

Request for Expressions of Interest

We invite you to participate in the development opportunity of a lifetime: Governors Island, The Island at the Center of the World.

This RFEI is a challenge to individuals and organizations around the world for innovative ideas to make Governors Island the world's next great public place.

*Responses due by
May 16, 2005*

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Historic Governors Island
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Eno Collection, Miriam and Ira
D. Wallach Division of Art, Prints
and Photographs, The New York
Public Library Astor, Lenox and
Tilden Foundations



Governors Island: A Historic Opportunity

You are cordially invited to participate in the project of a lifetime

Both diverse and unique opportunities for development on Governors Island

Redevelopment opportunities like this don't come around more than once.

You are cordially invited to participate in bringing Governors Island to life. Located just off the tip of Lower Manhattan, the Island is mere minutes from the energetic atmosphere of New York City. Yet with its historic architecture and rich landscape, Governors Island is a world unto itself...a 172-acre continent of calm next to the most dynamic city in the world.

The Island provides natural serenity, panoramic views of the harbor and city skyline, and three centuries of history and architecture in a bucolic campus-like setting. Governors Island represents a truly unique redevelopment opportunity, one surrounded by unparalleled natural resources as well as some of the most iconic built environments anywhere in the world.

With this RFEI, the Governors Island Preservation and Education Corporation (GIPEC) seeks to hear from individuals and organizations with ideas for programming the Island itself and better connecting it to both the nearby communities visible from its shores and to the greater New York region as a whole. GIPEC is calling upon interested parties to consider the Island's historic architecture, rich landscape and role in the creation and protection of our nation.

GIPEC is looking for development teams, investors, philanthropists, potential tenants and other prospective partners who appreciate the uniqueness and importance of Governors Island, who have experience taking ideas from concept to completion—and, perhaps most important, who have the vision for knitting the Island into the fabric of everyday life in New York.

Respondents may propose ideas for the entire 172-acre Island, or just a portion of it, perhaps even for a single building or piece of land. There are three distinct properties to consider for incorporation into a response to this RFEI (described further in Section 3):

- The 150-acre portion of Governors Island owned by GIPEC;
- The 22-acre Governors Island National Monument owned by the National Park Service;
- The Battery Maritime Building at 10 South Street in Lower Manhattan, owned by the City of New York.

GIPEC, along with the National Park Service and the State and City of New York are interested in ideas for new uses of buildings and land which are of the highest caliber and are financially feasible. The GIPEC and National Monument properties must be seamlessly planned, redeveloped and operated for Governors Island to truly succeed as a world-class destination. Moreover, while it is expected that the Battery Maritime Building will serve as the principal gateway to Governors Island, interested parties should consider not only the relationship the Battery Maritime Building's reuse can have to Governors Island and New York Harbor but also its central place in a revitalized East River Waterfront.

(Additional information on the Governors Island National Monument and the Battery Maritime Building can be found in Sections 2 and 3 of this document and at www.govisland.com/rfei.asp. For more on New York Harbor and the "Emerging Harbor District," see Section 4.)

Aerial View of Lower
Manhattan, Brooklyn and
Governors Island (1936)
© The Air Photo Archives,
Department of Geography, UCLA



Here's what GIPEC intends to do once RFEI responses have been received: After reviewing all proposals, GIPEC will interview those respondents with the most compelling, creative, and financially feasible ideas. Proposals for the National Monument Property and the Battery Maritime Building will be forwarded to the National Park Service and the City of New York, respectively, for their review and consideration.

Based on both GIPEC's planning and pre-development work to date, and the information received in RFEI responses and subsequent interviews, GIPEC will craft a program of future uses ("Preferred Development Plan") for its property, working closely with the National Park Service and other involved agencies and stakeholders. This program of uses will serve as the development framework for the Island.

From this development framework, GIPEC will be able to issue one or more development Requests for Proposals for specific uses on the Island, perhaps later in 2005. GIPEC reserves the right to invite only those qualified respondents to this RFEI to respond to future development Requests for Proposals. For this reason, GIPEC strongly encourages all parties interested in redeveloping all or a portion of the Island to submit proposals in response to this RFEI.

In parallel with the above, GIPEC will fulfill its legal obligations for the preparation of an Island-wide "General Project Plan" and environmental impact statement.

Governors Island Preservation and Education Corporation (GIPEC), a subsidiary of the New York State Urban Development Corporation d/b/a Empire State Development Corporation (ESDC), is responsible for the planning, redevelopment and ongoing operations for 150 acres of Governors Island. GIPEC is overseen by a 12-member Board of Directors appointed equally by the Governor and Mayor of New York. Twenty-two acres of the Island comprise the Governors Island National Monument, which is federal property and administered by the U.S. Department of the Interior, National Park Service (NPS). The Battery Maritime Building is owned by the City of New York and is administered by the New York City Economic Development Corporation (EDC).

Top left to right:
Polo Match, 1930s,
Governors Island
© Bettman/Corbis, Philip Gendreau

Army Procession, Andes Road
from Fort Jay past Governors
House, circa 1900
Courtesy of National Park Service

Middle left:
Nolan Parks leading to Parade
Grounds and the South Island.
© Andrew Moore

Middle right:
Soviet Premier Mikhail
Gorbachev, US President
Ronald Reagan and US Vice
President George Bush,
Governors Island (1988)
Courtesy Ronald Reagan Library

Bottom:
Governors Island,
New York Harbor
© Andrew Moore



Governors Island and the New York Harbor



The redevelopment of Governors Island will strive to balance economic considerations with the goal of making the Island a public park-like destination for New Yorkers and visitors. Development uses appropriate to the Island and its waterfront location should attend to the following goals:

- Provide public and economic benefit over the long term;
- Adaptively re-use existing historic buildings and provide for the preservation of these public treasures;
- Capture the imagination internationally and locally with compelling ideas;
- Enhance the position of Governors Island within this great city and harbor;
- Promote best practices for sustainable development.

GIPEC seeks to make Governors Island an accessible public destination with venues offering a range of uses and activities including but not limited to: education, recreation, entertainment, cultural programs, business and conferencing, retail and hospitality. Existing campus-like buildings and grounds make the Island an ideal environment for learning and GIPEC is exploring an array of educational uses that set a standard for excellence and enhance the economic vitality of New York. Additional information on the guiding principles for Governors Island redevelopment can be found on the GIPEC website, www.govisland.com/rfei.asp.

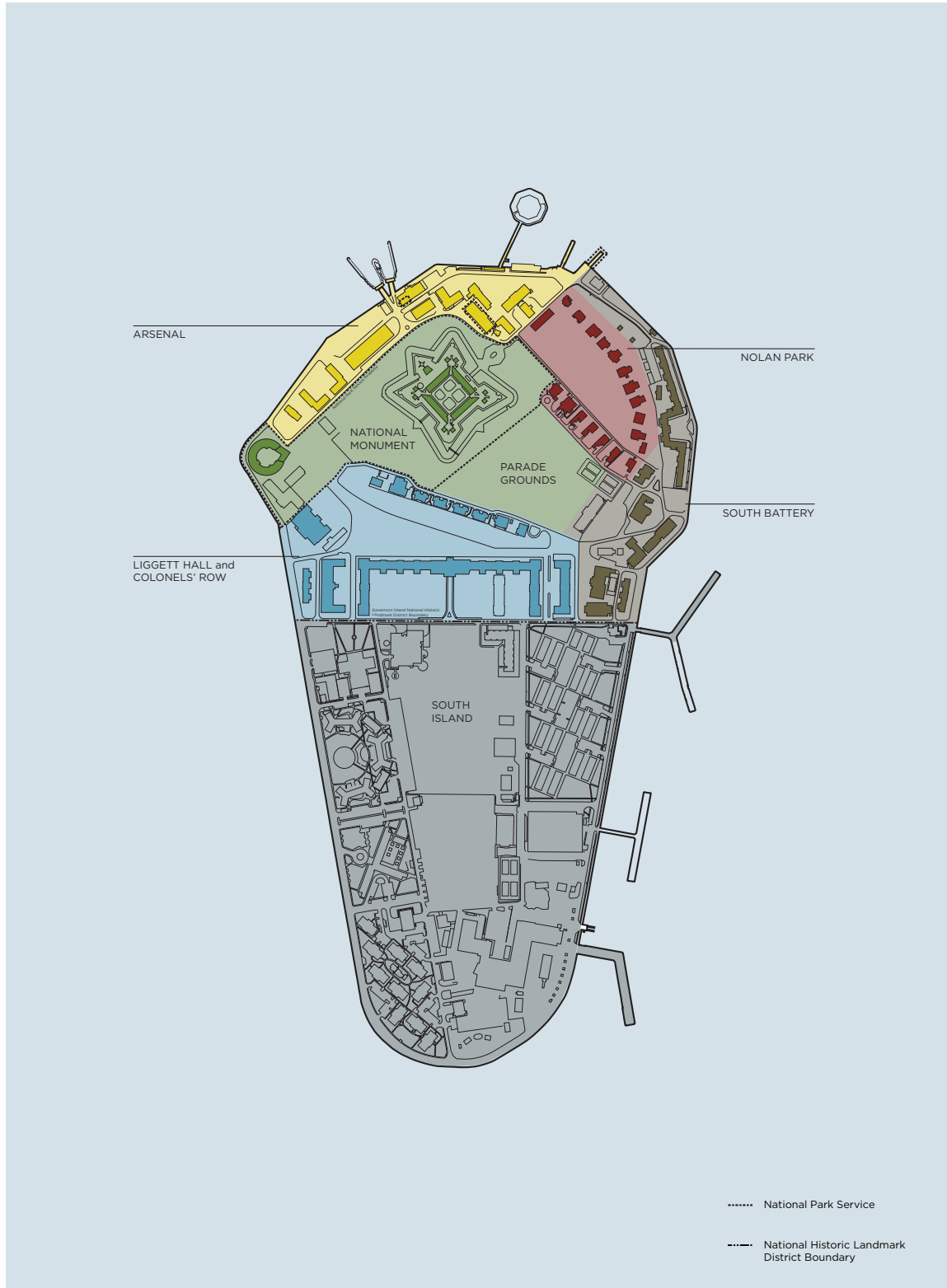
During the Summer and Fall of 2004, GIPEC undertook a market assessment and planning analysis of the Island, which took into account past studies as well as new research and conceptual land use planning. Excerpts of these findings can be found on the GIPEC website, www.govisland.com/rfei.asp. GIPEC encourages respondents to use this planning and pre-development work to envision great possibilities for Governors Island and to determine how you and your organization might best participate.

