

THE TRUST FOR GOVERNORS ISLAND

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





New York City Poetry Festival



Family Fun Day



Escape in New York: Outdoor Films on Governors Island



NYC Volkswagen Traffic Jam



13th Annual Jazz Age Lawn Party



Rite of Summer



4heads' Governors Island Art Fair



NYC Holi Hai



Octfest

2018 VISITOR STATS



84%
visitors via
Manhattan ferries

10%
visitors via
Brooklyn

6%
visitors via
NYC Ferry



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



ISLAND TRANSFORMATION-TIMELINE



1996

US Coast Guard
departs GI

2003

Island is transferred
to City and State for
\$1, with certain deed
restrictions

2006

Islandwide RFP, no
uses designated

2010

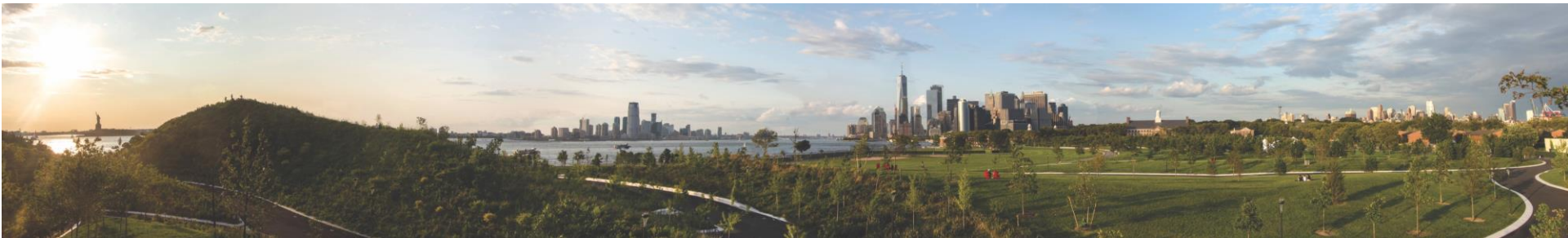
Park and Public
Space Master Plan

2012

Historic District RFP
and South Island
RFEI, Harbor School,
LMCC and QC Terme
designated as new
tenants

2013

Rezoning of
Governors Island
Historic District
(North Island)



2014

Phase I: 33 acres of
new park designed
by West 8 opens on
South Island

2016

Phase II: The Hills,
opens on South
Island

2017

Develop strategy for
Islandwide
activation

2018

Planning framework
and public outreach

2019

South Island
Rezoning

2020

South Island RFP



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 three 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

ENVIRONMENTAL 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

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

Draft EAS can be found at <https://a002-ceqraccess.nyc.gov/ceqr/ProjectInformation/ProjectDetail/7595-11DME007M#b>

COMMUNITY ENGAGEMENT

A diverse range of stakeholders are providing input 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
- Municipal Arts Society
- Landmarks Conservancy
- The Friends of Governors Island
- Governors Island Advisory Council
- Visitors
- Island tenants



#GovIsland365 Campaign, September, 2016

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.
4. **Activate** building edges along public spaces.
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?

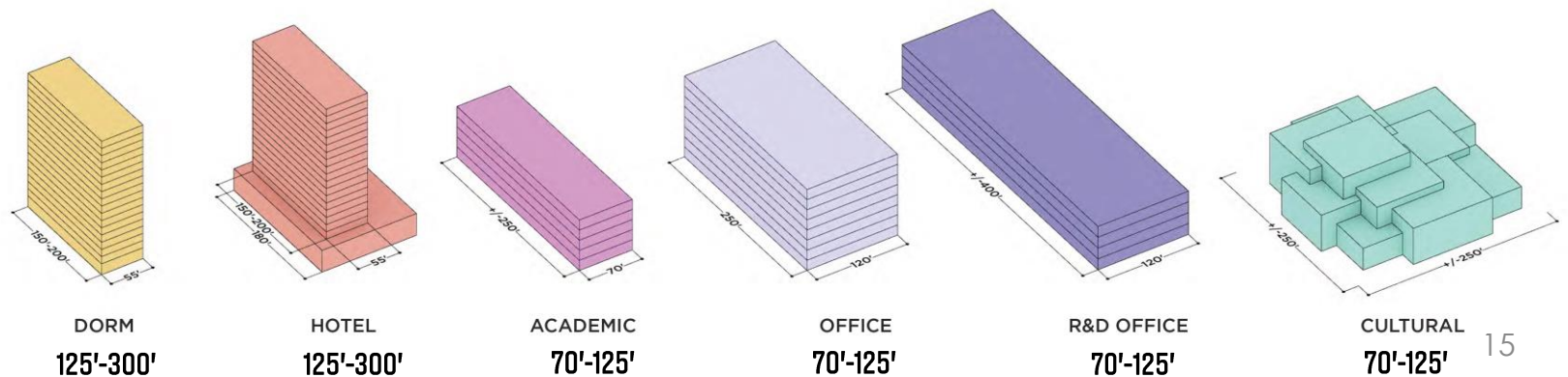
The South Island is currently zoned for single-family houses and townhouses

