

An aerial photograph of Lower Manhattan, New York City, 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 rectangular box is overlaid on the center of the image, containing the text for the meeting.

North/West Battery Park City Resilience Project Construction Advisory Committee (CAC)

July 17, 2026

Meeting #5

Agenda

- 1. Construction Advisory Committee: Membership & Goals** - Sen. Kavanagh
- 2. Follow up items from May CAC + What We've Heard**– Rami Metal, BPCA
- 3. The Project + Environmental Monitoring update** – Raju Mann, BPCA and Lawra Dodge, Excel
- 4. Construction Updates** – Heather Fuhrman, BPCA
- 5. Outreach & Engagement Update** - Nick Sbordone, BPCA
- 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

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**Follow-Up Items from
May CAC + What We've Heard**

Follow-Up Items from May CAC

Sample follow-up items from May 2026 CAC Meeting (#4):

Dust:

Q: What can be done to protect people from dust after hours if no one is there to water down the dust?

A: Dust watering is happening after hours and on weekends as well as appropriate both via sprinklers and hoses.

Noise:

Q: What is BPCA doing to mitigate noise aside from sound blankets?

A. The project team uses whisper signals for all machinery/equipment remaining within fenced locations of ongoing work. Additionally, the port-a-potties adjacent to 50/70 Battery Place are off the generators now.

Nighttime / Overnight Work:

Q: How often will nighttime work happen? Why does work have to happen at night sometimes?

A: Unfortunately, nighttime work is sometimes necessary in order to complete the project the project as safely and expeditiously as possible.

Q: Is there a way to notify adjacent buildings well in advance?

A: Adjacent buildings are notified in advance of upcoming nighttime work, as is Manhattan CB1 and local elected officials.

Public Space:

Q: Will the Gateway north lawn remain open?

