TOBACCO WAREHOUSE – Design update
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.
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 proposed theater space that maintains the continuous view through the building from Water Street to the Park.
MAIN STREET PARK – Redesign update
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
Brooklyn Bridge Park - John Street
Rendering by MVVA, Inc.
January 2012
John Street development site

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

• Development controls:
  o Up to 130 residential units and 101K sq. ft. of residential space
  o Ground floor retail and up to 110 parking spaces
  o Maximum height of 130 ft.
EMPIRE STORES – RFP submissions
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
Timing

• Tobacco Warehouse
  o Construction to begin Fall 2013

• Main Street Park
  o Construction to begin Fall 2013

• John Street
  o Developer selection Summer 2013
  o Park construction to begin Fall 2013

• Empire Stores
  o Developer selection Summer 2013