

An aerial photograph of Lower Manhattan, New York City. The image shows a dense cluster of skyscrapers and mid-rise buildings. In the foreground, there is a large green park area (Battery Park) with trees and a walkway. To the right, the Hudson River is visible. The sky is blue with some light clouds. The text is overlaid on the image in a dark green, bold font.

North/West Battery Park City Resilience Project Construction Advisory Committee (CAC) October 1, 2026

Meeting #6

Agenda

- 1. Construction Advisory Committee: Membership & Goals – Sen. Kavanagh**
- 2. Follow up items from July CAC + What We've Heard – Rami Metal, BPCA**
- 3. Environmental Monitoring update – Lawra Dodge, Excel**
- 4. Project & Construction Updates – Dan Dickson, BPCA**
- 5. Outreach & Engagement Update – Rami Metal, 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
July CAC + What We've Heard**

Follow-Up Items from July CAC

Sample follow-up items from July 2026 CAC Meeting (#5):

1. Monitoring Reliability

How are monitoring outages being addressed, and are monitors operating 24/7?

2. Independent Review

How often does Excel receive and review monitoring data?

3. Reporting Delays

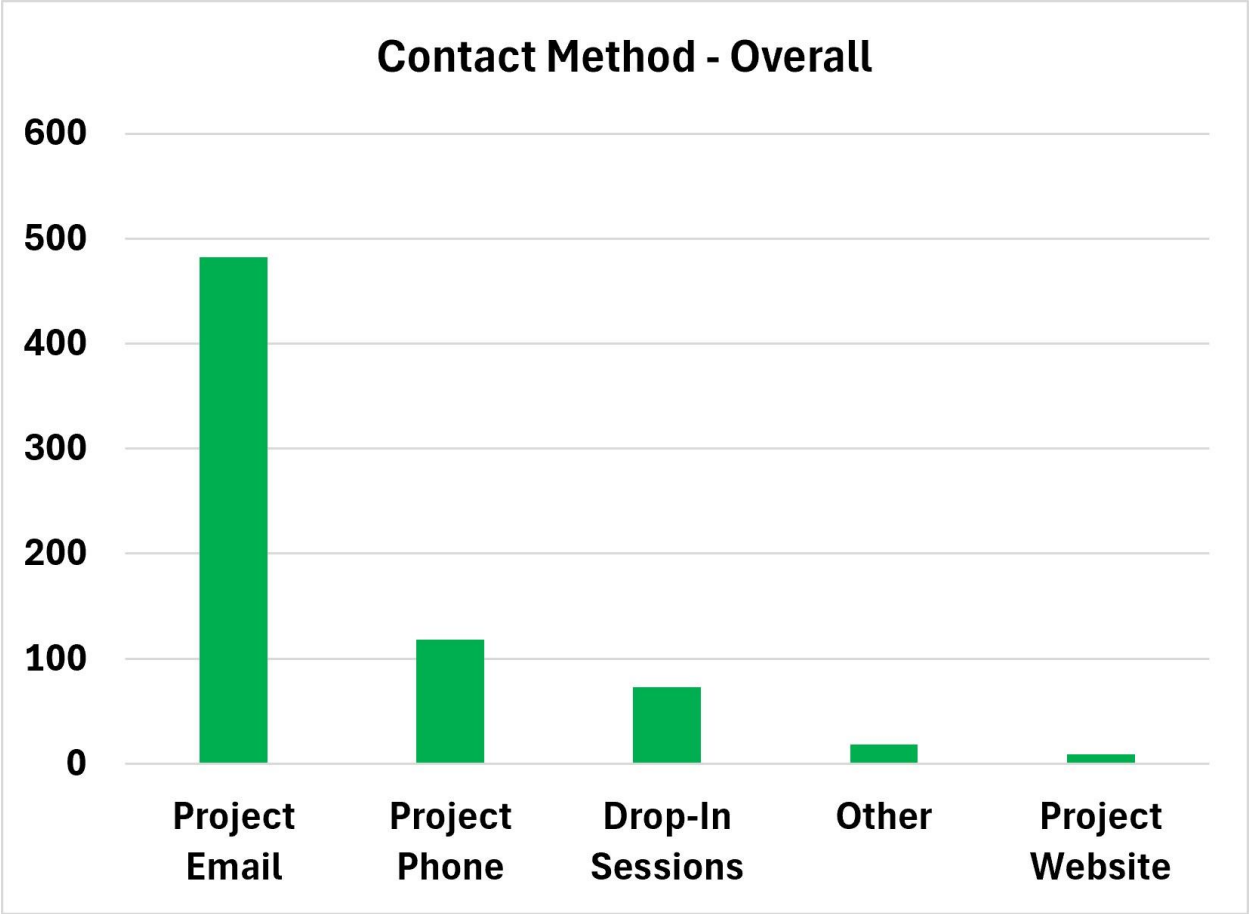
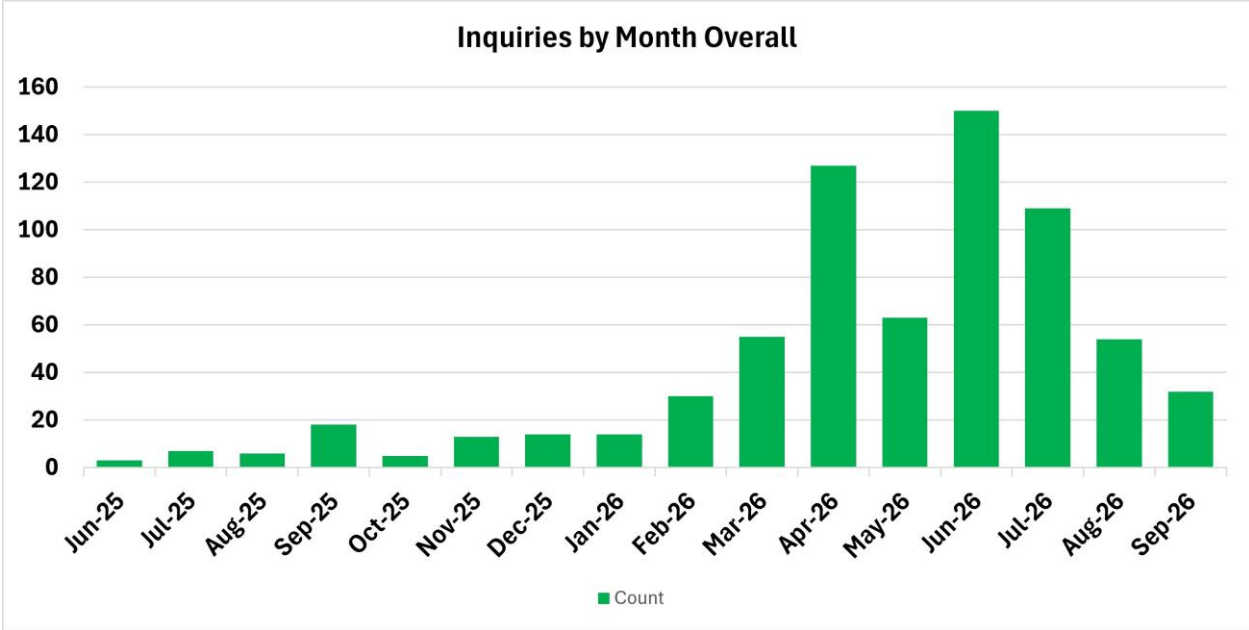
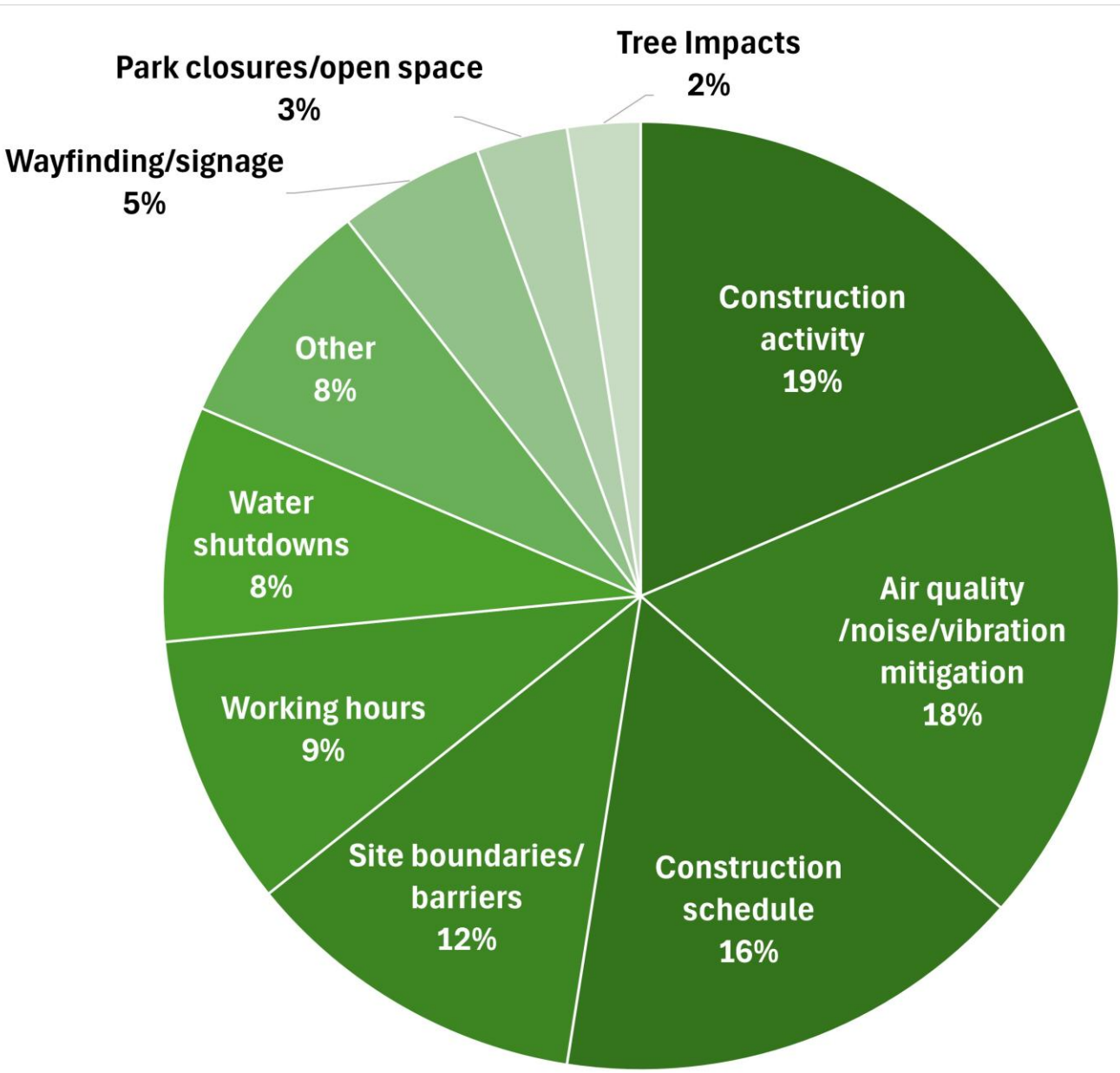
Why are air-quality reports taking more than six weeks to be released?

