PIER 1 REQUEST FOR PROPOSALS
FOR A HOTEL AND RESIDENTIAL DEVELOPMENT

COMMUNITY ADVISORY COUNCIL
NOVEMBER 22, 2011
BACKGROUND

• The Modified General Project Plan (MGPP), adopted on July 26, 2005 requires that the park be financially self-sustaining - the Park’s annual maintenance and operations budget must be funded by revenue generated within the project. The Pier 1 site is one of the five development sites approved in the MGPP to fund the maintenance and operation expenses.

• A community meeting was held in July 2011 to present the criteria and goals to be issued in the request for proposals (RFP).

• The Pier 1 Hotel and Residential Development RFP was issued on August 4, 2011.

• Information sessions for potential respondents were held on August 18 and September 14 with approximate attendance of 80 and 60 people respectively.

• 7 proposals were received by the response deadline of October 24, 2011.
SITE PLAN

PARCEL B:
• 294’ by 120’ with a total footprint of 35,000 sq. ft.
• Residential use and some parking allowable

PARCEL A:
• 553’ by 120’ with a total footprint of 65,000 sq. ft.
• Residential, hotel, restaurant and some parking allowable
DEVELOPMENT CONTROLS

BUILDING PROGRAM:
• Hotel = 170-225 rooms
• Residential = 150-180 units
• The number of hotel rooms shall decrease proportionately as the number of residential units increase and vice versa.
• Restaurant/café: 17,500 square feet
• Parking: 300 spaces (required)

MAXIMUM HEIGHT:
• Parcel A = 100 feet
• Parcel B = 55 feet (subject to view plane requirements discussed below)

NYC SCENIC VIEW DISTRICT ZONING RESOLUTION:
• Respondents must comply with NYC zoning resolution requirements of the SV-1 Brooklyn Heights Scenic View District.

POTENTIAL ADDITIONAL AMENITIES:
• Construction of a landscape berm west of the site and a courtyard between the two parcels
• Connection to storm water retention system
• Inclusion of public restrooms and park support space in the site
RFP DESIGN GUIDELINES

• Massing
• Ground level facades
• Sidewalk widths
• Materials
• Parking and loading
• Rooftops
• Signage
• Sustainability
• Street Trees
SELECTION CRITERIA

• Rent Offer
• Respondent Team Qualifications
• Financial Feasibility / Demonstrated Ability to Execute
• Ground Lease
• Design / Sustainability
• Development Goals
• Relationship to Surrounding Community
NEXT STEPS

• Deadline for CAC and public comment – December 22, 2011
• Negotiations with respondents – Winter 2012
• BBP Board of Directors vote – Winter-Spring 2012
• Projected construction commencement - 2013
• Projected construction completion - 2015
PROPOSALS

• Dermot
• Extell
• RAL
• SDS
• The Starwood Capital Group with Alloy Development, Hamlin Ventures and Monadnock Development
• Toll Brothers
• Two Trees
COMMON ELEMENTS

All of the proposals included the following:

**BUILDING PROGRAM:**
- All within or below allowable limits
- Ground Floor: All provided the hotel entrance on the northern edge of Parcel A and a restaurant on the northwest corner facing an outdoor terrace.

**BUILDING HEIGHTS:**
- All at or below the allowable heights

**SUSTAINABILITY:**
- LEED ratings of silver or higher
- Stormwater Retention
- Green or Landscaped Rooftops

**AMENITIES**
- Landscaped buffers
- Courtyards
- Park support space
- Public restrooms
DERMOT/PRITZKER REALTY GROUP

TEAM

• Hotel Partner: Hyatt
• Architect: FxFowle
• Landscape Architect: West 8
• Programming Partner: St. Ann’s Warehouse
EXTELL

TEAM
• Hotel Partner: Starwood – Westin (Letter of Interest)
• Architect: Beyer Blinder Belle
• Landscape Architect: Matthews Nielsen
TEAM

• Hotel Partner: Starwood - Le Meridien (Letter of Interest)
• Architect: CDA (Cangelosi Design & Architecture)
• Landscape Architect: Site
SITE PLAN

1. Parcel A Hotel Building
2. Parcel A Residential Building
3. Parcel B Residential Building
4. Outdoor event space
5. Hotel outdoor lounge and pool
6. Furman Street public landscaped plaza
7. Condominium common rec. space
8. Private condominium outdoor spaces
9. Rolling landscaped green roof
10. Green roof: possible urban farm
11. Green roof
12. Garage access / egress
13. Future park M&O facility

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SDS

TEAM
• Hotel Partner: Trans Inns Management - Marriott Autograph Collection (Letter of Interest)
• Architect: Leeser Architects
LEVEL 1

1 Bedroom Apartment
2 Bedroom Apartment
3 Bedroom Apartment
4 Bedroom Apartment

Residential Lobby
Hotel Amenity
Commercial
Park Services
Park
Service
VIEW FROM FURMAN STREET

©LEESER ARCHITECTS
VIEW FROM LOBBY
THE STARWOOD CAPITAL GROUP WITH ALLOY DEVELOPMENT, HAMLIN VENTURES AND MONADNOCK DEVELOPMENT

TEAM

• Hotel Partner: 1 Hotel
• Architect: Alloy Development in collaboration with Bernheimer Architects and n Architects
• Landscape Architect: DLand Studio
Lobby Floor Plan (+0-0")

1 - The Brooklyn Park Brasserie
2 - 1 Market
3 - Hotel Lobby
4 - Public Restrooms
5 - The Residences at 1 Hotel Lobby
6 - Loading
7 - 1 Community Room Lobby
8 - Residential Amenity
9 - 1 Ballroom Lobby
10 - VIP Parking
11 - Pier Lofts Lobby
12 - Garden Apartment
13 - Park Maintenance

Terrace Floor Plan (+12-0")

14 - Distilled
15 - The Daily Bread
16 - 1 Community Room
17 - Prefunction
18 - 1 Ballroom
19 - 1 Spa

Legend:
- Blue: Residential
- Brown: Hotel
- Green: Amenity
- Gray: Community
- Gray: Ballroom
- Gray: Parking / BOH
- Gray: Hotel BOH
TOLL BROTHERS

TEAM
• Hotel Partner: Hampshire Hotels - Dream Hotel
• Architect: Rogers Marvel
TWO TREES

TEAM
- Hotel Partner: TBD
- Architect: Wasa/Studio A
- Landscape Architect: SCAPE
Ground Floor Plan
QUESTIONS?