



# Wagner Park

Battery Park City Authority

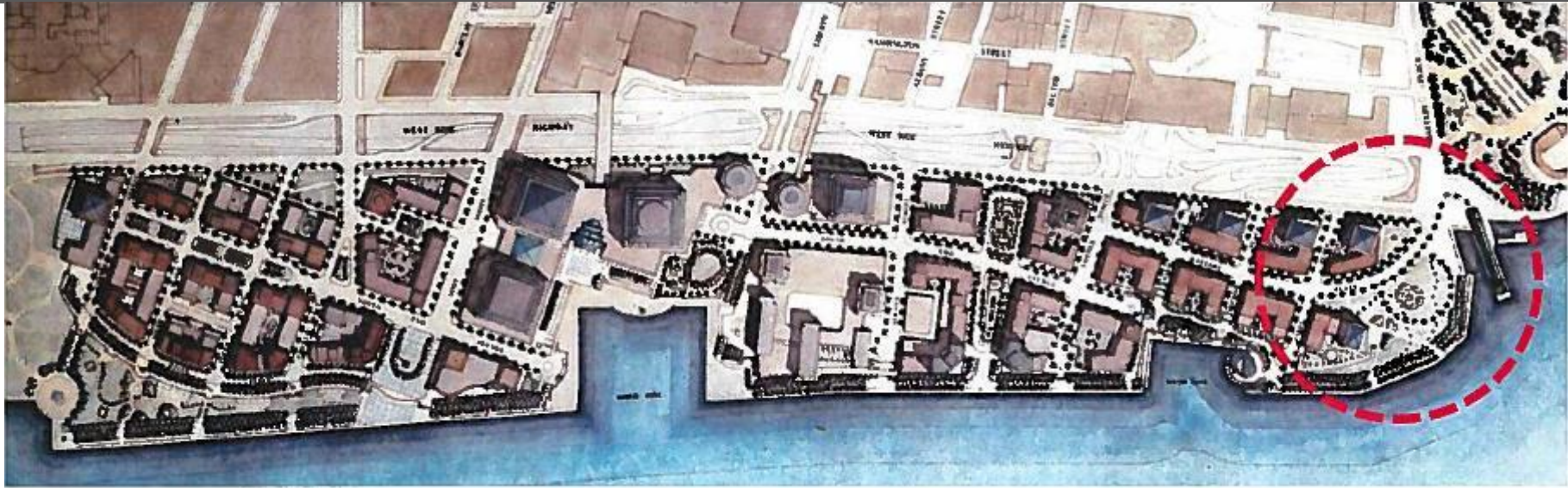
November 9, 2016

Perkins Eastman

© 2015 Perkins Eastman Architects DPC Perkins Eastman

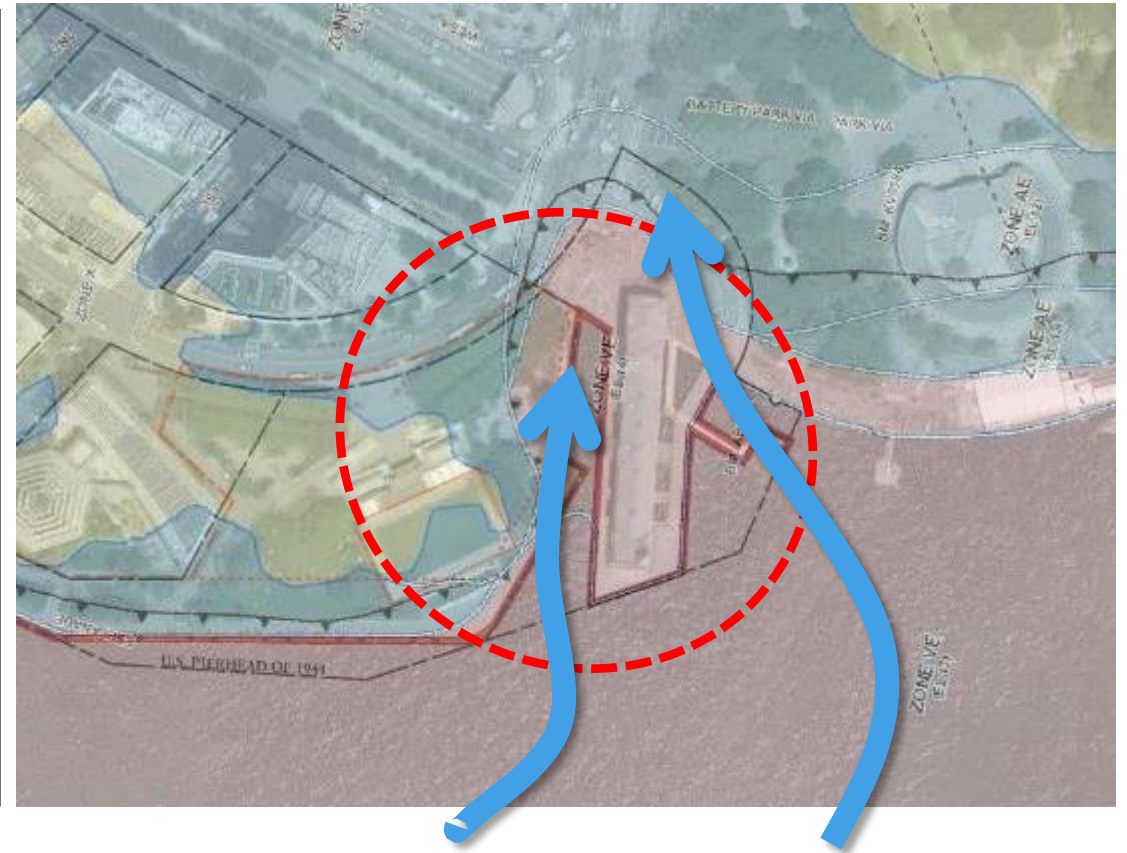
- 
- Consider the property with regard to resiliency protection
  - Improve parkland and facilities for BPC residents

## A Unique Place in Battery Park City



- BPC's "Leftover" Space
- Newly Improved (Pier A)
- A Potential 'Front Door'

# Resiliency: Battery Park City's Vulnerability



One of the most vulnerable locations in Lower Manhattan

## WHO RESPONDED

Of 414 total respondents\*:

**Live in  
Battery  
Park City**

268



**Local Area  
Visitors to  
Battery Park  
City**

81



**Work in  
Battery  
Park City**

80



**NYC Visitors  
to Battery  
Park City**

32



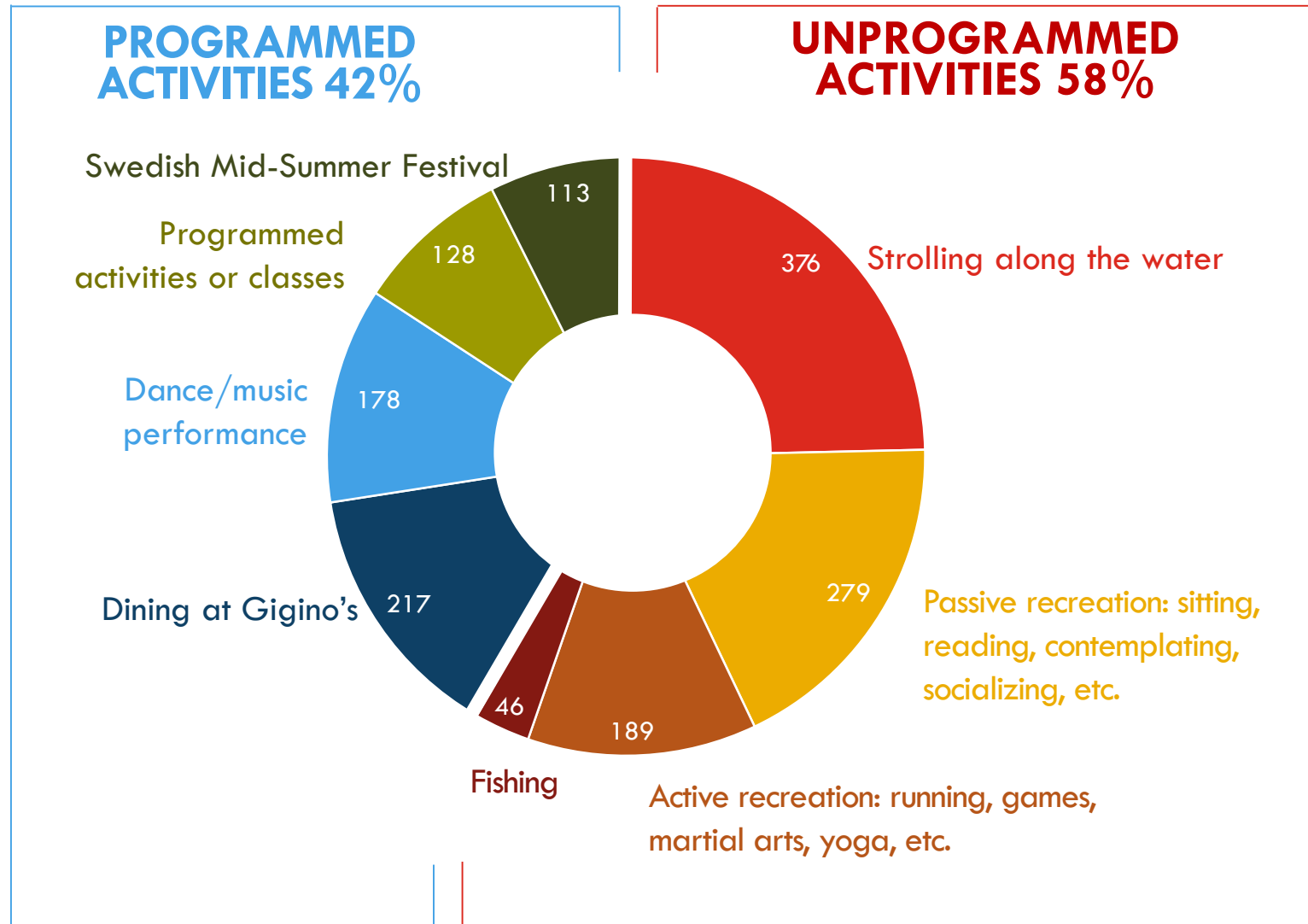
**Live  
outside  
NYC**

10



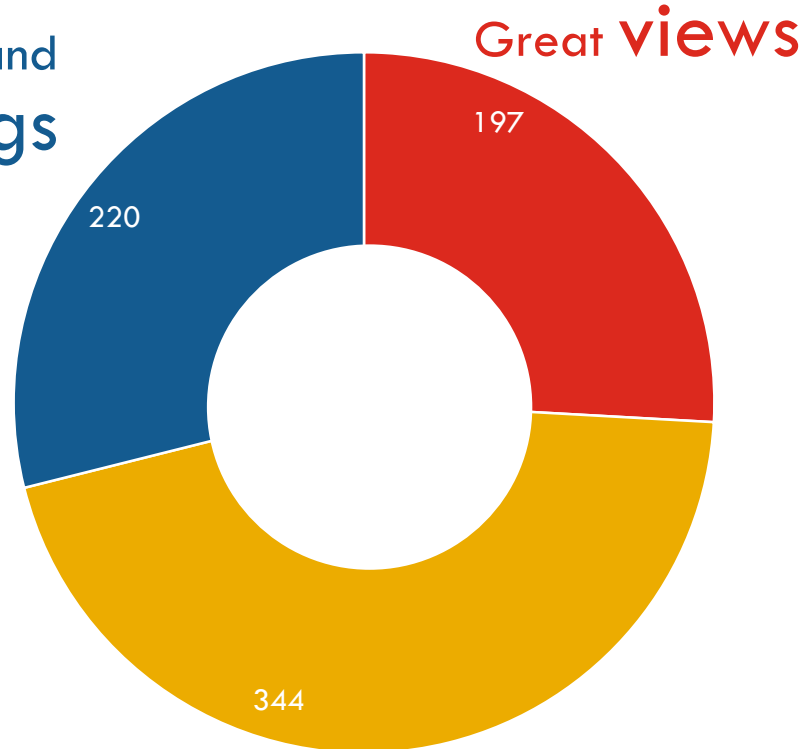
*\*Numbers add to more than 414 due to multiple responses by some respondents*

