the elements, and, again,  
24 here's a shot. From the winter garden, the elements,  
25 and there's the shot. The terrace at -- the elements

1 themselves, and the shot here. In showing that, we're  
2 doing our best to take -- to -- to understand the  
3 usage of the dining areas and the sensitivity of those  
4 customers and the people who sit there, to the views  
5 that they are currently used to, you know, and trying  
6 to maintain as much of it as possible.

7 Now, we're going to Pumphouse Park. So  
8 this is where the project gets -- I'm doing pretty  
9 good. Twenty-four minutes, I have twenty minutes  
10 left. I think I'm more than halfway through. So this  
11 gets a little more technical here. So Pumphouse Park  
12 is, in some ways, defined by what's taking place  
13 underground, not by what's taking place on top of the  
14 ground.

15 You can't really see it here -- but  
16 I'll show this in later slides -- there's a box here.  
17 This box represents the bridging instructor --  
18 structure that's necessary to build underneath the  
19 esplanade to prevent the water from going up the path  
20 tunnel surfaces and hitting West Street. So  
21 underneath that box is this. It's a fairly -- this is  
22 what we call the bridging structure -- called it a  
23 bridging structure because it's sort of like a bridge.  
24 But basically all this is below the esplanade. And  
25 that structure is going to prevent the water from



1 going underneath the esplanade platforms and, during a  
2 surge event, coming up through the platforms and  
3 flooding Brookfield and flooding the PATH Station and  
4 everything else, like as occurred during Sandy.

5 That's a significant technical part of  
6 the project and is probably one of the most difficult  
7 parts of the project to build. And part of the reason  
8 why we're talking about Reach 5 today is because we  
9 have significant coordination with the port authority  
10 to discuss with them how we're going to build this  
11 thing and straddle their PATH tube that goes  
12 underneath it, because obviously they have some  
13 significant concerns about the impacts that our  
14 project will have on the stability of the PATH tube --  
15 a lot of technical conversations back and forth with  
16 them.

17 Again, this is just showing the areas  
18 that are -- that are above water, again. And this is  
19 just another shot that just shows this bridging  
20 structure right here. So I'm just going to -- I'm  
21 just going to recap, because this is a really  
22 important point. A lot of this design is defined by  
23 this, and this is something that we don't have a lot  
24 of liberty to move back. We can't move it this way or  
25 that way, because we have to be on top of the PATH

1 tube. We can't move it this way or that way, because  
2 there's only a certain place we can cross that PATH  
3 tube.

4 So this box and this structure really  
5 set the table for how we have to deal with what's  
6 taking place on the surface. So here's the surface.  
7 And all that I just discussed is underneath this  
8 stuff. Right? So there's the existing retaining  
9 wall. And this is the -- where the project elements  
10 will sit. And this is our concept of what the final  
11 construction will be. You can see those elements.

12 And what we've done is we've created a  
13 direct connection to Pumphouse Park through the  
14 esplanade. And we've created a system of ramps so  
15 that that esplanade entrance is accessible and -- and  
16 meets universal access requirements. We've also taken  
17 an opportunity to put as much green as we can on that,  
18 because we don't want people to experience any type --  
19 any sense, in any location that there's an  
20 overwhelming concrete, you know, feature.

21 Here's the Police Memorial area.  
22 This -- this also, because it sort of straddles onto  
23 that bridging structure is technically complicated as  
24 well and is affected by the underground construction.  
25 This is where the project elements are going to go.

1 This is also an area that has a fair amount of trees.  
2 And so this is the proposed final design. And I --  
3 again, well, you can talk more about this in the tree  
4 table. But, you know, I'm going to say 14 or 15 trees  
5 are going to be impacted by this project, because this  
6 alignment is where it is. And that thing, below  
7 grade, has to be where it is.

8 Now we're coming around to the Kowalski  
9 Plaza -- Plaza. Sorry. And this is the existing.  
10 That's where the elements are going to be, off to the  
11 side. And this is our proposed concept, which matches  
12 the existing privacy wall and is more or less at the  
13 same height. So there's not a significant change to  
14 the, you know, to the -- to the experience of people  
15 in the physical built environment. All right?

16 Reach 6, we -- we call this Reach 6.  
17 You -- you know it as the South Esplanade, wonderful  
18 place to walk and run, beautiful place to see the  
19 sunset. And Reach 6 has lots of different elements,  
20 which we'll get into here. We heard a lot of  
21 feedback. We heard a lot of feedback about doing our  
22 best to protect these trees; providing equal or  
23 additional vegetation; "What's going to happen to the  
24 art stations?" And, you know, a couple of the pieces  
25 are very valued by the community.

1                   You know, the -- the previous design --  
2 we got some feedback -- had too much meander, so we  
3 straightened it out a bit, because the feedback that  
4 we got was that it meandered too much. You know, how  
5 are you going to be handling the openings and the  
6 project elements, the flood protection system, and,  
7 you know, how is this going to affect the views from  
8 the residents on the ground floors in programs.

9                   So here's the main before and after  
10 shots. There's the existing with the -- I think it's  
11 the pickleball court -- volleyball? Okay. Sorry. I  
12 don't play pickleball, so I don't know. There's the  
13 project elements. And here's a shot, again, which  
14 shows the project elements. And it shows our concepts  
15 of increasing the vegetation, the planting, and the  
16 canopy in this area, which can be particularly hot in  
17 the summer.

18                  As we go around and near the Gateway  
19 Apartments -- the Gateway Apartments, I would add, are  
20 technically unique because part of these apartments  
21 actually sticks out over the water. Like, when the  
22 Battery Park was built as an authority, back in the  
23 day in the 70s, there was a bulkhead. For whatever  
24 the reason -- that, I don't know -- this particular  
25 apartment building chose to build over the bulkhead

1 and cantilever over the water. So that presents for  
2 us a technical challenge that we're -- we -- we are  
3 solving by sort of adapting to that extension over the  
4 bulkhead.

5 Here's Gateway Plaza. And we're in a  
6 lot of conversation about how to approach this with  
7 Gateway Plaza and make this perform as we need to, but  
8 at the same time, minimize the impact to the people in  
9 Gateway Plaza.

10 Here's some of the shots along Reach 6,  
11 Albany Street, the -- the street on there. There's  
12 the project elements that are going on the left side  
13 there, and here's a shot of that. Pardon me? I think  
14 I -- I think, yes. Yes. Sorry. I stood in the way.  
15 Yeah, yeah. The -- the rendering got a little closer  
16 to this corner, so we didn't pull it out. I mean, one  
17 of the things we're trying to do is have all the  
18 renderings match that exact frame. It's technically  
19 difficult to do, but we're doing our best to make  
20 those match.

21 All right. I think I was here, yup.  
22 Okay. Here's -- here's Thames -- the end of Thames.

23 UNIDENTIFIED SPEAKER: When you finish  
24 the back of Gateway, will that be impacted, you said?

25 MR. GLUS: I'll go back to Gateway.

1 Well, again, we're -- we're -- there's a lot of  
2 conversation still in terms of developing this. And,  
3 right now, we have been busy evaluating a number of  
4 different options. You can see two of the options  
5 represented here. It's a solid floor barrier system.  
6 And just to point out a bit of nuanced detail, it's a  
7 solid, tacit, barrier system with a recurve element on  
8 top. That's an option. And the other option we're  
9 looking at, of course, is a system that has  
10 deployables that tries to minimize the destruction of  
11 the views from the courtyard area, crossing into the  
12 Hudson.

