

GOVERNORS ISLAND  
PRESERVATION & EDUCATION  
CORPORATION

**Principles for the Redevelopment of Governors Island**

- Governors Island will become part of a vital New York Harbor, linked to the Statue of Liberty, Ellis Island, Battery Park, Brooklyn Bridge Park and Lower Manhattan.
- Educational institution(s) will be encouraged as uses on the Island in a manner that enhances their educational mission(s) and that is consistent with the public character of the Island.
- GIPEC will prepare a long-term project plan, and will manage the redevelopment and operation of the Island.
- The National Park Monuments will be operated by the National Park Service.
- Within the Historic District, redevelopment and reuse of the historic structures will be undertaken in accordance with the Governors Island Preservation and Design Manual.
- The Island is fundamentally a public resource to which the public will have meaningful access. The Island will include no less than 40 acres of public parkland and other publicly accessible open space. There will be a public waterfront esplanade along the perimeter of the Island.
- The Island should be as economically self-sustaining as possible. To that end, commercial uses will be on the Island that are compatible with the public uses and historic character of the Island.
- There will be no permanent, long-term residential uses. Temporary residential uses, including residential uses associated with academic, Island hospital facilities, and the redevelopment of the Island, may be permitted.
- The Island will offer a broad and diverse range of attractions to attract substantial numbers of visitors on a year-round basis.
- Transportation services and costs will be borne by one or more private operators, to the extent commercially feasible.
- Vehicular access to the Island will generally be limited to operational support vehicles.
- 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 planning as well as individual building design and engineering the extent feasible.