

GTA / BPCA Community Meeting • October 13, 2026

Questions Submitted in Advance

Status as of October 14, 2026: BPCA written responses pending

This document records questions and comments submitted in advance of the October 13 community meeting. Submissions reflect residents' observations, concerns, and opinions; statements within them have not been independently verified by GTA.

Some questions were discussed during the meeting. This document does not yet incorporate BPCA's written responses. BPCA has indicated that responses to outstanding questions are expected in the coming days. GTA will post them when received and follow up on questions that remain unanswered or need further clarification.

Existing notes are GTA moderation notes, not BPCA responses. Original question IDs are retained for reference.

QId	Question text	GTA Notes / Response Status
1	When will the north lawn reopen, & why was it closed much of the summer when we were previously told it would be open.	
2	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 ?	
3	When will the dog park reopen?	
4	What can Gateway do to urge Turner Construction to move their "storage area of equipment" further away from Gateway to the commercial areas.	
5	My lease renews in Feb. when will we know the status for the pool for next summer?	
6	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?	
7	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	
8	Why was lefrak compensated for the impact and disruption of the construction and not the residents ?	
9	Can they please start loud construction after 8 am? 7 am is so early	

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10	The RECYCLING bins adjacent to Gateway LPQ are unsafe, attract unwanted visitors, and clothes are scattered around most days. Can Gateway do something, please?	<i>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.</i>
11	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.	<i>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.</i>
12	Could management put up a sign to enforce the 15-foot no-smoking policy near windows and entrances?	<i>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.</i>
13	Why is Porter trashing our recycling? I see our recyclables being thrown away after their rounds instead of being recycled.	<i>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.</i>
14	Some neighbors open their front doors while cooking instead of their windows. Is that a fire hazard, and can management send reminders?	<i>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.</i>
15	Could we put a sign by the front desk, like other buildings in the area, that says, "All Visitors and Deliveries Must Check In"?	<i>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.</i>
16	What are the plans for pumphouse park? Specifically will there be picnic tables, if so how many? Apparently the plan has not been finalized	
17	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	

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18	Does the Turner have any incentives for finishing all or part of the project early? Any penalty for being late?	
19	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?	
20	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?	
21	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.	<i>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.</i>
22	The constant beep beep beep from the north cove site is maddening. Literally! What can be done about this?	
23	What is the status of the port authority construction project outside of 385? Seems like work has stopped. Why is it 2+ years delayed?	
24	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.	
25	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.	
26	Many restaurants have very few diners in both Brookfield and food court. Many store fronts empty. Mezza Treadwell closed family places closed? What is strategy?	
27	Turner has not made progress. See construction standing around eating lunch. Why couldn't they have finished the esplanade front BF before destroying gateway	
28	brown water in bathtubs drinking faucets is alarming. Remember there are still chemicals in ground from 911.. is construction dredging asbestos into water?	
29	Gateway put filters onto bathtub faucets drinking water. Obviously NOT clean water - chemicals brown earth construction asbestos 911 chemicals in ground	

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30	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	
31	The rat situation is terrifying why hasn't turner or lefrak dealt with this ?	
32	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!	
33	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?	
34	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.	<i>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.</i>
35	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	
36	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	<i>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.</i>
37	The gateway maintenance team is unresponsive. How do we improve responsiveness?	<i>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.</i>
38	What was the compensation, concessions, incentives, and/or other consideration that Lefrak received as part of the easement for the construction project?	
39	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?	

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40	Is the environmental monitoring 24/7 or only Mon-Fri 7am-6pm? Some webpages contradict each other as well as some other communications?	
41	What are the major construction milestones Gateway residents should expect between now and October 2027?	
42	Will residents have access to structural, vibration and noise monitoring results, not just air-quality reports?	
43	Why has public reporting focused mainly on air quality when residents are also concerned about noise and vibration?	
44	How many Excel monitoring stations are operating near Gateway today, and exactly where are they located?	
45	Will BPCA provide real-time or near-real-time public access to air-quality, sound, and vibration data and alerts?	
46	What explains the months-long delay in releasing Excel reports, and what has changed to prevent another delay?	
47	What is the status of the water-main work near Gateway, and when should residents expect shutdowns or service impacts?	
48	How much advance notice will residents receive before any planned water shutdown affecting Gateway?	
49	What is BPCA's contingency plan if utility work causes an unplanned water, sewer, power or communications outage? Can the plan be published?	
50	How are complaints logged, tracked and closed, and will BPCA publish recurring complaint themes and resolutions?	
51	What decisions affecting Gateway are still open to community input, versus already final and under construction?	
52	What are the biggest project risks and resident risks BPCA sees today for Gateway residents over the next 6–12 months, and beyond?	
53	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?	

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54	Who installed the crack gauges on Gateway buildings/walls, who monitors them, how often are they read, and what movement triggers action?	
55	Are Gateway's crack gauges part of a broader structural monitoring program, and what other settlement, movement or vibration monitoring is in place?	
56	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?	
57	Has BPCA evaluated Gateway's ventilation conditions and whether filter effectiveness differs based on PTAC age, sealing or fresh-air intake design?	
58	What is the current status of the NWBPCR lawsuit and any appeal, and could further litigation affect construction or the project schedule?	
59	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?	
60	Where have field conditions differed from the plans or drawings, what delays have resulted, and how do those delays affect the overall schedule?	
61	Which current delays are now on the project's critical path, and has BPCA revised any milestone or final-completion dates as a result?	
62	What unexpected utilities, subsurface conditions or structural conflicts have been found, and what redesign or additional work has each required?	
63	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?	
64	What investigations or early construction activities must be completed before BPCA can be confident there are no major unforeseen conditions in North Cove?	
65	Given delays on the WTC tunnel rehab from hidden deterioration or similar, what has BPCA done to anticipate similar unknown conditions on NWBPCR?	
66	What schedule and cost contingency has BPCA built in for deterioration or field conditions that cannot be discovered until construction is underway?	

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67	Is the dumpster part of the project, or is that just our personal eyesore forever? Its embarrassing having company come with a dumpster on thr path to our lobby.	<i>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.</i>
68	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?	
69	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?	
70	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?	
71	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.	
72	The engineers have referred to the edge of 375 S.E. being built on a platform as complicated. What are the plans if unexpected structual situations occur?	
73	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?	
74	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.	
75	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.	
76	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.	
77	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?	
78	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?	

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79	What will finished wall look like outside the 365 building? How high is that wall going to be compared to? What is there now?	
80	When will the North Cove reopen?	
81	Rumors suggest that several part of the overall project are already behind schedule, please provide details. Is anything ahead of schedule?	
82	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.	
83	Why was Excel only provided access to the Sound Monitoring start in July and not earlier months?	
84	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?	
85	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.	
86	Who is benefitting from this mess that they call "Resiliency Project". It's certainly not us. This project has destroyed our community.	
87	Are we going to lose complete access to the Gateway pool next summer due to this project?	
88	What's being done about the increase in rodents and roaches due to the construction and digging?	
89	Does construction stop during the winter	
90	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?	<i>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.</i>

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91	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.	<i>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.</i>
92	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?	<i>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</i>
93	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.	<i>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.</i>
94	The brown water in bathtubs is disgusting - is anything being done by construction to stop leaking of mud into the water pipes	