



BPCR

Battery Park City Resilience

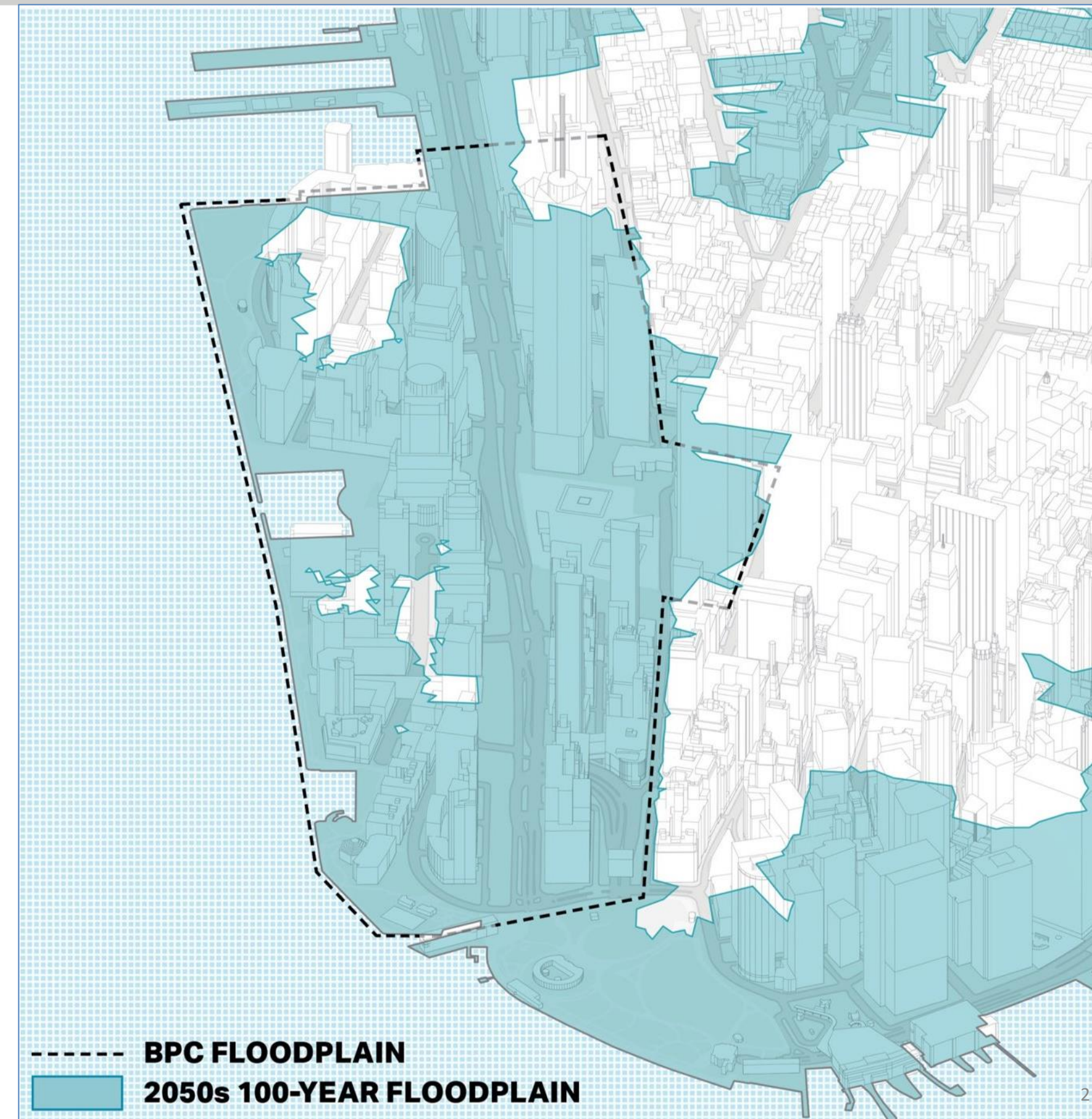


**Battery Park
City Authority**

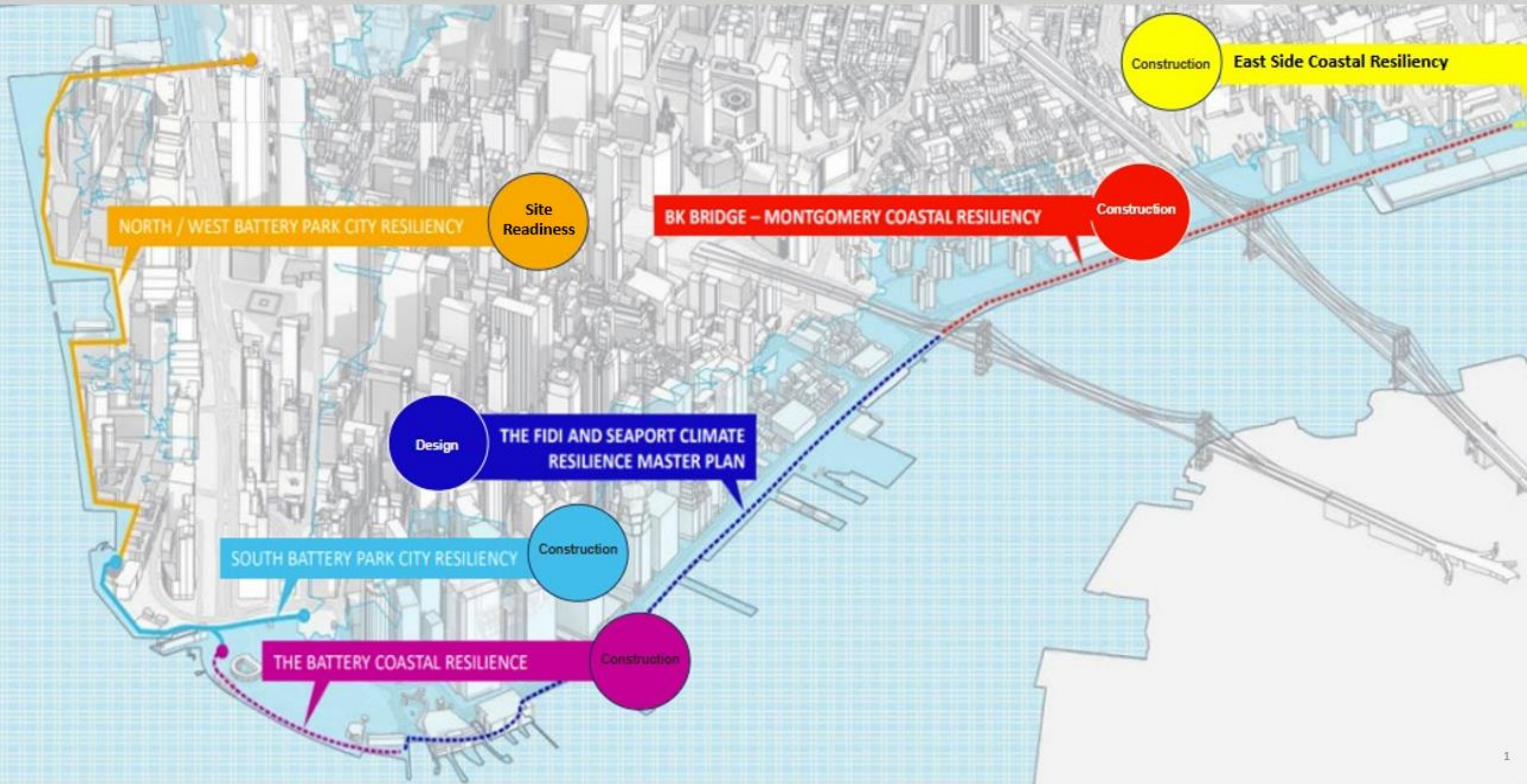
**Gateway Tenants Association
Battery Park City Resiliency Project
November 3, 2025**

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: Lower Manhattan Coastal Resiliency (LMCR)



The Project: Battery Park City Resiliency

The Battery Park City Resiliency Project will provide flood protection for Battery Park City and portions of Lower Manhattan and Tribeca – including WTC site, BMCC, representing thousands of residents and workers.



BPCR Timeline

Construction anticipated to begin Fall 2025 and finish in Fall 2030

- This timeline depends on agency approvals and construction logistics (ongoing)

