



BROOKLYN BRIDGE PARK



Empire Stores RFP Update

**Community Advisory Council
July 25, 2012**

BROOKLYNBRIDGEPARKNYC.ORG

Request for Proposals (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 the building into a vibrant destination that complements the Park and the surrounding areas

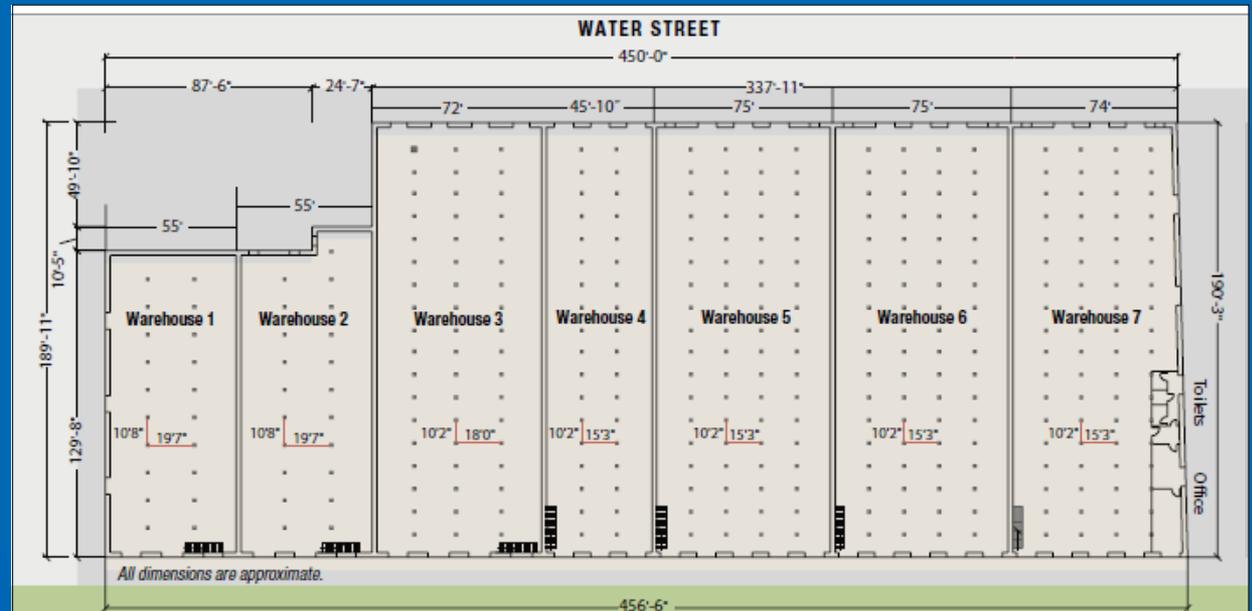


Background

- 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
- The building is approximately 190' x 450', with a 75,000 sq. ft. footprint and contains approximately 327,000 gross sq. ft.