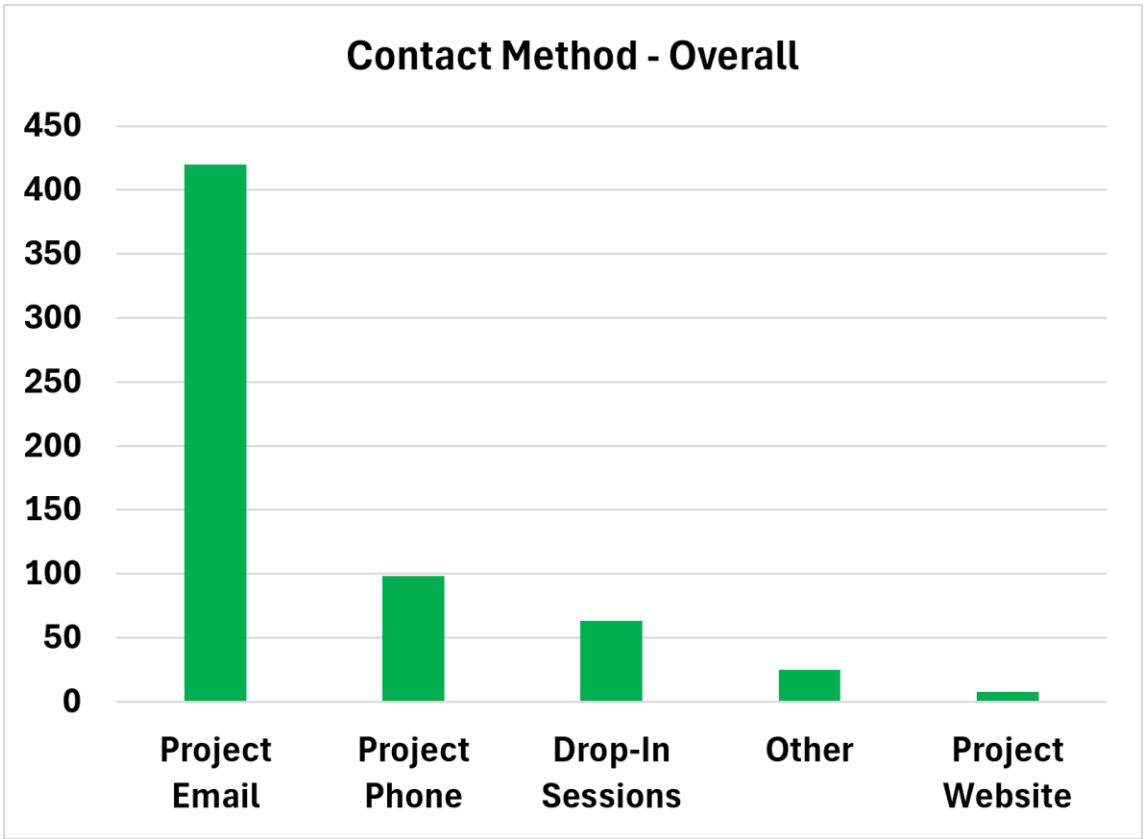
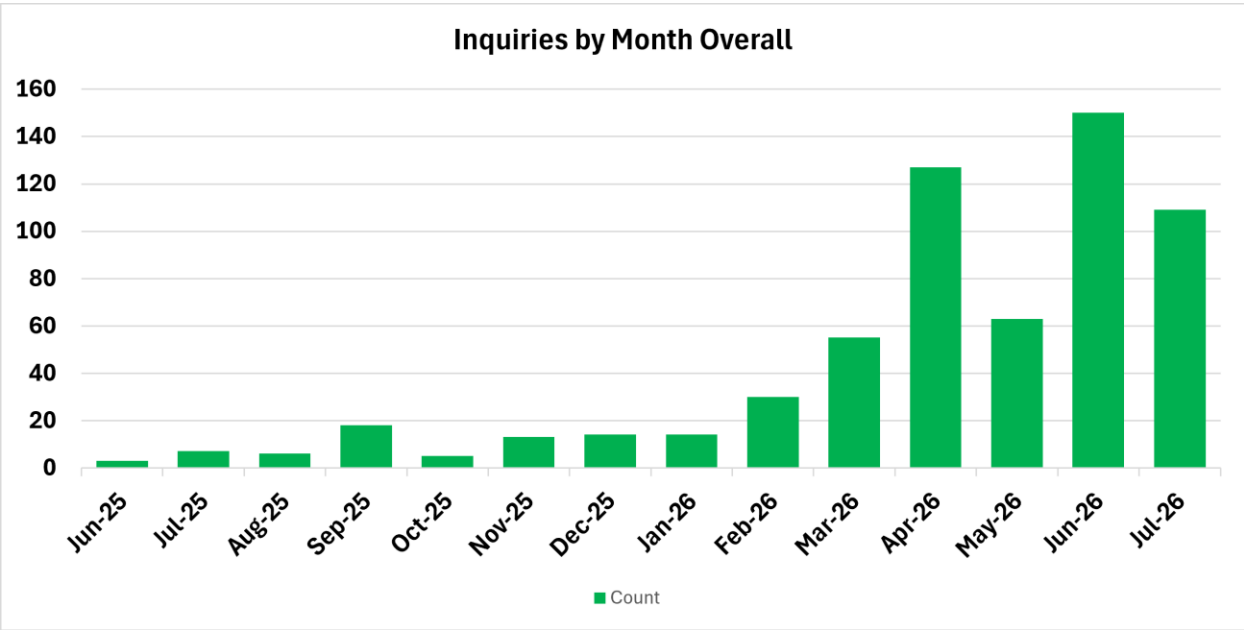
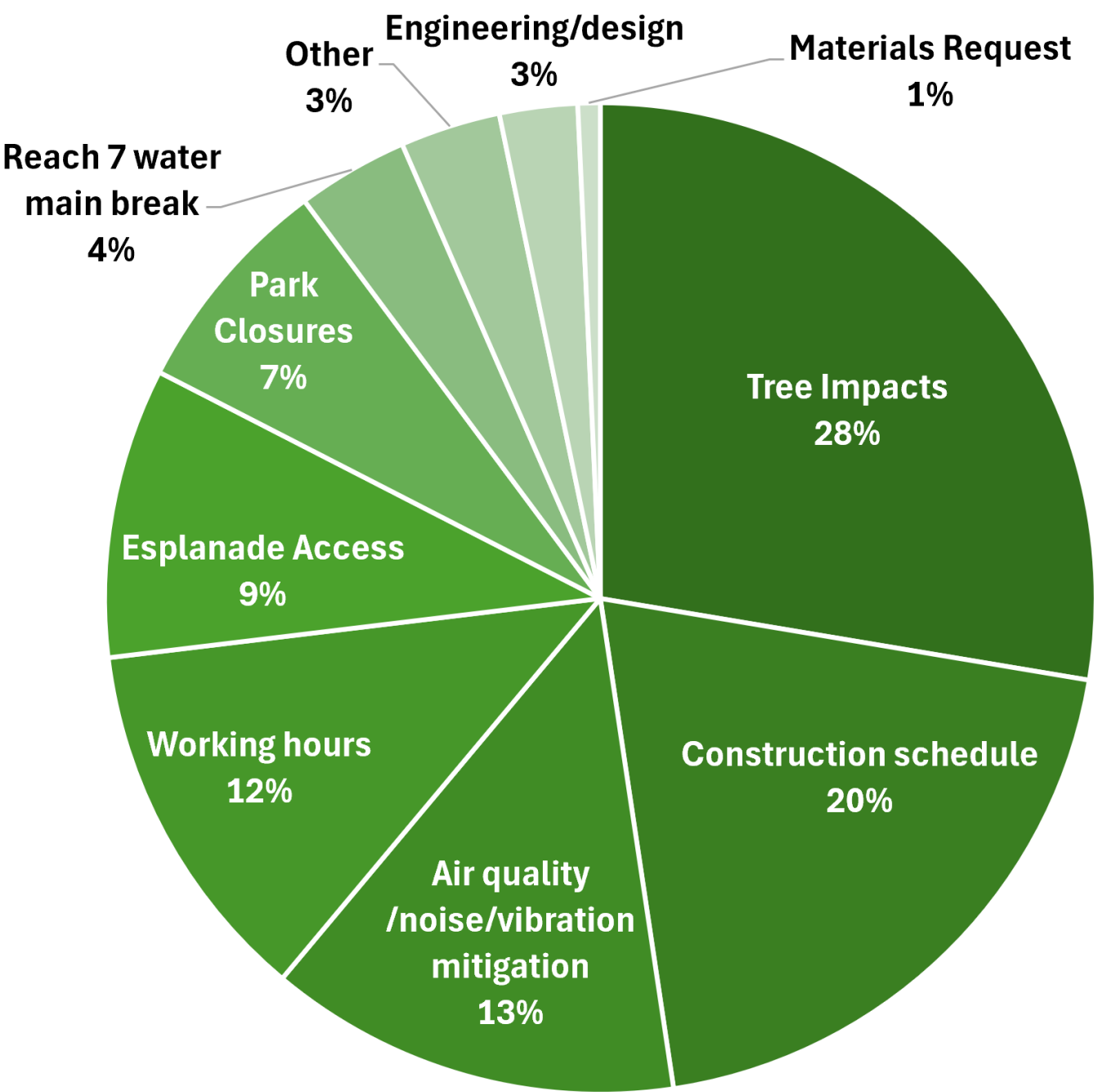
A: Yes, the north lawn should be open and accessible.

