



# Community Update + Q&A

March 11, 2026



# **Agenda**

## **Greetings and Introductions**

### **1. BPC History – Raju**

### **2. BPCA Areas of Focus –**

- **Parks, Supplemental Sanitation & Public Safety**
- **Arts, Culture, Education, Recreation**
- **Manage Real Estate**
- **Capital Investment / Repair**

### **3. Battery Park City Resiliency Projects**

### **4. South Battery Park City Resiliency**

### **5. North / West Battery Park City Resiliency – Dan Dickson**

### **6. Discussion / Q & A – Nick Sbordone**

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**Battery Park City  
History**

# A City Built From The River

- Battery Park City was precipitated by the collapsing status of 20 piers in the Hudson River
- In 1968, Governor Nelson Rockefeller and the New York State Legislature created the Battery Park City Authority to "construct, improve, operate, and maintain" Battery Park City
- 92 acres of land were created by extending the Manhattan shoreline beyond the old wharves and into the Hudson River
- The 1979 Master Plan saw Battery Park City as an extension of the existing New York City street grid
- In the 1980s Gateway Plaza, the first residential complex and the World Financial Complex (now Brookfield Place) were built
- The neighborhood has grown community that is home to more than 16,000 residents, roughly 35,000 daily workers, and upward of one million visitors annually.
- Revenues from BPCA flow to the City of New York (\$227 in Fiscal 2025); including \$47 million to fund affordable housing across the five boroughs.



# Battery Park City: Through the Years



# 2

## BPCA Areas of Focus

# What We Do: Parks Operations, Supplemental Sanitation, and Quality-of-Life

BPCA operates and maintains 36 acres of parks and public space

- Horticulture includes
  - ✓ Plantings
  - ✓ Weeding/pruning
  - ✓ Compost
- Maintenance includes
  - ✓ Masons, electricians, plumbers
  - ✓ Snow removal
  - ✓ Cleaning parks facilities
    - Playgrounds
    - Dog runs
    - Public spaces



# BPC Public Safety and Quality-of-Life

- **BPC Ambassadors** (Allied) patrol Battery Park City's parks and public spaces by foot and on bicycle, and support NYPD and other law enforcement agencies as appropriate.
- **Crossing Guards** – P.S./I.S. 276 & P.S. 89/I.S. 289
- **EMERGENCIES:** dial 911 for immediate response by NYPD.
- **NON-EMERGENCIES**
  - ✓ To report non-emergency quality of life issues, call 311 or First Precinct at (212) 334-0611.
  - ✓ BPC Ambassadors can also be reached at (212) 945-SAFE/7233, by email ([bpcallied@bpca.ny.gov](mailto:bpcallied@bpca.ny.gov)), or in-person at the 200 Rector Place Command Center.



**1<sup>st</sup> Precinct  
Community Council Meeting**

**Get involved. Be heard.**  
Strong partnerships make safer communities.

**When**  
Last Thursday of each month, 6:00 PM  
\*Except July and August

**Where**  
**NEW YORK  
LAW SCHOOL**  
185 West Broadway, New York, NY 10013

**Meet**  
Commanding Officer Captain Robert Fisher  
Community Council President Sarah El-Batanouny

For language or disability accommodations, please contact Det. Iordanou at (212) 334-0640

A stylized illustration of a blue door with a decorative frame, set against a light background.

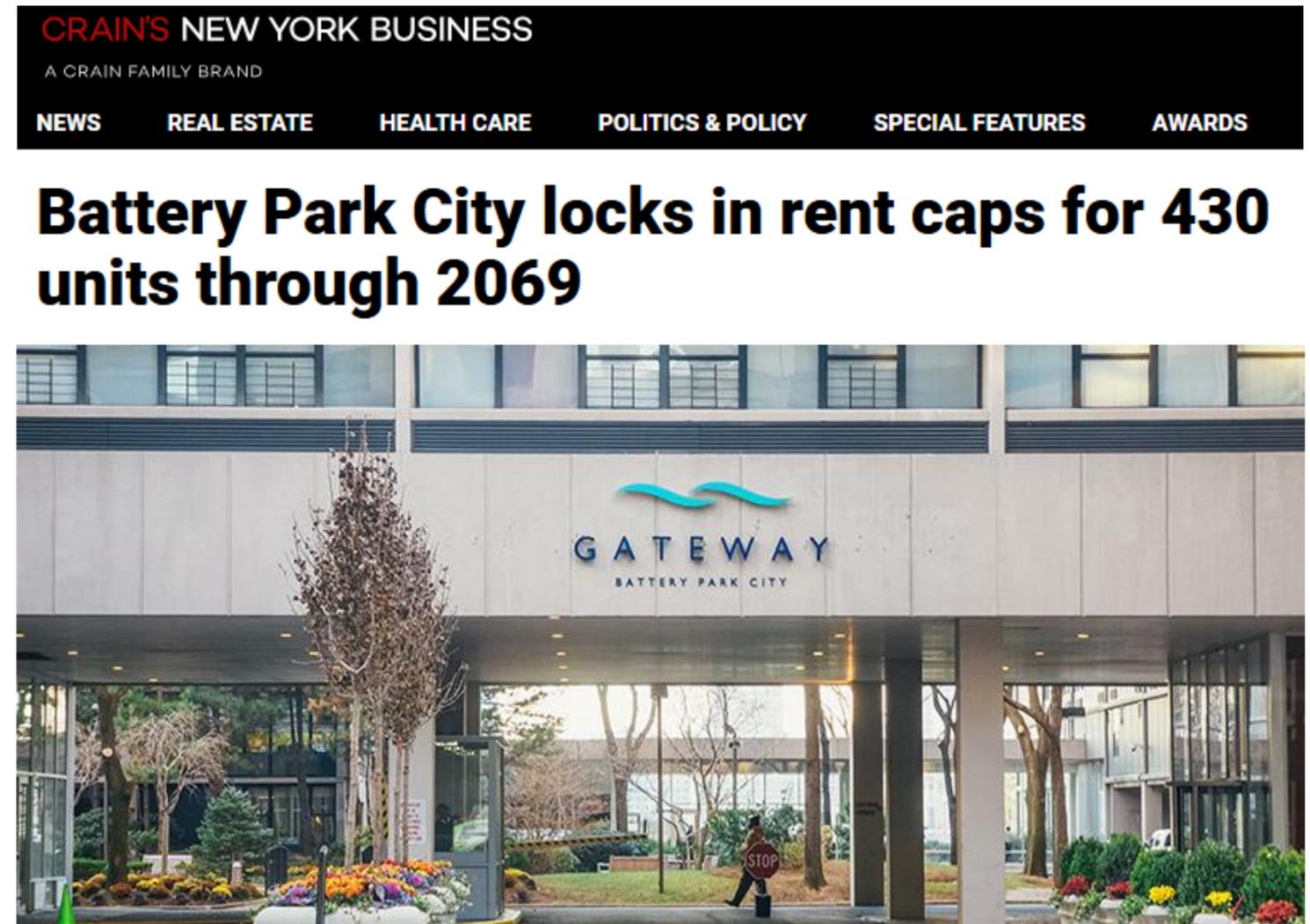
# What We Do: Arts, Culture, Recreation

- **Strengthen community and cultural life** through public art, partnerships with schools and cultural institutions, the return of the **BPC Farmers Market**
- In 2025, BPCA produced **1,150 free programs:**
  - **Art & Culture**
    - River & Blues
    - Battery Dance Festival
    - Support for Poets House, MJH, Skyscraper Museum
  - **Educational Programming**
  - **Sports/Recreation**
    - Manage the BPC Ball Fields
    - Run a low-cost gym @ Stuyvesant High School



# What We Do: Real Estate

- Charged with responsibly managing leaseholds – comprising roughly 20 million square feet of public schools, and three cultural institutions.
- Preserve and, where possible, expand affordability for Battery Park City residents including in:
  - Gateway Plaza
  - Tribeca Bridge Tower
  - Tribeca Pointe
- Support and strengthen the tax base of NYC:
  - As a part of the Brookfield lease extension, BPCA netted a projected \$1.5 billion to support the construction and preservation of affordable housing development citywide.



