Lower Manhattan Resiliency

June 1, 2022

Objectives of Presentation

- Educate the community about the South Battery Park Resiliency Project
- Advocate for an integrated approach to resiliency across Lower Manhattan in a way that maximizes protection to the most vulnerable areas
- Advocate for resiliency projects that incorporate a series of guiding principles that enable us to meet community needs & increase active green spaces
- Elicit questions from the community about the Wagner Park project
- Ensure people know how to get in touch: hello@bpcna.org & come out to the 6/5 event from 2-4pm in Rockefeller Park

Lower Manhattan needs to be uplifted for climate change to make it more resilient

Here is a NY Times map of the flooding caused by Hurricane Sandy in 2012

With climate change, sea levels are expected to rise, and we expect large storms like Hurricane Sandy to become more frequent

To fully address this will require significant partnership between organizations, stakeholders, experts, local, state and federal governments

Source: https://www.nytimes.com/newsgraphics/2012/1120-sandy/survey-of-the-flooding-in-new-york-after-the-hurricane.html

Battery Park City's main role is to stop water from flowing into Tribeca & FiDi

This image shows that in Battery Park, there are two "pinch" points at the north and south

These need to be addressed to protect Tribeca and FiDi from future flooding and storm surge

Important to note is that Battery Park itself was built on high ground, which Bloomberg in 2013 even noted when he called for a "Battery Park City" on the East Side...

> Using the model of Battery Park City, which was designed to withstand major flooding, the City will work with local communities, businesses and property owners to explore opportunities for a new neighborhood.

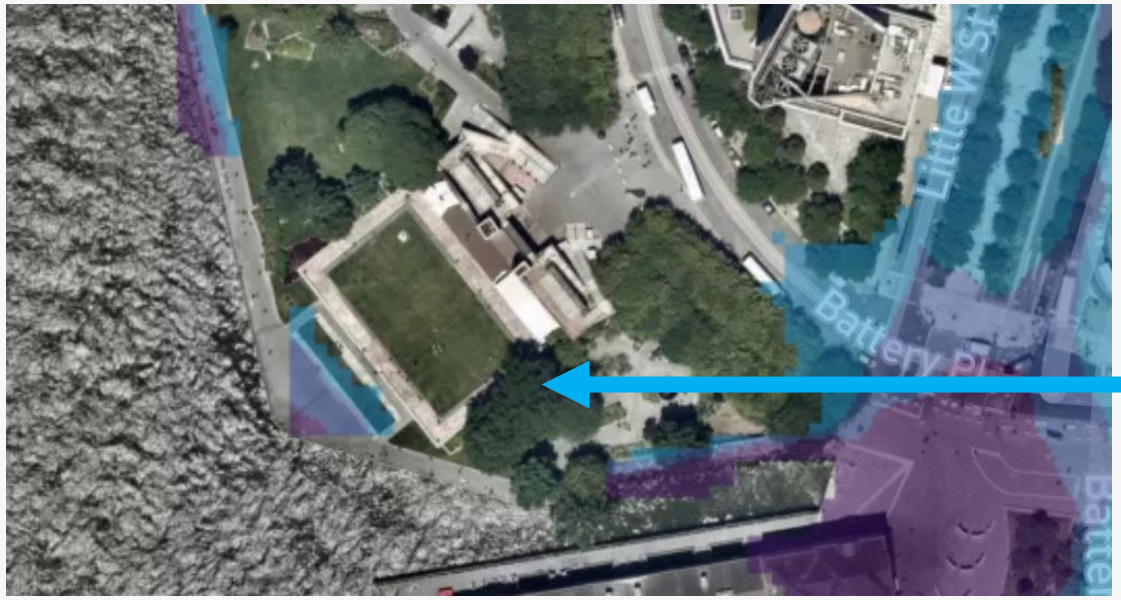
Source: https://gothamist.com/news/bloomberg-wants-to-create-seaport-city-to-save-nyc-from-global-warming

Source: https://www.nytimes.com/newsgraphics/2012/1120-sandy/survey-of-the-flooding-in-new-york-after-the-hurricane.html

Battery Park City's main role is to stop water from flowing into Tribeca & FiDi

In addition to prioritizing these "pinch" points, we need to hold leaders accountable for prioritizing the most vulnerable areas first