4. Issue Response & Updates

How are air-quality issues identified and communicated, and when can the public expect the next Excel analysis?

Community Outreach: Inquiry Type & Volume

- Since June 2025 the project team has received 700 total individual inquiries regarding the project.
- **Have received 162 issue inquiries since 7/17 CAC**
- The top topics were:
 - Construction Activity
 - Mitigation Strategies
 - Construction Schedule
- New inquiries driven in large part by **ongoing pile installation work**.
- Residents are now receiving building-specific notifications on construction activity as of 9/2/2026.



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Environmental Monitoring Update

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)
- 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, July 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

- [Enovate: Monthly Community Air Quality Monitoring Report - July 2026](#)
- [Enovate: Monthly Community Air Quality Monitoring Report - June 2026](#)
 - [Excel Environmental Resources: Monthly Independent Community Air Monitoring Report - June 2026](#)
- [Enovate: Monthly Community Air Quality Monitoring Report - May 2026](#)
 - [Excel Environmental Resources: Monthly Independent Community Air Monitoring Report - May 2026](#)
- [Enovate: Monthly Community Air Quality Monitoring Report - April 2026](#)
 - [Excel Environmental Resources: Monthly Independent Community Air Monitoring Report - April 2026](#)
- [Enovate: Monthly Community Air Quality Monitoring Report - March 2026](#)
- [Enovate: Monthly Community Air Quality Monitoring Report - February 2026](#)
- [Enovate: Monthly Community Air Quality Monitoring Report - January 2026](#)
- [Enovate: Monthly Community Air Quality Monitoring Report - December 2025](#)

4 Project & Construction Updates

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.



