

# Governors Island: The Future is Now!



February 12, 2013

# Today's Presentation

1. **Governors Island and The Trust for Governors Island**
2. Public Access
3. Current Tenants
4. New Park and Public Spaces
5. Infrastructure Upgrades
6. RFP and RFEI for Development

## Making Progress on All Fronts

- Island is established as a leading place in NYC for arts, culture, and recreation
- First year-round tenants thriving
- Construction well underway for new park and public spaces
  - On time and on budget
  - No damage from Superstorm Sandy
- Capital projects moving forward
  - On time and on budget
- RFP for historic district and RFEI for South Island released
  - Responses due March 14





## Governors Island – October 2012



## Background

- 172-acre Island including 96-acre Historic District and 76-acre South Island
- Developed and used by the military from 1800's through 1996 with a live/work population of roughly 4,000 people
- Transitioned to local control in 2003, City control in 2010
- The Trust for Governors Island (The Trust) owns 150 acres
- National Park Service (NPS) owns 22-acre National Monument



## Governance and Funding

- The Trust is a 501 (c) 3 corporation and instrumentality of City of New York
- 13- member board is appointed by the Mayor with 4 members nominated by local officials
- The Trust owns 150 acres of the Island, along with buildings, and has a contract with the City to operate and redevelop the Island
- The Trust's agreements with City and State allow rent, Common Area Maintenance charges, and other revenues generated on-island to fund Island operations
- City expense funds associated with The Trust contract are the predominant source of funds
- Current operating budget of approximately \$13 million includes public access, year-round services, and all services reimbursed by outside users

# Operating Roles and Responsibilities

## The Trust's responsibilities include

- Security
- Maintenance of Island and buildings
- Sanitation and snow removal
- Public space maintenance, policies, and programming
- Core transportation to/from and around the Island
- Administration of the Island
- Infrastructure maintenance and construction

## Tenant responsibilities include

- Build out of tenant space
- Payment for utilities, maintenance, and janitorial services
- Tenant programming and operations



## Access and Transportation

The Trust subsidizes current core ferry service on the *Samuel Coursen*

- Up to 890 passengers and 36 vehicles
- Up to 12' 10" and 40 tons
- Current service is hourly from 6am – 6pm weekdays
- Current service calibrated to funding and user needs

The Trust also contracts with NY Waterways to provide service from Brooklyn and Manhattan for visitors and bicycles during public access season

