

Battery Park City Resiliency Project Construction Advisory Committee

Meeting #3 March 20, 2026

Upcoming CAC Meeting Dates:

- Meeting #4 - April 24th
- Meeting #5 - June 26th (tentative)

Facilitator:

- NYS Senator Brian Kavanagh

Key Speakers:

- Raju Mann, President; BPCA
- Rami Metal, Senior Vice President, Communications & Public Affairs; BPCA
- Lawra Dodge, President; EXCEL
- Heather Fuhrman, Senior Vice President, Design & Construction; BPCA

In attendance:

Elected Officials:

- NYS Sen. Brian Kavanagh
- Rep. Dan Goldman
- AM Charles Fall
- AM Deborah Glick
- MBP Brad Holymann-Sigal
- CM Christopher Marte

Government & Community Groups:

- NYC/NYS Agencies
 - Manhattan Community Board 1
 - BPC Building Representatives
 - BPC Area Local Organizations & Schools
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Primary Concerns Addressed (from previous meeting):

- Wayfinding and signage near active construction sites
 - Plans for communication and engagement regarding upcoming construction phases
 - Environmental impacts, specifically air monitoring
 - Coordination with other agencies on local studies (9A study, 5G tower installations)
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Follow-Up Items from January CAC

- Concern: Community members expressed concern that pedestrians have to walk the entire length of Albany Street before realizing they need to turn around due to construction.
 - Response: The BPCA is currently identifying new signage options for the south part of Albany Street that are appropriately sized for the location.
- Concern: There were questions regarding how construction impacts are communicated to tourists (specifically in the Brookfield area) and recreational users like joggers.
 - Response: BPCA has consulted with NYC & Company for recommendations on reaching tourists. They are also developing additional signage specifically for joggers and others unfamiliar with the North/West (N/W) resilience project.

- Concern: The Gateway Tenant Association requested information on whether studies were conducted to gauge noise levels on higher building floors following resident complaints.
 - Response: Construction is following NYC Department of Environmental Protection (DEP) guidelines for sound mitigation. Current measures include the use of sound blankets and other noise control protocols.
- Concern: Concerns were raised about how NWBPC plans will integrate with the Route 9A study regarding safety and mobility.
 - Response: BPCA is a stakeholder in Route 9A study discussions, and the NYS Department of Transportation (DOT) is fully aware of the N/W BPC resilience work. It was noted, however, that the unfinished Route 9A study is not itself a resilience project.
- Concern: A request was made to update phasing drawings so the community can stay informed about fluctuating plans and changes to pedestrian spaces.
 - Response: BPCA has posted updated phasing drawings for "Reach 6" on its website. Additionally, the overall project schedule was shared with the community during the March 11th feedback session.

The Project - [Visual](#)

Construction Objectives:

- Complete the project as quickly as possible to limit the duration of community disruption
- Avoid cost escalations and delays in achieving full floor protection
- Prioritize construction in highest-risk areas
- Sequences work to reopen stretches of public space as soon as they are completed
- Ensure meaningful open spaces remain available throughout the process
- Maintain consistent communication and remain open to feedback on how to improve outreach

Timeline:

Total Project Span: Fall 2025 - Late 2030

Site Readiness:

Location	Status / Start Date	Activity
Albany Street	Ongoing	Site prep and utility coordination
North Cove	Ongoing	Early site clearing and readiness
Stuyvesant	Ongoing	Foundation prep and utility work
Rector Place	March 2026	Site establishment and mobilization
Vesey Place	Spring 2026	Upcoming site readiness work

Flood Barrier System Construction Schedule:

Project Area	Construction Start	Estimated Duration	Projected Completion
North Cove	Q2 2026	57 Months	Early 2031

South Esplanade	Q2 2026	50 Months	Mid 2030
South Cove	Q3 2026	28 Months	Mid 2028
West Street Crossing / Tribeca	Q3 2026	43 Months	Early 2030
Belvedere Plaza	Q1 2027	43 Months	Late 2030
Rockefeller Park	Q2 2028	28 Months	Late 2030

Environmental Monitoring and Construction Protocols:

Primary Monitor: Lawra Dodge

Work Schedule & Hours:

- Monday - Friday, 7:00AM to 6:00PM
- Noisy work/heavy impact activities are limited from starting until after 8:00 AM.
- All work is performed under active NYC Department of Buildings (DOB) and Department of Transportation (DOT) permits.

