

John Street RFP Update



**Community Advisory Council
September 24, 2012**

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Request for Proposal (RFP) Goals

- Generate a financially feasible and economically viable project, with lease payments that will contribute toward ongoing maintenance and operations of the Park
- Create a high quality and visually appealing residential and retail development that enlivens the northern entrance to the Park
- Transform the Site in a manner that complements the Park and enlivens John Street and the surrounding areas
- Aim to achieve LEED certification for the building constructed on the Development Site

Site description

- Located on vacant lot just east of Manhattan Bridge
- Site is 130' by 74' with footprint of 9,600 sq. ft. and 130' of frontage on John St.
- Bounded by John Street to south, Pearl Street to east, and future park space to the north and west
- Uninterrupted views of Manhattan Bridge, Brooklyn Bridge, and Manhattan Skyline
- Currently owned by Con Ed; under negotiation for acquisition



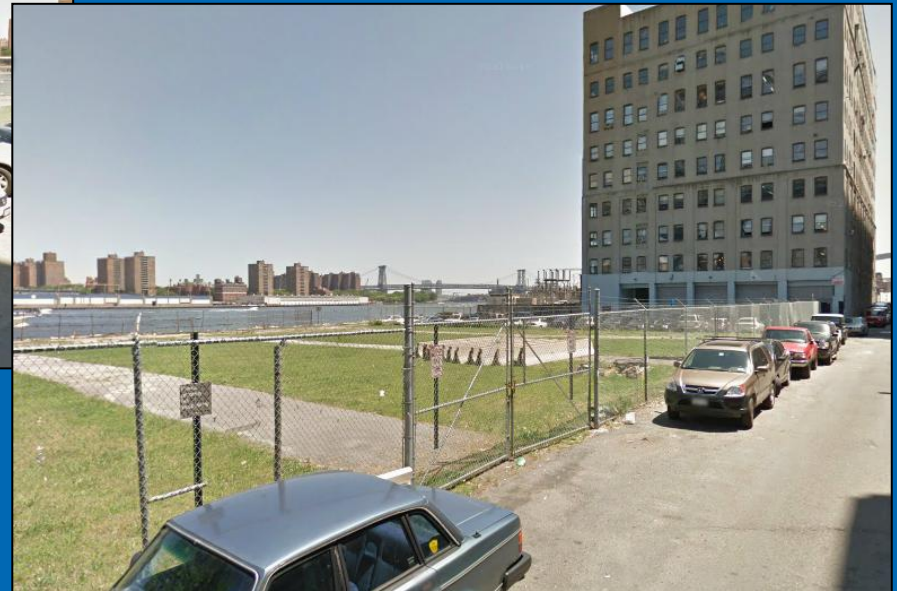
Allowable uses

- Project was fully approved by MGPP in 2006
- Subsequent agreements related to CAH process resulted in further height restrictions on the property
- Development currently subject to the following 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.

Development site images



John St facing west



John St facing east

Site plan



- Innovative waterfront design with natural riprap edge
- Pedestrian bridges over tidal salt marsh
- Large gathering lawn and tree-lined paths

Design guidelines: Goals

- Reflect excellence and creativity in architecture
- Create scale and massing that enhances the surrounding context
- Create a welcoming entrance to the Park's Northern section
- Develop a John Street streetscape that provides an enhanced pedestrian experience
- Contribute to a sustainable built environment

Design guidelines: Topics

- Massing
- Ground-level facades
- Sidewalk widths
- Materials
- Parking and loading
- Rooftops
- Signage
- Sustainability
- Street trees

RFP selection criteria

- Design and Development Goals
- Rent Offer
- Respondent Team Qualifications
- Financial Feasibility
- Ground Lease
- Relationship to Surrounding Community.

RFP timeline

- Nov. 5, 2012: Receive feedback from CAC on RFP goals
- Fall 2012: Release Request for Proposals
- Winter 2013: Responses Due
- Spring 2013: CAC Update on RFP
- Summer 2013: Closing/Execution of Ground Lease