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



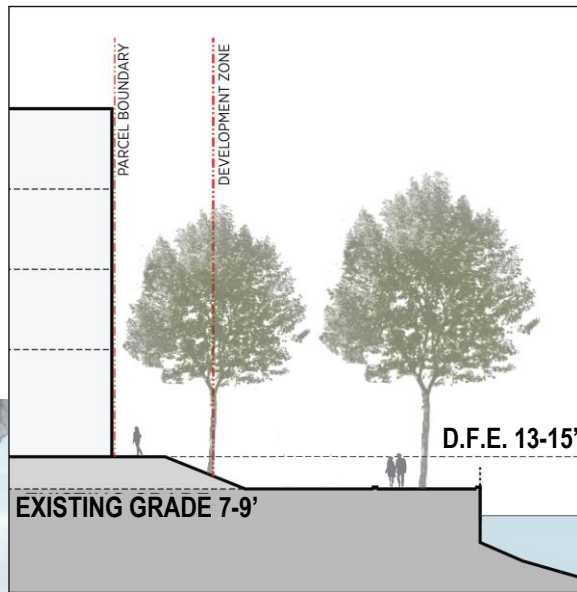
PLAN SUMMARY



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

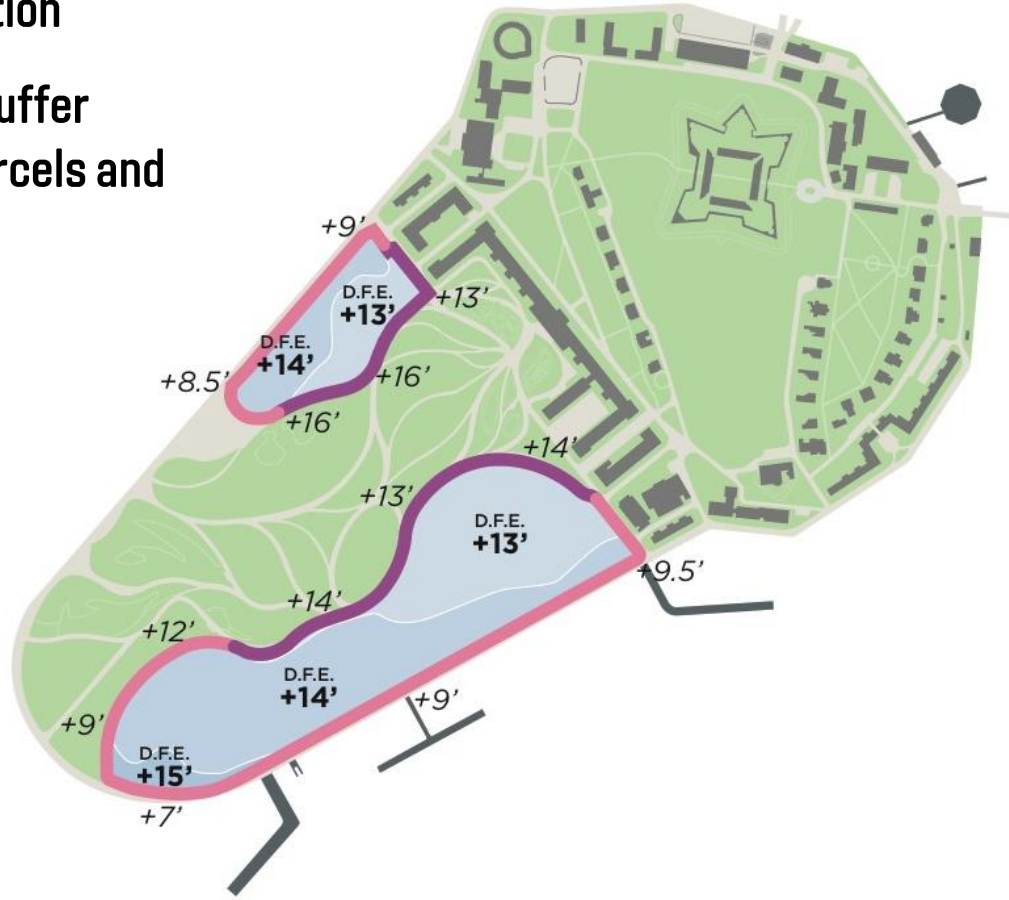
Split level promenade to provide public waterfront access



