



The City of New York

Manhattan Community Board 1

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**New York City Council
Subcommittee on Zoning and Franchises**

**Special Governors Island District
N 130189 (A) ZRM**

**Testimony by Michael Levine, Consultant Planner
Manhattan Community Board 1**

**Wednesday, July 22, 2013
City Hall, City Council Chambers, New York, NY
9:30 AM**

Good morning. I am Michael Levine, Consultant Planner at Manhattan Community Board One (CB1). Thank you for the opportunity to comment on this application for the creation of a Special Governors Island District.

CB1 applauds the incredible planning effort that has taken place since the decision was made in 2003 to transform Governors Island into a public resource, including the recent plans to transform the Island into a vibrant, mixed-use destination. Now, more than ever, we are enthusiastic about the incredible potential of the island for appropriate redevelopment benefiting the surrounding communities, the City and the region.

The Special Governors Island District zoning and re-tenanting proposal on the North Island would allow most commercial uses to be developed in the existing R3-2 district in approximately 1.2 million square feet of space in existing historic structures. We believe the zoning proposal and the re-tenanting plan will result in increased public use of the island, bring revenue to the Governors Island Trust to maintain the island and create economic opportunities for local small business and organizations.

We are pleased that the Governors Island Trust staff has worked with us and the Department of City Planning staff to devise a formula whereby Community Board 1 will have the opportunity to review all commercial developments 7,500 square feet and larger which may have the potential for major impacts on the Lower Manhattan community.

Furthermore, in April 2013, Borough President Scott Stringer issued comments on the application for a Special Governors Island District in which he recommended that the zoning better define appropriate uses for the Island. In response, the Department of City Planning, in consultation with the Trust for Governors Island and CB1, incorporated a list of allowable uses into the zoning text. Any uses not on the list will require authorization from the Department of City Planning. We would like to thank the Department of City Planning and the Trust for Governors Island for working with us on this particular change, and are therefore pleased to support adoption of this zoning text and map amendment.

I will be followed by Diana Switaj, CB1's Director of Planning and Land Use, who will outline our specific concerns regarding the potential impacts of increased commercial development in the area surrounding Lower Manhattan's Battery Maritime Building.

Thank you for the opportunity to testify today.