Here you can see Wagner again during Hurricane Sandy…

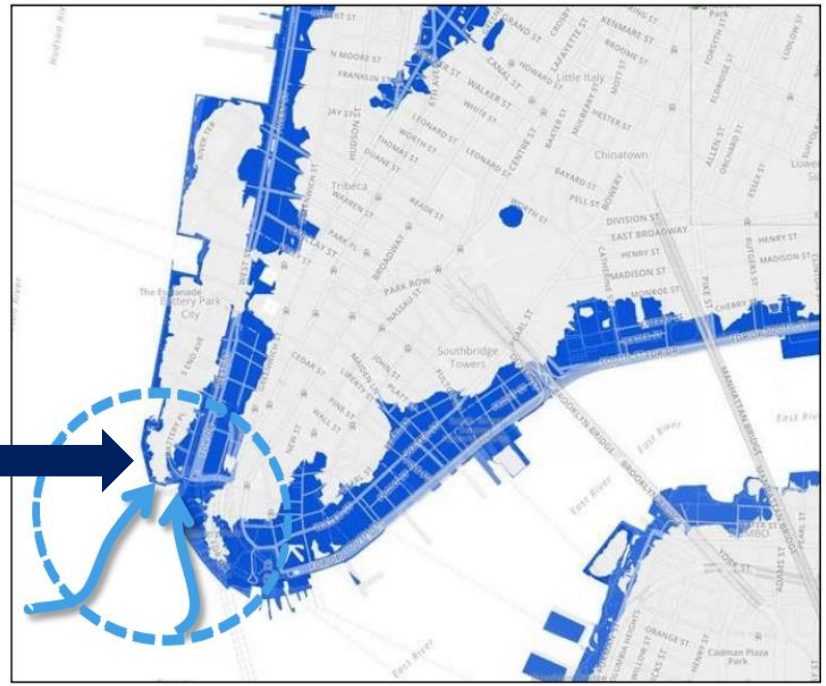


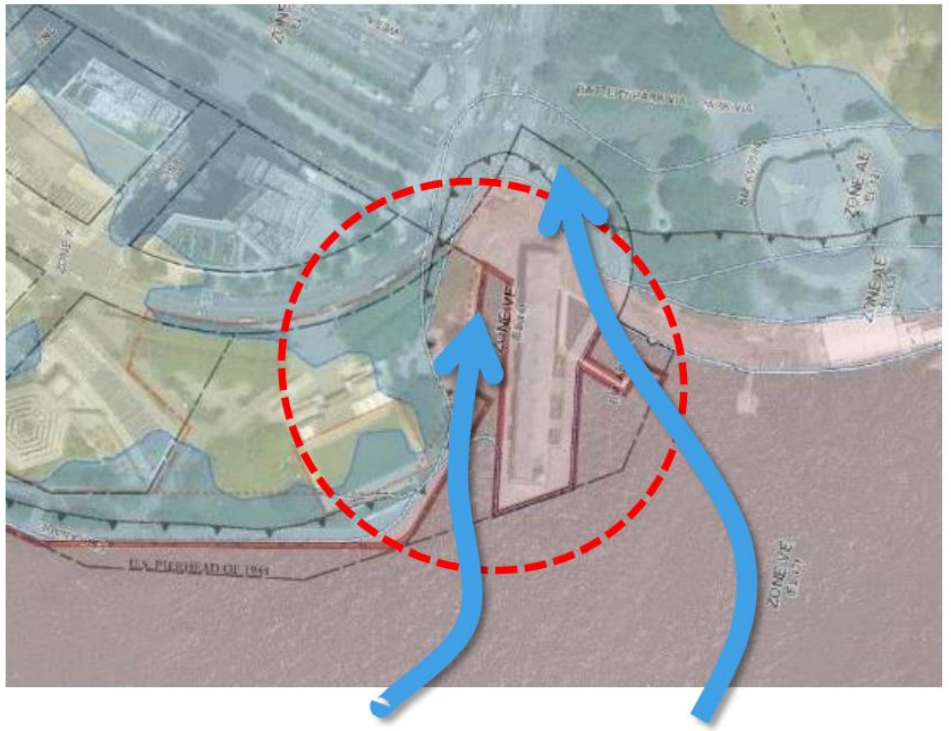
Source: https://www.nytimes.com/newsgraphics/2012/1120-sandy/survey-of-the-flooding-in-new-york-after-the-hurricane.html

The November 2016 Presentation shows how Wagner Park is high ground...

