

QId	Org	Owner	Topic	Upvotes	Question text	REPLY	Consolidated Qid	Slide #	Status
1	BPCA		North Lawn		4 When will the north lawn reopen, & why was it closed much of the summer when we were previously told it would be open.	The area remains closed due to the tide gate work. Due to the constraints of the work area for the tide gate, it is unsafe to keep it open for public access while this work continues. The anticipated re-opening timeline is mid-2028.		40	
2	BPCA		Water Quality		8 What is being done about the brown water issues we continue to deal with and who is going to pay for all the excess water usage ?	Project construction may require temporary shutoffs of water service to buildings. In the event that a planned water shutoff is needed, there is a DEP required notification process in place to alert building managers to any upcoming disruption in water service so that they can notify residents that a water shut off is forthcoming. This DEP protocol will be followed. It is possible that following a water shutoff, brown or discolored water may be observed in individual units. A brown or yellow discoloration of your water is a temporary condition and does not indicate the presence of harmful contaminants. Though discolored water is not harmful, run the faucet until your water is clear and cold before using it to drink or cook.	2, 28, 29		
3	BPCA		Timeline		1 When will the dog park reopen?	2030 - First the Port Authority needs to complete their work and then the Resiliency team does the work. The dog park will reopen when the Reach 5 work is complete. The project team will continue to assess whether the park can be opened sooner.			
4	BPCA				7 What can Gateway do to urge Turner Construction to move their "storage area of equipment" further away from Gateway to the commercial areas.	We are in open communication with the Port Authority with regards to the extents of each projects' limits and will look into how and when the equipment movement can be accommodated.			
5	BPCA		Gateway Pool		3 My lease renews in Feb. when will we know the status for the pool for next summer?	The pool's status is dependent on the status of construction. It is our goal to finish necessary work before summer 2027 but it is ultimately up to LeFrak on when to reopen the pool.			
6	BPCA				5 Thanks. Could you repeat the details regarding future work under 375 S End (Gateway)? Are the existing pilings being replaced, and if so, how will that be done?	The platform replacement work will be conducted from barges. The presentation provided more detail on this process.			
7	BPCA		North Lawn		3 Why is the entire North Lawn park closed for the past 8 weeks when there has been no activity. why also closed nights and weekends? We are losing more amenities	The North Lawn has been closed due to construction mobilization for the flood barrier system construction. It needs to be closed on nights and weekends as well for liability purposes.			
8	BPCA		Lefrak		13 Why was lefrak compensated for the impact and disruption of the construction and not the residents ?	Conversations about any property access, surveys, and/or easements required to facilitate NWBPCR construction occur between BPCA and the owner(s) of the building in question.	8, 38		
9	BPCA		Sound Monitoring		6 Can they please start loud construction after 8 am? 7 am is so early	Construction will follow Department of Building's standard working hours of 7:00AM-6:00PM on weekdays, but to the extent that it is possible, we will limit loud work until after 8:00am.			
10	Gateway				5 The RECYCLING bins adjacent to Gateway LPQ are unsafe, attract unwanted visitors, and clothes are scattered around most days. Can Gateway do something, please?	The agenda for the October 13 Zoom presentation is limited to the BPCA Resiliency Project. This question will be forwarded to Gateway Management for their review and response.			
11	Gateway				5 Can we keep the door closed overnight and allow access only with a key fob? It is not safe, and there has been a lot of trespassing.	The agenda for the October 13 Zoom presentation is limited to the BPCA Resiliency Project. This question will be forwarded to Gateway Management for their review and response.			
12	Gateway				3 Could management put up a sign to enforce the 15-foot no-smoking policy near windows and entrances?	The agenda for the October 13 Zoom presentation is limited to the BPCA Resiliency Project. This question will be forwarded to Gateway Management for their review and response.			
13	Gateway				6 Why is Porter trashing our recycling? I see our recyclables being thrown away after their rounds instead of being recycled.	The agenda for the October 13 Zoom presentation is limited to the BPCA Resiliency Project. This question will be forwarded to Gateway Management for their review and response.			
14	Gateway				3 Some neighbors open their front doors while cooking instead of their windows. Is that a fire hazard, and can management send reminders?	The agenda for the October 13 Zoom presentation is limited to the BPCA Resiliency Project. This question will be forwarded to Gateway Management for their review and response.			

15	Gateway			8	Could we put a sign by the front desk, like other buildings in the area, that says, "All Visitors and Deliveries Must Check In"?	The agenda for the October 13 Zoom presentation is limited to the BPCA Resiliency Project. This question will be forwarded to Gateway Management for their review and response.			
16	BPCA			0	What are the plans for pumphouse park? Specifically will there be picnic tables, if so how many? Apparently the plan has not been finalized	The design for Pumphouse Park and picnic tables north of Pumphouse Park will closely resemble what was there before construction.		11+12	
17	BPCA		Rodent Mitigation	10	Noticed LOTS of rats near the construction site. Is anyone doing anything to prevent rats from coming to Gateway, which seems inevitable in the winter	The NWBPCR rodent mitigation plan includes strategies such as rodent-proof dumpsters, compactors, and trash cans; routine removal of debris construction materials and trash; rodent-proofing treatments to utility entrances, pipes, etc.; employment of rodenticides or mechanical control devices (traps, glue boards); and regular treatment of rat burrows.	17, 31		
18	BPCA		Timeline	7	Does the Turner have any incentives for finishing all or part of the project early? Any penalty for being late?	As with all progressive design build projects, the contractor has agreed to deliver the project on a given schedule and within a certain budget. Project delays mean extra labor costs for them, so they are incentivized to finish as quickly as possible.			
