



Gateway Tenants Association

October 13, 2026



Agenda

- 1. Gateway Plaza Renderings**
- 2. Project Updates**
- 3. Project Timeline and Phasing**
- 4. Outreach**
- 5. Questions and Answers from Last Meeting**

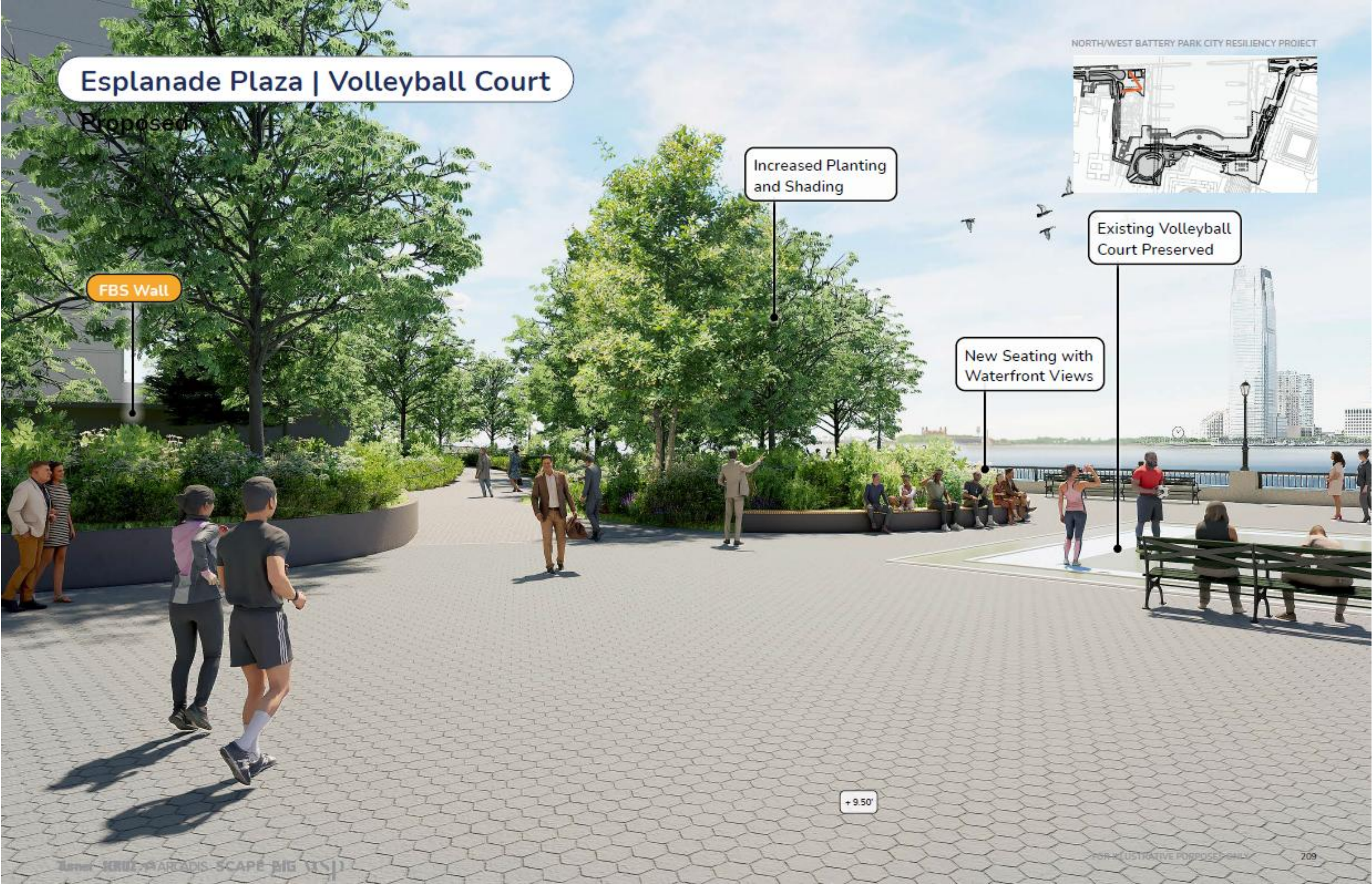
1

Gateway Plaza Renderings

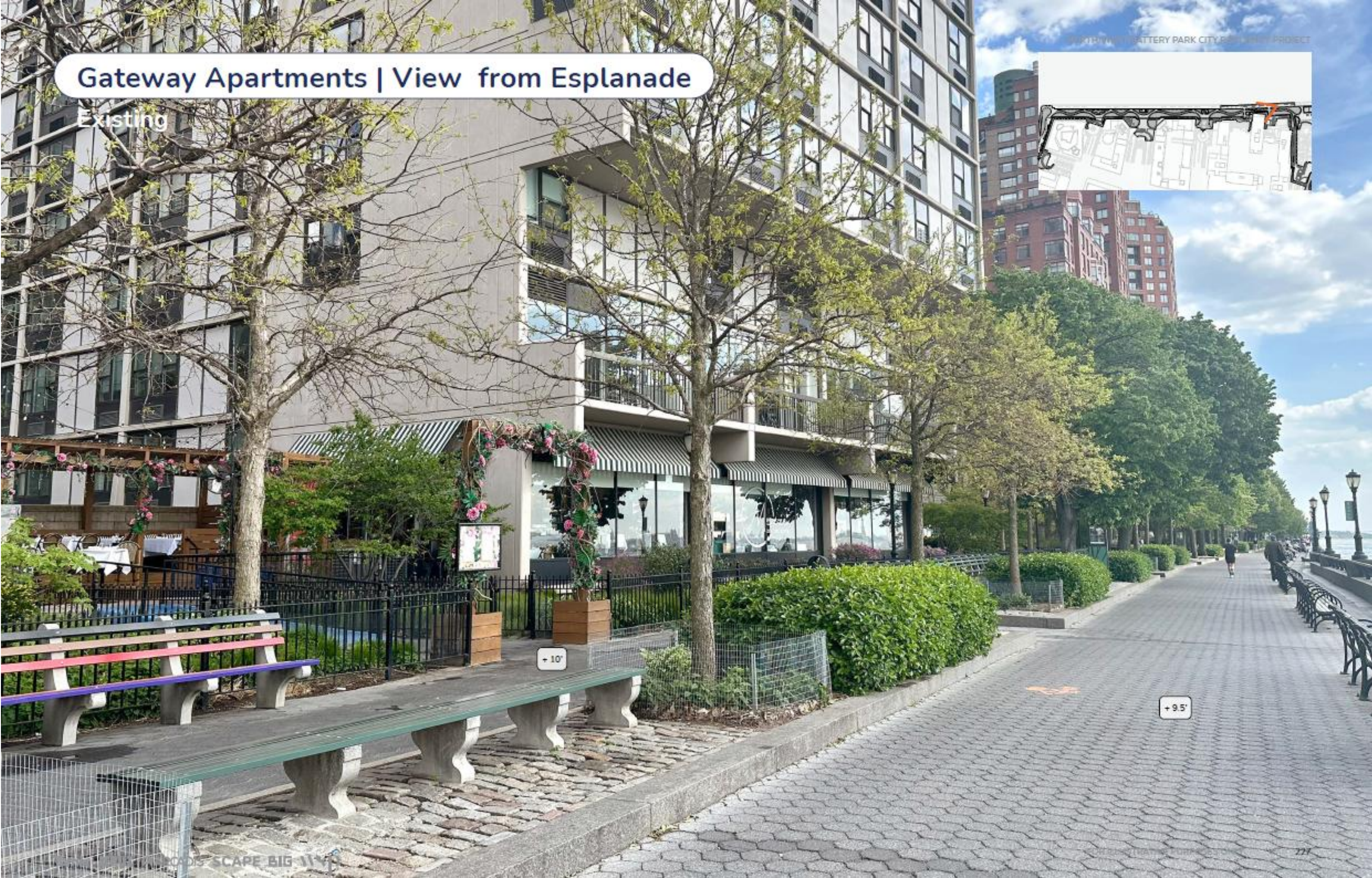
Esplanade Plaza: Before Construction



Esplanade Plaza: After Construction



View of Gateway Plaza: Before Construction



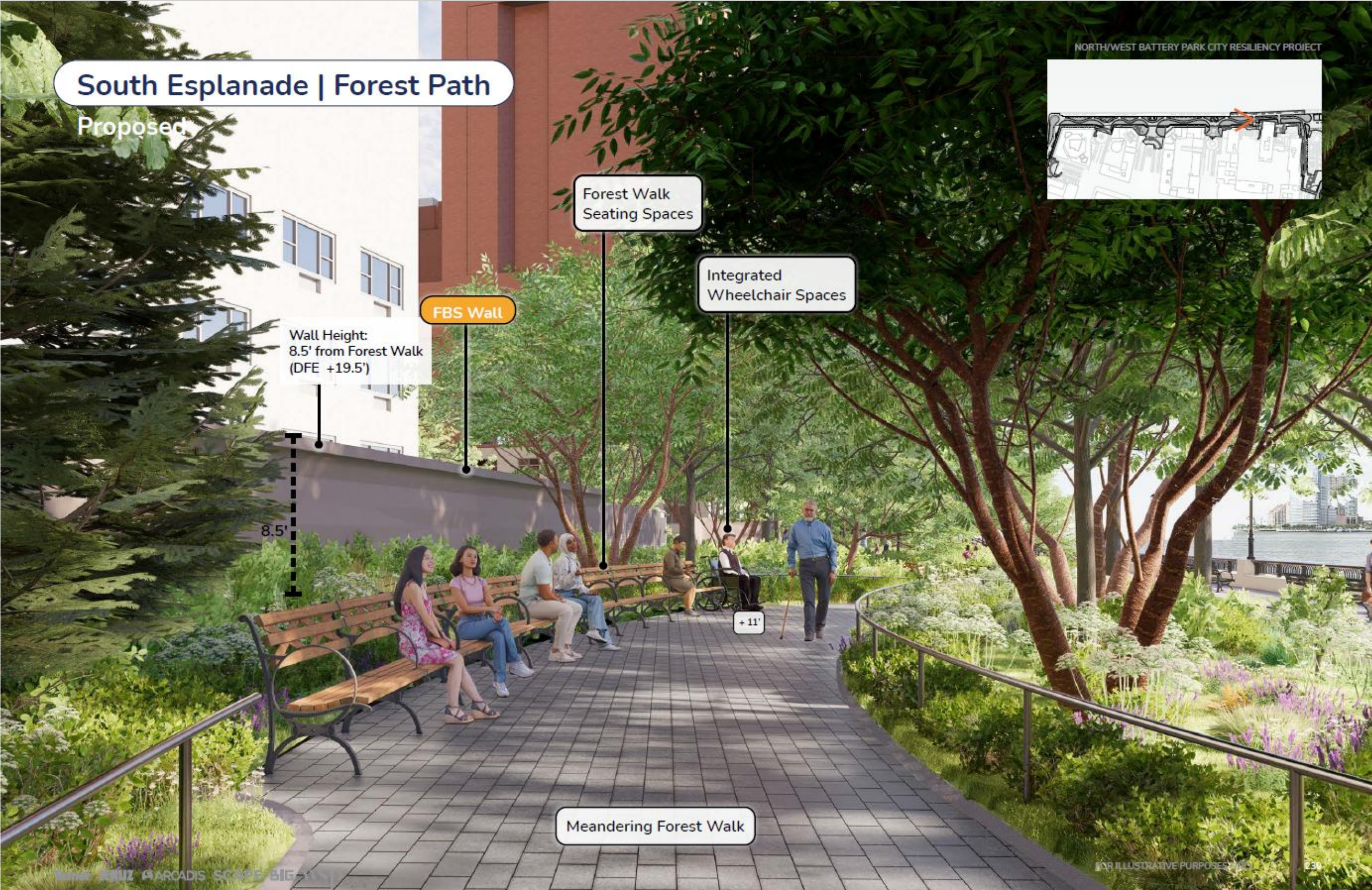
View of Gateway Plaza: After Construction