## WHY THEY CAME TO WAGNER PARK



## WHAT THEY LIKE BEST ABOUT WAGNER PARK

Programming and  
retail offerings

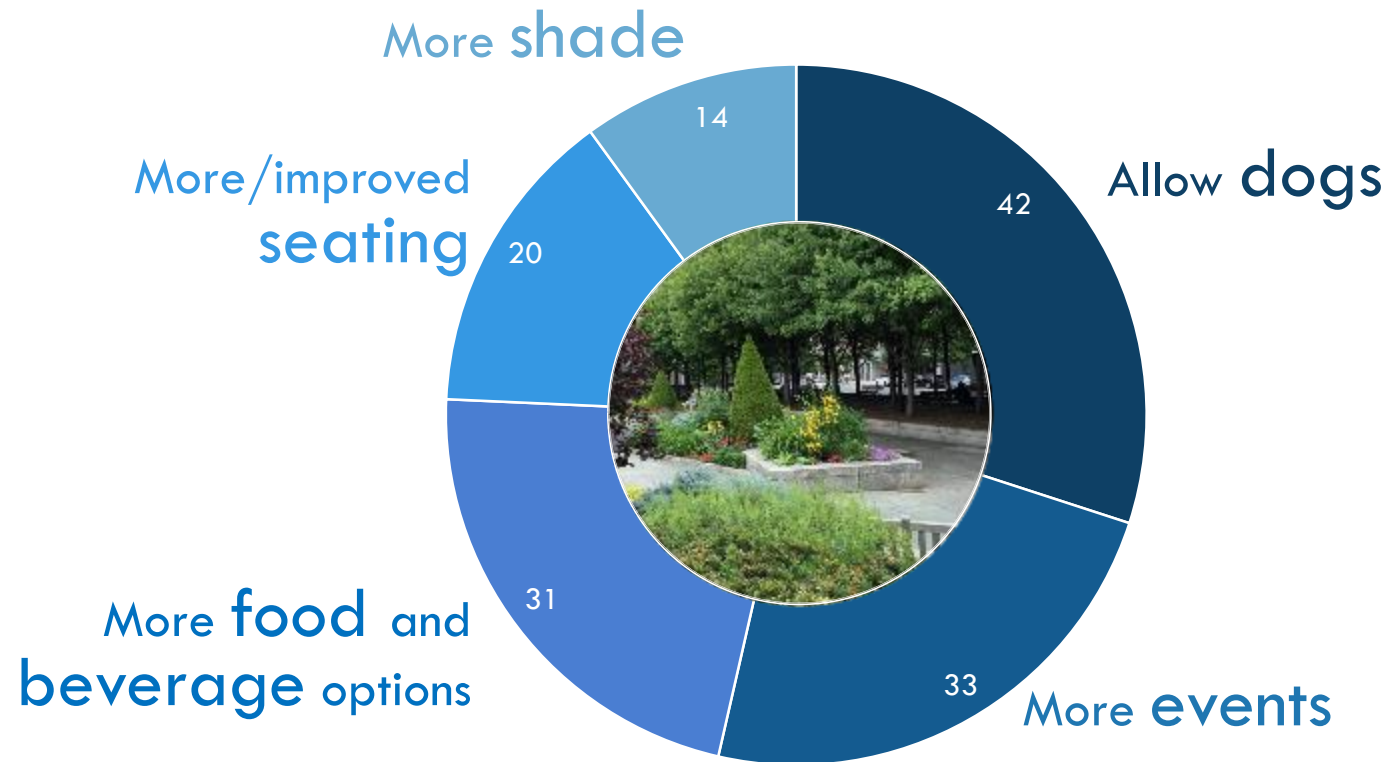


Quality of the Park  
environment

“It's like being in Cape Cod,  
but still NYC”

“Sitting by the water surrounded by green, you forget you're in the middle of the city!”

## 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.”

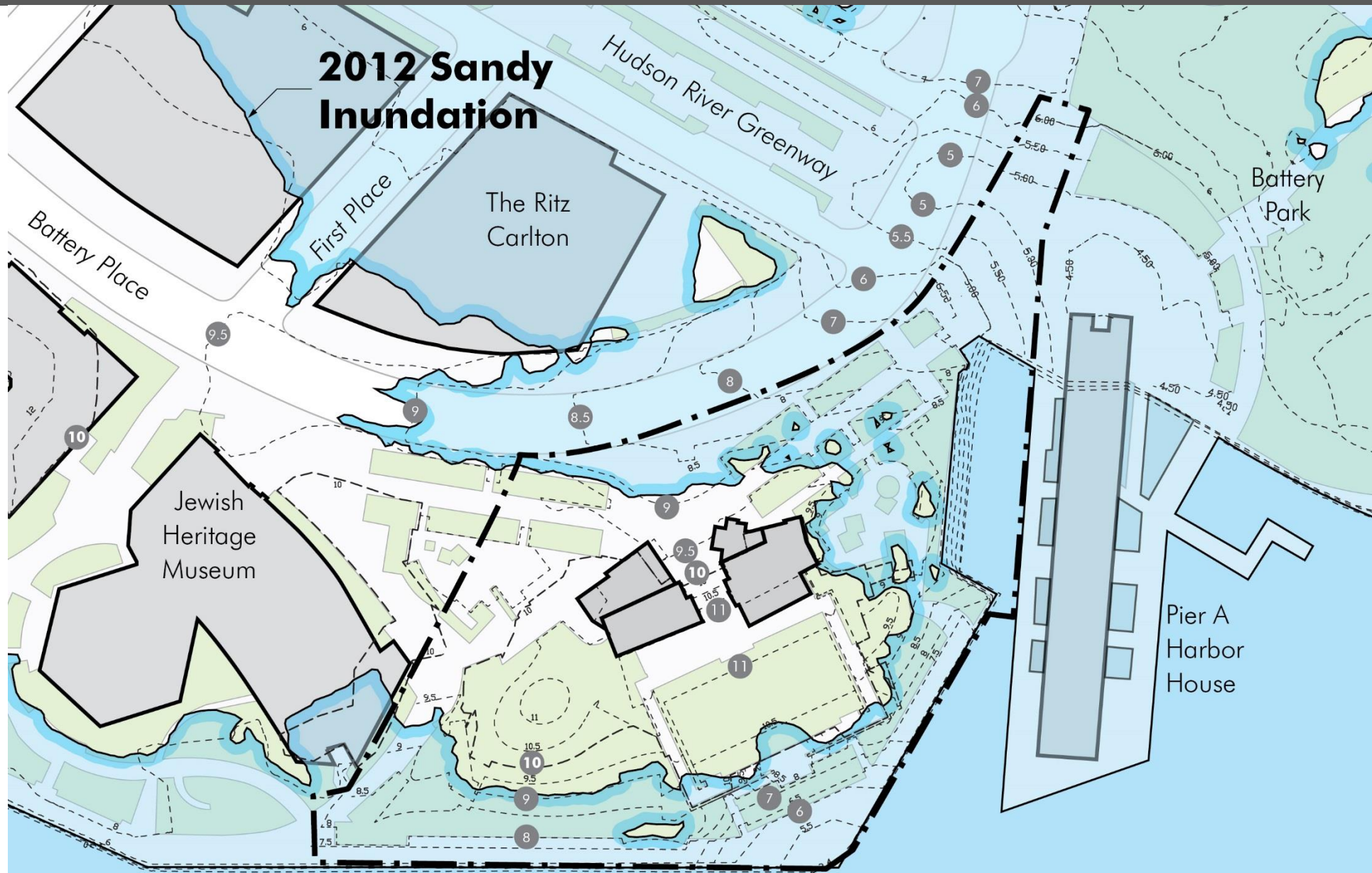
## **Additional feedback to date:**

- *Ritz Carlton is separate and apart*
- *Museum of Jewish Heritage is separate and apart*
- *Pier A is cut-off*
- *Current restaurant cannot operate to potential*
- *Existing maintenance facilities need to be expanded*
- *Toilet facilities may be too large*

