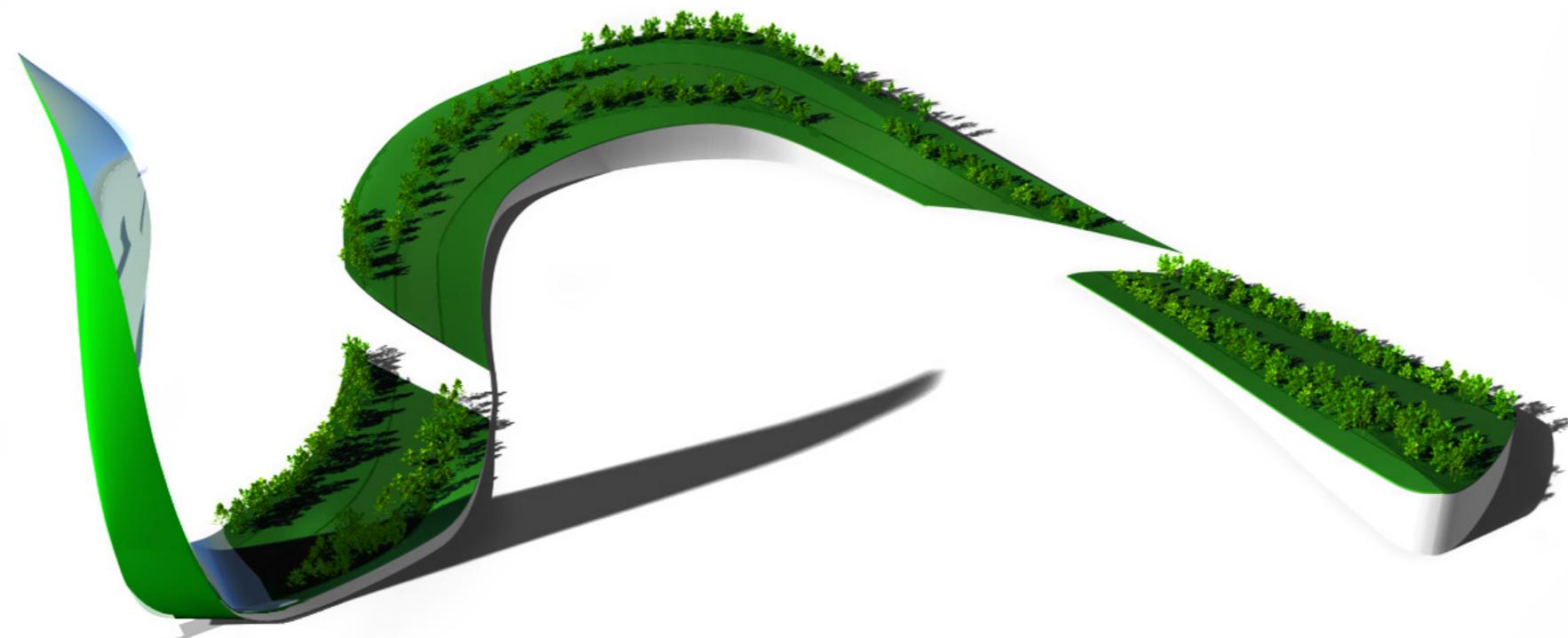


governors island ?



project created by

Moritz Hartloff
Felix Nienstädt
Andrea Poll

in association with

studio MDA,
Markus Dochantschi Associates
new york

all measurements are metrical.
unless otherwise stated, units are given in
meter.

minutes from lower manhattan, there is a remarkable island in new york harbor that awaits discovery - and a new future. as america's next great urban park. as a place, both stimulating and serene, that's beloved by all who visit. as a destination that will generously host an international marketplace of leaders and innovators in education, commerce, and arts - the assets that make this city a global center. come discover the future of governors island - a place minutes away, but a world apart.

governors island, an island close to the center of the world in new york.

it only takes a 7-minute ferry trip from the battery maritime building in manhattan to carry you from the tightness of the city to an island at a remarkable location. the island is merely 0,73 km wide and 1,3 km long, spanning 172 acres in total.

long time a military base, governors island is being opened up to the public for the first time in more than 200 years. today's shape partially resulted from a demand for more space around 1900 when the southern part was filled up to enlarge the island to more than double the original size.

parts of the old, northern part are national-registered and the monument district part including the fort is owned by the national park service. the island's long history creates a distinct atmosphere, therefore it was one of our early decisions to keep most buildings of the northern part and to tear down the southern part completely.

an important issue to consider is the flood and wind problem which should be part of the development.

as governors island has already been the subject of great public attention, the redevelopment of the island is an opportunity to create a unique destination open for anyone.

based on this study, we characterize and assess the existing structure and the buildings present, in order to create a distinguished venue that will encourage visitors to come and spend a day or more.

where is governors island located ?

background
location

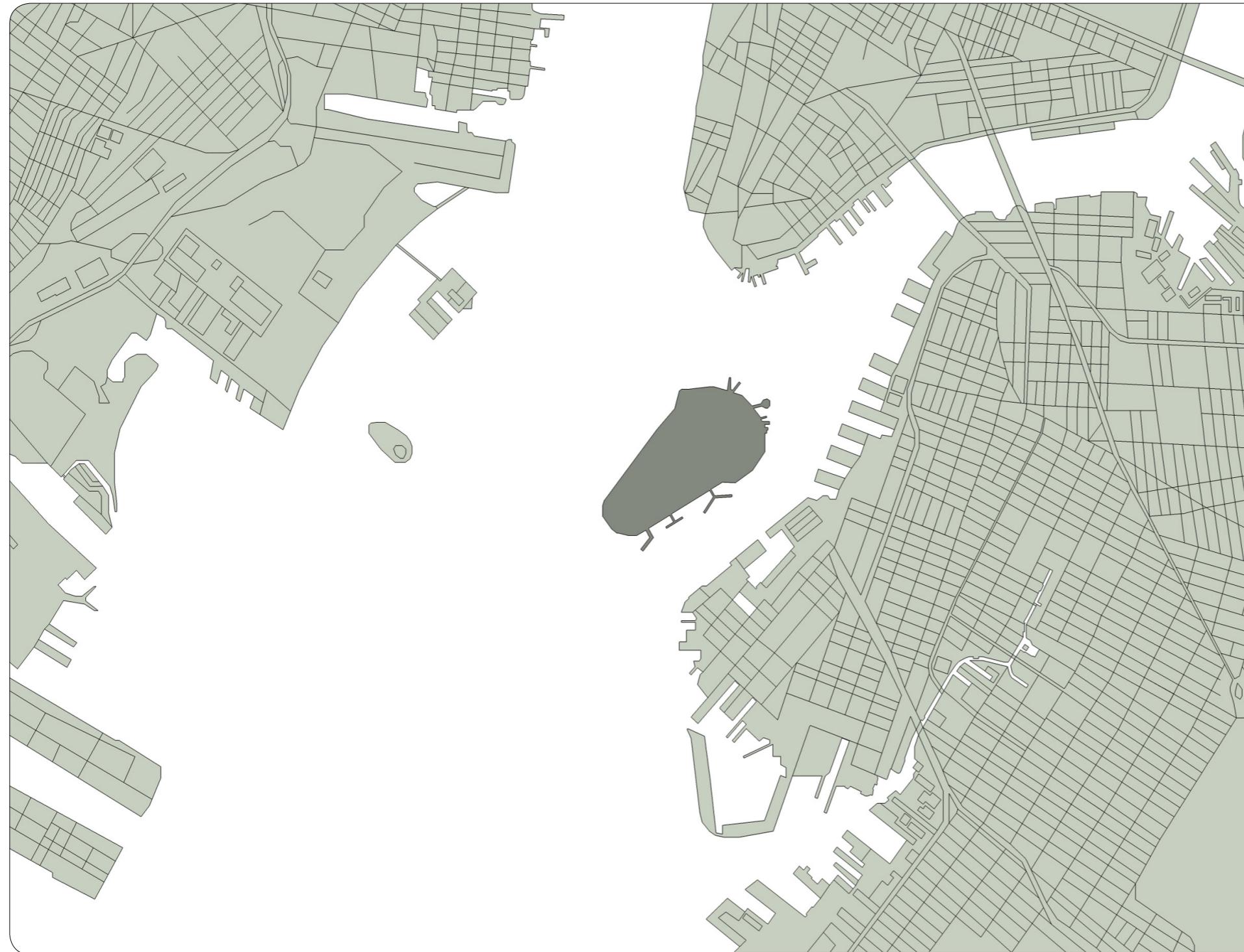


new york city is divided into five districts.

governors island is located at the intersection of staten island, brooklyn and manhattan

what is the current situation ?

background
location



the island is in the immediate vicinity of the battery maritime building of manhattan and of the old harbor area of brooklyn. it constitutes an important landmark in the new york harbor similar to the statue of liberty and it is visible from most waterfronts and bridges.

what is the current situation ?

background
location

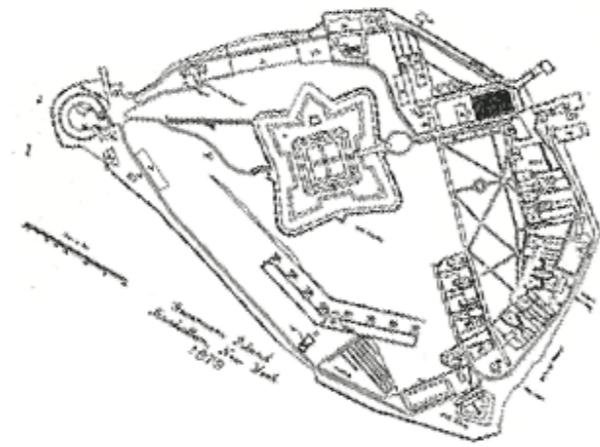


was there historical development ?