Looking South along Esplanade: Before Construction



Looking South along Esplanade: After Construction

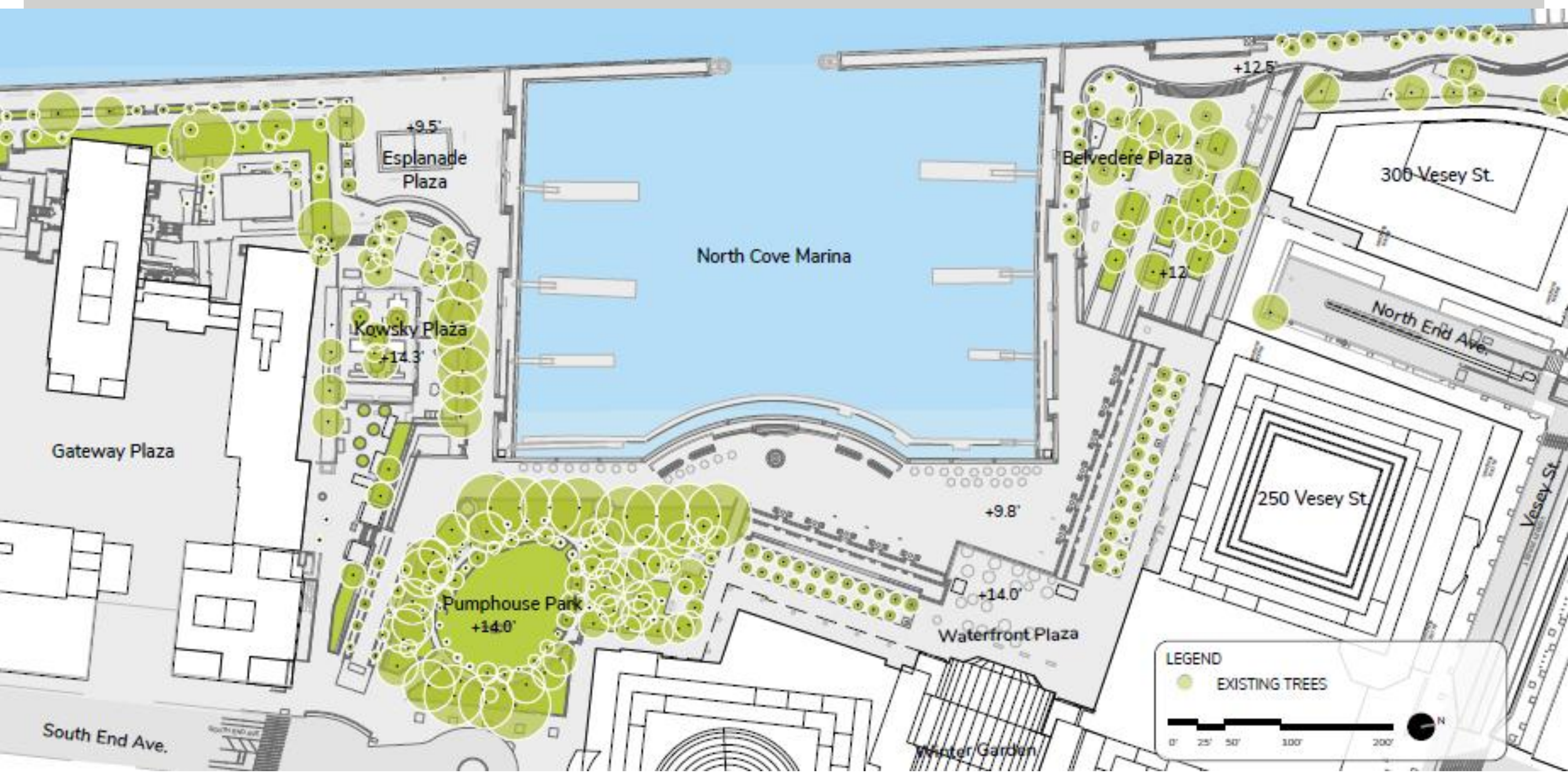


South Esplanade Plan - Relative Heights

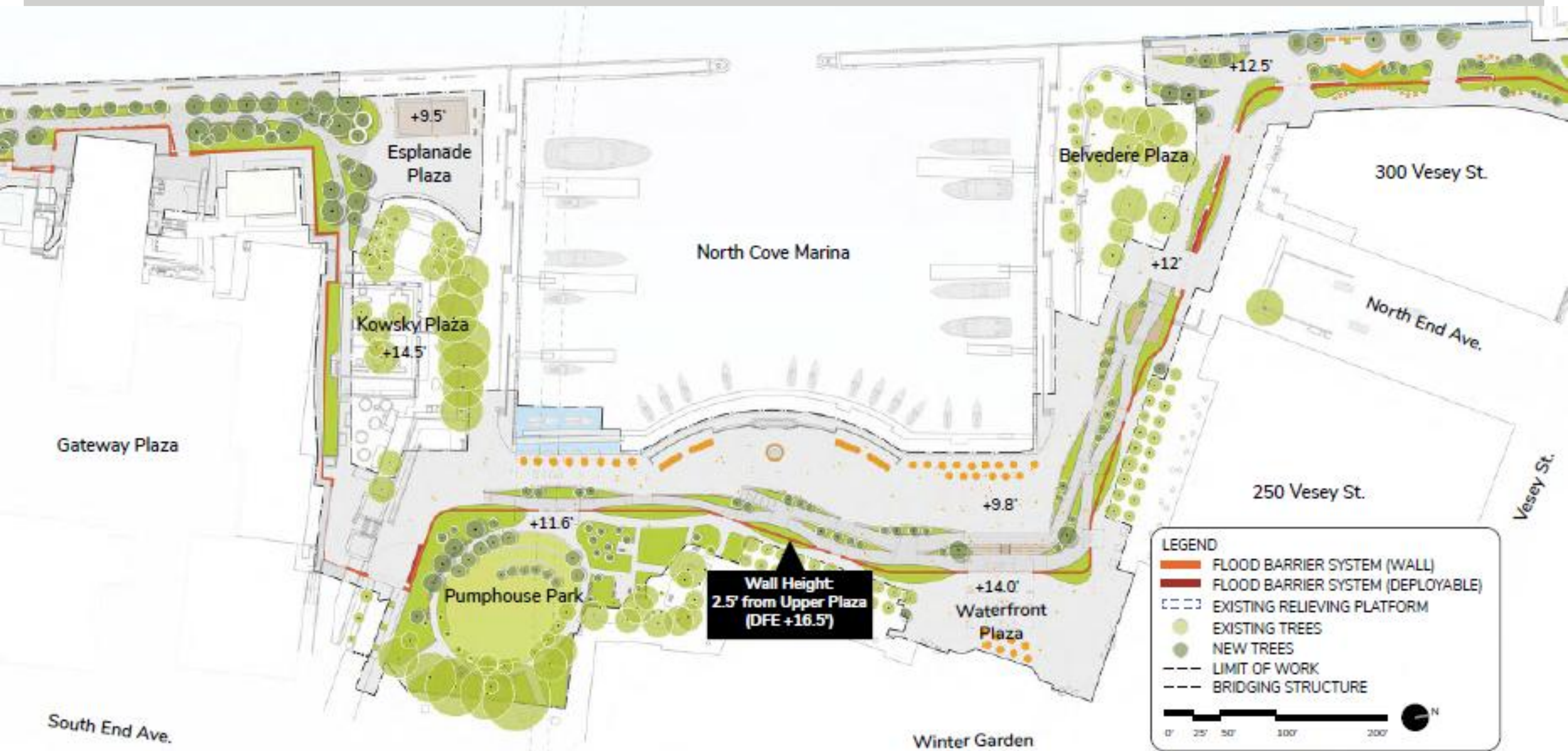


- Existing Privacy wall on north side of 375 SEA: +20.6'
 - Proposed: +19.5' (13 inches lower)
- Existing Privacy wall on south side of 365 SEA: 18.2'
 - Proposed: +19.5' (16 inches higher)
- Proposed Flood Wall: 8' above grade to South, 4' at Esplanade, 10' to North