GIPEC is working closely with a range of public and private partners, including, but not limited to, New York State and New York City agencies, the NPS and business, community and civic groups to foster new ideas for the development of Governors Island and to enhance the Island's role as a vital and integral part of New York City and the surrounding region.

Concurrent with the GIPEC process, the NPS is creating the first long-term management plan for the Governors Island National Monument. The plan will guide historic preservation and identify ways for the public to observe and understand New York Harbor's rich history, its defense and its ecology. Currently under consideration are three preliminary alternatives that describe different futures for the Monument. Through this RFEI, the NPS would like to hear of interest in the adaptive use of historic structures in the Monument that may or may not be compatible with the preliminary alternatives. Ideas for the use of structures in the Monument may be formulated in conjunction with ideas for the larger Island, or restricted to the boundary of the Monument. The NPS website (www.nps.gov/gois) provides additional information about the NPS plan.

Now is the ideal time for any party interested in participating in the Governors Island redevelopment to let us know your ideas and for us to learn about your organization and its capabilities. For additional information on the submission process and redevelopment timeline, see Sections 9 and 10.

Proposed District Designations for Governors Island



Governors Island: An Extraordinary Place

Governors Island, in the heart of New York Harbor, sits roughly 800 yards off the southern tip of Manhattan and half that distance from the Brooklyn waterfront. The Island is 172 acres, and today contains nearly 225 buildings, considerable open space and mature trees, piers, and substantial existing recreational amenities. Its waterfront offers some of the most dramatic and impressive vistas of the New York skyline and New York Harbor, the Statue of Liberty, Ellis Island, and the Brooklyn Bridge.

The Island comprises a 92-acre northern portion featuring a series of historically significant structures and an 80-acre non-historic area on the Island's southern end.

North Island

The northern portion of the Island has been designated as both a National Historic Landmark District and a New York City Historic District. It features late 18th- and early 19th-century fortifications, pre-Civil War arsenal buildings, Victorian and Romanesque Revival housing, as well as early 20th-century Neo-Classical architecture. Five buildings within the Historic District, including Fort Jay and Castle Williams, are individually listed in the National Register of Historic Places and are designated as New York City Landmarks. (See Appendix I: Sampling of Buildings in the National Historic Landmark District for additional information.) It is mandated that nearly all of the structures in the Historic District remain. GIPEC will help guide the adaptive reuse process with the involved preservation agencies and Island developers to the extent that exterior and/or interior building modifications are needed to accommodate new uses. (For more information please see the Governors Island Preservation and Design Manuals on the GIPEC website, www.govisland.com/rfei.asp)

The structures on the North Island contain approximately 1.5 million square feet and are clustered in five identifiable districts with distinct characteristics:

The Arsenal, located at the northern-most point of the Island with superb views of the city skyline, is comprised of a series of one- to three-story buildings as well as several parcels that may accommodate new compatible development. The Arsenal is adjacent to the Governors Island National Monument and contains the primary ferry landing facilities for the Island.

Nolan Park, a pristine and contemplative central green space with extraordinary mature trees evocative of a New England college campus, is surrounded by a series of mid-19th century smaller scale buildings, with views both of the water and across the historic Parade Grounds.

The National Monument and Parade Grounds is an area dominated by two nationally significant historic fortifications, Fort Jay (1809) and Castle Williams (1811), and a large open field. The two structures, administered by the NPS, offer striking potential for creative reuse. The field, originally a defensive feature in itself, has been used as a parade ground and a variety of other purposes over the years and offers dramatic vistas to the Lower Manhattan skyline.

South Battery, positioned proximate to Buttermilk Channel with views of the emerging Brooklyn waterfront developments from Red Hook to the Brooklyn Bridge, the district consists of a collection of buildings devoted primarily to community functions: a theater, school, three houses of worship and a YMCA. The building within the district of the most historic import is the South Battery Fort (1812), on which the Officers' Club was later constructed. The district may benefit from potential new development sites and a possible new direct ferry landing near Yankee Pier, making it an ideal social center for the Island.

Top left to right:
Admiral's House, Nolan Park
© *Esto/Peter Aaron*

Aerial View of Fort Jay,
National Monument and
Parade Grounds
© *Andrew Moore*

Middle left to right:
Victorian Homes, Nolan Park
© *GIPEC*

War of 1812 WPA Mural,
Pershing Hall, Arsenal District
© *Andrew Moore*

Bottom left to right:
View of Lower Manhattan skyline
at sunset from Governors Island,
Arsenal District
© *Lisa Kereszj*

Governors House, Nolan Park
© *GIPEC*



Top left:
Liggett Hall Archway,
Liggett Hall/Colonels' Row
© Donna Clovis



Top right:
Battery Maritime Building
View from Governors Island
© Library of Congress, Prints and
Photographs Division, Historic American
Buildings Survey or Historic American
Engineering Record

Middle left to right:
Governors Island Western
Esplanade, South Island
© GIPEC



Bottom left to right:
Colonels' Row Officer's House,
Liggett Hall/Colonels' Row
© Andrew Moore



Liggett Hall/Colonels' Row is a district that spans a large campus-like green space dominated by historic Liggett Hall (1929), a military housing structure designed by Charles McKim of McKim, Mead & White. Liggett Hall, a 440,000 square foot facility, central to the Island and able to accommodate a variety of uses, is flanked by a series of historic houses built between 1893 and 1917 for high-ranking officers.

South Island

The southern portion of the Island contains approximately 80 acres of developable land added to the Island from 1901 to 1912 utilizing excavation material from the construction of New York City's Lexington Avenue subway line. Most of the existing South Island structures, containing some 1.2 million square feet, were built between the 1960s through the 1980s. GIPEC encourages respondents to completely re-imagine this area, viewing it as a virtual "blank slate." Most, if not all, of the buildings in this part of the Island are eligible for demolition. This area offers dramatic panoramic Harbor and City views as well as a striking view of the Statue of Liberty and Verrazano Narrows Bridge. It is possible that a highly visible, iconic structure could be erected here. A number of mature trees will be preserved.

Battery Maritime Building

The Battery Maritime Building, located at the base of Manhattan and administered by the New York City Economic Development Corporation, has historically served as the gateway to Governors Island. Wanting to preserve this historic building as the primary gateway to the Island, the City and GIPEC are soliciting redevelopment ideas for the Battery Maritime Building. Thus this RFEI is seeking submissions for the redevelopment of this important gateway, located just east of the Whitehall Ferry Terminal and south of One New York Plaza, as not only a ferry access point for Governors Island but the beginning of the Governors Island experience with uses and amenities at ground-level and on upper floors that are relevant to visitors to the Island whether they are local residents, business people or tourists. For additional information on the Battery Maritime Building, please see the GIPEC website, www.govisland.com/rfei.asp; or at www.nycedc.com/BMBInfo.

View of Governors Island
and New York Harbor from
the Brooklyn Bridge
© Andrew Moore



The Centerpiece of New York City's Emerging Harbor District

Governors Island is the centerpiece of several new developments and activities designed to engage New Yorkers and visitors with the New York City waterfront and the New York Harbor. For centuries, New York Harbor has been one of the greatest assets of New York City, the region and the nation, attracting worldwide investment and economic activity. Today, the Harbor is undergoing a remarkable transformation. The waters are cleaner, new public open space is being reclaimed at the water's edge, and new land use policy is encouraging a mix of recreational and transportation uses where industry once dominated. The Harbor is experiencing a rebirth with the emergence of a network of passenger ferries, the establishment of parks on once-derelict piers, and an increase in visitation to its tourist destinations.