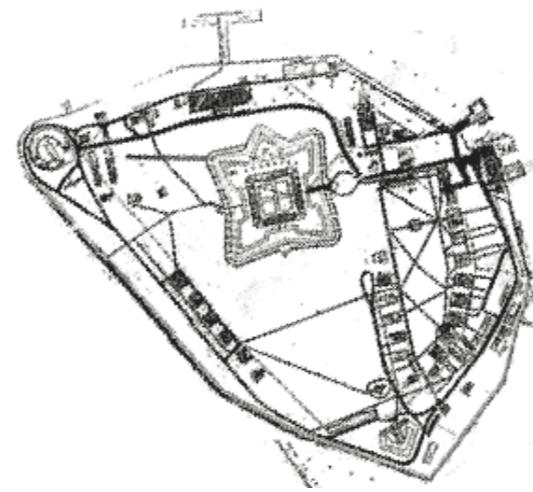
background
history



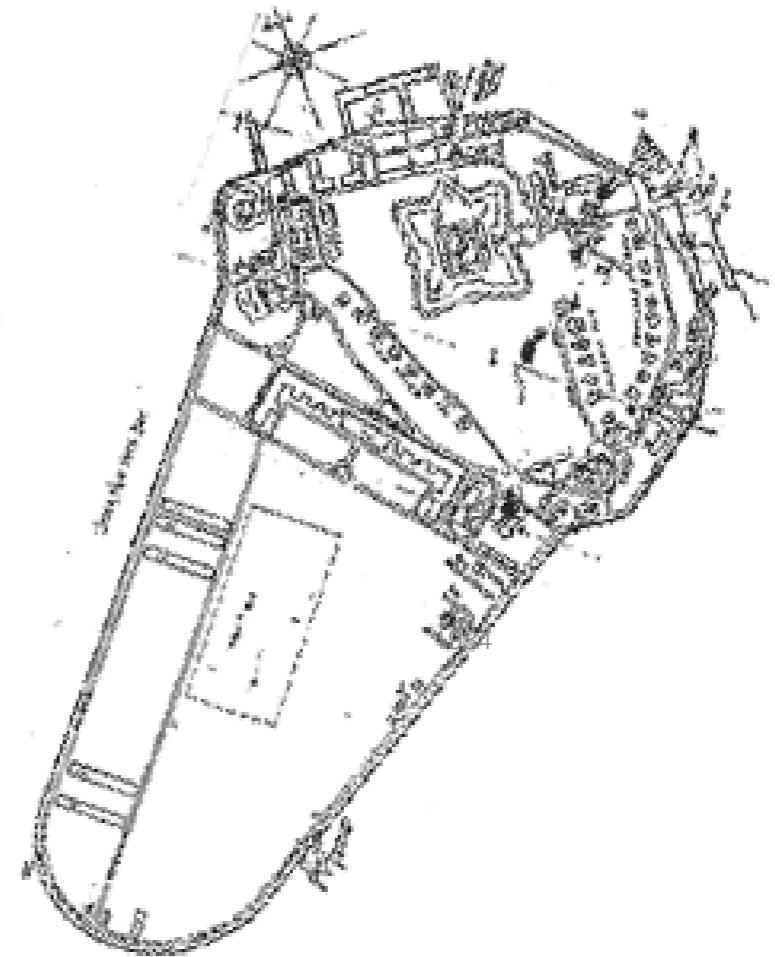
1782



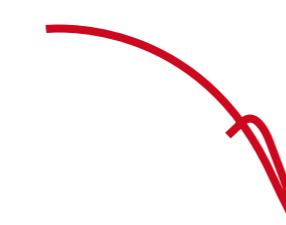
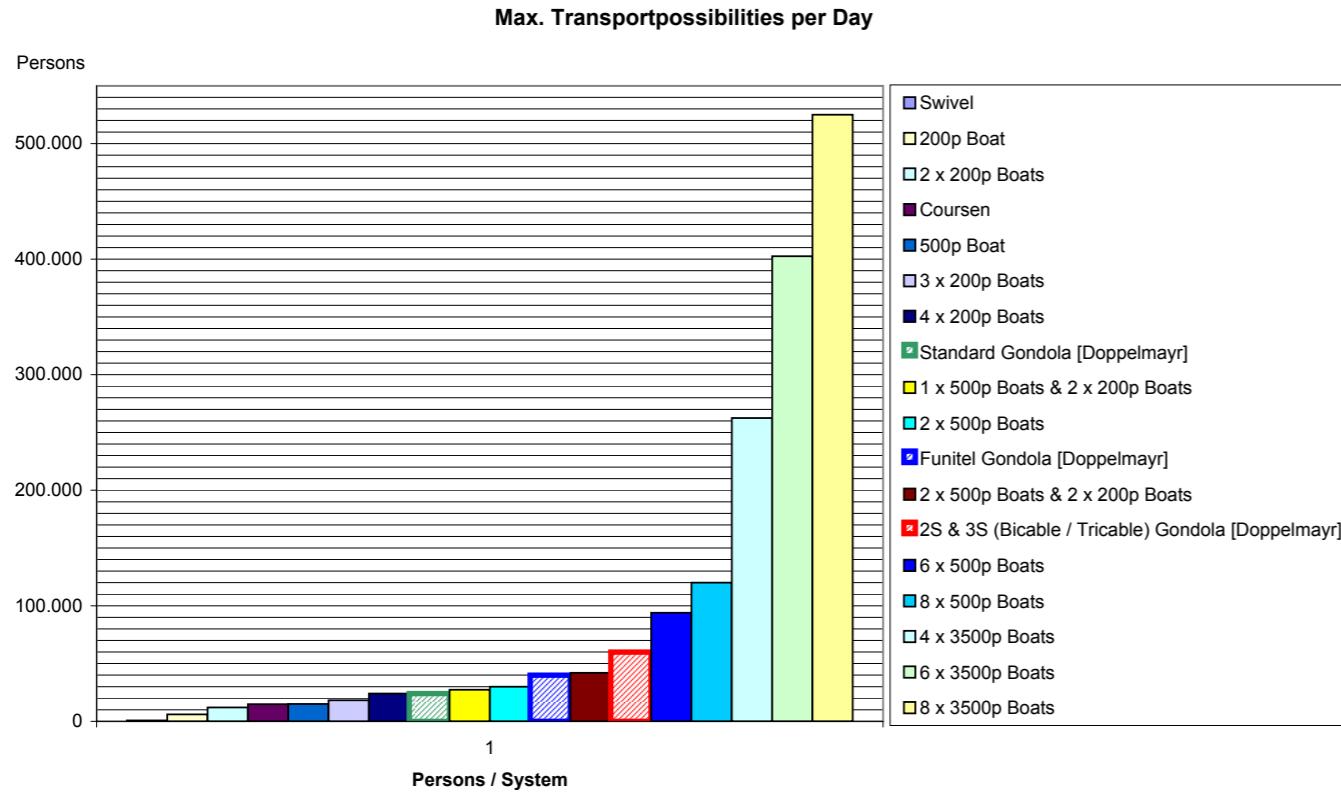
1879



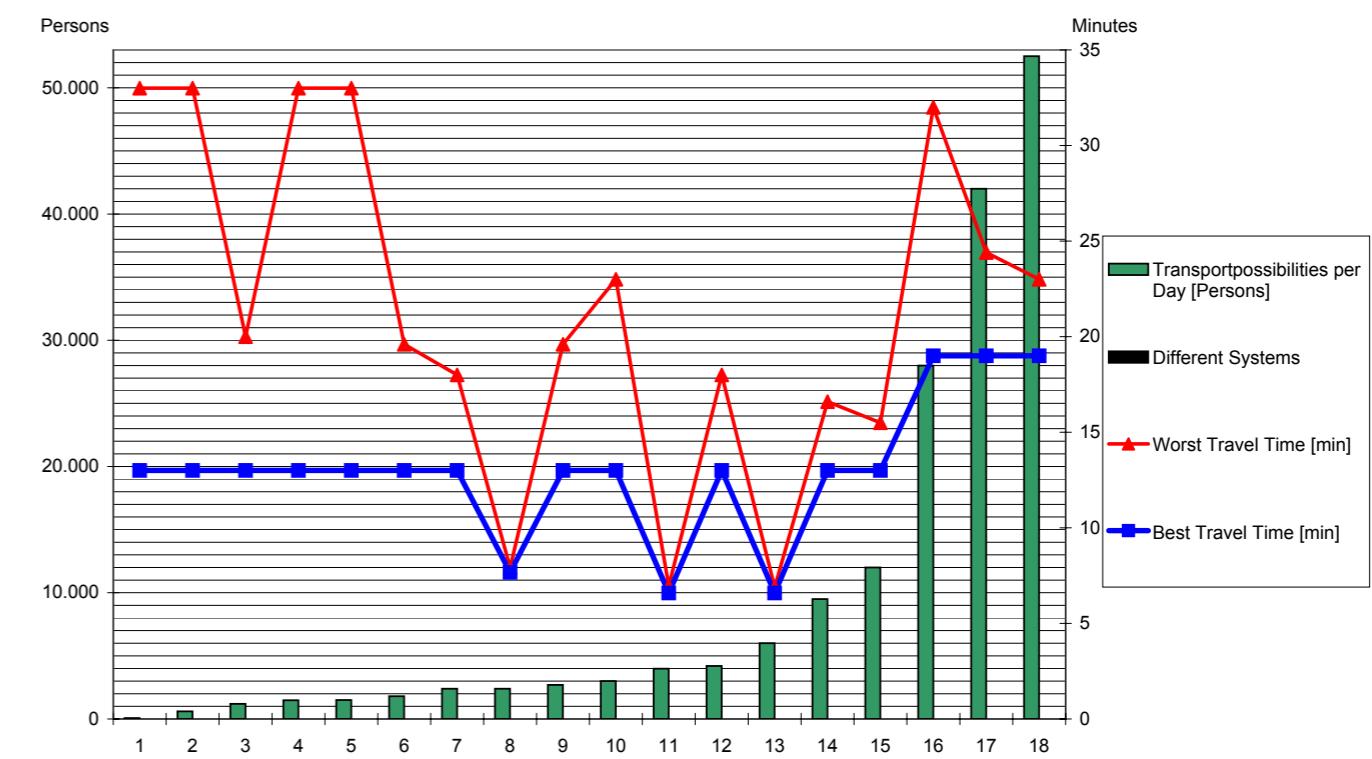
1904



which transportation system is the best ?

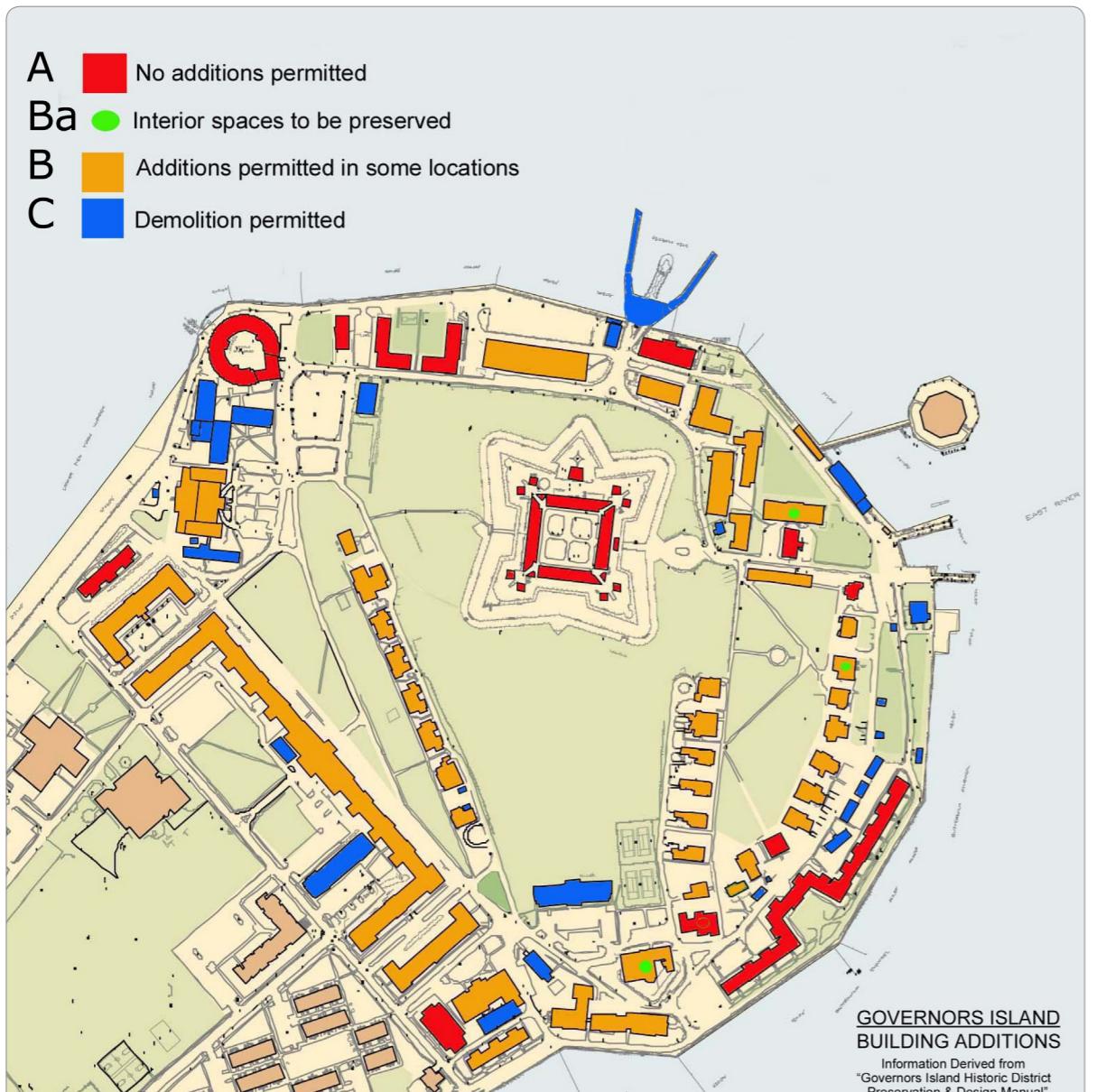


Transportpossibilities per Hour in comparison with Worst & Best Travel Time



to what extent can the buildings be changed ?

background heritage



based on the background analysis, one of our immediate decisions was to include the northern part in its structure, as a historical monument. as a logical measure, unwanted military additions to the historical substance will be removed. furthermore, the historical northern part will be strengthened by several small additions, serving to clarify the different zone uses.

the creation of a big volume, weaving through the southern part of the island, will be the most important change on the island., not only will this measure strengthen the island's central position between manhattan, brooklyn and the statue of liberty through its mass, but it will also offer additional protection against harsh wind and weather for the island itself. finally, the volume provides the needed services for the southern part without destroying the green use and appearance of the island. as its main purpose, the volume accommodates two bioms and several other housing applications.

the volume opens itself to the north of the island and thereby allows the northern and the southern part to merge with one another. it connects itself with the island and develops strong dynamics. at first glance a massive 'opposite' to liggett hall, the volume then dips completely off, in order to join itself with the island. at its southernmost point it ascends again as a strong island edge, to merge with the island once more, until it finally raises itself, by unscrewing easily, elegantly into the air.

through the graduation of the southern island topography, the visitor receives most diverse new impressions of the island and its relation to the water and new york, simply by walking over the island. this allows visitor to explore a new island with changing views again and again, just to be able to put all the parts together when surveying the island from one of the overview locations.

how is the southern part being developed ?

master plan vision
southern part



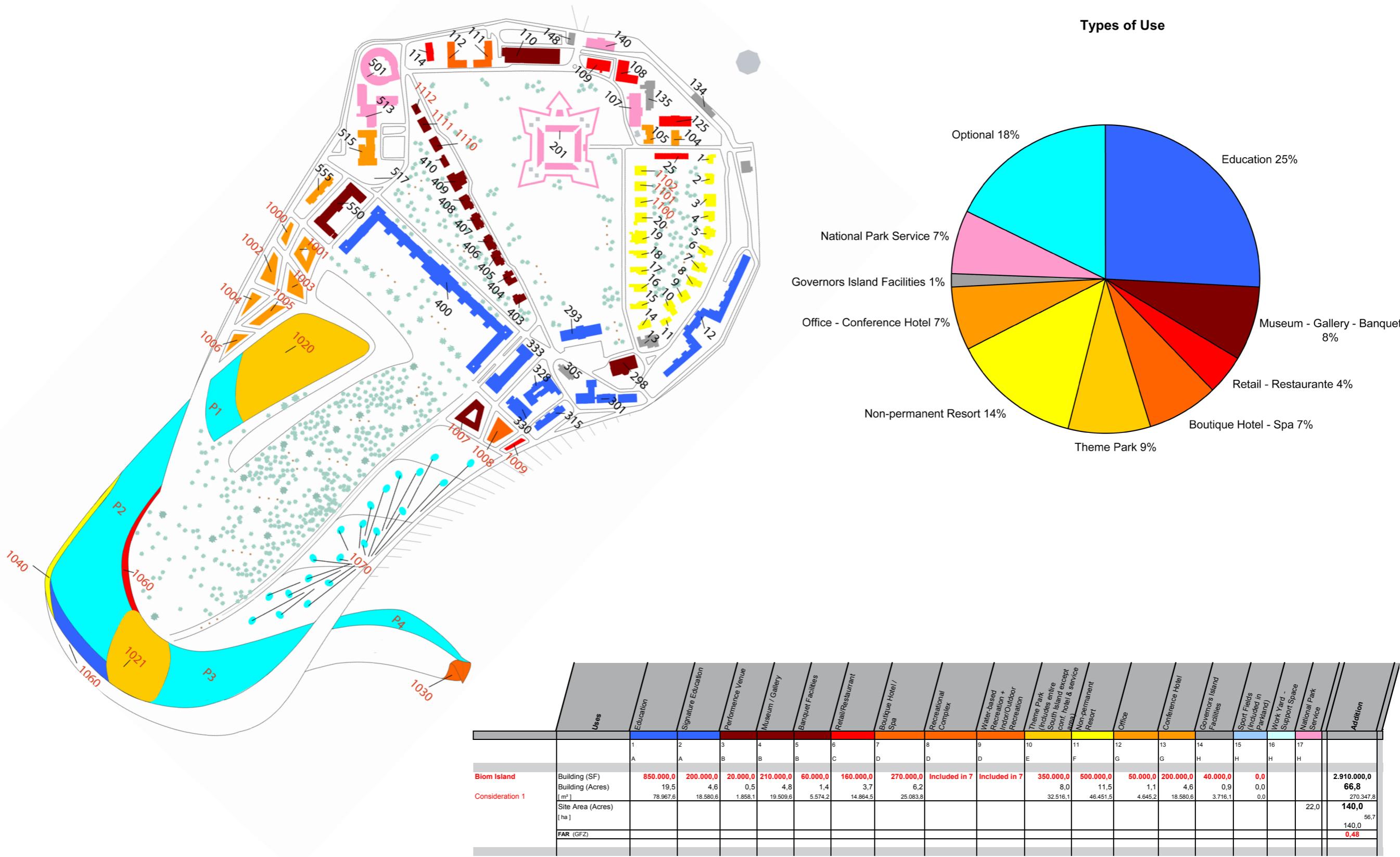
while the north is more or less kept as it is, the southern part is characterized by a strong landscape element.