Pumphouse Park Design - Before Construction



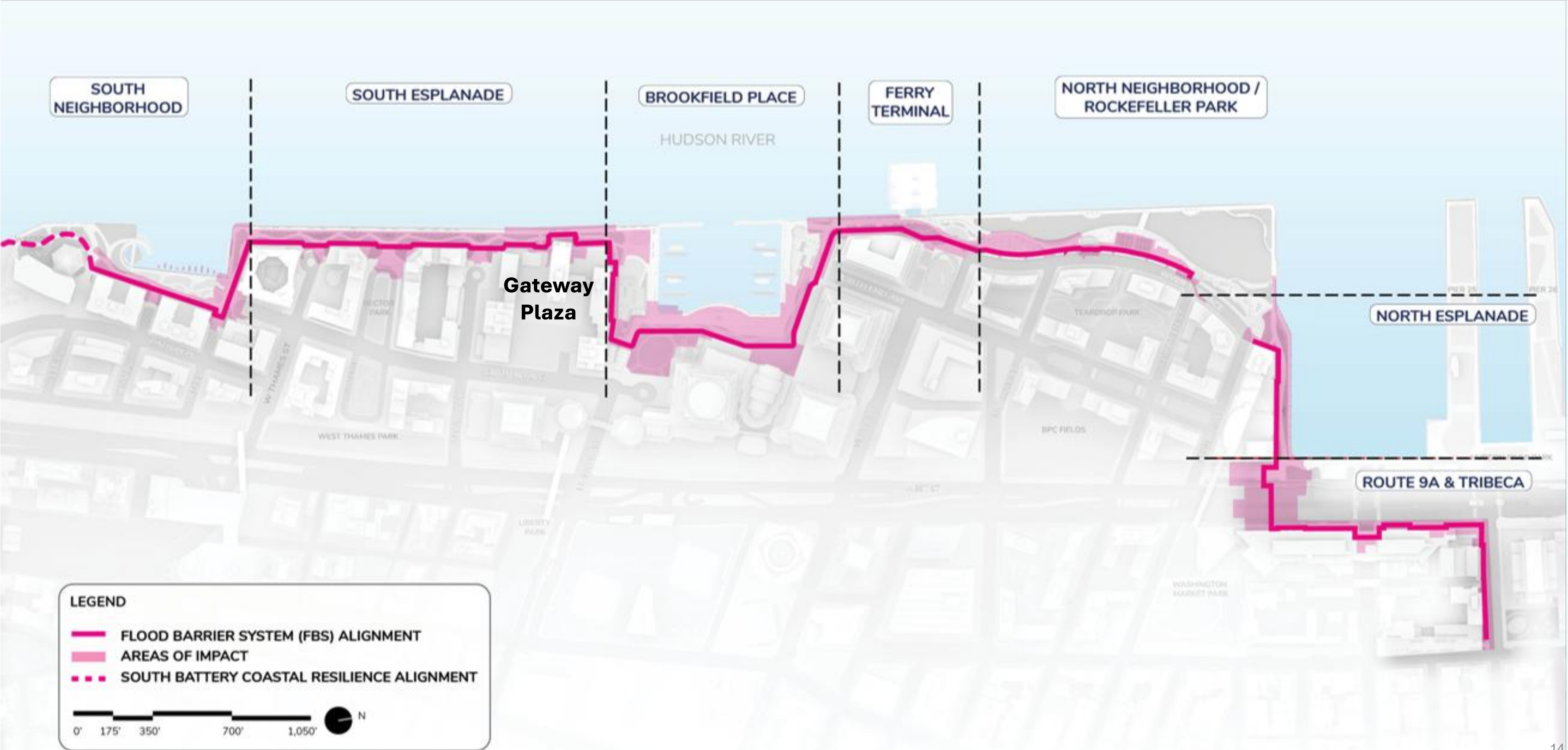
Pumphouse Park Design - After Construction



2

Project Updates

Project Alignment



Current Construction Areas

REACH 7
SOUTH
COVE
(FBS)

REACH 6

SOUTH ESPLANADE (Tide Gates and FBS)

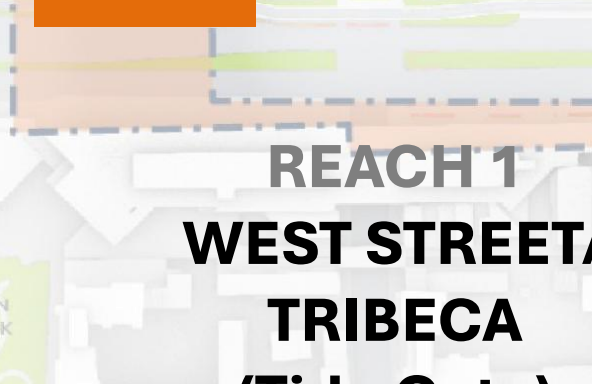
REACH 5 NORTH COVE MARINA (FBS and Site Readiness)

**REACH 4
FERRY
TERMINAL
(Tide Gate)**

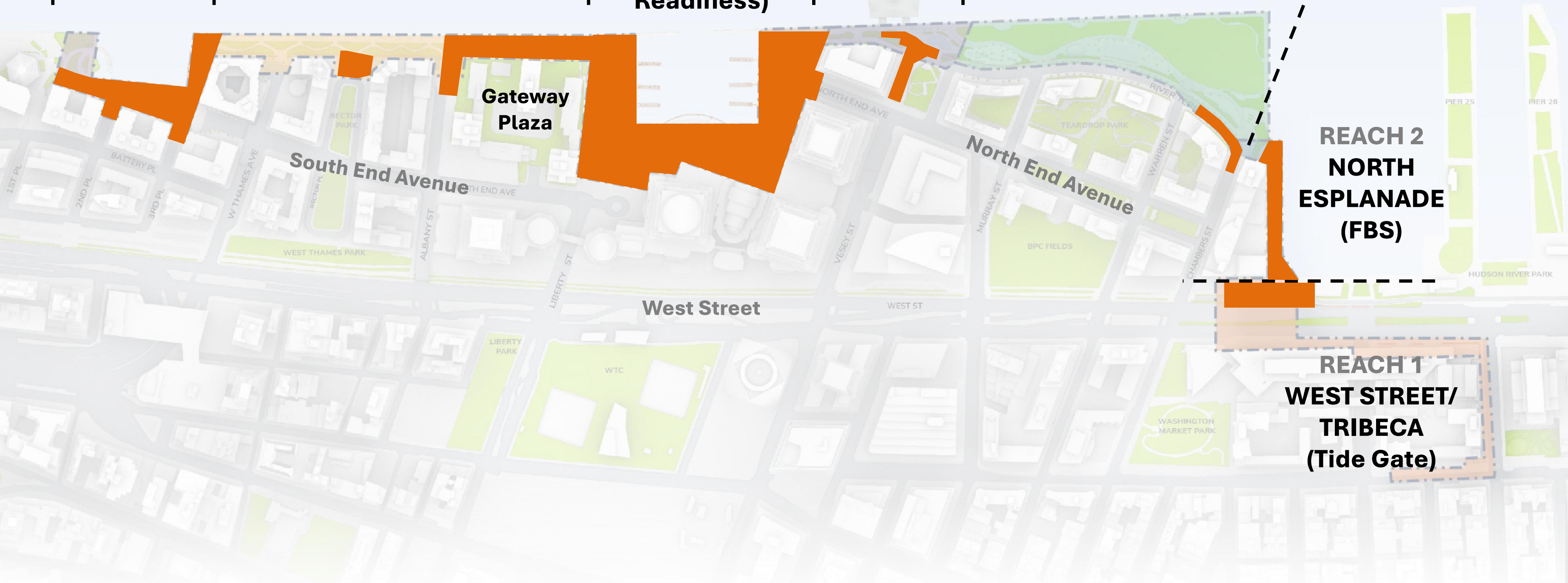
REACH 3
ROCKEFELLER PARK
(Tide Gate)

**REACH 2
NORTH
ESPLANADE
(FBS)**

The map shows a coastal area with a green park area at the top left, a blue water area in the center, and a grey urban area at the bottom left. A dashed black line indicates a proposed route or boundary. A solid orange line highlights a specific area along the coast. A vertical green bar on the right is labeled "PIER 25". A street labeled "CHAMBERS ST" is visible at the bottom left.

