

GOVERNORS ISLAND

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# City Planning Commission

Governors Island Planning & Zoning Presentation



**The Trust's mission is to realize the full potential of Governors Island, demonstrating a bold vision for public space.**

**Our vision for continued growth focuses on three key strategies:**



**Open Space, Recreation & Amenities**



**Arts & Culture**



**Climate Solutions**

**In September, 2020, Mayor Bill de Blasio and the Trust announced a vision to bring a leading center for climate solutions to Governors Island.**

This new center will pair interdisciplinary research focused on developing, testing, and scaling new tools for climate solutions with meaningful public engagement through diverse educational and cultural experiences.

**The Trust envisions attracting an academic or research anchor institution, followed by new uses related to climate solutions will complement and enhance other cultural, non-profit and commercial tenancies.**



### **Education or Research Anchor Institution**



### **Dormitories & Faculty Housing**



### **Convening & Hospitality**



### **Commercial Operations & Innovation**



### **Living Lab & Cultural Destination**



# Deed Requirements & Master Planning

Deed outlined required, permitted and prohibited uses, and required a Master Plan

Key principles and project goals guided Master Plan development in 2006:

- Create a public place and parklands that all New Yorkers will cherish;
- Enhance New York's place as a center for culture, business, education, and innovation;
- Achieve financial self-sustainability for the Island;
- Adaptively reuse historic structures and provide for the preservation of these public treasures;
- Promote environmentally sustainable development; and
- Contribute to the vitality of New York Harbor and link to the surrounding waterfronts.



## Master Plan Released in 2010 following years of public engagement



## Transformation Timeline



**1996** US Coast Guard departs Governors Island



**2013** Rezoning of Governors Island Historic District (North Island)



**2003** Island is transferred to City and State for \$1, with deed restrictions in place



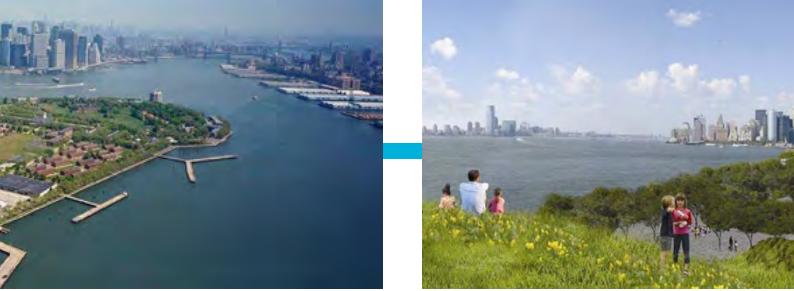
**2014** Phase 1: 33 acres of new park designed by West 8 opens on South Island



**2006** Islandwide RFP, no uses designated



**2016** Phase 2: The Hills opens on South Island



**2006** Design competition for new parks and public open space released, West 8 selected



**2020** Climate Center vision announced, rezoning of South Island development sites begins



**2010** West 8's Park and Public Space Master Plan announced



**2012** Historic District RFP, & South Island RFEI – Harbor School, LMCC, QC Terme designated as new tenants



**2020** North island RFPs seeking cultural tenants, green businesses and non-profits released



## Following a decade of progress, Governors Island is poised for growth as a greater resource for New York City



### Over \$400M of Investment

43 acres of award-winning, resilient park space, infrastructure improvements & expanded transportation



### Educational & Cultural Partners

Year-round tenants, including the Harbor School, the Lower Manhattan Cultural Council & dozens of cultural partners working across arts and the environment

*Above: Climate Museum*



### Destination Appeal

An expanded six-month season with a rapidly growing audience — nearly 1M annual visitors in 2019



## Our Plan



### Strategic Planning & Public Engagement

- Process to solicit feedback on goals for future RFP related to public engagement, workforce & educational pipelines & design guidelines
- Outreach & marketing to universities, NGOs & philanthropic leaders



### South Island Rezoning

- Create zoning framework to align zoning with uses allowed by deed
- Allow for vibrant mix of uses that complement and enhance existing Island character
- Create limitations on height, density and add open space protections



### Anchor Institution Solicitation

- Target educational or non-profit research institution through RFP/RFEI
- Release anticipated **2021**



### Historic District & Year-Round Access

- Trust will continue to attract uses and expand space for existing tenants in support of year-round public access, including arts and culture, education, amenity, recreation, hospitality and food and beverage uses
- Historic District activation strategy

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# II. Urban Design Planning





**Working with DCP, the Trust established guiding urban design principles, shared with our Community Advisory Council**

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

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

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

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

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Activate building edges along public spaces.

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Encourage flexibility to accommodate a wide range of building types and a mix of uses.

