

# Battery Park City Open Community Meeting

*March 22, 2017*



**Battery Park  
City Authority**

# Agenda

- Welcome
- Downtown Little League Update – DLL President Andrew Zelter
- New BPCA CFO – Janet Ozarchuk
- BPC Highlights & Updates
- Upcoming Events
- BPC Resiliency Overview / Wagner Park – Update & Public Discussion
- Allied Universal Update
- Q&A / Public Discussion



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# DOWNTOWN LITTLE LEAGUE – *Celebrating 25 Years Serving the Community*



- Andrew Zelter, DLL President
- 2017 Opening Day Parade: Saturday, April 22



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# WELCOME, JANET!



- **Janet Ozarchuk – Chief Financial Officer / Treasurer**
  - ✓ Joined BPCA in January 2017
  - ✓ Native New Yorker with more than 30 years of experience in the financial industry across both private & non-profit sectors
  - ✓ Leads BPCA Finance Department and manages relationships with outside consultants, advisors, managing agents, and credit ratings agencies



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# IN MEMORIAM



Fred R. Conrad / The New York Times

- **Hugh Hardy, Architect (1931-2017)**
  - ✓ Worked on a variety of New York City projects over a career spanning 50 years
  - ✓ Led redevelopment of Pier A Harbor House

*"Every one of us has lived more intensely in New York because of Hugh, understood the city better because of him, and loved the city more because of him."*

- Paul Goldberger, Vanity Fair



Getty Images

- **David Rockefeller, Philanthropist & Chairman/CEO of Chase Manhattan (1915-2017)**
  - ✓ Lifelong champion of downtown Manhattan
  - ✓ Founded the Downtown-Lower Manhattan Association (today known as the Downtown Alliance)
  - ✓ Recommended building the World Trade Center and was early pioneer of Battery Park City.



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# BPC HIGHLIGHTS & UPDATES



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# BPC Parks Events

- More than 450 programs and events through April
- Senior Fitness now free as part of programming
- Upcoming Highlights (Free)
  - ✓ 2017 Annual Battery Park City Art Exhibition  
Weekdays thru March 31, 2-4pm @ 75 Battery Place
  - ✓ “Celestial Spring: A Look at the Vernal Equinox”  
March 25, 4-6pm @ 6 River Terrace
  - ✓ Winter Talks – *City on a Grid: How New York Became New York*  
March 28, 1pm @ 6 River Terrace
  - ✓ Mah Jongg – *The popular game of skill, strategy and luck*  
March 28 & April 4, 2pm @ The Museum of Jewish Heritage
  - ✓ Earth Day Stories – *Celebrate Earth Day with us in Battery Park City!*  
April 22, 11am @ 6 River Terrace
  - ✓ Teen Nights (Grades 7-12) – *Drop by for a few hours to meet friends & make new ones*  
Fridays thru April 7 @ 6 River Terrace
- BPC Parks Summer Calendar (May-August) – coming soon!



**SPECIAL PERFORMANCE**

**DJ & FREE! WORK SHOP**  
DJ courtesy of Rock & Soul DJ and Record shop

**TEEN NIGHT**

REGISTRATION IS SUGGESTED AS SPACE IS LIMITED  
To RSVP, email [registration@bpcparks.org](mailto:registration@bpcparks.org)

**FRIDAY, MARCH 31**  
**4 TO 7 PM 6 RIVER TERRACE**

Battery Park City Parks  
[www.bpcparks.org](http://www.bpcparks.org)  
<https://www.facebook.com/batteryparkcityparks>  
<https://www.instagram.com/bpcparks/>  
[twitter@bpcparks](https://twitter.com/bpcparks)



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# Key Community & Project Updates

- ✓ 200 Rector Place – Interior Fit-Out
- ✓ Kowsky Plaza – NYC Police Memorial Electrical Vault Reconstruction
- ✓ Irish Hunger Memorial – Leak Remediation & Waterproofing Project
- ✓ Pile Remediation
- ✓ West Thames Street Pedestrian Bridge
- ✓ BPC Parks – Operations
  - Upcoming Lawn Openings
  - Staff Schedules
  - New Trash Receptacles
  - Rector Street Bridge Lift
- ✓ Downtown Connection – Updates



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# Downtown Connection – New Stop & Temporary New Route

- December 2016 – Downtown Connection added new Seaport-Drop Off to its free shuttle service:
  - ✓ New stop @ South Street & Peck Slip
- February 2017 – Due to Warren Street construction:
  - ✓ Eastbound route between from BPC to City Hall to run along Chambers Street (rather than Warren Street), eliminating three stops;
  - ✓ Affected passengers to proceed south to Murray Street for westbound bus (Murray Street route is unaffected);
  - ✓ Downtown Alliance applying for stop on Chambers St. @ W. Broadway
  - ✓ Changes to run thru 2019
- More Info:  
[www.downtownny.com/programs/downtown-connection-bus](http://www.downtownny.com/programs/downtown-connection-bus)



*Credit: The Alliance for Downtown New York*



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# UPCOMING EVENTS

- **Community Board 1 Monthly BPC Committee Meeting**
  - ✓ Tuesday, April 4 @ Metropolitan College of New York (60 West Street)  
6:00-8:00pm
- **Senator Daniel Squadron – Annual 26<sup>th</sup> Senate District Community Convention**
  - “Making the National Fight Local”*
  - ✓ Sunday, April 23 @ Stuyvesant High School (345 Chambers Street)  
2:00-5:00pm
- **BPC Parks Winter 2016 Events Calendar**: [bpcparks.org](http://bpcparks.org)

*\*And coming soon\** – BPC Parks Summer 2017 Events Calendar  
More than 500 programs & events offered May-August. Open to all.



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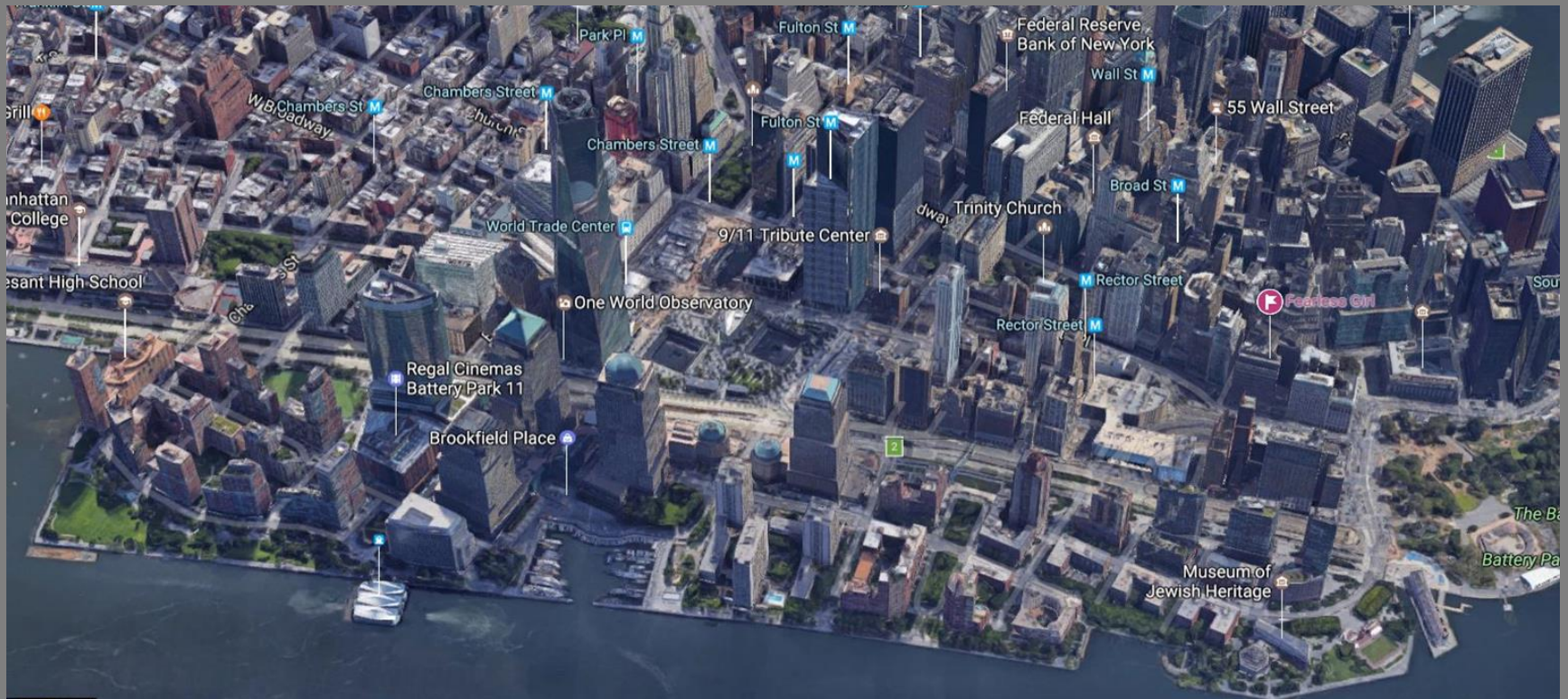
# BPC RESILIENCY OVERVIEW & UPDATE

- BPC Resiliency Assessment – Presentation
- Wagner Park Resiliency – Update
- Discussion / Q&A



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# Resiliency Assessment Overview



# Preparing for the Future

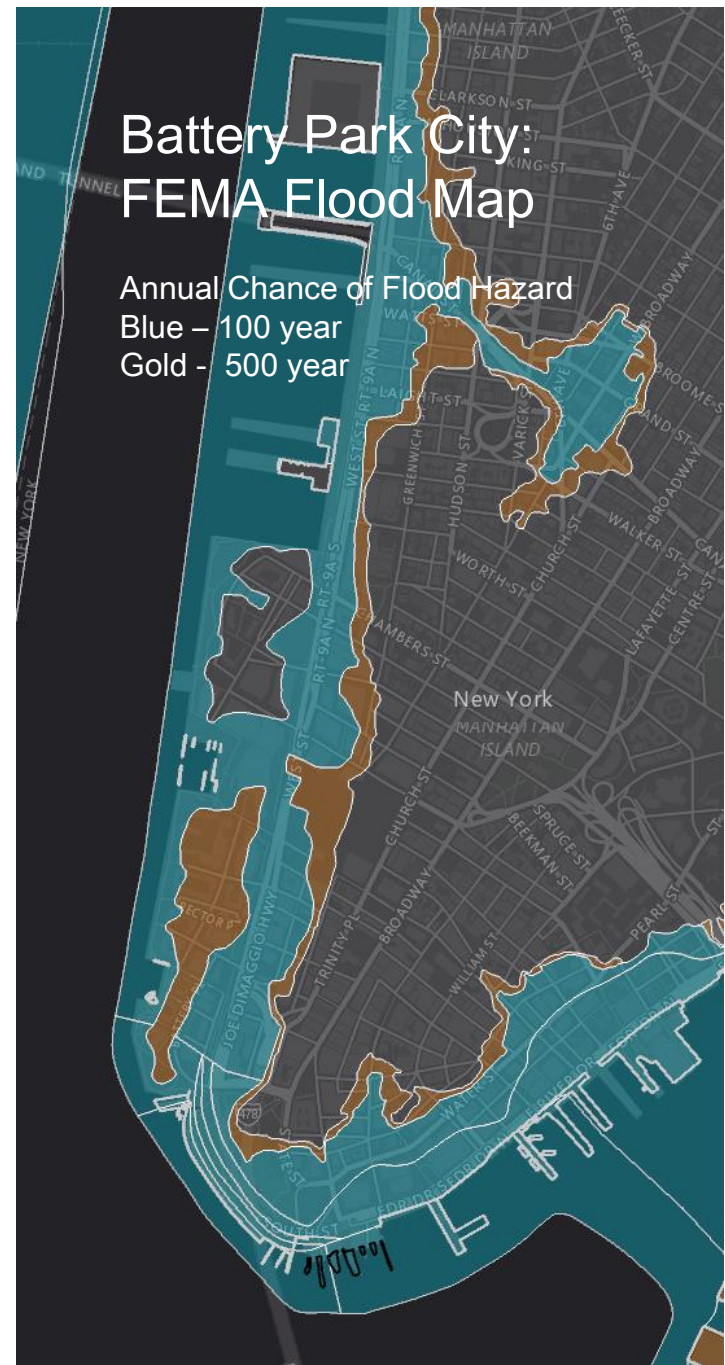
# Resiliency Assessment Overview

## Purpose

Identify BPC vulnerabilities to future storm events specifically a 100 year storm combined with sea level rise due to climate change in the year 2065

## Risk Assessment

- FEMA Flood Map, Adjusted for SLR 2065 (Elevation 16.5 NAVD)
- West Street Flooding
  - North Esplanade inundation point
  - Wagner / Pier A inundation point
- Waterfront Flooding



# **Resiliency Assessment Overview**

## **Methodology**

- Based on FEMA & the Lower Manhattan Coastal Resiliency Project
- Identify Area Protection Options and options for point protection of key facilities and infrastructure
- Evaluate option based on:
  - Effectiveness
  - Functionality
  - Aesthetics
  - Benefit Cost Analysis

## **Design Considerations**

- Maintain existing neighborhood and park character including esplanade / park access points
- Develop aesthetically pleasing solutions
- Minimize implementation / construction cost



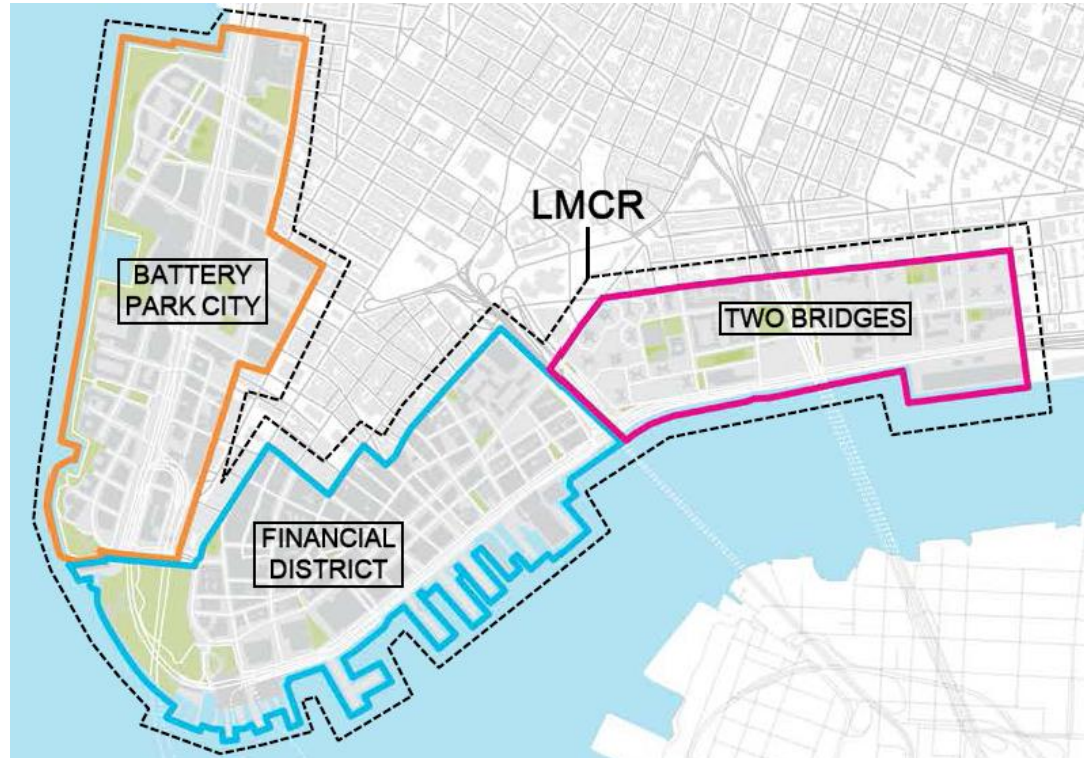
# Resiliency Assessment Overview

## Area context

### NYC Lower Manhattan Costal Resiliency (LMCR)

#### ■ The LMCR Project

- Reduce flood risk due to coastal storms and sea level rise from Manhattan's Two Bridges neighborhood through Battery Park City
- Planning in process under direction of Mayors Office of Recovery and Resiliency
- Partial funding secured for Two Bridges and Manhattan Tip, no funding secured for Battery Park City



