

COMMUNITY MEETING
Battery Park City Authority

Held on Thursday, June 20, 2024

5:30 p.m.

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(Time noted: 6:31 p.m.)

MS. MADONICK: Thank you for joining us tonight for tonight's community meeting about design updates to the Northwest Battery Park City Resiliency Project.

I'm Nora Madonick. We support public engagement for this effort.

Last fall, we shared an update about the project design after the 30 percent design milestone. We hosted a series of site walks around that. Since that time, the project team has been working on advancing the design. They have been doing analyses. They've been coordinating with stakeholders, and, of course, been considering public input.

Tonight's meeting will focus on updates that they've made to the Northwest Battery Park City Resiliency project design. The design update was informed by public feedback collected at more than two dozen public meetings, workshops, walking tours, and small group discussions over the past three years.

To make it easier for people to attend who couldn't be here in person, this meeting is being live streamed. If you're participating

1 in person today, we will have a Q and A after
2 the presentation, which should be less than an
3 hour, and we'll open the floor for questions
4 and answers. And if you're participating here,
5 a team member will come around with the
6 microphone so that you can ask your questions
7 and we'll see what we can do about getting that
8 answer. We appreciate if you keep your
9 comments concise. We want to make sure we can
10 get everybody's question answered, as many as
11 possible.

12 If you are participating virtually, please
13 use the Q and A feature, and put your questions
14 there, and we will make sure that they're
15 answered here. We usually rotate back and
16 forth between virtual and in person.

17 If you prefer not to stand and ask your
18 question, just raise your hand, we'll have a
19 team member come over with a comment card and I
20 would be more than happy to read your comment
21 for you.

22 After the presentation, we will reopen the
23 tabletop -- the topic tables that are outside
24 and you could have some more time to chat with
25 the project team.

1 So let's get started. We're going to
2 start with Raju Mann, who is the president and
3 chief executive officer of BPCA.

4 MR. MANN: Thank you, Nora.

5 Hello, everybody. I got a fan here. It's
6 always to hear people clap.

7 In the spirit of being concise, I'm going
8 to run through a quick little bit of context on
9 why we're here tonight, the little bit of work
10 we're doing around resiliency, and then turn it
11 over to the team to kind of walk through the
12 details of design, and update you on
13 construction, and then hopefully get us time to
14 have Q and A, and get back out there and have
15 some more questions.

16 First of all, thanks for being here. We
17 appreciate your time. Thanks for coming out on
18 a hot evening. It's great to see the AC is
19 really pump in here, so hopefully you're all
20 comfortable.

21 Here's the agenda: We'll run through this
22 presentation I just described in brief, and
23 we'll do a Q and A, and get back out there, and
24 answer questions.

25 So why are we here? I think most of you

1 are pretty familiar with the recent history,
2 but I think it's always important to frame this
3 conversation right at the outset with the
4 urgency of the challenges we face. Everybody,
5 obviously, remembers Sandy quite well, but the
6 risks are only growing. As we can see with
7 this, I think, with the wildfires last summer,
8 obviously with the heat today, with the heat
9 around the world, climate change is here, it's
10 very real. It's our Manhattan as we speak. So
11 we have to struggle to adapt, and not only
12 adapt, but build a better neighborhood in the
13 process. So that's what we're all, I think,
14 trying to set up to do today. We also have to
15 not only think about it in terms of sea level
16 rise, but in terms of rain and extreme heat as
17 other important factors in thinking about
18 adaptation.

19 So here's the snapshot of where we are
20 today and what this plan hopes to address. You
21 can see with the numbers on the left of the
22 screen, the number of residents here in Battery
23 Park City and Tribeca 25,000 people, a
24 significant collection of really important
25 institutional stakeholders like the Borough of

1 Manhattan Community College, like the World
2 Trade Center, collection of buildings and the
3 transportation underneath it, Museum of Jewish
4 Heritage. It's a hugely important part of the
5 city's economy with an incredibly important
6 collection of institutions we're hoping to
7 protect. It comes in the broader context of
8 this effort that the city is undertaking really
9 to look at lower Manhattan as a connected set
10 of coastal resiliency efforts.

11 I want to give just a moment here for
12 Jordan Salinger who works for the Mayor's
13 Office of Climate and Environmental Justice. I
14 want to just flatter Jordan for one second
15 before he gets up to say that I think there are
16 few people -- and Jordan's worked on all these
17 projects in different forms -- who are doing
18 more and have done more to protect lower
19 Manhattan's coastline than Jordan. He's one of
20 those sort of unsung heroes of resiliency work
21 in the city, so I wanted to just sing his
22 praises a little bit and give a little more
23 context on what the city is doing.

24 Jordan, you want to say a few words? Give
25 Jordan a little round of applause too. Sure.

1 Let's do that.

2 MR. SALINGER: Certainly the first time
3 hero has been in any introduction of myself, so
4 I'll take it.

5 Hi, everyone. Jordan Salinger, Mayor's
6 Office of Climate and Environmental Justice.

7 As described, this is a partnership that
8 we have had with Battery Park City Authority
9 for the better part of the last decade,
10 certainly planning efforts coming after
11 Hurricane Sandy but in earnest really 2016 and
12 on working together on these projects.

13 One quick note to kind of explain the
14 slides here, ignoring east side coastal
15 resilience which on its own is a \$1.5 billion
16 project, everything below there, roughly \$1.7
17 billion worth of capital projects in
18 construction. Roughly, half of these efforts,
19 so the Brooklyn Bridge to Montgomery coastal
20 resilience broke ground about a year and a half
21 ago, more recently the Battery coastal
22 resilience and obviously the work that the
23 authority has done on the south project. Once
24 again, \$1.7 billion of funded capital projects.
25 There is more to be done. You can see that the

1 call out there for Fi Di Seaport climate
2 resilience, that is a more complicated effort
3 that we're undergoing, but something that we
4 have made steady progress on.

5 But I do want to take a moment once again
6 to focus on the collaboration with the
7 authority. There's nowhere else in the city
8 where you have all these projects that kind of
9 abut each other. They all work independently
10 and they can advance independently. But, for
11 example, there's one drainage system so it does
12 require all of us working together and they've
13 been great partners, have the same design
14 standards across the projects, and that's no
15 easy feat.

16 I also want to take a moment to thank all
17 of you for coming on such a warm evening. You
18 could be plenty of other places outside, but
19 once again, the AC does seem pretty nice.

20 These efforts are not easy. They are
21 long-term infrastructure projects. They
22 involve reel back and forth. There's no kind
23 of easy design solution. And like any
24 infrastructure projects, they don't happen
25 overnight. These are projects that will take a

1 while to construct, but really future
2 generations will truly benefit for those
3 efforts and that's not always easy in forums
4 like this, but appreciate all of you having the
5 conversations and trying to make these projects
6 better because one thing we've seen over the
7 last decade is conversations like these have
8 led to better projects.

9 Once again, thank you for having me.

10 MR. MANN: Thank you, Jordan, for that
11 context and for the partnership as well.

12 So I want to talk a little bit about the
13 history of Battery Park City's work recently.
14 Ang, again, I'll be concise so we can get to
15 the meat of the presentation. It's obviously a
16 collection of projects that the team here has
17 led, starting with a relatively small effort to
18 protect the ball fields as an early phase of
19 resiliency work, and then I think as most of
20 you in this crowd are aware of, the project in
21 the southern end of Battery Park City, the
22 south resiliency project, is well underway and
23 in construction. I'll show a few slides about
24 that. And then, obviously here, we're talking
25 about the piece of Battery Park City waterfront

1 north and west of that.

2 It's a collection of efforts to prepare
3 this neighborhood and the surrounding
4 neighborhood from the effects of climate
5 change.

6 I thought it would be useful since we're
7 updating folks on resiliency efforts to show a
8 couple of quick slides on the south project and
9 then turn to the meat of the presentation on
10 the northwest.

11 So this is the effort that is underway in
12 the southern end of the neighborhood as Jordan
13 alluded stretching from the Museum of Jewish
14 Heritage down through the Battery itself. If
15 you walk by this neighborhood, you'll see the
16 active construction happening and we have here
17 a showing of what is happening. You see the
18 pavilion building in the middle rising. You
19 see the below grade work and some of the kind
20 of complicated and interesting engineering
21 happening to really elevate the park and pull
22 it out of the floodplain.

23 I think we're excited to report that we
24 are continuing to be on budget and on schedule.
25 So by summer of next year, the park will be

1 reopened and hopefully we can all gather there
2 and celebrate the work that's been done to get
3 there.

4 Got a couple more images, I think, to show
5 you about some of the really interesting and
6 complex construction work that's happening.
7 Hopefully, those of you who are engineering and
8 construction nerds can appreciate the level of
9 effort and complexity happening.

10 That's a quick update. Next summer,
11 again, I think we hope to celebrate with you
12 all the opening of that park. It's exciting to
13 see continuing to move forward.

14 The meat of the conversation, I'm going to
15 turn it over to Gwen Dawson, who is our senior
16 vice president for design and construction, who
17 has been really admirably leading the northwest
18 resiliency efforts to talk through our updates
19 to design. And I think as Jordan mentioned,
20 this has really been a, we think, great
21 conversation with the community where we try to
22 respond to concerns we have received and
23 improve the design all the way. I think you'll
24 see some hopefully improvements in design and
25 then also start talking about construction and

1 what does the schedule look like. That's a
2 much longer conversation that we'll continue to
3 update the community on, but wanted to
4 introduce overall schedule and timeline so you
5 get a sense of how that might play out.

6 With that, I'll turn it over to Gwen
7 Dawson.

8 MS. DAWSON: Hi, everyone. I want to join
9 Raju in welcoming you on this very August-like
10 first day of summer 2024, which also marks the
11 first landfall of the first name storm of this
12 Atlantic hurricane season, both very powerful
13 reminders of the climate chaos we're
14 confronting as we advance the planning and
15 implementation of the Lower Manhattan Coastal
16 Resiliency Program and Battery Park resiliency
17 projects.

18 As Raju said, we're going to talk a little
19 bit about some of the developments in the
20 design that have occurred for the northwest
21 Battery Park City Resiliency Project since the
22 last time we met. I'll be reminding you a
23 little bit about the features and benefits of
24 the project as we go along and at the end we'll
25 talk a little bit about the plans for phasing

1 and the schedule for construction which we're
2 looking forward to next year in 2025.

3 This project, as many of you know, is
4 being pursued as a progressive design build
5 project. I won't go into the details of what
6 that means, but suffice it to say that we
7 believe that this project delivery system will
8 wind up being a benefit to the authority in
9 terms of time and cost efficiency and in
10 reducing overall risk to the authority for the
11 project's implementation.

12 We have members of our team both our
13 consulting engineer team and the progressive
14 design build team that's headed up by Turner
15 Construction and EE Cruz, so they are technical
16 experts, I am not. I will give you some of the
17 updates as we go along, but at the end of the
18 updates, the technical expertise will be in the
19 audience prepared to answer any questions that
20 you have.

21 As Nora had mentioned, we have had a
22 number of community engagement related to this
23 project over the past couple of years ranging
24 from large meetings, to small meetings, to
25 workshops, roll-up-your-sleeve workshops, and

1 site tours, so a broad variety of types of
2 engagement, and we believe it's been a very
3 robust program.

4 As Jordan mentioned, we are firm believers
5 that that kind of engagement and the feedback
6 that it garners serves to make the project a
7 better project.

8 Just to touch on some of the benefits, as
9 you know, we are designing this project to be
10 responsive to the 2050s 100-year storm, which
11 includes 2 and a half feet of sea level rise.
12 We're also anticipating that it will help to
13 provide additional cooling opportunities for
14 heat events and drainage advantages which keep
15 the potential ponding of an accumulation of
16 water to a minimum in the event of heavy
17 rainfall events.

18 We also want to make sure that folks keep
19 in mind that there are a number of economic
20 advantages that flow from the project, not
21 least of which is with FEMA certification,
22 which is something that is part of the project,
23 the Battery Park City community will be removed
24 from the FEMA flood maps, which eliminates the
25 requirement for flood insurance for

1 federally-backed mortgages. We also have taken
2 every opportunity that we have identified to
3 enhance the public spaces as we design the
4 flood barrier system to increase landscaping,
5 something that we have been very successful at
6 doing, about a 30 percent across the project
7 area increase in overall landscaping
8 opportunities, increasing native plantings, and
9 also in-water habitats.

10 Just to give you a summary of some of the
11 things we'll be focusing on as the design
12 developments that have taken place since the
13 last time we met, we've got a greater level of
14 detail in the alignment, the engineering and,
15 the constructability as far as the overall
16 project area. We are also starting to focus a
17 great deal on materials for the finishes for
18 the project area and the planting pallet.
19 There have been particular advancements in the
20 design for certain portions of the overall
21 project area including the Tribeca Route 9A
22 section, the North Esplanade, Brookfield Place,
23 and Pumphouse Park, South Esplanade street
24 ends, and South Cove.

