
RED HOOK COASTAL RESILIENCY (RHCR)

30% DESIGN WALKTHROUGH – COMMUNITY MEETING
FOR PRESENTATION PURPOSES ONLY

AGENDA*

1. Meeting Goals & Introductions
2. FEMA Overview
3. Timeline and Community Engagement
4. Overview of Proposed 30% Design
5. The Science Behind How We Got Here
6. Proposed Protection Visuals
7. In-Depth Review of Atlantic Basin Design Concept
8. In-Depth Review of Beard Street Design Concept
9. Next Steps

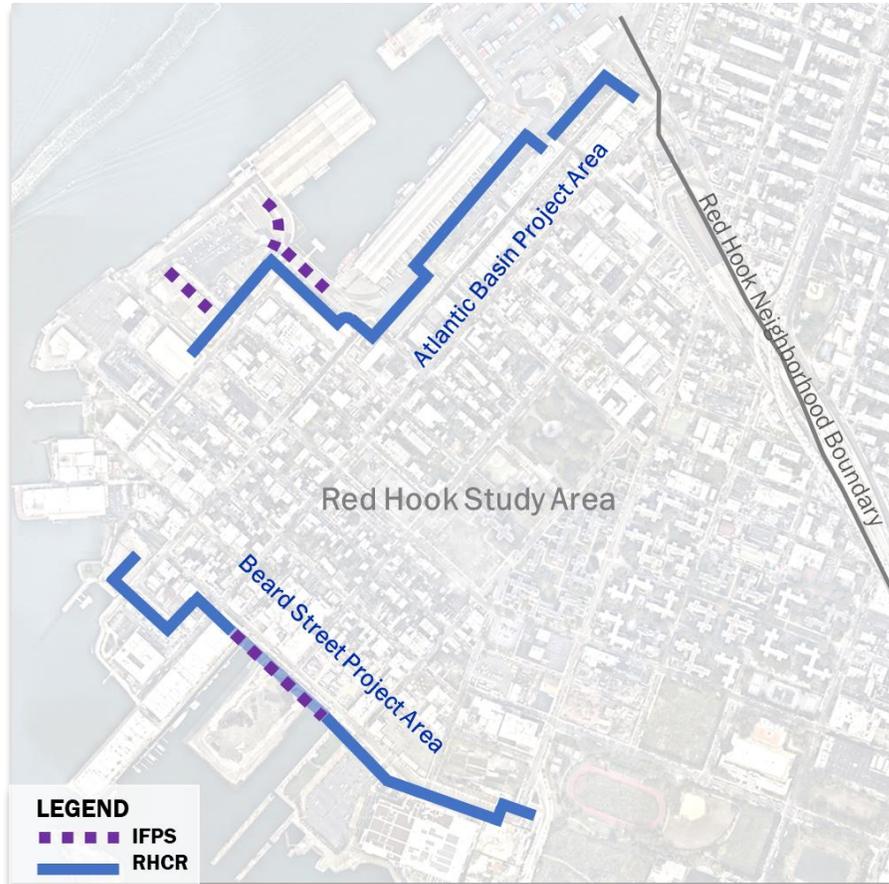
** multiple Q&A sessions included throughout the meeting*

WELCOME & THANK YOU

1. MEETING GOALS & INTRODUCTIONS

Red Hook Coastal Resiliency (RHCR) Project

This project will reduce **Coastal Flood** risks for the Red Hook community



- Proposed in response to the devastation and damage caused by Hurricane Sandy in NYC
- RHCR will provide defensive flood protection from coastal surge along the waterfront
- The goal of today's meeting is to provide an update of the proposed 30% design and obtain community input

RHCR Project Partners & Team

New York City Agencies

- Department of Design and Construction (DDC)
- Mayor's Office of Climate Resiliency (MOCR)
- Emergency Management (EM)
- Office of Management and Budget (OMB)
- Department of Transportation (DOT)
- Department of Environmental Protection (DEP)
- Mayor's Office of Environmental Coordination (MOEC)
- NYC Department of City Planning (DCP)
- Economic Development Corporation (NYCEDC)
- NYC Department of Parks & Recreation (Parks)

New York State and Federal Agencies

- NYS Division of Homeland Security and Emergency Services (DHSES)
- Federal Emergency Management Agency (FEMA)

Design Team

- NV5 Engineering (lead design consultant)
- Grain Collective
- Tetra Tech, Moffatt & Nichol, Toscano Clements Taylor, Siteworks, Core Environmental Consultants, Infrastructure Engineering, MSI Engineering, B. Thayer Associates, GdB Geospatial

DDC has partnered with four local CBOs:

- The Resilience, Education, Training and Innovation Center (RETI)
- South Brooklyn Industrial Development Corporation (SBIDC)
- Aesthetic Soul Community
- Red Hook Art Project (RHAP)

Coordination with:

- New York City Housing Authority (NYCHA)
- NY & NJ Port Authority (NYNJPA)
- Property Owners (O'Connell, Thor Equities, IKEA, etc.)

**2 MINS
KICK-OFF:
TOP CONCERNS /
WHAT'S ON YOUR MIND**

2. FEMA OVERVIEW

funding | criteria | project priorities | review process

FEMA Phases & Funding



\$4 Million awarded by FEMA to study the feasibility of an Integrated Flood Protection System (IFPS)

\$100 Million total capital project budget, \$50 Million FEMA award and \$50 Million local City match, to design and construct an integrated coastal protection system

FEMA Eligibility Criteria

- Must be an independent system –cannot depend on other projects to fully function
- Cannot have a negative impact on existing conditions, or worsen flooding in other nearby locations
- Quantified benefits must be greater than quantified costs
- Must be a permanent system without temporary measures
- City must be able to access, operate, and maintain the protection system, including emergency activations, routine inspections, and repairs as needed

FEMA Criteria & Project Priorities

Need to meet FEMA eligibility criteria, and address community and City needs



Community Priorities

Maintain Waterfront Access,
Preserve Neighborhood Character,
Open Space and Trees,
Neighborhood-wide Coordination,
Enhance Community Preparedness



Reliability

Maximum Level of Flood Risk Reduction,
Minimize Use of Deployable Features
Mitigate Interior Flood Impacts



Environmental Impacts

Minimize and Mitigate Environmental Impacts,
Incorporate Sustainable Features



Urban Design

Integrate with Neighborhood Streetscape,
Maintain Waterfront Access & Views,
Minimal Impact to Pedestrian & Vehicle Circulation



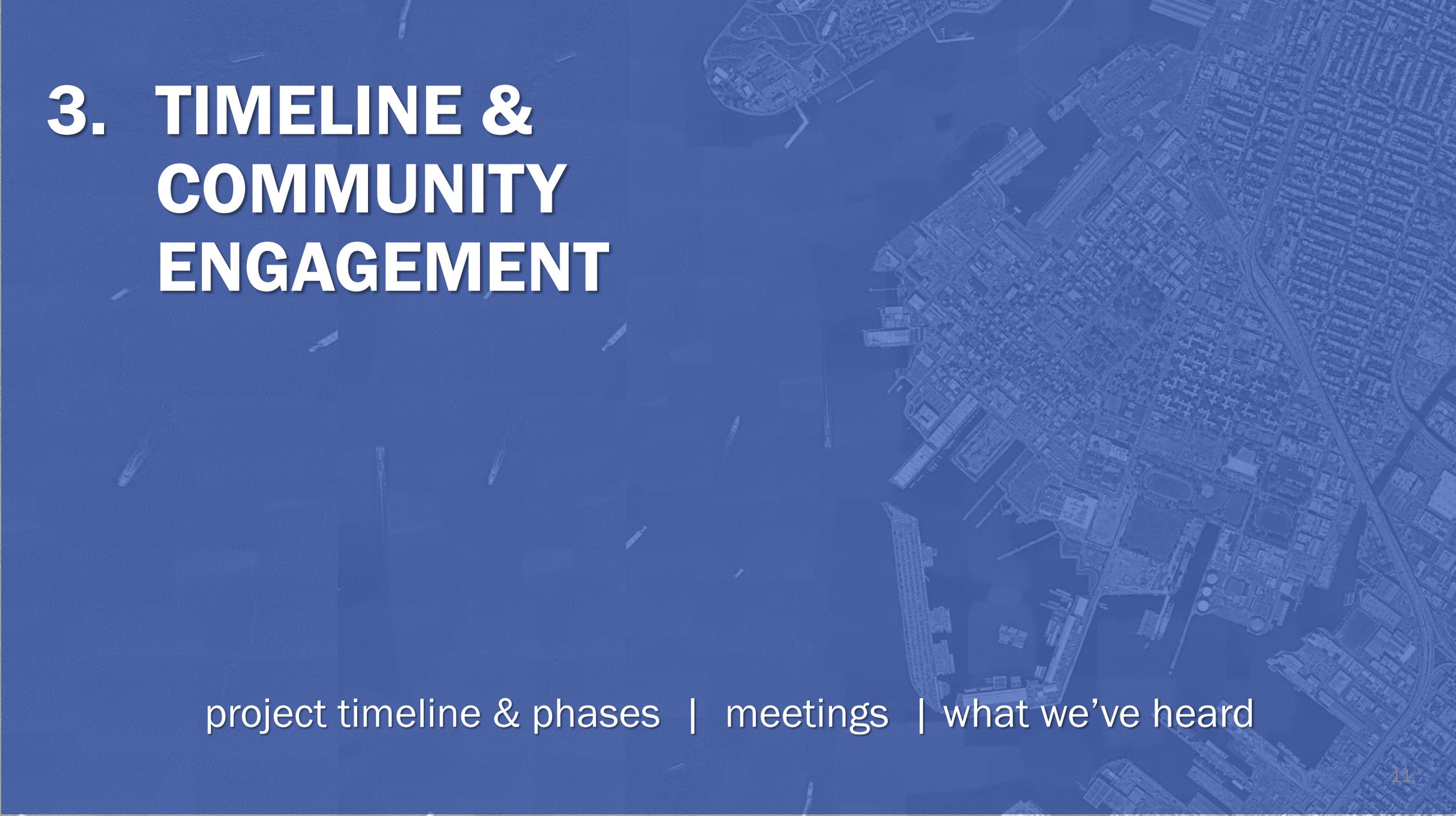
Constructability

Minimize Construction Impacts to Neighborhood



Operations and Maintenance

Plan For Long-term Operations & Maintenance Needs for the Life of the Project

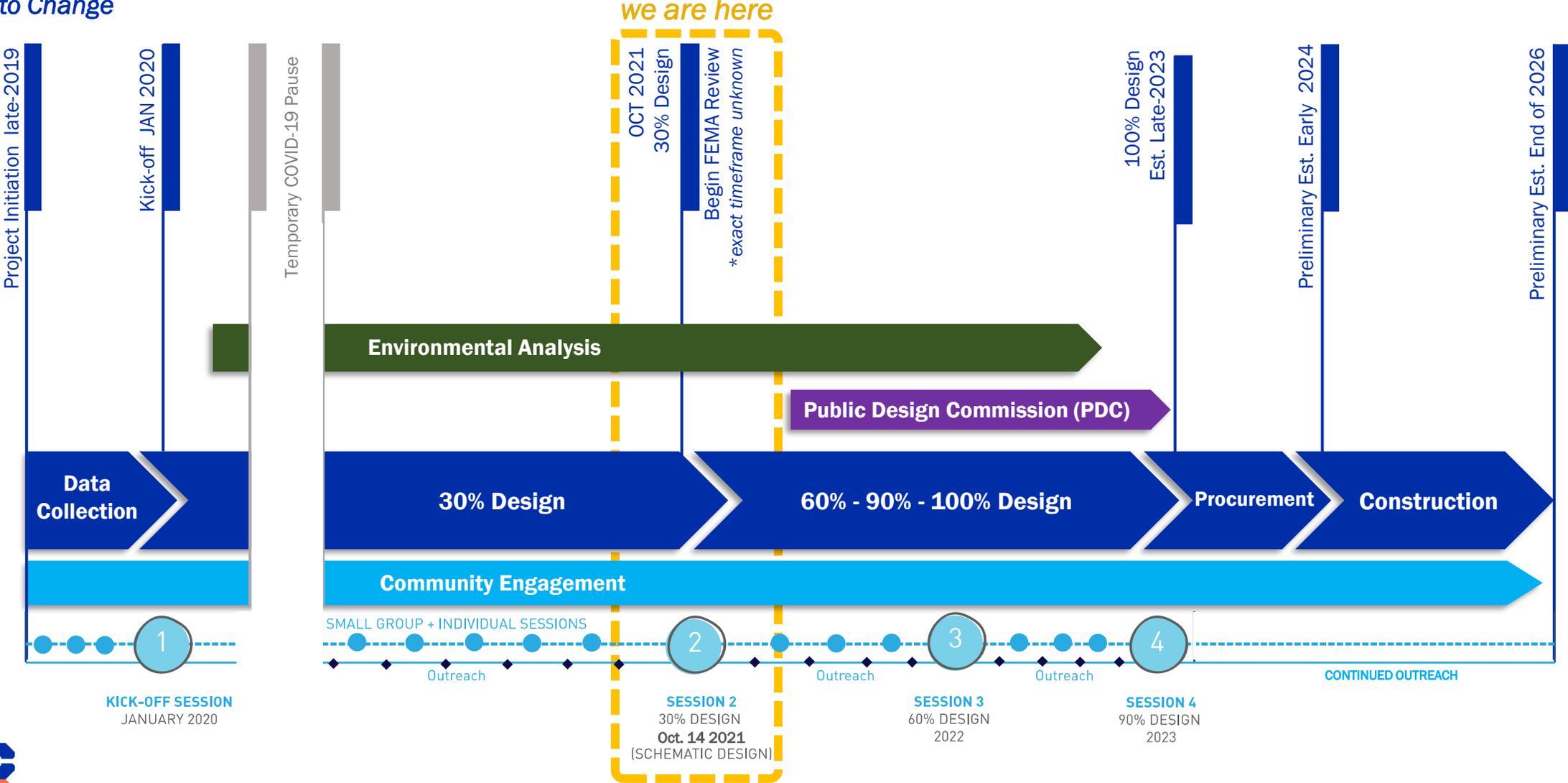
An aerial photograph of a city, likely San Francisco, is shown in a light blue, semi-transparent overlay. The map details street grids, building footprints, and waterfront areas. The text is overlaid on the left side of the image.