19	BPCA		Water Quality	6	Can you provide evidence from a large sample size that the water actually coming out of our faucets (not a testing site) is safe to consume?	Project construction may require temporary shutoffs of water service to buildings. In the event that a planned water shutoff is needed, there is a DEP required notification process in place to alert building managers to any upcoming disruption in water service so that they can notify residents that a water shut off is forthcoming. This DEP protocol will be followed. It is possible that following a water shutoff, brown or discolored water may be observed in individual units. A brown or yellow discoloration of your water is a temporary condition and does not indicate the presence of harmful contaminants. Though discolored water is not harmful, run the faucet until your water is clear and cold before using it to drink or cook.			
20	BPCA		Safety Plan	2	I was assaulted (not hurt) on Sept 12, 8pm on the Esplanade as I turned into the Albany passage to exit. Can Albany & Rector be wider with lighting+security?	We are very sorry to learn about this incident and would refer you to the local precinct (information below) to file a report about it. As general guidance (and as always) please call 911 for any emergencies, crimes in progress, or for someone presenting a threat to themselves or others. For quality-of-life matters please contact our BPC Ambassadors at (212) 945-SAFE; via email at: bpcallied@bpca.ny.gov; or in-person at their 200 Rector Place Command Center.			
21	Gateway			1	Hi. Just wanted to ask if there are any blogs available that might touch on issues where Gateway modified a unit and is now denying it.	The agenda for the October 13 Zoom presentation is limited to the BPCA Resiliency Project. This question will be forwarded to Gateway Management for their review and response.			
22	BPCA		Sound Monitoring	3	The constant beep beep beep from the north cove site is maddening. Literally! What can be done about this?	Construction hours follow New York City's standard timeframe of 7AM-6PM on weekdays, but to the extent that it is possible, the project team we will limit loud work until after 8AM. Back-up alarms protect workers and the general public from serious injury. It is also a legal requirement. In the U.S., OSHA requires vehicles with an obstructed rear view to have a working reverse alarm, unless a spotter signals that it's safe to back up. Construction will follow Department of Building's standard working hours of 7:00AM-6:00PM, but to the extent that it is possible, we will limit loud work until 8:00am.			
23	BPCA		Timeline	2	What is the status of the port authority construction project outside of 385? Seems like work has stopped. Why is it 2+ years delayed?	The most recent update from the Port Authority of New York & New Jersey (PANYNJ) indicates work concluding in early 2028. Any further questions should be directed to the PANYNJ, which last presented to Manhattan CB1's Battery Park City Committee about this item in June 2026. You can watch video of that presentation here: https://youtu.be/0aFxxFJAAZo?t=25 .			

24	BPCA		Timeline	2	It seems like work is progressing quickly in north cove/pump house. Why is it expected to take 4-5 more years? Pls explain what's going to be done.	The work in Reach 5/ Pumphouse Park requires the longest construction duration in the entire project due to the scale and complexity of the work.			
25	BPCA		Air Quality	2	Can the exhaust from the construction equip be filtered so it doesn't cause such a bad pollution issue next to 385. Some days I can't open my windows.	Environmental protection measures include dust suppression, emissions reduction practices, protection of existing vegetation where feasible, careful management of construction materials, and restoration of disturbed areas following construction. Noise and air quality mitigation measures are also implemented throughout the Project in accordance with applicable regulations and permit requirements. The Project team continues to coordinate with regulatory agencies throughout construction to ensure environmental requirements are met. Any air quality alerts are met with swift action from the project team. If you notice extreme exhaust, please report it with as much detail as you can to the BPCR and CB1 teams.			
26	BPCA			3	Many restaurants have very few diners in both Brookfield and food court. Many store fronts empty. Mezze Treadwell closed family places closed? What is strategy?	To minimize impacts to residents, businesses, and visitors, the project has been divided into multiple construction "reaches" based on location. Each reach follows its own timeline, which allows us to carefully sequence work and maintain access wherever possible.			
27	BPCA		Timeline	2	Turner has not made progress. See construction standing around eating lunch. Why couldn't they have finished the esplanade front BF before destroying gateway	Here are some facts & figures from the NWBPCR work completed to date: Reach 1 (along West Street): 42 piles have been installed to date for the tide gate Reach 2 (Stuyvesant HS): Egress modifications were completed during the summer break and reopened for the school Reach 5E/6N (Gateway Plaza): 34 piles have been installed Reach 6 (South Esplanade): Albany Tide Gate work is complete Reach 7 (South Cove): 54 piles have been installed in front of Regatta and at 2nd Place, and sheet pile installation is complete along 50 and 70 Battery Place The intent of phasing the work is to keep open spaces open for as long as possible without affecting the overall timeline of the project. While we want to ensure work is progressing safely and efficiently at all times, the folks working daily to protect our neighborhood from flooding are entitled to take lunch.			
