An aerial photograph of the New York City skyline, showing a dense cluster of skyscrapers and buildings. In the foreground, there is a green park area with trees and a body of water. A semi-transparent green rectangular box is overlaid on the center of the image, containing white text.

North/West Battery Park City Resilience Project  
Construction Advisory Committee (CAC)  
May 15, 2026

Meeting #4



# Agenda

- 1. Construction Advisory Committee: Membership & Goals**
- 2. Follow up items from March CAC**
- 3. The Project + Environmental Monitoring update**
- 4. Construction Updates**
- 5. Outreach & Engagement Update**
- 6. Discussion**

**1**

# **CAC Membership & Goals**

# CAC: Overview & Membership

## Attendee Groups

- Elected Officials
- NYC/NYS agencies
- Manhattan CB1
- BPC building representatives
- BPC area local organizations and schools



Previous NWBPCR Construction Advisory Committee meetings took place in November 2025, January 2026, and March 2026.

# CAC: Goals and Ground Rules

## GOALS:

- Monitor commitments set forth by BPCA and BPC Resiliency Project Team
- Collaborate with BPCA and the project team to provide recommendations and problem-solve community construction impacts.
- Serve as an ongoing vehicle for information-sharing, bridging the gap between community, BPCA, and the project team

## MEETING CONDUCT:

- This is a safe space to speak freely in order to work out difficult concerns
- Speak respectfully and allow others to speak without interruption
- Please make every effort to move the agenda forward by avoiding repetition
- Focus should be on the NW Resiliency construction project rather than unrelated BPCA items (BPCA happy to discuss other issues in other forums)
- Meetings are being recorded and will be posted on the NW project site