Site Plan



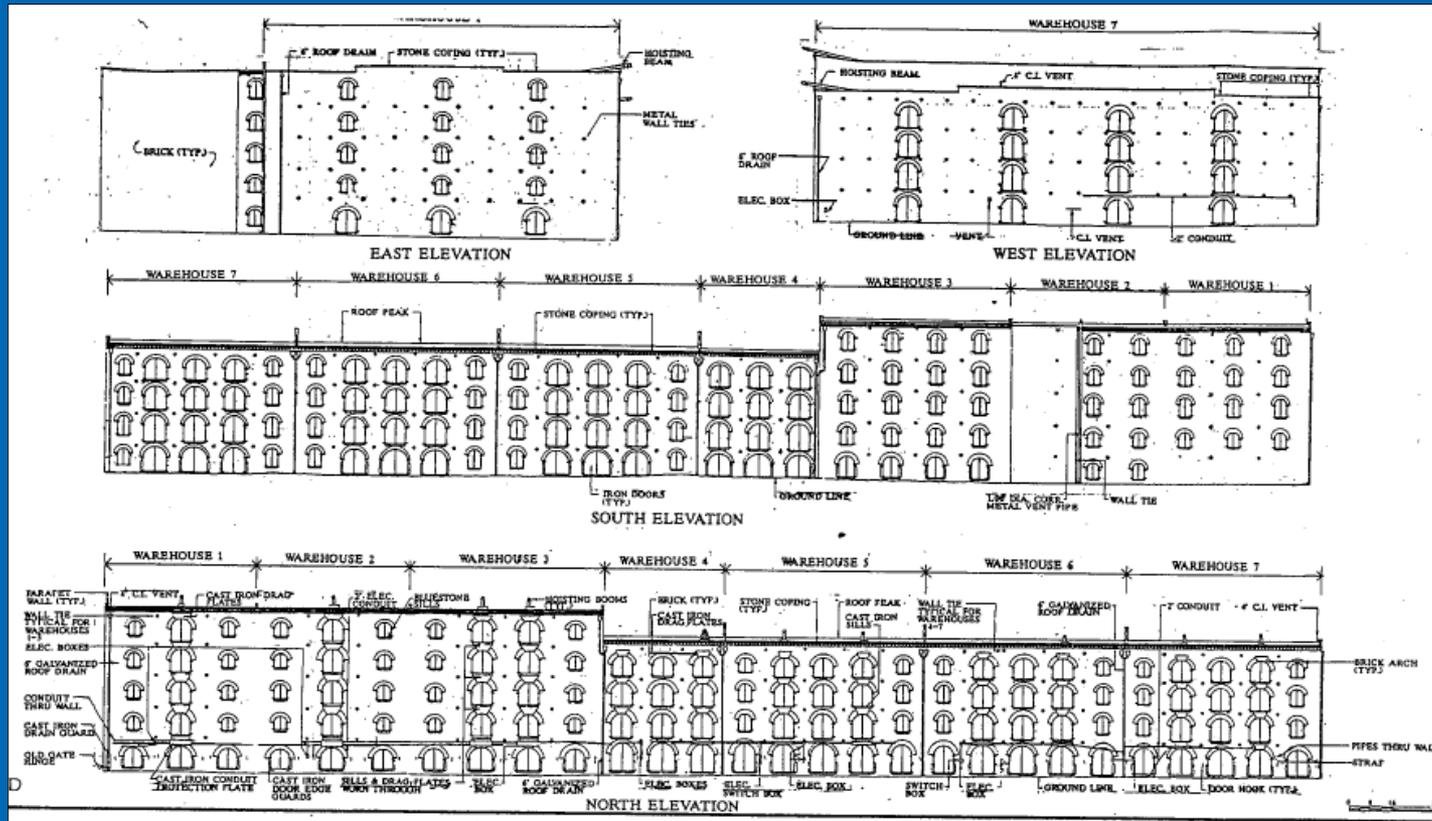
Building Plan

Historical Timeline

- **1870 -1885:** Constructed by James Nesmith
- **1903:** Acquired by the New York Dock Company
- **1920:** Acquired by Arbuckle Brothers for use as a coffee warehouse
- **1950s:** Buildings were left vacant and fell into disrepair
- **1963:** Acquired by Con Edison
- **1978 :** Acquired by New York State Office of Parks, Recreation and Historic Preservation
- **2010 :** Acquired by BBPDC, leased to BBP

Building Conditions

- Empire Stores was closed by NYS OPRHP in 2008 after OGS determined that existing building conditions made the building uninhabitable without significant renovations
- BBP has performed structural and subsurface investigations to provide potential respondents with accurate information regarding the building's existing conditions.



Building Elevations

Adaptive Re-Use of Structure

- The General Project Plan (GPP) stipulates the building's allowable uses in order to generate funding for Park operations and maintenance.
- Per the GPP: *The former warehouses would be rehabilitated to contain a mix of commercial, retail and office uses that will complement the unique character of this industrial waterfront structure.*
- The building is located within the NYC Fulton Ferry Historic District and eligible for listing on the State and National Registers of Historic Places.
- Per the State Environmental Quality Review Act (SEQR) and in accordance with a Letter of Resolution (LOR) with the State Historic Preservation Office (SHPO), BBP will consult with SHPO to ensure that *“Rehabilitation of the Empire Stores will 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.”*



Photo by Berenice Abbott
Courtesy of the Museum of the City of New York

Conversion Process

- After recent decisions by both State and Federal courts, BBP entered into a settlement agreement with the local elected officials, community groups and historic preservation advocates concerning the removal of park land restrictions on the property and the LWCF Conversion Process
- BBP is commencing the conversion process to remove the LWCF and parkland restrictions from Empire Stores and will keep the CAC apprised of progress on the conversion process
- Execution of Ground Lease and closing with the selected developer will not occur until the successful completion of the conversion process (spring 2013)

Empire Stores RFP Timeline

- Sept 14, 2012: Receive feedback from CAC on RFP goals
- Aug-Sept 2012: Commence Conversion Process
- Fall 2012: Release Request for Proposals
- Winter 2013: Responses Due
- Spring 2013: CAC Update on RFP
- Summer 2013: Conversion Completion & Closing/Execution of Ground Lease