Project Alignment



Timeline

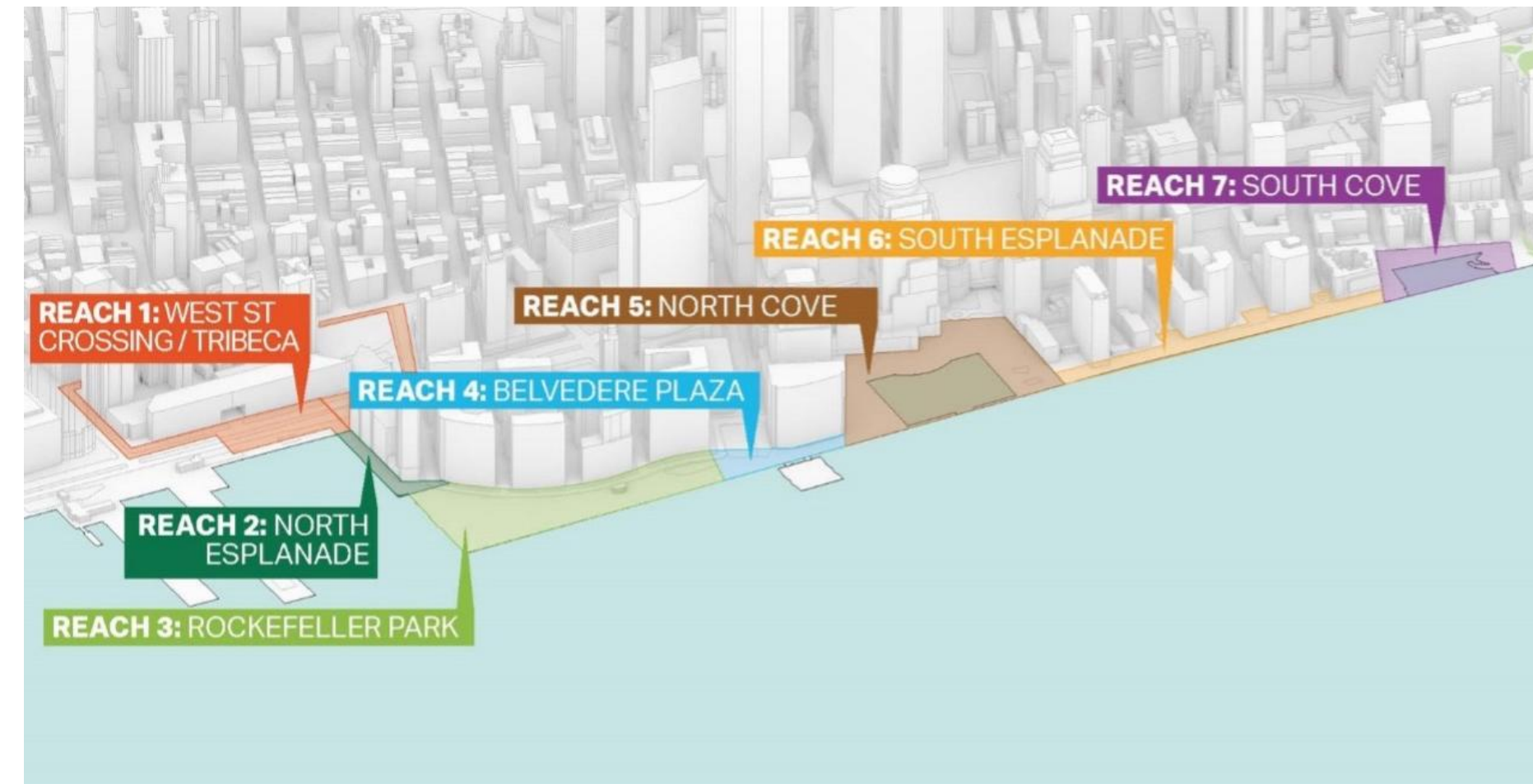
Current Start Dates & Durations *(subject to change)*

Tide Gates:

- Albany Street complete
- Rector Place, Vesey Place, Chambers/River Terrace, and Stuyvesant - 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 on west side of Gateway Plaza**
- **North Esplanade: Ongoing through early 2030**
- West St Crossing/Tribeca: 4th 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