13 UNIDENTIFIED SPEAKER: [Unintelligible  
14 response.]

15 MR. GLUS: Okay, okay. Can we -- can  
16 we save the questions until the end? Because then I  
17 can go through and repeat the questions, so that --  
18 that would be great. And we'll flip back through the  
19 slides if we want to use the slides.

20 Okay. The Thames -- there's where the  
21 project elements are. And here's the proposed  
22 configuration of the street end. Here's the Regato  
23 Residences. The wall effectively matches the current  
24 privacy wall elevation and is built in that alignment.  
25 And this is something that the design team and the

1 authority have come up with. We call these program  
2 locations -- where at the street ends, we want to  
3 reflect sort of a program use -- nature play,  
4 conversation room, and leisure lawn. And these are  
5 just some images of those proposed concepts.  
6 Existing, leisure lawn, conversation room. Existing,  
7 proposed, and then nature play.

8               So let me shift to Reach 7, South Cove.  
9 This South Cove, we already heard a lot from the  
10 feedback -- from the community feedback, you know,  
11 about the importance of protecting the grove --  
12 importance of protecting the grove. Right? That's a  
13 beloved grove, and appreciation for the quiet,  
14 contemplative seating area below the water's edge.  
15 Again, the importance of preserving views and interest  
16 in maintaining and possibly expanding circulation  
17 areas to avoid pinch points.

18               So this is the current plan for the  
19 project elements hung along the Regato and hung along  
20 here. And we have very deliberately tried to move  
21 away from the grove, so that we minimize impact on  
22 those trees. And here's some shots. This is an ariel  
23 view -- just sort of a broad view of the area. Here's  
24 the existing on the corner. And this is the proposed  
25 image on the corner.

1 UNIDENTIFIED SPEAKER: Can you go back  
2 one slide?

3 MR. GLUS: Sure, sure. And you can  
4 discuss this at length more with our colleagues in  
5 Scape. There's -- there's design rationale for the  
6 plantings here and how they tie into the installation.  
7 Here's a shot of the whole ramp. Here's the project  
8 elements. And here's our -- here's our proposed  
9 project.

10 The deployables in this particular  
11 configuration are -- are deployables that will come up  
12 from the ground and slide into place during a storm.  
13 We spent a lot of time discussing how we're going to  
14 do our best to protect that building, so that it  
15 performs like we need it to perform -- but to minimize  
16 the impact of that building, by using this particular  
17 deployable configuration. And these are some just  
18 companion views of the views from the south end. You  
19 can see here, crossing the street, we have a flip-up  
20 that comes up out of the ground in this location. You  
21 can't really see it, but it's right there.

22 And here's another shot of the view  
23 from the street with the top of the wall. Existing  
24 and proposed, and here's another shot of the second  
25 place, where the existing and the proposed.



1                   Yes. I think there's a couple  
2 different interventions being used to cover those  
3 openings. In some cases, it's slide gates. In some  
4 cases, it's gates. In some cases, deployables. So  
5 we're at the end of the images.

6                   And now it's time for Q&A. So maybe I  
7 want to write, Rachel --

8                   UNIDENTIFIED SPEAKER: I know you asked  
9 questions -- all the people -- questions about --

10                  MS. WILKINS: Okay. So I just want to  
11 go over again what we're going to do here. We have  
12 folks online, and we have folks who are in the  
13 audience right now. So for those of you who are  
14 listening via livestream, participating in that way,  
15 please put your questions in the Q&A. I see we have  
16 some lined up already. I'll be going back and forth  
17 between people who are here in person and people who  
18 are participating virtually. I would ask you, please,  
19 to try to keep it short so that we can get to  
20 everyone. We have people in the audience, staff, who  
21 have microphones.

22                  So, Caroline, let's start with you with  
23 this gentleman, right here in the blue.

24                  UNIDENTIFIED SPEAKER: You talked a  
25 little bit about the deployables on -- especially on

1 the South Esplanade, down to South Cove. You talked  
2 about a deployable coming up from the ground at South  
3 Cove. What's going to happen on the other streets? I  
4 realize there's a constraint in building it into  
5 treatments that look natural, but, obviously, one  
6 that's -- that are out of sight and doesn't leave the  
7 neighborhood feeling like it's in a prison on Albany,  
8 Thames, Rector, and the other ones. So that's one  
9 question.

10 Same question, though is, what -- are  
11 you incorporating the current privacy walls, or are  
12 you building new walls in front of them?

13 MS. WILKINS: Do you need visuals for  
14 this bit?

15 MR. GLUS: Yes, yes.

16 Okay. I don't have a slide that has,  
17 like, all different types of deployables. But let me  
18 try to get to here. Like, this is a good example. So  
19 at the outset, our goal is to build a project that's  
20 reliable and robust, easy to maintain, and easy to put  
21 in place, prior to a storm. Generally, that's best  
22 when the elements are passive, and we don't have to  
23 press any buttons or move anything in place or  
24 mobilize any people to do anything.

25 Because of, obviously, the unique

1 nature of the Authority and its property and its land  
2 uses, we have -- in a number of locations in the  
3 project -- deployable elements that are basically,  
4 sort of, I want to say, fit for purpose.

5 I think this is a good example. We  
6 have a deployable gate that is in the ground right  
7 here at the end of South End Avenue. That's a great  
8 location for a deployable, because it doesn't get a  
9 lot of heavy vehicular traffic. And so -- and it's  
10 not going to be -- it's probably not going to be  
11 whacked by a snowplow. So, you know, we're generally  
12 comfortable that that's going to remain mechanically  
13 intact, so when we need it, we can, you know, press  
14 the mechanism. And the thing will flip up, and it'll  
15 act as a protection.

16 What's also great about that location,  
17 it's already starting from a little bit of a high  
18 elevation, so the thing that's coming up doesn't have  
19 to be six, seven, eight feet. And then there are  
20 other couple areas of the project, where the height of  
21 the deployable is much higher. And so, let me give  
22 you an example. The crossing of the street that  
23 splits BMCC -- I believe that's Hudson.

24 UNIDENTIFIED SPEAKER: No. It's  
25 Harris.

1 MR. GLUS: Harris, Harris. Sorry.  
2 That's a very high design height. So for that, we're  
3 looking at a couple different interventions, but it's  
4 unlikely that a deployable could work there, because  
5 of the height that's required and the exposure of that  
6 location to the water. So in that case, we're  
7 considering a number of different things.

8 But we're also considering gates that  
9 swing into place, that have -- yes. Gates have an  
10 obvious visible presence when they're not being used  
11 and they're in storage position. However gates,  
12 certainly, are robust at heights that are higher than  
13 the deployable elements. And they rotate into place  
14 quite easily. So, you know, really each deployable  
15 that we've chosen to use has sort of a story behind  
16 why we've used it in that place.

17 And, you know, we can talk more about  
18 that because, actually, I've got a whole bunch of  
19 slides on risk and adaptability on that desk. So I'm  
20 just giving you, like, a -- a -- encouraging people  
21 who want to talk about that to head over to that desk  
22 during the breakout session.

