

Pier 6 Development Sites RFP Update



**Community Advisory Council
April 1, 2014**

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Request for Proposal (RFP) Goals

- Generate revenue to support maintenance and operation of Park
- Create high-quality, visually appealing residential development
- Enliven southern entrance of Park
- Seamlessly integrate with Park and surrounding community
- Provide workforce housing
- Achieve LEED certification

Description of sites

- Located on uplands of Pier 6, immediately south of One Brooklyn Bridge Park
- Each site is 130' by 76' with a footprint of 9,880 square feet
- Site A is bounded by BBP loop road
- Site B has frontage along Furman Street and BBP loop road
- Uninterrupted views of NY Harbor and Manhattan Skyline
- Sites sit below 100-year floodplain



Allowable uses

Sites fully approved by for development by MGPP in 2006 and allow for:

- Site A
 - Maximum height of 315 feet
 - Up to 290 residential units
- Site B
 - Maximum height of 155 feet
 - Up to 140 residential units
 - Ground floor retail
- Up to 72 parking spaces across both sites

Design guidelines: Goals

- Reflect excellence and creativity in architecture
- Create scale and massing that enhances the surrounding context
- Create welcoming ground floors at the entrance to the Park's southern section
- Develop a streetscape that provides an enhanced pedestrian experience
- Contribute to a sustainable/resilient built environment

Design guidelines: Topics

- Massing
- Ground-level facades
- Materials
- Parking and loading
- Rooftops
- Signage
- Sustainability
- Storm resiliency
- Street trees

RFP selection criteria

- Design and development goals
- Rent offer
- Respondent team qualifications
- Financial feasibility
- Ground lease
- Relationship to surrounding community

RFP timeline

- May 1, 2014: Receive feedback from CAC on RFP goals
- Spring/Summer 2014: Release Request for Proposals
- Summer/Fall 2014: Responses due
- Fall 2014: CAC update on RFP
- Fall/Winter 2014: Closing/execution of ground lease