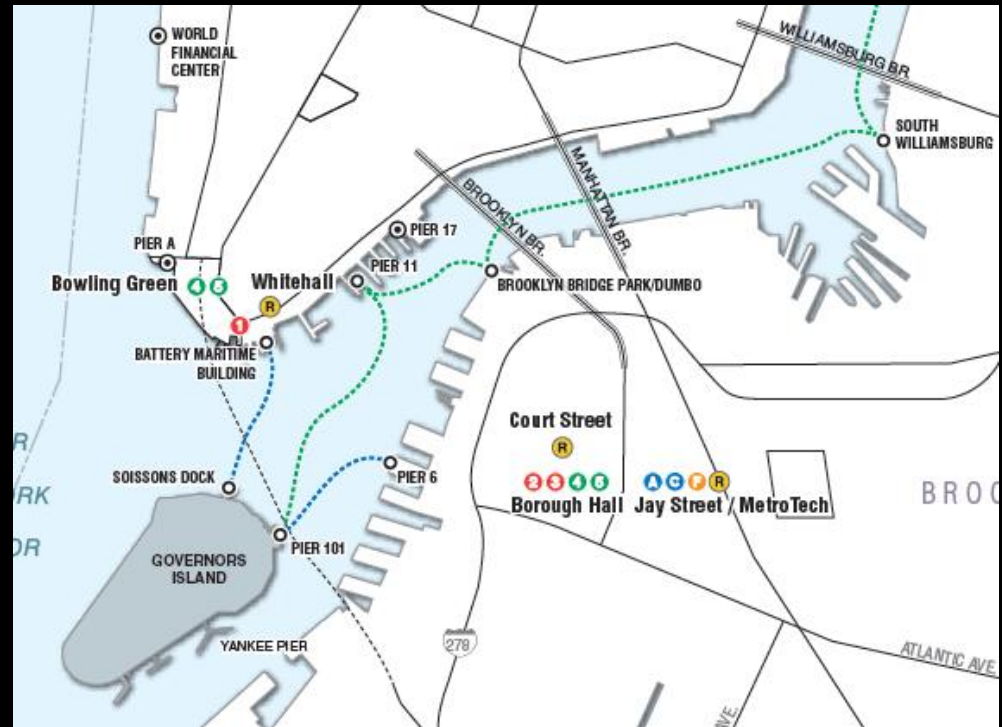




## Access and Transportation

Longer term, the Island is accessible by vehicle and by passenger ferries to multiple points in New York Harbor

- Trust ferry serves transit-rich BMB
- Island is 20% of weekend East River Ferry service @ \$4/ride
- Existing landing network allows for access throughout the region (including airports) in a one-seat ride
- Service can be scaled to meet specific needs for specific uses



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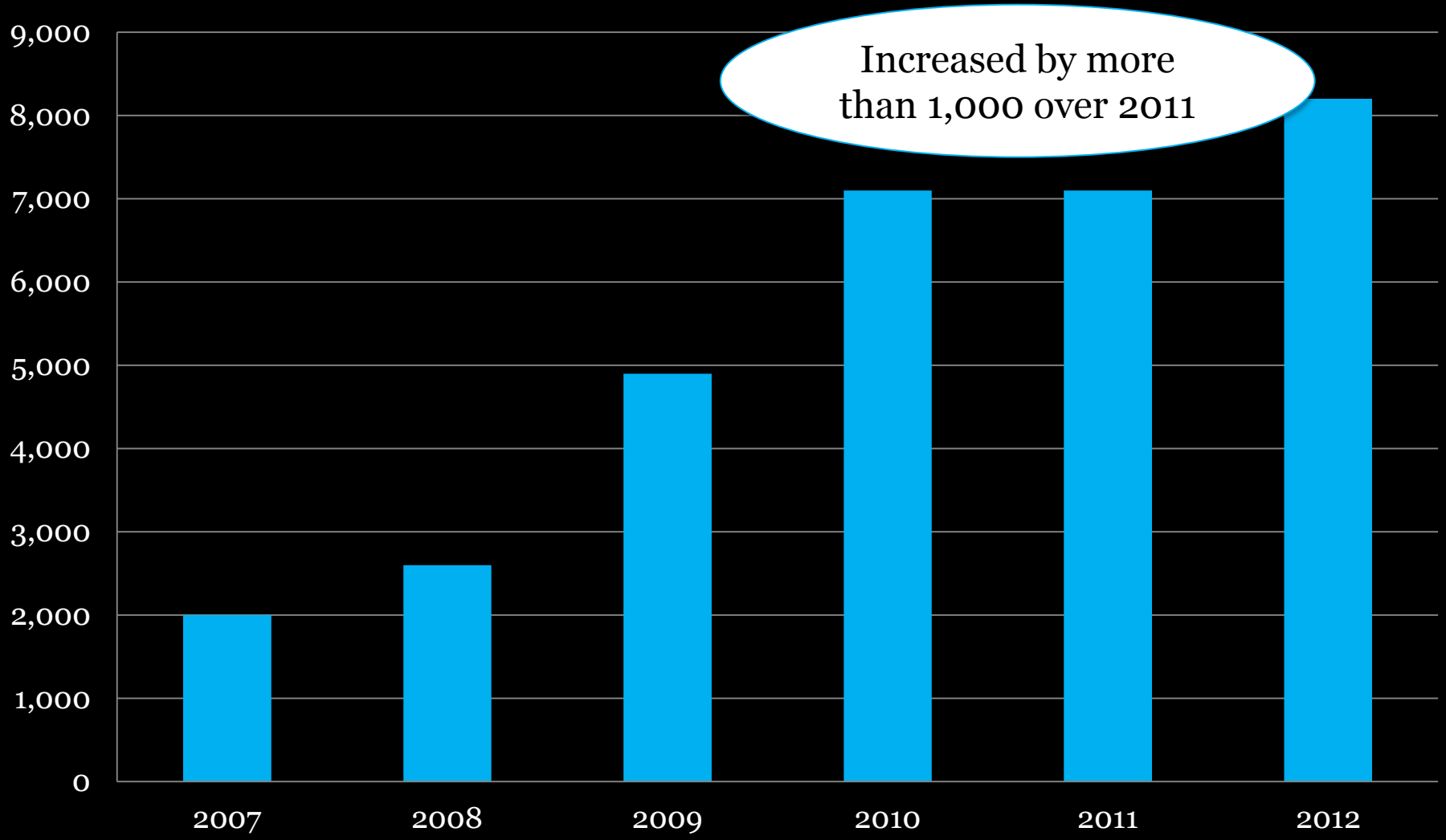
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## A Destination for the Public

- Public Access began in 2006, with 26,000 visitors over 27 days
- The Trust operates free ferries from Manhattan and Brooklyn
- Diverse public programs including art, theater, music, education, food-related
- A favorite place for relaxing, picnicking, strolling, and bicycling
- Island has developed as a creative, energetic and vibrant environment for visitors from throughout the City



## Public Access – Average Daily Visitors





## 2012 Public Access Season

- Welcomed 345,000 visitors in 40 days
- Average number of daytime visitors rose to 8,200 from 7,100 last year
- A third of all visitors took the free ferry from Brooklyn
- Island traffic comprises 20% of all East River Ferry service traffic
- Programming from more than 50 organizations



# A Shared Creative Space



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## Urban Assembly New York Harbor School

- New York City public high school with 430 students opened in 2010
- 69-year lease with The Trust
- Building 555 was gut-renovated by SCA
- Open during regular school hours, including summer session
- Students study aquaculture, oyster restoration, SCUBA diving, and a Regents curriculum
- Geographically diverse student body – no more than five students represent a single zip code





## Harbor School is Thriving

- Harbor School will open the Marine Science and Technology Center in Building 134 this year

“Perhaps the young school's most enduring legacy will have been to connect its student body, on both a visceral and academic level, to the environment, and make them feel they have a role to play in its preservation.”

- Wall Street Journal  
10/26/2012



## Lower Manhattan Cultural Council Artist Studios

- More than 30 artist studios and rehearsal space in the upper floor of Building 110
- LMCC operates under a 10-year permit with The Trust
- More than 40 visual artists and a dozen performing groups using studio spaces
- Open to the public during public access season – over 18,000 visitors in 2012



# Buildings in Use





## Current Operations

### Year-Round Operation

- Trust and NPS staff
- Harbor School and LMCC
- Contractors and others
- Trust provides security and utility services island-wide, and ferry to Manhattan
- Trust maintains physical plant on Island, as well as boat and BMB waiting room

### Public Access Season

- Weekends from May – October
- Free ferry service to Manhattan and Brooklyn
- Trust provides additional security and maintenance services
- Outside programming from a very diverse mix of entities



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# Park and Public Spaces – Phase One





# Phase One Opens in 2013



Soissons Welcome Wall



Hammock Grove

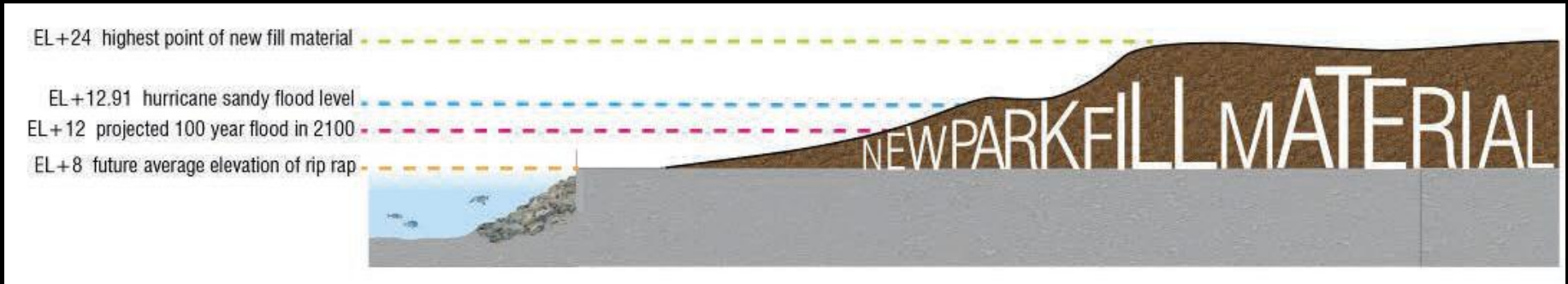


Play Lawn

Liggett Terrace



# Design Strategy for Resilience



Hundreds of thousands of cubic yards of general fill, up to 16' above the seawall, was imported to serve as the foundation of the future park. Several additional feet of topsoil will raise the elevation further.



West 8's master plan raises most of the South Island out of the projected 100-year flood plain in 2100



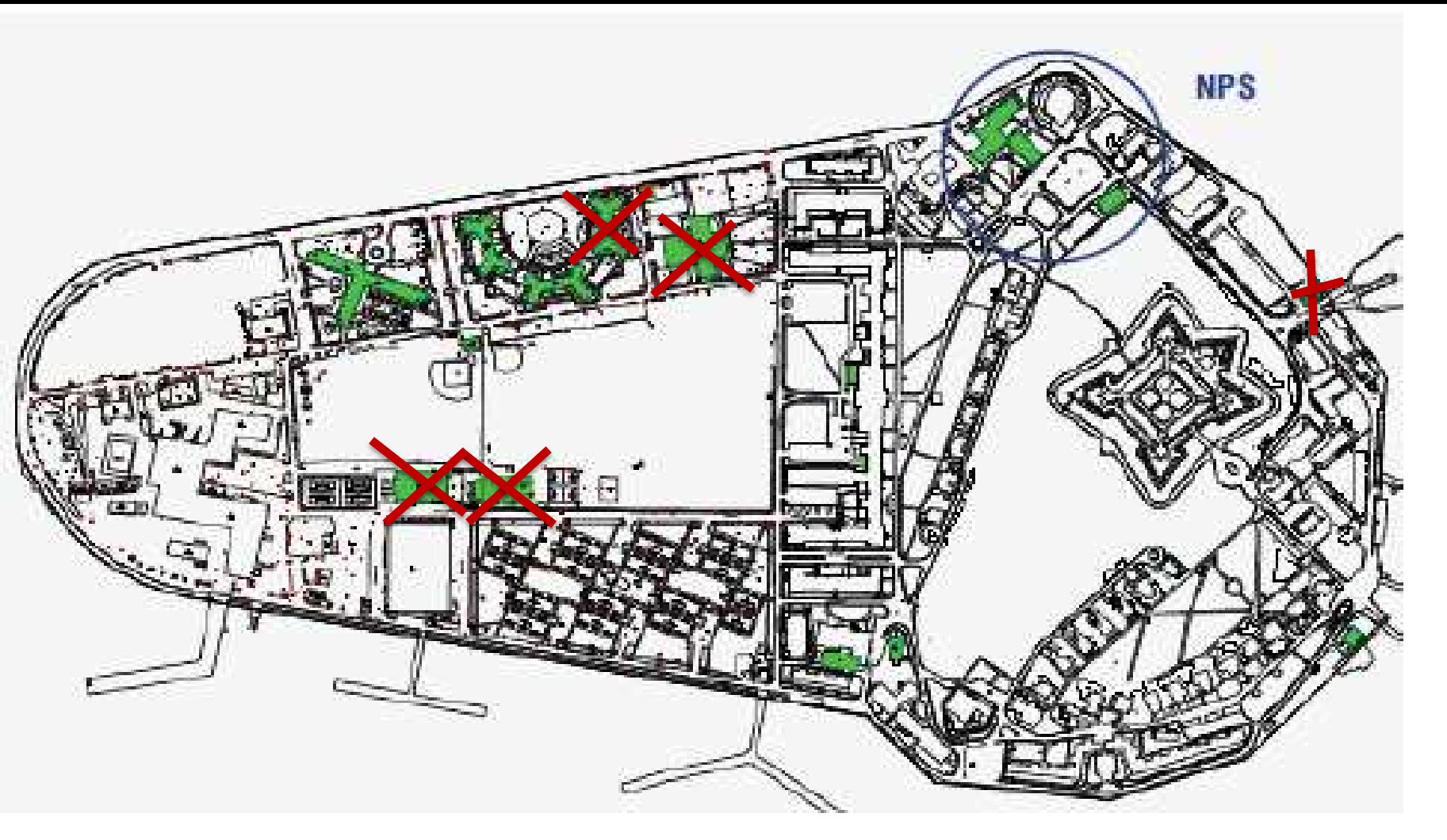
The blue line shows the limits of Sandy's storm surge – the partially complete Phase 1 Park was protected



# Transformation is Well Underway



# Several Structures Already Demolished



## Demolition – October 2012





# Soissons Landing





# Soissons Landing



# Liggett Terrace





# Liggett Terrace





# Hammock Grove





# Play Lawn



# Play Lawn



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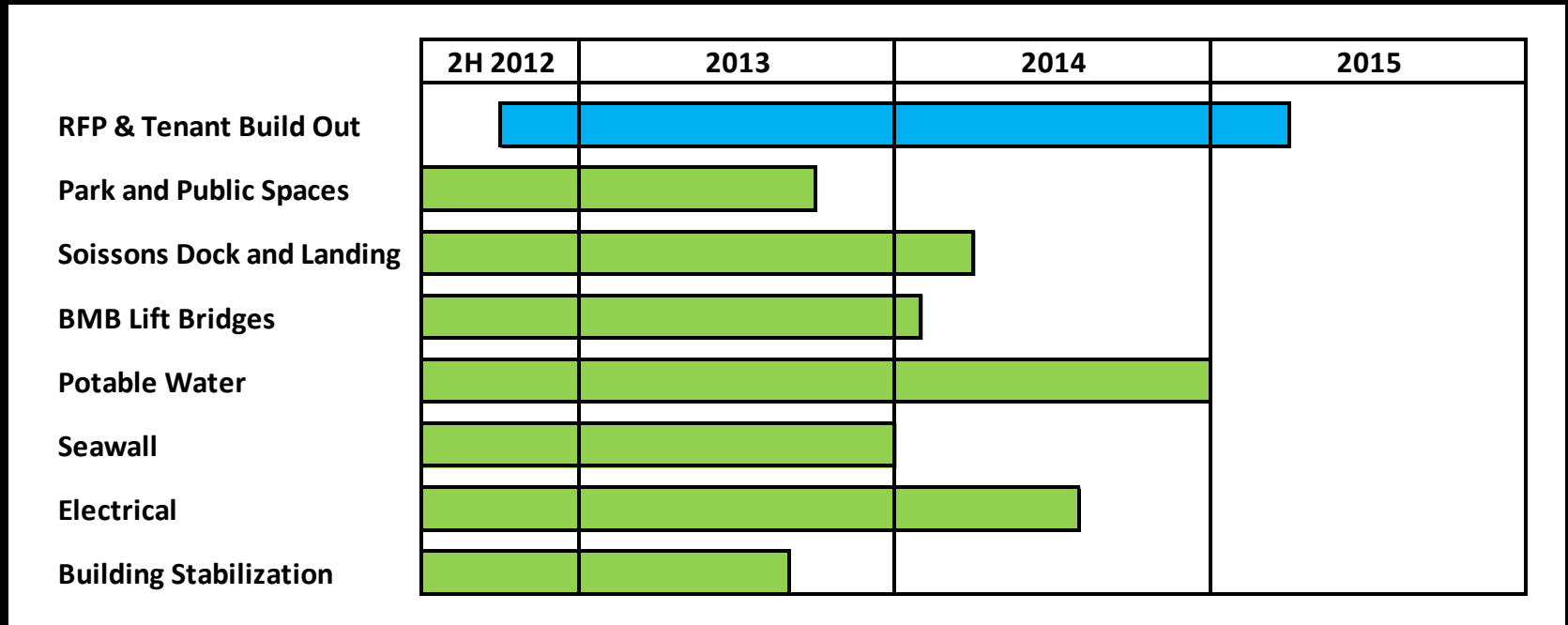
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# Current Capital Program

Based on the assessment, the City dedicated \$306 million in capital funds for a transformative first phase of investment

More than \$260 million of this will be spent by the end of 2013

**ALL PROJECTS ARE CURRENTLY ON TIME AND ON BUDGET**





## New Potable Water

Potable New York City water from Brooklyn distributed around the Historic District and the new park and public spaces, and ready for connection to the development zones

### Connection to Brooklyn

- New 12" main to DEP system in Red Hook
- Construction by horizontal directional drilling (HDD)

### On-island Distribution

- Water and fire protection for Historic District
- Review and approval from multiple agencies



# Electrical System Replacement

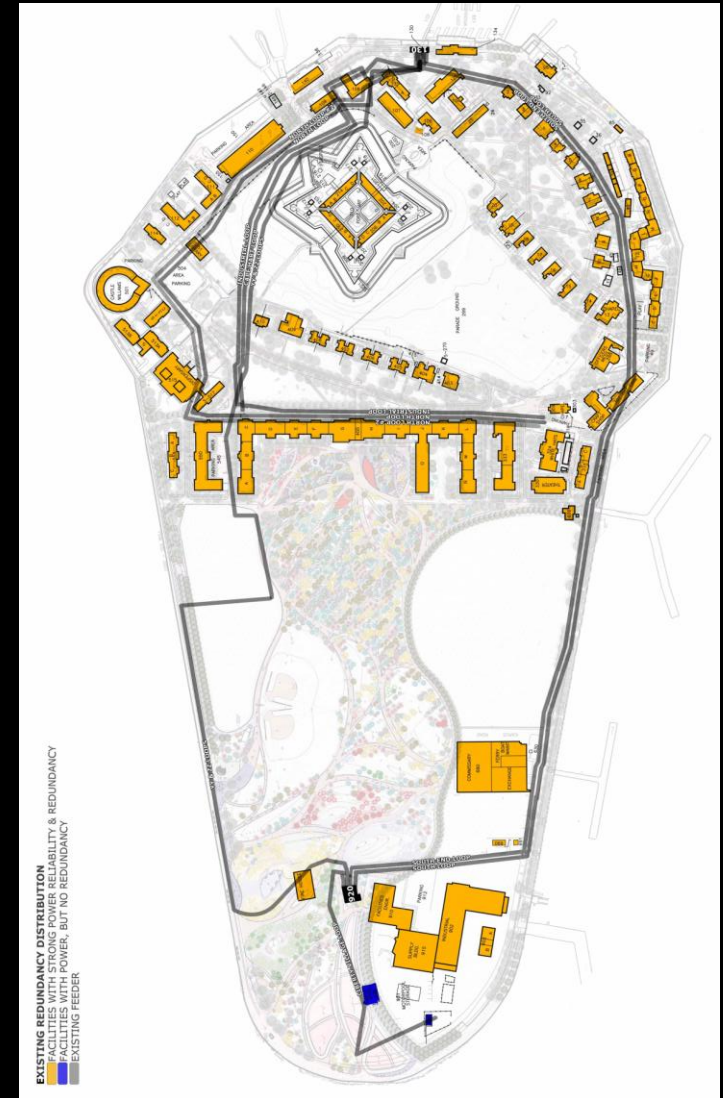
A new electrical connection along with new distribution on the Island and modernized telecom system, ready for tenant connections

## Main feeds to Island

- New feeders to Island
- New fiber optic cables
- Room for further expansion as needed

## On-Island Systems

- Comprehensive assessment
- Design of upgrades
- Construction of upgrades



## Reconstructed Docks and Piers

### Battery Maritime Building

- New lift bridges in both slips
- Replacement of antiquated electrical and mechanical systems

### Soissons Dock

- Complete replacement of in-water infrastructure
- New lift bridges
- Replacement of antiquated electrical and mechanical systems

### Yankee and Lima Piers

- Relocation of passenger ferry landing to Yankee Pier for better access
- Improvements to Lima Pier for construction access





## Seawall and Storm Sewer

### Seawall

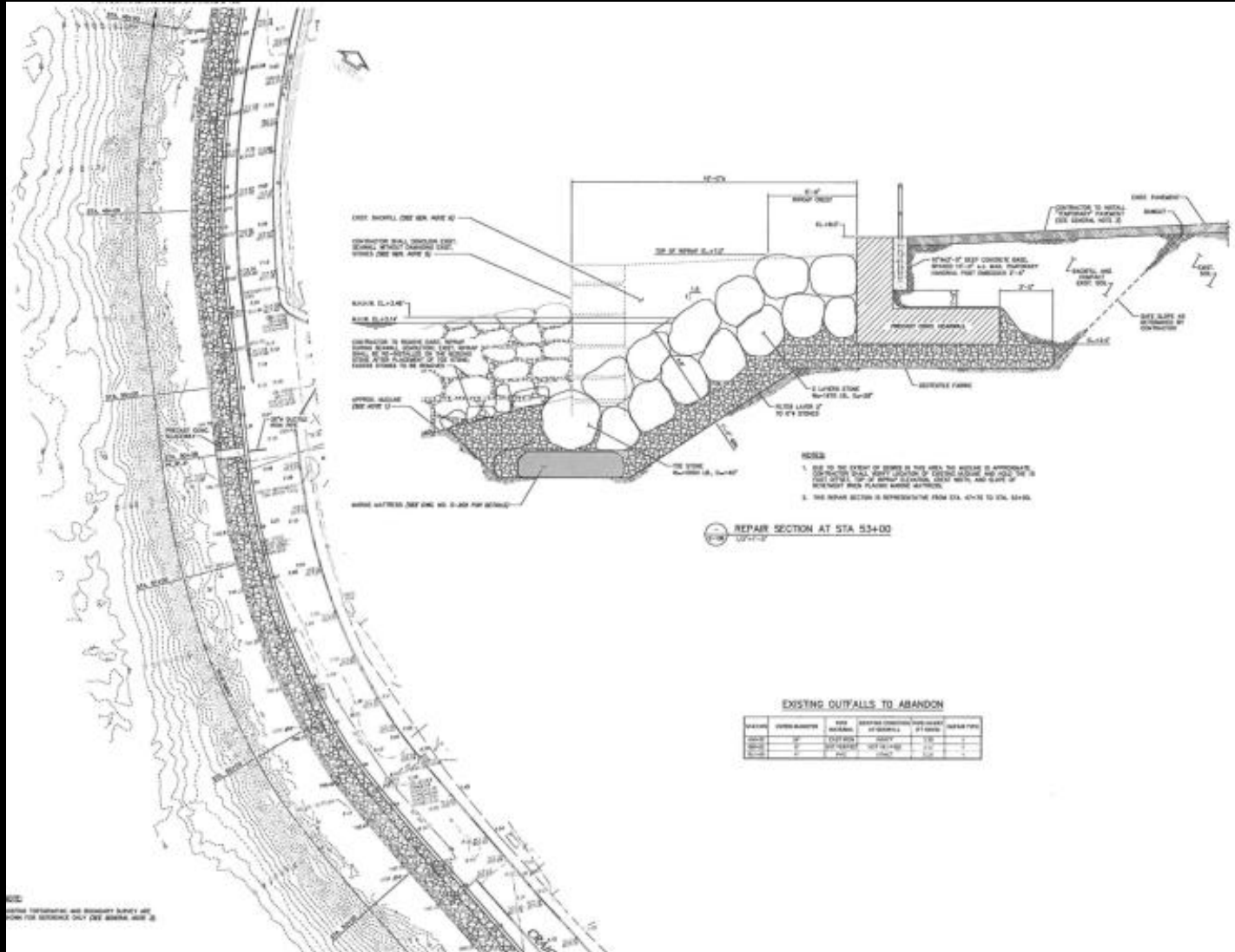
- Repair or rehabilitation of entire 2.2-mile seawall
- Seawall in the southern part of the Island will be reconstructed with new revetment to minimize long-term maintenance