23 MS. WILKINS: Okay. So --

24 MR. GLUS: Oh, a little to the right.

25 MS. WILKINS: We'll -- we'll tell you

1 about those in a second. I'm going to jump --

2 MR. GLUS: Yeah. He -- he had a second  
3 question.

4 UNIDENTIFIED SPEAKER: I'm sorry?

5 MR. GLUS: You had a second question.

6 UNIDENTIFIED SPEAKER: Yeah. The  
7 second question was the wall -- the wall. What of  
8 the --

9 MR. GLUS: Yes. The privacy wall.  
10 Right, right. We are -- the privacy wall, right now,  
11 in -- in Reach 6 is designed to hold itself, but it's  
12 not designed to hold flood waters and hydrostatic  
13 pressure. So what we're doing in Reach 6 is we're  
14 reconstructing that wall, so that it is engineered to  
15 hold back the water pressures that will be felt by it  
16 during the surge event. The current wall --

17 UNIDENTIFIED SPEAKER: -- replacing the  
18 first privacy wall --

19 MR. GLUS: Yeah. It gets basically  
20 replaced. Yes, yes.

21 MS. WILKINS: I'm going to switch to  
22 somebody online. "I found it hard to tell from the  
23 images, but is there any loss of space to Hudson River  
24 Park? Particularly, does the platform on the north  
25 side of Stuyvesant take space from the marina on the

1 south side of Pier 25?"

2 MR. GLUS: Okay. I will answer that  
3 question, but I'm also trying to avoid that feedback  
4 sound. But now I'm in the middle of the projector.  
5 Yes. So, remember, I talked about that six-foot  
6 extension? So the rationale there is Reach 2 is a  
7 very narrow piece of the project, and it's a complete  
8 reconstruction of that platform.

9 So when we redesign and construct that,  
10 coming back 30 years from now, it'll be very difficult  
11 to change it because you don't have a lot to work  
12 with. So what the Authority and -- and our team have  
13 done is said, "We want this project to be adaptable in  
14 the future." So what we're doing is we're extending  
15 that platform six feet out over HRPT waters. And  
16 we're creating an opportunity for that six feet to  
17 hold a small -- what we call a parapet wall or a knee  
18 wall, that can be used to attenuate and dampen surge  
19 from future events. That will be constructed, if  
20 necessary, in the future.

21 But now we have an opportunity, at  
22 least, to build it. If we had to build a parapet wall  
23 on the current platform without expanding it, it would  
24 be cutting into the platform, the pedestrian path, and  
25 the circulation. That's why we're extending out six

1 feet over HRPT waters.

2 UNIDENTIFIED SPEAKER: [Unintelligible  
3 response.]

4 MR. GLUS: Oh, sorry. Yeah, yeah.  
5 We're not touching 325. Yes. The -- is the  
6 question -- I guess -- oh, if the question was, "Are  
7 we touching 325," no, no. We're only going six feet  
8 north from the current boundary of the esplanade.

9 UNIDENTIFIED SPEAKER: [Unintelligible  
10 response.]

11 MR. GLUS: Let me go back.

12 MS. DAWSON: -- I could talk to for a  
13 second is the new platform. Right? So there's an  
14 existing platform, and then there's a new platform.  
15 And that's the difference. Right?

16 UNIDENTIFIED SPEAKER: On the ground --

17 MR. GLUS: Yeah. The -- well --

18 UNIDENTIFIED SPEAKER: There's nothing  
19 on your legend, so I just --

20 MR. GLUS: Hold on. Let me -- let me  
21 get the image. Sorry. Part of the reason is because  
22 there's a lot of slides. And I just have some  
23 feedback, so I'll be there in a second. It's coming  
24 up right now. Okay. Here. Okay. It's hard to see,  
25 but this pink line is the edge of the current

1 platform. The extension is in this sort of brown  
2 zone. The blue shaded area is just the area that  
3 we're delineating as the zone where construction  
4 activity will take place temporarily during the  
5 construction. But the finished product, per se, the  
6 physical built structure is going to be six feet out  
7 from the current edge. So set -- set even more, this  
8 edge right here is going to be six feet this way. All  
9 right.

10 MS. MADONICK: Okay. Thank you so  
11 much. Sorry I'm making you bend. So thank you for  
12 the presentation. It was really helpful, and thanks  
13 for the additions of the in-between slides. They were  
14 helpful. I just want to make a note again that we  
15 really need to talk more about Reaches 6 and 7 in more  
16 detail, not -- and 5 too, okay, 5 too -- but 5, 6, and  
17 7 because there's lots of things that are in there  
18 that I think the community -- as a broader community  
19 than just the people who came to the walkthroughs --  
20 would want to opine on and -- and have input on.

21 And I'm really grateful -- not about  
22 where the wall is. That's, you know, I know that's  
23 not up for grabs. But what are we going to do? What  
24 are we going to put in place? And I again invite you  
25 to the January or March Battery Park City Committee to



1 do those reaches at your convenience because I really  
2 think it's important.

3 Yeah. BPC, I said that. Right? BPC  
4 but -- or -- or either -- or the Environmental  
5 Committee. But I can't invite to -- committee, but I  
6 can invite to mine. Thank you.

7 MR. GLUS: Great. Is that it?

8 MS. WILKINS: Okay. We have somebody  
9 online. "Will you be removing all of the installed  
10 benches for sitting on West Street, outside of BMCC,  
11 after Harrison Street, heading downtown? The wall  
12 photos elements do not show any of those benches in  
13 the picture. The benches were very welcomed by the  
14 community."

15 MR. GLUS: Can you repeat the question?

16 MS. WILKINS: I can. "Will you be  
17 removing all of the installed benches for sitting on  
18 West Street, outside of BMCC, after Harrison Street,  
19 heading downtown? The wall photos elements do not  
20 show any of those benches in the picture. The benches  
21 were very welcomed by the community."

22 MR. GLUS: Okay. So I believe they're  
23 talking about benches that are on West Street, on the  
24 west -- east side of West Street. Like I had said  
25 earlier, we're moving the alignment of the project

1 elements on the east side of West Street, because  
2 we're looking to avoid the impacts that were created  
3 by having the project be either in the median or on  
4 the west side of West Street.

5           There's a lot of technical difficulty  
6 that the engineering team is working through, as we  
7 put the project elements on the east side of West  
8 Street, because, as you know, when you walk there,  
9 there's a lot of underground vaults and things.  
10 There's a lot of utility work there. So that -- that  
11 particular area of the project just has a lot of  
12 engineering difficulty that we're working through.  
13 And we're coordinating with the utility providers in  
14 New York City to coordinate -- whether we can relocate  
15 or move some of that stuff.

16           But I would say, right now, the  
17 engineering effort is focused really on the ability to  
18 construct here. And we can certainly take back the  
19 comment about benches and get back to folks on that in  
20 the final.

21           UNIDENTIFIED SPEAKER: Fair -- fair  
22 enough. Do you -- do you know, I mean -- on the  
23 street corners, there are trees, everything on that  
24 side? Do you --

25           MS. MADONICK: So currently on that

1 side of the street, it's really back of house for  
2 BMCC. There's a lot of loading docks. There's  
3 dumpster access. There's things like that. To my  
4 knowledge, there's currently no benches on that side  
5 of the street. There are some street trees though. I  
6 think the question may -- may be addressing for when  
7 the alignment was on the other side. But now that it  
8 is on this side of 9A, we're not going to be removing  
9 any benches, because there's none to remove.

10 MS. MASCARINO: I'm -- I'm just going  
11 to say to the presentation team, as well as the  
12 audience, if we don't have a microphone in front of  
13 you, the folks who are online can't hear you.

14 MR. GLUS: Okay. Yeah. There's a  
15 picture of what, I think, the questioner is referring  
16 to. That's right. It's sort of back of house for  
17 BMCC. I'm not sure there's benches there.

18 UNIDENTIFIED SPEAKER: -- go reach by  
19 reach by -- by any chance so you could then -- would  
20 that be something that would be tenable for  
21 feedback --

22 MR. GLUS: Yeah. I mean, I think, you  
23 know, maybe our suggestion is let's continue with the  
24 Q&A as best as we can. You know, what we heard is  
25 that people want to talk about the themes that we've

1 set up in the back. We want to make sure we have time  
2 for people to dig into those themes. So I think maybe  
3 the current question format is what we'll work with,  
4 and then at the next meeting, we'll see if we can  
5 tweak it.