25 To orient or reorient you to the overall

1 project area, it's a very long alignment over a
2 mile long. This slide is oriented so that the
3 south is to your left, north is to your right.
4 The project begins on the south end at the end
5 point of the South Battery Park City Resiliency
6 Project around First Place and then proceeds
7 northward along the waterside edge of Battery
8 Park City across the North Esplanade, and then
9 extends across Route 9A, the east side of Route
10 9A to North Moore Street, and then across to
11 Greenwich Street. Now, the reason we need to
12 do that, even though that's outside of Battery
13 Park City, is that in order to achieve the
14 targeted protection, storm protection of the
15 design foot elevation that's needed to achieve
16 that protection, we have to find a natural spot
17 where the existing topography meets that
18 targeted design flood elevation. There is not
19 a spot that we could stop the project within
20 Battery Park City. We can't do that until we
21 get across Route 9A and then over to Greenwich
22 Street where the natural topography meets our
23 design flood elevation.

24 Starting at that north end of the project
25 area, again, the orientation here is east to

1 the right, west to the left, you're looking at
2 North Moore Street. Then, on the right side of
3 the screen is Greenwich Street. The project
4 ends at that corner where, as I mentioned, the
5 natural topography achieves the design flood
6 elevation. However, as the project alignment
7 proceeds westward along the southern edge of
8 North Moore Street, the topography falls off,
9 the elevation gets lower. And so, we have to
10 pick up with a constructed flood barrier at
11 that point. The flood barrier at the very
12 eastern end is only about 2 and a half feet
13 from the sidewalk level. But as it proceeds
14 westward by the time it gets to the
15 intersection of North Moore and Route 9A, that
16 flood barrier has to be 9 and a half feet tall
17 in order to achieve the very same design flood
18 elevation as was the case on the eastern end of
19 that block.

20 This is a rendering showing how the flood
21 barrier system will look upon completion.
22 We're looking westward towards the water,
23 along, again, the south southern edge of North
24 Moore Street. You can see the flood barrier
25 that exists on the left side of the screen.

1 Again, it has been designed to be on the
2 exterior of the building, but to hug the
3 exterior of that building in a way that makes
4 it look like it is intended to be part of that
5 building, extended building. There's no point
6 in the project area where the flood barrier
7 system is actually integrated within any
8 existing buildings. So they're very separate,
9 but they are designed to be compatible with the
10 buildings.

11 As you can note here, all of the entrances
12 and exits to and from the buildings are
13 maintained by virtue of deployable means.
14 Deployable means that if there's no storm, it
15 looks like this. If there is a storm event
16 that comes, there would be a gate or in this
17 particular stop logs that would be placed in
18 that gap to achieve a continuous flood barrier
19 system there.

20 As we -- again, we're going to change the
21 orientation once more. North is to your right.
22 South is to the left. North Moore is on the
23 right side and then you're seeing the alignment
24 as it proceeds southward along the Borough of
25 Manhattan Community College on the east side of

1 Route 9A. Now, this may represent a change
2 from the last time some of you saw this
3 alignment because originally the alignment in
4 this particular section was intended to be on
5 the west side of Route 9A. It was going to be
6 crossing here just north of Harrison Street and
7 then it would be proceeding down the west side
8 of the Route 9A alongside the bikeway walkway
9 and next to Hudson River Park. However, what
10 we learned in the course of design as the
11 coastal modeling was performed is that the
12 barrier that was required to achieve the design
13 flood elevation was quite tall and was over
14 9 feet, about 9 and a half feet, which was a
15 pretty imposing presence next to the park and
16 next to the bikeway walkway. We looked at a
17 number of different ways of trying to achieve
18 that in a way that wasn't quite so imposing the
19 possibility of a partial pass and a partial
20 deployable wall, but there really wasn't any
21 way that we could reduce that impact both
22 visually and practically enough to really make
23 that alignment work.

24 So our design team went back and looked at
25 a different alignment to bring it on the east

1 side of Route 9A where it hugs the exterior of
2 the Borough of Manhattan Community College and
3 proceeds southward from there. It does create
4 the need for an additional street crossing here
5 at Harrison Street which we're working very
6 closely with New York City Department of
7 Transportation on. Right now, the proposal is
8 to create deployables in the form of swing
9 gates here that would swing into place and in
10 the event of a storm event, but would not be in
11 place during everyday operation. We're working
12 very closely with the Department of
13 Transportation because obviously the impacts on
14 street operation and traffic have to be very
15 closely analyzed, so we are awaiting a final
16 determination on the acceptability of the swing
17 gates in this location. Then, as we go further
18 down as we cross Route 9A, we're confronted
19 with the same challenge of what kind of a
20 deployable mechanism to utilize to cross that
21 very busy roadway. What is currently proposed
22 by our design team is a series of flip-up gates
23 which means that in their undeployed condition
24 would be flush with the roadbed so that it
25 would not be visible to passersby. However, we

1 must make sure that that solution is compatible
2 with the overall standards, and operations,
3 maintenance, traffic conditions as the New York
4 City and New York State Department of
5 Transportations are responsible for. And so we
6 are not yet in a final state of knowing exactly
7 what that deployable mechanism if it's not
8 flip-up gates, if that's determined not to be
9 feasible or viable, then the cross in there
10 would likely also be swing gates.

11 This is a view looking down southward
12 along the east side of Route 9A with the flood
13 barrier in place. As you can see, this is the
14 floodwall that's on the exterior of the Borough
15 of Manhattan Community College facade. The
16 objective, once again, is to make it look like
17 it's quite intentional and part of the overall
18 streetscape here and we're looking at
19 opportunities and plan for some significant
20 addition of landscape along this stretch, some
21 additional seating opportunities, and some
22 additional planting opportunities next to the
23 roadway.

24 As we then go into Battery Park City at
25 the North Esplanade, east is to your right,

1 west is to your left, this is the North
2 Esplanade, which is right behind this building,
3 Stuyvesant High School is right here. After we
4 make the crossing of Route 9A, then the flood
5 barrier picks up along the exterior of the
6 school building here. We have to replace this
7 esplanade, the platform here. And because we
8 have to replace it, we're going to go ahead and
9 raise it up which allows us to then make the
10 flood barrier a little bit shorter than it
11 would otherwise be. You can see right here,
12 the actual wall height is only about a foot and
13 a half from the surface of the pathway and next
14 to it, it's about 4 and a half feet from the
15 pathway.

16 We're also looking at and we have
17 presented to this group and others in the past
18 some other concepts for what we might do with
19 this North Esplanade. There were some
20 proposals to extend it in certain ways. I
21 think there was a plan that we had called the
22 wave that some of you may remember that would
23 kind of it varied in terms of some additional
24 width that we were looking at creating along
25 this esplanade in order to account for the

1 additional space of the wall and the
2 landscaping next to it, but also to create some
3 opportunities for long-term adaptability.
4 Adaptability is a very important aspect of this
5 project. Adaptability means that over time we
6 didn't plan for quite enough elevation or that
7 maybe sea level rise is a little bit more than
8 we had anticipated and we need to add another
9 foot or two in terms of design flood elevation.
10 So we want to make sure that we are designing
11 this and striking it in a way that we are able
12 to achieve that higher design flood elevation
13 without starting all over again.

14 The extension of this esplanade by 6 feet
15 and the raising up of the esplanade allows us
16 to achieve that adaptability over time both in
17 terms of wave attenuation, which is a very
18 important aspect of flood control, but the
19 opportunity to create some other vertical
20 element along the edge, the outer edge, of the
21 esplanade. In order to achieve the extension
22 of 6 feet causes an encroachment of this
23 esplanade into the Hudson River Park river
24 sanctuary. We have been working in very close
25 collaboration and cooperation with Hudson River

1 Park Trust on the means for addressing that and
2 for achieving that. It is a cantilevered
3 extension. It is not at the water level, but
4 it's over the existing water.

5 We are in cooperation with the Trust
6 working on an arrangement which may we think
7 may wind up being some sort of easement that
8 will allow us to achieve that extension.

9 I'd like to point out that there's a
10 curved connection here. Right now, that
11 connection between the Hudson River Park and
12 Battery Park City and onto the North Esplanade
13 is a pretty blunt, sharp right angle, and it's
14 not a particularly friendly area. And so the
15 objective is to soften that a bit to really
16 kind of ease that connection between those
17 points, and we think that's going to be a real
18 enhancement to this area.

19 We'll note that the area on the right side
20 of this is marked out as underdevelopment.
21 That's because we're working very closely with
22 Hudson River Park Trust on the appropriate
23 types of finishes, and lighting, and
24 landscaping, and that's an ongoing effort.

25 As you can see, the environment that

1 results from this design is quite nice and I
2 think it's one of the areas where there's been
3 a real improvement and enhancement to the
4 public space here. This shows that we have an
5 upper and lower level plaza. Up here is where
6 the flood barrier system is. There's an upper
7 level to this esplanade that allows for
8 circulation and pedestrians and bicycles, but
9 it also allows us to create this little bit
10 quieter, more contemplative space down next to
11 the water where people can enjoy being quiet
12 and looking at the water.

13 As we proceed with the east being at the
14 top of your screen over to Rockefeller Park, I
15 will point out kind of an interesting feature
16 here is at this area you don't see a flood
17 alignment here. That's because this little
18 area here which is near the Hurricane Maria
19 Memorial is actually at a sufficient elevation
20 that the construction of a flood barrier is not
21 needed. So we have a little area here where we
22 don't have a constructed flood barrier.

23 I will also point out that as we have said
24 on numerous occasions in the past, the
25 objective has been to maintain access to

1 Rockefeller Park throughout the bulk of
2 construction of the project and we're
3 continuing with that. And one of the things we
4 have pointed out in the past is that we have
5 felt that there might need to be some
6 irrigation -- some drainage and grading changes
7 to Rockefeller Park, so there could be some
8 minor impacts, construction impacts.

9 What we have found since the last time we
10 met with you folks is that we're going to add
11 some drainage components, but we don't believe
12 that any grading, regrading will be required so
13 that's good news. We won't be having to do
14 that.

15 As we proceed southward along the eastern
16 edge of Rockefeller Park next to River Terrace,
17 we have to start picking up the flood barrier
18 line and we're essentially following the same
19 line of the existing stone wall along River
20 Terrace. It's offset a little bit. It won't
21 be right on top of the area of the existing
22 wall, it'll be offset a little bit which will
23 allow for some additional landscaping on the
24 east side and will also allow for a number of
25 the street trees to be retained. So the height

1 of the flood wall at this point again picks up
2 at about a foot and a half from the sidewalk by
3 the time we get further south past the ball
4 courts, it's about 3 and a half feet. This
5 gives you a sense of the new flood wall that is
6 shown in conjunction with the existing park
7 wall. Sometimes we get some questions about
8 why can't you just use the existing park wall.
9 Unfortunately, the park wall is not constructed
10 in a way that could serve as an effective flood
11 barrier and doesn't have the seepage protection
12 underneath as well so we have to build a new
13 wall.

14 This shows the barrier proceeding
15 southward alongside the east side of the
16 playground, Rockefeller Park playground.
17 Again, we're about 4 feet here, about 4 and a
18 half feet a little further south. The
19 construction will be happening on the west side
20 of the wall, so the playground will need to be
21 dismantled for a period of time while that
22 flood wall is constructed, after which it will
23 be restored in much the same way that it
24 currently appears with some potential minor
25 variations.

1 For the area then further south as the
2 flood wall is threaded through in between the
3 Irish Hunger Memorial and the lay (ph.) pond.
4 Not much has changed here. We've got a
5 deployable area here which again in not when
6 the flood barrier is not needed will be
7 retained as pedestrian access and with the
8 corridors to the water and then this will --
9 the barrier proceeds southward from there at
10 about -- it's about 4 feet fall at that point.

11 Looking northward with the ferry terminal
12 kind of out of view on your left, you can see
13 that a lot of landscaping has been added in
14 this location. Then, the floor barrier is just
15 kind of barely visible over here on the right.
16 The objective being to really make this a very
17 attractive esthetically pleasing area with the
18 addition of the landscaping components.

19 At this point going to hand it over to
20 Rachel who is going to talk you a little bit
21 about the Brookfield Place.

22 MS. WILKINS: Hello. Thank you. My name
23 is Rachel Wilkins. I'm the design lead with
24 Bjarke Ingels Group. We are the urban
25 designers on the project for a couple of the

1 regions where we split our scope with Scape who
2 Lee Altman will be following up with us.