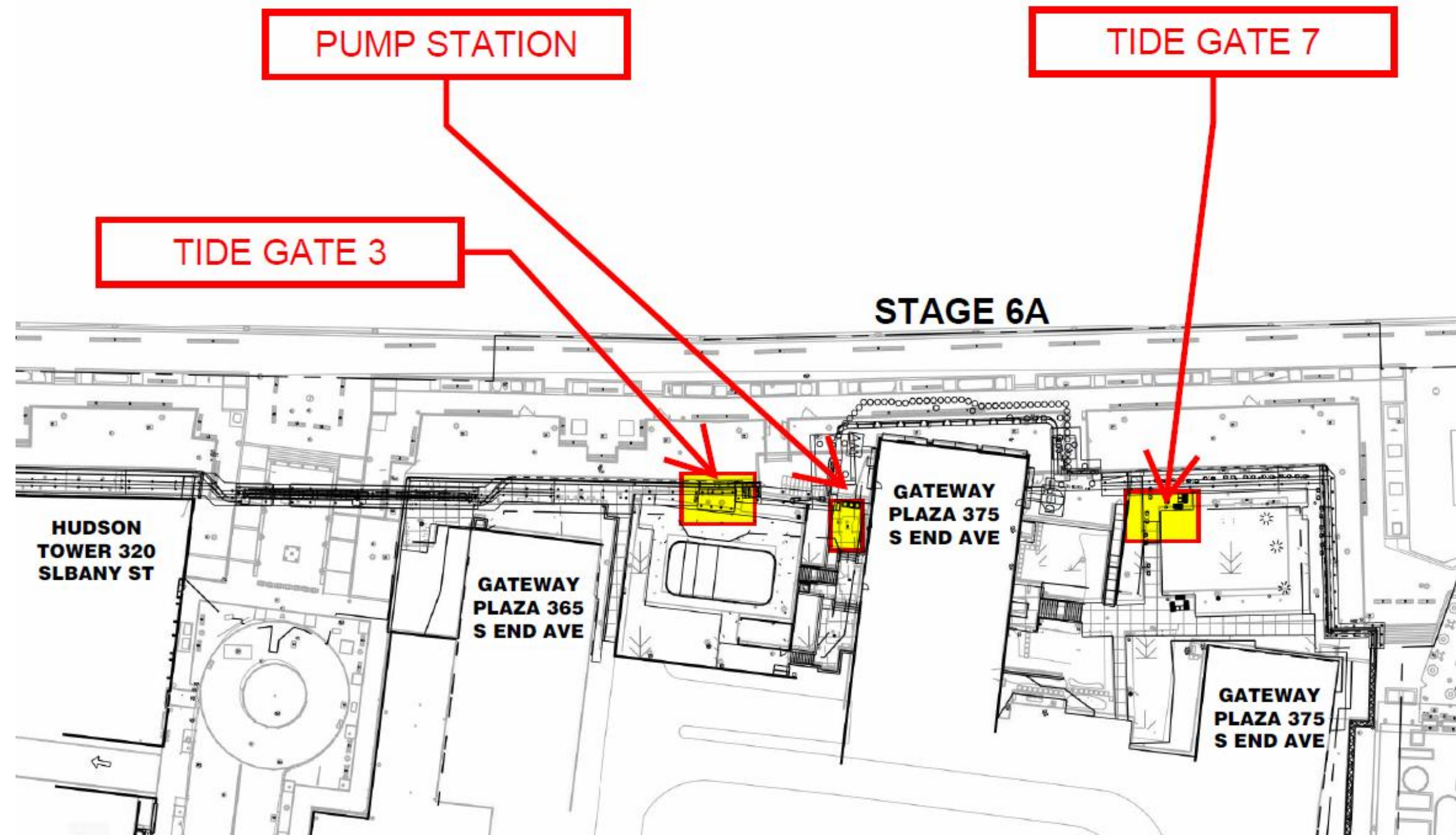


A map of the Tribeca neighborhood in New York City, specifically the area around West Street. The map shows various streets and buildings. A red dashed line outlines a specific area, likely the project site. The text "REACH 1 WEST STREET/ TRIBECA (Tide Gate)" is overlaid on the map.



Upcoming Work Adjacent to Gateway Plaza

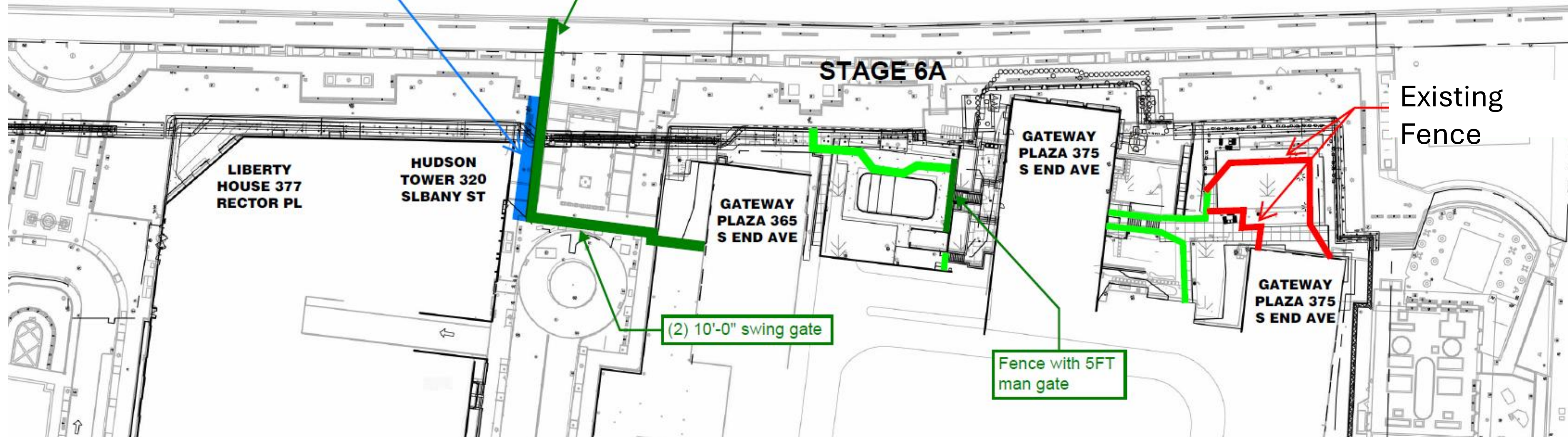
- **Tide Gate 7:** Forms, rebar, and concrete pours through end of October
- **Tide Gate 3:** Area demo and prep for piles mid-October through November
- **Pump Station:** Area demo and prep for piles mid-October through November



Upcoming Work Adjacent to Gateway Plaza

- The intent is to finalize work on the south side of 375 SEA (Pump Station and Tide Gate 3) by summer of 2027
- Use of the **north lawn** is restricted through at least mid-2028
- Access the business center and gym from the **north side in the coming weeks**

EXISTING 5FT
PEDESTRIAN
SIDEWALK FOR
ACCESS TO / FROM
ESPLANADE TO
REMAIN



Reach 6 Tree Summary

Total Removals (including 14 “Conditions removals”): **144 (139 + 5)**

Total New Trees: **158 (153 + 5)**

Anticipated 6A Removals: 54 (49 + 5)



New Tree Canopy

- New trees will be planted during the landscaping phase each area under construction- typically at the end
- Tree purchases will be timed to allow for **uninterrupted growth in nurseries before planting** occurs
- Tree canopy will be far **more diverse (age and species)** than it is today thereby creating a more resilient and functional urban ecosystem. The benefits include:
 - Provide a **range of different habitats** for wildlife
 - **Extend the blooming season** for pollinators and visual interest
 - Increased **resistance to disease, salinity, heat, and drought**
- **68 different species** to be planted including:
 - **American Holly**
 - **Winter King Hawthorn**
 - **River Birch**
 - **Tupelo**



Winter King Hawthorn



River Birch



Tupelo



American Holly

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Project Timeline and Phasing

Project Timeline

Construction began Fall 2025 and will finish in late 2030

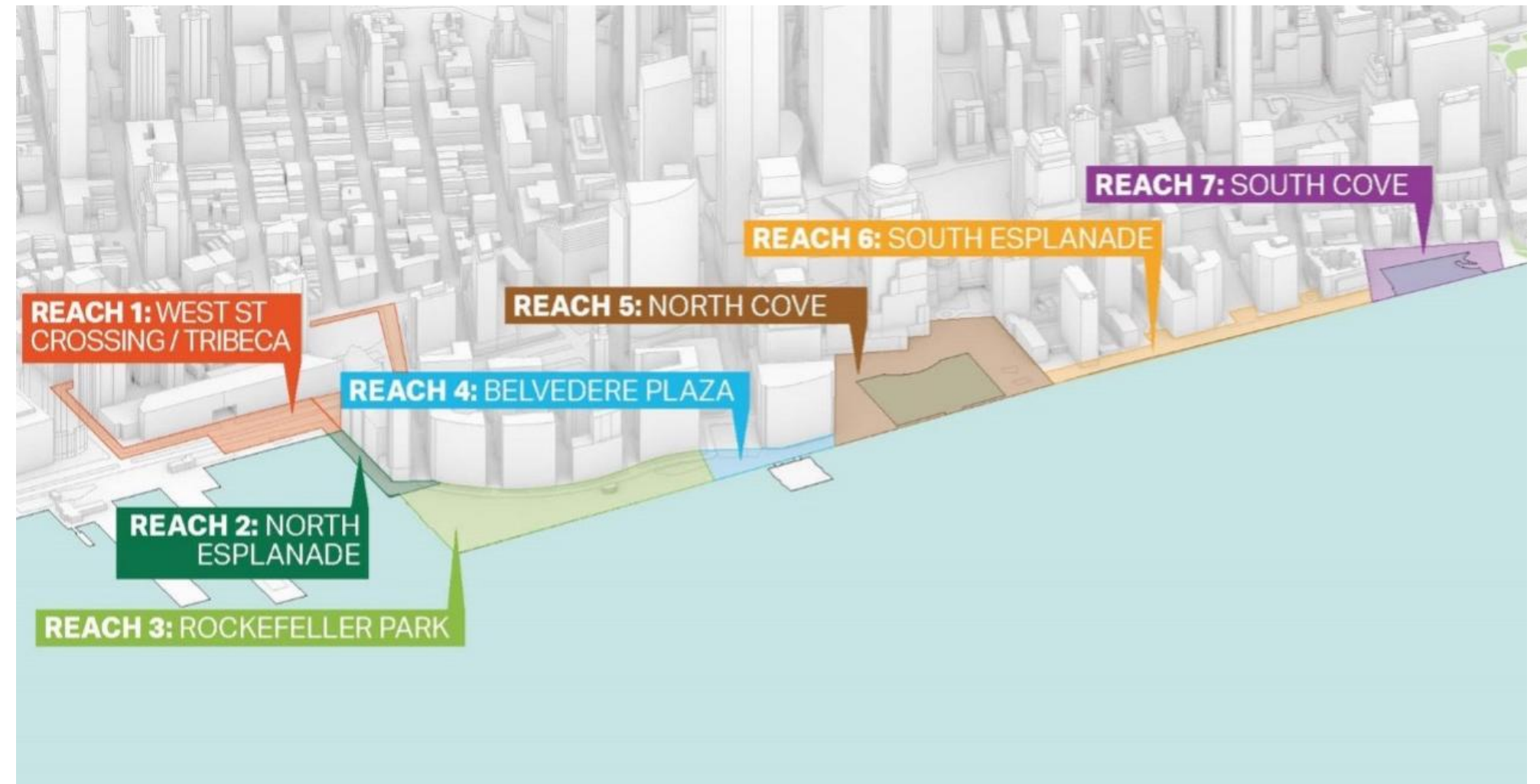
Current Start Dates & Durations *(subject to change)*

Site Readiness:

- **Albany St – completed**
- Rector Place – engineering ongoing
- North Cove – utility relocations ongoing
- Vesey Place – on hold for Con Ed work
- Chambers – on hold for Con Ed work
- Stuyvesant – 41 piles completed

