



GOVERNORS

ISLAND

THIS IS NEW YORK CITY



Governors Island offers the advantages of the city WITH THE FEELING OF BEING A WORLD APART

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- A stylized map of New York City in shades of gray. The map shows the outlines of Manhattan, Brooklyn, and Queens. Several neighborhoods are marked with white dots and labeled. Governors Island is highlighted in a light blue color. The labels and their approximate locations are:
- Hudson Yards
 - Midtown South
 - Lower Manhattan
 - Cornell Tech/ Roosevelt Island
 - Long Island City
 - Williamsburg
 - Downtown Brooklyn/ DUMBO
 - Sunset Park/ Industry City



2003 THE TRANSFER

In 2003, President George W. Bush transferred 150 acres of Governors Island to the people of New York for \$1. The federal Government had previously put a price tag of \$500M on the Island.

Under terms of the transfer, responsibility for managing the Island was charged to the Governors Island Preservation and Education Corporation (GIPEC), a corporation formed jointly by the State and City of New York.



2016 THE HILLS

The City's newest resilient park rises up to 70 feet above sea level, opening a full year ahead of schedule. The Island had a record breaking year with almost 800K visitors in 2017.

GOVERNORS ISLAND PRE-2010



GOVERNORS ISLAND TODAY



WESTERN
DEVELOPMENT
ZONE

EASTERN
DEVELOPMENT
ZONE



A PARK DESIGNED FOR THE FUTURE


HOW THE PARK WAS BUILT

A large excavator is shown working on a construction site, with a city skyline in the background. The excavator is positioned on a large pile of earth, and its arm is raised. The city skyline includes several tall buildings, with the Freedom Tower being the most prominent. The sky is clear and blue. The overall scene is a construction site in an urban area.

Imported 175,000
CY of clean fill by
barge from Tilcon
Point Quarry

Barging
eliminated the
need for 12,000
dump truck loads
in NYC

50,000 CY of
Island debris
from demolished
buildings went
into the Hills



Reduced number
of storm water
outflows from NY
Harbor from 129
to 30

Re-capture of
rain water
reduces the
Island's need for
irrigation

Rain falling on
impermeable
surfaces is
directed to the
Oval and sports
fields

A photograph of a tree-planting site with the Statue of Liberty in the background. The foreground shows a sandy hillside with rows of young trees and workers. Three green circular callouts provide statistics about the planting efforts.

**Planted 700
trees and
43,000 shrubs
on the Hills**

**Planted
1,800 trees of
over 40 species
in Hammock
Grove**

**Added 2,000
trees and nearly
6,000 shrubs**



HURRICANE SANDY



OUR VISION FOR THE FUTURE:



CREATE A YEAR-ROUND SUSTAINABLE CENTER FOR
CREATIVITY, LEARNING & EXPERIMENTATION



Intimate campus of
HISTORIC BUILDINGS

NEW DEVELOPMENT POTENTIAL



WE'RE LOOKING FOR A MIX OF USES THAT ADVANCE OUR VISION

Education

**Commercial
Office**

**Research &
Design
Facilities**

Cultural Uses

**Hospitality &
Convening**

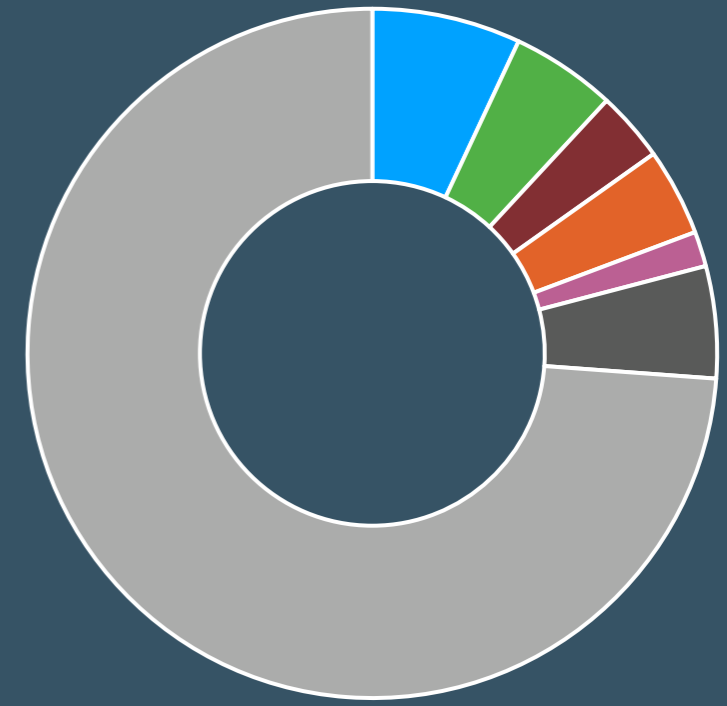
ACTIVATION STRATEGY



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



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| NORTH ISLAND TOTAL | 1,500,000 SF |

SOUTH ISLAND

| | |
|----------------|--------------|
| NEEDS REZONING | 4,500,000 SF |
|----------------|--------------|

TOTAL 6,000,000 SF

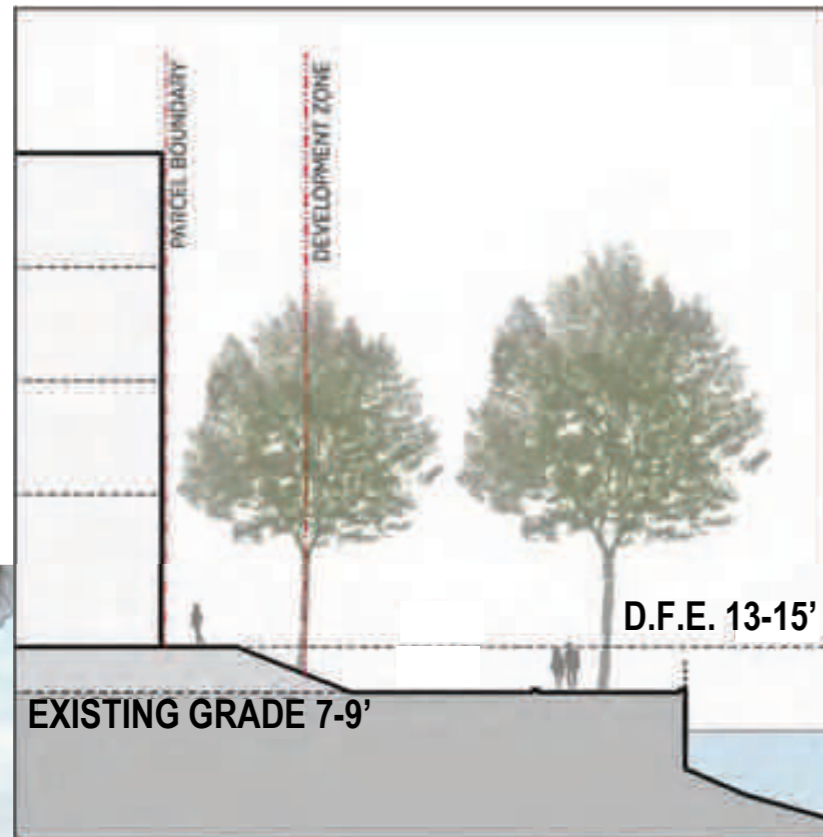
GUIDING PRINCIPLES FOR DEVELOPMENT

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.

RESILIENCY IS ENGINEERED INTO OUR DNA



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



PLANNING WITH THE FUTURE PARK IN MIND



POTENTIAL DEVELOPMENT SCENARIO





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