3 Here, we're going to start talking about
4 the North Cove Marina, and this is the area
5 that is bound by Gateway Plaza, Winter Garden
6 Plaza, and the 300 and 250 Vesey Street
7 buildings. You can also see the North End
8 Avenue terminates into this plaza as well.
9 Here, you can see that the flood wall turns the
10 corner of 300 Vesey Street and picks up right
11 where Gwen left off near the ferry terminal.
12 It then continues around in between Belvedere
13 Plaza and the 300 Vesey Street building. We've
14 gone through a lot of trouble to make sure that
15 we're saving as many large trees at Belvedere
16 Plaza as possible. So you can see all of those
17 large trees here where the limit of work jogs
18 in, are all going to stay right where they are
19 today.

20 We've also looked at optimizing the
21 locations of the gates in this area so they
22 either align with where a lot of the building
23 entrances are located or they align with the
24 street end here at North End Avenue so that
25 we're maintaining a lot of views from the

1 street end and into the marina. You can also
2 see as the FBS wall comes down to Waterfront
3 Plaza, you see this larger opening here. This
4 is where we located the series of deployables
5 called stop logs and these stop logs can be
6 removed and stored, and it allows for this
7 really large thruway from this upper plaza area
8 down to the lower plaza area.

9 In this area, where there's also a little
10 bit of a grade change from what is existing in
11 there today. If you think about what is
12 existing there today, you have these higher
13 raised dining terraces and then you have the
14 pink grain art piece that is steps down before
15 you get to the lower plaza area. This is very
16 difficult for people with accessibility issues
17 to access. So as a response to that, we have
18 introduced a series of switchback ramps that
19 switch back between that upper part of the
20 plaza to the lower part of the plaza at a
21 1-to-20 slope. In a 1-to-20 slope, the sloping
22 is very comfortable for somebody to get to just
23 by walking. It's almost difficult to realize
24 that you're walking on a 1-to-20 slope unless
25 you're really paying attention. Withing those

1 little ramps, we've introduced a series of
2 planters and precast benches. This is to ass
3 some visual interest to the area. It's a way
4 for us to add more trees, more vegetation, some
5 shade, and some bio-diversity. Underneath
6 these planers, we have a series of precast
7 benches where people are able to sit and face
8 the water.

9 Another part of the design that is one of
10 my favorite parts here is a series of stadium
11 seating. And this is starting to piggyback on
12 some of the original program that's happening
13 there today. A lot of times you get classrooms
14 that come into the area, and sit, and they want
15 to sit and look at the marina. You have book
16 clubs. You also have small scale music events
17 that happen here in addition to the larger
18 events that happen in the lower plaza where we
19 have tried to keep a lot of that open space the
20 way it is today so that those events can
21 continue.

22 As we start to go around closer to
23 Pumphouse Park, you can see that the wall is
24 crossing the entrance to Pumphouse Park. And
25 in the scheme as well as with some of the

1 tables outside, we have a couple different
2 design iterations that we were hoping to get
3 feedback from you guys on.

4 In the last public community engagement
5 meeting that we had, we received some feedback
6 about Pumphouse Park both in terms of how some
7 people wanted to open the park up. They wanted
8 there to be more visible sightlines from the
9 park to the esplanade.

10 And then, we received some additional
11 feedback from a different group of people that
12 said that, hey, we really love the way
13 Pumphouse Park is today. We'd like to close it
14 up. We'd like to keep it this kind of more
15 urban oasis.

16 After we have this meeting here today,
17 please stop by the Pumphouse Park table. We
18 would love to hear additional feedback from you
19 guys.

20 Then, you can see that the wall starts to
21 curve around. We've completely protected the
22 Police Memorial, which is located right here,
23 and we brought the wall up a little bit to
24 Liberty Street where we have a large deployable
25 swing gate that keeps the opening here very

1 wide and very generous and then it crosses up
2 over and follows the line of Gateway Plaza up
3 until it turns the corner of Gateway Plaza
4 right about right here. So right now where
5 this flood wall is located now and it's also
6 where there's existing retaining wall and it's
7 pretty much going to go in a very similar
8 location that it is today but it will be a
9 little bit taller in order to meet the
10 resiliency goals of the project.

11 So this is an aerial that looks at reach 5
12 overall. Another thing that I wanted to
13 mention that I didn't mention in the previous
14 is there's currently two big art pieces called
15 the pylons here. Battery Park City is known
16 for a lot of their public art and these are
17 being protected and celebrated by kind of
18 increasing the step down located in this area,
19 sort of making the step down a little bit more
20 wider, a little bit more generous, and then
21 we're also adding a planter with some trees
22 behind it.

23 Here, you can see the various precast
24 planters with the switchback ramps that get you
25 from the lower plaza to the upper plaza and

1 also provide seating opportunities. You could
2 also see that we are protecting very much a
3 large majority of these shades tree dining
4 terraces that are along both of the restaurant
5 frontages that are in the area.

6 This is a view that's looking from the
7 lower plaza towards the Winter Garden. Here,
8 you can start to see these precast benches. On
9 most of the precast benches, we've added a wood
10 topper just to add a softer material on top of
11 the precast concrete where people are going to
12 be sitting. These kind of wood toppers also
13 really good deterrents for skateboarders.
14 Here, you can see how generous the lower plaza
15 is where the programming that is happening
16 today will continue in the future.

17 And this is looking back at the Pumphouse
18 Park, and these are two of the options that we
19 had discussed in previous meetings and then
20 some of the design development that went in on
21 these additional meetings. In the top, you can
22 see was the option that we presented at the
23 last community engagement meeting. In this
24 option, we had made the opening to Pumphouse
25 Park a little bit wider and we had proposed a

1 series of cascading benches that go down to the
2 opening where you have the flood wall that
3 faces the esplanade and the marina. The idea
4 behind this was that we knew we had to remove
5 trees in this area in order for the flood wall
6 to be constructed, so what we were going to do
7 with this area. We thought that it would be
8 nice to have a little bit more of a more urban
9 space so people could sit and look out to the
10 marina and also watch people as they kind of
11 walk up and down the esplanade.

12 In response to some of the feedback that
13 we got at the last meeting, we developed this
14 second design option. This is where we start
15 to look at closing up and maintaining the park
16 space as it is today, and also maintaining this
17 kind of more flat lawn without the berm near
18 the front.

19 Now, we're kind of turning the corner for
20 reach 5 and moving into reach 6. A couple of
21 the things you can see in reach 6 is you can
22 see that the wall of the FBS mostly follows the
23 line of the buildings down along the face, and
24 that's for a few reason. The first is because
25 we want to keep most of the space that's there

1 now as public space; and the second is because
2 it's much more constructable and it's a much
3 better practice to build the flood wall off of
4 this raised platform that's over the water.
5 Everything that's here on the outside of this
6 flood wall that follows the face of the
7 building is essentially on the platform that
8 has water underneath it.

9 So you can see that the wall is replacing
10 what is mostly a privacy wall that is there
11 today. If you walk along South Esplanade
12 towards the back behind the trees, you'll see
13 that pink granite clad flood wall. The flood
14 wall is going mostly in that same location.
15 It'll be 14 to 18 inches higher, and you can
16 see that from these little flood wall tags that
17 we've added in the presentation.

18 So this is a --

19 (Technical difficulty in the
20 proceedings.)

21 The FBS wall system is
22 approximately 8.5 feet high. And then, we're also
23 proposing in all of this area to put back the
24 World's fair bench that you see there today. This
25 is going to be part of the Battery Park design

1 vocabulary. We love them. We recognize them.
2 They're kind of a New York standard design. So
3 we'll putting these back here in these little areas
4 where they are pulled off of the path so that people
5 have room to sit while also people have room to
6 ambulate in front of them. And then you can kind of
7 see these more organic clumps of trees with a lot of
8 understory and a lot of pollinator plants. They're
9 a little bit different from what you see there
10 today, right. Like what you see there today is a
11 lot of low Boxwoods and low very manicured shrubs.
12 You don't see a lot of these kind of mid-level
13 understory plants and then you have these very, very
14 large trees. In order to meet our bio-diversity and
15 ecological goals, we wanted to provide more habitat
16 and more bio-diversity in these areas. This is a
17 view from the esplanade. So again, everything
18 that's kind of following this line and out towards
19 the water is what is there today and this is going
20 to stay. This is really a main thoroughfare. You
21 see a lot of bikers. You see a lot of joggers. My
22 favorite are the little kids at the pre-school who
23 are all little tag-teaming on their little
24 handholding ropes. This is staying the same. This
25 is where these little secondary paths are coming out

1 through this thick understory and down to the
2 primary esplanade.

3 This is starting to look at the three
4 different street end notes. So within reach 6, we
5 have three places where the streets come through and
6 terminate into the esplanade. We have West Thames,
7 Rector Place, and Albanese Street. At each of these
8 street ends, we've proposed a different type of
9 program for people so that they have a different
10 type of space to congregate in off of the esplanade
11 and off of that secondary path. The idea of this
12 space is to have a place where you can have more of
13 an informal gathering or informal opportunity for
14 people to sit and read in the shade or for people to
15 sit and look out into the water. One of the big
16 pieces of feedback that we received at the last
17 community engagement meeting is we ask people what
18 do people really want to do here in these spaces.
19 And one of the things that people said is we just
20 want to sit in the shade and we want to look at the
21 water. We also had a lot moms say that we want a
22 place to sit with our strollers. So we started to
23 look at these kind of larger seating opportunities
24 and what that means. At the first street end, which
25 is Albanese Street, we proposed what we call the --

1 internally, we call this the yin-yang. These are
2 two smaller area with these semicircular benches.
3 One is slighter higher than the other. Both of them
4 have very nice views to the water. They've been
5 designed so that when you're sitting in the higher
6 level room, you can see over the vegetation out into
7 the water. And then in the lower one, you have the
8 lower level room which is a little bit more
9 protected by shade trees that'll provide some shade
10 in this kind of little more enclosed area.

11 On the Rector Place street, we're
12 doing what we call the conversation room. We were a
13 little bit inspired by the idea of the 1970s
14 conversation pit and thinking about how people could
15 congregate and have conversations and kind of sort
16 of face each other in this area. You see the
17 semicircular bench design. We think this would be a
18 really nice place for people to have a poetry
19 reading or for somebody to bring out their guitar
20 have a little impromptu concert facing people that
21 are sitting on these benches. The idea is to
22 provide kind of this tunnel of shade by planting
23 trees all along the back of that bench.

24 Finally, we have West Thames Street.
25 The great thing about West Thames Street today is

1 there's an art piece called Sitting Stance that is
2 much loved by the community and some of the feedback
3 that we received was, hey, we really like Sitting
4 Stance and we don't want to see it removed from the
5 project. We received some direction to start
6 studying, hey, maybe this could belong in the street
7 end here. And we actually found that each of the
8 pieces fit pretty perfectly and they provide these
9 kind of weird, interesting, different design
10 opportunity for people to sit and climb on the
11 furniture and look out to the water. That's been
12 what we've gone with in this last node.

13 Then, I will turn it over to Lee with
14 Scape to continue with South Cove.

15 MS. ALTMAN: Hi, everyone. My name is
16 Lee. Thank you, Rachel.

17 We're almost done through our tour of the
18 project site. We're at the South Cove part of
19 the south neighborhood. You can see the flood
20 wall is turning the corner around the Regatta
21 Condominium from reach 6 or the South Esplanade
22 and turning inland. We are following with the
23 alignment, the existing privacy wall at the
24 corner of the Regatta where the Montessori
25 school is now and continuing along the building

1 facade along the line of the change in grade
2 where there's steps separating the restaurant
3 area from the esplanade.

4 In each of the street ends in this area,
5 so South End Avenue, Third Place, and Second
6 Place, there are deployable gates that would be
7 closed in advance of the storm event, but the
8 streets, obviously, are maintained, open,
9 unobstructed, maintaining the views to where
10 South Cove and the water.

11 Moving inland in from the Regatta, the
12 wall -- that flood wall turns the corner near
13 the Cove Club Building and then continues to
14 the south alongside the existing privacy wall.
15 In this area, the existing privacy wall remains
16 and the flood wall is built just outward of it,
17 so we're not impacting any of the existing
18 courtyards associated with the building, the
19 Riverwatch Building the South Cove Plaza
20 Building.

21 The height of the wall here varies quite a
22 bit. So when we're starting at the corner near
23 the Regatta -- sorry, I can barely see it from
24 here -- the wall is fairly high. But as we go
25 further inland toward Third Place, we can lower

1 the elevation of the wall because we're further
2 away from the water and subject to less wave
3 impact.

4 Finally, on the south portion just
5 immediately south of the South Cove Building,
6 we're tying into the South Battery Park City
7 Resiliency Project which continues from here
8 and protects the rest of Battery Park City.

9 A few other things to note here is that
10 along the Regatta we have a partial height
11 openings in the wall to maintain some views and
12 air circulation between the building courtyards
13 and the esplanade. Those have deployable gates
14 as well that slide up into place in advance of
15 a storm.