Project Timeline - Overall

We are here

2026 2027 2028 2029 2030

Reach 1 (West Street Crossing/ Tribeca): 48 months

Reach 2 (North Esplanade): 43 months

Reach 3 (N. Neighborhood): 28 months

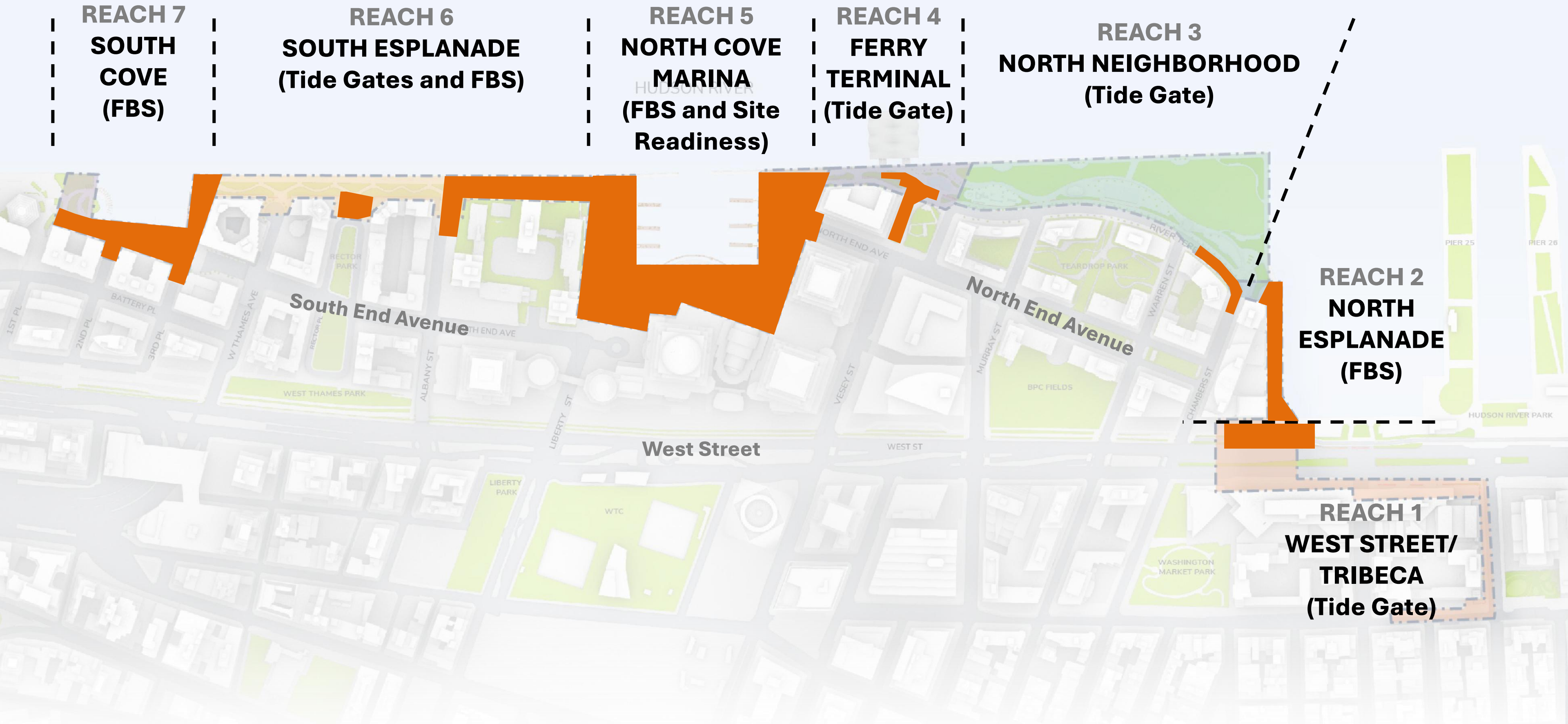
Reach 4 (Ferry Terminal): 43 months

Reach 5 (North Cove): 57 months

Reach 6 (South Esplanade): 51 months

Reach 7 (South Cove): 28 months

Current Construction Areas



South Cove (Reach 7) - FBS 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 complete along South Cove Plaza and Riverwatch
- Next step is pile cap and foundation work, followed by the first concrete wall pour
- Micropile installation proceeding along south side of Regatta, moving east toward Cove Club



Pile installation along Regatta

Rector Place (Reach 6) - Tide Gate Installation

Timeline:

- Tide Gate installation expected to finish early 2027

Access to Esplanade:

- Maintained along south side of Rector Place

3 month look-ahead:

- Finalizing engineering for support of excavation (SOE)
- Begin jet grouting
- Drill piles, install support of excavation (SOE), and build tide gate structure



Test pit at tide gate location

Albany Street (Reach 6) - Tide Gate Installation

Timeline:

- Tide Gate installation is complete

Access to Esplanade:

- Restored along south side



Temporary pavement installed, final design to come

South Esplanade (Reach 6) - FBS Construction

Timeline:

- 6A North construction to last through Q3 2028
- 6A South construction to last through Q2 2030

Access:

- Access to the Esplanade still available from Albany Street

3 month look-ahead:

- Environmental monitor installation
- HVAC relocations
- Salvage and surface demolition
- Tree removals



Esplanade closure at Albany Street

Reach 6 Tree Summary

Total Removals (including 14 “Conditions removals”): **139**

Total New Trees: **153**

Anticipated 6A Removals: 49



North Cove (Reach 5) - FBS Construction and Site Readiness

Timeline:

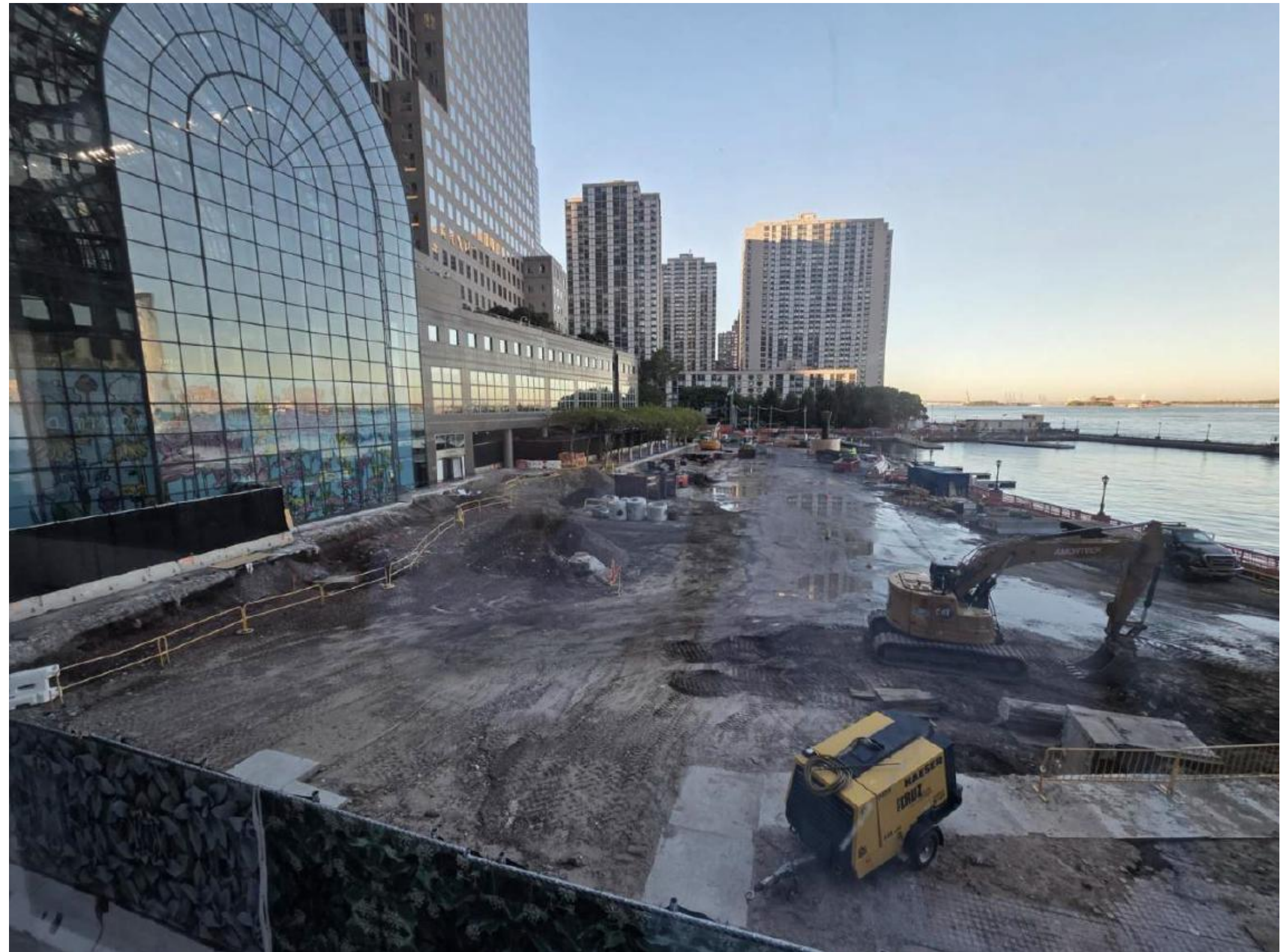
- Construction is scheduled to last through 2030

Access:

- Access open along west side of Brookfield Place except directly in front of Winter Garden
- 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 cap and foundation work, followed by the first concrete wall pour at 5EW (NW corner of Gateway)
- Production piles along PJ Clarke's
- Excavation for North Bridging Structure
- Ongoing utility work



Preparation for North Bridging Structure SOE

Vesey Place (Reach 4) - Tide Gate Installation

Timeline:

- Tide Gate installation expected to finish early 2027

Access:

- Pedestrian access maintained through construction

3 month look-ahead:

- Finalize watermain realignment
- Reroute electrical ductbank
- Support of excavation (SOE) and pile installation
- Additional capture in the coming months



Excavation for electrical ductbank

Chambers Street (Reach 3) - Tide Gate Installation

Timeline:

- Tide Gate installation expected to finish early 2027

Access:

- Pedestrian access maintained through construction

3 month look-ahead:

- Utility rerouting
- Test pit to confirm location of 30” DEP pipe
- Support of excavation (SOE) and pile installation



Repaving after the watermain relocation

North Esplanade (Reach 2) - FBS Construction

Timeline:

- Construction is scheduled to last through early 2030

Access:

- Access between Rockefeller Park and Stuyvesant Plaza available via Chambers St
- North Esplanade closed through construction
- Demo of western façade stairway @ 41 RT; temporary ramp closure (access to Rockefeller maintained via nearby staircase & Warren Street ramp)

3 month look-ahead:

- Temporary irrigation
- Environmental monitor device installation
- Surface Demolition
- Support of Excavation (SOE)



Surface demolition along North Esplanade

HRPT Estuarium



- BPCA contributing \$6 million toward construction of Hudson River Park Estuarium.
 - Two-story, roughly 8,000 square foot facility between Pier 26 and West Street, adjacent to the Science Playground and the City Winery restaurant.
 - Estuarium will include multiple exhibition galleries, a classroom, and laboratory space, along with subsurface intakes that draw water and fish directly from the Hudson into the building.

Stuyvesant Plaza (Reach 1) - Tide Gate Installation

Timeline:

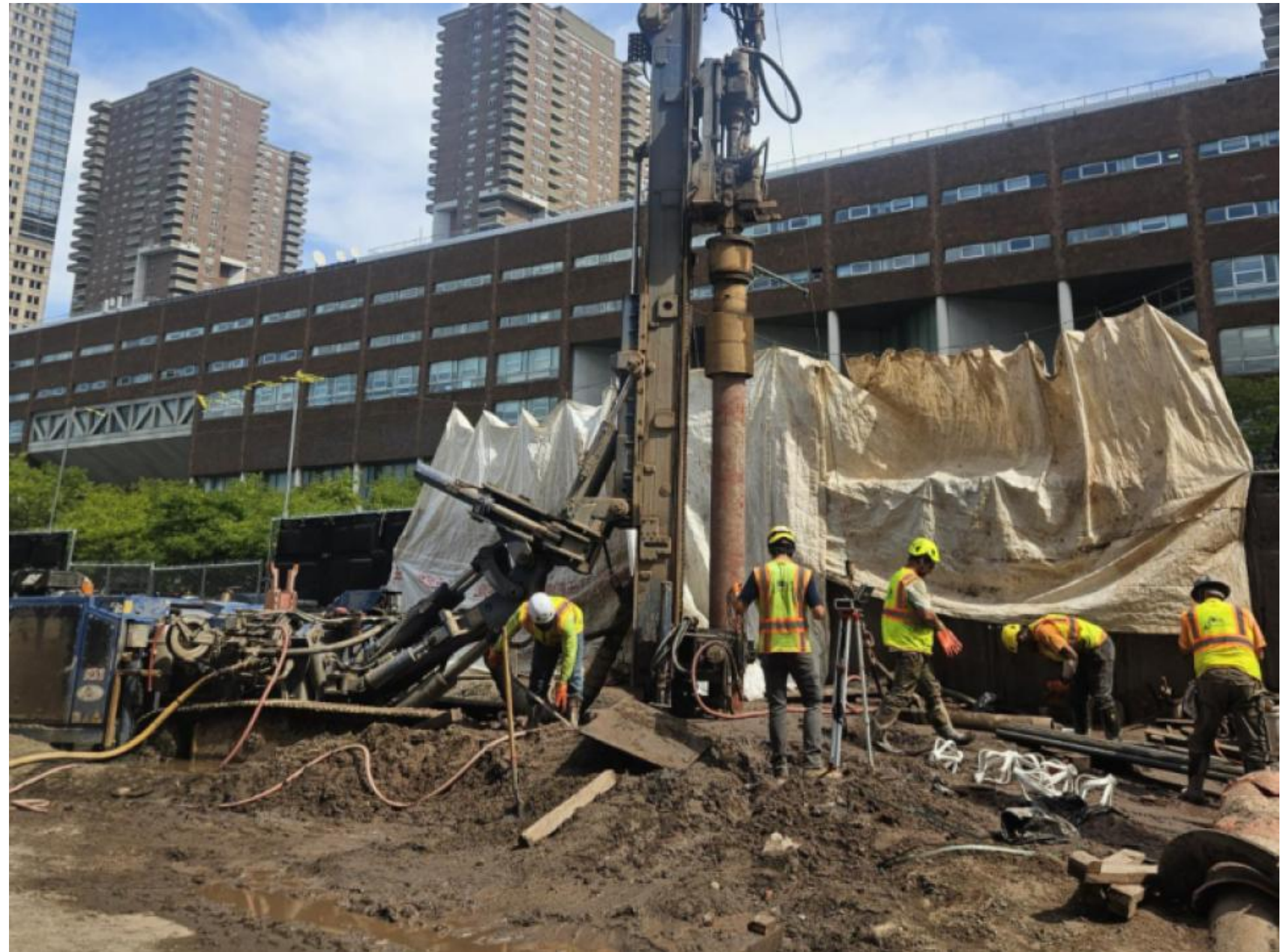
- Tide Gate installation expected to finish early 2027