Q: Can pedestrian traffic that used to be on esplanade be diverted from the west South End Ave sidewalk to the east sidewalk?

A: Broadly speaking, pedestrians and cyclists are being asked to use West Street for the most efficient north-south travel.

Community Outreach: Inquiry Type & Volume

- Since June 2025 the project team has received 658 total individual inquiries regarding the project.
- **Have received 275 issue inquiries since 5/15 CAC**
- The top topics were:
 - Tree Impacts
 - Construction Schedule
 - Environmental mitigation
 - Working hours
- New inquiries driven in large part by **work in Reach 7**.



3 The Project

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.



Alignment



Timeline

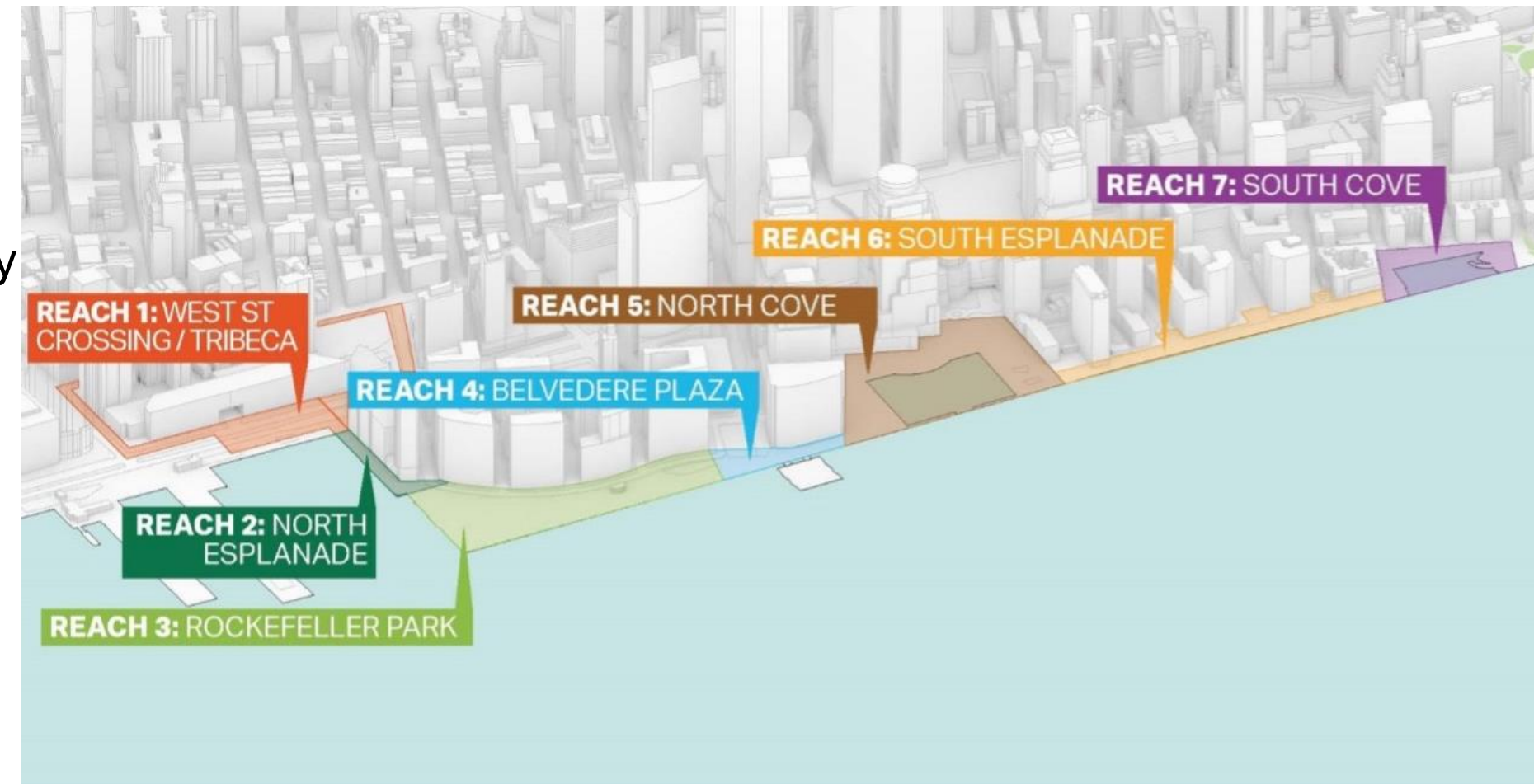
Current Start Dates & Durations *(subject to change)*

Tide Gates:

- Albany Street complete
- Rector Place, Chambers/River Terrace, Stuyvesant, and Vesey Place - ongoing

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 to begin in Fall 2026**
- **North Esplanade: Ongoing through early 2030**
- West St Crossing/Tribeca: 3rd Quarter 2026 (48 months)
- Ferry Terminal: 1st Quarter 2027(43 months)
- Rockefeller Park: 2nd Quarter 2028 (28 months)



Construction began Fall 2025 and will finish in Late 2030

UPDATE: Lawsuit Dismissed

- On June 29 the New York State Supreme Court, New York County, rejected an Article 78 challenge brought by local advocacy groups and residents seeking to halt NWBPCR.
- Ruling allows critical resiliency initiative to proceed
- In denying all of petitioners' claims and dismissing the action, the Court referenced BPCA's exceedingly thorough and scientifically supported final environmental impact statement, as well as increased number of trees and greater biodiversity upon project completion.
- BPCA remains focused on advancing this critical work to protect Lower Manhattan residents, property, and infrastructure from the escalating threats of climate change.