16 Another thing, so in this area we've heard
17 a lot of really good feedback about
18 specifically the corner pergola. So we are
19 preserving a portion of that pergola, the
20 portion that faces the water with the benches
21 so that people can still sit in the same
22 location and have the expansive views out into
23 the harbor. I should note that during
24 construction, the pergola will be removed but
25 then it will be reinstalled in that same

1 location. We have a view here looking from the
2 South Esplanade south so you can see the
3 portion of the pergola that is being preserved
4 with the vines with the benches overlooking the
5 water. Again, as Rachel noted you can see the
6 existing World's fair benches remain in place
7 so that edge experience is maintained as it is
8 today.

9 So I also have the job today of reporting
10 back from some of the conversations that we've
11 had out in the hallway. I'll start with the
12 table that was focused on tree impact. Let me
13 just get my notes. So there is obviously a lot
14 of heartache around the loss of trees in this
15 area. If you've been coming to these events
16 for a while, you know, I share that pain.
17 We've heard -- I will also say it is extremely
18 powerful right now in this moment with the heat
19 dome that we're experiencing, and, of course,
20 if there was a way to do this project where we
21 could protect Battery Park City and lower
22 Manhattan from storm surge, from wave impact,
23 and from heat all at the same time, I promise
24 you we would do it. Unfortunately, in order to
25 protect from the first two, we do have to

1 impact and remove some of the existing trees.
2 We are working very hard the entire project
3 team to minimize that impact and to remove as
4 few trees as possible and to plant as many
5 trees as possible. We are planting more trees
6 than we are removing. We do have more detailed
7 information at the tree table for each of the
8 reaches which trees are being removed, which
9 are staying. We also have views and you can
10 see an example here, this something that we've
11 heard a number of times, so we're showing views
12 of the proposed condition at about five years
13 from the completion of construction so you can
14 see some of the trees that are younger. And
15 then, again, on the bottom, it's 10 to 15 years
16 from the completion of construction so you can
17 see how the trees grow, the existing trees grow
18 as well. We have one of these for each of the
19 reaches. Please come and look. We had a lot
20 of conversations today in this reach
21 especially -- sorry -- in this table especially
22 on the south esplanade around Gateway. As Gwen
23 mentioned earlier, there are areas where we do
24 have to replace the platform, elevate the
25 platform, that is kind of a necessity of the

1 project. It does have a significant impact on
2 trees in this area as well.

3 Right next to the tree table we also have
4 an area that's focused on green infrastructure,
5 and habitat, and bio-diversity. We're showing
6 some of the green infrastructure strategies
7 that are employed in the project, including
8 pervious paving, including high capacity or
9 high function rain gardens, which we are very
10 excited about. The other half of the story
11 here is habitat and bio-diversity. And we're
12 actually very fortunate to have a lot of data
13 and analysis that BPCA has already developed
14 that is guiding the planting strategy of the
15 new trees and planting that is going to be
16 developed as part of the project. So we're
17 looking at the diversity of ages, sizes of
18 trees that we're planting, species, and really
19 working to maximize bio-diversity and how does
20 it value for the new landscapes that are being
21 created.

22 Finally, we have an area that is looking
23 at the proposed material for the flood barrier
24 wall itself. This is the first time that we're
25 introducing this. What we're showing here is

1 an integral color concrete that has a pattern
2 form liner. This is something that we're still
3 studying. You're seeing kind of the first
4 iteration of and we're looking for input and
5 feedback. We have heard that folks want to see
6 a sample to understand how the material feel
7 and look like. That is where your -- again, I
8 would invite you to continue the conversation
9 once we're done with the presentation here.

10 We're also showing the range of special
11 benches or seating opportunities, materials in
12 general that are being proposed as part of the
13 project. We have heard here that there's a lot
14 of appreciation for the existing pallet.

15 (Technical difficulty in the
16 proceedings.)

17 MS. DAWSON: I'm sure you all have a lot
18 of questions. I just beg your indulgence for
19 another little bit because there's -- we're
20 going to change topics and talk a little bit
21 about construction. I think there are a lot of
22 folks who will want to hear, and I'll try to do
23 it as quickly as possible without rushing too
24 much.

25 Apparently, we are up again. The live

1 stream is on.

2 Just to go forward, we've got some
3 additional design work that takes us from 60 to
4 90 percent. There are a number of things that
5 are involved. I'm not going to spend time on
6 that right now. I do want to mention briefly
7 that the project -- one of the project elements
8 that we haven't really featured in terms of the
9 design at this point is the addition of a pump
10 station that's required as part of the drainage
11 plan for the project. This is a project
12 element that came into being farther into the
13 project as design was developed and as interior
14 modeling drainage was done. But just to point
15 out the location of where we anticipate that
16 being is in the plaza just east of Stuyvesant
17 High School. It will be largely underground.
18 So although there will be construction impacts,
19 once it's completed, it will be largely
20 underground with limited surface expression
21 that's limited to some electrical components
22 and some venting equipment. That project
23 element is part of the project. But because it
24 started later, it will have its own design
25 timeline that we anticipate will run from

1 January of '25 through February of '26. It
2 will begin construction later than the rest of
3 the project, but we anticipate that it will be
4 completed at the same time.

5 So now we're going to switch gears and
6 talk a little bit about construction because
7 it's only been in the past several months that
8 we've had enough information about the design
9 to be able to really start formulating some
10 strategies around construction and the
11 construction phasing for the project.

12 Just to talk a little bit about the
13 objectives that we have, we want to be able to
14 complete the project as quickly as possible
15 with as limited disruption as possible, and
16 that allows us to avoid delay in achieving the
17 flood protection that we're trying to achieve.
18 Every time June rolls around, a new hurricane
19 season starts, we are feeling like operating on
20 borrowed time so we want to get it in place as
21 quickly as we can. We want to shorten the
22 overall duration of the construction impacts to
23 the community and contain project costs by
24 avoiding unnecessary cost escalation because
25 the longer the project goes, the more it costs.

1 We will be beginning construction of the
2 northwest after Wagner Park has reopened in the
3 south project. That's something that was
4 important. We want to make sure that we have
5 that public space, that park available and
6 accessible before construction starts, in
7 earnest, on the northwest project. Aside from
8 perhaps some limited utility work or some early
9 work cut out, it's very limited in scope that
10 construction will not begin until after Wagner
11 Park has reopened. We want to make sure we've
12 got open spaces throughout construction. We
13 want to sequence the construction to accelerate
14 protection of the highest risk areas first and
15 to allow for continuous stretches of space that
16 can be reopened earlier. And of course, very
17 importantly, we want to maintain regular
18 communication with the community throughout
19 construction.

20 I'm not going to stop here, but we've got
21 obviously some obviously very significant
22 constraints and limitations on the project.
23 One that I will mention, because it does impact
24 directly the duration of the project, is the
25 bridging structures that are required in the

1 Brookfield Place area because that area
2 underneath has an enormous amount of utility
3 work and also is the location of the PATH
4 tunnels that are operated by the Port Authority
5 and the PATH trains into and out of the World
6 Trade Center. We have to bridge over those
7 tunnels in a way that allows us to maintain a
8 continuous flood barrier system and that is an
9 extraordinarily complicated endeavor.

10 The overall construction duration that we
11 anticipate for the project is approximately
12 five years. Again, that's based on the
13 information that's available to us now. That
14 may change a little bit and we expect it
15 probably will between now and the construction
16 commencement, but that is our best estimate at
17 this point, and that is driven largely by the
18 duration of this area that I just mentioned at
19 Brookfield Place. That area in and of itself
20 will take about five years to complete because
21 of the extensive amount of complexity involved.

22 As you can see, the other portions of the
23 project don't take that long. There are some
24 areas that we are looking at starting earlier
25 and some areas that we're putting off and

1 starting a little bit later so that we don't
2 have everything under construction at the same
3 time.

4 Let's look at the map to see kind of how
5 this progression will work of construction.
6 The start of year one of construction, we're
7 going to have the area -- areas in red
8 represent construction. So we're starting at a
9 little area around South Cove on the south
10 neighborhood, a portion of Brookfield Place,
11 North Esplanade, and the Route 9A Tribeca area
12 along North Moore. Why are we starting at
13 these locations? Well, we're starting at
14 Brookfield Place because that is the longest
15 duration so we need to start there in order to
16 be able to finish within that 5-year period of
17 time. We're starting up here at the North
18 Esplanade and around Tribeca because that is
19 the area where there's the most immediate
20 vulnerability.

21 For those of you who were around during
22 Super Storm Sandy, you recall that there wasn't
23 as much flooding on this side of Battery Park
24 City as there was on the east side of Battery
25 Park City and that was because the two lowest

1 points adjacent or within and adjacent to
2 Battery Park City are at the south around the
3 Pier A and at the north pier right behind where
4 we are right now at this corner. That's where
5 the area was breached by flood waters that ran
6 down West Street. So we want to get this area
7 protected as quickly as we can.

8 And, finally, we're starting down here
9 around South Cove because this area, this total
10 area, the south neighborhood, is also an area
11 that's not going to take as long. It will be a
12 relatively shorter duration when compared to
13 some of the other portions of the project area.
14 So, over time, we believe that we can get the
15 south neighborhood section done and provide a
16 continuous completed reopened area sooner. So
17 we're looking at starting at those locations.

18 Start of year two, you can see we're
19 expanding into other portions of the south
20 neighborhood and to more of Brookfield Place,
21 and we're still working here along the north
22 esplanade. We have expanded the area on the
23 north end to the Route 9A frontage.

24 In the middle of year two, we're starting
25 to see some things reopened. Down around

1 adjacent to South Cove, we've got this area
2 reopened and a portion of the South Esplanade
3 reopened as well. We have the rest of it under
4 construction as well as all of Brookfield Place
5 and the majority of the area on the north end
6 of the project area.

7 At the end of year three, we're starting
8 to see quite a bit that is reopened. At the
9 end of year three, we've got the entirety of
10 the south neighborhood reopened. Now that then
11 means that we have a continuous flood barrier
12 system in place from this point, around
13 Gateway, all the way south through Wagner Park,
14 across Pier A, and over to State Street
15 continuous system in place.

16 We also have the North Esplanade completed
17 and the bulk of the area that's Tribeca, and
18 North Moore, and Route 9A.

19 At the end of year four, we've got all of
20 the south neighborhood. We've got a
21 significant portion of Brookdale Place and
22 we've got the North Esplanade and Tribeca area
23 opened. And you'll notice this is the point at
24 which we begin the construction in the north
25 neighborhood, up until now, there hasn't been

1 any construction that's actually begun here.

2 And then, at the end of year five, we have
3 got everything reopened.

4 I wanted to highlight that during the
5 course of construction, there will be a lot of
6 open spaces and parks that will be accessible
7 during construction. And you can see from the
8 south here at the Battery, that will reopen
9 '26. We'll have Wagner Park, Rockefeller Park,
10 and then a number of other open spaces and
11 parks that will be accessible both within
12 Battery Park City and in areas adjacent to
13 Battery Park City. We have a very strong
14 commitment to ongoing communication during the
15 course of construction. We will have a
16 structured set up for how we maintain regular
17 communications with the community and we'll
18 provide frequent construction briefings and
19 resources available for continuous updates for
20 the community during construction.

21 I will mention that one of the tables that
22 is out in the foyer relates to the potential
23 for some different uses of temporarily open
24 space during the course of construction. We
25 know that there will be inconvenience. There

1 will be some areas that won't be accessible for
2 a period of time, so we're interested in
3 hearing any ideas that you have. We've got
4 some maps outside and we'd like to understand
5 if you think there's some things that may
6 appeal to you or seem like good ideas with
7 respect to events, or programming, or ways that
8 we could utilize existing spaces to allow for
9 more opportunities for enjoyment of the
10 neighborhood.

11 This feedback will continue to seek and
12 solicit for the next couple of months, so there
13 will be an online opportunity for you to
14 continue to weigh in with ideas on this up
15 until Labor Day.

16 We will be continuing to have smaller
17 meetings, one-on-one meetings, with the
18 buildings, and the owners, management,
19 residents, and residents of buildings that are
20 along the alignment. There are 17 of them that
21 are located along the proposed alignment so we
22 will be having conversations and opportunities
23 for interaction with all of those buildings in
24 the coming months. You'll have plenty of
25 additional opportunities for public engagement.

1 This is not the last time that you'll be asked
2 for some feedback on some certain points, nor
3 will it be the last time that you'll be able to
4 weigh in, or see, or interact with the project
5 as it proceeds through a number of different
6 stages into 25.

7 That's it. So now, we're at a point where
8 I'm going to turn it back over to Nora for some
9 Q and A.

10 MS. MADONICK: Thank you, Gwen. Can I get
11 my team pal here. So Caroline Ebara (ph.) will
12 walk around with the mic. For those who are in
13 the room tonight, she will bring you the mic
14 and you can ask your question. If you prefer
15 not to use the mic, we can bring you a card and
16 you can write your question down. I'd be happy
17 to ask it for you.