**2**

**Follow-Up Items from  
March CAC**

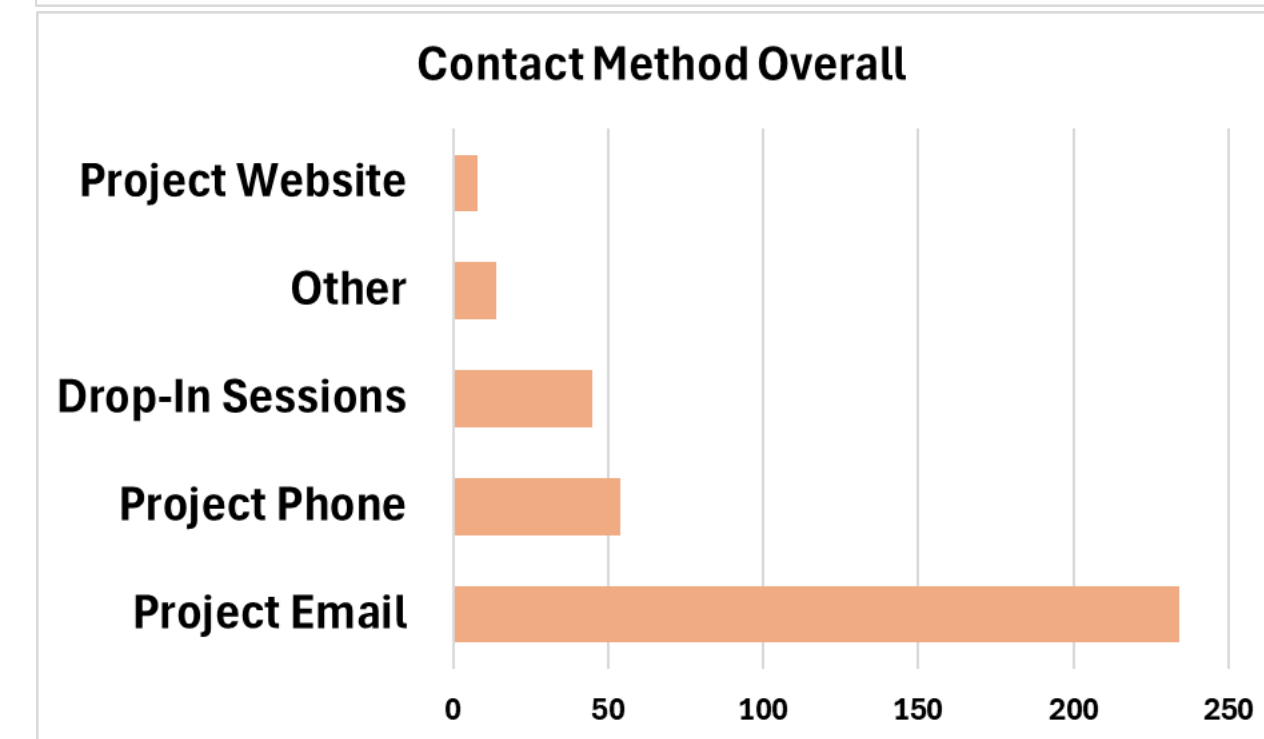
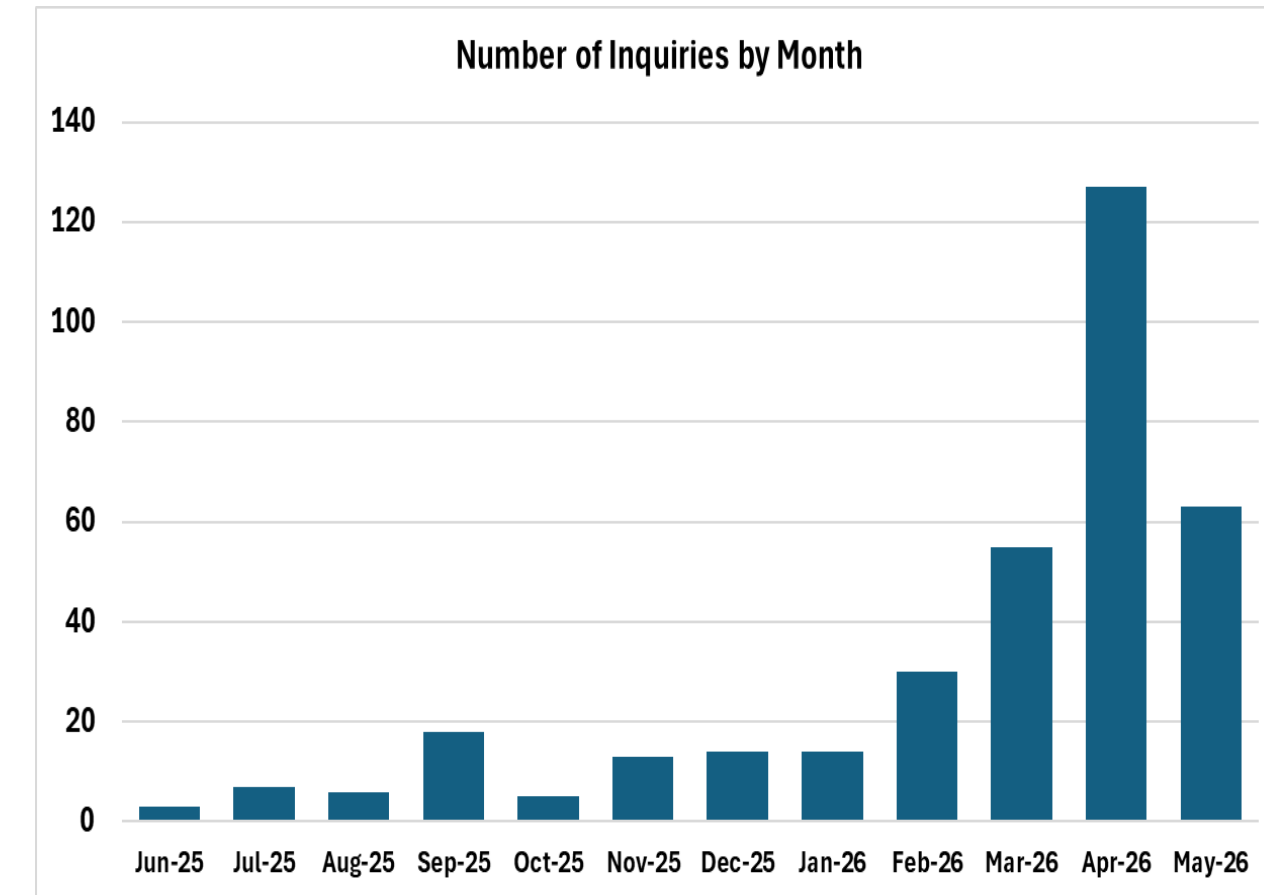
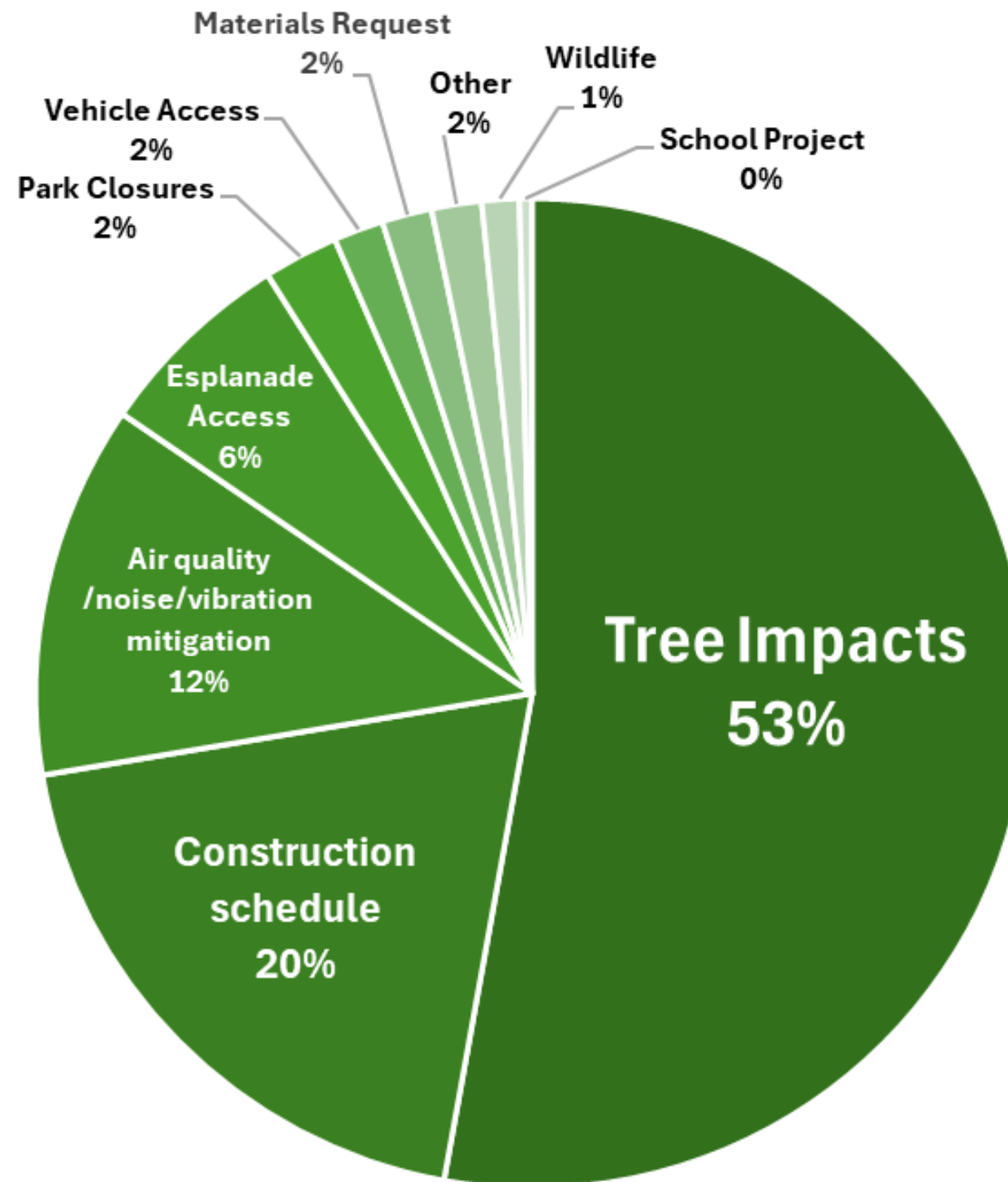
# Follow-Up Items from March CAC

