

Battery Park City Community Update & Feedback Session:  
Follow-Up Questions & Answers from  
March 11, 2026

**Q1. The second tide gate chamber at Rector Place – why is it being done again?**

A1. At the end of August 2024, as part of the South Battery Park City Resiliency Project, BPCA began required work at the end of Rector Place to construct a tide gate chamber necessary to prevent storm surge through an existing outfall pipe during storm events. This work was initially scheduled to take six months, through the end of January 2025.

As a result of sub-surface field obstructions discovered during excavation work, as well as adverse weather conditions, the time to complete this work was extended to March 31, 2025, when pedestrian access from Rector Place through to the Battery Park City Esplanade was restored; the remaining fencing was removed as site restoration concluded over the following weeks.

A second, larger outfall pipe exists on Rector Place, parallel to the outfall pipe described above; and it, too, requires a tide gate chamber of its own as part of the North/West Battery Park City Resiliency Project. That is what the coming work on Rector Place (which has now begun in earnest with a test pit) will entail. Full fencing will be constructed in April to facilitate the tide gate installation.

The outfalls for which these tide gates are needed are owned by the New York City Department of Environmental Protection (DEP) and were originally built at the time Battery Park City was. They are of different sizes, at different sub-grade elevations, and connect to different segments of the City's sewer system, which exist side-by-side along Rector Place. The South Battery Park City tide gate work was done when DEP required it, and the North/West Battery Park City Resiliency Project tide gate work – which was not yet underway in August 2024 – is now being done when DEP requires it, irrespective of its proximity to the prior SBPCR tide gate work.

**Q2. Will construction of the FBS / roller gate in this area require a third rip-up / tearing-up of the space?**

A2. The first Tide Gate installation was performed as part of the South Battery Park City Resiliency Project on one DEP pipe, and the second Tide Gate installation is currently ongoing on the other DEP pipe. No further Tide Gate work will be performed at the Rector Place street end. However, this area is within the limits of work for the main Flood Barrier System (FBS) construction, which is slated to begin in Fall of 2027 and last for approximately 31 months.

**Q3. Areas in front of Gateway 6A – 6A S and 6A N. Where is the closure line? One is where is the closure line near Esplanade Plaza? Will the Esplanade Plaza itself remain open? When that area closes this spring, will the playground at Kowski, the dog run at Kowski, will those stay open at this time?**

A3. Area 5E (Esplanade Plaza) is slated to be closed due to construction from late Q2 of 2026 for approximately 21 months. The areas in front of Gateway (Areas 6A North and South) will also close due to construction around the same time – 6A North for approximately 29 months, 6A South for approximately 50 months.

The timeline for any closures at the playground and dog run at Kowsky Plaza are dependent on work underway by the Port Authority of New York & New Jersey as part of its River Water Pump Station remediation project. That project is currently scheduled for completion in 3Q 2027.

**Q4. And once 6A North and South are closed, but six B, C and D are still open, will you be able to restore the Albany St. access to the Esplanade so that visitors, residents and so forth can have sort of better practical use of the 6B segment in particular?**

A4. Yes. It can be restored and we're working closely with our neighbors at Hudson Tower to make sure that everybody's comfortable with that. There will also be Esplanade access at Rector Place once tide gate construction commences there.

**Q5. For the work in 6A – the platform needs to be rebuilt and ultimately there's going to be a flood wall built. How will this affect certain amenities like the swimming pool and backyard, both of which have a privacy wall? Gateway Management is anticipating that that part of the work would not begin until after this summer is over, so that both the pool and that backyard would be open this summer. Is that still the schedule?**

A5. Coordination of construction schedules and the potential availability of Gateway amenities is the topic of currently-ongoing discussions between BPCA and Lefrak. Updates are forthcoming.

**Q6. The River and Blues rock concerts – are those going to be moved out of Rockefeller Park down to Wagner Park?**

A6. Yes, we are moving the River and Blues series from Rockefeller to Wagner Park this summer and probably for the next few summers at least.

**Q7. On Albany St. and South End Ave. in Albany on the South corner by the bodega, there is sign up that has sandbags on the stanchions. Is there any chance that that could be moved possibly into the like the street in front of like the first car that would park? Because as it extends out, it narrows down the egress and it's causing almost like a bottleneck there. So just wondering if that can be adjusted a little bit and pushed more maybe into the street. I mean, do we need a huge sign like that?**

A7. The sign in question has been removed. Larger, bright orange construction signage remains in place to advise of closures without impeding pedestrian flow.

