

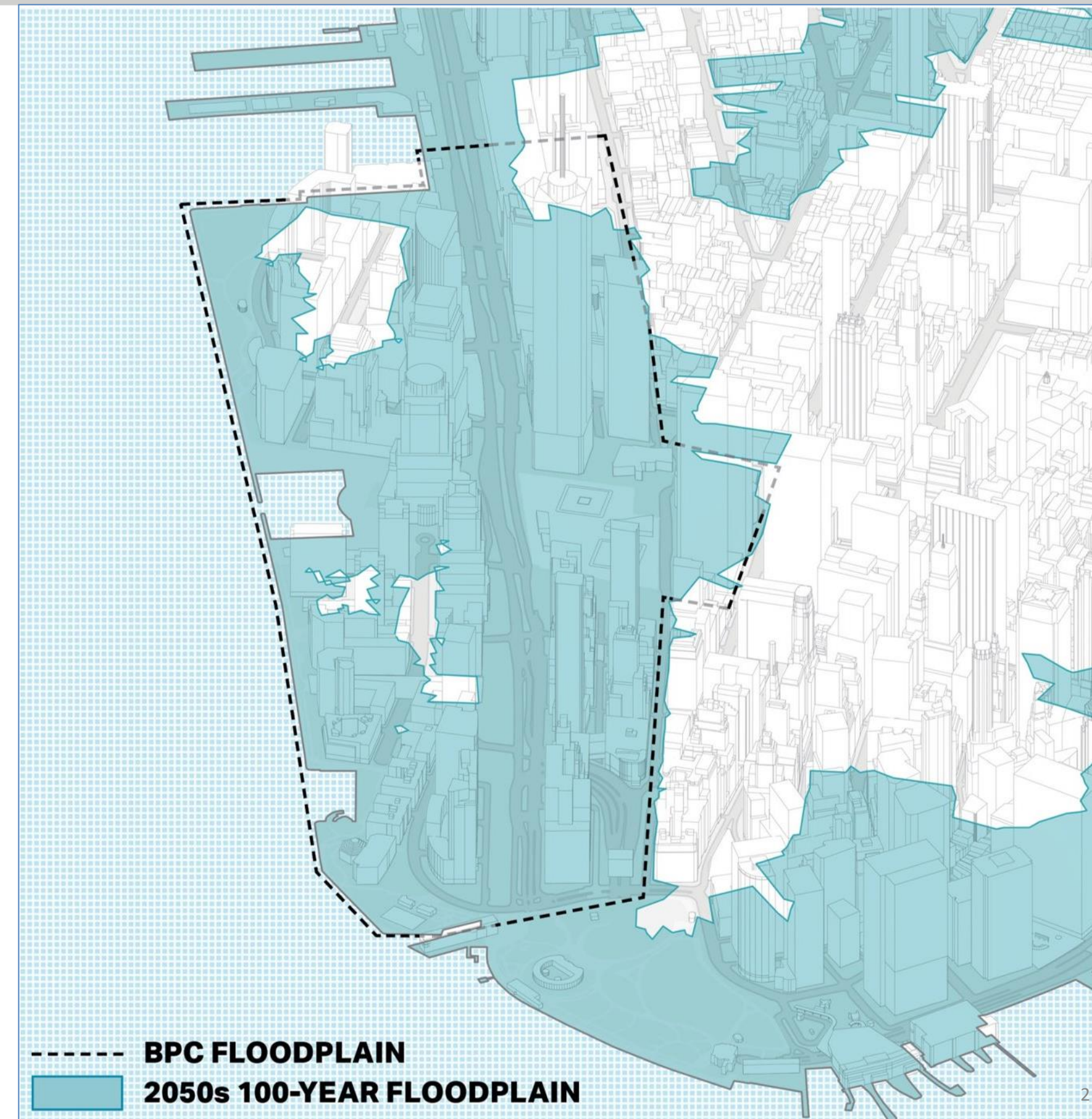


**Battery Park
City Authority**

**Manhattan CB1 Environmental Protection Committee
BPCR: Site Readiness Work
September 15, 2025**

Why We Are Here

- Superstorm Sandy resulted in **44 fatalities** and billions in property damage in New York City
- By the 2050s, **37% of buildings in Lower Manhattan and supporting infrastructure** will be at risk from storm surge, with the frequency and intensity of storms only increasing
- By the 2050's, **Heat waves projected to be 250% more frequent and 50% longer**
- More frequent heavy rain and cloudburst events in recent years have highlighted the **urgent need to improve interior drainage** in Lower Manhattan
- BPC floodplain includes **120 buildings, 25,000 residents, 61,000 jobs, critical infrastructure and cultural institutions**
- **BPCA has a responsibility to do our part to protect Lower Manhattan** and create a stronger, more resilient community



Why We Are Here: Resiliency Benefits

- **Flood Risk Reduction** responsive to 2050s 100-year storm, including 2.5 feet of projected sea level rise, additional **cooling capacity** during heat events, and **prevention of ponding** of more than 1' depth during rain events in Battery Park City.
- **Potential Reduction of Homeownership Costs:** FEMA's removal of BPC from the current flood zone may eliminate homeowners' need to purchase flood insurance for federally-backed mortgages.
- **Enhancement of Public Space** with universal accessibility, remediated circulation pinch points, and increased and improved seating.
- **Increased Landscaping:** Over 30% increase in total planting coverage within the project area, including 2x near the Ferry Terminal.
- **Increased Native Plantings** to better support birds and pollinators with new planted areas that shorten existing gaps in habitat corridors.
- **Improved In-Water Habitats:** Approximately 1,200 linear feet of reconstructed bulkhead designed to provide environments that support marine life.



Blue lampposts along the BPC Esplanade illustrate the elevation of storm surge for a projected 2050's 100-year storm, including 2.5 feet of sea level rise. This one at Rector Place is approximately 10.5 feet above the Esplanade

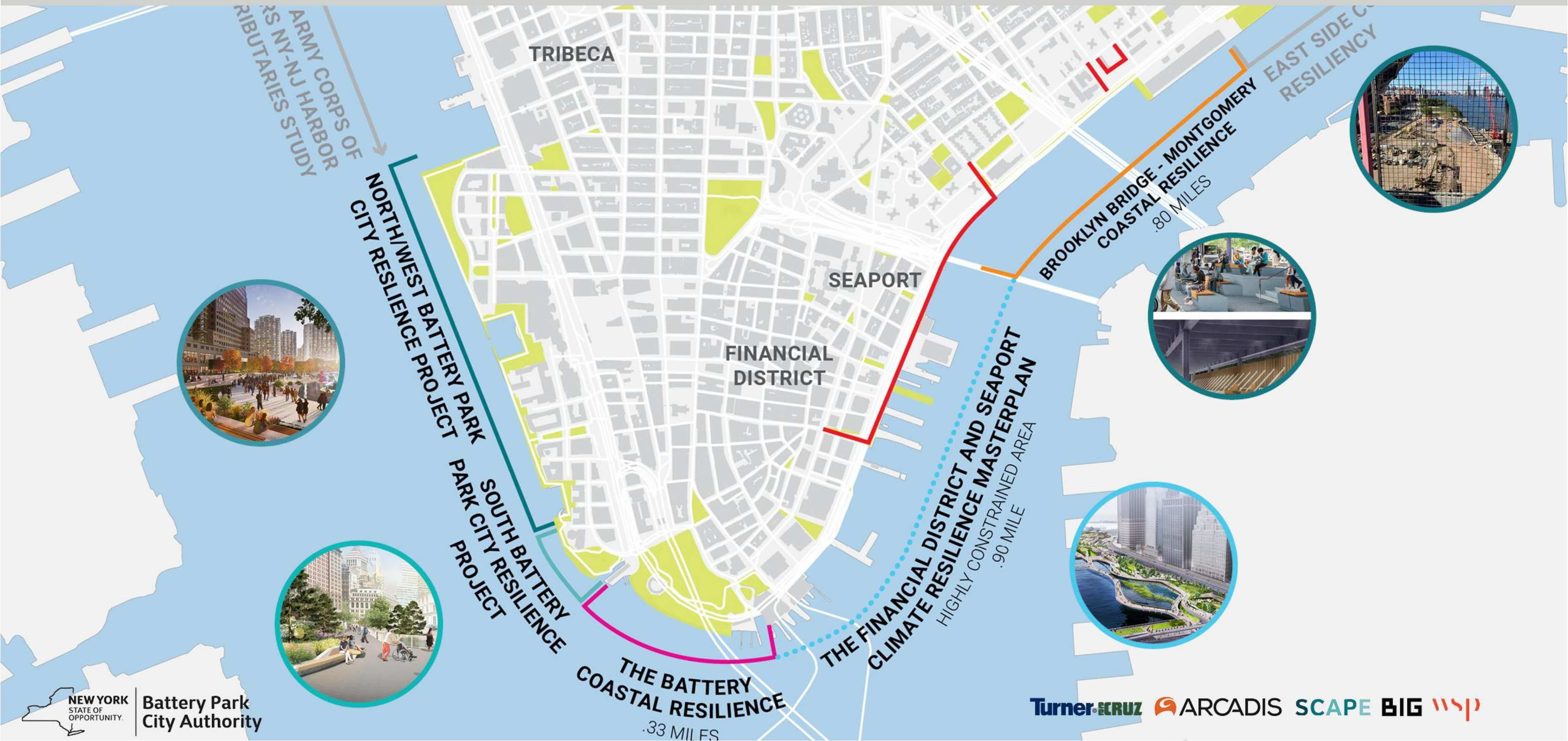
Why We Are Here: Risks of Inaction

- Each future flood event without protection in place will require **extensive clean up and repairs**, involving **construction noise and impacts**
- **Insurance prices** may continue to increase, and property may become uninsurable
- If property is uninsured, **mortgages and financing may no longer be available**
- Without insurance or financing available, **property values may decrease** and BPC will become a less desirable place to live
- Without landscaping improvements, **our environment and tree canopy will not be updated to become more diversified** (age and species) **and sustainable** (resistant to disease)
- Due to climate change, our current environment will continue to become **more vulnerable to environmental stressors such as drought, saturation, and salinity**



Photo from a high-tide event in January 2023

Why We Are Here: Lower Manhattan Coastal Resiliency (LMCR)



Battery Park City Resiliency: Site Readiness Work

- This fall, site readiness work is scheduled to proceed for the North/West Battery Park City Resiliency Project.
- What is “Site Readiness Work?”
 - “Site readiness work” is the **initial activity to proactively prepare a project site to reduce risk and accelerate timelines** prior to the main construction phase begins.
 - This work provides a more detailed understanding of subsurface infrastructure and creates the conditions needed for full-scale construction to begin – and proceed – safely.
 - Activities include **utility relocation, underground assessments**, installation of **subsurface tide gate infrastructure**, and other necessary work to help prepare for full-scale project construction beginning in 2026.
- Hasn’t this already been done?
 - Preliminary site investigation work for NWBPCR has been underway for some years, including [test pits](#), [test piles](#), [marine boring](#), [geotechnical](#) and [environmental sampling](#).
 - Work this fall will begin ramping up in intensity & duration as the start of project construction approaches.