18 I'm going to be bouncing back and forth
19 between our virtual friends who are online. We
20 have close to 60 people online so we have lots
21 of questions that are coming in. And I do want
22 to say that questions that we don't get a
23 chance to answer tonight, the likelihood is we
24 won't answer all of them, there are many. We
25 will be doing a Q and A, as we have done in the

1 past, and we will post that online.

2 So let's get started.

3 I'm going to start with a combination of
4 two questions that were asked online. One is
5 if deployables are placed in front of 80 North
6 Moore, how do emergency personnel provide aid
7 to residents inside? And a part of the
8 question with that is am I understanding that
9 emergency vehicles would not be able to cross
10 that line during the storm that deployed the
11 system? Thinking of the need for ambulances
12 during Sandy.

13 MR. GLUS: Thank you. Hi. I'm Peter
14 Glus. I'm one of the engineers on the project
15 with our Arcadis.

16 So I'm going to answer the first question.
17 It's a good question. So there's number of
18 different interventions prior to a storm that
19 have to be scheduled before the rainwaters and
20 the surge comes and actually contacts the
21 Authority's property. There's going to be a
22 detailed plan that's going to be developed. In
23 that plan, a number of these different elements
24 are going to be triggered at certain times. If
25 you could imagine lower Manhattan has closures

1 on the ear side with the East Side Coastal
2 Resiliency for the FDR. They have closures for
3 the Battery underpass and they have closures
4 for 9A that's in front of us. So that's a
5 sequencing needs. The city is working on a
6 plan to figure out when those closures occur,
7 those are the large closures.

8 On the Authority's property, there's a
9 number of other closures that have to take
10 place and they're all going to be sequenced in
11 order of criticality and importance. The
12 particular closures on North Moore are likely
13 going to be the last closures to be made
14 because these egress points want to be left
15 open so residents can move in and out of the
16 building prior to a storm. However, having
17 said that, again this plan has to be
18 coordinated with the city because it may be the
19 case that the city has evacuation rules at this
20 point. So there's a lot going on prior to a
21 storm and so the authority is going to develop
22 a plan that governs all these different
23 closures in conjunction with the city's plans
24 that governs the emergency response for all of
25 lower Manhattan.

1 MS. MADONICK: Okay. Let's take somebody
2 from the floor.

3 MEMBER OF THE AUDIENCE: The question I
4 have is we're dealing with all of the things
5 that are happening in the Battery, and North
6 Moore, and so forth, and so on, so we're going
7 to have another bad storm where does the
8 transit system fit in with the subways?
9 Because they had gotten tremendously flooded
10 and do they play a part in this whole project
11 at all?

12 MR. MANN: Thanks for the question.
13 There's obviously a lot of coordination as
14 Peter was alluding to that's required with all
15 government agencies that would be affected in a
16 storm event. So as Peter mentioned, the city
17 acts through the Office of Emergency Management
18 as kind of the central coordinating entity for
19 putting together the agency puzzle pieces in
20 the event of a storm surge, for example, and
21 making sure that if evacuation procedures are
22 in place, the MTA system is up and running so
23 people can safely evacuate. So it's really the
24 city's Office of Emergency Management that acts
25 as kind of the coordinating hub to help

1 agencies make decisions at the time of a
2 particular storm event.

3 MS. MADONICK: Okay, just hang on for a
4 second, Caroline. I'm going to read one
5 question from each questioner. There are many
6 people who asked many questions. I just want
7 to make sure everybody gets a turn.

8 Regarding the Rockefeller Playground water
9 elements, which are beloved by children using
10 the park, will they be returned as is in the
11 same location or someplace else in the
12 playground?

13 MR. GLUS: By Rockefeller Park water
14 elements, I'm assuming -- you can respond.

15 MS. ALTMAN: Thank you. The ones that I'm
16 familiar with, there a couple of hippos. There
17 are water elements that are part of the
18 existing stone wall and then there's a dodo
19 bird that is also an art piece and water
20 element.

21 Specifically, the dodo bird has some -- we
22 have some safety concerns with putting him back
23 in place. We're looking at opportunities to
24 find a different location for it and to see if
25 it still makes sense to have it operate as a

1 water feature or not. The stone and concrete
2 water features, so the hippos, the ones that
3 are attached to the wall, we are working on
4 finding a place for them within the playground.
5 It may not necessarily be the exact spot, but
6 they will be retained as part of the playground
7 experience.

8 MEMBER OF THE AUDIENCE: First of all, I
9 think it was an excellent presentation. It was
10 great to see that overview of the entirety of
11 it. It was really, really helpful. I'm on the
12 community board. I know you -- it's really,
13 really important to see the whole --

14 I have a question that comes up a lot.
15 The community is very concerned about the west
16 side of Manhattan. And I'm curious with
17 everyone in the room that is involved with this
18 design as to how you feel you'd like to see the
19 plans that you've created for the Army Corps,
20 who is now, as we understand it, solely
21 responsible for what comes ahead, and what kind
22 of conversations have you had -- we talked
23 about this before -- you've done this
24 extraordinary work, and it's a wall system,
25 not -- completely dissimilar to what the Army

1 Corps has provided, right. How would you like
2 to see us to go forward on the west side?
3 Assuming, for example, going to get that
4 commission.

5 MS. DAWSON: It's a very good question and
6 I know it's something that's been on a lot of
7 folks' minds because we recognize there is a
8 need that exists north of the end point of our
9 northwest project and we understand that with
10 the hat study the Army Corps has worked on,
11 there's some question, and uncertainty about
12 that, and some dissatisfaction with some of the
13 concepts have been forth. We certainly have no
14 jurisdiction. We have no authority to proceed
15 with anything further north and then the end
16 point of the northwest project, but we would
17 hope and we have always indicated that we are
18 hopeful that the lessons learned from our
19 project can help inform and can help and aid in
20 the planning of any extension of the flood
21 barrier system that would extend further north.
22 And we're quite happy to be engaged in that
23 process.

24 We understand also that the New York State
25 Department of Transportation is going to be

1 looking at the corridor as well. And so we are
2 eager to be helpful and engaged. We don't have
3 any authority to do anything other than to be a
4 willing supporter and participant in that
5 process.

6 MEMBER OF THE AUDIENCE: That's not
7 exactly what I was asking. I was looking for a
8 little bit more of actually what your vision
9 would be in terms of going forward, but that
10 would probably be more Peter, but I appreciate
11 that answer and thank you.

12 MS. MADONICK: Okay. For the area
13 alongside the north side Stuyvesant High
14 School, the pathway looks terribly narrow for
15 the volume of use.

16 Currently, not a day goes by when I walk
17 or run through there that I am literally
18 brushed by other runners, walkers, and, yes,
19 even bikers and skaters. This would make it
20 considerably tighter.

21 MS. WILKINS: Hello, again. My name is
22 Rachel.

23 We're talking about the reach 2 pathway.
24 We're actually proposing two different pathways
25 in the scenario. The current clearance of what

1 is there today is 14 and a half feet. We're
2 actually increasing that to 20 feet. And in
3 general, that is the minimum width of what
4 we're calling or what we consider the multiuse
5 path across the project is a minimum of 20 feet
6 wide, and a lot of areas existing there today
7 it gets much, much narrower than that.

8 In addition to that, we have an additional
9 6-foot wide back of rail walk that goes down
10 along where -- which is being rendered in wood
11 in this image right here. So there's going to
12 be a total of 26 feet of walking space. One of
13 them is this kind of faster, wider path where
14 you can get the multi-mobility, the joggers.
15 And then, kind of the slower more ambulatory
16 path is closer to the water.

17 MS. MADONICK: Thank you. Caroline, why
18 don't you come down right here.

19 MEMBER OF THE AUDIENCE: I have two
20 questions. They'll be quick.

21 On the trees we were talking about before,
22 someone had mentioned they were going to try to
23 do 3- to 4-inch diameter trees. I understand
24 that some trees have to be removed.

25 I guess the question would be, in some of

1 the renderings you said these are what the
2 trees will look like 5 years after the project
3 and the project is going to take 5 years, so
4 these are like 10 years and 20 years out.
5 Could there be some sort of minimum height
6 trees so the area doesn't look ridiculous when
7 it's all done? I'd like to enjoy it while I
8 can still walk. 20, 30 years out is a
9 tremendous amount of time.

10 Two, just a quick question, I'm just
11 curious on the west side of the West Side
12 Highway by the ball fields, they protected the
13 ball fields. If there's water that runs, like,
14 down the West Side Highway, is there other
15 things that stop it from coming up into North
16 Battery Park?

17 MR. GLUS: So the second part of the
18 question was the protection of the west side of
19 the Authority's property? It's the east side,
20 correct.

21 MEMBER OF THE AUDIENCE: The West Side
22 Highway, the water comes from Tribeca, over the
23 West Side Highway, what stops it from coming up
24 and flooding the buildings from the east side?

25 MR. GLUS: That's a great question. I

1 mean that's why the alignment crosses 9A and
2 goes up to Greenwich because the primary
3 pathway for Super Storm Sandy was coming down
4 north and coming up south. By closing 9A at
5 the crossing we have and by completing the
6 south project, we eliminate that possibility.

7 Right. If you think about it in an
8 exaggerated way, 9A is like a trowel, right,
9 and Battery Park is like a cutlet over here and
10 the city is like a larger, you know, mound over
11 here. By having that trowel exist, by stopping
12 the north and the south part of that trowel,
13 you're protecting Authority's east side and the
14 Tribeca west area.

15 MEMBER OF THE AUDIENCE: Down Warren
16 Street or Chambers or Barclay, you wouldn't
17 expect it to come from there? You're expecting
18 it sort of north and south?

19 MS. ALTMAN: For the tree question, that's
20 actually something that we're looking very
21 closely at. One of the interesting takeaways
22 from the analysis of the existing conditions
23 that BPCA did is that many, many of the
24 existing trees are around the same age, which
25 is natural given the fact that this was

1 constructed all around the same period. From a
2 sustainability resiliency bio-diversity
3 perspective, that's not what you want. You
4 want a variety of ages for trees for planting
5 in general, but especially for trees.

6 So what we're looking at is how old or how
7 big are the trees that we're able to keep and
8 then trying to diversify with a new planting.
9 The intent is to balance that with areas where
10 we want to achieve the greater shade cover as
11 soon as possible where there's going to be a
12 lot of solar exposure. We understand it's not
13 pleasant, especially today. And so we are
14 looking at that.

15 It's a bit of a balancing act between
16 trying to create a more sustainable environment
17 long term and trying to achieve the shade cover
18 that would make the space more pleasant and
19 inviting for people to use.

20 MS. MADONICK: Okay.

21 I'm grateful for all of your work and care
22 on this project. As somebody with graduate
23 architectural training, I understand the
24 complexity and can see how much progress you've
25 made over the past two years. Two questions or

1 requests.

2 Number one, please retain the urban oasis
3 character of Pumphouse Park. It is one of the
4 only havens in this neighborhood and is a major
5 bird habitat.

6 And number two, I understand the project
7 staging will be on the North Cove Plaza for 5
8 years. Is it possible to move it to the
9 southern side of the cove away from the
10 residential area?

11 MR. GLUS: The design team is looking at
12 configurations that increase the isolation of
13 Pumphouse Park. I know earlier in the project
14 public meetings, we presented a Pumphouse Park
15 that has an edge that was open to the marina.
16 And I think design team has heard that feedback
17 and now is trying to create more of a sense of
18 isolation consistent with the theme and the
19 original intent of Pumphouse Park.

20 And the second question.

21 MR. BARTON: Hi. Bill Barton with Turner
22 EE Cruz.

23 I think the second part of the question
24 was about our staging area in the North Cove.
25 There will actually be a staging area in each

1 of the areas. If you can imagine, each area
2 will need equipment and small trailers, for the
3 superintendent, for the safety people, for the
4 security, and then they'll need places to lay
5 down materials. So we'll actually have various
6 staging areas throughout the project. So it's
7 a necessity in order to have that adjacent to
8 the construction so that you can build. So
9 we'll do the best we can to minimize them, but
10 they will be in each area.

11 MS. MADONICK: I just want to pause for a
12 second. We have a lot of questions in the
13 room. We have a lot of questions online. We
14 were going to around now stop questions and
15 reopen the tables. I think we're going to
16 continue with the questions because we have so
17 many of them. If we have a little time at the
18 end, we'll reopen the tables.

19 So I have a two-way -- I am a resident of
20 Gateway Plaza, ground floor, with a beautiful
21 view of the water. You're proposing an
22 additional 14- to 18-inch height on the
23 existing privacy wall outside of my apartment
24 windows. It's been unclear how high that will
25 actually make this wall as per your

1 illustration that will significantly close us
2 in and obstruct our view so that we will be
3 staring at a wall outside of all three windows.

