Update: Manhattan Community Board 1
Land Use, Economic Development &
Zoning committee
September 13, 2018
2018 VISITOR STATS

VISITORS YTD:
538,000

3,200
Monday - Friday average visitors

14,300
Saturday & Sunday average visitors

15,500+
visitors stayed for Late Fridays and Saturdays

454,000
visitors via Manhattan
84%

54,000
visitors via Brooklyn
10%

30,000
visitors via NYC Ferry
6%

16 LATE NIGHTS
GOVERNORS ISLAND IS TRANSFORMING INTO A YEAR-ROUND RESOURCE FOR NEW YORKERS
WITH THE FIRST PHASE OF THE PARK COMPLETE, WE ARE CREATING A PUBLIC PLANNING FRAMEWORK FOR DEVELOPMENT THAT WILL SUPPORT EXPANDED ACCESS.
<table>
<thead>
<tr>
<th>Year</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>1996</td>
<td>US Coast Guard departs GI</td>
</tr>
<tr>
<td>2003</td>
<td>Island is transferred to City and State for $1, with certain deed restrictions</td>
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<tr>
<td>2006</td>
<td>Islandwide RFP, no uses designated</td>
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<tr>
<td>2010</td>
<td>Park and Public Space Master Plan</td>
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<tr>
<td>2012</td>
<td>Historic District RFP and South Island RFEI, Harbor School, LMCC and QC Terme designated as new tenants</td>
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<tr>
<td>2013</td>
<td>Rezoning of Governors Island Historic District (North Island)</td>
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<tr>
<td>2014</td>
<td>Phase I: 33 acres of new park designed by West 8 opens on South Island</td>
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<tr>
<td>2016</td>
<td>Phase II: The Hills, opens on South Island</td>
</tr>
<tr>
<td>2017</td>
<td>Develop strategy for Islandwide activation</td>
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<tr>
<td>2018</td>
<td>Planning framework and public outreach</td>
</tr>
<tr>
<td>2019</td>
<td>South Island Rezoning</td>
</tr>
<tr>
<td>2020</td>
<td>South Island RFP</td>
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</table>
OUR PLAN

ACTIVATE
Activate the Island's Historic District and connect it to the everyday life of the City

ATTRACT COMPLEMENTARY USES
Attract uses that will enhance the existing character of the Island as a public space

CREATE A PROACTIVE PLANNING FRAMEWORK
Ready the Island's southern development parcels for their next chapter within a sensitive, thoughtful framework
ACTIVATING BUILDINGS AND DEVELOPMENT AREAS YEAR-ROUND WILL SUPPORT...

EXPANDED ACCESS
Uses that complement the park will increase transportation options and revenue to support year-round park access

ENHANCED OPERATIONAL CAPACITY
Rent revenue streams will help increase resources to support 24/7 activity

HISTORIC PRESERVATION
Investing in and restoring historic buildings will allow us to better preserve and maintain them

INCREASED PUBLIC PROGRAMMING AND PARK MAINTENANCE
More funding means better care for the park and increased capacity for public programming
THE HISTORIC DISTRICT TODAY

Rezoned in 2013 to allow for cultural, educational, non-profit and commercial uses.

New York Harbor School – 600 student public high school in its 9th year on Island. Currently exploring expansion efforts and the construction of a pool for diving programs.

Lower Manhattan Cultural Council – Non-profit artist residency program serving 60 artists annually; Currently undergoing renovation to double space and serve 120 artists with a targeted opening date of May, 2019.

Spaceworks – 34 artist studios and workspaces serving 100 artists with exhibition and performance space. Project funded by DCLA. Construction work began this summer.

QC Terme – Construction work began this summer on 80,000 SF day spa in their buildings.

Seasonal Cultural Program – Platform for arts will continue, with multi-year opportunities for programming and exhibition space being offered beginning in 2019.
**TIMELINE FOR SOUTH ISLAND DEVELOPMENT**

**EARLY, 2018**
Engage community in planning framework and guiding principles for development

**SEPTEMBER, 2018**
Environmental review and scoping
• Scoping meeting on 9/26
• Comments on the draft scope of work due 10/9

**MARCH, 2019**
Environmental review complete, ULURP certification

**END OF 2019**
Council vote and Mayor signs

**2020**
RFP for new development on the South Island
ENVIROMENTAL REVIEW
Next steps and opportunity for input

TGI is required to study and disclose environmental impacts

- Proposed uses are University, Dormitory, Hotel, Biotech/Research, Office, Cultural, Accessory Retail, Restaurant and Conference Center
- No permanent housing is proposed
- Scoping meeting set for September 26, 6pm at the Battery Maritime Building, located at 10 South Street