Noise Mitigation:

- Project will adhere to NYC DEP noise codes
- Use of sound blankets and localized barriers around equipment in use
- Continuous sound level monitoring is conducted to ensure compliance with established thresholds

Air Quality & Dust Control

- Active water misting is used at the source of construction to keep dust from travelling
- Monitoring is based on National Ambient Air Quality Standards using 24-hour averages:
 - PM10 (large particles/dust): Limit of 150 µg/m3
 - PM2.5 (fine particles): Limit of 35 µg/m3
- If levels approach these limits, the team is required to adjust work methods or increase suppression immediately

Community Outreach:

- Since June 2025, 149 total individual inquiries received
 - 69 issues since previous CAC meeting due to start of construction on Chambers st & construction resuming on Albany st
- Top concerns:
 - 36% Construction schedule
 - 28% Air/noise/vibration
 - 12% Esplanade access
- Smaller concerns:
 - 6% Vehicle access
 - 4% Park closures
 - 1% Wildlife

Site Readiness

[Ongoing construction:](#)

Location	Addition	Status: Current	Status: Upcoming (2-4 Weeks)
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Albany Street	Tide Gate Installation	Ongoing pile installations	Pile drilling; POE preparation; Tide Gate structural prep
North Cove Marina	Critical Utility Relocation	Underground utility relocation	ECS trench excavation; conduit removal/ductbank installation; DEP inspection site preparation
Chambers Street	Tide Gate Installation	Barrier and fence installation complete	Surface demolition/salvage; FDNY call box & electrical relocation
Stuyvesant Plaza	Tide Gate Installation	Demolition and salvage site prep	Nighttime roadway cutting (Route 9A); waterline test pits; 20" DEP pipe installation
Rector Place	Tide Gate Installation	Capture area deployment	Air/noise/vibration monitoring; Rector Gate artwork protection; south side sidewalk installation

Pre-Construction & Planning:

Location	Addition	Anticipated Star	Scope & Impact
South Cove Image 1 Image 2 Image 3 Image 4	Flood Barrier System	March/Early April 2026	Capture area deployment, perimeter fencing, sound mitigation
Vesey Place	Tide Gate Installation	Q3 2026	Ferry terminal and Irish Hunger Memorial access remain open via sidewalks; seating along Vesey place will be decommissioned during construction

Outreach & Engagement Updates

Community Events:

- 3/11 Virtual information session; presentation and video available at <https://www.bpcresiliency.info/>
- 3/25 Albany Rector Street Ends Meeting
- 5/05 'Meet the Team' / Topic Tables session

Communications:

- Construction-related mailings sent out targeting South Cove and Regatta residents.
- Bi-weekly newsletters and updated project website featuring revised timelines and renderings.
- Ongoing coordination with CB1 and LMCR for reporting.

Public Office Hours:

- Tuesday, 5-6PM: 200 Rector Place
- Fridays, 12-1PM: 6 River Terrace

Discussion

(T. Meltzer / J. Cuccia): Concerns were raised regarding the cumulative health effects for residents and pets walking through construction zones multiple times daily.

- Response (L. Dodge): Mitigation relies on continuous wetting and misting of work areas. While alerts are infrequent and addressed rapidly, the primary safety factor for pedestrians is "passing through" rather than lingering.
 - Safety is measured against 24-hour averages. Limits are set at 150µg/m³ for PM₁₀ and 35µg/m³ for PM_{2.5}.

A question was raised regarding risks to residents in high-rise units directly above sites.

- Response (L. Dodge): Regulatory compliance requires monitors at ground level (approx. 5 feet). While PM₁₀ is too heavy to reach upper floors, there is ongoing discussion regarding higher-elevation monitoring for PM_{2.5}, though the latter is often confounded by regional vehicle emissions. Multi-level monitoring is not currently mandated.

(T. Meltzer): Residents reported "pinch points" near Brookfield due to narrow paths, poor lighting, and unauthorized bicycle traffic.

- Response (R. Metal): Management acknowledged these bottlenecks and committed to improved messaging, lighting audits, and potential structural adjustments to the pathway.

Current "No Bicycles" signage near private event spaces was cited as too low (2–3 feet) to be effective

- Response (R. Metal): Project leadership will review sign dimensions and placement to ensure better visibility.

(M. Peronti): Concerns were raised regarding perceived inefficiencies at the Rector Place street end, specifically regarding a new plaza being closed shortly after completion for additional tide gate construction and FDNY access.

- Response (H. Fuhrman): This specific issue of redundancy has been noted for further internal review.

(J. Galloway / B. Kay): Inquired about "Capture Dates" for Reach 6A (North & South) and requested a dedicated meeting for Gateway tenants.

- Response (H. Fuhrman): Confirmed a targeted start for late April or early May 2026. She expressed full availability to meet with the Gateway Tenants Association to discuss specific impacts.