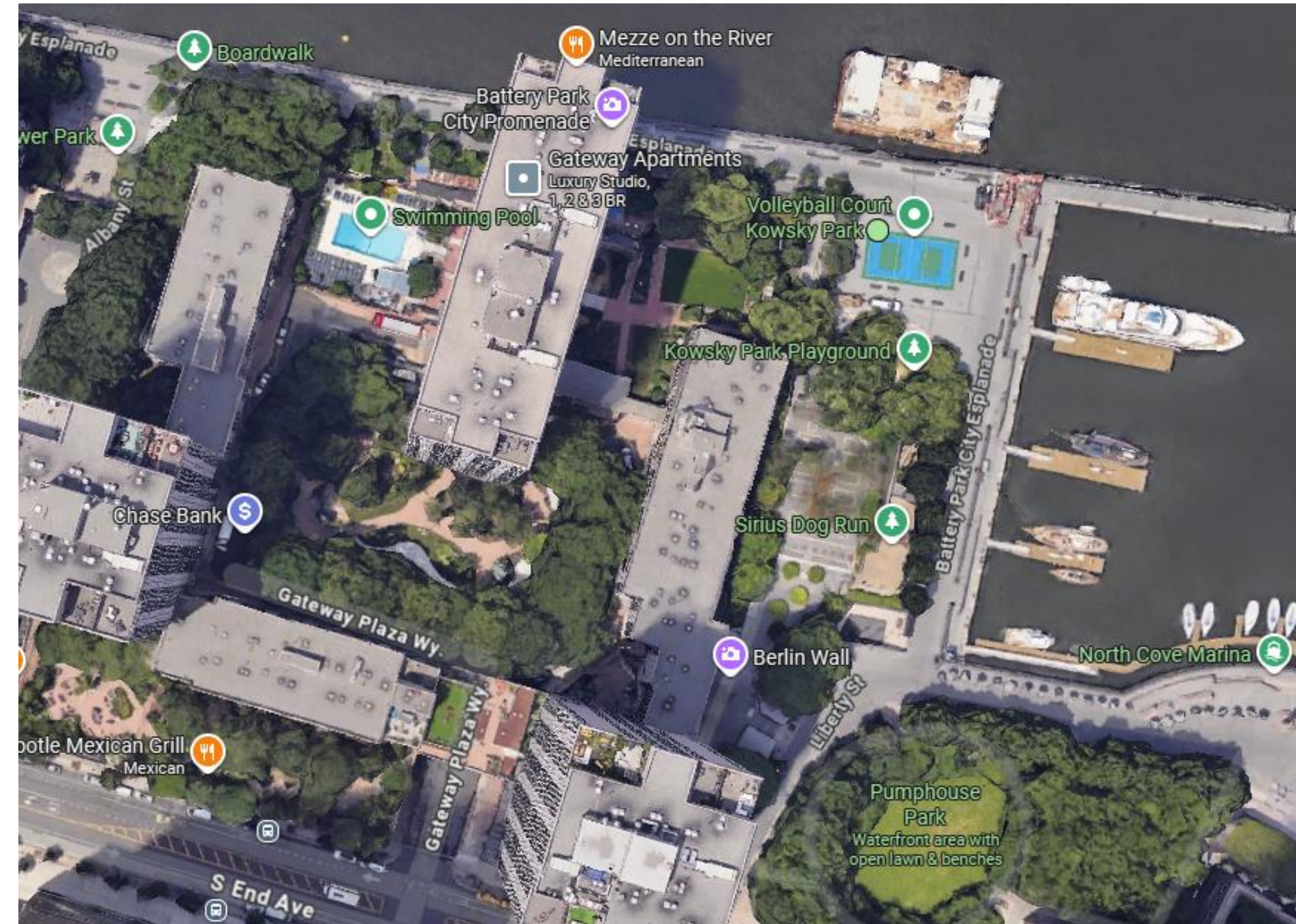
Flood Barrier System Construction Schedule

- **North Cove: 2nd Quarter 2026 (57 months)**
- **South Esplanade: 2nd Quarter 2026 (50 months)**
- South Cove: Work underway (28 months)
- West St Crossing/Tribeca: 3rd Quarter 2026 (48 months)
- North Esplanade: 3rd Quarter 2026 (43 months)
- Belvedere Plaza: 1st Quarter 2027(43 months)
- Rockefeller Park: 2nd Quarter 2028 (28 months)



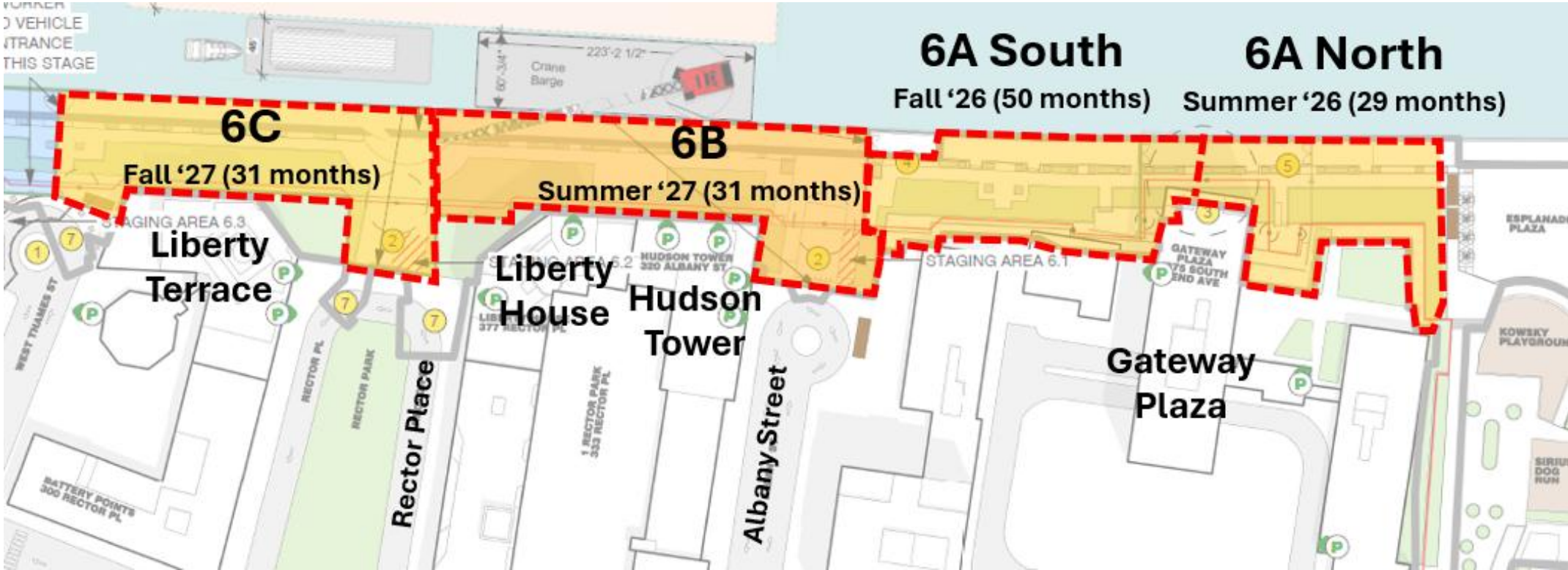
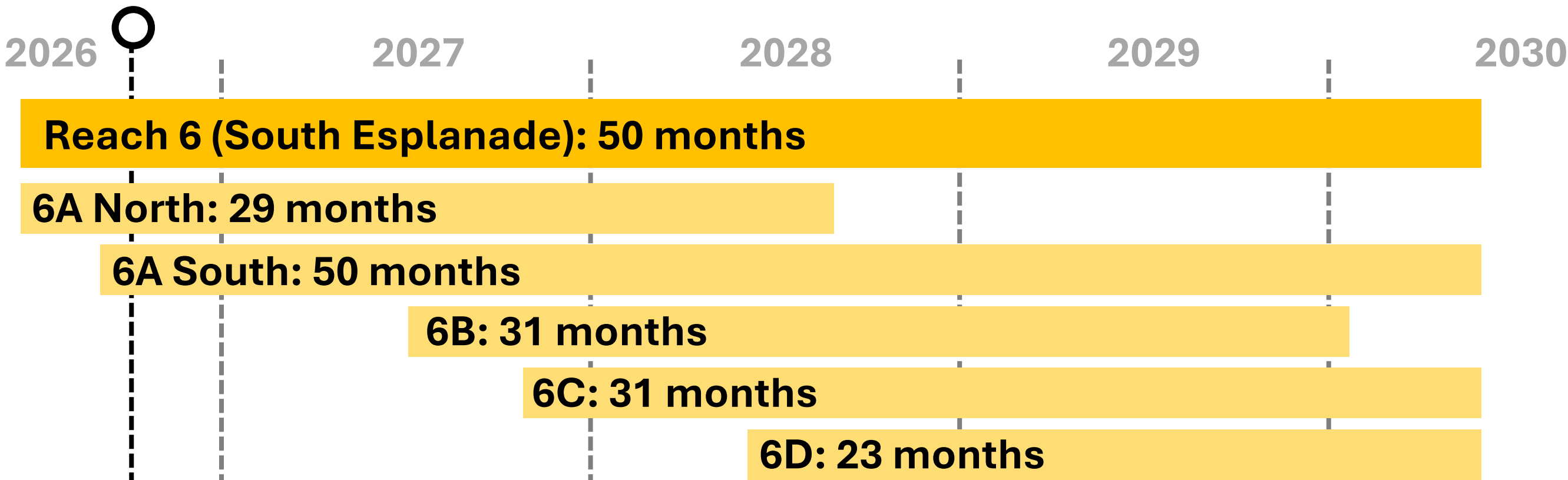
Project Timeline- Gateway Adjacent Work

- **Overall construction anticipated to finish in Fall 2030**
 - This timeline depends on agency approvals and construction logistics (ongoing)
- **Site Readiness Work Timeline**
 - Albany Street Tide Gate finished
 - Albany St esplanade access still available
- **Flood Barrier System Construction Timeline**
 - **Phase 5E West** Began April 2026 (21 months)
 - **Phase 6A North** Began June 2026 (29 months)
 - **Phase 6A South** Began Sept 2026 (50 months)
 - **Phase 6B** Begins Summer 2027 (31 months)



Project Timeline- Reach 6 (South Esplanade)

We are here



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Outreach

New and Coming Up



Sign up for Building-Specific Notifications

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

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

Community Construction Liaison

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



Sign up by scanning here

- **Building-Specific Notifications** launched September 2:
 - These notifications will be reserved for construction activities such as **overnight work, planned utility shutdowns, or weekend construction** that may impact your building.
 - Routine project updates will continue to be communicated through existing channels, such as the bi-weekly project newsletter and project website.
 - So far, 85 Gateway residents signed up, subscribe on the [BPCR website](http://bpcoresiliency.info) or by scanning this QR code. Sign up today!
- **BPC Resiliency “Drop-Ins”:**
 - Tuesdays, thru December 22, 5-6PM @ 200 Rector Place Community Room
 - Fridays thru December 18, 12-1PM @ 6 River Terrace
- **Next CAC Meeting to be scheduled TBD**
- **Next Gateway TA Meeting to be scheduled TBD**

Contact

Michael Ryan

nw@bpca.ny.gov

(917) 436-6739

Feedback, questions, or concerns
regarding BPCR initiatives.