# Battery Park City

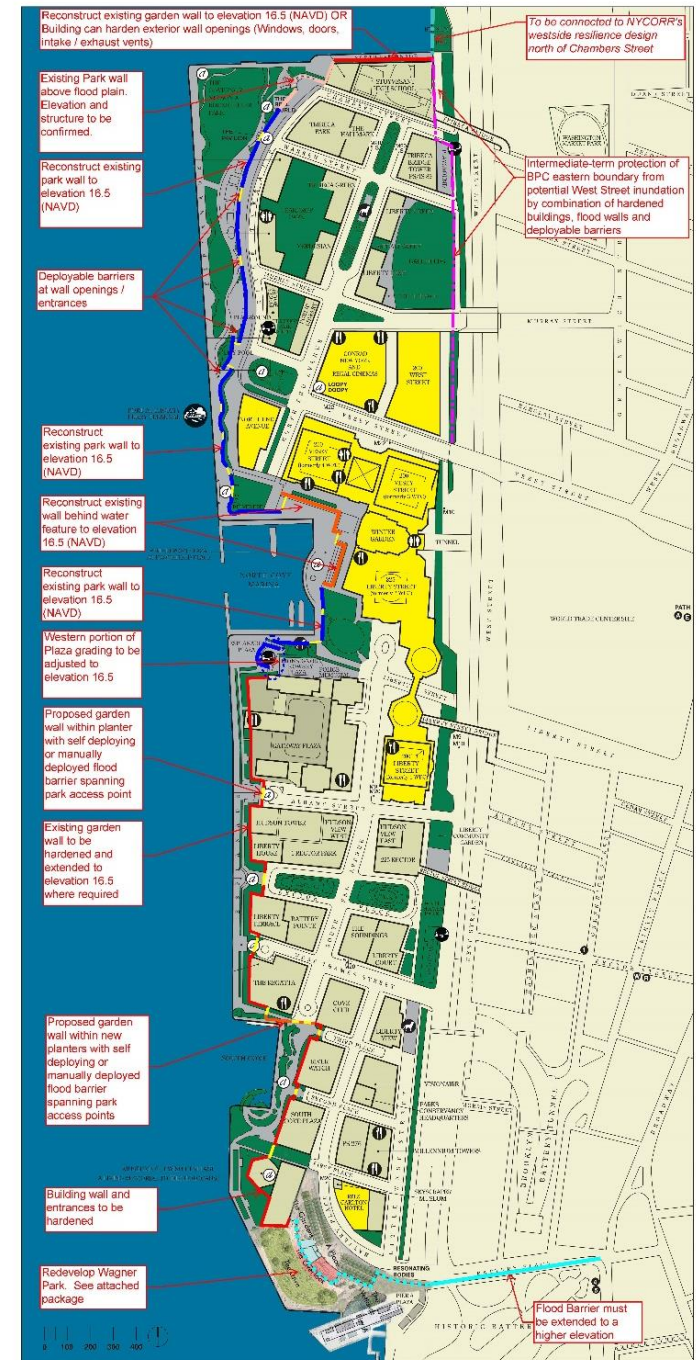
## Resiliency Assessment Overview

### Vulnerabilities

- Superstorm Sandy Damage
  - West Street: Inundation from North and South
  - Riverside Breaches: Damage to Electrical Equipment and Landscaping
- 100/500 Year Flood Planning Horizon: Inundation Throughout Battery Park City

### Assets

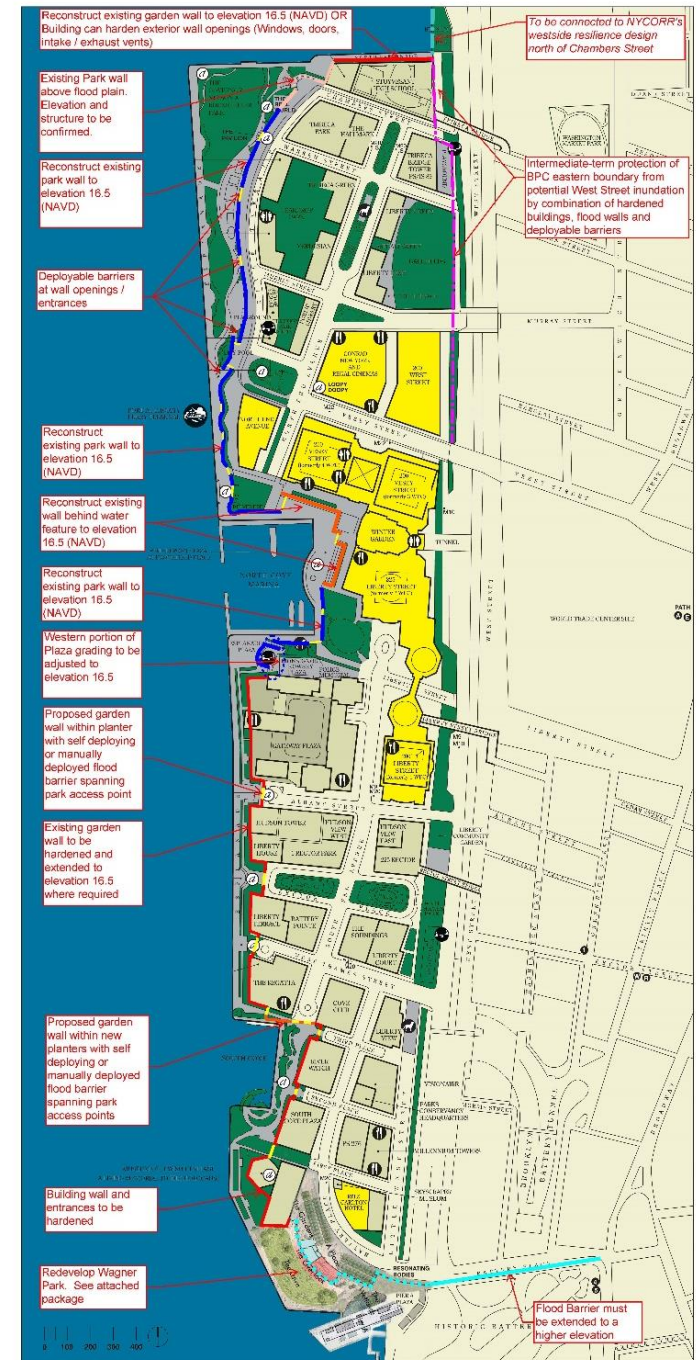
- Existing Infrastructure
  - Seawall: Baseline Protection
  - Network of Garden/Park Walls: Can be Leveraged to Create New Line of Flood Protection
  - Landscaping: Provides Opportunities to Supplement Wall Protection



# Battery Park City

## Resiliency Assessment Overview

- Northern, Western, Southern Boundaries hardened existing structures combined with permanent / deployable barriers.
  - Compatible with LMCR Proposal
  - Protects BPC from intrusion from West Street & waterside breaches.
  - Makes maximum use of existing structures
  - Minimizes preparation activities
- Eastern Boundary - Floodwalls and Deployable Flood Barriers





# **Resiliency Assessment Overview**



**Examples of manual deployment systems**

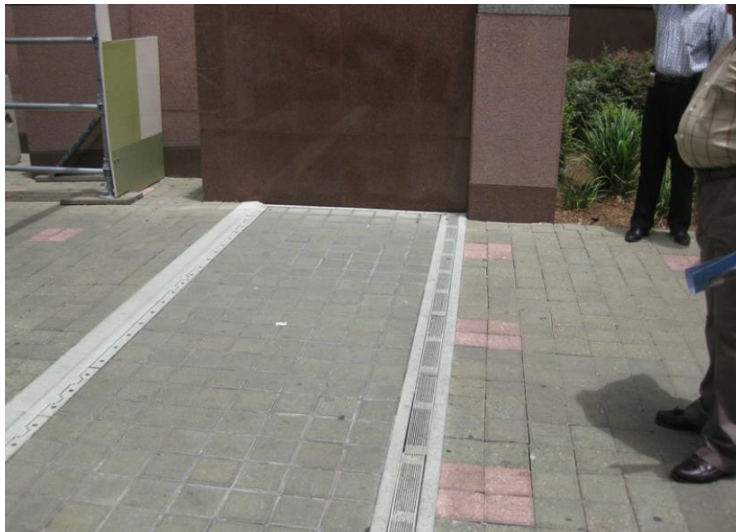


# Resiliency Assessment Overview



Anderson Cancer Center – Houston, TX

Passive flood barriers combined with garden walls



Example of Passive Flood Mitigation



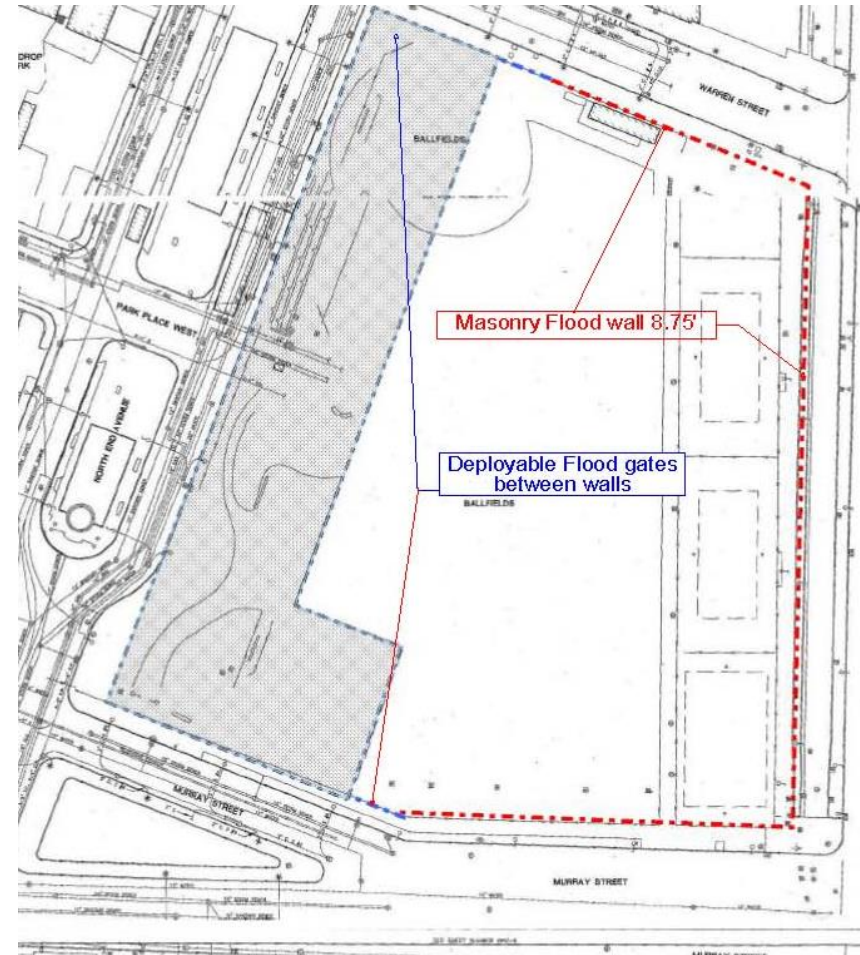
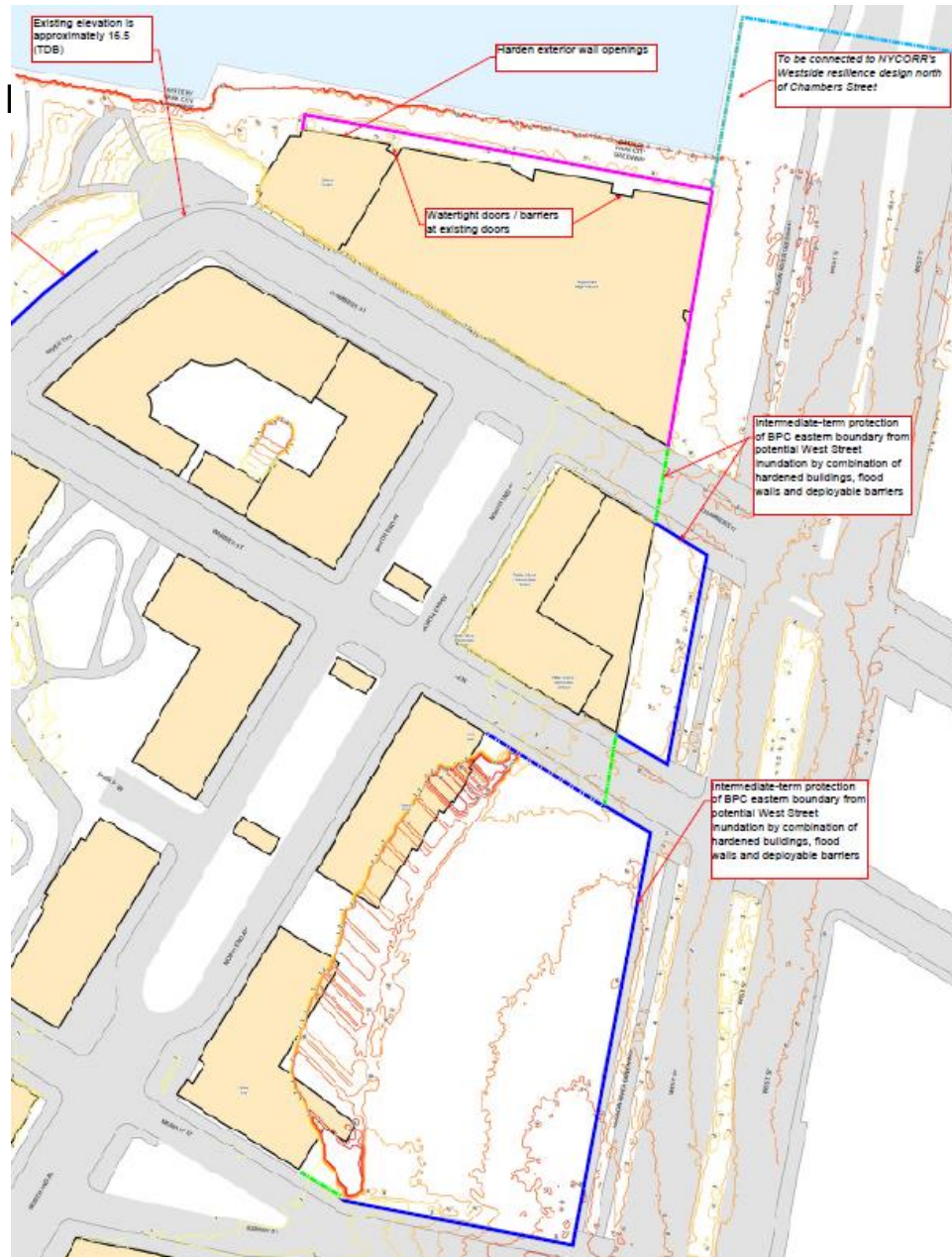
# Battery Park City Resiliency Assessment Overview