4 Is there another option for this area?

5 And then, part two of this is what are
6 your plans to protect residents during this
7 construction? We're only 300 feet away from
8 the wall in the 300 building at Gateway Plaza.
9 In addition to the dirt that will be blowing
10 into our apartments, many of us work from home,
11 and I suspect that the noise will make that
12 difficult or impossible.

13 MR. GLUS: To address the first part of
14 the question, we are doing -- the flood
15 protection elements replace the existing
16 privacy wall in front of what we call reach 6.
17 The height differential between what is
18 existing and what is new varies a bit actually
19 because in the flood midsections it's probably
20 less than 6 inches above the existing as it
21 gets to the gates. It rises a bit to create a
22 bit of a bullnose at each of the gate corners,
23 so there's a bit of variability in that. We're
24 doing our best to keep that height to a minimum
25 in order achieve the project's protection

1 goals. And we're obviously using that
2 alignment because that alignment is a
3 replacement of an existing wall with an
4 engineered wall designed to resist the loads
5 during the designed storm event.

6 In terms of the construction question,
7 I'll let Bill Barton answer that.

8 MR. BARTON: So the question was about the
9 impact to construction. Certainly, BPCA and
10 their team we understand that there is an
11 impact with the construction, but we're going
12 to do everything possible to minimize that.
13 We're looking at putting fences with sound
14 barriers on it to help reduce noise. We're
15 also looking at different methods to control
16 the dust, and we'll look at opportunities as we
17 go to see where additional sound blankets can
18 be placed. We understand that's a big impact
19 and we're committed to looking at different
20 methods to help. We all acknowledge that there
21 will be an impact.

22 MS. DAWSON: Part of the ongoing
23 conversation that we're going to be having with
24 each building is to be able to take kind of
25 what is a broader set of designs and dimensions

1 and then kind of zoom in on the specific
2 impacts or specific elements of the project as
3 it relates to each specific building. We'll
4 have a little bit more insight into what the
5 impacts may be in terms of the wall heights
6 and/or construction methodologies that would be
7 anticipated for each specific area.

8 MS. MADONICK: Caroline, why don't you
9 head back.

10 MEMBER OF THE AUDIENCE: I'm here from
11 South Battery Park City. I live above 276,
12 P.S. 276, and I've witnessed the construction
13 and have lived through it for the past year.

14 My question for you -- I'm here
15 specifically this evening to help my friends in
16 the north so you can have these questions and
17 so I hear everyone talking about the dust and
18 that you're going to work on things. We have
19 experienced extreme overcrowding. We have
20 runners, dog walkers, strollers, tourists,
21 everyone is on top of one another because of
22 Wagner and because of Battery. We have no
23 access to Battery. We have to go all the way
24 around almost down to the Staten Island Ferry
25 in order get to Battery Park. We have no green

1 areas.

2 As everyone knows here, every single tree
3 in Wagner Park was taken down so we have no
4 tree canopy. That means I have increased my
5 electric bill and AC this summer by \$150 a
6 month. I have to keep my blinds closed because
7 it is so hot by us. We have temperatures that
8 are 5 degrees hotter than they used to be
9 because used to have a significant mature tree
10 canopy.

11 We have loitering. We have trash. We
12 have dangerous bike lanes. You can't ride your
13 bike over by the Battery there's because
14 tourists. There's no protection.

15 You say that there's communication, we've
16 had none. I've had floodlights in my bedroom
17 for months when you were working over in the
18 Battery just streaming in. Noise all the time.
19 We have dust in our apartment. My window is
20 not open anymore because of it.

21 So I appreciate what you're saying and I'm
22 saying there's nothing against the plan, but
23 the reality of it is it really sucks. It's
24 really bad for us down there. Okay. We're not
25 going to see any of this greenery.

1 I love looking at pictures. It's
2 beautiful, but I may not be alive for that.
3 That's going to be in 15 years. I'm 54 years
4 old. So over 5, 6 years, I just can't stress
5 how stressful it's been to live amongst this.
6 Okay. It's been a very, very difficult year.
7 I hate walking my dog now. The reason we live
8 over here is for all your green space. We pay
9 an enormous amount of money to live over here.
10 We also are inconvenienced because we have no
11 transportation. It's been very difficult.

12 I'm the experiment and I'm just sharing it
13 with you. What you have learned from Wagner
14 Park and from Battery Park and how are you
15 going to make it different for my friends in
16 the north?

17 MR. MANN: Let me start by thank you for
18 your comments.

19 On the timeline question first, I do want
20 to provide some reassurance that this is not 15
21 years away, the drawings you're seeing here.
22 Sorry. The tree canopy, yes. The trees will
23 take some time to grow, there's no doubt about
24 that. As Lee pointed earlier, some of these
25 trees are actually reaching a life span right

1 now and so some of the trees will actually
2 start to over the next several years start to
3 die off, so we are replenishing the tree
4 canopy. Understood, the trees will take time
5 to grow.

6 These are hard conversations about the
7 future of New York City that we're grappling
8 with, that we have very real realities on
9 climate change that we're trying to grapple
10 with as responsibly as we can.

11 And to Dallas's question earlier about
12 what can we teach the Army Corps about the
13 work, I think we've taken a lot of painstaking
14 effort on each block to really think about what
15 is happening on each block, where is the
16 building entrance, where is the tree canopy,
17 where are the play areas, present flood
18 alignment responding to those conditions to be
19 as sensitive to the reality -- possible, but I
20 don't think we're here to tell you that this is
21 going to be an easy project to execute, it's
22 not. It's going to be a lot of hard work.

23 There's going to be shared sacrifice as we move
24 through construction, but we're optimistic that
25 Battery Park will be reopened next summer and

1 we look forward to seeing you there next
2 summer, which is not that far away. We are
3 optimistic this is going to be a better
4 neighborhood because it will be a resilient
5 neighborhood and be protected from some severe
6 climate risks we face as a city.

7 I don't think that's an easy conversation
8 for us to have collectively as New Yorkers, but
9 it's a real one that the risk is there. So
10 we're trying to grapple with that risk as
11 responsibly as we can to manage quality of life
12 in this neighborhood. But --

13 (Inaudible.)

14 -- has the highest volume of any
15 neighborhood in New York City, I think, or one
16 of them, and so we're all blessed to be here
17 and we take that very seriously, but we have to
18 continue to create a great neighborhood through
19 construction as we think about what interim
20 opportunities exist to improve open space. And
21 then, certainly after construction, we really
22 believe this is going to be a better
23 neighborhood.

24 MEMBER OF THE AUDIENCE: But the immediate
25 concern right now is the heat. As you have

1 mentioned so many times, it's 90 degrees out
2 and it's not even the end of June, right. So
3 while the water will rise, will we all be
4 around to even see it rise with this heat. We
5 all know if you're in the environment, you know
6 that we need these mature trees, we need them
7 for our shade. And the more you take away --
8 and there's elderly people here. You have to
9 be honest. I can't even believe the design of
10 Pumphouse Park. I can't believe that, that's a
11 have, and you need to people know really that
12 they're not going to have shade.

13 MR. MANN: Thank you for your comments.

14 On the Pumphouse Park conversation, again,
15 we encourage you to continue to give us
16 feedback there. We're still thinking through
17 what the design is. Appreciate the feedback
18 there. We don't --

19 (Technical difficulty in the
20 proceedings.)

21 MR. MANN: I think you heard from Lee who
22 is the landscape architect from the SCAPE team
23 and I think we're all -- if I can finish my
24 thought. I think we're all very concerned
25 about that reality. I think we'll have more

1 trees at the end of the project than we do
2 today, and these are not easy choices about how
3 do we adapt to climate change in a neighborhood
4 that's as beautiful and splendid from an open
5 space standpoint as this one is. They're not
6 easy choices.

7 On the heat question, and then we'll turn
8 it over to the next question after that, we
9 don't have every answer to the risks that
10 climate change presents to you. I don't think
11 we present here in this conversation an answer
12 to all of the challenges we face. We think
13 this will be a significantly more resilient
14 neighborhood moving forward and that's
15 something we're trying to work towards.

16 But these challenges are very real and
17 they're significant. I do not want to move on
18 to the next thing.

19 MS. MADONICK: So I just want to say if
20 you're not talking into mic, we're not
21 recording what you're saying and we do want to
22 hear what people are saying.

23 I'm going to move on to another question.

24 How much in advance of a storm do gates
25 and other deployables need to be put in place?

1 How long does the deployment take? And who is
2 responsible for physically deploying all the
3 items necessary to steer off rising waters?
4 What is the criteria for beginning to deploy or
5 close off openings?

6 MR. GLUS: Like I was saying before, the
7 city is in the process of finalizing protocols
8 in a coordinated way for all the lower
9 Manhattan projects. Generally speaking, when a
10 storm comes up the eastern seaboard, you get
11 about four days of good visibility on its
12 trajectory. I think what we will probably see
13 finalized by the city and its agencies is a
14 coordinated plan that looks out about four or
15 five days and begins to establish milestones as
16 the storm gets closer and closer to the New
17 York area and for each one of those milestones,
18 there's going to be a set of activities that
19 are going to take place in a coordinated way
20 around lower Manhattan.

21 In terms of the operation of the project,
22 the authority has always said that the
23 authority is going to be operating the project,
24 and one of the components, the pump station, is
25 going to be operated by New York City DEP.

1 MS. DAWSON: Just to add one more thought
2 to that, with respect to the pump station, that
3 is a portion of the project that will be
4 available and can be available not only for
5 storm surge events and major hurricanes or
6 storms, coastal storms, but also for extreme
7 rainfall events. We don't always get a lot of
8 notice for extreme rainfall events, but the
9 existence of the pump station would allow for a
10 faster reaction to that kind of a storm event.

11 MS. MADONICK: Caroline, the gentleman
12 right there. I'm going to give each person one
13 chance to ask a question and then we'll go
14 back. I want to make sure everybody has an
15 opportunity.

16 MEMBER OF THE AUDIENCE: Hi. Bennett
17 Grill here. I'm here on behalf of the Tribeca
18 North Neighborhood Association, which is a
19 group of over 100 residents in Tribeca from
20 Franklin Street up to Canal.

21 (Technical difficulty in the
22 proceedings.)

23 -- on North Moore Street. That is a very
24 active thoroughfare towards the water and all
25 of the --

1 (Technical difficulty in the
2 proceedings.)

3 -- CB1 meeting with a request to evaluate
4 a shortening --

5 (Technical difficulty in the
6 proceedings.)

7 MS. DAWSON: Thanks for that question. I
8 neglected to mention this in going it through
9 it earlier just taking a look at this block,
10 North Moore, we had discussed previously the
11 potential for narrowing the street and
12 extending that sidewalk area, that pedestrian
13 area, and creating more opportunities also for
14 some additional plantings. We are continuing
15 to pursue that. We have a proposal that's
16 pending with New York City Department of
17 Transportation that has -- that involves
18 traffic studies for analysis or impacts, but we
19 are actively pursuing that, and I don't know if
20 you want to add anything more to that, Peter.

21 MR. GLUS: Just as Gwen said, it's under
22 active discussion with New York City DOT and we
23 recognize the benefits of that including the
24 increase in tree coverage in that corridor.

25 MS. MADONICK: Okay. South Cove, what is

1 the plan for existing lower and upper areas?
2 These areas are maintained by Battery Park
3 Conservancy and are treasured by residents and
4 visitors. Please address the gardens and the
5 blue lights.

6 MS. ALTMAN: Always happy to answer
7 questions about South Cove. It's one of my
8 favorite spaces.

9 So the lower level esplanade, the part
10 that is really kind of almost at the water --
11 exactly -- thank you, Gwen -- that stays the
12 same; that's untouched. It is a fairly low
13 elevation so there is a likelihood that this
14 area will see more frequent flooding in the
15 years to come. But as part of the project,
16 this was something that was voiced very clearly
17 by members of the public very early in the
18 process. So that area remains as is including
19 the wood railing, the blue lights, and all of
20 the lower planting components.

21 The upper area, you can see, we're trying
22 to really minimize the impact in the South Cove
23 by pulling the wall as close as possible to the
24 existing privacy wall and to the buildings. So
25 the existing gardens, the existing planter

1 areas that along the privacy wall on the east
2 side, which is the bottom of plan, are going to
3 have to be removed in order to construct the
4 wall, but we will be replanting those areas
5 adjacent to the wall and kind of reinstalling
6 all the benches that line that area today.

7 We're also working very hard to protect
8 the existing grove of honey locust trees that
9 separates the upper and lower area.

10 MS. MADONICK: Are you okay, Caroline?
11 I'm sorry. The mic's not working.

12 I have here -- this is handy because we
13 can give you a piece of information. Please
14 make available promptly post-meeting online all
15 information about the cited treat survey for
16 reach 6 south esplanade. While it is claimed
17 that this information can be viewed by on-site
18 attendees at this evening's Stuyvesant tree
19 table, it should be made an integral part of
20 the public record.