6 UNIDENTIFIED SPEAKER: Louder.

7 UNIDENTIFIED SPEAKER: Yeah. My  
8 question is also about this reach. What is the  
9 passibility of 9A in the event of a flood? Like,  
10 would -- would emergency services be able to access  
11 Battery Park in -- in a massive flood?

12 MR. GLUS: That's a great question. So  
13 the project is going to be coordinated with the City  
14 of New York in terms of what we call its emergency  
15 response plan. Right? This project, Eastside Coastal  
16 Resiliency, the Underpass Projects, the Hugh Carey  
17 Tunnel -- all of these have large elements that close  
18 off the roads. Hugh Carey Tunnel has large -- you  
19 know, you see those large gates. Right? Those gates  
20 are going to be closed. Eastside Coastal Resiliency  
21 has to get that closed to the FDR. The underpass, the  
22 DOT is currently kicking off a project to close down.

23 So I -- I guess the right answer is, at  
24 an appropriate point when our design is complete,  
25 we're going to sit down with DOT, DEP, and all the

1 other City agencies and -- and align with their  
2 shutdown plan, because just to -- you know, these  
3 elements are very significant in terms of stopping  
4 egress. So they will likely be the last elements of  
5 the system that are closed.

6 Generally, when you think of a system  
7 like this, you close off elements that you can get to  
8 that have less consequence. And you wait until just  
9 before the storm starts to close off these elements.  
10 Like, for example, you know, the one on the FDR is a  
11 very big element to close off. Right? The elements  
12 outside of Bellevue Hospital are very big elements to  
13 cut off. These are going to be decisions that someone  
14 has to make. In terms of the sequence of that, that  
15 really will be governed by, you know -- you know, the  
16 City Emergency Management in coordination with them.  
17 It's a good question.

18 MS. WILKINS: So I have someone online  
19 who wants to know: "Can you, now or in the future,  
20 provide the number of mature trees per reach that you  
21 are planning to cut down in the current design?"

22 MR. GLUS: That's a great question. We  
23 cannot provide an accurate count right now. But we  
24 recognize that the tree conversation is very  
25 important. We're trying our best in this project to

1 indicate that. So, like, for example, when I talked  
2 about the Police Memorial, I pointed out that we're  
3 going to cut down about 14 or 15 of those trees.  
4 Where we have accurate information, we're going to  
5 present that to you. Where we don't, we're going to  
6 tell you that we're still trying to figure it out.

7 And the purpose of having a table there  
8 is to specifically dig into this and ask a lot of  
9 questions, not just about the number of trees that are  
10 going to be lost, but how we're going to be replacing  
11 them; why are the trees being impacted; what are we  
12 doing to protect trees -- all of that Q&A, we invite  
13 you to have at the tree table, after this meeting.

14 MS. WILKINS: So who do we have here?  
15 Yeah?

16 Caroline, could you -- thank you.

17 UNIDENTIFIED SPEAKER: Thank you. Can  
18 I ask you about the trees? You mentioned to speak to  
19 the people, but --

20 MR. GLUS: Absolutely. You can ask  
21 me --

22 UNIDENTIFIED SPEAKER: First up, thank  
23 you very much for your -- for your time and -- and all  
24 the time you spend on this. Appreciate it. Okay.  
25 First up, my understanding is that the 15-foot gap is

1 an Army Corps of Engineers requirement. Correct?

2 MR. GLUS: The -- the 15-foot gap?

3 UNIDENTIFIED SPEAKER: The 15-foot gap  
4 is, like -- like, the 15-foot space from the wall is  
5 an ACE requirement?

6 MR. GLUS: Yeah, yeah. The 15-foot gap  
7 is a Corps of Engineers requirement, and it's in FEMA  
8 guidance as well.

9 UNIDENTIFIED SPEAKER: Is it a  
10 guideline or a requirement?

11 MR. GLUS: It is -- this is something  
12 that we should talk about in the tree table. But long  
13 story short, FEMA has guidelines that are called out  
14 as such. But FEMA relatively strictly enforces them  
15 for the most part.

16 Let me give you an example of a FEMA  
17 guideline that was strictly enforced. On the east  
18 side of Manhattan, we had a regulator that had a flap  
19 to hold back water from oncoming tide and surge. We  
20 felt that that was acceptable, and the DEP felt so as  
21 well. FEMA said, "Well, we have a requirement" --  
22 sorry -- "We have a guideline that says you should  
23 have double protection for that." We said, "Well, if  
24 we have to do that, we have to reconstruct all the  
25 regulators along the east side." FEMA said, "But

1 that's our guidance," and they forced us to  
2 reconstruct all the regulators on the east side. So  
3 guidance often comes with a strict enforcement. And  
4 that's how we're handling the tree conversation.

5 But I will also add that -- and we  
6 can -- and again, we can get into it during the tree  
7 table -- avoiding the wall alignment -- the project  
8 elements alignment with trees has a lot of good  
9 engineering sense as well. We don't want to design  
10 something that has roots that go underneath it and  
11 interrupt its function. We don't want to design  
12 something that has roots adjacent to the wall, that if  
13 that tree were to topple in a hurricane, would  
14 leverage up and jack up the wall. Nor do we want to  
15 design something that has a large 20, 30 inch [sic]  
16 tree fall on a wall and crush a wall.

17 You know, so there's a lot of  
18 engineering common sense and best practice in terms of  
19 keeping mature trees from the project elements. FEMA  
20 has expressed that is 15 feet. And I think, as we've  
21 talked before, we're going to be submitting to FEMA  
22 our proposed design and having them review it. And  
23 that usually takes place as a single exercise and not  
24 as a series of small, "What do you thinks?" It's  
25 generally: "Here are the plans. Please review them



1 and provide comment." And that's called the CLOMR  
2 process.

3 UNIDENTIFIED SPEAKER: Sorry. Just to  
4 carry on. Appreciate that. Is the 15 -- is the  
5 15-foot guideline -- well, actually, this is a state  
6 project -- state and City project. Is that correct?

7 MR. GLUS: It's -- the authority is a  
8 state authority. Yeah.

9 UNIDENTIFIED SPEAKER: So what's the  
10 jurisdiction of FEMA and the ACE? Can't we just say:  
11 "Thanks very much. We're doing it this way"?

12 MR. GLUS: That's a great question.  
13 But the -- FEMA has regulatory control over all flood  
14 insurance mapping that exists in the whole continental  
15 United States. And so we abide by FEMA's guidance,  
16 because FEMA controls the flood maps. Now, we  
17 don't -- we didn't talk about this yet, but remember,  
18 when the project is built, the Authority's property  
19 will be deregulated, from an insurance perspective.  
20 And ongoing insurance in the future will be  
21 significantly cheaper, because you will not be in a  
22 high-risk zone. That's the purpose of FEMA  
23 certification. You de-map it. The CLOMR stands for  
24 Conditional Letter of Map Revision.

25 UNIDENTIFIED SPEAKER: -- for insurance

1 we'll have views to be blocked and no trees?

2 MR. GLUS: That's one way of talking  
3 about the choice, but this is why I'll encourage you  
4 to talk about it with the tree people.

5 MS. MADONICK: Could I, Peter -- Peter,  
6 could I -- could I add something there? I mean, I --  
7 I think it's -- it's important to clarify what our  
8 design team has been asked to do. We would like for  
9 our design team to provide us with their best  
10 judgement as to how close trees should be to the wall.  
11 And, you know, the FEMA -- the FEMA guidance is part  
12 of that. So they are taking that into account.