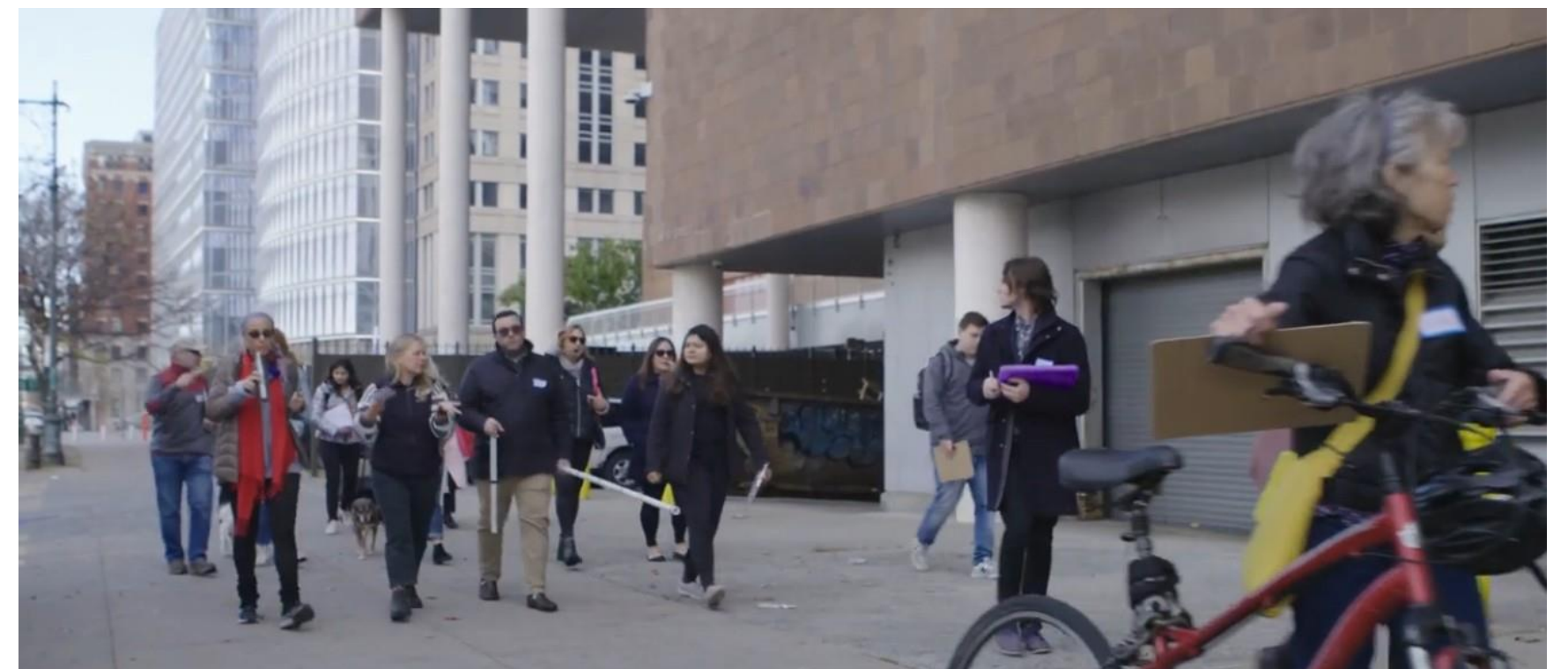
Approximate Start Dates and Durations

- Phase 1: Fall 2025 (6 months)
- West St Crossing/Tribeca: (Reach 1): Winter 2026 (49 months)
- North Esplanade (Reach 2): Winter 2026 (15 months)
- Rockefeller Park (Reach 3): Winter 2028 (29 months)
- Belvedere Plaza (Reach 4): Fall 2027 (31 months)
- **North Cove (Reach 5): Winter 2026 (57 months)**
- **South Esplanade (Reach 6): Fall 2026 (41 months)**
- South Cove (Reach 7): Winter 2026 (24 months)

