

The current proposal is:

Preservation Department – Item 2, LPC-23-01837

**Governors Island – Governors Island Historic District
Borough of Manhattan**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

Governors Island Site Lighting

Landmarks Preservation Commission Presentation

January 31, 2023

Proposed Lighting - *Revisions*

Governors Island Historic District

After the public hearing before LPC on October 11, 2022, the Trust has revisited the proposed site lighting design and made several revisions. Given the varied and eclectic portfolio of buildings constructed throughout the Island during its use as a military base over the past 150+ years, the character of the wood light posts still feels unifying throughout the North and South Island without appearing too permanent.

In response to Commissioner concerns regarding the ‘utilitarian’ scale of the proposed posts within the Historic District:

1. Identified slimmer pole sizes;
2. Confirmed structural stability of shorter, thinner poles that can be embedded below grade without requiring added footings;
3. Reduced the height of all light posts by 5 ft.

In response to Commissioner concerns regarding the aesthetics within the more architecturally sensitive areas of Colonel’s Row and Nolan Park:

1. In Nolan Park, reduced the number of combination posts (with moonlights), from 5 to 2, also relocating the two moonlights to the interior of the park away from historic buildings
2. In Colonel’s Row, removed combination posts from Hay Road;
3. Added dimmers to all moonlights.

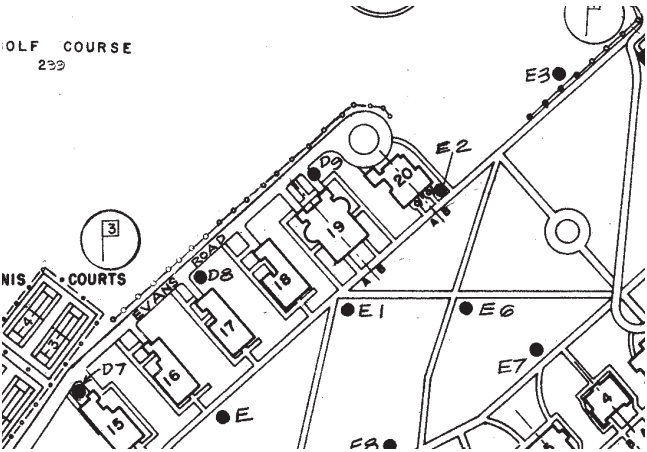


Revised rendering showing a typical pedestiran light.

Existing Lighting

Governors Island Historic District

The varied existing lighting types across the Island are shown in typical conditions in photos at the right. In addition to existing lighting being inconsistent and in varying states of disrepair, the power sources for the lights are decentralized, often coming from nearby buildings. The proposed lighting will put all exterior lighting on their own circuits, powered by existing load centers throughout the Island. This will make for easier long-term maintenance of the new system.



Left to Right: Lighting south of Liggett Hall, east of Section O in a parking area, lighting in Nolan Park and along some of the Island perimeter, typical lighting along perimeter roads, West 8 lighting installed in the Historic District.

Existing Conditions

Governors Island Historic District

The varied existing buildings across the Historic District are shown in images to the right. Administrative buildings of various scales are immediately adjacent to one another, with large expanses of parking areas, drives and patched roads interspersed.

Infrastructure is often peppered throughout the Historic District, with building equipment, or the looming Battery Tunnel ventilation tower always in sight.

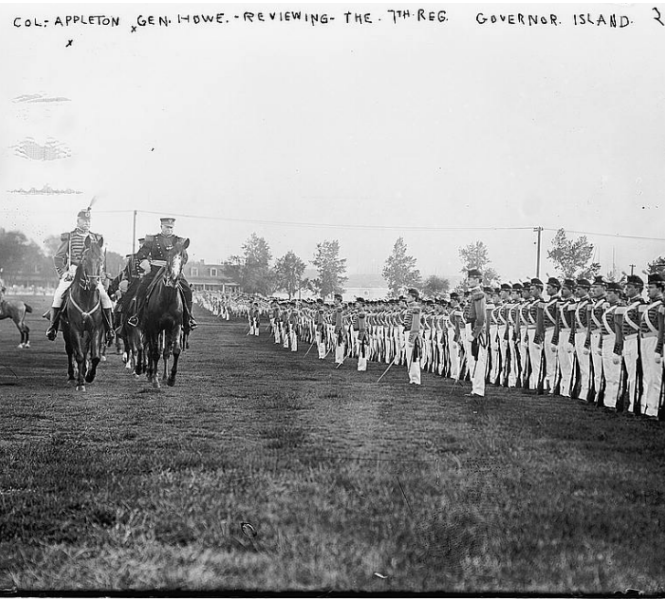


Above left: A skateboarder passes buildings along Andes Road across from Fort Jay.
Above right: Building 104 and Pershing Hall seem to be at odds with one another.
Below left: Carder road is flanked by warehouse type buildings and the stair entryway to the Island at Soissons.
Below right: Buildings are squeezed together along Andes Road.

Historic Lighting - US Army

Governors Island Historic District

Historic photos of Governors Island show the use of utility poles with overhead wires throughout, as well as varied lighting types.



Above left: Headquarters and New York Arsenal, no date.
Above right: A garden party at the parade grounds in 1908 showing utility poles along the edges of the lawn area.
Below left: A concrete utility pole is seen at the right of the image.
Below right: Col. Appleton and General Howe observe the 7th Regiment at the Parade Grounds, no date.

Previous Lighting Design - Originally presented to LPC October 11, 2022

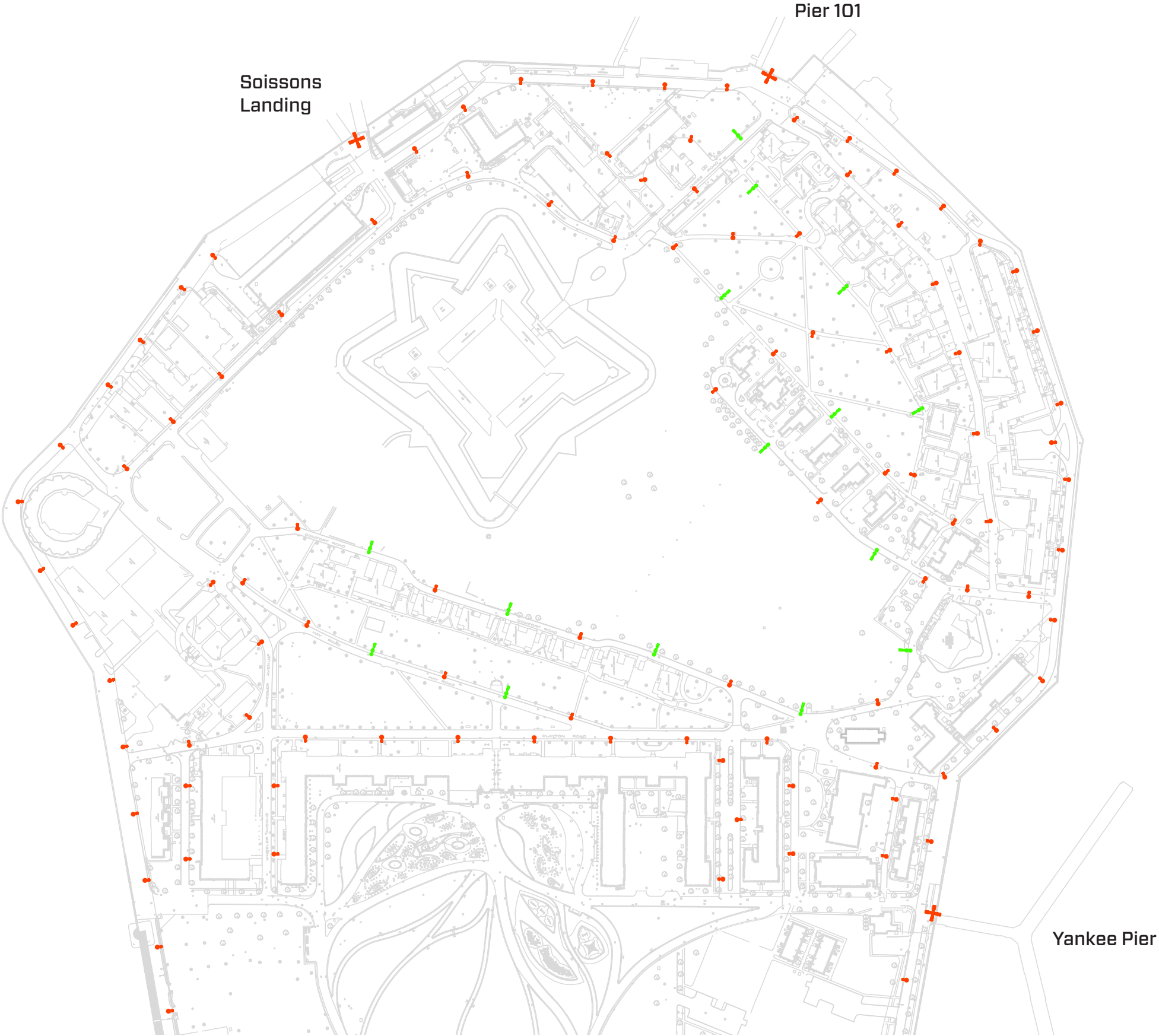
Governors Island Historic District

The previous lighting plan would replace all existing lighting on the Island with the new, unified lighting typology, including new mast lights at upland pier locations.

Proposed lighting will provide lighting coverage for all vehicular and pedestrian pathways throughout the Island.

- Moonlight + streetlight (x15) ●
- Streetlight (x98) ●
- Mast light (x3) ✕

Right: Drawing of Governors Island Historic District showing proposed lighting in red and green. Green represents combination posts that have both a moonlight and streetlight.



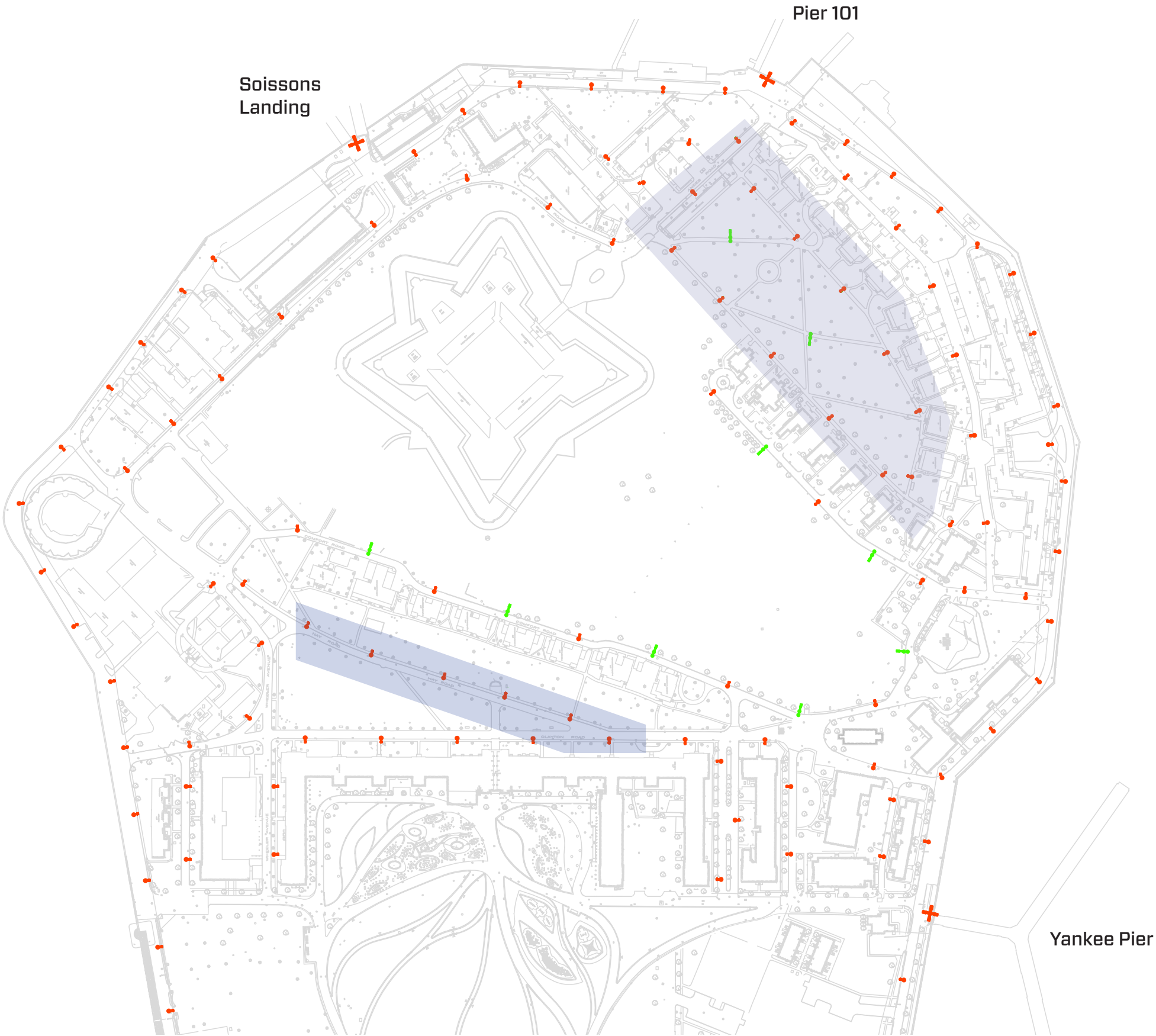
Revised Lighting

Governors Island Historic District

Based on feedback from the LPC hearing on October 11, 2022, the revised lighting plan shows a reduction in the number of moonlight/streetlight fixtures in sensitive areas of Nolan Park and Colonel’s Row.

These changes preserve a more appropriate scale of light posts in these areas.