3. TIMELINE & COMMUNITY ENGAGEMENT

project timeline & phases | meetings | what we've heard

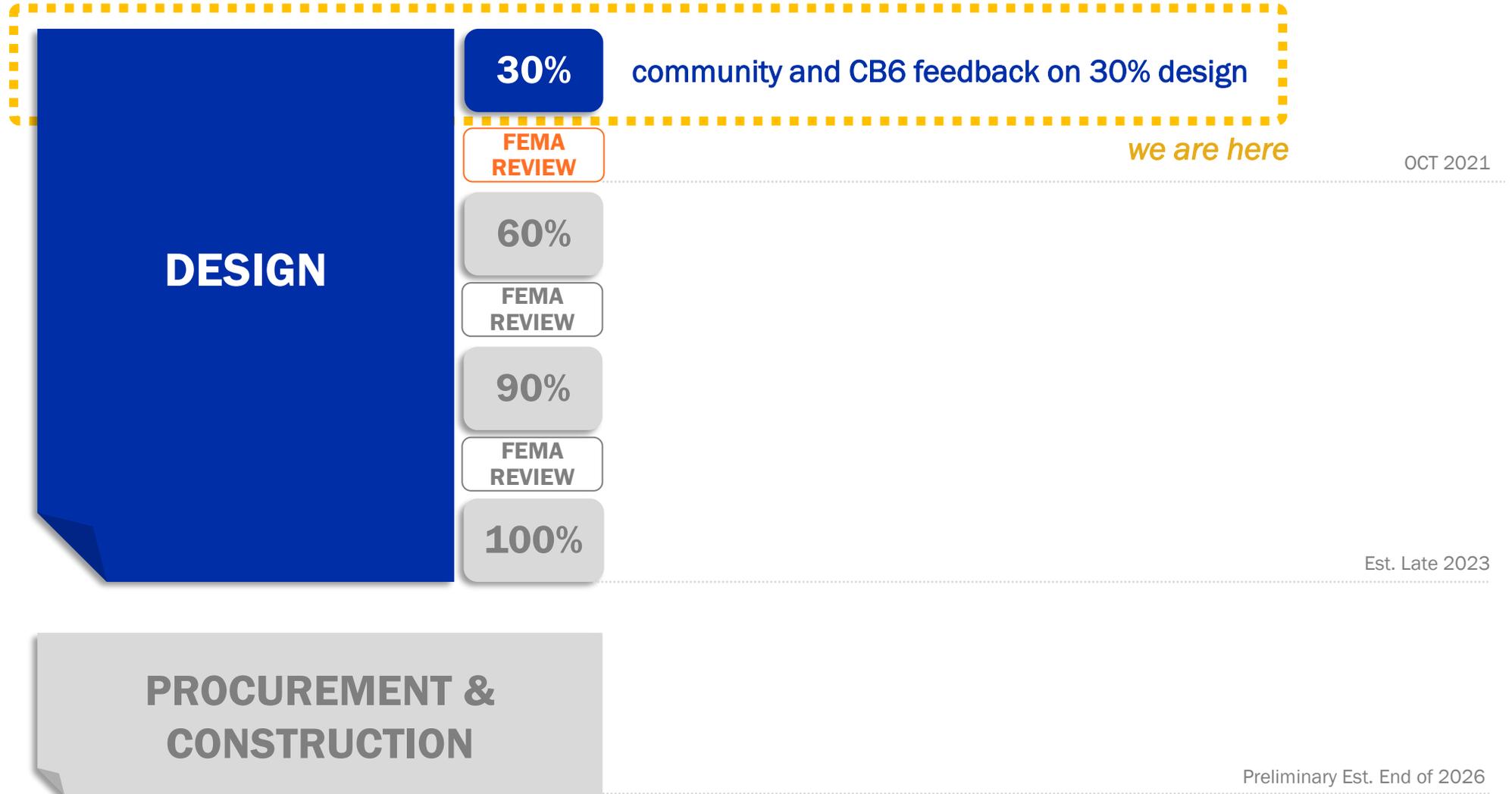
RHCR Project Timeline

Subject to Change



RHCR Design Phases & Engagement Opportunities

Continued Community Input at Critical Milestones



RHCR Community & Stakeholder Engagement

Engagement Goals

- Incorporate community and stakeholder priorities as much as possible
- Minimize short- and long-term impacts to neighborhood and private properties
- Minimize impacts to pedestrian / bike / vehicle circulation and public infrastructure

What We've Done So Far

- 2016 – 2018** Feasibility study, four large public meetings, several focused-group meetings
- JAN 2020** Capital project kick-off meeting and recap of Feasibility Study
- JAN-MAR 2021** Introductory briefings with Elected Officials and stakeholders, including:
Councilmember Menchaca, Congresswoman Velazquez, Assemblywoman Mitaynes, BK Borough President, BK CB6 District Manager, Red Hook Local Leaders, Resilient Red Hook, Red Hook West, Red Hook Community Justice Center, MAP Partners
- FEB-JUN 2021** Coordination meetings with impacted private properties, including:
Port Authority, The O'Connell Organization, Thor Equities, Amazon, UPS, IKEA
- SEP 2021** Design meetings with Elected Officials and key stakeholders, including:
Councilmember Menchaca, Congresswoman Velazquez, Assemblywoman Mitaynes, BK Borough President, BK CB6 District Manager, NYCHA, Resilient Red Hook, Red Hook West and East, MAP Partners, Red Hook Local Leaders

RHCR Highlights

What We've Heard

- **Feasibility Phase Feedback** – Positive integration with neighborhood / Maintain waterfront access / Enhance Brooklyn Greenway / Keep community engaged / Storm preparedness / Coordinate with other major projects
- **COVID-19 Impacts** – no significant impact to project schedule, funding, and community outreach. RHCR project is fully funded and proceeding with design
- **Coordination** – RHCR is coordinated with various City / State agencies, including DOT, DOB, DEP, Parks, EM, EDC, NYCHA, FEMA, etc.
- **NYCHA** –RHCR is a separate project from NYCHA's Recovery & Resiliency project at Red Hook Houses. We are not anticipating conflicting construction schedules or impacts
- **Last-Mile Delivery** – this project will not impede or exacerbate local truck traffic, nor will it be impacted by the truck traffic of distribution centers, the two are independent from one another. RHCR team is aware of community concerns, while committed to delivering this critical flood protection infrastructure. We will coordinate closely with DOT for future temporary construction impacts to maintain traffic circulation and preserve pedestrian safety
- **Construction** – details of construction areas, impacts, timeline, and operations (closures, access, detours, etc.) as well as any potential job opportunities will be established after final design stage, upon construction contract award

5 MIN Q&A

4. OVERVIEW OF PROPOSED 30% DESIGN

feasibility study & RHCR | protection level | flood conditions

Establish Measurement Nomenclature

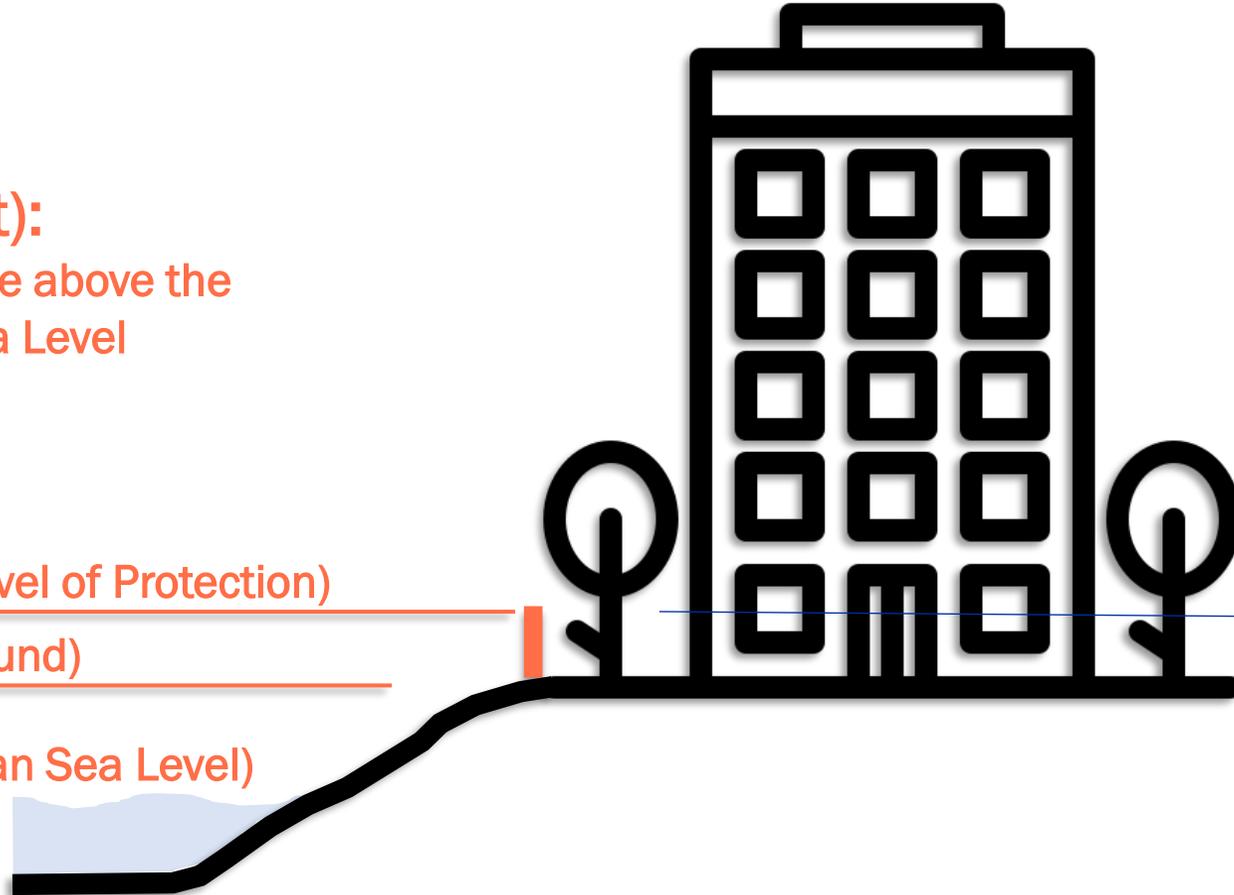
For Your Reference: **Elevation** vs. Height

Elevation (ft):
Vertical distance above the
established Sea Level

Elev 10.0 ft (Level of Protection)

Elev 6.0 ft (Ground)

Elev 0.0 ft (Mean Sea Level)



Height (ft):
Vertical Distance
above Ground Level

Height 4.0 ft (Above Ground)

Height 0.0 ft (Ground)

**Red Hook Flooding
Existing Conditions
Elev. 10-ft**



From Feasibility Study to RHCR

Summary of Approved Concept Design

FEMA approved the City's proposed concept based on the findings of the Feasibility Study:

- Focus on the two lowest points in Red Hook, Atlantic Basin and Beard/Richards Streets
- 8-ft level of protection and elevation (NAVD88) for higher frequency, lower intensity storms
- Passive system with raised and regraded streets in the public right of way

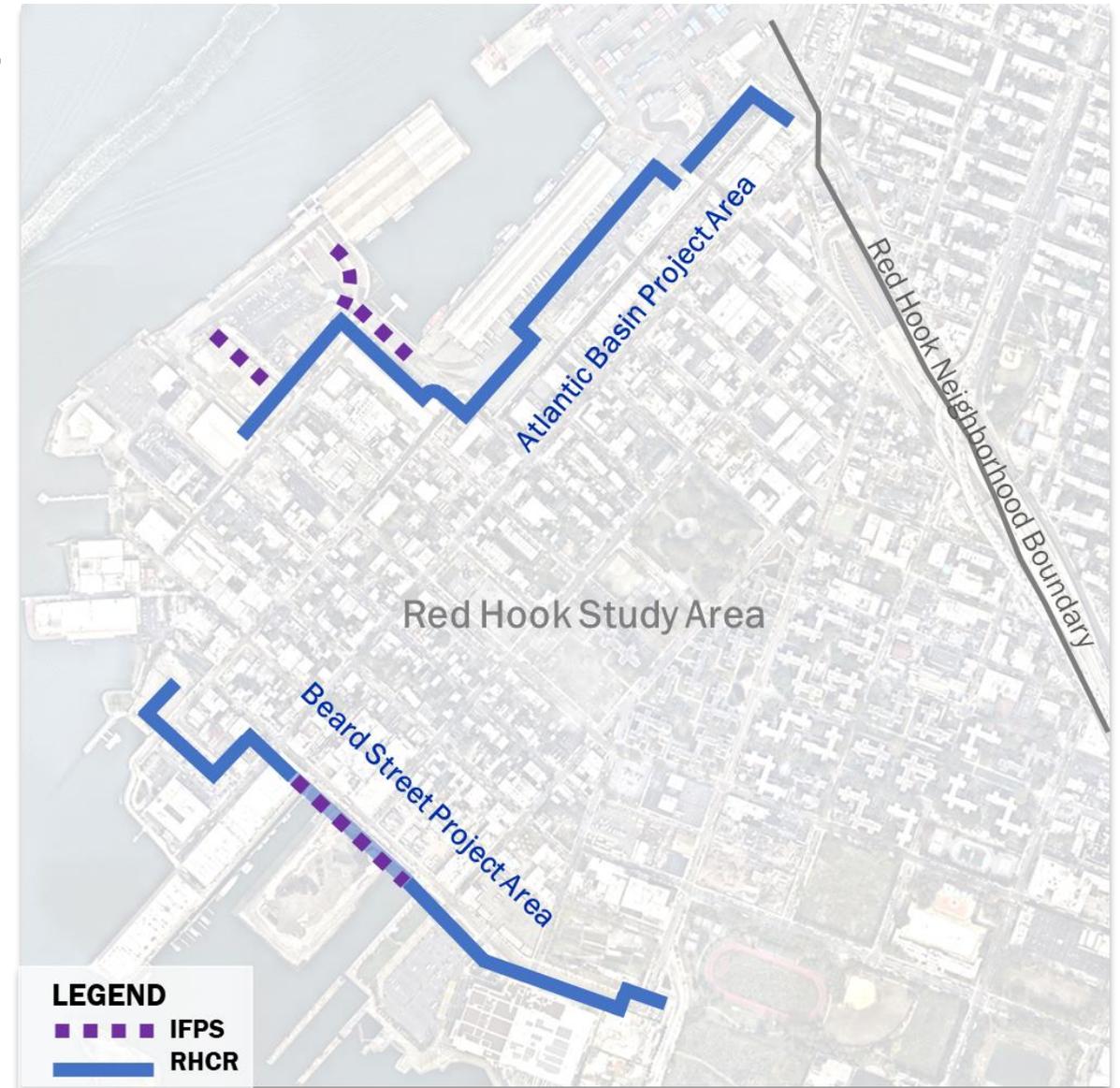


RHCR Design Update

Level of Protection: Elevations 8-ft and 10-ft

IFPS: elevation 8-ft level of protection recommended by the Feasibility Study, for an Integrated Flood Protection System

RHCR: building off the findings of the Feasibility Study, RHCR is working to add elevation 10-ft level of protection



Development of the Proposed RHCR

Elevations 8-ft and 10-ft were analyzed with various passive and active systems to identify a design that meets neighborhood, City, and FEMA goals and requirements

STEPS:

1. Elevation 8-ft protection, fully passive system (Feasibility Study recommendation)
2. Exploration of elevations beyond 8-ft, to increase the level of protection
3. **Proposing elevation 10-ft protection with active features (deployables) in addition to passive elevation 8-ft protection**
 - Higher design flood elevation reduces flood risks for residents and properties
 - Protects critical City/State infrastructure (Utility lines, Streets, etc.)
 - Includes additions and upgrades to community amenities (i.e., BK Waterfront Greenway)

LEGEND

- Wall
- Street Raising / Re-grading



Bowne/Imlay

Flood Wall

Pioneer / Conover

Street Re-Grading

Clinton Wharf / Ferris

Ferris

**Atlantic Basin Flooding
Proposed Conditions – Elev. 10-ft**

LEGEND

- Wall
- Street Raising / Re-grading

Beard/Van Brunt

Flood Wall

Street Re-Grading

Van Brunt/Reed

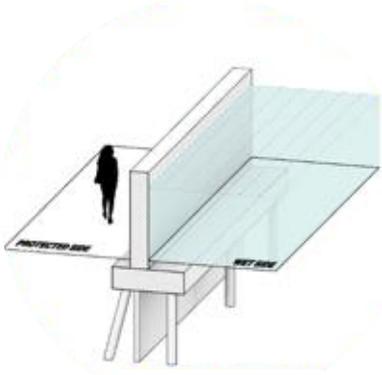
**Beard Street Flooding
Proposed Conditions – Elev. 10-ft**



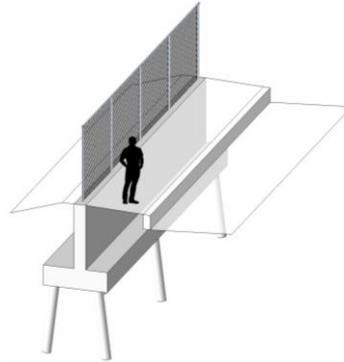
Types & Activation Methods for Resiliency Infrastructure

For Your Reference: **Typical** Components of a Flood Protection System

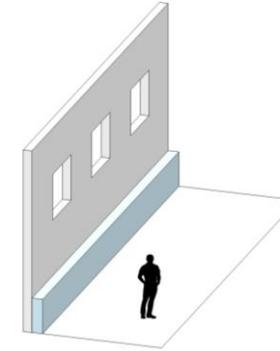
WALLS



Fixed Wall
Passive (no activation needed)

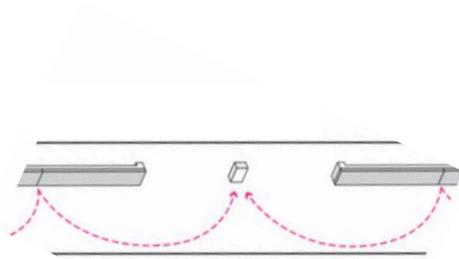


Buried Wall
Passive (no activation needed)

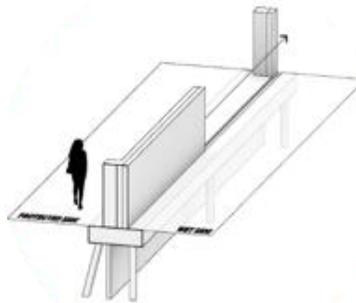


Wall Adjacent to existing building
Passive (no activation needed)

GATES



Swing Gate
Manual (pulled with truck)



Roller Gate
Manual (pulled with truck)