**Q8. With work there is a lot of debris and things...and we're going to have to live with the folks that are the construction workers for the next several years. Anything to keep this pleasant and friendly communication back and forth...I really hope that they can respect the fact that also that people when they get here at 5:00 in the morning, we're still sleeping and sound travels and a lot of us face Albany St. and I just want them to remember that this is our home here and I want them to treat it as if we were at their home.**

Q8. Thank you for the comment. This is all a work in progress but the Authority certainly appreciates the partnership and the support and will work to get better every day.

**Q9. I live at 400 Chambers St. which is a corner building that fronts on River Terrace and Chambers. Now River Terrace between Warren and Chambers and Chambers between River Terrace and North End Ave. are closed off and there's a lot of construction equipment, particularly on Chamber St. and on River Terrace, there's – I don't know if it's going to be a holding area for equipment or what it is – but it's gated off and at 7:00 in the morning we have the parade of backing up trucks. [I]t doesn't last very long, but I really don't understand what's going to happen on River Terrace and it in this particular area because there's always been nothing. Is this going to be a long-term thing? And is there any kind of noise mitigation plan or anything like that? It's just a complete surprise to me that this happened and I'm wondering if you could comment on it.**

A9. The work at Chamber Street and River Terrace includes the installation of a tide gate within the combined sewer overflow (CSO) systems. This work will include installation of a new watermain section. There will also be construction relocating underground utilities including a fire call box, hydrant, catch basins, and water lines to maintain service during other phases of work. When this work is complete later this year, Chambers Street roadbed would be closed up and the site demobilized to reopen to the public.

Getting around during this work:

- The corner of **Chambers Street** and **River Terrace** is closed to all vehicle traffic through late September.
- Utilize **North End Avenue** and **Warren Street** for vehicle access to **River Terrace**.
- Esplanade access to the **North Esplanade** will be maintained until flood barrier system construction begins.

**Q10. At the start of the summer into the fall, at least we on Rector Place will be, it feels like it's going to be such a long haul. I'm really worried about my health...I'm worried about the air...I don't know how to live here. So, what should we expect in terms of our ability to breathe cleanly, you know, so that we're not worried that we're going to have yet another 9/11 situation where we're breathing in.**

A10. The North/West Battery Park City Resiliency Project employs sustainable construction methods, including low-impact excavation, minimal disruption to natural habitats, pile drilling (rather than pile driving), and energy-efficient construction processes. Noise and dust mitigation plans are also in effect throughout construction.

Mitigation efforts include traffic management, pedestrian path adjustments, and temporary removal of decorative elements to minimize disruption, with signal timing changes and diversions from closed open spaces.

Noise monitoring. Construction noise is regulated by the requirements of the New York City Noise Control Code (also known as Chapter 24 of the Administrative Code of the City of New York, or [Local Law 113](#)) and the DEP Notice of Adoption of Rules for Citywide Construction Noise Mitigation (also known as Chapter 28).

These requirements mandate that specific construction equipment and motor vehicles meet specified noise emission standards; that construction activities be limited to weekdays between the hours of 7AM and 6PM; and that construction materials be handled and transported in such a manner as not to create unnecessary noise. On limited occasions when weekend or after-hour work would be necessary (e.g., overnight work in Stage 1E along Route 9A/West Street or Saturday activity for deliveries or weather catch-up), permits would be required, as specified in the New York City Noise Control Code. As required under the Noise Control Code, a site-specific Construction Noise Mitigation Plan for the Proposed Project would be developed and implemented prior to the start of work.

Where feasible and practicable, the construction site would be configured to minimize back-up alarm noise. In addition, all trucks would not be allowed to idle for more than three minutes at the construction site. Where logistics allow, noisy equipment such as cranes, concrete pumps, concrete trucks, and delivery trucks would be located away from and shielded from sensitive receptor locations.

Noise barriers constructed from plywood or other materials would be utilized to provide shielding around construction activities. For example, construction sites would have a minimum eight-foot-tall barrier around the perimeter to block and absorb noise. Sound-absorptive "blankets" would be mounted on the interior side of each perimeter noise barrier facing the work area. These blankets would be consistent with the guidance provided in DEP's Rules for Citywide Construction Noise Mitigation.