# What We Do: Capital Investment & Repair

- **BPC Ball Fields: Turf Replacement & Facility Upgrades**
  - ✓ Now underway with early April completion date
- **South Battery Park City Resiliency Project**
- **North/West Battery Park City Resiliency Project**



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**Battery Park City  
Resiliency Projects**

# Battery Park City: What's at Stake

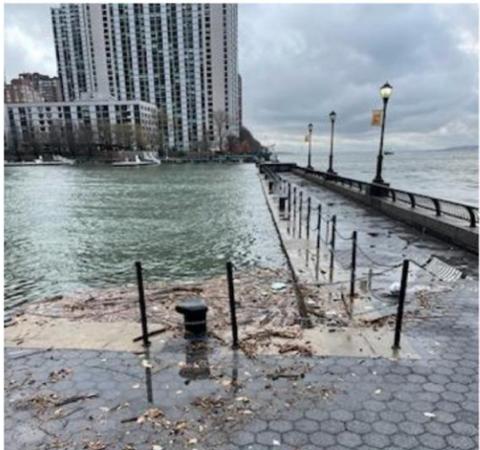
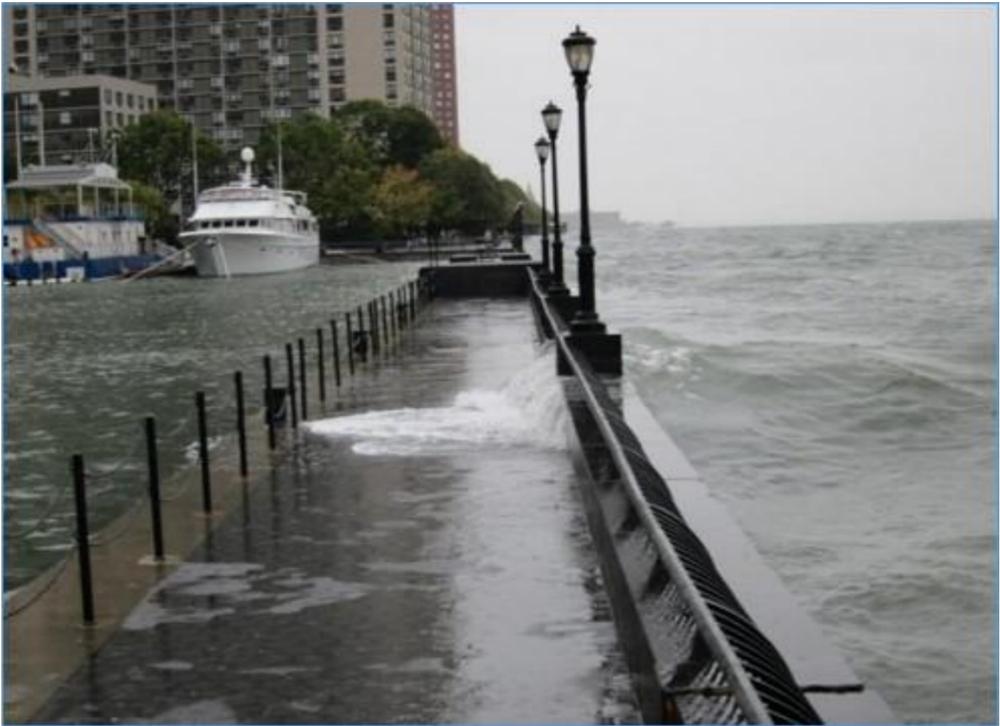
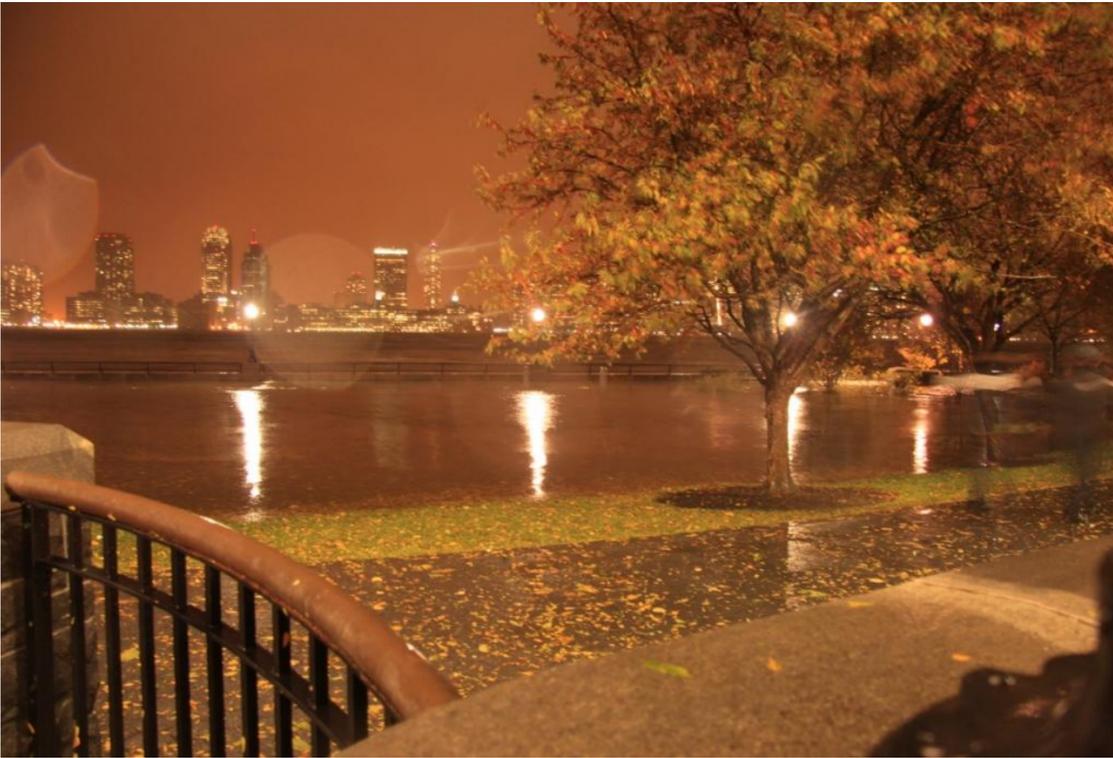