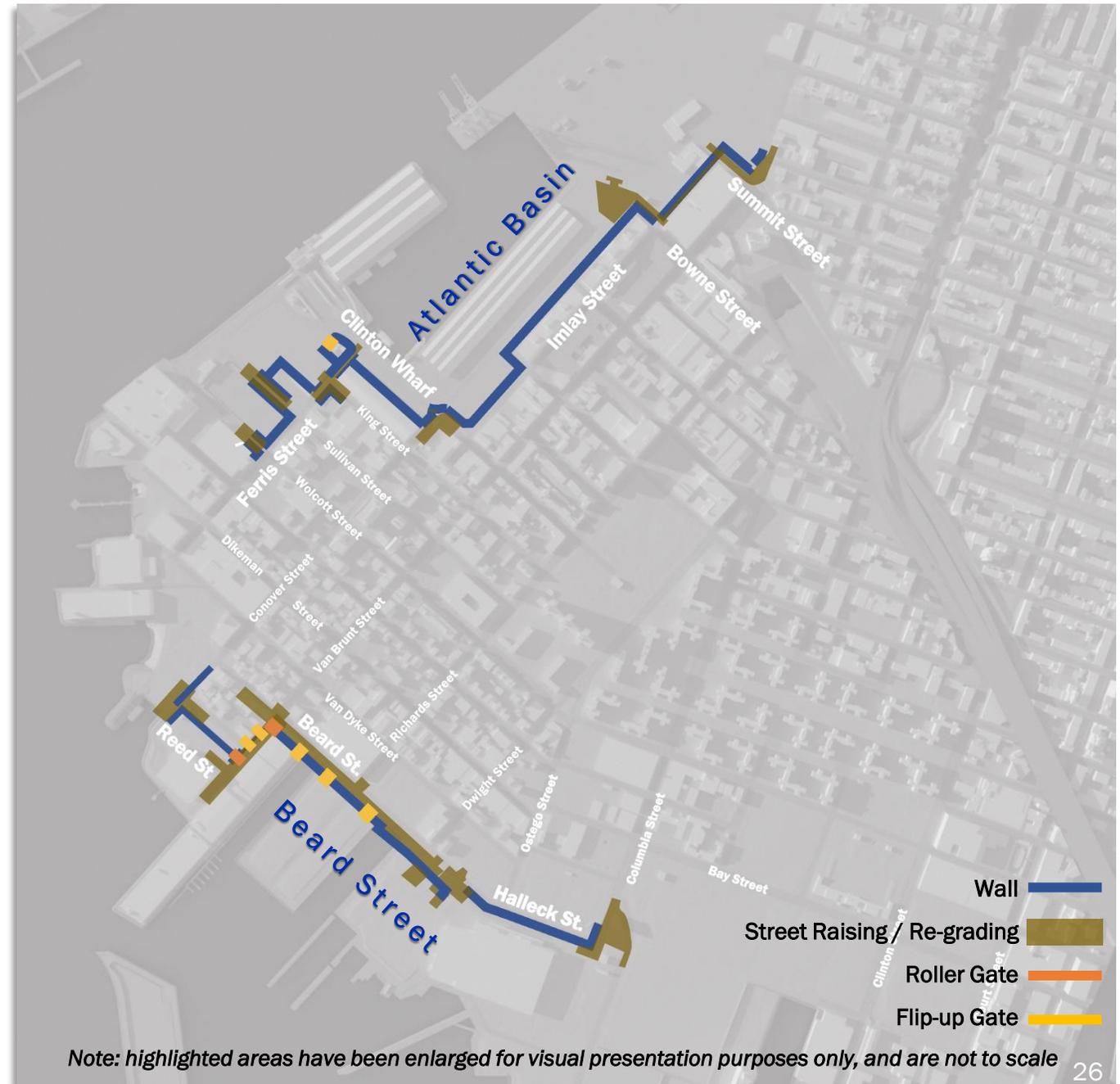


Flip-Up Gate
Hydraulic, manual backup (lift w/ telehandler)

RHCR Overview

Project Goals, Alignment, Components

- Maintain a completely passive system at elevation 8-ft
- Deployable features are activated ahead of a hurricane for the system to reach elevation 10-ft
- Maintain minimal impacts to pedestrian, bike, and vehicle circulation
- Maintain waterfront access and neighborhood connectivity
- Incorporate the BK Waterfront Greenway
- Reduce flood impacts to existing drainage system



RHCR Design Update: 8-ft and 10-ft Protection Level

Atlantic Basin



*Elevation 10
**Elevation 8
Existing Grade 6.26



**Elevation 10: 10 Year Storm + 2.5-ft SLR + Freeboard*

***Elevation 8: 10 Year Storm + 1-ft Freeboard*

RHCR Design Update: 8-ft and 10-ft Protection Level

Beard Street



*Elevation 10: 10 Year Storm + 2.5-ft SLR + Freeboard

**Elevation 8: 10 Year Storm + 1-ft Freeboard

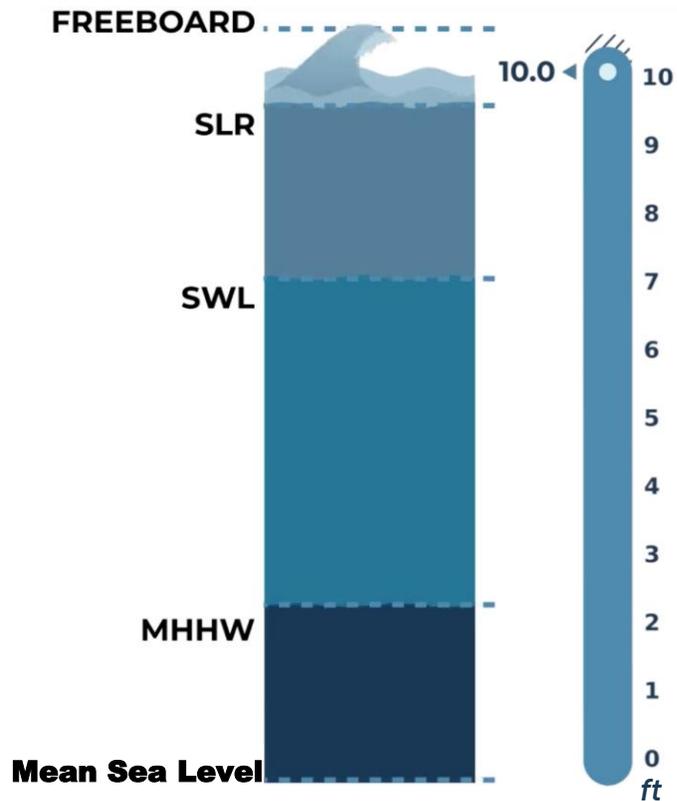
10 MIN Q&A

5. THE SCIENCE BEHIND HOW WE GOT HERE

coastal storm surge | RHCR design flood elevation

Optimizing The Project's Design Flood Elevation (DFE)

DFE is the total elevation adopted to provide flood risk reduction



ELEVATIONS:

Freeboard. The additional structure height needed above the DFE to protect against wave overtopping during a flood event

Sea Level Rise (SLR). The change in elevation of the sea level over time, (i.e., increase in Stillwater Elevation).

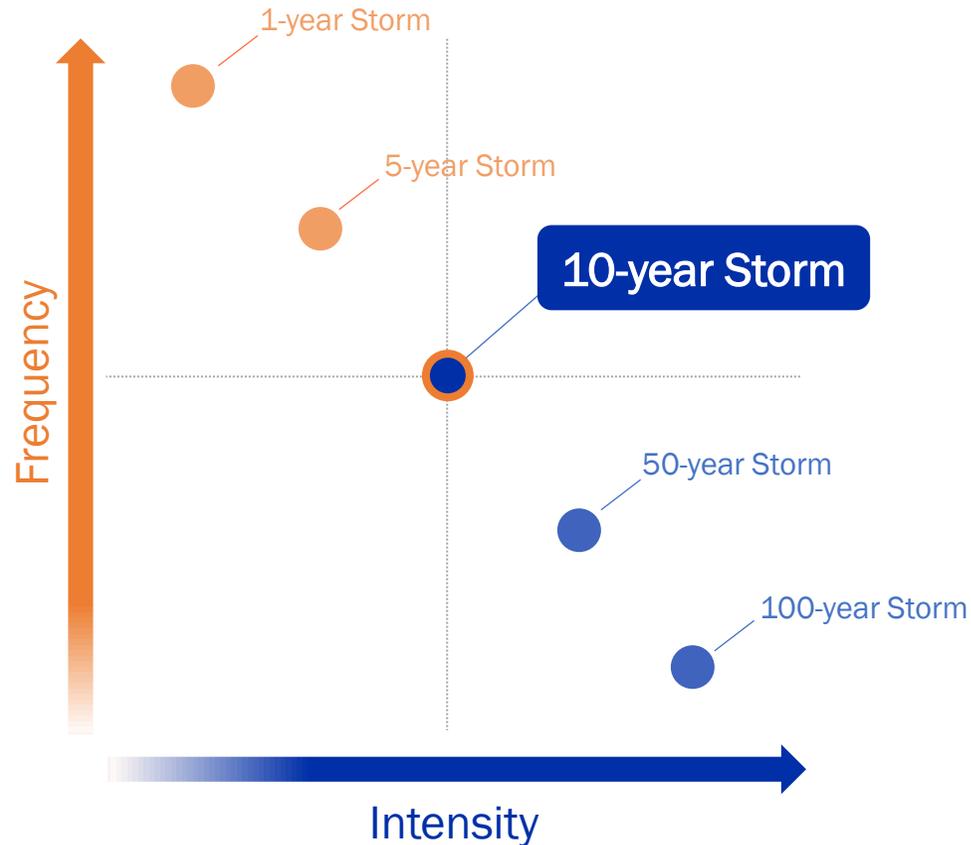
Still Water Elevation Level (SWEL). The projected elevation of floodwaters in the absence of waves.

Mean Higher High Water (MHHW). The average of the highest Tide recording from each tidal day. For NYC this is recorded by the NOAA station at the Battery in Lower Manhattan.

Mean Sea Level. Average height of the sea between high and low tide.

Frequency of Different Coastal Storms

The project's 10-ft level of protection is equivalent to a 10-year coastal storm, which is a frequent and intense storm



1-year Storm
a sea level that has 100% chance of occurring every year

5-year Storm
a sea level that has 20% chance of occurring every year

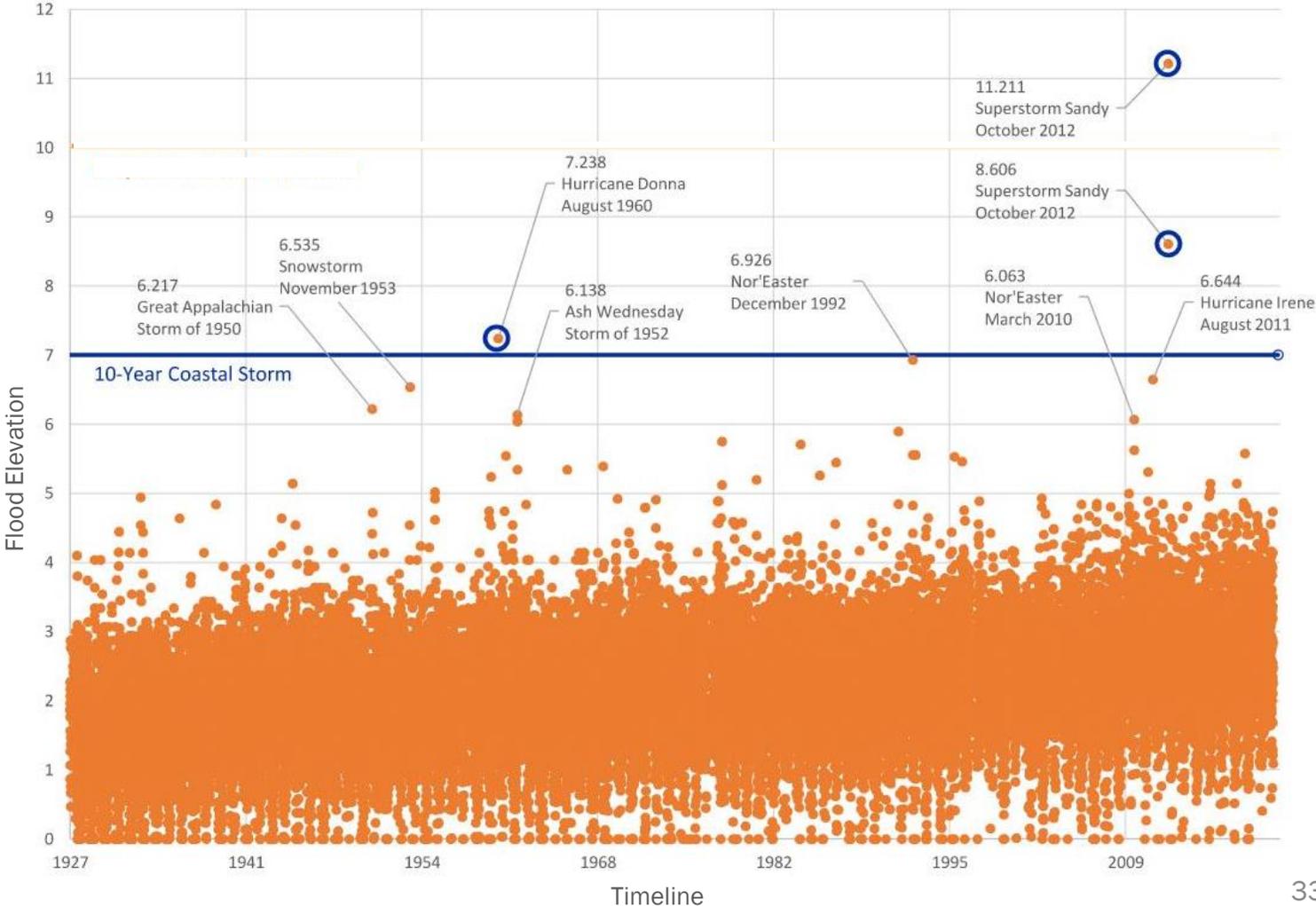
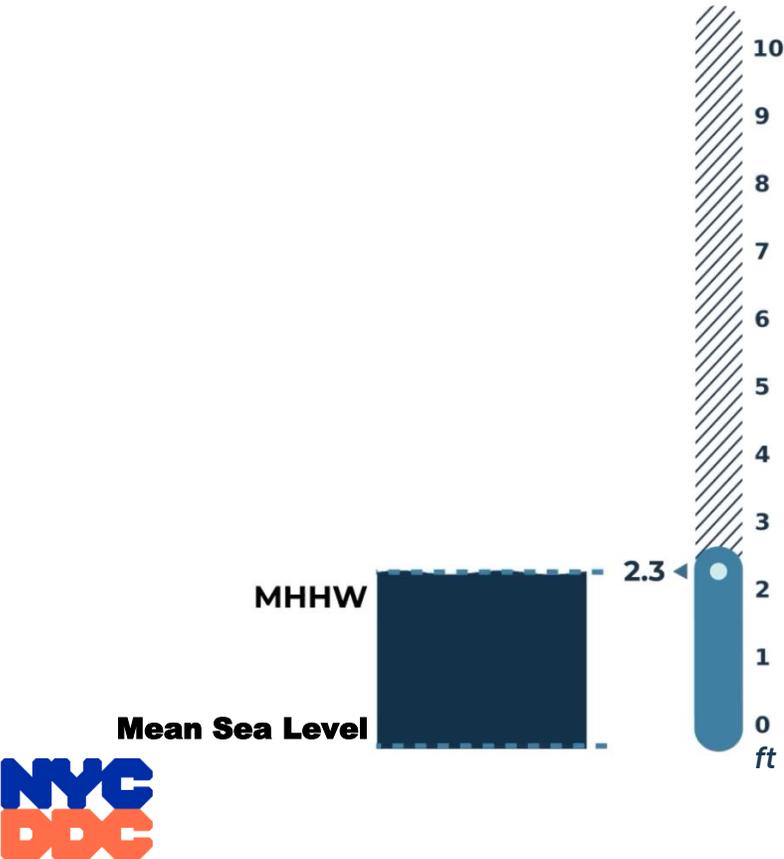
10-year Storm
a sea level that has **10% chance** of occurring every year

50-year Storm
a sea level that has 2% chance of occurring every year

100-year Storm
a sea level that has 1% chance of occurring every year

Optimizing The Project's Design Flood Elevation (DFE)