# The Site

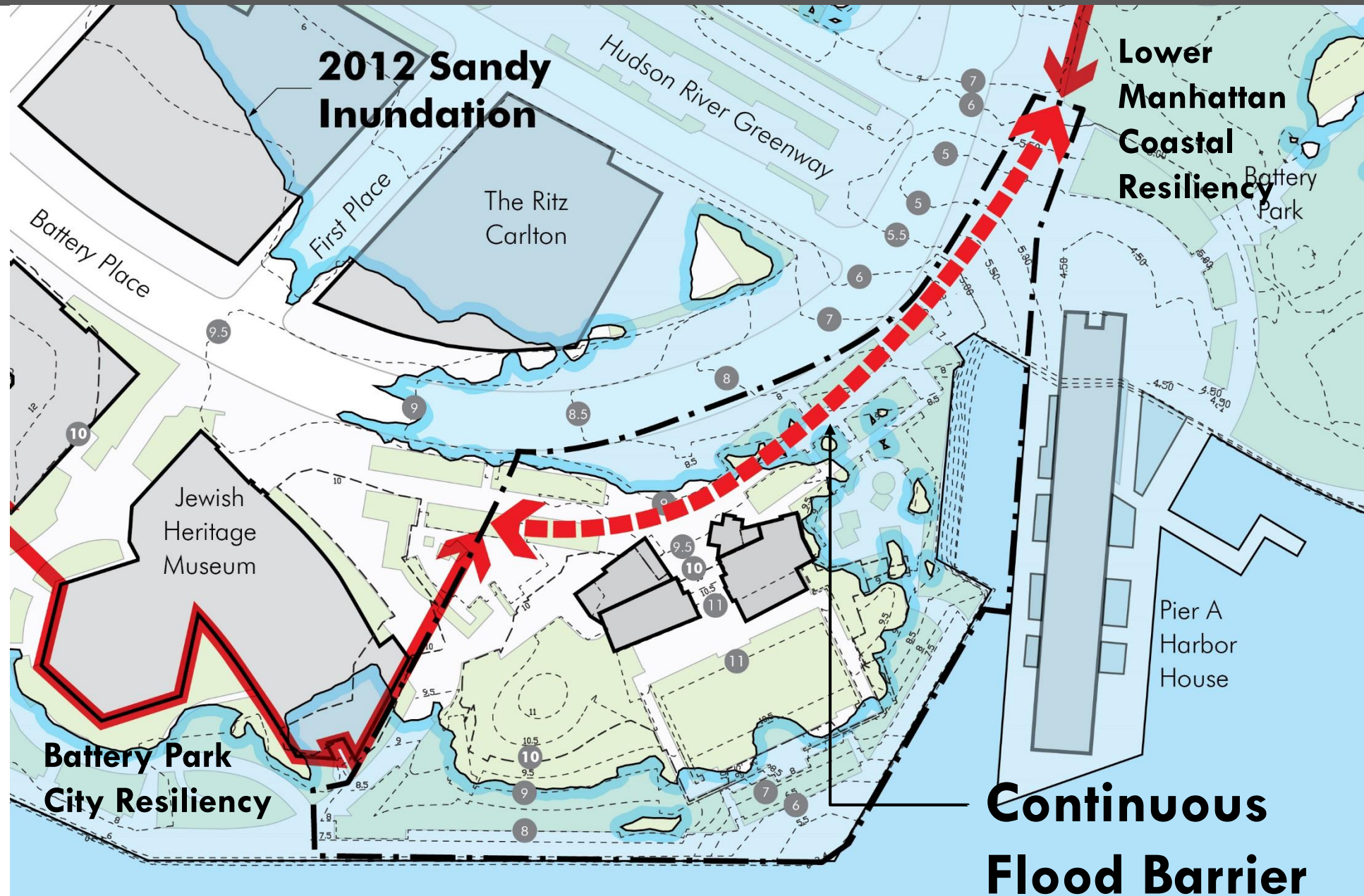


# Establishing a Continuous Floor Barrier



\* Inundation data from FEMA MOTF Hurricane Sandy Impact Analysis

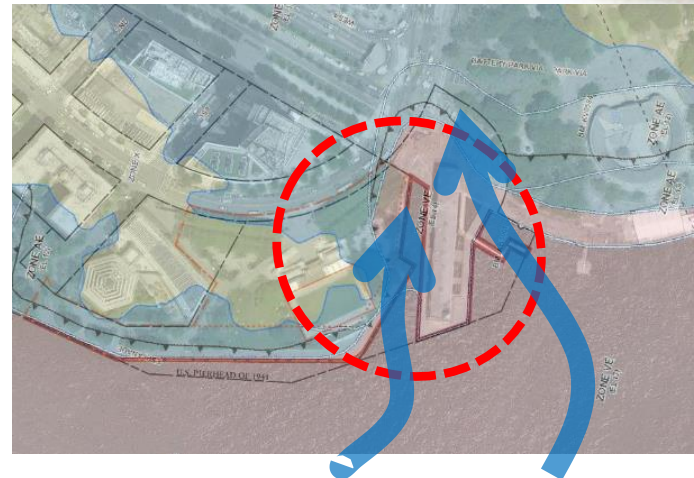
# Establishing a Continuous Floor Barrier – Superstorm Sandy Inundation



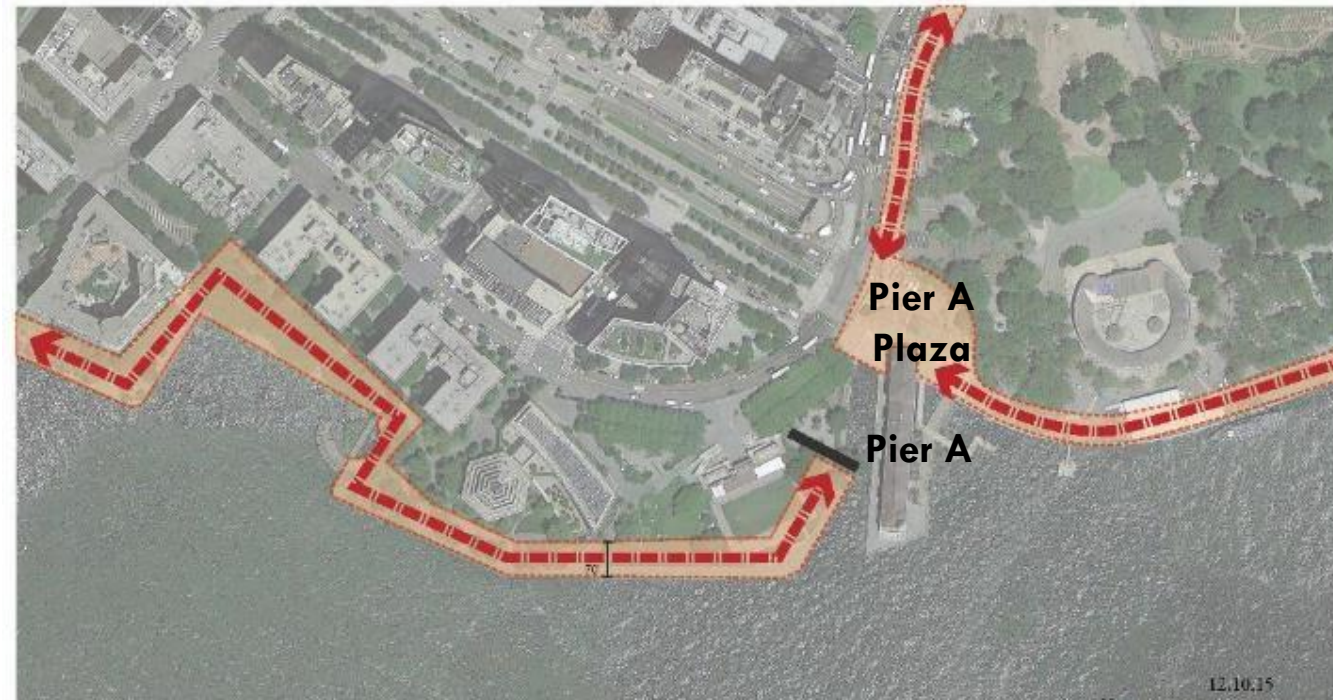
## Minimum First Floor Elevation EL+15.5'

