

GOVERNORS ISLAND

New York, New York

RCLCO's Development Services Group led the development-planning effort for the redevelopment of Governors Island in New York City between 2003 and 2006. Located 800 yards from Manhattan's southern tip, and half that distance from the Brooklyn waterfront, the 172-acre island—previously a U.S. Army and Coast Guard post—has recently been opened for public use for the first time in history.

The plan for the island foresees a place for numerous activities: hospitality, active and passive recreation, education, and contemplation. It is envisioned as a place all New Yorkers will cherish and as a model of sustainable development—both economically and environmentally.

The development planning team engaged in an extensive market feasibility study to identify a set of preferred redevelopment scenarios, potential anchor tenants, and logistical and transportation parameters for the island's uses.

The team then launched a Request for Expressions of Interest (RFEI) process in January 2005 under the guidance of Jones Lang LaSalle. Once submissions for the RFEI were received in early 2005, the team evaluated the responses and guided GIPEC through next steps.



During the following phase, RCLCO collaborated closely with the planning firm Urban Strategies, Inc., to develop discreet conceptual land-use options for Governors Island—as well as to assess the financial, market, construction, and access viability of the proposed uses. Both firms were also retained by GIPEC to draft a General Project Plan and develop a Request for Development Proposals (RFP) process and document issued in February 2006.