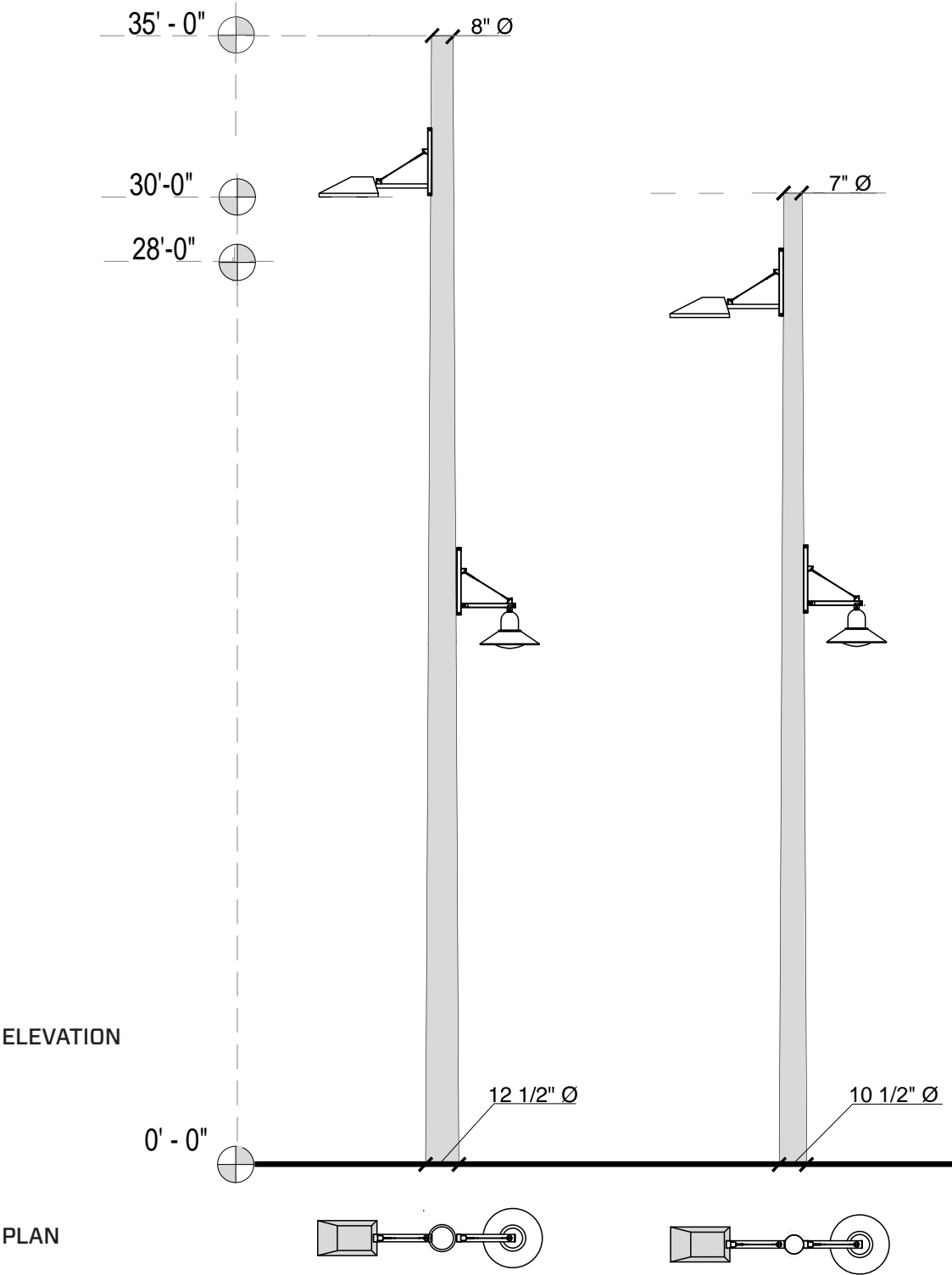
- Nolan Park/Colonel’s Row
- Moonlight + streetlight (x9)
- Streetlight (x104)
- Mast light (x3)



Right: Drawing of Governors Island Historic District showing revised lighting in red and green. Green represents combination posts that have both a moonlight and streetlight.

Revised Lighting

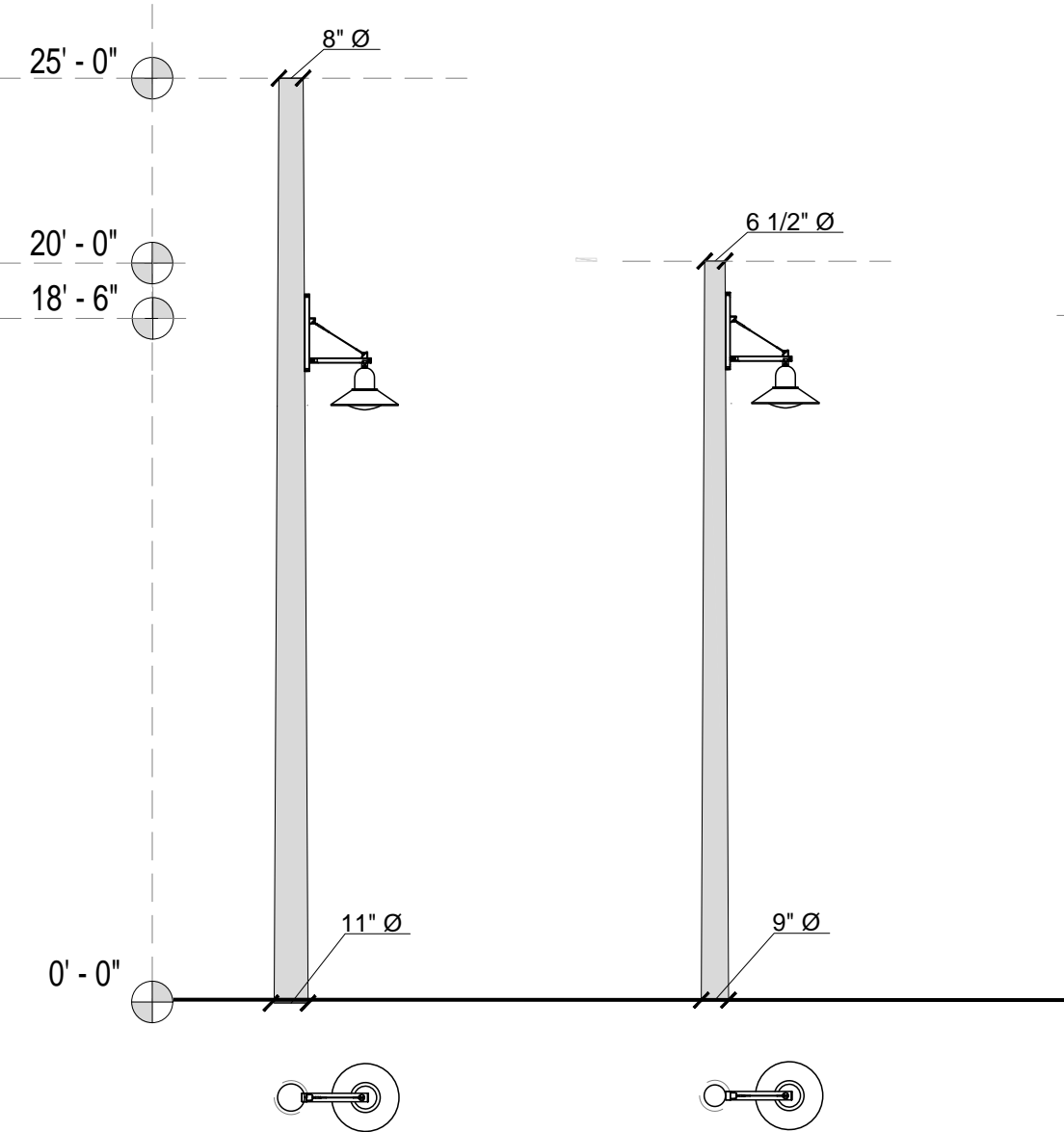
LX-04



Previous Design
(presented to LPC October 11)

Current Design

LX-01

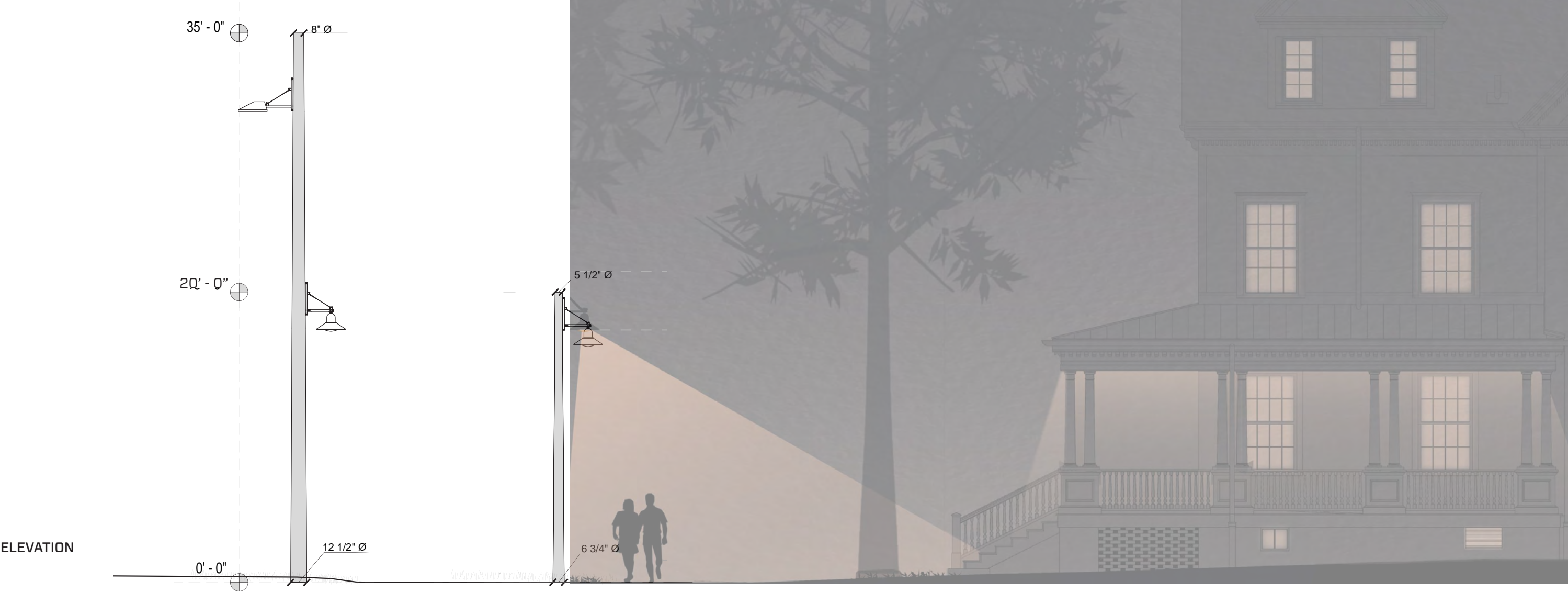


Previous Design
(presented to LPC October 11)

Current Design

Revised Pedestrian/Street Lighting

Nolan Park



Previous Design Proposal
originally presented October 11, 2022

Current Design

Revised rendered elevation of building 20.

Revised Lighting

Governors Island Historic District - Nolan Park



Rendering showing revised pedestrian only light posts in Nolan Park near existing buildings.

Revised Lighting

Governors Island Historic District - Nolan Park



Rendered elevation showing the revised pedestrian only light post in Nolan Park.

Proposed Lighting Materials

Governors Island Historic District

Proposed materials are long-lasting, minimize maintenance needs and environmental impact.

Southern Yellow Pine

- Most popular species for utility poles/fences
- Readily available
- Long-lasting, will not need to be replaced
- Naturally dense and rot resistant requiring little to no treatment
- Load-bearing

Hooded LED lights

- Hooded downlights minimize light trespass and glare for migratory species
- Dark Sky Compliant & BUG rated (Backlight/Uplight/Glare)
- LED and not UV light
- Minimized total number of posts needed
- Photocell and timer light control times lights to be on only when needed
- LEDs are energy efficient, require minimal to no maintenance (rated for 70,000hrs), with parts that can be easily replaced extending the life of the fixture
- Exterior matte black coating is rust proof and does not require maintenance



Southern Yellow Pine is the most common, durable material available.

Above left: photo of Brooklyn Bridge Park showing how natural wood blends into the landscape.

Above right: wood pole approximately 10 -12 years after installation.

Proposed Lighting Materials

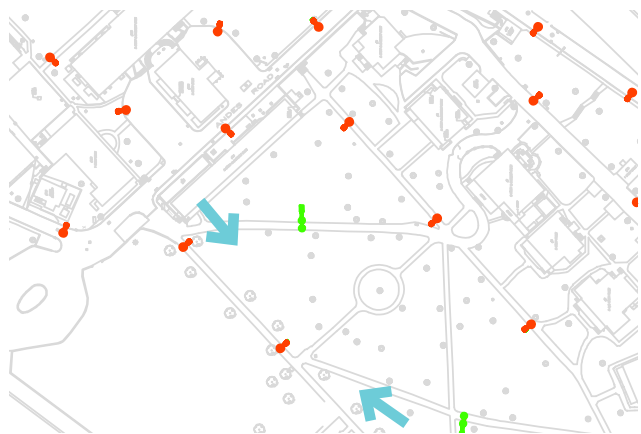
Governors Island Historic District



*Above left: photo of Brooklyn Bridge Park showing how natural wood blends into the landscape at Pier 1.
Above right: wood pole among existing trees approximately 10 -12 years after installation.*

Revised Lighting

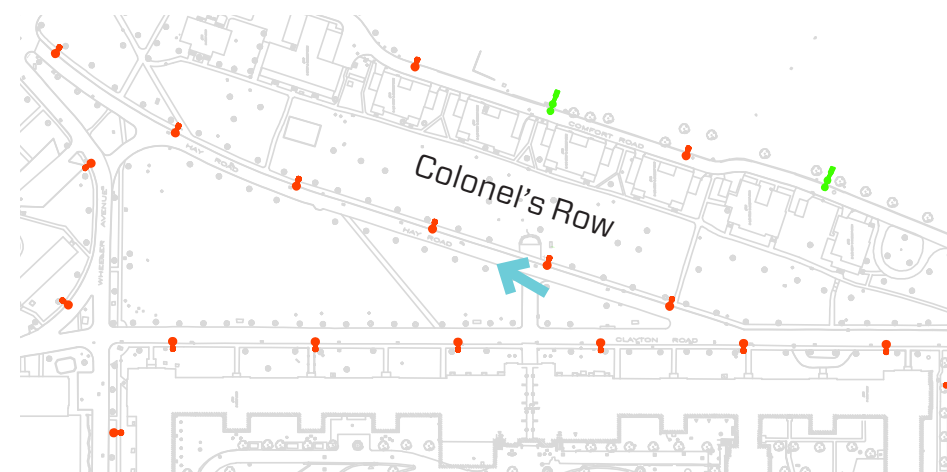
Governors Island Historic District - Nolan Park



*Left: Plan showing render locations within Nolan Park.
Center: Render of revised lighting in Nolan Park with single pedestrian streetlight in place of existing mock-up.
Right: Render of revised lighting showing the combination moonlight/pedestrian light moved to the interior of Nolan green. and far-*

Revised Lighting

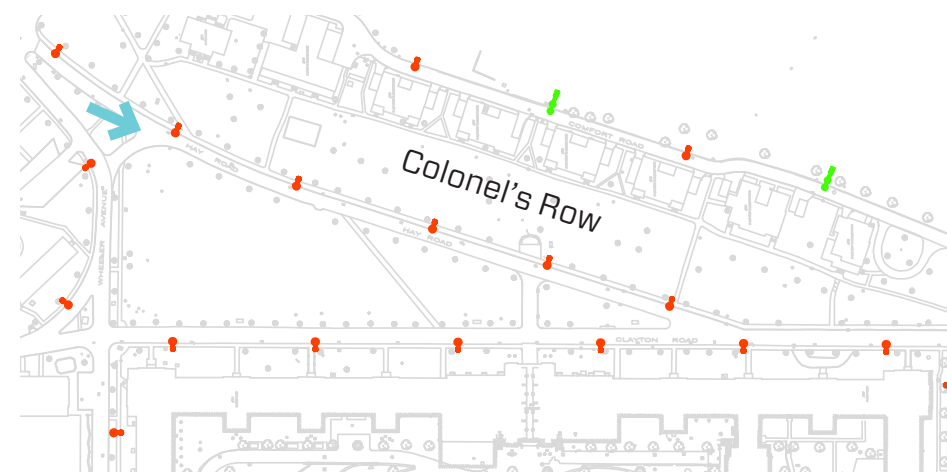
Governors Island Historic District - Colonel's Row



Left: Plan of Colonel's Row showing render location on Hay Road.
Right: Render of revised lighting looking north on Hay Road by Colonel's Row with pedestrian streetlight.