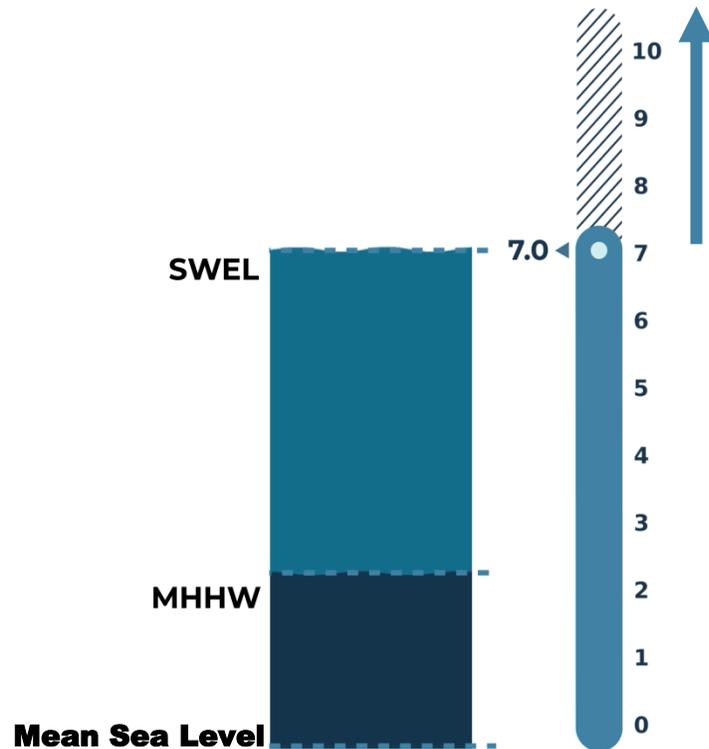
Almost every storm in Red Hook has been under 7-ft elevation



Tide Elevation Data from 1927 - 2020, from the National Oceanic and Atmospheric Administration (NOAA)

Optimizing The Project's Design Flood Elevation (DFE)

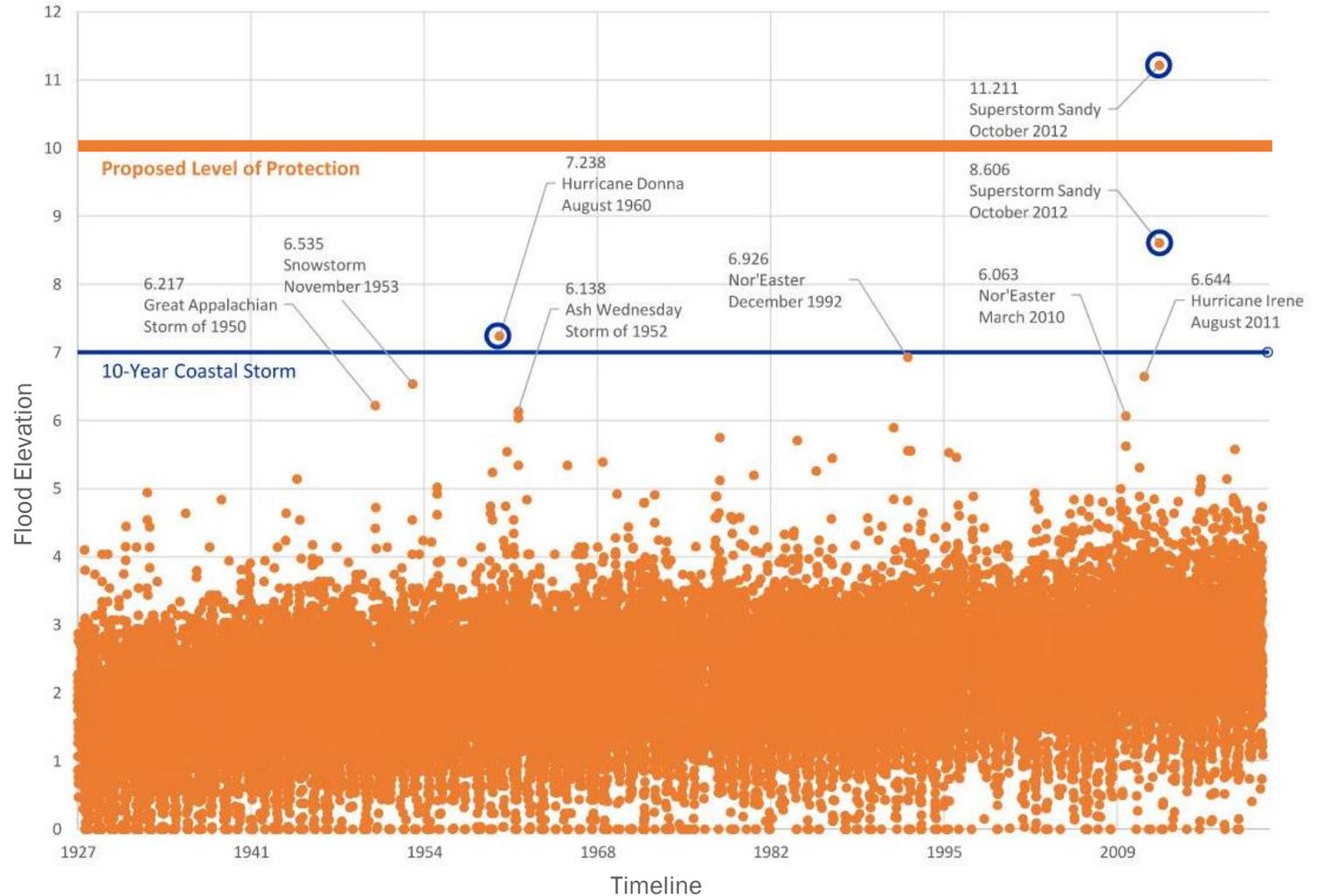
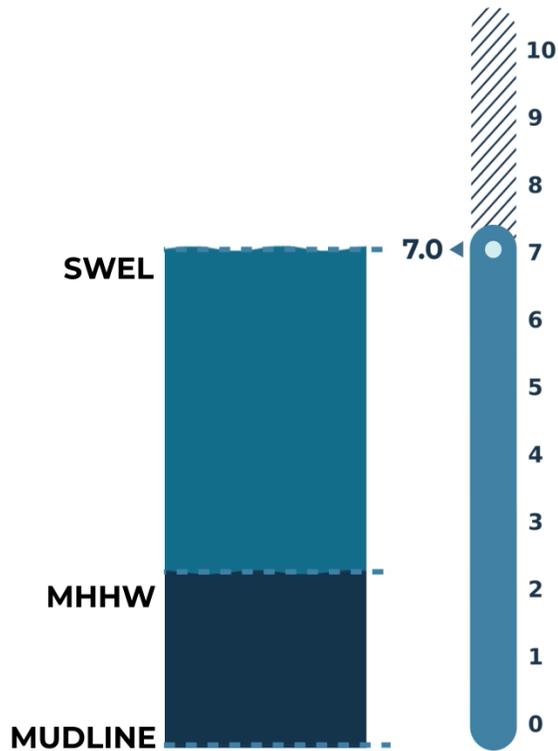
This project incorporates the highest estimate of Sea Level Rise at 30-inches, to protect against the most frequent storm now and into the future



- NYC Panel of Climate Change (NYCPCC) has established Sea Level Rise (SLR) Projections based on 24 Global Climate Models
- Sea Level Rise NYC has averaged 0.15 in/year in recent years
- Current Sea Level Rise Projections from the NYCPCC for the 2050s, ranges from min 8-inches to max 30-inches

Optimizing The Project's Design Flood Elevation (DFE)

With a 10-ft level of protection, this project is protecting against the most frequent storms now and into the future