RESILIENCY AND DESIGN FLOOD ELEVATION

Development parcels elevated
to match park elevation

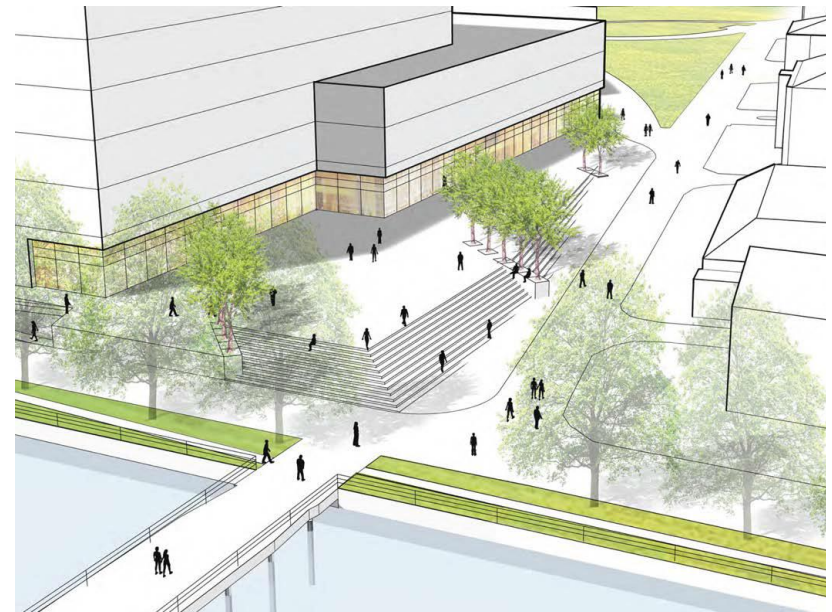
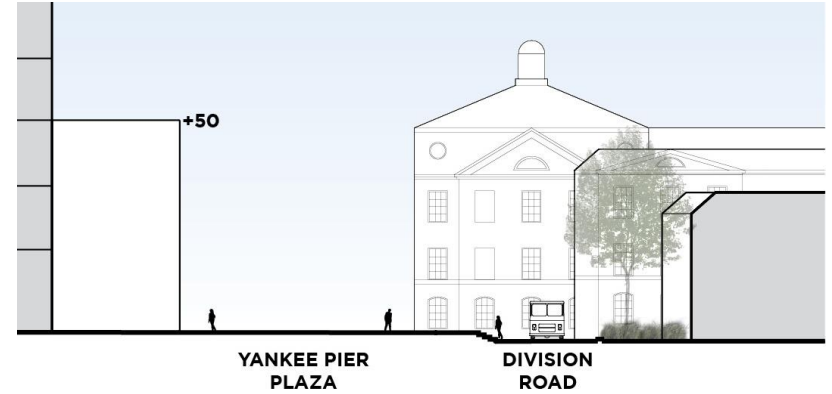
30' wide resiliency buffer
planned between parcels and
esplanade



GRADE CHANGE

FLUSH

THOUGHTFUL TRANSITION FROM HISTORIC DISTRICT



NEW DEVELOPMENT WILL FRAME AND PRESERVE VIEWS, GIVING PARK PRIDE OF PLACE



WESTERN PROMENADE TODAY



Key :



POTENTIAL DEVELOPMENT SCENARIO: WESTERN PROMENADE – MANHATTAN BACKDROP



YANKEE PIER TODAY



Key :



POTENTIAL DEVELOPMENT SCENARIO: YANKEE PIER



Key :



KING AVE TODAY



Key :



POTENTIAL DEVELOPMENT SCENARIO: KING AVE



Key :



EASTERN PROMENADE TODAY



Key :



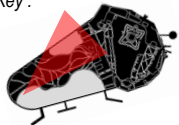
POTENTIAL DEVELOPMENT SCENARIO: EASTERN PROMENADE



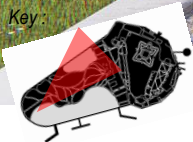
VIEW TOWARD DISCOVERY HILL TODAY



Key :



POTENTIAL DEVELOPMENT SCENARIO: VIEW TOWARD DISCOVERY HILL



GOVISLAND.ORG



HEIGHT COMPARISONS

