

GOVERNORS ISLAND

CB1 Land Use Committee

Governors Island Planning & Zoning Presentation

Presentations & Review Meetings

- **Sept 14: Update on Climate Center Vision and High-Level Rezoning Proposal to CB1 Land Use, Zoning and Economic Development Committee**
- **October 15: South Island Rezoning Update to CB1 Land Use, Zoning and Economic Development Committee**
- **Oct 19: DCP Certification Presentation to the City Planning Commission**
 - City Planning will refer out the land use application and zoning text to all parties
- **Nov 2 : Special CB1 Meeting to hear feedback and input on non-zoning related issues and opportunities including**
 - Historic District
 - Open Space & Recreation
 - Amenities
 - Waterfront, Transportation & Resiliency
 - Public Programming
- **TODAY Nov 9: Land Use & Economic Development Committee Hearing**
 - Financial Details
 - Review of EIS
 - Detailed zoning text presentation

Agenda

1. Vision and Strategy for Growth
2. Financial Details
3. DEIS Summary
4. Zoning Summary – Uses, Framework & Details
5. Next Steps
6. Questions

GOVERNORS ISLAND

Vision & Growth Strategy



GOVERNORS ISLAND

The Trust's mission is to realize the full potential of Governors Island for the inspiration and enjoyment of all New Yorkers, demonstrating a bold vision for public space.



VISION & GROWTH STRATEGY

Expanded use and development on Governors Island has long been envisioned to support its operations.

A sustainable revenue stream is needed to support expanded access, operations and amenities, including ideas raised by community stakeholders:



Expanded Access

- Year-round park access, more open hours
- Increased ferry connectivity throughout NYC
- More frequent ferries

Enhanced Operational Capacity

- Increased park maintenance
- More support services for field use

Amenities

- Cultural amenities and programming
- Recreational amenities
- Water features
- Play areas
- Seating and shade

Objectives for the Island's Continued Growth



Make Governors Island a **dynamic and accessible public place year-round**, with the same vibrancy in the winter as the summer



Promote a **diversity of uses** that complement and enhance Governors Island's unique character



Create path towards financial sustainability through responsible partnerships with like-minded organizations and institutions



Expand opportunities for public participation and engagement (Above: LMCC's Take Care Series)



Celebrate and utilize Governors Island's **unique environment and waterfront location** as a public living laboratory (Above: Billion Oyster Project)



Maintain **access and affordability** for all New Yorkers
Above: NYC Holi Hai

Vision for Continued Growth Focuses on Three Key Strategies



Open Space, Recreation & Amenities

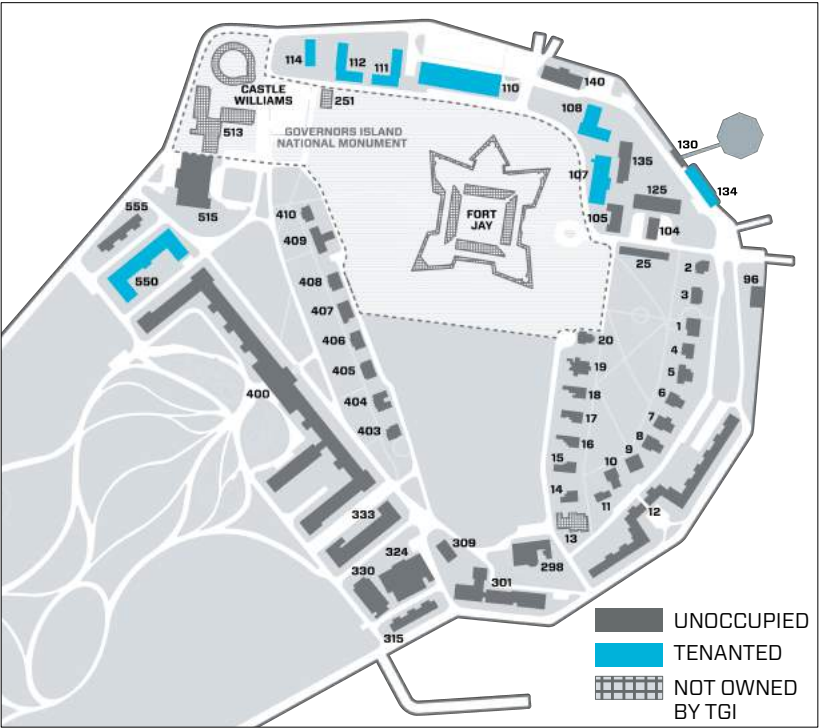


Arts & Culture



Climate Solutions

Year-Round Tenants



Total Historic District: 1.5M GSF
Available: ~ 1M GSF

Arts & Culture



LMCC's Arts Center
Bldg 110

Education



New York Harbor
School
Bldg 550



Billion Oyster
Project
Bldg 134

Hospitality & Amenities



QC Terme Spa &
Resorts
Bldgs 111, 112, 114

Construction in progress

In September 2020, The Trust and Mayor Bill de Blasio announced plans to attract a leading center for climate solutions to Governors Island. An academic anchor and new uses related to climate solutions will complement and enhance other cultural, non-profit and commercial tenancies.

Research & Education



Dormitory & Faculty Housing



Convening & Hospitality



Commercial Operations & Innovation



Living Lab & Cultural Destination



ILLUSTRATIVE VISION SUMMARY



Overall Vision



Yankee Pier Plaza



Fort Jay Theater



Western Promenade



Southeastern Promenade



Hammock Grove

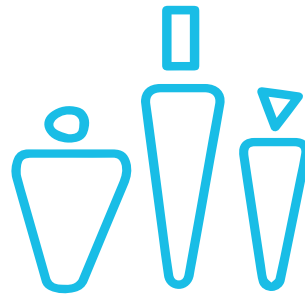
Urban Design Concepts by WXY architecture + urban design. Illustrative Visualization by bloomimages

This fall, the Trust is pursuing 3 paths in parallel:



Rezoning

- Preliminary outreach, zoning text and DEIS complete
- 10/19 Certification



Strategic Planning & Public Engagement

- Ongoing stakeholder outreach seeking input on goals of future solicitation



Outreach & Marketing to Prospective RFP/ RFEI Respondents

- Solicitation targeting academic or research anchor institution to be released in 2021
- Trust to pursue complementary uses to support expanded access including convening, commercial, office, arts & culture and amenity space

Climate Solutions Center Timeline:



Development Controls

	Scope
Deed	Controls required, allowable, and prohibited uses at a high level (i.e. must have education, may not have power generation)
Zoning	Zoning more specifically defines allowable uses and sets specific limits on building form (height, density, orientation, etc.)
Request for Proposals (“RFP”)	Will seek proposals that meet specific goals for the proposed climate center and provide specific designs compliant with the zoning. RFP could include design guidelines.

What we’ve heard

Development

Development on the South Island has been long-envisioned to support the Island’s long-term financial self-sufficiency.

Both the deed and master planning since 2006 include mixed-use development to support the Island’s operations and expanded public access.

Open Space

The proposed zoning will not reduce any of the existing 43-acre park on the South Island.

The plan preserves the existing park, creates new connections to the waterfront and creates at least 6 acres of new public open space.

Ownership and Governance


The Trust will remain as landlord in long-term leases with development partners and tenants.

Density

The Plan increases the effective FAR across the entire South Island from 1.0 existing today to 1.24* and rationalizes that potential bulk into two development zones and adds new commercial, research, and amenity uses.

*1.24 FAR includes South Island open space in order to facilitate comparison to today’s FAR

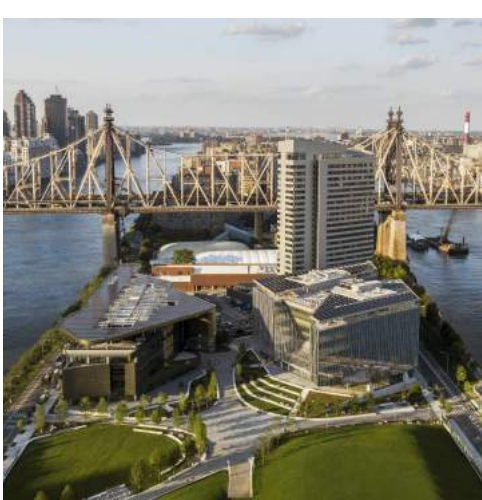
Density Comparison



Governors Island

SOUTH ISLAND
DEVELOPMENT
SITES W/
PROPOSED
REZONING

33 ACRES
4.275 ZSF
2.98 FAR



Cornell Tech

FULL BUILD
12 ACRES
2M ZSF
3.7 FAR*



Manhattanville

FULL BUILD
23 ACRES
6.5M ZSF
6.6 FAR*



Battery Park City

DEVELOPMENT
ZONES

56 ACRES
17.2M ZSF
7 FAR*



Brooklyn Bridge Park

DEVELOPMENT
ZONES

8 ACRES
2.5M ZSF
7.5 FAR*



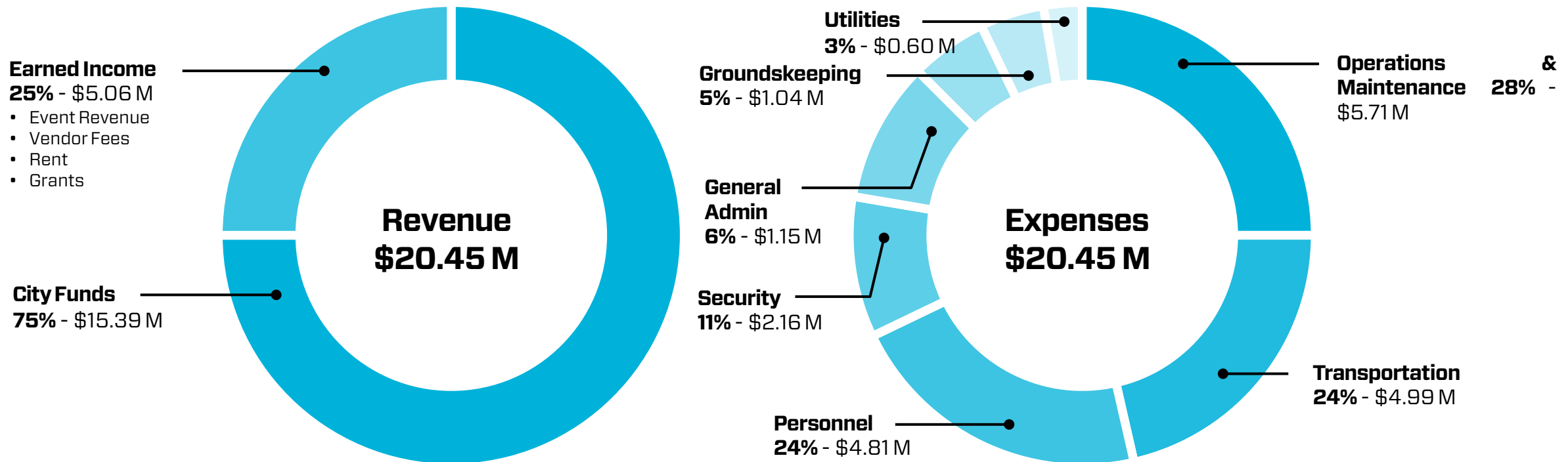
Hudson Yards

FULL BUILD
28 ACRES
18.8M ZSF
14.6 FAR*

**FAR's cited are contemplated full build (not necessarily zoning max)
Comparison information attributed to Cornell University, Columbia University, NYC Dept. of City Planning, the Urban Land Institute, Brooklyn Bridge Park Development Corp. and Hudson Yards*

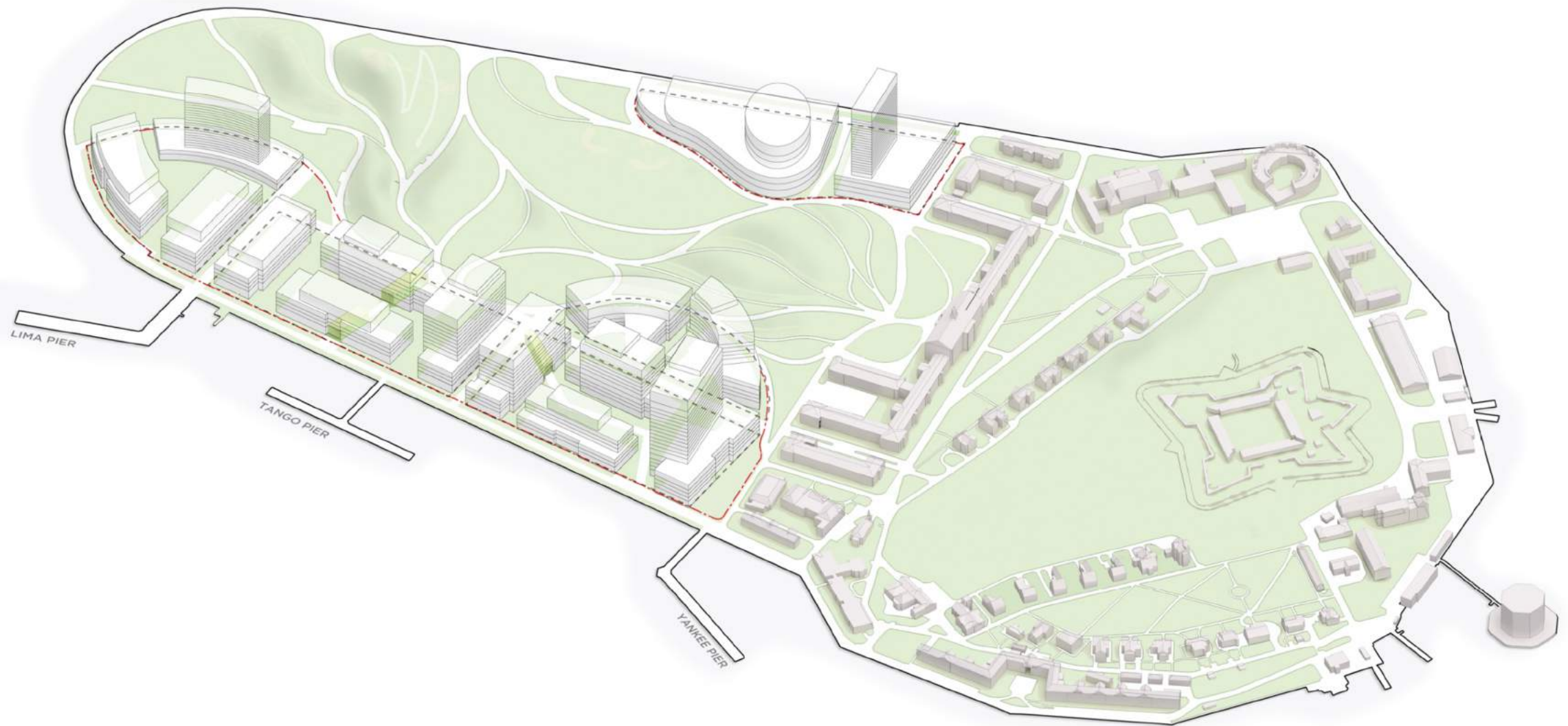
I. Financial Information

Governors Island is more than a park. Our mission is to responsibly steward it towards financial self-sufficiency.



**Representative of typical budget year*

FINANCIAL SELF-SUFFICIENCY



Development Program

Use Mix

	South Island GSF	% Total S.I.	North Island GSF	% Total N.I.	Grand Total GSF	% Grand Total
Academic ¹	1.2M	27%	.5M ²	39%	1.7M	29%
Dormitory	.6M	13%	.2M	16%	.8M	13%
Office, Retail, and R&D	1.7M	38%	.1M	6%	1.8M	30%
Hospitality & Convening	.4M	9%	.2M	16%	.7M	11%
Cultural	.5M	11%	.2M	17%	.7M	12%
Maintenance & Support	.1M	2%	.1M	6%	.2M	4%
TOTAL	4.5M	100%	1.3M	100%	5.8M	100%

Notes

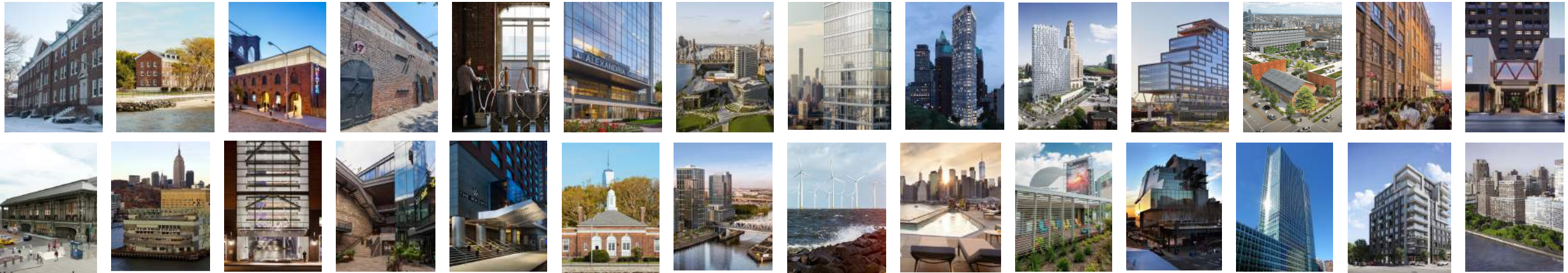
1. Accounts for mixed-use academic program under umbrella user (e.g. Cornell Tech)

2. Includes 100K SF of Harbor School, including expansion to Building 555

3. South Island development program indicated is one of two analyzed in the EIS

Projecting Revenue from Development

- The Trust benchmarked ground-up and adaptive reuse ground leases, as well as space lease asking rents, against the market.
- Sources included existing leases on the Island, appraisals, brokers, market reports, and comparable research, including both ground leases and sales.
- The Trust also estimated property tax values using published Department of Finance (DOF) assessment methodologies and reviewing actual assessments for comparable properties.
- Where appropriate, comparables were adjusted to account for market conditions, tax incentives, etc.



Putting it Together

- Our projections assume 5.8M GSF of development (between 1.3M GSF on the North Island and 4.5M GSF on the South), built over 20 years;
- We assume a mix of academic, hospitality, office, cultural, retail, and Trust maintenance uses, and a range of project types (e.g. ground up development, renovation, or space leases);
- We then multiply the square footage of each type by an assumed PSF rent and property tax, estimated based on extensive research into comparable projects.

RENT	PROPERTY TAX
<ul style="list-style-type: none">• Weighted average rent across uses and projects types of ~\$4 in 2020 dollars;	<ul style="list-style-type: none">• Approximately 45% of development is tax exempt (e.g. university, non-profits, etc.);• Property tax estimated using Department of Finance methodology;
<ul style="list-style-type: none">• Escalates at 2.5% annually;	<ul style="list-style-type: none">• Escalates at 2.5% annually;
<ul style="list-style-type: none">• Total value of approx. \$45M in 2050.	<ul style="list-style-type: none">• Total value of \$75M in 2050.

Projecting Other Revenues

- The Trust currently receives revenue from a variety of other sources, including:
 - Ferry fares
 - Fees from vendors (e.g. revenue share from food vendor sales)
 - Event and permit revenue (e.g. concerts, sports fields, etc.)
 - Fundraising, including:
 - Contributions from the Friends of Governors Island;
 - Grants from foundations and government entities (e.g. NYSDEC invasive species grant).
- In a typical year, these sources together account for approximately \$3M in revenue annually.
- While we are always trying to grow these areas, they are difficult to predict and very sensitive to trends beyond the Trust's control (e.g. state and federal funding cuts, market conditions).
- The model predicts that they grow with inflation, arriving at approximately \$6M annually in 2050.

Expense Projections

The Trust’s expenses can be broken down into:

- **Operating expenses**, covering regular maintenance, security, ferry operations, and other ongoing costs; And
- **Capital expenses**, for major periodic overhaul of Trust-owned buildings and infrastructure including the seawall, piers, utility lines, building envelopes, roadways, and more.

OPERATING EXPENSES	CAPITAL RESERVE
<ul style="list-style-type: none">• Increase driven primarily by ferry fleet scaling in order to deliver more access year-round for public and Island users	<ul style="list-style-type: none">• Today, the Trust creates a 10-year capital plan funded by OMB, as funds are available
<ul style="list-style-type: none">• In addition to real operational increases, accounts for inflation across all Trust operations;	<ul style="list-style-type: none">• In the long-term, the Trust seeks to set aside funds annually to create a capital reserve that can be drawn upon when needs arise.
<ul style="list-style-type: none">• Rise from approx. \$20M annually today to \$80M annually in 2050¹;	<ul style="list-style-type: none">• Reserve estimated at \$20M annually in 2020 dollars (benchmarked to BBP), rising to \$40M annually by 2050 at 2.5% inflation.