Revised Lighting

Governors Island Historic District - Colonel's Row

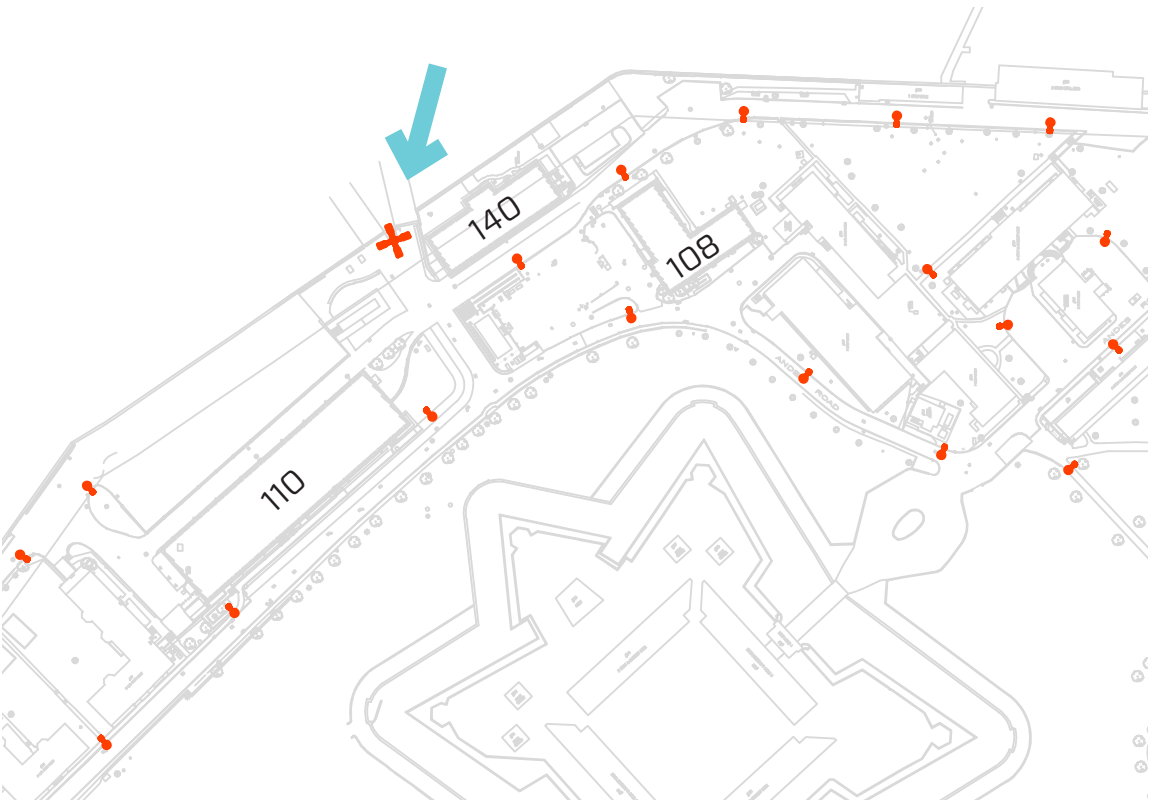


*Left: Plan showing Colonel's Row and location of render on Hay Road.
Right: Render of revised lighting looking south on Hay Road by Colonel's Row with pedestrian streetlight.*

Previous Lighting - originally presented October 11, 2022

Governors Island Historic District - Soissons Landing

The mast lights will replace existing upland lighting for each pier in the Historic District. Each mast light will be comprised of (4) moonlights mounted in pairs.

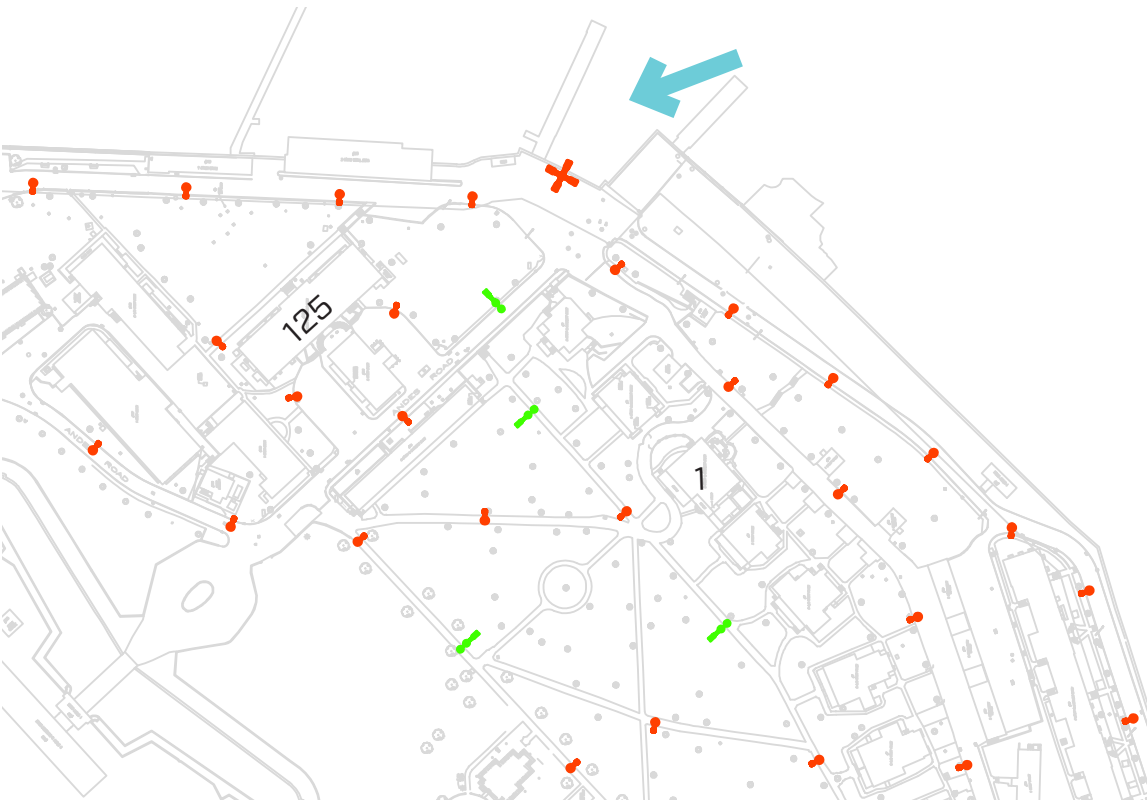


*Left: Drawing showing mast light location at Soissons Landing.
Right: Revised rendering of Soissons Landing with proposed mast light, looking back towards the Island. Building 140 is seen at the left.*

Previous Lighting - originally presented October 11, 2022

Governors Island Historic District - Pier 101

The mast lights will replace existing upland lighting for each pier in the Historic District. Each mast light will be comprised of (4) moonlights mounted in pairs.

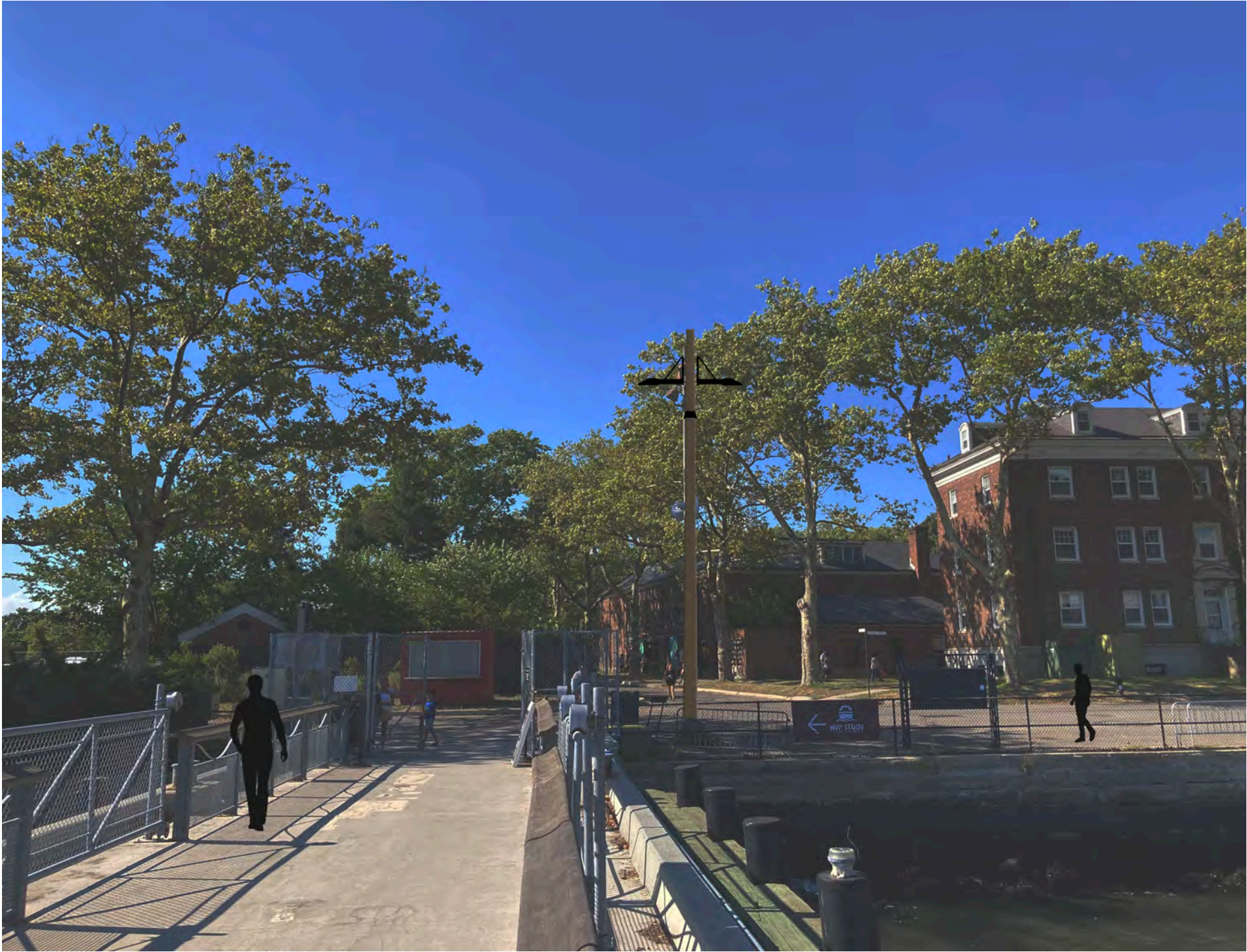
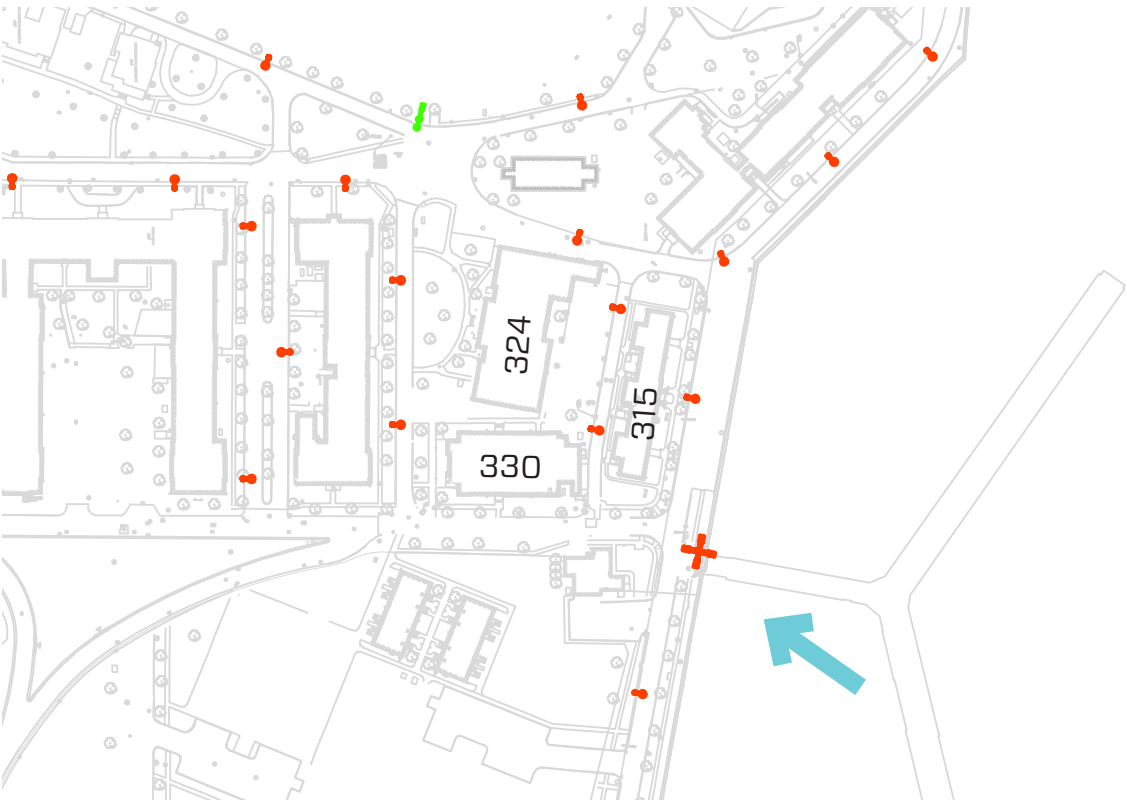


*Left: Drawing showing mast light location at Pier 101.
Right: Revised rendering of Pier 101 with proposed mast light, looking back towards the Island.
Building 125 is seen at the top of the hill.*

Previous Lighting - originally presented October 11, 2022

Governors Island Historic District - Yankee Pier

The mast lights will replace existing upland lighting for each pier in the Historic District. Each mast light will be comprised of (4) moonlights mounted in pairs.



*Left: Drawing showing mast light location at Yankee Pier.
Right: Revised rendering of Yankee Pier with proposed mast light, looking back towards the Island.
Building 315 is seen at the right.*

Appendix

Governors Island Historic District | Proposed Site Lighting

Existing Lighting

Governors Island Historic District

Existing lighting is comprised of several different lighting types installed from the US Army and Coast Guard periods. The vast majority of existing lights are non-functioning and the Historic District remains dark after sundown.



Right: Drawing of Governors Island Historic District showing existing lighting in blue.

Existing Lighting & West 8 Installation

Governors Island Historic District

In 2013, lights from the new park on the South Island were installed within the Historic District.

Landmarks Preservation Commission approved the installation of these lights in 2012.

All existing lighting in the Historic District will be replaced with the proposed lighting design.