An enormous public investment is underway, changing the fabric of New York Harbor and making it a magnificent global destination. Highlights include:

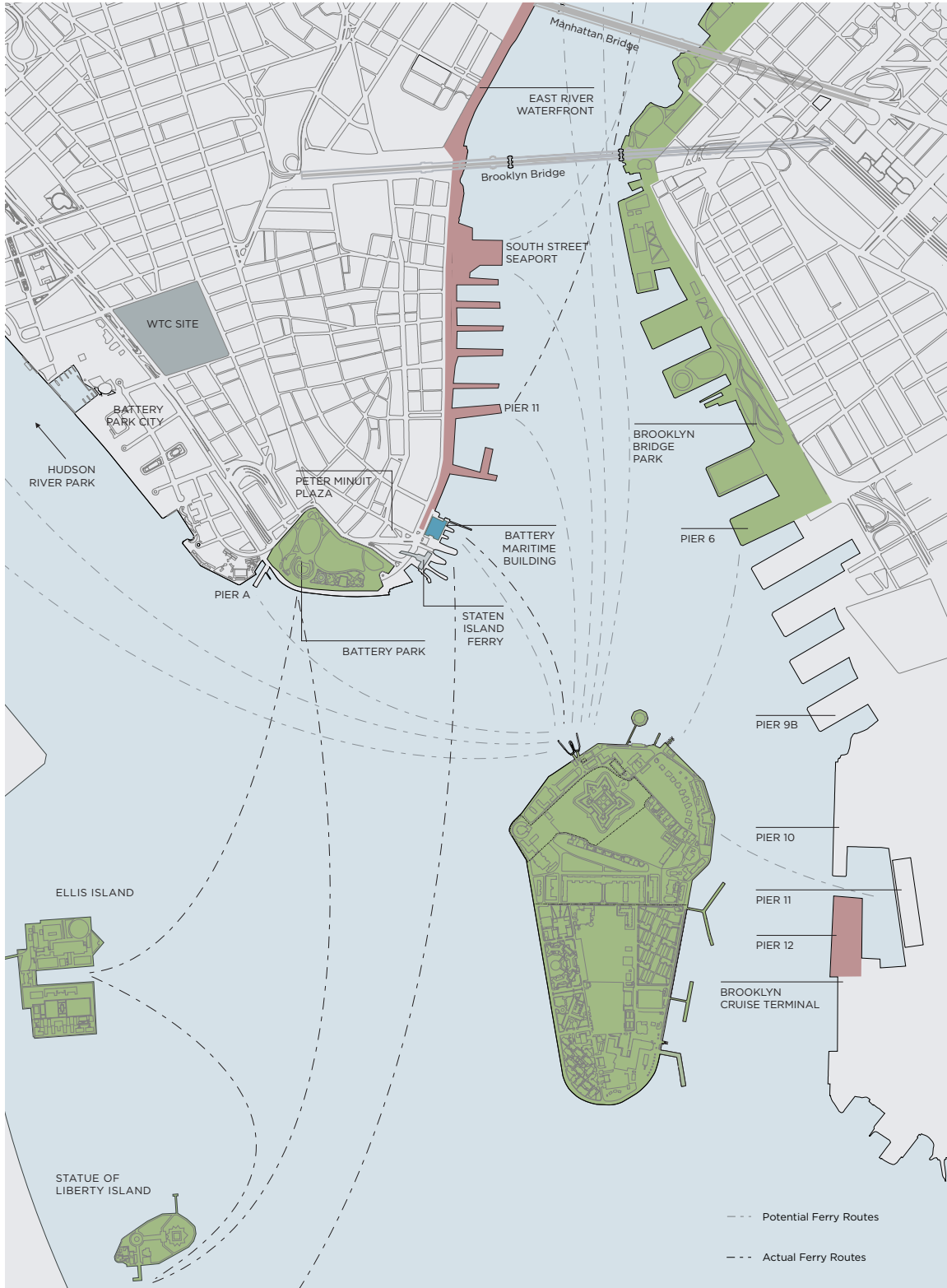
- At its center, the redevelopment of Governors Island;
- The creation of Brooklyn Bridge Park, a 1.3-mile park that runs from north of the Manhattan Bridge to Atlantic Avenue, which may include hospitality and retail operations;
- The new Brooklyn Cruise Ship Terminal to be located on Piers 11 and 12, directly across Buttermilk Channel from the Island, initiating cruise ship access later this year; and
- The redevelopment of the East River Waterfront in Lower Manhattan, running from the new Staten Island Ferry Terminal (Whitehall) up through the South Street Seaport to Pier 42 and East River Park. The East River Waterfront project includes the area immediately adjacent to the Battery Maritime Building.

Each of these projects is unique to their communities, but linked by a common purpose: to enhance the Harbor's vibrancy through the creation of spectacular public spaces with a lively mix of uses. This emerging "Harbor District" could become one of the world's greatest cultural and recreation destinations as well; a network of open spaces and recreational activities connected by water.

These newer projects join other successful redevelopment efforts in Lower Manhattan, most notably Hudson River Park and Battery Park City. Together these projects are revitalizing Lower Manhattan, Downtown Brooklyn and the waterfront and bringing New Yorkers and visitors to areas that have easy access to Governors Island.

Governors Island is perfectly situated to serve as the hub of the emerging Harbor District. As such, respondents to this RFEI should view Governors Island within the context of one of the world's greatest cultural and recreational maritime projects. The redeveloped Governors Island will create a unique setting from which to observe the activities of the newly revitalized and exciting Harbor of New York.

The Emerging New York Harbor District



Top left to right:
Circle Line in New York Harbor
© NYSEDE/Darren McGee

Brooklyn Piers 12-7
overlooking Governors Island
© Andrew Moore

Bottom left to right:
Kayakers at Governors
Island Landing
© GIPEC

Ferry in New York Harbor
View from Governors Island
© Andrew Moore



New York City, a \$450 billion economy, is headquarters to the finance, media, publishing, fashion and advertising industries and home to major cultural, educational and philanthropic organizations. It is the central point of interaction for the world's economy.

Confidence in New York City is at unprecedented levels and capital from around the globe is flowing into its properties. Real estate investors currently rate New York City among the top five investment markets in the United States, citing the benefits of city, state and federal government commitments to rebuilding the Lower Manhattan infrastructure. The city's financial clout and international stature also contribute to its ranking as a consistently attractive investment market.

Wall Street

New York City is one of the most important financial capitals in the world and the financial center of the United States' \$8.5 trillion economy. The finance industry continues to grow here. New York is home to offices of 20 of the top 25 foreign branches of international banks; eight of the world's top 10 securities firms and 219 international banks representing every major nation of the world. The New York Stock Exchange is the world's largest exchange marketplace for equities. Today, more than 2,700 companies are listed on the NYSE, with their combined shares worth \$20 trillion. On an average day, more than 1.4 billion shares, valued at more than \$46 billion, change hands on the NYSE.

Tourism

New York City's \$15 billion tourism industry enjoyed its best year for visitation in 2004 with a record 39.6 million visitors, up 4.7 percent over 2003. Visitors from international destinations climbed to 5.3 million, up 10 percent from the previous year. Employment statistics mirror visitation numbers: hotel employment increased 4.7 percent in 2004 (compared to 0.2 percent at the national level) and employment in the arts and entertainment industries increased 7.3 percent (it declined 0.5 percent at the national level).

Academia

New York City is home to nearly 100 colleges and universities including 25 major academic research institutions and medical centers; as well as a public education system with 1.1 million students and approximately 130,000 staff. The city is a world-wide center for the study of business, technology, art, architecture, and design. New York City employs approximately 25,000 scientists, including 4,000 new life science graduate students. These institutions hold 6,800 biotechnology patents, 70 percent more than any other U.S. city, and receive more than \$1 billion in National Institute of Health funding annually.

Media

New York City is the number-one media market in the U.S. It is headquarters to all the major television networks and boasts 35 city-based radio stations and 100-plus regional stations. Three of the Big Five music recording companies are headquartered here. More than 200 newspapers have offices in New York City and 350 consumer magazines are headquartered here. The city's book publishing industry employs nearly 13,000 and one third of all independent films are produced in New York City in 145 studios and stages. The film, theater and broadcasting industries annually contribute \$5 billion to the New York economy and employ more than 100,000 people.

New York is an internationally recognized center for business, culture, education and philanthropy, making it one of the most attractive markets worldwide.

Statue of Liberty, Times Square,
George Washington Bridge
© NYSE/ED / Darren McGee
Inside the NYSE
© New York Stock Exchange



View of the Lower Manhattan skyline with rendering of proposed new Freedom Tower from across the Brooklyn Bridge
Courtesy of Skidmore, Owings and Merrill, LLP



Non-Profits

New York City is home to 20,000 non-profit organizations that benefit from the city's large population of supporting industries and the wealth of major foundations and individual donors.

Arts and Culture

New York's creative economy includes thousands of arts-related businesses. The sector boasts tremendous breadth, ranging from the internationally renowned Metropolitan Museum of Art, which attracts over five million visitors annually, to as many as 87 dance troupes, 600 commercial galleries, 150 museums, 36 commercial Broadway theaters, and 160 off-Broadway theaters. Arts and culture institutions employ approximately 59,000 people in New York City, including 11,000 people at museums alone, or one out of every 10 museum employees nationwide. Some of these 59,000 employees are included in the estimated 150,000 individual artists who work in New York City. Some of these artists also work in television, advertising, technology and fashion industries that require their creative inspiration.

Diplomatic Community

As the headquarters to the United Nations, New York encompasses a diverse diplomatic community. The UN's General Assembly, the Security Council, the Economic and Social Council, the Trusteeship Council and the Secretariat are all based at UN Headquarters in New York. These and the more than 20 UN organizations, such as the UN Children's Fund (UNICEF) and Development Programme (UNDP), employ 5,000 in New York City alone. The city is also home to 191 UN Missions, representing each member country, and 100 consulates.

Revitalization of Lower Manhattan

Lower Manhattan is the third largest business district in the United States; home to 15,000 companies.

Today, this area is undergoing an extraordinary transformation as it recovers from the tragic events of September 11, 2001. In total, some \$25 billion is being invested just a stone's throw from Governors Island. It starts with the redevelopment of the World Trade Center site, but includes the revitalization of the entire downtown area and a renewed focus on better connecting Lower Manhattan to the region. Over the next 10 years, a bold set of public infrastructure investments will ensure that Lower Manhattan remains a global hub of commerce and culture.