**Example of Passive Flood Mitigation**



# Battery Park City Resiliency Assessment Overview



Plan of Ballfields

# Battery Park City Resiliency Assessment Overview

## Ballfields



West Street view towards



# Battery Park City Resiliency Assessment Overview

## Ballfields

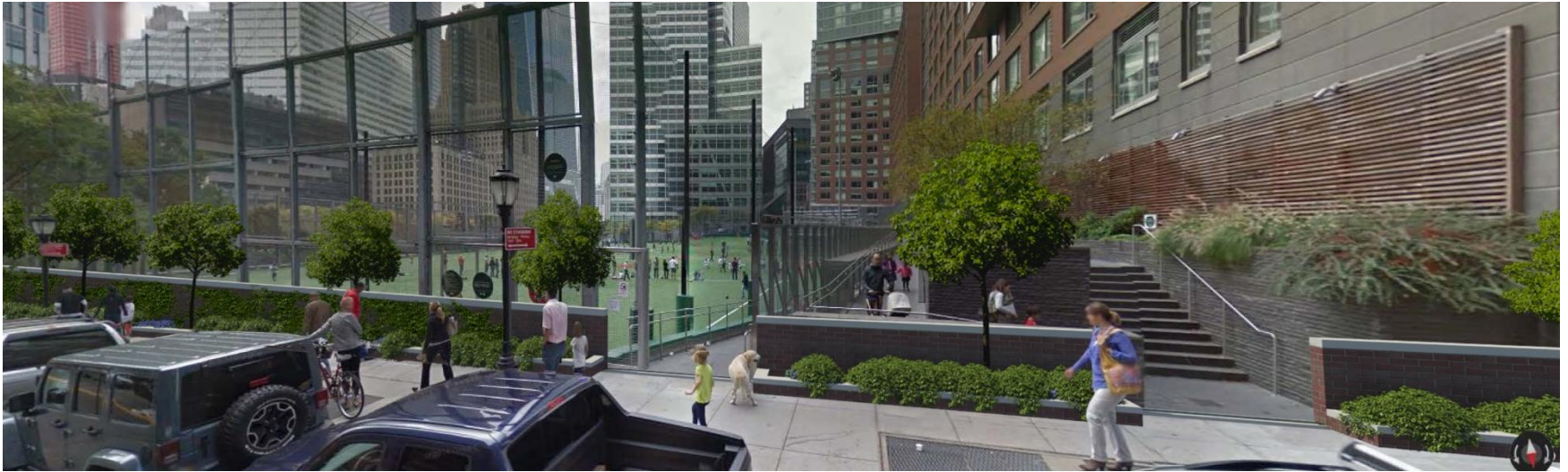


West Street view towards proposed permanent flood barrier at Ballfields

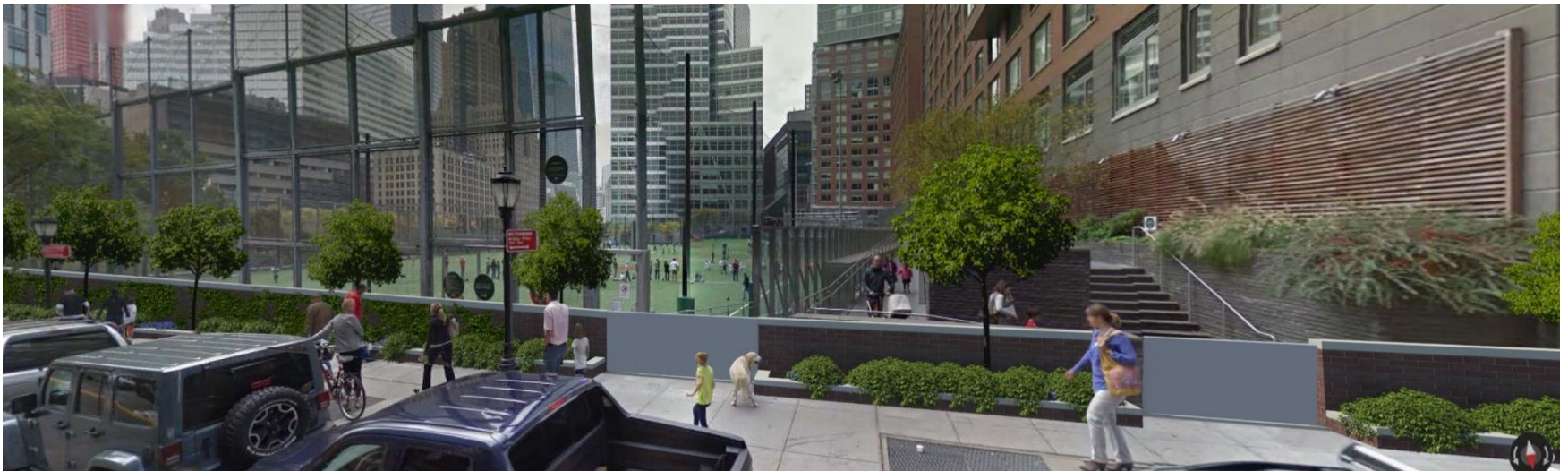


# Battery Park City Resiliency Assessment Overview

## Ballfields



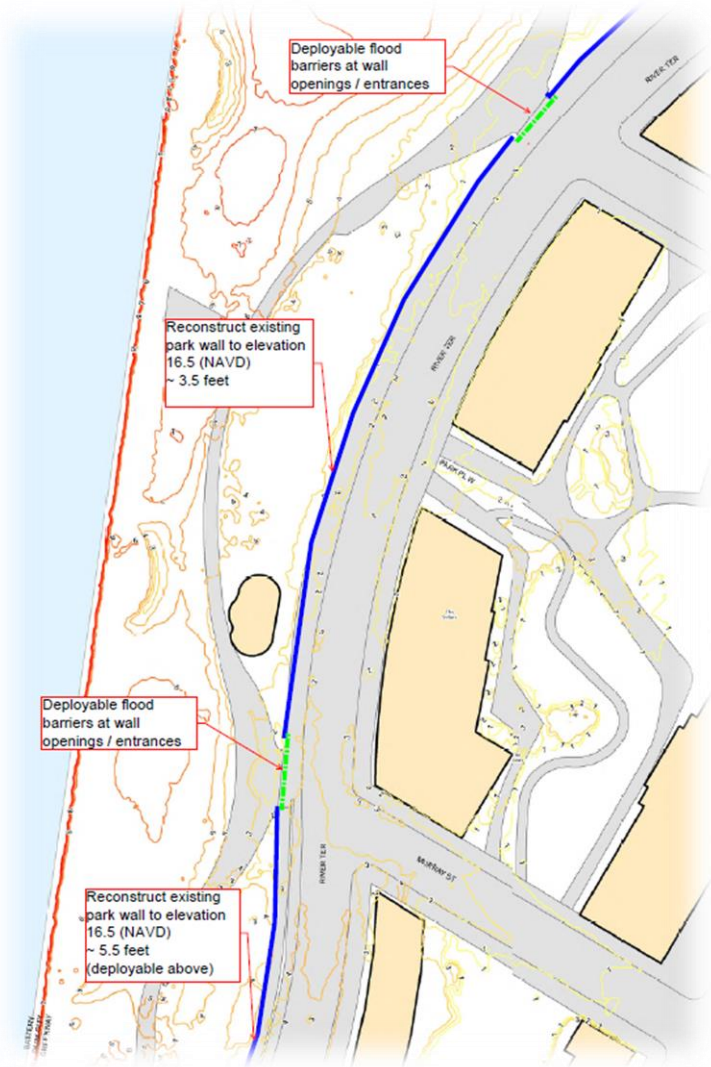
Proposed permanent flood barrier at Ballfields (Warren Street view)



Proposed permanent and deployable flood barrier at Ballfields (Warren Street view)



1 inch = 50 feet





Battery Park City

# Resiliency Assessment Overview

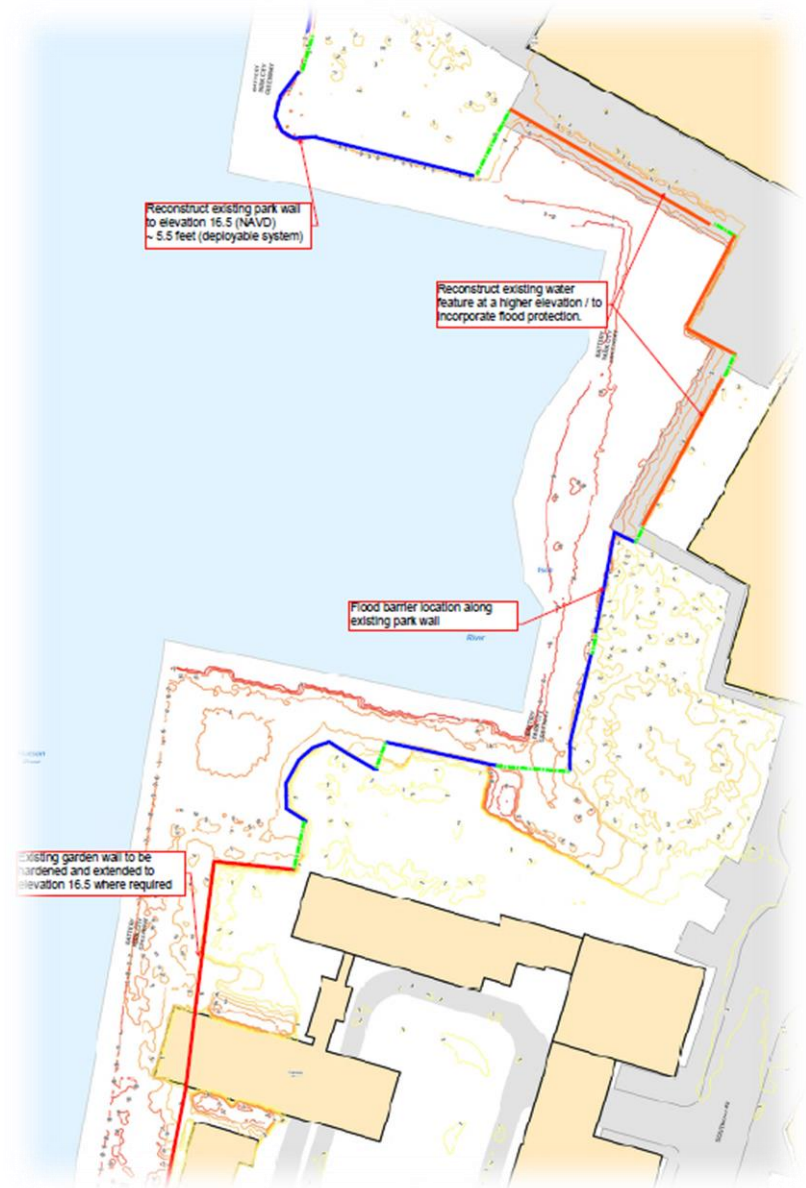
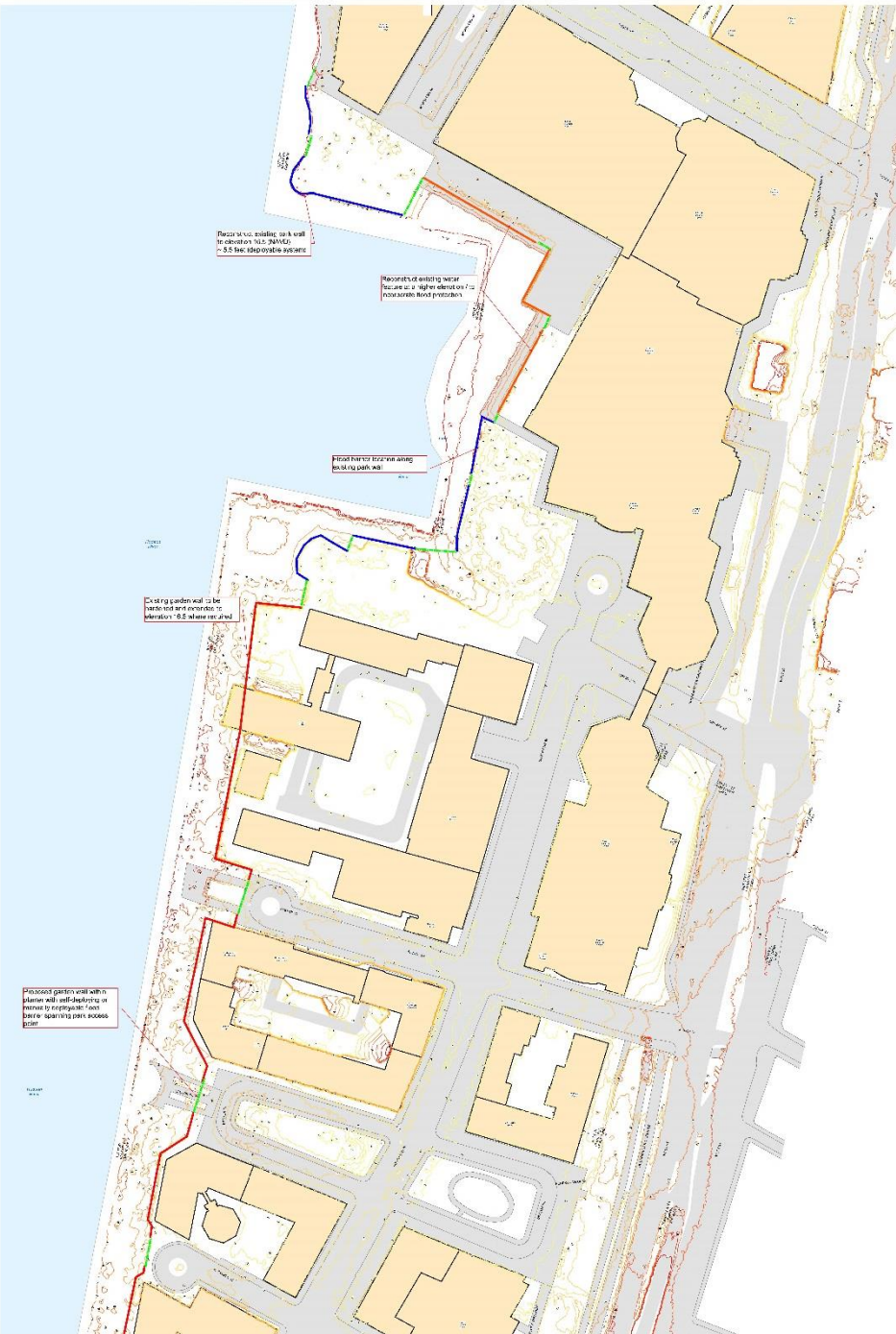
## North Neighborhood





# Battery Park City Resiliency Assessment Overview

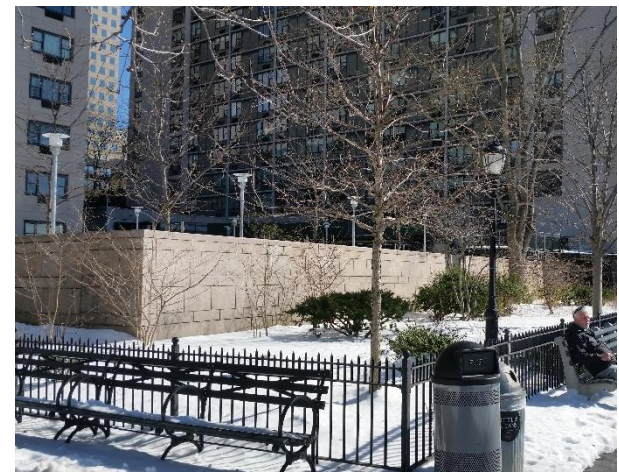
## Central Neighborhood





# Battery Park City Resiliency Assessment Overview

## Central Neighborhood





Proposed garden wall within planter with self-deploying or manually deployable flood barrier spanning park access point

Proposed garden wall within new planter wall with self-deploying or manually deployable flood barrier spanning park access points

Existing garden wall to be hardened and extended to elevation 16.5 where required

Redevelop Wagner Park to new "pocket park" with a mix of uses and flood barriers. Study is being performed by the City of New York.