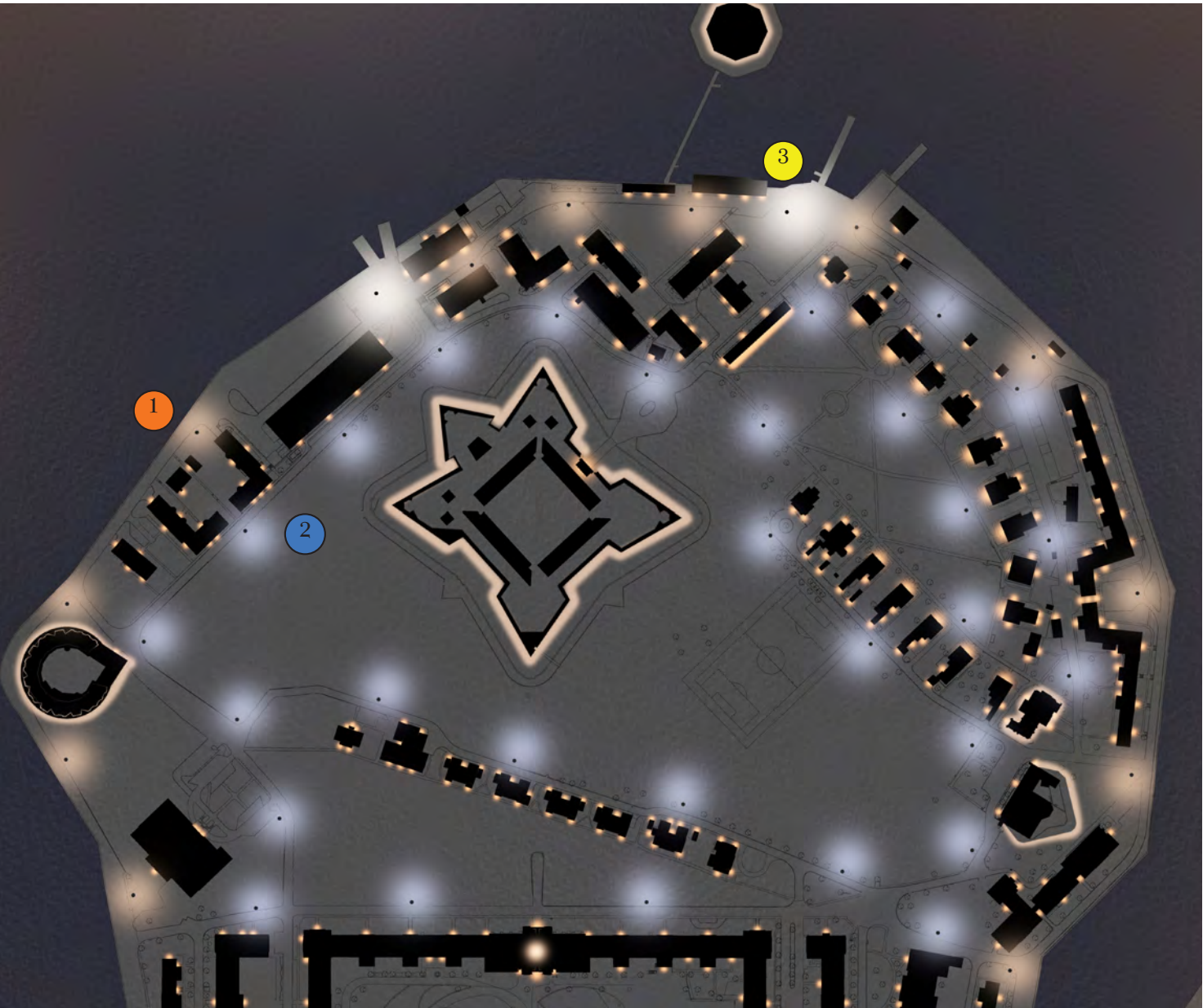
Right: Drawing of Governors Island Historic District showing existing lighting in blue, with 'West 8' park lights in red.

Proposed Lighting

Governors Island Historic District - Concept Plan

The design intent of the proposed lighting accounts for future occupation of existing buildings and anticipated porch lights, sconces, etc. The proposed lighting remains conservative in lighting coverage anticipating additional lighting sources in the future.

- 1 Perimeter Pathways - Pedestrian-scale lighting, warmer color temperature at 3000k.
- 2 Inner Pathways - Higher mounted fixtures, moonlighting, neutral color temperature at 4000k.
- 3 Ferry Landing - Higher mounted fixtures, moonlighting, neutral color temperature at 4000k.



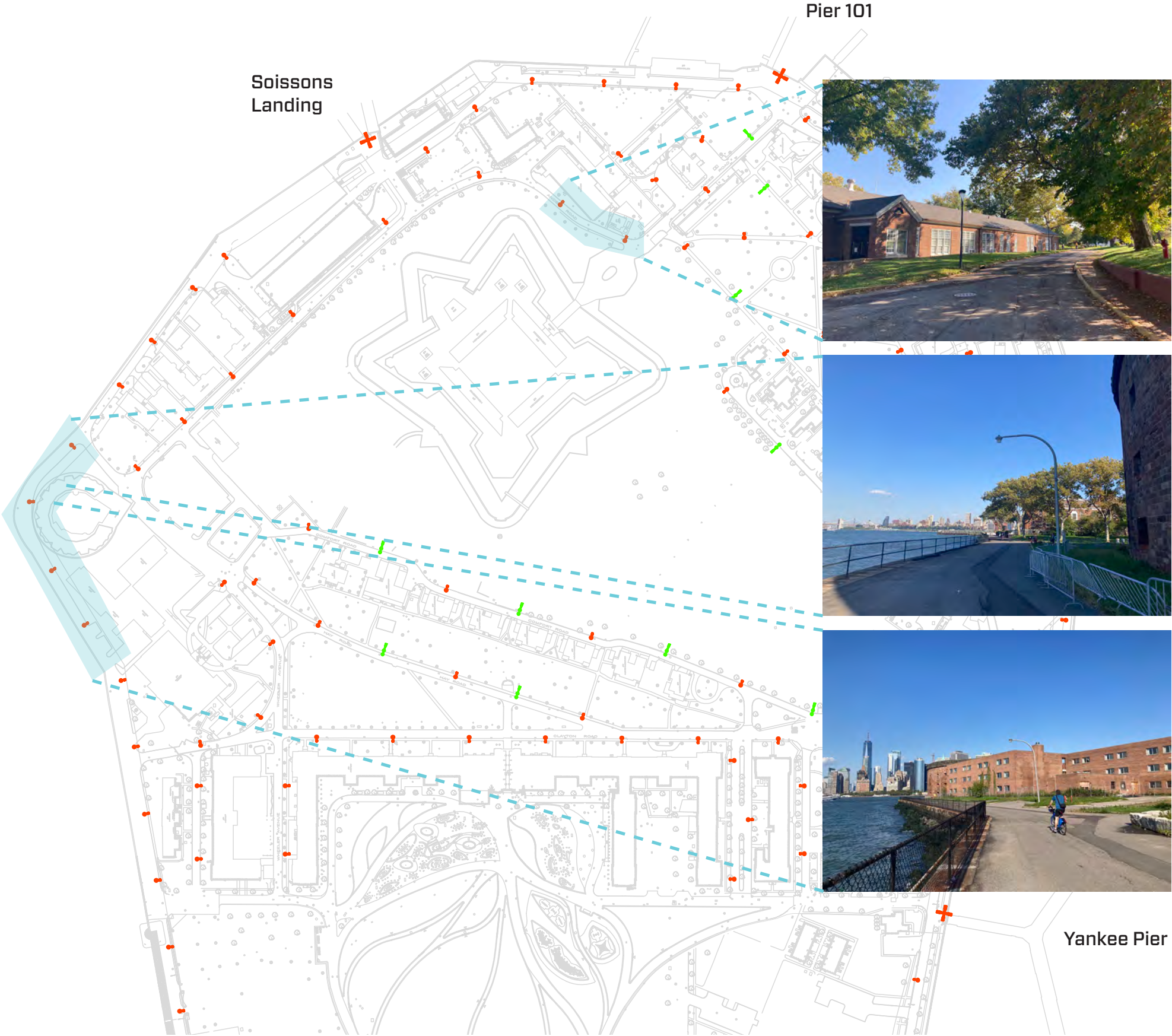
Rendered plan showing kit of parts lighting concept.

Proposed Lighting - NPS Property

Governors Island Historic District

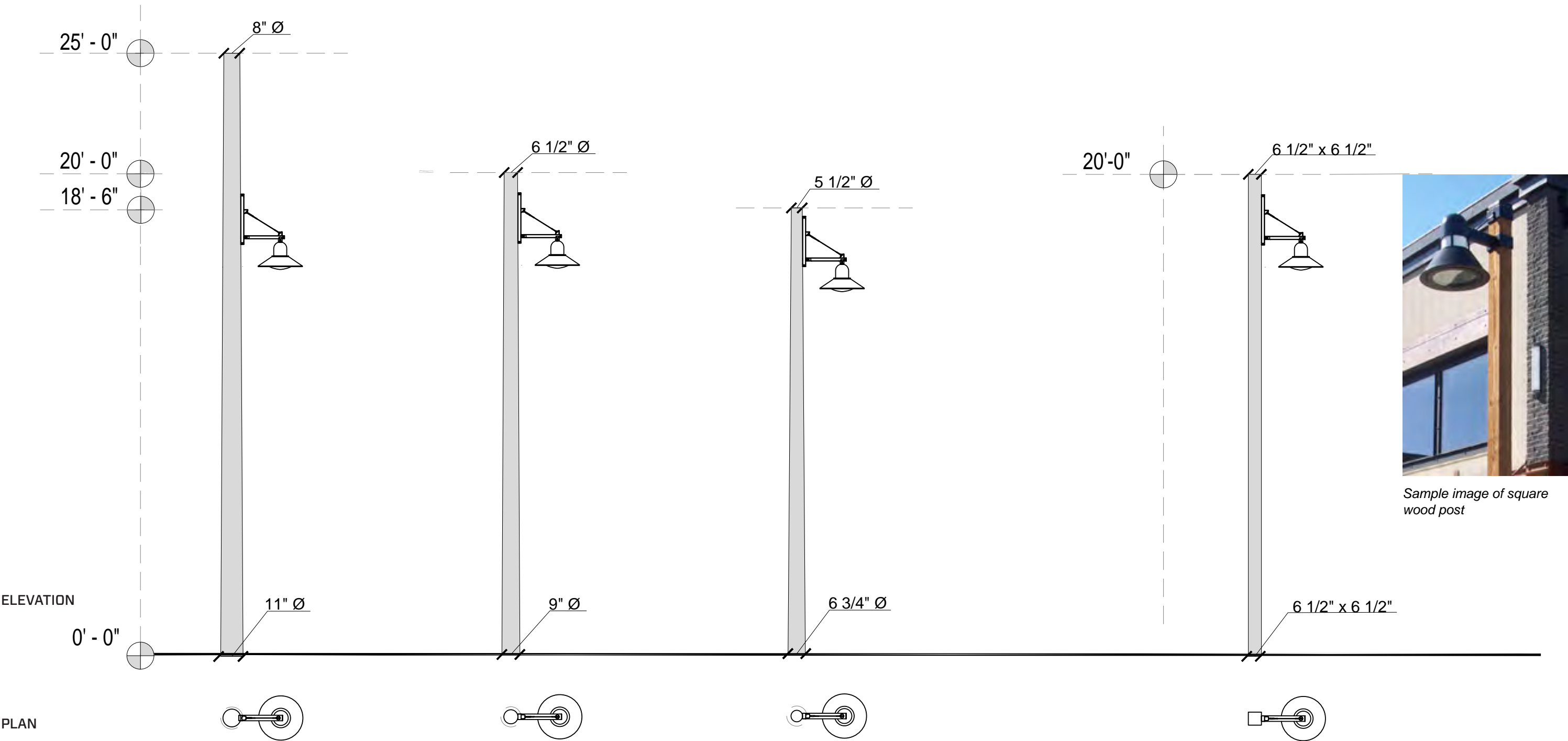
The proposed lighting plan would replace all existing lighting on the Island with the new, unified lighting typology, including new mast lights at upland pier locations.

Proposed lighting will provide lighting coverage for all vehicular and pedestrian pathways throughout the Island.



Right: Drawing of Governors Island Historic District showing proposed lighting in red and green. Green represents combination posts that have both a moonlight and streetlight.

Revised Pedestrian/Street Lighting LX-01



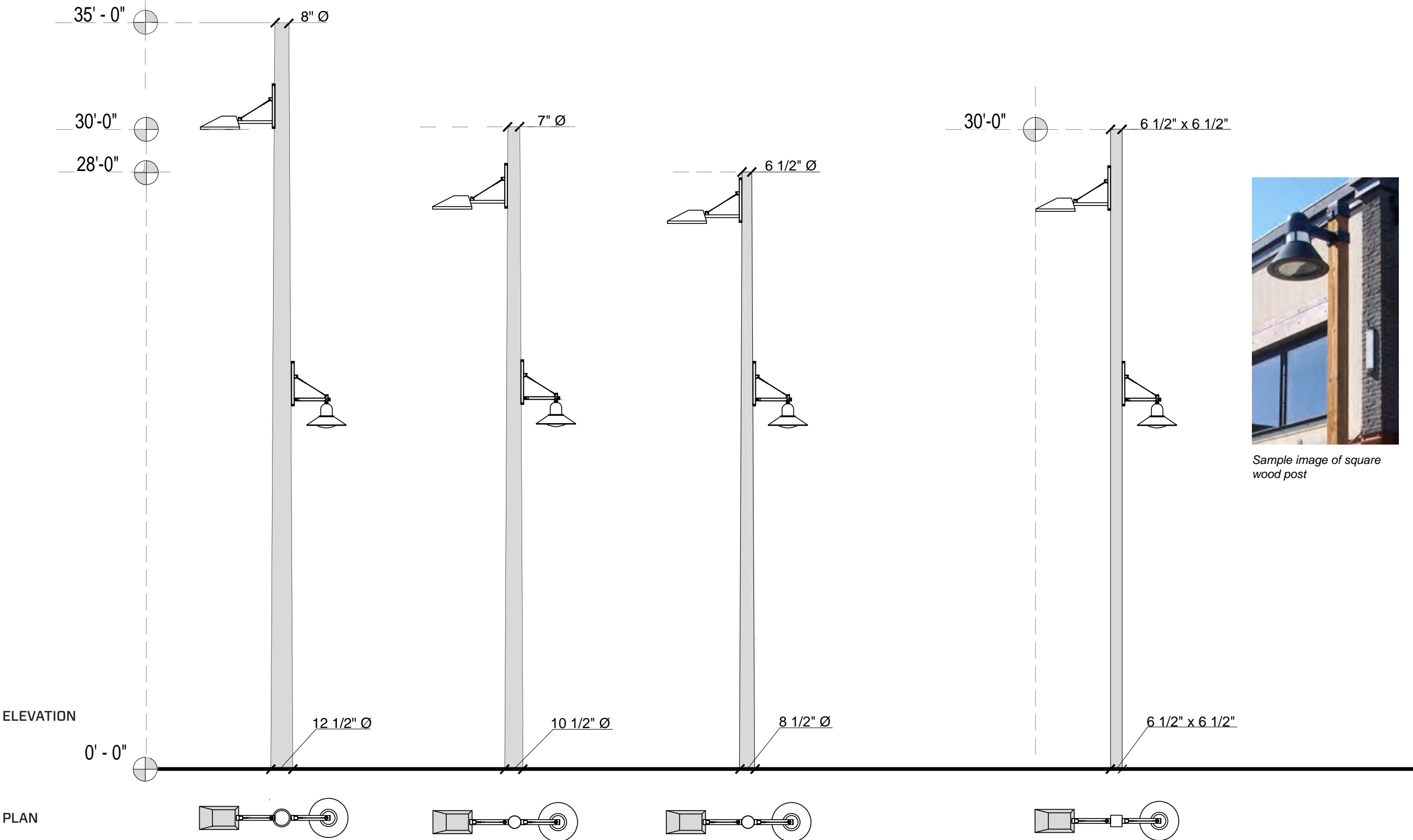
Previous Design Proposal
(presented to LPC October 11)

Current Design
Class 4 pole
[recommended]

ALT 2 - Class 6 pole*
*lowest fixture mount possible
with current pole spacing

ALT 1A - Square pole

Revised Pedestrian/Street Lighting LX-04



Previous Design Proposal
(presented to LPC October 11)

Current Design
ALT 1 - Class 4 pole
[recommended]

