Empire Stores RFP
Presentation of responses
March 19, 2013
Empire Stores RFP Timeline

• September 28, 2012: Release of Request for Proposals (RFP)
• November 01, 2012: Information session and site visit (90 attendees)
• December 21, 2012: Submissions due (10 proposals received)
• March 19, 2013: Presentation to the CAC
• April 19, 2013: Design feedback provided by CAC
• Summer 2013: Select winning respondent
Empire Stores background

- Bounded by Water, Main and Dock streets and Empire Fulton Ferry Park
- Building consists of 7 contiguous brick and timber warehouses once used for coffee storage
- Warehouses are 4 and 5 stories in height
- Building is approximately 190’ x 450’, with a 75,000 sq. ft. footprint and contains approximately 327,000 gross sq. ft.
RFP goals

- Preserve and restore landmarked structure in conformance with NY State Historic Preservation Office (SHPO) guidelines

- Enhance opportunities to generate development revenue for park maintenance

- Activate building, Brooklyn Bridge Park and Water Street frontages

- Seek design excellence for adaptive re-use

- Transforms building into vibrant destination that complements Park and surrounding areas
Adaptive Re-Use of Structure

- General Project Plan (GPP) stipulates warehouses can contain “approximately 398,760 square feet of space representing a mix of commercial, retail and office uses that will complement unique character of this industrial waterfront structure.”

- Buildings located in NYC Fulton Ferry Historic District and is listed on State and National Registers of Historic Places

- Rehabilitation must be conducted in a manner that is compatible with and respects the architectural and historic significance of the resource and in accordance with the Secretary of Interior’s Standards for Rehabilitation.
TEAM 1

BROOKLYN BRIDGE PARK
EMPIRE STORES
Ground floor plan
Aerial rendering
TEAM 2

BROOKLYN BRIDGE PARK
EMPIRE STORES
Exterior renderings
Interior renderings
Ground floor plan

<table>
<thead>
<tr>
<th>GROUND LEVEL - RETAIL</th>
<th>75,000 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>CORE AREA</td>
<td>6,600 SF</td>
</tr>
<tr>
<td>CIRCULATION AREA</td>
<td>18,100 SF</td>
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<tr>
<td>NET AREA</td>
<td>50,200 SF</td>
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</tbody>
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Typical upper floor plan

<table>
<thead>
<tr>
<th>LEVELS 2,3,4 - OFFICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS AREA</td>
</tr>
<tr>
<td>OFFICE AREA</td>
</tr>
<tr>
<td>CORE AREA</td>
</tr>
<tr>
<td>CIRCULATION AREA</td>
</tr>
</tbody>
</table>
Aerial rendering
Exterior rendering
TEAM 4

BROOKLYN BRIDGE PARK
EMPIRE STORES
Interior rendering
Typical upper floor plan
Roof rendering
TEAM 6

BROOKLYN BRIDGE PARK
EMPIRE STORES
Ground floor plan
Top floor plan
Roof rendering
TEAM 7

BROOKLYN BRIDGE PARK
EMPIRE STORES
Ground floor plan
Aerial rendering
TEAM 8

BROOKLYN BRIDGE PARK
EMPIRE STORES
Ground floor plan
Typical upper floor plan
Top floor plan

SKYLIGHT 17,840SF
GREEN ROOF 2,076SF
BAR/EVENT SPACE 13,950SF
CORE 2 1,940SF
ROOF TERRACE 17,840SF
Exterior rendering
TEAM 9

BROOKLYN BRIDGE PARK
EMPIRE STORES
Ground floor plan
Typical upper floor plan
Top floor plan
Aerial rendering
Exterior rendering
Exterior rendering
Interior rendering
TEAM 10

BROOKLYN BRIDGE PARK
EMPIRE STORES
Typical upper floor
Aerial rendering
Exterior rendering
Next steps

• April 19, 2013: Design feedback provided by CAC
• Summer 2013: Select winning respondent