Follow-up item from March 2026 CAC Meeting (#3):

- **Residents reported "pinch points" near Brookfield due to narrow paths, poor lighting, and unauthorized bicycle traffic.**
  - BPCA is committed to improved messaging, lighting audits, and potential structural adjustments to the pathway. This is a work in progress given ongoing construction and associated required closures.
  - Additional dismount bike signs will be placed by Brookfield Place on either entrance
  - BPCA's new Director of Public Safety will work with the community, local stakeholders, Allied and other authorities to identify and resolve public safety issues
- **Current "No Bicycles" signage near private event spaces was cited as too low (2–3 feet) to be effective**
  - The NWBPRC project team will review sign dimensions and placement to ensure better visibility.
- **CAC Members inquired about "Capture Dates" for South Esplanade by Gateway (6A-N/S) and requested a dedicated meeting for Gateway tenants.**
  - BPCA attended and presented Gateway-specific updates at a Gateway Tenants Association (GTA)-hosted Zoom meeting on April 23, 2026. BPCA plans to attend and present status updates at a similar session this fall.
  - BPCA attended and presented updated status on coming Gateway work at the CB1 BPC Committee meeting on May 7, 2026.
  - BPCA sent direct emails to GTA and Gateway Management (Lefrak) notifying them of upcoming construction activity beginning this week inclusive of:
    - Excavation, jackhammering, and other work to assess and access subsurface conditions in the area.
    - Tree-related work such as tree removal, root protection, pruning, and soil sampling.
    - Crews will also salvage benches, curbs, and fencing.
  - Additional notifications will be going out next week (postcards, posters)

# Community Outreach: Inquiry Type & Volume

- Since June 2025 the project team has received 395 total individual inquiries regarding the project.
- **Have received 246 issue inquiries since last CAC**
- The top topics were:
  - Tree Impacts
  - Construction Schedule
  - Environmental mitigation
- New inquiries driven in large part by **Tree removals at Reach 7.**

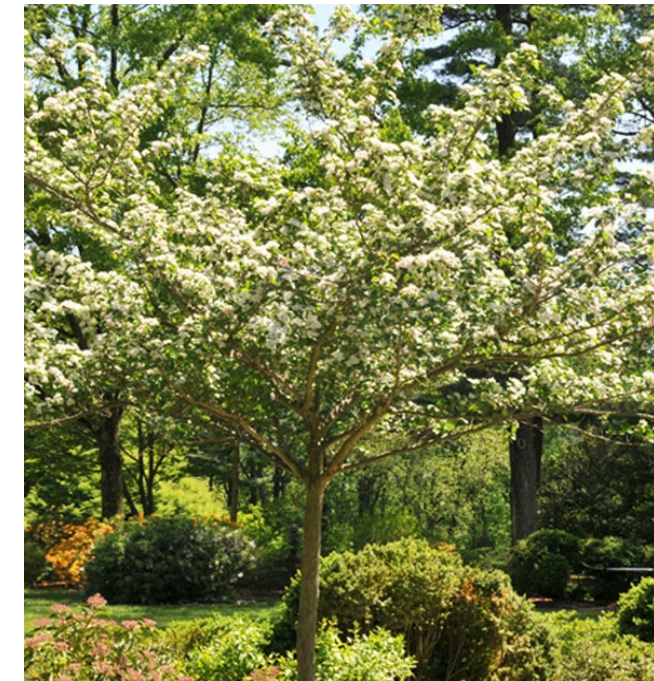


# Trees

- The NWBPCR Project will result in the **planting of an estimated 525 trees to offset an estimated 500 removals** (per the updated Tech Memo issued in December 2025), a net increase of +25 trees; the estimate in the FEIS was 450 replacements vs. 435 removals (+15)
- **40 tree removals are “conditions” removals** – meaning trees in poor health that would have required removal even without any resiliency work occurring.
- BPCA **updated tree maps and graphics** which are now available on the project website [here](#)
- Though non-binding on the NWBPCR Project, U.S. Army Corps of Engineers guidance- including the recommendation to establish a **15-foot vegetation “buffer zone” in reference to tree planting near the flood wall- is still considered by FEMA in their review of the project for accreditation**, as trees can impact system structural and operational integrity
- Utilizing carefully-considered criteria- such as tree size and species, location, elevation and wall foundation type- the N/W engineering team identified locations for **60 trees to be planted within the 15-foot “buffer zone”**