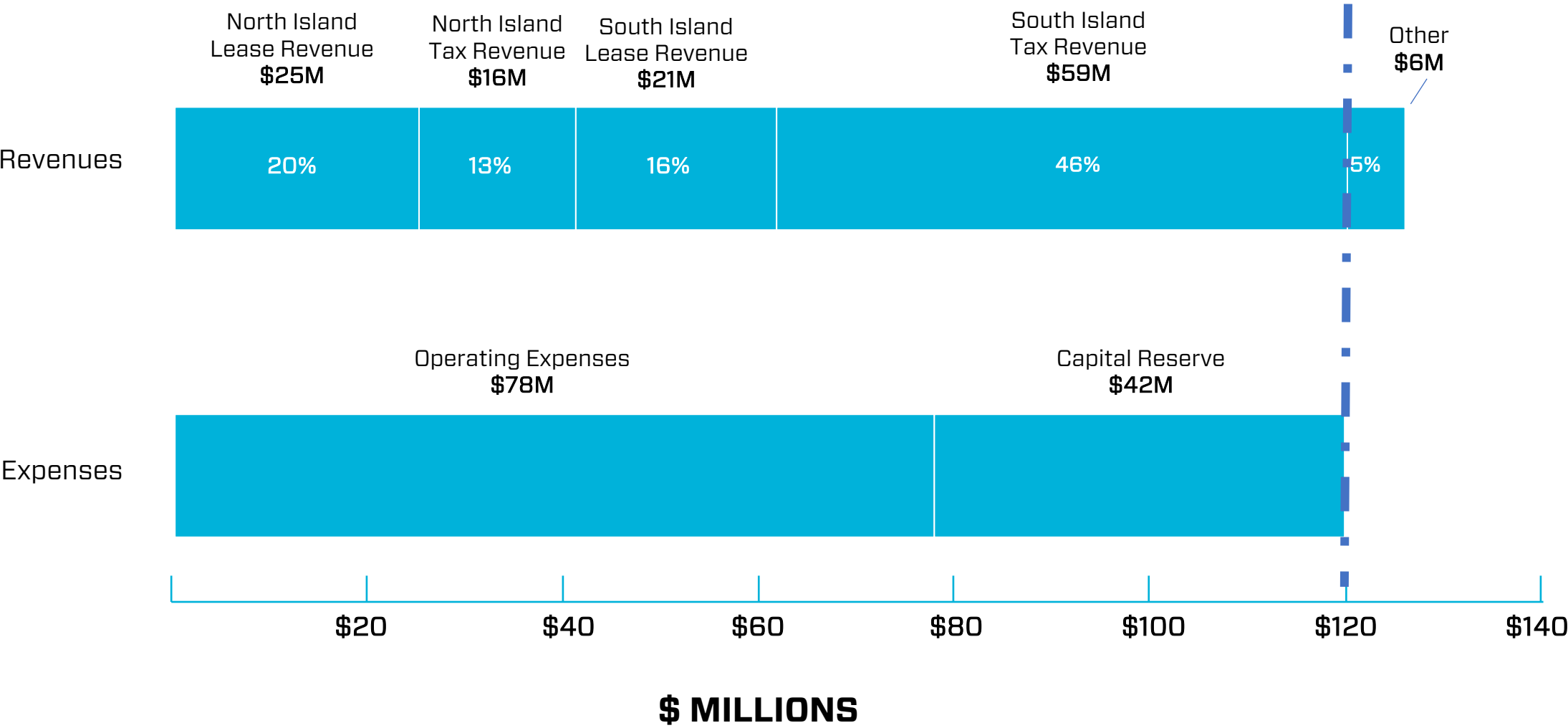
1. Increase is \$46M in 2020 dollars (i.e. remaining increase is due to inflation only)

Revenues and Expenses: Projections Over Time

	2020	2030	2040	2050
North Island Lease Revenue	\$1M	\$9M	\$19M	\$25M
North Island Tax Revenue	>\$1M	\$5M	\$12M	\$16M
South Island Lease Revenue	\$0	\$4M	\$15M	\$21M
South Island Tax Revenue	\$0	\$1M	\$13M	\$58M
Other Revenue	\$3M	\$4M	\$5M	\$6M
Total Revenue	\$5M	\$24M	\$64M	\$126M
Operational Expenses	(\$20M)	(\$35M)	(\$60M)	(\$78M)
Capital Reserve	N/A ¹	(\$26M)	(\$33M)	(\$42M)
Total Expenses	(\$20M)	(\$60M)	(\$93M)	(\$120M)
Net Income (Required Subsidy)	(\$15M)	(\$37M)	(\$30M)	\$6M

1. Today, Governors Island does not fund a capital reserve, but rather receives capital dollars through the annual 10-year city budgeting process.

2050 Revenue & Expenses



GOVERNORS ISLAND

II. Draft EIS



The Phased Redevelopment of Governors Island

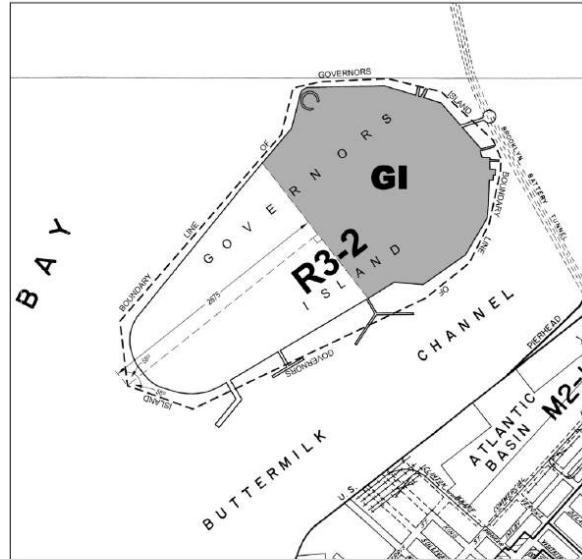
2011



Park and Public Space Master Plan

Final Generic Environmental Impact Statement

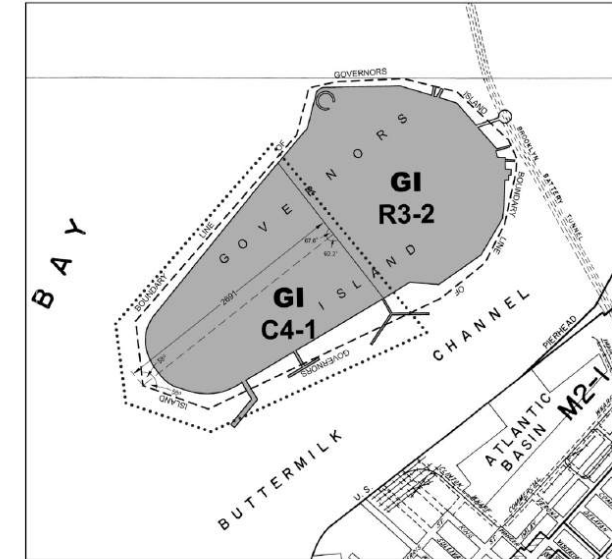
2013



Creation of Special District on North Island

Final Supplemental Generic Environmental Impact Statement

2020



Extension of Special District to South Island

Second Supplement to the Final Generic Environmental Impact Statement

Analytical Framework

- 1. Lead Agency: Deputy Mayor for Housing and Economic Development
- 2. Conservative Analysis Year defined as 2030, reflecting a 10-year build-out
- 3. Model distribution of 4.5 million gsf in two Reasonable Worst Case Development scenarios

Land Use	University/Research Option	Office/Research Option
University	1,170,000 gsf	360,000 gsf
Housing - Student Dorms	560,000 gsf	136,000 gsf
Hotel	400,000 gsf	400,000 gsf
BioTech/Research	1,500,000 gsf	1,500,000 gsf
Office	75,000 gsf	1,700,000 gsf
Cultural	460,000 gsf	60,000 gsf
Service Retail/Restaurant (Not destination, accessory to Island)	147,000 gsf	147,000 gsf
Conference Center (Not destination, accessory to Island)	44,000 gsf	44,000 gsf
Maintenance, Support, Other	140,000 gsf	140,000 gsf

Summary of Analysis

No Findings of Significant Impacts with respect to the following:

- Socioeconomic Conditions
- Open Space
- Public Health
- Land Use, Zoning, and Public Policy
- Community Facilities and Services
- Natural Resources
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Water & Sewer Infrastructure
- Solid Waste and Sanitation Services
- Energy
- Air Quality
- Greenhouse Gases Emissions & Climate Change
- Noise
- Neighborhood Character

Findings of Significant Adverse Impacts:

- Transportation
- Construction (Transportation Only)

Summary of Analysis

Based on feedback from the Community Board, today's presentation will focus on:

1. Summary of **Transportation** impacts and proposed mitigations
2. Addressing concerns about **Construction** affecting Island visitors
3. Detailed look at **Shadows** analysis

Transportation

Reviewing Agency: DOT/NYCT

Findings: Significant Adverse Impacts

Study Areas

- Ferry landings at the BMB and Pier 6
- Future freight terminal at Lima Pier
- Potential freight transfer locations along the Brooklyn waterfront
- 52 intersections analyzed

Technical Analysis

- Vehicular Traffic – Impacts
- Pedestrians – Impacts
- Transit – Impacts
- Subway Line-Haul – No Significant Impacts
- Bus Line-Haul – No Significant Impacts
- Vehicular & Pedestrian Safety – No Significant Impacts
- Parking – No Significant Impacts

Summary of Vehicular Traffic and Pedestrian Analysis

Vehicular Traffic Analysis

Manhattan Intersections

- 11 intersections with significant impacts
- 2 intersections fully mitigated
- 9 intersections unmitigated
- 2 weaving areas unmitigated

Brooklyn Intersections

- 11 intersections with significant impacts
- 4 intersections fully mitigated
- 1 intersection partially mitigated
- 6 intersections unmitigated

Pedestrian Analysis

Manhattan Crosswalks and Corners

- 17 crosswalks/corners with significant impacts
- 7 crosswalks/corners fully mitigated
- 10 crosswalks/corners unmitigated

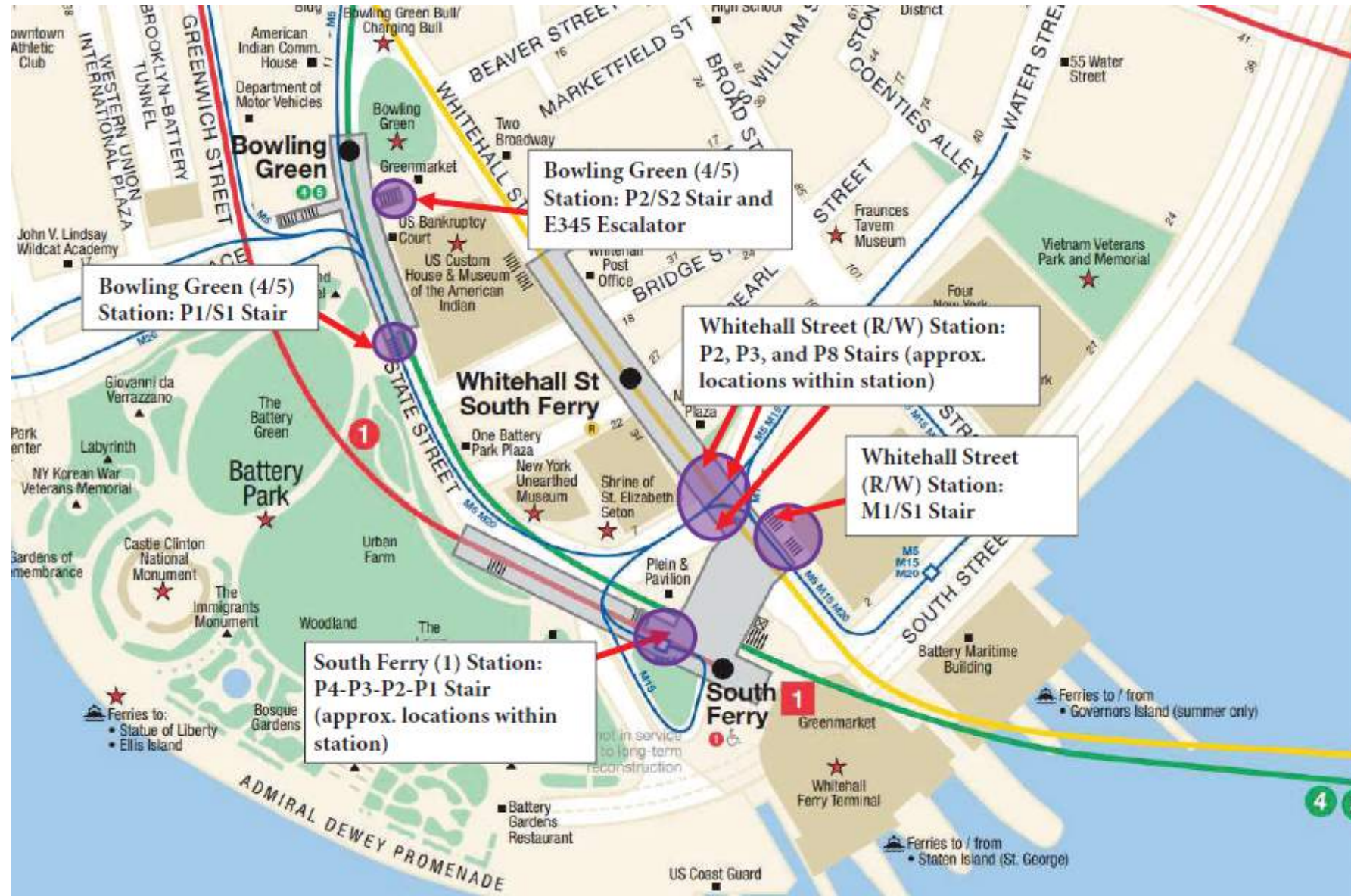
Manhattan Sidewalks

- 5 sidewalks with significant impacts
- 2 segments fully mitigated
- 3 segments unmitigated

Summary of Transit Analysis

Manhattan Stations

- 5 stairways and 1 escalator with significant impacts
- 1 stairway fully mitigated
- 3 stairways and 1 escalator partially mitigated
- 1 stairway unmitigated



Transportation Systems are constantly evolving

The Trust has committed to Transportation Monitoring Program (TMP) with NYCDOT to confirm the projections from the SSGEIS to:

- Determine if future project-generated trips materialize
- Verify the need and effectiveness of mitigations proposed

The Trust will be responsible for all costs associated with the TMP including:

- Data collection and analysis
- Design of mitigation measures
- Construction of capital improvements

Construction

Methodology

- Reasonable worst-case conceptual construction schedule of approximately 10 years (2030 full build)
- Conservatively assumes overlapping construction across the parcels to capture cumulative impacts
- All construction workers travel via the BMB; construction materials are transported by barge
- Technical analysis of Transportation, Air Quality, and Noise

Findings

- Traffic: Unmitigated temporary impacts at two Manhattan intersections
- Pedestrians: Unmitigated temporary impact at one Manhattan crosswalk
- Parking: No impacts
- Transit: No impacts
- Air Quality: No Impacts
- Noise: No Impacts

The Trust is committed to undertaking measures to minimize disruption to Park visitors during construction

Full adherence to the approved 2012 Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP)

Employ additional measures to minimize pollutants, including:

- Dust suppression, idling restrictions and the use of ultra-low sulfur diesel fuel
- Use of best available technologies during construction

Public Engagement Process

- Assign personnel to coordinate with contractors and maintain up-to-date information on Trust web site
- Setup a process to receive comments from the public and its possible effects on the park users
- Employ flaggers at the access points of the construction areas where necessary

Shadows

Methodology

- Conservative illustrative example studied with ~850,000 gsf more development than permitted

Analysis Dates

- Summer solstice (June 21), winter solstice (December 21), spring and fall equinoxes (March 21 and September 21), and halfway between the summer solstice and the equinoxes (May 6 or August 6)

Timeframe of Analysis

- Between one-and-a-half hours after sunrise and one-and-a-half hours before sunset

Findings: incremental shadows from new development would not cause any...

- Impacts to use or users of any open spaces
- Impacts to the health of the trees, plantings, and other vegetation in any resource
- Impacts to aquatic resources

Analysis for March 21st / September 21st



9:30 AM



12:30 PM



3:30 PM

Analysis for May 6th / August 6th



9:30 AM



12:30 PM



3:30 PM

Analysis for June 21st



9:30 AM



12:30 PM



3:30 PM

Analysis for December 21st



9:30 AM



12:30 PM



2:53 PM

Summary & Next Steps

Draft EIS Analysis

- Conservative Analysis Year defined as 2030, reflecting a 10-year build-out
- Model distribution of 4.5 million gsf in two Reasonable Worst Case Development scenarios
- There were findings of significant impacts in only two technical areas: Transportation & Construction

The Public can provide comments on the Draft EIS at or within 10 days of the City Planning Commission hearing, anticipated for February 2021

The Final SSGEIS, including responses to public comments, will be published at least 10 days before the City Planning Commission vote, anticipated in March 2021

GOVERNORS ISLAND

III. Zoning



South Island Rezoning Proposal

Extend uses allowed in the Historic District (Northern Subdistrict, rezoned in 2013) to the South Island, including:

- Office
- Education
- Cultural
- Retail
- Restaurants
- Gyms & Health Clubs
- Hotel & Convening
- Amusements
- Maritime Recreation
- Dorm & Faculty Housing

Add:

- Research & Development
- Small Scale Production
- Accessory Uses to Island Operations

Protect and expand the existing open space

Allow a maximum 4.275M SF across designated development sites on the South Island, creating an effective 2.98 FAR based on the area of the development zones only

Working with DCP, The Trust established guiding urban design principles, shared with our CAC, CB1 and other stakeholders in 2018:

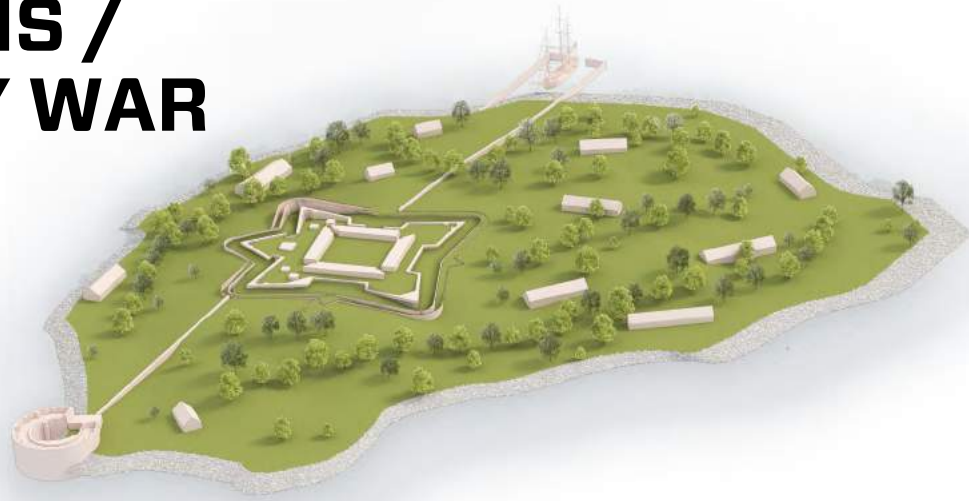
1. Complement and enhance the park and public spaces and respond to environmental conditions.
2. Connect and establish a harmonious relationship with the park, esplanade and Historic District.
3. Retain and frame views within the Island, and towards New York Harbor, Lower Manhattan, and the Brooklyn waterfront.
4. Activate building edges along public spaces.
5. Promote innovative design approaches to achieve a high level of resiliency and sustainability
6. Encourage flexibility to accommodate a wide range of building types and a mix of uses.

ZONING FRAMEWORK

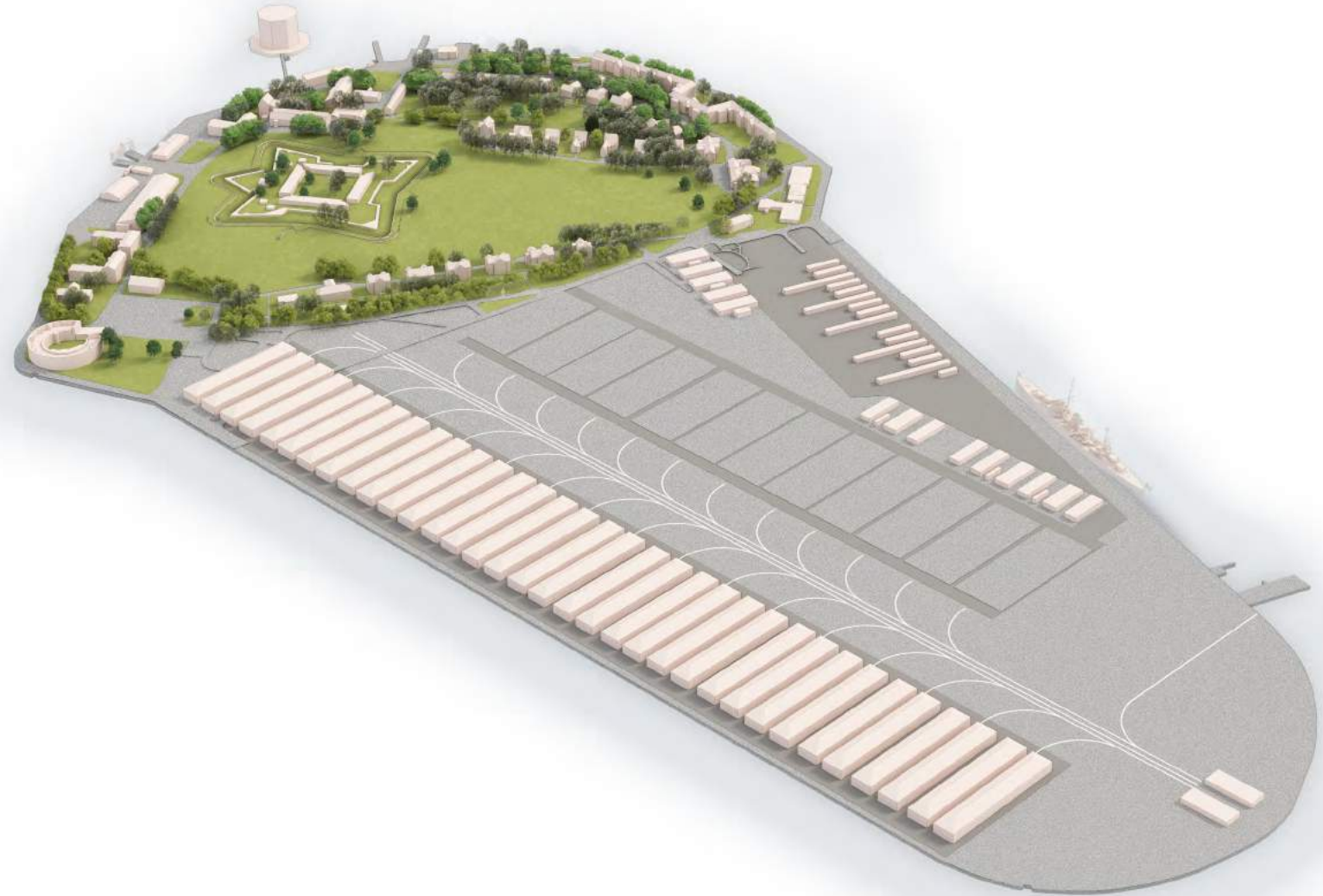
EARLY HISTORY & THE LENAPE



CASTLE WILLIAMS / REVOLUTIONARY WAR



WORLD WAR I



THE COAST GUARD



THE PARK & DEVELOPMENT ZONES



Governors Island Pre-Park Construction



THE EVOLUTION OF GOVERNORS ISLAND



Existing conditions:



CONNECT PARK TO & WEAVE PARK THROUGH DEVELOPMENT ZONES



Above, View Primary Connection near Eastern Esplanade. Below, View of park edge at Parcel E4



Renderings shared in 2018 to Manhattan CB 1, illustrative visualization depicts conceptual urban design principles only

WOVEN OPEN SPACE SIMILAR TO BATTERY PARK CITY



WIDEN & ENHANCE ESPLANADE



Above, View of Western Esplanade. Below, View of Eastern Promenade.