### Storm Sewers

- New design for island-wide storm sewer system
- Construction integrated with seawall work



# Revetment Design



## Historic Building Stabilization

New roofs and other work for buildings throughout the Historic District

### Roofs

- Second phase of historic stabilization
- Comprehensive assessment of 30 buildings
- Design of replacement appropriate to each building

### Additional Work

- Replacement of porch roofs and structures
- Brick paths in high-traffic areas
- Limited masonry work on buildings with water penetration





## Future Phases of Capital Program

With the completion of the currently funded capital plan, next steps will respond to market demand

- Expansion of utility distribution in response to development
- Redundancy of mains to Brooklyn for water and sanitary sewer
- Phase Two of Park and Public Space Plan



## Battery Maritime Building Under Construction

- Dermot Company developing a 62-room hotel with restaurant and function space in the BMB
- A new focus of activity and programming for the Island's main gateway
- Construction underway, expected completion by end of 2014
- Trust has 99-year on waiting room and slips
- Ongoing coordination to ensure no interruption to TGI operations



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# Use Restrictions from Federal Deed of Transfer

## Required Uses

- Education
- Publicly accessible open space

## Permitted Uses

- Culture and arts
- Recreation and entertainment
- Hospitality and retail
- Health
- Commercial office and mixed use

## Prohibited uses

- Casinos
- Industrial
- Parking and power generation, except for use on-island
- Residential not associated with one of the permitted uses

## RFP Issued for Adaptive Re-Use of Historic Buildings

- *Development Opportunities on Governors Island* RFP released December 10, 2012
- RFP invites educational, cultural, office, and hospitality uses, both commercial and nonprofit, consistent with the deed
- Forty-four buildings available totaling 1.2 million square feet
- Largest adaptive re-use opportunity in the country
- High level of interest



## Historic District Opportunity

- The Trust owns land and buildings, and has authority for leases of 69 years with no ULURP for tenancy
- Infrastructure investment schedule ensures that systems and new park are in place before occupancy
- Depending on the nature of exterior work, further approvals may be required from LPC/SHPO
- Interiors can be altered
- Historic district designation allows for use of Historic Preservation Tax Credits





## Special Zoning District for Historic District

The Trust is working with City Planning and other City agencies to establish a special zoning district for the Historic District

- Rezoning will bring the uses allowed by zoning regulations in line with uses allowed by the deed, and make them consistent with the mix of uses long-envisioned for the Island
- No change to the development envelope established previously in the Historic District design manual
- Rezoning EIS considers impact of a broad range of uses, so RFP responses may not require further environmental review

Timeline for rezoning:

- Environmental review started in January 2013
- ULURP process expected to begin in February 2013
- Approval expected fall 2013

## RFP Calendar

- RFP released December 10, 2012
- Responses Due March 14, 2013
- Zoning for special district in place fall 2013
- Leases approved by Board and signed fall 2013
- Infrastructure upgrades complete end 2014
- Tenant construction complete and occupancy to begin 2015



## South Island Development Zones

- 33 acres set aside for development – 26.5 acre zone on the east side, 6.5 acres on the west
- Both waterfront properties also border on the new park and public spaces
- Development opportunity characterized by an unusually high level of flexibility in programming and physical design
- The Trust invites all ideas for the South Island zones – a mix of entertainment, hospitality, cultural and educational uses – both commercial and nonprofit





## South Island RFEI

- RFEI for South Island development, released January 28, is the first step in understanding the long-term potential of the Island
- Unlike in 2006, the Island now is a popular, well-known destination with more than \$260 million of investment in critical infrastructure and public spaces
- Current R3-2 zoning is expected to be amended, and federal use restrictions may also be amended
- Absence of streets, building lots, or below-grade infrastructure allow for flexibility in design and construction
- Design and funding to extend infrastructure networks into the development zones await finalization of tenancy
- Respondents will have the opportunity to work with The Trust and the City to shape development controls

# Visualization of East Development Zone



## RFEI Calendar

- RFP released January 28, 2013
- Site Visit February 8, 2013
- Questions Due February 14, 2013
- Responses Due March 14, 2013
- Subsequent RFP expected to be issued spring 2013





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