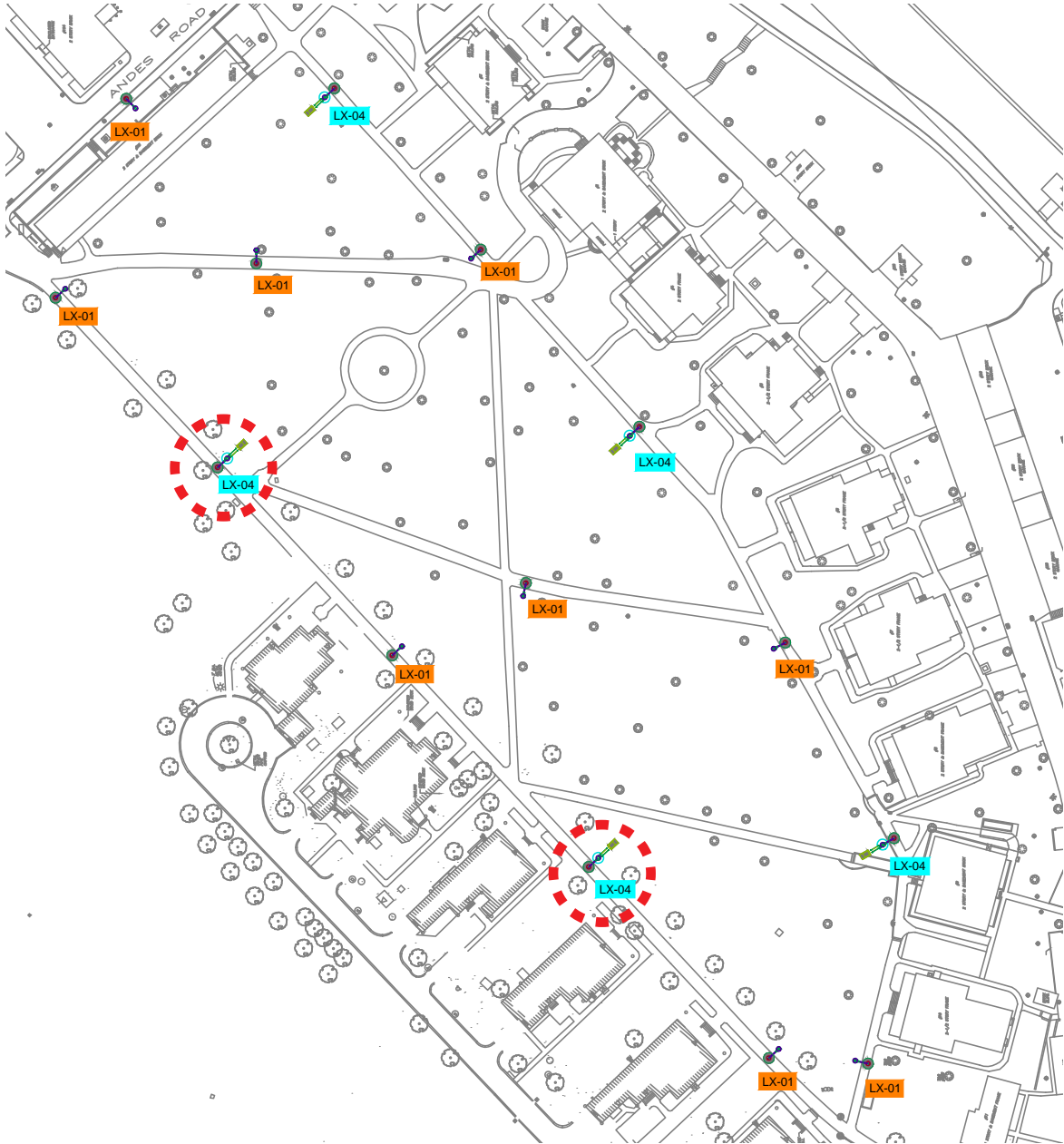
ALT 2 - Class 6 pole*
*lowest fixture mount possible
with current pole spacing

ALT 1A - Square pole

Revised Lighting

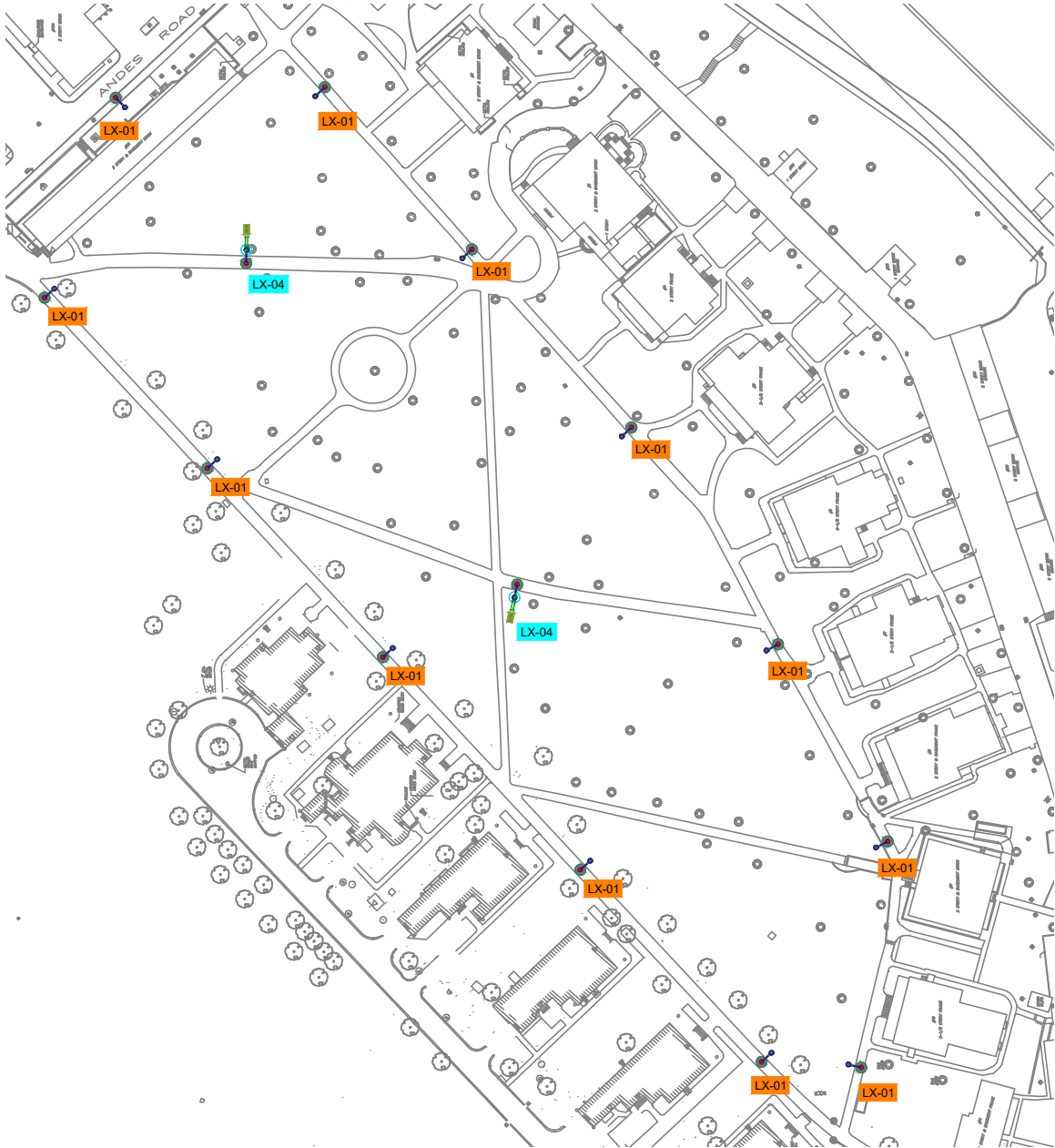
Nolan Park

Previous Plan
Presented October 11,
2022



- Moonlight + streetlight LX-04 (x5)
- Streetlight LX-01 (x8)
- Existing Mock-ups (x2)

Revised Plan



- Moonlight + streetlight LX-04 (x2)
- Streetlight LX-01 (x11)
- Existing Mock-ups (x0)

Previous Lighting - *originally presented October 11, 2022*
Governors Island Historic District - Nolan Park Lighting Mock-up



Photographs of revised lighting mock-up in Nolan Park with single moonlight and streetlight.

Previous Lighting - *originally presented October 11, 2022*
Governors Island Historic District - Nolan Park Lighting Mock-up



*Left: Photograph of lighting mock-up in Nolan Park looking back towards Manhattan.
Right: Photograph of same mock-up showing the combination moonlight and streetlight on one post.*

Previous Lighting - *originally presented October 11, 2022*
Governors Island Historic District - Nolan Park Lighting Mock-up



*Left: Photograph of lighting mock-up in Nolan Park with Building 9 at background.
Right: Photograph of same mock-up showing the combination moonlight and streetlight on one post.*

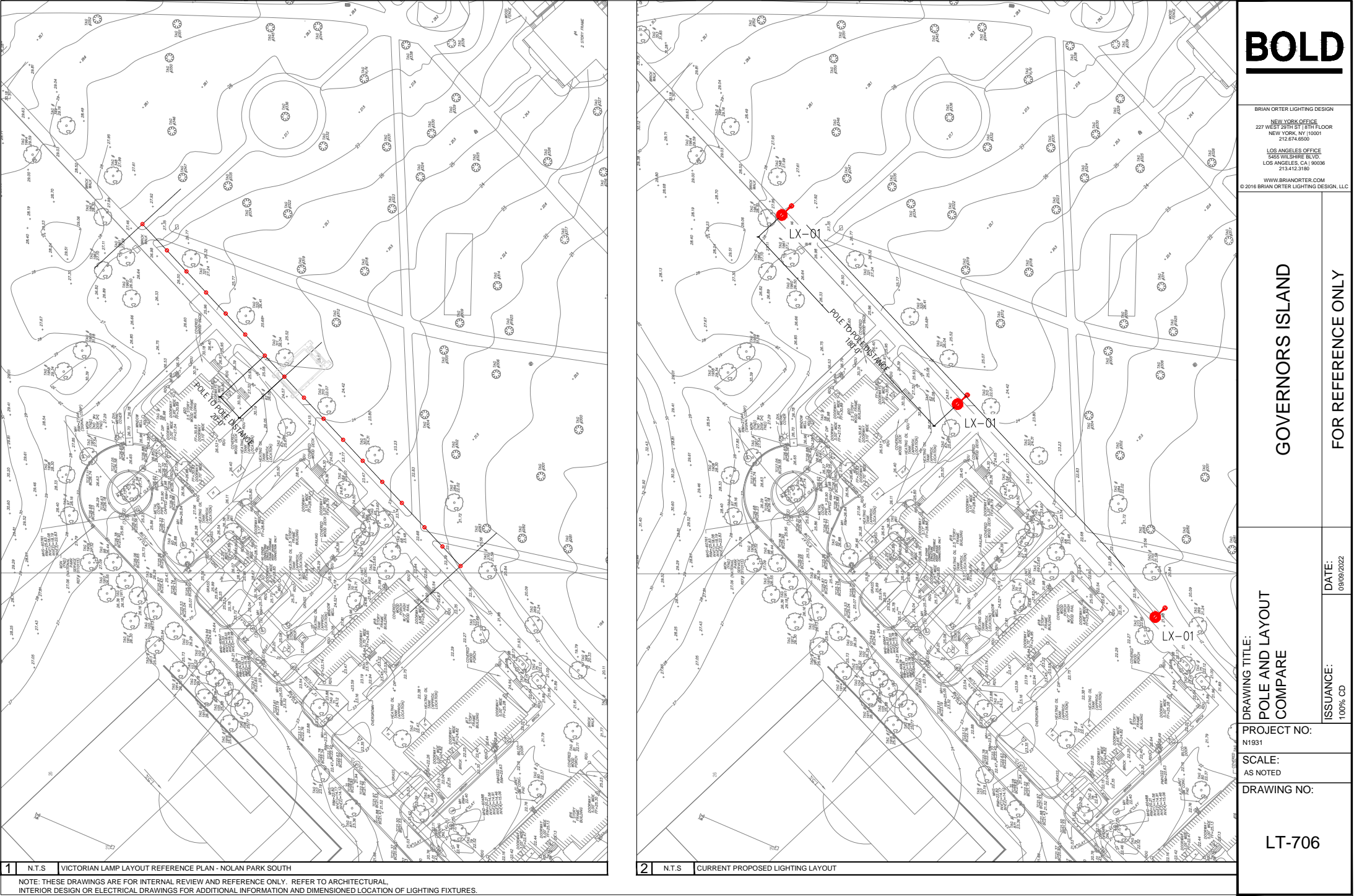
Previous Lighting - originally presented October 11, 2022
Governors Island Historic District - Nolan Park Lighting Mock-up



*Rendered elevation showing previous combination pole of streetlight and moonlight in Nolan Park.
Elevation of Building 20 shown at right.*

Proposed Lighting

Governors Island Historic District - Nolan Park Plan comparison

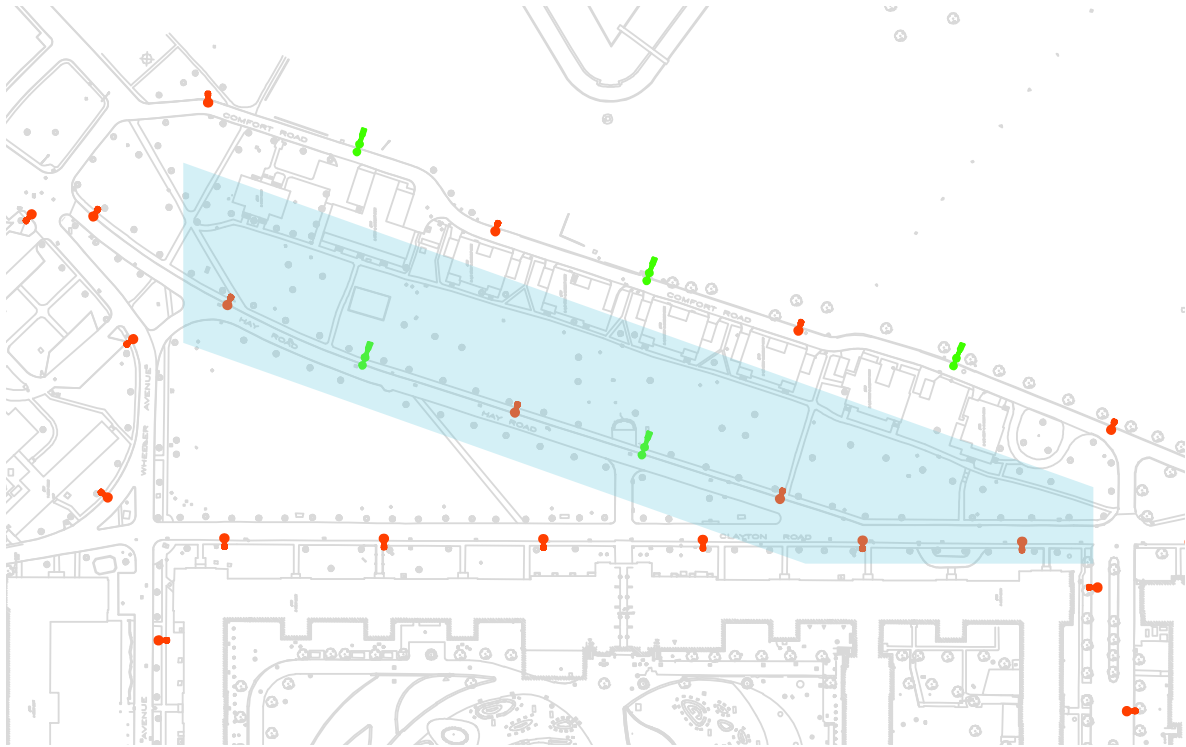


Plan drawing showing spacing of proposed lighting (right) compared to spacing required of traditional tulip posts (left).