Photo: Carl Glassman / Tribeca Trib



# Lower Manhattan Coastal Resiliency (LMCR)



# Why BPC Resiliency?

- Hurricane Sandy resulted in **44 fatalities** and billions in property damage in New York City, with the frequency and intensity of storms only increasing
- By the 2050s, **37% of buildings in Lower Manhattan and supporting infrastructure** will be at risk from storm surge
- By the 2050's, **Heat waves projected to be 250% more frequent and 50% longer**
- By 2100, almost **50% of buildings** will be at risk from storm surge, and **20% of Lower Manhattan's streets** will be at risk of daily flooding due to over six feet of projected sea-level rise
- More frequent heavy rain and cloudburst events in recent years have highlighted the **urgent need to improve interior drainage** in Lower Manhattan

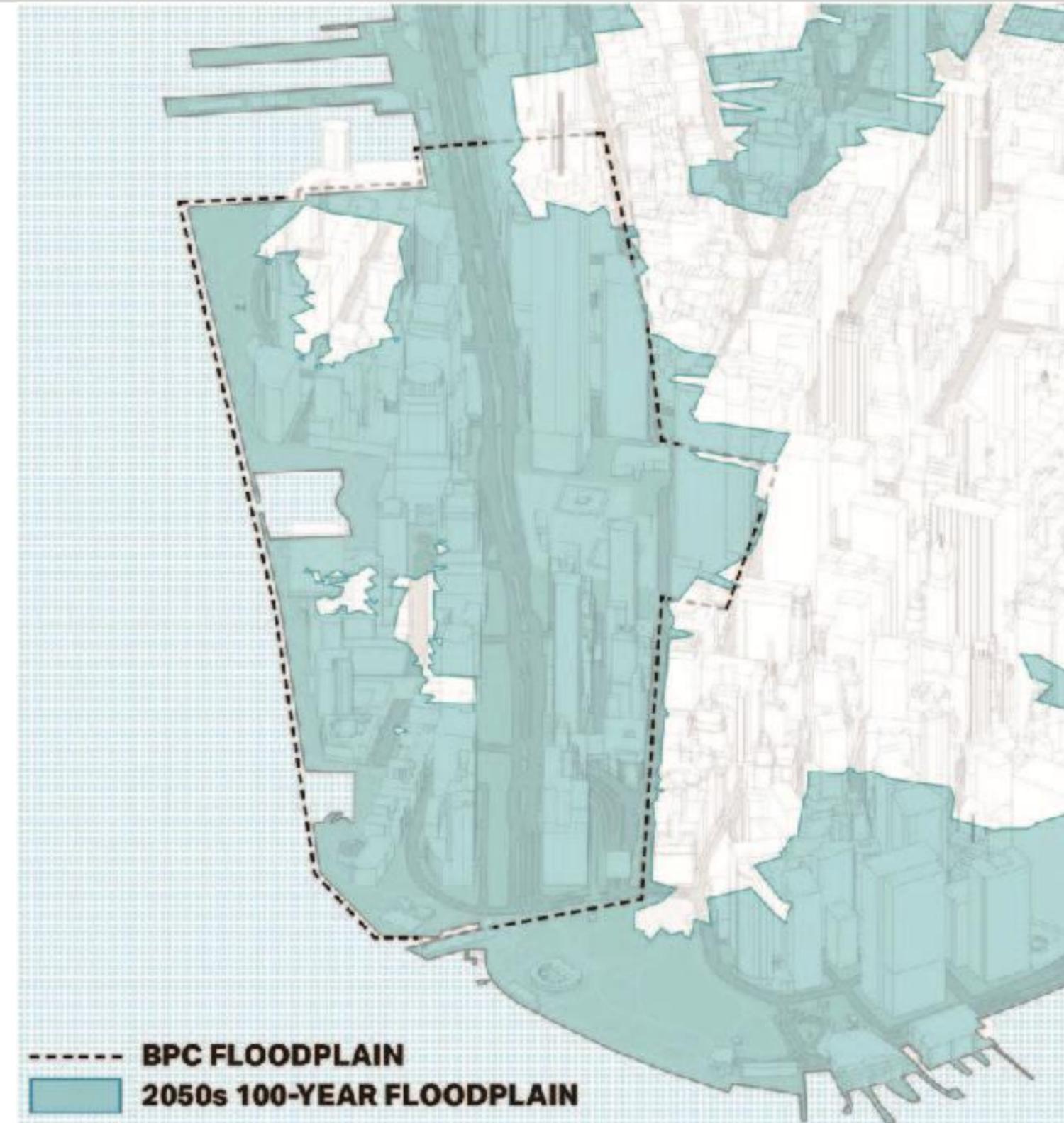
*Source: NYC Lower Manhattan Climate Resilience Study (2019)*



