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## Brooklyn fine-fine: Architects give NYC's biggest borough a fresh look

By Shayne Benowitz

Impressions: 14,996,788



Brooklyn shows off with haute architecture like One Boerum Place, 98 Front and Saint Marks Place. Williams New York; Craft; Grain London Ltd

Here's looking at you, Brooklyn!

A fresh crop of new developments are launching in NYC's most populous borough and they're all designed to make an architectural statement.

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“Brooklyn is a dynamic urban center that, in many ways, competes with and completes Manhattan,” said Eran Chen, founder and executive director of ODA, who designed 98 Front in Dumbo. “Great architecture is a physical manifestation of this change that is happening in our city.”

With a minimalist concrete façade reminiscent of a Rubik’s Cube, 98 Front is a 10-story, 165-unit condo developed by Hope Street Capital. It opened in January and is more than 60% sold with remaining studio to four-bedroom residences asking \$700,000 to \$4.5 million.

It offers sweeping views of the waterfront and more than half the units have outdoor space.

Also rising in Dumbo is the 33-story, 76-residence Olympia by Fortis Property Group, priced from approximately \$1.65 million with sales slated to launch this summer and move-ins planned for next summer.

Designed by Hill West Architects with interiors by Workstead, the building’s tiered balconies and glass façade angle towards the harbor, framed by the Brooklyn and Manhattan bridges, in the shape of a sail.

In Boerum Hill, One Boerum Place encompasses an entire flatiron-shaped block with a 22-story, tiered brick façade draped with greenery and crowned by a rooftop park.

“We had the rare opportunity to treat this project as a sculptural object and carve all sides of the building in order to create an abundance of light and outdoor space,” said Jesse Wark, partner at Avery Hall, the project’s developer and design architect.

Originally planned as a condominium, they pivoted to rentals after the pandemic shook things up. As such, tenants will enjoy luxury finishes like solid-oak millwork, Bianco Dolomiti stone and Venetian plaster that are normally only seen in condos. Move-ins commence this summer.

While one- and two-bedrooms are available, the bulk of the 96-units at One Boerum Place are three- and four-bedrooms, priced from \$8,500 and \$12,000 per month, respectively. Spa-like amenities include an indoor lap pool and sauna, and half the residences enjoy private terraces designed by Brook Landscape.

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Also in Boerum Hill, INC Architecture & Design's 100-residence Saint Marks Place was designed with fitness and holistic wellness at its core with 19,000 square feet of indoor and outdoor amenities, including a ground-floor garden, rooftop canopy and sub-level fitness center with boxing, Pilates and meditation studios, steam rooms and saunas. Developed by Avdoo & Partners, studio to four-bedroom residences are priced from \$550,000 to \$4.95 million with move-ins planned later this year.

In Gowanus, architect Florian Idenburg of SO - IL and Tankhouse development have envisioned a novel approach to indoor-outdoor living at 450 Warren with catwalk-like common areas connecting exterior condo entrances, shielded only by transparent mesh, to create more light, space and privacy with fewer shared walls and three lushly planted courtyards.



450 Warren has plenty of green space. [DarcStudio/TANKHOUSE/SO - IL](#)

“People love Brooklyn because of the community, the green spaces and the experience of moving through the city,” said Idenburg.



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The boutique, five-story, 18-unit building's two- and three-bedroom residences are priced from approximately \$1.67 million with sales slated to launch in June and move-ins planned for fall.

In Greenwood Heights, a few blocks northeast of the Green-Wood Cemetery, Eagle Development's six-story 233 Eighteenth is set to welcome residents into its 20 one- to three-bedroom condos (priced from \$695,000 to \$1.55 million) by summer.

Designed by Brooklyn-based Tom Winter Architect/s, the Norman brick façade is setback with planters and large casement windows. It boasts a landscaped roof and private terraces or balconies.

At the crossroads of Bedford-Stuyvesant and Clinton Hill, the boutique, four-story, 10-unit 151 Quincy adds visual appeal to the neighborhood with a double-façade, sheltering sleek, black, glass balconies behind rounded red-brick arches, designed by SpearHead Architecture & Design. Developed by LE Capital NYC, sales launch this month with one- and two-bedroom units ranging from \$750,000 to \$1.45 million.

And in Williamsburg — a neighborhood that's no stranger to high-design condos — the six-story, 44-residence 510 Driggs will soon add to its pastiche. Designed by Woods Bagot, the gray brick façade steps back on the upper floors for more light with lush greenery tumbling from the roof and window boxes. Developed by Northlink Capital, sales launch this summer with studios to four-bedrooms priced from \$700,000 to \$3.5 million.

"We're sanguine about the future," said David Brown, principal at Woods Bagot. "Not even COVID will put a dent into Brooklyn's building boom."

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