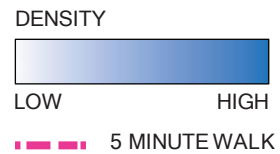
Renderings shared in 2018 to Manhattan CB 1, illustrative visualization depicts conceptual urban design principles only



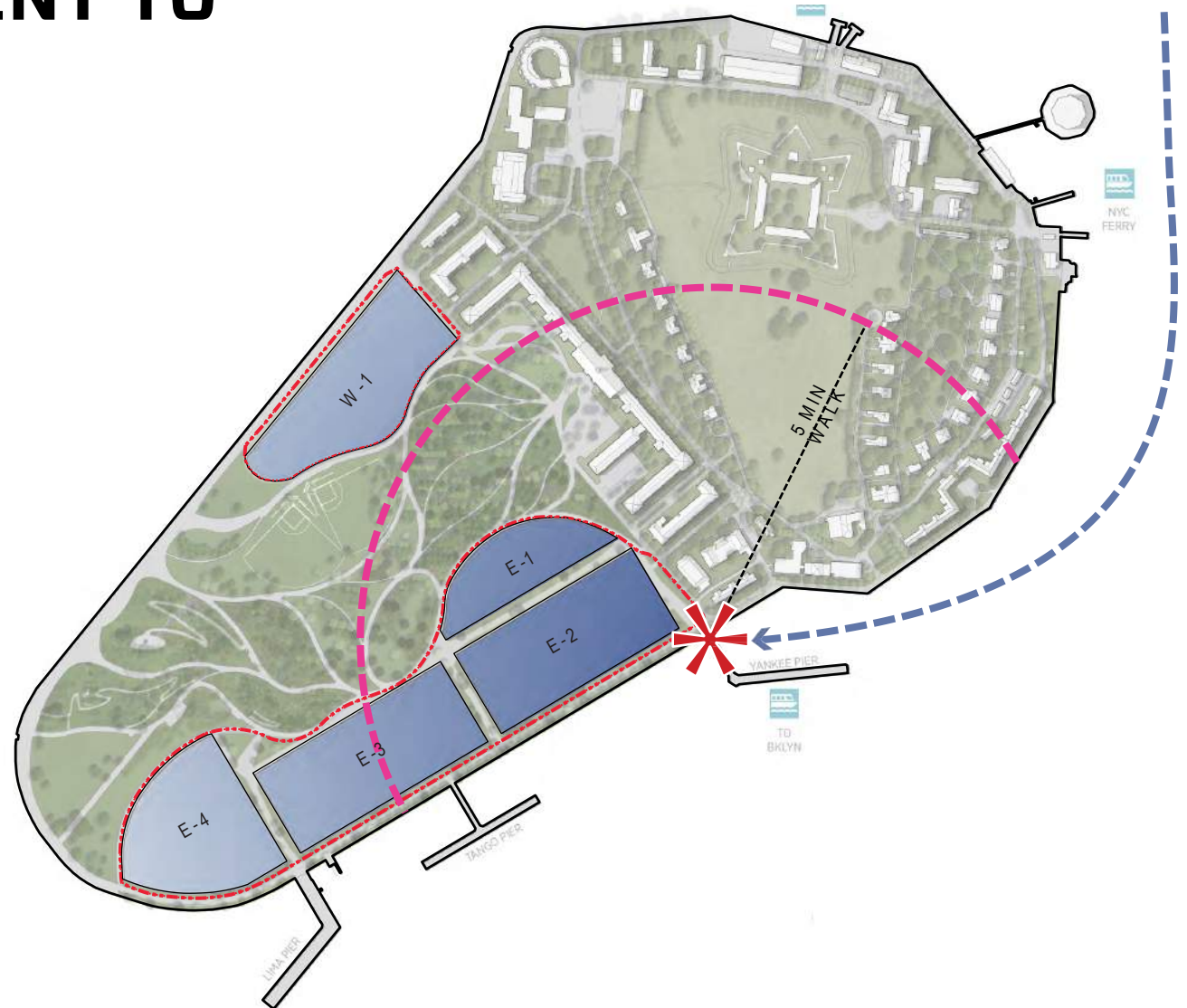
LOCATE DENSITY ADJACENT TO TRANSPORTATION



View west at Yankee Pier and Yankee Pier Plaza



Rendering shared in 2018 to Manhattan CB 1, illustrative visualization depicts conceptual urban design principles only

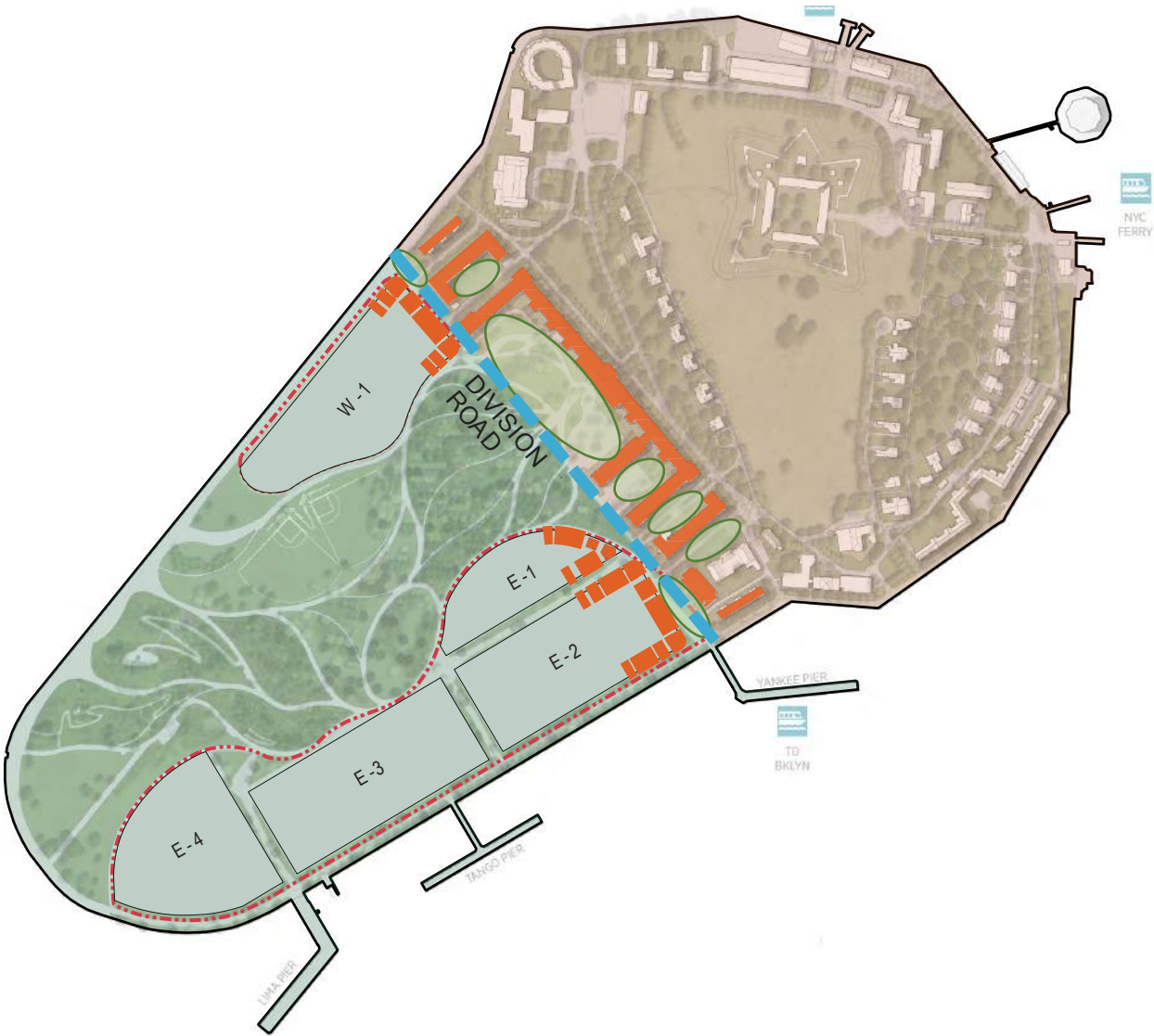


CREATE TRANSITION FROM NORTH ISLAND



View of looking south at King Road from the Northern Subdistrict

- TRANSITION SPACES
- NORTH ISLAND
- SOUTH ISLAND
- HISTORIC CORNICE LINE
- SPECIAL BASE HEIGHT CONTROLS



Rendering shared in 2018 to Manhattan CB 1, illustrative visualization depicts conceptual urban design principles only

ESTABLISH A HIERARCHY OF PATHS AND NODES



View of intersection of connections from The Oval

- WEST PROMENADE
- EAST PROMENADE
- CONNECTION
- PRIMARY CONNECTION ALIGNMENT AREA
- SECONDARY CONNECTION
- SECONDARY CONNECTION ALIGNMENT AREA
- KEY NODE



Renderings shared in 2018 to Manhattan CB 1, illustrative visualization depicts conceptual urban design principles only

ENSURE FLEXIBILITY FOR UNIQUE BUILDING TYPOLOGIES



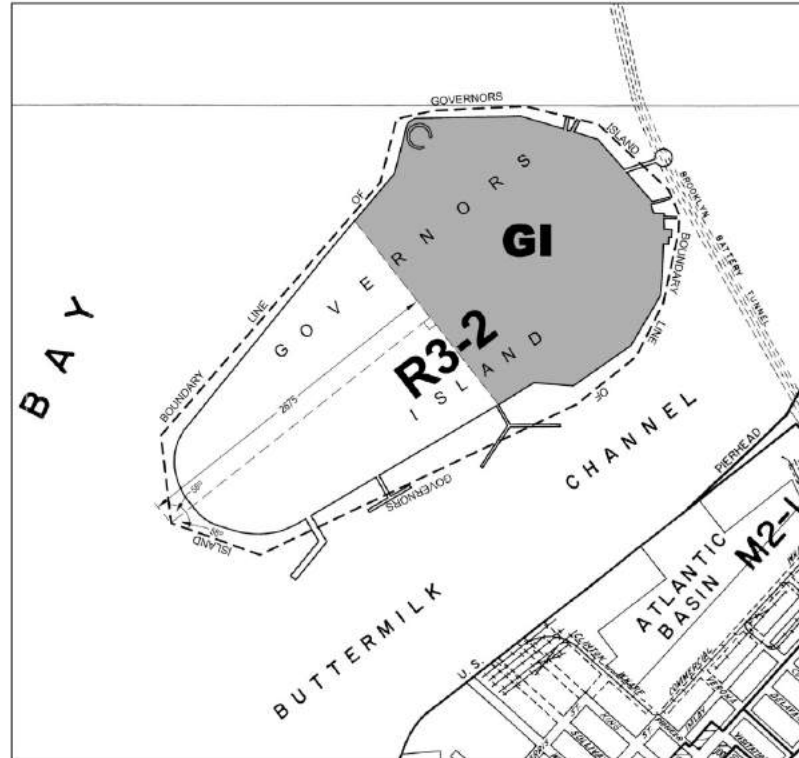
Zoning Change Map

Proposed Actions:

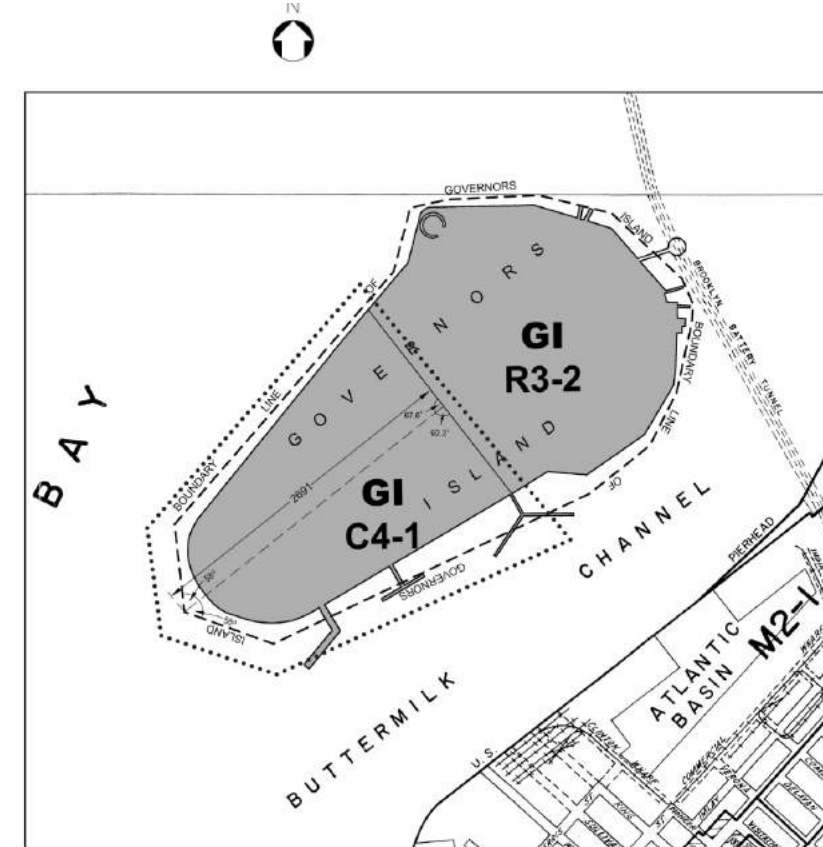
- Zoning Text Amendment to Modifying the Special Governors Island District Regulations
- Zoning Map Amendment to (i) extend the Special Governors Island District; and (ii) rezone the South Island from R3-2 to C4-1

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 5 (Location of District Boundaries) of the Zoning Resolution.

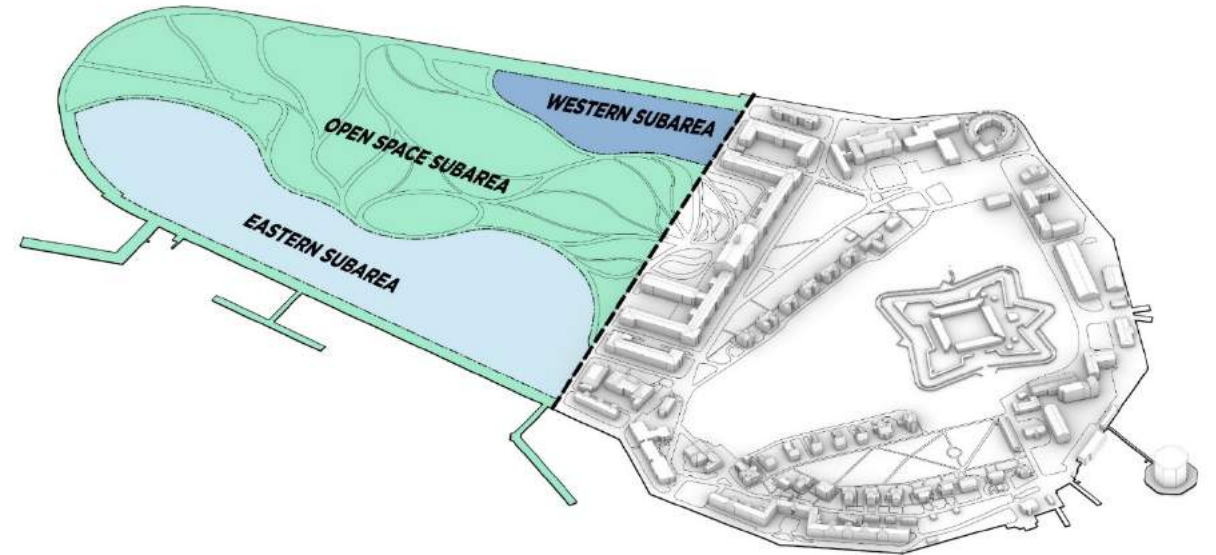
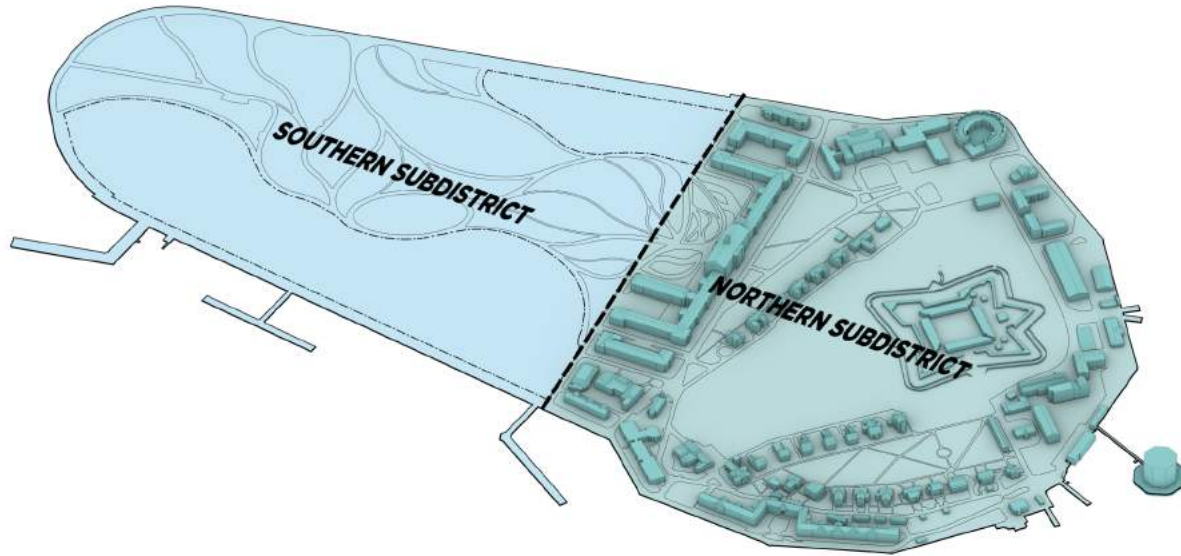


