

North/West Battery Park City Resiliency Project
Construction Advisory Committee
Meeting #1: November 21, 2025
200 Liberty Street, 24th Floor
12:30-2PM

CAC Meeting #1 Summary:

Transparency & Accountability:

- Requests made for clarity on the BPCA's decision-making regarding aspects of the resiliency project.
 - **BPCA Response:** BPCA will present complaint summaries by subject at each CAC meeting, these will be drawn from BPC Resiliency office hours, emails to the project team, and at meetings for general community engagement.
- Additional requests regarding more transparent complaint resolution and a desire for monthly summaries of community feedback and responses. Tracking and summarizing of complaints and complaint resolution would be of particular help to Manhattan CB1 as it helps to share project-related information.
 - **BPCA Response:** BPCA to develop a straightforward, digestible way to report back to the CAC about the numbers and types of complaints received, and their resolution
- General call to action to let constituents know the BPC Resiliency "Drop-In" hours exist & to distribute the BPCR QR code for newsletter and updates on the project.
 - **BPCA Response:** BPCA agreed to distribute materials (flyers) and host speakers from the NPWBPCR project design/engineering team at their engagement programs to ensure ample information is known about the project and constituents have opportunities to ask questions.
 - **BPCA Response (2):** As a start, BPC Resiliency "Drop-Ins" are scheduled as a series of two "sprints" to gauge public interest: one sprint from mid-November to mid-December (one per week in the south, one per week in the north); and one sprint from early February to late March (same cadence); with a break between sprints for the holidays.
- Request for residents of buildings on the North side to be briefed on construction impacts
 - **BPCA Response:** In addition to dedicated, physical mailers sent to all BPC residents, and flyers in building lobbies, BPCA has conducted project briefings for Tribeca Pointe, Tribeca Park and The Solaire. While the majority of NWBPCR early work will be in the south neighborhood – for which BPC has briefed all buildings along the project path – BPCA plans to continue outreach to buildings in the north neighborhood as well.

Community Impact & Quality of Life:

- Noise, dust, vibration and air quality concerns and disruption – especially near schools and playgrounds.
- Requested emphasis on proactive engagement and school coordination with P.S./I.S. 276, P.S. 89, I.S. 289, and Stuyvesant High School regarding noise and safety.
- Gateway Tenant Association representative noted that noise pollution is a big issue located near BMCC and P.S. 89, etc., and requested the project team to keep stakeholders apprised of mitigation measures. Representative also mentioned that IPN is not present at meetings and states she will help get them to future meetings if needed.

- Concerns voiced about the level of particulate matter produced and measures in place to monitor and/or remediate.
 - **BPCA Response:** Air, noise, and vibration monitoring is underway for the ongoing NWBPCR Site Readiness work.

BPCA has engaged an independent monitor, Excel Environmental Resources, who will periodically issue independent reports on noise and air quality mitigation throughout the project area.

The BPCA is in regular contact with the schools on an intended quarterly basis and are continuing to monitor and enhance mitigation measures as needed. Residents, parents and school officials can contact bpcrinfo@bpca.ny.gov about specific locations and concerns.

BPCA has no objection to including Independence Plaza North (IPN) in CAC meetings and will ask that they be included on future invites.

Impact to Public Space & Amenities:

- Strong feedback from working group members on replacing communal gathering spaces (e.g., *Upper Room*) and maintaining green space.
- Working group members expressed a desire for design workshops to plan future seating and gathering areas at street ends while balancing neighboring building adjacent concerns.
 - **BPCA Response:** BPCA committed to meeting with the community and discussing potential seating and gathering opportunities at a future Community Board 1 meeting.
- Liberty House representative voiced concern about “losing open space”
 - **BPCA Response:** The North/West Battery Park City Resiliency design was developed iteratively over several years in close consultation with residents, local stakeholders, and New York City and State partners, with a stated emphasis on preserving and enhancing open space. See the second bullet¹ under “principal purposes of the NWBPCR Project” [here](#).

BPCA to review and respond factually to the claim of open space “loss,” and BPCA President & CEO will connect with Liberty House representatives directly.

[CB1 also willing to schedule a future date for the BPCA to present outlines for which open spaces in BPC will be temporarily unavailable during construction.]

- Gateway Tenant Association representative mentioned the lack of bike stations along the alternative greenway bike path created to accommodate construction, asking if it were possible to relocate bike stations to an area that serves constituents.
 - **BPCA Response:** The Authority agreed to explore where best-fit alternative bike stations would work since this desire for further stations is expressed. (*See also CitiBike item below.*)

¹ Referenced bullet reads: “Preserve, enhance, and protect to the maximum extent practicable and integrate to the proposed design the open space and waterfront cultural resources of Battery Park City.”

Safety & Wayfinding:

- Issues with pedestrian and cyclist conflicts due to detours, with the need voiced for clearer signage that directs cyclists on to alternative routes, as well as possible enforcement presence around bike / pedestrian conflicts.
 - **BPCA Response:** Temporary vinyl wayfinding signage is coming soon (dismount bike, project info) – likely early January 2026.

BPCA to actively monitor, deploy BPC Ambassador resources as necessary. BPC Ambassadors can also be reached directly on a 24/7/365 basis via email (bpcallied@bpca.ny.gov), phone (212.945.7233), or in-person at the 200 Rector Place Command Center.

Financial Concerns:

- Homeowners raised questions about civic facilities fees during prolonged loss of open space. (raised primarily by Liberty Terrace representative)
- Senator Kavanagh asked if spaces that are normally expensive to maintain are not going to be available or will not be maintained would warrant any reduction in fees.
- Request for further discussion of the idea of issuing rebates as a timely alternative that works within contracts.
 - **BPCA Response:** BPCA will have an update on this item on or before the next CAC (1/23/26).

Event Planning & Access:

- There needs to be coordination with large-scale events (e.g., Tunnel to Towers) given large scale construction to come throughout project duration.
- Manhattan Community Board 1 representatives noted it is not feasible to have 10-20,000 runners on the back trail of Brookfield, and requested the project team to proactively coordinate with BPCA's Permits & Events team, as well as with external event planners.
 - **BPCA Response:** BPCA to working to identify new/adjusted paths for walks/runs in or passing through Battery Park City.

BPCA is working to identify current walks/runs that, due to their size/impact, will need to find new homes over the heaviest periods of project work.

BPCA will communicate this to stakeholders and solicit feedback on approach

Citibike:

- CAC members expressed a need for replacement stations both inside and outside Battery Park City.
 - **BPCA Response:** As of now, the only rack that needs to be relocated is the one in Stuyvesant Plaza; there may be a need (still TBD) to relocate the River Terrace Citibike rack – in 2028 – for rain garden installation

BPCA coordinating with NYC DOT & Lyft. CB1's thoughts are welcome as well.

72-Hour Disruptive Construction Notifications:

- Manhattan CB1 request for such notifications to ensure clear lines of communication for residents, building management, businesses, and project stakeholders; request for more detailed warnings on ongoing work generally.
- Ideas discussed for text notification for what construction will cause on a daily basis (x,y,z, streets blocked, etc.).
 - **BPCA Response:** Biweekly construction newsletters are now being issued
 - [1st Issue – November 25, 2025](#)
 - [2nd Issue – December 8, 2025](#)
 - 3rd Issue – December 22, 2025
 - Subsequent issues: January 12, 2026 and every two weeks thereafter
 - Add all CAC Members to Newsletter distribution list

NWBPCR project team also exploring text messaging capabilities.

Playground Access During Construction:

- CB1 leadership advises that children should have access to spaces like a playground in every area during NWBPCR Project construction.
 - **BPCA Response:** The Authority will review with the project team and keep the CAC apprised of changes to the NWBPCR project schedule generally.

Liberty House Construction:

- Concern voiced that construction was done at Liberty House (at Rector Place) and now efforts (planters, re-pave, etc.) have to be redone.
 - **BPCA Response:** The first tide gate chamber installation at Rector Place, conducted in the summer and fall of 2024, was for a DEP pipe associated with drainage for the South Battery Park City Resiliency Project. The coming tide gate work at Rector Place is for a second, larger, parallel DEP pipe associated with NWBPCR. Both pipes exist along the same street and have for many decades since their installation by the City.

While both tide gates could not be constructed simultaneously, BPCA did want to restore public access and a temporary planting palette to Rector Place Esplanade entrance during the interim from SBPCR tide gate install to NWBPCR tide gate install.

- Concern voiced about the efficiency of communication and the overall plan
 - **BPCA Response:** BPCA is full-steam ahead on notification about Site Readiness work and has been for some months with physical signage, mailers, newsletters, social media, community meetings, Resiliency “Drop-Ins,” building meetings, the launch of the Construction Advisory Committee, and more.

BPCA also always remains open to suggestions about how to reach more people more effectively.

Since the November 21 CAC Meeting—

- The project's independent monitor, Excel (ED, Lawra Dodge) appeared for a very productive conversation before CB1's joint Environmental Protection Committee-Battery Park City Committee meeting on December 15. She is working to monitor and periodically issue independent reports on noise and air quality mitigation around schools.
- Discussion, also at Manhattan CB1's joint EPC-BPC meeting on December 15 about seating and space opportunities at Rector Place & Albany Street street-ends (that presentation can be found [here](#)). BPCA envisions a broader "community conversation" around these spaces, and will look to convene a group in the new year. Dates and format TBD; CB1 has also helpfully offered to assist in identifying participants.
- At the request of the community (and CAC), BPCA scheduled an evening BPC Resiliency "Drop-In" session for Wednesday December 17, 5:30PM at 6 River Terrace to offer an evening option for interested residents.

Next CAC Meeting—

- Friday, January 23, 2026, 12:30-2PM, 200 Liberty Street 24th Floor (& virtual)

Follow Up Items for Next CAC Meeting—

- Request for less summary/background and more in-depth review of constituent complaints, project progress, etc. at future CAC meetings.
- Request for the BPCA to present complaint summaries by subject and input at each CAC meeting
- Request to figure out a way to track and summarize complaints and their resolutions
- Request to develop a notification system regarding construction notices
- Request for the BPCA to follow up on where replacement bike stations would work best
- Request for the BPCA to do more outreach to buildings in North BPC
- Request for BPCA to follow up on drop-in hours feedback and usage
- CB1 said they are willing to schedule a future date for the BPCA to present outlines (for Nadia and Tammy) for which open spaces in BPC will be temporarily unavailable during construction.