Many of these investments are already underway, and include:

- A redeveloped WTC site, the heart of which will be a memorial designed by Michael Arad and Peter Walker; and delivering up to 10 million square feet of new office space and over 600,000 square feet of retail;
- Four premier cultural institutions, including the Joyce and Signature Theaters;
- A new PATH station designed by Santiago Calatrava, providing a seamless connection to the subway system;
- A redesigned MTA Fulton Transit Center, which will serve as the transportation gateway to downtown; and
- A series of 20 new and improved parks and open spaces.

Several other long-term initiatives are in the planning stage and include:

- A one-seat ride to JFK Airport and Long Island Railroad;
- A revitalized East River Waterfront, providing new public spaces and recreational uses all along the waterfront;
- Fast ferry service to regional airports; and
- A street management program to address pedestrian and vehicular traffic and circulation needs.

Access

Governors Island is strategically positioned at the center of the emerging harbor district offering outstanding access possibilities. At present, GIPEC operates ferry service to the Island from the Battery Maritime Building at the tip of Manhattan. The Battery Maritime Building ferry landings enjoy New York City's best inter-modal connections with many major subway and bus lines, the Staten Island Ferry, the FDR Drive, and the West Side Highway, as well as close proximity to numerous bridges and tunnels, the Wall Street Heliport and numerous piers offering commuter, tourism and airport ferry service. Built as a ferry transportation hub nearly 100 years ago, this exquisite New York City landmark is currently undergoing a complete facade restoration and can serve as the dramatic front door to the unique Governors Island experience. (See RFEI Section 2 and GIPEC website, www.govisland.com/rfei.asp or www.nycedc.com/BMBinfo for more details on the Battery Maritime Building.)

GIPEC owns a ferry with the capacity to provide increased levels of service to accommodate thousands of additional daily visitors and numerous vehicles as demand increases. It is expected that privately and publicly operated ferry service will expand and additional vessel landing locations will be built on- and off-Island so that organizations and developers operating on Governors Island gain maximum access for their organizations and clientele. New landings are envisioned along the adjacent Brooklyn waterfront. Privately operated ferries and water taxis already operating throughout the harbor and on the East River and Hudson River can provide speedy connections to Lower and Midtown Manhattan, Brooklyn, New Jersey, area airports, and other metropolitan destinations.

GIPEC will facilitate the creation of additional landings at the piers along the Island's northern and eastern edges to accommodate tourist and business visitors and to transport goods, construction supplies and personnel. Vehicular circulation around and throughout the Island will be accomplished through small shuttle buses or trolleys, and/or other vehicles. Pedestrian circulation would be accommodated through improved paths and signage. GIPEC is interested in pursuing alternative fuel vehicles for all on-Island transit. Bikeways and walkways will be integrated into the Island's overall plan. GIPEC encourages respondents to this RFEI to suggest creative and innovative ideas, plans and funding options for improving access both on- and off-Island.

Local Transportation Point of Access to Governors Island



Rendering of Restored
Battery Maritime Building,
View from the East River
*Courtesy of Jan Hird Pokorny
Associates, Inc.*



Infrastructure

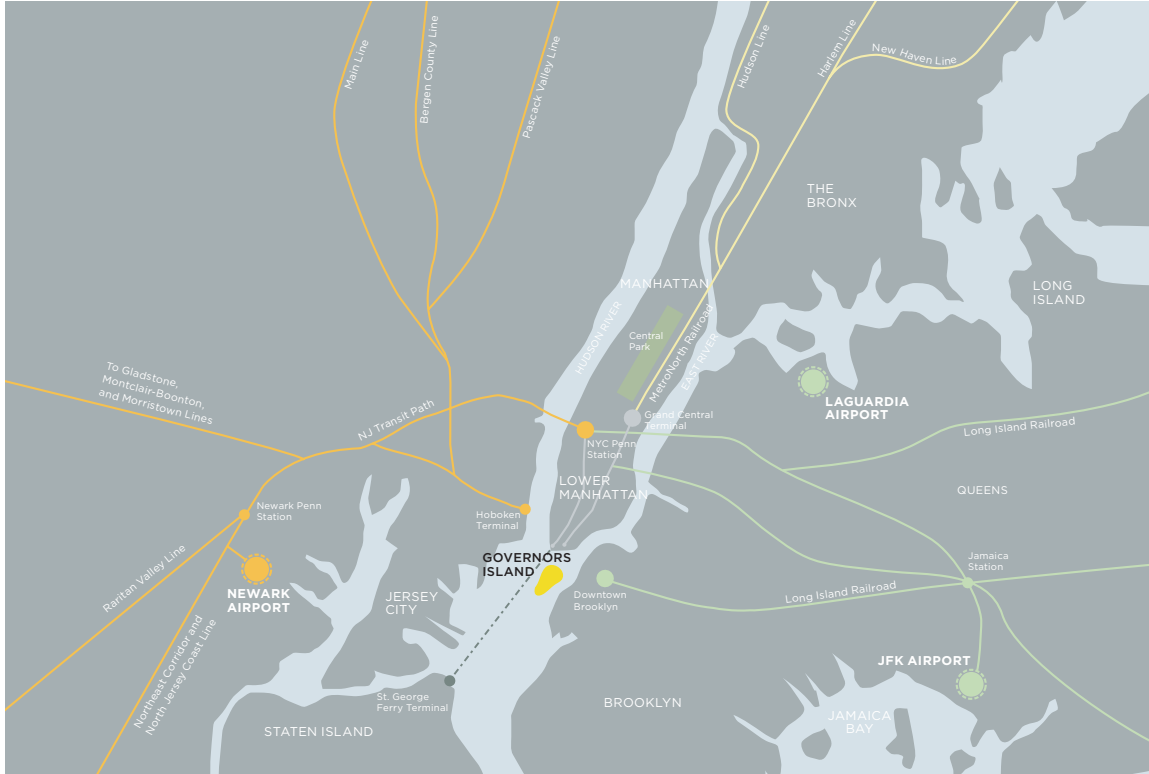
At its peak utilization levels, the Island accommodated as many as 4,500 Coast Guard personnel on a daily basis and the infrastructure—roads, seawalls, water supply, sanitary sewer system, electricity, gas and other utilities—were designed to comfortably support that intensity of use. Inasmuch as the final development plan is not yet defined, exact design and configuration of new infrastructure systems have not yet been determined. However, GIPEC is poised to advance such work quickly once the redevelopment plans take further shape.

Infrastructure needs at Governors Island will depend on the ultimate scale of development on the Island. Responses to this RFEI will help GIPEC better judge what upgrades will be required. Upon review of this RFEI and future RFP responses, and upon further internal review, GIPEC will determine how best to accomplish the infrastructure upgrades necessary to support the long-range development of the Island. Planning and preliminary design work is already underway for new water, sewer and electrical connections to Governors Island.

In addition, the Island's redevelopment plan will strive to create low-energy, high-quality and environmentally responsive buildings and high-quality, ecologically responsive landscapes. Best practices for sustainable development will guide the Island's master plan, infrastructure, and individual building design and engineering.

Prospective respondents to this RFEI are encouraged to review the additional information on access, infrastructure and sustainability from the GIPEC Phase I Development Framework summary, which can be found on the GIPEC website, www.govisland.com/rfei.asp.

Regional Transportation Points of Access to Governors Island



Overall, reuse and redevelopment of this 172-acre property allows for tremendous flexibility and a variety of uses and physical forms. There are a limited number of use requirements designed to ensure the preservation of the natural, cultural and historic qualities of Governors Island: provide public education; guarantee public access to the Island; enhance enjoyment of the Island and surrounding waterways and the community's quality of life; while also remaining sensitive to encouraging commercial development.

Within the Historic District, in the northern half of the Island, redevelopment and reuse of the historic structures must conform to the Governors Island Preservation and Design Manual (to download, go to: www.govisland.com/rfei.asp).

Governors Island will be economically self-sustaining and, to that end, commercial uses compatible with the public uses and historic character of the Island will be an integral part of the Island's redevelopment plan. The Island's redevelopment will strive to create low-energy, high-quality and environmentally responsive buildings and high-quality, ecologically responsive landscapes. Best practices for sustainable development will guide the Island's master plan, infrastructure, and individual building design and engineering.

Redevelopment of the Island will provide for public benefit uses according to the property transfer agreements with the Federal government. In general, these requirements reflect a commitment to providing a series of open spaces, easily accessible to the public, which may also include commercial enterprises. As such, parties selected to participate in the redevelopment of Governors Island will benefit from a relatively low-density built environment featuring parks, esplanades and permanently preserved sight-lines to the numerous surrounding landmarks, which conform to the following:

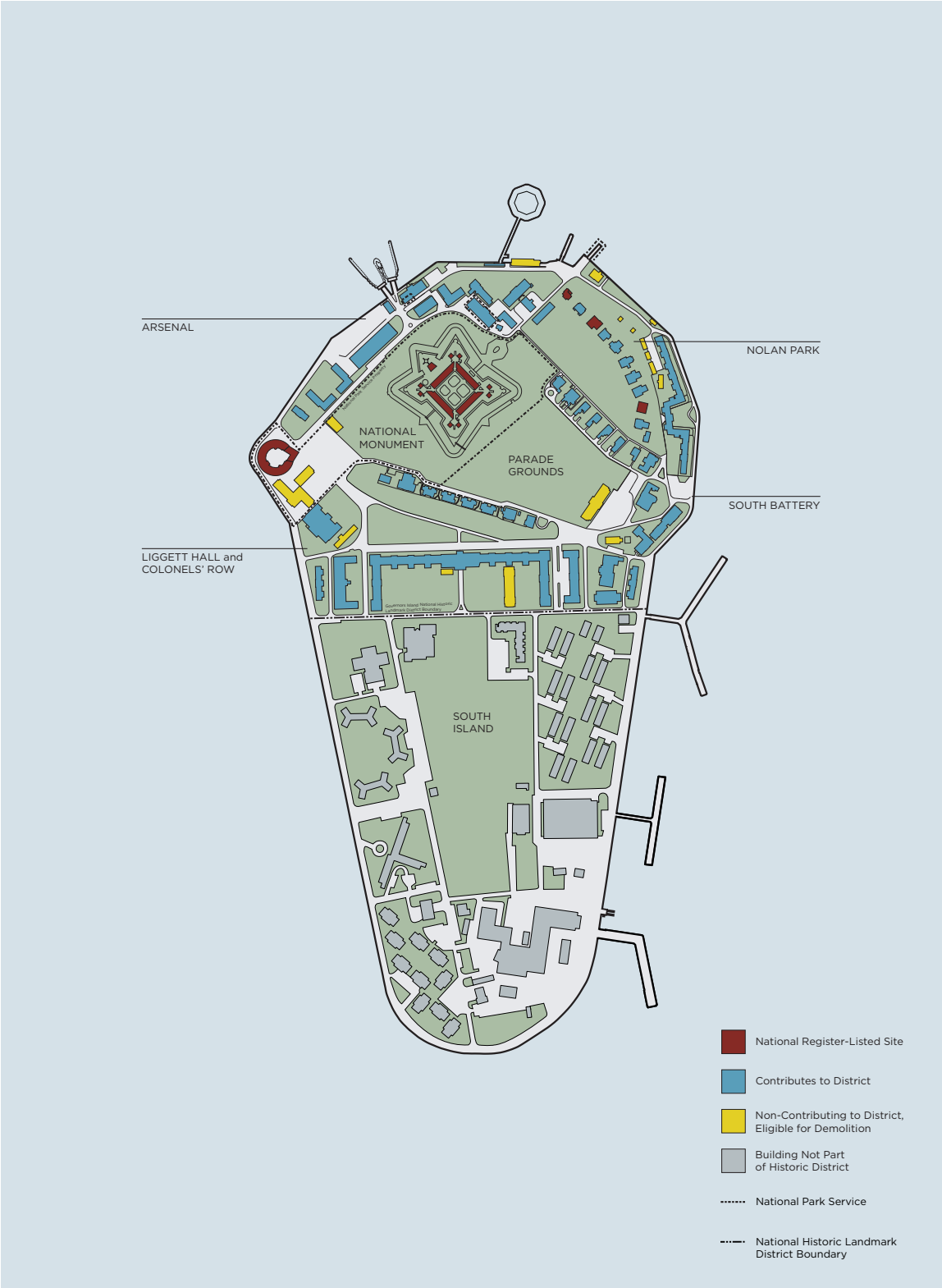
- 40 acres for public parkland (20 of which must be contiguous);
- 20 acres for educational uses;
- 30 acres for other public benefit uses;
- 22 acres designated as the Governors Island National Monument (administered by the National Park Service); and
- 16 acre (2.2 mile) perimeter public esplanade.

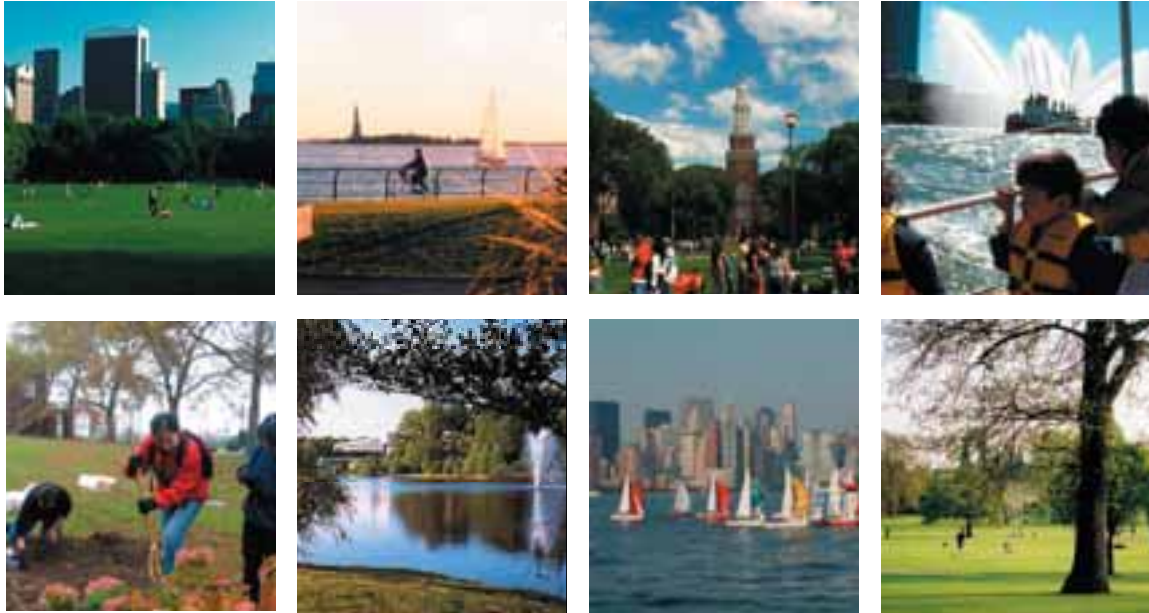
The development sites to be made available to various public and private entities for redevelopment and/or new construction may include uses such as:

- Entertainment facilities;
- Cultural and arts facilities;
- Short-term or extended-stay accommodations;
- Hospitality uses, including hotels and conference/banquet facilities;
- Commercial office space;
- Retail, restaurant service and dining facilities;
- Public works;
- Health facilities; and
- Other public, commercial and mixed-use purposes.

As the purpose of this RFEI is to seek out the best plan for the Island, we would be interested in any idea outside the above mentioned parameters which the respondent believes is compelling enough in its contribution to the economic vitality and public benefit.

Historic Significance: Governors Island's Buildings





Notwithstanding the above, the deed restrictions do not permit the following on the Island:

- Casino or gambling uses, including the docking of vessels to be used wholly or partially for casino or gaming use or for transportation to a vessel or other location used for such purposes;
- Permanent, long-term residential uses;
- Industrial or manufacturing uses;
- Electric power generating stations other than those that furnish power only to Governors Island; and
- Parking, except parking for vehicles used in connection with the maintenance and operation of Governors Island or facilities there and the transportation of visitors to various locations throughout the Island.

Additionally, GIPEC intends vehicular access to the Island to be extremely limited and generally will be limited to operational support vehicles.

The Governors Island National Monument

Under the terms of the transfer, uses permitted in the National Monument are any combination of the following: (a) museums or historic sites; (b) not-for-profit cultural facilities; (c) historic interpretation sites; (d) other non-commercial uses customary for national parks and monument areas; (e) commercial uses necessary for and limited to visitor services ancillary to the use of the Monument; and (f) office and administration space ancillary to the use of the Monument.

The Battery Maritime Building

Any redevelopment of the Battery Maritime Building should attempt to meet several goals: sensitively reuse the building; preserve its historic features including its Great Hall; capitalize on its connection to the Island, adjacent subway, ferry, bus and major roadway networks, waterfront location and views; and encourage public accessibility. Uses include arts and culture, hospitality and catering, commercial/mixed-use and ancillary retail.

GIPEC is well positioned to deliver development opportunities on a rapid and predictable timetable. GIPEC is committed to streamlining the process for private investment on Governors Island and, in so doing, to ensure the future vitality of the Island.

Land transfers for the purpose of development will take the form of long-term ground leases, with GIPEC retaining ownership of all Island property (excluding National Monument property owned and administered by the NPS). Because property owned by GIPEC is tax exempt, this structure would permit GIPEC, in coordination with the City, to consider Payment in Lieu of Tax arrangements (for such taxes as real property taxes, mortgage recording taxes and certain construction-related sales taxes) with developers that could provide economic incentives for implementation of the development plan for the Island. Qualified and selected developers may also be eligible for historic tax credits for projects pertaining to buildings within the Historic District.

GIPEC invites responses for the utilization and development of this remarkable Island that exhibit vision, passion, resources and capability (both human and financial). Respondents may submit submissions individually or in partnership with other groups, among them:

Developers and Investors

GIPEC invites responses from developers and investors around the world who can offer a track record of successfully completing high-quality, large-scale, mixed-use redevelopment projects, including those where historic properties are adaptively reused. Refer to RFEI Section 7 and the Phase I Development Framework summary on the GIPEC website at www.govisland.com/rfei.asp, for more details on redevelopment parameters.

Occupants

This RFEI seeks program plans from a range of potential occupants of both existing historical structures and potential new construction. Activities may also be proposed for open space and waterfront locations, among others. Organizations and institutions from the following disciplines are encouraged to respond individually or as part of a development team: educational and research institutions; cultural, arts and environmental organizations; not-for-profit institutes and organizations; entertainment companies and restaurants; commercial and retail tenants; recreational and maritime organizations and operators.

Patrons and Philanthropists

Governors Island presents an once-in-a-lifetime opportunity to create a legacy of broad and profound positive change in New York City. Philanthropic organizations and individuals whose goals, vision and passion are aligned with that of Governors Island are encouraged to contribute ideas and resources that will fund improvements, promote its mission, or support a not-for-profit occupant.

Other Prospective Partners and Respondents

GIPEC would also like to hear from other prospective partners or respondents who are not necessarily highlighted above but who wish to offer compelling ideas for uses, activities, modes of operation; connecting the Island to nearby communities; achieving goals for sustainability and public access to open space and the waterfront; and contributing to the vitality of New York City. Governors Island is an important resource and GIPEC is open to exploring a broad range of ideas from a diverse array of interested parties, including but not limited to those listed above. This is your chance to help shape the future use of this new public place and to show why your organization should be part of the future of this world-class opportunity.