Construction Protocols & Environmental 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) in addition to the DEP requirement of 10 microns (PM10)
- Excel presented to **Manhattan CB1 BPC Committee in December 2025, March 2026, June 2026**
 - Excel to present next on Monday, **July 27, 2026**
- Monitoring reports can be found on the project website [here](#)

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. A deeply trusted name in the community, Lawra and her team have experience conducting independent community monitoring on large-scale construction projects across lower Manhattan. Lawra and her team will be conducting random visits to monitor site conditions twice a month.



*Lawra J. Dodge
LSRP, President*

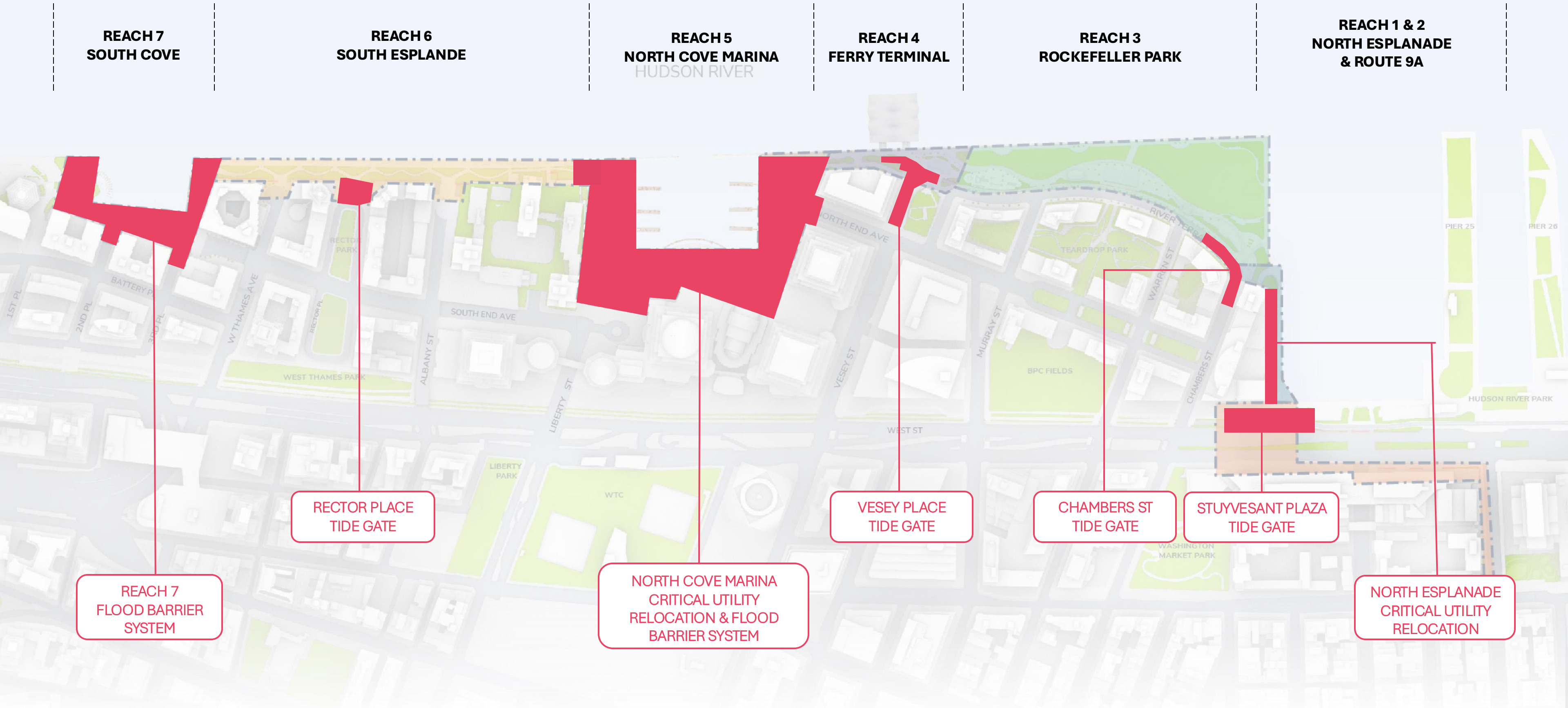
- Air, noise, and vibration monitors are active for the full duration of working hours (7:00 AM – 7:00 PM, Monday – Friday) of the Project.
- Live data from monitors will give the Project team real time updates on conditions in the field.
- Reports detailing air quality will be publicly accessible.
- The Project follows all federal, state, and local guidelines related to these monitors.

Environmental Monitoring Reports

- [Monthly Community Air Quality Monitoring Report - May 2026](#)
- [Monthly Community Air Quality Monitoring Report - April 2026](#)
- [Monthly Community Air Quality Monitoring Report - March 2026](#)
- [Monthly Community Air Quality Monitoring Report - February 2026](#)
- [Monthly Community Air Quality Monitoring Report - January 2026](#)
- [Monthly Community Air Quality Monitoring Report - December 2025](#)

4 Construction Updates

Areas Under Construction



South Cove Construction

Timeline:

- Construction is scheduled to last through Q3 2028.