13 But ultimately, we want their judgement  
14 as to whether or not a tree within 15 feet poses a  
15 risk or doesn't, because in addition to the risks  
16 that -- that Peter just spoke about, we also have to  
17 be able to readily access those barriers for purposes  
18 of testing and operation and maintenance and repairs  
19 if needed. So there are a number of things that --  
20 that go into that. And I -- I just wanted to clarify  
21 that -- that their -- our design team's judgement --  
22 engineering judgement is something that we're relying  
23 on, and the FEMA guidance is part of that.

24 MS. WILKINS: Okay. We have -- this is  
25 a -- a general, broad question, and there -- and it

1 was asked a few times. I know the answer, but I'd  
2 like to hear it from you. What's the timeline for the  
3 numerous parts? What are start dates? How long until  
4 they get finished? What's the expected timeline and  
5 the total duration of construction?

6 MR. GLUS: The timeline is -- as we're  
7 able to communicate it right now -- is we're in the  
8 beginning of the 60-percent design phase. We know  
9 that the project is going to begin construction some  
10 time in 2025. And as the project gets finally  
11 designed, we'll know more about phasing, durations, et  
12 cetera. Right now, we don't have those details pinned  
13 down because we don't have the design finalized.

14 UNIDENTIFIED SPEAKER: Can we go back  
15 to Reach 6, please, in the theme of walls? Because I  
16 think there's been quite a bit of thought given to the  
17 walls from the park side. But when I see the image  
18 from the west side, sometimes it doesn't seem that  
19 there's -- street side -- all the views from all those  
20 streets that are impacted.

21 MR. GLUS: Okay. So which one are you  
22 looking to particularly talk about?

23 UNIDENTIFIED SPEAKER: There was one  
24 view in particular from street -- yeah. This one  
25 that's coming up. That one, yeah.

1 MR. GLUS: Okay.

2 UNIDENTIFIED SPEAKER: That's -- and  
3 then the next one. I think there was a -- yeah, that.  
4 That's -- that's pretty harsh. That's -- yeah. Awful  
5 is a better word. So is there more thought to be  
6 given to this? And what dictates the -- the width of  
7 the openings? It was shown in a previous slide in  
8 front of Gateway a lot more smaller openings and  
9 deployables. Could that not be applied here to open  
10 these as much as possible? Because, you know, this is  
11 not acceptable.

12 MR. GLUS: No. It's a good question.  
13 One of the challenges we have in these street ends is  
14 we're limited in our ability to locate deployables in  
15 the esplanade itself because it is an esplanade.  
16 Right? So you don't -- you know, we're building  
17 within a deck. And the deck doesn't have the ability  
18 to hold a deployable like, for example, the area near  
19 BMCC would.

20 So what the design team is proposing  
21 here is to use an element that, I believe, slides in  
22 place. And we're trying to maintain as much as that  
23 opening as possible but recognize that the width from  
24 building to building is significant. And so, you  
25 know, our task is, you know -- I'm going to go back to

1 the plan view. All right. I don't have a good plan  
2 view here.

3 Our -- our task is, we have to prevent  
4 water coming from the edge of that building to the  
5 edge of that building. And obviously we have no  
6 privacy wall to use as a -- as a template, so to  
7 speak. So that's why we have to extend across this  
8 open space. And we've chosen to try to have an open  
9 element here at the center point to maximize the view  
10 protection or preservation. But at the same time, we  
11 have the elements that are on either side of that open  
12 iris, so that we can achieve flood protection.

13 MS. MADONICK: If I could just add,  
14 this -- this question has come up before. And -- and,  
15 quite honestly, I agree with you. And so we've asked  
16 the design team to take -- to go back and look at this  
17 again. Is there -- is it possible to create two  
18 openings rather than one and create -- and to have  
19 a -- a larger open area. I don't know the answer to  
20 the question yet, but I -- I agree with the -- the  
21 observation. And we have asked the design team to  
22 take a closer look at that.

23 MR. GLUS: I want to follow up. I  
24 think it would be good for more community involvement  
25 to be specific to each street, because everyone really

1 worries about their own street.

2 UNIDENTIFIED SPEAKER: And each street  
3 is different.

4 MR. GLUS: And each street is  
5 different.

6 UNIDENTIFIED SPEAKER: So I'm going to  
7 build a little bit on what everyone has kind of said  
8 around me. A couple things -- in this case in  
9 particular, can you -- can you explain why, since  
10 there are two buildings on the side, you aren't able  
11 to actually build some kind of deployable to go  
12 across, further inland, so you're not worrying about  
13 the platform. You've got a giant open cul-de-sac at  
14 the end. We're looking to maintain open views, the  
15 narrow part inland, so why not move the alignment  
16 further inland, similar to the way you have on  
17 Harrison, which was the same treatment that -- the  
18 alignment inland to accommodate? I have four  
19 questions. That's the first.

20 MR. GLUS: Okay. So -- so to respond  
21 to that question, that's a good question. We looked  
22 at a number of different iterations of this during  
23 design. Honestly, I'm going to have to get back to  
24 you because I don't have them in my memory right now.  
25 But I know we did look -- we didn't look just simply

1 at building corner to building corner. We looked to  
2 see if it could bulge out. We looked to see if it  
3 could curve in. We settled on this, and I can get  
4 back to you with more clear reasons for what we did  
5 and what we looked at.

6 UNIDENTIFIED SPEAKER: I'd also like to  
7 take a look, one back, at Reach 5. I do have concerns  
8 as to where you're going on the esplanade. We  
9 currently have two pathways. One is dedicated for  
10 pedestrian only, and one is for bicycles. So along --  
11 I would like to see far more detail in 5 in terms of  
12 conversation with the community. I do not understand  
13 why -- and I would love to hear initial -- stop,  
14 please, thanks.

15 MR. GLUS: Oh, I understand. I'm just  
16 trying to get to the plan.

17 UNIDENTIFIED SPEAKER: Okay. This is  
18 the first of five. There's -- there's very little --  
19 there's a lot of solid walls where you now -- if you  
20 were there with families, you cannot see the lower  
21 level at all. You can barely see back out to the  
22 water. So that's just one feedback on here.

23 The wall system is so solid and so cold  
24 in most of 5 that it's completely changing the nature,  
25 which includes at Pumphouse Park. Pumphouse was

1 designed specifically to be a natural retreat from the  
2 urban oasis with views of the water. From what I see,  
3 it's 14 trees removed from around the outside of that,  
4 so it diminishes that completely. And you're walling  
5 it off from a view which doesn't -- I understand you  
6 have to find a bridge.

7 But initially we were shown treatments  
8 of North Cove Plaza that include changes within North  
9 Cove itself at one point. Those don't seem to be  
10 included in these renderings. And I wondered why you  
11 couldn't look at something like that on the south side  
12 to be able to move the bridging, as you call it,  
13 further west?

14 MR. GLUS: Again, that's a detailed  
15 question. We'd have to get back to you on that. I  
16 mean, I understand what you're asking. But, you know,  
17 like I have explained, the location of the bridging  
18 structure is -- is defined by the needs of the  
19 path -- crossing. And then the treatment at the grade  
20 is defined then by the location of the bridging  
21 structure.