TO BE COMPLETED BY NYCDOT, include design cost of wall (not)

# Battery Park City Resiliency Assessment Overview

## South Neighborhood

Proposed garden wall within planter with self-deploying or manually deployable flood barrier spanning park access point

Proposed garden wall within new planters with self-deploying or manually deployed flood barrier spanning park access points

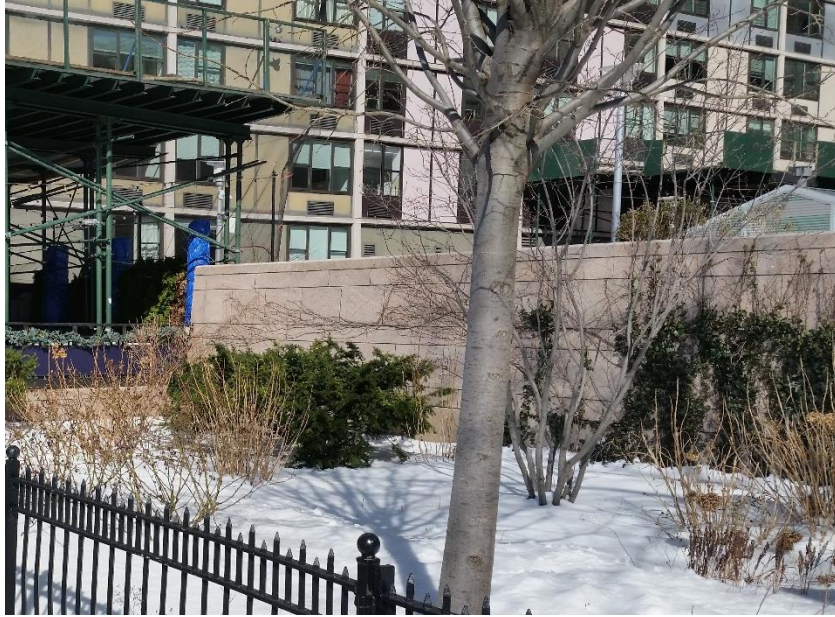
Existing garden wall to be hardened and extended to elevation 16.5 where required

Hudson River



# Battery Park City Resiliency Assessment Overview

## South Neighborhood





# Battery Park City Resiliency Assessment Overview



Eastern view of existing condition at Third Place



Eastern view of proposed condition at Third Place



Western view of proposed deployable flood barrier at Third Place

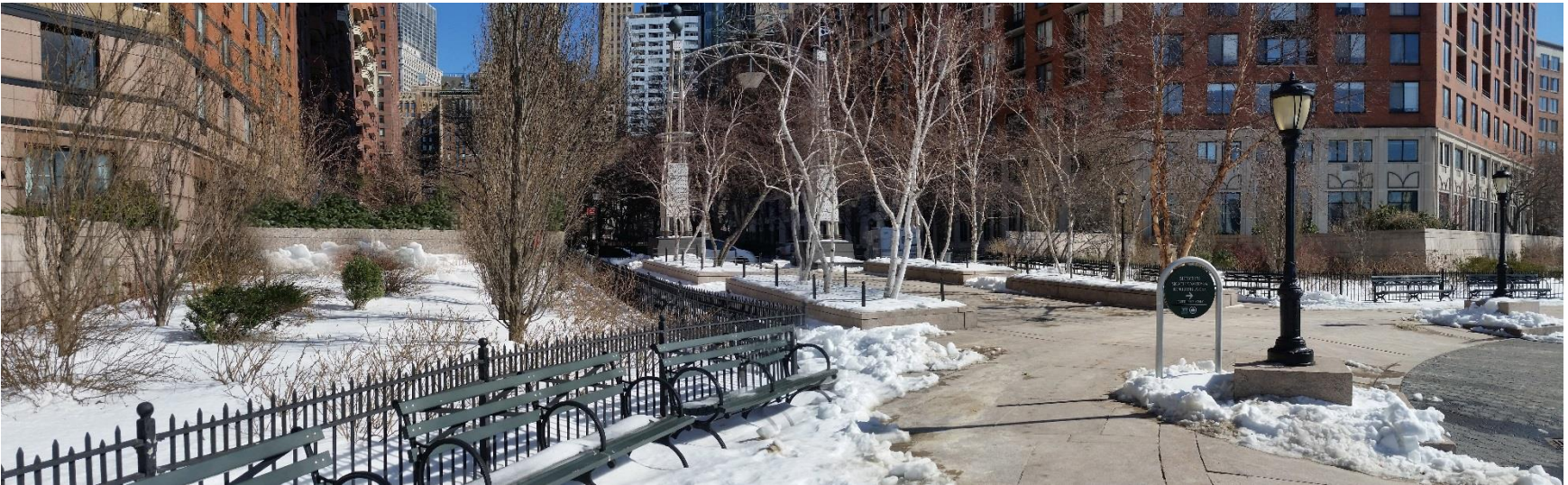


# Battery Park City

## Resiliency Assessment Overview



Existing condition at Rector Place



Proposed condition at Rector Place



# Battery Park City

## Resiliency Assessment Overview



Existing condition at Rector Place



Proposed condition at Rector Place

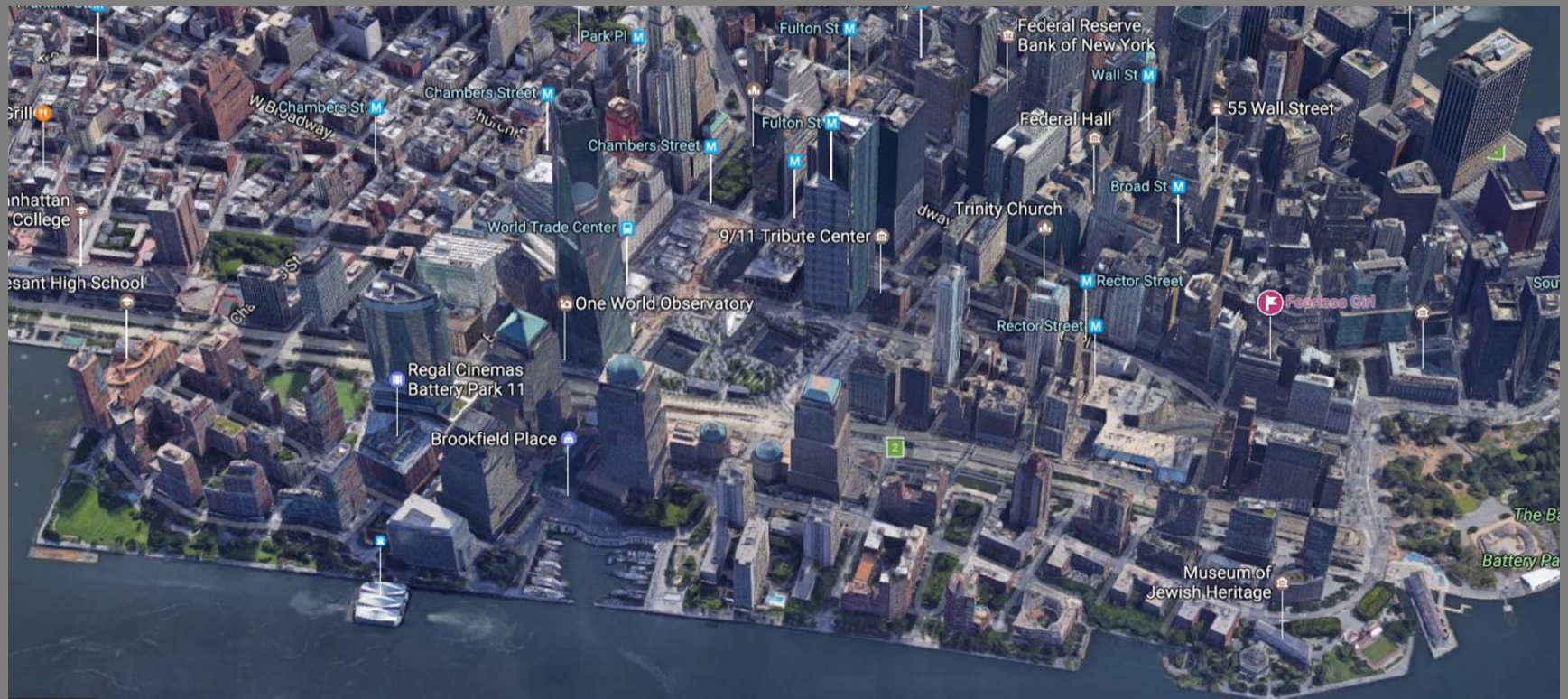
# **Resiliency Assessment Overview**

- Next Steps
  - Detailed Engineering and Design
  
- Phasing Options (Subject to Modification)
  - North Esplanade / Ballfields
  - Wagner Park / Pier A / Battery
  - Waterfront Garden Wall and Landscaping (South Neighborhood), including South Cove
  - Waterfront Plaza at North Cove Marina
  - North Neighborhood Park Wall



# Battery Park City

## Resiliency Assessment Overview



Preparing for the Future





An aerial site plan of Wagner Park. The plan shows a large, irregularly shaped park area with various green spaces, paths, and buildings. A large, light-colored building is on the left, and a smaller, red-roofed building is in the center. The park is bordered by a river on the right and a street on the top. The Hudson River is labeled on the right side. A pierhead line is marked near the river. The text 'Wagner Park' is prominently displayed in the center.


# Wagner Park

Battery Park City Authority

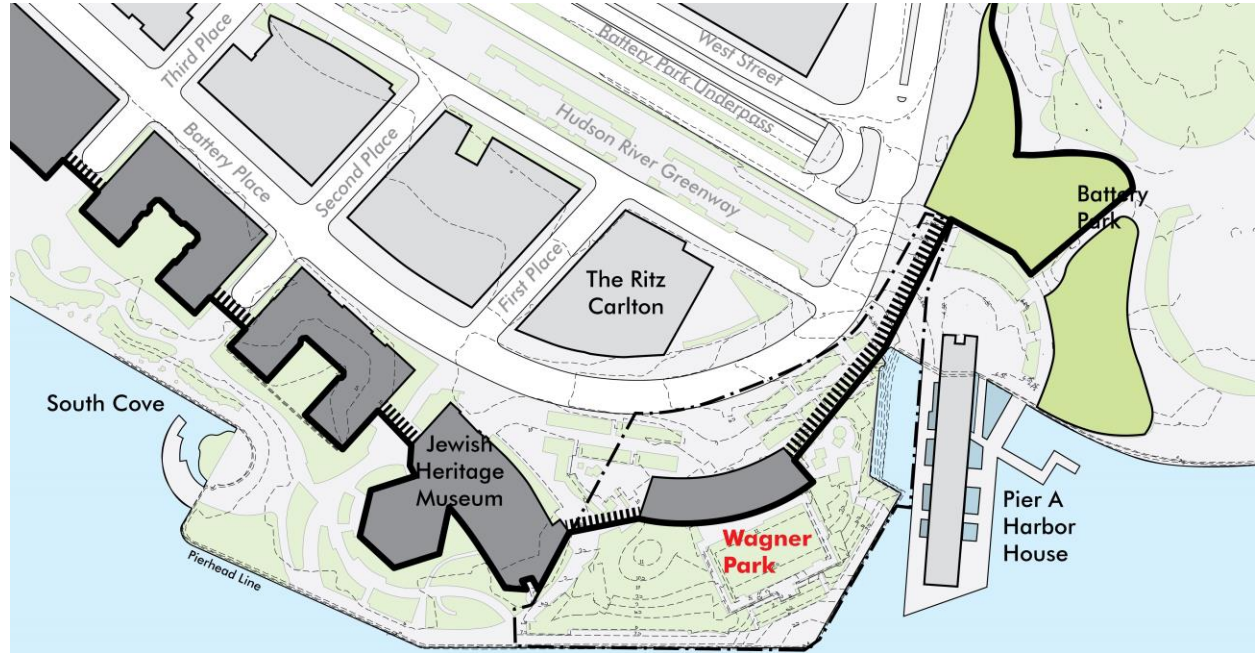
March 22, 2017





- 
- ***Use the property to provide resiliency protection for upland areas.***
  - Extend the Esplanade thru to Pier A and the Battery
  - Improve the park, for more use by BPC residents.
  - Improve maintenance and support facilities.
  - Provide better opportunity for food and beverage