Access:

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

3 month look-ahead:

- Sheet pile installation along South Cove Plaza and Riverwatch
- Micropile installation along south side of Regatta
- Water main work at 3rd Place and South End avenue
- HVAC relocations
- Louver protection



Sheet pile installation along Riverwatch

Rector Place – Tide Gate Installation

Timeline:

- Tide Gate installation expected to finish by end of 2026

Access to Esplanade:

- Maintained along south side

3 month look-ahead:

- Mobilize water treatment system
- Connect, start-up, and operate dewatering
- Mobilize pile rig
- Drill piles, install support of excavation (SOE), and start building tide gate structure



Test pit to identify subsurface utilities at proposed tide gate location

Albany Street – Tide Gate Installation

Timeline:

- Tide gate installation complete



North Cove Marina Construction

Timeline:

- Construction is scheduled to last through 2030

Access:

- Access along west side of Brookfield Place closed to through traffic 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:

- Pile installation along northwest corner of Gateway Plaza
- Tide Gate installation at Gateway Plaza
- Surface demolition along Le District, Winter Garden, and PJ Clarke's
- Mobilization along South Esplanade to Albany Street anticipated in September



Pile Installation at Gateway Plaza

Vesey Place – Tide Gate Installation

Timeline:

- Tide Gate installation expected to finish by end of 2026

Access:

- Pedestrian access maintained through construction

3 month look-ahead:

- Relocate water main
- Relocate electrical and telecom duct banks
- Prepare for drilling piles for the tide gate structure



Surface demolition and salvage underway

Chambers Street – Tide Gate Installation

Timeline:

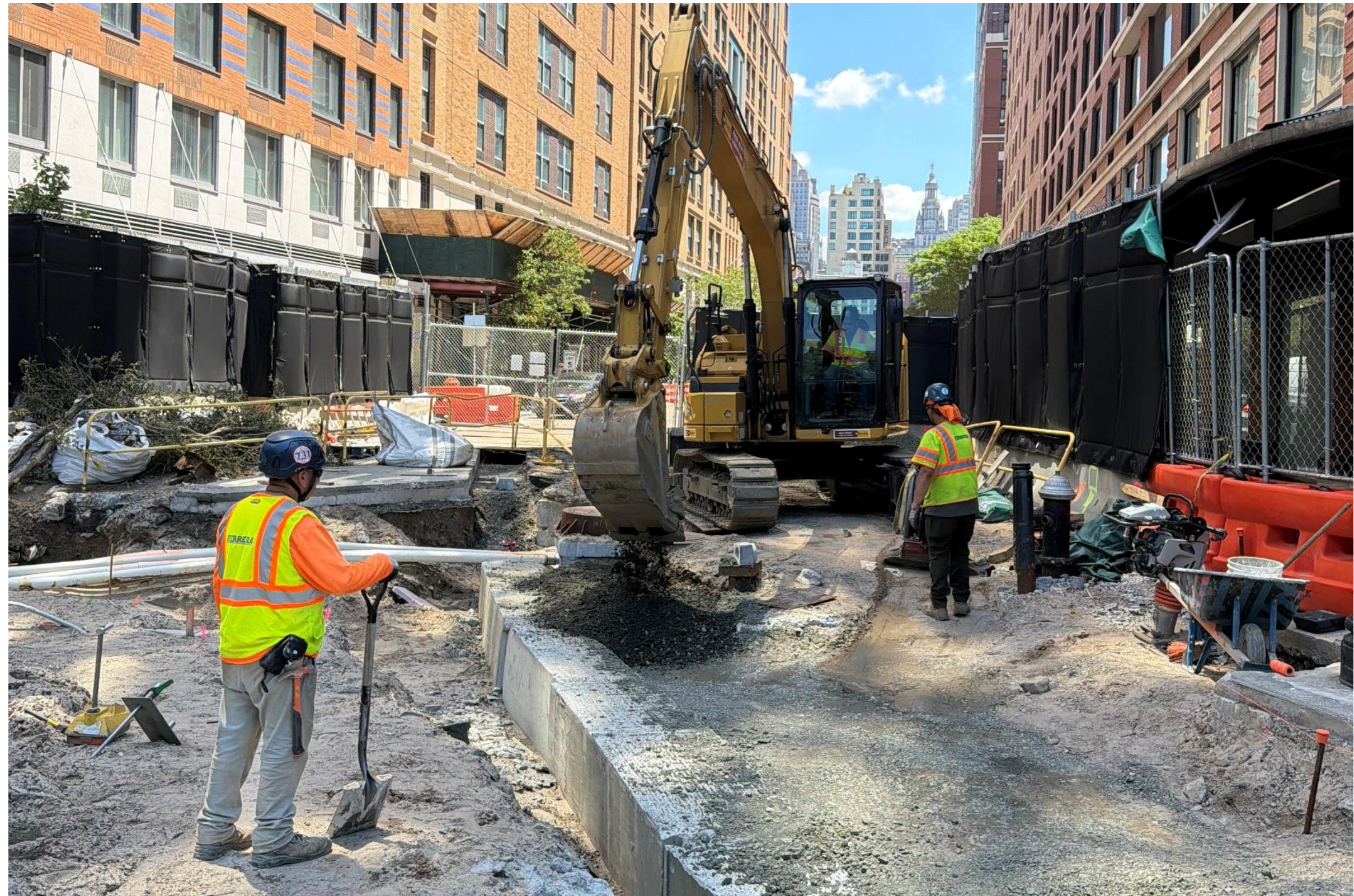
- Tide Gate installation expected to finish by end of 2026

Access:

- Pedestrian access maintained through construction

3 month look-ahead:

- Con Ed to pull new feeders
- Prepare for tide gate install



Installation of electrical ductbanks

North Esplanade Construction

Timeline:

- Construction is scheduled to last through early 2030

Access:

