



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 Diana Switaj, Director of Planning and Land Use  
Manhattan Community Board 1**

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

Good morning. I am Diana Switaj, Director of Planning and Land Use 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.

Mitigating negative impacts of the potential increased development on Governors Island remains of primary importance to Community Board 1. Transportation to Governors Island occurs from two ferry portals, one in Manhattan and one in Brooklyn. We are particularly concerned about the area surrounding the Battery Maritime Building in Lower Manhattan and have specific concerns regarding the potential negative impacts from the North Island re-tenanting plan associated with this zoning proposal. CB1 therefore requests that the following factors be considered as potential impacts of increased use of Governors Island:

- 1. Air quality and noise issues resulting from ferries transporting to and from Governors Island* – Ferries should be retrofitted using the best available technology and industry standards and use ultra-low sulfur diesel fuel.
- 2. Pedestrian and vehicular flow at the Governors Island Ferry Terminal* – Sidewalks and bike paths must be wide enough to accommodate increased traffic. In addition, vehicular and pedestrian traffic must be separated in order to reduce pedestrian-vehicular conflicts. CB1 also requests more information about increased transportation opportunities such as additional bus stops when the terminal is built out.
- 3. Garbage removal from Governors Island* – CB1 requests a plan for how garbage will be handled including whether or not composting will be utilized for minimizing garbage.
- 4. LEED and Energy Star* – New or renovated construction should be LEED rated and Energy Star certified.
- 5. Consideration of possible future storms* – New Governors Island construction and terminal development must be built to the highest industry standards to withstand storms similar to Superstorm Sandy.

6. *Balanced retail uses* – Future development at Governors Island should seek a balance of retail uses that will attract residents of CB1 as well as tourists.

7. *Maintaining sufficient open space* – Sufficient open space must be ensured as part of any new construction on the island in order to maintain its park-like atmosphere.

8. *Minimize negative impact* on wildlife habitats and the natural environment.

While we are concerned about the impacts of commercial development in the north island, we are also focusing on future park development in the south island. On Monday, May 6<sup>th</sup> 2013, Community Board 1 was given a tour by Governors Island staff of the new 30-acre park that will be completed later this fall. We are thrilled about positive progress being made on the island.

Thank you for the opportunity to testify today and we look forward to returning to discuss continuing redevelopment and implementation plans for Governors Island.