21 I'm going to address RGB whose comment
22 this is, but to everyone else and to those
23 online, the material that is in the -- on the
24 table topics tonight is going to be uploaded
25 online. The activity that people participated

1 in will be available online for those who are
2 not here in person to participate in as well.

3 Want to give it a try? Okay. Now let's
4 go around here. Caroline, go around. May have
5 to ask you step down to the mic. I'm sorry.

6 I suggest you do this over there as well
7 so people can come up to be heard and you can
8 save some time from running up and down.

9 Thank you for that.

10 A couple of questions and comments. I see
11 a lot of when we were talking about climate
12 change, there's a lot of molded concrete and a
13 lot of walls. We had a presentation from
14 Jordan and the team, who, on the east side,
15 talked about how that is actually not great for
16 climate change because it all retains heat.
17 What I see a lot of in these samples and
18 designs what happened to all of the marble and
19 beautiful stone that we had. If it's going to
20 be removed, what kind of recycling are you
21 doing to retain that type of materiality in the
22 neighborhood?

23 I heard at one point that that was very
24 expensive to do. I'm just saying that this is
25 what we currently have. It's a materiality

1 that adds character beyond concrete and it has
2 a different feel, a different look, a different
3 character. So I'd like to understand why you
4 can't reuse, even if it's difficult to find
5 materiality like that, in the whole project,
6 not limited to just Brookfield area, but
7 throughout where took stone walls. There was
8 also -- that's one.

9 Two, there was a presentation at some
10 point about the walls and an opportunity to
11 have the walls have an arc or a curve on them
12 which would allow the heights to be reduced in
13 most areas. And the question I have is why
14 can't that be done throughout everything
15 because wall height is an issue for a couple of
16 the residents who have mentioned it. It's also
17 everywhere we're looking because what we like
18 about Battery Park City is the contextuality
19 that you can be everywhere along the waterway
20 and know that you're connected to the water.
21 You can place make and way find if you're
22 walking down the sidewalks on North End and
23 South End Avenue by being able to actually look
24 and see, which would be much more difficult.
25 At some of the points you have noted here,

1 you'll be able to look but you're really not
2 going to see the water as much as you'll see
3 New Jersey on the far side.

4 So how can you lower the walls while
5 protecting lower Manhattan or can you look at
6 materiality to have the top of the walls that
7 frame near the buildings be glass? You're
8 looking at glass in other places like along the
9 Jewish Heritage area where you have a stone
10 wall at the bottom and glass on top. Is that
11 an option in more places to be able to create
12 more view corridors. So that was the second
13 part.

14 And the last one is in places that you're
15 removing trees, for example, not only around
16 Pumphouse Park, and around the entire southern
17 western side of that, but also on the southern
18 end you're taking trees away from that wall.
19 What can you do to help green it to have it be
20 more lush, more green in those? Not putting a
21 bush 25 feet away, but in the areas that we
22 already like that have greenery, how can we
23 look at different types of greening, whether
24 it's a green wall that is done or some kind
25 of -- we're losing fountains, and trees, we're

1 getting protection, but it doesn't seem
2 characteristic or personality of Battery Park
3 City. It seems -- no offense to the
4 designers -- but much more utilitarian.

5 MR. GLUS: Okay. So I counted four
6 questions in there. I'm going to go through
7 the first three and then pass the tree one over
8 to Lee.

9 The first question is about recycling of
10 materials that are on site currently and the
11 finishes of the wall itself. The design team
12 is working with the Authority to put forward a
13 really strong plan for sustainability and for
14 reuse of materials. In many instances, reuse
15 is actually limited not by cost per se but by
16 storage site and by transportation differences.
17 The Authority has a depot of recycled materials
18 and stored materials in Jersey and a lot of it
19 is just logistics, you know. How much space do
20 we have on site to take several materials, to
21 process them, and then to store them off site
22 for a temporary amount of time, and then bring
23 them back to the site, and reintegrate them
24 into the construction.

25 So a lot of that analysis is being done

1 right now and we're trying to do our best to
2 maximize reuse while allowing construction to
3 proceed in a way that is untaxed from a
4 schedule perspective by excessive staging due
5 to material reuse.

6 Two, on the finishes themselves, for the
7 past couple of years we've been showing images
8 of the project and really tonight is one of the
9 first times that we're actually beginning to
10 show what we're thinking about in terms of
11 finishes. Lee mentioned that to some extent
12 this becomes more real as you see mockups of
13 this and you begin to touch and feel it. I
14 know when we went to down to Brooklyn last
15 month to look at some of the mockups of some of
16 the form liner work and some of the dying work
17 on the concrete, it really responded quite
18 differently to sun and shade. So A lot of this
19 has become very much a materiality thing. I
20 think moving forward, we'll probably show more
21 of that so that folks can get a better sense of
22 the finishes.

23 We're at a point in the project right now
24 where we're looking to finalize the finishes.
25 So the feedback on the finishes that we've

1 shown tonight is something that the Authority
2 and the design team needs to hear.

3 The third one is we have optimized the
4 height of the wall to be as low as possible
5 throughout. A significant number of locations
6 on the wall already include that recurve
7 feature, and that recurve feature does tamp
8 down the wave energy and the overtopping. So
9 actually, a large amount of the wall has that
10 recurve built in. We didn't do it universally
11 throughout the whole wall from a design
12 perspective, in part because some of the areas
13 that we did use it for, the wall height was not
14 an anesthetic issue because it was matching
15 existing features. But we can go on the tables
16 and I can show you where we're using that,
17 where we're not using that, and we can talk
18 about how we minimize the height of the wall
19 throughout the length of the project.

20 You had a fourth question on trees. Oh,
21 the glass. Yes, the glass.

22 The use of glass in the south project is
23 in a very specific location that is almost as
24 if it's a cove because topographically if you
25 look at the elevation in front of the glass,

1 the way the earth is shaped in front of the
2 glass, between the water and the glass is
3 protective of the glass.

4 The problem we have is that many parts of
5 our project really face the water and the full
6 wave heights and those waves could carry
7 debris. When you take glass and you put it at
8 the top of walls, that glass element does not
9 handle the debris loading that it could be
10 exposed to during a storm event like a floating
11 car, or a floating boat, or large floating
12 debris. In order to make that robust, you have
13 to put a top beam on top of the glass to
14 provide the glass with structural strength to
15 resist that impact load. At some point, the
16 glass has so many beams it really doesn't look
17 like glass anymore and it loses the effect of
18 allowing unintended, unobstructed line of sight
19 through, and quite frankly it begins to look
20 ugly, so we don't have a lot of glass elements
21 because the framing required to handle the
22 impact load has such an esthetic effect on the
23 glass itself, it's almost not worth it.

24 Again, I can talk to you more about where
25 we considered those glass elements and why we

1 those not to use them at the tables.

2 MS. MADONICK: Okay. It feels like the
3 Rockefeller Park and north neighborhood plans
4 are the least firm at this point, which makes
5 sense given it's the last phase of the project.
6 What are the next steps to complete these
7 designs and when can the community weigh in?

8 MR. GLUS: Well, Rockefeller Park is in
9 lockstep with the rest of the design as it's
10 progressing forward. We're right now
11 approaching the 60 percent design milestone
12 with the Authority and Rockefeller Park is as
13 detailed as the rest of the project elements
14 and the visuals I think are representing that.
15 So when -- I'm not sure when they mean the
16 north area. I believe that might just be reach
17 2. Reach 1 and reach 2, again, are of
18 consistent design detail as the rest of the
19 project.

20 As Gwen said, the only part of the project
21 that lacks design details, is the details
22 around the pump station and that's because the
23 project needed to do certain analyses up front
24 to understand where a pump station would be
25 located and how large the pump station would

1 need to be. And once those two pieces of
2 information were known, the pump station design
3 began and that's why there's a lag between the
4 base project, which is the alignments, and the
5 pump station component.

6 MS. MADONICK: Thank you.

7 Caroline?

8 MEMBER OF THE AUDIENCE: Hi. Thanks. I
9 want to start with saying I appreciate the
10 incorporation of some of the visual feedback
11 that you've heard before about elements and
12 design, but I want to acknowledge that, but I
13 have three questions. One is along those
14 lines, thank you for putting in the World's
15 fair style benches because I think one of the
16 hallmarks of Battery Park City both in the
17 north and the south is the hat tip to the old
18 stead and New York style historical parks. So
19 my question is: Is that going to continue in
20 the elements so that we can conserve and retain
21 as much as of the beauty of Battery Park City
22 as opposed to the deviations for park design
23 that we've seen in the rest of the city. I
24 know most of my neighbors that I talked to do
25 not want a look and feel that is reminiscent of

1 the rest of New York City parks. They like it
2 the way it is and I think that a lot of that is
3 just optionality. So the further that we could
4 be retaining that, the better off. That's one
5 question. Are we going to continue down that
6 road?

7 Two, we talked about adaptability, which I
8 totally support and everybody supports.
9 Because a lot of the really sensitive negative
10 feedback about this design comes from two
11 elements one is blocking views of a wall and
12 the separation from the water, which is a key
13 part of the experience in living Battery Park
14 City. Because we're doing this and it's doing
15 it with this notion of a 50- to 150-year design
16 flood elevations, which are, by the way, all
17 computer-modeled and even as of today people
18 may not know this, the NASA latest data shows
19 the continuous trend that for 600 years in sea
20 level rise, no change yet, but now we're
21 anticipating it accelerating, great, but do we
22 need to do it now? If we build it for
23 adaptability, we should be able to minimize the
24 height now, with the provision, if we're wrong,
25 as somebody had mentioned, we can add to it

1 later without walling in the neighborhood in
2 anticipation of something that comes decades
3 from now.

4 The third question is especially on those
5 elements on the south side that really impact
6 on the walls that you talked about, the
7 community areas at Rector, West Thames, and
8 Albany which are big differences from what we
9 have today, which is artworks and seating
10 areas. Are we planning on meeting with those
11 buildings, and streets, and communities that
12 are directly impacted to get feedback about
13 what they want to see? For example, it looks
14 to me from what I heard in the presentation
15 that the promenade basically is doing it, other
16 than the new wall, the FBS, is not really
17 changing in terms of its resiliency impact;
18 yet, we're taking away the upper walkway, which
19 right now, separates the major traffic of
20 bikes, and scooters, and everything else to the
21 upper, which may be a good thing, but it's
22 certainly a big difference. And for the people
23 who live there and use it every day, I think
24 they would want to have a strong feedback into
25 what that looks like because there's a big

1 difference. You talk about on Rector having a
2 community seating area, right, well that's kind
3 of news to people. We have a seating area
4 there now that gets heavily used. So if we
5 have the optionality to discuss with people who
6 live there about how they want it to operate, I
7 would strongly suggest we do that.

8 MS. MADONICK: Let's try to get to the
9 answer on some of these, okay.

10 MR. GLUS: Sure. I think you asked three
11 question. Let me go to the middle one first.

12 The project is working in coordination
13 with the city to establish what we're designing
14 for and all the projects that Jordan talked
15 about, whether it's ESCR, down through BMCC
16 down through Fi Di, to the Battery, to the
17 south, to the north, frankly even the hat study
18 that the Corps is talking about, and the
19 products that are taking place the outer
20 boroughs, we're all using similar consistent
21 criteria that assume a certain level of sea
22 level rise and certain types of still water
23 elevations that's based upon FEMA's analysis.

24 We can talk more about that criteria at
25 the tables, but the product is using that to be

1 consistent with the city's projects. And more
2 importantly, the project is using FEMA criteria
3 because in order to get FEMA certification, we
4 have to design to a certain standard. When we
5 design to that standard, as Gwen pointed out,
6 the insurance reductions on all the residential
7 property within the Authority's ownership are
8 reduced significantly, which has a perpetuity
9 savings for everybody. In order to achieve
10 those savings, we have to design to those
11 standards.

12 Your first question was about the overall
13 design esthetic and the honoring of the
14 homestead work versus what we're doing now. I
15 would say that we've had a lot of public
16 meetings to talk about the et esthetic of the
17 project to begin to shape the project, the
18 earlier project meetings really were focused on
19 alignment, the nature of the project, the
20 necessity of the project, you know, and really
21 over the past six months or so we've been now
22 talking about how the alignment is going to be
23 finalized and how the project is going to begin
24 to look. So all the feedback that you have
25 about how the project is going to look, this is

1 the moment to share that feedback with us so
2 the Authority could take that back and consider
3 that.

4 As I said before, tonight is one of the
5 first times that we're presenting to you the
6 esthetic of the wall itself, the coloration of
7 the wall, the different types of patterns. We
8 really welcome your feedback on that. That is
9 the purpose of tonight.

