

## JOHN STREET DEVELOPMENT REQUEST FOR PROPOSALS

The development of the John Street site represents a unique opportunity at one of the world's most exciting new waterfront parks: Brooklyn Bridge Park. Located in the heart of DUMBO, one of New York City's most iconic neighborhoods, this site offers a unique and highly visible opportunity to build a world-class residential development. Proposals must be responsive to criteria including financial feasibility, design, green building components and the project's responsiveness to the surrounding community.

### DEVELOPMENT GUIDELINES

#### BUILDING PROGRAM:

Located in the future John Street section of the Park in DUMBO, the site, consisting of approximately 9,600 square feet, is located within a vacant 147,460 square foot lot just east of the Manhattan Bridge. The site allows for up to 130 residential units comprising up to 101,000 square feet of residential space, exclusive of ground floor retail, parking,

mechanical systems and hallways with a maximum height of 130 feet. Space for ground floor retail is included as an amenity for Park visitors, building residents and the surrounding community.

#### TIMELINE:

**December 17, 2012**  
Release of Request for Proposals

**January 23, 2013**  
Information Session and Site Visit

**March 11, 2013**  
Submissions Due



For more information and to download the RFP, visit:  
<http://www.brooklynbridgepark.org/about-us/brooklyn-bridge-park/business-opportunities/john-street-rfp>



## JOHN STREET DEVELOPMENT REQUEST FOR PROPOSALS SUMMARY





Photo by Juliette Schaefer



Photo by Etienne Frossard

"The construction of Brooklyn Bridge Park will be an enormous achievement. And assuming that the other harbor parks go forward, the project as a whole will radically alter the character of the city, not only by making it greener but also by reorienting it toward the life of the harbor. It is as optimistic an undertaking as any the city has undertaken since Robert Moses's monumental postwar highway projects—and better for our lungs."

—Nicolai Ouroussoff  
*The New York Times* architecture critic



Photo by Juliette Schaefer

Brooklyn Bridge Park is an 85-acre world-class sustainable park that stretches 1.3 miles along Brooklyn's East River shoreline. The location, offering some of the best views in New York City, includes Brooklyn Piers 1-6, historic Fulton Ferry Landing, and the Empire Fulton Ferry and Main Street sections. Designed by Michael Van Valkenburgh Associates, Brooklyn Bridge Park features rolling hills, riverfront promenades, innovative play areas, and lush plantings. Playing fields, sport courts, playgrounds, civic lawns, Jane's Carousel and a park-wide running and bicycle greenway are just some of the reasons that Travel + Leisure calls it one of the 2011 World's Coolest New Tourist Attractions.



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