In-water geotechnical boring work taking place off Esplanade Plaza in February 2024.

Waterfront / Belvedere Plaza & Harrison Street: Test Pits

(mid-September-early November 2025)

WHAT?

- Additional test pits are required to locate & identify ConEd and communications infrastructure.
- Prior, [similar work](#) has been conducted to determine subsurface conditions at critical locations

WHEN?

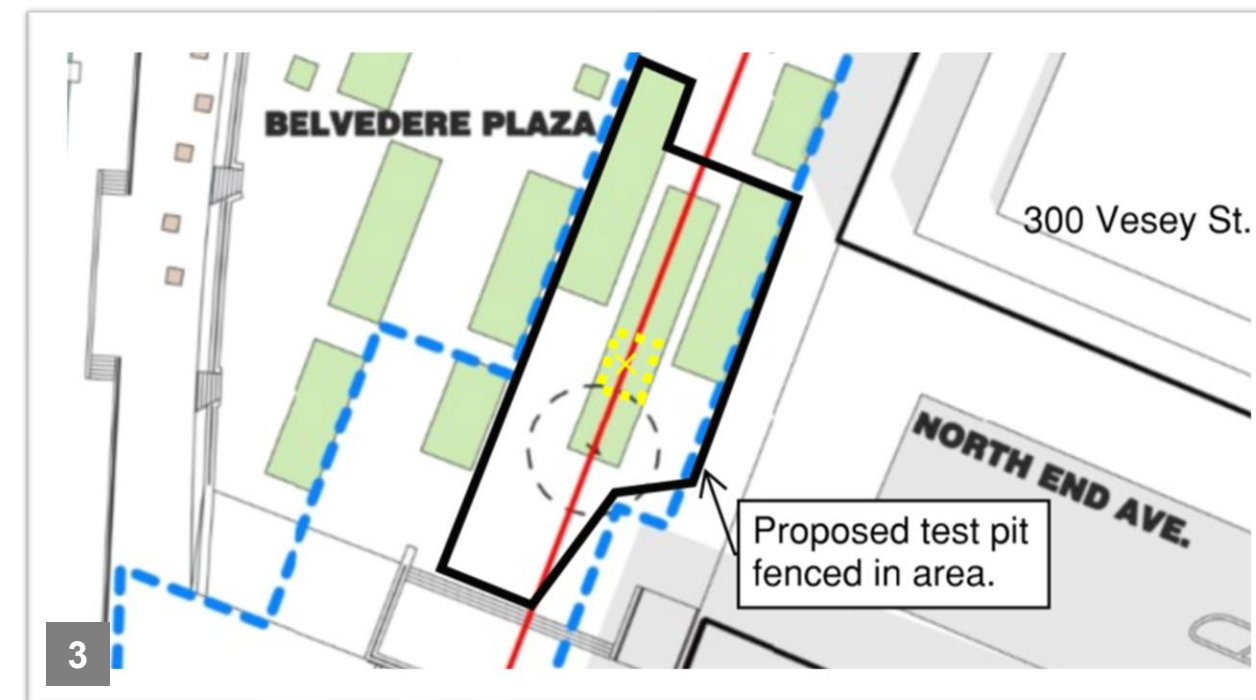
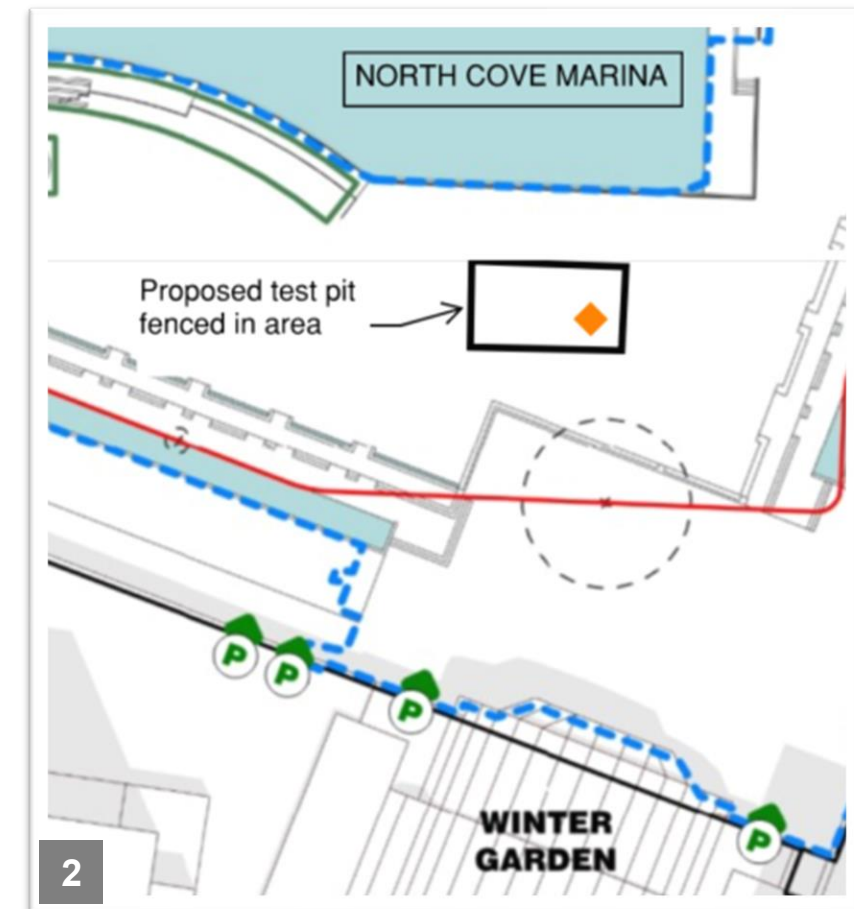
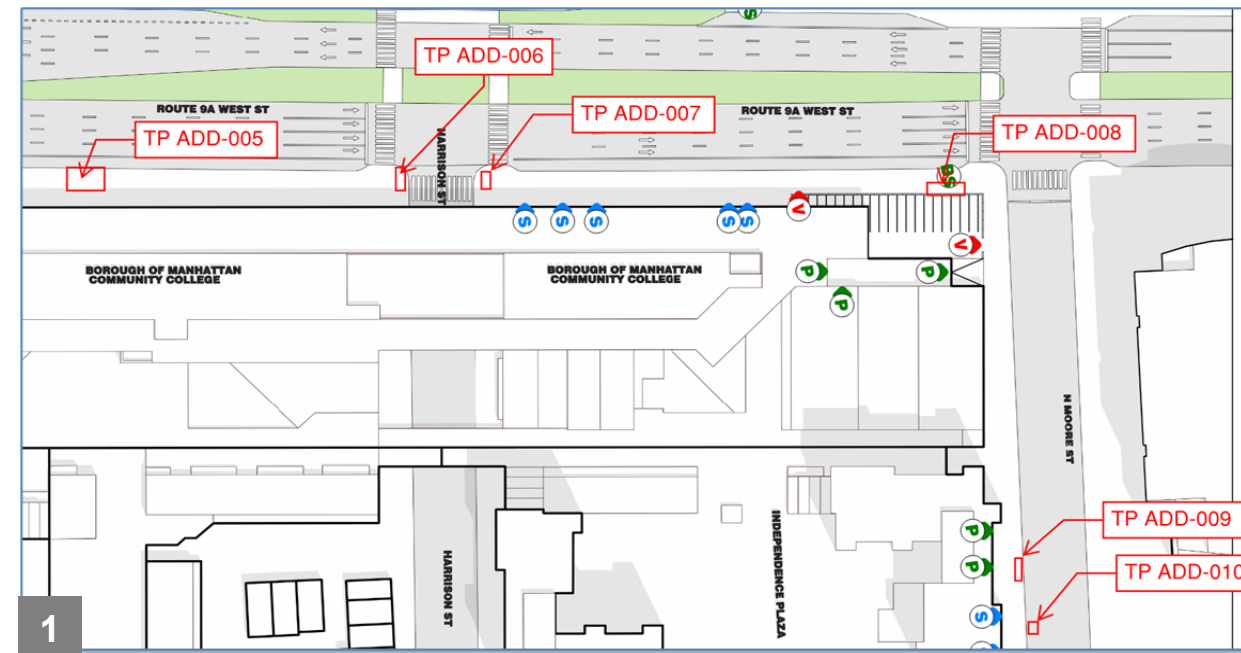
- Approx. two (2) months, running from mid-September 2025 through early November 2025

WHERE?

- Reach 1 (*image 1*) / Approx. 35 Days:
 - South of Harrison Street -mid-block adjacent to BMCC)
 - Harrison Street at North Moore St.
 - Harrison St North and South Sidewalk east of West St.
- Reach 5 / Approx. 35 Days:
 - Lower Esplanade in front of Winter Garden (*image 2*)
 - Belvedere Plaza (*image 3*)

NEIGHBORHOOD IMPACT:

- Residents and passersby will see fenced-in enclosures, behind which this work will proceed
- Some public space in the Waterfront Plaza will be closed.
- Some seating areas in Belvedere Plaza will be closed.



SHS Plaza / Hudson River Park: Tide Gate Installation (Phase 1)

(October 2025 – November 2025, estimated)

WHAT?