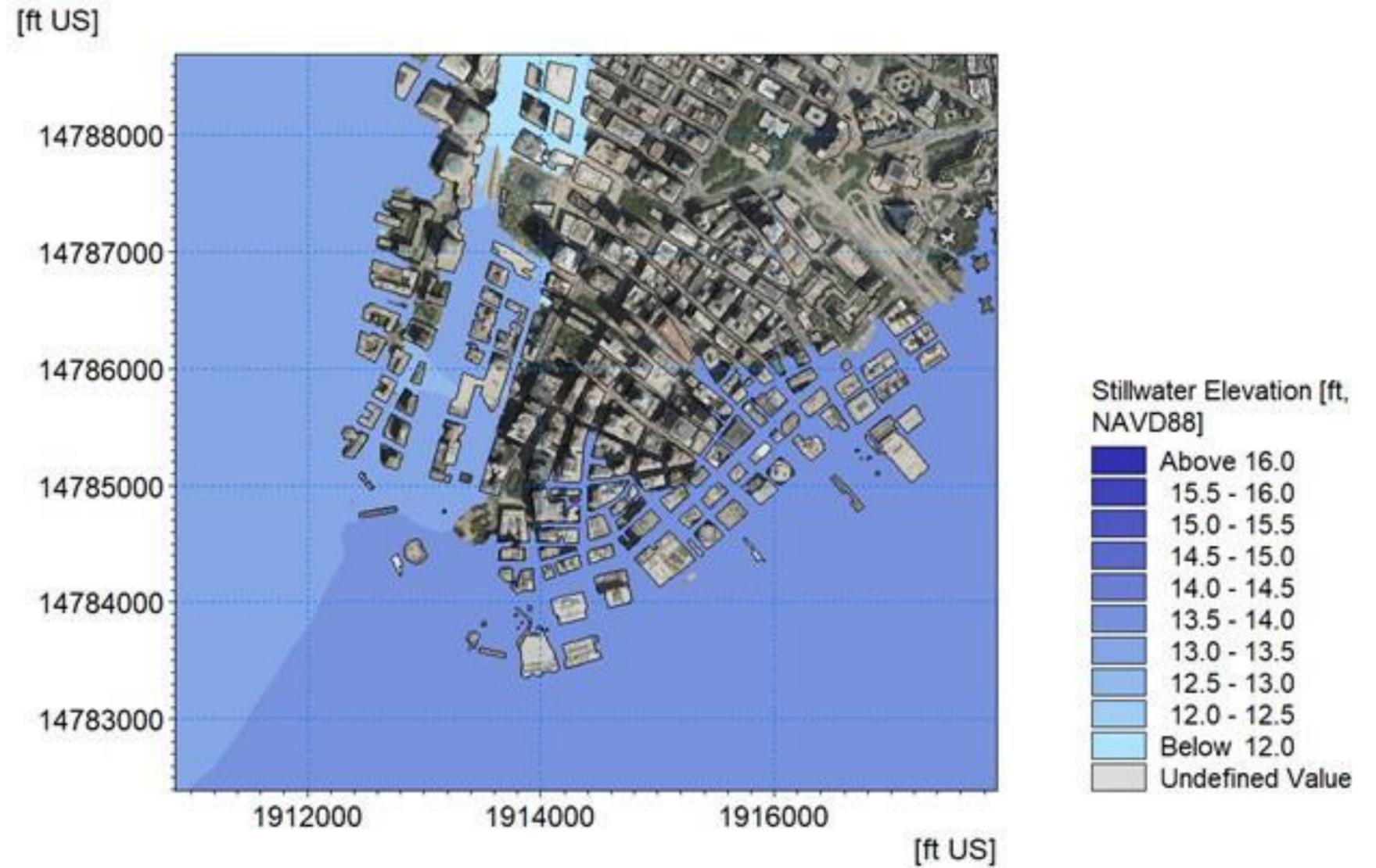
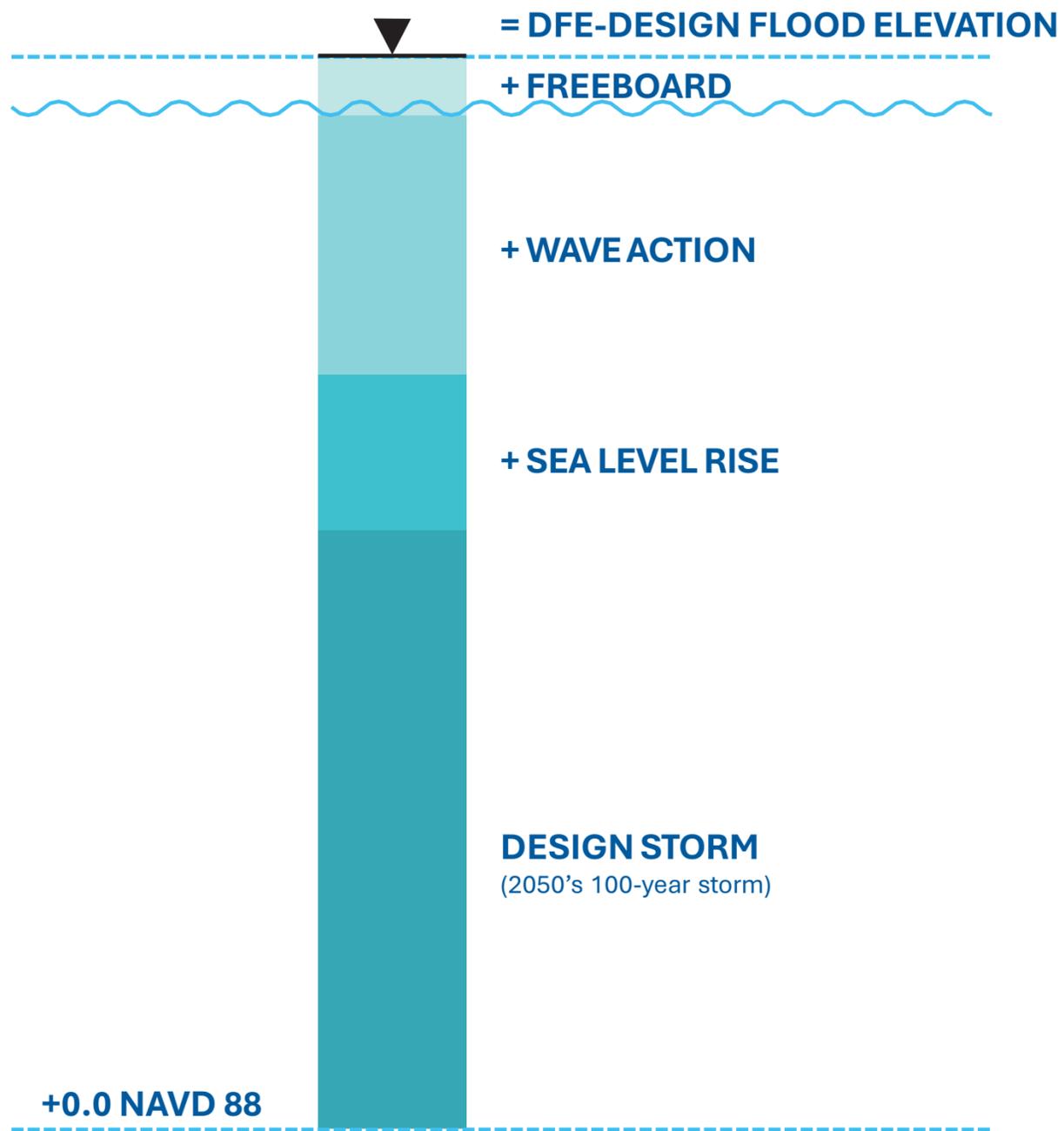
# Why BPC Resiliency

The floodplain protected by Battery Park City's resiliency work contains:

- **105 buildings**
  - 63 Residential
  - 22 Commercial
  - 20 Public
- **25,000 Residents**
- 61,000 Jobs
- **\$16.4B in property value**
- WTC transit hub and key regional infrastructure
- Borough of Manhattan Community College
- Museum of Jewish Heritage, WTC Memorial and Museum, and other cultural institutions



# What Are We Designing For?



**100-year storm with 2050's projected 2.5 feet of sea level rise, established by NYC Panel on Climate Change**

# 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 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*

# How We Got to Today: Timeline



## North/West Battery Park City Resiliency Project

2021-2025: Planning and Design

2025-2030: Construction



## South Battery Park City Resiliency Project

2018-2023: Planning and Design

2023-2026: Construction (90% complete)



2015: BPCA begins planning Resiliency Projects

2007: PlaNYC

2012: Superstorm Sandy

2014: Rebuild by Design "Big U"