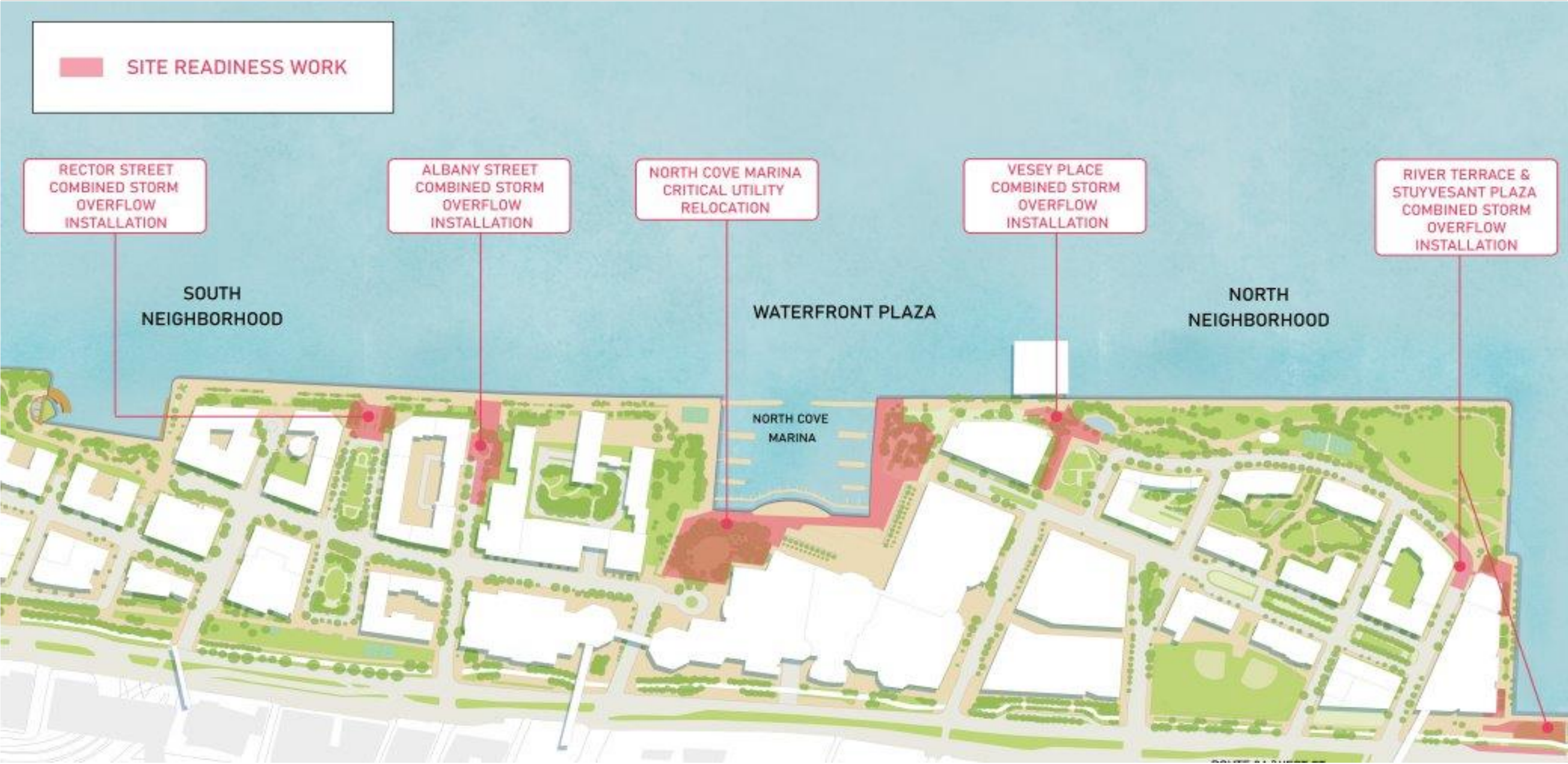


Community Outreach to Date: What We've Heard, What We're Doing

- Maintain wide open views out to the water
- Keep Pumphouse Park feeling secluded
- Ensure some level of esplanade access throughout construction
- Keep views to Hudson River Park from 9A
- Keep South Cove as is
- Keep the ferry terminal where it is
- Preserve as much public art as possible
- Less hardscape, more plantings
- More seating options, including preservation or replacement of World's Fair benches



Site Readiness Work



Battery Park City Resiliency: Site Readiness Work

- Over the coming weeks, **site readiness work** is scheduled to proceed for the 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.
 - Activities include **utility relocation, underground assessments, installation of subsurface tide gate infrastructure.**



Site Readiness Work: Construction Effects

- **Working hours** will be limited to weekdays between the hours of 7AM and 6PM.
 - (On limited occasions when weekend or after-hour work would be necessary permits would be required, community will be notified in advance.)
- Depending on the site, **neighborhood parking** may or may not be impacted by limits of work.
 - Albany Street will have 11 spots impacted, 7 on south side and 4 on the north side
 - Rector Place will have two (2) on the north side
- Crews required to park personal vehicles in parking garages or otherwise outside of the work area
- Construction equipment/vehicles located in staging areas throughout the Project site.
- Pedestrian **access to BPC Esplanade maintained** at both Albany Street & Rector Place.

Site Readiness Work: Construction Effects *(cont.)*

- **Efforts to minimize construction related noise** will be implemented:
 - Utilization of "pile drilling" as opposed to "pile driving", which will lower noise and vibration levels during working hours
 - Most noise-intensive equipment (such as vacuums, jackhammers, etc.) to only be used when necessary
 - Utilization of noise barriers with sound-absorbing blankets
- **An independent air monitor will be employed -**
 - Air monitoring equipment to be installed around the site
 - Real-time alerts will help us respond quickly if air quality limits are exceeded.
 - Community air monitoring reports to be published regularly, in consultation with the community.
- **Dust suppression strategies** will also be used, such as:
 - Spraying water on exposed soil and open areas
 - Covering exposed soil with secured tarps
 - Extra precautions during dry or windy conditions

Site Readiness Work: Construction Effects *(cont.)*

- Site Readiness Trees & Green Space Impacts
 - **Pumphouse Park** will be closed during Site Readiness work
 - **No change to the tree impacts already described in the FEIS**
 - Project-wide, approximately 435 trees to be removed and 450 trees to be replanted