- Installing ECS conduit in HRPT Esplanade and NYS Route 9A
- Installing DEP water line connections for Stuyvesant High School in Stuyvesant Plaza

WHEN?

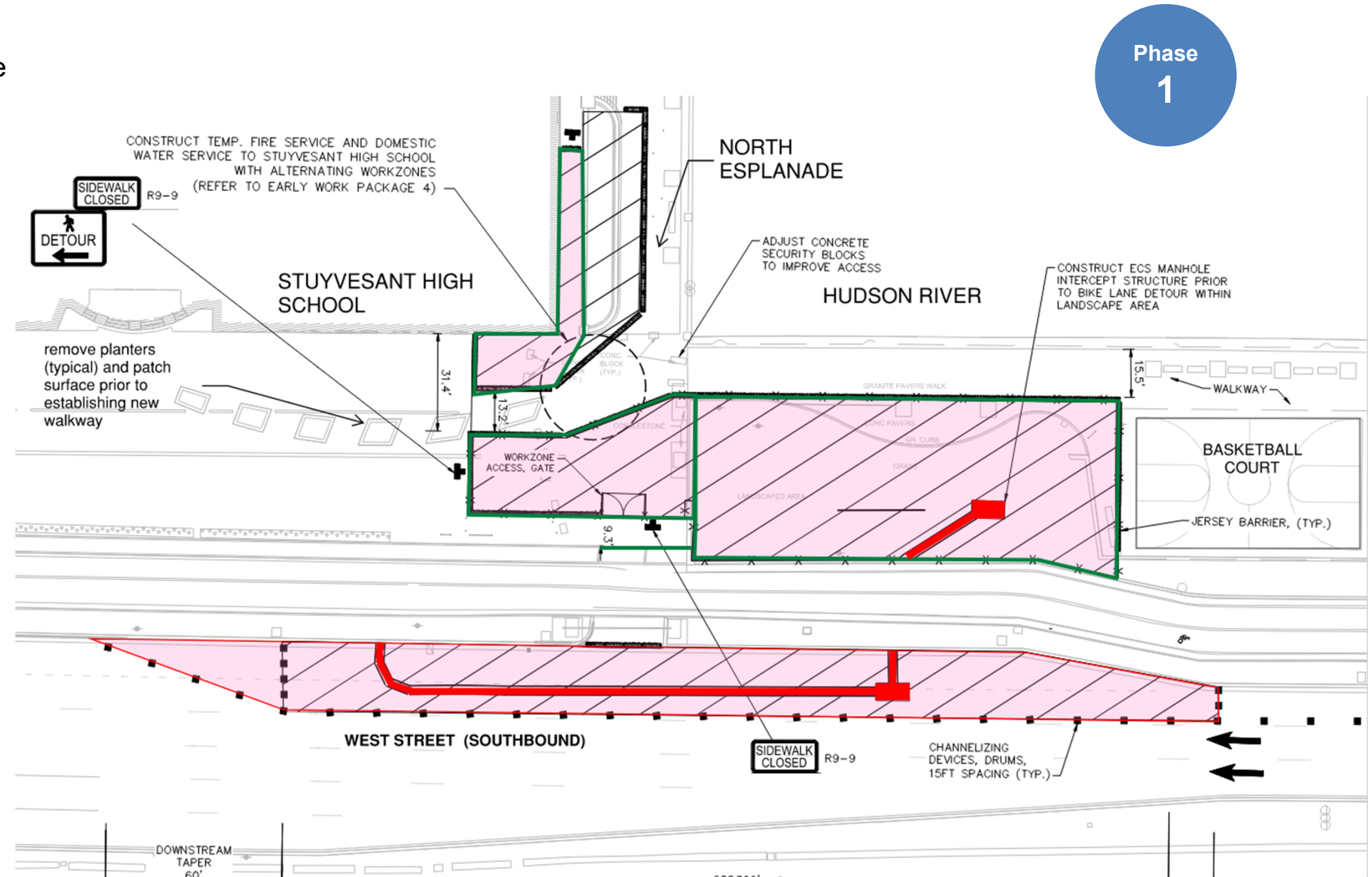
- Approx. 12 months in total
 - Phase 1: approx. two (2) months running from October through November 2025
 - Phase 2: approx. ten (10) months running from December 2025 to October 2026

WHERE?

- Stuyvesant Plaza and Hudson River Park Esplanade
- Route 9A

NEIGHBORHOOD IMPACT:

- **Nighttime only** closure of southbound traffic lane and turning lane on Route 9A. The areas will be steel-plated and opened to traffic during the day.



SHS Plaza / Hudson River Park: Tide Gate Installation (Phase 2)

(November 2025 – October 2026, estimated)

WHAT?

- Install tide gate and junction structure to prevent storm surge and high tide events from backing up river water into Battery Park City's storm pipe network and catch basins
- Relocate utilities

WHEN?

- Approx. one year in total
 - Phase 1: approx. two (2) months running from October through November 2025
 - Phase 2: approx. ten (10) months running from November 2025 to October 2026

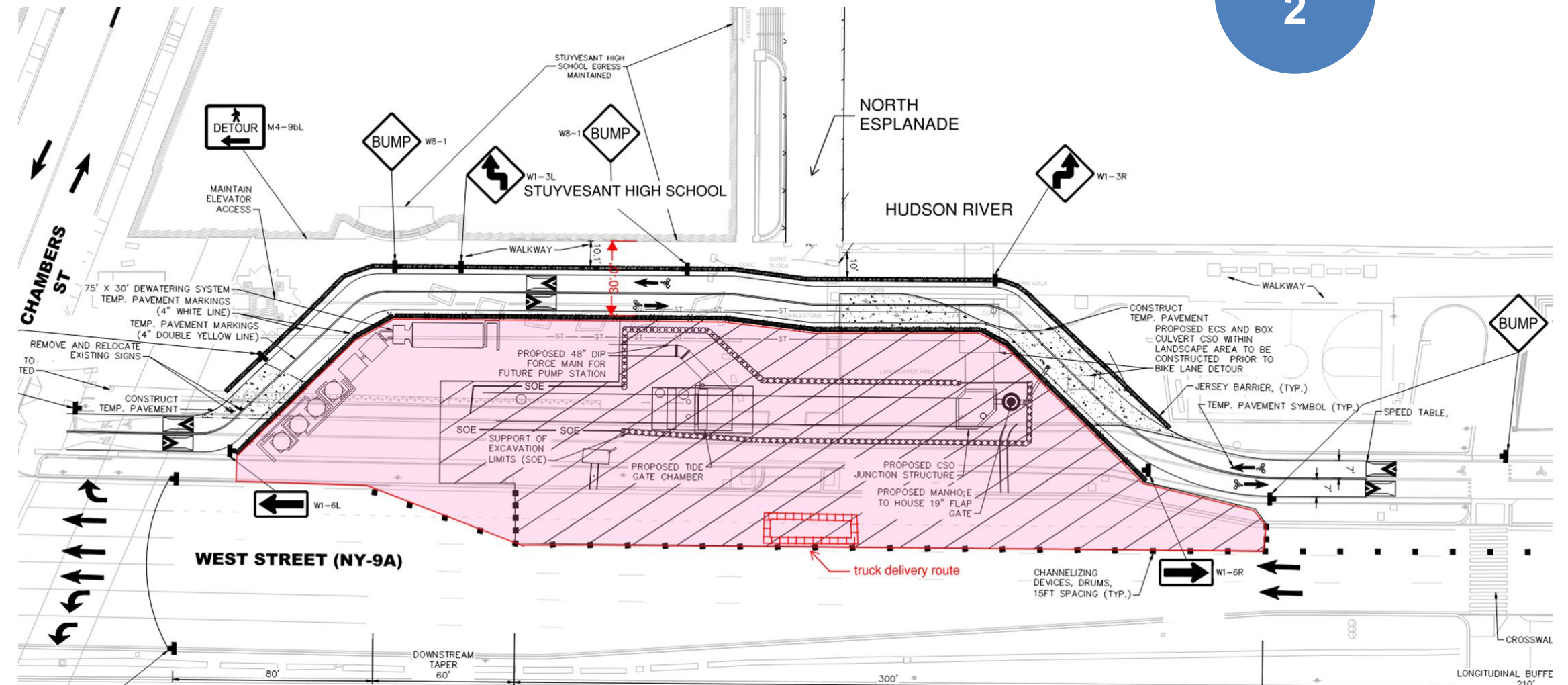
WHERE?

- Stuyvesant Plaza and Hudson River Park Esplanade
- Route 9A

NEIGHBORHOOD IMPACT:

- **Nighttime only** closure of southbound traffic lane and turning lane on Route 9A. The areas will be steel-plated and opened to traffic during the day.
- Citi Bike / Lyft stations to be removed.
- North and southbound bike lanes will be rerouted.
- Access to Tribeca Bridge, Stuyvesant High School and Hudson River Park to remain.

Phase
2



Chambers Street / River Terrace: Tide Gate & Combined Storm Overflow Installation

(October 2025 – April 2026, estimated)

WHAT?

- Install tide gate and combined sewer overflow (CSO) systems to prevent storm surge and high tide events from backing up river water into Battery Park City's storm drainage system and catch basins
- Relocate underground utilities including ConEd power, telecom conduits for Tribeca Pointe and fire call box

WHEN?