In addition, path noise control measures – including portable noise barriers, panels, enclosures, and acoustical tents – would be used for certain equipment as necessary to remain consistent with applicable mitigation standards outlined in Table 3.11.7-3. The construction details for portable noise barriers, enclosures, and tents are shown in the DEP's Rules for Citywide Construction Noise Mitigation.

Manhattan Community Board 1 has brought on [Lawra Dodge of Excel Environmental Resources Inc.](#) to provide independent environmental monitoring for the duration of NWBPCR project work. Lawra and her team will be conducting random visits to monitor site conditions twice a month. Reports related to these visits will be shared with the public on a consistent basis.

Air monitoring. Measures will be taken to reduce pollutant emissions during construction of the Proposed Project in accordance with all applicable laws, regulations, and building codes. These include the use of ULSD fuel, dust suppression measures, idling restrictions, diesel equipment reduction, and use of best available technology (i.e., equipment meeting the USEPA's Tier 4 emission standard).

With the implementation of these emission reduction measures, the dispersion modeling analysis of construction-related air emissions for both non-road and on-road sources determined that PM<sub>2.5</sub>, PM<sub>10</sub>, annual average NO<sub>2</sub>, and CO concentrations will be below their corresponding de minimis thresholds or NAAQS, respectively.

Therefore, construction of the Proposed Project would not result in significant adverse air quality impacts due to construction sources.

Independent Community Monitor. Manhattan Community Board 1 has brought on [Lawra Dodge of Excel Environmental Resources Inc.](#) to provide independent environmental monitoring for the duration of NWBPCR project work. Lawra and her team will be conducting random visits to monitor site conditions twice a month. Reports related to these visits will be shared with the public on a consistent basis.

For more detail on this effort, Eric Mertz of Excel also attended Manhattan Community Board 1's March meeting, a recording of which can be [found here](#).

**Q11. What time does work begin each day – please don't aim for an 8AM start. We need later. "As someone in 50 Battery Place [during the South Battery Park City Resiliency Project] it seemed like the noisiest work started right at 7:00 AM."**

A11. Citywide construction hours are 7AM to 6PM, though work will very seldom go until 6PM. We try to make sure that we phase noisy / nosiest work not quite at the start, but cannot guarantee that there will be no noise starting at 7AM.

Nonetheless, when there are issues that come up, please let us know and we're going to do our best as we always do to try to mitigate it, understanding that there is going to be noisy and impactful work. We want to make sure we're being responsive as best we can.

Your NWBPCR Community Construction Liaison is:

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**Q12. When do fences go up on the Esplanade in front of Gateway?**

A12. Fencing will begin installation in this location in mid-2026. There is already some fencing up around Pumphouse Park, where crews on site are working to remove existing storm pipes and excavate for underground utilities.

**Q13. Will this presentation and answers to the questions asked be made available?**  
[From the chat.]

A13. Yes. Presentation and video are linked as follows. This is the follow-up Q&A document.

BPC Community Update & Feedback Session: March 11, 2026 | [Presentation](#) (PDF) | [Video](#)

**Q14. What about opportunities for open space improvements?**

A14. While it's really difficult to replace Battery Park City as it is, we're hopeful that the new design introduces more species, makes the landscaping and environment more resilient to both salinity, to heat, to all sorts of stressors on the environment. And we're hopeful that after the new landscaping is in that most people will find it to be a better environment than it was previously.

We have also been in conversations with the Manhattan Community Board 1, at its BPC Committee in particular, and others about where else can we make improvements that's not along the waterfront to improve the existing open spaces. There, Route 9A and the edge of 9A has been an area of focus, as well as the crossing of 9A as pedestrian safety and public space. That Community Board is always a good forum for that discussion, but if individuals have feedback and questions too, please feel free to reach out to us to the project team at [nwbpcrinfo@bpca.ny.gov](mailto:nwbpcrinfo@bpca.ny.gov).