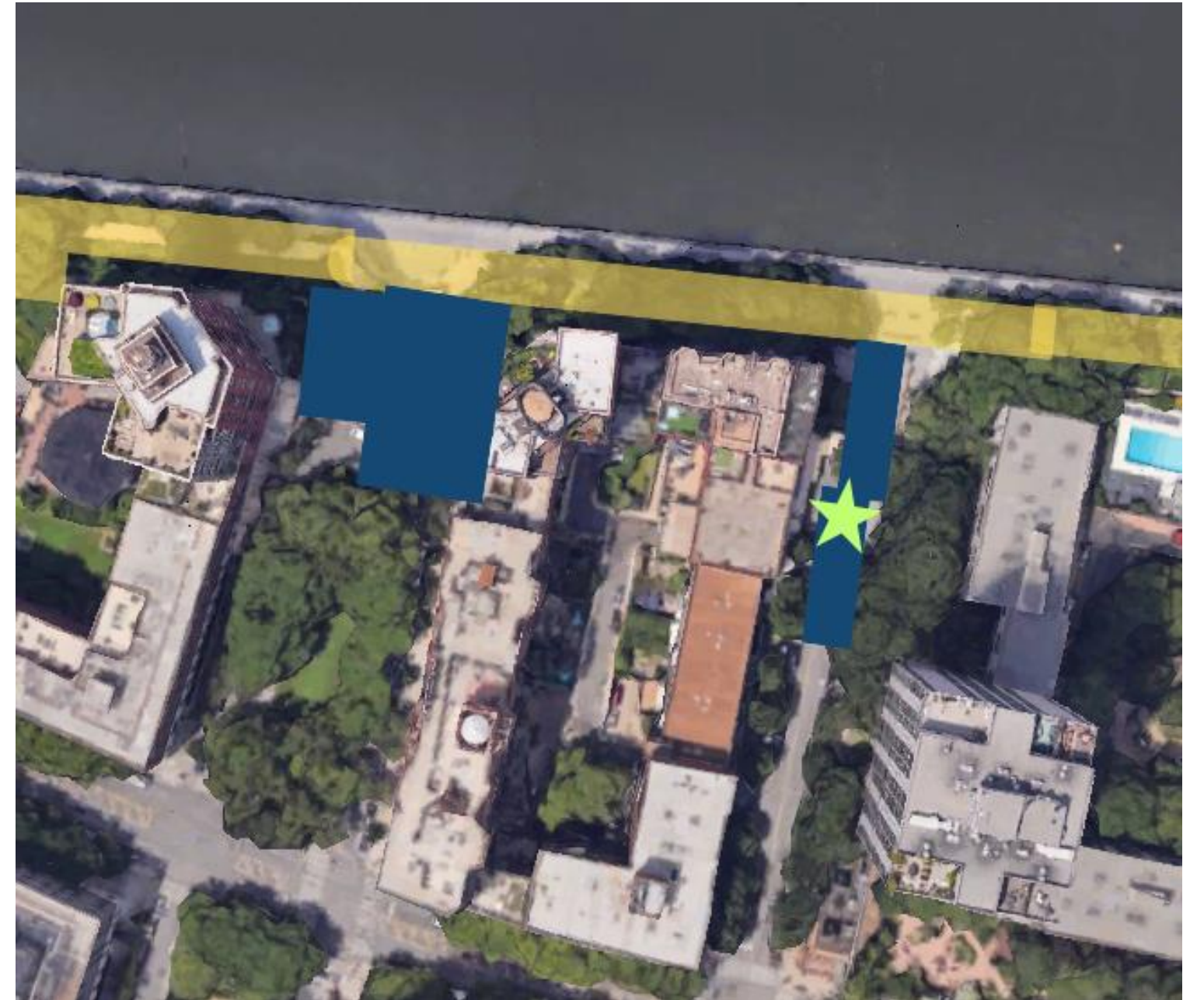


Site Readiness Work: Albany Street – Tide Gate Installation

(November 2025 – April 2026, estimated)

WHAT YOU'LL SEE:

- Pedestrian access to BPC Esplanade at Albany Street maintained
- Deaccessioning of *Upper Room*
- Traffic flow from the Upper Esplanade rerouted to the Lower esplanade
- Access to Hudson Tower (350 Albany) and internal drive lane between Hudson Tower and Hudson View West (aka “Ring Road”) is maintained



Site Readiness Work: Rector Place – Tide Gate Installation

(March – August 2026, estimated)

WHAT YOU'LL SEE:

- Pedestrian access to BPC Esplanade at Rector Place maintained.
- *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.