CURRENT ZONING MAP

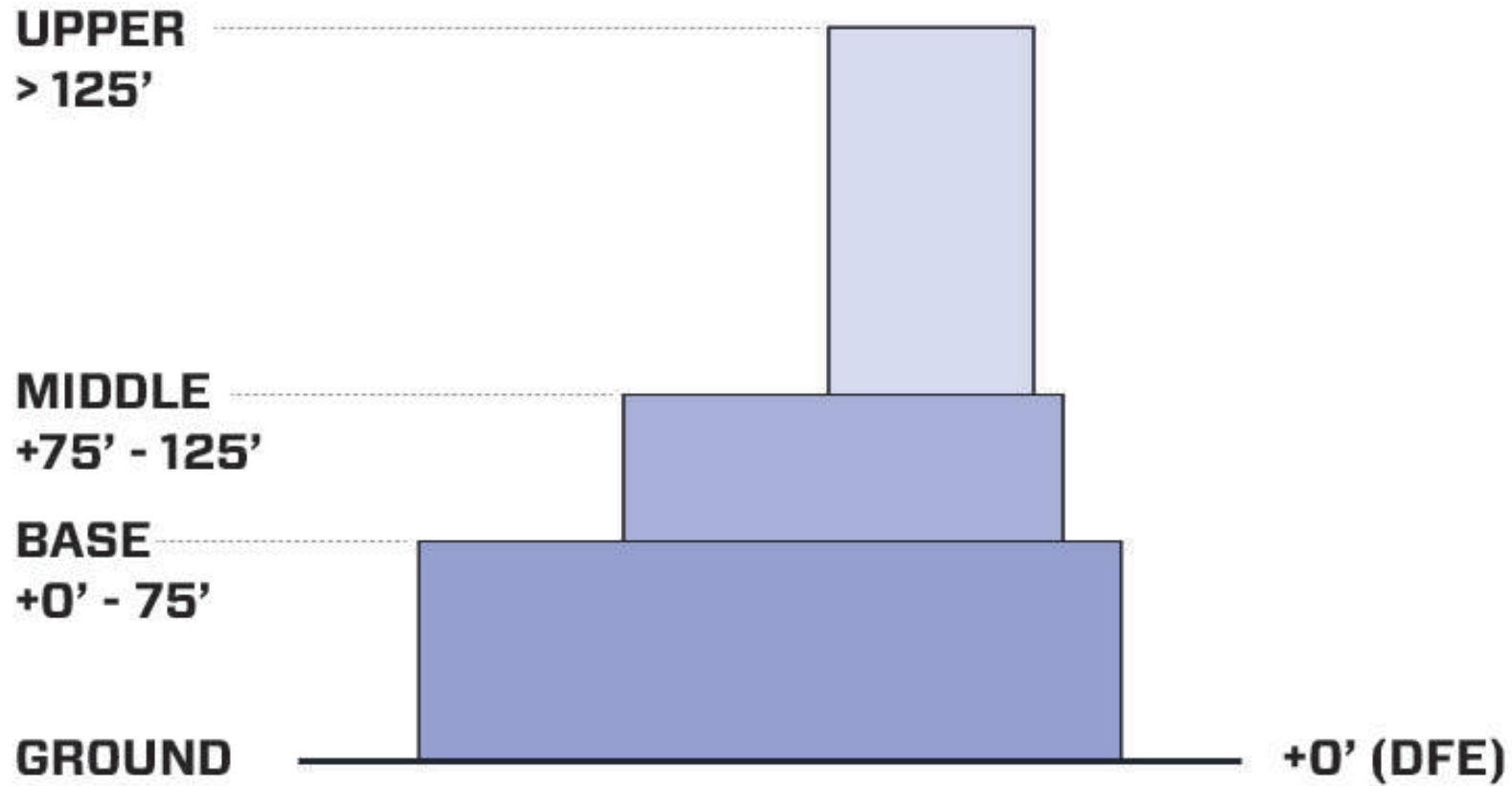


PROPOSED ZONING MAP

Subdistricts and Subareas



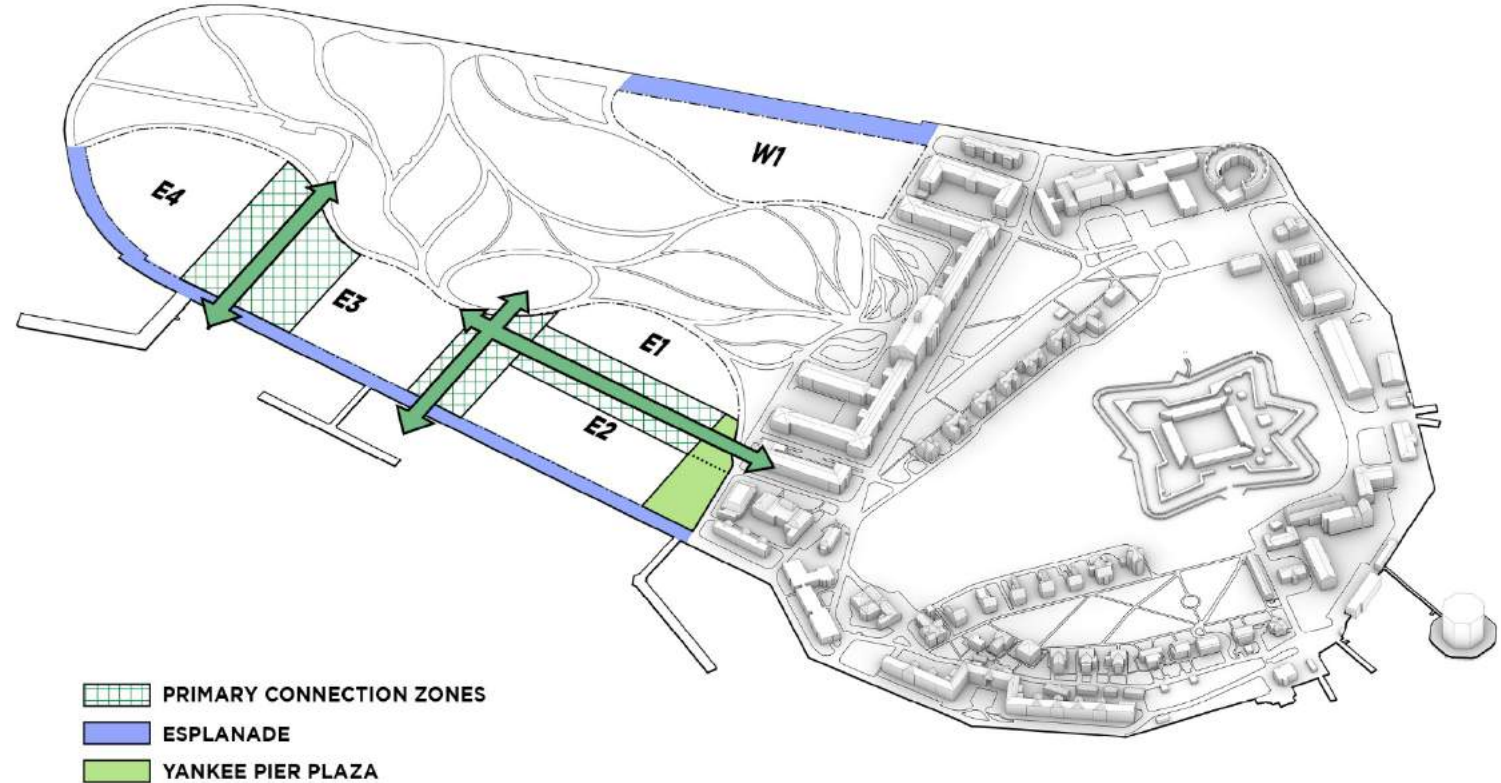
Zoning Regulation Datums



GROUND PLANE CONTROLS

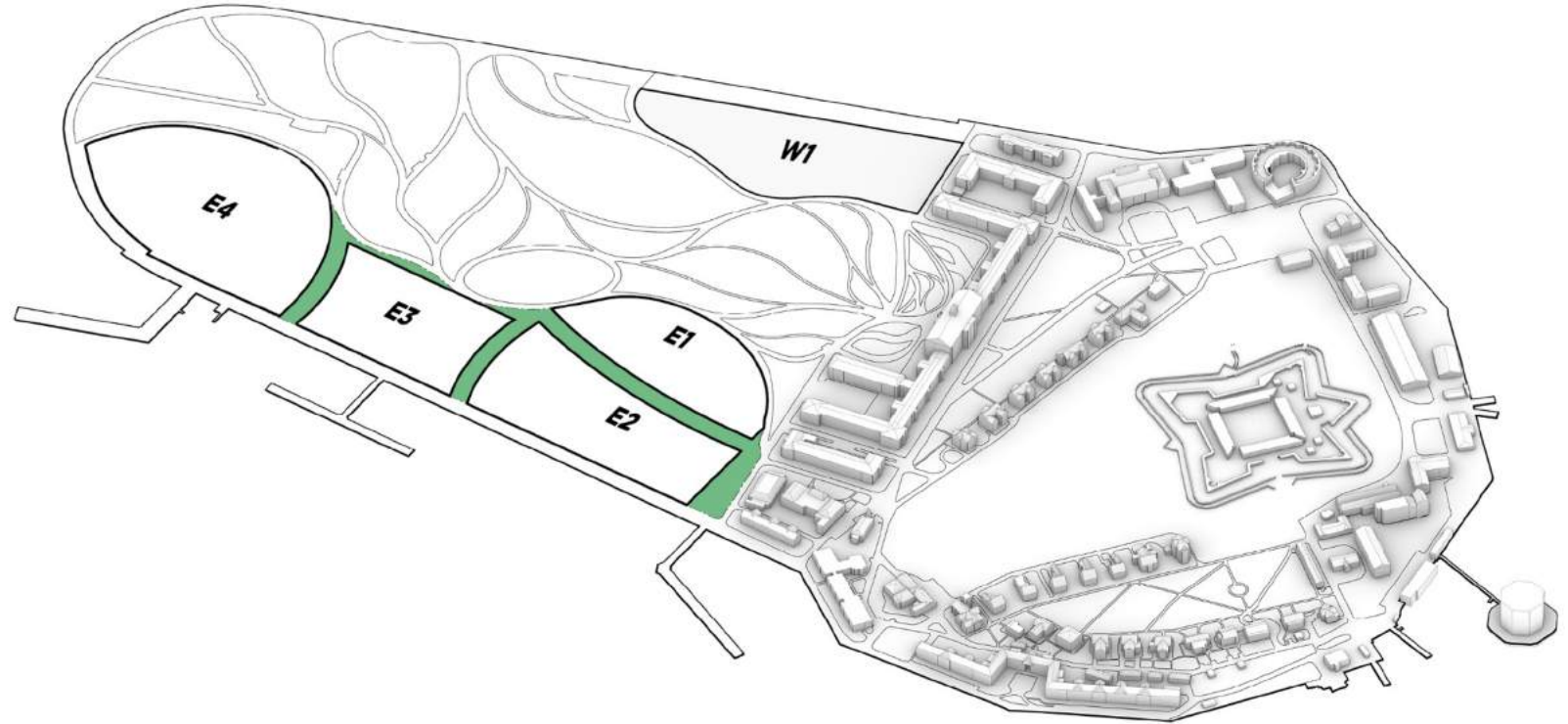
Primary Connections

Primary connections will subdivide the eastern development zone into 4 parcels and integrate and expand the island open space.



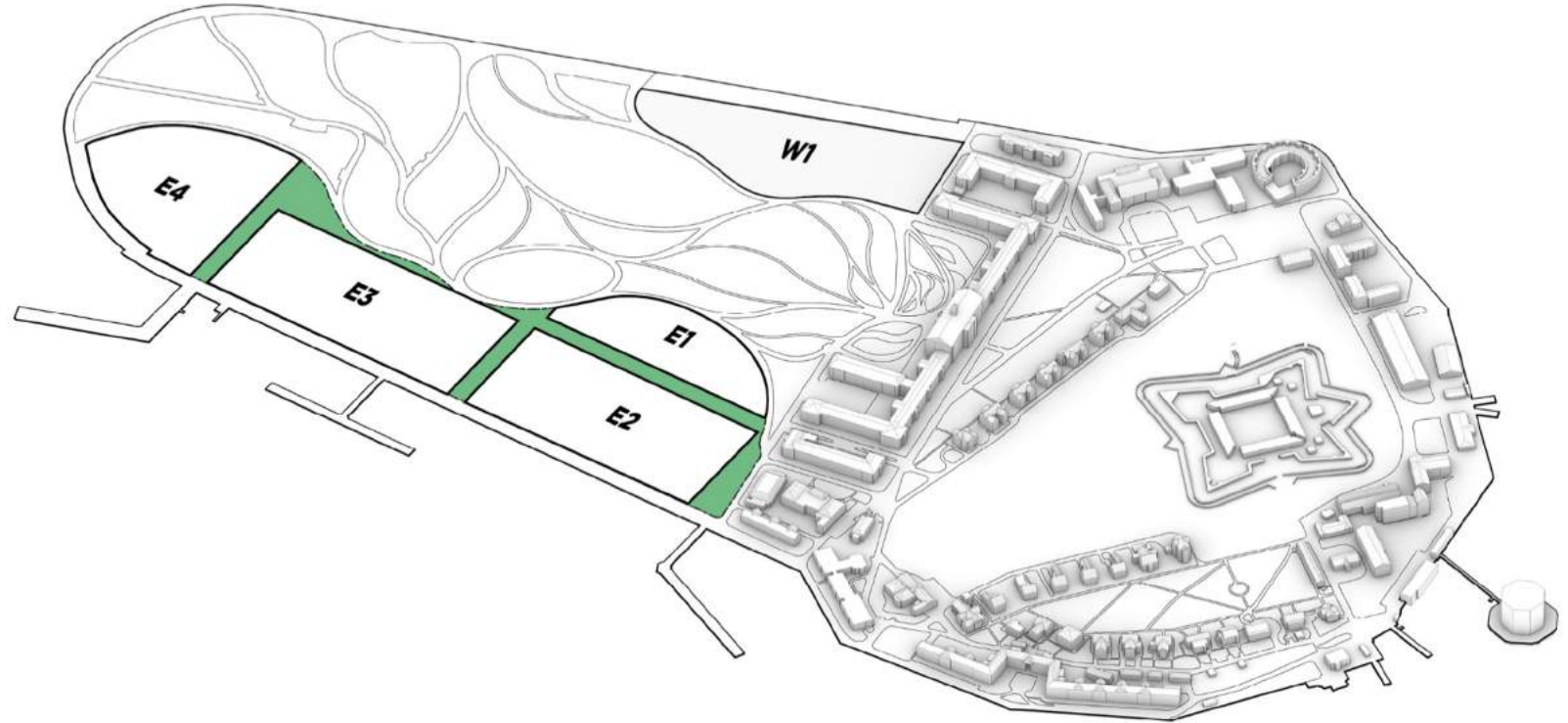
Development Parcels

The Primary Connection Zones create flexibility in parcel configuration while ensuring key connections.



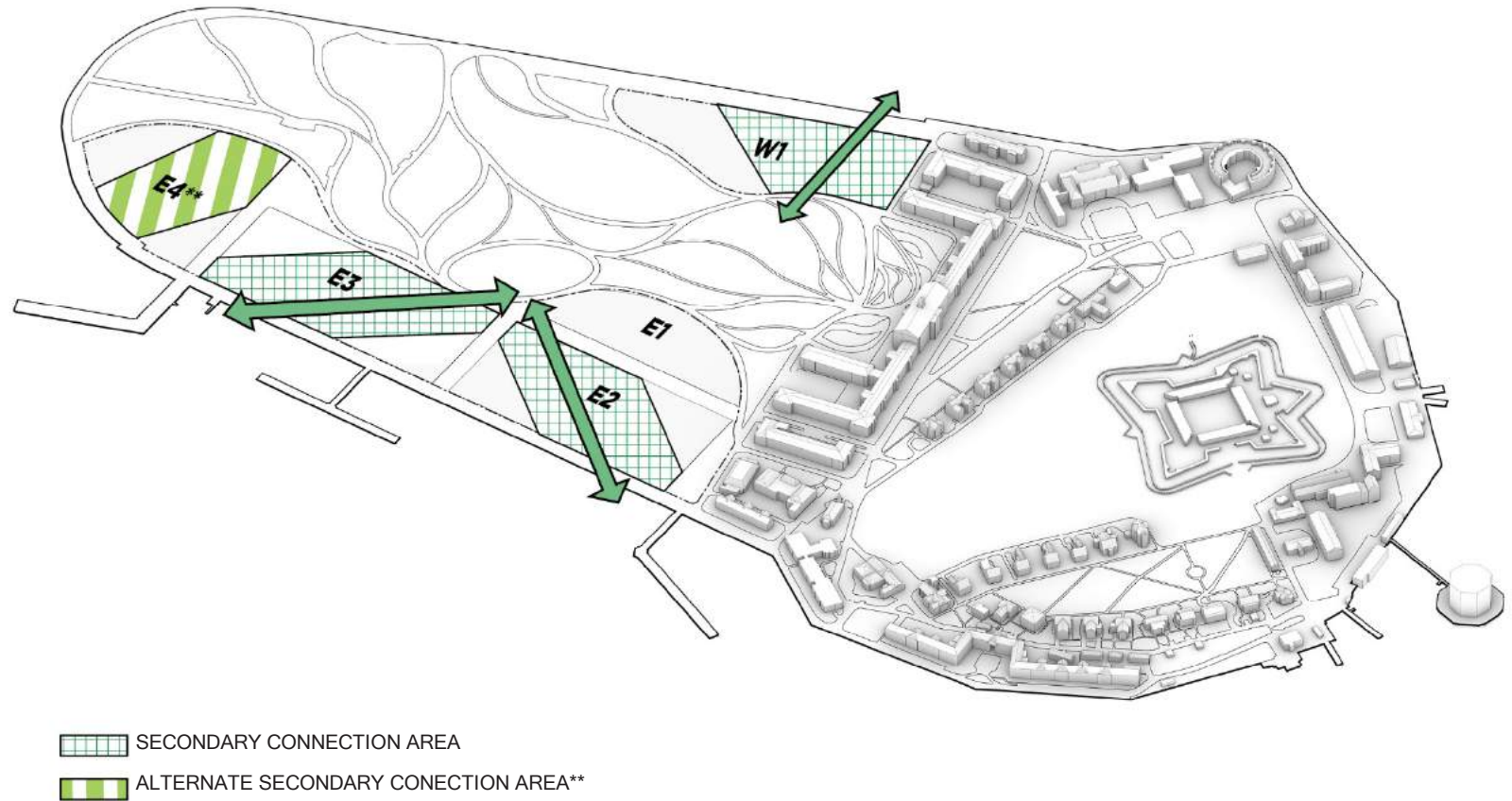
Development Parcels

The Primary Connection Zones create flexibility in parcel configuration while ensuring key connections.



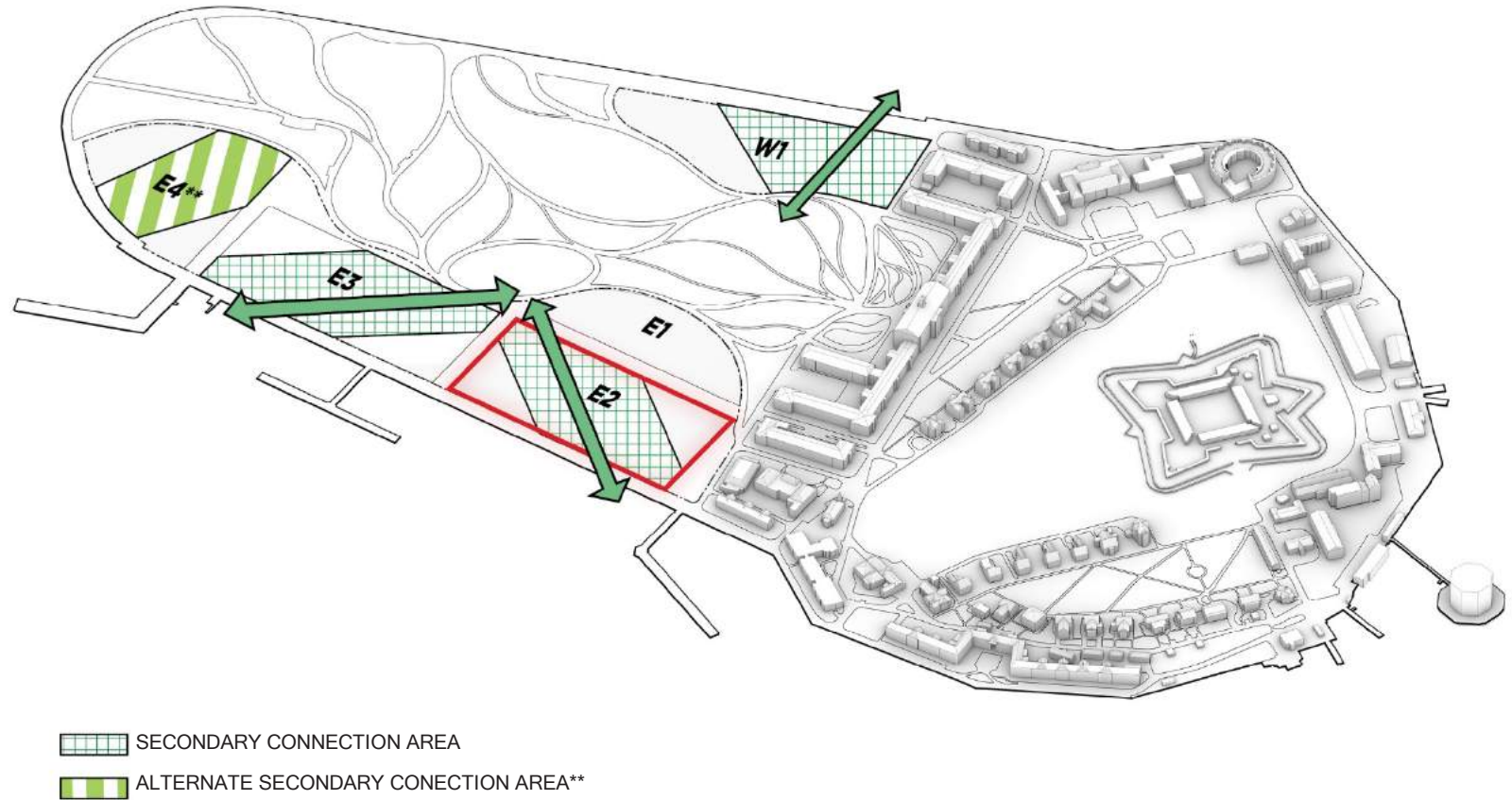
Secondary Connections

Secondary Connections through parcels link key nodes and desire lines.