# Resiliency: Continuous Flood Barrier

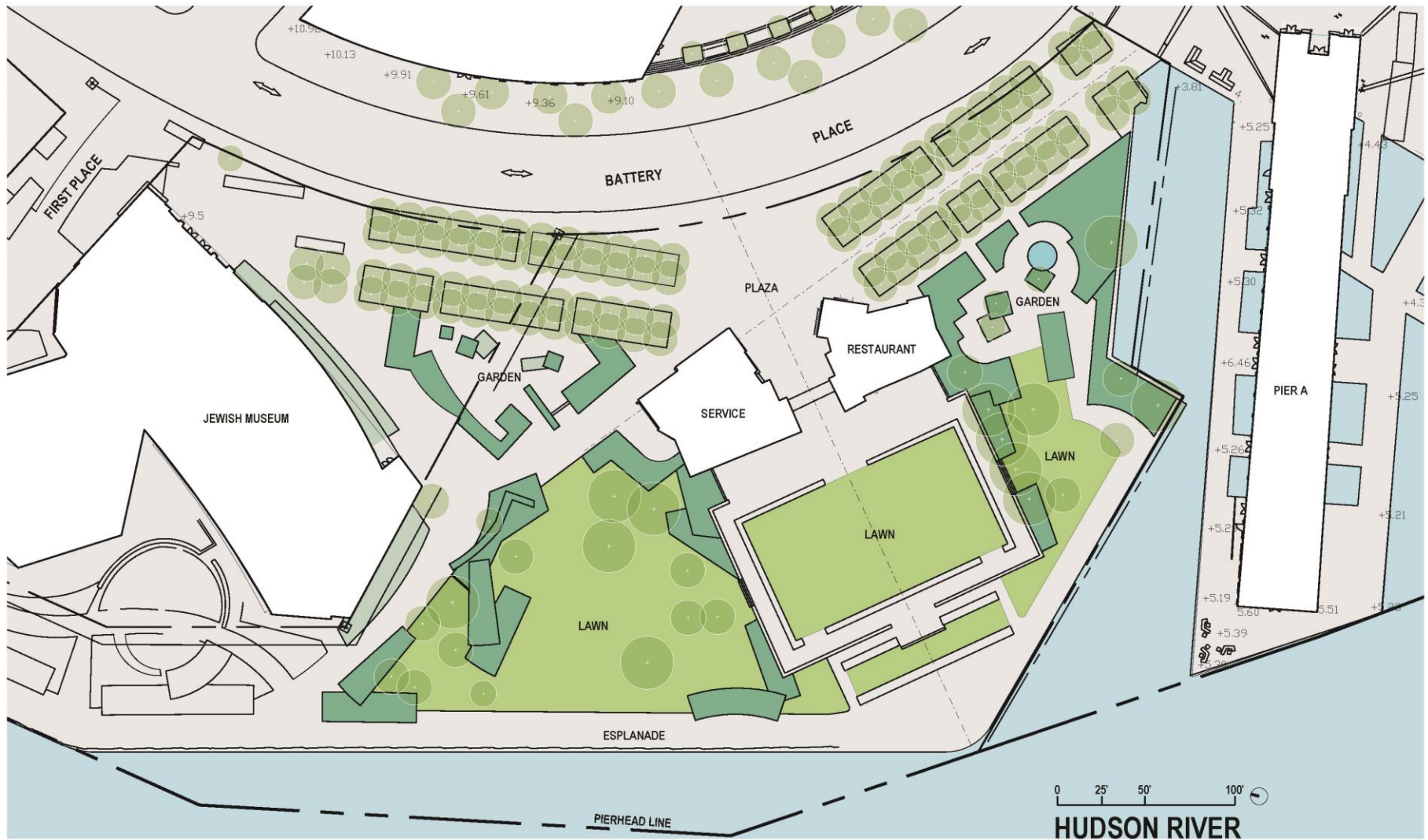


Battery Park City Authority: Wagner Park

Perkins Eastman

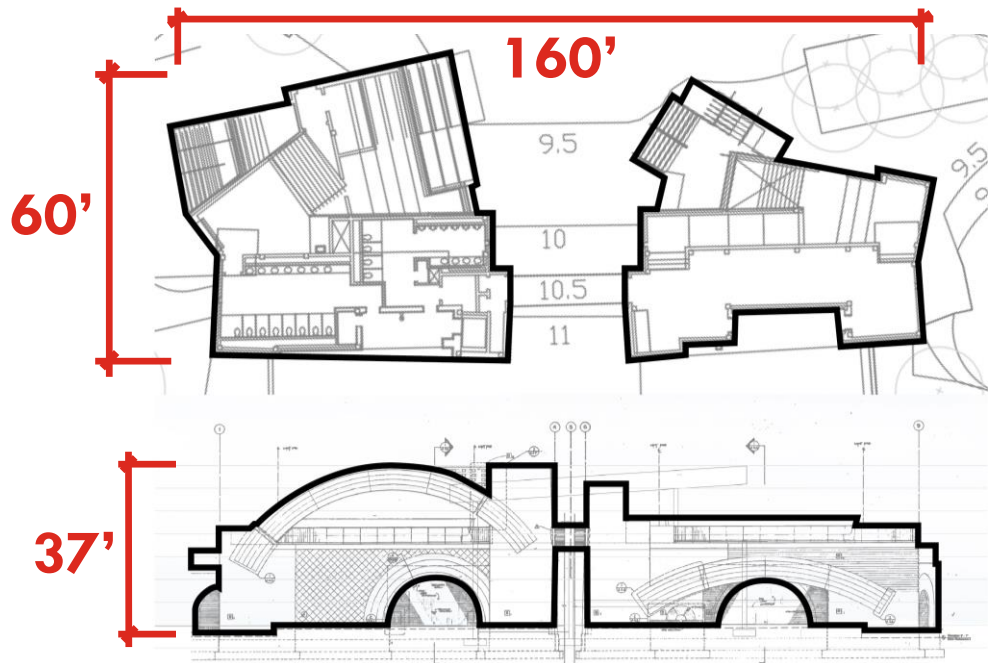


# Existing Park Plan



### • NOT RESILIENT

- Not achieving food & beverage potential
- Maintenance operations needs more and better space.
- Public access to the upper level is difficult.
- Toilets need to be replaced.
- ***Due to the number and extent of deficiencies and potential modification cost, replacement of building is recommended***



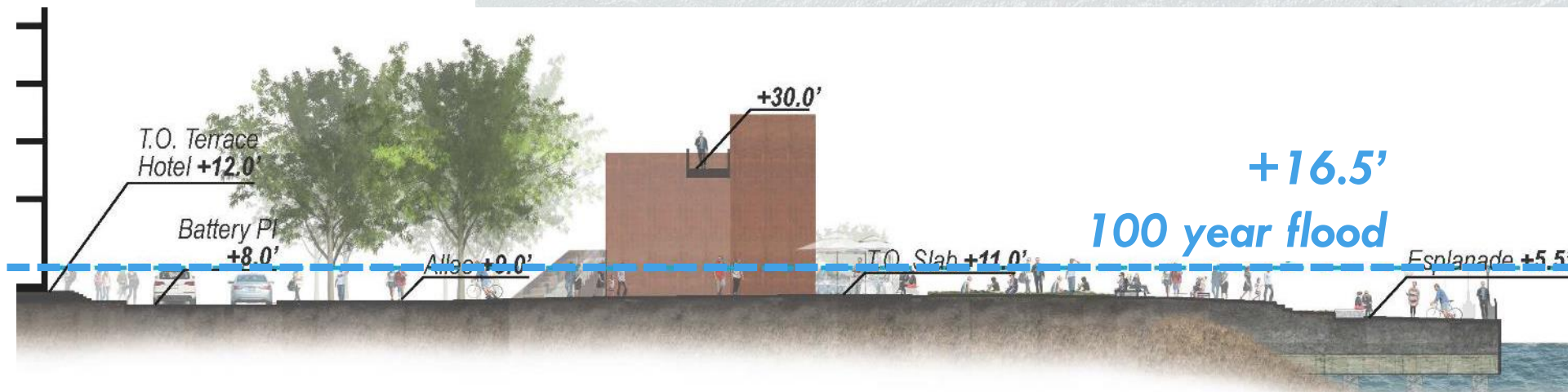
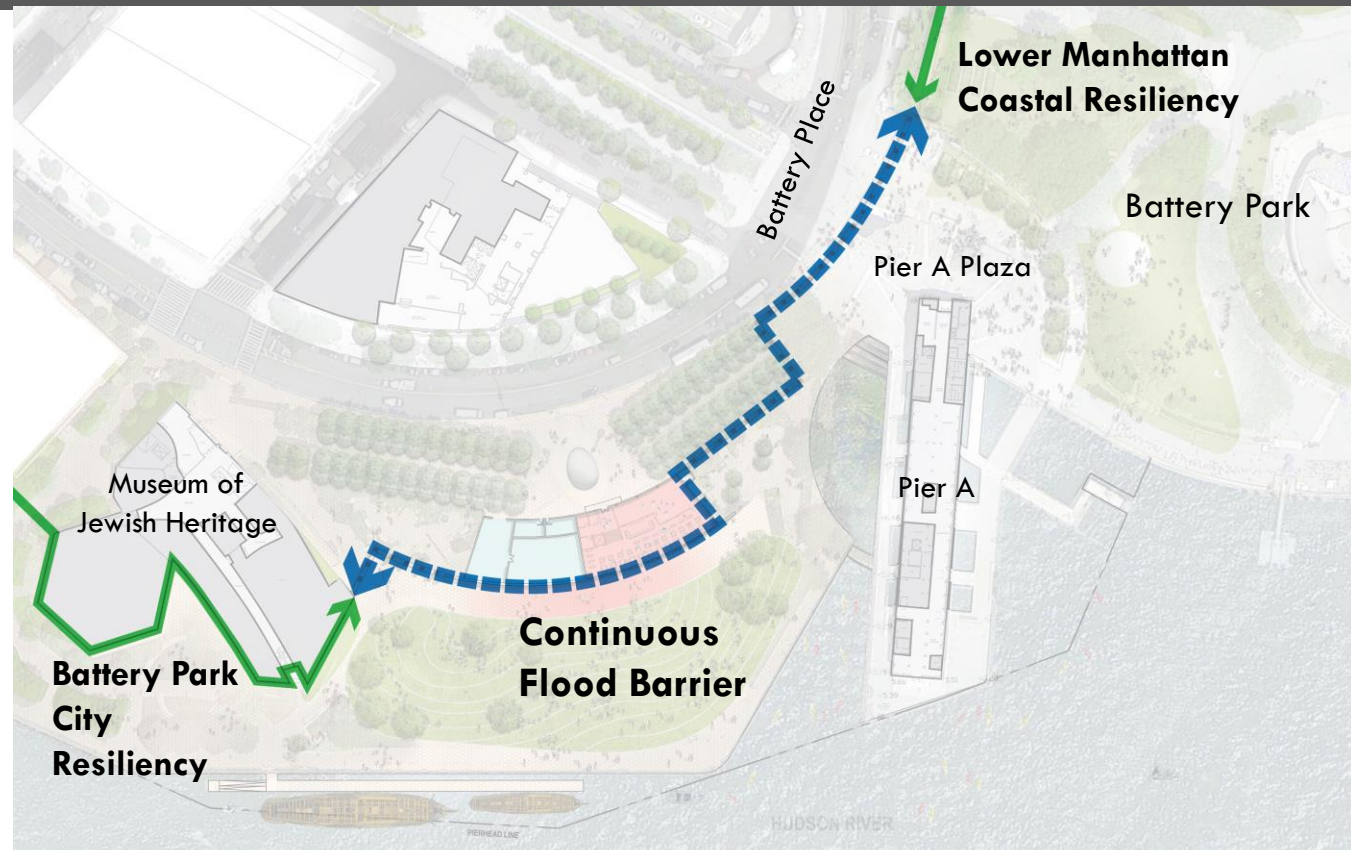


# Proposed Park Plan



# New Park Pavilion Design Principles: Resiliency

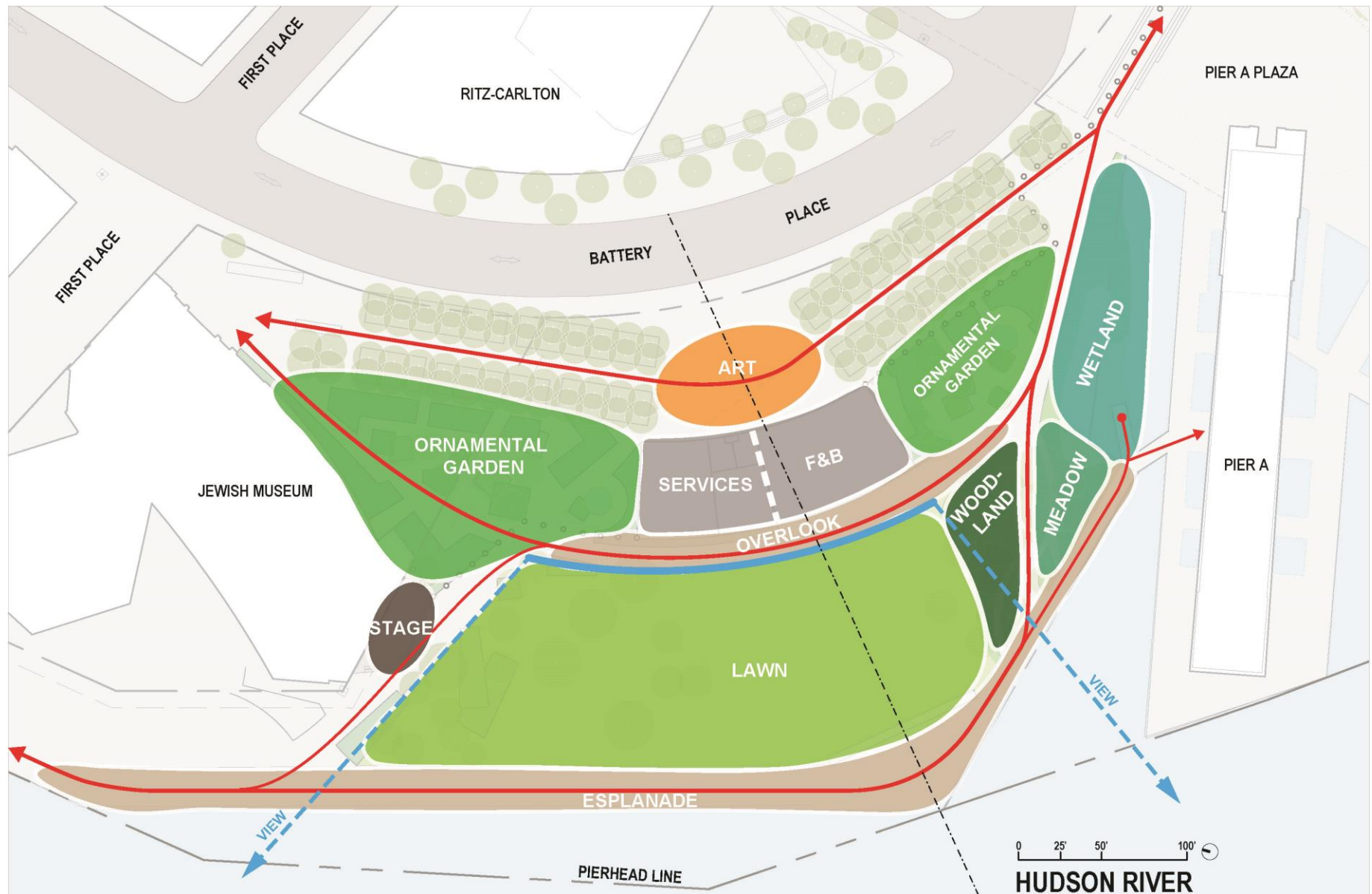
- More resilient barrier to protect upland areas
- More resilient facility
- DFE (Design Flood Elevation) 100 year flood elevation:  $\text{El}+16.5'$  NAVD per *Lower Manhattan Coastal Resiliency Plan*





# Georgetown Deployable Columns







# Ornamental Gardens



# Overlay of Existing and Proposed Gardens





# Ornamental Gardens





## Plant Wall at Building





# North Ornamental Garden



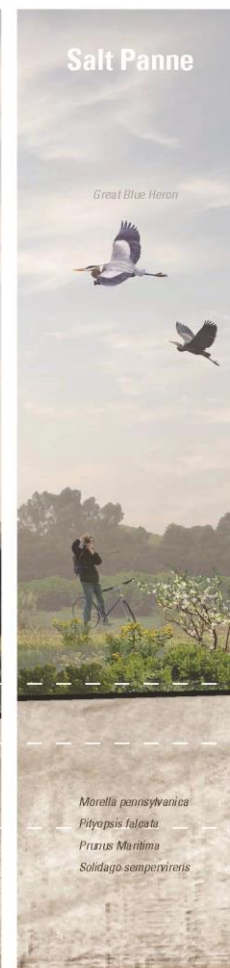


# Woodland-Wetland Gardens: Native Ecology Transect





# Woodland-Wetland Gardens: Native Ecology Transect





## WETLAND



Groundsel tree, Sea-myrtle  
*Baccharis halimifolia*  
5-12 ft

Shade shrub, deciduous, fall color, drought tolerant, gray leaves, full sun, partial shade, evergreen  
Salt tolerant



Sweet Fern  
*Comptonia peregrina*  
2-5 ft

Type: Deciduous shrub  
Bloom Time: April to May  
Bloom Description: Yellowish green  
Sun: Full sun to part shade  
Salt tolerant



Bayberry  
*Morella pensylvanica*  
5-10 ft

Type: Deciduous shrub  
Bloom Time: May  
Bloom Description: Yellowish green (male)  
Sun: Full sun to part shade  
Salt tolerant



Cordgrass  
*Spartina alterniflora*  
3-7 ft

Type: grass  
Bloom Time: July to August  
Bloom Description: Yellow-brown  
Sun: Full sun to part shade  
Salt tolerant





## MEADOW



Evening Primrose  
*Oenothera biennis*  
3-5 ft

Type: Herbaceous perennial  
Bloom Time: June to September  
Bloom Description: Yellow  
Sun: Full sun to part shade  
Salt tolerant



Switchgrass  
*Panicum virgatum*  
3-6 ft

Type: Ornamental grass  
Bloom Time: July to February  
Bloom Description: Pink-tinged  
Sun: Full sun to part shade  
Salt tolerant



Little Bluestem  
*Schizachyrium scoparium*  
2-4 ft

Type: Ornamental grass  
Bloom Time: August to February  
Bloom Description: Purplish bronze  
Sun: Full sun  
Salt tolerant



Seaside Goldenrod  
*Solidago sempervirens* L.  
3-6 ft

Type: Herbaceous perennial  
Bloom Time: August to October  
Bloom Description: Yellow  
Sun: Full sun  
Salt tolerant

\*The image on the left is intended to show experiential qualities of a meadow garden. Plants in this image are not all salt-tolerant species.