- Access to North Esplanade closed through construction
- Pedestrian access along Route 9A maintained
- Pedestrian traffic along Rockefeller Park redirected along Chambers Street

3 month look-ahead:

- Tree removal and protection
- Surface demo and salvage
- Relocation of water and fire main
- Reconfiguration of high school egress
- Sidewalk shed installation



Mobilization along North Esplanade

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:

- Continue pile installation
- Reroute bike lane and pedestrian pathway eastward (night work)



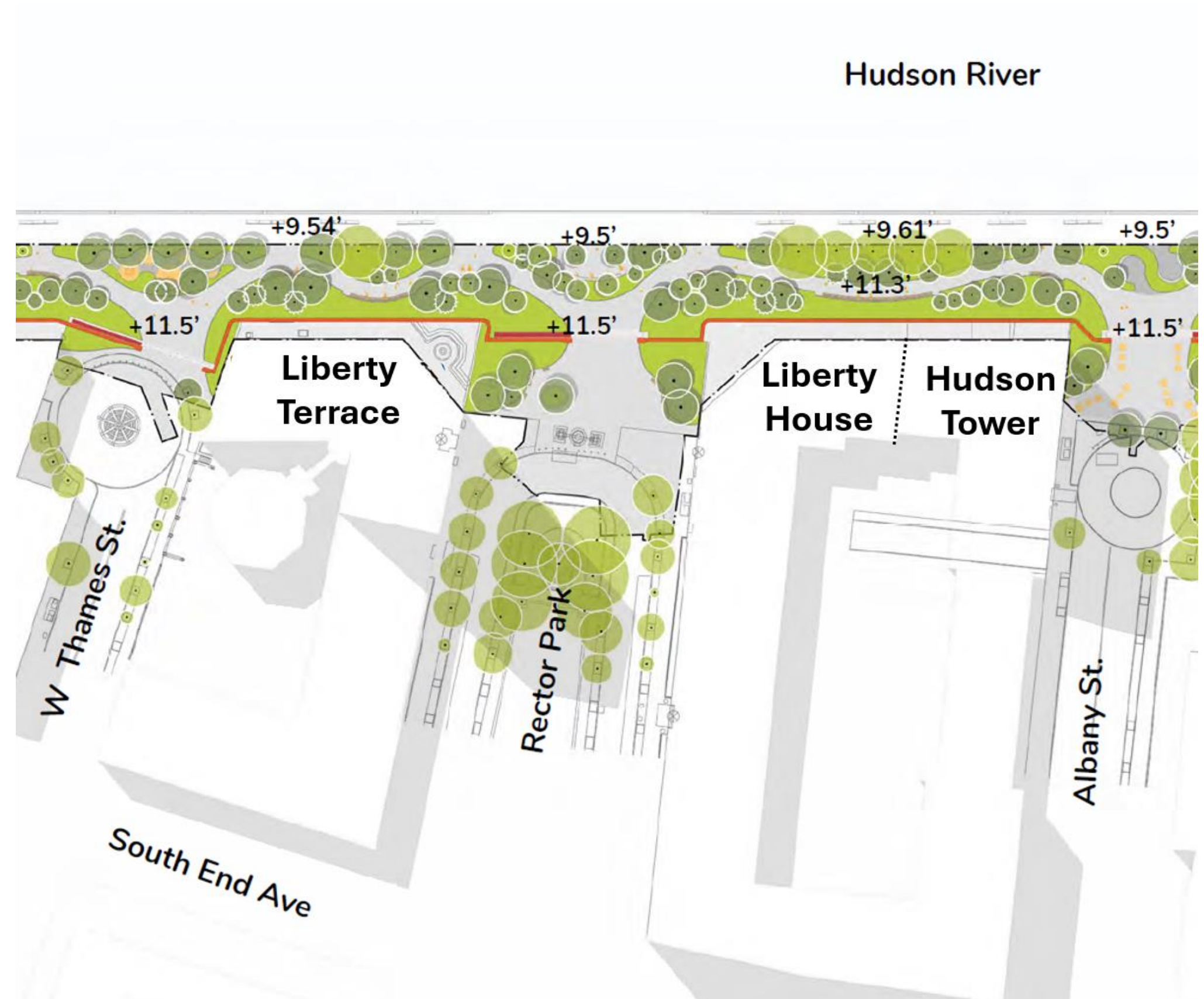
Pile Installation along Route 9A

Fence Art Installation in Progress



UPDATE: FBS Redesign in front of Liberty House & Liberty Terrace

- Property easements required from five residential properties along the South Esplanade: **Gateway Plaza, Hudson Tower, Liberty House, Liberty Terrace, and the Regatta**
 - Easements are for the below-grade foundations for the flood wall- **no impact to any spaces above grade within property lines**
- Easement agreements have been reached with **Gateway Plaza, Hudson Tower, and the Regatta**
- Due to the inability to reach agreement with Liberty Terrace and Liberty House, a **redesign of the FBS portion outside these buildings** is underway to allow for its construction without an easement.



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Outreach & Engagement

Project Coordination & Community Outreach: Recent / Ongoing

Recent outreach

- ✓ South Cove Plaza – June 2
- ✓ The Regatta – June 23
- ✓ Liberty Court – June 25

Ongoing Project coordination with:

- ✓ Residential building management & condo boards – e.g., facility, surveys, access agreements, notification re: upcoming closures, impacts, and nighttime work as applicable
- ✓ Agency & organizational stakeholders: Brookfield, BMCC, HRPT, PANYNJ, Manhattan CB1, local elected officials, CAC, etc.