28	BPCA		Water Quality	2	brown water in bathtubs drinking faucets is alarming. Remember there are still chemicals in ground from 911.. is construction dredging asbestos into water?	Project construction may require temporary shutoffs of water service to buildings. In the event that a planned water shutoff is needed, there is a DEP required notification process in place to alert building managers to any upcoming disruption in water service so that they can notify residents that a water shut off is forthcoming. This DEP protocol will be followed. It is possible that following a water shutoff, brown or discolored water may be observed in individual units. A brown or yellow discoloration of your water is a temporary condition and does not indicate the presence of harmful contaminants. Though discolored water is not harmful, run the faucet until your water is clear and cold before using it to drink or cook.	2, 28, 29		
29	BPCA		Water Quality	1	Gateway put filters onto bathtub faucets drinking water. Obviously NOT clean water - chemicals brown earth construction asbestos 911 chemicals in ground	Project construction may require temporary shutoffs of water service to buildings. In the event that a planned water shutoff is needed, there is a DEP required notification process in place to alert building managers to any upcoming disruption in water service so that they can notify residents that a water shut off is forthcoming. This DEP protocol will be followed. It is possible that following a water shutoff, brown or discolored water may be observed in individual units. A brown or yellow discoloration of your water is a temporary condition and does not indicate the presence of harmful contaminants. Though discolored water is not harmful, run the faucet until your water is clear and cold before using it to drink or cook.	2, 28, 29		

30	BPCA		Timeline	2	Tribeca Citizen is reporting that esplanade will now be closed for 10 years — not surprising as turner making no progress - stand around all day no work	We are not aware of reporting that indicates a 10 year closure of the Esplanade. Such reporting, if it does exist, is not accurate according to the current construction schedule. Significant portions of the BPC Esplanade, especially in the north neighborhood will remain open over the full course of construction.			
31	BPCA		Rodent Mitigation	2	The rat situation is terrifying why hasn't turner or lefrak dealt with this ?	The NWBPCR rodent mitigation plan includes strategies such as rodent-proof dumpsters, compactors, and trash cans; routine removal of debris construction materials and trash; rodent-proofing treatments to utility entrances, pipes, etc.; employment of rodenticides or mechanical control devices (traps, glue boards); and regular treatment of rat burrows. In addition, the BPCA has in place its own rat mitigation program for parks and public spaces throughout Battery Park City, by, among other things, utilizing dry ice in rat burrows (read more here: https://nypost.com/2023/01/29/rats-battery-park-city-uses-dry-ice-to-kill-vermin/). These efforts will continue to be coordinated with the NWBPCR team over the course of project construction.	17, 31		
32	BPCA		Timeline	4	What is the date when major construction will start on the north side of Gateway 500 to remove the existing wall? How will tenants be impacted, be transparent!	Work is underway. Work entails demolition and pile drilling so there will be noise and vibrations. Please refer to our presentation or project website for more information.			
33	BPCA			1	Could we see plans with a bit more detail than the renderings posted outside, which seem to show mostly parking lots and paving with trees in the background?	A full flythrough video of the Project's design can be found here: https://youtu.be/GaPBwlna9ao			
34	Gateway			2	security guard acknowledged homeless are sneaking into the buildings to sleep. They found several times .Doors should be locked and Key Fobs used by tenants.	The agenda for the October 13 Zoom presentation is limited to the BPCA Resiliency Project. This question will be forwarded to Gateway Management for their review and response.			
35	BPCA			1	Our community needs a quality, affordable supermarket! With so many residents, we shouldn't have to travel far or risk lost deliveries ! Like TJ ,Lids ,WF	The agenda for the October 13 Zoom presentation is limited to the BPCA Resiliency Project. This question will be forwarded to Gateway Management for their review and response.			
36	Gateway			1	homeless sneaking in to sleep is of great concern. high priority issue as daughters coming home from college studying in library at late hours Lack of security	The agenda for the October 13 Zoom presentation is limited to the BPCA Resiliency Project. This question will be forwarded to Gateway Management for their review and response.			
37	Gateway			1	The gateway maintenance team is unresponsive. How do we improve responsiveness?	The agenda for the October 13 Zoom presentation is limited to the BPCA Resiliency Project. This question will be forwarded to Gateway Management for their review and response.			
38	BPCA		Lefrak	3	What was the compensation, concessions, incentives, and/or other consideration that Lefrak received as part of the easement for the construction project?	Conversations about any property access, surveys, and/or easements required to facilitate NWBPCR construction occur between BPCA and the owner(s) of the building in question.	8, 38		
39	BPCA		Safety Plan	2	Did all or part of the construction projects or reaches require a Site Safety Plan? If so, can the plan be made available and added to the BPCR website?	The plan has been shared with LeFrak, please reach out to the Gateway Tenants Association for access.			

40	BPCA		Air Quality	0	Is the environmental monitoring 24/7 or only Mon-Fri 7am-6pm? Some webpages contradict each other as well as some other communications?	Air, noise, and vibration monitors are active 24/7, year-round. Live data from monitors gives the Project team real time updates on conditions in the field. We are working on updating the website with this information, if there are other parts of the website that seem unclear, please let us know so we can make clarifications.			
41	BPCA			2	What are the major construction milestones Gateway residents should expect between now and October 2027?	Please review slides 21 and 22 for construction milestones for the entire project and for Gateway adjacent work.		21+22	
42	BPCA			2	Will residents have access to structural, vibration and noise monitoring results, not just air-quality reports?	Monthly noise and air monitoring are published by the NWBPCR project team and verified by the independent community monitor. Both sets of reports are available on the bpcresiliency.info website. Publication of vibration monitoring reports is not standard protocol for construction projects.			