10 MS. ALTMAN: I do want to add one thing to
11 this point, and I think one of the values and
12 one of the things I appreciate the most about
13 this format and these types of meetings is we
14 hear a lot of different perspectives and a lot
15 of different opinions. We hear from folks who
16 really appreciate the materiality, and the
17 furniture, and the character of the space there
18 is now.

19 I had a conversation with two gentleman
20 today who were excited about Pier 26 in
21 Gansevoort and want to see more of that
22 language brought into Battery Park City. So
23 it's our challenge as a team to try and take
24 all this input, listen to it, process it, and
25 develop a project that to the best of our

1 ability tries to make everybody happy. It's
2 hard. We may not succeed in making everyone
3 happy, but I do want to note that there are --
4 it's a diverse group and there are a lot of
5 opinions that we're hearing. We're trying to
6 do our best to listen and to incorporate all of
7 them.

8 Your last point was about the street ends
9 at the South Esplanade?

10 MS. WILKINS: So I'll address that. I
11 think that you were talking about the node
12 specifically at Rector Place. Some of the
13 things that we were responding to are some of
14 the programmings that go on there today. Right
15 now, it's a pretty large expansive hardscape.
16 There's not a lot of trees. There's not a lot
17 of shade. Sometimes there's small pop-up
18 events that happen there. And we're listening
19 to some of the feedback that we got in some of
20 these prior meetings about how people would
21 like to use that space and so that did go into
22 our considerations when we were starting to
23 look at these little seating area nodes.

24 MS. MADONICK: I'm going to start with our
25 online friends for a little bit because we have

1 been front loading our questions here. I want
2 to make sure that we're equitable about it.

3 I may have missed it, but what is the
4 project's projected start time for construction
5 from the north point of South Cove up to the
6 North Cove Marina?

7 MS. DAWSON: We're anticipating the
8 commencement of construction in the latter half
9 of 2025. That will depend a little bit on the
10 issuance of permits and our ability to reach
11 agreement with the progressive design build
12 contractor on a guarantee maximum price. So
13 there is a little bit of float in that
14 projection. We anticipate it will be sometime
15 in the second half of 2025, and we don't have
16 precise month by month timeframes that we can
17 project at this point. As you noted in the
18 projected timeframes that we included in the
19 slides, they're pretty rough and what we had I
20 think projected for that southern part of the
21 South Esplanade and the south neighborhood was
22 starting at the beginning, portions of that
23 being completed as early as the end of the
24 second year and the entirety of that south
25 neighborhood being completed by the end of the

1 third year.

2 MS. MADONICK: The question that was asked
3 in this room and also online both about using
4 barges. One, is there will an opportunity for
5 delivery of construction materials by barge to
6 reduce truck traffic in Battery Park City and
7 can salvaged materials be stored nearby on a
8 barge?

9 MR. BARTON: So we are evaluating the uses
10 of barges especially where we have to demo the
11 platforms, which is reach 2, 4, and 6. We're
12 going to price it both ways.

13 In the barging, you have to deliver the
14 materials over to New Jersey, double handle it,
15 put it on the barge, and move it over. But it
16 still may make sense especially to put a crane
17 on the barge to move materials around or even
18 drill the piles. We're going to evaluate that
19 in those waterside elements both ways.

20 Secondly, just to store the salvage
21 material on barges would not be cost effective.
22 It would be much more cost effective to put
23 that in a warehouse.

24 MS. MADONICK: What measures remove storm
25 water from impounding on the east side of

1 walls?

2 MR. GLUS: As Gwen had mentioned earlier,
3 the project is in the process of designing a
4 pump station that's going to be located on the
5 plaza area outside the northeast corner of
6 Stuyvesant High School. That pump station, the
7 purpose is twofold. The first purpose is to
8 maintain pumped dry conditions inside the storm
9 wall when we have surge and rain affecting New
10 York. So FEMA has a minimum criteria about how
11 much water can actually be on the ground within
12 the flood protection system. We're meeting
13 that criteria. The pump station will basically
14 be operating when have surge and when have
15 heavy rains during heavy storms, and we'll be
16 making sure that the interior of the protected
17 area is dry.

18 The second purpose of the pump station is
19 that, as Gwen mentioned, extreme rain events,
20 cloudbursts as we now call them, occur with a
21 lot less notice than large hurricanes. I said
22 before hurricanes we can probably get a good
23 idea of what's going on four to five days.
24 Sometimes in the summer in New York, you don't
25 have more than 8 to 16 hours for a cloudburst

1 event. So that pump station will have utility
2 as well if there would be extreme flooding
3 caused by a cloudburst event because the pump
4 station is far more easy to activate and put
5 online than the entirety of the flood
6 protection system around lower Manhattan.

7 MS. MADONICK: One more and then we'll get
8 to this gentleman.

9 Where does the funding come from for the
10 project?

11 MR. MANN: We were lucky this year. The
12 governor and the state legislature agreed to an
13 increase in our bonding capacity which allows
14 us to put out essentially bonds in the public
15 market and seek that capital to then go build
16 the project. The state legislature increased
17 the bonding capacity from 1.5 to 2.5 billion
18 dollars. Those bonds are backed by property
19 taxes and other revenue streams, which private
20 market believes are worth of a Triple A rating,
21 which is what we have. So we actually have
22 debt that's less expensive to issue than the
23 city of New York does because we've got a very
24 sturdy financial footing. That's the short
25 answer.

1 MS. MADONICK: Okay. Would you try and
2 limit yourself to one question, please? I want
3 to make sure we get to everybody.

4 MEMBER OF THE AUDIENCE: I have two.

5 MS. MADONICK: We could do two.

6 MEMBER OF THE AUDIENCE: Back up to this
7 gentleman's response. The Battery Park City
8 Authority, I assume, is going to issue those
9 bonds.

10 Well, if it's a downtown resiliency
11 project, why is the entire cost of the project
12 being put on the backs of the residents of
13 Battery Park City? So why are we footing the
14 bill for the entire downtown neighborhood
15 because this will impact the Financial
16 District, or the Fi Di. It will impact
17 Tribeca. It will impact all the people that
18 are not involved in the community here or that
19 bear the brunt of the taxing authority, Battery
20 Park City?

21 MR. MANN: This is getting into the
22 Battery Park City finances, so this is a little
23 bit of a longer question, but I'll try to give
24 you a short answer.

25 The short version is that about 80 percent

1 of our revenues that we collect in the form of
2 pilot and ground flow directly to the City of
3 New York. So that's the short version of the
4 story. So anything that we spend here is money
5 that's not flowing to the City of New York.
6 It's not as simple as to say that it's money
7 that is coming from here. It's actually money
8 that's not going to the city's general
9 operating fund, which is where 80 percent of
10 the revenue from Battery Park City Authority
11 goes. So that's -- it's a little more of a
12 complicated story so hopefully that provides a
13 little more clarity.

14 MEMBER OF THE AUDIENCE: Well, it provides
15 a little bit but then there are other agencies
16 within the community, Port Authority in New
17 York New Jersey that share the cost of shared
18 projects. This is a shared project. We're
19 protecting downtown Manhattan, right. So you
20 showed that project, it goes all the way around
21 to the Brooklyn Bridge, and even further up the
22 east side where it's presently, you know,
23 underway now and coming all the way back around
24 the tip. Why are we taking, as you said,
25 80 percent? I think it's higher than but, I'll

1 take your word for it, 80 percent, why are we
2 taking the brunt of 80 percent of the bill on
3 that because you're going to issue new bonds at
4 2 and a half billion, which you just mentioned,
5 and that's going to be on the backs of the
6 residents of Battery Park City.

7 MR. MANN: Let me try to explain it a
8 little differently. So if we didn't do the
9 project, we issued --

10 MEMBER OF THE AUDIENCE: By the way, I've
11 been in fixed incomes and bonds for 30 years --
12 that's an exaggeration -- for 22 years and I'm
13 well aware of how these bonds are issued. I'm
14 well aware of the people that put them together
15 and everything else. I'm not just a novice on
16 this, but go ahead.

17 MR. MANN: I didn't assume you were. I
18 wish we had a bond table so I could get Peter's
19 line of I'll meet you at the bond table and we
20 talk about bonds.

21 Again, let me just try to explain this in
22 the flip which is that if we didn't do the
23 project at all, we didn't issue the debt to
24 build the project, that revenue stream, 80
25 percent of it would go directly to the City of

1 New York, right. So really what's happening
2 here is that the City of New York in the form
3 of less money flowing to them is helping to pay
4 for most of the project. What's backing the
5 bonds is property tax revenue and ground rent.
6 But if we didn't do the project the money would
7 otherwise flow to the City of New York.

8 So we have to -- one of the elements of
9 the approval process, we haven't gone through
10 in great detail, but was mentioned on one of
11 the slides is that the city's Office of
12 Management and Budget needs to say, yeah, we
13 support the project. You can take this money
14 that otherwise would flow to us, spend it on
15 this project to protect this neighborhood, and
16 that's an ongoing conversation we're having
17 with OMB.

18 Obviously, they're very concerned about
19 project cost so that's one of their
20 considerations in thinking about whether to
21 grant approval for that kind of request. It
22 doesn't stop with us.

23 (Technical difficulty in the
24 proceedings.)

25 It takes a village to respond to questions

1 here accurately.

2 Yes, the only piece of the project that,
3 as Tammy noted, that we are responsible for
4 delivering it's the northwest resiliency piece,
5 right, which you can see in that orange,
6 yellow, and the blue. The rest of the projects
7 are in the process of being designed or funded.
8 Some of those elements are actually not yet
9 fully funded.

10 MEMBER OF THE AUDIENCE: I understand that
11 but if you draw a quadrant in what you're
12 talking about there, right, and you draw a line
13 from the yellow, to the purple, to blue, to the
14 red, and across, that entire wall is protecting
15 the entirety of downtown along with our
16 neighbors to the right of the east side that
17 are protecting everything in the middle there.
18 You're talking about a group of people taking
19 the brunt of a project that protects all of
20 downtown Manhattan. It's going to protect
21 through to Wall Street through the east side.
22 It'll protect to Greenwich or something in the
23 middle there. Battery Park City is taking the
24 brunt of that without our neighbors to the
25 right further west participating in that.

1 MR. MANN: We should talk outside. I'll
2 be happy to talk with you on that.

3 MEMBER OF THE AUDIENCE: I'll take you up
4 on that.

5 My last question is what are your
6 projections on the FEMA that your team has
7 brought up because, one, we're not really in a
8 flood zone, okay. Look up the FEMA flood map.
9 The majority of Battery Park City is not in the
10 worst zone and the cost savings, as far as I
11 can tell, and I sit on a board in one of the
12 building here where I'm the treasurer, so I'm
13 very well aware of what -- and I'm also a
14 licensed insurance agent, I'm very well aware
15 of what the costs are for the insurance and the
16 savings aren't going to be that significant,
17 not where you brought it up as a point twice in
18 tonight's meeting.

19 MS. MADONICK: Thank you.

20 Caroline, could you take the mic back,
21 please. One of you.

22 MR. GLUS: Right. This is a great map
23 shows it. Just to make two points, one is the
24 project that we're building generally is
25 designed to absolutely protect the Authority's

1 property and there's benefit from the
2 residential strip that is basically east of 9A.

3 You all walk across 9A frequently you know
4 that when you get over the 9A highway kind of
5 drips down a little bit, right. That
6 topography creates a little bit of a problem
7 for those folks and this project is a benefit
8 to that. It doesn't continue around the lower
9 Manhattan area and over to the east side of
10 lower Manhattan just to clarify that.

11 Number two, on that flood insurance, I'm
12 not a flood insurance expert, all I know is
13 that the country's flood insurance program is
14 generally considered broken. If we were having
15 this conversation in Florida, or in Texas, or
16 in the mid-Atlantic, we'd be probably having
17 different conversations about how much flood
18 insurance costs. We believe the flood
19 insurance is going to be on the rise, and the
20 Authority believes that it's a benefit to the
21 project and to its residents to not have to pay
22 such premiums for flood insurances for infinity
23 because the project will be certified. At some
24 point, those insurance rates are going to kick
25 in.

1 MS. MADONICK: We're going to close down
2 tonight. We have to leave at 9 o'clock for the
3 school to do their clean up. Thank you very
4 much for participating, and thank you for
5 listening, and thank you for listening to each
6 other.

7 Have a good night. Be careful in the
8 heat.

9 (Meeting Adjourned. Time noted:
10 9:00 p.m.)
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C E R T I F I C A T I O N

I, ESTAMARIE CASTELLI-VELEZ, a Shorthand Reporter and Notary Public within and for the State of New York, do hereby certify the foregoing to be a true and accurate transcript to the best of my knowledge and ability.

I further certify that I am not related to any of the parties to this action by blood or by marriage and that I am in no way interested in the outcome of this matter.



ESTAMARIE CASTELLI-VELEZ

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