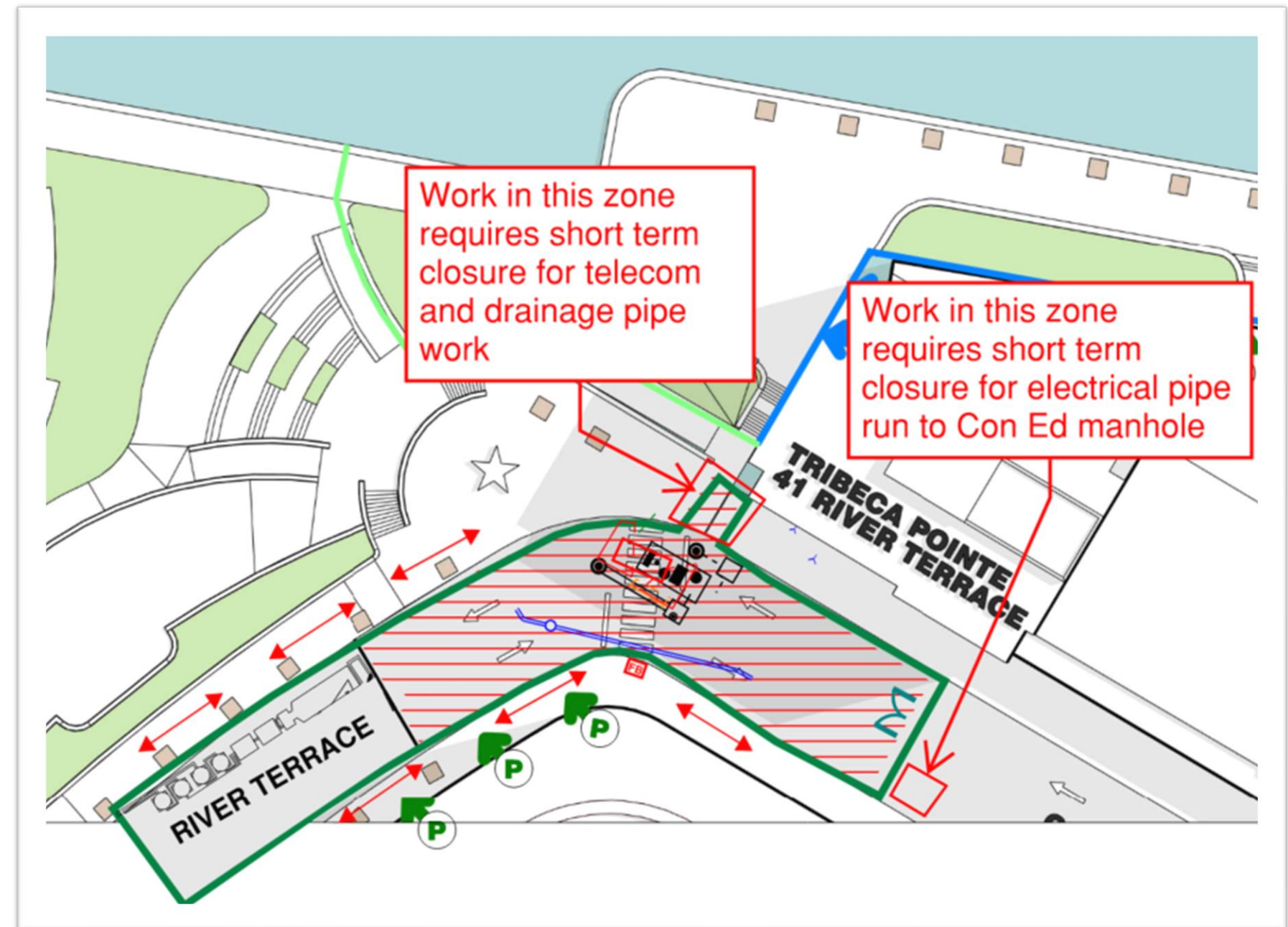
- Approx. six (6) months, running from October 2025 through April 2026

WHERE?

- Chambers Street and River Terrace

NEIGHBORHOOD IMPACT:

- Chambers Street, west of North End Avenue, and River Terrace, north of Warren Street, will be closed to vehicular traffic due to deep excavation
- Sidewalks will be open for pedestrian circulation except for brief period at tie-in into Tribeca Pointe.
- Vehicle internal drive loop will remain open for Tribeca Park Apartments on south side of Chambers Street.
- Temporary reduction in parking spots.



Chambers Street / River Terrace: Rain Gardens Subsurface Infrastructure

(February – May 2026, estimated)

WHAT?

- Partially remove existing infrastructure for future rain garden.
 - A **rain garden** is a shallow, landscaped depression – often planted with native grasses, wildflowers, shrubs, or trees – designed to collect and absorb stormwater runoff from roofs, driveways, sidewalks, and streets.
- Install new manholes, new drainage pipes and connections as well as relocating a water main.

WHEN?

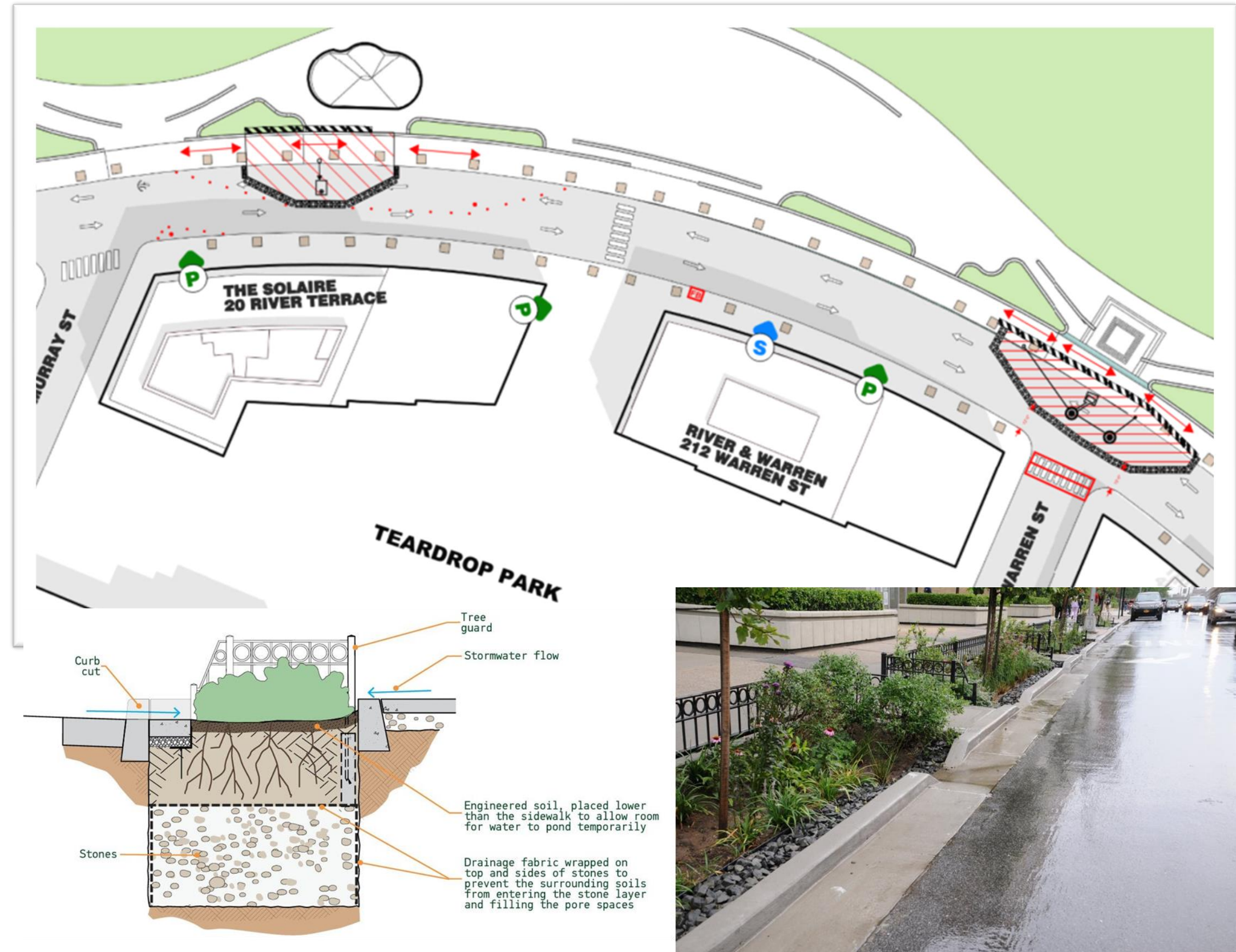
- Approx. two (2) months each, running from February 2026 through May 2026

WHERE?

- Chambers Street and River Terrace

NEIGHBORHOOD IMPACT:

- Partial road closure of River Terrace.
- Temporary reduction in parking spots. (The Solaire's (20 River Terrace) loading zone currently has no parking.)
- Pedestrian access along The Pavilion at Warren Street end to remain.
- No impact to building access / egress
- Crosswalks at Warren Street & River Terrace intersection on River Terrace closed for the duration of the work
- The sidewalk will be maintained at 5 ft. min width behind the work zone but will remain open. Temporary closures of the sidewalk with flagmen will occur as needed
- Citi Bike stations to be partially relocated in coordination w/NYCDOT



Albany Street: Tide Gate & Combined Storm Overflow Installation

(October 2025 – March 2026, estimated)

WHAT?

- Install tide gate and combined sewer overflow (CSO) systems to prevent storm surge and high tide events from backing up river water into Battery Park City's storm drainage system and catch basins
- Relocate underground utilities including fire call box, hydrant, catch basins and water lines

WHEN?