43	BPCA			1	Why has public reporting focused mainly on air quality when residents are also concerned about noise and vibration?	Monthly noise and air monitoring are published by the NWBPCR project team and verified by the independent community monitor. Both sets of reports are available on the bpcresiliency.info website. Publication of vibration monitoring reports is not standard protocol for construction projects.			
44	BPCA		Air Quality	4	How many Excel monitoring stations are operating near Gateway today, and exactly where are they located?	The air monitor plans with locations are in Enovate's monthly reports.			
45	BPCA			4	Will BPCA provide real-time or near-real-time public access to air-quality, sound, and vibration data and alerts?	Air, noise, and vibration monitors are active 24/7, year-round. Monthly environmental monitoring reports are produced by Turner's firm, Enovate, and our independently reviewed and validated by a community monitor, Excel Environmental. These reports will be publicly accessible as they become available to the BPCR team.			
46	BPCA		Air Quality	1	What explains the months-long delay in releasing Excel reports, and what has changed to prevent another delay?	Enovate has been punctual in creating their initial monthly reports, but in order to publish them Excel needs to review and sometimes has comments and questions. This is an important step because Excel is the independent community monitor, and BPCA is ultimately responsible for publishing accurate reports. To the extent possible, we are working with Enovate and Excel to determine how to streamline this workflow without sacrificing due diligence and accuracy.			
47	BPCA		Timeline	1	What is the status of the water-main work near Gateway, and when should residents expect shutdowns or service impacts?	Work is underway. Project construction may require temporary shutoffs of water service to buildings. In the event that a planned water shutoff is needed, there is a DEP required notification process in place to alert building managers to any upcoming disruption in water service so that they can notify residents that a water shut off is forthcoming. This DEP protocol will be followed and we will aim to notify the building and tenants with 48 hours notice when possible. Please make sure you sign up for our building specific notifications.			
48	BPCA		Notice	2	How much advance notice will residents receive before any planned water shutdown affecting Gateway?	Work is underway. Project construction may require temporary shutoffs of water service to buildings. In the event that a planned water shutoff is needed, there is a DEP required notification process in place to alert building managers to any upcoming disruption in water service so that they can notify residents that a water shut off is forthcoming. This DEP protocol will be followed and we will aim to notify the building and tenants with 48 hours notice when possible. Please make sure you sign up for our building specific notifications.			
49	BPCA		Safety Plan	0	What is BPCA's contingency plan if utility work causes an unplanned water, sewer, power or communications outage? Can the plan be published?	If there is an unplanned disruption, the corresponding utility/agency is contacted and they direct recovery response.			

50	BPCA			0	How are complaints logged, tracked and closed, and will BPCA publish recurring complaint themes and resolutions?	Inquiries and complaints are collected from our email, website form, and phone calls. They are logged, tracked, and closed internally. We aim to respond as soon as we can with as much information as possible. Answers to frequently asked questions and concerns can be found on the FAQ page of our website: www.bpcresiliency.info/faqs . You can also refer to our Construction Advisory Committee (CAC) meetings, where we also address frequently asked questions, here: www.bpcresiliency.info/community-engagement			
51	BPCA			0	What decisions affecting Gateway are still open to community input, versus already final and under construction?	The design of the project has been finalized, and the construction team is in frequent communication with building management on construction related issues as they arise.			
52	BPCA			1	What are the biggest project risks and resident risks BPCA sees today for Gateway residents over the next 6–12 months, and beyond?	The NWBPCR project is a major construction project that involves extensive below-grade work and sometimes inaccurate as-built records. In any construction project, the biggest risks are typically unexpected obstacles in the ground, such as large rocks or utilities.		21+22	
53	BPCA		Safety Plan	4	Does BPCA have a written emergency plan ready for a major flood, building failure, water-main collapse, or similar, and who leads the response? Is it public?	For water main incidents, this is a DEP led response once they are notified. For coastal storm and other flooding events, if we perceive that our work has made an area within Gateway more vulnerable due to a flooding event before construction is complete, we will install protective measures such as a "muscle wall."			
54	BPCA		Safety Plan	4	Who installed the crack gauges on Gateway buildings/walls, who monitors them, how often are they read, and what movement triggers action?	Enovate - who is on-site daily and looks for issues around the gauges by walking the site. There's an established threshold which Enovate measures against with the gauges.			
55	BPCA		Safety Plan	2	Are Gateway's crack gauges part of a broader structural monitoring program, and what other settlement, movement or vibration monitoring is in place?	This is all part of the engineering plans that were approved for work to begin. As set out in the Community Air Monitoring Plan (CAMP), the NWBPCR team conducts environmental monitoring throughout construction in all seven Project Areas to ensure the ongoing health and safety of the adjacent community. Air, noise, and vibration monitors are active 24/7, year-round. Monthly environmental monitoring reports are produced by Turner's firm, Enovate, and our independently reviewed and validated by a community monitor, Excel Environmental.			