22 UNIDENTIFIED SPEAKER: So we have this  
23 conversation when it all started with also the moving  
24 of the ferry terminal. So my question is, was it  
25 considered, moving west with changes to the marina in



1 a dialogue with Port Authority? And certainly get  
2 back to me on that. I -- I understand that --

3 MS. MADONICK: Can I -- can I answer  
4 that? Because I spent lots of time -- everybody who's  
5 on the design team will verify that I spent lots of  
6 time asking lots of questions about where that  
7 bridging structure could move. Could it move west?  
8 And it would impact the marina. And the question was,  
9 okay, it would impact the marina. The -- the --  
10 that's not the limiting -- that's not the limiting  
11 factor. By -- by moving it west --

12 And you're going to have to correct me  
13 if I'm misstating anything.

14 By moving it west, there is significant  
15 fill impact to the water and permitting by the Army  
16 Corps and DEC to the point of making it absolutely  
17 implausible that we would be able to get the -- that  
18 location of the bridging structure permitted. We went  
19 round and round and round about this. The design team  
20 felt very strongly about this. I, ultimately, was  
21 convinced of this. You're welcome to have the same  
22 conversation that I did with them. But certainly, we  
23 have really pressed that as a means for potentially  
24 having less impact on Pumphouse Park. The conclusion  
25 that we've come to is that it's not feasible. So I,

1 again, welcome you to have the further conversation.  
2 But that's -- I wanted you to be aware of the -- the  
3 work that we've done to try to achieve that.

4 UNIDENTIFIED SPEAKER: I appreciate  
5 that. But from the surface-dweller perspective, the  
6 more -- I'm not as concerned about the work that needs  
7 to be done under the platform for a space that's  
8 not -- not habitable because it's --

9 MR. GLUS: Right. Underneath the  
10 platform.

11 UNIDENTIFIED SPEAKER: Correct. It's  
12 already under a platform. So the work that would need  
13 to be done, even if it was more herculean, in order to  
14 be able to maintain the usable space and the trees and  
15 the parks on the surface that we all -- that the  
16 public, the tourists, and everyone enjoys would be a  
17 well worth thing. And I can imagine the hours that  
18 you put into it. But I'm just saying, from a person  
19 who's more concerned with the top than the bottom.

20 And then what I didn't see, Reach 5 has  
21 an incredible amount of detail. It is the most  
22 transformed -- one of the most transformative changes.  
23 So I felt it went very quickly here. I don't feel  
24 that I understand, and I know -- I live this space. I  
25 don't feel that I actually even understand that the

1 views in the images were well enough explained to be  
2 able to say and understand from point A to point B. I  
3 apologize, but that's how I feel on that.  
4 Particularly as you pass the ballfield, the volleyball  
5 court, it shows one path now.

6 MR. GLUS: Okay.

7 UNIDENTIFIED SPEAKER: So where are the  
8 bicyclists going to go? We're not losing bicyclists,  
9 as far as I understand, unless Battery Park City  
10 Authority is saying that they will prohibit bicycles  
11 on the esplanade. We've now removed the safety net of  
12 having one place for pedestrians only and one  
13 mixed-use path. What is the thought behind that?

14 MS. WILKINS: Hi. I'm Rachel. We  
15 currently have -- we do have two paths at Reach 6.  
16 Are you talking about Reach 5 or Reach 6?

17 UNIDENTIFIED SPEAKER: At the end of 5  
18 going to 6. 5 was supposed to be -- our understanding  
19 was there would be improvements --

20 MS. WILKINS: Sure. So --

21 UNIDENTIFIED SPEAKER: -- and I  
22 don't -- I didn't see that on the back of the bottom  
23 of Reach 5 around the marina or by Kowalski. I didn't  
24 see anything that would show bike path improvements --  
25 and then how it merges in from 5 to 6.

1 MS. WILKINS: Okay. So right now we're  
2 looking at where Kowalski Plaza and -- and Reach 5,  
3 North Cove Marina meet -- what we call Reach 6, which  
4 is also known as South Esplanade. A general rule of  
5 thumb, when you have a shared youth, bike, and  
6 pedestrian path is 14 feet. And there are places all  
7 over the site where we have a minimum of 14 feet. As  
8 a design team, we said, "That's not enough." So we've  
9 increased it to 20 feet in most places, except for  
10 where you're along the back of the esplanade.

11 And we're -- we're preserving the  
12 esplanade as it is now. Along Reach 6, we do have a  
13 consistent secondary path that is the same width of  
14 the path that is there now. It does have a meander  
15 for design interest, but that is really for  
16 pedestrians only. And one of the purposes of  
17 introducing the meander was to really discourage  
18 bicycles from going up there. So you'll still have  
19 the esplanade path all the way around on the  
20 perimeter.

21 You can actually see how it's outside  
22 the limit of work here, and then it goes up to the  
23 South Esplanade. That is all consistent with what is  
24 there today, plus kind of that secondary pedestrian  
25 path that you can kind of see branching off here on

1 the other side of the volleyball court.

2 UNIDENTIFIED SPEAKER: Do you have this  
3 picture for the --

4 MS. WILKINS: I -- we can't hear you.

5 UNIDENTIFIED SPEAKER: Do you have this  
6 picture for the meander side?

7 MS. WILKINS: Yeah. We do. We can  
8 show -- we can go a little bit further down.

9 MS. MADONICK: And then I'm going to go  
10 to a question online.

11 MS. WILKINS: So right here, this is  
12 the secondary path right here. It's at a ten-foot  
13 elevation, so it's -- it's six inches higher. One of  
14 the comments that we got from the previous meeting was  
15 that we had set that path too high, and you guys  
16 wanted it lower. So that's something that we  
17 accommodated in the design.

18 If you want to go through -- go forward  
19 to the next plan, we can show you another image of  
20 that secondary path. So here it is, right here. And  
21 you can see how it starts to come up to connect to  
22 West Thames Street. We have the meander. This is  
23 all -- one of the -- the points of having the meander  
24 within the design is to discourage faster traffic like  
25 scooters and bikes and such.

1 UNIDENTIFIED SPEAKER: I -- I  
2 appreciate that. Thank you. And then, the art --  
3 where is the art?

4 MS. WILKINS: We're -- we're still  
5 undergoing studies for the art. We know that the art  
6 is super important. It's a big part of the  
7 conversation. And so it's something that we're still  
8 looking at with the PCA.

9 UNIDENTIFIED SPEAKER: But I don't see  
10 it represented on your draft plans here. Correct?

11 MS. WILKINS: That's correct.

12 MS. MADONICK: So we're going to move  
13 back to online. I want to make sure that we're --  
14 we're hearing from the folks who are livestreaming.  
15 And we're probably going to do another five minutes of  
16 Q&A. I want to make sure everybody has time to go to  
17 the tables and ask some of their questions before we  
18 have to close down for the school.

19 So the question here is: "What  
20 provisions are there for evacuation in the face of the  
21 storm? Will cleats and bollards be installed on new  
22 bulkhead structures, so vessels can tie up? Is  
23 existing marine infrastructure being protected, beyond  
24 the location of the ferry terminal?"

25 MR. GLUS: I don't think, right now,

1     that our plans within the design were to -- to install  
2     cleats and bollards. But the same type of access to  
3     waterfront vehicles that is present now will be  
4     present later. So as I understand it, you know, there  
5     were events over the past decades where evacuation was  
6     performed by boats coming up close to the bulkheads of  
7     the Authority's property. We're not changing that  
8     ability, but we are not installing cleats and, you  
9     know, anchorage in any -- in any way. Nor are we  
10    changing the views of the North Cove.

11                   MS. MADONICK: Before I -- sorry. I --  
12    I just want to make sure that we --

13                   Caroline, could you take the microphone  
14    right there, please? I want to make sure we get to  
15    folks who haven't had a chance to ask questions.