Community Board 1 (CB1)

man01@cb.nyc.gov

(212) 602-6300

Feedback, questions, or concerns
regarding independent community
monitoring.

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Questions and Answers from Last Meeting

Questions and Answers from the Last Meeting

Questions submitted on Slido have been answered throughout the presentation and/or will be provided after this meeting.

QUESTION

Why is the timing of 6A South so much longer in duration than 6A North?

ANSWER

Platform reconstruction must be sequential and cannot be completed simultaneously. The construction of 6A South platform depends first on the completion of 6A North platform.

Questions and Answers from the Last Meeting

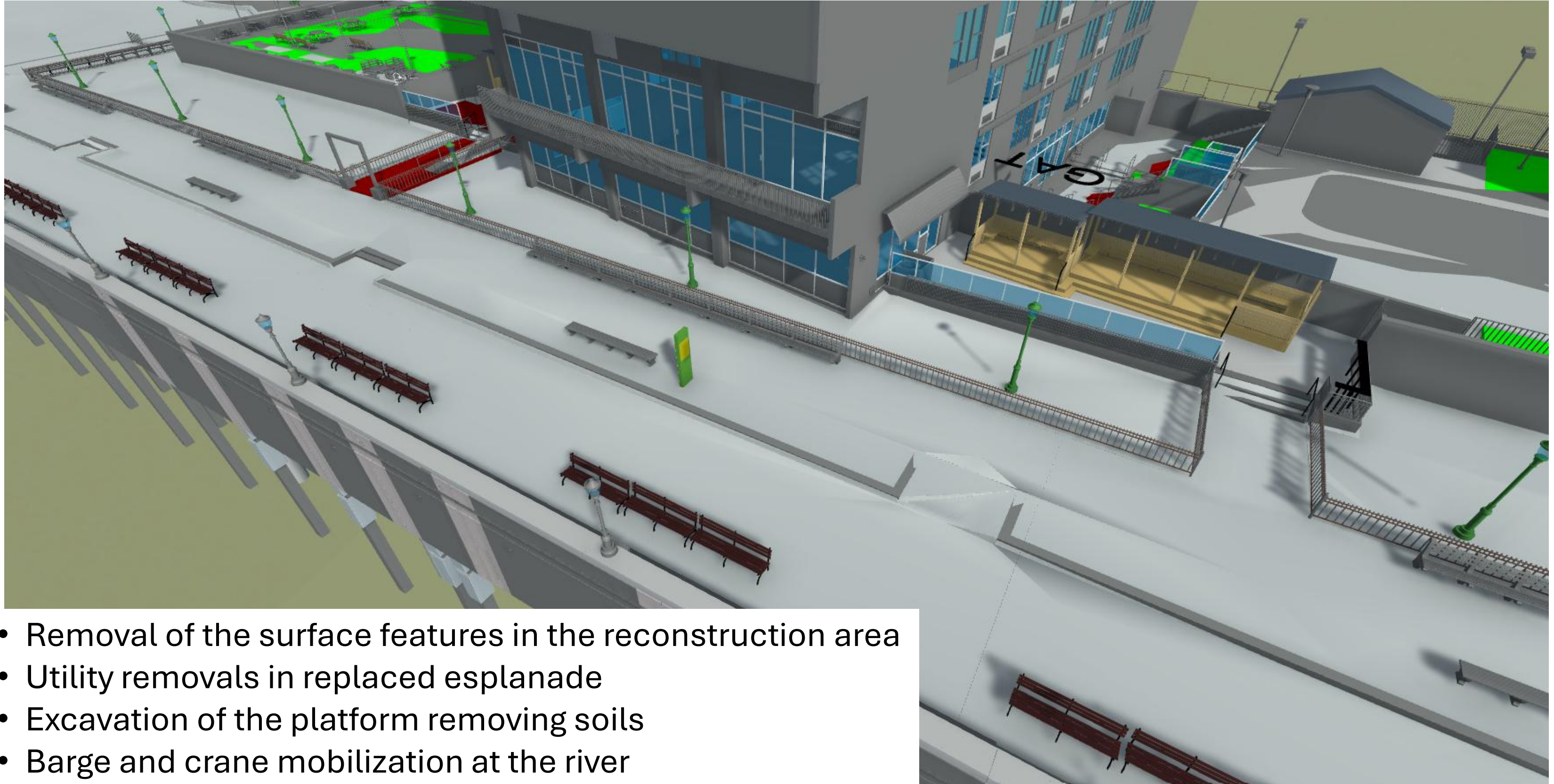
QUESTION

What is the order of operation for the platform reconstruction? (What will residents see and in what order?)

ANSWER

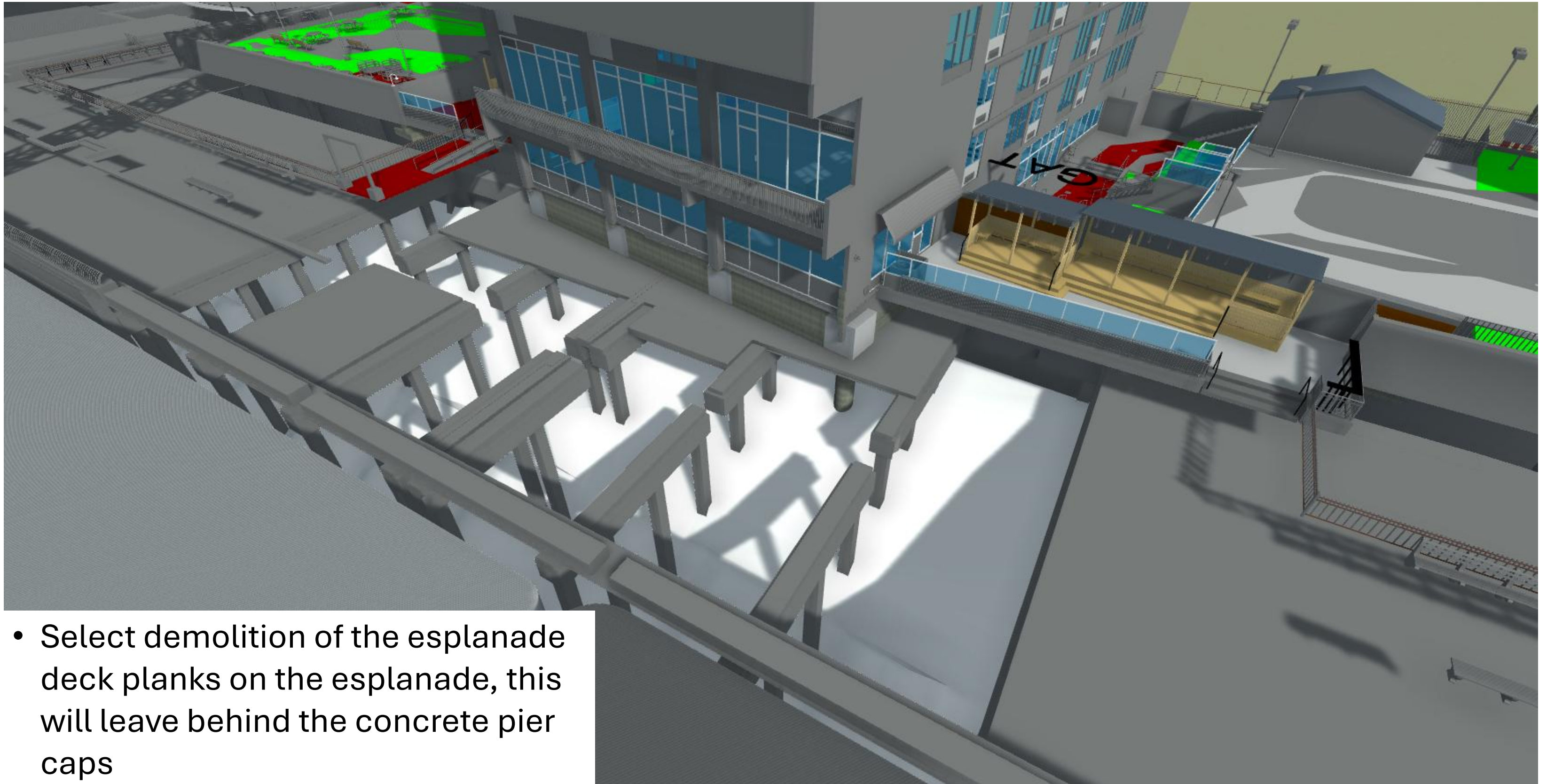
The platform reconstruction and FBS construction are both **structurally independent** of all South Esplanade buildings, including Gateway Plaza. See the model diagram in the following slides.

