

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 21, 2022

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Trust for Governors Island Preview of Finalist Proposals for the Climate Solutions Center

WHEREAS: On October 26, 2022 and November 14, 2022, the Trust for Governors Island gave public access to descriptions and illustrative renderings of the “three finalist proposals that are under consideration as part of the city’s global competition to create a new, state-of-the-art educational and research institution on Governors Island dedicated to researching, developing, and demonstrating equitable urban climate solutions”<sup>1</sup>; and

WHEREAS: This meeting was prompted by requests from CB 1 and the Lower Manhattan community to better understand the RFP process and get an idea of what shape the responses were taking; and

WHEREAS: The preview events were unprecedented as the Trust for Governors Island created visibility within the city procurement process; and

WHEREAS: As with any proposal, there are features that CB 1 members found exciting as well as generating concerns; and

WHEREAS: The Executive Committee of CB 1 focused on the proposed research focus areas, educational curriculum and activities, and campus design; and

WHEREAS: In 2020, CB 1 stated the following in a resolution about redevelopment of the island “CB1 strongly believes that the selected proposal for **development of a Climate Center on Governors Island** must meet the restrictions, conditions and covenants as contained in the GI Deed from 2003 to: *‘ensure the protection and preservation of the natural, cultural and historic qualities of Governors Island, guarantee public access to this magnificent island, promote the quality of public education, and enhance the ability of the public to enjoy Governors Island and the*

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<sup>1</sup> “Mayor Adams, Trust For Governors Island Unveil Finalist Proposals For Climate Solutions Center” Press release web page, accessed on December 20, 2022. <https://www.nyc.gov/office-of-the-mayor/news/781-22/mayor-adams-trust-governors-island-finalist-proposals-climate-solutions-center#/0>

*surrounding waterways, thereby increasing the quality of life in the surrounding community, the City, the State and the United States.”*; and

WHEREAS: CB1 and The Trust share the goal to bring research and educational opportunities to the island, which would manifest in more people on the island throughout the year, provided that such activities do not translate into long residential stays; and

WHEREAS: Hotels and dormitories have their uses within an academic setting, but given the sensitive nature of the island, such facilities should not be built with the financial purpose to allow for extended stays; and

WHEREAS: Despite the permissiveness of the new special purpose zoning districts on Governors Island, many members of CB 1 feel strongly against building heights that are in excess of the existing historic building typologies on the island; and

WHEREAS: CB1 has a general preference for adaptive reuse to be favored with the redevelopment strategy; and

WHEREAS: The following general Land Use and Open Space Principles are valued by CB 1:

- Proposal that reuses as many of existing Island structures as possible with a minimal addition to carbon footprint through demolition and construction.
- Proposal which keeps the North island designated Historic district fundamentally intact.
- Proposal that supports the Public Benefit Use as stated in the 2022 resolution:  
*“Open Space, in addition to a large public park, including a publicly accessible esplanade around the perimeter of Governors Island and publicly accessible active and passive land and water based recreation facilities;”*
- Proposal that aligns w/ CB’s stated goals where use groups are not exploitative in the open area.
- Proposal that most sensitively uses the Open space subarea as indicated in GIT deed as Public Open Space and proposal that uses the least of the Open space Subarea.
- Proposal that assures *no buildings are built out to the southern edge of parcel E-4 so that it is left open for public use and does not encroach on Picnic Point.*

- Proposal with the most open space which does not include in the calculations the open space associated with the enlarged Yankee Pier Plaza and addition of roadways for circulation.
- Proposal which assures the maximum access to water and water related public recreation use and maritime opportunities and which adhere strictly to Waterfront Revitalization Programs, Waterfront Alliance Maritime Activation Plan and WEDG.
- Proposal where public spaces including streets are open to the public at all hours.
- Proposal which ensures safety during simultaneous use of multiple modes of movement (vehicular, cyclist and pedestrian) on the Esplanade.
- Proposal assuring that Buttermilk Channel will not be compromised for transportation use.

WHEREAS: The following general Environment and Sustainability Principles are valued by CB 1:

- Proposal which *ensures use of self powered off grid or near off grid environmental sustainability or near sustainability w/in 3 years of inception.*
- Proposal that has least carbon impacts in demolition and construction.
- Proposal which places the highest value on adaptive re-use rather than demolition of existing structures and infrastructure.
- Proposal that best takes into consideration and makes clear how the USACE HATS and City's LMCR plans will impact the project including w/ regard to ferry use.
- Proposal that best addresses the public's concern that large-scale development is neither climate friendly nor resilient.
- Proposal that has the most open green public space (in addition to existing parks) and green infrastructure.

- Proposal that ensures that anything that expands the coastline beyond the current footprint would only be used for the furtherance of climate change or resiliency research that benefits New York City.
- Proposal which indicates that Climate Center can only succeed by being on Governors Island, taking full advantage of the Island's location demonstrating that the Center is inextricably linked to this location.
- Proposal that shows a commitment to stop global warming and prioritizes fewer greenhouse gas emissions and utilizing renewable energy.
- Proposal that considers the impact of new built environment on terrestrial and waterborne wildlife in terms of habitat disruption from shading, intensity of use, and carbon footprint.

WHEREAS: The following general Density, FAR, Bulk, Height, and Parking Principle is valued by CB 1:

- Proposal which has *village type modest urban density in mass and height much as seen today* with building heights capped on the Island at 125 feet, the height of Liggett Hall.

WHEREAS: The following general Financial Principles are valued by CB 1:

- Proposal with the most favorable financing scheme, assuring city, state, and federal funding as well as private funding.
- Trust encouraged to provide detailed pro forma and financial modeling for each proposal.
- Proposal which indicates how the Climate Center and landscaping will be maintained and paid for in the future.
- Proposal which provides the longest time commitment from the sponsor with best finances.
- Proposal that assures the opportunity all existing vendors on island have to work with the Climate Center and other development versus replacing them and furthermore ensure they are not excluded from the future development.

- Proposal that ensures relevant City and State tax revenues are considered as part of the financial review.
- CB resolution states CB does not believe that the Center has to be entirely self-sustaining as this is not a mandate in the deed.

WHEREAS: These principles are referred to as the “CB 1 Climate Solution Center Principles”;  
now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 thanks the Trust for Governors Island for providing the promised engagement with the Board, elected officials and greater community;  
and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board 1 urges the Trust to consider the CB 1 Climate Solutions Center Principles to guide the next steps of the procurement process and the future development of the development zones.