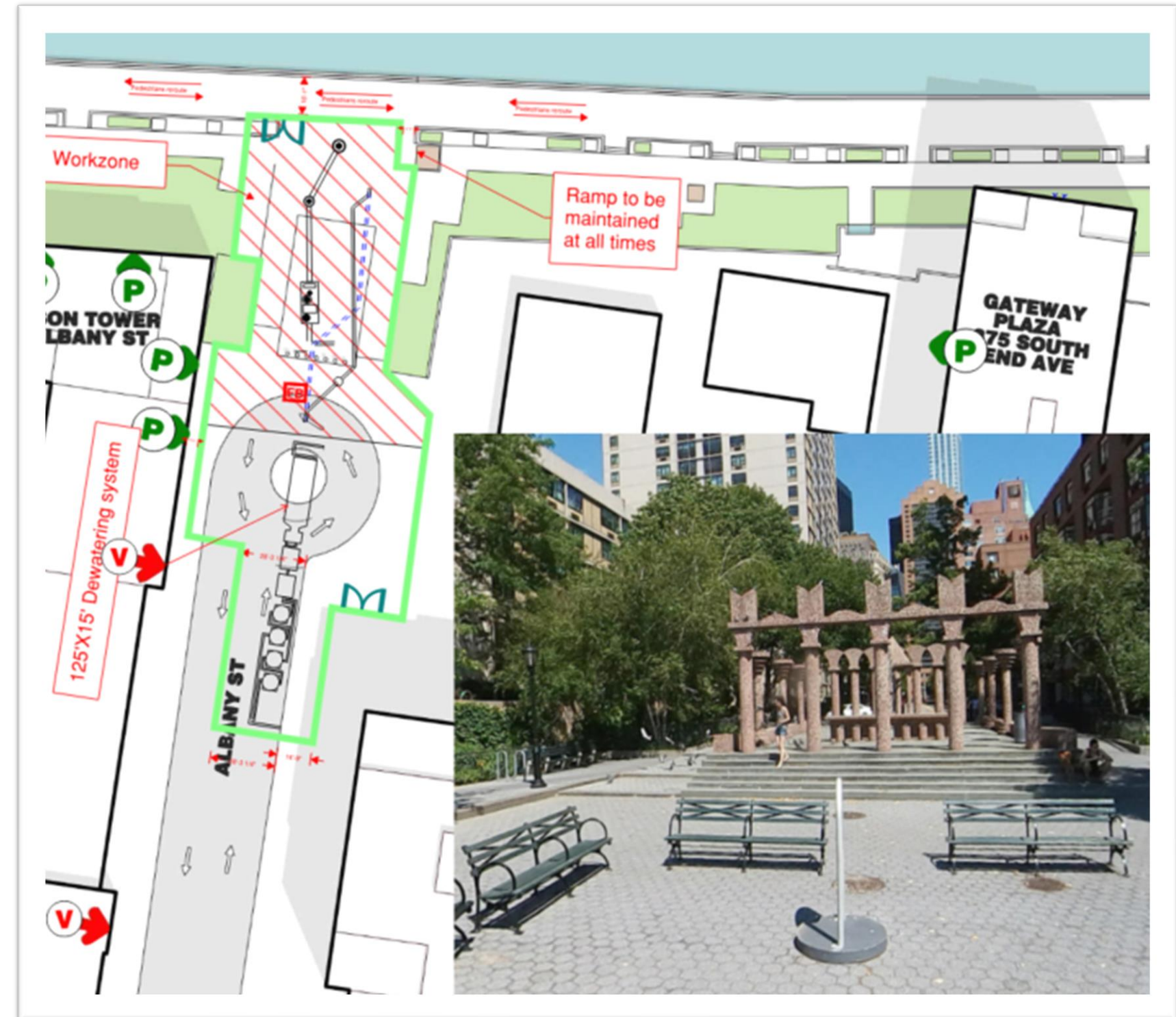
- Approx. six (6) months, running from October 2025 through March 2026

WHERE?

- Albany Street & BPC Esplanade

NEIGHBORHOOD IMPACT:

- No pedestrian access to BPC Esplanade at Albany Street due to deep excavation.
- Deaccessioning of *Upper Room*.
- Traffic flow from the Upper Esplanade rerouted to the Lower esplanade.
- Some bench seating will be removed.
- Access to Hudson Tower (350 Albany) and internal drive lane between Hudson Tower and Hudson View West (aka "Ring Road") is maintained



Rector Place: Tide Gate & Combined Storm Overflow Installation

(March – August 2026, estimated)

WHAT?

- Install tide gate and combined sewer overflow (CSO) systems to prevent storm surge and high tide events from backing up river water into Battery Park City's storm drainage system and catch basins
- Relocate underground utilities including fire call box, catch basins and water lines

WHEN?

- Approx. six (6) months, running from March 2026 through August 2026

WHERE?

- Rector Place & BPC Esplanade

NEIGHBORHOOD IMPACT:

- No pedestrian access to BPC Esplanade at Rector Place due to deep excavation.
- *Rector Gate* to be protected in place.
- Some bench seating will be removed.
- Access and egress to Liberty House and Liberty Terrace (377 & 380 Rector Place, respectively) will be maintained.



Vesey Place: Tide Gate & Combined Storm Overflow Installation

(April – October 2026, estimated)

WHAT?

- Install tide gate and combined sewer overflow (CSO) systems to prevent storm surge and high tide events from backing up river water into Battery Park City's storm drainage system and catch basins
- Relocate underground utilities including electric, telecom and water lines

WHEN?

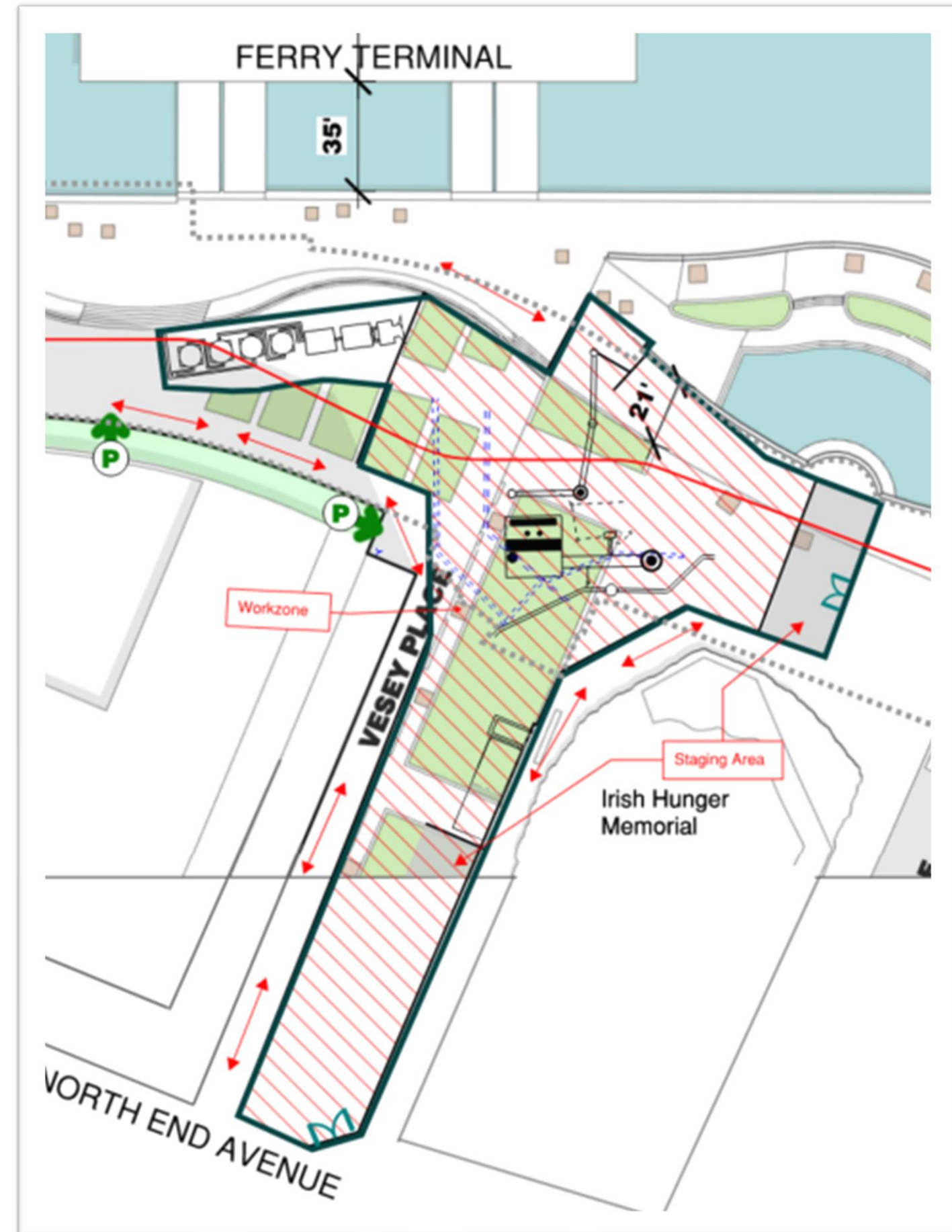
- Approx. seven (7) months, running from April through October 2026.

WHERE?

- Vesey Place & BPC Esplanade

NEIGHBORHOOD IMPACT:

- Access to ferry terminal and Irish Hunger Memorial to be maintained via south and north sidewalks along Vesey Place
- Planting bed with seating at Vesey Place will be temporarily unavailable (seating to be replaced upon completion).



North Cove Marina: Critical Utility Relocation

(October 2025 – March 2026, estimated)

WHAT?

- Relocate underground utilities including telecom and fiber optic lines
- Disconnect existing 20-inch DEP water main
- Clear infrastructure from the path of the new south bridging structure over water channels

WHEN?