Submissions

The invitation to participate in the redevelopment of Governors Island is open to the public and GIPEC invites all qualified developers, investors, organizations, institutions and space users, among others, to submit ideas suitable for the Island.

Invitation to meetings with GIPEC

Respondents with high capacity teams and those ideas deemed the most compelling, creative, executable and fiscally viable will be invited to one or more interviews with GIPEC staff and consultants prior to the issuance of development Requests for Proposals (RFPs). GIPEC will use the criteria outlined in Section 10 when making final determinations on invitations for meetings with GIPEC.

Integration into development framework and master plan

This RFEI is expected to generate an array of creative concepts and visions, and a list of prospective partners. These will be used to help create a more detailed program of future uses. GIPEC will use information from both the RFEI responses and individual meetings to build upon recent planning and pre-development work and create the development framework.

Issuance of development RFPs

Once the development framework is completed, GIPEC expects to issue one or more development RFPs, possibly within the 2005 calendar year.

Development RFP respondents may be limited to qualified entities identified over the course of this RFEI process.

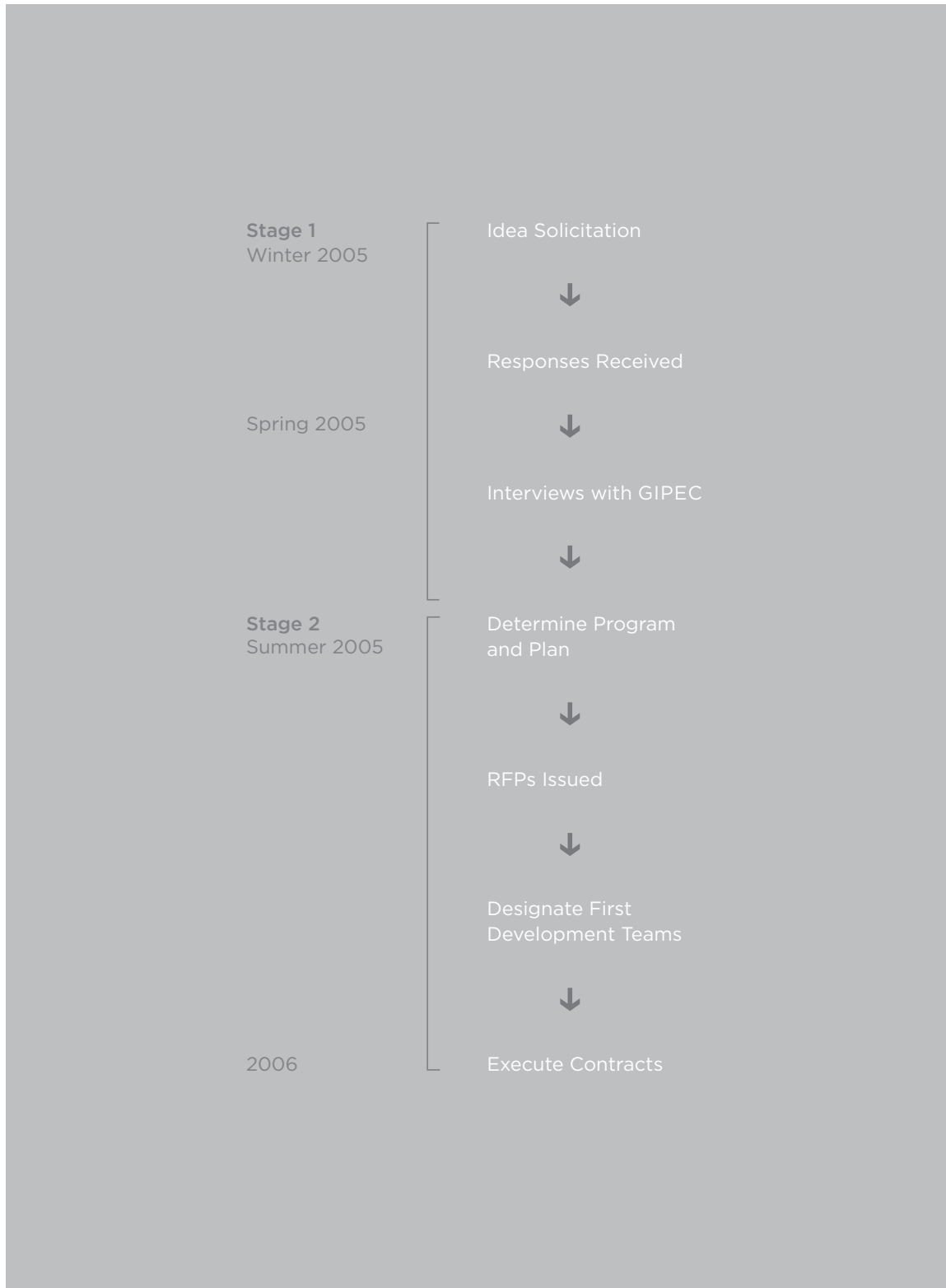
Governors Island Monument

Any concepts that involve both GIPEC and National Monument property will be reviewed together in accordance with each organization's regulations. GIPEC will forward any concepts for use of only National Monument property to the NPS for consideration. Should the NPS wish to pursue ideas for leasing Monument property that are submitted through this RFEI, it must conduct its own solicitation as required by federal regulations. Submission of a concept during this RFEI stage is not a requirement for responding to a future NPS solicitation.

Battery Maritime Building

Any concepts that involve both GIPEC and the Battery Maritime Building will be reviewed together in accordance with each organization's regulations. Should the City of New York, acting through NYC EDC, wish to pursue ideas that are submitted through this RFEI it must conduct its own solicitation as required by New York City regulations. Submission of a concept during this RFEI stage is not a requirement for responding to future Requests for Proposals or other development solicitations for the Battery Maritime Building.

GIPEC Development Timeline



Respondents to this RFEI must submit their responses by no later than **May 16, 2005 at 4:00 pm EDT**. GIPEC will review all responses. Respondent teams with the most compelling and feasible plans will be invited to meet with members of the GIPEC staff for discussions prior to the issuance of development RFPs later in 2005.

Any proposals that involve National Monument property and/or the Battery Maritime Building property will be reviewed in conjunction with their respective agencies, NPS and EDC, in accordance with each organization's regulations.

Following are the elements that should be included in responses to the RFEI and the criteria according to which submissions will be evaluated:

- Submissions should be a concise narrative describing conceptual redevelopment visions with consideration to the public use and benefit component of the Island, in whole or within discreet land areas of the Island;
- Submissions may include plans, architectural drawings or specifications;
- The body of the response should be between five and ten, 8.5" x 11" pages; and
- A total of 12 copies should be submitted to:

James F. Lima
President
Governors Island Preservation & Education Corporation
10 South Street, Slip 7
New York, NY 10004

Contents should be presented in the following format:

1. Vision

Present ideas and how these ideas conform to the stated goals for Governors Island as indicated in Sections 2 and 7 of this RFEI. Ideas may be narrow or broad in scope although respondents are urged to submit bold, visionary concepts. Define your envisioned role in the Governors Island redevelopment. Respondents should present a description of their approach and process, explaining how they intend to execute this vision, including timeline and materials (as applicable).

Other details that may be included in your narrative:

- Whether or not your response includes adaptive reuse of historic properties and/or new development;
- How your vision addresses the overall goals of Governors Island in relation to creating an extraordinary series of open spaces, public places, public access, preservation, education, water/harbor activities and access, heritage tourism and economic benefit to New York State and City;
- What are the transportation requirements of your vision (e.g., number of visitors per day; transportation vehicles off- and on-Island); locations from which visitors are traveling; which ferry/water taxi landing locations would be used;
- How your vision addresses the environmental sustainability goals of the Island;
- What, if any, interaction and synergy is envisioned with the NPS property.

On the insert map included in this RFEI (Governors Island Properties), outline the geographic boundary(ies) of land areas and/or specific buildings that are a part of your RFEI response, if applicable, and the total square footage required for your plan. Include a narrative description as to why these particular properties best suit your submission. Indicate, where possible, the range of preferred adjacent land uses that would be expected to enhance your submission.

2. Experience and Capabilities

Development Teams should describe their general experience with concise details on years of operation, number of projects, range of urban and architectural project sizes and budgets, awards, prizes, citations, etc.

“Other Respondents,” i.e., all respondents other than development teams, should describe their mission or business, years in existence, membership, sponsorship, etc.

All respondents should include biographies of principals, project manager(s) and/or professional staff with project-specific details. Describe general scale of operation, including number of personnel and scope of services.

3. Financial Capacity

Respondents are required to detail their ability to secure funding or financing, providing pro formas that demonstrate the specifics of the project’s financial underpinnings and ability to be self-sustaining. GIPEC is interested in understanding what financial value each submission might offer to Governors Island and the state and city overall. Please provide sources and uses of funding that would underwrite your proposed use.

4. Previous Projects

Respondents should describe up to five relevant projects or programs executed in the past 10 years. Include a description of the type and goal of project, the size and complexity of the project, details on the client and its goals, and three references. Experience in the redevelopment of waterfront-related projects is highly desirable, but not a qualifying condition. Highlight information from previous projects that will provide direct benefit to the goals of the Governors Island redevelopment.

5. References

Present three references of either clients or sponsors who are familiar with the respondent’s qualifying activities.

6. Partners (as applicable)

A description of organizations, institutions or space users who may be involved with the lead party in implementing the proposed vision with a description of their role.