Revised Lighting

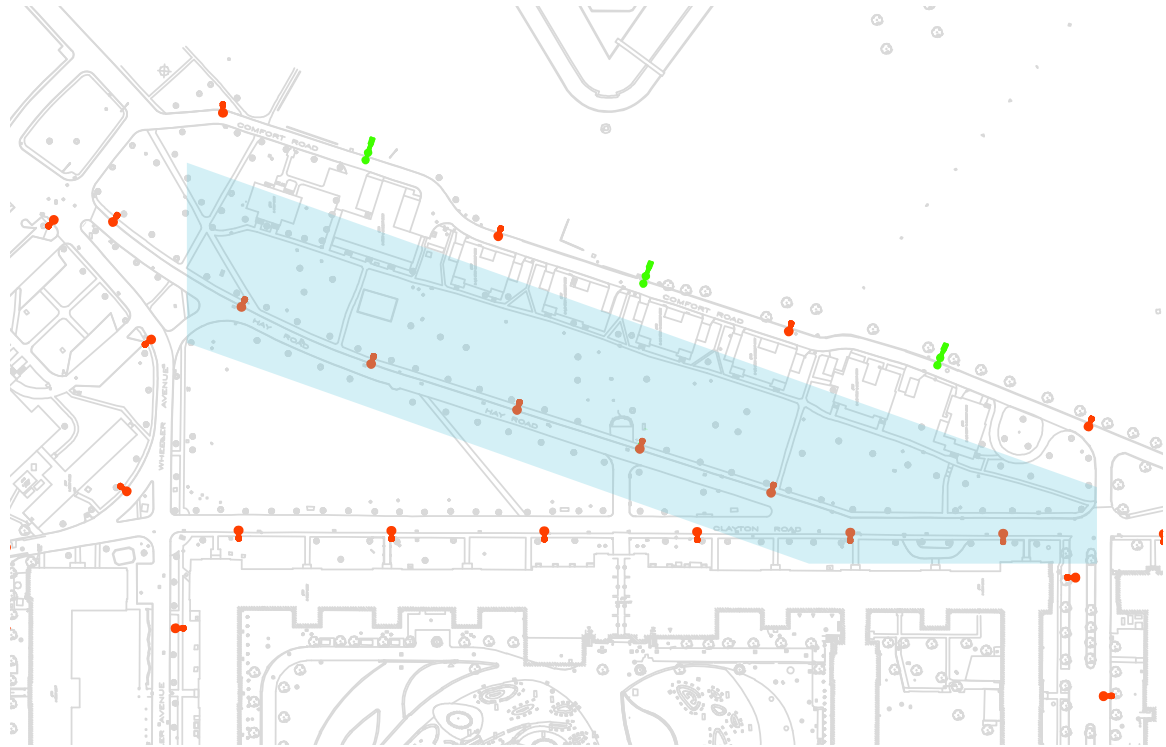
Colonels Row | Hay Road

Previous Plan
Presented October 11, 2022



Moonlight + streetlight LX-04 (x2) ●
Streetlight LX-01 (x5) ●

Revised Plan



Moonlight + streetlight LX-04 (x0) ●
Streetlight LX-01 (x7) ●

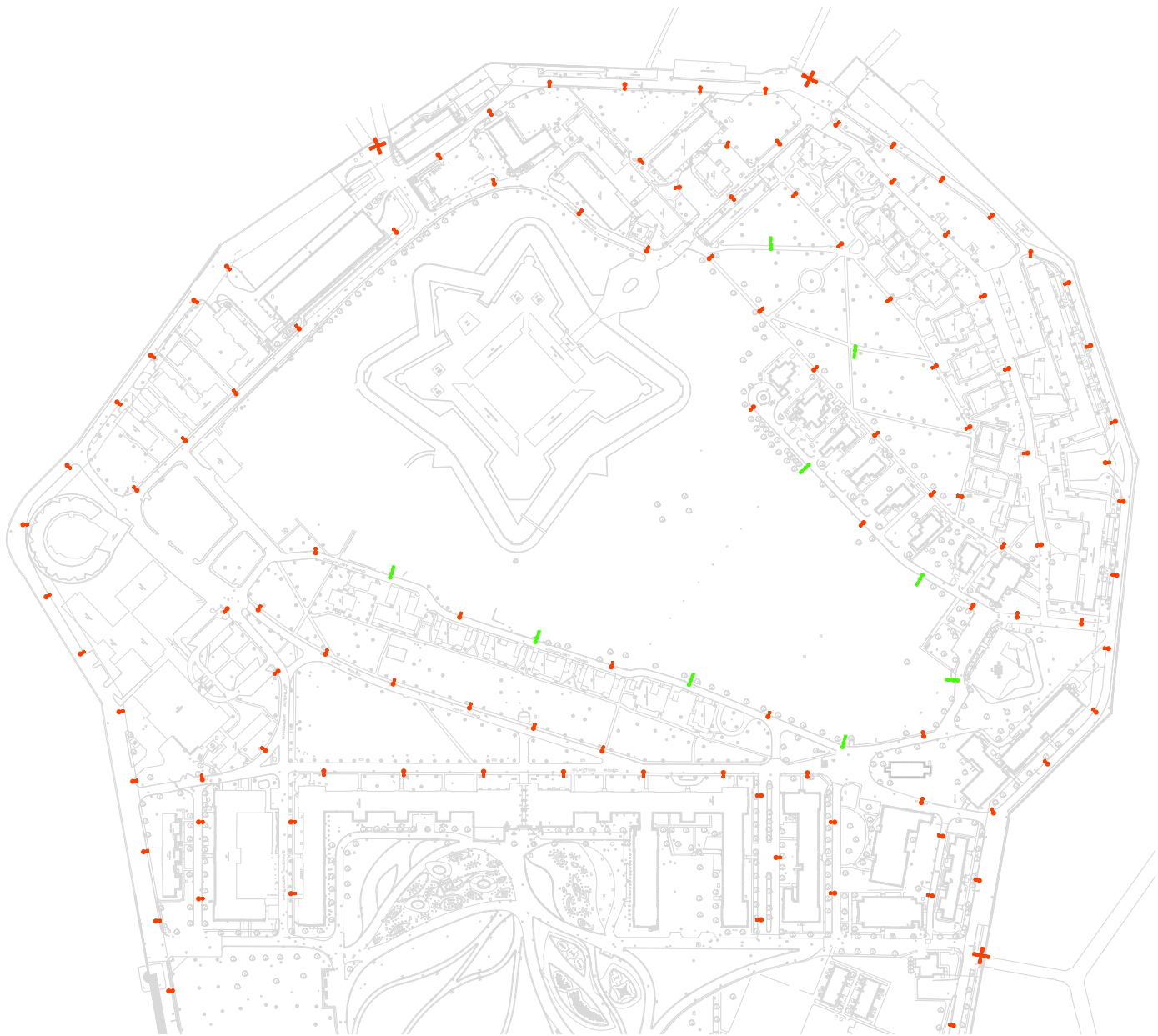
Revised Lighting

Governors Island Historic District

Pedestrian or streetlights represent the majority of lighting proposed throughout the Island. Installed 16ft above grade, these lights cast a warm light for pedestrian and vehicular pathways along the Island perimeter and throughout the Historic District.

Based on feedback from the October 11, 2022 hearing, these posts have been reduced by 5 ft and made slimmer.

Streetlight (x104) ●



Left: Revised plan showing proposed ‘streetlights’ throughout the Historic District.
Right: Rendered elevation showing the typical streetlight post.

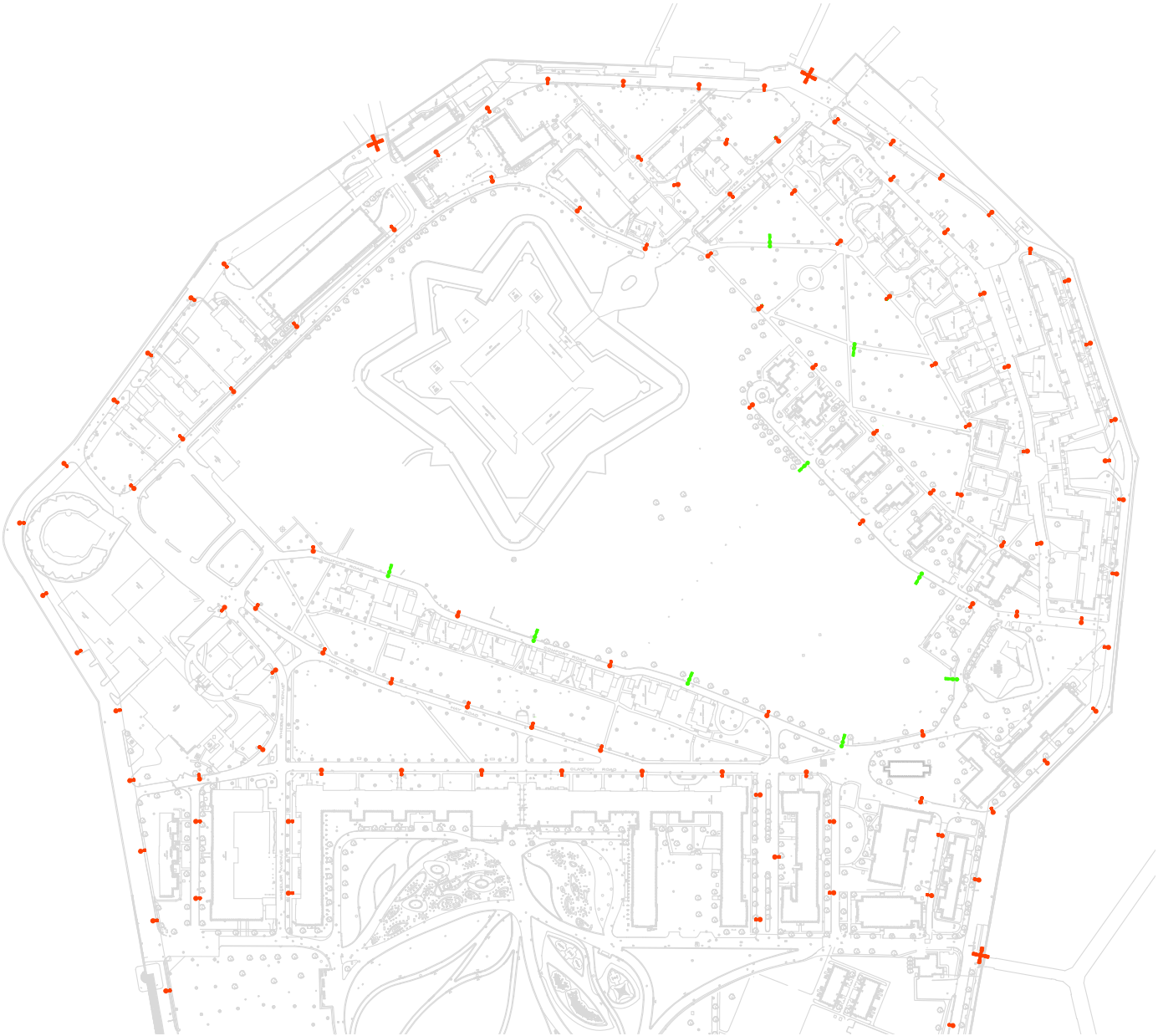
Revised Lighting

Governors Island Historic District

Along the Island interior, the addition of cooler ‘moonlights’ complement the warmer pedestrian street lights to provide ambient lighting at key open spaces within the Historic District.

Based on feedback from the October 11, 2022 hearing, the number of combination posts has been reduced and/or repositioned in sensitive areas such as Nolan Park and Colonel’s Row.

Moonlight + streetlight (x9) ●



Left: Plan showing proposed ‘moonlights’ throughout the Historic District.
Right: Rendered elevation showing the combination post.

Previous Lighting - *originally presented October 11, 2022*
Governors Island Historic District - Perimeter Lighting Mock-up



Rendered elevation showing proposed streetlight at Island perimeter roads.

Previous Lighting - *originally presented October 11, 2022*
Governors Island Historic District - Perimeter Lighting Mock-up



*Left: Photograph of two streetlight lighting mock-ups on Craig Road South looking back towards Manhattan.
Right: Photograph of same mock-up looking south towards the scissor lift.*

Existing Lighting

Governors Island Historic District

The Historic District remains dark after sunset. Generator powered temporary lights are brought in for public events like the recent Summer movie nights.



Left: Nolan Park at dusk.

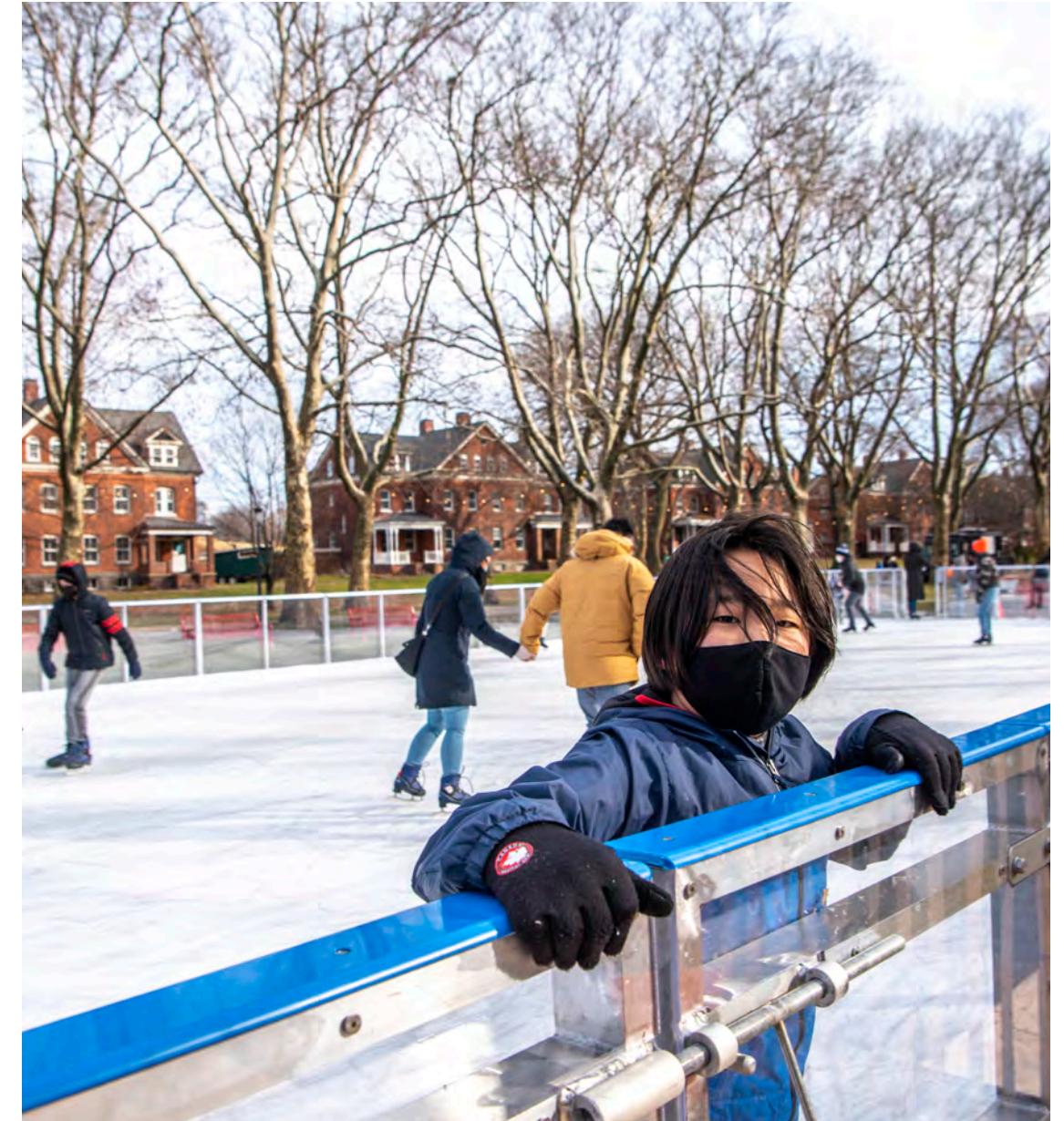
Above right: Looking towards the South Battery at night.

