Pier 6 Development Sites
RFP Update

Community Advisory Council
April 1, 2014

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Request for Proposal (RFP) Goals

- Generate revenue to support maintenance and operation of Park
- Create high-quality, visually appealing residential development
- Enliven southern entrance of Park
- Seamlessly integrate with Park and surrounding community
- Provide workforce housing
- Achieve LEED certification
Description of sites

- Located on uplands of Pier 6, immediately south of One Brooklyn Bridge Park
- Each site is 130’ by 76’ with a footprint of 9,880 square feet
- Site A is bounded by BBP loop road
- Site B has frontage along Furman Street and BBP loop road
- Uninterrupted views of NY Harbor and Manhattan Skyline
- Sites sit below 100-year floodplain
Allowable uses

Sites fully approved by MGPP in 2006 and allow for:

• **Site A**
  - Maximum height of 315 feet
  - Up to 290 residential units

• **Site B**
  - Maximum height of 155 feet
  - Up to 140 residential units
  - Ground floor retail

• Up to 72 parking spaces across both sites
Design guidelines: Goals

• Reflect excellence and creativity in architecture
• Create scale and massing that enhances the surrounding context
• Create welcoming ground floors at the entrance to the Park’s southern section
• Develop a streetscape that provides an enhanced pedestrian experience
• Contribute to a sustainable/resilient built environment
Design guidelines: Topics

• Massing
• Ground-level facades
• Materials
• Parking and loading
• Rooftops
• Signage
• Sustainability
• Storm resiliency
• Street trees
RFP selection criteria

• Design and development goals
• Rent offer
• Respondent team qualifications
• Financial feasibility
• Ground lease
• Relationship to surrounding community
RFP timeline

• May 1, 2014: Receive feedback from CAC on RFP goals
• Spring/Summer 2014: Release Request for Proposals
• Summer/Fall 2014: Responses due
• Fall 2014: CAC update on RFP
• Fall/Winter 2014: Closing/execution of ground lease