

Brooklyn Bridge Park Board Presentation Notes

Pier 1 Development

- One of the fundamental principles of the park has always been that the maintenance and operation of the park would be funded from revenues generated from the site.
- The foundational documents of the Park authorized several development sites including the Pier 1 site.
- The Pier 1 site was fully analyzed in the 2005 Environmental Impact Study and authorized by the General Project Plan.
- After conducting a thorough outreach process to solicit input on the RFP major goals, Brooklyn Bridge Park (BBP) released an RFP in August. Responses were due in October. Seven teams responded.
- BBP presented a summary of the design elements of each proposal for review and comment. The CAC conducted extensive outreach to help organize community feedback.
- Based on a review of the proposals, interviews with the respondent teams, follow-up questions to the respondent teams, community input and feedback from the Design subcommittee, the selection committee evaluated the teams in accordance with the selection criteria.
- The selection committee decided to commence simultaneous negotiations with the top-rated teams.
- During those negotiations, Toll Brothers, Inc. and Starwood Capital Group decided to combine efforts behind the Rogers Marvel-designed project initially proposed by the Toll Brothers/Hampshire Hotels team.
- In April 2012, the selection committee reevaluated the top teams based on the clarifications provided in the course of negotiations and unanimously decided to recommend that BBP enter into a contract with the Toll Brothers/Starwood Capital team.
- The proposed deal will provide for an upfront payment of \$5.9 million at lease execution. The developer has also agreed to construct approximately 1 acre of parkland adjacent to the site and provide public restrooms and park maintenance facility to BBP. Once the project is stabilized, BBP projects that it will generate approximately \$3.3 million in annual payments. The total Net Present Value of the combined payment streams and construction is valued at \$119.7 million.
- The proposed project will include 200 hotel rooms, 159 residential units, a 300-car underground parking garage, banquet hall space, a spa and fitness center, several restaurants and retail along Furman St.
- BBP has worked closely with MVVA to reconfigure the design for the un-built parkland immediately adjacent to the development site in a manner that better integrates the proposed building into the park while providing appropriate separations between private and public areas. The path leading from the Squibb Bridge was also moved to the south.
- BBP requested authorization to enter into a lease transaction with the Toll/Starwood team and related agreements for the Pier 1 development site.
- This was approved by the BBP Board of Directors on June 19th, 2012.
- The development team will immediately commence with design work and expects to break ground by Summer 2013 and open in Fall 2015.