Below right: the view towards the Island showing the park lighting and adjacent unlit area..

The Trust for Governors Island

Recent Developments

- Expanded year-round public access with first winter season in 2021
- Extended hours with increased food, beverage, arts and entertainment options in the evening
- A growing tenant community in the Historic District including plans for an expansion of the New York Urban Assembly Harbor School, year-round cultural tenants, and new visitor amenities
- 1M annual visitors and growing



*Above left: Harbor School students working on marine habitat.
Below left: Visitors gather for an outdoor film on the Parade Grounds.
Right: Visitors enjoy the ice rink at the first Winter Village on the Island in early 2022.*

The Trust for Governors Island

Historic District at a Glance

- Approximately 50 landmarked buildings with 1M sq ft available space for adaptive reuse
- Growing community of educational, cultural and non-profit tenants
- Active plans to identify partners to breathe new life into historic buildings:
 - Center for Climate Solutions Anchor Institution RFP (active)
 - Nolan Park Cultural Campus
 - Harbor School Expansion
 - Food, Beverage, Amenity & Hospitality RFP (active)
- Ongoing investment upgrading all of the Historic District utility mains and electric distribution equipment



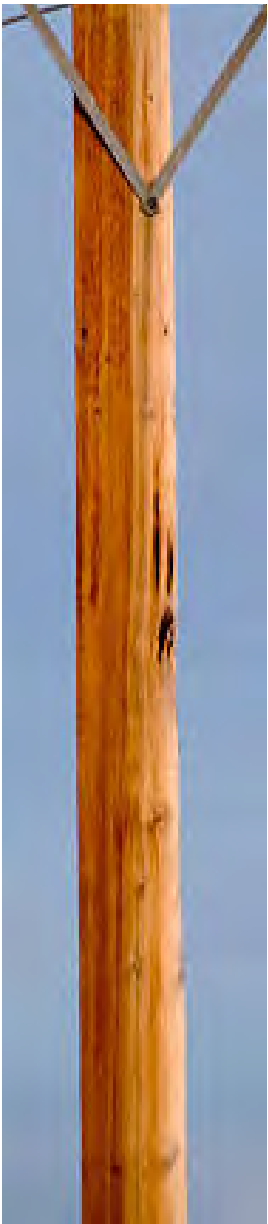
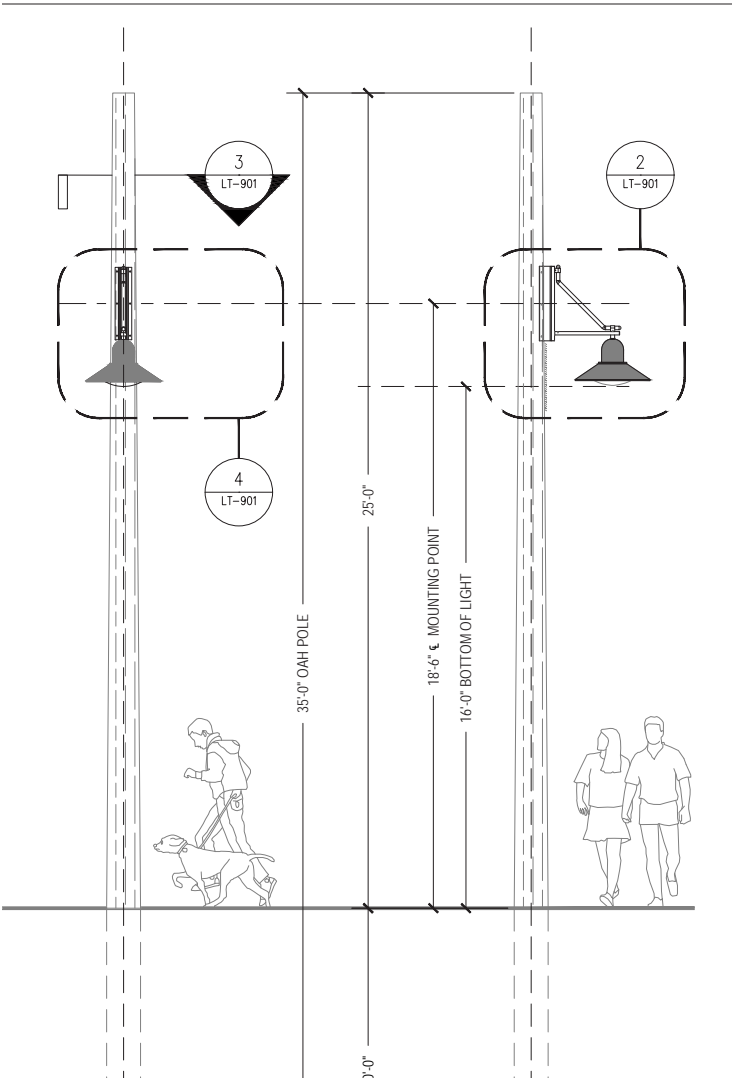
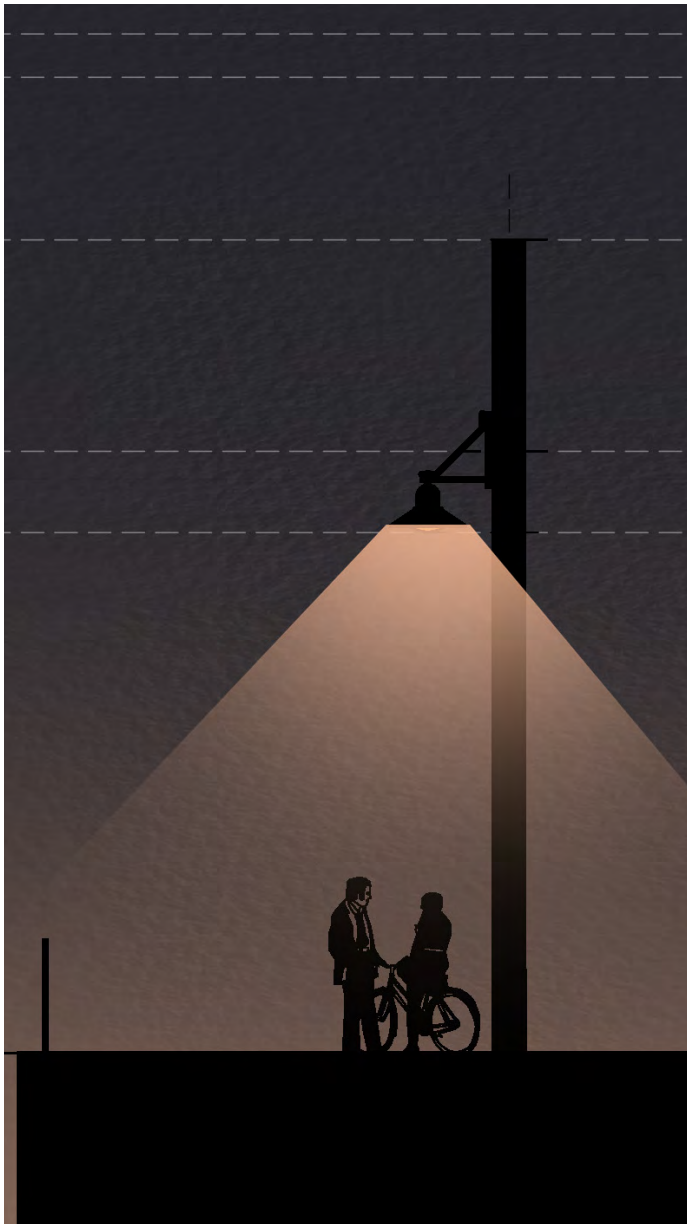
Right: Map of current and planned tenants on Governors Island.
 Below: Logos of current tenants..



Proposed Lighting - *originally presented October 11, 2022*

Governors Island Historic District

Proposed 'streetlight' fixtures.

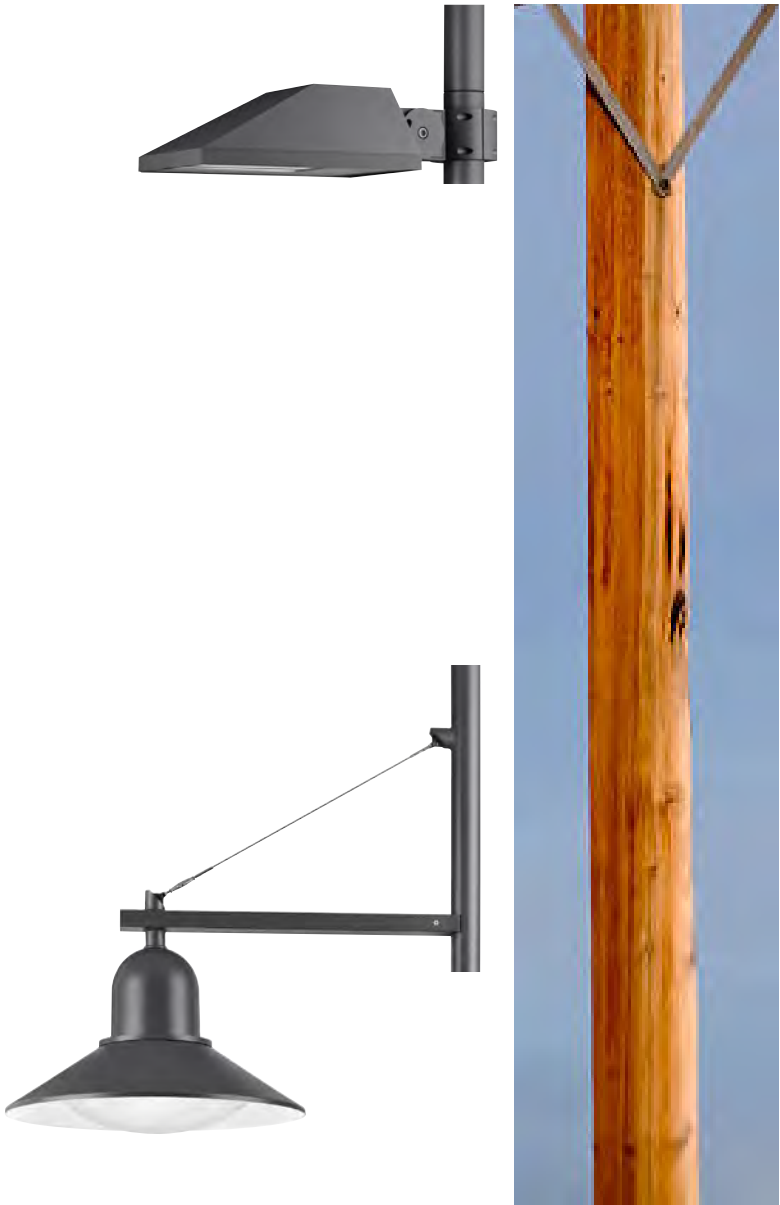
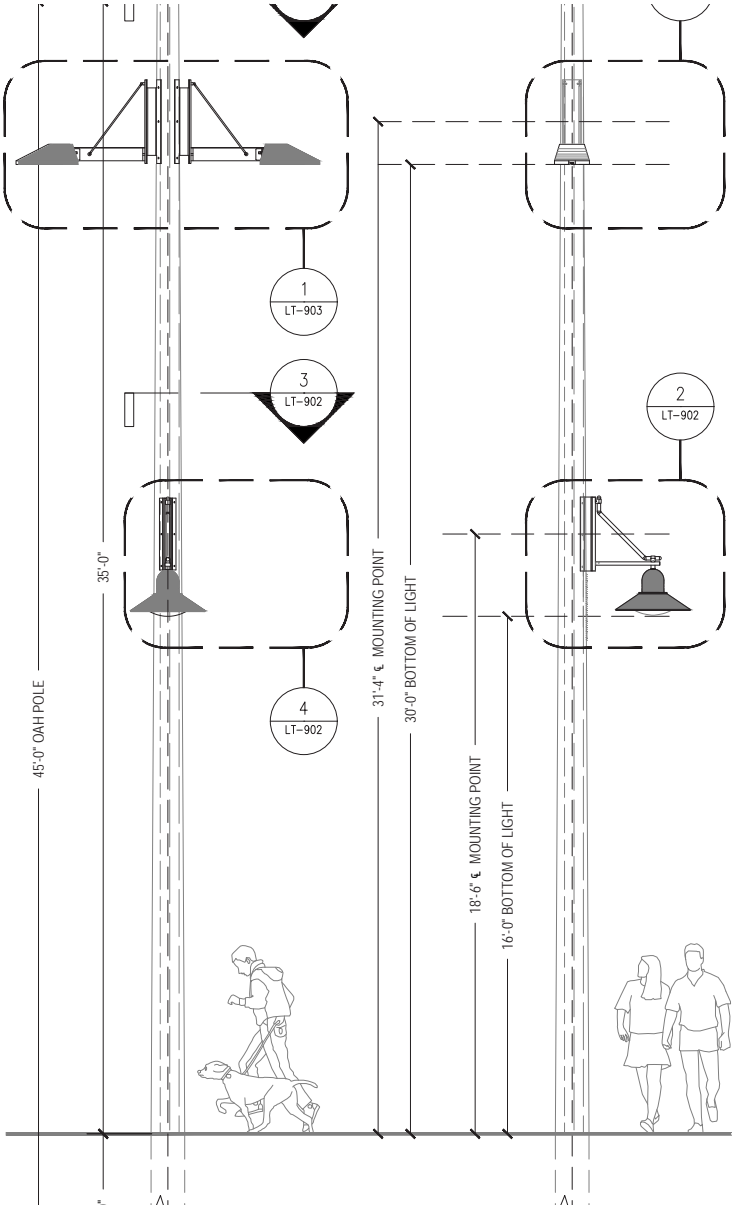
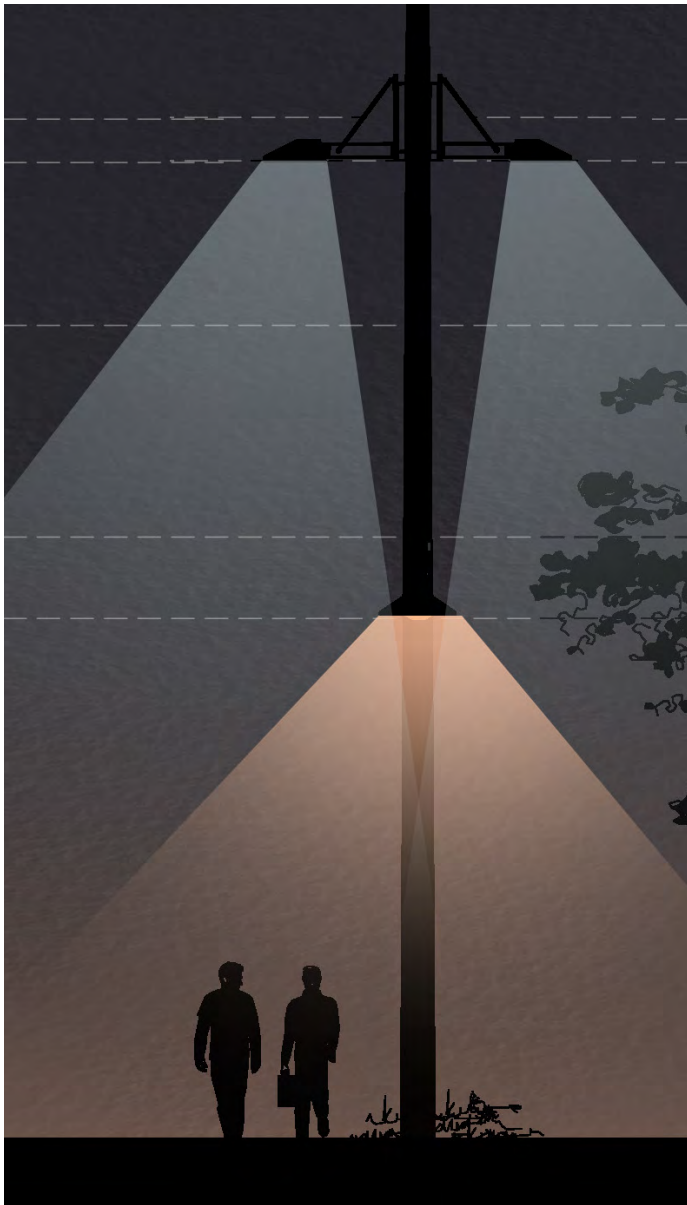


Streetlights will be mounted directly to Southern Yellow Pine wood posts.