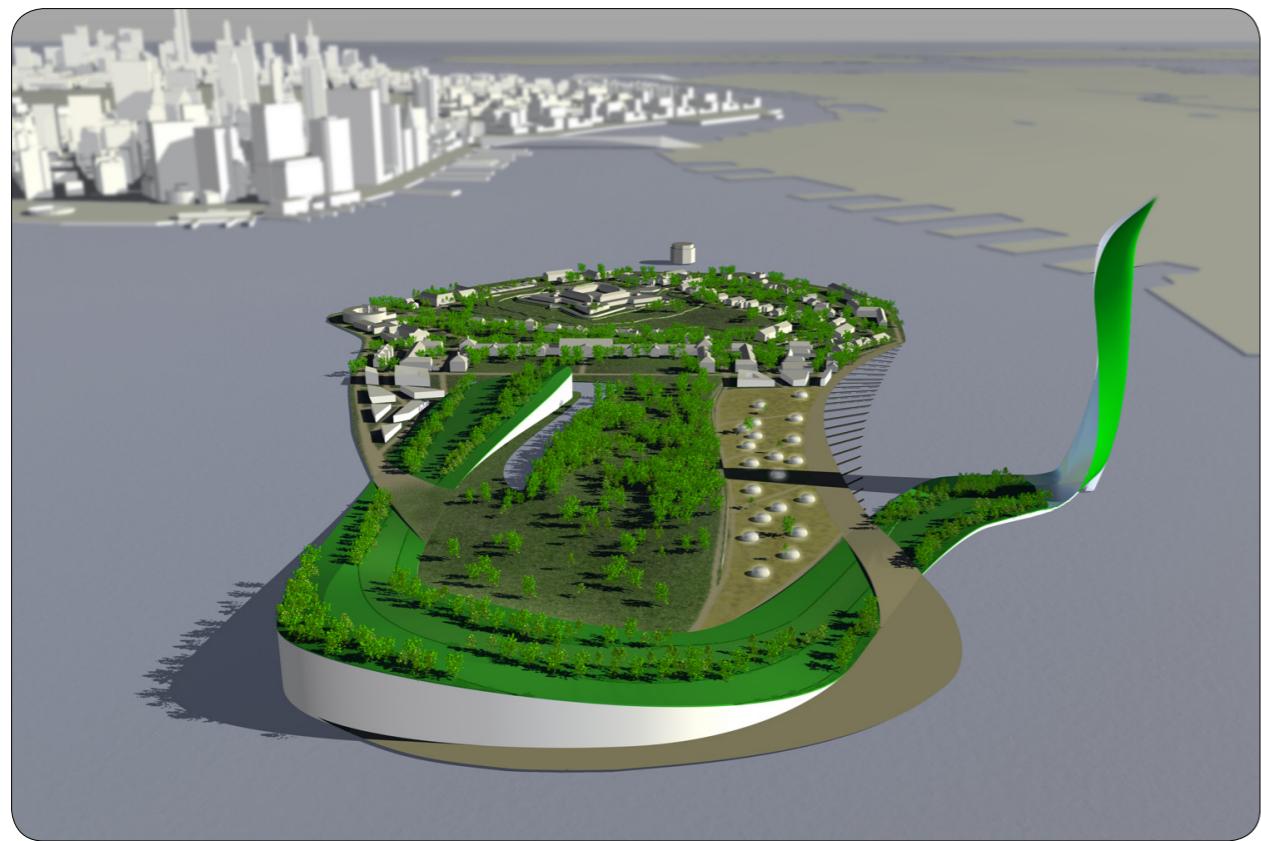
the volume is added to contrast the centrality and symmetry, forced by the liggett hall in the middle of the island. through its easy clockwise twist along the shape of the island, it breaks the rigid separation into a soft landscape.

to create room for the new uses of the island, and to connect the urban north with the natural south, a new development area is created in the west. in the east of the landscape form, a sand range close to the water edge connects with the water through the adjacent marina.

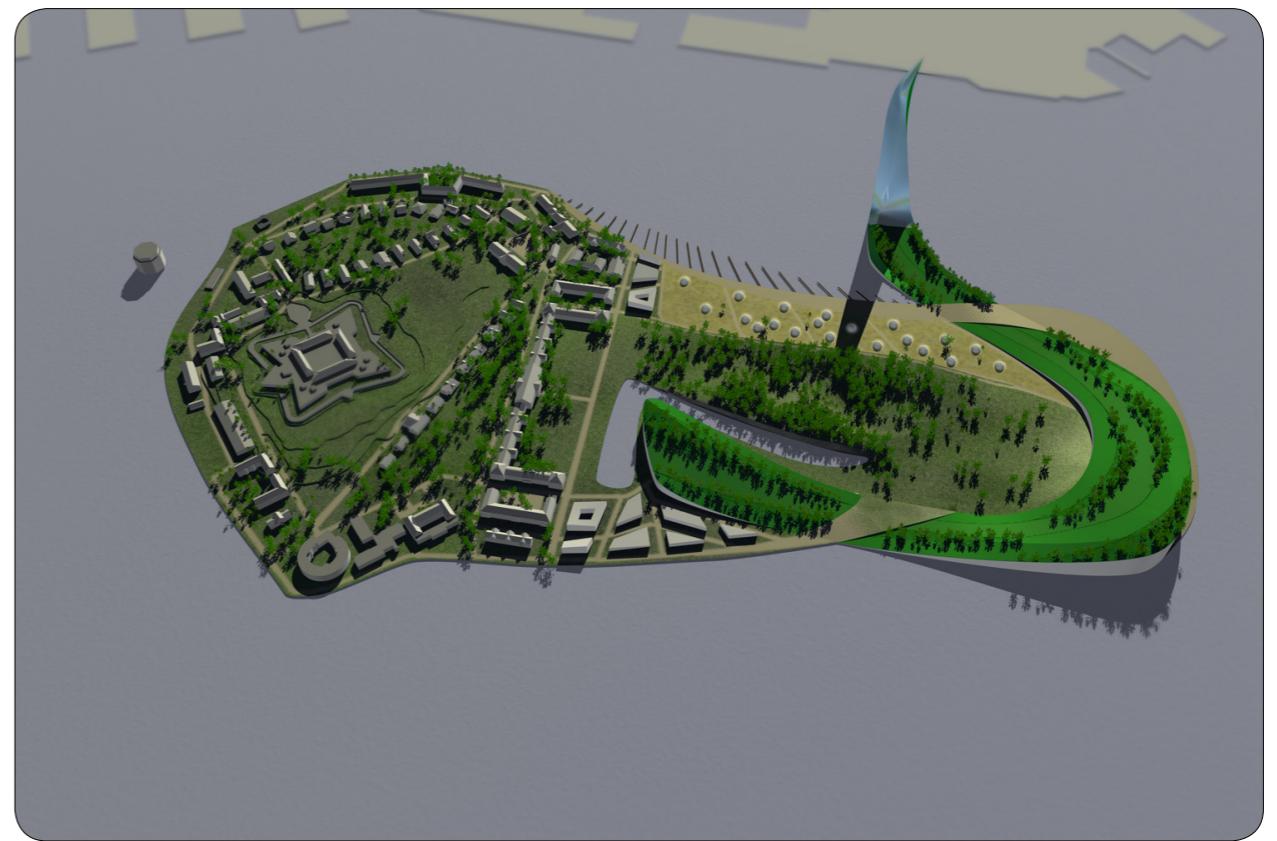
what types of use should the island contain ?

master plan vision
building plan





southern end of the island, showing the landscape volume and the position of the island in front of the east river.



the island, surrounded by water, with the water element between liggett hall and biom.

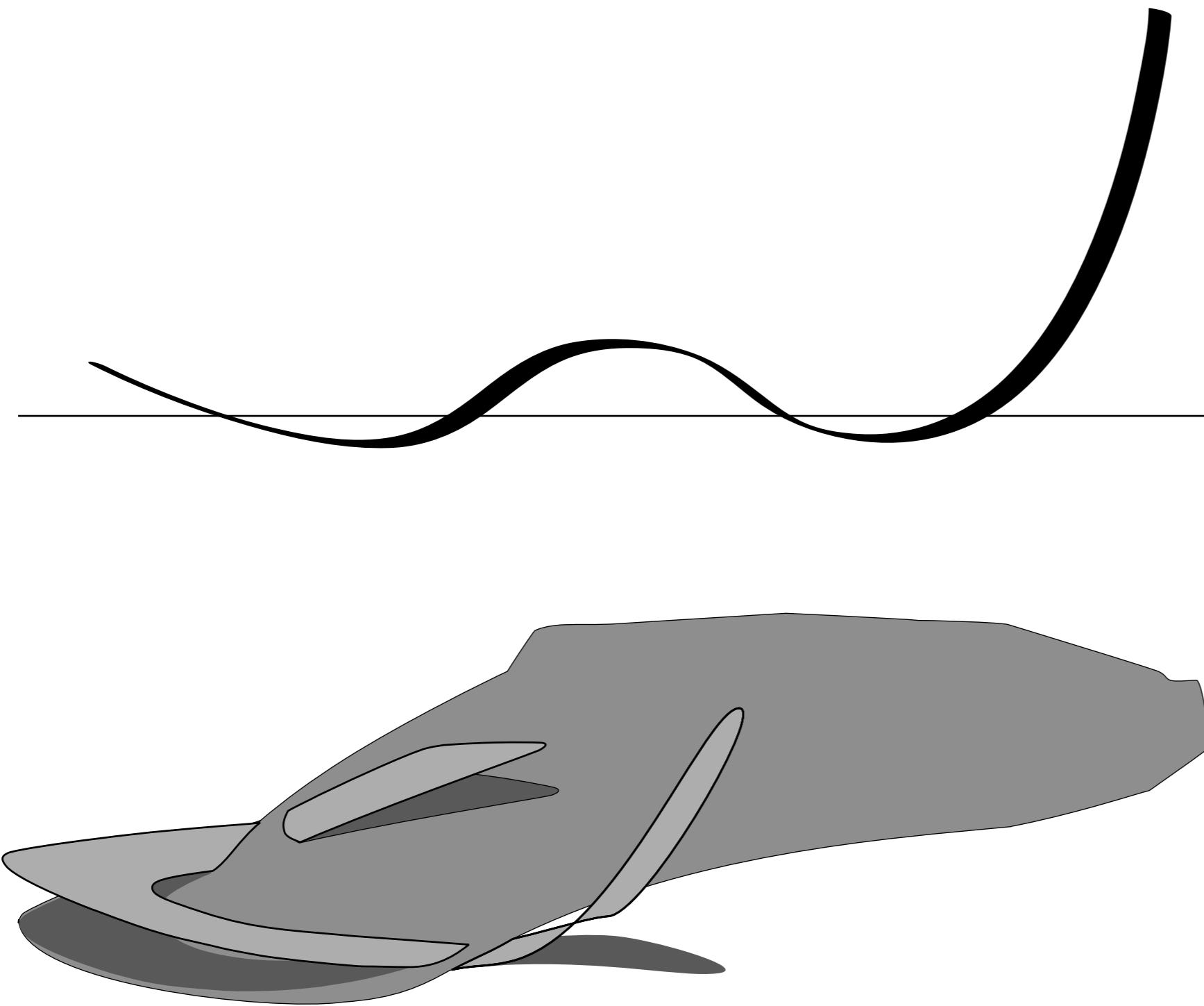
how is the landscape volume shaped ?

master plan vision
floor plan



what is the use of the volume shape for the island ?

master plan vision
landscape volume



playing with heights, the volume distinguishes itself from the island at different points.

the start - or stop, as the motion can be imagined backwards as well - provides a logical conclusion to the strong influence of liggett hall. together a new area is defined, basically the center of the island.

raising again, the volume shields the island from harsh wind and other unwanted weather influences. additionally, a great view towards the statue of liberty and staten island is provided, not to mention the view into the other direction, displaying the world famous skyline of manhattan with its directly beneath the overview of governors island.

how is the skyscraper evolving ?

master plan vision
landscape volume



another design principle is conjoined with the calligraphic background of the volume's shaping: a grass leaf. this approach differs significantly from the classical skyscraper design. limited space is not the key issue for this skyscraper, but rather the extensive design and usability studies.

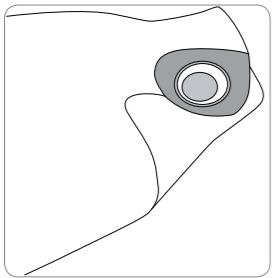
the pictures on the left side illustrate the perfect shape of these plants. the landscape volume resembles this shape initially by having a fine bend, which evolves over the length into a sharp bend, giving the skyscraper its structural stability.



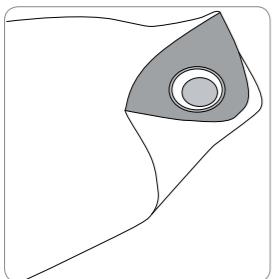
as the landscape volume creates space by projecting itself onto the ground, the skyscraper has a different approach. the volume is progressively evolving into a grass leaf. as it moves to the end, the skyscraper utilizes the analogy between a water drop running down the grass leaf, resulting directly into the open glass front of the skyscraper.

how is the skyscraper evolving ?