## WOODLAND



Hackberry  
*Celtis occidentalis*  
40-60 ft  
  
Type: Tree  
Bloom Time: April to May  
Bloom Description: Green  
Sun: Full sun to part shade  
Salt tolerant



White Oak  
*Quercus alba*  
50-80 ft  
  
Type: Tree  
Bloom Time: May  
Bloom Description: Yellowish-green  
Sun: Full sun  
Salt tolerant



Eastern Redbud  
*Cercis canadensis*  
20-30 ft  
  
Type: Tree  
Bloom Time: April  
Bloom Description: Pink  
Sun: Full sun to part shade  
Moderate salt tolerance



Serviceberry  
*Amelanchier arborea*  
15-25 ft  
  
Type: Tree  
Bloom Time: March to April  
Bloom Description: White  
Sun: Full sun to part shade  
Moderate salt tolerance

\*The image on the left is intended to show experiential qualities of a woodland garden. Plants in this image are not all salt-tolerant species.



# Overlook at Wetland: Viewing & Education



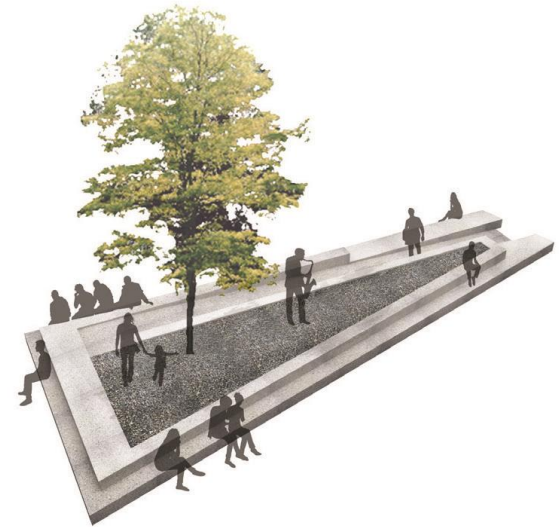
Signage for wayfinding & education on wetland ecology



Immersive wetland experience at the overlook



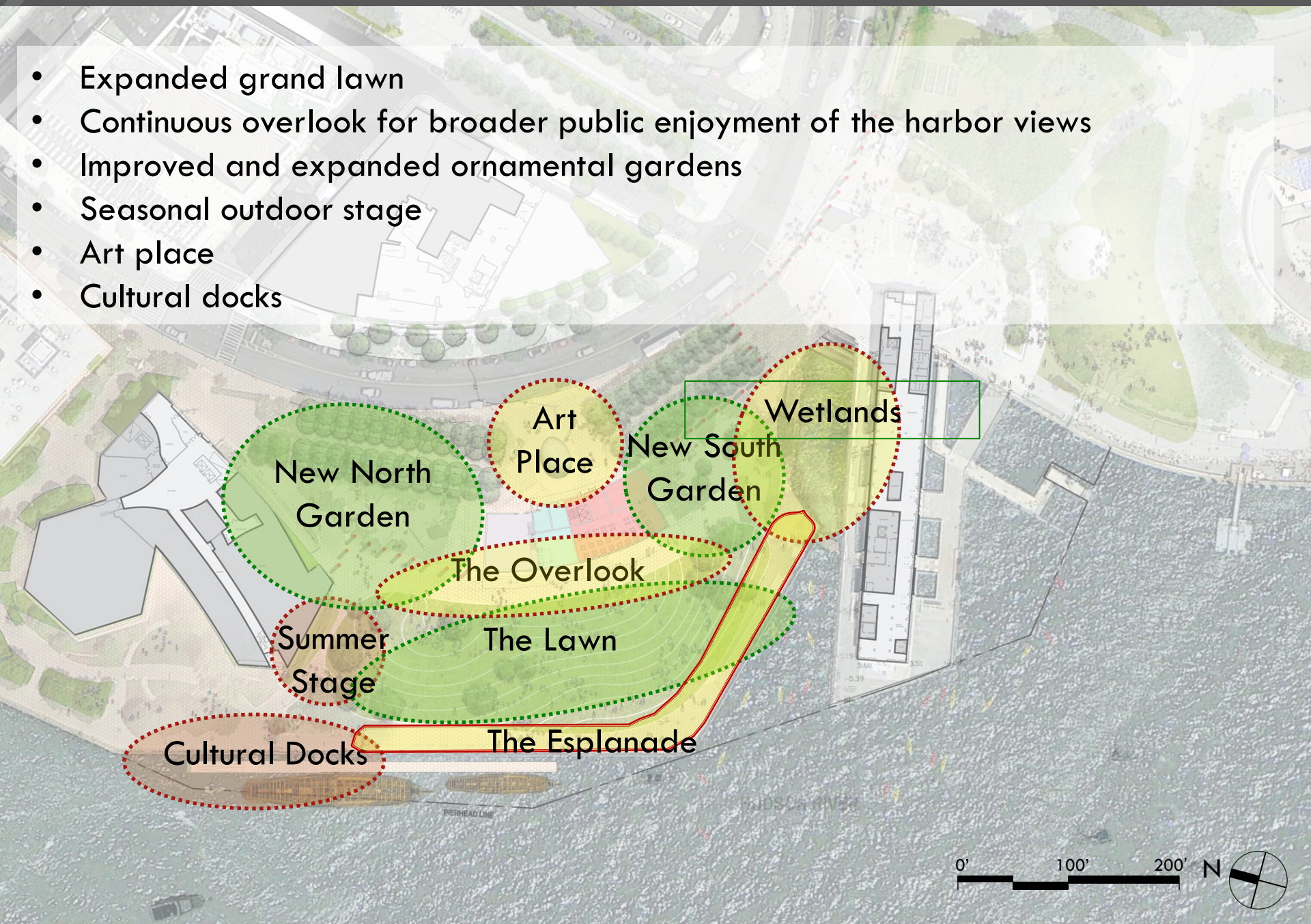
# Flexible Stage





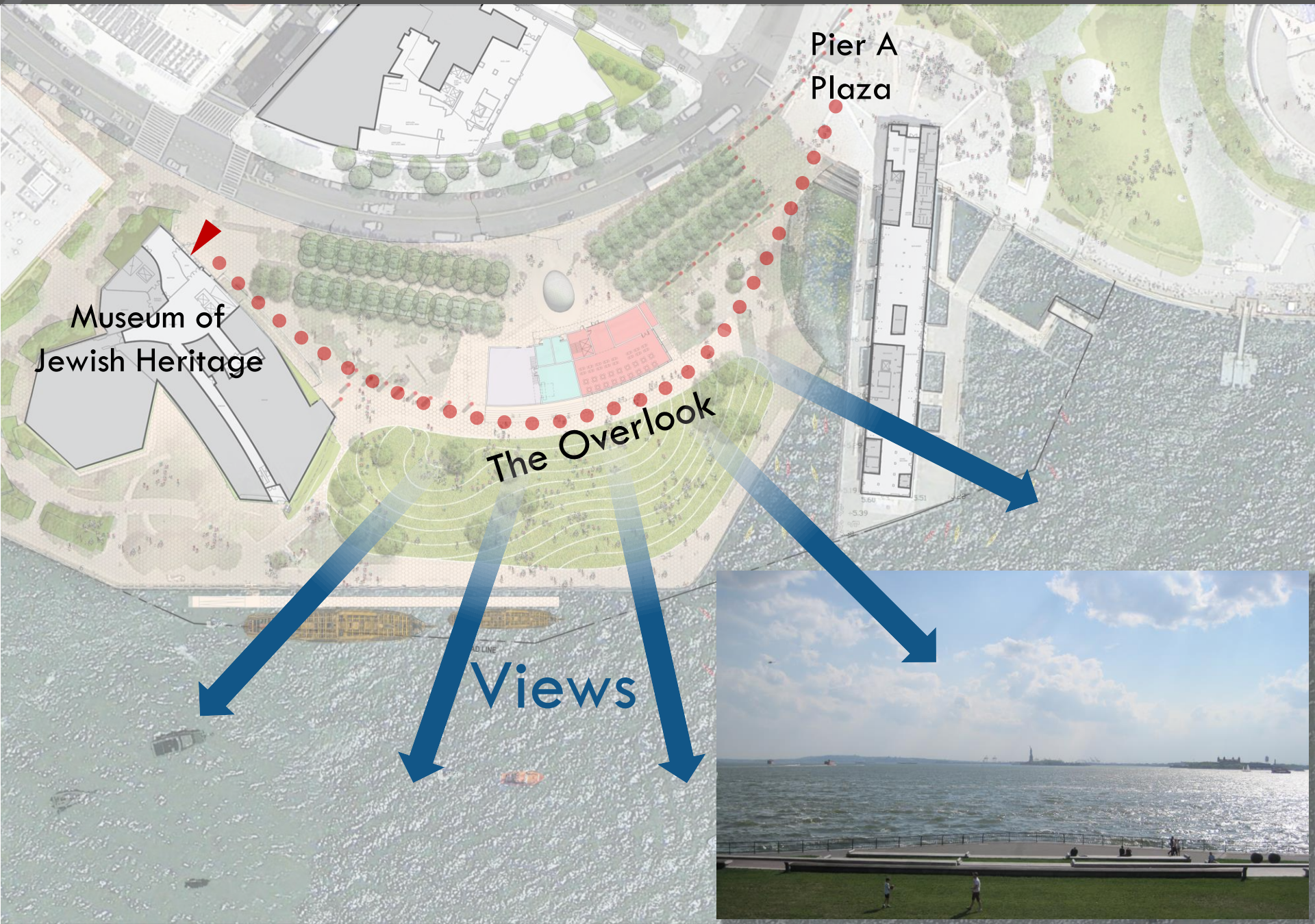
# A Series of Places

- Expanded grand lawn
- Continuous overlook for broader public enjoyment of the harbor views
- Improved and expanded ornamental gardens
- Seasonal outdoor stage
- Art place
- Cultural docks