**The zoning envelope, mix of deed-compliant uses, and density were developed with the goal of creating a successful 24/7 district, anchored by a major academic institution**

### **Attract and Support a Major Academic Anchor:**

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- Community Facility (academic buildings, dorms)
- Convening spaces (hotel, convention, theater)
- Amenity retail uses (convenience shops, food & beverage)

### **Create a Lively 24/7 Community without Permanent Residential:**

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- Hotel
- Dorms
- Artist residency opportunities\*
- Faculty Housing\*

*\*Overnight uses allowed by the deed that require residential zoning*

### **Create a Lively, Inspiring and Engaging District:**

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- Cultural and entertainment uses
- Amenity uses (shops, food & beverage)
- Convening and event spaces

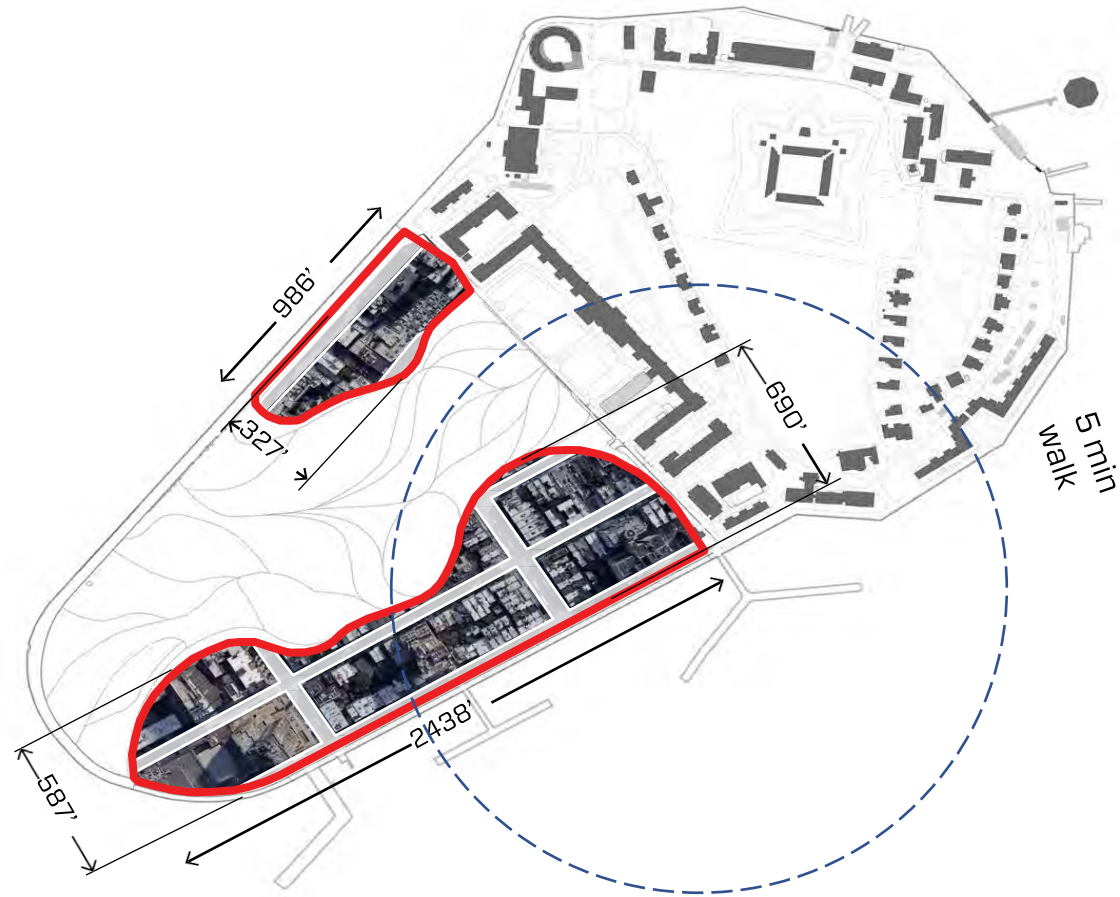
### **Capture Job Creation & Economic Development Opportunities:**

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- Office
- R&D space
- Small-scale production