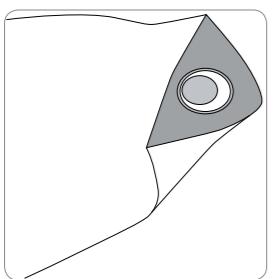
master plan vision
landscape volume



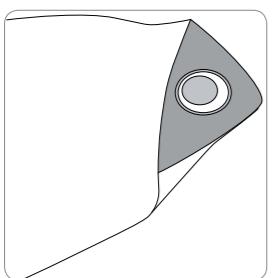
66th floor



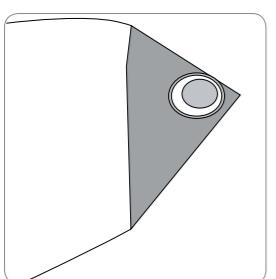
50th floor



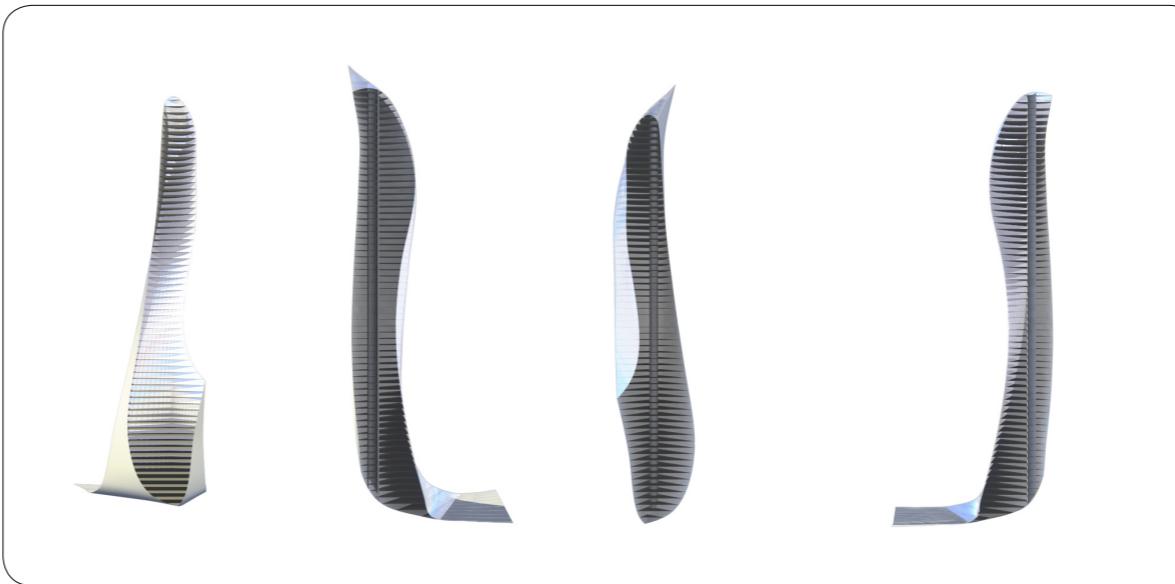
35th floor



25th floor



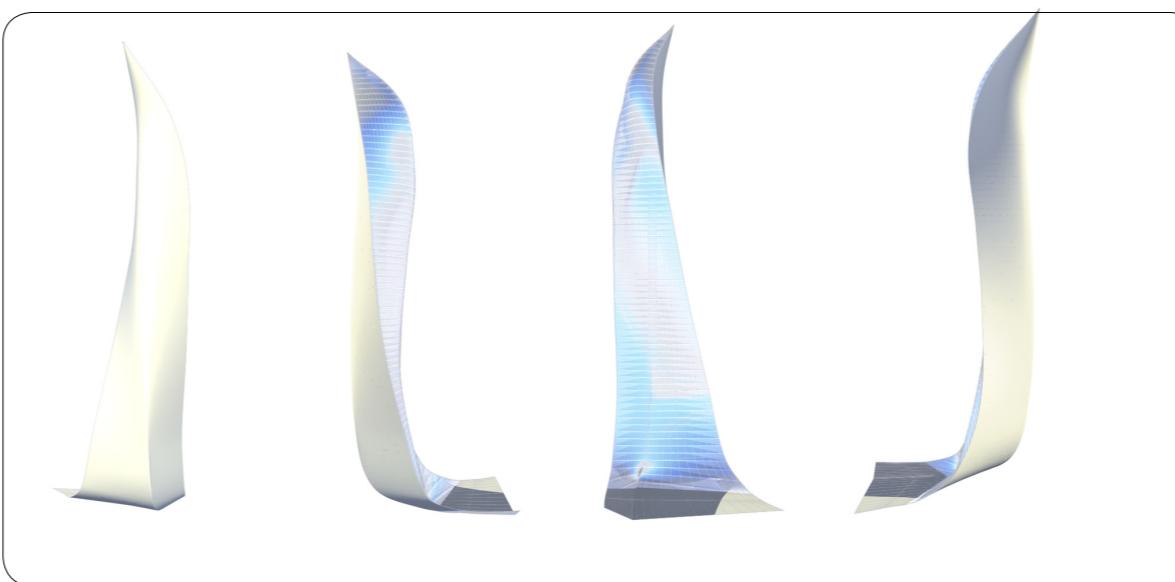
7th floor



as the dynamic form of the skyscraper needs to host a real use, maintenance must be provided.

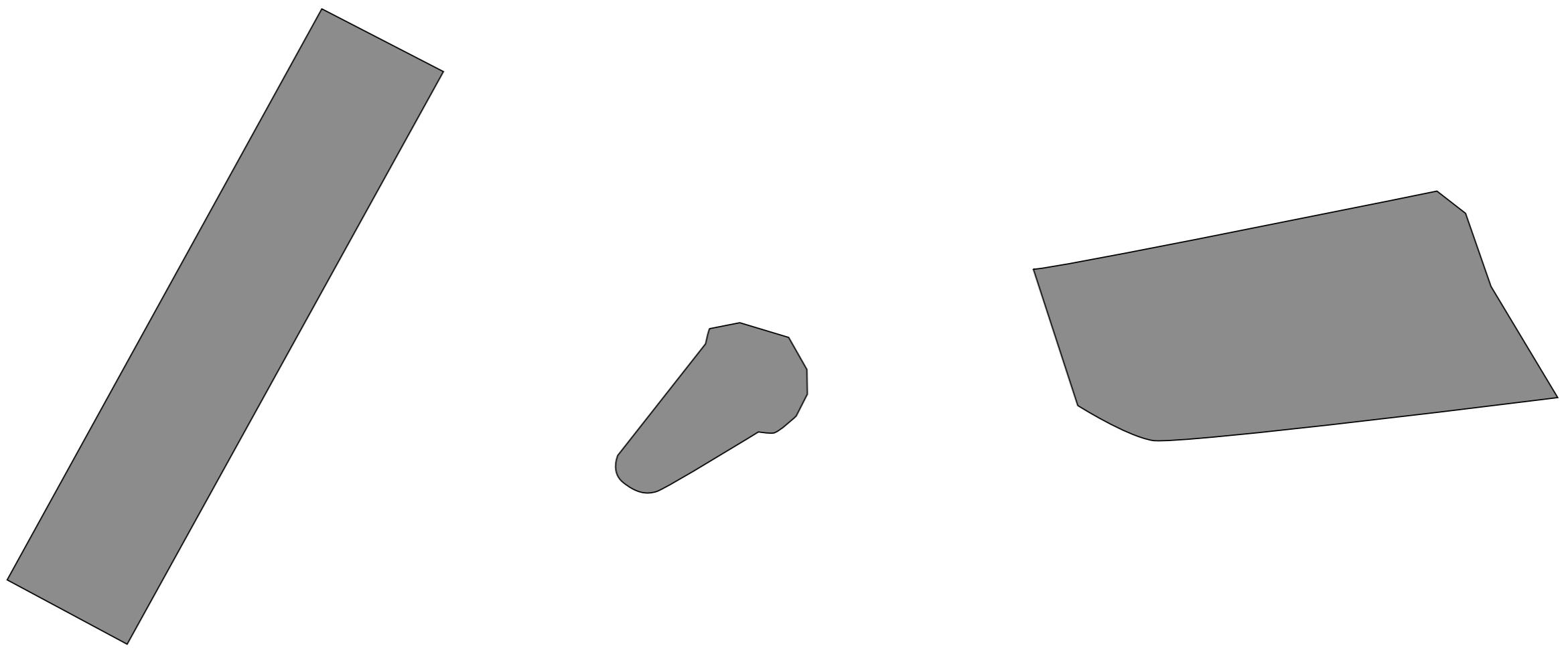
the floor sections on the left side show the arrangement of a maintenance center. the shape of the skyscraper rotates and changes around this fixed element.

furthermore, the maintenance tube will provide the needed structural integrity for the 73 floor or 257m high skyscraper.



is the island comparable to other parks ?

scaling
density



central park

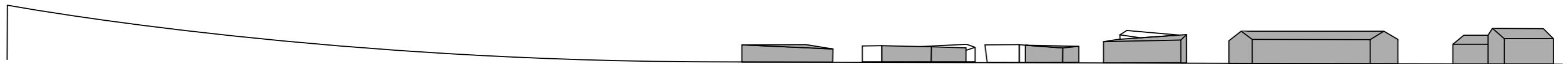
governors island

hyde park

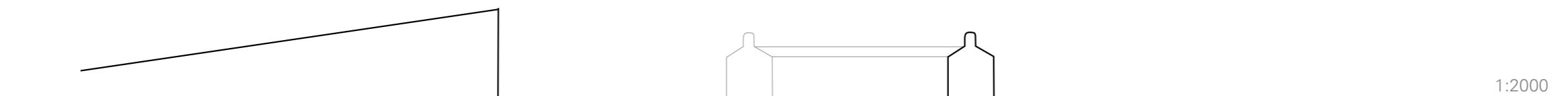
2000 ft
=====
500 m

vertical scale ?

scaling
building heights



the southern end of the landscape element protects the buildings from wind and weather.



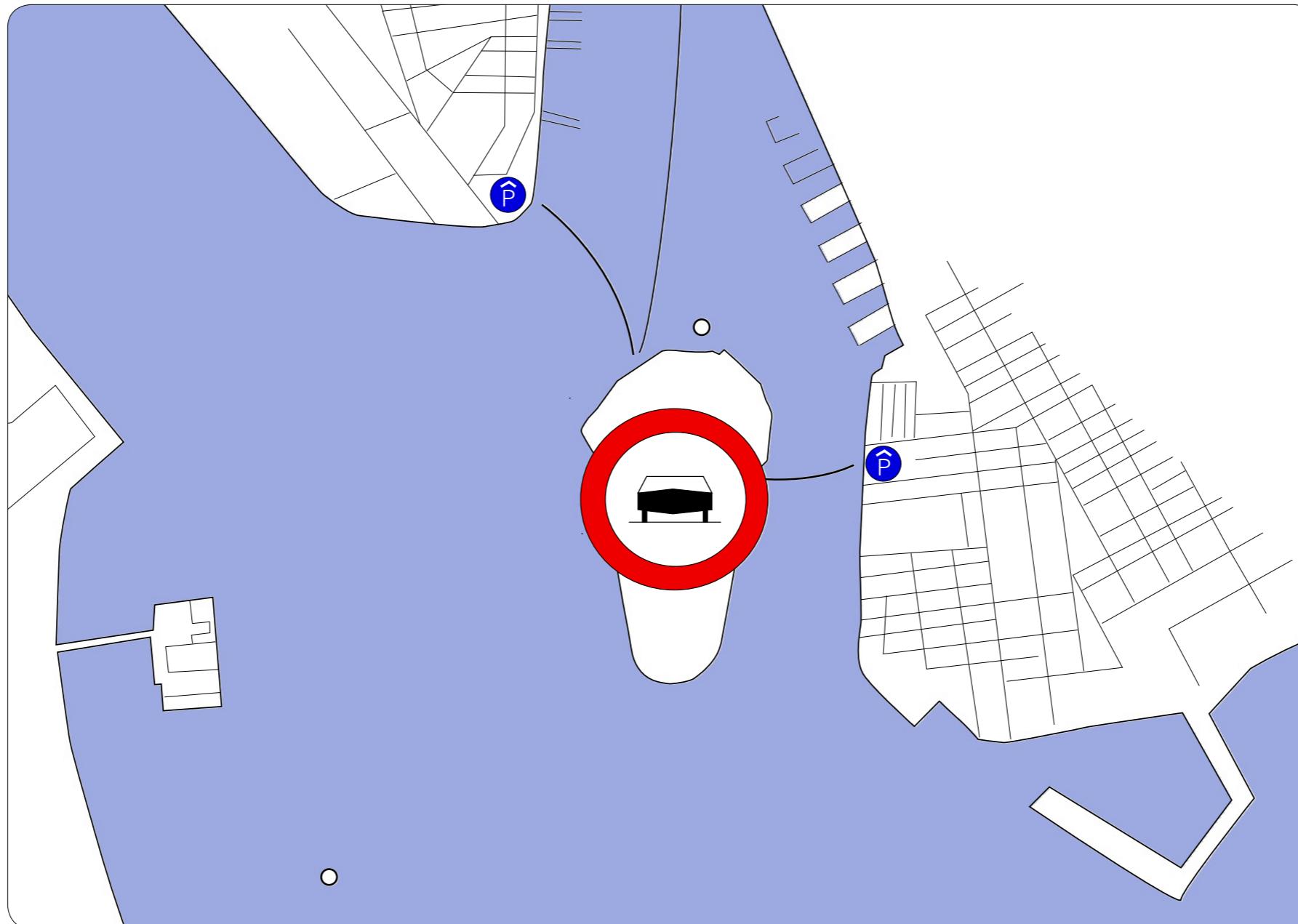
the new biom opposes the old liggett hall and creates an interesting contrast.



the new raising form of governors island characterizes the skyline between the statue of liberty and manhattan.

what about cars ?

connectivity
arrival



what kind of roads are on the island ?

connectivity
road valuation



the island has a promenade footpath which offers an excellent view of the surroundings.