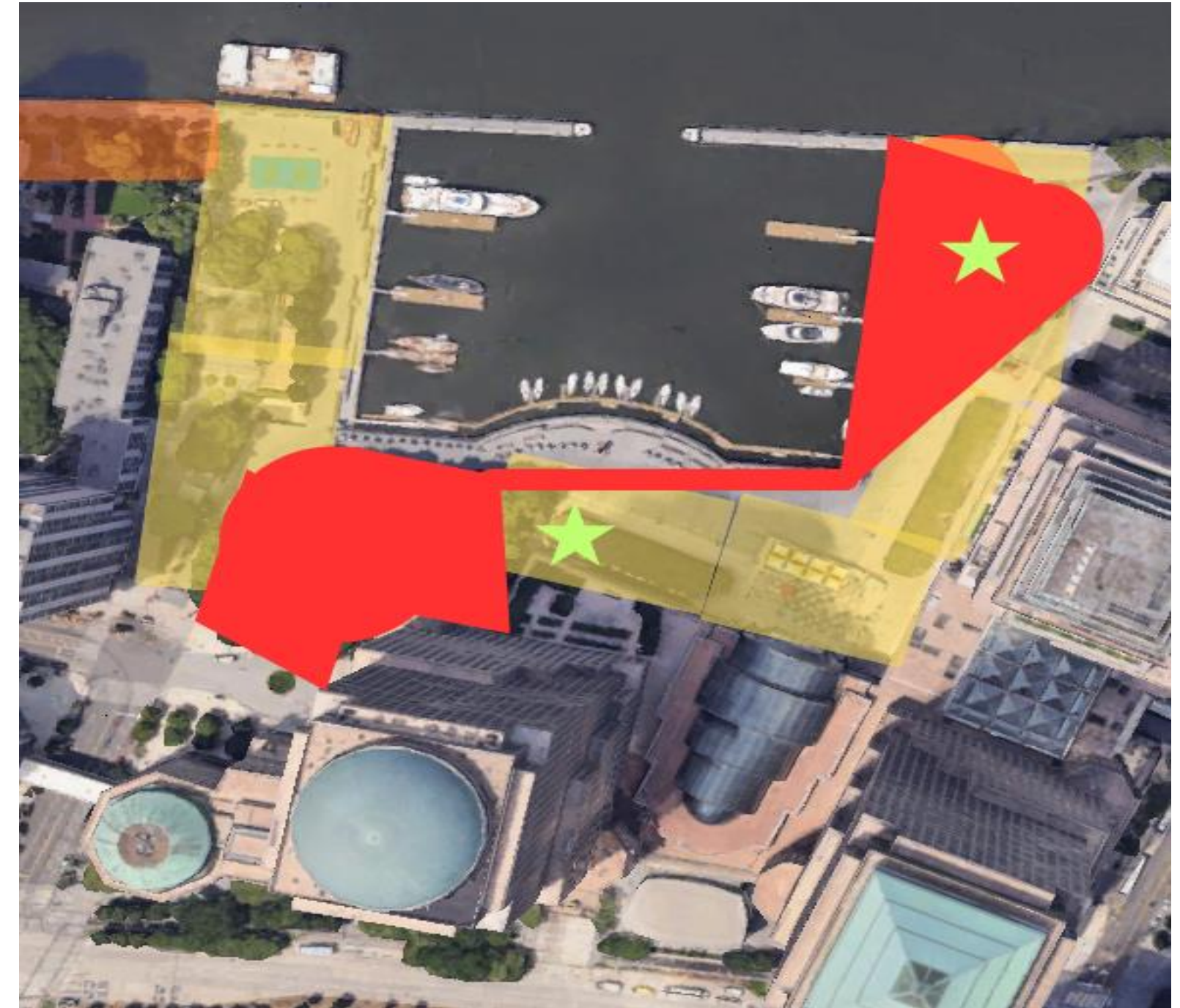


Site Readiness Work: North Cove Marina – Critical Utility Relocation

(November 2025 – March 2026, estimated)

WHAT YOU'LL SEE:

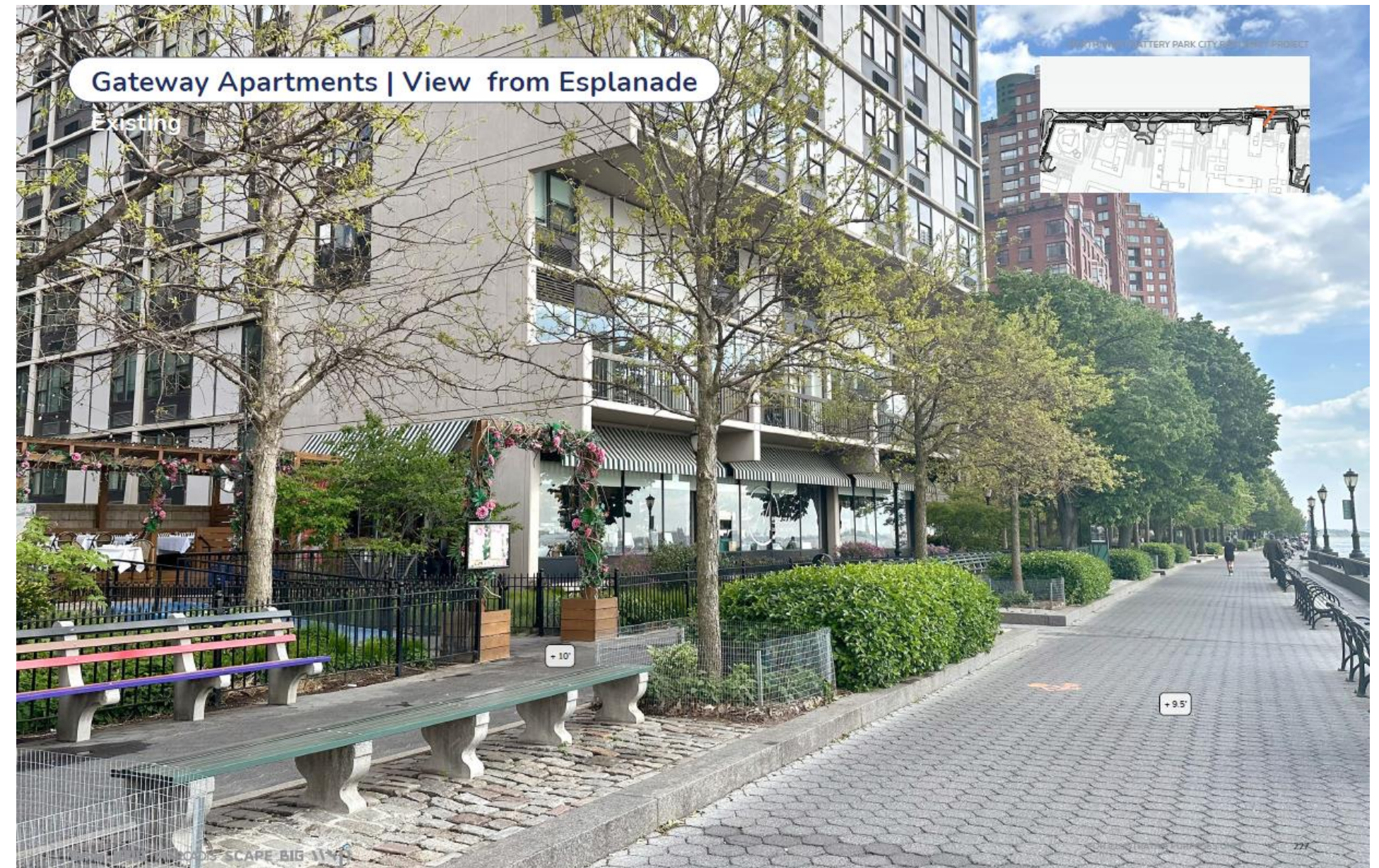
- Pumphouse Park, Belvedere Plaza, and part of the Lower Esplanade along Waterfront Plaza will be closed
- Marina access on the north and east sides will be impacted (*lower quay to remain open during utility relocation*)
 - Marina closed as of conclusion of sailing season (October 31, 2025)
- Winter Garden will be unaffected; Ice Skating Rink will open mid-November
- North and southbound outdoor pedestrian egress maintained alongside Brookfield Place



Site Readiness Work: Gateway 375 Building & Amenities (Pool, North Lawn, Dog Run, Mezze Restaurant)

WHAT YOU'LL SEE:

- No impacts to the pool, north lawn, or dog run, or Mezze on the River as part of Site Readiness work



Site Readiness Work: Brookfield Battery Park City Ferry Terminal *(April-October 2026)*

WHAT YOU'LL SEE:

Vesey Place


- Access to ferry terminal and Irish Hunger Memorial to be maintained via south and north sidewalks along Vesey Place and north side of Lily Pond.
- Vesey Place seating will be unavailable
- Vesey Place planting beds will remain closed and fenced in during this work
- Western half of IHM plaza will be closed



Signage – Temporary Wayfinding/Detour Signage

- Site Readiness Work will be undertaken to prepare sites, reduce risk, and accelerate timelines before the main closures of the Battery Park City Resiliency Project begin
- The project team has developed temporary signs to reroute pedestrians during this work, and share Resiliency Project information
- Wayfinding signage will go up mid-November. Interim signage to go up this week as work begins.

IMPORTANT CONSTRUCTION NOTICE




**EARLY
NOVEMBER**

The Battery Park City Resiliency (BPCR) Project is creating a more resilient neighborhood. This will be accomplished with implementation of a coastal flood barrier system, designed to protect Battery Park City and parts of lower Manhattan. As we enter the next phase of the project, you'll see site readiness work across the neighborhood. **This will help prepare for broader construction, scheduled to start in Spring 2026.**

What to expect? In this location you'll see:

- **Pedestrian access** to BPC Esplanade at **Albany Street** will be maintained.
- **Upper Room** will be deaccessioned (removed).
- **Traffic flow** from the Upper Esplanade will be rerouted to the Lower Esplanade.
- **Access to Hudson Tower** (350 Albany) and internal drive lane between Hudson Tower and **Hudson View West** (aka "Ring Road") will be maintained.