South Cove / Sheet Pile Installation



**SHEET PILE
INSTALLATION
STARTING 6/22/26**

Please be advised that starting **Monday, June 22nd, 2026**, crews will begin sheet pile installation in the **South Cove (Reach 7)** area of the North/West Battery Park City Resiliency (N/WBPCR) Project. Pile installation will start at the southwest corner of 50 Battery Place (South Cove Plaza), and move north towards 70 Battery Place (River Watch). Simultaneously, pile installation will start on the west side of 21 South End Avenue (The Regatta) and move east towards 2 South End Avenue (Cove Club).

- * Sheet pile installation will utilize pile drilling and create noticeable noise and vibration for nearby residents.
- * This work will take place within DOB-approved hours of 7:00 AM - 6:00 PM, Monday through Friday, and is scheduled to be completed within 4-6 weeks.
- * Vibrations from this work may cause brown or discolored water due to its impact on nearby water lines in the area. A brown or yellow discoloration of your water is a temporary condition and does not indicate the presence of harmful contaminants.
- * Crews will work to limit disruptions where feasible. All work will comply with local city and state noise regulations.

More information on the N/WBPCR Project and construction impacts can be found on our project website.





If you or any have questions or concerns, please reach out to our Community Construction Liaison for additional support.

→ Michael Ryan

→ (917) 436-6739

→ nw@bpca.ny.gov

Want to stay in the loop? Follow our socials @bpcparks and visit www.bpcresiliency.info

Project Coordination & Community Outreach: Upcoming / Ongoing

Upcoming Meetings

- ✓ CB1 BPC Committee – July 27 @ 6PM (*Construction Updates*)
- ✓ CB1 EPC / LMCR Quarterly – Sept 15 @ 6PM
(*Coastal Drainage Focus*)

Ongoing

- ✓ Bi-Weekly construction newsletters
- ✓ BPC Resiliency "Drop-Ins": **Summer Session**
 - Tuesdays, July 15-Sept 1, 5-6PM @ 200 Rector Place
- ✓ NWBPCR Website - <https://www.bpcresiliency.info/>
- ✓ Materials at BPCA programming
 - River and Blues
 - Farmer's Market
 - Battery Dance Festival
- ✓ Project bike and outreach in high foot traffic areas
- ✓ Flyers in buildings
- ✓ Postcards
- ✓ Manhattan Community Board 1 / Regular BPC Committee
+ LMCR Quarterly Updates



→ → → →

Visit our website!



BPC Resiliency Drop-In: Summer Sessions!

Stop by to meet your Community Construction Liaison and have your questions answered by members of the North/West Battery Park City Resiliency project team.

Tuesdays, July 14-September 1, 5-6PM
200 Rector Place Community Room

Questions? Email: nw@bpca.ny.gov



Community Requests & Fulfillment

Replacement Benches / Seating Options

- ✓ Installed June 25 alongside Pumphouse Park construction fencing / northern terminus of SEA