Platform Construction



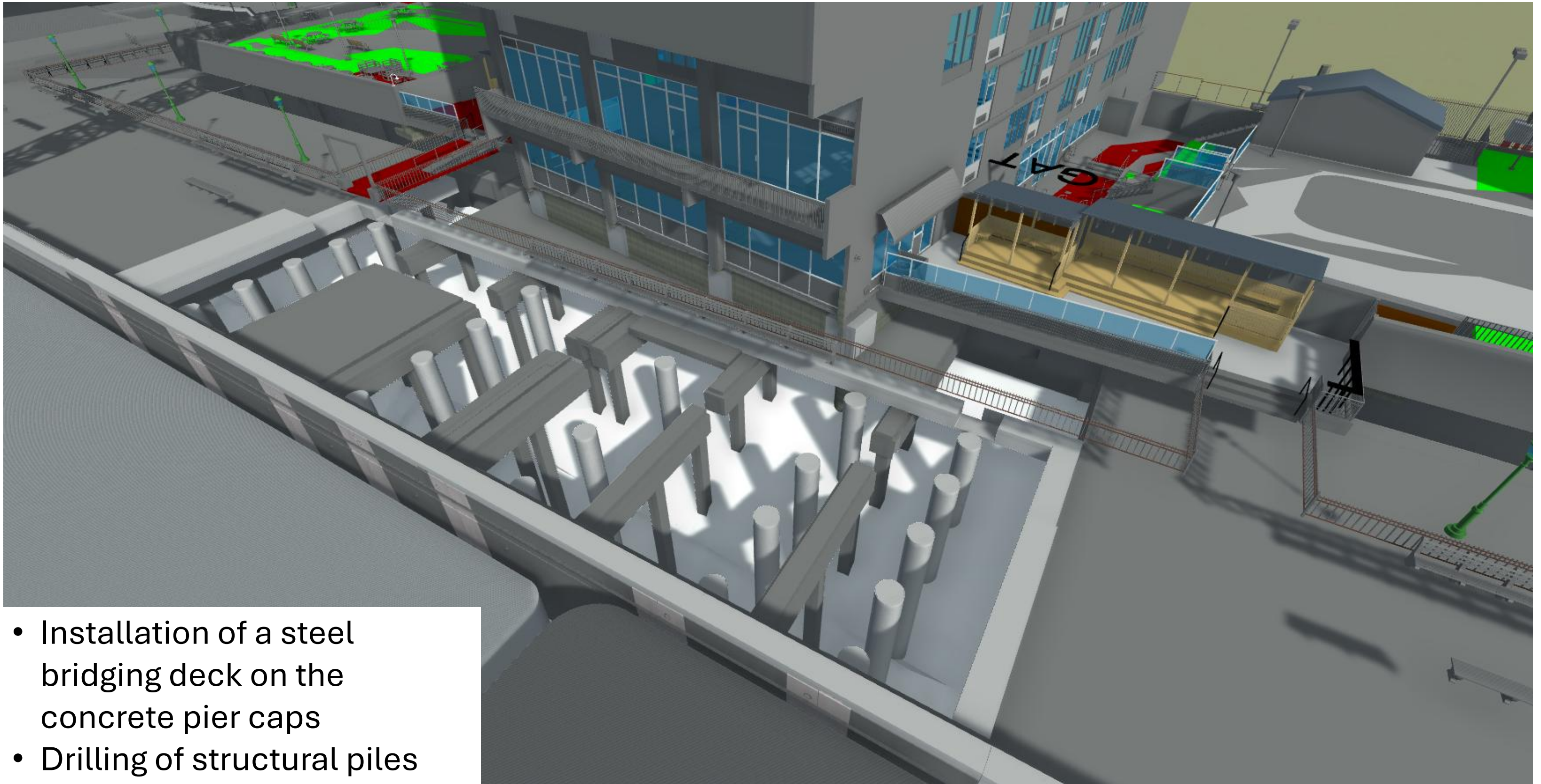
- Removal of the surface features in the reconstruction area
- Utility removals in replaced esplanade
- Excavation of the platform removing soils
- Barge and crane mobilization at the river

Platform Construction



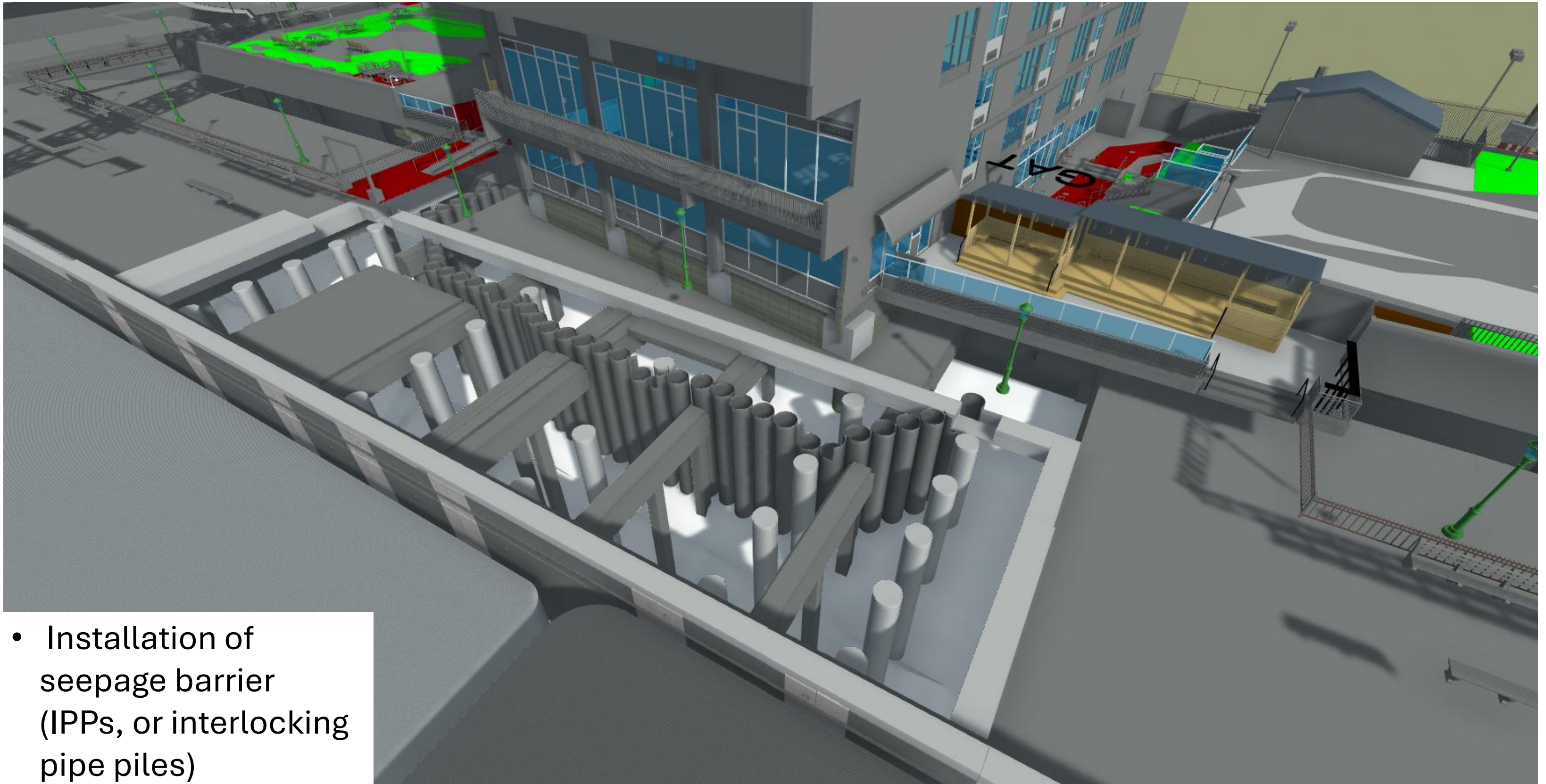
- Select demolition of the esplanade deck planks on the esplanade, this will leave behind the concrete pier caps

Platform Construction



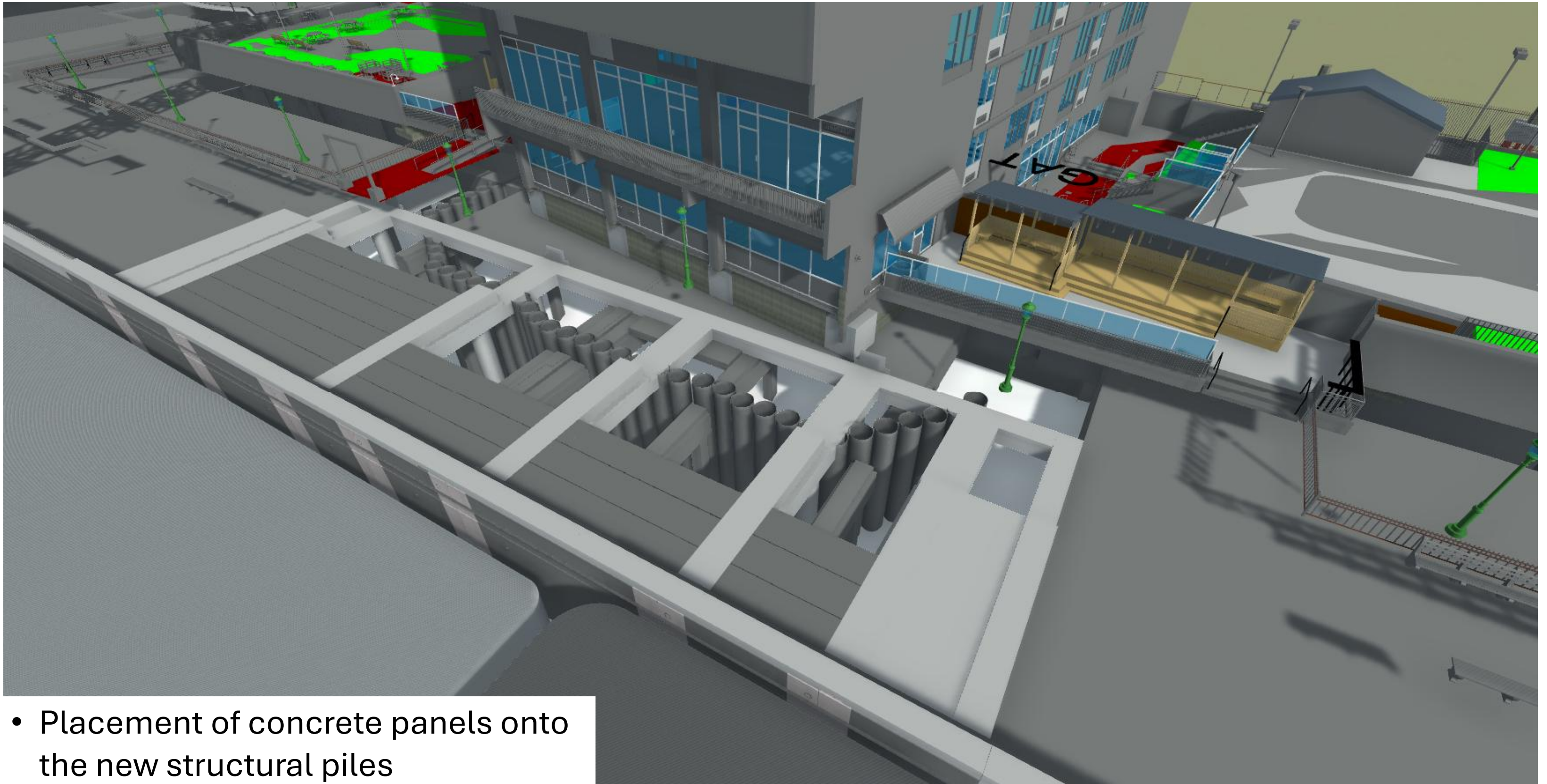
- Installation of a steel bridging deck on the concrete pier caps
- Drilling of structural piles