7. Contact Information

Be sure to provide all of the following: firm and/or principal name; contact person; telephone, fax and wireless numbers, e-mail address for primary contact; street address of lead firm or individual; year firm or individual practice established; type of work or specialty; a description of any potential conflict of interest or appearance of impropriety; signature of principal.

Additional Information

Respondents seeking more detailed technical documents regarding Governors Island will find a selection of such materials on the GIPEC website: www.govisland.com/rfei.asp.

Additional detail documents for the Governors Island National Monument, administered by the National Park Service can be found at: www.nps.gov/gois.

Additional detail documents for the Battery Maritime Building, New York City property administered by New York City Economic Development Corporation can be found at www.nycedc.com/BMBInfo.

Pre-submission Conferences and Island Tours

GIPEC will post on its website the dates and times of one or more pre-submission conferences and Island tours to be held on Governors Island, as well as directions to the Governors Island ferry and schedules for ferry service. Attendance at pre-submission conferences and Island tours is highly recommended for all prospective RFEI respondents.

Additionally, all questions and answers received during the course of the RFEI period will be posted on the GIPEC website. Questions should be sent by email to GIPEC at rfei-gipec@empire.state.ny.us. GIPEC will not respond individually to questions, but will post responses on the website. Please check often.

General Conditions, Terms, Limitations

The issuance of this RFEI and the submission of a response by any respondent, or the acceptance of such response by GIPEC does not obligate GIPEC, New York State, New York City, ESDC or NYC EDC in any manner. GIPEC reserves the right (i) to amend, modify, or withdraw this RFEI, (ii) to revise any requirements of this RFEI, (iii) to require supplemental statements or information from any firm, (iv) to accept or reject any or all responses, (v) to extend the deadline for submission of responses, (vi) to negotiate or hold discussions with any respondent and to waive defects and allow corrections of deficient responses, and (vii) to cancel this RFEI, in whole or in part, if GIPEC deems it in its best interest to do so. GIPEC may exercise these rights at any time without notice and without liability to any proposing firm or any other party for their expenses incurred in the preparation of the responses hereto or otherwise. Responses to this RFEI will be prepared at the sole cost and expense of the proposing firm(s).

GIPEC shall be entitled to retain and use for the project without compensation to any respondent any information submitted, including, but not limited to, any concept, element or idea (including financial or ownership structures) disclosed in or evident in the submission or meetings or interviews with respondents. GIPEC believes that the information in this RFEI is accurate, but GIPEC, New York State, New York City and their officers, agents and employees make no representations or warranties to such accuracy and assume no responsibility for errors and omissions contained herein.

GIPEC shall be the sole decision maker of whether a response complies with the requirements of this RFEI and whether responses have merit. Nothing contained in this RFEI shall limit GIPEC in its selection of firm(s) to be invited to respond to future development and other solicitations for this project or future projects, nor limit GIPEC's discretion in any way in formulating and adopting a development plan for the Island. Submission of a response to this RFEI by any respondent constitutes respondent's permission and consent to inquiries by GIPEC concerning the respondent and its ability to participate in the development project, including checking references, credit checks and similar investigations.

It is the policy of the State of New York, New York City and GIPEC to comply with all federal, state and local laws, policy, orders, rules and regulations which prohibit unlawful discrimination because of race, creed, color, national origin, sex, sexual orientation, age, disability or marital status, and to take affirmative action in working with contracting parties to ensure that New York State Business Enterprises, Minority and Women-owned Business Enterprises (M/WBEs), Minority Group Members and women share in the economic opportunities generated by GIPEC's participation in projects or initiatives and/or the use of GIPEC funds or resources. M/WBEs are encouraged to respond to this RFEI.

Any proposals that involve both GIPEC and National Monument property will be reviewed together in accordance with each organization's regulations. GIPEC will forward any proposals for use of only National Monument property to the NPS for consideration. Should the NPS wish to pursue ideas for leasing Monument property that are submitted through this RFEI, it must conduct its own solicitation as required by federal regulations. Submission of a proposal during this RFEI stage is not a requirement for responding to a future NPS solicitation. The establishment of long-term leases for buildings within National Parks is governed by 36CFR§18 which requires competitive solicitation under 36CFR§§18.7 or 18.8, except a lease to a nonprofit or governmental unit at fair market value may be undertaken by the Director of the NPS without competition pursuant to 36CFR§18.9. Additional information regarding General Conditions, Terms and Limitations for proposals for the Governors Island National Monument can be found on the NPS website, www.nps.gov/gois.

Appendix I: Sampling of Buildings in the National Historic Landmark District



Building 1
The Admiral's Quarters
Location: Nolan Park
Details: Greek Revival style (with Colonial Revival additions), single family mansion, two-stories, 10,270 square feet total floor area

Originally known as the Commanding Officer's quarters, the Admiral's Quarters was built in 1843 (south wing added in 1886). It was the home of the highest ranking officer on Governors Island, including Winfield Scott Hancock, Adna R. Chaffee, and Dennis E. Nolan; the site for the disarmament summit between US President Ronald Reagan and Soviet Premier Mikhail Gorbachev in 1988. It is on the National Register of Historic Places and is a designated New York City Landmark.



Building 2
The Governors House
Location: Nolan Park
Details: Georgian structure, two-family house, two-stories, 5,983 square feet total floor area

Originally known as the "Guard House," the Governors House, built between 1805 and 1813, is the oldest structure on the Island aside from the fortifications. It is believed to have been built on the same site where Lord Cornbury's original house was constructed. The building overlooks the original docking piers for Governors Island. It is on the National Register of Historic Places and is a designated New York City Landmark.



Building 3
The Dutch House
Location: Nolan Park
Details: Dutch Utilitarian structure, two-family house, two-stories of 4,800 square feet total floor area

Originally built in 1846 as a goods storage building, the renovation of the Dutch House in the 1920s included the addition of the stepped gables at the roof which changed the character of the building (and also resulted in it converting to Officers housing, with the addition of porches and a re-orientation from north to west). It is a contributing building within the Historic District.



Building 5
Two-family housing
Location: Nolan Park
Details: Italianate Vernacular style, two-stories, 9,936 square feet total floor area

One of two prototypical Nolan Park residences built during the 1850s, Building 5 was constructed in 1857 as one of a pair of field officers' housing (Building 4) as the military base was expanding. Porches and dormers were added in the 19th century, south wing between 1895-1904, north wing and rear addition in 20th century. It retains its 19th century character, enhanced by the restoration of the clapboard siding and open front porch post-1986. It is a contributing building within the Historic District.



Building 9
Block House
Location: Nolan Park
Details: Greek Revival structure, three to four-family house, three-stories high, 8,535 square feet total floor area

Originally constructed in 1839 as the military post hospital for Governors Island, the Block House was converted to offices in 1879 and then to officers' quarters in the late 1940s. The building's nickname is derived from its austerity in plan and detailing, and its interior has been altered several times to accommodate changes in use. It is individually listed on the National Register of Historic Places and is a designated New York City Landmark.



Building 10
Two-family housing
Location: Nolan Park
Details: Victorian Vernacular style, two-stories high, 8,736 square feet total floor area

Building 10 was built in 1878 as one of a pair with Building 8 in Nolan Park, used for company officers' housing during the year the base became the Headquarters of the Military Division of the Atlantic, leading to an increased demand for officers' housing. With some additions, however, it retains its 19th century character with the recent restoration of the clapboard siding and open front porch. Buildings 6, 7, 19 and 20 are similar houses in Nolan Park. It is a contributing building within the Historic District.



Building 13
Chapel of St. Cornelius the Centurion
Location: South Battery District
Details: Neo-Gothic Building, one-story high, 14,740 square feet total floor area

Built in 1906, Building 13 is the second structure for the Chapel of St. Cornelius the Centurion on Governors Island. It is owned by Trinity Church, and the organization's involvement in the building's operations and maintenance dates back to 1868, with the original building. Since the late 19th century, the chapel housed a variety of memorabilia commemorating troops stationed on the Island. The Chapel is a contributing building within the Historic District.



Building 14
Single-family housing
 Location: Nolan Park
 Details: Victorian Vernacular style, 6,560 square feet total floor area

Building 14 was built in 1878 as one of a group of five houses to respond to the increased demand for officers' housing on Governors Island. Facing east onto the green of Nolan Park, it retains its 19th century character with the recent restoration of the clapboard siding, quarter-sawn wood trim, and open front porch. Buildings 11, 15, 16, 17, and 18 are similar single-family buildings in Nolan Park. It is a contributing building within the Historic District.



Building 25
Office building
 Location: Arsenal District
 Details: Utilitarian structure, two-stories in the front and three-stories in the rear, total floor area of 13,540 square feet

Built in 1811, with a second story added circa 1880, Building 25 is one of the oldest surviving buildings from the rebuilding of Fort Jay. Originally built for ordinance storage, it has since been enlarged and adapted for a variety of uses, including the first office of the post commander in 1878. It is a contributing building within the Historic District.



Building 110
Office building
 Location: Arsenal District
 Details: Romanesque Revival style, two-story building, total floor area of 47,934 square feet

Building 110 was constructed in 1879 for the New York Arsenal to store obsolete arms from the Civil War that had been accumulated for sale on the New York market. In 1955, a utility wing was added at the west side. The building has been used as an office since World War I, when the Quartermaster Department had offices in the building. Building 110 is a contributing building within the Historic District.



Building 111
Multi-family housing
 Location: Arsenal District
 Details: Neo-Georgian style, three and a half-stories high, containing an attic with dormers, total floor area of 11,400 square feet

Building 111 was built in 1934 with its mirror image, Building 112, to accommodate officers of the 16th Infantry and their family members. Its Neo-Georgian style is consistent with other contemporary buildings on the Island and reflects a popular architectural style for military bases during the period. It is a contributing building within the Historic District.