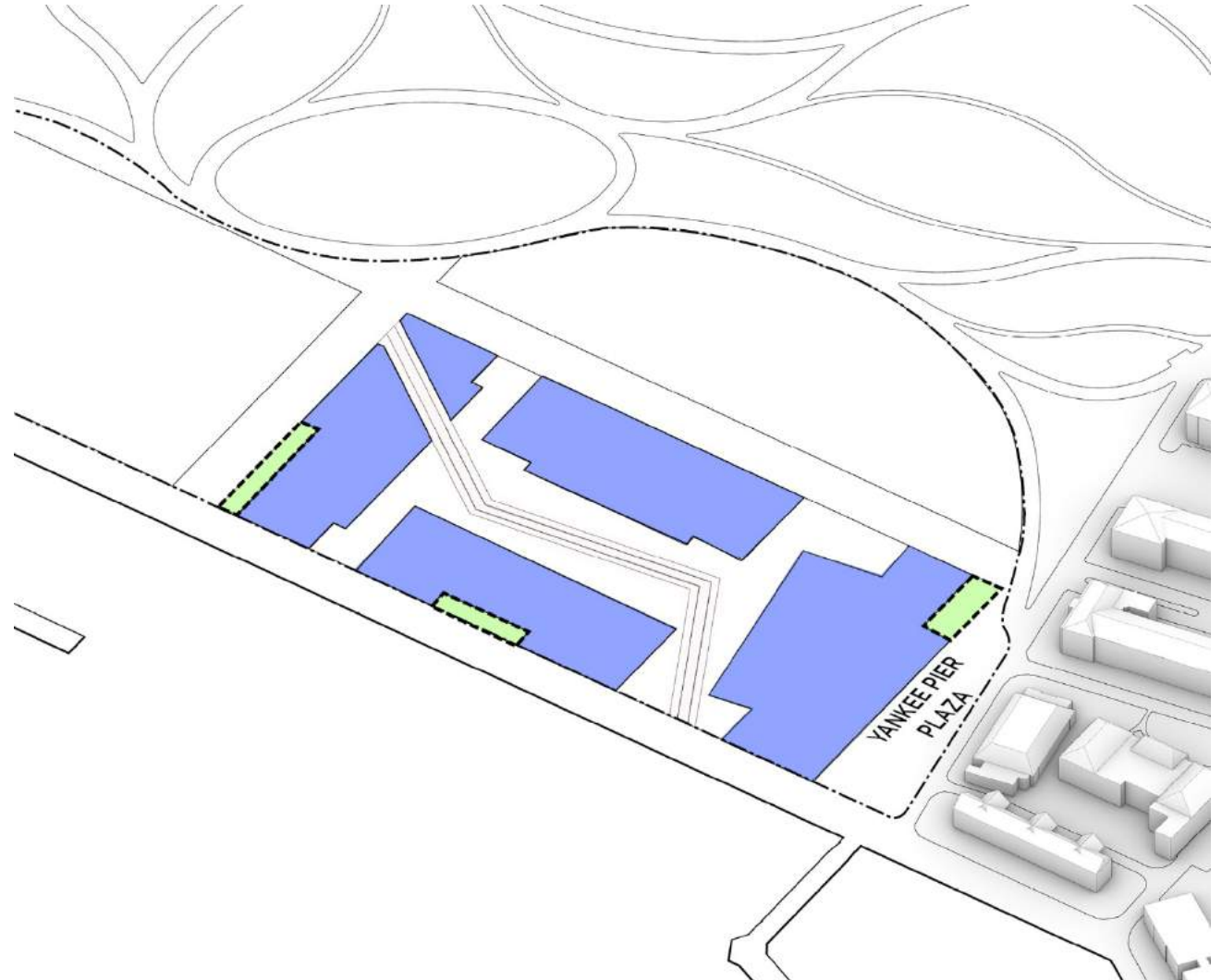
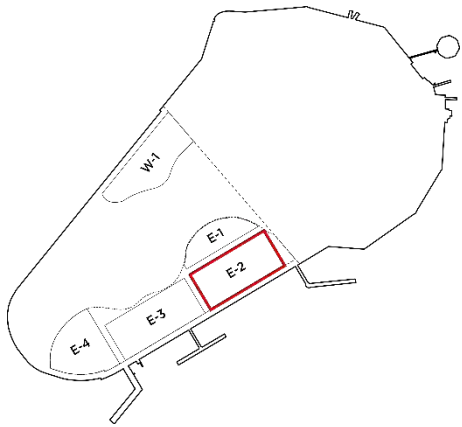
Secondary Connections

Secondary Connections through parcels link key nodes and desire lines.



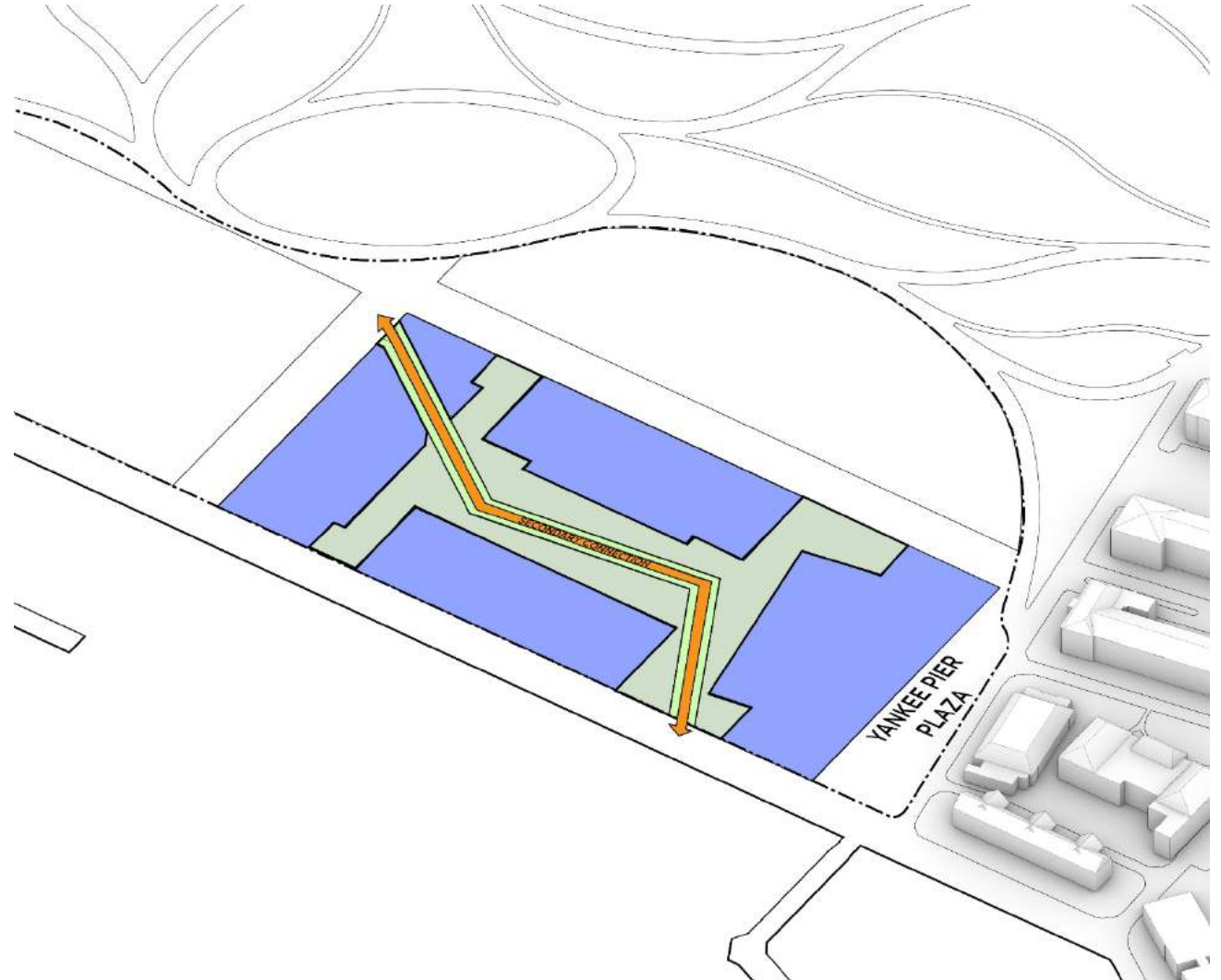
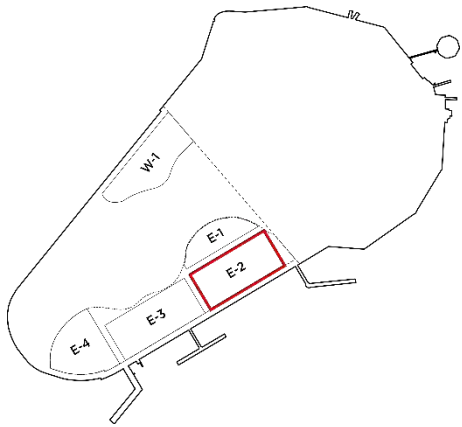
Expanded Edges

Parcel area between a setback street wall and parcel edge shall become public open space if less than 50' deep.



Secondary Connections

Secondary Connections may be open to the sky or enclosed.



Existing Southern Subdistrict Open Space

<i>EXISTING PARK</i>	43 ACRES
+ EXISTING ESPLANADE	3 ACRES
<hr/>	
	46 ACRES



Development Will Unlock 8.85 Acres of Additional Open Space

EXISTING PARK	43 ACRES
EXISTING ESPLANADE	3 ACRES
EXPANDED PARK	3 ACRES
WIDENED ESPLANADE	1.25 ACRES
YANKEE PIER PLAZA	0.6 ACRES
+ PRIMARY CONNECTIONS	4 ACRES
<hr/>	
	54.85 ACRES
+ SECONDARY CONNECTIONS	
+ EXPANDED PARK EDGE	



Open Space Metrics

NORTH ISLAND OPEN SPACE	85%
SOUTH ISLAND OPEN SPACE*	70%
TOTAL ISLAND OPEN SPACE	80%

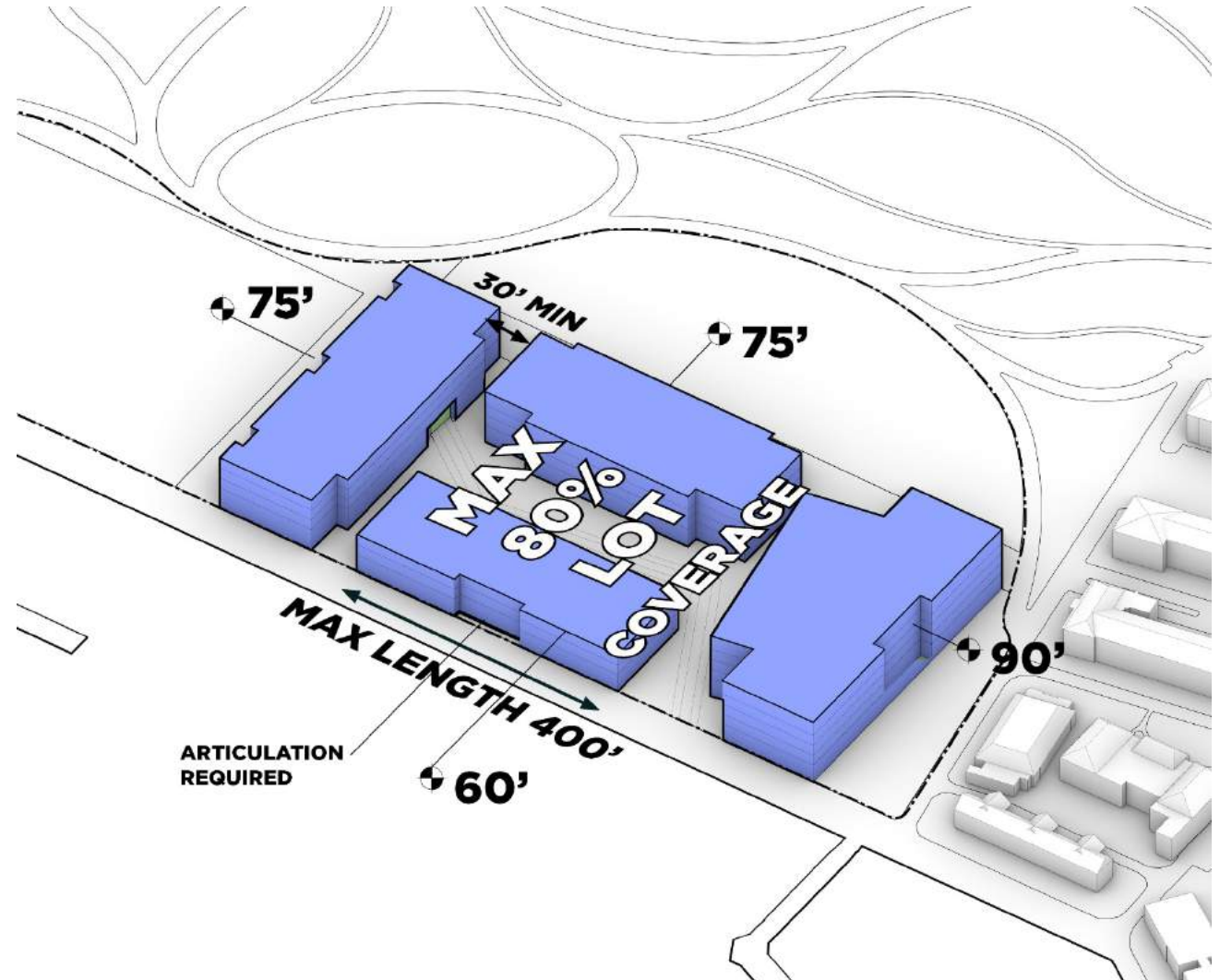
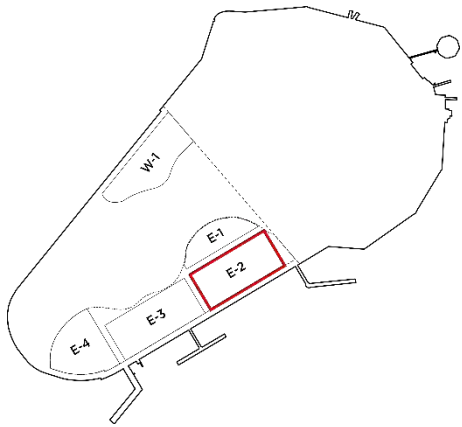
**ASSUMES 80% LOT COVERAGE WITHIN DEVELOPMENT PARCELS*



BULK CONTROLS

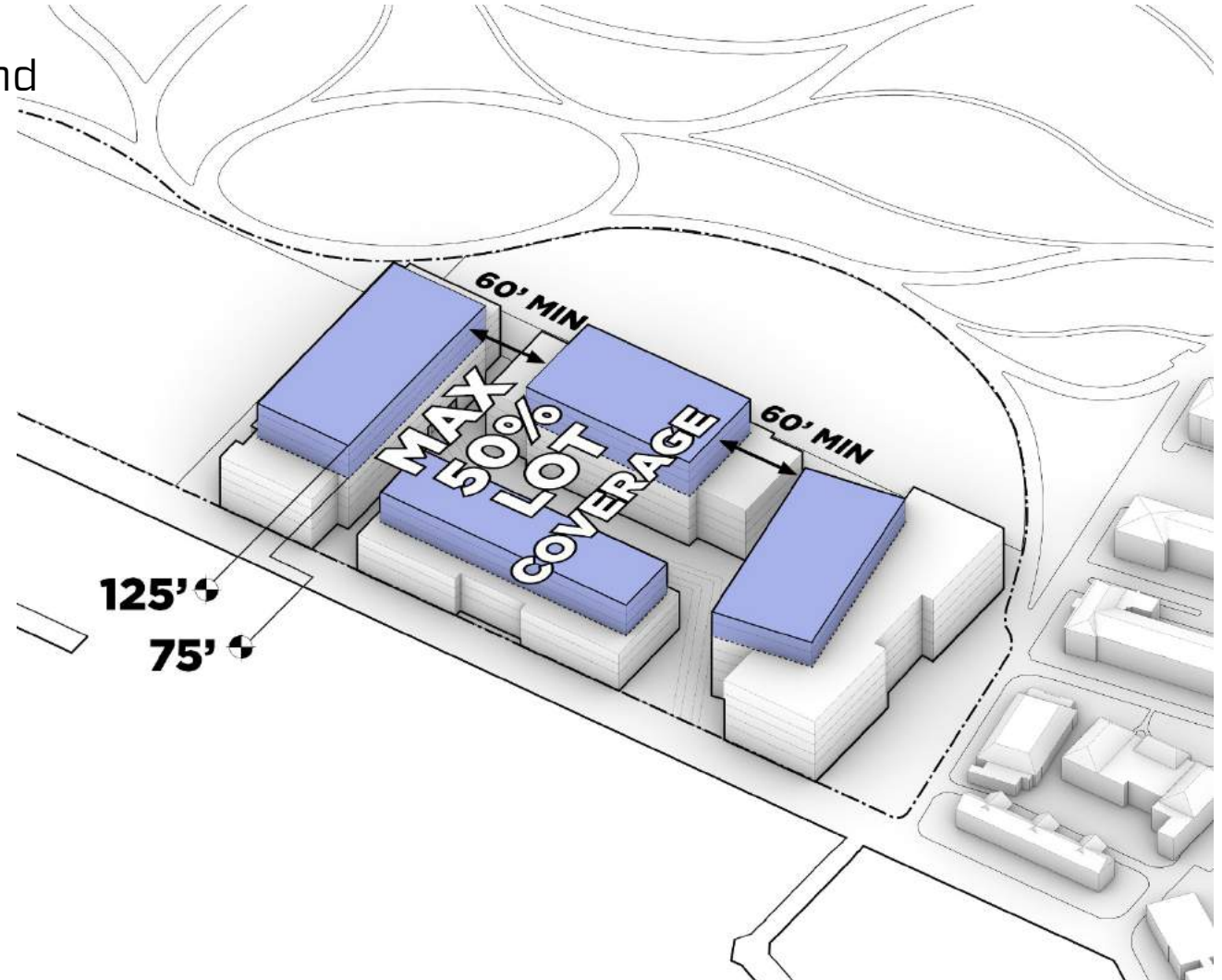
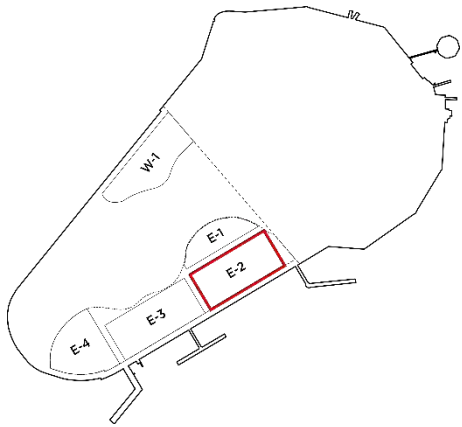
Base Regulations

Base regulations establish a maximum building length and articulation requirements. Base heights range from 50'-90'. The maximum Base lot coverage is 80%.



Mid Regulations

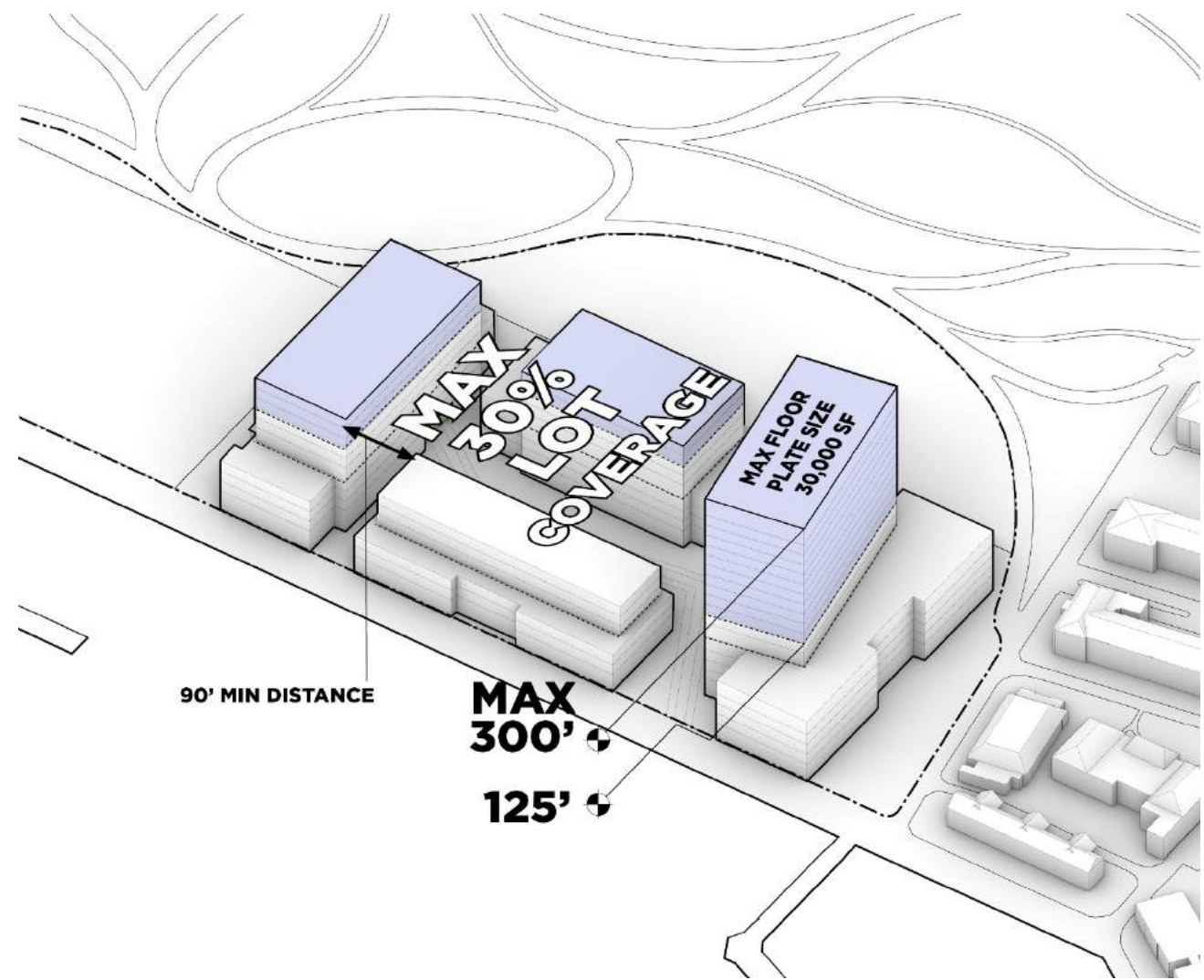
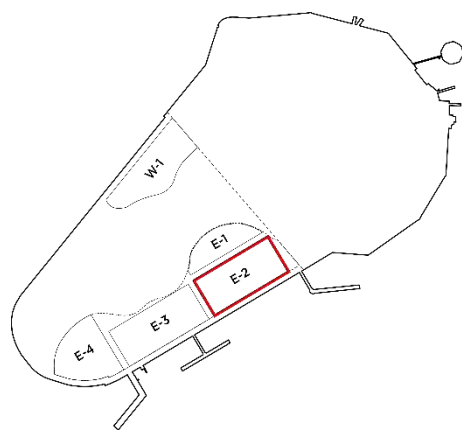
Between 75' – 125' buildings follow the Mid Regulations which limit lot coverage to 50% and minimum distance between buildings to 60'.