**Q15. On behalf of the BPC Homeowners Coalition, can we please try to make some concessions for the long-term, longtime condo owners, they too help build this community and they're the ones who are being priced out. It's not everyone, but it's happening. Please help those who are struggling.**

A15. BPCA has worked to provide ground rent stability and predictability Battery Park City homeowners; that work continues. In 2022, the Authority brought the financial terms of River & Warren's ground lease into alignment with 12 other condominium buildings in the neighborhood, eliminating the lease's immediate significant ground rent increase while also ensuring the unit owners within River & Warren are paying a fair and appropriate ground rent. And these 12 other condominiums are currently realizing a savings of approximately \$280 million, as result of a 2011 agreement with the Authority to reduce ground rent increases until the late 2030s/early 2040s.

Looking ahead, BPCA is planning for ground lease extensions for all residential buildings post-2069 and is evaluating potential structures for those extensions. This work is ongoing and involves coordination with the City of New York and other stakeholders, and we expect to be able to provide updates on the proposed extensions this summer.

**Q16. Will the Tuesday and Friday Drop-In Office Hours continue into April and beyond?**

A16. Our BPC Resiliency "Drop Ins" are back by popular demand – and now include evening sessions. Stop by to meet, and get your questions answered by, our Community Construction Liaison and members of the NWBPCR project team.

- Tuesdays, April 7-June 30, 5-6PM @ 200 Rector Place Community Room
- Fridays, April 10-June 26, 12-1PM @ 6 River Terrace

**Q17. [T]he way that the fencing has been placed around the tulip area of pumphouse creates a very small corridor against the Brookfield building. It is already very busy with pedestrians, runners and electric delivery bikes. There is a sharp turn and it is a hazard without signage or an ambassador stationed to ask people to slow down or get off their bikes.**

A17. Pedestrian egress remains an area of focus and BPCA will be installing wayfinding signage and deploying additional staffing to safely direct people in and around pinch points.

**Q18. Please confirm that with the current schedule, the public spaces to the north slash West of Gateway and West of Brookfield will be entirely closed until at least summer 2028.**

A18. Area 5E (Esplanade Plaza) is slated to be closed due to construction from late Q2 of 2026 for approximately 21 months. The areas in front of Gateway (Areas 6A North and South) will also close due to construction around the same time – 6A North for approximately 29 months, 6A South for approximately 50 months.

The timeline for any closures at the playground and dog run at Kowsky Plaza are dependent on work underway by the Port Authority of New York & New Jersey as part of its River Water Pump Station remediation project. The project is currently scheduled for completion in 3Q 2027.

**Q19. Construction fencing is an eyesore and what can be done? Is this what it will look like going forward?**

A19. As construction fencing is installed across the NWBPCR project site, BPCA is engaging with [ArtBridge](#) to install original artwork on it. The first of these pieces will be installed over the coming months and be refreshed with new pieces on a periodic basis over the course of the project.

BPCA previously worked with ArtBridge in 2024 to turn [approximately 1,100-linear-feet of South Battery Park City Resiliency Project construction fencing](#) along Battery Place in downtown Manhattan into two-dimensional public artworks.

We look forward to transforming this fencing into something more aesthetically pleasing – as well as to hearing your feedback about this artwork.

**Q20. Weekend work and nighttime work and other. Asked specifically with respect to work that happened attendant to SBPCR.**

A20. Unless otherwise noted and noticed in advance, citywide construction hours should be 7:00 AM to 6:00 PM Monday through Friday only. If and when there is a need to do nighttime work or weekend work, we will notice that to the community in advance.

By way of example, as part of the South Battery Park City Resiliency Project there was some work that had to be done along Battery Place, and that needed to be done overnight because our partners at the Department of Transportation rightfully said you can't close Battery Place during the day. So obviously inconvenient, but something that we tried to notice and we want to try to be as good about that as we can in advance.

Unrelated to NWBPCR Project work, BPCA did proceed, with advance community notice, weekend work on the BPC Ball Fields to complete the turf replacement and facility upgrades project.

**Q21. My first question is that I was at a presentation that that your team did at PS276. And at that time, there was some conversation about the authority providing air quality filters to the school during the construction period, especially since you're starting in South Cove. I wonder if you have an update to that and if there's been any conversation with the school around providing those filters to the school.**

A21. BPCA is committed to maintaining a high standard of air quality throughout construction. Measuring particles larger than 10 micrometers in diameter is required by New York City, but due to this construction taking place near residences and schools, BPCA is monitoring finer particles larger than 2.5 micrometers. In addition, there is a third-party independent monitor, Excel Environmental Resources Inc. involved (see also A10 above), which will provide 24/7 monitoring and real-time alerts to help us respond quickly if air quality limits are exceeded.