## Scale of development zones creates a district that allows for variety and a sense of place



## Comparing Governors Island to other projects



**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 - 5 M ZSF - 6 FAR\***

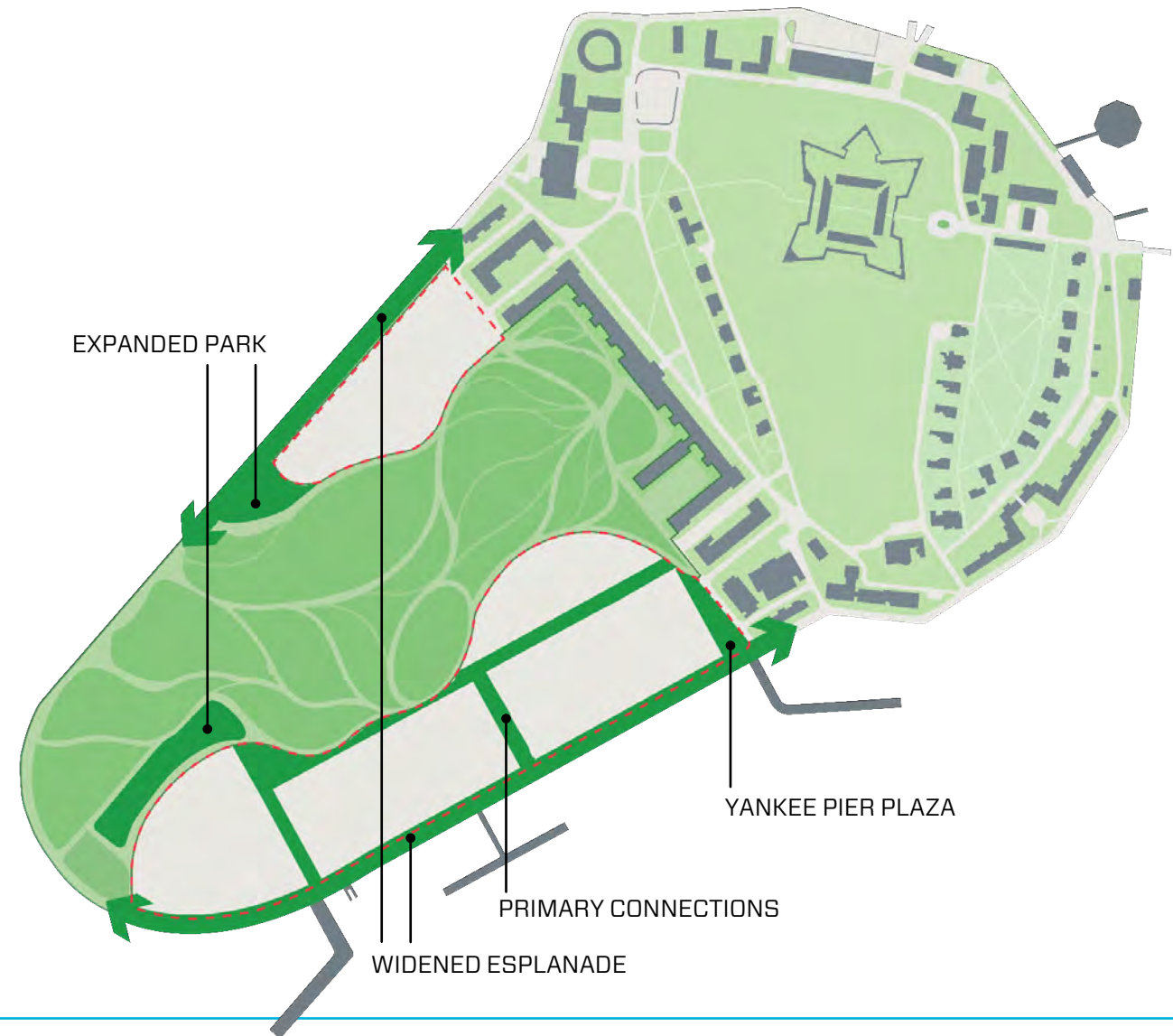
- The Trust studied 8 comparable mixed-use projects across the US
- The total square footage of those 8 ranged from 2.25M SF to 8M SF, with an average of 3.7M SF.



## Proposal will protect, support, and expand 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

**54.85 ACRES**  
**+ SECONDARY CONNECTIONS**  
**+ EXPANDED PARK EDGE**



# Envelope controls (with limited height opportunities) promote variation while maximizing open space and offering flexibility for innovation, sustainability, and resiliency



*\*Height in all other parcels are limited up to 200' or 230'*

## Analysis Study Area:

- 52 intersections, 30 sidewalks, 27 corner reservoirs, and 16 crosswalks in both Manhattan & Brooklyn
- 3 subway stations, 5 subway lines, and 4 bus lines studied
- Trust is committed to a traffic monitoring plan

### Vehicular Traffic Analysis

#### Manhattan

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

#### Brooklyn

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

### Pedestrian Analysis

#### Manhattan

- 17 crosswalks & corners with impacts
- 7 crosswalks & corners fully mitigated
  - 10 crosswalks & corners unmitigated

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

### Transit Analysis

#### Manhattan

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

### Construction Period

#### Manhattan Traffic

- 2 intersections with temporary unmitigated impacts

#### Manhattan Pedestrians

- 1 crosswalk with temporary unmitigated impacts



### **Proposal builds upon 20 years of planning and advocacy in realizing Governors Island's full potential as a vibrant resource for New York City. This project will support:**

- A vibrant Governors Island that is accessible to the public year-round
- A comprehensive, and mission-driven vision that complements and enhances the Island's existing character
- Expanded opportunities for education and public engagement
- Aligning uses for the South Island development sites with what is allowed and envisioned by the deed
- Generating demand necessary to restore 1.3M SF in historic buildings
- Creating a sustainable revenue stream to support Island operations needs and expanded public access
- The creation of 8,000+ permanent jobs

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# Thank you