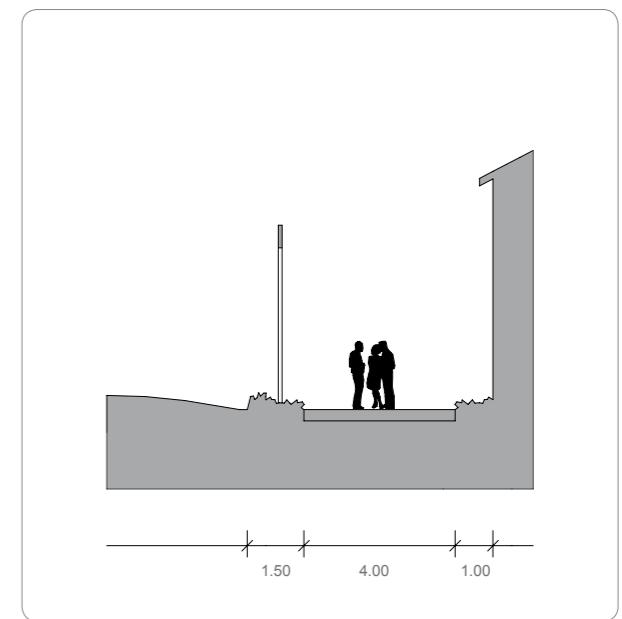
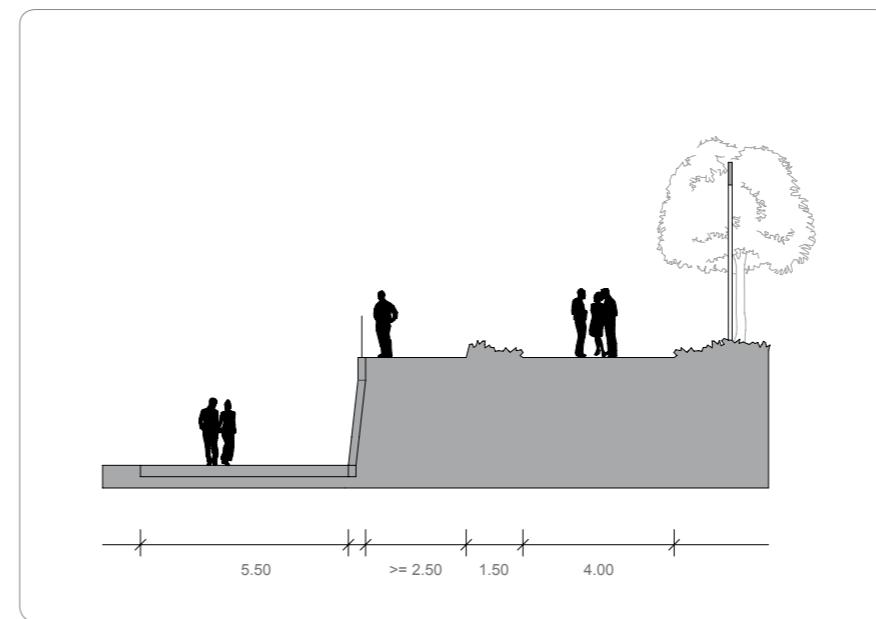
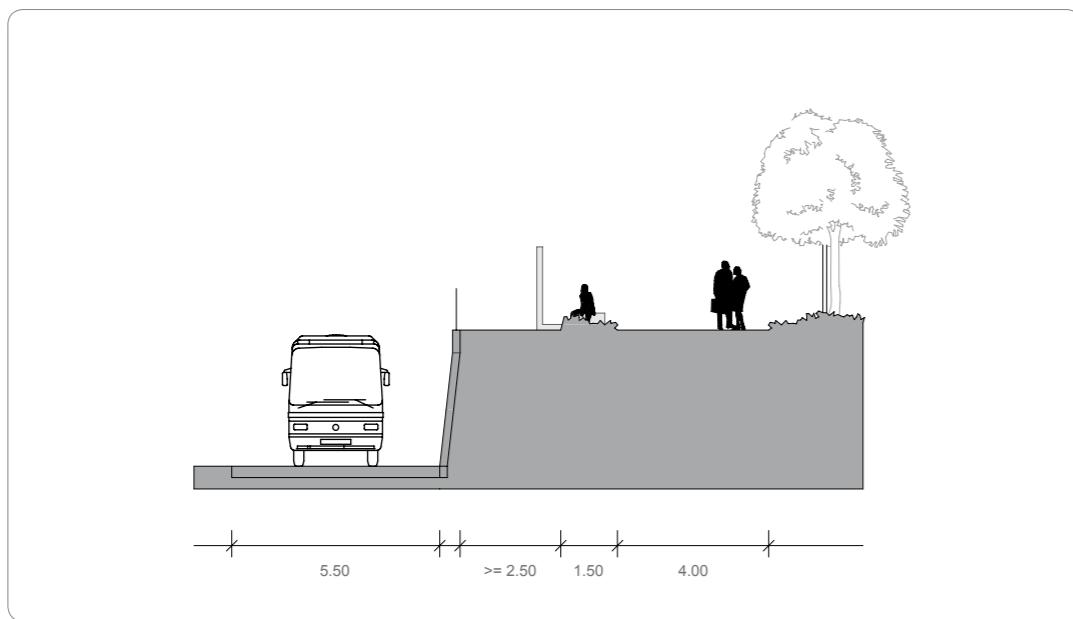
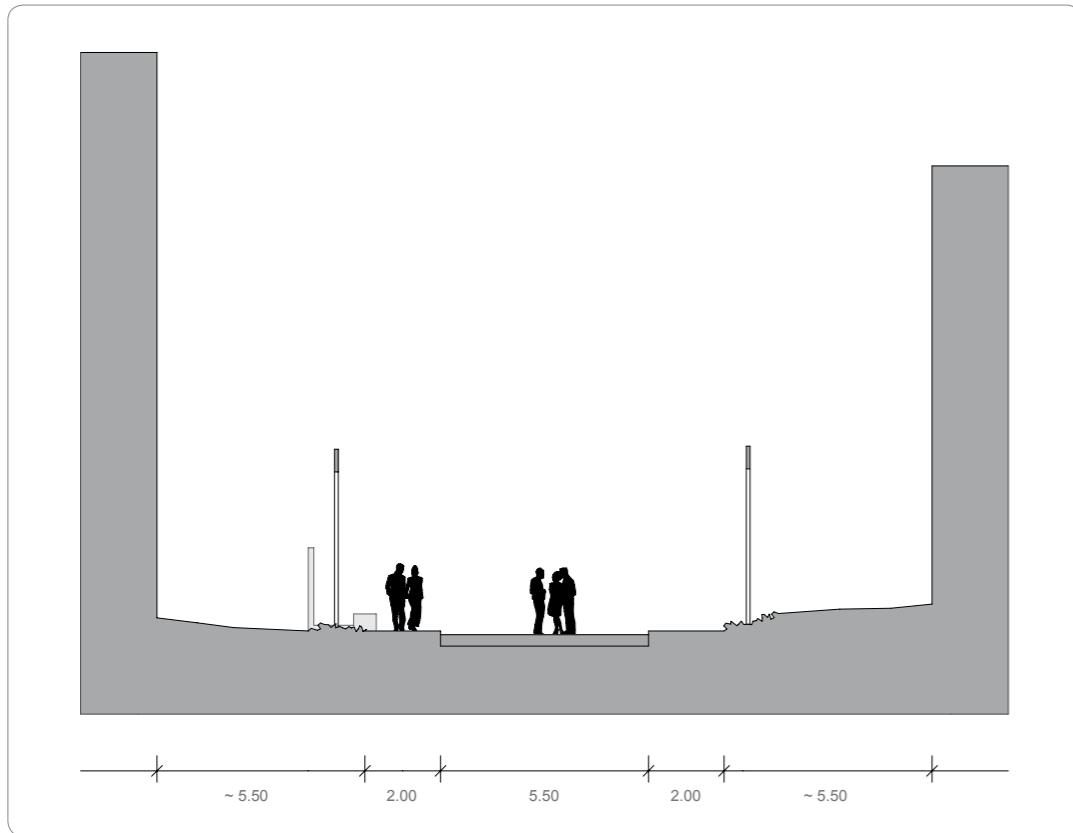
the inner main road connects all areas with the ferry terminals by the bus system. the short ways allow easy deliveries.

accordingly, all the other roads can be kept traffic free.

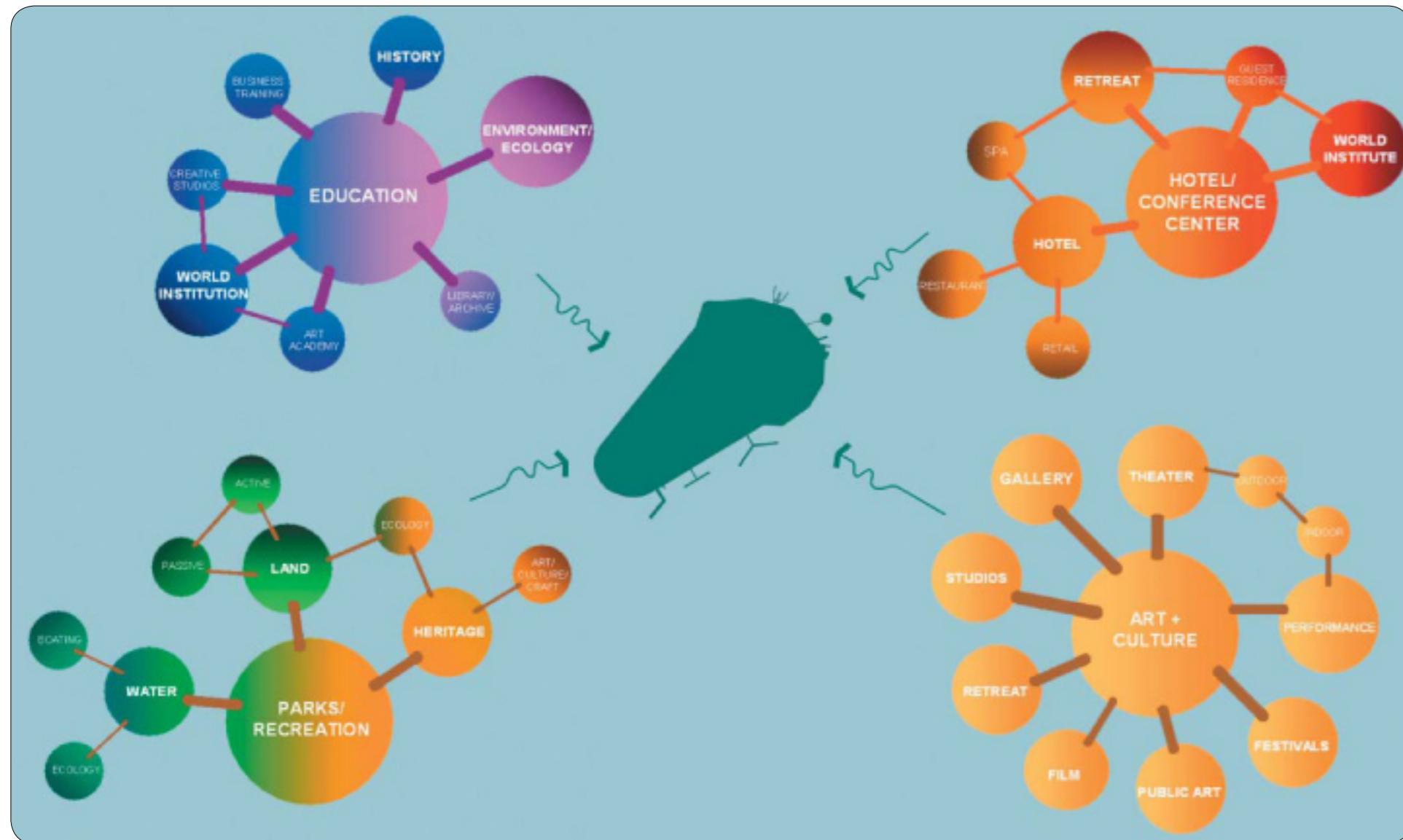
- promenade footpath
- main inner road (bus)
- byroads

how does the street space look like ?

connectivity
street spaces

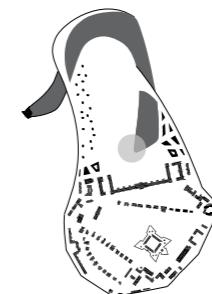
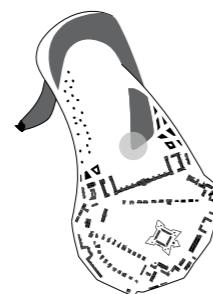


what kind of market demand exists ?