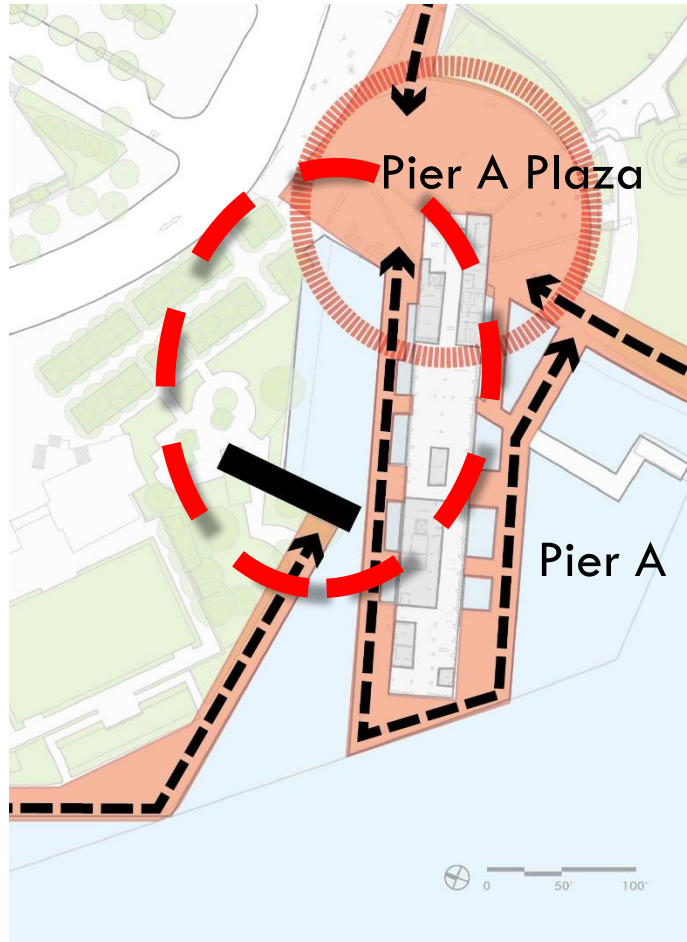


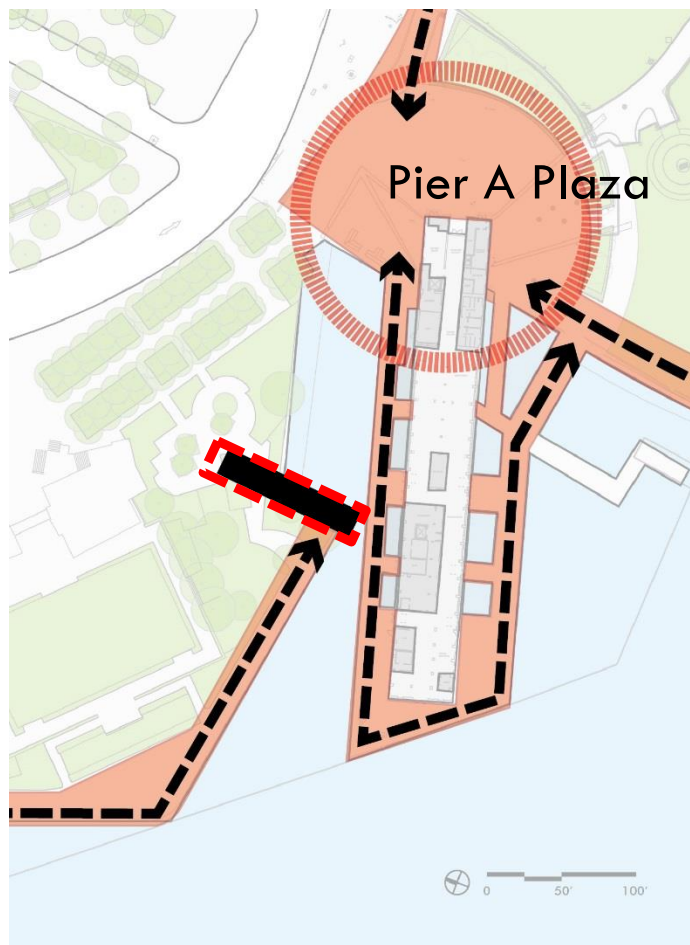
Existing Street +9.5'