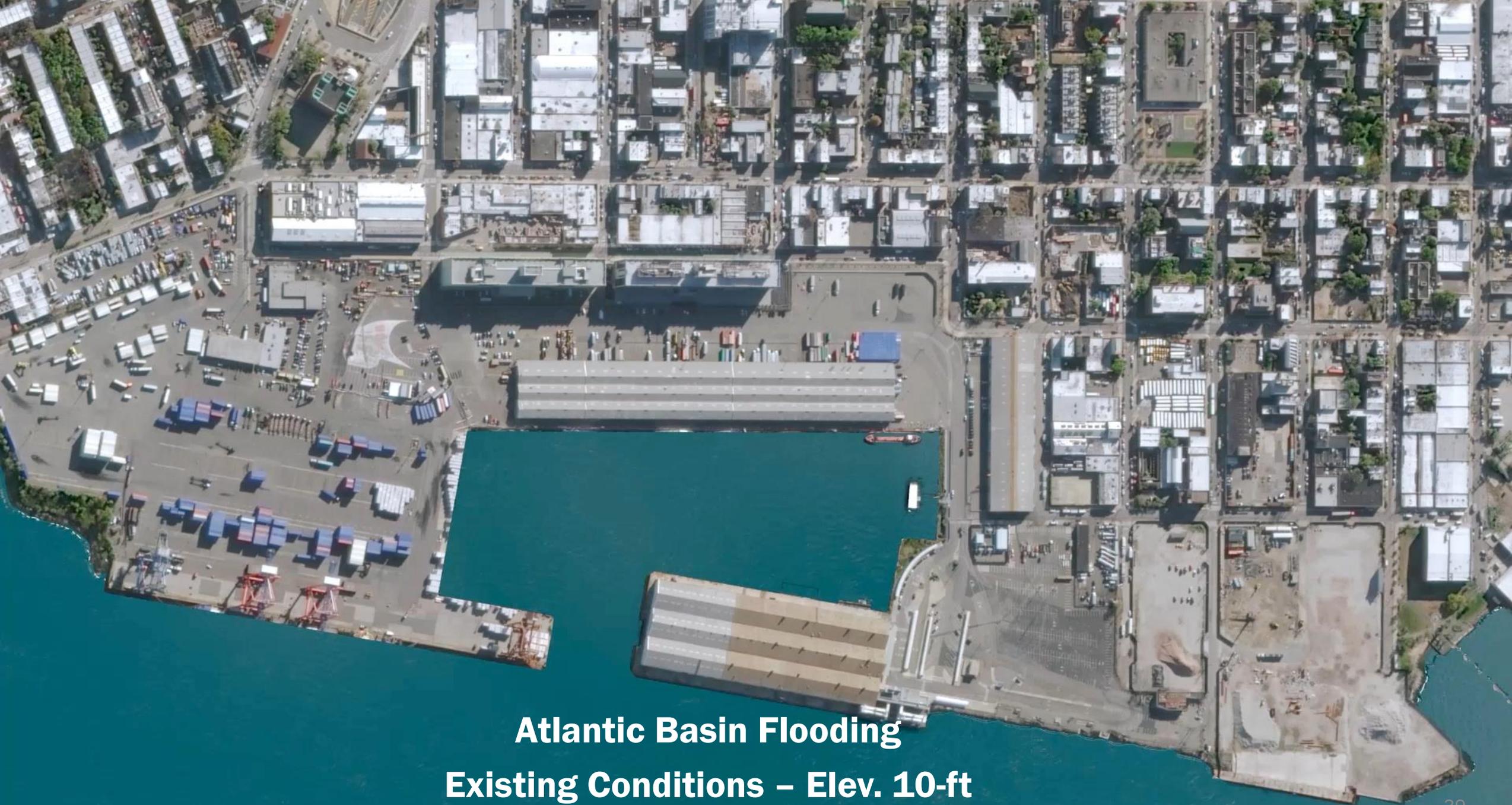
10 MIN Q&A

6. PROPOSED PROTECTION VISUALS

existing conditions | flood conditions | protected post-project

**Red Hook Flooding
Existing Conditions
Elev. 10-ft**





**Atlantic Basin Flooding
Existing Conditions – Elev. 10-ft**

LEGEND

- Wall
- Street Raising / Re-grading



**Atlantic Basin Flooding
Proposed Conditions – Elev. 10-ft**

Atlantic Basin – Area 1

Bowne and Inlay Streets

10-ft Elevation



Atlantic Basin – Area 2

Pioneer and Conover Streets

10-ft Elevation



Atlantic Basin – Area 3

Clinton Wharf

10-ft Elevation

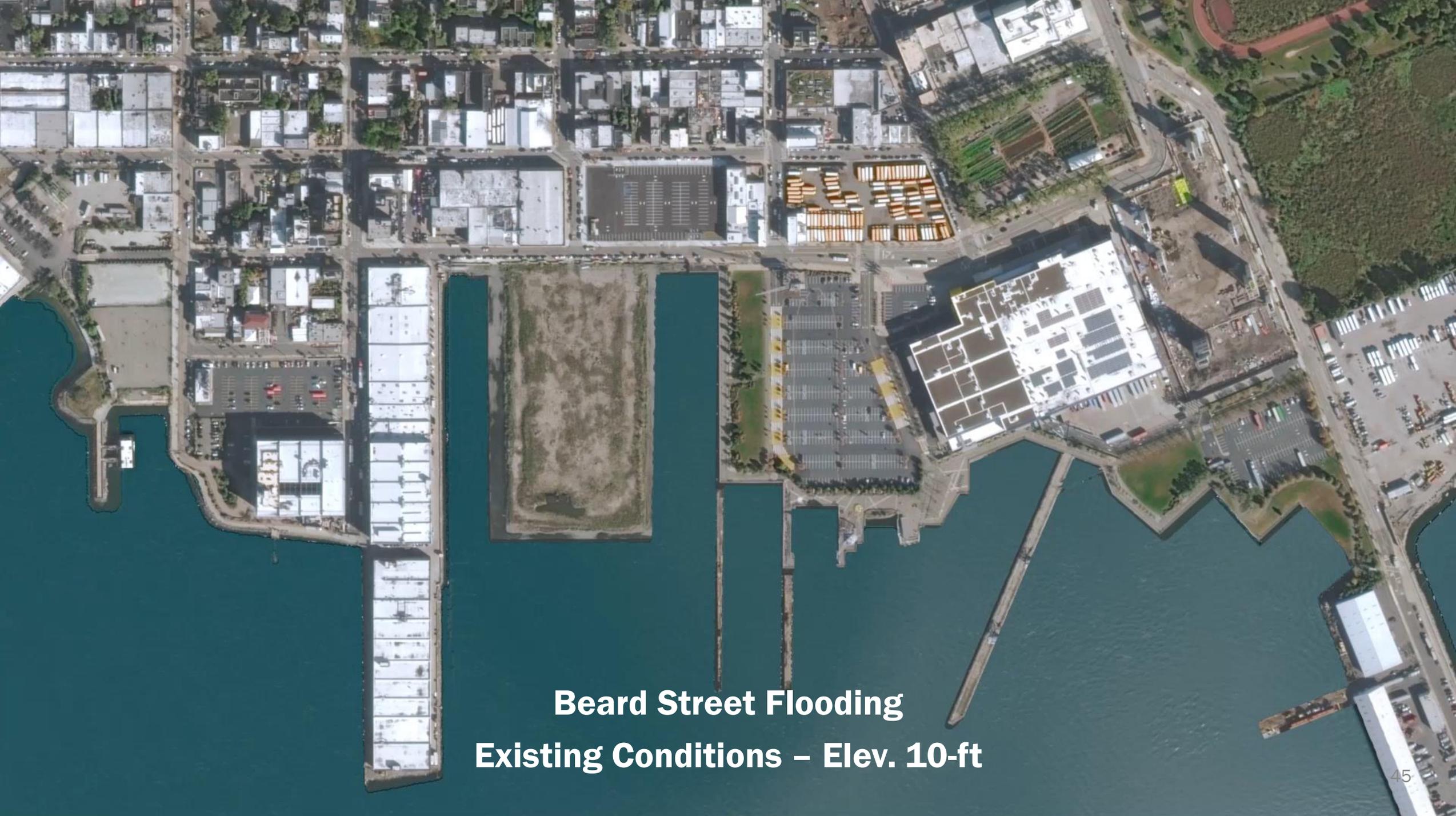


WORKING CONDITIONS

Atlantic Basin – Area 3

Ferris Street
10-ft Elevation





**Beard Street Flooding
Existing Conditions – Elev. 10-ft**

LEGEND

- Wall
- Street Raising / Re-grading

Beard/Van Brunt

Flood Wall

Street Re-Grading

Van Brunt/Reed

**Beard Street Flooding
Proposed Conditions – Elev. 10-ft**



Beard Street – Area 1

Beard And Van Brunt Streets 10-ft Elevation



Beard Street – Area 1

Beard and Reed Streets
10-ft Elevation



DEAD
END

DEAD
END

10 MIN Q&A

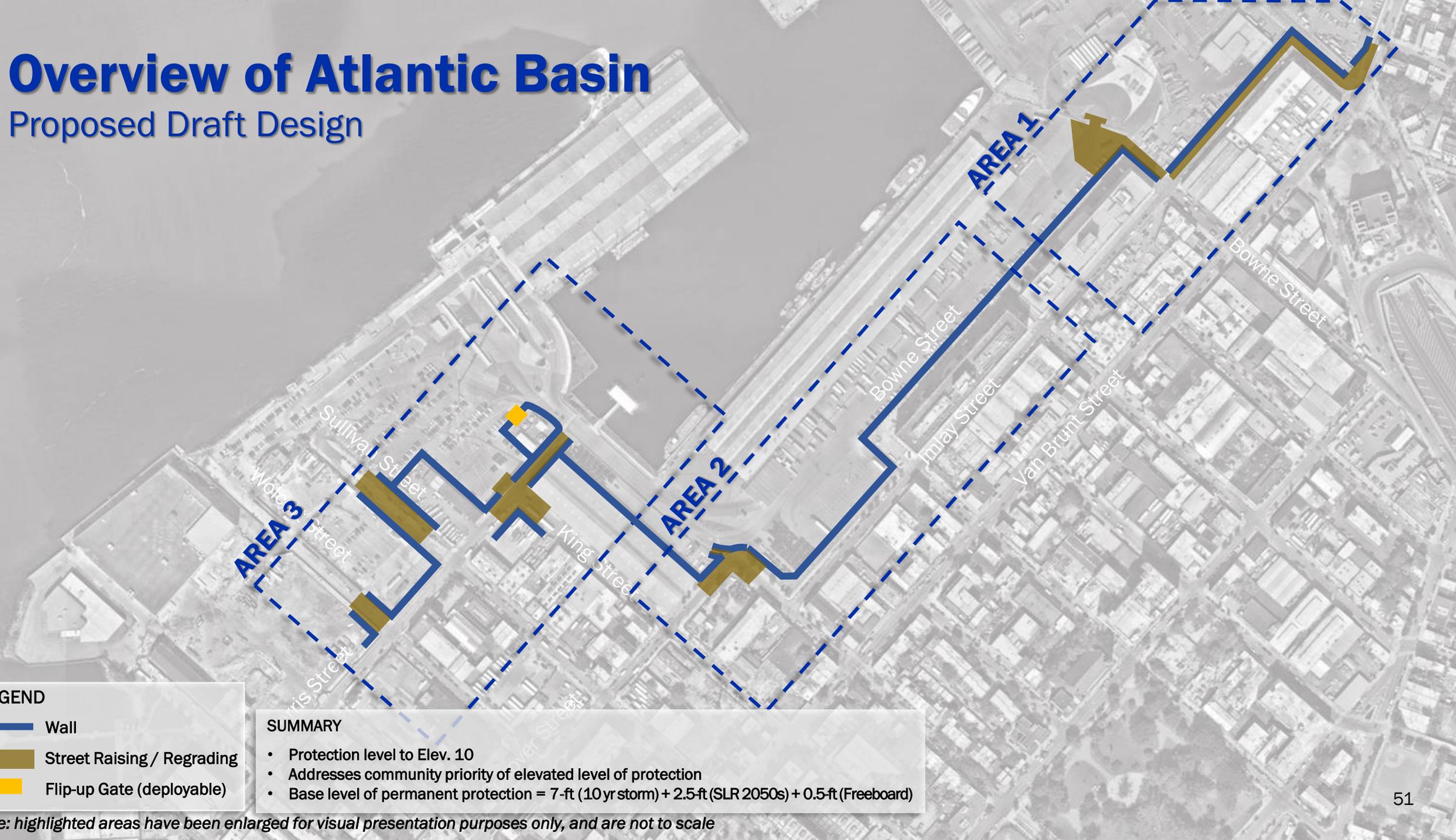
An aerial photograph of a city basin, likely New York City's Financial District, is shown in a light blue, semi-transparent overlay. The map details a dense grid of streets, numerous buildings, and waterfront areas. The text is overlaid on the left side of the image.

7. IN-DEPTH REVIEW OF ATLANTIC BASIN DRAFT DESIGN

existing conditions | areas 1, 2, 3 | before & after

Overview of Atlantic Basin

Proposed Draft Design



LEGEND

- Wall
- Street Raising / Regrading
- Flip-up Gate (deployable)

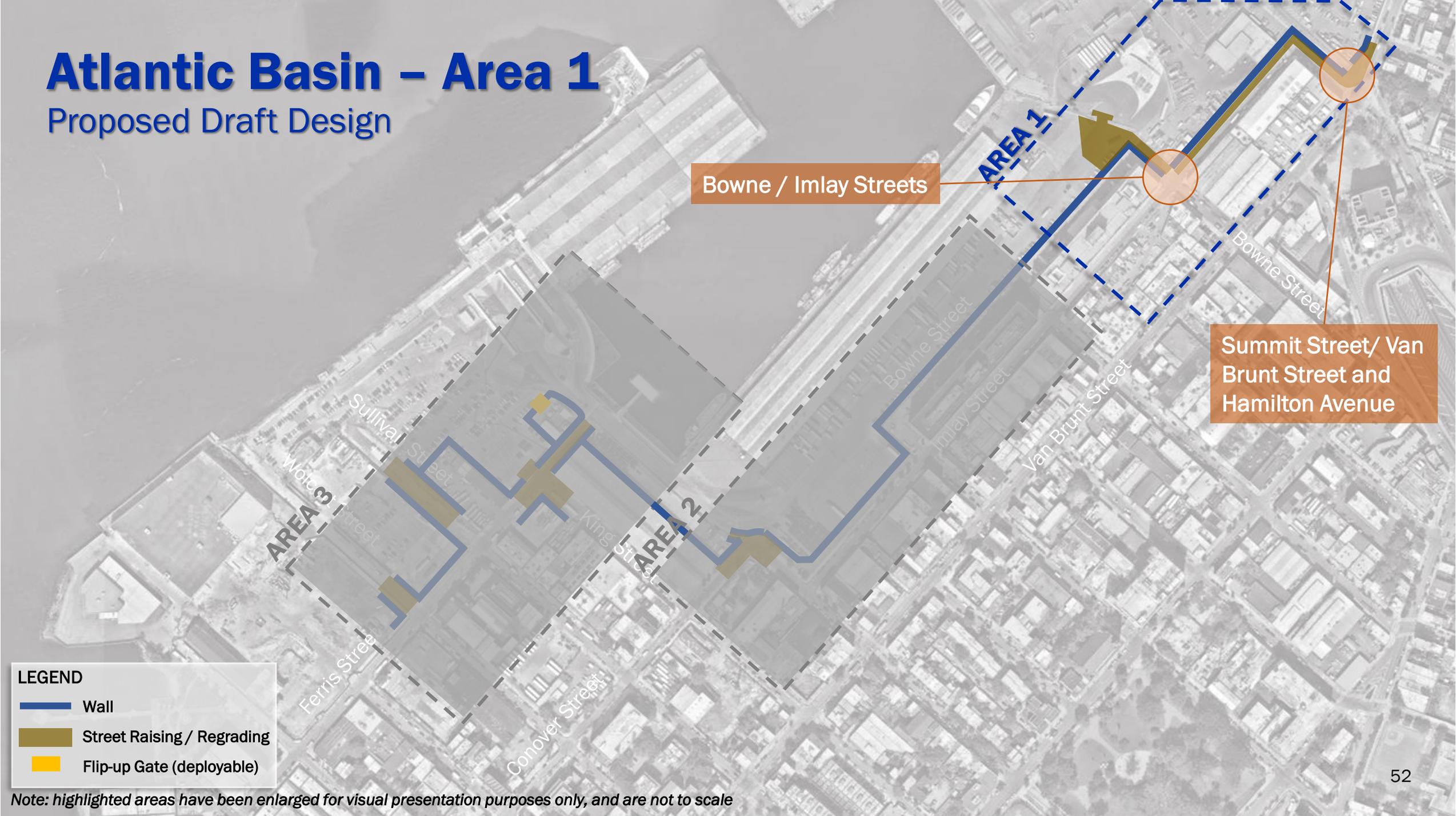
SUMMARY

- Protection level to Elev. 10
- Addresses community priority of elevated level of protection
- Base level of permanent protection = 7-ft (10yr storm) + 2.5-ft (SLR 2050s) + 0.5-ft (Freeboard)

Note: highlighted areas have been enlarged for visual presentation purposes only, and are not to scale

Atlantic Basin – Area 1

Proposed Draft Design



Bowne / Imlay Streets

Summit Street/ Van Brunt Street and Hamilton Avenue

LEGEND

- Wall
- Street Raising / Regrading
- Flip-up Gate (deployable)

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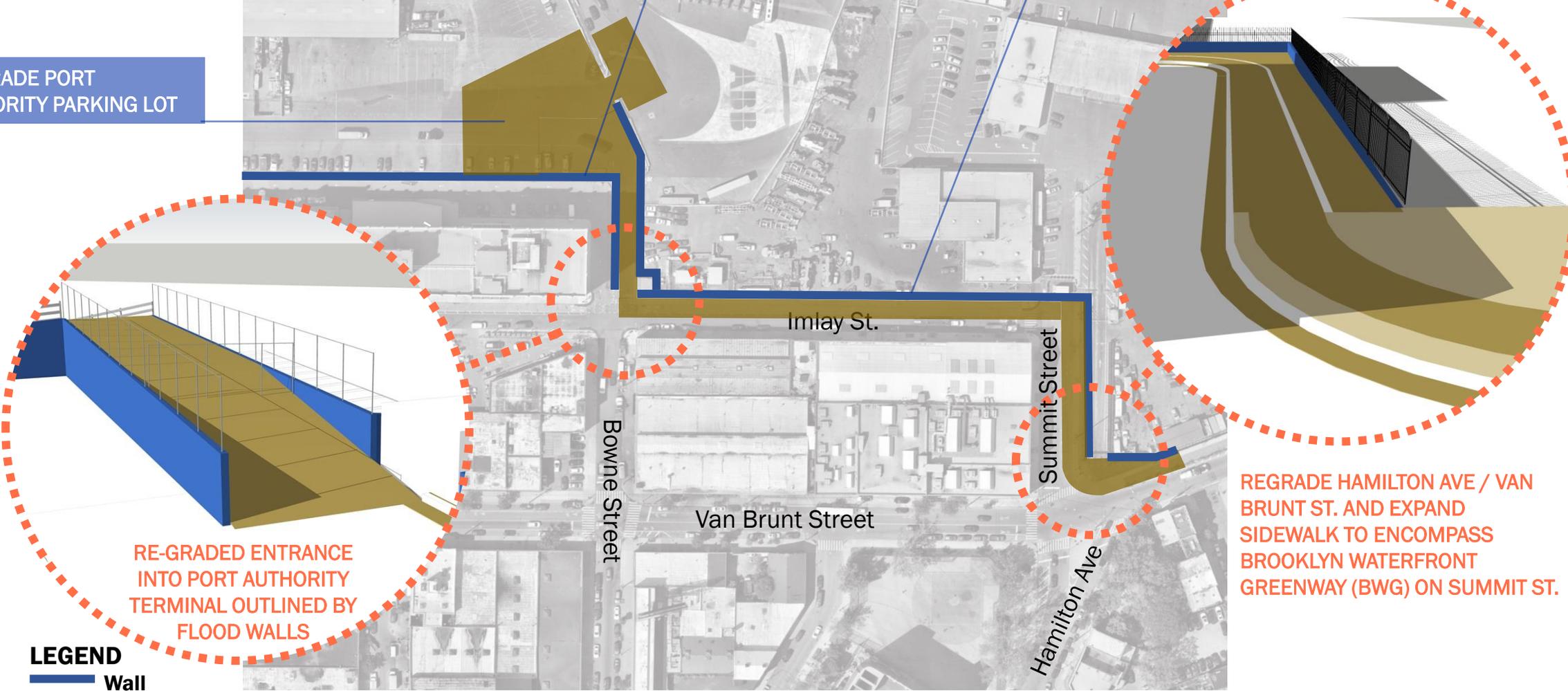
Atlantic Basin – Area 1

Bowne and Imlay Streets

RE-GRADE PORT AUTHORITY PARKING LOT

FLOOD WALL FOLLOWS FENCE / GUIDE RAIL BETWEEN PORT AUTHORITY AND DOCK BUILDING CONDOMINIUMS / WAREHOUSE

PROPOSED FLOOD WALL AT THE BACK OF SIDEWALK OF IMLAY AND SUMMIT STREETS / EXPAND SIDEWALK TO ENCOMPASS BWG



RE-GRADED ENTRANCE INTO PORT AUTHORITY TERMINAL OUTLINED BY FLOOD WALLS

REGRADE HAMILTON AVE / VAN BRUNT ST. AND EXPAND SIDEWALK TO ENCOMPASS BROOKLYN WATERFRONT GREENWAY (BWG) ON SUMMIT ST.