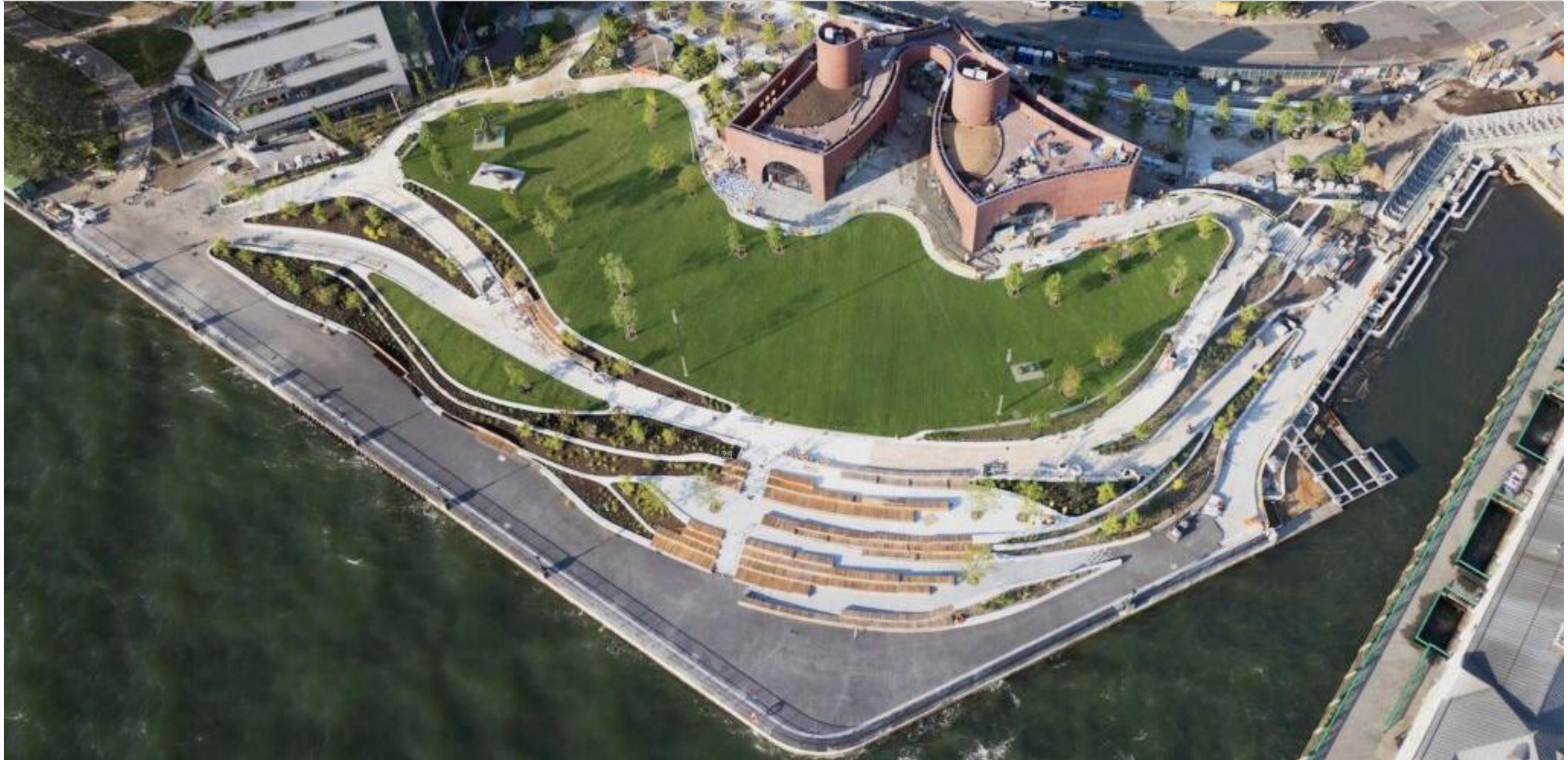
2019-future: Lower Manhattan Coastal Resiliency Project



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**South Battery Park City  
Resiliency Project**

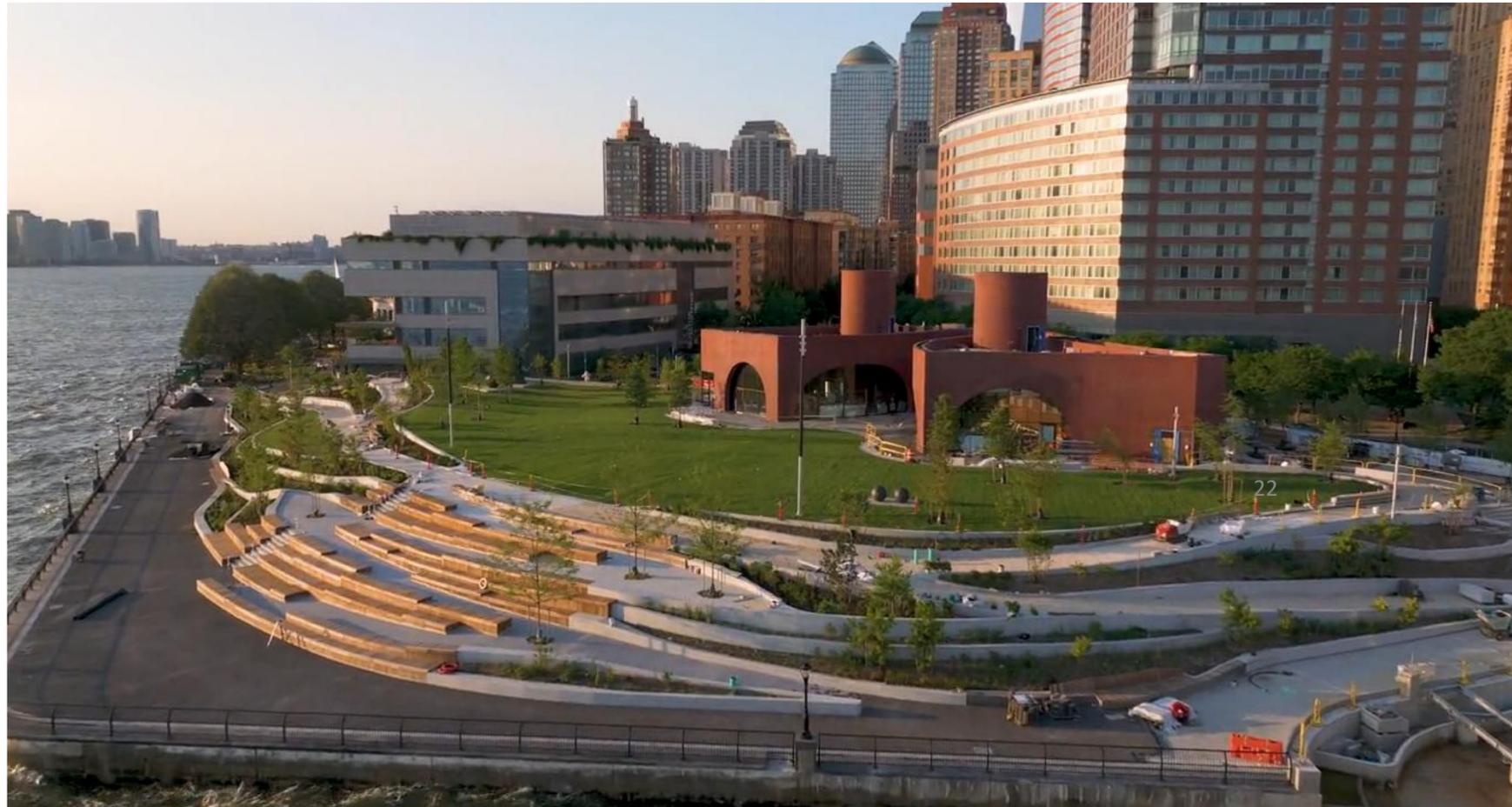
# Wagner Park: A Reimagined, Resilient Waterfront Destination



# Wagner Park

## The New York Times

Can a 3.5-Acre, \$296 Million Park Save Lower Manhattan?