Building 125
Pershing Hall
 Location: Arsenal District
 Details: Neo-Georgian style, three-stories high, total floor area of 42,779 square feet

Built in 1934, Pershing Hall was dedicated in August 1954 to honor John J. Pershing, General of the Armies, First Commander of the United States Army in 1918. The main entrance lobby is richly decorated with Work Projects Administration (WPA) murals depicting the country's military history, and the entrance way is marked by a grand stair and three brick arches. Pershing Hall is a contributing building within the Historic District.



Building 135
Commander's House Office/Two-family house
 Location: Arsenal District
 Details: Greek Revival/Utilitarian, wings with two, two-and-a-half, and three-, stories, total floor area of 14,865 square feet

Originally constructed in 1835 as two freestanding buildings, Building 135 formed the core of the New York Arsenal. When the Arsenal closed in 1920, the Army constructed a two-story brick addition behind an earlier addition from 1852 to convert into a two-family house. In 1977, the original gabled roof was replaced by a mansard to add a full third story for additional office space. Building 135 is a contributing building within the Historic District.



Building 140
Office Building
 Location: Arsenal District
 Details: Romanesque Revival structure, one-story building, total floor area of 7,950 square feet; with 1,000 square foot NPS easement

Like Building 110, Building 140 was constructed for the New York Arsenal to store obsolete post-Civil War accumulations. Built in 1875, it remains one of the most distinguished of the arsenal structures and was used as a warehouse following the closing of the New York Arsenal in 1920. Since 1938, the building has served a variety of service functions, including use as office space. It is a contributing building within the Historic District.

A complete index of the buildings within the Governors Island National Historic Landmark District can be found on the GIPEC website, www.govisland.com/rfei.asp



Building 201
Fort Jay

Location: National Monument and Parade Grounds District
Details: Enclosed square masonry fort, 4 bastions and a ravelin, surrounded by a dry moat; constructed 1806-1809, replacing earlier earthworks

Fort Jay, named for Secretary of Foreign Affairs, John Jay, lies in the center of the Island's National Historic Landmark District and is part of the Governors Island National Monument. It is one of the best preserved examples of its type in the US. The fort was considered key in protecting New York Harbor from enemy invasion in the Revolutionary War and the War of 1812. It is individually listed in the National Register of Historic Places and is a designated New York City Landmark. This property is managed by the National Park Service.



Building 298
South Battery/Officers Club

Location: South Battery District
Details: Neo-Georgian style (within the South Battery fort), two-stories high, total floor area of 23,206 square feet

The South Battery is the third component (with Fort Jay and Castle Williams) of the fortifications built on Governors Island in preparation for the War of 1812. A major remodeling project in 1904 converted South Battery to an amusement hall and lecture room, and the Work Projects Administration (WPA) rebuilt the second floor in 1936-7 for use as an Officers Club. It is a contributing building within the Historic District.



Building 324
YMCA

Location: South Battery District
Details: Neo-Georgian style, two-stories high, total floor area of 25,800 square feet

Constructed in 1926, the YMCA was the first large-scale masonry structure built after World War I on Governors Island, setting the pattern for the buildings that followed. It contains squash courts, a pool, and auditorium, and replaced an earlier, much smaller YMCA building. Building 324 is a contributing building within the Historic District.



Building 330
Movie Theater

Location: South Battery District
Details: Neo-Georgian detail style, two-stories high, total floor area of 9,768 square feet

The Governors Island Movie Theater, a 750-seat theater, was built between 1937-9. With a rectangular plan and Neo-Georgian details, it was typical of those constructed on military bases during this period. The theater has a balcony and is detailed with 1930s style trim at the proscenium and ceiling, and the building itself has an exterior ticket booth under a covered porch. It is a contributing building within the Historic District.



Building 333
Office Building

Location: South Battery District
Details: Neo-Georgian style, three-stories high, total floor area of 62,188 square feet

Building 333 was constructed in 1940 as one of a pair with Building 550. Originally designed as barracks for the First Army, it was part of the unified beautification plan proposed in 1928 for Governors Island by McKim, Mead & White. In 1966, the Coast Guard converted the building to classrooms for training purposes. It is a contributing building within the Historic District.



Building 400
Liggett Hall Dormitory/Office

Location: Liggett Hall/Colonels' Row District
Details: Neo-Georgian, additional wings added in 1967-8, three-stories, usable attics at each end, total floor area of 441,772 square feet

Built between 1929-30, Liggett Hall divides the historic northern portion of the Island from the fill to the south. A large monumental arch in the center creates an axial orientation towards the southern portion of the Island. It was the centerpiece of a building and "Island Beautiful" program; designed by McKim, Mead & White. Named for First Army commander Lieutenant General Hunter Liggett, it is one of the largest Army buildings in the world, over 1,000 feet long with two 225-foot wings. It is a contributing building within the Historic District.



Building 403
Colonels Row

Location: Liggett Hall/Colonels' Row District
Details: Colonial Revival style, two-stories high, total floor area of 6,560 square feet.

Building 403 was built in 1906 as the last of a group of six brick houses facing the southwestern shoreline of Governors Island, known as Colonels' Row (Buildings 404, 405, 406, 407 and 408) and share the same general form. In the 1980s, building 403 housed French President Francois Mitterrand (1986) and Soviet Premier Mikhail Gorbachev (1988) during each leader's meeting with President Ronald Reagan. It is a contributing building within the Historic District.

Photo credits:
Buildings 3, 10, 14, 140,
298, 404, 405, 409, 410
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Photo credits:
Buildings 2, 9, 25, 110, 111,
135, 201, 324, 330, 515, 550
© GIPEC

Building 404
Four-family housing
Location: Liggett Hall/
Colonels' Row District
Details: Colonial Revival style
two-stories high, includes
an attic, total floor area of
12,184 square feet



Building 405
Two-family housing
Location: Liggett Hall/
Colonels' Row District
Details: Colonial Revival,
two-stories high, includes
an attic, total floor area
of 12,000 square feet



Building 409
Multi-Family housing
Location: Liggett Hall/
Colonels' Row District
Details: Colonial Revival
structure, two-stories high,
includes an attic, total floor
area of 13,783 square feet



Building 410
Colonels Row
Two-Family housing
Location: Liggett Hall/
Colonels' Row District
Details: Modified Arts and
Crafts style, two-stories high,
total floor area of 5,518
square feet



Building 501
Castle Williams
Location: National Monument
and Parade Grounds District
Details: 3-story, 200-foot
diameter masonry fort with
center courtyard



Building 515
**Post Hospital/
Barrack/Dormitory**
Location: Liggett Hall/
Colonels' Row District
Details: Neo-Georgian
structure, three and a
half-stories high, total floor
area of 60,988 square feet



Building 550
Medical/Office.
Location: Liggett Hall/
Colonels' Row District
Details: Neo-Georgian
structure, three-stories high,
total floor area of 70,724
square feet

Photo credits:
Buildings 1, 5, 13, 125, 400,
403, 501
© Andrew Moore

Building 404 was built between 1902-1905 as one of the group of brick houses known as Colonels' Row. In 1952, it was converted into a four-unit dwelling. This group, designed according to standardized Quartermaster General plans, incorporated five double sets of officers' housing as well as a single-unit dwelling (403). It is a contributing building within the Historic District.

Building 405 was built in 1893 as one of the group of brick houses known as Colonels' Row. The houses share general forms and material, although the details vary slightly with the two construction dates. Building 405 (along with Building 406) was one of the first two houses constructed. Buildings 407 and 408 are similar two-family houses within Colonels' Row. It is a contributing building within the Historic District.

Building 409 was constructed in 1910 as bachelor officers' quarters at the north end of Colonels' Row. Larger in size than the one and two-unit dwellings, the building still shares a similarity of form and detail with the rest of the buildings in Colonels' Row. It is a contributing building within the Historic District.

Built in 1917, Building 410 was the last dwelling to be constructed on Colonels' Row. Although designed as a double unit, it is smaller in size and scale than the other double units to the south, differing from them as well in the color of the brick and in the form of the roof. Although designed according to a standardized Quartermaster plan, it is the only house of its type on Governors Island. It is a contributing building within the Historic District.

At the time of its construction (1807-1811), Castle Williams served as a prototype for seacoast fortifications in the US and is one of the best existing examples of its type. The fort is named after its designer, Lt. Col. Jonathan Williams, and was used as a prison for Confederate soldiers during the Civil War. It is individually listed in the National Register of Historic Places, is a designated New York City Landmark, and is part of the Governors Island National Monument. Castle Williams is managed by the National Park Service.

The Post Hospital was constructed in 1935 as part of the unified beautification plan proposed for Governors Island in 1928 by McKim, Mead & White. In the late 1980s it was converted for use as enlisted bachelors' housing. It is a contributing building within the Historic District.

Building 550 was constructed between 1938-1940 as one of a pair with Building 333 as barracks for the First Army. The buildings flank Liggett Hall (Building 400) and was built as part of McKim, Mead & White's beautification plan for Governors Island. In 1966, the Coast Guard converted the Hospital to classrooms for training purposes, and was converted again in 1994 for use as the base clinic. It is a contributing building within the Historic District.



New York State
Governor
George E. Pataki



New York City
Mayor
Michael R. Bloomberg

GOVERNORS ISLAND
PRESERVATION & EDUCATION
CORPORATION

**Governors Island Preservation
and Education Corporation**

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Secretary of State,
New York State Department of State

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