56	BPCA		Air Quality	1	What criteria did BPCA use to provide air filters farther south, what is their current condition, and why has Gateway not received the same mitigation?	The dust mitigation plan for the South area calls for filters on induction units at the first and second floor above the Esplanade. There is a plan for filters on the first and second floors on the PTAC units for buildings 365, 375, 385 - the filters are currently being fabricated.			
57	BPCA		Air Quality	1	Has BPCA evaluated Gateway's ventilation conditions and whether filter effectiveness differs based on PTAC age, sealing or fresh-air intake design?	Air monitoring is in place across the NWBPCR site and operates on a 24/7/365 basis. Live data from monitors provides both the Project Team and the independent community monitor with real-time information about site conditions, allowing measures to be implemented as needed to minimize potential community impacts. This monitoring is designed to ensure that air quality outside surrounding residences and throughout the project area remains within regulatory standards. BPCA's responsibility is to ensure that the air outside your apartment meets all applicable air quality requirements. As a result, if outdoor air quality is within regulatory limits, there is no reason to expect impacts to indoor air quality within your apartment related to NWBPCR construction activities.			
58	BPCA		Timeline	1	What is the current status of the NWBPCR lawsuit and any appeal, and could further litigation affect construction or the project schedule?	NWBPCR work will proceed while litigation is ongoing.			

59	BPCA		Timeline	1	What redesign is now required because of the easement that has not been granted and what additional cost or delay does BPCA expect it to cause?	The potential redesign contemplates reversing the structural support for the Flood Barrier System (FBS) wall adjacent to Liberty House and Liberty Terrace such that the structural support would be oriented toward the river, rather than toward the buildings, and thus on BPCA-owned land. This effort could result in significant cost increases and schedule delays, and keep portions of the BPC Esplanade closed to the public for longer periods of time.			
60	BPCA		Timeline	2	Where have field conditions differed from the plans or drawings, what delays have resulted, and how do those delays affect the overall schedule?	Field conditions frequently differ from "as-built" drawings. The total impact of these discoveries to the schedule has not yet been determined.			
61	BPCA		Timeline	1	Which current delays are now on the project's critical path, and has BPCA revised any milestone or final-completion dates as a result?	Adherence to the original schedule remains the goal for the project. See our project website for more information about the project timeline: www.bpcresiliency.info			
62	BPCA			2	What unexpected utilities, subsurface conditions or structural conflicts have been found, and what redesign or additional work has each required?	Field conditions frequently differ from "as-built" drawings. The total impact of these discoveries to the schedule has not yet been determined.			
63	BPCA		Timeline	0	At what point in the North Cove Marina and PATH-tube work will the GC know whether major unknowns remain, and what risks could still affect the schedule?	Field conditions frequently differ from "as-built" drawings. The total impact of these discoveries to the schedule has not yet been determined.			
64	BPCA			0	What investigations or early construction activities must be completed before BPCA can be confident there are no major unforeseen conditions in North Cove?	Field conditions frequently differ from "as-built" drawings. The total impact of these discoveries to the schedule has not yet been determined.			
65	BPCA			1	Given delays on the WTC tunnel rehab from hidden deterioration or similar, what has BPCA done to anticipate similar unknown conditions on NWBPCR?	Field conditions frequently differ from "as-built" drawings. The total impact of these discoveries to the schedule has not yet been determined.			
66	BPCA			1	What schedule and cost contingency has BPCA built in for deterioration or field conditions that cannot be discovered until construction is underway?	Field conditions frequently differ from "as-built" drawings. The total impact of these discoveries to the schedule has not yet been determined.			
67	Gateway			0	Is the dumpster part of the project, or is that just our personal eyesore forever? Its embarrassing having company come with a dumpster on the path to our lobby.	The agenda for the October 13 Zoom presentation is limited to the BPCA Resiliency Project. This question will be forwarded to Gateway Management for their review and response.			
68	BPCA			1	1) How much tree removal is necessary-shade/natural habitats that the trees provide are vital here. 2) restaurants/shops closing due to construction - ideas?	1) It is unfortunately necessary to remove some trees to facilitate construction of the NWBPCR FBS. Trees may require removal because they are located within the limits of work or because construction activities would impact their root zones. The FBS also includes underground elements such as drilled pile foundations and seepage barriers that extend below the surface. Please take a look at slide 19 to see the benefits of the future tree canopy. For example, approximately half of the removed 6A trees were two species- Swamp White Oak and Silver Linden. The future tree canopy will be more diverse (68 different species to be planted across the project) and thus provide a more resilient habitat to the surrounding environment. 2) To minimize impacts to residents, businesses, and visitors, the project has been divided into multiple construction "reaches" based on location. Each reach follows its own timeline, which allows us to carefully sequence work and maintain access wherever possible. We've also removed unnecessary signage and barriers so it's clear that businesses remain open, and we've added local businesses to relevant wayfinding signage. We're encouraged that a new bakery (Butterfly Bakery) recently opened alongside the 500 building, and that a new pizza parlor will soon be opening in the former Picasso space on South End Avenue. BPCA will continue working to keep conditions as business-friendly as possible throughout project construction.			
69	BPCA		North Lawn	1	Gateway MGMT's 8/2 Email: "Due to the Resiliency Project, the North Lawn is closed to 8/14". It is still closed! Why is the project 2 mos. behind schedule?	The area remains closed due to the tide gate work. Due to the constraints of the work area for the tide gate, it is unsafe to keep it open for public access while this work continues. The anticipated re-opening timeline is mid-2028.			