Upper Building Regulations

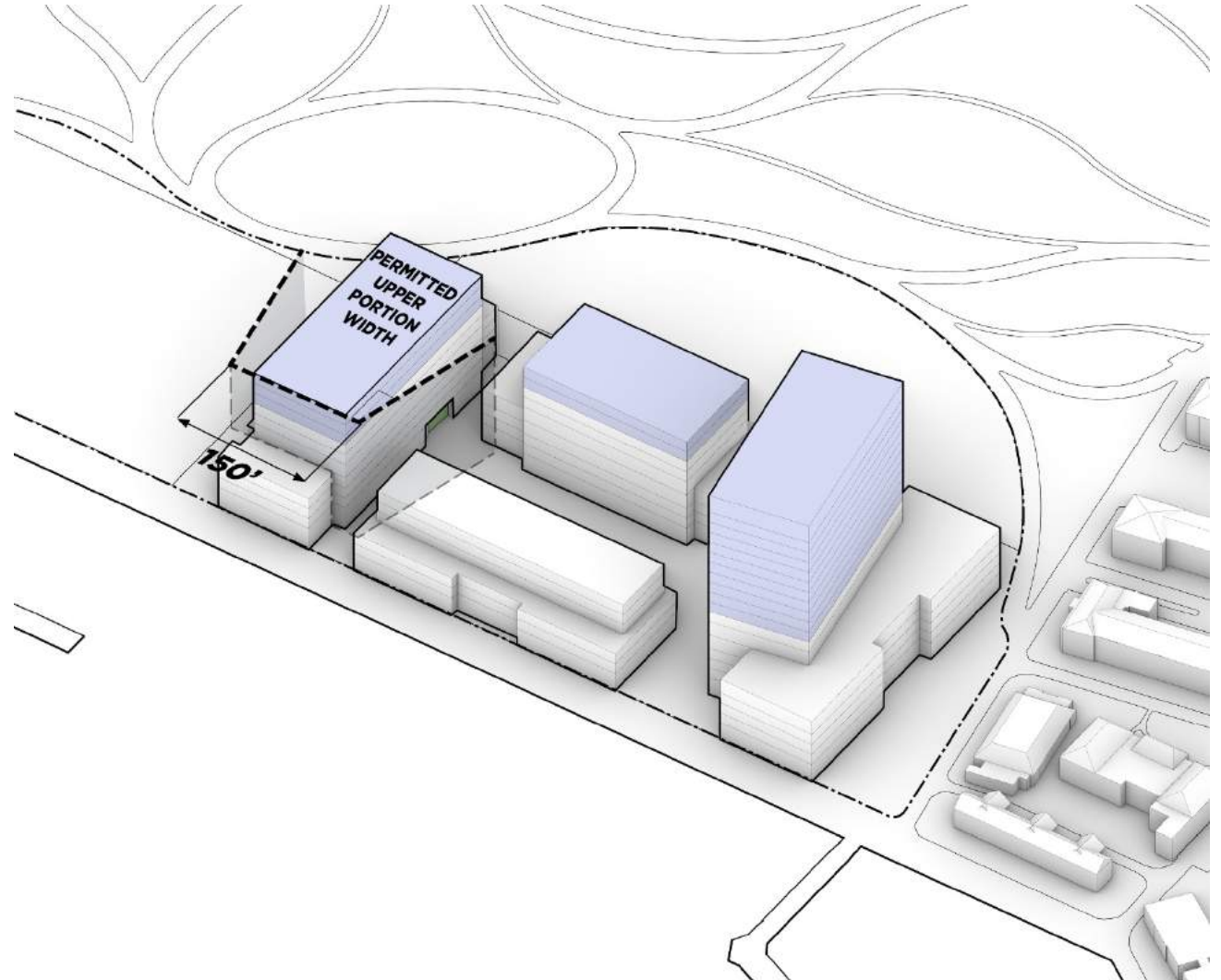
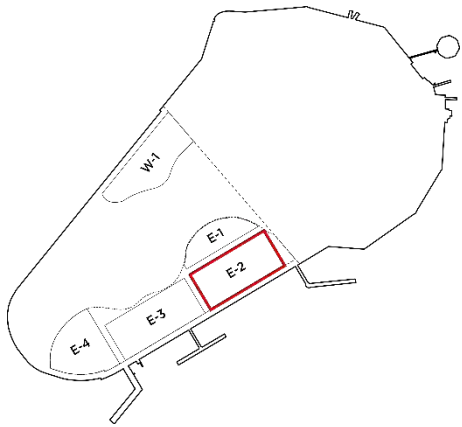
Above 125' the Upper Regulations limit lot coverage to 30% and minimum distance between buildings to 90'. Floorplates are limited to 30,000 SF.

MAX HEIGHTS PER PARCEL	E-1:	230'
	E-2	300'
	E-3:	200'
	E-4:	200'
	W-1:	300'



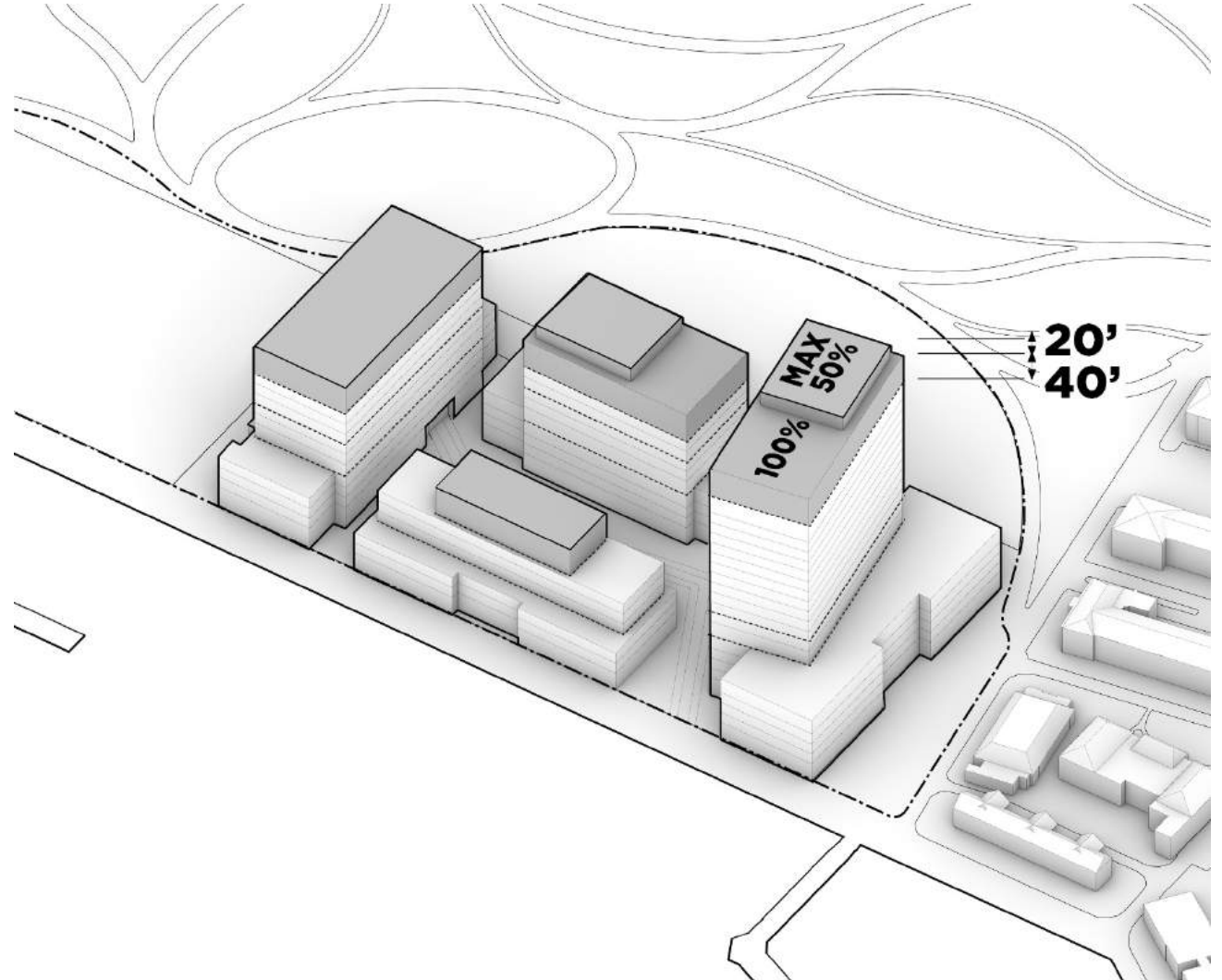
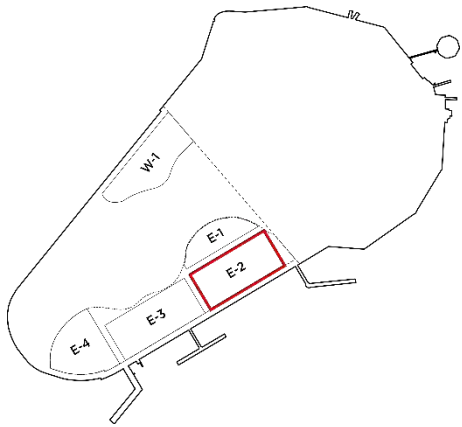
Upper Building Width

Limits on building width ensure porosity and safeguard pedestrian experience on esplanade.



Permitted Obstructions

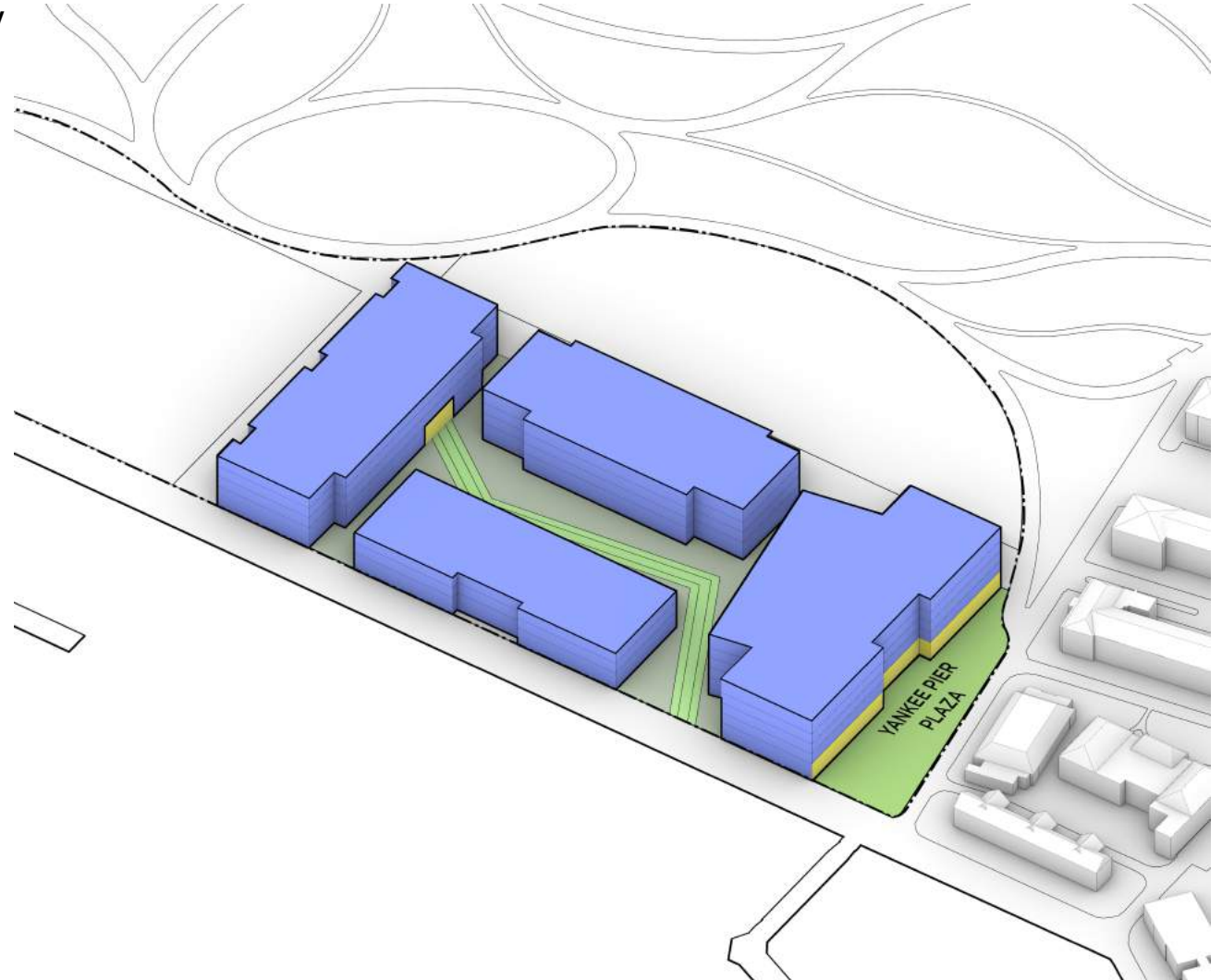
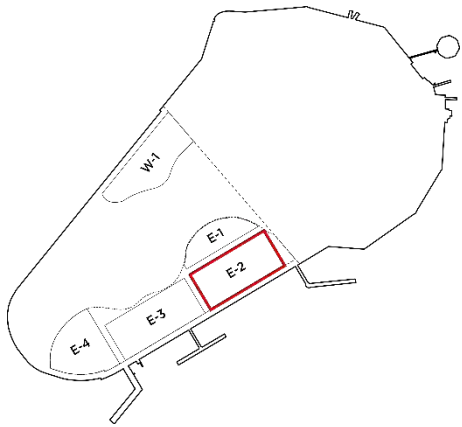
Building mechanical bulkheads are permitted above the maximum building heights. Bulkhead extents are governed by lot coverage & maximum height regulations.



SPECIAL CONTROLS

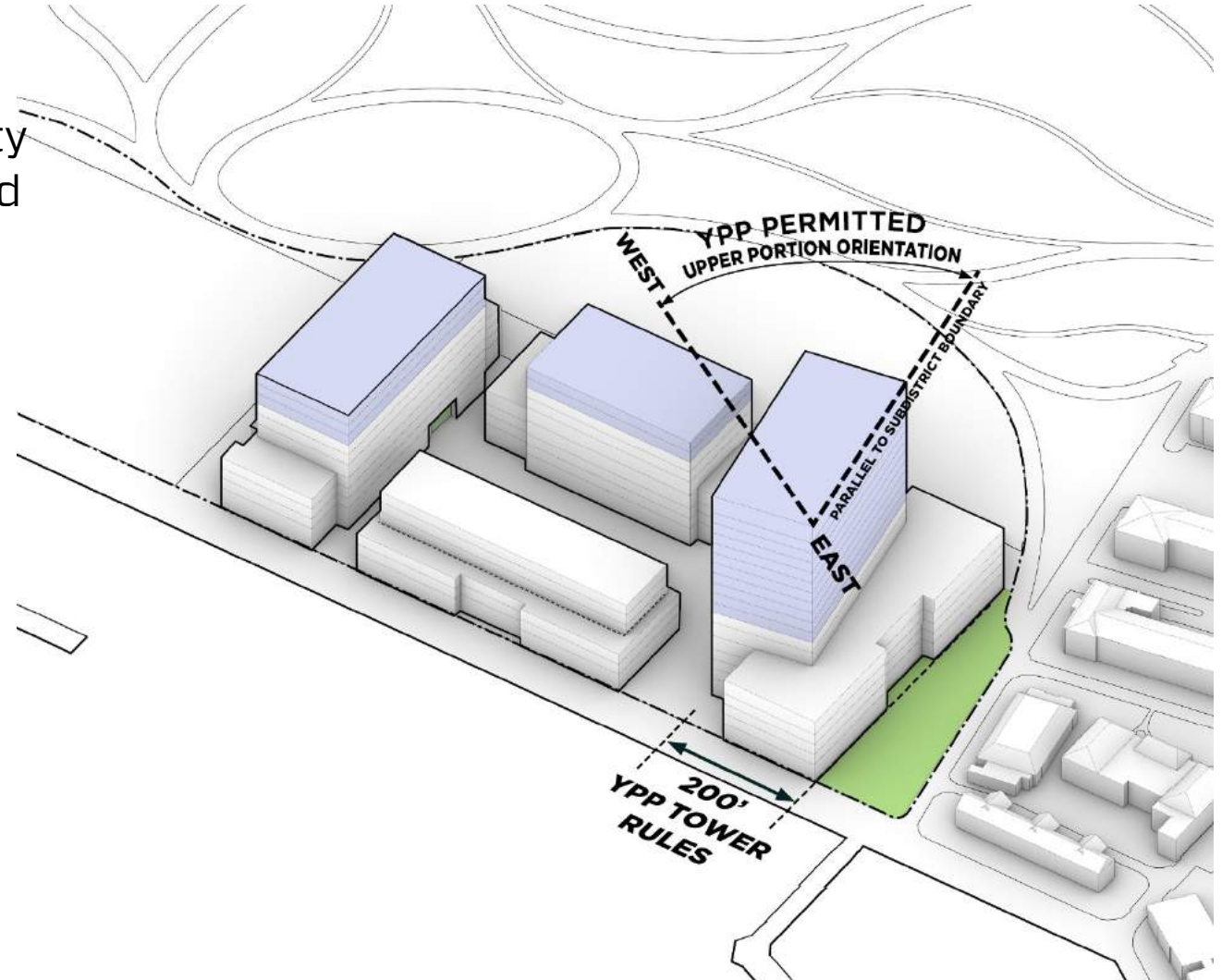
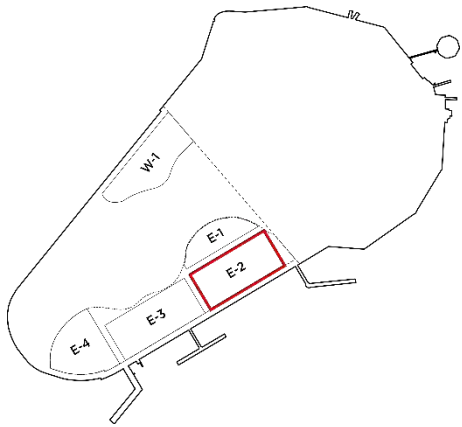
Transparency Requirements

To promote active ground floors, transparency requirements are mandated for ground floors adjacent to Yankee Pier Plaza and at entries to enclosed secondary connections.