Access:

- Pedestrian and bike access maintained through construction

3 month look-ahead:

- Ongoing pile installation (including nightwork)
- Realignment of bike lanes as needed



Pile Installation along West Street

Stuyvesant High School Egress Path Trip Hazard Remedied Before Schoolyear



Stuyvesant High School Egress Modifications Completed Before Schoolyear



Reopening of the Battery Bikeway



SBPCR Tree Summary

- Resulted in a net addition of **+77 trees** project-wide



BPC Climate Week Programming

- Installation - 100 Practices for a Changing Landscape
- University of Miami Climate Resilience Institute Symposium at Pavilion Classroom
- Tuesday Talk – Do Insects Feel Climate Change? Just ask a Spittlebug!
- **Climate Week with a Beekeeper**
- Fun, Femme Fishing
- Artist Talk + Panel: 100 Practices for A Changing Landscape
- Rise to Resilience Coalition by Waterfront Alliance
- Preparing for the Future — At the Water's Edge: Resiliency for Lower Manhattan
- Forest Bathing for Climate
- Skyscraper Equinox with the Skyscraper Museum



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Outreach & Engagement Update

Community Outreach: Building-Specific Notifications

Building-Specific Notifications launched September 2:

- Reserved for construction activities such as **overnight work, planned utility shutdowns, or weekend construction** that may impact specific building/s.
- Routine project updates continue to be communicated through existing channels, such as the biweekly project newsletter and project website.
- **434 subscriptions as of September 30**
 - 78 from Gateway
 - 24 from The Regatta
 - 50+ non-BPC Resident



Sign up for Building-Specific Notifications

Please complete the form below to sign up for building-specific notifications from the N/WBPCR project team. These notifications will be reserved for construction activities such as overnight work, planned utility shutdowns, or weekend construction that may impact your building. Routine project updates will continue to be communicated through existing channels, such as the project newsletter and project website.

If you have any questions or concerns, please head to our website (bpcresiliency.info), or contact our community construction liaison.

Community Construction Liaison
Michael Ryan
+1-(917)-436-6739
nw@bpca.ny.gov



Sign up by scanning here

Community Outreach: Recent and Upcoming

Recent Outreach

- CB1 BPC & WTC Committee – September 3
- Gateway TA Board Project Update / Brief – September 9
- Outreach Team in-person outside Le Pain Quotidien - September 17-18 (to accompany leafletting in Gateway building lobbies and dedicated email blast)
- Twice-weekly BPC Resiliency "Drop-In" sessions
 - Tuesdays, 5-6PM 200, Rector Place Community Room
 - Fridays, 12-1PM, 6 River Terrace
- In-person outreach including at events and Farmer's Market
- Responsive wayfinding

Upcoming Outreach

- Full Gateway TA Project Update – October 13 , 7PM
- CB1 EPC LMCR Quarterly Update – October 19, 6PM

South Esplanade / Flood Barrier System Construction

NEW YORK STATE | Battery Park City Authority

IMPORTANT CONSTRUCTION NOTICE

BPCR
Battery Park City Resiliency

SCAN TO SIGN UP FOR OUR BIWEEKLY NEWSLETTER

WHAT TO EXPECT

- * Light fencing and construction barriers are present.
- * Crews will be on site conducting flood barrier system construction work in this area through 2030.
- * Excavation, jackhammering, and other construction activities will be present.

GETTING AROUND

- * **OPEN:** South Esplanade between Albany Street and West Thames Street, Rector Park East / West, West Thames Park, and Wagner Park.
- * **CLOSED:** South Esplanade access north of Albany Street.

The North/West Battery Park City Resiliency Project (NWBPCR) is designed to protect Battery Park City residents, property, and assets from the increasing threats of storm surge and sea level rise. NWBPCR is part of New York City's overall **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.

Post-construction rendering of the South Esplanade area.

Working hours during this phase of the BPCR Project are 7 AM to 6 PM, Monday through Friday.

If you have any questions, please contact our Community Construction Liaison or head to our website for more information.

→ Michael Ryan
→ (917) 436-6739
→ nw@bpca.ny.gov

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Discussion



Thank You



**Battery Park
City Authority**