70	BPCA			5	When do you anticipate the deployment of barges with construction equipment on the west side of Gateway? How many will there be and for how long?	Current schedule is for 4 barges between Dec 2026- April 2028.			
71	BPCA			0	please allow some residents of Gateway to help select the trees that you will chop down. there are some absolutely great trees that should be saved.	The project is currently projected to remove approximately 500 trees and plant approximately 525 new trees, resulting in a net increase of 25 trees in Battery Park City after project completion. The replacement planting program is designed not only to offset removals, but also to support a more diverse and resilient urban forest. We are working with a landscape architect and the BPCA horticulture team. Nearly 70 different tree species are planned for planting, including several species that are currently underrepresented or not presently found in Battery Park City. Tree planting will occur on a phased basis throughout construction as individual work areas are completed. See slide 19 from our presentation to learn more about our future tree canopy.			
72	BPCA		Safety Plan	5	The engineers have referred to the edge of 375 S.E. being built on a platform as complicated. What are the plans if unexpected structural situations occur?	In the event that a strategy for construction becomes infeasible, the engineering team will revise the strategy.			
73	BPCA			1	On 9/1 the BPCA construction team damaged a water main causing a water shutdown. Is this \$1.5B Resiliency project underway without an Underground Utility Map?	The water main break was an unanticipated byproduct of the construction work. Fortunately, the main that was hit was an irrigation line. While it was necessary to disrupt water service to the building while the main was repaired, there were no long-term impacts to the building's water supply.			
74	BPCA			1	I've noticed that very little work gets done each day. Why is this? Work seems to be from 7:00 to 8:00. It is an absolute outrage.	The construction team is adhering to the current schedule to the extent possible. We have been able to complete site readiness at Albany St, 41 piles have been installed at Stuyvesant, and work is ongoing in other reaches.			
75	BPCA		Sound Monitoring	3	Can anything be done about the sound level of the beeping on the trucks when they go backward? It sounds like an alarm clock you can't hit snooze on.	Construction hours follow New York City's standard timeframe of 7AM-6PM on weekdays, but to the extent that it is possible, the project team we will limit loud work until after 8AM. Back-up alarms protect workers and the general public from serious injury. It is also a legal requirement. In the U.S., OSHA requires vehicles with an obstructed rear view to have a working reverse alarm, unless a spotter signals that it's safe to back up. Construction will follow Department of Building's standard working hours of 7:00AM-6:00PM, but to the extent that it is possible, we will limit loud work until 8:00am. For machinery/equipment within fenced work areas across the project site, there is an option to change the back-up signal from the beeping alarm to a "whisper" with a "whoosh" sound that doesn't travel. This whisper can be heard by the workers within the site so it meets safety requirements, but doesn't travel so people outside the fence will not hear it. We have switched to whisper signals for all machinery that is on-site.			

76	BPCA		Sound Monitoring	3	Can you please arrange for “white noise back-up beepers”? The incessant “beep, beep, beep” we are experiencing is so annoying- like a perpetual car alarm.	Construction hours follow New York City’s standard timeframe of 7AM-6PM on weekdays, but to the extent that it is possible, the project team we will limit loud work until after 8AM. Back-up alarms protect workers and the general public from serious injury. It is also a legal requirement. In the U.S., OSHA requires vehicles with an obstructed rear view to have a working reverse alarm, unless a spotter signals that it’s safe to back up. Construction will follow Department of Building’s standard working hours of 7:00AM-6:00PM, but to the extent that it is possible, we will limit loud work until 8:00am. For machinery/equipment within fenced work areas across the project site, there is an option to change the back-up signal from the beeping alarm to a “whisper” with a “whoosh” sound that doesn’t travel. This whisper can be heard by the workers within the site so it meets safety requirements, but doesn’t travel so people outside the fence will not hear it. We have switched to whisper signals for all machinery that is on-site.			
77	BPCA			0	First floor 365 building. How high is the construction fence going to be and am I going to lose 100% of my view for the foreseeable years to come?	The fence does not go above the restaurant level. Except when there is an active drilling operation - then there is a temporary tarp placed for the duration of the drilling, but it is installed on the day of the work and comes down at the end of the work day.			
78	BPCA			1	Outside 365 building construction will be 10 feet from my bedroom window for years to come. Who is monitoring the contaminants drawn into my apt?	Construction activities are conducted in accordance with applicable federal, state, and local air quality regulations and include numerous measures to reduce emissions and protect nearby residents and businesses. Air, noise, and vibration monitors are active 24/7, year-round. Monthly environmental monitoring reports are produced by Turner’s firm, Enovate, and our independently reviewed and validated by a community monitor, Excel Environmental. These reports will be publicly accessible as they become available to the BPCR team.			
79	BPCA			0	What will finished wall look like outside the 365 building? How high is that wall going to be compared to? What is there now?	Please review slide 10 to see the wall height across the esplanade. The wall height will be 8’ from the forest walk (19.5’ from the NAVD88, which stands for the North American Vertical Datum of 1988, which is an official vertical reference point frequently used for floodplain mapping)			
80	BPCA		Timeline	0	When will the North Cove reopen?	The goal for reopening North Cove is the end of 2030.			
81	BPCA		Timeline	0	Rumors suggest that several part of the overall project are already behind schedule, please provide details. Is anything ahead of schedule?	Adherence to the original schedule remains the goal for the project.			
