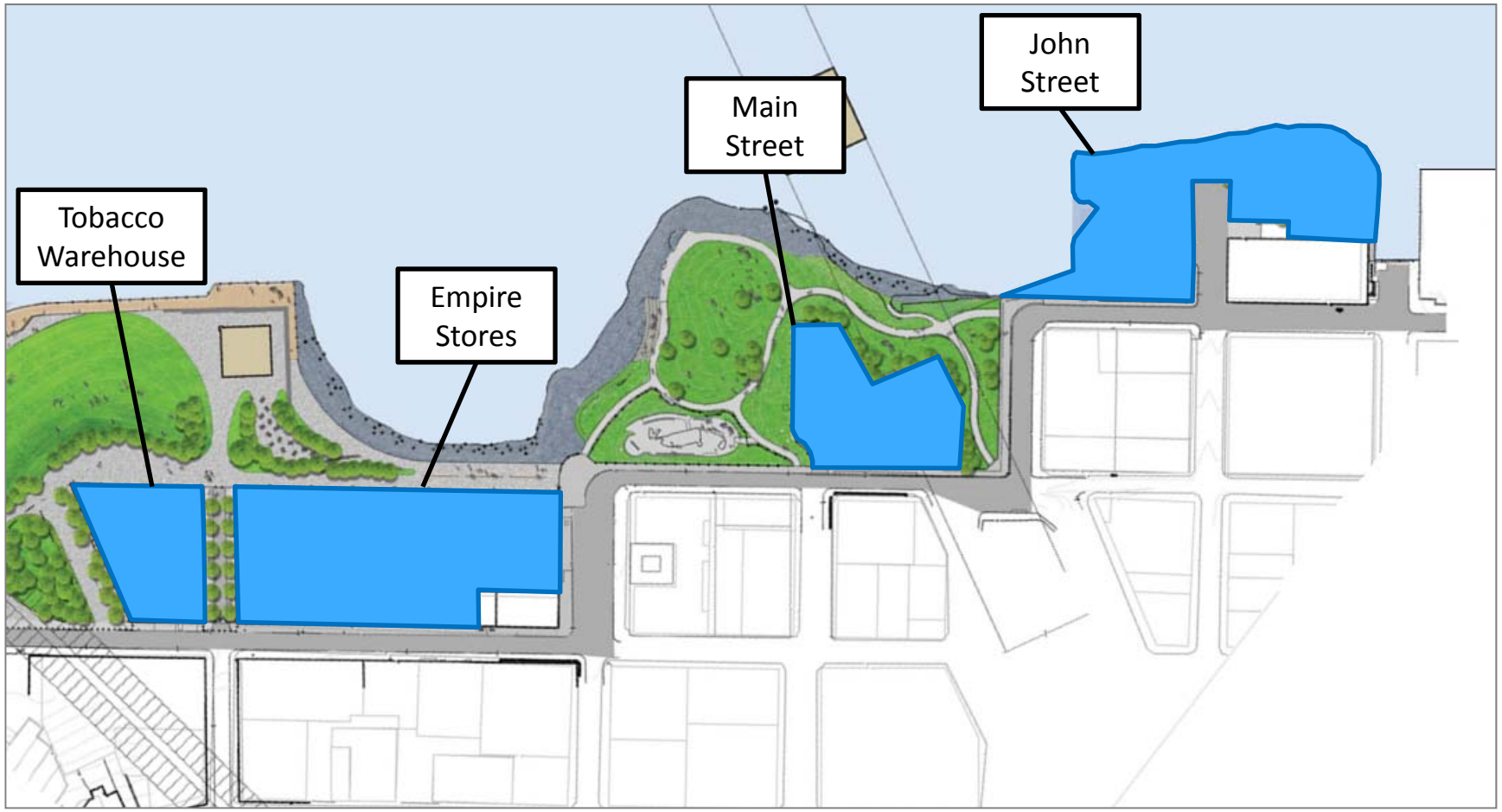
BROOKLYN BRIDGE
PARK

DUMBO community update
June 2013

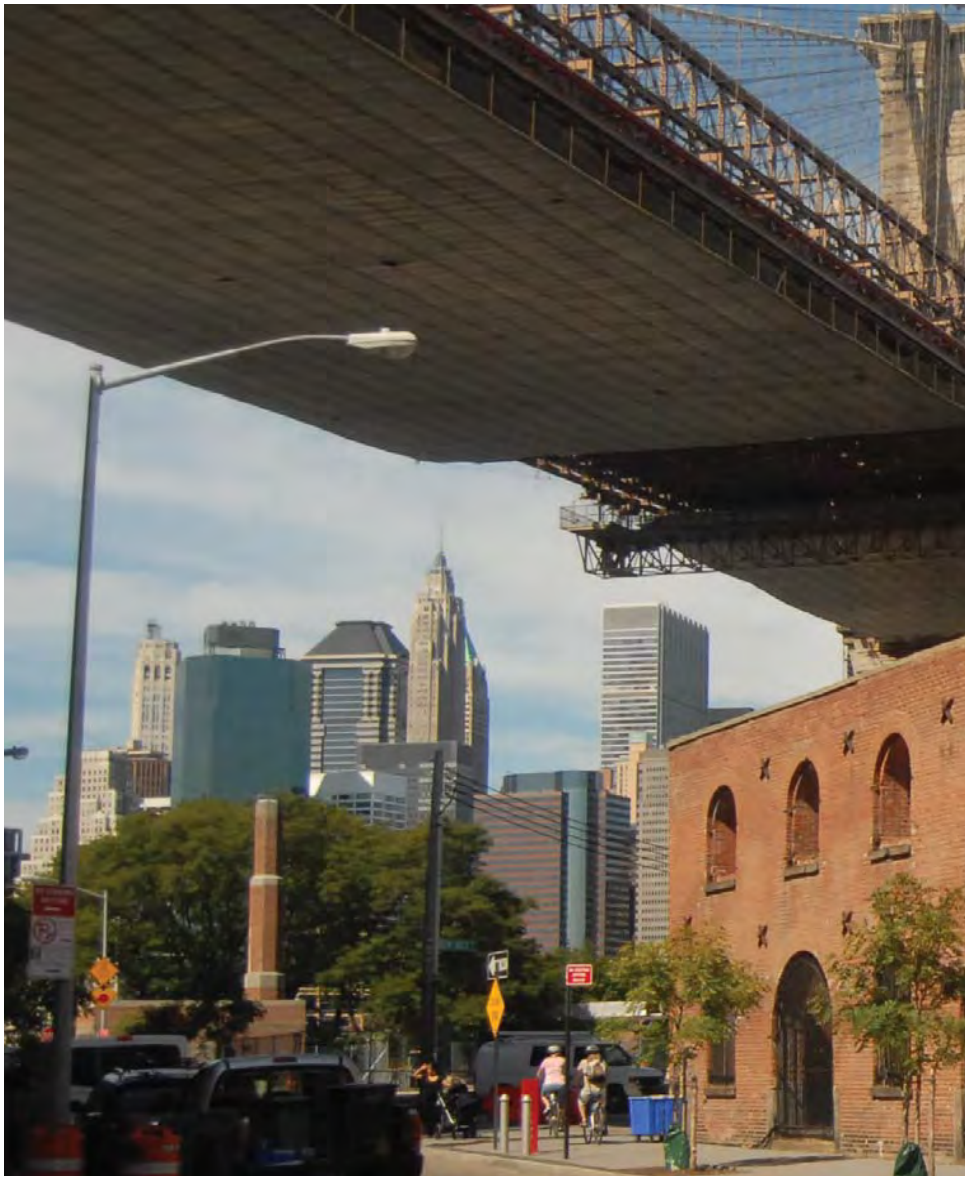
WWW.BROOKLYNBRIDGEPARK.ORG

Agenda



TOBACCO WAREHOUSE – Design update

Historic Photo of Tobacco Warehouse
Photo by Berenice Abbott
May 22, 1936



Current Photo of Tobacco Warehouse

ACCESS

LOBBY

The lobby will be accessed from three sides Dock Street, Waterfront, and Triangle.

COMMUNITY ROOM

The community room has direct access from Brooklyn Bridge Park and from the triangle through the vestibule.

STAGE DOOR

The Stage Door is at the back of the triangle. This door allows access to the back of house spaces and the administrative offices on the mezzanine level.

LOADING

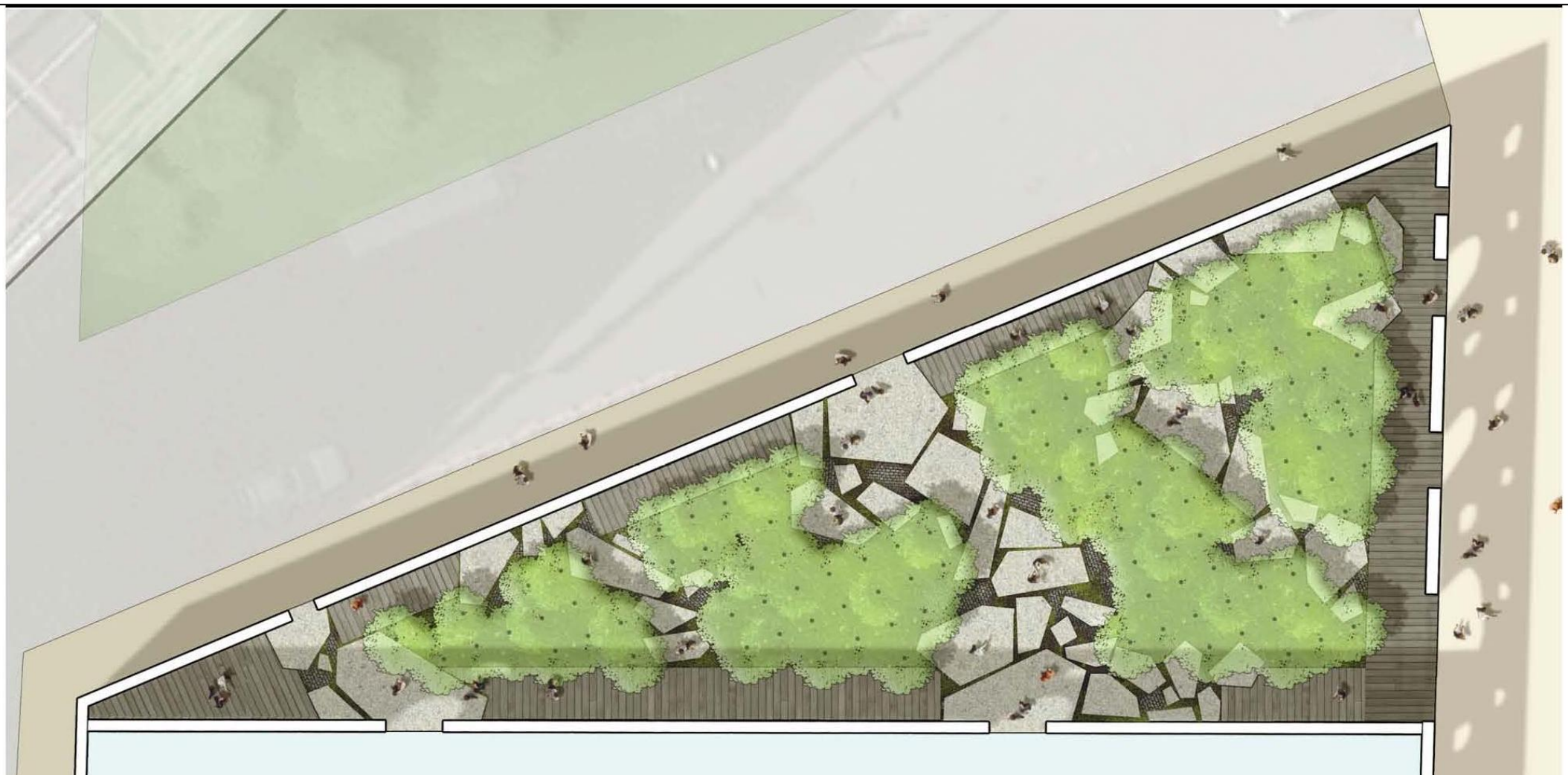
Loading for the Theater space will be along Water Street.

WATERFRONT

WATER STREET

COMMUNITY ROOM

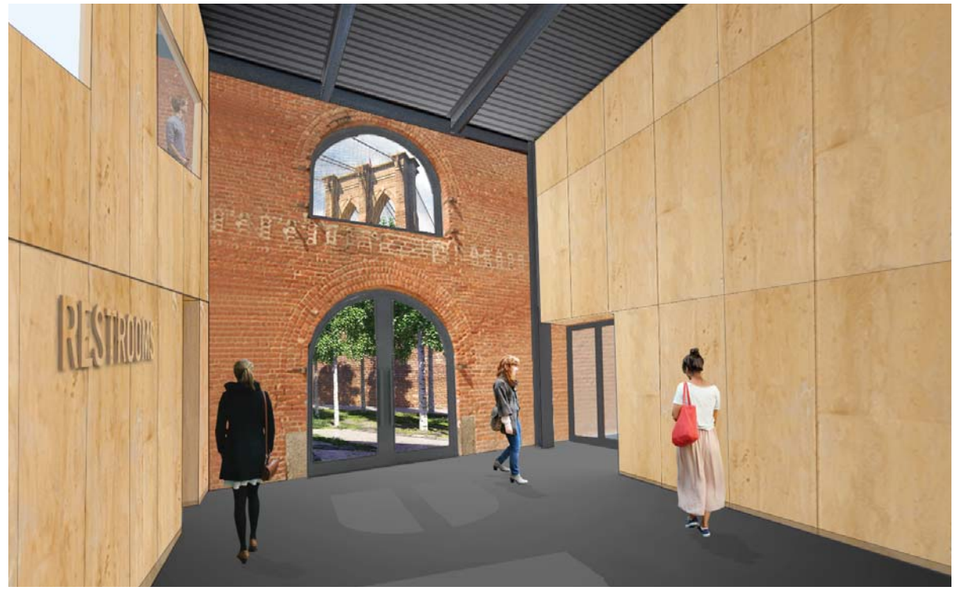
LOBBY



TRIANGLE GARDEN

ST. ANN'S WAREHOUSE

VIEW CORRIDOR



VESTIBULE

The view above is of the proposed vestibule that is entered from the triangle. This double height entry space celebrates the existing masonry openings with views to the brooklyn bridge.

The view to the left is of the propsoed theater space that maintains the continous view through the building from Water Street to the Park.

MAIN STREET PARK – Redesign update

EXISTING PLAN

Brooklyn Bridge Park
MVVA & ARO

DEP Conversion Site
April 15th, 2013

Site Plan
Scale: 1”=20’-0”

Graphic Site Plan

Brooklyn Bridge Park
MVVA & ARO

DEP Conversion Site
January 7th, 2013

Existing Condition
Scale: N/A

Entry View at Plymouth St. and Washington St.

Brooklyn Bridge Park
MVVA & ARO

DEP Conversion Site
March 11th, 2013

Perspective Rendering
Scale: N/A

Entry View at Plymouth St. and Washington St.

Brooklyn Bridge Park
MVVA & ARO

DEP Conversion Site
March 11th, 2013

Existing Site Photo
Scale: N/A

Entry View at Adams St.
And John St.

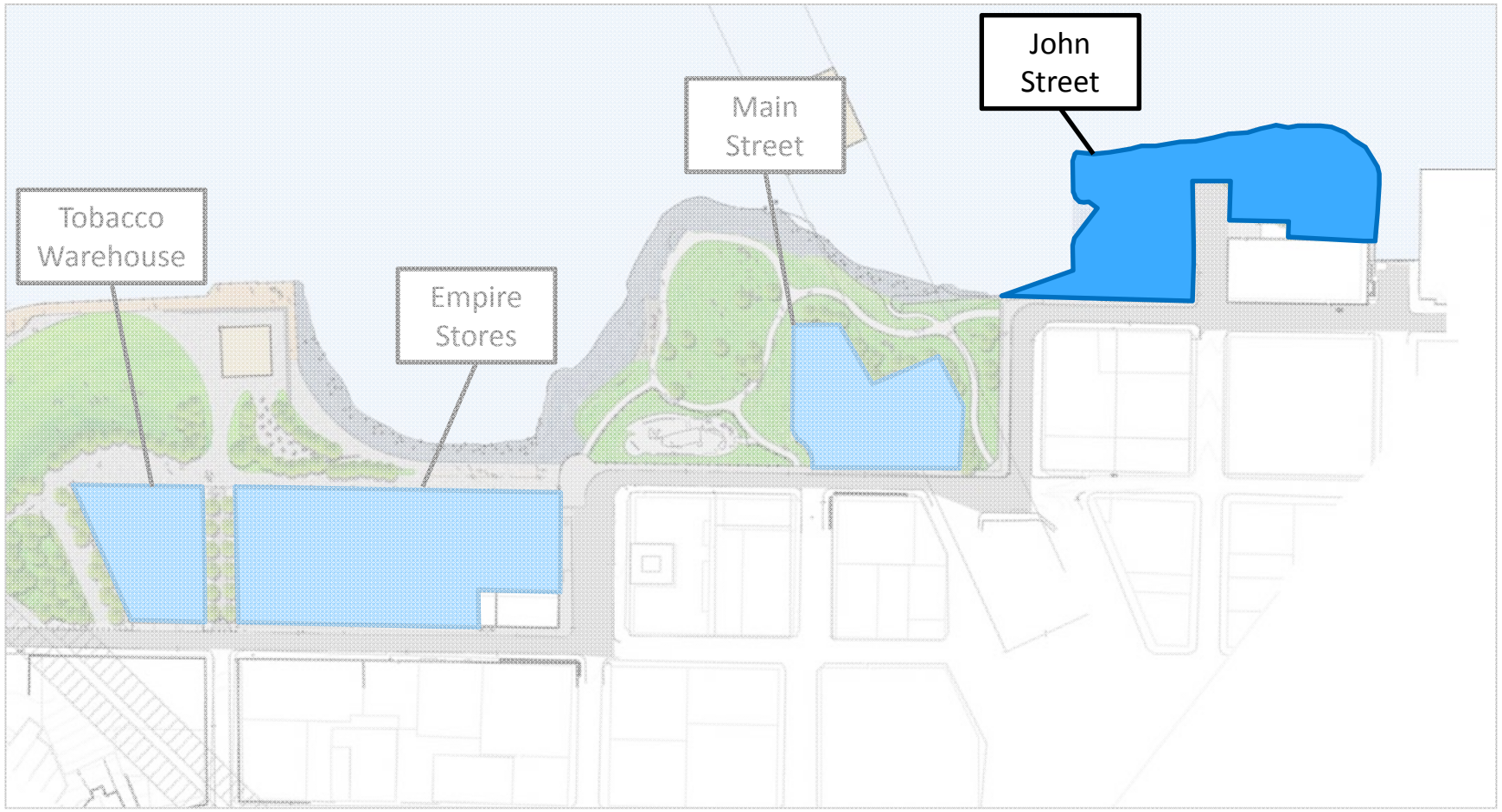
Brooklyn Bridge Park
MVVA & ARO

DEP Conversion Site
March 11th, 2013

Perspective Rendering
Scale: N/A

Entry View at Adams St.
And John St.

JOHN STREET – park design and RFP submissions



RE
AD

John Street Park

Illustrative Plan

© 2008 Brooklyn Bridge Park Development Corporation
Renderings By Michael Van Valkenburgh Associates, Inc.

John Street development site

- Site is 130 ft. x 74 ft. with footprint of 9,600 sq. ft.

- Development controls:
  - Up to 130 residential units and 101K sq. ft. of residential space
  - Ground floor retail and up to 110 parking spaces
  - Maximum height of 130 ft.

TEAM 1

TEAM 2

TEAM 3

TEAM 4

TEAM 5

TEAM 6

TEAM 7

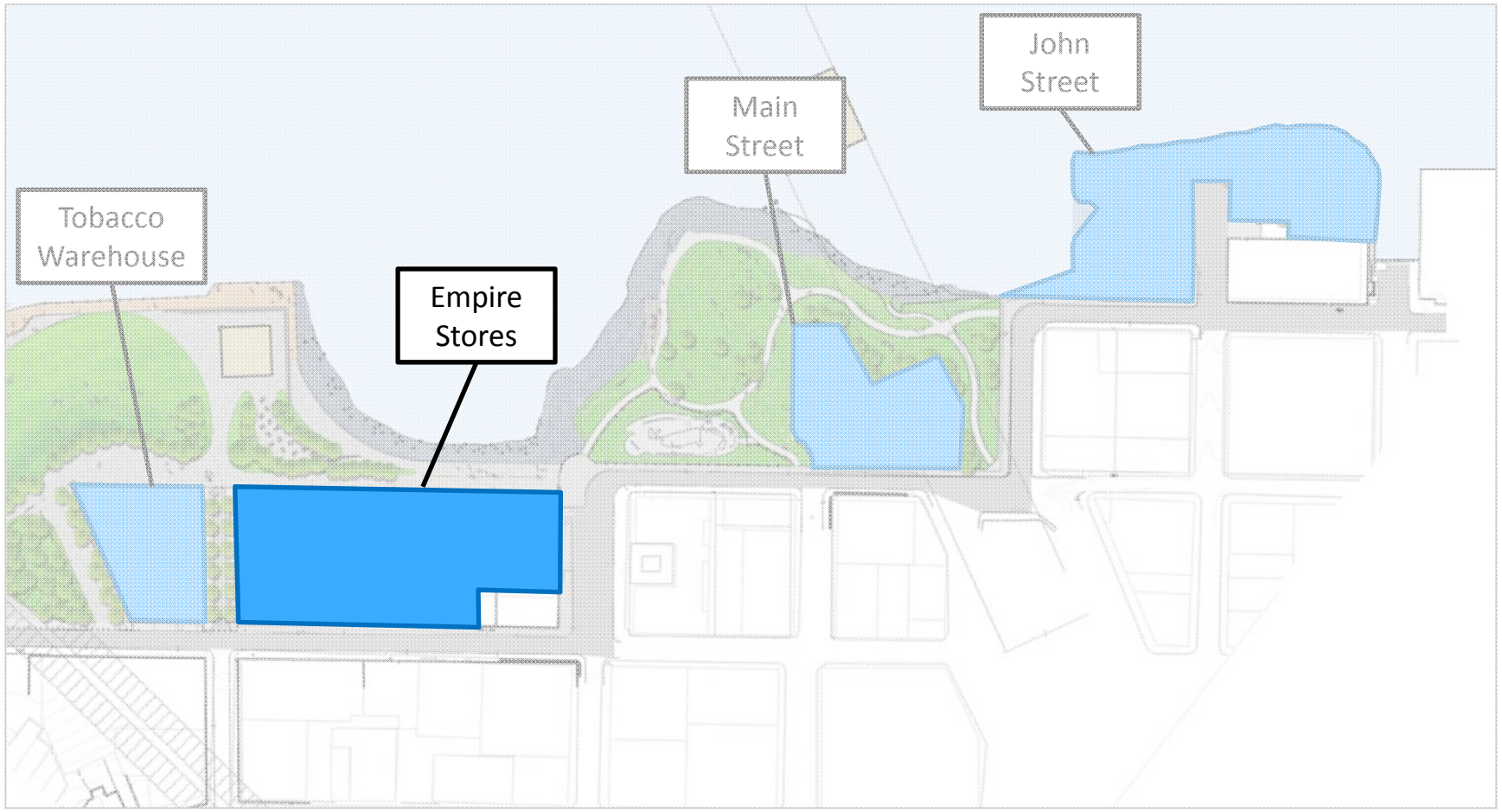
TEAM 8

TEAM 9

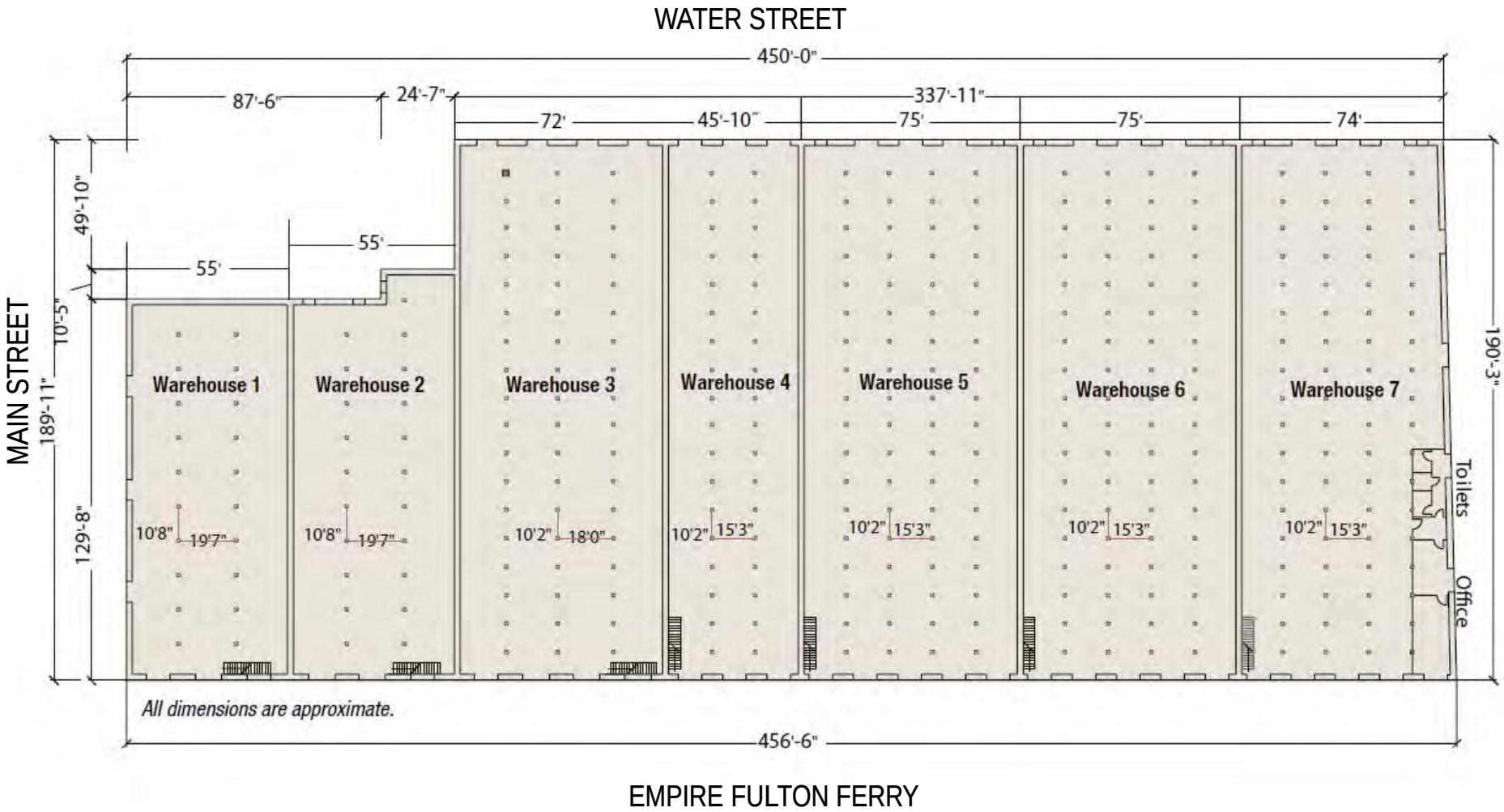
TEAM 10

TEAM 11

EMPIRE STORES – RFP submissions



COFFEE
All G


WATER STREET
450'-0"
87'-6"
24'-7"
337'-11"
72'
45'-10"
75'
75'
74'
49'-10"
55'
55'
10'-5"
189'-11"
129'-8"
190'-3"
MAIN STREET
Warehouse 1
Warehouse 2
Warehouse 3
Warehouse 4
Warehouse 5
Warehouse 6
Warehouse 7
10'8" 19'7"
10'8" 19'7"
10'2" 18'0"
10'2" 15'3"
10'2" 15'3"
10'2" 15'3"
10'2" 15'3"
Toilets
Office
All dimensions are approximate.
456'-6"
EMPIRE FULTON FERRY

Adaptive reuse development controls

- General Project Plan (GPP) allows 399K sq. ft. of retail/office uses
- Buildings located in NYC Fulton Ferry Historic District and eligible for listing on State and National Registers of Historic Places
- Rehabilitation must be conducted in accordance with Secretary of Interior's Standards for Rehabilitation

TEAM 1

TEAM 2

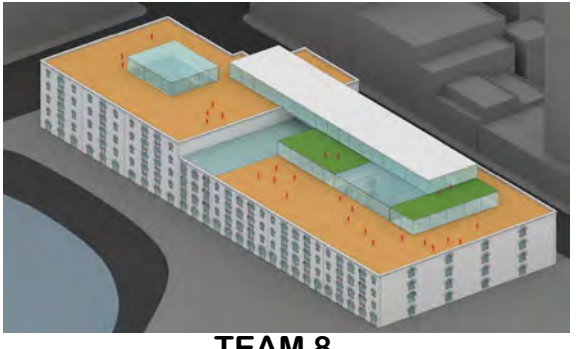
TEAM 3

TEAM 4

TEAM 5

TEAM 6

TEAM 7



TEAM 8

TEAM 9

TEAM 10

Timing

- Tobacco Warehouse
  - Construction to begin Fall 2013
- Main Street Park
  - Construction to begin Fall 2013
- John Street
  - Developer selection Summer 2013
  - Park construction to begin Fall 2013
- Empire Stores
  - Developer selection Summer 2013