This was shown in 2016 during a BPCA presentation on their resiliency program...

Resiliency: Battery Park City's Vulnerability





Battery Park City Autho

One of the most vulnerable locations in Lower Manhattan

Perkins Eastman

Report published on BPCA Website: https://bpca.ny.gov/wp-content/uploads/2015/03/BPC-Open-Community-Meeting-November-9-2016-FINAL.pdf#page=25

So, let’s talk about the Wagner Park design principles...

Let's look at the design principles of the plan...

Published March 2017

One of the key design principles of this project was to "**provide better opportunity for food and beverage**"

What was this **design principle based on?**

Report published on BPCA Website: https://bpca.ny.gov/wp-content/uploads/2015/03/Wagner-Park-3-22-17.pdf

Basis of the “better opportunity for food and beverage” design principle

Survey results were published November 2016

414 Respondents

268 Residents

146 Non-Residents

Survey results

WHO RESPONDED

Of 414 total respondents*:

Live in Battery Park City	Local Area Visitors to Battery Park City	Work in Battery Park City	NYC Visitors to Battery Park City	Live outside NYC
268	81	80	32	10





*Numbers add to more than 414 due to multiple responses by some respondents

Battery Park City Authority: Wagner Park

Perkins Eastman

Report published on BPCA Website: https://bpca.ny.gov/wp-content/uploads/2015/03/BPC-Open-Community-Meeting-November-9-2016-FINAL.pdf#page=25

Basis of the “better opportunity for food and beverage” design principle

Survey results were published November 2016

414 Respondents

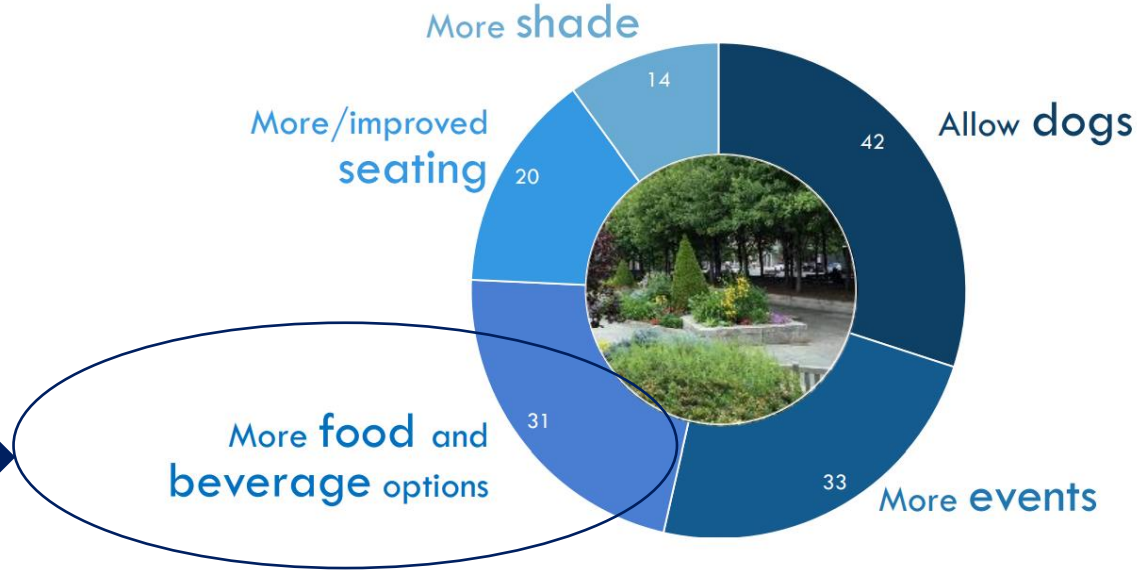
268 Residents

146 Non-Residents

31 People said to offer “more food and beverage options”

Survey results

HOW WAGNER PARK COULD BE IMPROVED



“Being able to walk my dog along the water and sit in the quiet of the park would be a reason to visit Wagner park more often.”

Battery Park City Authority: Wagner Park

Perkins Eastman

Report published on BPCA Website: https://bpca.ny.gov/wp-content/uploads/2015/03/BPC-Open-Community-Meeting-November-9-2016-FINAL.pdf#page=25

Since 2017, CB1 has been writing resolutions about the scope and goals of this project...

