GOVERNORS ISLAND IS FOR NEW YORKERS
WE'RE MOVING TOWARDS A YEAR-ROUND, 24 HOUR COMMUNITY
GOVERNORS ISLAND HAS EXPANDED TO A 6 MONTH SEASON
DEVELOPMENT HISTORY... WHAT’S DIFFERENT TODAY?

2006
- Island RFP, no tenants
- 28 day season, weekends only
- 1 ferry route
- No park
- No infrastructure

2012
- NI RFP & SI RFEI, 2 tenants designated
- 40 day season, weekends only
- 2 ferry routes
- Park planned
- Infrastructure planned

2018
- Islandwide activation
- 180 day season, 7 days/week
- 3 ferry routes
- 43 acres of new park open
- $300M invested
OUR PLAN

Activate
Attract early movers that 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
<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<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, deed restrictions put in place</td>
</tr>
<tr>
<td>2006</td>
<td>Islandwide RFP, no uses designated</td>
</tr>
<tr>
<td>2010</td>
<td>Park and Public Space Master Plan</td>
</tr>
<tr>
<td>2012</td>
<td>Historic District RFP and South Island RFEI, Harbor School, LMCC and QC Termes designated as new tenants</td>
</tr>
<tr>
<td>2013</td>
<td>Rezoning of Governors Island Historic District (North Island)</td>
</tr>
<tr>
<td>2014</td>
<td>Phase I: 33 acres of new park designed by West 8 opens on South Island</td>
</tr>
<tr>
<td>2016</td>
<td>Phase II: The Hills, opens on South Island</td>
</tr>
<tr>
<td>2017</td>
<td>Develop strategy for Island activation</td>
</tr>
<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>
</tr>
</tbody>
</table>
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 staff resources to support 24/7 activity.

**Historic Preservation**
Activating and investing in historic buildings will allow us to better preserve and maintain them.

**Increased Public Programming and Park Maintenance**
More funding means better care for our park and increased capacity for public programming.
2.6 Application of Income. (a) From and after the date hereof and during the thirty (30) year period commencing on the Master Plan Effective Date, all income derived from the operation and use of the Island Property or any part thereof or any improvements thereon, including net sale proceeds (including from sale of development rights), net insurance proceeds, net loan proceeds, user fees, lease rents, contractual payments, license, concession fees and royalties, but excluding charitable donations and gifts, (collectively "Governors Island Income") by GIPEC or its successors and assigns or the Island Property Owner, the Governors Island Operator, shall be applied solely and exclusively to pay for all costs and expenses incurred by GIPEC or its successors and assigns in connection with its operation, maintenance, remediation, development and improvement of Governors Island or on behalf of the operations of any entity for any of its Public Benefit Uses, Additional Public Benefit Uses, Additional Permitted Uses, if any, of Governors Island.

(b) Additional Permitted Uses: From and after the date hereof and for a period of thirty (30) years from the Master Plan Effective Date (the "Additional Permitted Uses Restriction Term"), permitted uses on the Island Property shall include any combination of the following uses set forth in this subparagraph 2.3(b) that shall be compatible with the historic and civic character of Governors Island (collectively, the "Additional Permitted Uses"):

(i) Entertainment facilities;
(ii) Housing for caretakers or managers of Governors Island and police and fire personnel and facilities thereat;
(iii) Short-term or extended-stay accommodations;
(iv) Cultural and arts facilities;
(v) Hospitality uses, including hotels and conference/banquet facilities;
(vi) Commercial office space;
(vii) Retail, service and dining facilities;
(viii) Public works;
(ix) Health facilities; and
(x) Other public, commercial and mixed-use purposes.
2010 PARK AND PUBLIC SPACE MASTER PLAN LAID THE GROUNDWORK FOR FUTURE DEVELOPMENT
Governors Island is continuing its transformation into a vibrant place to work, learn and play.