LEGEND

- Wall
- Street Raising / Re-Grading



Atlantic Basin – Area 1

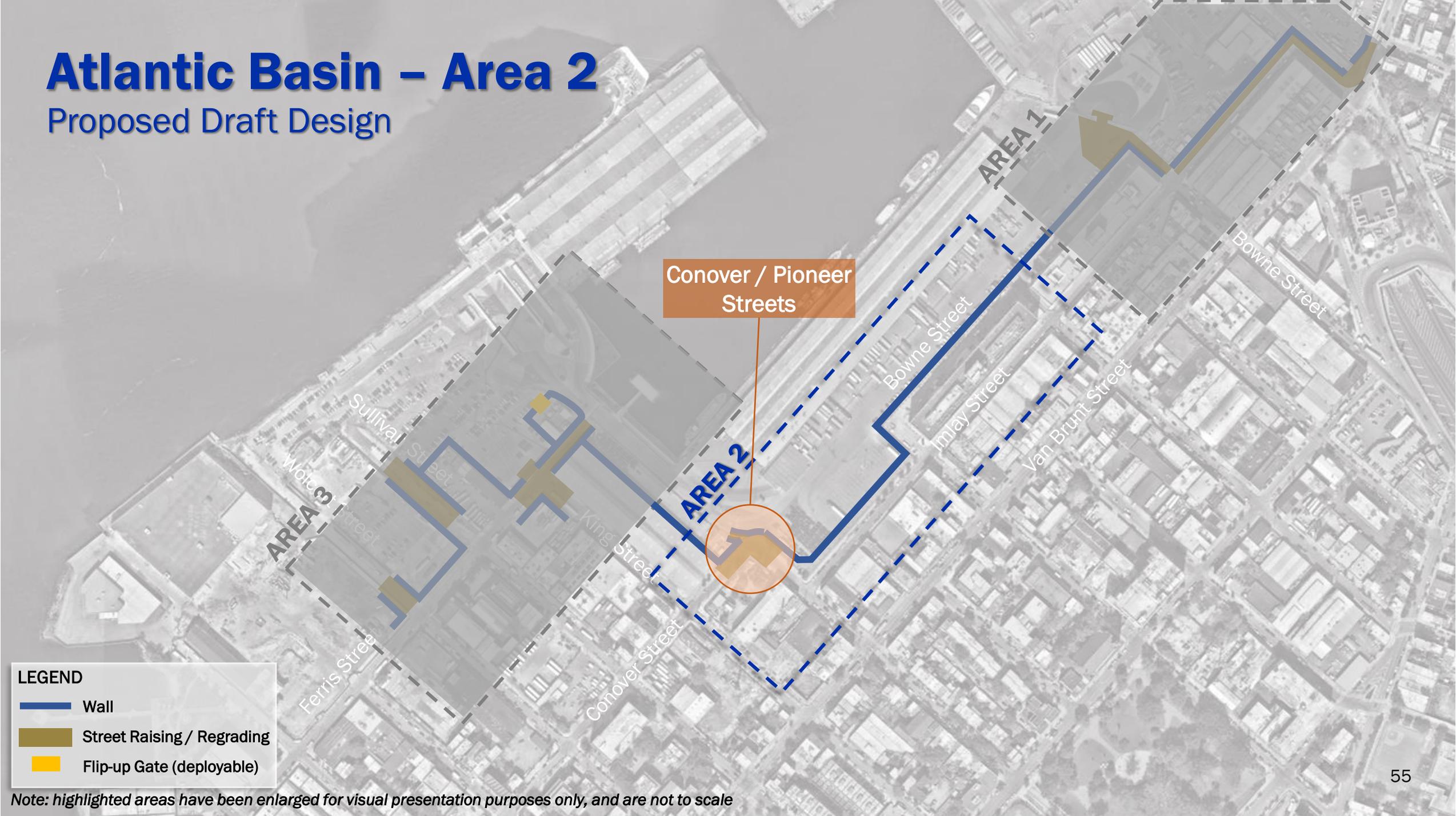
Bowne and Inlay Streets

10-ft Elevation



Atlantic Basin – Area 2

Proposed Draft Design



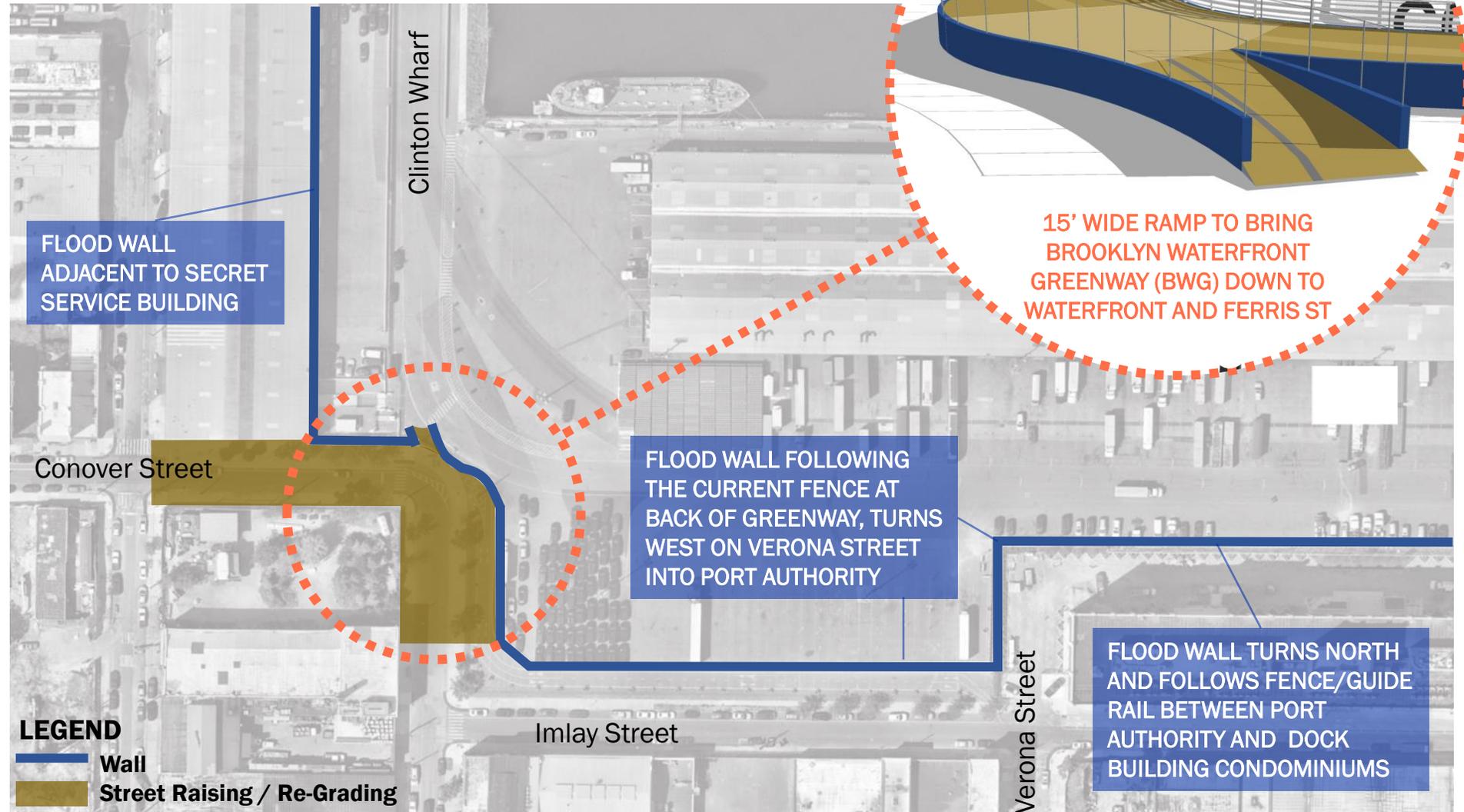
LEGEND

- Wall
- Street Raising / Regrading
- Flip-up Gate (deployable)

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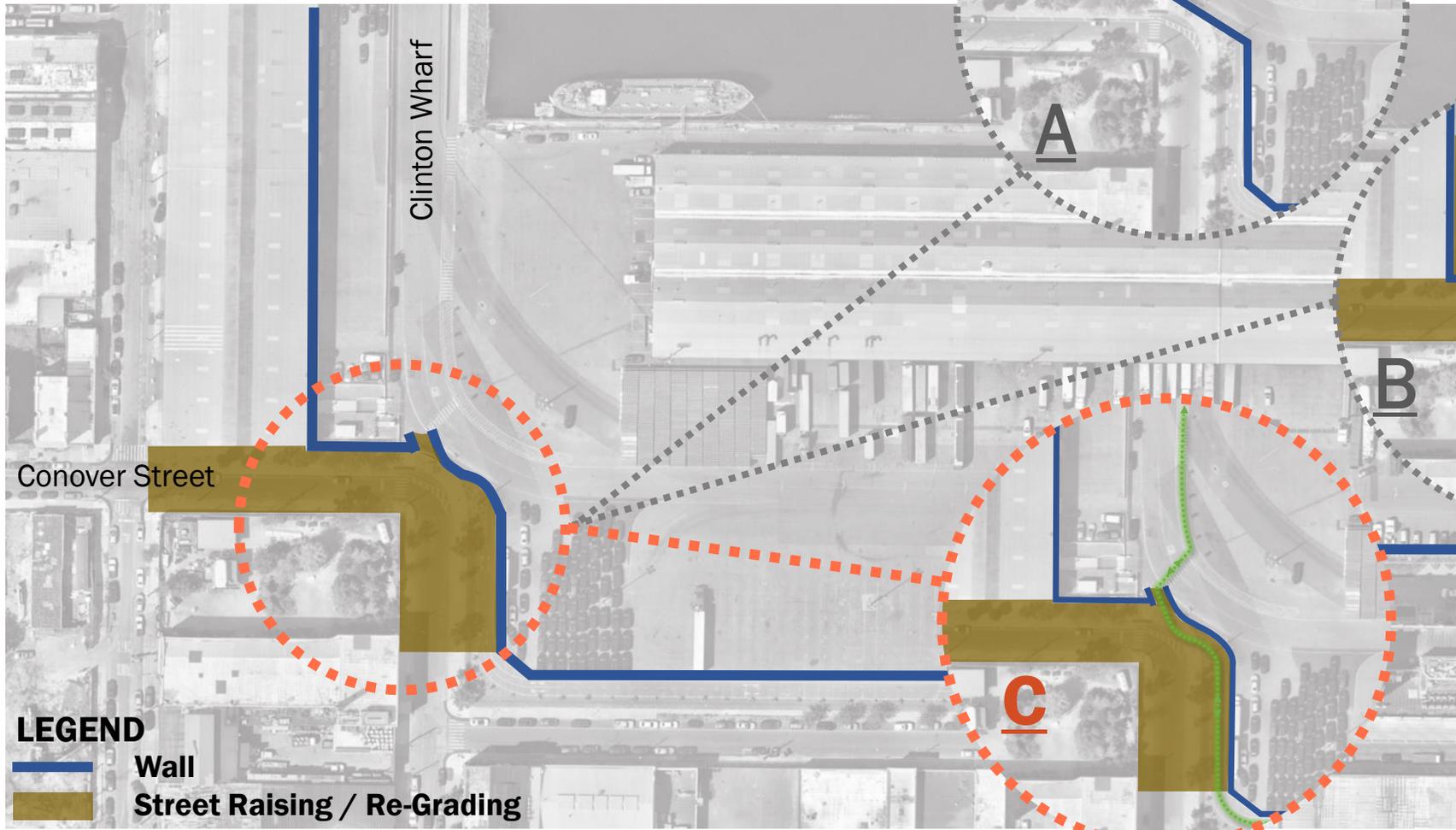
Atlantic Basin – Area 2

Proposed Draft Design



Understanding Of Design Evolution

Proposed Concept In Atlantic Basin - Area 2



CONCEPT A
CONTINUOUS WALL, BLOCKING
ACCESS BETWEEN
NEIGHBORHOOD AND CLINTON
WHARF / FERRY / WATERFRONT

CONCEPT B
RAISED GREENWAY /
SIDEWALK; RECONSTRUCTED
PARKING LOT; SIGNIFICANT
IMPACT TO ADJACENT
PROPERTIES; HIGHER COST

CONCEPT C
WALL WITH ACCESS FOR 15' WIDE RAMP TO BRING BROOKLYN
WATERFRONT GREENWAY (BWG) DOWN TO WATERFRONT AND FERRIS ST

Atlantic Basin – Area 2

Pioneer and Conover Streets

10-ft Elevation



Atlantic Basin – Area 3

Proposed Draft Design

Ferris Street

Clinton Wharf

AREA 3

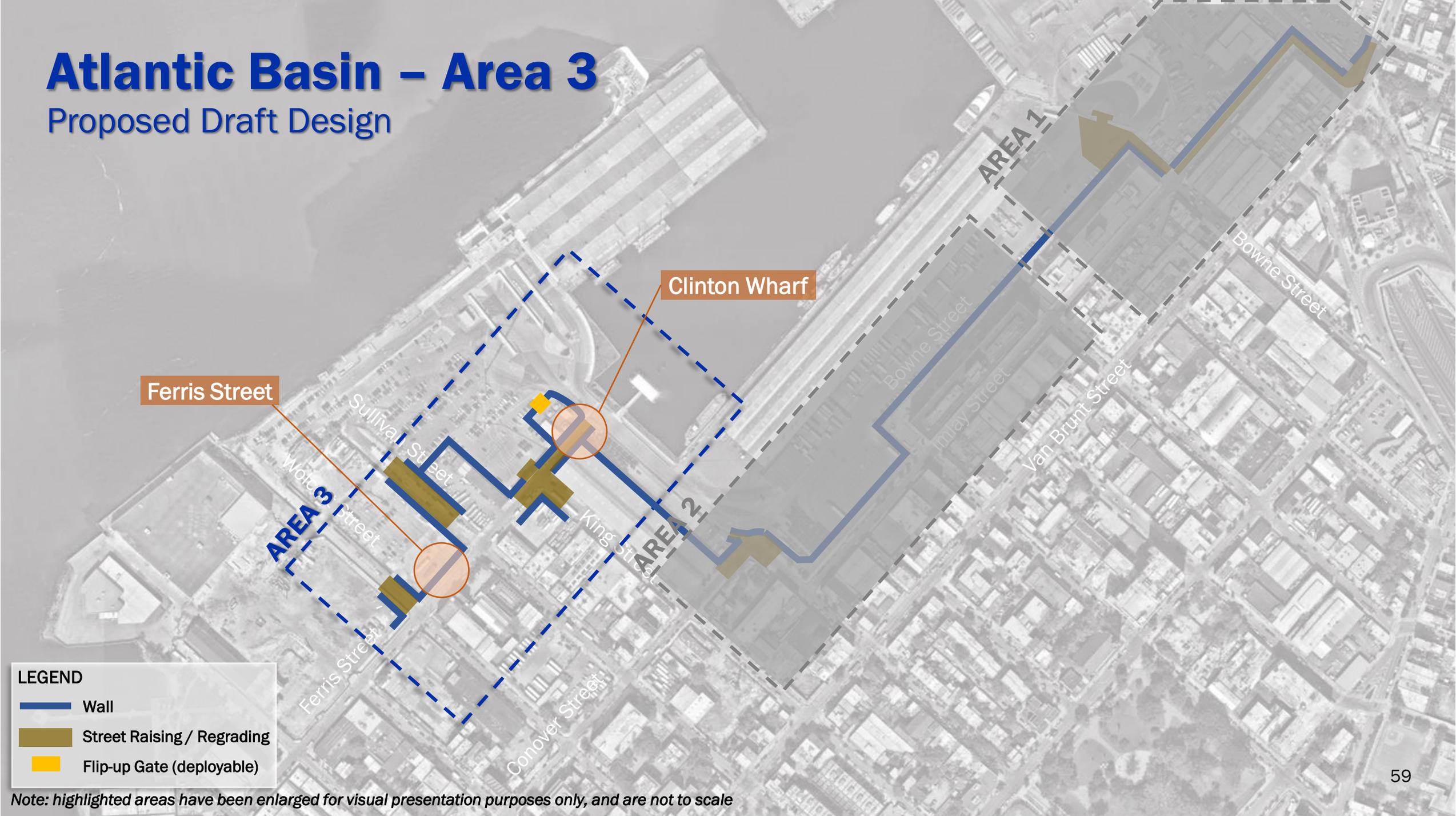
AREA 2

AREA 1

LEGEND

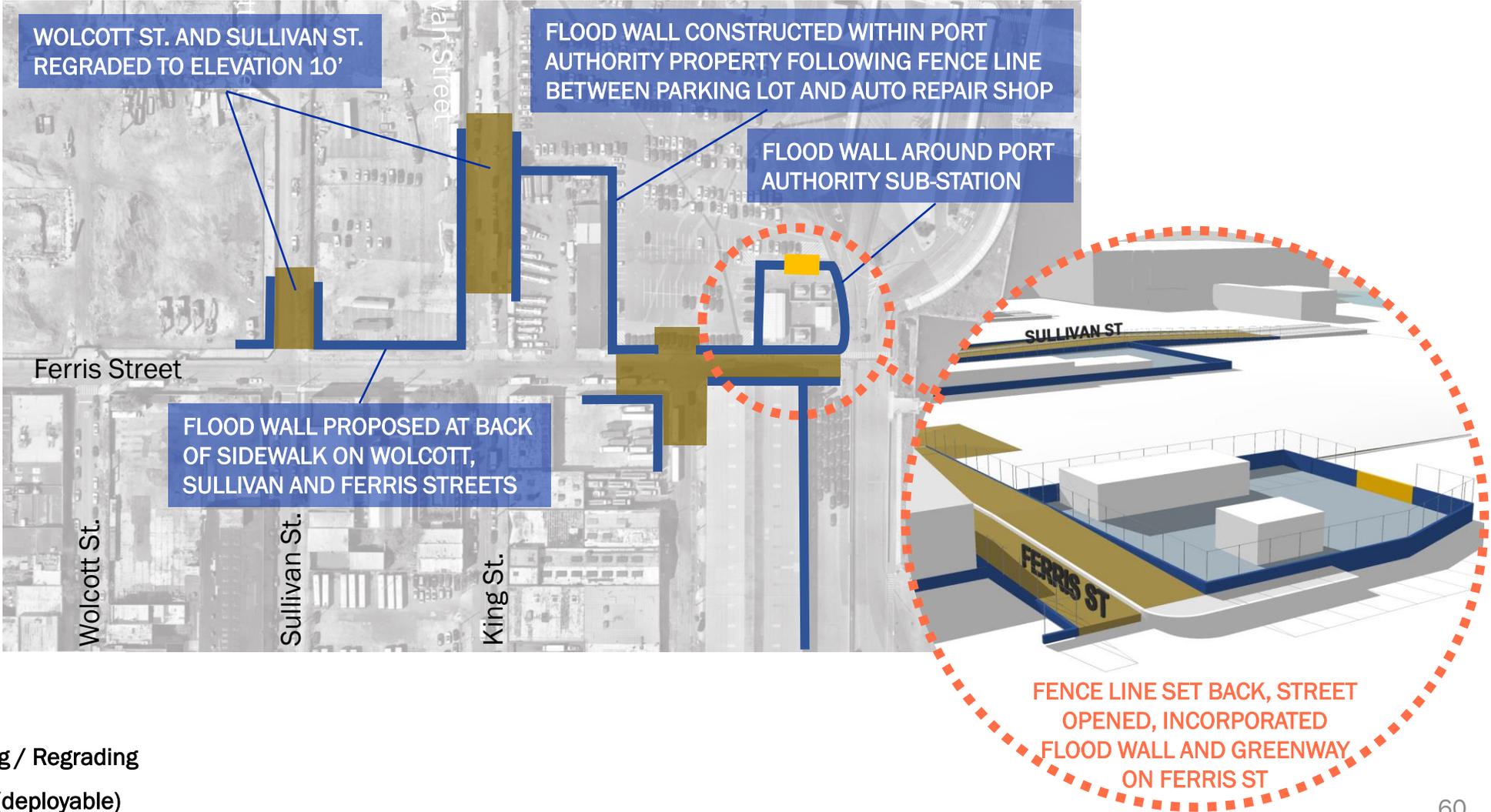
- Wall
- Street Raising / Regrading
- Flip-up Gate (deployable)