82	BPCA			0	Please remove the canvas from the fence in Rector Park. It casts an ominous shadow over the park for most of the afternoon now that the sun is lower in the sky.	Construction barriers and fencing with noise dampening blankets are present to mitigate noise on all adjacent buildings. These blankets are consistent with the guidance of DEP’s Rules for Citywide Construction Noise Mitigation.			
83	BPCA		Sound Monitoring	0	Why was Excel only provided access to the Sound Monitoring start in July and not earlier months?	Enovate has been punctual in creating their initial monthly reports, but in order to publish them Excel needs to review and sometimes has comments and questions. This is an important step because Excel is the independent community monitor, and BPCA is ultimately responsible for publishing accurate reports. To the extent possible, we are working with Enovate and Excel to determine how to streamline this workflow without sacrificing due diligence and accuracy.			
84	BPCA			1	When the esplanade in front of gateway, which is built on piles, as well as part of 375, will everything be removed down to the water level and rebuilt?	Yes, portions of the esplanade to the west of Gateway will be removed and rebuilt. Please refer to the presentation and the GIF for more details.			

86	BPCA				I feel shaking in my living room while construction is in progress. I'm very concerned about the safety of this project and the building.	We are sensitive to the fact that some residents will feel vibration during the course of this project, which is an unavoidable impact for a project of this size and proximity to residential buildings. In order to ensure that BPC residents and our structures remain safe, we have enlisted qualified engineers to extensively study the means and methods of the construction, installed DOB-mandated vibration monitors to make sure vibration levels do not exceed acceptable thresholds, and brought on an independent community monitor as an additional layer of oversight.			
87	BPCA				Who is benefitting from this mess that they call "Resiliency Project". It's certainly not us. This project has destroyed our community.	Thank you for your feedback and patience on this project.			
88	BPCA		Gateway Pool		Are we going to lose complete access to the Gateway pool next summer due to this project?	The pool's status is dependent on the status of construction. It is our goal to finish necessary work before summer 2027 but it is ultimately up to LeFrak on when to reopen the pool.	5, 87		
89	BPCA		Rodent Mitigation		What's being done about the increase in rodents and roaches due to the construction and digging?	The NWBPCR rodent mitigation plan includes strategies such as rodent-proof dumpsters, compactors, and trash cans; routine removal of debris construction materials and trash; rodent-proofing treatments to utility entrances, pipes, etc.; employment of rodenticides or mechanical control devices (traps, glue boards); and regular treatment of rat burrows. In addition, the BPCA has in place its own rat mitigation program for parks and public spaces throughout Battery Park City, by, among other things, utilizing dry ice in rat burrows (read more here: https://nypost.com/2023/01/29/rats-battery-park-city-uses-dry-ice-to-kill-vermin/). These efforts will continue to be coordinated with the NWBPCR team over the course of project construction.	17, 31, 88		
90	BPCA		Timeline		Does construction stop during the winter	Adherence to the original schedule remains the goal for the project. Work will continue in the winter months barring any significant weather.			
91	Gateway				311 confirmed WeCycle bin is on Gateway property. Management is responsible. If WeCycle stays move bin inside. Why risk lives when tragedy can be prevented?	The agenda for the October 13 Zoom presentation is limited to the BPCA Resiliency Project. This question will be forwarded to Gateway Management for their review and response.			
92	N/A				Motion for the grumpy older BPCA members who are paying 1/4 rent everyone else pays to stop complaining about everything like they don't anything better to do.	GTA welcomes differing opinions and questions from all residents. However, we ask that submissions focus on specific questions or concerns that BPCA can address, rather than personal statements or judgments about fellow residents. All residents, regardless of age or housing arrangements, have an equal right to express concerns about matters affecting our community. We encourage respectful, factual, constructive participation.			
93	N/A				Can somebody tell the people crying in the lobby and elevators every day about the trees being cut down that more and better trees are going to be planted?	Thank you for your comment. The removal and replacement of trees is an important concern for many residents, and we encourage everyone to respect differing perspectives. This forum is intended to collect specific questions that BPCA can meaningfully address, rather than personal observations or judgments about fellow residents. Questions about the number, types, locations, and timing of replacement trees are certainly appropriate and welcome. Detailed information about the tree removal and impact can be found at the following BPCA link: https://www.bpcresiliency.info/construction-updates#comp-mp773wg82			
94	Gateway				Photos show people diving head-first into steel bin—a death trap. 311 (is on Gateway property) remove it before someone is seriously injured or killed.	The agenda for the October 13 Zoom presentation is limited to the BPCA Resiliency Project. This question will be forwarded to Gateway Management for their review and response.			

Live 1					Is it correct that pile installation will be the noisiest element of this work? When will piles be installed - beginning when and ending when?	Answered live Yes, pile installation is the noisiest element of this work. However, we are incorporating a variety of construction practices to minimize impacts to the surrounding community and environment while maintaining safe and efficient construction operations. Where feasible, drilled piles will be used instead of driven piles to reduce noise and vibration.			