Key technical areas for review:

- Transportation: Improved passenger ferries from the BMB & Brooklyn Bridge Park; New freight ferries from working waterfront sites in Brooklyn
- Open space
- Waterfront
- Air Quality and Greenhouse Gases
- Historic and Cultural Resources
- Views
- Noise
- Construction impacts
## Example Development Scenarios

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Option A – Academic Scenario</th>
<th>Option B – Office Scenario</th>
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<tbody>
<tr>
<td>University</td>
<td>1,310,000 sf</td>
<td>360,000 sf</td>
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<tr>
<td>Housing - Student dorms</td>
<td>556,079 sf (1,390 beds)</td>
<td>136,079 sf (340 beds)</td>
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<tr>
<td>Hotel</td>
<td>408,832 sf (1,363 rooms)</td>
<td>408,832 sf (1,363 rooms)</td>
</tr>
<tr>
<td>BioTech/Research</td>
<td>1,500,000 sf</td>
<td>1,500,000 sf</td>
</tr>
<tr>
<td>Office</td>
<td>75,223 sf</td>
<td>1,845,223 sf</td>
</tr>
<tr>
<td>Cultural</td>
<td>459,101 sf</td>
<td>59,101 sf</td>
</tr>
<tr>
<td>Service Retail/Restaurant</td>
<td>147,208 sf</td>
<td>147,208 sf</td>
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<tr>
<td>(Not destination, accessory to Island)</td>
<td></td>
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</tr>
<tr>
<td>Conference Center</td>
<td>43,582 sf</td>
<td>43,582 sf</td>
</tr>
<tr>
<td>(Not destination, accessory to Island)</td>
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<tr>
<td><strong>Total South Island Development</strong></td>
<td><strong>4,500,025 sf</strong></td>
<td><strong>4,500,025 sf</strong></td>
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COMMUNITY ENGAGEMENT

A diverse range of stakeholders have been engaged in developing the Island's next chapter

- Manhattan Community Board 1
- Local elected officials
- Brooklyn Community Board 2
- Brooklyn Community Board 6
- Downtown Alliance
- New Yorkers for Parks
- Waterfront Alliance
- Landmarks Conservancy
- The Friends of Governors Island
- Governors Island Advisory Council
- Visitors
- Island tenants
INPUT HAS INFLUENCED GUIDING PRINCIPLES FOR DEVELOPMENT

1. Complement and enhance the park and public spaces and respond to environmental conditions.

2. Connect and establish a harmonious relationship with the park, esplanade and Historic District.

3. Retain and frame views within the Island, and towards New York Harbor, Lower Manhattan and the Brooklyn waterfront.


5. Promote innovative design approaches to achieve a high level of resiliency and environmental sustainability.

6. Encourage flexibility to accommodate a wide range of building types and a mix of uses.
WHY IS A SOUTH ISLAND REZONING NEEDED?

The South Island is currently zoned for single-family houses and townhouses

The Trust is proposing a rezoning to allow for uses that will complement the Island's existing character and that are allowed within our deed

Current (R3-2):

Proposed (C4-5):
REZONING COVERS SOUTH ISLAND DEVELOPMENT AREAS ESTABLISHED BY 2010 PARK & PUBLIC SPACE MASTER PLAN
PLAN TO ALLOW FOR FLEXIBILITY
Designing a Resilient Future

Park was already elevated to 100 year floodplain

Development zones to be raised 5-7 feet to match park

Split level promenade to provide public waterfront access
RESILIENCY AND DESIGN FLOOD ELEVATION

Development parcels elevated to match park elevation

30' wide planed resiliency buffer between parcels and esplanade
THOUGHTFUL TRANSITION FROM HISTORIC DISTRICT
NEW DEVELOPMENT WILL FRAME AND PRESERVE VIEWS, GIVING PARK PRIDE OF PLACE
WESTERN PROMENADE TODAY
POTENTIAL DEVELOPMENT SCENARIO: WESTERN PROMENADE – MANHATTAN BACKDROP
YANKEE PIER TODAY
POTENTIAL DEVELOPMENT SCENARIO: YANKEE PIER
KING AVE TODAY
POTENTIAL DEVELOPMENT SCENARIO: KING AVE
EASTERN PROMENADE TODAY
POTENTIAL DEVELOPMENT SCENARIO: EASTERN PROMENADE
VIEW TOWARD DISCOVERY HILL TODAY
POTENTIAL DEVELOPMENT SCENARIO: VIEW TOWARD DISCOVERY HILL