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Atlantic Basin – Area 3

Proposed Draft Design



Atlantic Basin – Area 3

Clinton Wharf

10-ft Elevation



WORKING CONDITIONS

Atlantic Basin – Area 3

Ferris Street

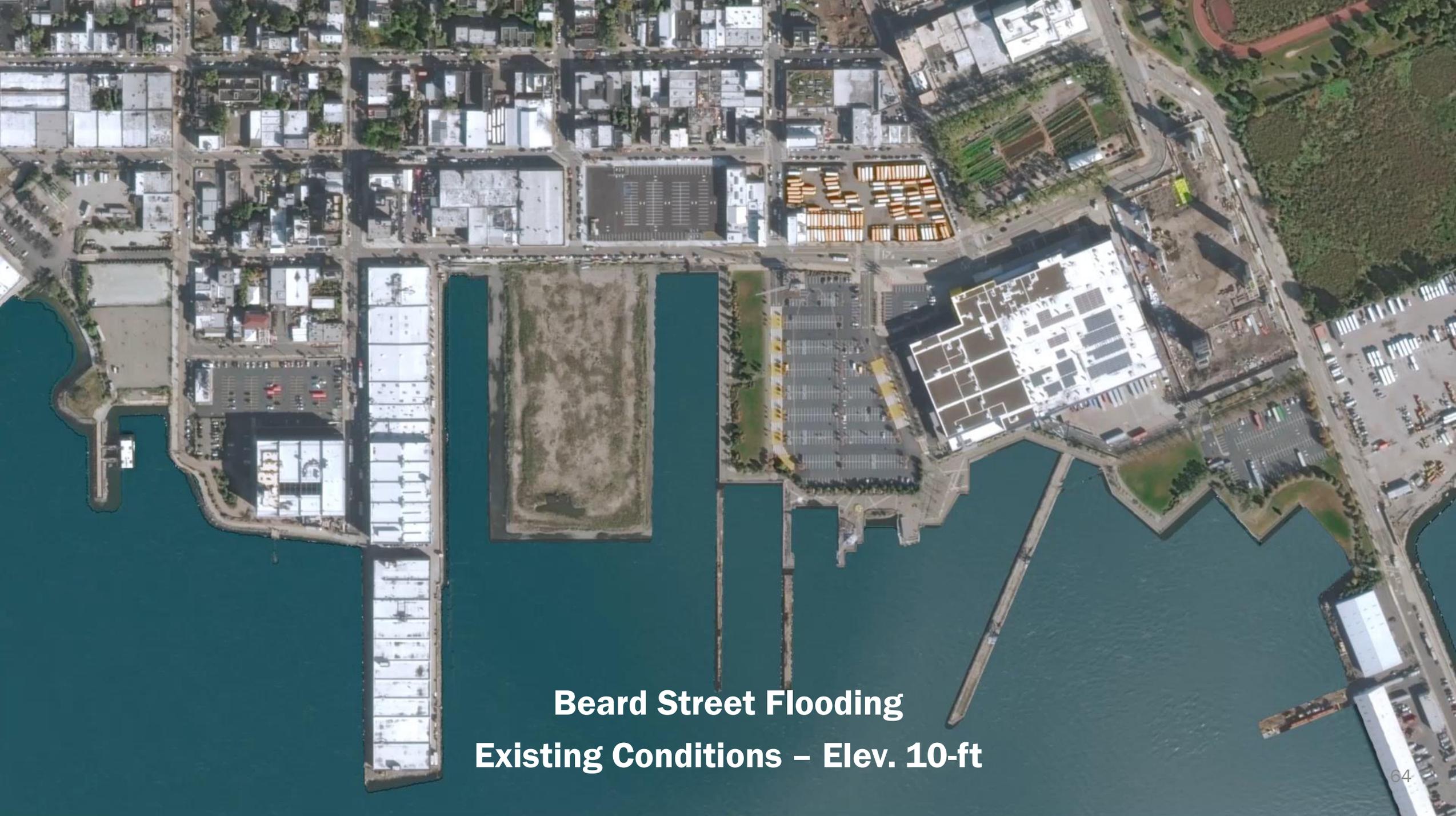
10-ft Elevation



An aerial photograph of a city grid, likely San Francisco, is shown in a light blue, semi-transparent style. The grid of streets and buildings is visible, with a prominent diagonal street cutting through the center. The background is a solid, darker blue color.

8. IN-DEPTH REVIEW OF BEARD STREET DRAFT DESIGN

existing conditions | areas 1, 2, 3, 4 | before & after



**Beard Street Flooding
Existing Conditions – Elev. 10-ft**



LEGEND

- Wall
- Street Raising / Regrading

Flood Wall

Street Re-Grading

**Beard Street Flooding
Proposed Conditions – Elev. 10-ft**

Overview of Beard Street

Proposed Draft Design



LEGEND

- Wall
- Street Raising / Regrading
- Flip-up Gate (deployable)
- Roller Gate (deployable)

SUMMARY

- Protection level to Elev. 10
- Addresses community priority of elevated level of protection
- Base level of permanent protection = 7-ft (10yr storm) + 2.5-ft (SLR 2050s) + 0.5-ft (Freeboard)

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Beard Street – Area 1

Proposed Draft Design



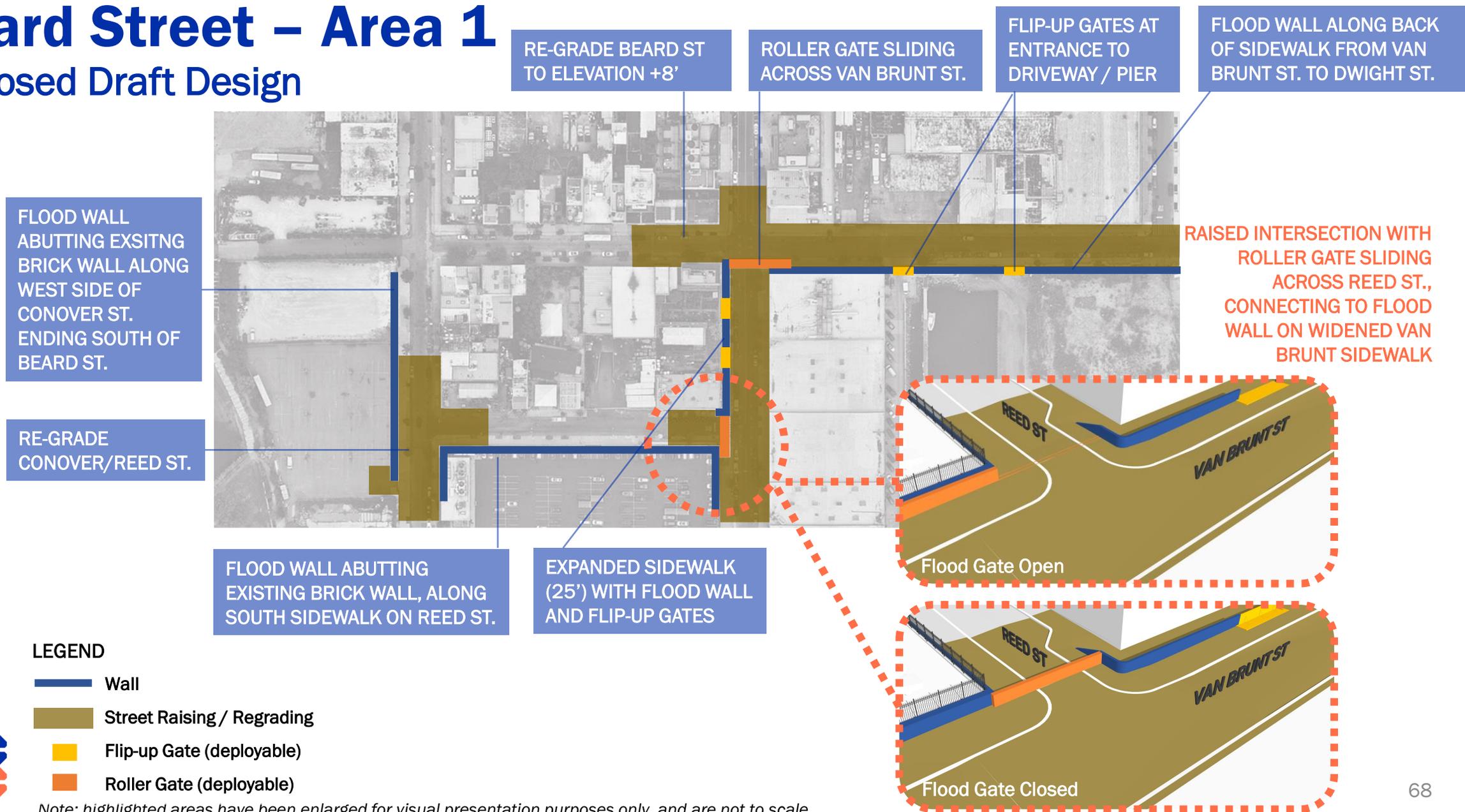
LEGEND

- Wall
- Street Raising / Regrading
- Flip-up Gate (deployable)
- Roller Gate (deployable)

Note: highlighted areas have been enlarged for visual presentation purposes only, and are not to scale

Beard Street – Area 1

Proposed Draft Design



Beard Street – Area 1

Beard And Van Brunt Streets 10-ft Elevation



Beard Street – Area 1

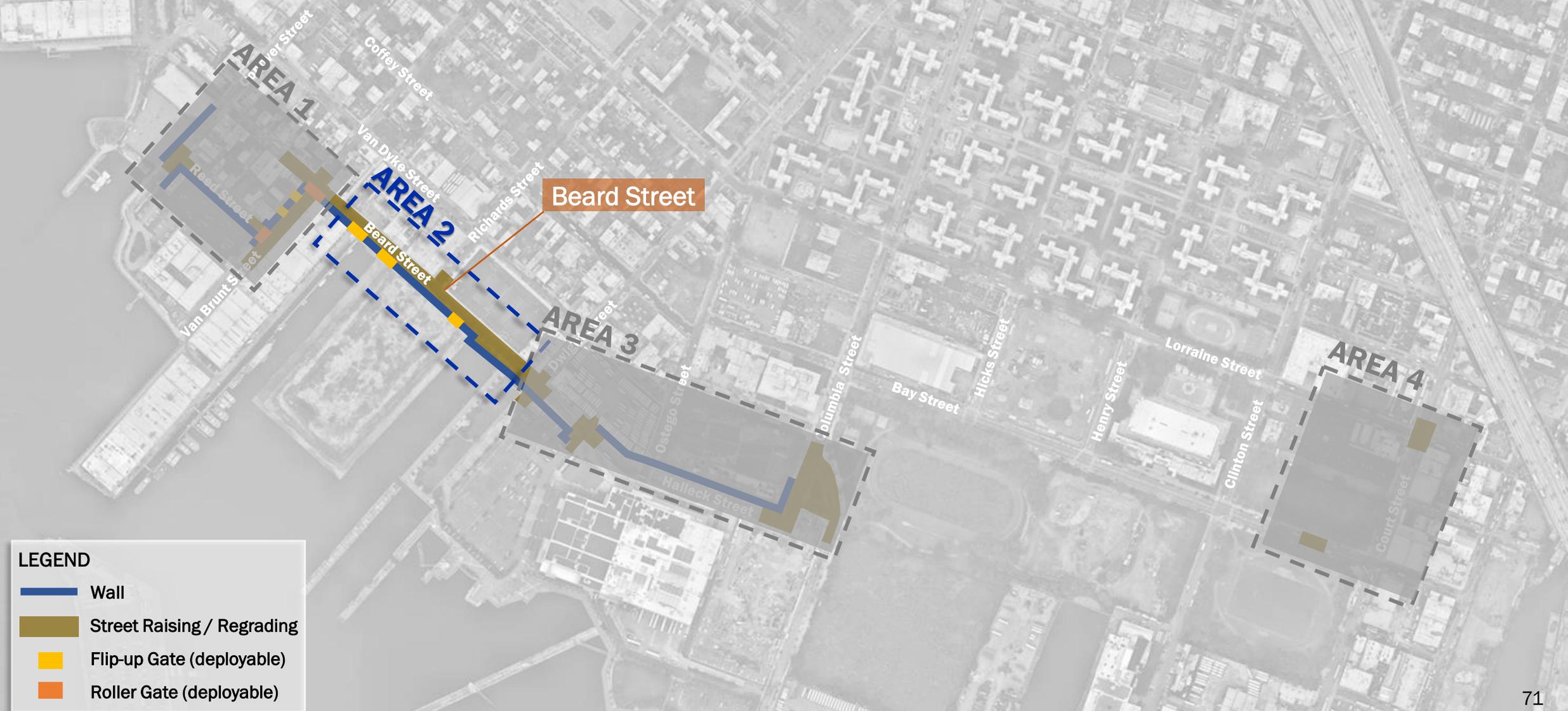
Beard and Reed Streets

10-ft Elevation



Beard Street – Area 2

Proposed Draft Design



LEGEND

- Wall
- Street Raising / Regrading
- Flip-up Gate (deployable)
- Roller Gate (deployable)

Note: highlighted areas have been enlarged for visual presentation purposes only, and are not to scale

Beard Street – Area 2

Proposed Draft Design

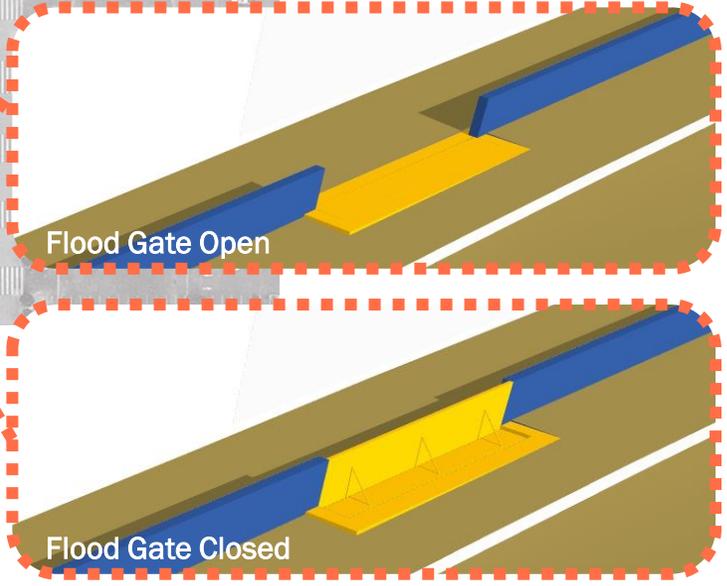
FLOOD WALL ALONG SIDEWALK FROM VAN BRUNT ST. TO DWIGHT ST.

RE-GRADE BEARD ST. TO ELEVATION +8'



FLIP UP GATE AT ENTRANCE TO DRIVEWAY / PIER

FLIP-UP GATE WILL REMAIN FLUSH WITH THE SIDEWALK WHEN CLOSED, UNTIL ENGAGED FOR A STORM EVENT



LEGEND

- Wall
- Street Raising / Regrading
- Flip-up Gate (deployable)
- Roller Gate (deployable)



Note: highlighted areas have been enlarged for visual presentation purposes only, and are not to scale

Beard Street – Area 3

Proposed Draft Design



Beard, Halleck, and
Columbia Streets

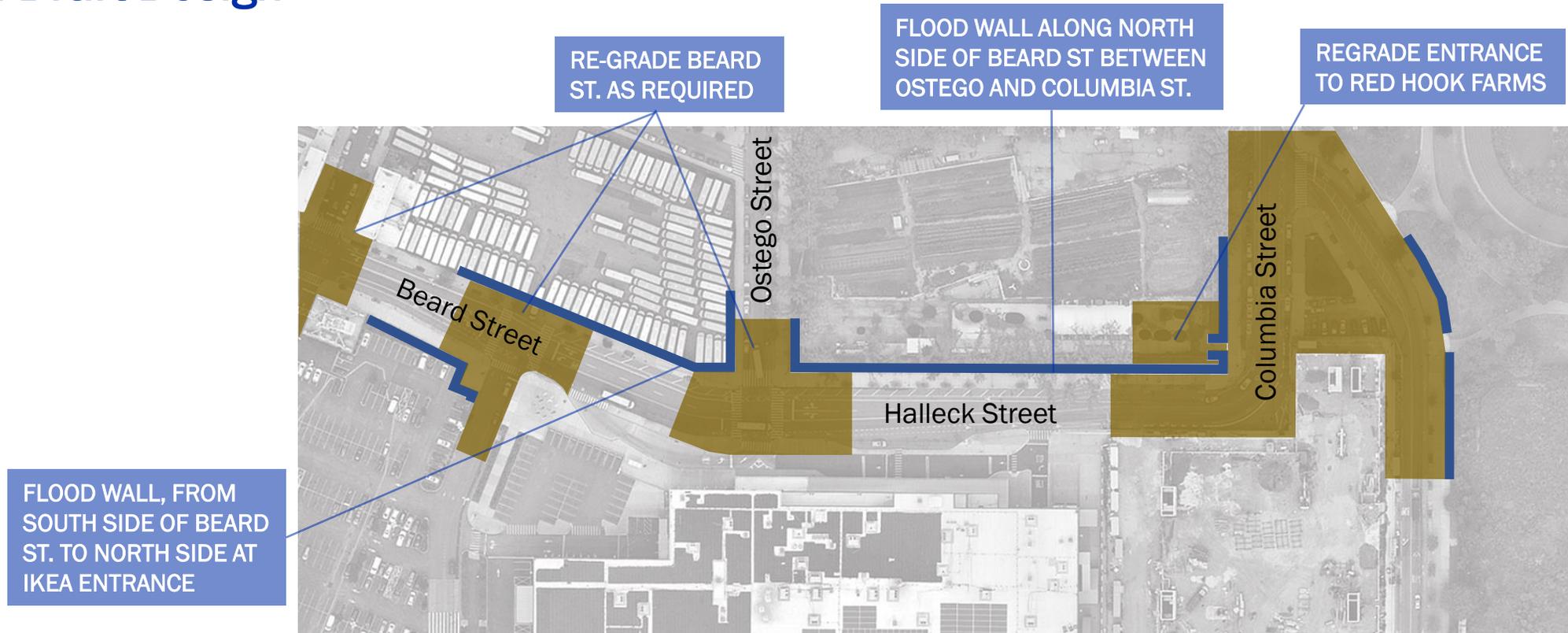
LEGEND

- Wall
- Street Raising / Regrading
- Flip-up Gate (deployable)
- Roller Gate (deployable)