16                   UNIDENTIFIED SPEAKER: Thank you for  
17    placing the priority for the designing of the -- the  
18    landscape for pedestrians and a lot of residents. I'm  
19    a resident here. And I got lots of neighbors that  
20    they are -- they look good, but they have health  
21    issues. So a lot of times, when you see the people  
22    walking around, they're actually trying to recuperate  
23    from their medical, illness, conditions. And it's --  
24    sometimes, it's very hard. Like, you see all the  
25    visitors or that they're actually squatting on the

1 stairs, trying to find seats. So I'm very happy to  
2 see that the landscape actually is showing that you're  
3 trying to provide more seating in a way that people  
4 can just naturally -- although it's a barrier, but  
5 actually you can sit there and relax.

6 And that the way I understand it is  
7 we're trying to push the bikers to go back to the  
8 beltway from the beginning, all the way to upstate,  
9 but not try to bike along the promenade. So I  
10 appreciate that. So please continue to work on that,  
11 because now there's so many E-bikes as well that are  
12 trying to get by. It's really hard. And we always  
13 have to duck away from those peoples. Yeah. Thank  
14 you for that.

15 Oh, oh, I have one more thing about the  
16 tree shades, that -- I see that your slides is showing  
17 a very forest -- forest. Actually, how long does it  
18 take to really give shade? Because I remember  
19 when -- was at the beginning, they had a skinny tree.  
20 It -- it took a few summers to really give people  
21 shade. And we've got lots of residents here, at least  
22 9,000. So please do let us know how long or, like, if  
23 -- I don't know how the seedlings work with the  
24 planting. I mean, the picture shows nice -- that it's  
25 a fully grown tree. But I don't think it's going to



1 happen when you have the construction in 2025.

2 MR. GLUS: Great point. Let -- we can  
3 definitely talk about that at the tree table.

4 MS. MADONICK: Caroline -- Caroline,  
5 could you come over here, please?

6 UNIDENTIFIED SPEAKER: Yes. I -- I  
7 appreciate the logic -- this -- the powerful logic of  
8 moving everything to the east -- moving the project  
9 elements to the east. But then everything to the west  
10 is going to flood. So what's -- what is the -- what  
11 are the assumptions about how often it's going to  
12 flood, and what are the mitigation strategies for  
13 everything west of the project elements?

14 MR. GLUS: That's a great question. I  
15 don't mean to duck it. I mean to suggest that we talk  
16 about that at the risk and adaptability table, because  
17 we got a couple more questions and only a few minutes  
18 left for Q&A and some of the folks have had their hand  
19 up for a while. But I definitely have an answer for  
20 that. Let's talk about that at the risk and  
21 adaptability table breakout. I can certainly talk  
22 about that.

23 UNIDENTIFIED SPEAKER: Okay. I --  
24 sorry. I just have couple of questions about the  
25 edges of -- in Reach 6, okay, like the Albany Street,

1 West Thames Street, and then at the end -- the end of  
2 West Thames Street, but -- and Rector Place -- I'm  
3 sorry -- and as well as the pergola. If you go back  
4 to those pictures -- I call it the gazebo. It's the  
5 pergola. And I know that you've spoken with the  
6 designer of the pergola to have a new, more built up  
7 with trees and stuff setting.

8 I'd like -- and I really would beg that  
9 the pergola stays, but then you incorporate the other  
10 elements in, as makes sense, because, for example,  
11 look at the beautiful tall trees that are there now.  
12 Assuming that those are something that could stand and  
13 withstand, that should be kept. And then you can  
14 build out the greenery where the cobblestones are. So  
15 that's number one -- can you do that?

16 MS. WILKINS: So I would love to talk  
17 to you more about this and --

18 UNIDENTIFIED SPEAKER: At the tree  
19 table?

20 MS. WILKINS: -- and I'm -- I'm going  
21 to do a Peter -- at the tree table. We have a couple  
22 of more slides to look exactly at this.

23 UNIDENTIFIED SPEAKER: Okay. That's  
24 okay. Look -- okay, cool --

25 MS. WILKINS: But -- but I --

1 UNIDENTIFIED SPEAKER: The hard thing  
2 is I'd like to hear all of the answers.

3 UNIDENTIFIED SPEAKER: Yeah. But part  
4 of it is why I want to have those questions right now  
5 and say it is, because I want everyone to think about  
6 that and weigh in on it and mention what -- what you  
7 think, I mean, if you -- if you like the new thing.

8 MS. MADONICK: If I can just -- because  
9 I know that you've raised this before.

10 UNIDENTIFIED SPEAKER: I know.

11 MS. MADONICK: And so I want you to  
12 know you are heard --

13 UNIDENTIFIED SPEAKER: I know.

14 MS. MADONICK: -- and that we -- I have  
15 asked the design team to, again, take a close look at  
16 that, see if that's something that's compatible with  
17 the overall vision that -- and -- and the design team  
18 have come up with, if it's possible to retain the  
19 pergola or the -- the gazebo. And so I -- I know they  
20 have some thoughts about that. But they are looking  
21 at it, and they will talk to you about it.

22 UNIDENTIFIED SPEAKER: I so appreciate  
23 that. And I do know that. I'm just trying to make it  
24 for the record, for the recording.

25 And then on Rector Place, I saw that

1 you have something at the edge of the street. And I'm  
2 not quite sure if that is -- let's go back to Rector.  
3 I don't know if that's part of the Resiliency or if --  
4 one more, that one, that one. No. That -- no. Go  
5 back. That's what it is now.

6 But the picture where you have people  
7 seating -- that's not it. That's Albany, go to  
8 Rector. Oh, sorry. Yeah, no. Too far. This is West  
9 Thames. There is Rector. There is Rector because of  
10 the seating across. The one with the scaffolding,  
11 then after the scaffolding is what you've proposed.  
12 It's not this one. Go one more.

13 MS. MADONICK: This is it.

14 MS. WILKINS: Is it this one?

15 UNIDENTIFIED SPEAKER: That's it.  
16 That's what it is now.

17 MS. WILKINS: Yeah. This is it.

18 UNIDENTIFIED SPEAKER: That -- that.  
19 Are those seats -- so now the water is behind us and  
20 we're looking at -- at -- we're looking east. Are  
21 those seatings that are there part of the protection,  
22 so you don't have to put something on the street? Or  
23 is that just something you decided to do?

24 MS. MADONICK: This is -- this is -- so  
25 we went through Reach 6 or South Esplanade and started

1 looking at areas where we could introduce little  
2 programmatic nodes. And this is one of the  
3 programmatic nodes that we proposed. We liked it for  
4 a few reasons. First, it's fully accessible. It's  
5 offering shade seating. We also think that there's an  
6 opportunity to, like, have, like, just a small-scale  
7 gathering space for some of the programmatic events  
8 that happen here already. And so that was what went  
9 into the thought for this.

10 UNIDENTIFIED SPEAKER: We -- we need to  
11 talk more, and I'd like the neighbors to weigh in  
12 more. And I'll stop talking now. But -- because the  
13 programming space at the -- at the Albany Street, from  
14 here, has some concern. And I think it actually  
15 blocks access, not opens it. But that's my opinion.

16 MS. MADONICK: Okay. We're going to do  
17 a couple more questions, and then we're going to go to  
18 the tables.

19 Caroline?

20 UNIDENTIFIED SPEAKER: Thanks -- thanks  
21 very much for the presentation. I just want to say,  
22 just -- just looking forward, in terms of future  
23 presentation, if I might suggest -- make a suggestion.  
24 You know, looking back, some of us in this room have  
25 worked together for many, many years. And we started

1 at Wagner Park, right on the southern end. So we --  
2 we looked at a tenth of this fantastic 92 acres. And  
3 we worked -- I think we had over ten meetings on just  
4 that small area. And it was fascinating and  
5 wonderful.

