John Street RFP Responses
Design Presentation
John Street site description

• Located on vacant lot just east of Manhattan Bridge
• Site is 130’ by 74’ with footprint of 9,600 sq. ft.
• Development 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.
John Street Park
Illustrative Plan

John Street development site

10 Jay Street (Existing)
RFP goals

• Enliven northern entrance of the Park
• Create a high-quality, visually appealing residential development
• Seamlessly integrate with the Park and surrounding community
• Generate revenue to support the maintenance and operation of the Park
• Achieve LEED certification
John Street RFP Timeline

• November 05, 2012: Received feedback from Committee on Design/Const.
• December 17, 2012: Release of Request for Proposals (RFP)
• January 23, 2013: Information session and site visit (90 attendees)
• March 11, 2013: Submissions due (11 proposals received)
• May 28, 2013: Presentation to the CAC
• June 28, 2013: Design feedback provided by CAC
• Summer 2013: Select winning respondent
Team 1

Brooklyn Bridge Park
John Street RFP
Ground floor plan

- **MECHANICAL**: 680 SF
- **CAR HOIST**: 72 SF
- **RESIDENTIAL LOBBY**: 520 SF
- **GYM**: 1,150 SF
- **CAFE**: 915 SF
- **RESTAURANT TERRACE**: 1,000 SF
- **ENTRANCE**: Scale: 3/32" = 1'-0"
Team 2

Brooklyn Bridge Park
John Street RFP
Ground floor plan
Team 3

Brooklyn Bridge Park
John Street RFP
View facing east
Ground floor plan

- Retail: 1,035 SQ. FT. SF
- Park Utility Shed
- Lounge: 1,028 SF
- Package RM
- Lobby: 515 SF
- Bike Storage: 515 SF
- Mech: 1,440 SF
- GYM: 1,255 SF
- Refuse
Team 4

Brooklyn Bridge Park
John Street RFP
Ground floor plan
Team 5

Brooklyn Bridge Park
John Street RFP
View facing northwest
Team 6

Brooklyn Bridge Park
John Street RFP
Facade joint detail
View facing south
Team 7

Brooklyn Bridge Park
John Street RFP
Ground floor plan
Team 8

Brooklyn Bridge Park
John Street RFP
Team 9

Brooklyn Bridge Park
John Street RFP
View facing northwest
Ground floor plan

- Retail Space (6160 sf)
- Service Entry
- Mechanical and Storage
- Building Service
- Concierge
- Pkg. Rm.
- Mail Services
Team 10

Brooklyn Bridge Park
John Street RFP
Team 11

Brooklyn Bridge Park
John Street RFP
View facing south
View facing northwest
Next steps

• June 05, 2013: Workshop with CAC Design Committee
• June 28, 2013: Design feedback provided by CAC
• Summer 2013: Select winning respondent