## FASTCOMPANY

NEW YORK'S WAGNER PARK

12-31-2025 | DESIGN

### The 4 best waterfront parks of 2025 transform shorelines into civic centerpieces

Four standout waterfront parks have turned stretches of river and shoreline into thriving new public spaces.

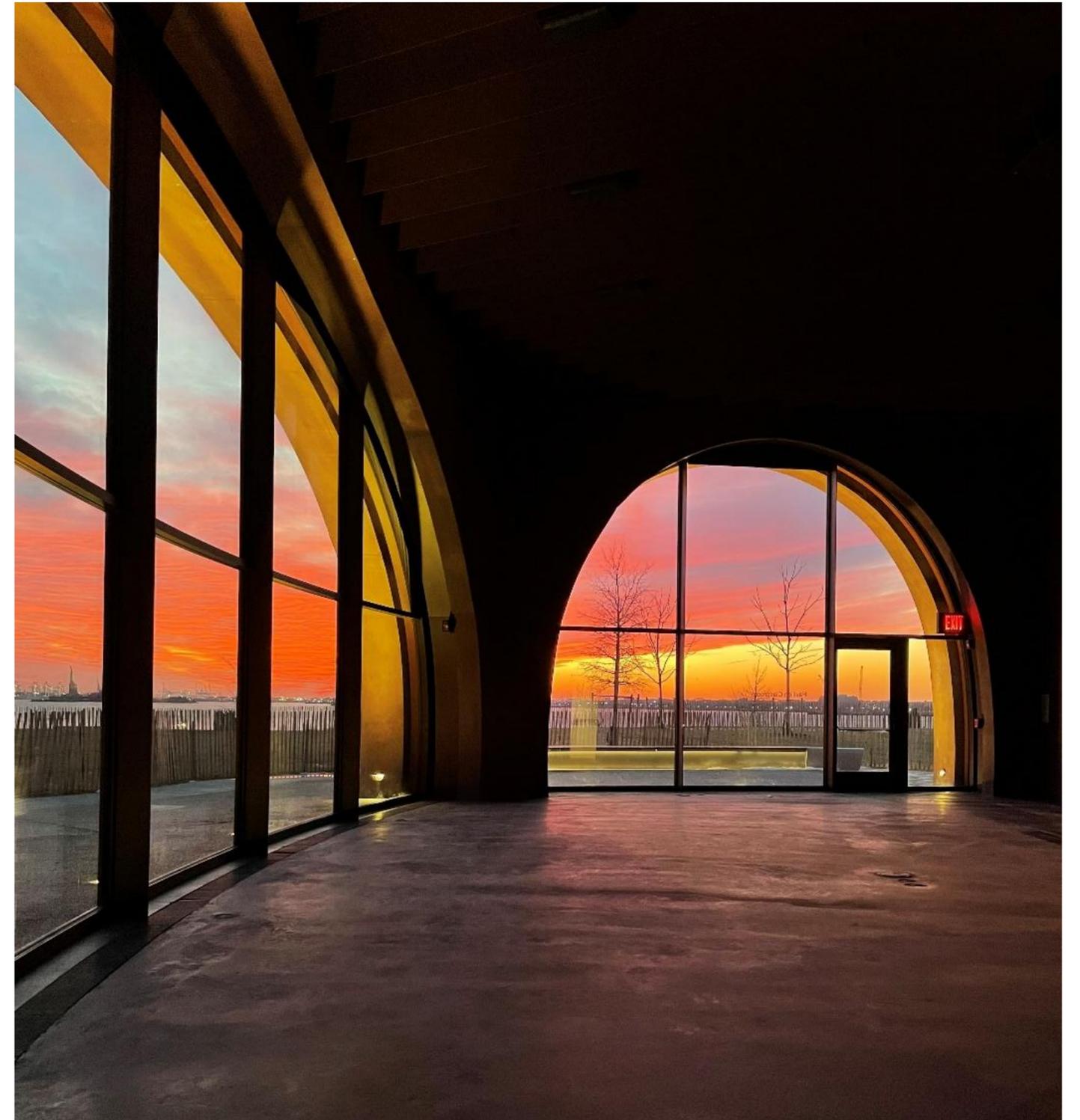
SHARE

ADD ON GOOGLE



# The Pavilion Classroom at Wagner Park

- Offers 1,250 sq ft available for an array of events – including performances, lectures, gatherings and more!
- Access to AV system including microphones, projection screen, and lighting system.
- Access to amenities including tables, seating, stage pieces and lectern.
- Will be available through the BPCA's Permitting page this spring.
- Upcoming Free Public Events:
  - Monday, 3/23: **Devise & Conquer @ 7:30PM**
  - Friday, 3/27 & Saturday, 3/28: **Art Bath @ 7:30PM**
  - Friday, April 3: **Jerron Paxton & Dennis Lichtman @ 6:30PM**



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**North/West Battery Park  
City Resiliency Project**

# Project Alignment



# NWBPCR: Construction Objectives

- **Limit disruption** and complete the project **as quickly as possible**
  - Avoid delay in achieving flood protection
  - Shorten the overall duration of construction impacts to the community
  - Contain project costs by avoiding escalation costs
- **Sequence construction** to accelerate protection of highest risk areas and continuous stretches of space that can be reopened soonest.
- **Began construction** of N/W *after* Wagner Park reopened
- **Provide meaningful open spaces** throughout construction.
- **Communicate consistently** with the community throughout construction.



# Keeping You Safe: Construction Protocols & Monitoring

- **Normal citywide construction hours apply:**
  - Weekdays 7AM-6PM
    - Aim is for heaviest work to begin after 8AM
  - Any required weekend/night work to be noticed in advance
- **Independent Air/Noise Quality Monitor:**

Excel Environmental Resources, Inc.  
Lawra Dodge, LSRP  
Eric Mertz, LSRP
- Lawra Dodge came highly recommended by CB1, has experience in this community as independent community monitor for:
  - Manhattan Detention Complex
  - 250 Water Street Brownfield Cleanup
- Presented to Manhattan CB1 BPC Committee in December 2025