The 2010 Governors Island Park and Public Space Master Plan defined:

- Two development parcels
- A plan that activates the Island year-round
- A strategy to set the Island on a fiscally sustainable path
2010 MASTER PLAN

GOVERNORS ISLAND PARK AND PUBLIC SPACE MASTER PLAN

WEST 8
OUR VISION FOR THE FUTURE:

CREATE A YEAR-ROUND SUSTAINABLE CENTER FOR CREATIVITY, LEARNING & EXPERIMENTATION
WE’RE LOOKING FOR A MIX OF USES THAT ADVANCE OUR VISION

Education
The Island’s serene campus-like environment offers an ideal NYC setting for universities and all levels of learning.

Commercial Office and Research & Design Facilities
A working population on the Island can balance quieter weekdays, while providing more expansion for growing industries in the City.

Cultural Uses
More permanent cultural and entertainment facilities will enhance the Island’s existing creative arts and cultural community.

Hospitality and Convening
Governors Island is a convenient place for New Yorkers to collaborate, share ideas and come together. Uses such as restaurants and hotels can improve amenities for the Island’s growing year-round visitors.
WE’RE THINKING ABOUT THE ISLAND AS

2 UNIQUE OPPORTUNITIES

NORTH ISLAND

SOUTH ISLAND
Activating the historic district

Establish 365 day, 24 hour uses
Create connections to everyday life of the City
Build value for future South Island development
The Special Governors Island District allows for adaptive reuse of existing historic buildings north of Division Road.

The district allows uses consistent with the deed while preserving historic character.

### North Island Zoning At-a-Glance

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>R3-2/Special Governors Island District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Uses</td>
<td>- Office  - Retail  - Gym &amp; health clubs - Amusements</td>
</tr>
<tr>
<td></td>
<td>- Education - Restaurants - Theater &amp; conference - Maritime recreation</td>
</tr>
<tr>
<td>Landmark Status</td>
<td>Entire district is designated a New York City Historic District</td>
</tr>
<tr>
<td>Public review</td>
<td>Trust Board + LPC/SHPO + CB1 for commercial uses above 7,500 SF</td>
</tr>
</tbody>
</table>
ACTIVATION STRATEGY

NORTH ISLAND

ACADEMIC  425,000 SF
CULTURAL   300,000 SF
HOSPITALITY 200,000 SF
OFFICE     250,000 SF
RETAIL     100,000 SF
OCCUPIED   320,000 SF
NORTH ISLAND TOTAL 1,500,000 SF
ACTIVATION STRATEGY

NORTH ISLAND
ACADEMIC 425,000 SF
CULTURAL 300,000 SF
HOSPITALITY 200,000 SF
OFFICE 250,000 SF
RETAIL 100,000 SF
OCCUPIED 320,000 SF
NORTH ISLAND TOTAL 1,500,000 SF

SOUTH ISLAND
NEEDS REZONING 4,500,000 SF

TOTAL 6,000,000 SF
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):
GOVERNORS ISLAND PRE-2010
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.
EXISTING ISLAND CHARACTER

EXISTING ISLAND CIRCULATION

TYPICAL LARGE PARK PATH

TYPICAL SMALL PARK PATH

ESPLANADE

LIGGETT TERRACE

COLONELS ROW

TYPICAL NORTH ISLAND PEDESTRIAN PATH

YANKEE PIER TO BKLYN PIER 6

SOISSONS LANDING TO BMB

PIER 101 NYC FERRY

LOADING / SERVICE

EAST DEVELOPMENT ZONE

WEST DEVELOPMENT ZONE

24
PLANNING WITH THE FUTURE PARK IN MIND
PLANNING WITH THE FUTURE PARK IN MIND
EMPHASIS ON MAXIMIZING PARK CONNECTIONS
RESILIENCY AND DESIGN FLOOD ELEVATION

Development parcels raised to match park elevation

Grade change between park and esplanade
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
THOUGHTFUL TRANSITION FROM HISTORIC DISTRICT
PLAN TO ENSURE FLEXIBILITY FOR VARIETY IN BUILDING TYPOLOGIES
Our vision for the future:

Create a year-round sustainable center for creativity, learning & experimentation.