Note: highlighted areas have been enlarged for visual presentation purposes only, and are not to scale

Beard Street – Area 3

Proposed Draft Design



LEGEND

- Wall
- Street Raising / Regrading



Note: highlighted areas have been enlarged for visual presentation purposes only, and are not to scale

Columbia Triangle – Area 3

Todd Triangle and Columbia Street
10-ft Elevation



EXISTING CONDITIONS

Columbia Triangle – Area 3

Todd Triangle and Columbia Street
10-ft Elevation



FLOODING CONDITIONS

Columbia Triangle – Area 3

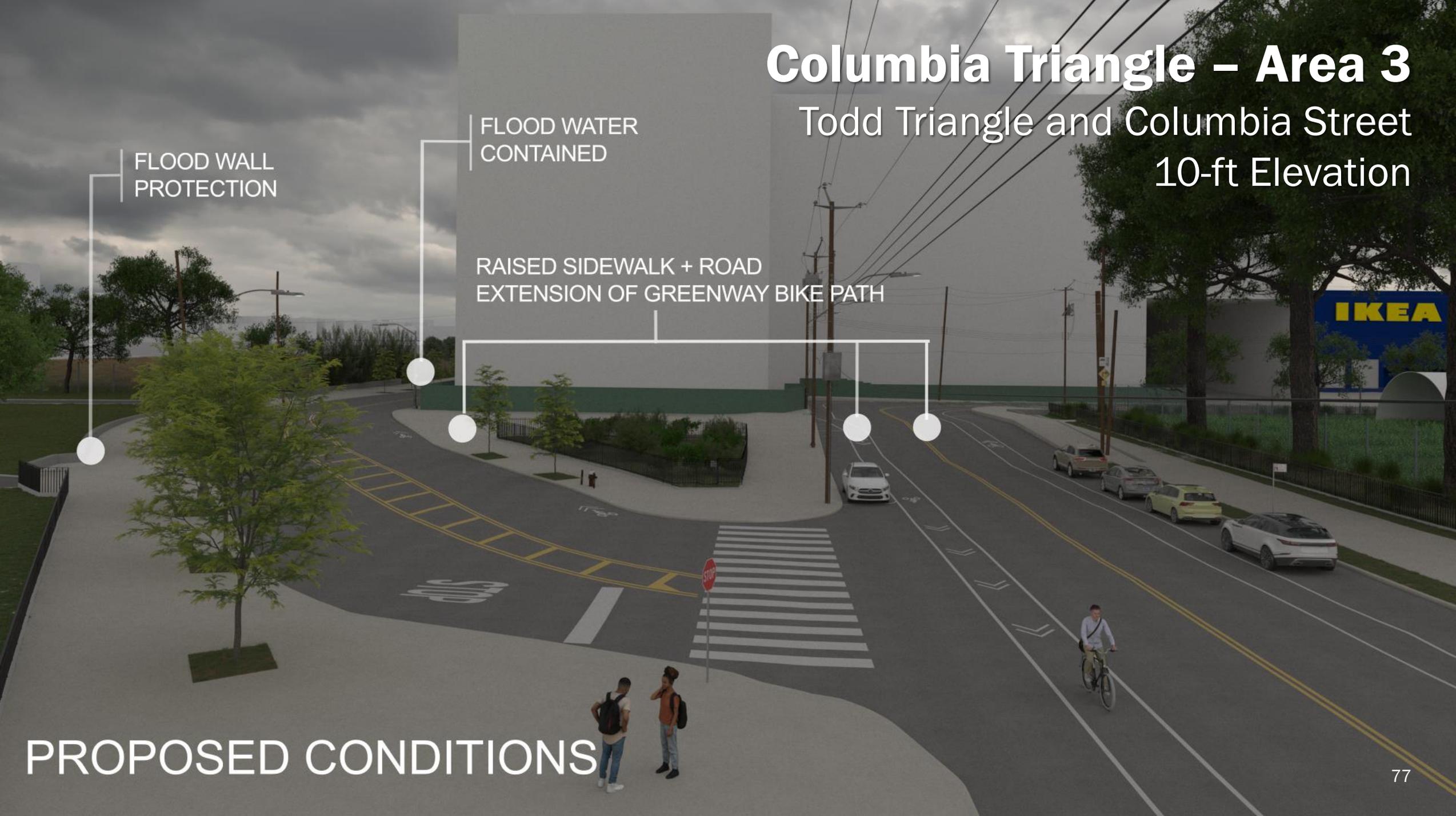
Todd Triangle and Columbia Street
10-ft Elevation

FLOOD WALL
PROTECTION

FLOOD WATER
CONTAINED

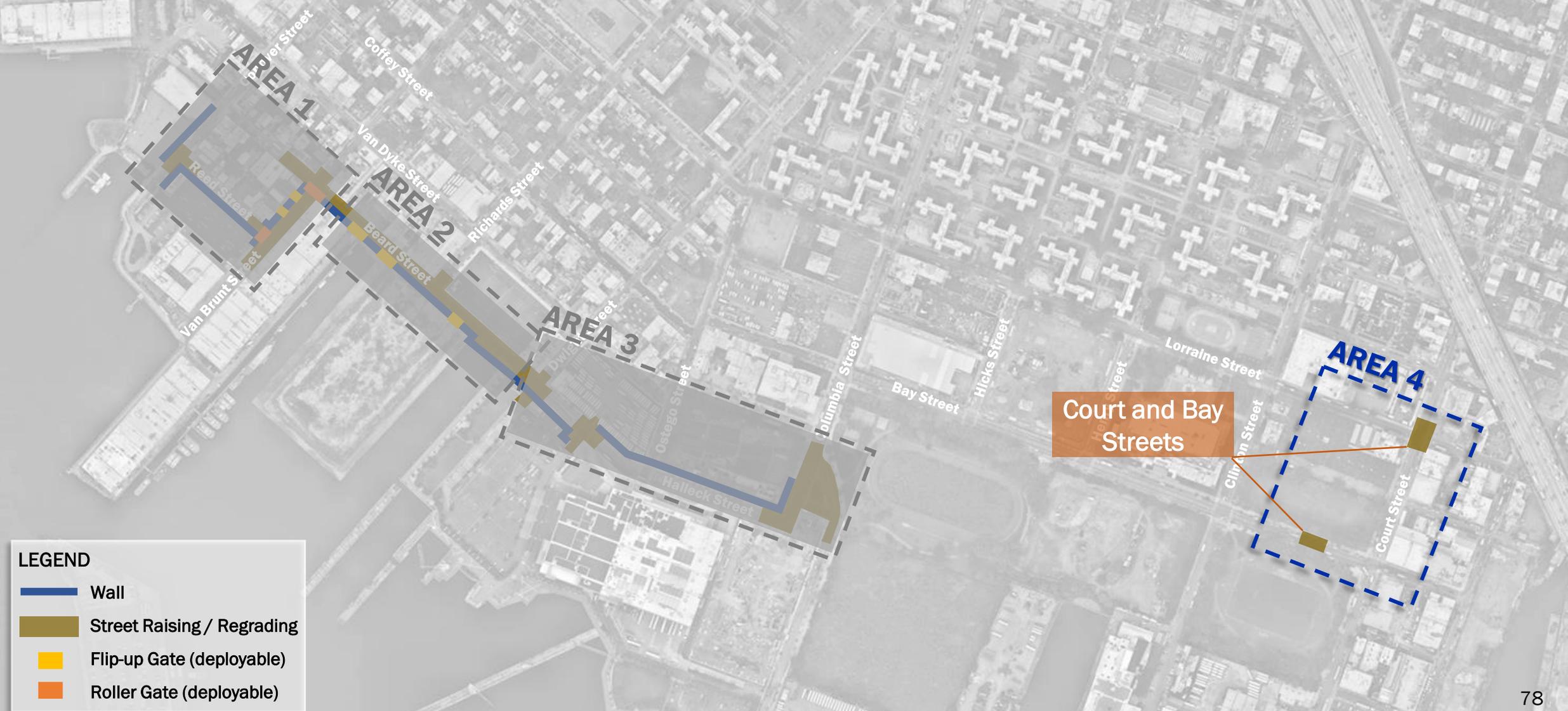
RAISED SIDEWALK + ROAD
EXTENSION OF GREENWAY BIKE PATH

PROPOSED CONDITIONS



Beard Street – Area 4

Proposed Draft Design



LEGEND

- Wall
- Street Raising / Regrading
- Flip-up Gate (deployable)
- Roller Gate (deployable)

Note: highlighted areas have been enlarged for visual presentation purposes only, and are not to scale

Beard Street – Area 4

Proposed Draft Design



INTERSECTION OF COURT STREET AND LORRAINE STREET TO BE RECONSTRUCTED AT HIGHER ELEVATION

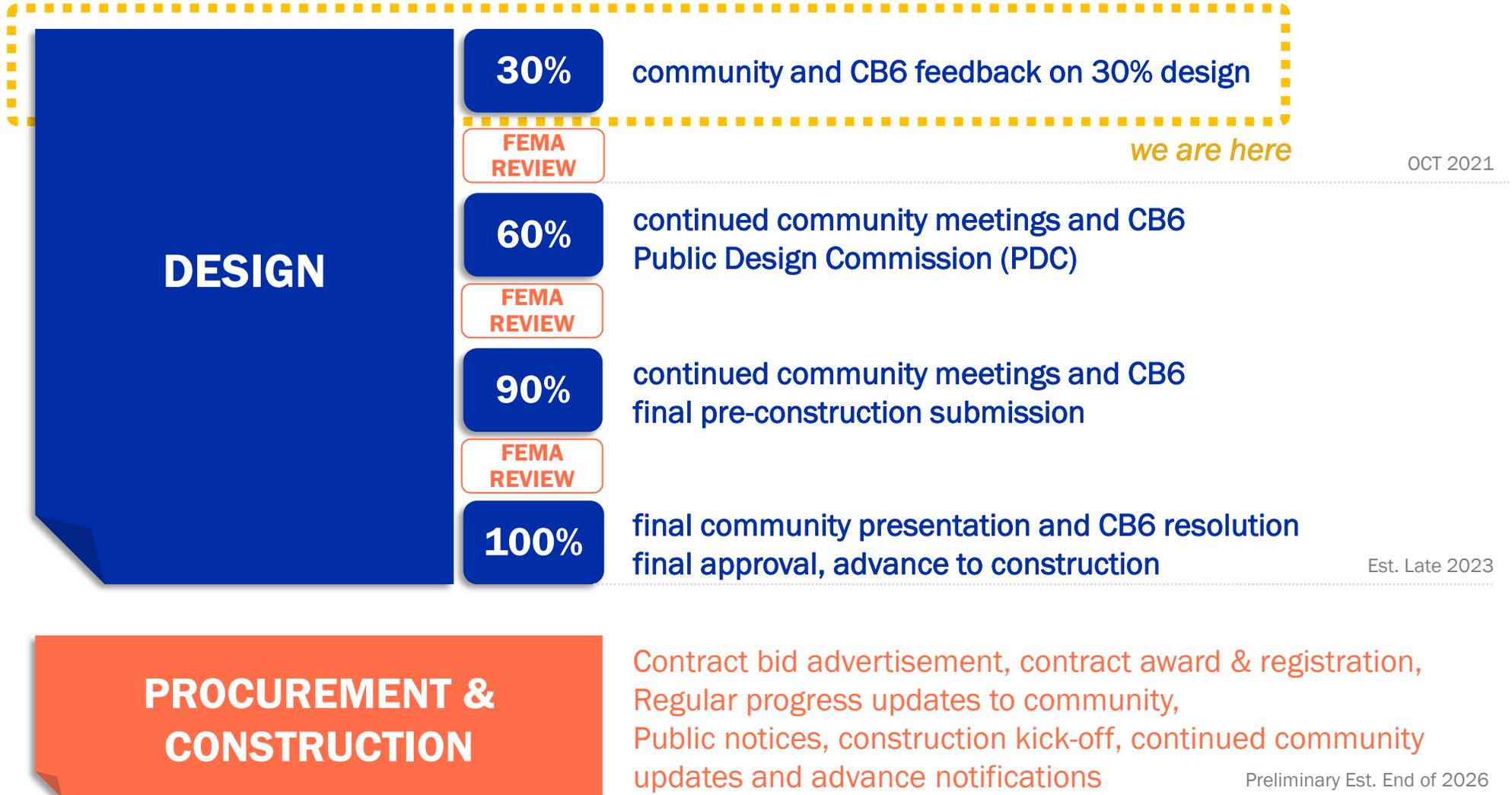
MINOR ROADWAY REGRADING ON BAY ST. BETWEEN PARK AREAS. NO IMPACT TO THE PARKS AS PART OF THIS WORK

9. NEXT STEPS



RHCR Look Ahead & Engagement Opportunities

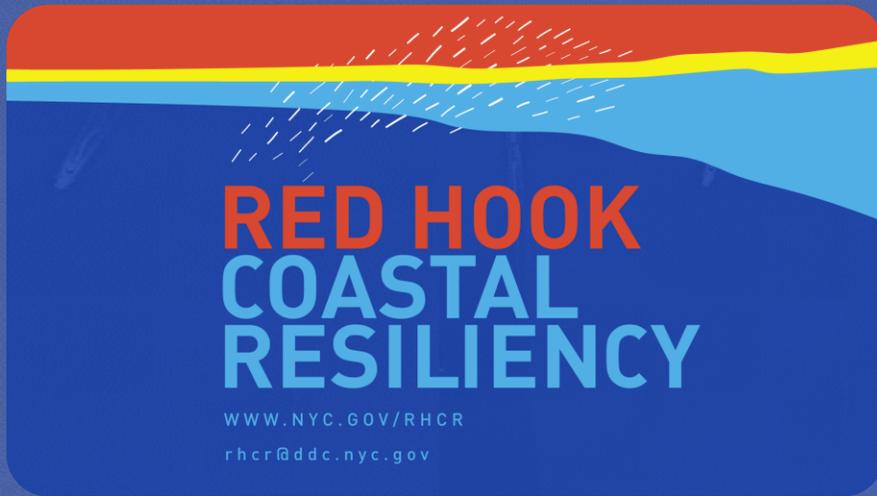
Continued Community Input at Critical Milestones



CONTACT US

www.nyc.gov/rhcr

rhcr@ddc.nyc.gov



NYC Red Hook Coastal Resiliency Project

Spanish Translate Text Size

Vision Background Project Materials Get Involved Resources Search

Please join us for our upcoming virtual community meeting for updates on the project's draft design

WHEN THURSDAY, OCTOBER 14, 2021, 6:00PM - 8:00PM <small>Does not occur on 10/13/2021</small>	WHERE ZOOM MEETING https://us02zoom.com/join/94114125613 <small>*Dial: +16469895632 Access Code: 94114125613</small>	NOTE LIVE INTERPRETATION* IN SPANISH, MANDARIN AND CANTONESE <small>*Please download Zoom to desktop, on your phone, computer or tablet for live interpretation. Interpretations are available for the public on-line.</small>
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The Red Hook Coastal Resiliency (RHCR) Project

The Red Hook Coastal Resiliency (RHCR) project is a coastal protection project funded by the City of New York, and Federal Emergency Management (FEMA) and the New York State Department of Emergency and Homeland Security Services (DHEHS), aimed at reducing flood risks due to coastal storm surge and sea level rise along Red Hook's waterfront, while also integrating with the community fabric, and improving the long-term resiliency of the neighborhood.

Please refer back to this page as the project develops for more information.

*The Red Hook Coastal Resiliency (RHCR) Project was previously called the Red Hook Integrated Flood Protection System.

Upcoming Events

For the Upcoming October 14, 2021 Community Meeting, please download the Flyer in 3 languages.

Partners

NYC DDC
Department of Design and Construction

NYC Mayor's Office of Climate Resiliency

NYC Red Hook Coastal Resiliency Project

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Vision Background Progress **Get Involved** Resources Search

Contact RHCR

Upcoming Events

Have an idea, question or concern? Please submit your comments below:

[Contact RHCR](#)

* Indicates required fields

Topic*

Comments*

First Name*

Last Name*

Email (e.g., test@example.com)*

20 MINS OPEN DISCUSSION