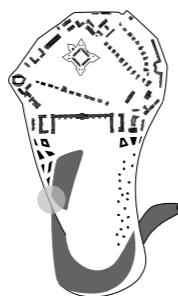
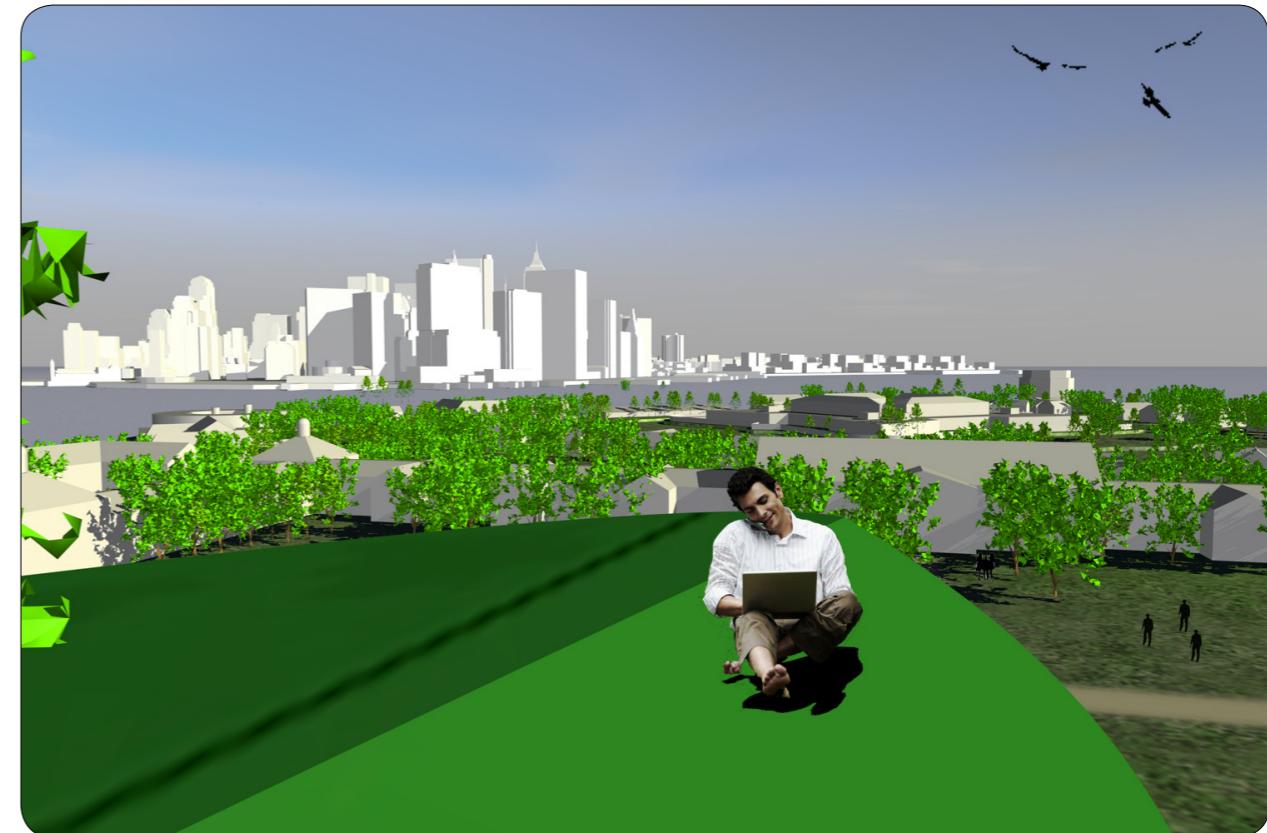
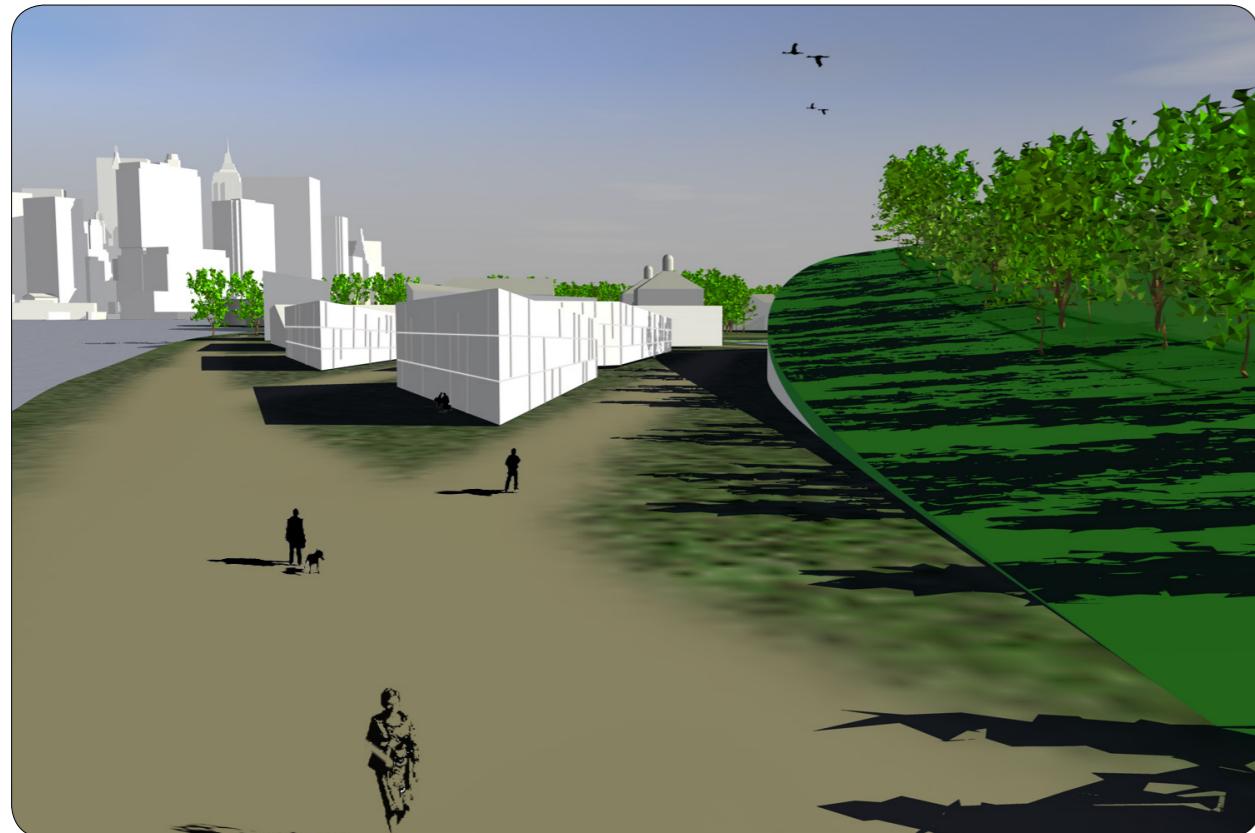
the market analysis done by the gipec organization shows the prospective needs of the island and the desirable land uses. four conceptual program streams should be part of governors island:

- education
- parks and open spaces
- art and culture scene
- hotel and conference center.



if you take a look back while walking the path upwards on the landscape strip, the statue of liberty will become part of your view.

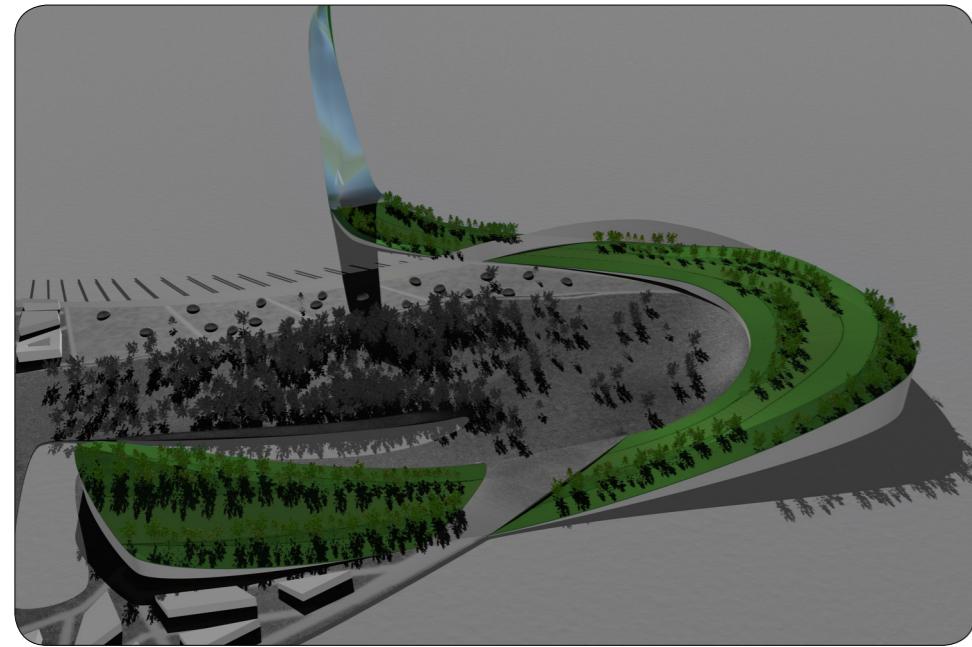
take the stone paths over the water directly beneath the glass front of the biom.



passing over the landscape strip, you can take the panorama footpath along the coast line or follow the biom to the liggett hall and the heart of the island.

on top of the biom, you will have one of the best views over the skyline of manhattan and on the northern historic part of the island with the liggett hall at the bottom.

urban districts
bioms



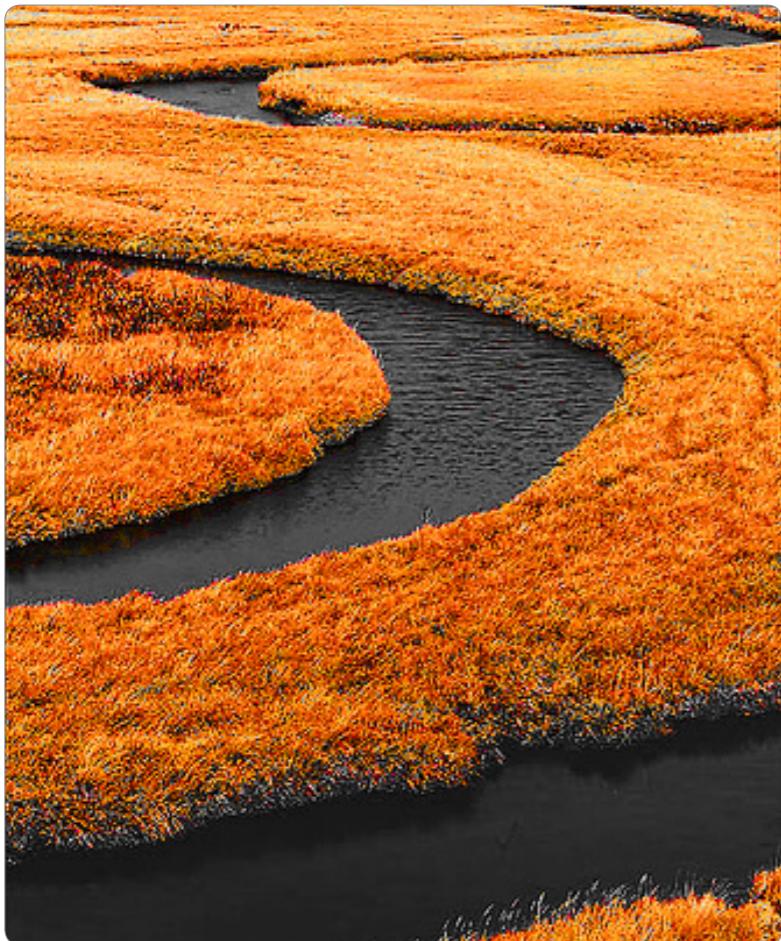
the landscape element, shaped like a strip, has the most formative influence in the southern part. it supplies a characteristic form and skyline to mark the island within its surroundings. the volume connects itself with the island and develops strong dynamics.

first as massive 'opposite' to liggett hall, with the entrance of the tropical biosphere, the volume dips then completely off, in order to merge itself with the island. at its southernmost point it ascends again as a strong island edge including the desert biosphere, to merge there upon again with the island and raise finally, after unscrewing easily, elegantly into the air. this movement is supported by the stretched landscape surfaces running on top of the volume, which follow the pivot at the end of the movement from the horizontal to the vertical.

the volume integrates two bioms, as well as part time residential and some research space, in addition the vertical turn integrates the marina hotel, the landscape surface is designed by small and long strings of different natural cultures which are twisted and stretched by the movement and the form, in order to create a characteristic and balanced strong movement. people can walk along these strips either following the movement of the landscape or crossing the different cultures diagonally.

what is on top of the landscape volume ?

urban districts
bioms



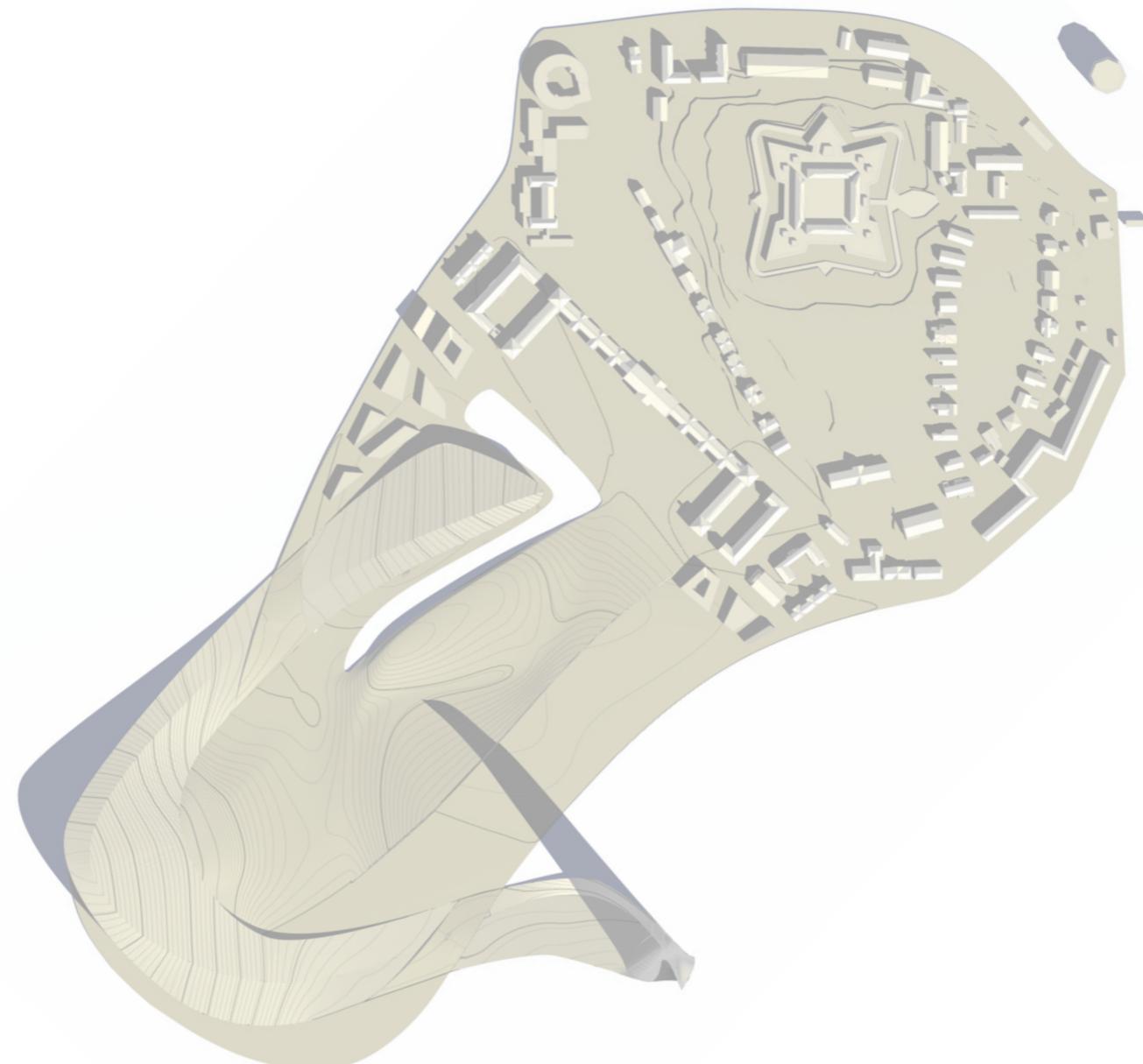
the landscape strips move along the volume, stretching and swinging. at some parts the strips break apart and open a forest zone. each strip will feature a different characteristic, ranging from agriculture over grass to flowers.

the strips can either be explored one by one, giving an intense perception, or by being crossed, showing the variety in direct contrast.

the created forests are useful to create different spaces in between and shield the once more against the harsh wind.

how high is the island ?