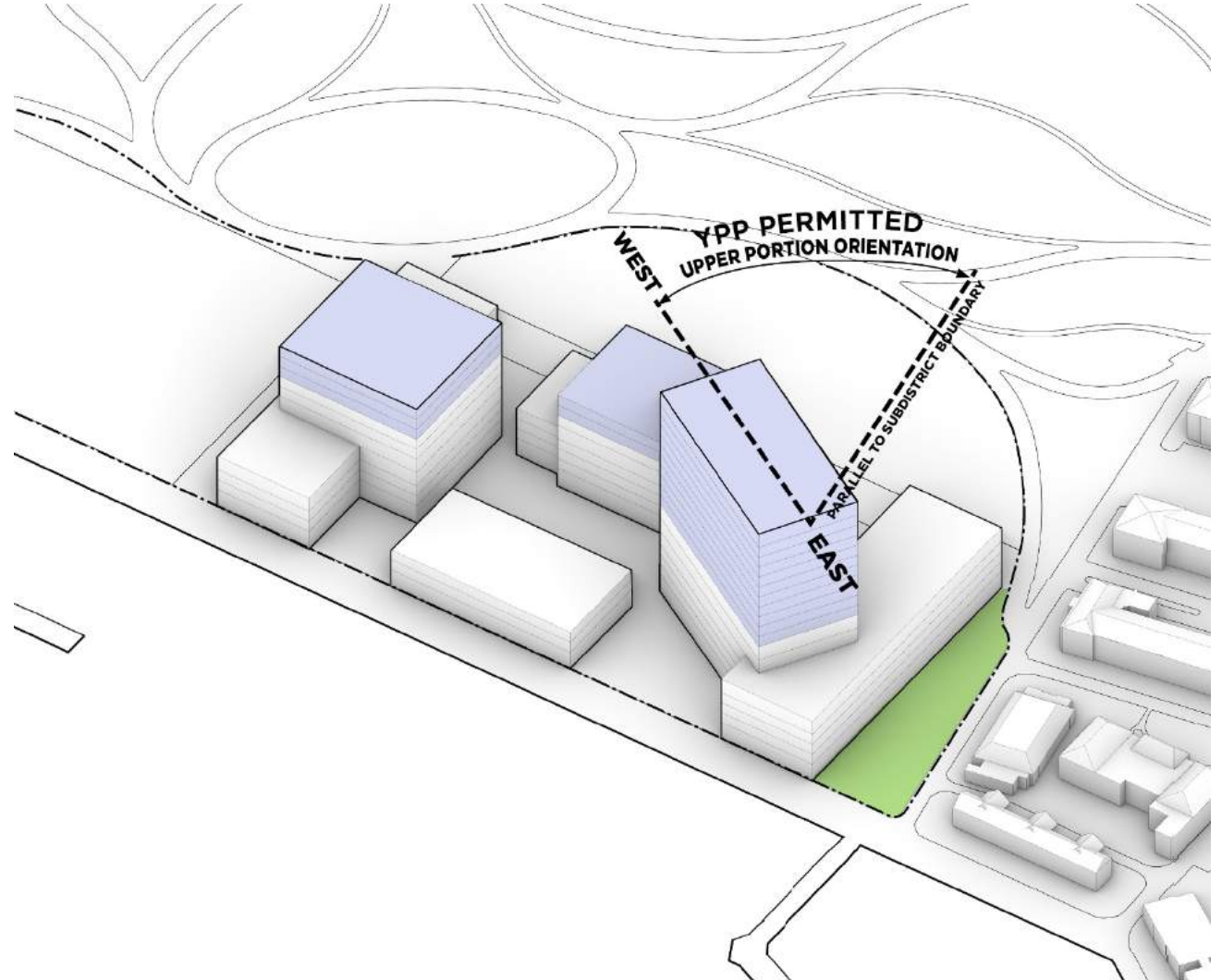
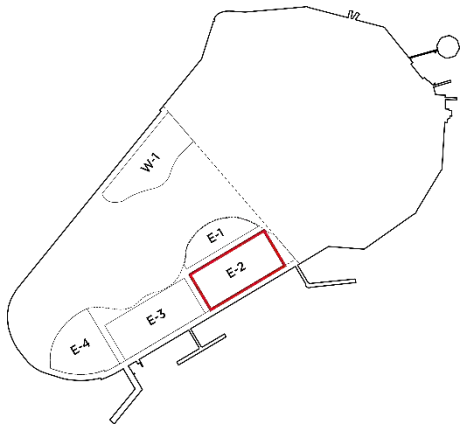
YPP Upper Portion Orientation Provisions

Special upper building controls permit flexibility of tower orientation near Yankee Pier Plaza and opens-up views to the park upon arrival.



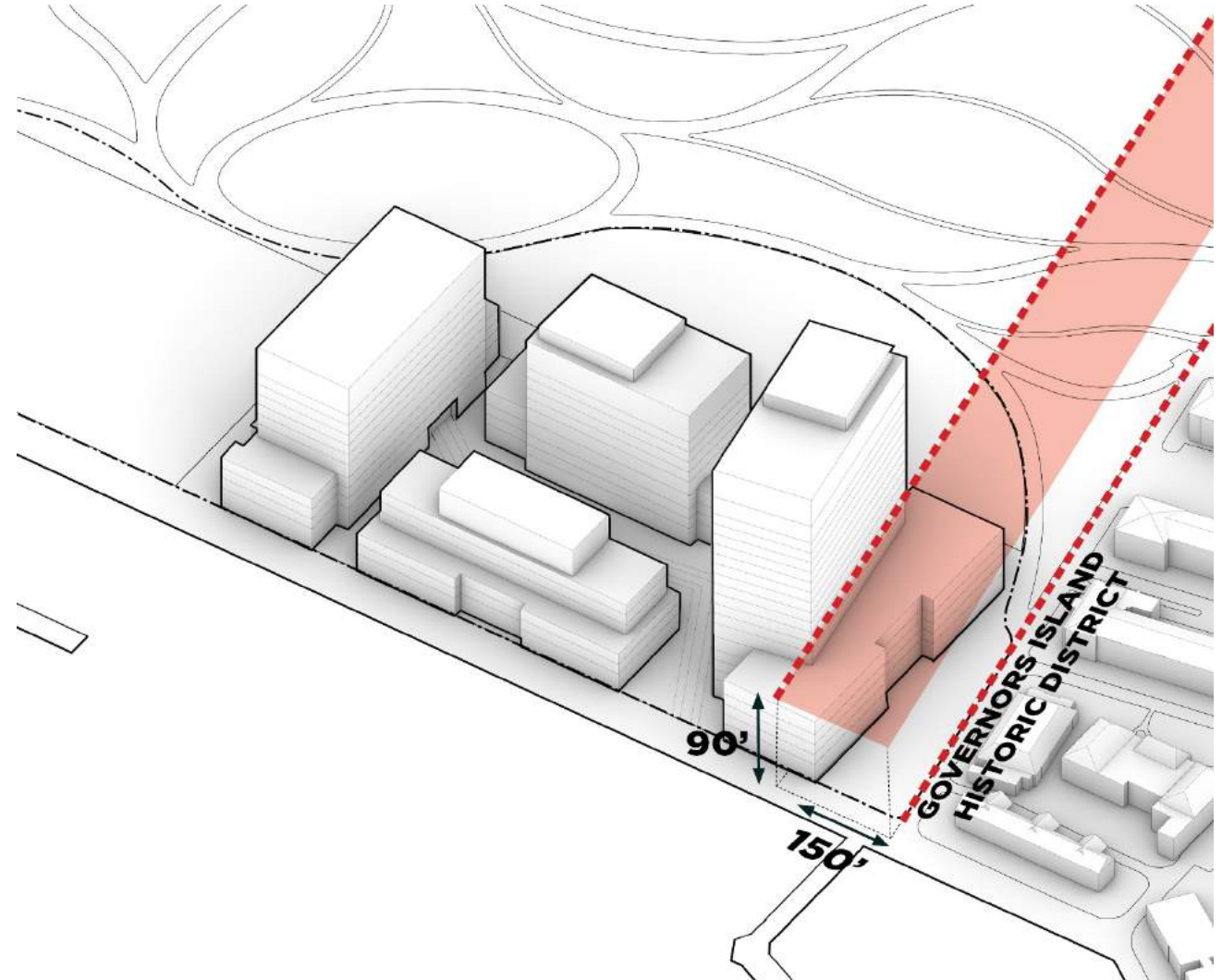
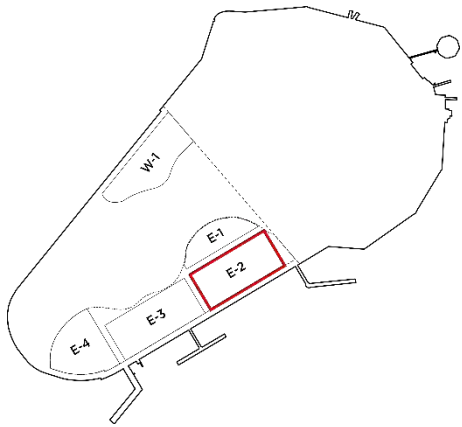
YPP Upper Portion Orientation Provisions

Flexibility allows east-west alignment to maximize solar orientation for sustainability.



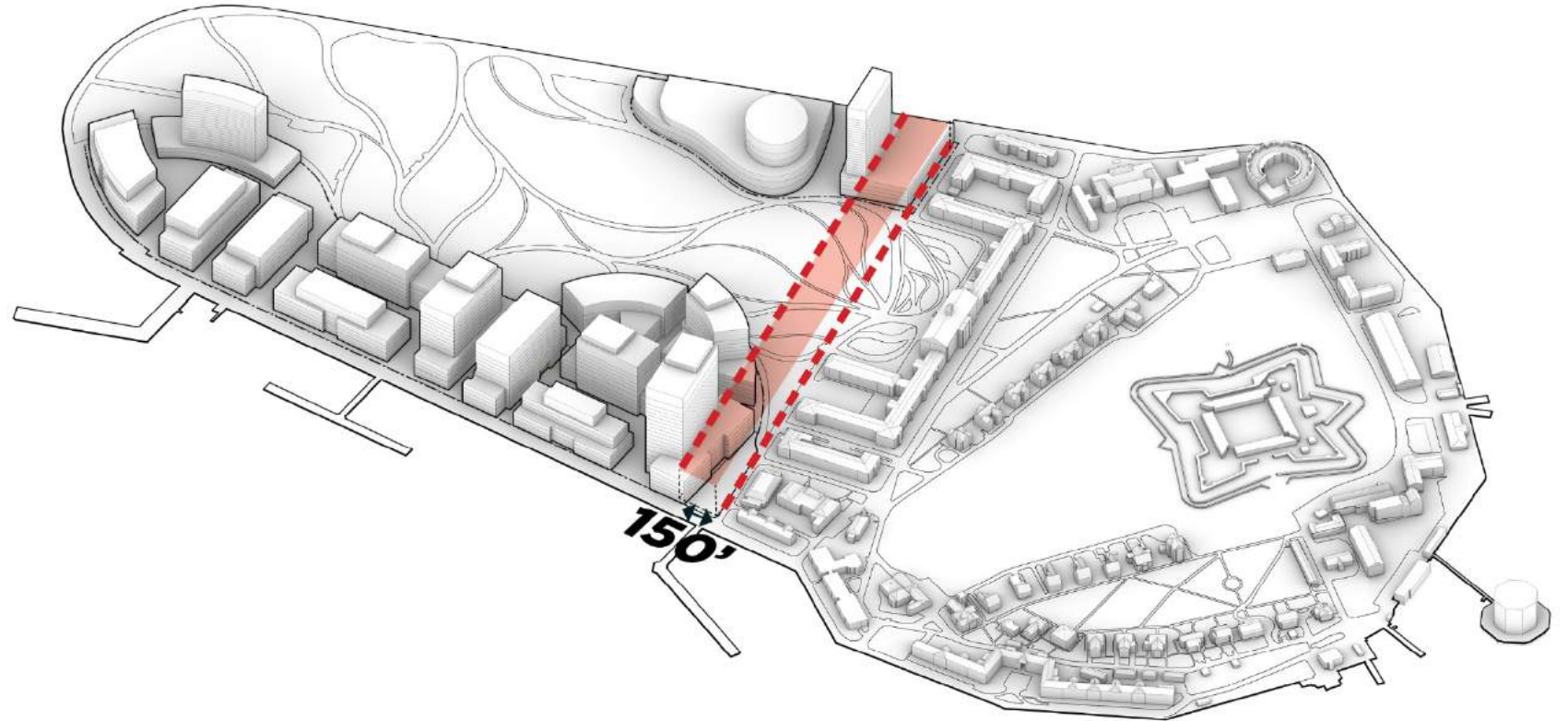
Transition Zone

The Transition Zone ensures a deep setback abutting the Governors Island Historic District on both the Eastern and the Western Subareas.



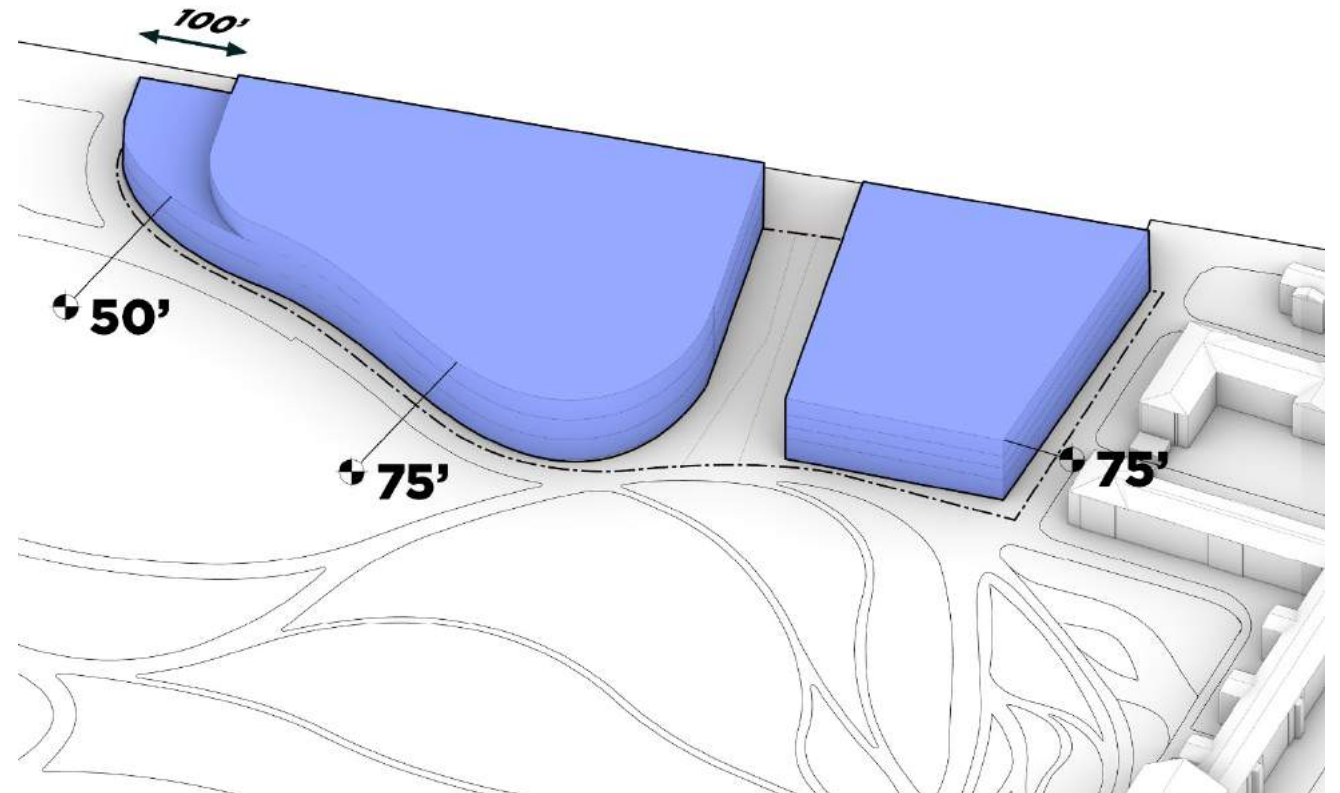
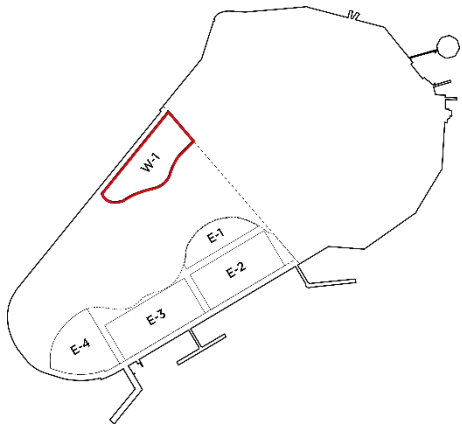
Transition Zone

The Transition Zone ensures a deep setback abutting the Governors Island Historic District on both the Eastern and the Western Subareas.



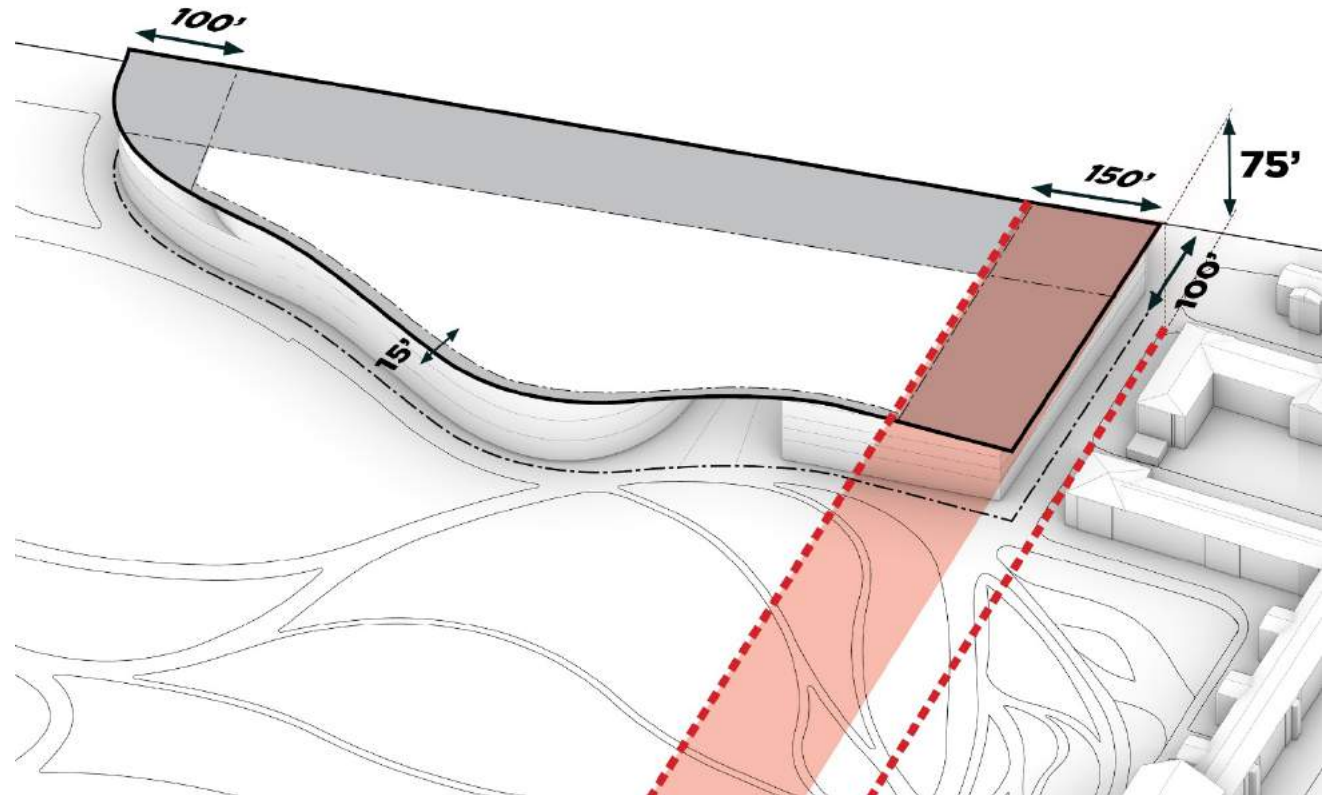
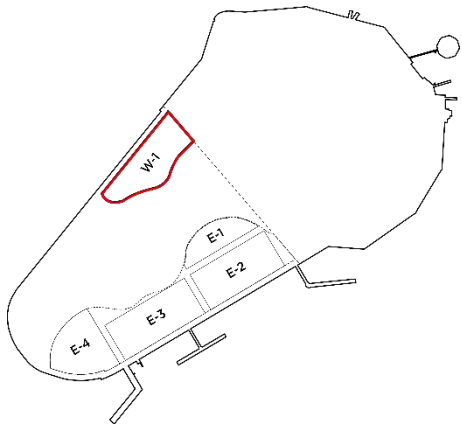
Base Regulations

Special Base regulation at the southern end of the Western Subarea ensure a lower base height adjacent to future park amenities.