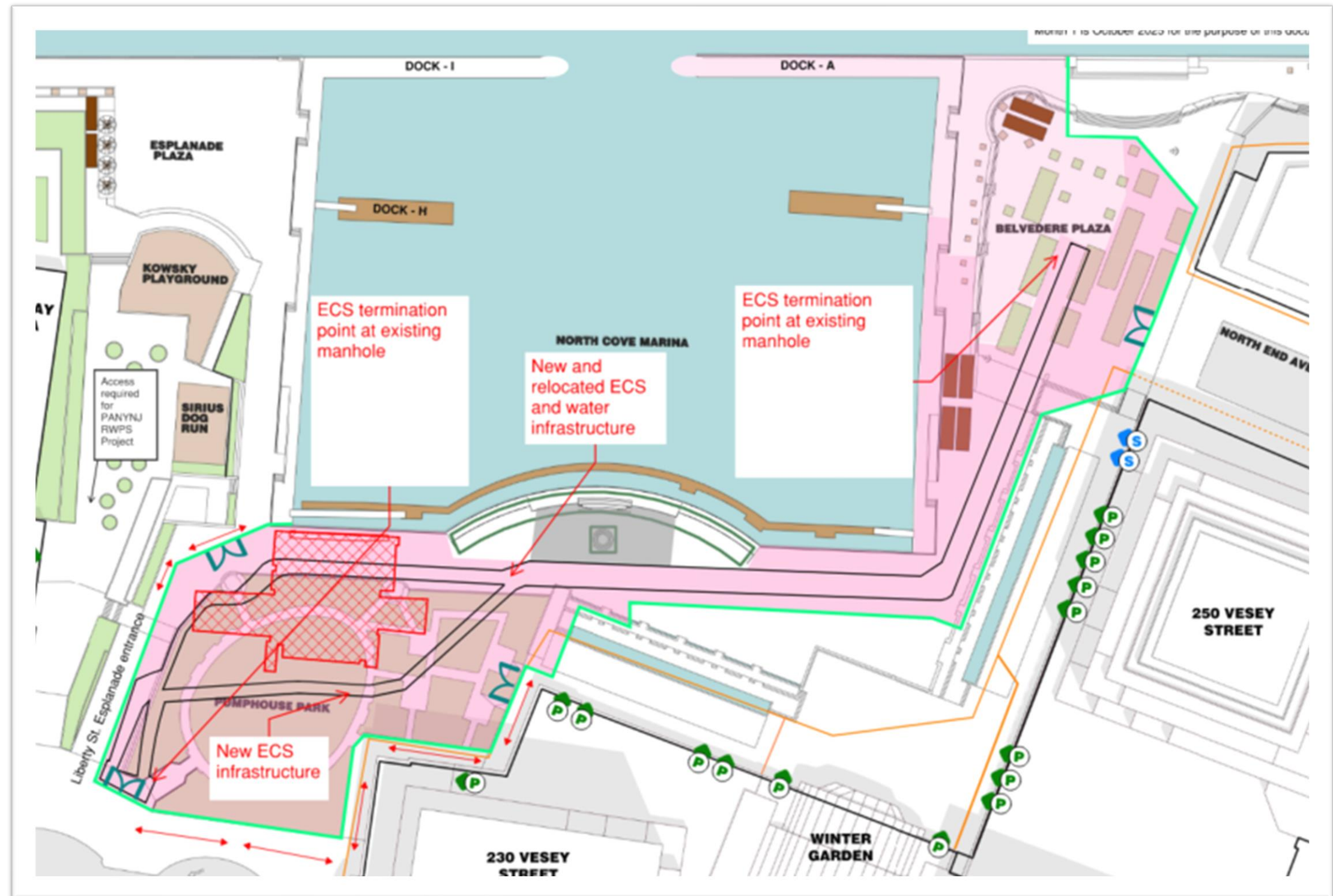
- Approx six (6) months, running from October 2025 (site prep; November 2025 work start) through March 2026.
- Area to remain closed as main resiliency project begins. Current completion estimated for 2031.

WHERE?

- Pumphouse Park, Waterfront Plaza, Belvedere Plaza, and Marina perimeter / Lower Esplanade.

NEIGHBORHOOD IMPACT:

- Pumphouse Park, Belvedere Plaza, and part of the Lower Esplanade along Waterfront Plaza will be closed.
- Marina access on the north and east sides will be impacted (*lower quay to remain open during utility relocation*).
- Winter Garden will be unaffected.
- North and southbound pedestrian egress maintained alongside Brookfield Place



BPC North Esplanade & Stuyvesant HS: Critical Utility Relocation

(October 2025 – February 2026, estimated)

WHAT?

- Relocate critical utilities to establish new FDNY domestic water connection for Stuyvesant High School and Tribeca Pointe
- Disconnect existing water lines in the North Esplanade

WHEN?

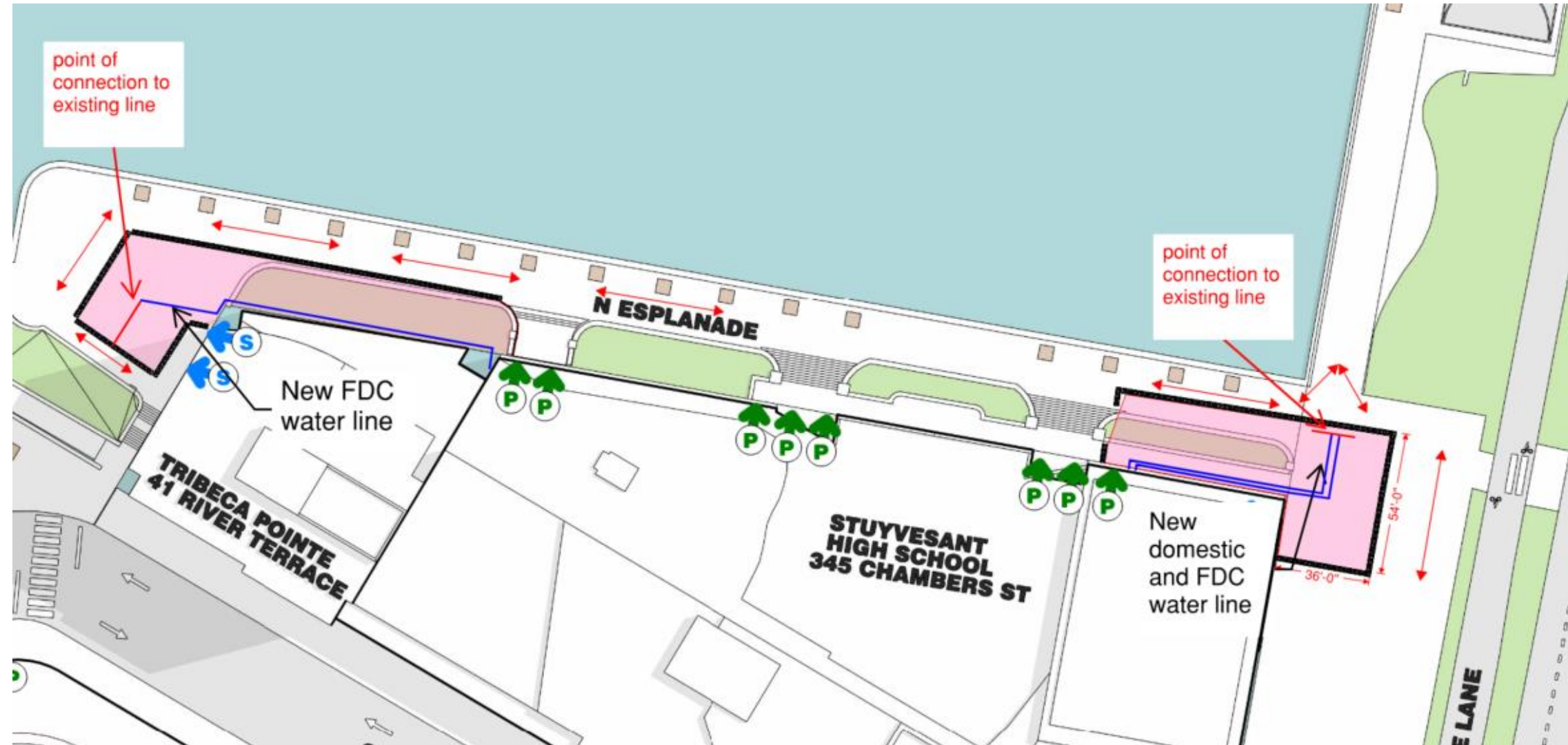
- Approx. five (5) months, running from October 2025 through February 2026

WHERE?

- North Esplanade & Hudson River Park

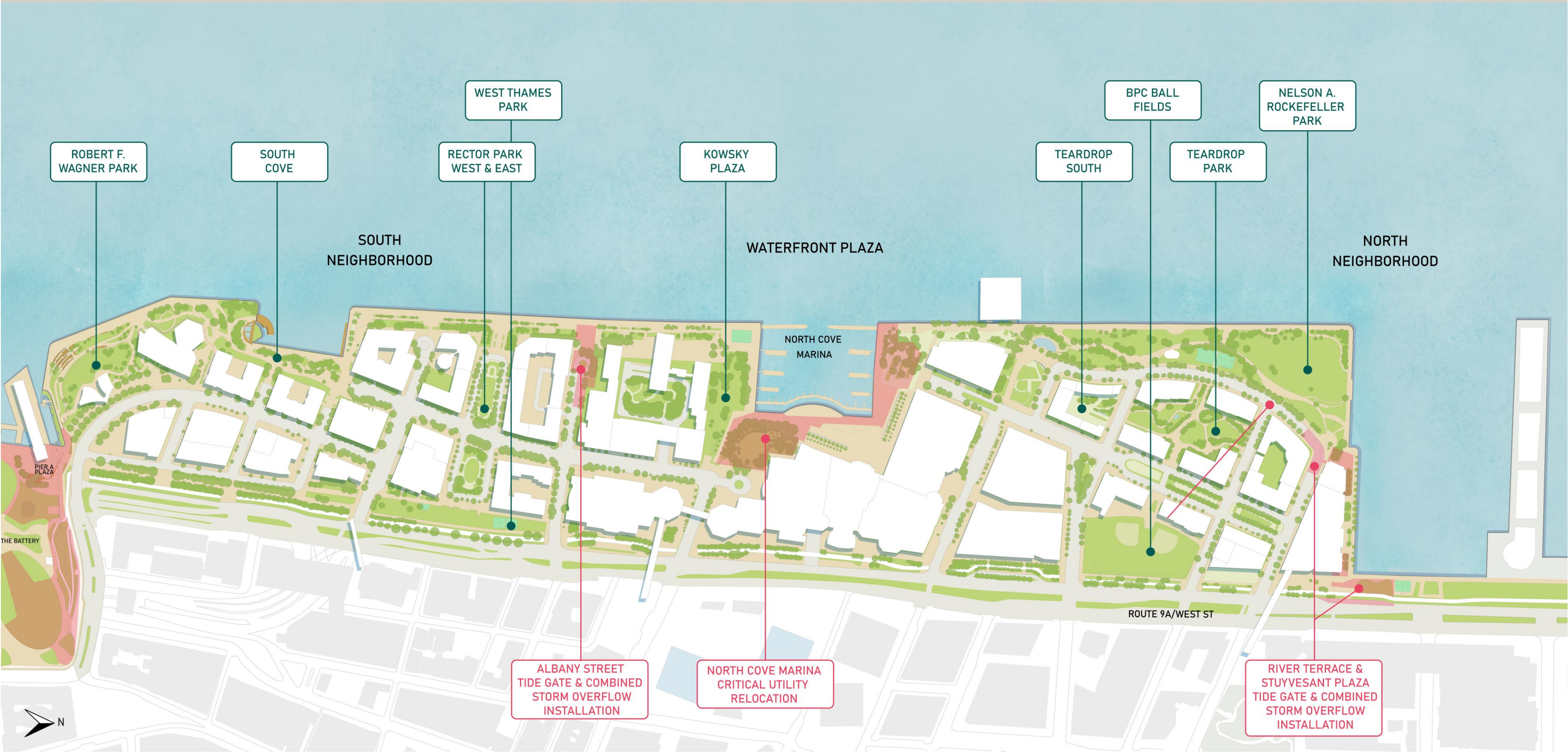
NEIGHBORHOOD IMPACT:

- Entrance to the North Esplanade will be narrowed, but egress for Stuyvesant High School and Tribeca Pointe will be maintained



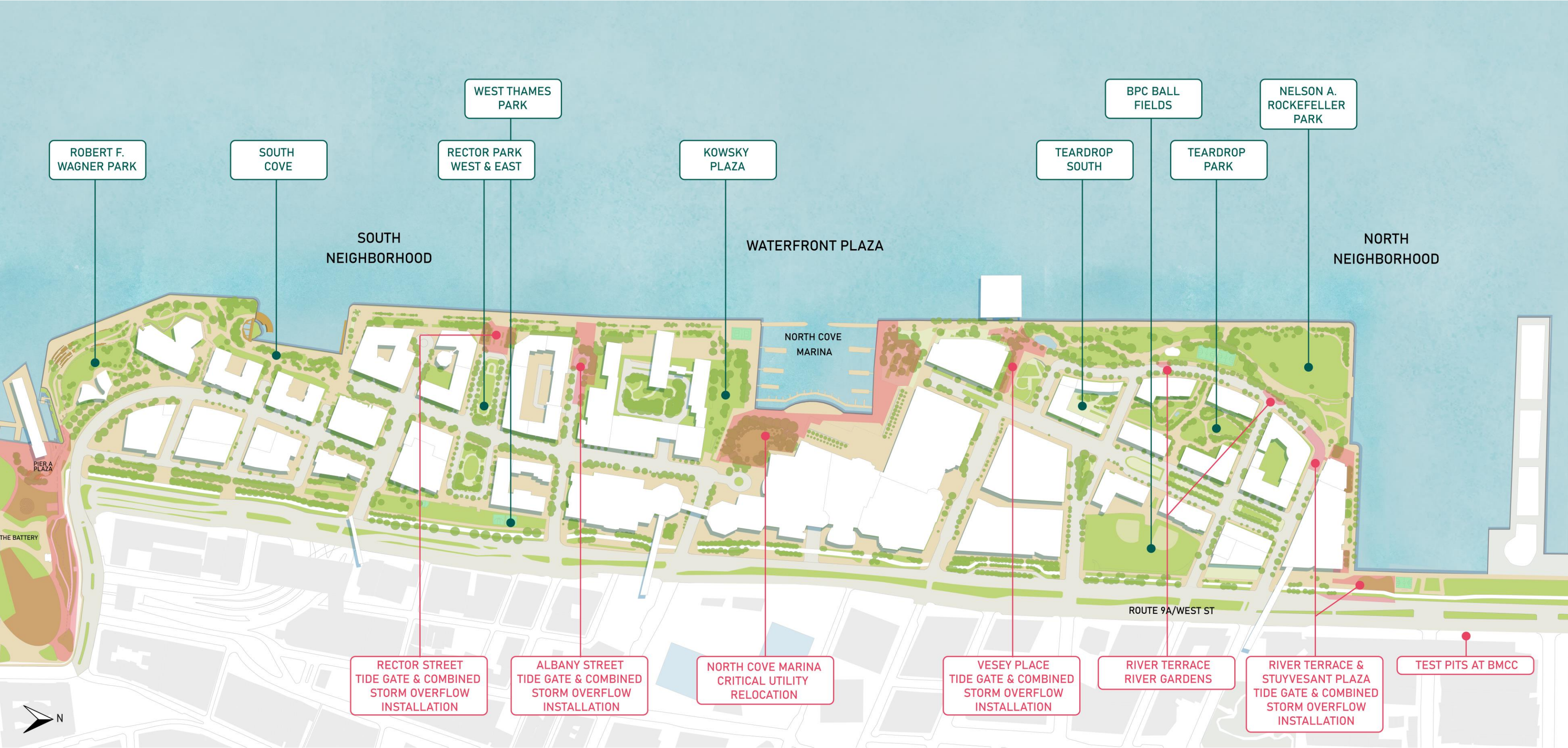
Open Space Throughout BPC During Site Readiness Construction

(As of October 2025, pending permits)



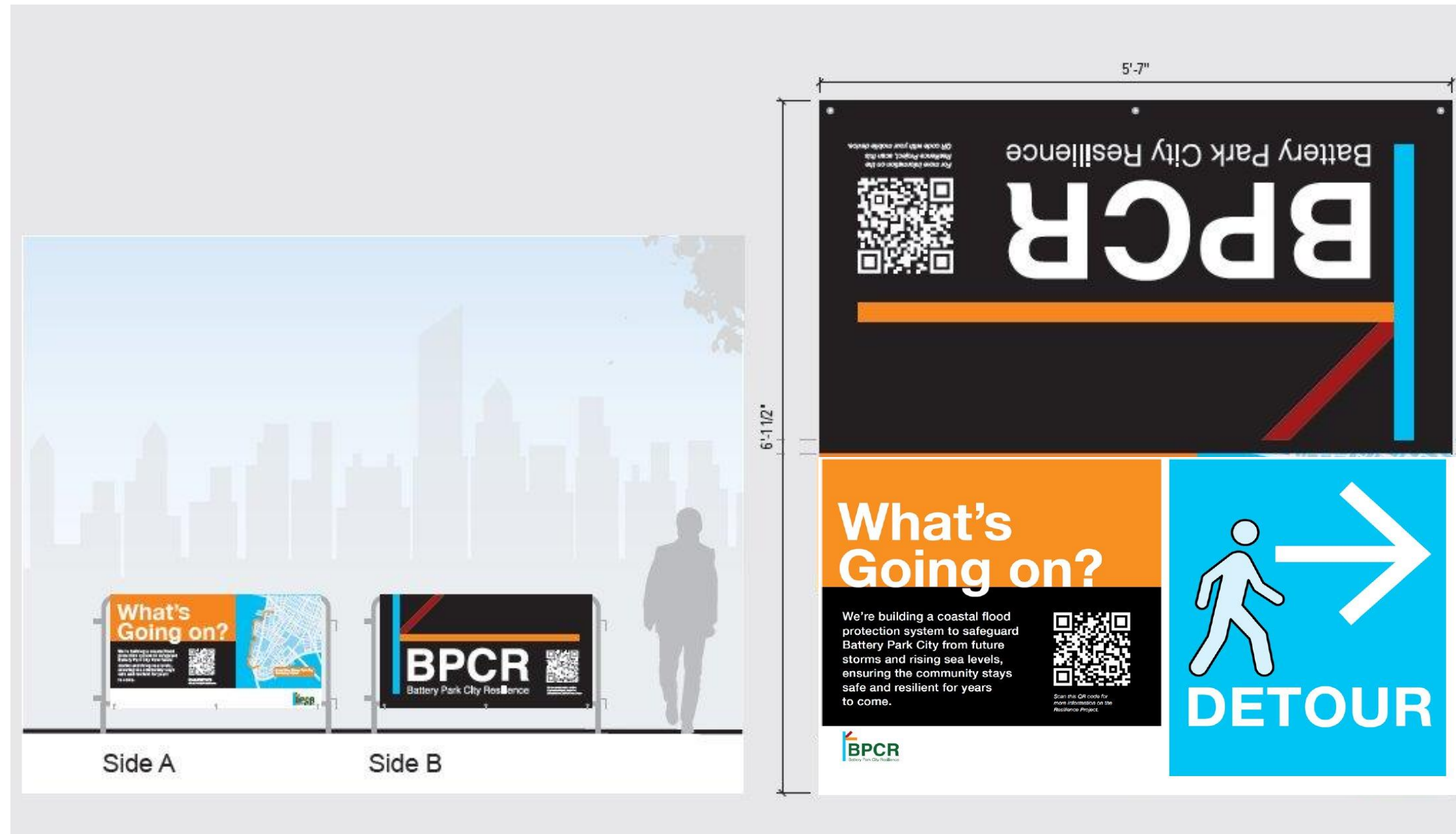
Open Space Throughout BPC During Site Readiness Construction

(Spring 2026, pending permits)



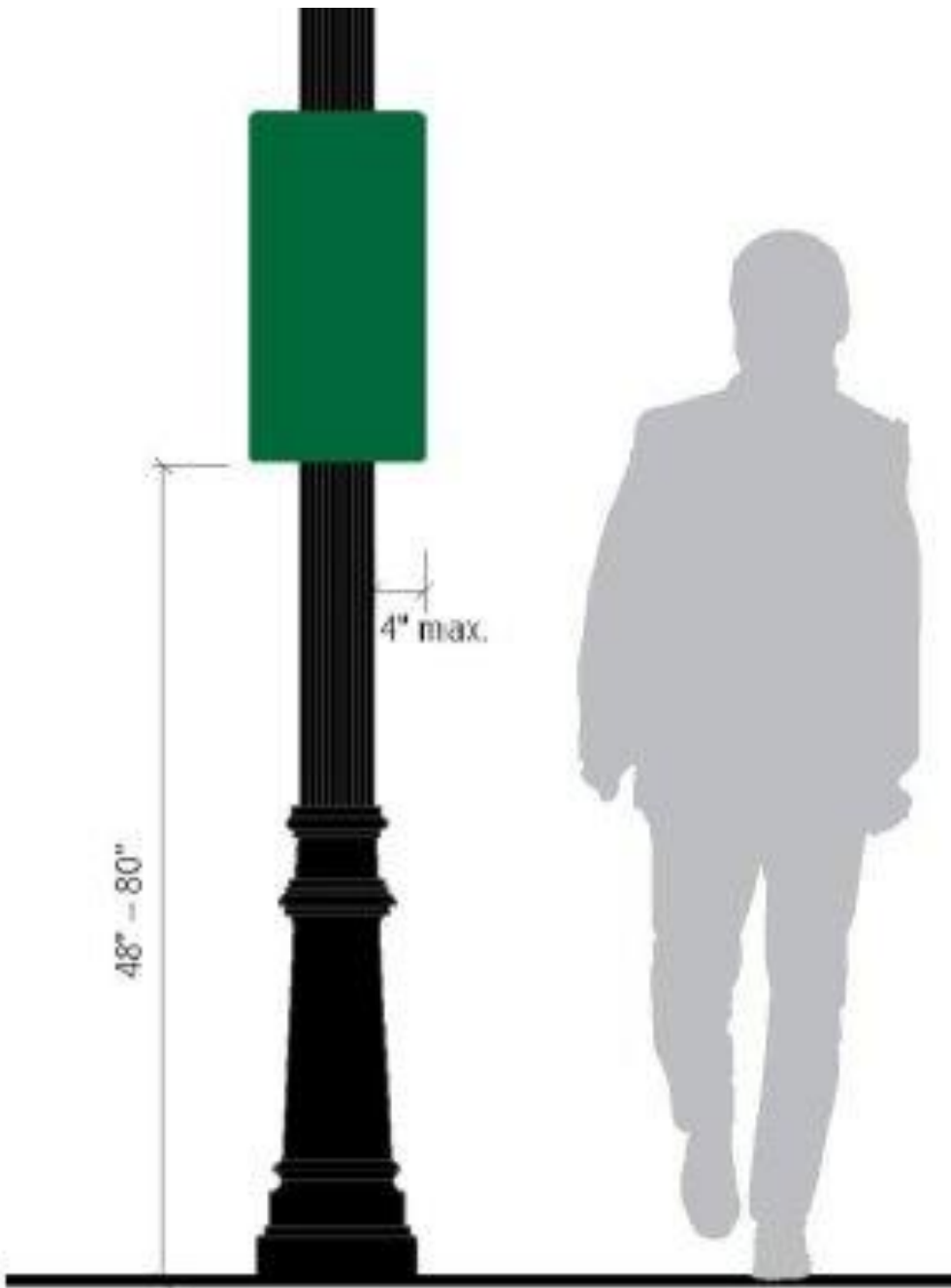
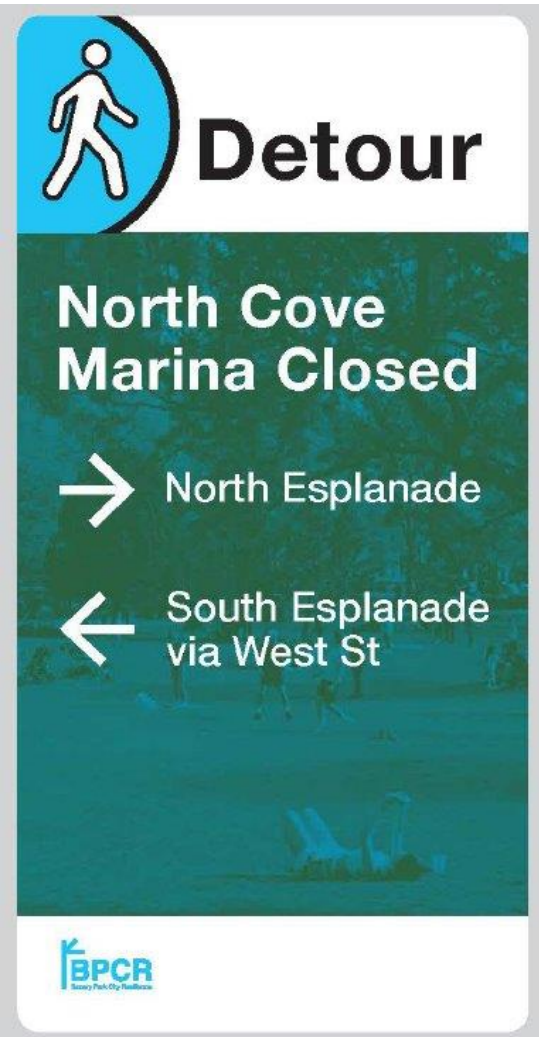
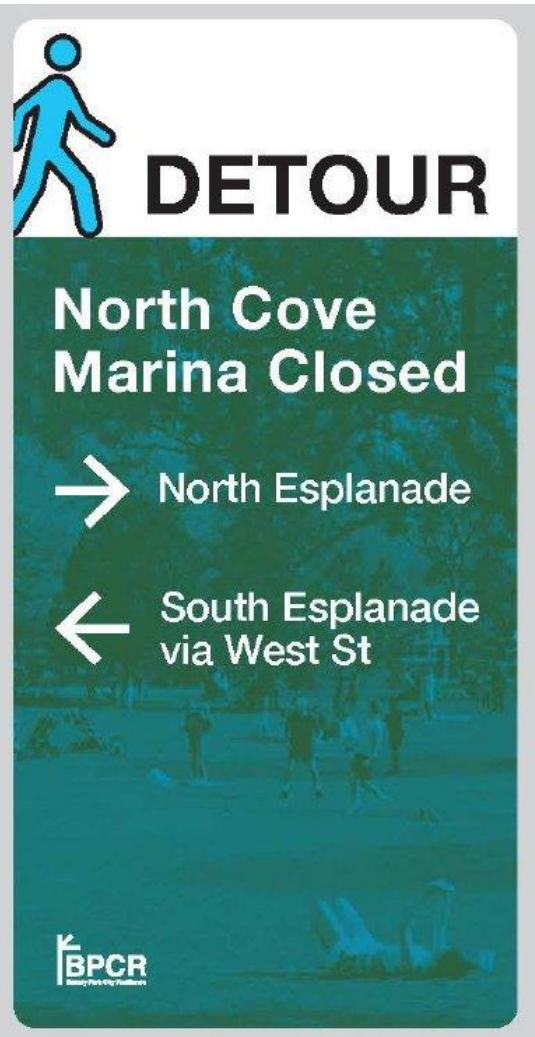
Site Preparedness Work: Temporary & Detour Signage

Clear wayfinding and detour signage will be placed alongside Site Preparedness work as it begins this fall.

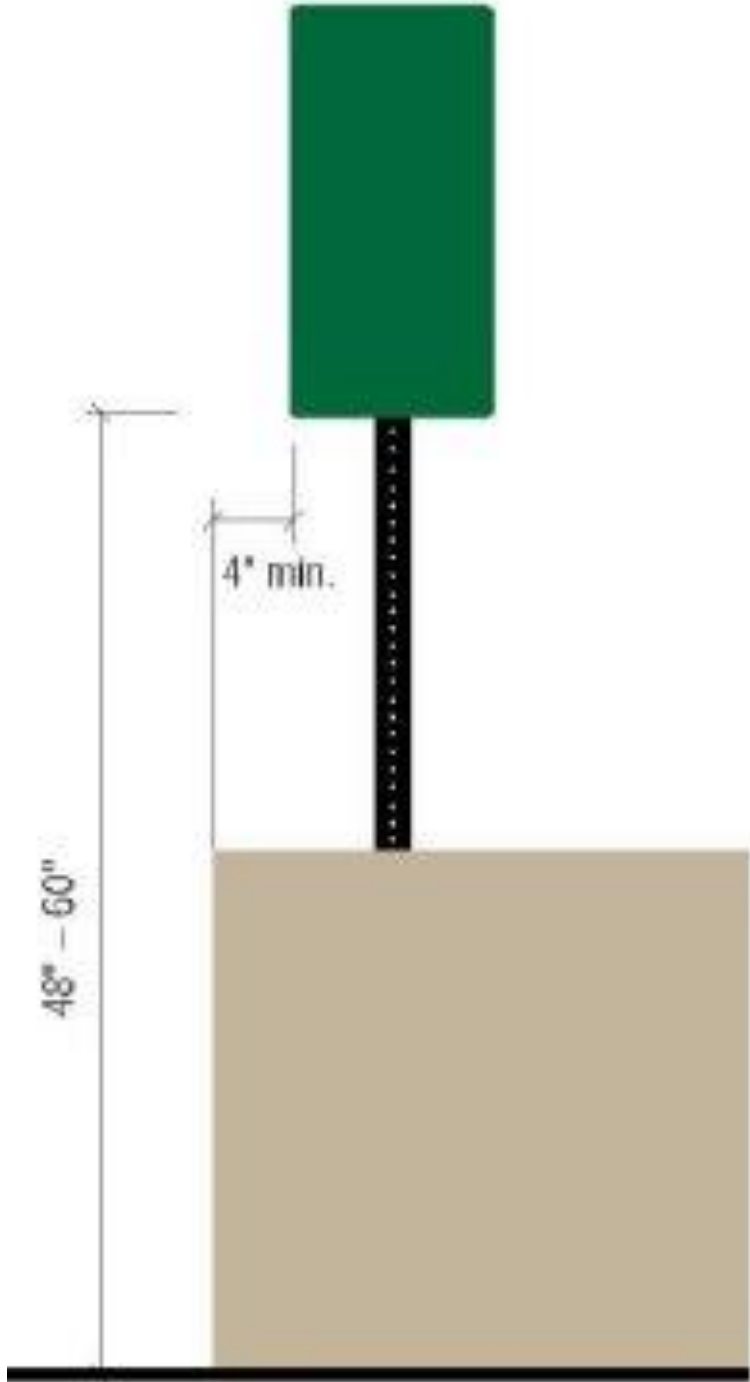


Semi-Permanent Wayfinding Signage

Semi-permanent wayfinding and detour signage will be positioned in 2026 and will be phased throughout the duration of the project.



Installation at Existing Pole



Installation at Planter

Additional Information & Follow-Up

- Questions, concerns, and all general inquiries can be shared directly with the Community Construction Liaison.

Community Construction Liaison



Michael Ryan



(917) 436-6739



nwbpcinfo@bpca.ny.gov

- You can also find all of the latest information on our project website, bpcresiliency.info.



BPCR

Battery Park City Resilience



**Battery Park
City Authority**