# Disconnected Esplanade







# Existing Barriers



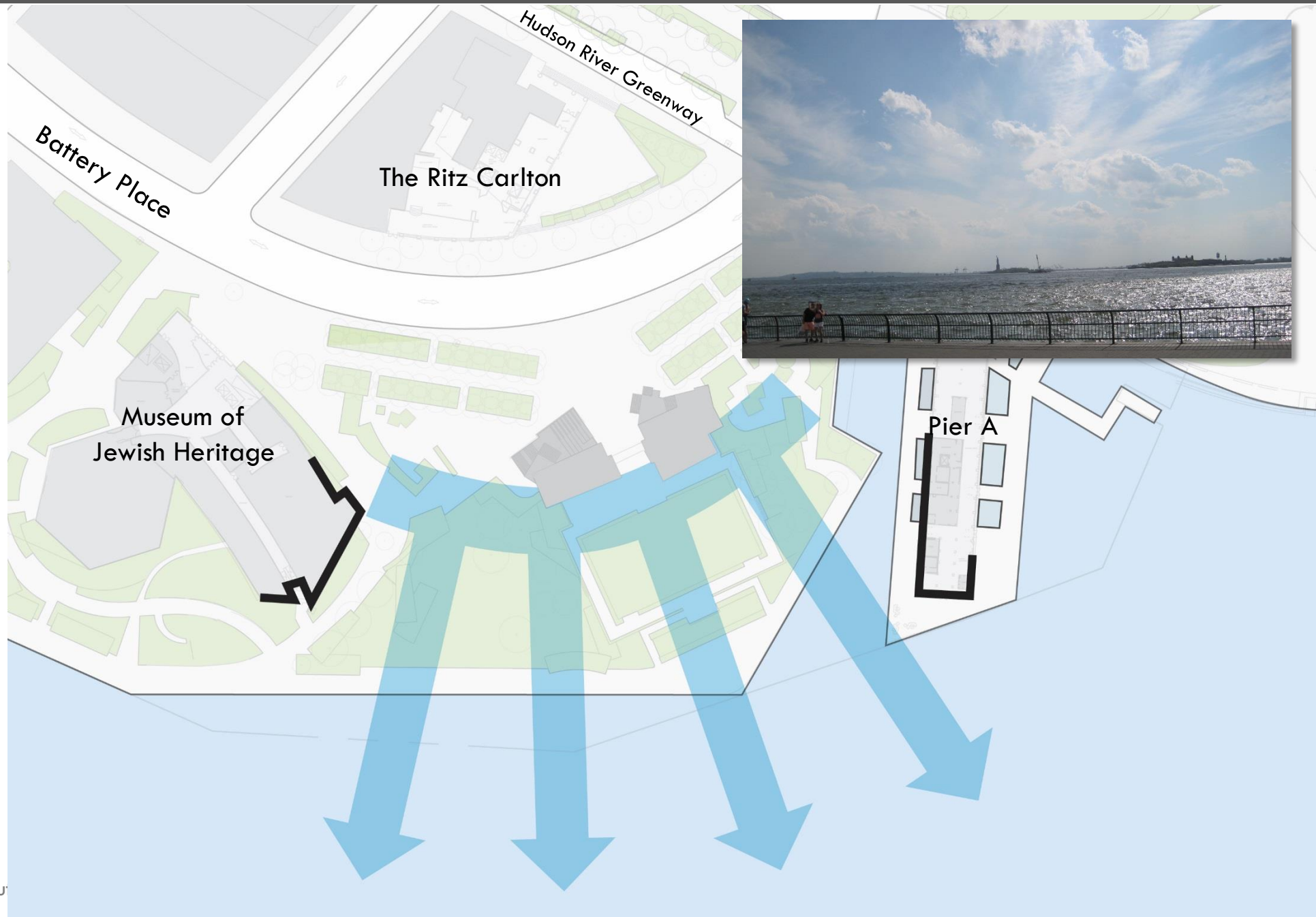
# The Lawns

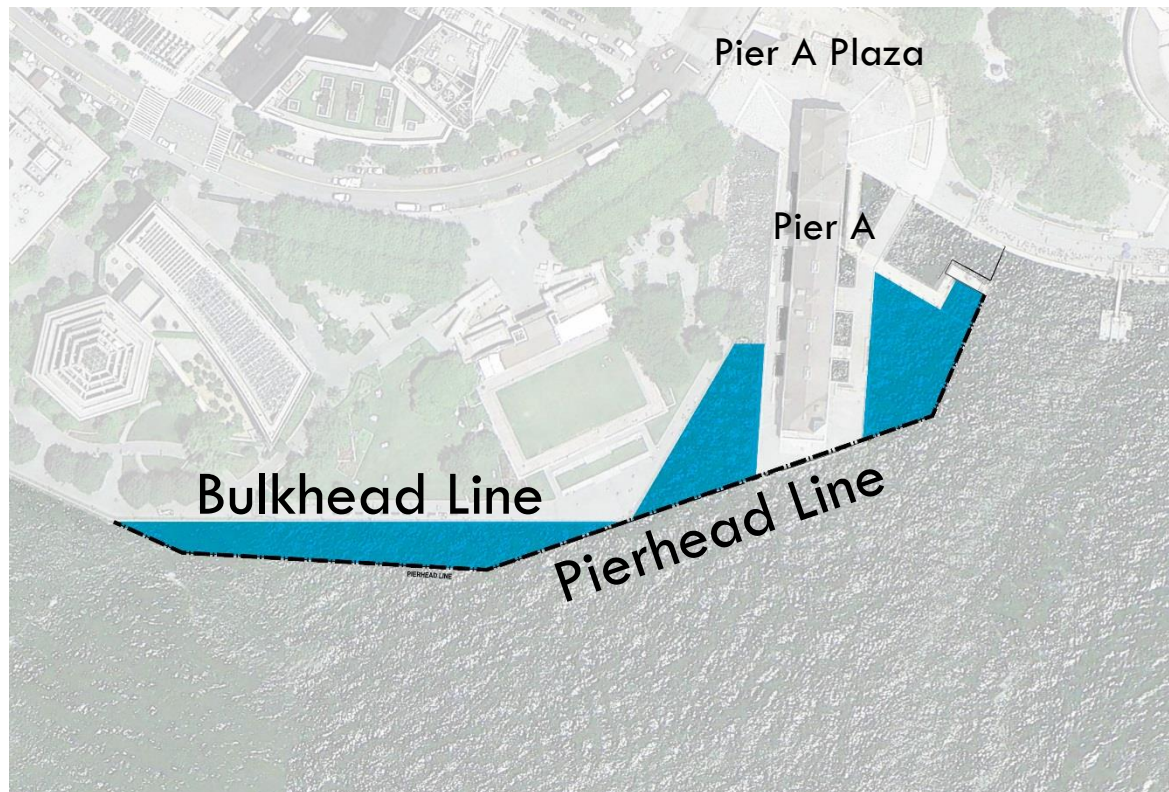


## Creating a Public Overlook



# Creating a Public Overlook



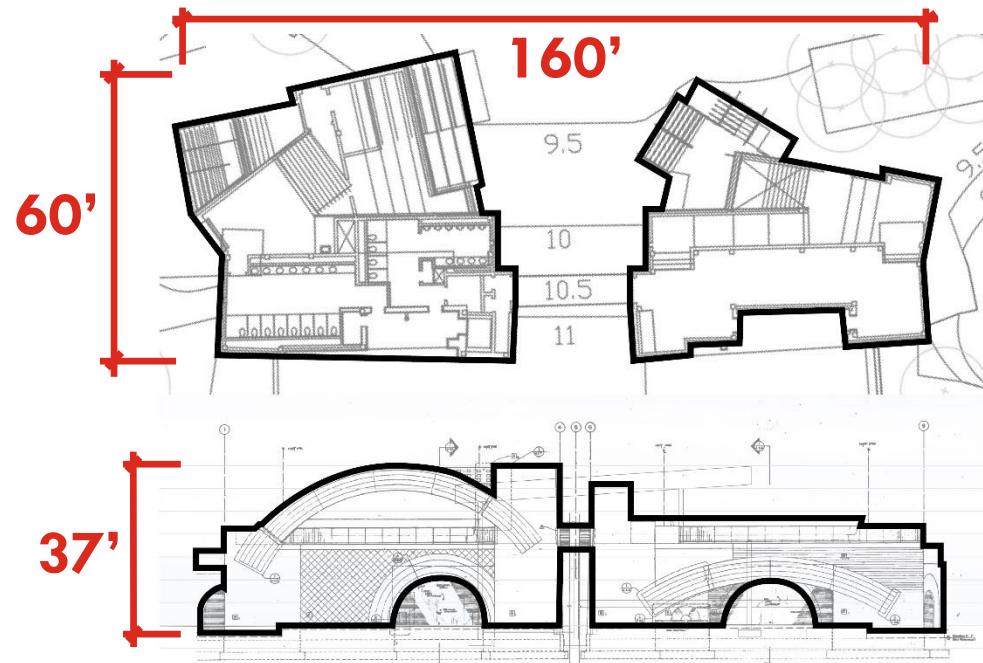


## Emergency Access Plus:

- *Educational Ships*
- *Recreational Ships*
- *Cultural Ships*

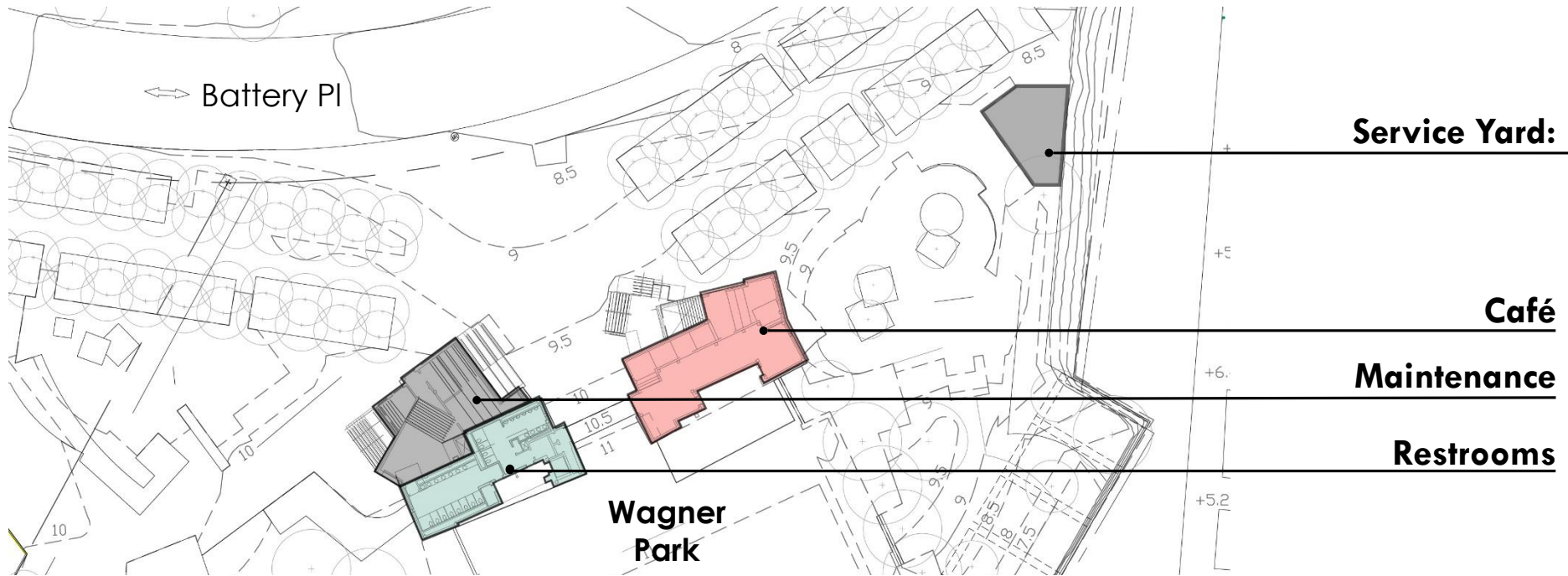


- **Not Resilient**
- Code upgrades required
- Maintenance operations need more and better space
- Public access, especially ADA access to the upper level is difficult
- Building systems and envelope need major overhaul
- Restrooms are oversized and need to be reconfigured
- Not achieving food & beverage potential
- ***Due to the number and extent of deficiencies and potential modification cost, replacement of building should be considered***