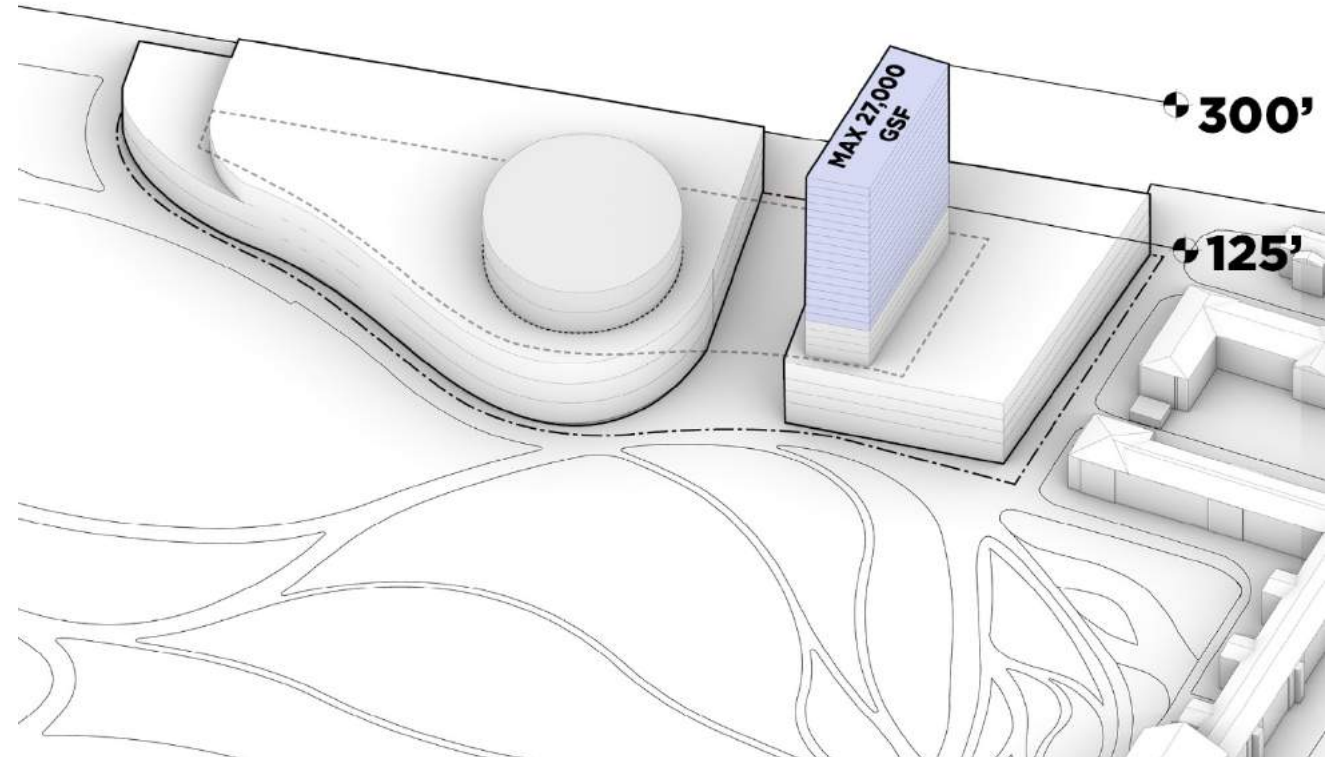
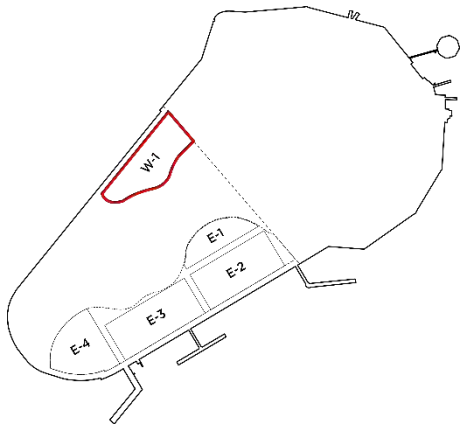
W1 Allowable Upper Portion Footprint Area

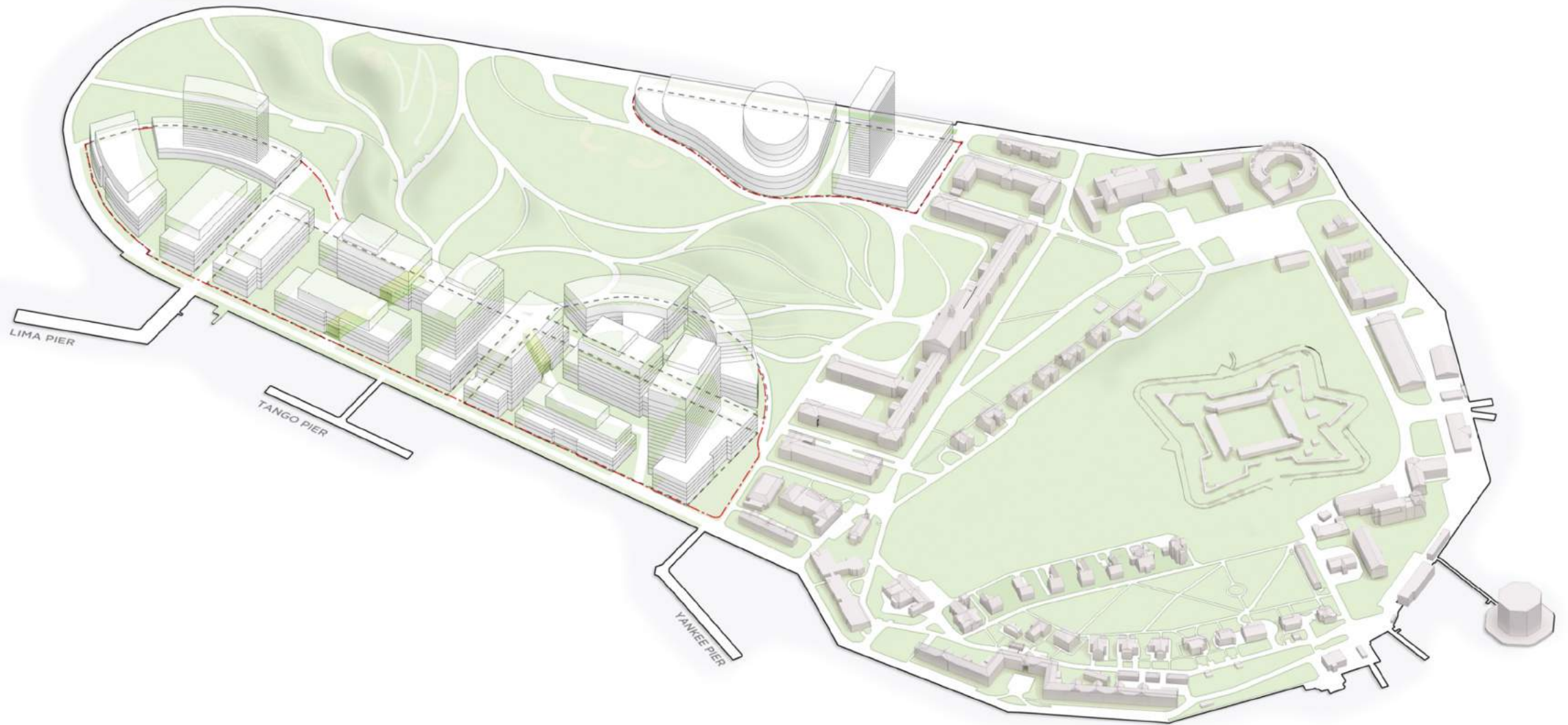
To preserve views, upper building portions are permitted in limited regions within the Western Subarea.



W1 Upper Portion Max Floor Plate Size Regulations

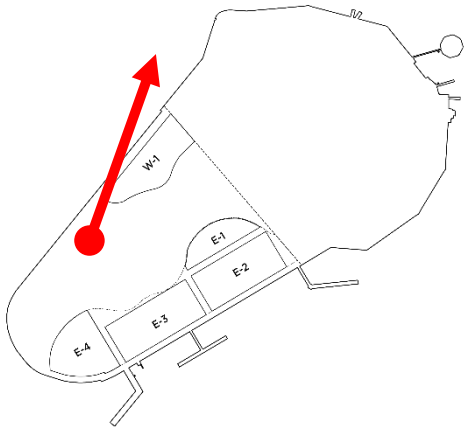
Upper building floor plates are limited to 27,000 SF (10% of the Western Subarea).





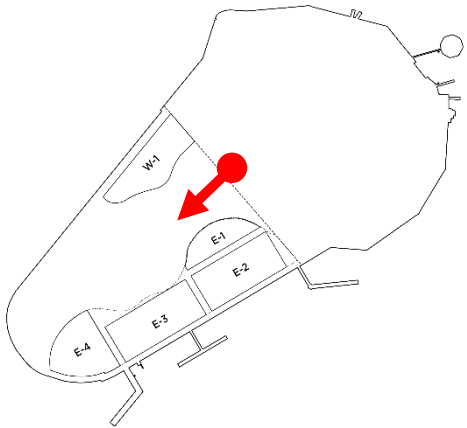
VIEW STUDIES

View From: Outlook Hill



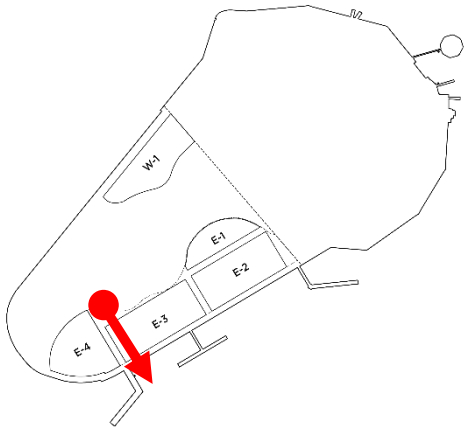
Illustrative concept

View From: Liggett Terrace



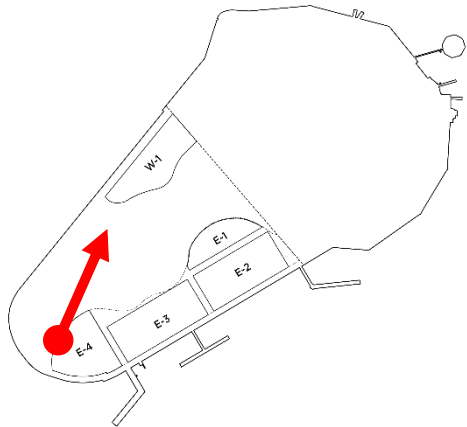
Illustrative concept

View From: Primary Connection near Eastern Esplanade



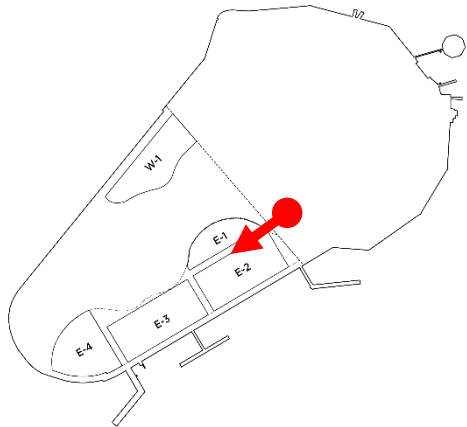
Renderings shared in 2018 to Manhattan CB 1, illustrative visualization depicts conceptual urban design principles only

View From: Picnic Point



Renderings shared in 2018 to Manhattan CB 1, illustrative visualization depicts conceptual urban design principles only

View From: King Avenue

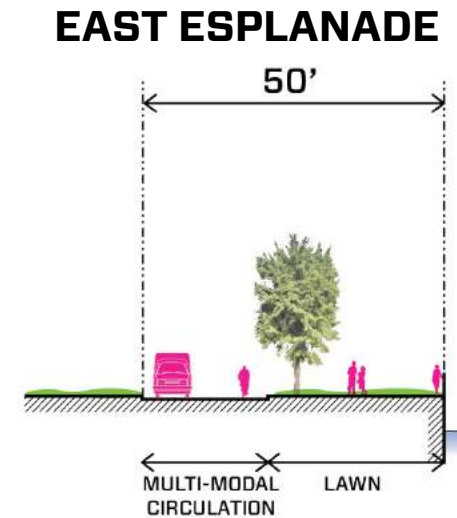
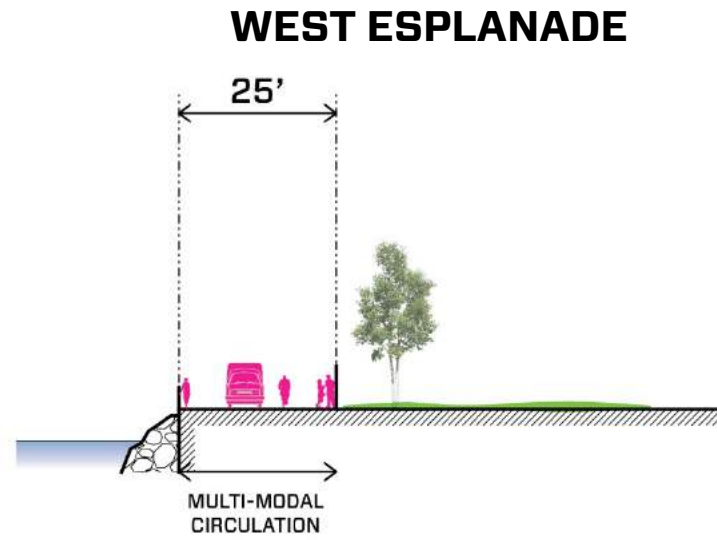


Renderings shared in 2018 to Manhattan CB 1, illustrative visualization depicts conceptual urban design principles only

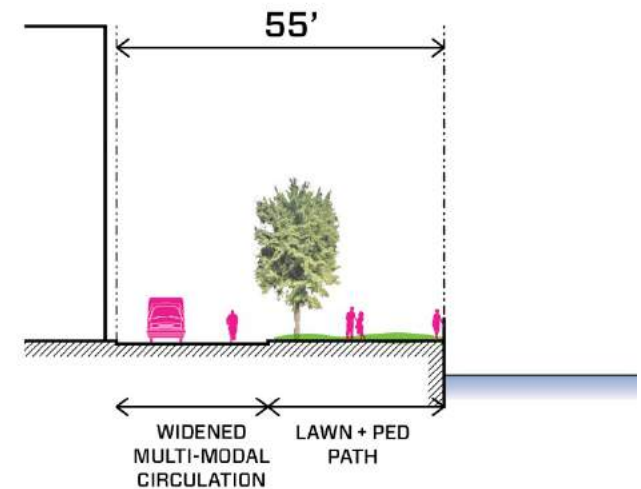
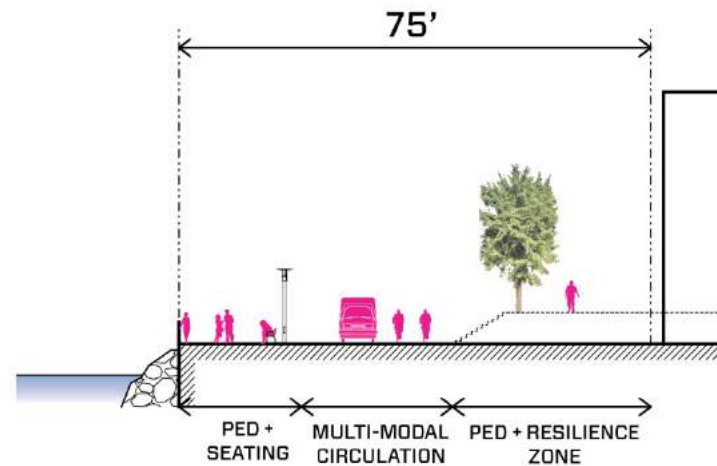
ESPLANADE STUDIES

Existing & Proposed Esplanade Widths

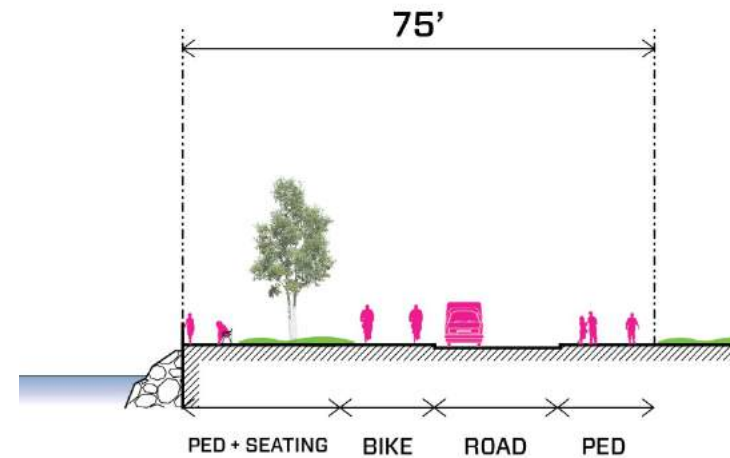
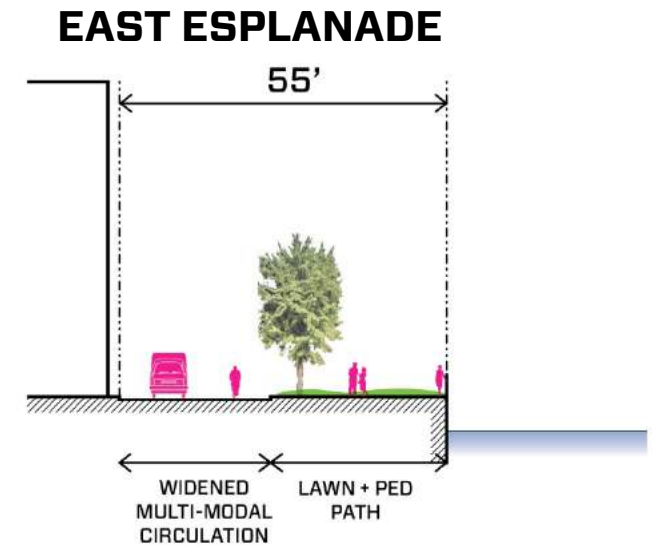
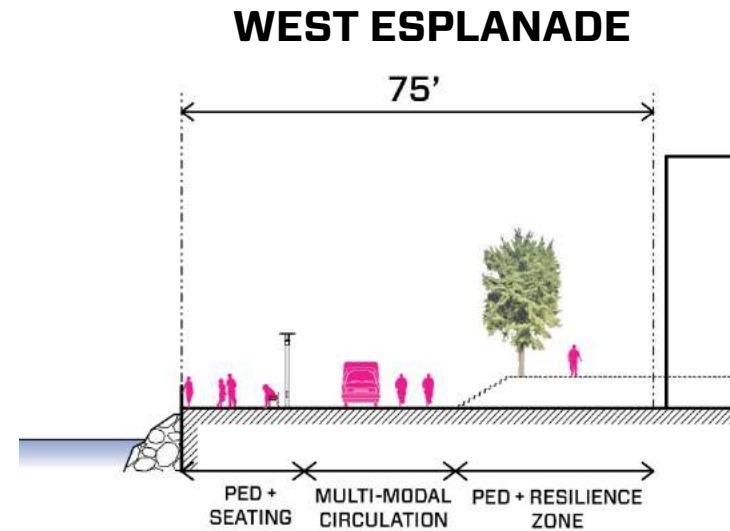
EXISTING



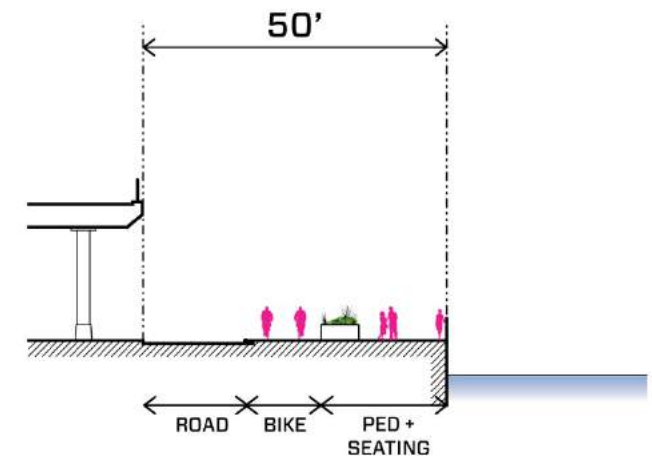
PROPOSED



Proposed Esplanade Widths Compared to Precedents



CORNELL TECH ESPLANADE



EAST RIVER ESPLANADE

Existing & Proposed Esplanade Widths



CORNELL TECH PROMENADE



EAST RIVER ESPLANADE

Ensuring The Esplanade is Not Too Big



THE BUND, SHANGHAI



BAY RIDGE PROMENADE, BKLYN

YANKEE PIER STUDY

Yankee Pier Plaza Will be at a Minimum Twice as Large as Soissons Landing



YANKEE PIER PLAZA



SOISSONS LANDING

Yankee Pier Plaza Will be at a Minimum the Same Size as Zuccotti Park



YANKEE PIER PLAZA



ZUCCOTTI PARK

The following are responses to questions that have been raised by the Community Board:

Will development take away park space?

No. The proposed rezoning will protect the existing open space on the Island, and expand public spaces within the park, esplanade and development sites.

Could a casino be development as of right when the deed restrictions expire?

No. Casinos are not allowed under the proposed rezoning.

Could Governors Island’s land expand under the current zoning?

No. Approvals required for infill development are outside the scope of zoning.

How many buildings at the maximum height could be built in total?

The controls under zoning includes limiting the lot coverage above 125’ to 30% of a parcel, capping floor plate sizes and requiring minimum distances between upper portions of buildings

Could a developer make the Island all residential?

No. The zoning reduces the existing residential FAR by 60%, from 0.5 to 0.2* (or approx. 715K zsf).

Upon expiration of the existing deed restrictions, any additional residential FAR above to 0.2 would require rezoning and ULURP.

GOVERNORS ISLAND

Next Steps



Climate Solutions Center Timeline:



Input from Governors Island's Community Advisory Council, CB1 to inform future solicitation goals including:



Public Engagement



**Building Equitable Education
and Job Pipelines**



Design Guidelines

GOVERNORS ISLAND

Thank you!