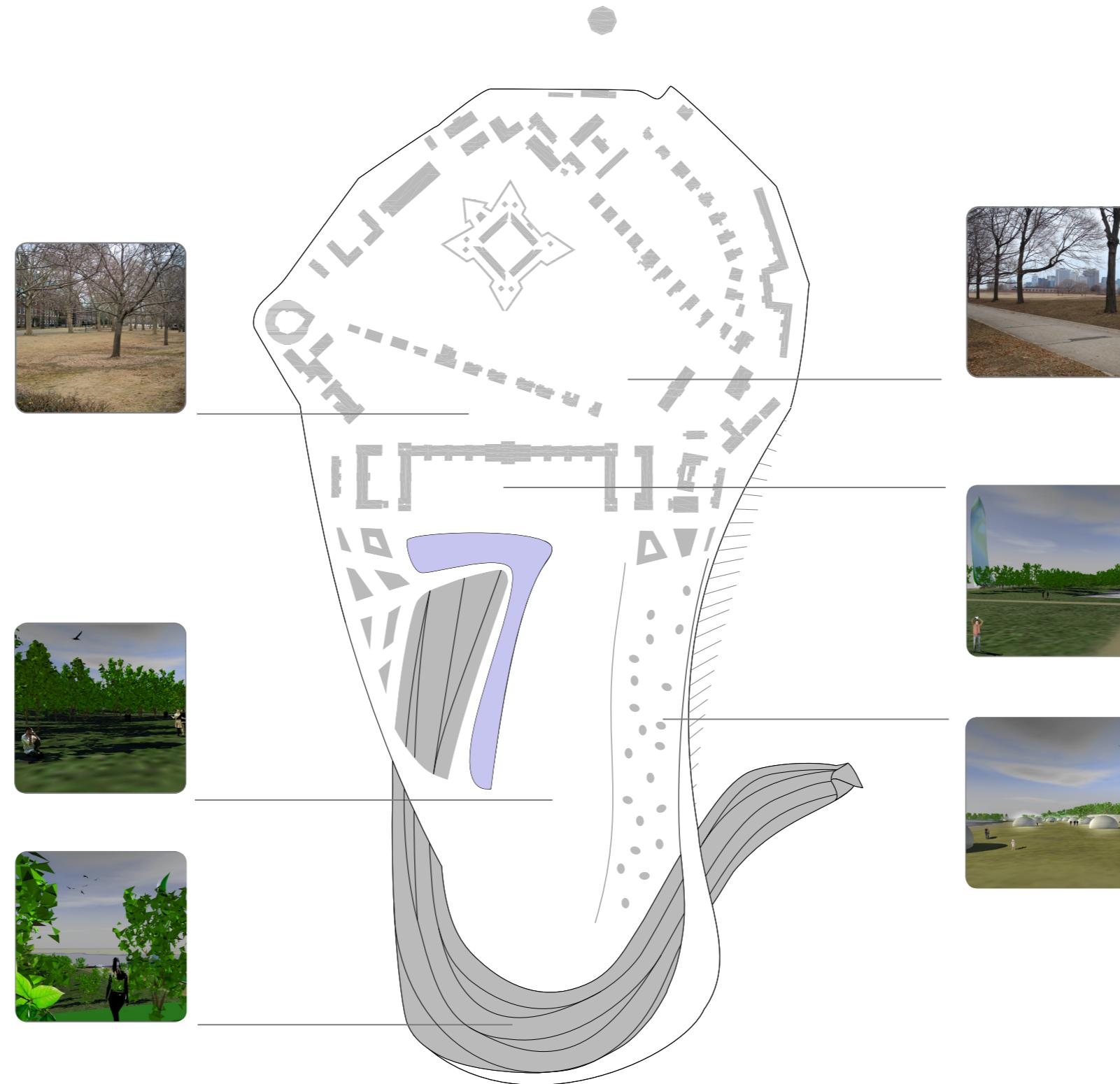
open spaces
topography



while the island was originally flat - except for the evaluation of the fort of the northern part - it now has a playful landscape movement in the southern part. the landscape element raises and falls, thereby creating hills and passes as well as the marina hotel. sensible leveling creates different zones and identities. through the graduation of the southern island topography the visitor receives most diverse impressions from the island and its relation to the water and new york, simply by walking over the island. this gives the visitor the ability to explore a new island time over time, just to be able to put all the parts together while surveying the island from one of the overview locations.

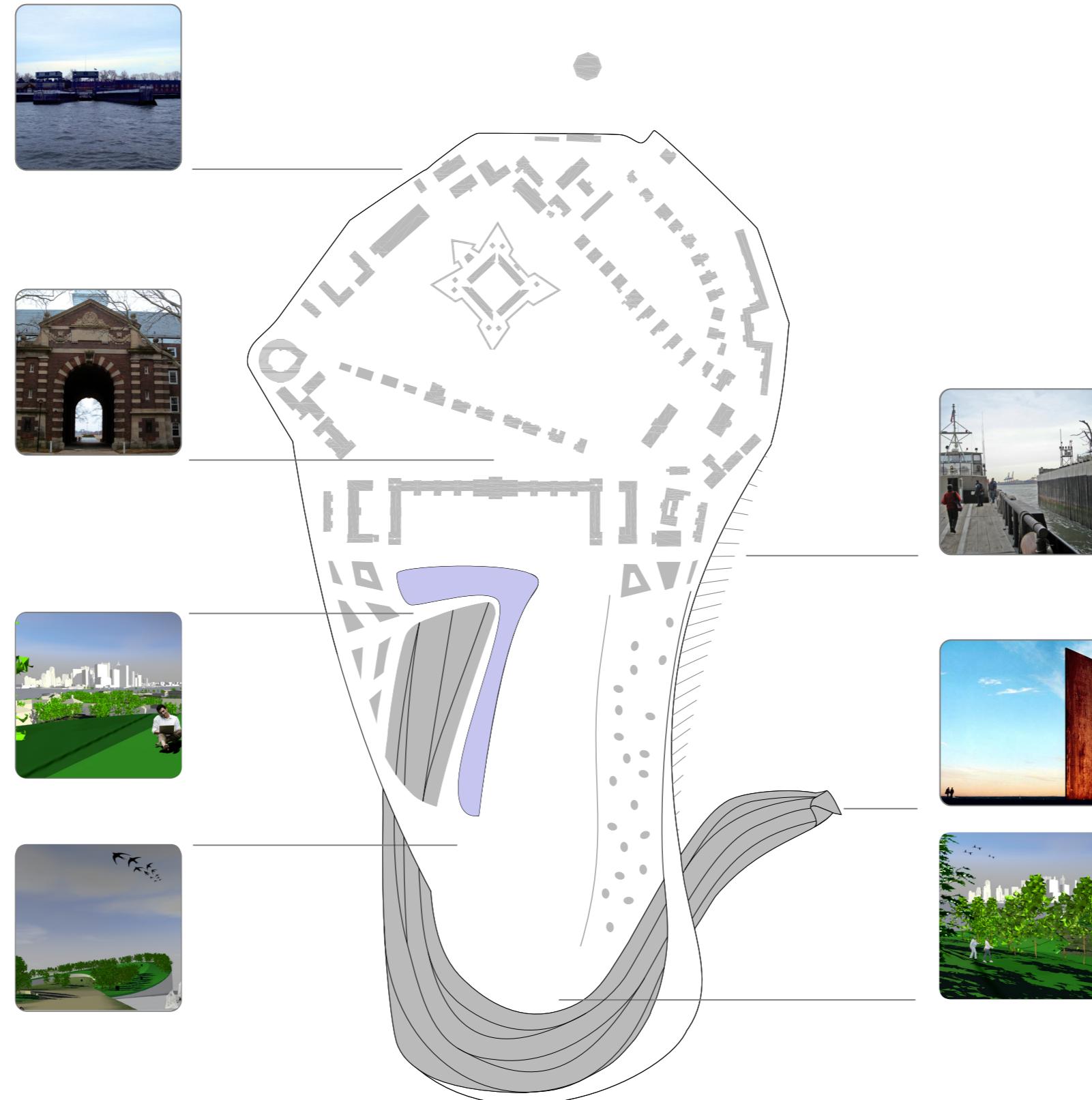
how different look the areas ?

open spaces
areas



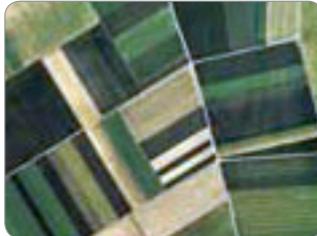
how are areas connected ?

open spaces
area interconnection

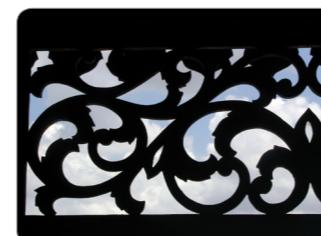




lines



areas



arts



open spaces
impressions



landscape band horizontal

bioms



landscape base



landscape band vertical



what kind of buildings are on the northern part ?

master planning tool

northern part buildings

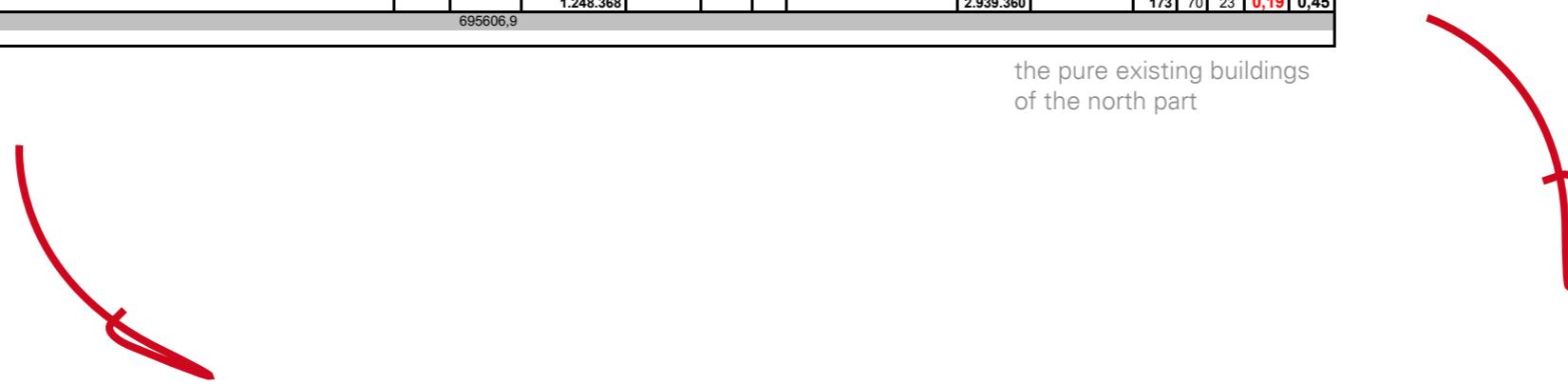
the pure existing buildings
of the north part

some buildings are demolished

how is the FSR and how is the FAR ?

Area		Ground Floor Area [m²]	Ground Floor Area [Appendix 1] in SF	Deviation	Deviation	Total Floor Area [Appendix 1] in SF	Site Area [Acres]	Site Area [ha]	Street Area [Acres]	FSR (GRZ)	FAR (GFZ)
Minimum Build Island GIPEC		75492	590.800	14%	2,6	1.536.081	173	70	23	0,09	0,24
	Additional	3100	33368,1		4672						
Innovation Island GIPEC		148392	1.485.346	14%	2,8	4.158.968	173	70	23	0,23	0,64
	Additional	76000	818057,2		114528						
Iconic Island GIPEC		111192	1.028.870	14%	2,7	2.777.949	173	70	23	0,16	0,43
	Additional	38800	417639,7		58470						
Destination Island GIPEC		128392	1.239.929	14%	2,0	2.479.857	173	70	23	0,19	0,38
	Additional	56000	602779,0		84389						
Biom Island			1.248.368			2.939.360	173	70	23	0,19	0,45
	Additional		695606,9								

the pure existing buildings
of the north part

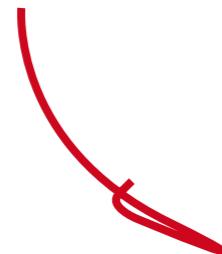


Area		Ground Floor Area [m²]	Ground Floor Area [Appendix 1] in SF	Deviation	Deviation	Total Floor Area [Appendix 1] in SF	Site Area [Acres]	Site Area [ha]	Street Area [Acres]	FSR (GRZ)	FAR (GFZ)
Minimum Build Island GIPEC		75492	583.481	14%	2,6	1.517.051	173	70	23	0,09	0,23
	Additional	3100	33368,1		4672						
Innovation Island GIPEC		148392	1.478.027	14%	2,8	4.138.475	173	70	23	0,23	0,63
	Additional	76000	818057,2		114528						
Iconic Island GIPEC		111192	1.021.551	14%	2,7	2.758.187	173	70	23	0,16	0,42
	Additional	38800	417639,7		58470						
Destination Island GIPEC		128392	1.232.610	14%	2,0	2.465.219	173	70	23	0,19	0,38
	Additional	56000	602779,0		84389						
Biom Island			1.241.049			2.939.360	173	70	23	0,19	0,45
	Additional		695606,9								

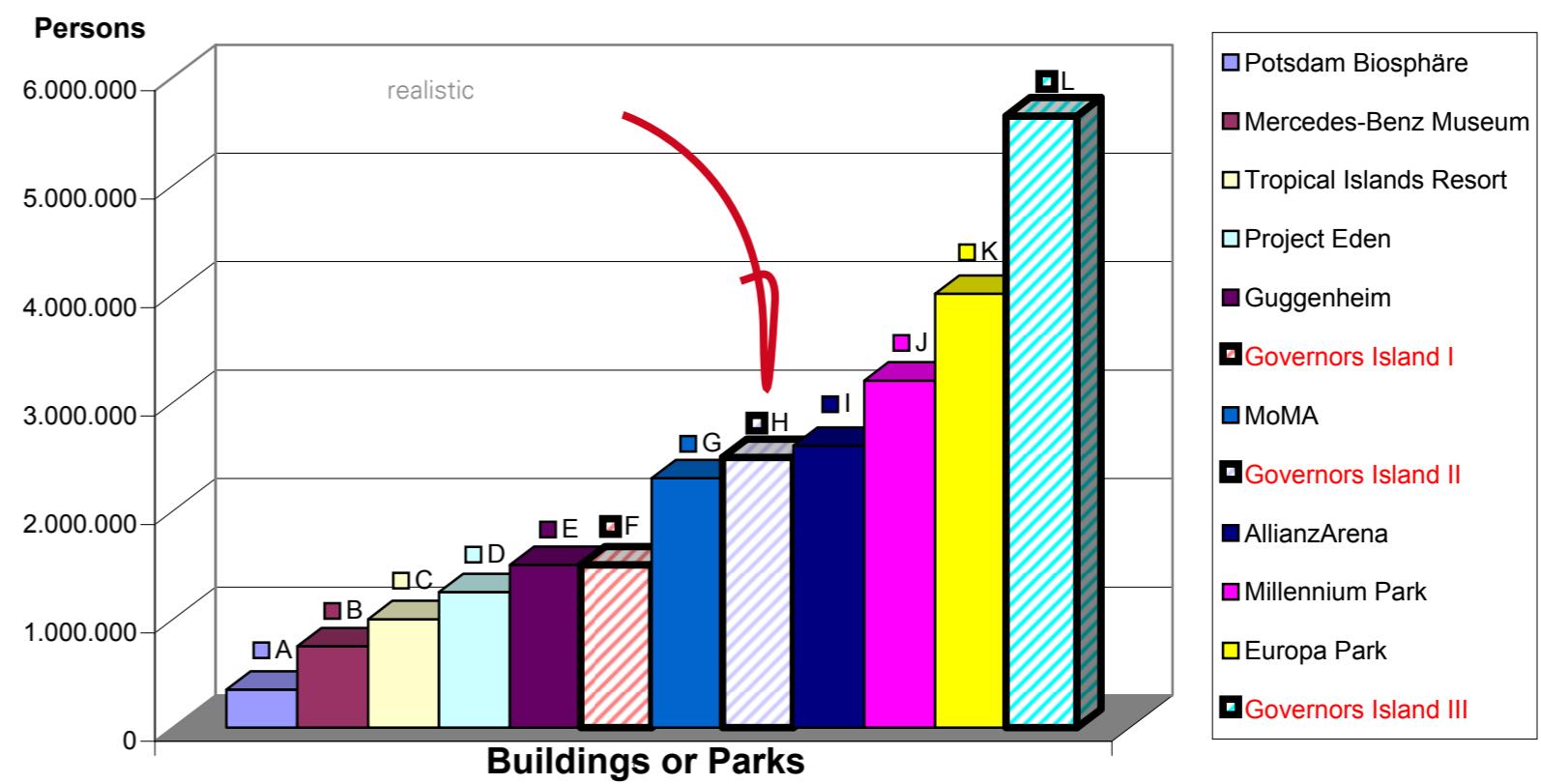
some buildings are
demolished

how many visitors do we expect ?

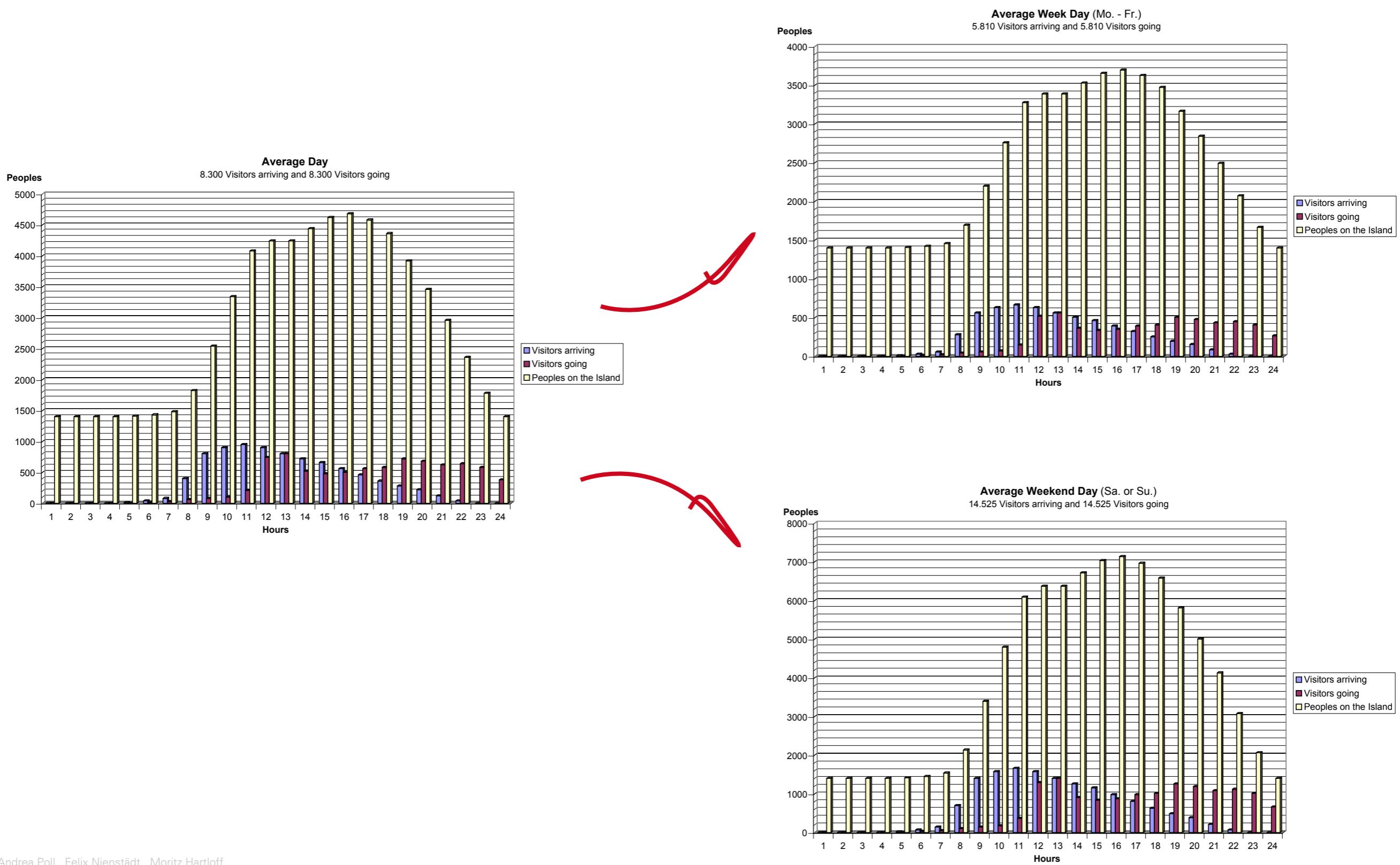
Possibilities	Objects	City	Country	Visitors per Day	Visitors per Year	Peak	Entry price \$	Conversion per Year	Open per Day in h	Average Stay [h]	Average Spend per Year	Open Days per Year	Size [ha]	Size [m²]	Size [SF]	Size [Acres]	Other
Buildings or Parks																	
Potsdam Biosphäre	Potsdam	Germany	972	350.000			\$12,00	\$4.200.000	9	4,5			360	0,55	59.202	1,36	
Mercedes-Benz Museum	Stuttgart	Germany	2.404	750.000			\$0,00	\$0	9	9			312	1,70	182.986	4,20	
Tropical Islands Resort	Briesen-Brand	Germany	2.740	1.000.000	7000		\$22,20	\$22.200.000	24				365		813.752	18,68	
Project Eden	Cornwall	UK	3.472	1.250.000			\$15,00	\$18.750.000	8	3,0 - 4,0			360		92.995	2,13	
Guggenheim	Bilbao	Spain	5.000	1.500.000			\$9,00	\$13.500.000	10				300		265.000	6,08	
1 Governor's Island I	New York	USA	5.000	1.500.000	9.500		\$10,00	\$15.000.000	11				300		7.530.410	173	
MoMA	New York	USA	7.616	2.300.000			\$12,00	\$27.600.000	7				302	5,85	630.000	14,46	Entry: Nor. \$20 - Stud. \$12
2 Governor's Island II	New York	USA	8.300	2.490.000	15.770		\$10,00	\$24.900.000	11				300		7.530.410	173	
AllianzArena	München	Germany	54.167	2.600.000			\$38,00	\$98.800.000					48	17,1	1.840.629	42,26	
Millennium Park	Chicago	USA	10.667	3.200.000									300		1.067.220	24,5	
Europa Park	Rust	Germany	16.529	4.000.000			\$30,00	\$120.000.000	11	8,5			242	86,00	9.256.963	212,51	
3 Governor's Island III	New York	USA	18.800	5.640.000	35.720		\$10,00	\$56.400.000	11				300		7.530.410	173	
Central Park	New York	USA	68.493	25.000.000			\$0,00	\$0					365		36.721.080	843	Persons several times
Hotels and Spas																	
Burj al Arab	Dubai	UEA	131	47.925	202		\$2.034,00	\$97.478.433					365				
Kurhotel Vita	Toplice Dobrna	Slovenie	143	52.195	220		\$100,00	\$5.219.500					365				
Grandhotel Pupp	Karlsbad	Czech Rep	182	66.430	280		\$168,00	\$11.160.240					365				
Governors Island Tower Hotel	New York	USA	195	71.175	300		\$180,00	\$12.811.500					365				
Adlon	Berlin	Germany	256	93.477	394		\$800,00	\$74.781.200					365				
The Jumeirah Beach Hotel	Dubai	UEA	402	146.621	618		\$200,00	\$29.324.100					365				
Hilton	New York	USA	1287	469.755	1980		\$280,00	\$131.531.400					365				



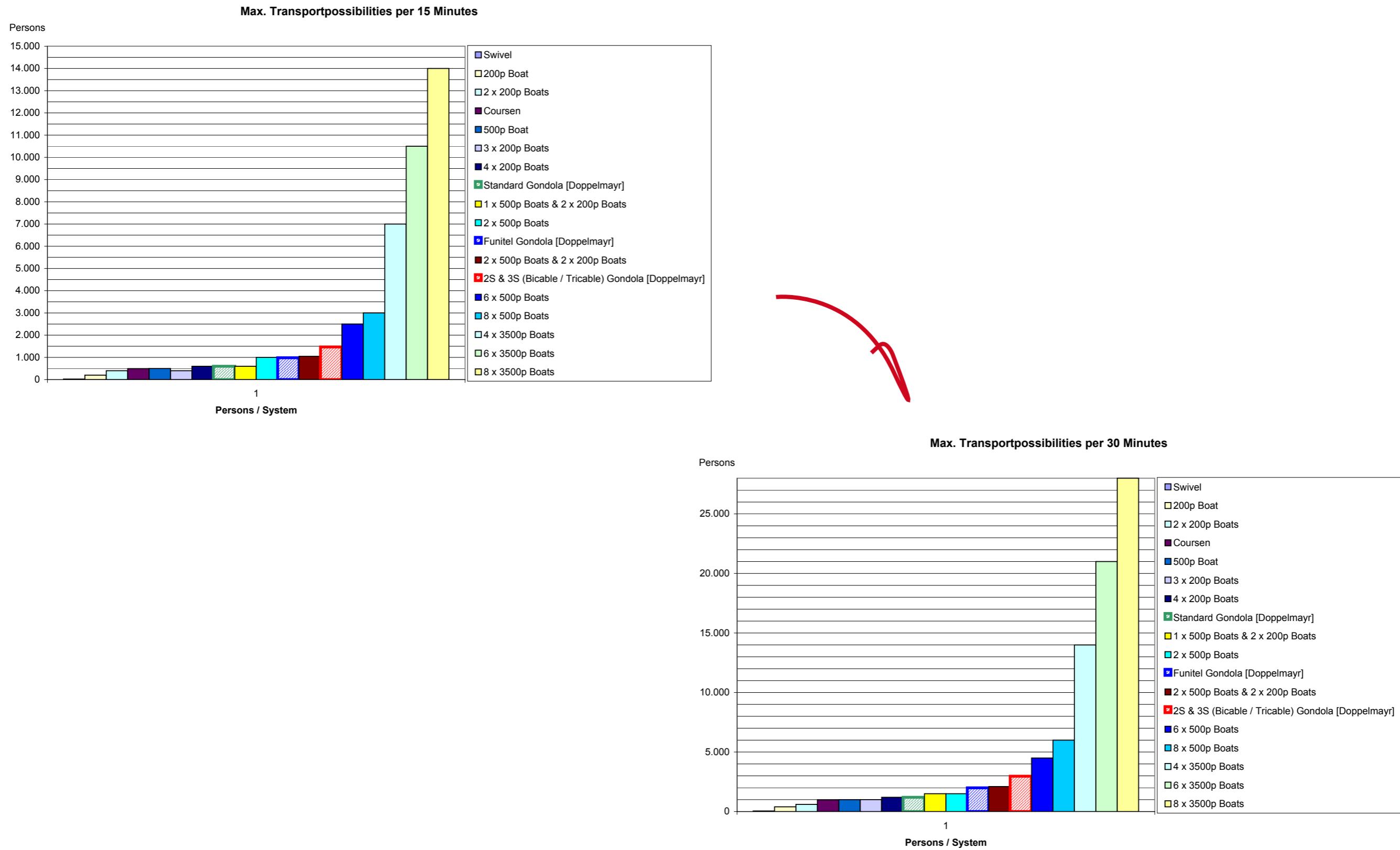
Visitors per Year



how many people will be on the island ?



how much time will it take to get on the island ?



WHERE DO YOU WANNA LIVE TODAY ?



Governors Island.

FIT FOR A PLACE IN THE SUN ?



Governors Island.

GET OUT !