Proposed Lighting - *originally presented October 11, 2022*

Governors Island Historic District

Proposed combination fixtures with a single moonlight and streetlight.

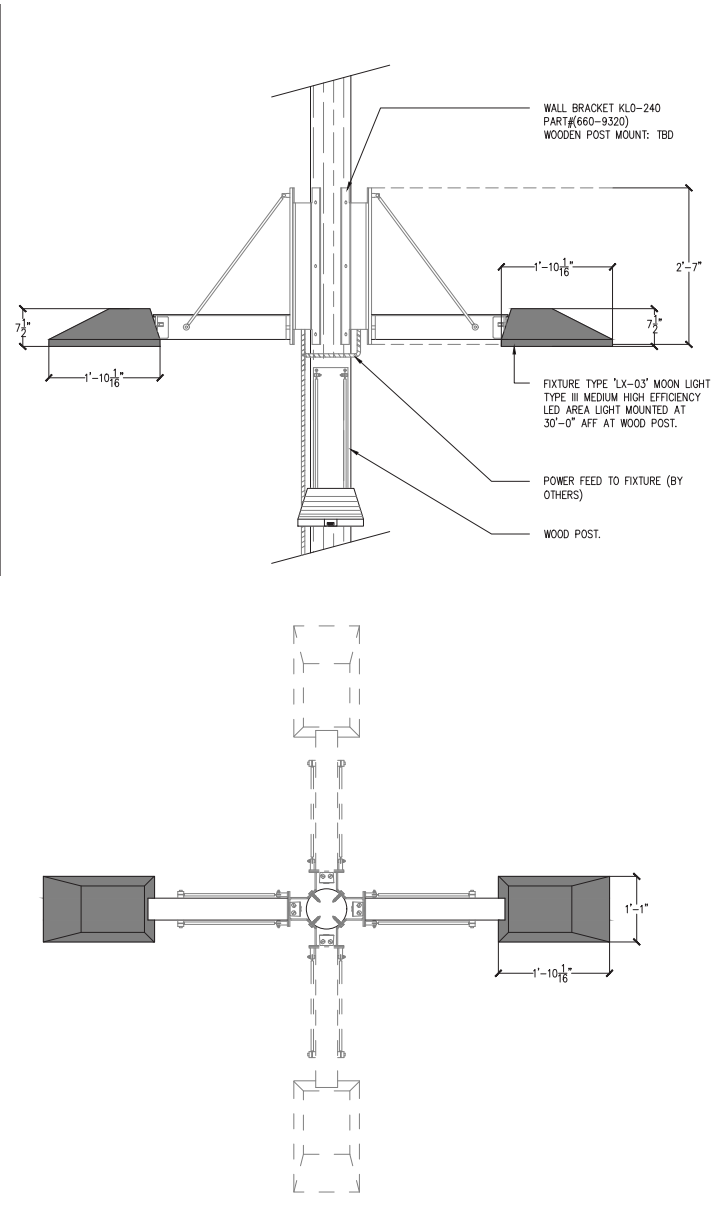
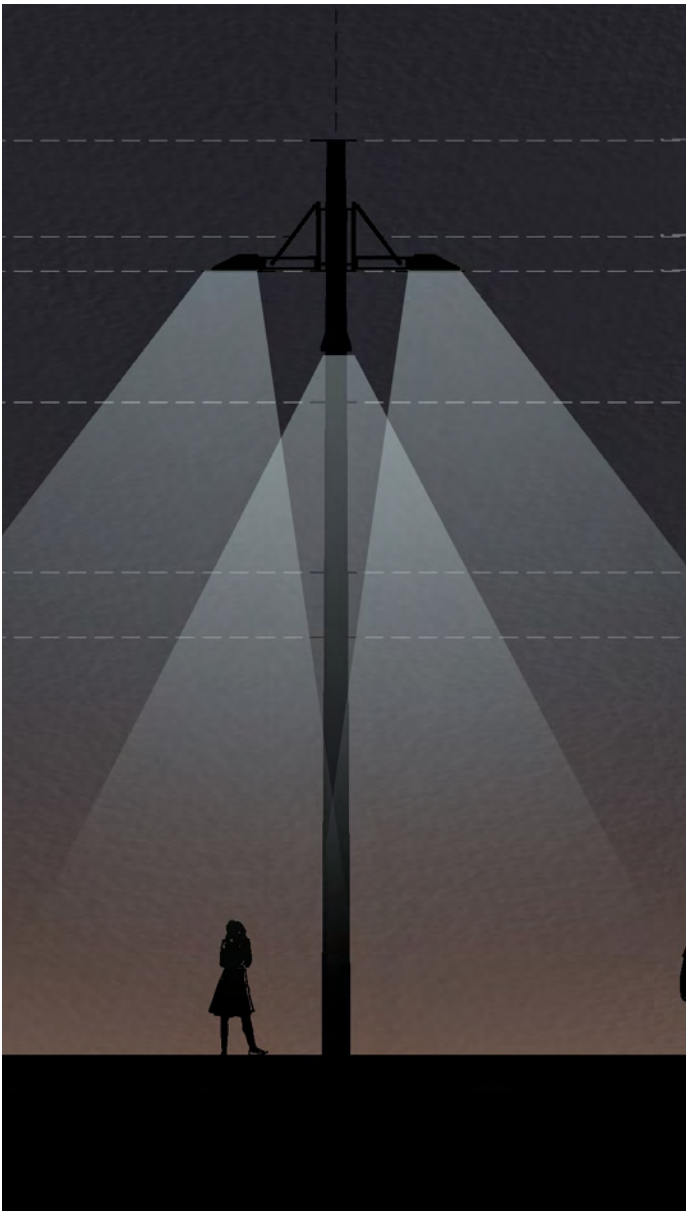


After reviewing the mock-up on site, the design was modified to include only (1) moonlight instead of (2).

Proposed Lighting - *originally presented October 11, 2022*

Governors Island Historic District

Proposed mast lights with (4) moonlights.

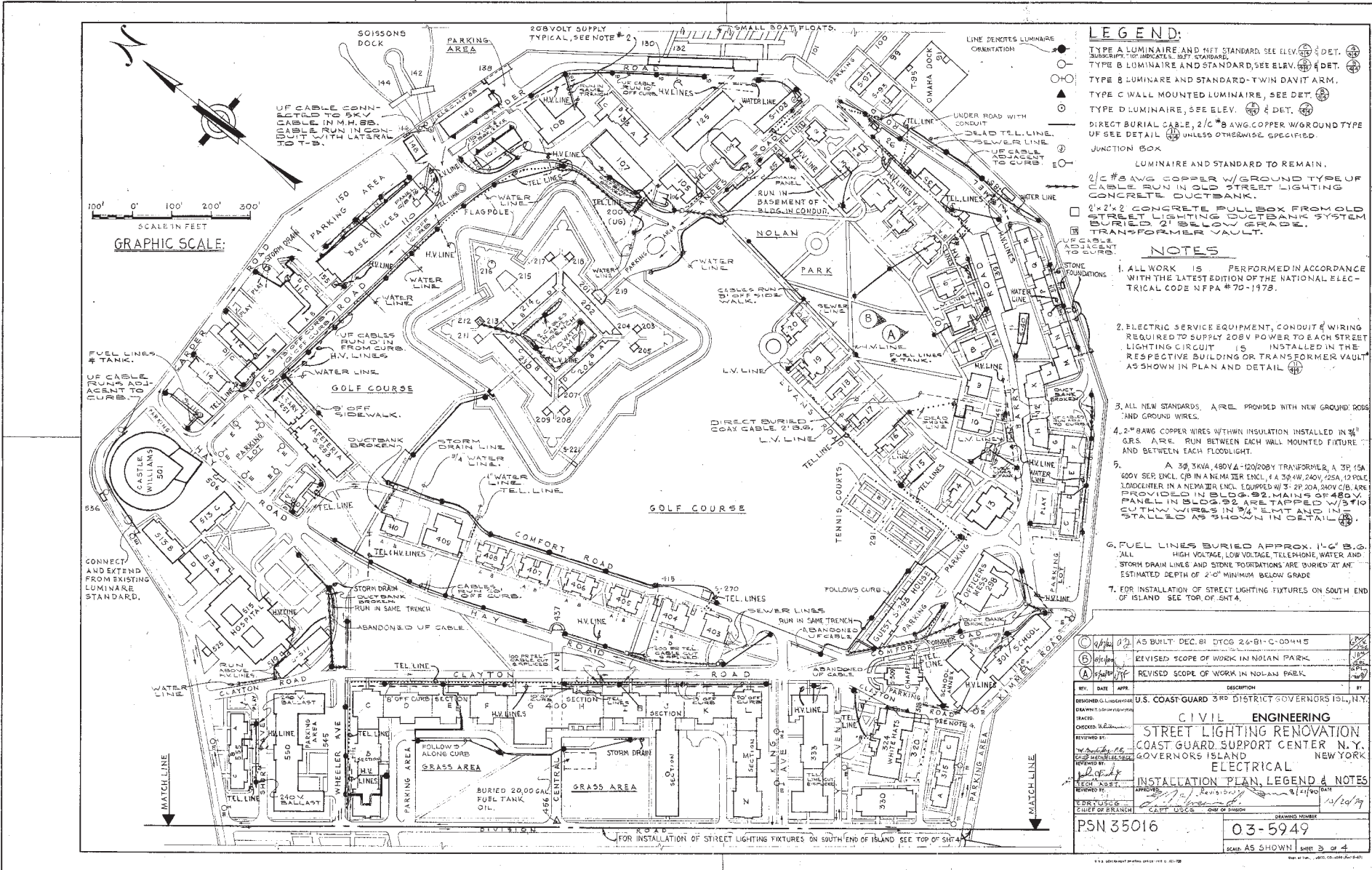


Proposed mast lights will be located at Soissons Landing, Pier 101 and Yankee Pier.

Historic Lighting - US Coast Guard

Governors Island Historic District

A drawing originally created in 1979 by the US Coast Guard, and updated through 1983 shows varied lighting types throughout the Historic District.

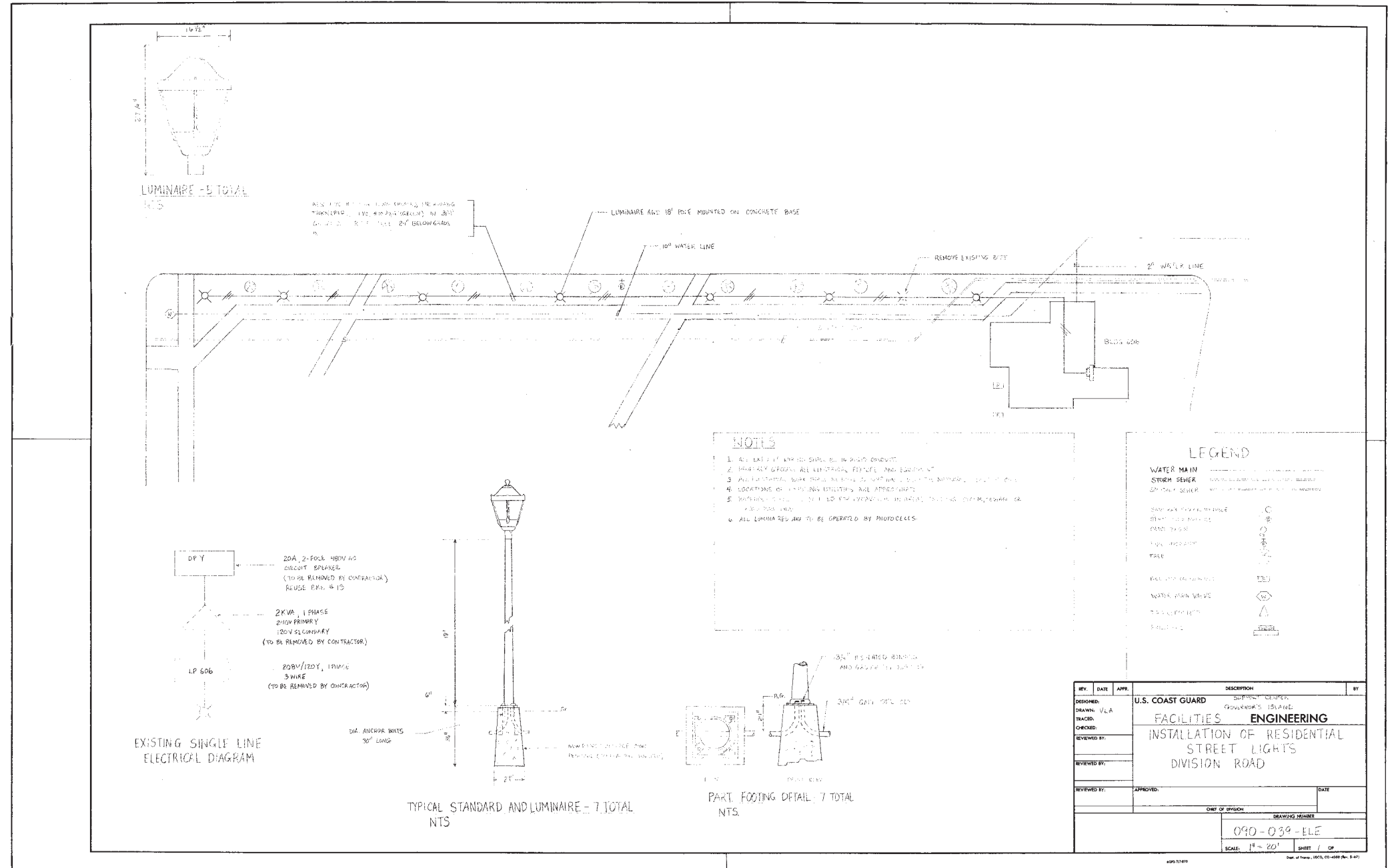


Right: USCG drawing of Governors Island Historic District showing existing lighting systems.

Historic Lighting - US Coast Guard

Governors Island Historic District

A drawing originally created by the US Coast Guard (no date), shows a light post once installed along Division Road.



Right: USCG drawing of a lighting post type along Division Road.

The current proposal is:

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**Governors Island – Governors Island Historic District
Borough of Manhattan**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed