John Street RFP Update

Community Advisory Council
September 24, 2012

BROOKLYNBRIDGEPARK.ORG
Request for Proposal (RFP) Goals

• Generate a financially feasible and economically viable project, with lease payments that will contribute toward ongoing maintenance and operations of the Park

• Create a high quality and visually appealing residential and retail development that enlivens the northern entrance to the Park

• Transform the Site in a manner that complements the Park and enlivens John Street and the surrounding areas

• Aim to achieve LEED certification for the building constructed on the Development Site
Site description

- Located on vacant lot just east of Manhattan Bridge
- Site is 130’ by 74’ with footprint of 9,600 sq. ft. and 130’ of frontage on John St.
- Bounded by John Street to south, Pearl Street to east, and future park space to the north and west
- Uninterrupted views of Manhattan Bridge, Brooklyn Bridge, and Manhattan Skyline
- Currently owned by Con Ed; under negotiation for acquisition
Allowable uses

• Project was fully approved by MGPP in 2006

• Subsequent agreements related to CAH process resulted in further height restrictions on the property

• Development currently subject to the following controls:
  - Up to 130 residential units comprising 101,000 sq. ft. of residential space
  - Ground floor retail and up to 110 parking spaces
  - Maximum height of 130 ft.
Development site images

John St facing west

John St facing east
• Innovative waterfront design with natural riprap edge
• Pedestrian bridges over tidal salt marsh
• Large gathering lawn and tree-lined paths
Design guidelines: Goals

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

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

- Design and Development Goals
- Rent Offer
- Respondent Team Qualifications
- Financial Feasibility
- Ground Lease
- Relationship to Surrounding Community.
RFP timeline

• Nov. 5, 2012: Receive feedback from CAC on RFP goals

• Fall 2012: Release Request for Proposals

• Winter 2013: Responses Due

• Spring 2013: CAC Update on RFP

• Summer 2013: Closing/Execution of Ground Lease