See appendix for an example...

...and articles are published on the BPCA website talking about the goals...

This is an article published in June 2017 about changes to the Wagner Park Pavilion...

Report on the Wagner Park Resiliency Design Proposal

by Phillip Lopate

June 2017

Some opposition is based on the supposition that the BPCA is using the resiliency mandate to increase its rental revenues: in short, is acting out of greed. First of all, I don't see anything wrong with turning the restaurant into a more profitable operation—nor does the present café owner.

Report published on BPCA Website: https://bpca.ny.gov/wp-content/uploads/2019/03/Report-on-the-Wagner-Park-Resiliency-Design-Proposal-June-2017.pdf

...and let's talk about HOW this design principle of "better opportunity for food and beverage" will be accomplished...

This slide was published March 2017 explaining "Existing Building Issues"

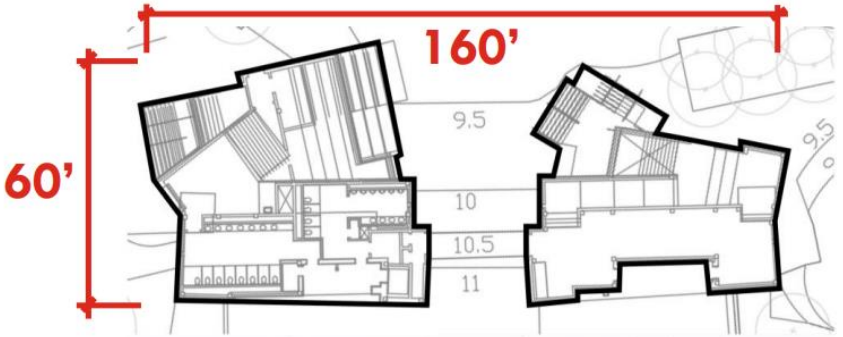
Published March 2017

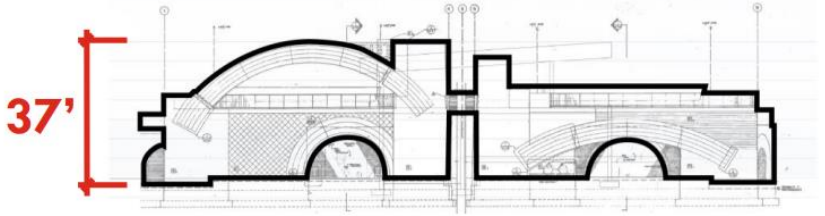
The plan is to tear down the current building and rebuild a new building that is 4-5x the size of the current building

The below chart is from the March 2017 meeting where food & beverage will increase from 3450 sf to 6K – 10K sf.

Existing Building Issues

- **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***





Perkins Eastman

Pavilion Programming

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
Total	**7,825 sf**	**12,000-17,000 sf**

Report published on BPCA Website: https://bpca.ny.gov/wp-content/uploads/2015/03/Wagner-Park-3-22-17.pdf

So, what do we want?

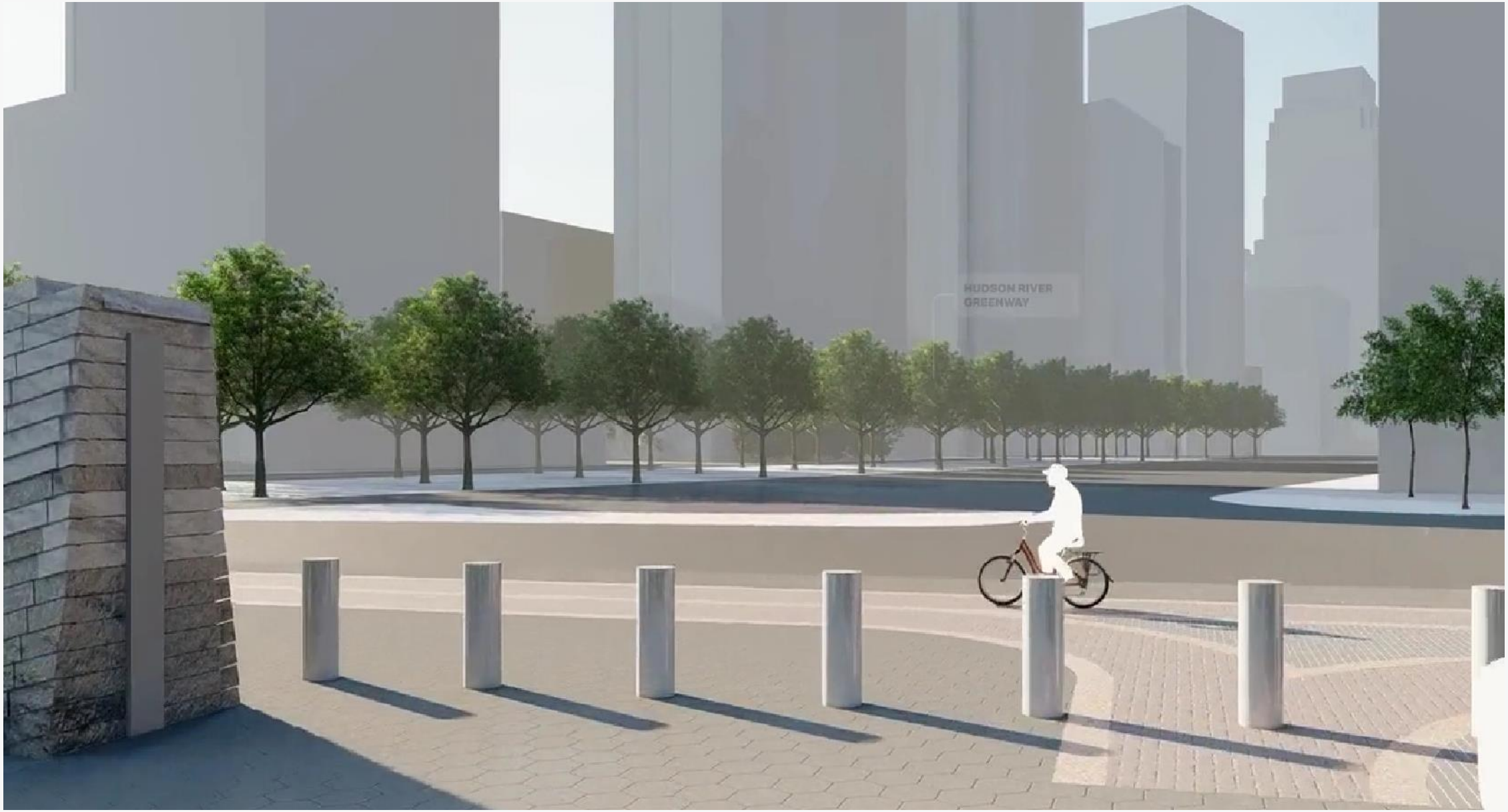
All resiliency projects should follow a set of design principles...

- Integration across jurisdictions and neighbors as water knows no boundaries
- Prioritization of the most at risk areas first and immediate solution for “pinch” points
- Use of resiliency projects to increase active green spaces and trees
- Preservation of old trees while adding new trees and green
- Prioritization of grass and green over concrete
- Partnership with the community on project designs
- Prioritization of community needs in all designs and design principles

Here's what is planned with construction starting on August 1, 2022...

Shared with Public on May 19, 2022

Here's what is planned with construction starting on August 1, 2022...



Shared with Public on May 19, 2022

Here's what is planned with construction starting on August 1, 2022...

Shared with Public on May 19, 2022

Here's what is planned with construction starting on August 1, 2022...

Shared with Public on May 19, 2022

Here's what is planned with construction starting on August 1, 2022...

Shared with Public on May 19, 2022

Here's what is planned with construction starting on August 1, 2022...

Shared with Public on May 19, 2022

Here's what is planned with construction starting on August 1, 2022...

Shared with Public on May 19, 2022

Here's what is planned with construction starting on August 1, 2022...

Shared with Public on May 19, 2022

Here's what is planned with construction starting on August 1, 2022...

Shared with Public on May 19, 2022

Here's what is planned with construction starting on August 1, 2022...

Shared with Public on May 19, 2022

Here's what is planned with construction starting on August 1, 2022...

Shared with Public on May 19, 2022

Here’s what is planned with construction starting on August 1, 2022...

Shared with Public on May 19, 2022

Here's what is planned with construction starting on August 1, 2022...

Shared with Public on May 19, 2022

BATTERY PARK CITY NEIGHBORHOOD ASSOCIATION

BPCNA BLOCK PARTY

SUNDAY, JUNE 5
2PM to 4PM

Rockefeller Park, North Lawn

Join us for snacks, drinks, a magic show, face painting and more! Come meet your elected officials.

Join us on 6/5 to learn more!

Join us on twitter @bpcna_official

Email claudia.filomena@bpca.ny.gov & hello@bpcna.org with your feedback on the Battery Park City resiliency projects!

Thank You

SBPC Resiliency Project - Key Community Feedback Meetings

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: SEPTEMBER 26, 2017

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	5	In Favor	0	Opposed	0	Abstained	0 Recused
PUBLIC VOTE:	1	In Favor	0	Opposed	0	Abstained	0 Recused
BOARD VOTE:	42	In Favor	0	Opposed	1	Abstained	0 Recused

RE: BPCA issued RFP South Battery Park City Resiliency Project

WHEREAS: The BPCA issued South Battery Park City Resiliency Project Design Services RFP on or about July 14, 2017. The due date for responses to the RFP is September 29, 2017, and

WHEREAS: The BPCA has been working on a resiliency plan that encompasses all of Battery Park City since 2015, and

WHEREAS: The BPCA has started the process for RFP'S for engineering and design for Battery Park City Resiliency and the plans and timelines are more accelerated than any put forth yet by New York City or New York State, and

WHEREAS: The BPCA has divided the overall Resiliency projects into several parts and South Battery Park City Resiliency Project is the first project to have a RFP issued for engineering and design, and

WHEREAS: The BPCA has identified two areas of extreme vulnerability to flooding defined as: The "pinch point" intersections of the Esplanade at Chambers Street and the West Side Highway and second the plaza at Pier A in Historic Battery Park), and

WHEREAS: The BPCA does not control all of the areas identified for addressing resiliency design and will require collaboration and cooperation with New York City and State Agencies, The Battery Conservancy and The Hudson River Park Trust, and

WHEREAS: During Super Storm Sandy, the Chambers Street "pinch point" was the location where water from the Hudson River flowed into West Street and down Chambers Street, which resulted in damage to residences, the BPC Ball-fields, surrounding businesses and a loss of life, and

WHEREAS: During Super Storm Sandy, the storm surge in Wagner Park and the plaza in front of Pier A caused no significant property damage to Wagner Park nor loss of life, and

WHEREAS The BPCA has stated that it has been working with New York City and State agencies and the Lower Manhattan Coastal Resiliency Project to coordinate the merging of its resiliency plans as they are formulated and the South Battery Park City Resiliency Project Design Services, and

WHEREAS: CB1 appreciates and encourages the BPCA for its work on moving forward RFPs on resiliency but respectfully disagrees with the overall timeline and the conclusions reached from the closed Wagner Park Site Assessment Project which included the South Battery Park City Resiliency Report and SBPC Plan generated in 2017, and

WHEREAS: The RFP calls for proposals for multidisciplinary design services in support of the BPCA's South Battery Park City Resiliency Plan (the "SBPC Plan"), and

WHEREAS: The SBPC Plan does not encompass key recommendations from the BPC Committee and Waterfront Committees of CB1 and the BPC community, some of which go to the heart of the Wagner Park Site Assessment Project, and

WHEREAS: CB1 and the BPC community has expressed grave concerns with the scope of the Wagner Park Site Assessment Project, noting that the money, attention and effort was focused on demolition of the present award-wining architectural structure that houses a restaurant, storage and public bathrooms, rather than focusing primarily on what is minimally required to enhance resiliency, and

WHEREAS: The SBPC Plan proposed a larger structure that would compromise current views and access so as to provide significantly more commercial revenue-generating business space, increase storage space for the BPCA and perhaps add 1,300 square feet "community space", and

WHEREAS: The BPCA is focused on moving forward with The SBPC Plan to increase revenue-generating assets within Wagner Park, but Wagner Park is not within the "pinch point" area that is the most vulnerable, and

WHEREAS: The BPCA maintains that the new structure is an integral part of the Wagner Park Resiliency Plan and not first and foremost a revenue-generating project; that it is the first RFP processed, as it was the least complicated; and that other RFPs are in process and will be forthcoming, and

WHEREAS: The Community & Stakeholder Outreach portion in Phases 2, 3 and 4 of the South Battery Park City Resiliency Project RFP Issued July 14, 2017 details only preliminary meetings as directed by the BPCA, and

WHEREAS: The BPCA has yet to put forth a RFP for the "pinch point" Chambers Street location in Northern BPC, and

WHEREAS BPCA has stated that funding for the BPCA Resiliency Plans will not be coming from City, State or Federal sources and BPC was excluded from the partial funding grants, and

WHEREAS: The BPC community has expressed concerns as to how the BPCA will finance the BPCA Resiliency Projects. Although there is a large annual surplus (currently over $170,000,000 in 2017) from the Ground Rent and Pilot, the BPCA has indicated that they will likely issue more bonds to fund the projects, and

WHEREAS: This type of funding by issuance of more bonds is of grave concern to the stakeholders in BPC, both residential and commercial owners and renters, as incurring more debt can result in increases in and curtail relief negotiations on the Ground Rent and Pilot payments - at a time when stakeholders are looking for Ground Rent and Pilot RELIEF - making BPC even more unaffordable to current owners and renters and driving neighbors out of their homes, now

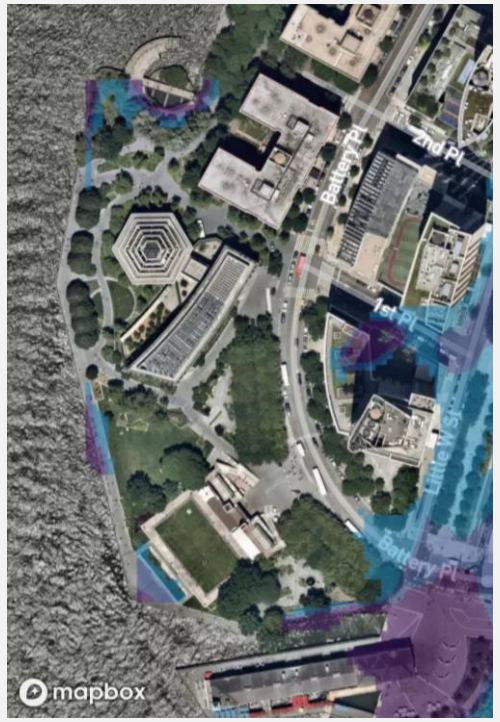
THEREFORE BE IT RESOLVED THAT:

1. CB1 appreciates and encourages the BPCA for its work on moving forward RFPs on resiliency but respectfully disagrees with the overall timeline and the conclusions reached from the closed Wagner Park Site Assessment Project which included the South Battery Park City Resiliency Report and SBPC Plan generated in 2017.

2. CB1 requests that the BPCA's first priority for Resiliency project work to be for the pinch point of the Esplanade, Chambers Street and West Street before Wagner Park.

3. CB1 requests that the BPCA includes community meetings for feedback throughout the design phase of the South Battery Park City Resiliency Project to allow for outreach in multiple points of the design process beyond preliminary meetings.

4. CB1 requests that the BPCA, in its redevelopment and design of Wagner Park, ensure the protection of features currently enjoyed by the community and consideration of requests made, including but not limited to: viewpoints from the street to the Statue of Liberty, multiple access points, 360 degree unobstructed views of the Statue of Liberty and New York Harbor throughout the park (unobstructed by a dock or moored boats), intimate gardens, seamless connection between the restaurant and lawn areas, open play spaces without a large pitch, quiet areas, a sustainability and environmental-focused educational center, design event set up/event infrastructure in the park to minimize noise and traffic impacts on neighboring buildings. In addition, designs should include multiple public accessible spaces within the structure to maintain view access points that frame the Statue of Liberty in line with the stairs and bridge of the current structure feature.



Wagner under Sandy

NASA predicts Sea Levels to Rise by

Sea level in New York City has risen on average 0.27 cm/year or 0.2286 - 0.381 cm/year over the last hundred years. Looking ahead, it is expected that sea levels in the area will rise on average 0.3885 cm/year or anywhere from 0.175 - 0.602 cm/year by the 2050s6. When extrapolating for the 2100s from these data, sea level can be expected to rise on average 0.635 cm/yr or in the range of

0.37 - 0.90 cm/year.

Source: https://icp.giss.nasa.gov/research/ppa/2002/impacts/introduction.html