Live 2					we've been noticing an increase of rodents and pests in the area since the digging occurred - is there any measures that can be taking to prevent this? Albany St	Answered live There is a rodent mitigation plan in place as part of North/West BPC Resiliency work. In addition, BPCA has in place its own successful rat mitigation program for parks and public spaces throughout Battery Park City, whereby we utilize dry ice in rat burrows. Due to our regular dry ice treatments we have not found regular intrusion of rodents into our trash receptacles. Nevertheless, if you see what you believe to be a rat burrow in our parks or public spaces please let us know and we'll flag it for the next round of dry ice treatment. (Albany St was identified on the call as being a point of interest and this has been reported to the BPCA Parks team.) Please also see rat/rodent answers above.			
Live 3					You shared that the air monitoring was in place and that a detailed report was available; however, the report leaves a lot to be desired. There are lots of gaps in the monitoring. What is being done to ensure the monitoring is accurate? It is my understanding that the report shares size of dust particiles - but I'd like to know if the dust/particiles are being tested. Do we know WHAT we are breathing?	Answered live Construction activities are conducted in accordance with applicable federal, state, and local air quality regulations and include numerous measures to reduce emissions and protect nearby residents and businesses. Air, noise, and vibration monitors are active 24/7, year-round. Monthly environmental monitoring reports are produced by Turner's firm, Enovate, and our independently reviewed and validated by a community monitor, Excel Environmental. These reports will be publicly accessible as they become available to the BPCR team. If you have noticed a specific gap in monitoring, please send an email to the BPCR and CB1 teams. Contact information can be found in the slide deck.			
Live 4					Hello, to what capacity is GTA offering guidance, on how LeFrak/Gateway will be working with residents directly affected by the construction and ongoing works for the next 50 months, for example first floor residents? thank you in advance (concerns ranging from noise, pollution, air quality/dust/rent)	Answered live by GTA Please reach out to the GTA			
Live 5					so we most likely will lose access to our pool next summer?	Answered live The pool's status is dependent on the status of construction. It is our goal to finish necessary work before summer 2027 but it is ultimately up to LeFrak on when to reopen the pool.			
Live 6					What are the contingency plans if a super storm should occur during the construction project?	Answered live In the case where a superstorm should occur during project construction and we perceive that our work has made an area within Gateway more vulnerable due to a flooding event before construction is complete, we will install protective measures such as a "muscle wall."			
Live 7					Can we see the GIF removal again as it seems extremely close to 375 on the west. What building structural monitoring will take place to insure integrity	Answered live The GIF can be found in supported uploads, please reach out to GTA or BPCR to see the GIF. The platform reconstruction and FBS construction are both structurally independent of all South Esplanade buildings, including Gateway Plaza.			
Live 8					Can we get access to kowsky playground back by next summer? We were not supposed to lose access to the playground or north lawn, and now we have lost access to both until at least 2028? People have made decisions to live here with our children based on these amenities	Answered live The area remains closed due to the tide gate work. Due to the constraints of the work area for the tide gate, it is unsafe to keep it open for public access while this work continues. The anticipated re-opening of the north lawn is mid-2028, the anticipated re-opening of the Kowsky playground is 2030.			
Live 9					will the gym/business center also be affected since the construction is happening so close to the front of 375? it looks like from the rendering construction will be right up against the current gym area	Answered live Access to the business center and gym has been affected, please use the North entrance for access starting this week.			

Live 10					When will the barges be installed along the west side of the 375 South End building, how many and for how long?	Thank you for your patience as we confirmed this answer. Current schedule is for 4 barges between Dec 2026- April 2028.			
Live 11					Is there any pile work being done underneath the western portion of 375 S End building?	Pile work for the pump station and tide gate 3 is scheduled for November through the winter.			
Live 12					Why can a sturdy wall not be constructed around the north lawn? The temporary fence was flimsy - why is that the only option?	The construction fence at the north lawn is engineered to withstand wind loads in excess of 100 MPH. This far exceeds standard DOB site fence requirement and is very sturdy.			
Live 13					You talked about finding an alternative location for the dog park, please do the same for the playground. Yes, a safe place, but it should be doable.	Answered live Thank you for the suggestion, we are working to restore access to amenities as quickly and safely as possible.			
Live 14					What about reimbursement to tenants for HEPA filters (for those who don't yet have one) and for the disposable filter replacements required more frequently as a result of the dust, etc.?	Answered live Dust mitigation is in place (watering, tarping, etc). If you believe you are experiencing a greater amount of dust build up, please send an email to the CB1 and BPCR teams.			
Live 15					Why is the air monitor in 6A north located along the rail of the esplanade which is west of where the construction is taking place. We get mostly N and NW winds in this area. Why was it not place between the active area and buildings 375 and 385 to capture the dust that blows in out windows?	There are no pre-set plans for air monitor locations- instead, air monitors are strategically moved around the work area based on wind direction, site conditions, and location of active work to provide the best results- this is standard practice and has been approved by Excel. We have also established a Community Air Monitoring Program (CAMP) which includes more information on air monitors, dust suppression, covering stockpiles, etc.			
Live 16					will the gym/business center also be affected since the construction is happening so close to the front of 375? it looks like from the rendering construction will be right up against the current gym area	Answered live Access to the gym and business center will be affected while construction is ongoing, but work will neither interfere with the gym and business center, nor the view from that area.			
Live 17					Construction timeline available online? Broken up by zone?	Answered live Yes, you can see the project timeline broken up by zone on the project website: www.bpcresiliency.info			