Platform Construction



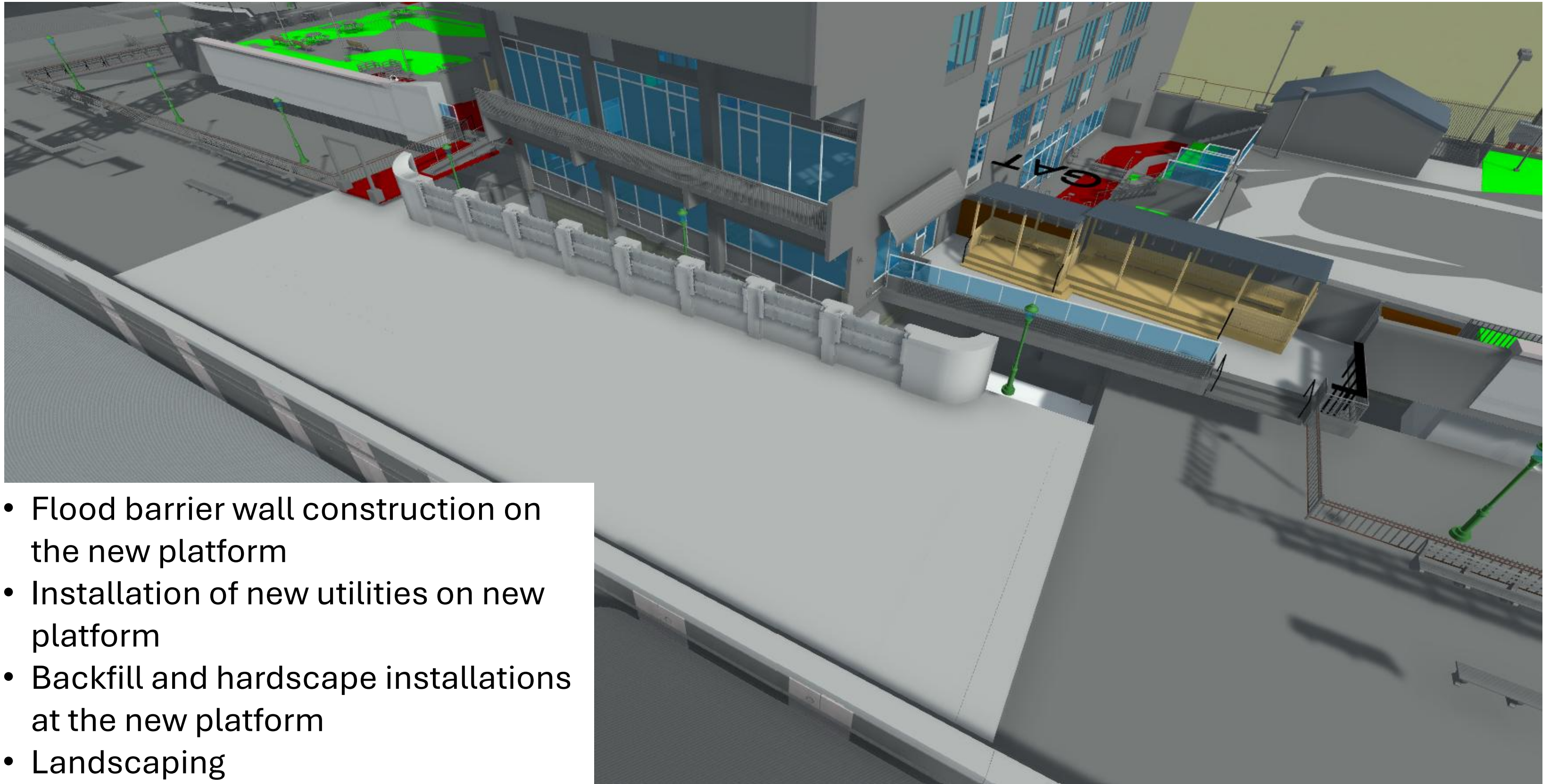
- Installation of seepage barrier (IPPs, or interlocking pipe piles)

Platform Construction



- Placement of concrete panels onto the new structural piles

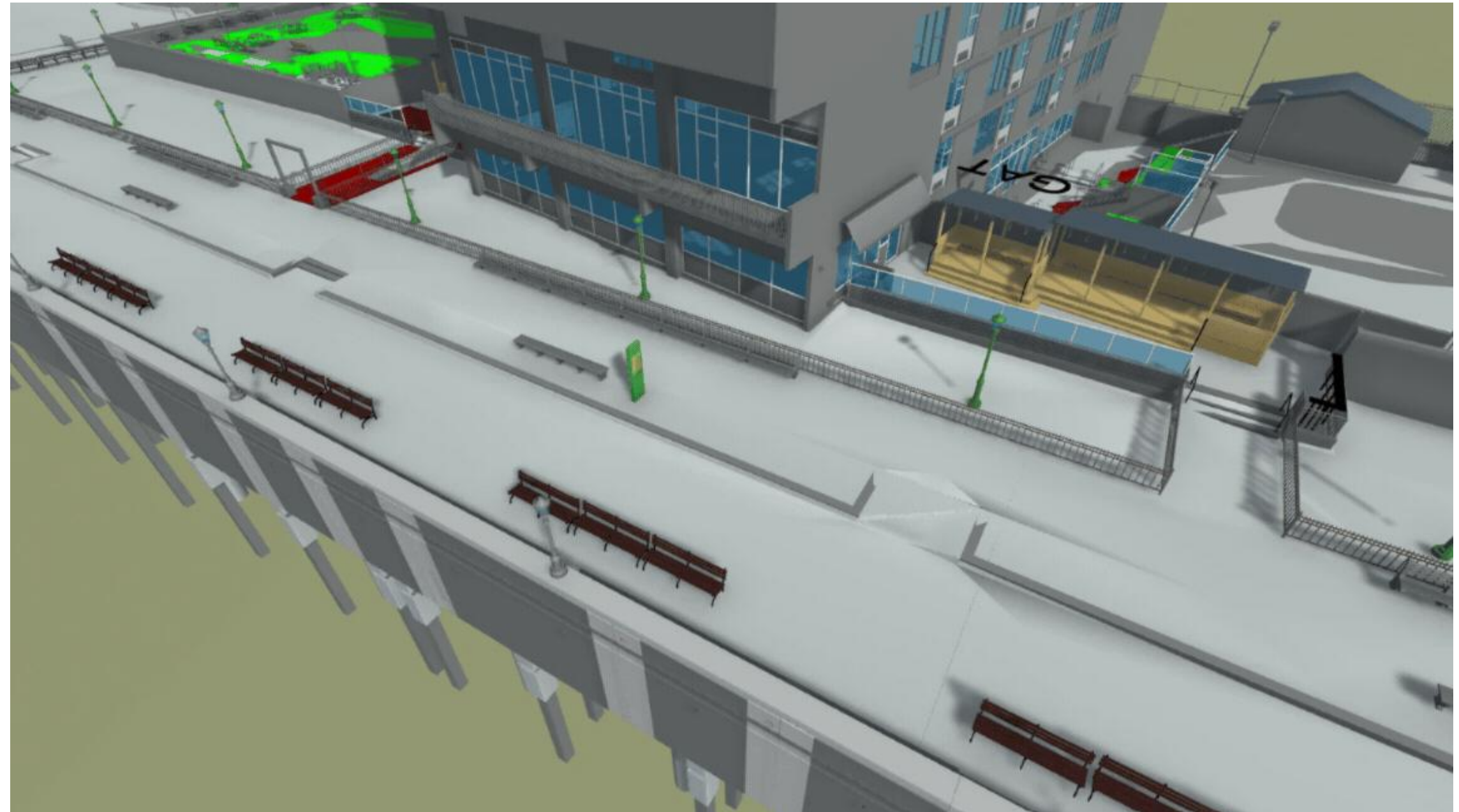
Platform Construction



- Flood barrier wall construction on the new platform
- Installation of new utilities on new platform
- Backfill and hardscape installations at the new platform
- Landscaping

Platform Construction

- Removal of the surface features in the reconstruction area
- Utility removals in replaced esplanade
- Excavation of the platform removing soils
- Barge and crane mobilization at the river
- Select demolition of the esplanade deck planks on the esplanade, this will leave behind the concrete pier caps
- Installation of a steel bridging deck on the concrete pier caps
- Drilling of structural piles
- Installation of seepage barrier
- Placement of concrete panels onto the new structural piles
- Flood barrier wall construction on the new platform
- Installation of new utilities on new platform
- Backfill and hardscape installations at the new platform
- Landscaping



To view an animation of the platform construction, please click [HERE](#) to open a new browser window.

Questions and Answers from the Last Meeting

QUESTION

When does the privacy wall at the pool come down?

ANSWER

The site fence will be installed on the pool deck in the **next week**. Once the fence is in, we can start dismantling that retaining wall from the 375 building south to Albany Street. Expect the work to take **about a month** as it will be sequence with other demo operations.

Questions and Answers from the Last Meeting

QUESTION

What is the timing for environmental monitoring installation, and what types of monitors are installed?

ANSWER

Environmental monitoring includes **air, noise, and vibration monitors**. Devices are installed before construction begins, either before or after site capture. For more information on environmental monitoring, visit our project website:

www.bpcresiliency.info

Questions and Answers from the Last Meeting

QUESTION

What is the frequency of construction vehicles to be expected along Albany Street?

ANSWER

Construction vehicles can be expected daily. Frequency during the day will vary depending on activities, and will be **similar to the traffic from Liberty Street to date.**

Questions and Answers from the Last Meeting

QUESTION

Why does the North Lawn need to be closed until 2028?

ANSWER

Due to wind load requirements, a fence cannot be built high enough to create a safe environment on the tenant side of the lawn. That said, we are working closely with Gateway management and **will open areas of the lawn when** both we and Gateway property management feel **the space can be utilized and enjoyed by the tenants.**



Q&A