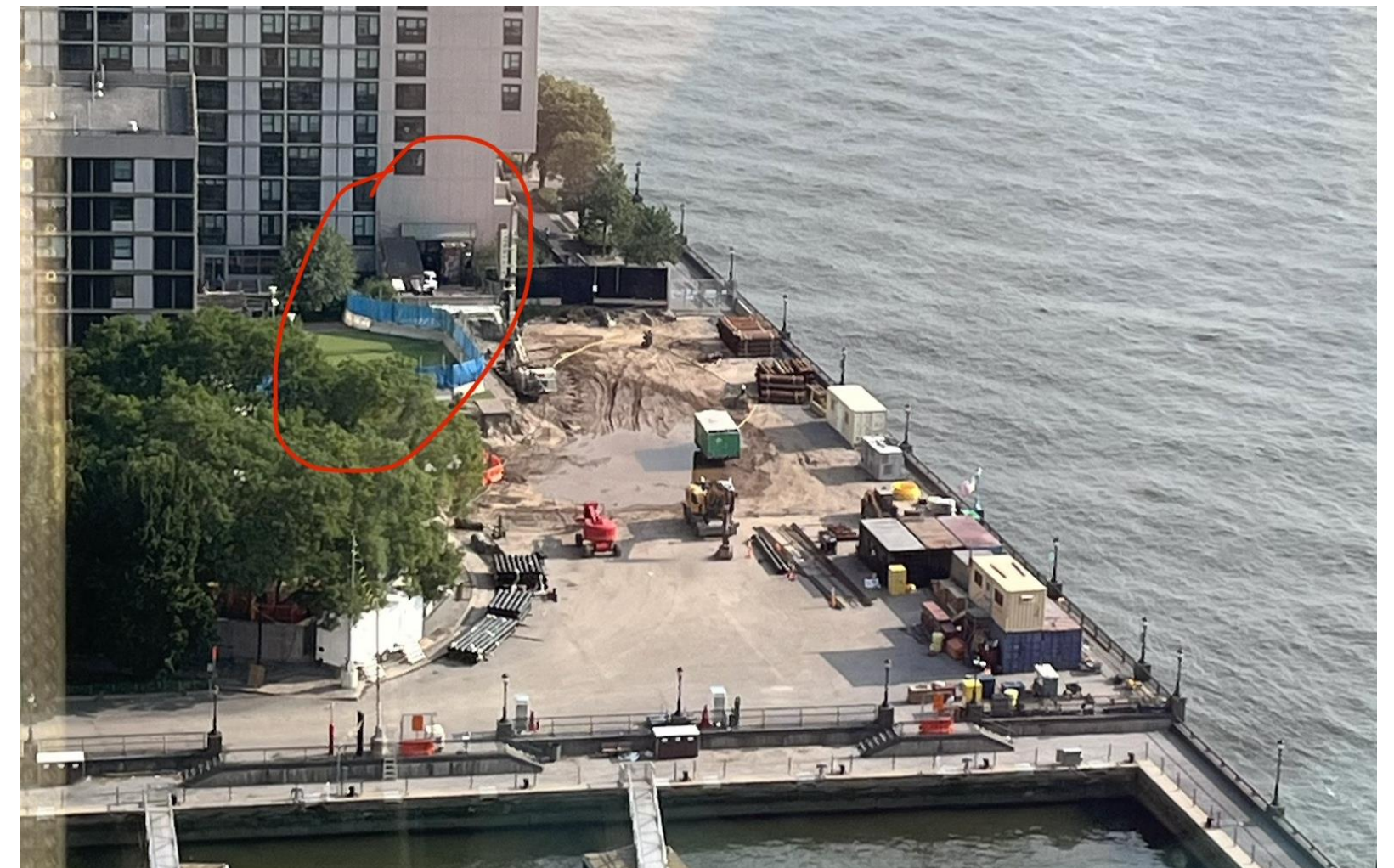


Temporary Tarp Removal

- ✓ Blue tarp removed on construction fencing within Gateway's North Lawn for riverside views of 4th of July events / celebration

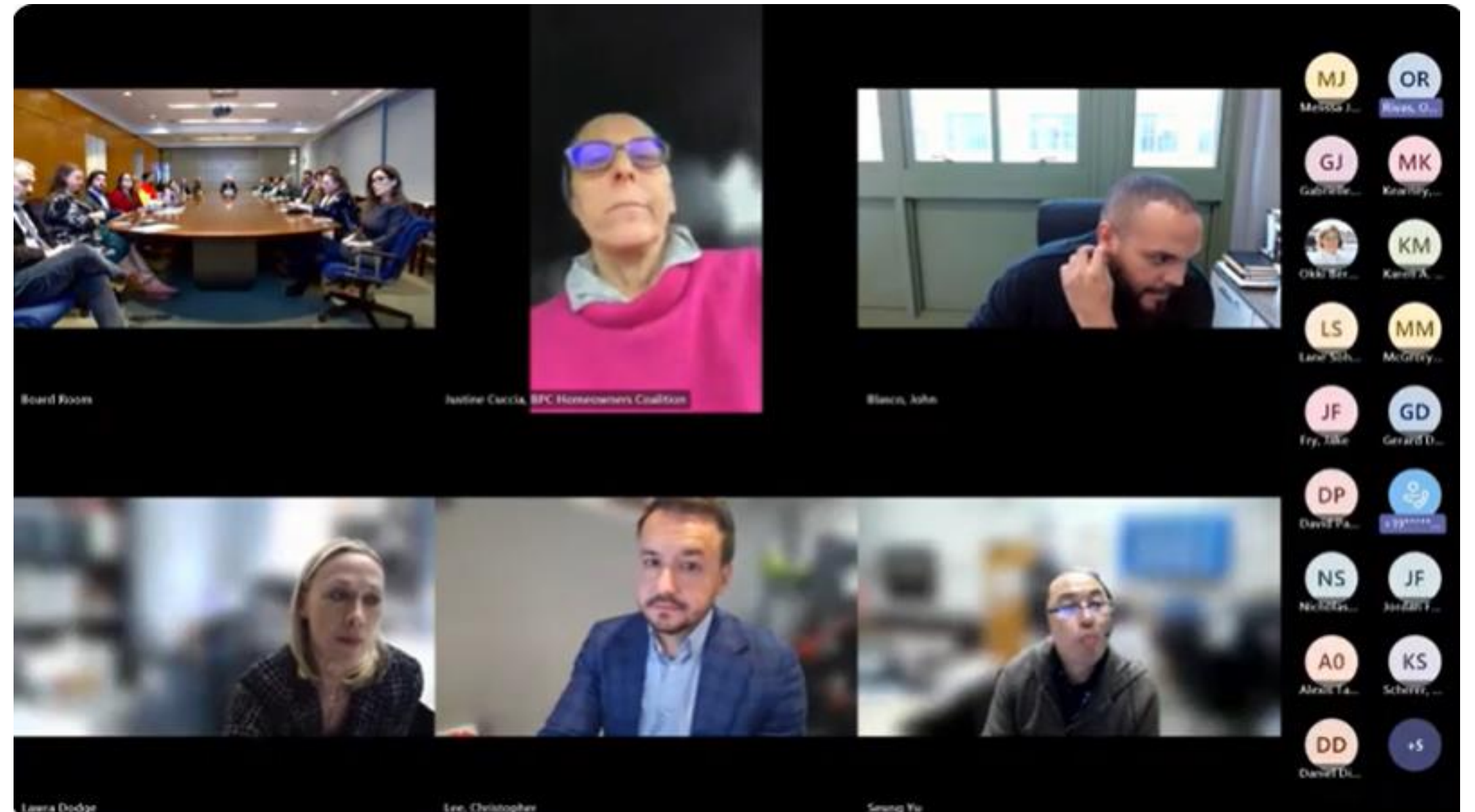
Temporary Fencing Footprint Reduction

- ✓ Belvedere Plaza construction fencing moved ahead of July 4th Celebration to facilitate additional viewing space along BPC Esplanade



Next Meeting

- Upcoming CAC meetings:
 - Fall date TBD
- CAC meetings have occurred roughly every two months since project work began
- Can adjust cadence as necessary



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Discussion



Thank You



**Battery Park
City Authority**