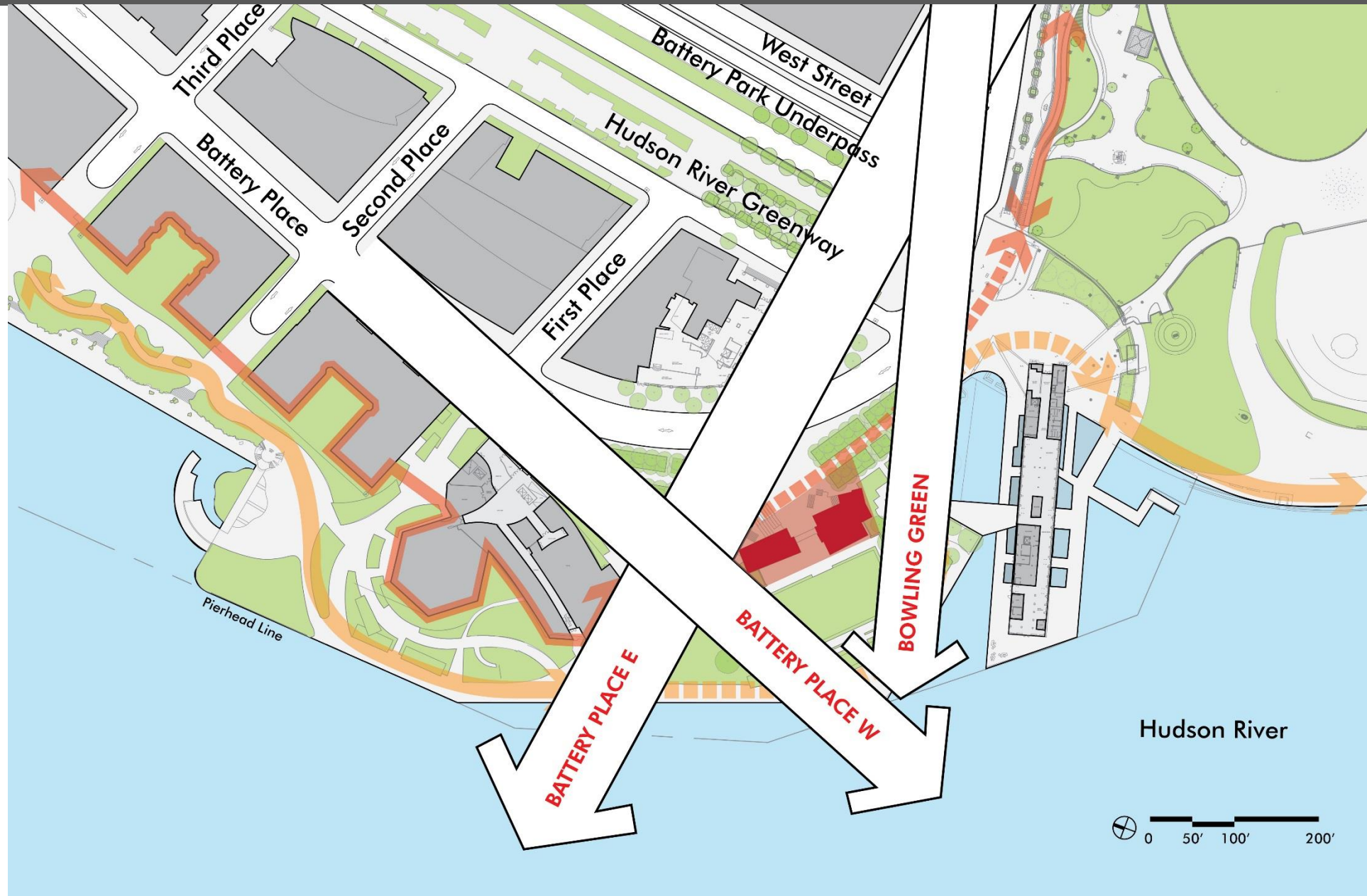
Perkins Eastman

# Building Program Needs

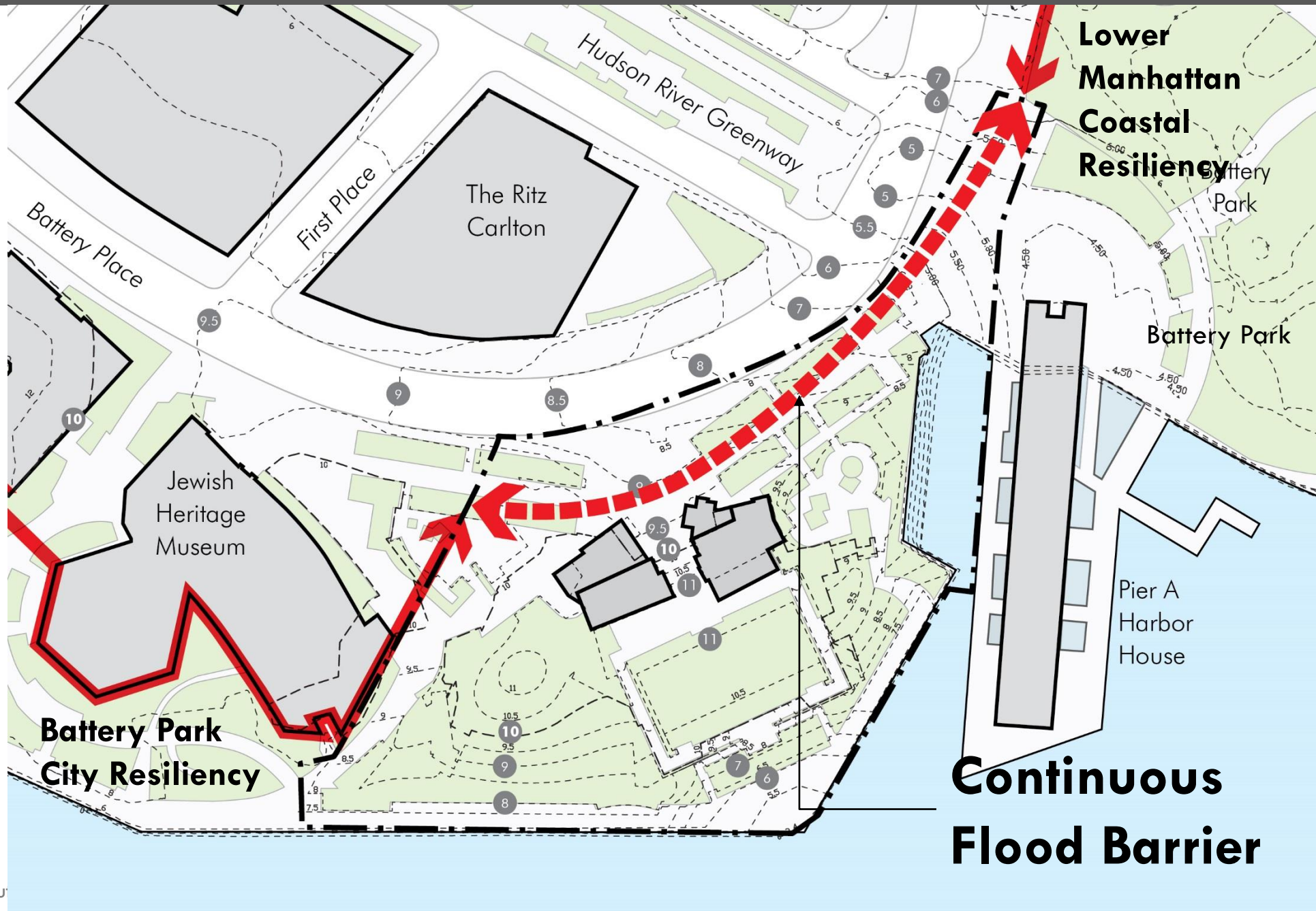


Item	Existing	Needed
Restaurant	2,400 SF	6,000 SF
Restrooms	1,560 SF	1 000 SF
Service Yard	1,000 SF	2,000 SF
Maintenance	1,800 SF	3,600 SF

# View Corridors To Be Preserved




# Establishing a Continuous Floor Barrier



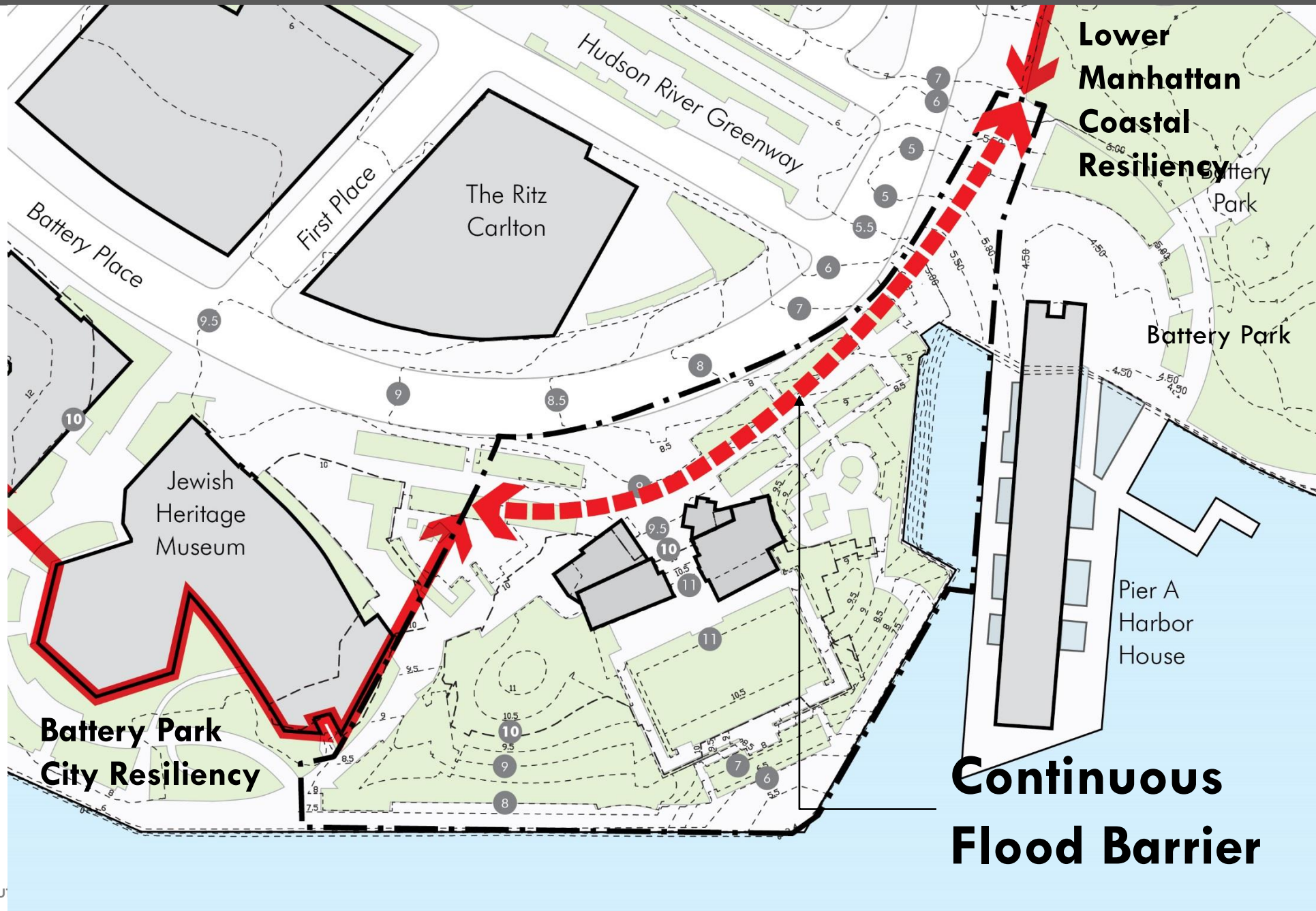
# Deployable Flood Borders



- 
- ***Use the property to provide resiliency protection for upland areas, without limiting public access and views***
  - Extend the Esplanade thru to Pier A and Battery Park
  - Improve the park for use by ***BPC residents***
  - Improve maintenance and support facilities
  - Provide better opportunity for food and beverage

- *CB1 BPC Committee Meeting – December 2016*
- *Additional public meeting – early 2017*
- *Continue Stakeholder Outreach*
- *Incorporate public feedback to inform recommendations*
- *Ongoing comments / feedback:*  
[Info.bpc@bpca.ny.gov](mailto:Info.bpc@bpca.ny.gov)

## Establishing a Continuous Floor Barrier





# Wagner Park

Battery Park City Authority

November 9, 2016

Perkins Eastman

© 2015 Perkins Eastman Architects DPC Perkins Eastman