Working hours during this phase of the BPCR Project are 7 AM to 6 PM, Monday through Friday.



**ALBANY STREET
COMBINED STORM
OVERFLOW
INSTALLATION**

**SOUTH
NEIGHBORHOOD**





Image shows final conditions after the Project is complete.



If you have any questions, please contact our community construction liaison or head to our website for more information.

→ Michael Ryan
→ (917) 436-6739
→ bpcinfo@bpca.ny.gov



Want to stay in the loop? Follow us on Instagram @bpccparks, and visit www.bpcresiliency.info




Sign Type A.1

What's Going on?

We're building a coastal flood protection system to safeguard Battery Park City from future storms and rising sea levels, ensuring the community stays safe and resilient for years to come.






DETOUR

Sign Type A.2

What's Going on?

We're building a coastal flood protection system to safeguard Battery Park City from future storms and rising sea levels, ensuring the community stays safe and resilient for years to come.






DETOUR

Sign Type A.3

What's Going on?

We're building a coastal flood protection system to safeguard Battery Park City from future storms and rising sea levels, ensuring the community stays safe and resilient for years to come.





PATHWAY OPEN, USE CAUTION

Sign Type A.4

What's Going on?

We're building a coastal flood protection system to safeguard Battery Park City from future storms and rising sea levels, ensuring the community stays safe and resilient for years to come.

PATHWAY CLOSED

Cross River Terrace
for Access to
Chambers Street

Community Outreach: Upcoming

thru Spring 2026

On the Ground


- Enhanced mobile outreach in high foot traffic areas
- Construction notifications in BPC Kiosks
- BPC Resiliency “Drop-Ins”
- Virtual site walks
- Materials at BCPA programming

Stakeholder Engagement

- Establishing a Construction Advisory Committee
- PTA/school engagement (PS/IS 276, P94M, IS 289, Stuyvesant, BPC Montessori)
- Brookfield Place coordination


Residents

- Flyers have been posted or dropped off in each residential building and ground floor retail
- Mailing to all residents
- Informational Community Meetings (Virtual + In person)




We're Getting Ready for What's Next

Starting in early November, crews will begin **site readiness work** for the **Battery Park City Resiliency** project. This early work will set the stage for the **construction work** to come in **Spring 2026**.



Scan the QR code to learn more and to sign up for construction updates.
If you have any questions, **get in touch** with our **Community Construction Liaison**:

→ **Michael Ryan**
→ **1 (917) 436-6739**
→ **nwbpcrinfo@bpca.ny.gov**



Want to stay in the loop? Follow us on Instagram @bpcparks, and visit www.bpcresiliency.info

Community Outreach: Upcoming

thru Spring 2026

NEW: BPC Resiliency “Drop-Ins”

To ensure we’re hearing from you about the impacts of this work, we’ll be offering weekly drop-in sessions where the feedback is welcome. We hope to see you there.

Fridays

NOV14-DEC19 & FEB06-MAR27
10-11AM, 200 Rector Place

Tuesdays

NOV18-DEC16 & FEB03-MAR24
12-1PM, 6 River Terrace



BPC Resiliency Drop-ins

FRIDAYS

NOV14-DEC19 & FEB06-MAR27
10-11AM, 200 RECTOR PLACE

TUESDAYS

NOV18-DEC16 & FEB03-MAR24
12-1PM, 6 RIVER TERRACE

Stop by to meet your Community Construction Liaison and members of the Battery Park City Resiliency project team, have a snack, and give us your thoughts on the work underway. Light refreshments provided.

Gateway Tenants Association: Staying Connected

- The BPCR Project Community Construction Liaison (CCL) is available to answer questions or concerns, as well as direct questions to the project team for more detailed follow up:

Name: Michael Ryan

Email: nwbpcrinfo@bpca.ny.gov

Phone: (917)-436-6739

- We encourage community members to [sign up for our newsletter](#) so you can receive direct updates on all things related to the BPCR Project.
- We are also regularly updating the BPCR website (bpcresiliency.info) with relevant information on construction activity. Additionally, our CCL is available to answer questions and concerns as they arise.

An aerial photograph of the New York City skyline, featuring numerous skyscrapers and buildings. A semi-transparent rectangular box is overlaid on the center of the image, containing the text "Thank You!" and "Questions?".

Thank You!

Questions?

**Gateway Tenants Association
Battery Park City Resiliency Project
November 3, 2025**