6 And I appreciate that now, with design  
7 build, that path is no longer being taken. There are  
8 much fewer of these meetings. And so each meeting  
9 really counts and is critical. And so one of the  
10 things I would do is really concentrate on how you're  
11 presenting. I think it would be helpful, with the  
12 reach situation that you're in, that you do -- do Q&A  
13 in the future, reach by reach.

14 Two, I would really think it would help  
15 everyone -- and remember, the people that are asking  
16 questions in this room live here and are really,  
17 really intimately involved. But there are many people  
18 that would be fascinated to know more about this. And  
19 your website is tremendous. But with this park, there  
20 seems to be one missing thing, which we saw when the  
21 City presented for East River Park, is a model.

22 I know -- I know all these architects  
23 and landscape architects who work with models. And I  
24 think -- I know we made -- I made this call earlier on  
25 Wagner Park -- I think it would help a great deal if

1 we could see a 3-dimensional hole and be able to  
2 really get in there and look. And it -- many of these  
3 graphics are wonderful, but I think that's what's  
4 missing. I think it would help a great deal going  
5 forward. So I just want to make that recommendation.  
6 And I thank you.

7 And I would also -- one other thing --  
8 is when you do existing versus proposed -- and I know  
9 we spoke about this at an earlier meeting -- it's  
10 really helpful if you see both images side by side, as  
11 much as I appreciate this sort of intermediary, which  
12 is interesting to see. I think that would be very  
13 helpful, as well. Thank you.

14 MS. MADONICK: Caroline, the gentleman  
15 in the turtleneck, please.

16 And that will be our last question.

17 UNIDENTIFIED SPEAKER: How are you  
18 doing? My question is about Reach 3, in front of  
19 Rockefeller Park. I'll make it really quick.  
20 There's -- my first question would be, when I -- when  
21 I look at it, it looks like there's a setback from  
22 where the original wall is. Keep going. You're  
23 getting closer. Yup. I'll just -- I'll just keep  
24 talking as you're -- yup. Oh, go back. Go -- no.  
25 Yeah, right. No. The one where you had the park --

1 the -- I'm sorry -- the playground. I thought I  
2 just -- the next playground.

3 MR. GLUS: This one?

4 UNIDENTIFIED SPEAKER: You --  
5 somewhere -- it got lost. That one.

6 MR. GLUS: This one?

7 UNIDENTIFIED SPEAKER: Yup, yup. So  
8 there, when you show it from another side, it looks  
9 like that wall is -- is set back further. Let's go  
10 west, and there's, like, some plantings and whatnot.  
11 So my first question is, that's going to obviously  
12 make the playground smaller. Are you planning to make  
13 the playground larger going west? Because even if you  
14 put the same equipment, there will be less room to run  
15 around -- that'll be one question.

16 And two, just as a statement, when you  
17 make that wall two feet taller, kids walking by, they  
18 basically won't be able to see if their friends are in  
19 the park, if they're playing. It'll be too high,  
20 which leads to my third point.

21 Are these walls scalable in the sense  
22 that you build that gray wall to whatever height you  
23 want to? Can you add on to it? And if you're able to  
24 do that -- because that would seem easier, not  
25 redigging -- could you keep -- could you build to that



1 height currently and down the road, in ten years,  
2 whatever, you see that the water levels are moving  
3 higher, then simply just add to it, versus -- and --  
4 and do it that way? It would cost less to begin with.  
5 And then you can always make adjustments if your  
6 modeling changes and whatnot.

7 MS. WILKINS: So thank you for that  
8 question. I'm going to answer the first half and then  
9 hand it over to Peter for the second. You are very  
10 perceptive in noting that the wall that we're showing  
11 in these drawings is offset a little bit into the  
12 park, a couple of feet into the park, along this edge  
13 of Rockefeller and specifically at the playground.

14 The reason we're doing that -- and  
15 sorry, broken record -- I have more information about  
16 that at the tree table. The reason we're doing that  
17 is in order to do everything we can to protect the  
18 street trees on River Terrace there. So we're nudging  
19 a little bit into the park, understanding that there  
20 is, you know, something we're giving up here. There's  
21 a couple of feet of park that we're giving up in order  
22 to protect those trees.

23 UNIDENTIFIED SPEAKER: [Unintelligible  
24 response.]

25 MS. WILKINS: So that -- the second

1 part of your question is the impact of the playground  
2 itself. And that's something that we're looking at  
3 very closely right now. We are, kind of, as part of  
4 the construction process, going to have to remove and  
5 then replace the construction -- the playground  
6 equipment.

7 With that comes an opportunity to kind  
8 of evaluate the spacing between equipment; make any  
9 adjustments that are necessary to things that are not  
10 in great condition; and look very closely at, you  
11 know, what fits, do we need to nudge a little bit  
12 without impacting the lawn, without impacting the park  
13 too much to make sure that we can maintain that play  
14 experience that we heard, many times, people really  
15 appreciate. I'll hand it over to Peter for a second.

16 MS. MADONICK: To add one other thing,  
17 we have provided direction to the design team that we  
18 want to make sure that the -- the playground equipment  
19 there -- that's there now, can be then put back,  
20 reinstalled. As -- as Lee mentioned, because of  
21 the -- the spacing -- the spacing may need to be  
22 adjusted a little bit, configured a little bit  
23 differently. We have looked at the ability to add a  
24 little space on that west side without impacting any  
25 other elements -- any other park elements. So

1     that's -- that's the objective that we've provided.

2                   MR. GLUS:   To your third question, yes.  
3     The project is adaptable, and I would love to talk  
4     about it with you at the adaptability table.  Well,  
5     that's a -- that's a specific question that -- let's  
6     talk about it at the table.

7                   MS. MADONICK:  Okay.  So we're going to  
8     go to the tables.  Thank you, everybody, for  
9     participating in the Q&A.  We have three tables  
10    available: one is Tree Landscape Considerations within  
11    the Project; one is Risk and Adaptability; and one is  
12    the Project in Context: Battery Park City Resiliency  
13    Projects and Lower Manhattan Coastal Resilience.

14                   For those of you who are participating  
15    virtually, just stay on the line for a moment.  And in  
16    a moment, we're going to open a virtual topic -- topic  
17    table, where you can ask questions related to the same  
18    three topics in -- within person -- that in-person  
19    participants are going to be looking at, at the  
20    tables.

21                   And for those of you who didn't get  
22    your questions answered, we have note takers at each  
23    of these tables.  So they'll be taking down your  
24    questions and your comments.  So they will be heard,  
25    and they will go to the -- to the project team.  In

1 addition, the boards out in the cafeteria lobby will  
2 be up, and there will be people there. And in a  
3 couple of days, the boards are going to be uploaded  
4 onto the BPCA website at bpca.ny.gov. Have fun.

5 (Whereupon, the meeting concluded at  
6 7:44 p.m.)  
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I, RICHELLE MODESTIL, the officer before whom the foregoing proceedings were taken, do hereby certify that any witness(es) in the foregoing proceedings, prior to testifying, were duly sworn; that the proceedings were recorded by me and thereafter reduced to typewriting by a qualified transcriptionist; that said digital audio recording of said proceedings are a true and accurate record to the best of my knowledge, skills, and ability; that I am neither counsel for, related to, nor employed by any of the parties to the action in which this was taken; and, further, that I am not a relative or employee of any counsel or attorney employed by the parties hereto, nor financially or otherwise interested in the outcome of this action.



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