BPCA is unable to install air filters in schools that are within Department of Education (DOE) jurisdiction, but we are happy to continue the conversation with both the schools and DOE and revisit air filtration in the future as needed.

**Q22. My second question, you just answered around the ball field that it's opening in early April...is there any sort of accommodation that the authority can give related to potentially using local spots like Baseball Pill. Or kind of if there are any conversations with other partnerships that you can garner to kind of make those allowances and make it a little easier for families in the neighborhood.**

A22. The north field of BPC Ball Fields opened for use by the Downtown Little League on April 11, 2026; the south field came online the following Monday, April 13.

The Authority is happy to get creative about any other public spaces downtown that we could work with. We do partner quite well with Asphalt Green for pool access when the Community Center is closed, so BPCA can look to leverage its relationships to activate new spaces.

**Q23. About the air quality monitoring that Excel group is conducting...I'm curious if you can share all of the metrics by which you're evaluating that air quality over time.**

A23. These reports are forthcoming.

**Q24. Signage / wayfinding / bottleneck / pedestrian access and egress throughout the neighborhood generally: I have seen in the chat some references to how narrow some of the passageways are, particularly around Brookfield Place and down Liberty Ramp. Would it be possible when you're doing a wayfinding signs to appreciate the fact that we have not just residents, but people from probably the village who are running marathons and they're practicing and they're used to coming down here and going around Wagner and headed back home and there's a lot of cut off now for them...[M]y question is: Can you have more signage? / Can you do something about signage?**

A24. As construction proceeds it is BPCA's responsibility help direct people around project-related closures / detours – especially the weather improves and more people are out and about. The Authority will be starting to roll out improved wayfinding signage as well as keeping a careful eye on it to see where the pinch points and challenges are. The Authority will continue to do its best to staff it with our BPC Ambassadors and our own personnel, and see where, if possible, we can create a little more space between a building line and construction fence. This will be an ongoing effort.

**Q25. Battery Resiliency Project / Battery Wharf work and how it all fits together; what it means for green space.**

A25. The Battery Coastal Resiliency Project is an NYC Economic Development Corporation and NYC Department of Parks and Recreation-led effort as part of the City of New York's overall Lower Manhattan Coastal Resiliency (LMCR) Project. Begun in 2023, the first phase of the project is now complete, with Phase 2 now underway until June 2027. The areas open and closed during this work [can be found on pp. 22 and 23 here](#), as reported during the standing LMCR Quarterly Update to Manhattan Community Board 1.

**NOTE:** BPCA's South Battery Park City Resiliency Project, on track for completion this summer (the centerpiece of the project, Wagner Park, opened July 2025); and its North/West Battery Park City Resiliency Project, now underway, are also part of LMCR. A map of how the LMCR projects fit together can be [found here](#).

**Q26. Will the entirety of the North Cove Marina be fenced off?**

A26. Yes. BPCA will maintain over the course of the work north-south pedestrian access, but that access will be essentially limited to a corridor between the construction fencing and the edge of Brookfield Place, so you'll be able to navigate as a pedestrian. The closures of the area around the Marina is due primarily to the kind of intense complexity of the work happening around it and below it at a subsurface level.

**Q27. Wildlife and wildlife considerations?**

A27. The wildlife in Battery Park City is a priority for BPCA and learning more about their habits from community members who know so much is helpful. To that end, Ryan Torres, BPCA's Vice President for Park Operations, met with Michelle Ashkin, who had stopped into a Resiliency "Drop In" Session, and asked this question during the March 11 session. Over the course of NWVPCR Project work, our Parks Operations team will be assessing any indication of wildlife inhabiting trees slated for removal and, should any be identified, take appropriate steps to safeguard the wildlife.

**Q28. As more green spaces are under construction, can some streets be closed and converted into green spaces?**

A28. BPCA is willing to be as ambitious here as the community would like and is looking to continue that conversation with the Community Board and with other stakeholders; should the community really wants to push us to think a little bit ambitiously about rethinking traffic flow and creating more open space, we're happy to do so.

While the Authority is glad to have a willing partner, we're also mindful of the need to balance that excitement with other concerns and considerations, namely, that people are very committed to driving. So, we have to balance the concerns about removing road space with adding public space.