# Project Timeline

Construction began Fall 2025 and will finish in late 2030

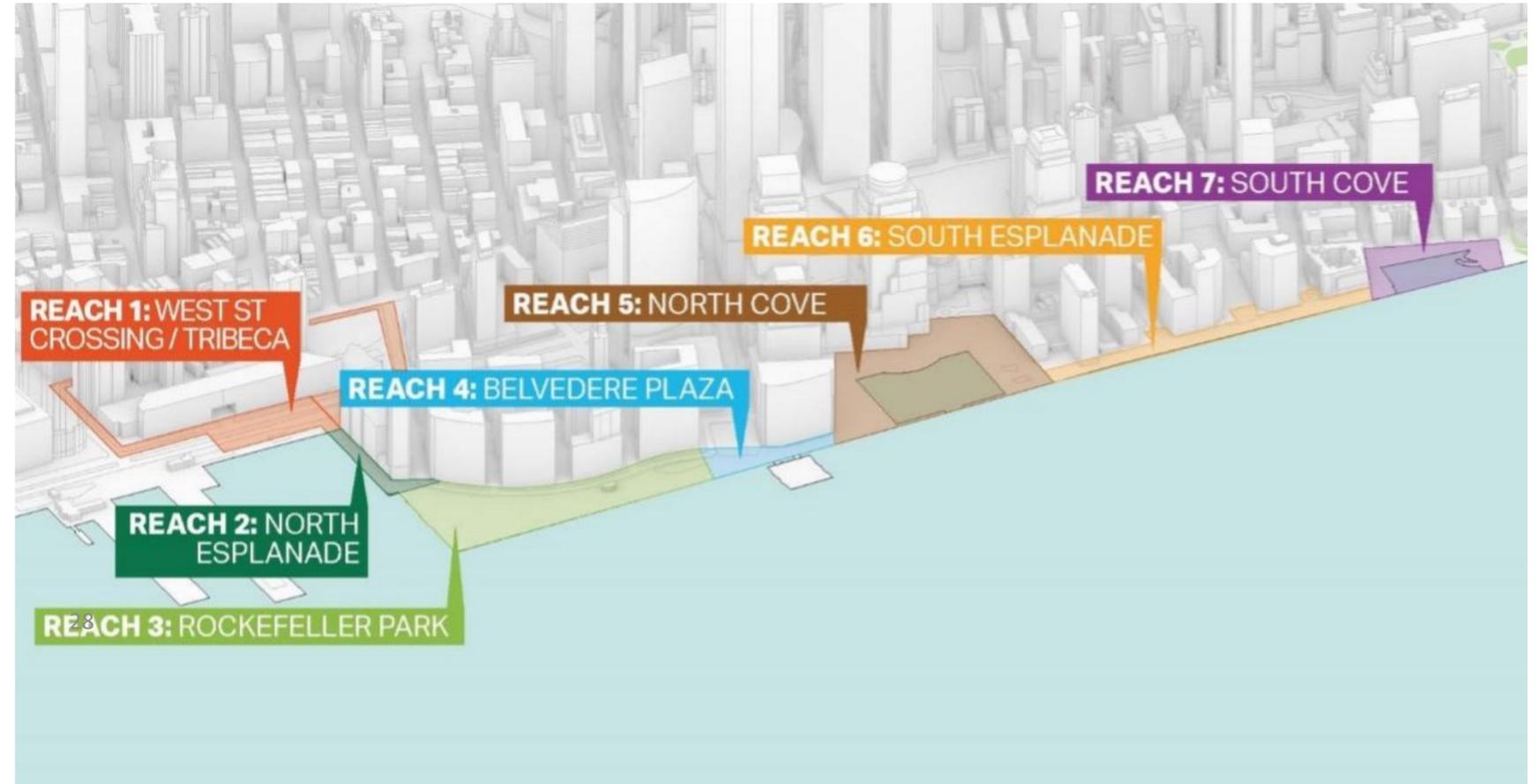
## Current Start Dates & Durations *(subject to change)*

### Site Readiness:

- Albany St – ongoing
- Rector Place – work begins in March
- Chambers – began in February
- North Cove – ongoing
- Stuyvesant – ongoing
- Vesey Place – work begins in Spring

### Flood Barrier System Construction Schedule

- North Cove: 2nd Quarter 2026 (57 months)
- South Esplanade: 2nd Quarter 2026 (50 months)
- South Cove: 2nd Quarter 2026 (28 months)
- West St Crossing/Tribeca: 3rd Quarter 2026 (48 months)
- North Esplanade: 3rd Quarter 2026 (43 months)
- Belvedere Plaza: 1st Quarter 2027(43 months)
- Rockefeller Park: 2nd Quarter 2028 (28 months)



# Project Timeline- Overall

We are here



2026

2027

2028

2029

2030

**Reach 1 (West Street Crossing/ Tribeca): 48 months**

**Reach 2 (North Esplanade): 43 months**

**Reach 3 (Rockefeller Park): 28 months**

**Reach 4 (Ferry Terminal): 43 months**

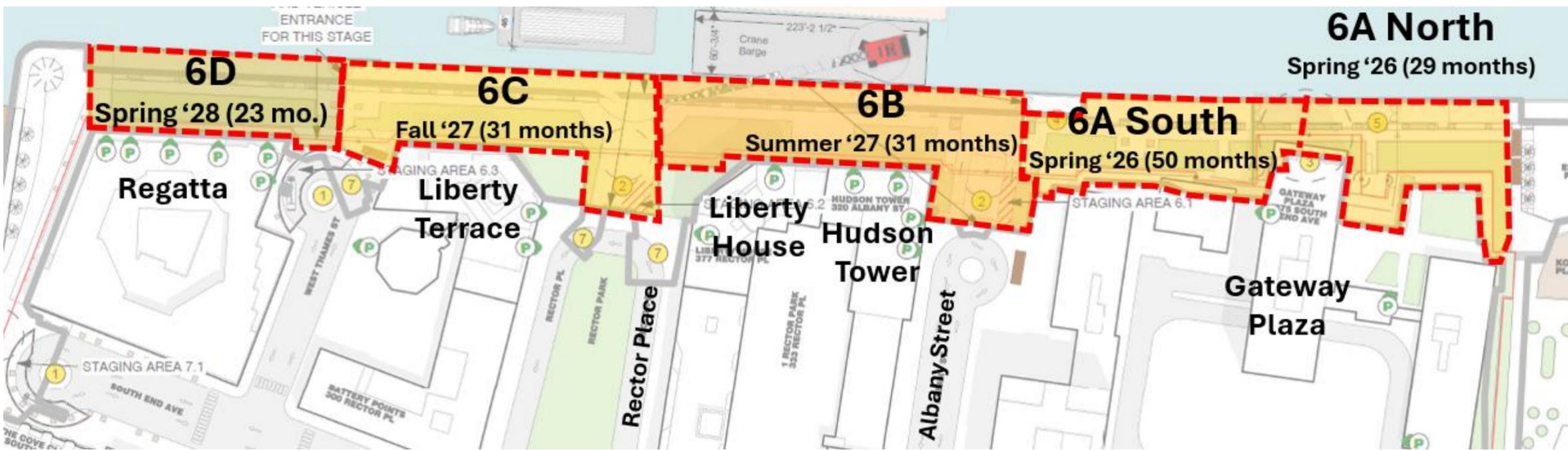
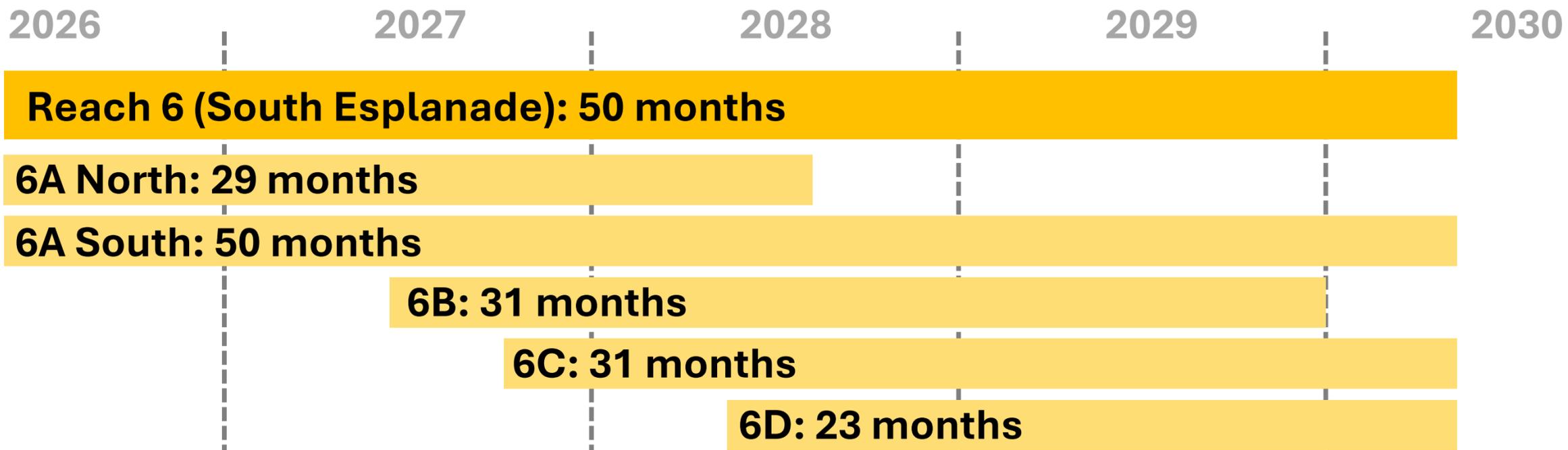
**Reach 5 (North Cove): 57 months**