# New Tree Canopy

- New trees will be planted during the landscaping phase each area under construction- typically at the end
- Tree purchases will be timed to allow for **uninterrupted growth in nurseries before planting** occurs
- Tree canopy will be far **more diverse (age and species)** than it is today thereby creating a more resilient and functional urban ecosystem. The benefits include:
  - Provide a **range of different habitats** for wildlife
  - **Extend the blooming season** for pollinators and visual interest
  - Increased **resistance to disease, salinity, heat, and drought**
- **68 different species** to be planted, including:
  - American Holly
  - White Oak
  - Winter King Hawthorn
  - River Birch
  - Tupelo
  - Sweetbay Magnolia



*Winter King Hawthorne*



*River Birch*



*Tupelo*

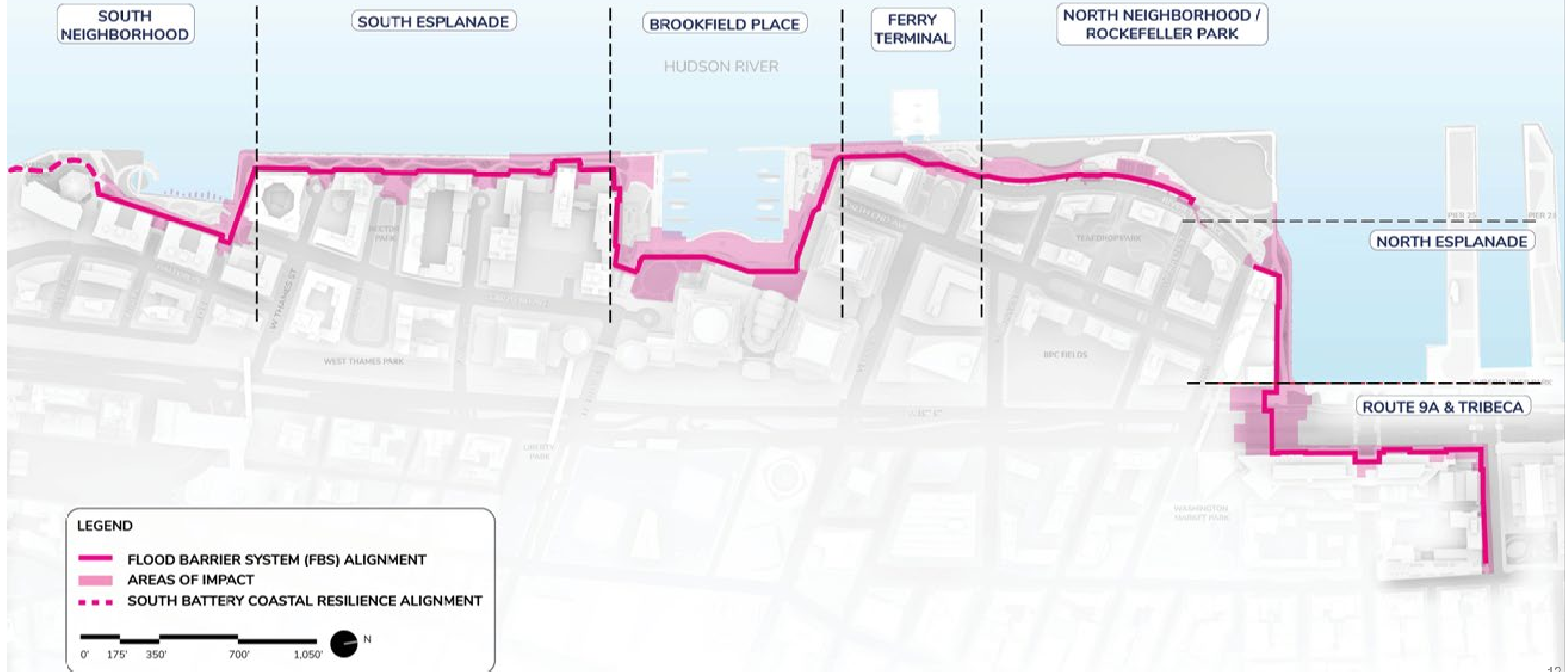


*American Holly*

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The Project

# Alignment



# Construction Objectives

- **Limit disruption** to 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 only **after** Wagner Park reopened
- **Provide meaningful open spaces** throughout construction.
- **Communicate consistently** with the community throughout construction.



# Timeline

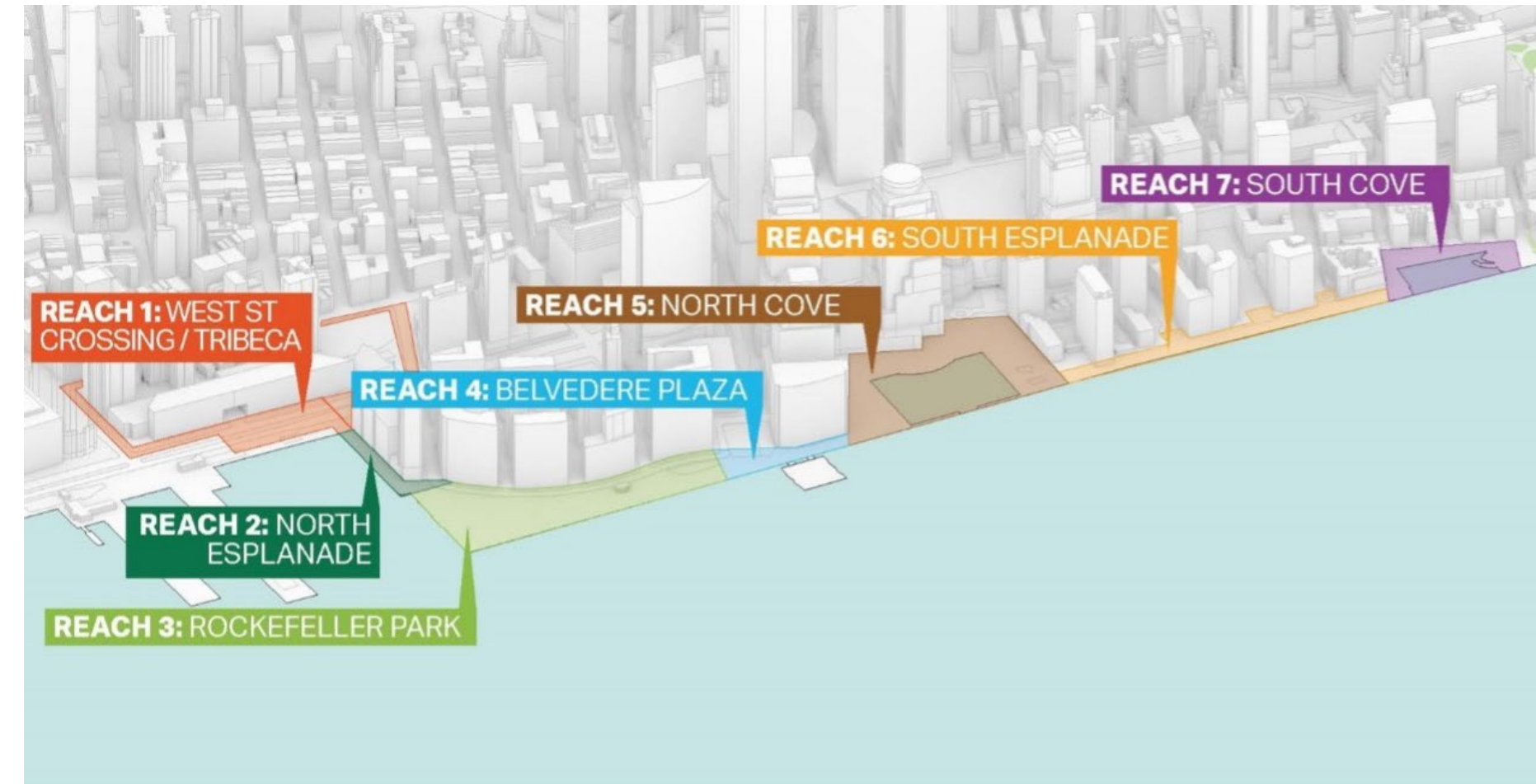
## Current Start Dates & Durations *(subject to change)*

### Tide Gates:

- Albany Street, Rector Place, Chambers/River Terrace, and Stuyvesant - ongoing
- Vesey Place – work begins as early as next week

### Flood Barrier System Construction Schedule

- **North Cove: Ongoing through late 2030**
- **South Cove: Ongoing through Summer 2028**
- **South Esplanade: Will be phased through Summer 2030**
  - **Construction currently mobilized at the northwest corner of Gateway Plaza**
  - **Rest of Gateway Plaza Esplanade expected Fall 2026**
- 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)



*Construction began Fall 2025 and will finish in Late 2030*

# Construction Protocols & Monitoring

- **Normal citywide construction hours apply:**
  - Weekdays 7AM-6PM
  - Any required weekend/night work to be noticed in advance
- **Independent Air/Noise Quality Monitor:**  
Excel Environmental Resources, Inc. (Lawra Dodge and Eric Mertz, LSRP)
- Lawra Dodge comes highly **recommended by CB1**, has relevant local experience as independent community monitor for:
  - Manhattan Detention Complex
  - 250 Water Street Brownfield Cleanup
- Monitoring work on NWBPCR is being conducted at the **2.5 micron** level (PM2.5) of fine particulate matter, which is a **more conservative approach than required by DEP** (PM10)
- Excel presented to **Manhattan CB1 BPC Committee in December 2025 and March 2026**
- Monitoring reports can be found on the project website [here](#)



# 4 Construction Updates

# Current and Upcoming Construction

- Areas highlighted below indicate ongoing work; Vesey Street Tide Gate work to begin next week



# South Cove Construction

## Timeline:

- Construction is scheduled to last through Q3 2028.

## Access:

- Access to the Esplanade available from West Thames and 1<sup>st</sup> Place
- 2<sup>nd</sup> Place, 3<sup>rd</sup> Place, and South End Avenue access closed through construction

## 3 month look-ahead:

- Surface demolition, erosion control, soil sampling
- Material Salvage (benches, lights, granite, pergola)
- Watermain work at 3rd and South End Ave in June
- Start of sheet pile installation along Riverwatch and South Cove Plaza in June
- Pile installation timing in front of Regatta dependent on agreements



*Surface Demolition at South Cove*

# North Cove Marina Construction

## Timeline:

- Construction is scheduled to last through 2030

## Access:

- Access along west side of Brookfield Place closes July 6 through construction
- Liberty Street access closed through construction
- Kowsky Playground, Sirius Dog Run, and Police Memorial (except for NYPD) closed through construction

## 3 month look-ahead:

- Privacy wall demolition at northwest corner of Gateway in the next few weeks
- Pile installation to begin by second half of June
- Tree protection & removals
- Relocating underground utilities
- Surface demolition and salvage
- Excavation and grading



*Tree protection at North Cove Marina*

# Albany Street – Tide Gate Installation

## Timeline:

- Tide Gate installation expected to finish Summer 2026

## Access to Esplanade:

- Restored along south side

## 3 month look-ahead:

- Pour roof for tide gate structure
- Connect storm sewer to manhole
- Install electrical ductbank
- Backfill surrounding area



*Installation of rebar for the walls and roof*

# Rector Place – Tide Gate Installation

## Timeline:

- Tide Gate installation expected to finish late 2026

## Access to Esplanade:

- Maintained along south side

## 3 month look-ahead:

- Test pit to identify subsurface utilities and confirm future tide gate location
- Relocate telecom conduit and electrical ductbank
- Drill piles, install support of excavation (SOE), and start building tide gate structure



*Surface demolition and pedestrian access*

# Chambers Street – Tide Gate Installation

## Timeline:

- Tide Gate installation expected to finish by end of summer

## Access:

- Pedestrian access maintained through construction

## 3 month look-ahead:

- Relocate water main as well as telecom and electrical ductbanks
- Excavate and prepare for tide gate install



*Excavating the electrical trench*

# Stuyvesant Plaza – Tide Gate Installation

## Timeline:

- Tide Gate installation expected to finish early 2027

## Access:

- Pedestrian and bike access maintained through construction

## 3 month look-ahead:

- Relocate water main and electric ductbank in Route 9A during nighttime work
- Drill piles, install support of excavation (SOE), and start building subsurface drainage structures



*Nighttime work on West Street*

# Vesey Place – Tide Gate Installation

## Timeline:

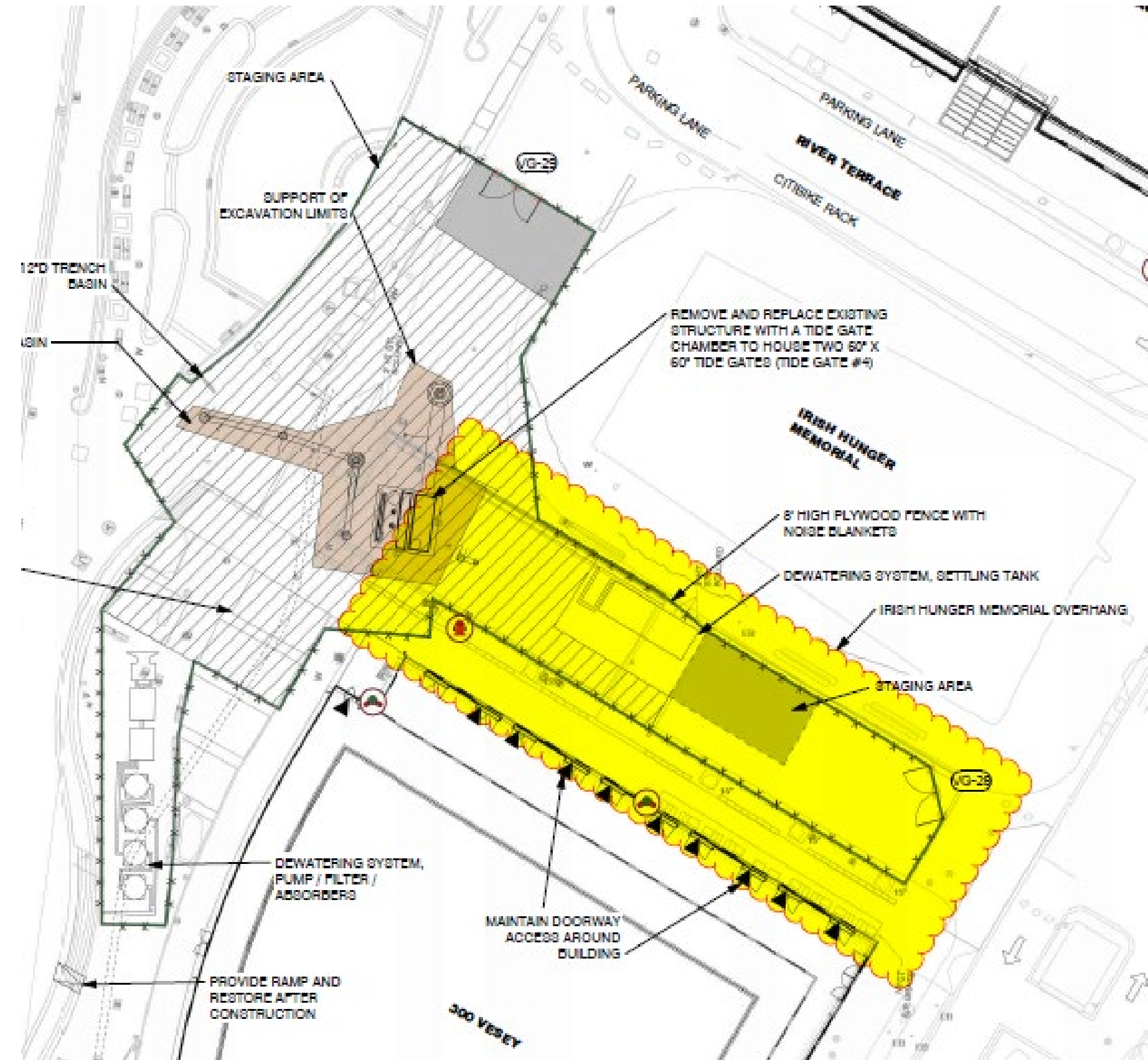
- Construction mobilization will begin as early as next week, work expected to finish by end of 2026

## Access:

- Pedestrian access maintained through construction

## 3 month look-ahead:

- Mobilize with fencing and noise blankets
- Site prep including tree protection, salvage and surface demo
- Relocate electrical ductbank



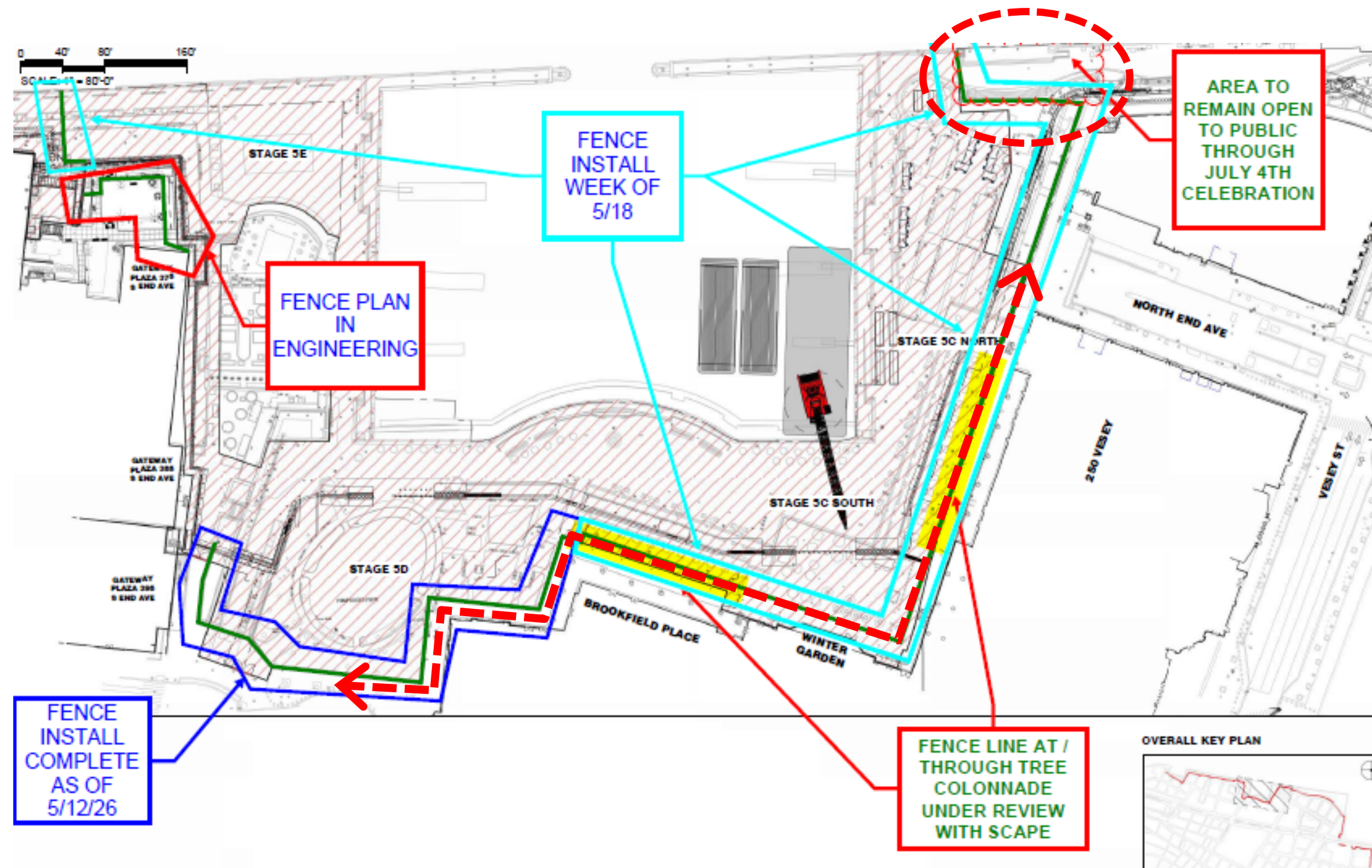
# 4th of July Changes to Access

## Brookfield Exterior North-South Egress

- Available until July 6th, when area outside Winter Garden is captured

## Additional Viewing Areas

- Construction fencing at Belvedere Plaza to be moved back for July 4th celebrations



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**Outreach & Engagement**

# Project Coordination & Community Outreach: Recent / Ongoing

## Recent outreach

- ✓ Virtual Info Session (March 11) – Meeting materials on project website
- ✓ Gateway Tenants Association (April 23) – Meeting materials on project website
- ✓ CB1 Battery Park City Committee (May 7)

## Ongoing Project coordination with:

- ✓ Residential building management & condo boards – e.g., facility, surveys, access agreements, easements, upcoming closures and impacts
- ✓ Agency & organizational stakeholders: Brookfield, BMCC, HRPT, PANYNJ, etc.

## Construction Newsletter



Sign up here!



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

While site readiness work continues in multiple areas in Battery Park City, flood barrier system (FBS) construction has begun in South Cove and around the North Cove Marina.

Visit our [project website](#) for more information on the N/WBPCR Project.

Please note: All dates should be considered best estimates and are subject to change.



# Project Coordination & Community Outreach:

# Upcoming / Ongoing

## Upcoming outreach

- ✓ Albany & Rector Street Ends Meeting, Part III (Proposed Design) – May 20 @ 6PM, 200 Rector Community Room.
  - [Part I](#) (Feedback Session, February 11) & [Part II](#) (Design Options, March 25)

## Ongoing

- ✓ Bi-Weekly construction newsletters
- ✓ Twice Weekly “Drop-In” Sessions:
  - ✓ Tuesdays, April 7-June 30, 5-6PM @ 200 Rector Place
  - Fridays, April 10-June 26, 12-1PM @ 6 River Terrace
  - \* No Program 6/19 (Juneteenth)
- ✓ Dedicated NWBPCR Website - <https://www.bpcresiliency.info/>
- ✓ Materials at BPCA programming & partner events (i.e., I.S. 89 "Cougar Run")
- ✓ Project bike and outreach in high foot traffic areas + South Cove
- ✓ Flyers in buildings
- ✓ Direct mailings
- ✓ Manhattan Community Board 1 / Regular BPC Committee + LMCR Quarterly Updates



The North/West Battery Park City Resiliency Project (NWBPCR) is designed to protect Battery Park City residents, property, and assets from the rising threats of storm surge and sea level rise. NWBPCR is part of New York City's overall's Lower Manhattan Coastal Resiliency Project, which spans the Lower Manhattan coast and seeks to increase resiliency while preserving access to the waterfront and integrating with public space.

### What to expect:

- \* Significant construction activity, including pile drilling, excavation and jackhammering throughout the area (see yellow shaded area in map below).
- \* South Cove open areas in and around the lower Esplanade will remain open.

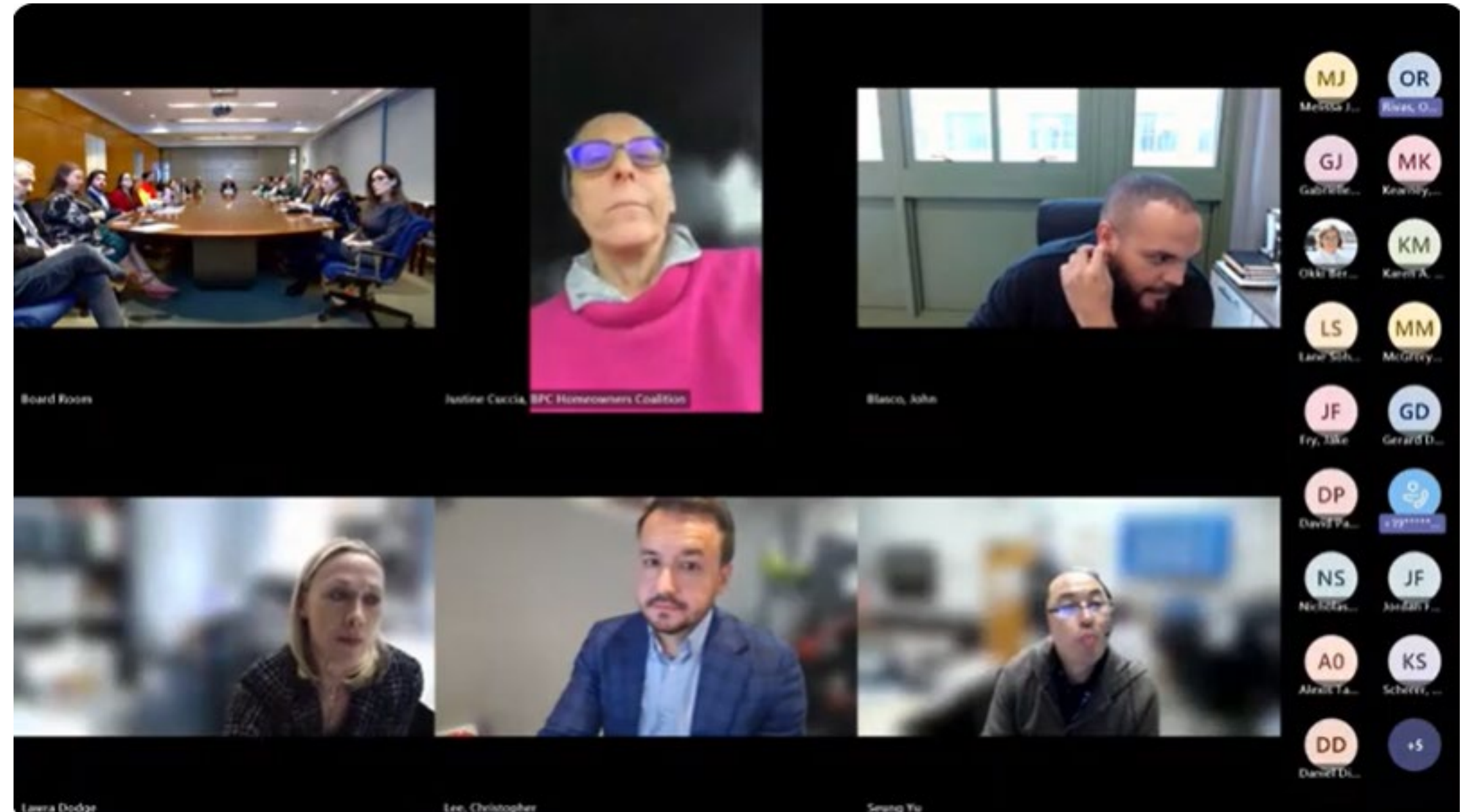
### Getting around:

- \* From Battery Place, access the Esplanade from West Thames and 1st Place.
- \* No Esplanade access from 2nd or 3rd Place.



# Next Meeting

- Upcoming CAC meetings:
  - Summer/Fall date TBD
- Goal is to have CAC meetings roughly every two months
- Can adjust cadence as necessary



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Discussion



**Thank You**