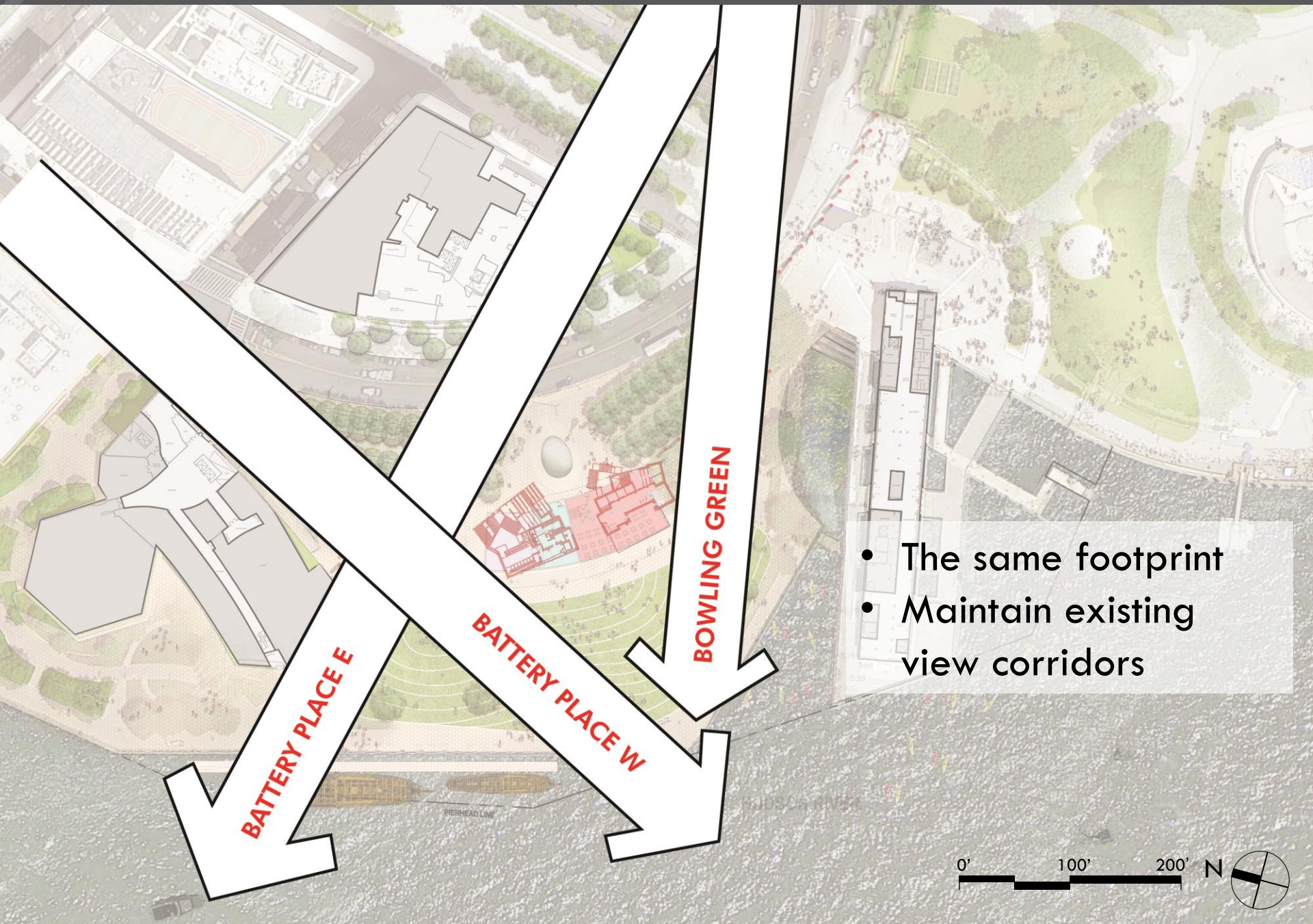


# The Overlook





# New Park Pavilion Design Principles

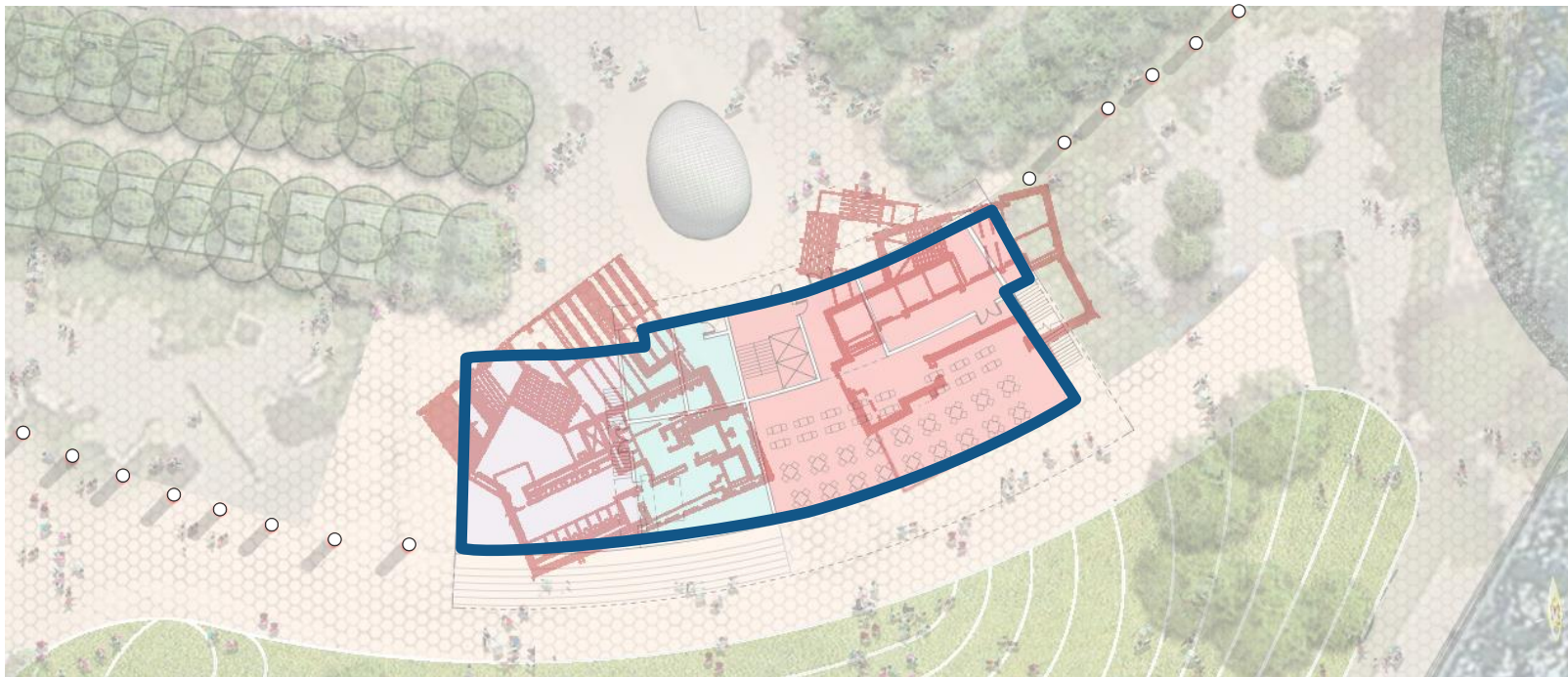


- The same footprint
- Maintain existing view corridors





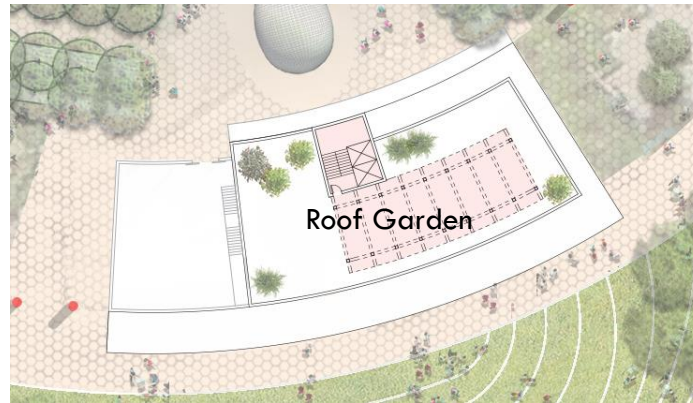
Program	Existing Usable Area	Potential Area
Food & Beverage	3,450 sf	6,000-10,000 sf
Maintenance/Security	1,665 sf	2,000 sf
Restrooms	1,750 sf	900 sf
Community Room	-	1,700 sf
Service Yard	960 sf	2,300 sf
<b>Total</b>	<b>7,825 sf</b>	<b>12,000-17,000 sf</b>





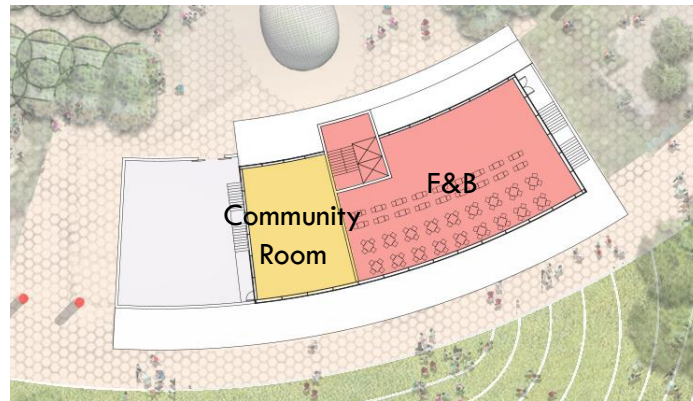
# Building Plans

## Roof



Roof Garden: 700 sf

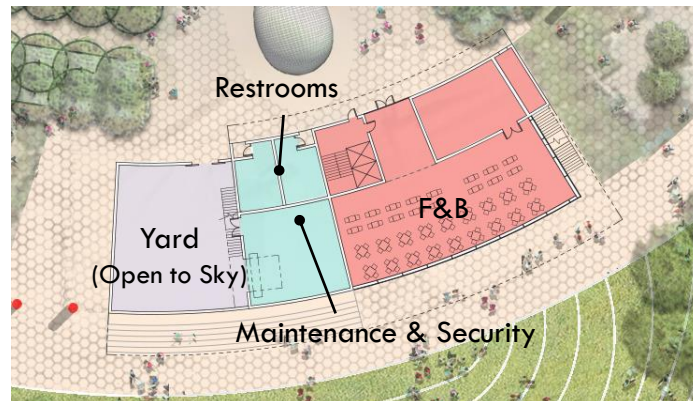
## Second Floor



F&B: 3,500 sf

Community Room: 1,700 sf

## First Floor

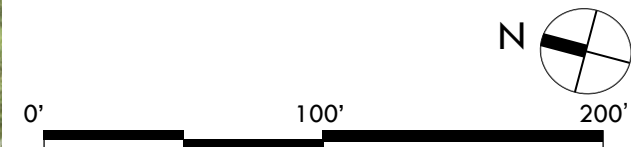


F&B: 5,000 sf

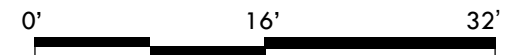
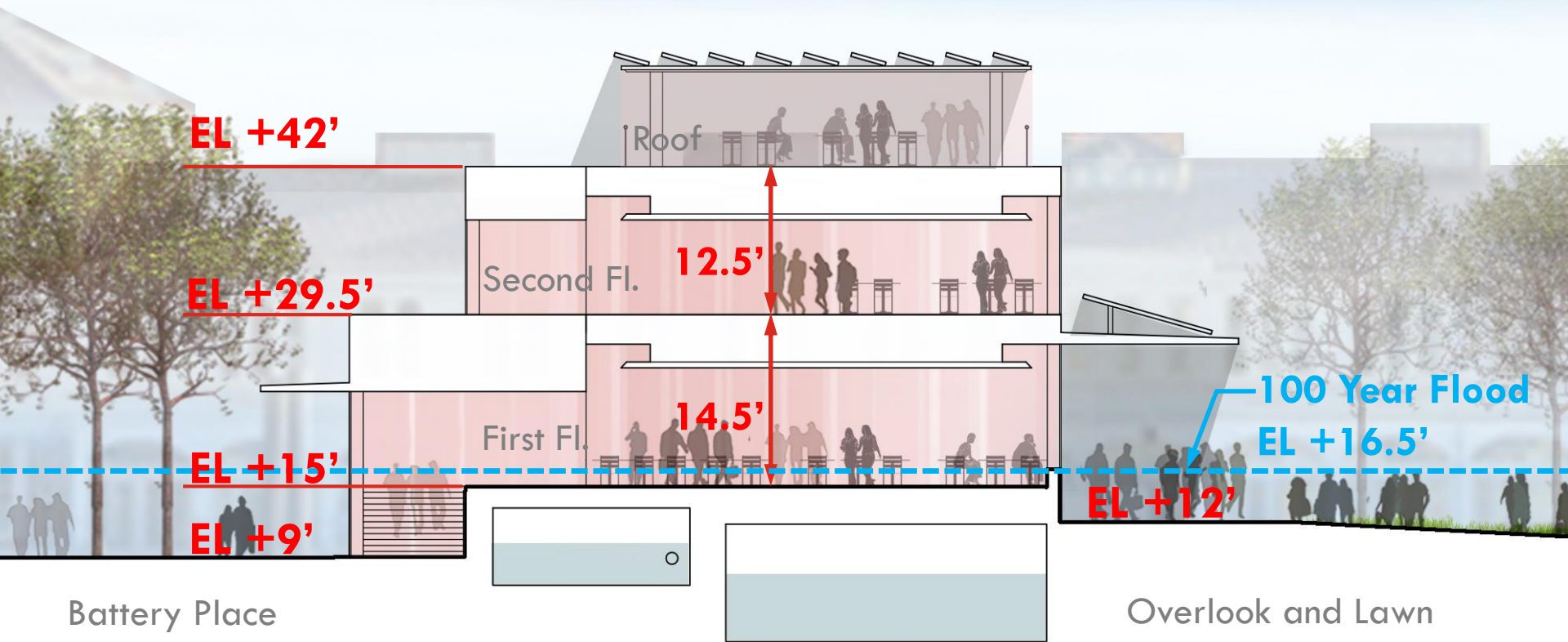
Restroom: 900 sf

Maintenance & Security: 1,100 sf

Yard: 3,000 sf



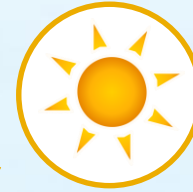
# New Park Pavilion: Key Heights



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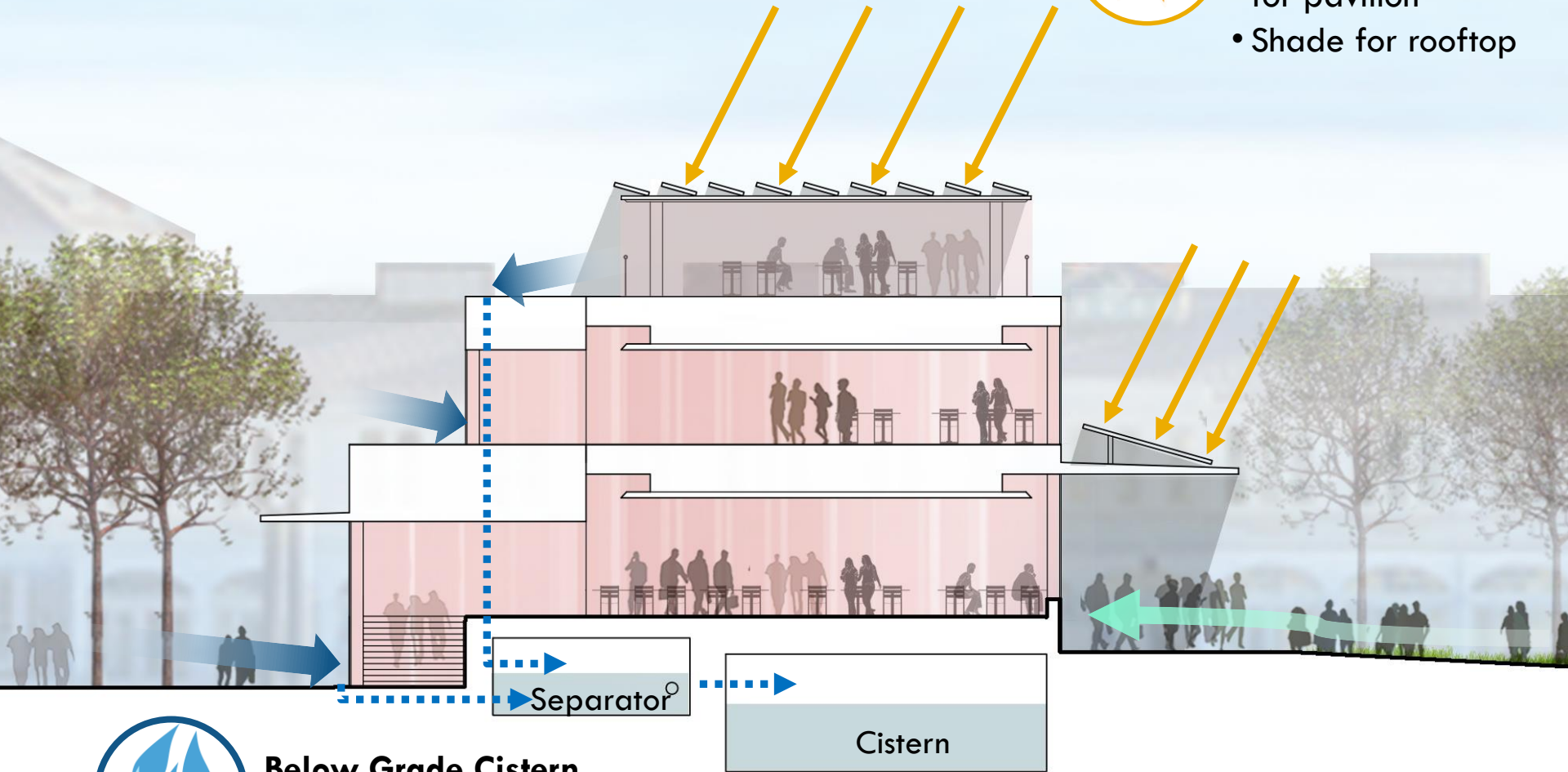


# New Park Pavilion Design Principles: A Regenerative Building



## Photovoltaic panels

- Renewable energy for pavilion
- Shade for rooftop



## Below Grade Cistern

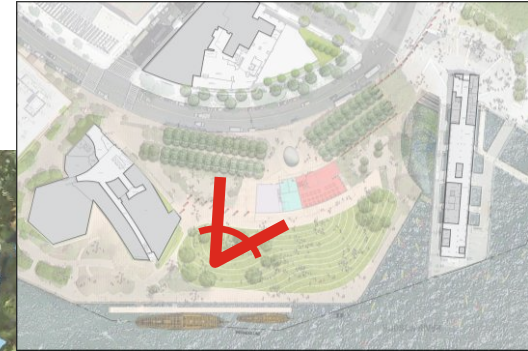
- Stormwater management
- Greywater reuse

0' 16' 32'