**Reach 6 (South Esplanade): 51 months**

**Reach 7 (South Cove): 28 months**

# Project Timeline- Reach 6 (South Esplanade)

We are here



# Hundreds of Meetings & Presentations since 2019

## 2019

- **10/1/19** - Public Meeting

## 2020

- **2/27/20** - Public Meeting
- **7/23/20** - Public Meeting

## 2021

- **8/4/21** Public Meeting #1
- **Oct 28 – Nov 13, 2021** Three Community “Walkshops”
- **12/16/21** Public Meeting #2

## 2022

- **6/29/22** Open House / Public Meeting #3
- **9/19/22** Public Meeting #4
- **12/7/22** CB1 BPC Committee

## 2023

- **Feb – Mar 2023** Reach-Specific Workshops
- **5/24/23** Gateway Plaza Tenants Association
- **6/13/23** Hudson River Park Advisory Council
- **6/26/23** Community Meeting
- **Fall 2023** Project "Sitewalks"
- **10/16/23** Interior Drainage Update (CB1)
- **11/30/23** Community Meeting

## 2024

- **1/4/24** CB1 Presentation (Reaches 6 & 7)
- **3/18/24** CB1 Presentation (Reaches 2, 3 & 4)
- **4/16/24** CB1 Presentation (Reaches 1 & 5)
- **5/29/24** Gateway Tenants Association
- **6/6/24** CB1 Progress Update & Preliminary Construction Schedule
- **6/11/24** Hudson River Park Advisory Council Community Meeting
- **6/20/24** Community Meeting
- **7/15/24** CB1 LMCR Quarterly Update
- **9/18/24** Draft Environmental Impact Statement (DEIS)Public Hearing
- **11/18/24** CB1 LMCR Quarterly Update [REVISED]

## 2025

- **3/28/25** Public Design Commission Conceptual Submission
- **5/1/25** CB1 Presentation (BPC Neighborhood Enhancements)
- **5/13/25** Liberty Terrace Meeting
- **5/19/25** CB1 LMCR Quarterly Update
- **5/28/25** FEIS Briefing- Electeds Staff
- **5/28/25** FEIS Briefing- CB1 Leadership
- **5/29/25** Gateway Tenants Association

- **6/11/25** Cove Club Meeting
- **6/13/25** Website Launch bpcresiliency.info
- **6/16/25** FEIS Summary Presentation to CB1
- **6/17/25** Regatta Meeting
- **6/18/25** Liberty House Meeting
- **6/23/25** Postcards to Homes and Businesses along project path
- **9/15/25** Site Readiness Presentation to CB1
- **9/19/25** South Cove Plaza meeting
- **10/5/25:** Down to Earth Farmers Market
- **10/6/25:** Community Board 1 - Battery Park City Committee
- **10/07/25:** GrowNYC Farmers Market - Tribeca
- **10/9/25:** Resiliency Walkabout - Liberty House
- **10/14/25:** Project Briefing - Lower Manhattan Elected Officials
- **10/15/25:** Neighborhood Flyer Distribution
- **10/16/25:** Neighborhood Flyer Distribution
- **10/19/25:** Down to Earth Farmers Market
- **10/20/25:** Community Board 1 - Environmental Protection Committee
- **10/20/25:** Project Bike Outing
- **10/22/25:** Resiliency Briefing - 50 Battery Place
- **10/24/25:** BPCA - Upper Room Deaccessioning
- **10/25/25:** BPCA - Campfire Stories and Songs

- **10/26/25:** Down to Earth Farmers Market
- **10/28/25:** Resiliency Briefing - PS/IS 276
- **10/28/25:** Community Board 1: Full Board Meeting
- **12/4/25:** BPC Holiday Lights Celebration
- **12/12/25:** BPCR Building Resiliency Briefing: PS/IS 276 PTA
- **12/15/25:** CB1 - Joint Battery Park City/Environmental Protection Committee

## 2026

- **1/23/26:** BPC Resiliency Construction Advisory Council
- **2/1/26:** 2026 BPC Annual Art Exhibition
- **2/9/26:** N/WBPCR Building Resiliency Briefing: River & Warren Board
- **2/11/26:** Albany Street and Rector Place Community Street End Feedback Session
- **3/11/26:** BPC Community Update & Feedback Session

# Community Outreach: Upcoming and Ongoing

## Upcoming outreach

- Next Construction Advisory Committee (CAC) meeting is 3/20
- "Meet the Team" / Topic Tables (Non-Resiliency Workshop) - late April early May

## Ongoing: 5+ years of engagement

- Bi-Weekly construction newsletters
- Drop-In sessions twice a week
- One-on-one stakeholder conversations
- Up-to-date NW project website
- Materials at BPCA programming
- Project bike and outreach in high foot traffic areas
- Flyers in buildings
- Postcard mailings
- Community Board 1 reports
- LMCR Quarterly Meetings

NWBPCR Project Website - <https://www.bpcresiliency.info/>



## Construction Newsletter



Welcome to the seventh issue of the North/West Battery Park City Resiliency (NWBPCR) Project newsletter! This newsletter provides a bi-weekly update on construction, community engagement, and some opportunities to connect with us in-person.

In early November 2025, site-readiness work for the Project commenced and will continue until full-scale construction begins later in 2026.

Please visit our [project website](#) for more information on the NWBPCR Project.



Sign up here!



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Discussion / Q&A

**Thank You**