Perkins Eastman

# View from the Lawn

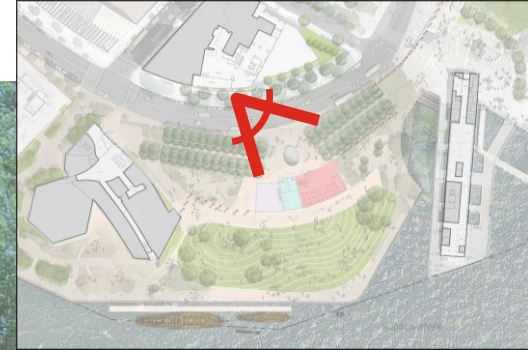
Key Plan





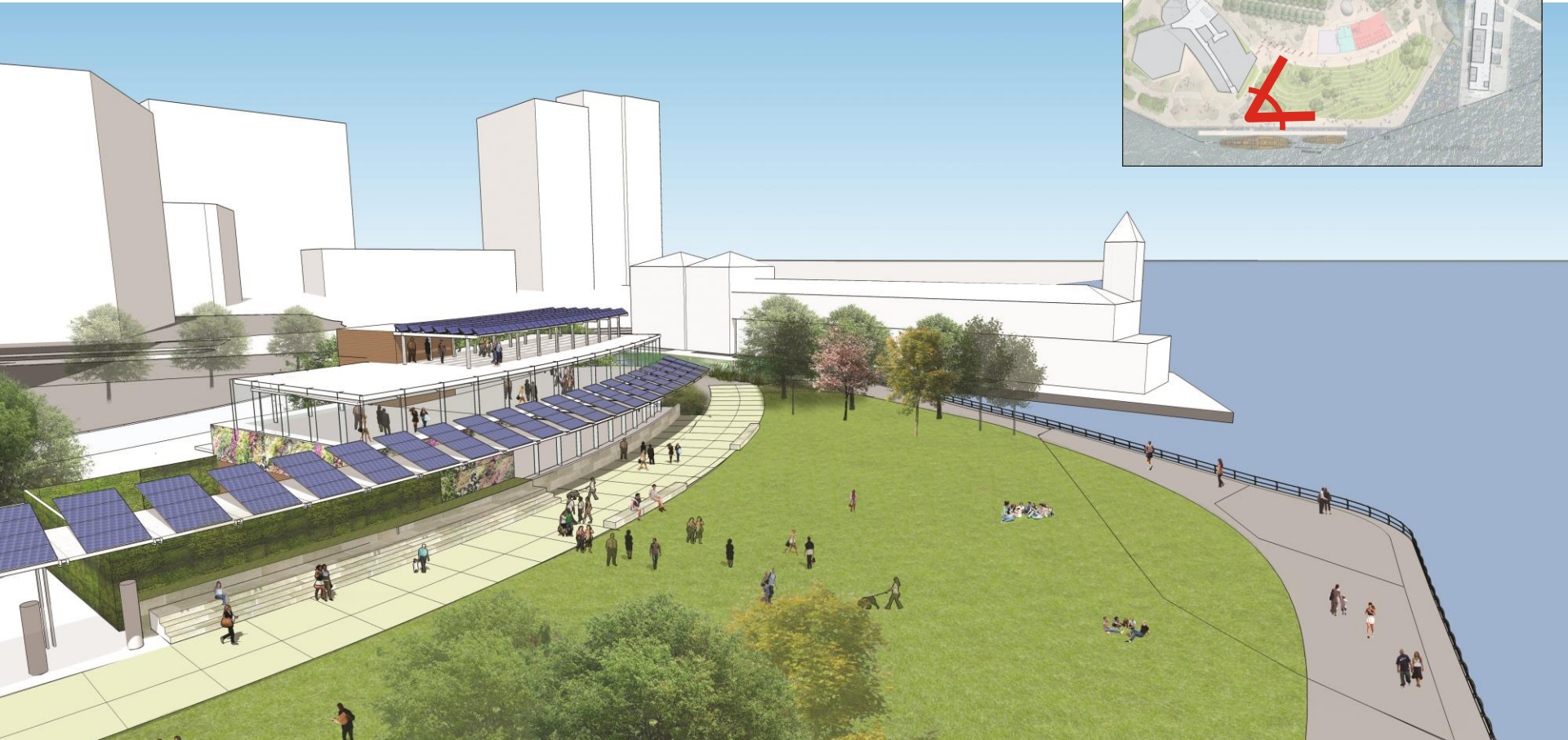
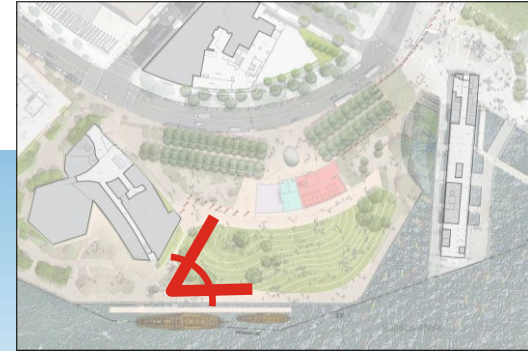
# View from Battery Place

Key Plan



# View from Above

Key Plan





# The Overlook and Grand Lawn



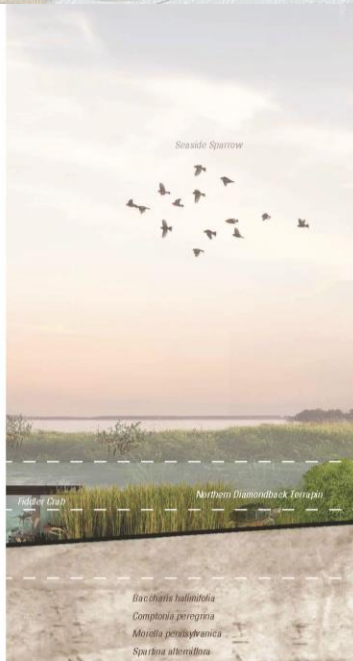
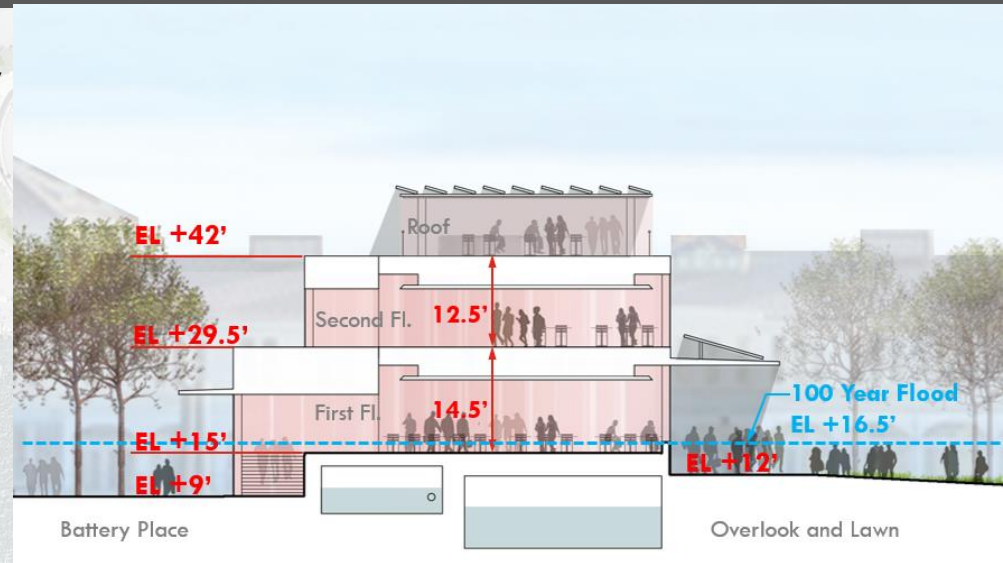
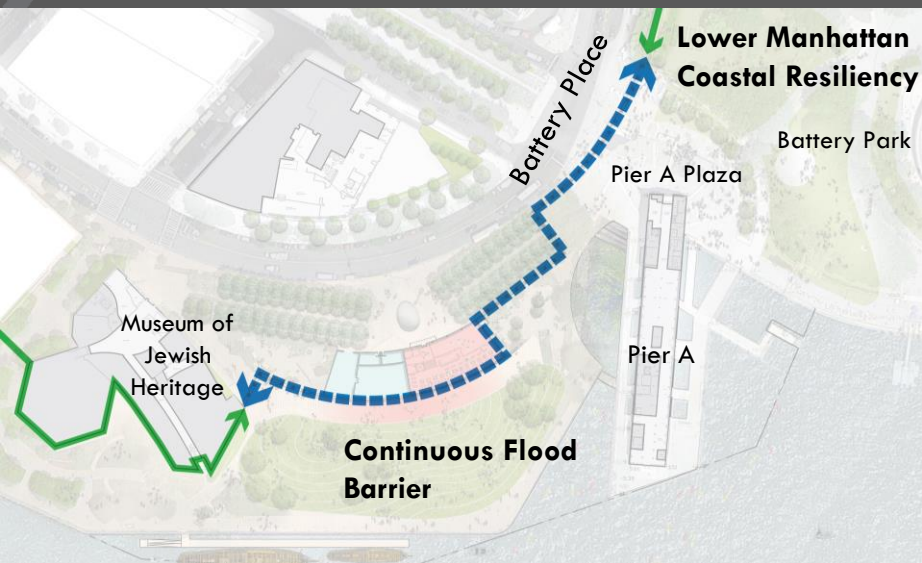


## Design Principles

- ***Resiliency first and foremost***
- ***New facilities are resilient***
- ***The Lawn is the theme***
- ***A grand, sweeping overlook***
- ***Maintenance and support facilities are improved***
- ***Cultural docks***
- ***A continuous esplanade***
- ***Pier A is fully integrated***
- ***More Sustainable Landscape and Building***
- ***A Greener Park, with enhanced gardens***



# Thank You



# BPC Ball Fields – New Camera Installation

- Four new security cameras installed at BPC Ball Fields in late 2016
- Monitored on a 24x7 basis by Allied Universal, w/live feeds available via desktop and mobile device
- Supplements AU's existing foot and bicycle patrols throughout BPC



*Photo: Carl Glassman/Tribeca Trib*



**Battery Park  
City Authority**





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**Town Hall  
Presentation  
March 22, 2017**

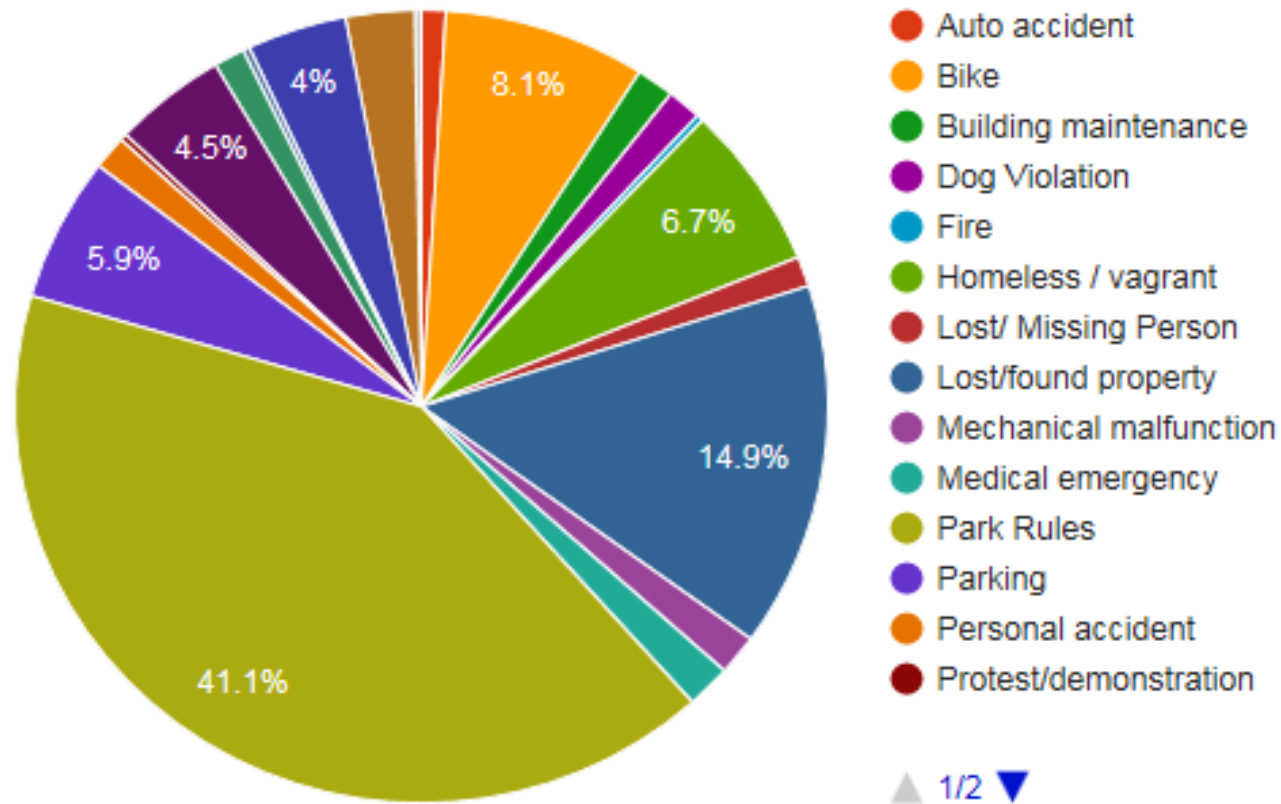
**Presenter:  
Patrick Murphy**

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## Activity Metrics – October 2016 to February 2017

### Operations

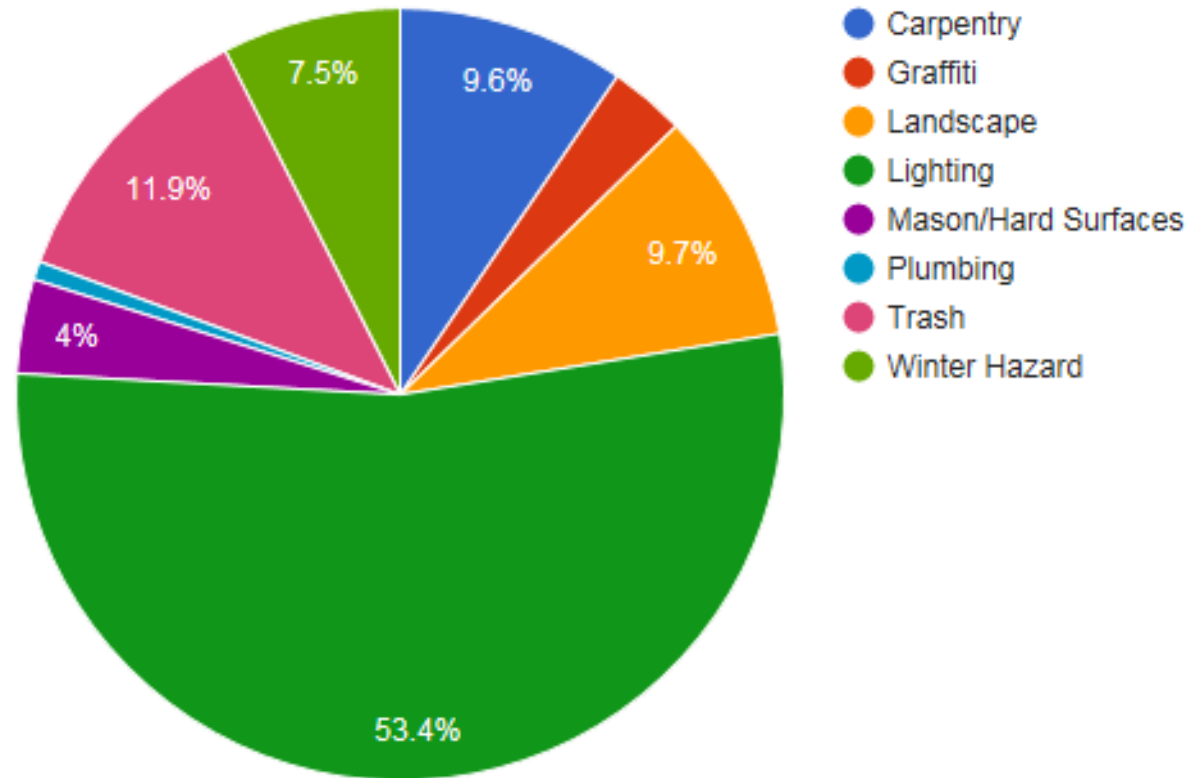


❖ Information gathered from reports submitted by Safety Ambassadors



## Activity Metrics – October 2016 to February 2017

### Maintenance



❖ Information gathered from reports submitted by Safety Ambassadors

## **CURRENT FOCUS AREAS AND EVENTS**

- Homeless issue declined
- Pier A Ticket Sellers displaced
- Enforcing NO Dog policy on the Ball Field and in West Thames Park
- Rector Street Lift intercom system checked with Command Center
- Enforcing NO Drones flying in the park
- Protests / Demonstrations
- Live Safe / Brookfield emergency alert notification system
- Emergency Residential Radio Checks performed weekly





# Discussion / Q&A



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City Authority**

# Thank You for Attending!



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