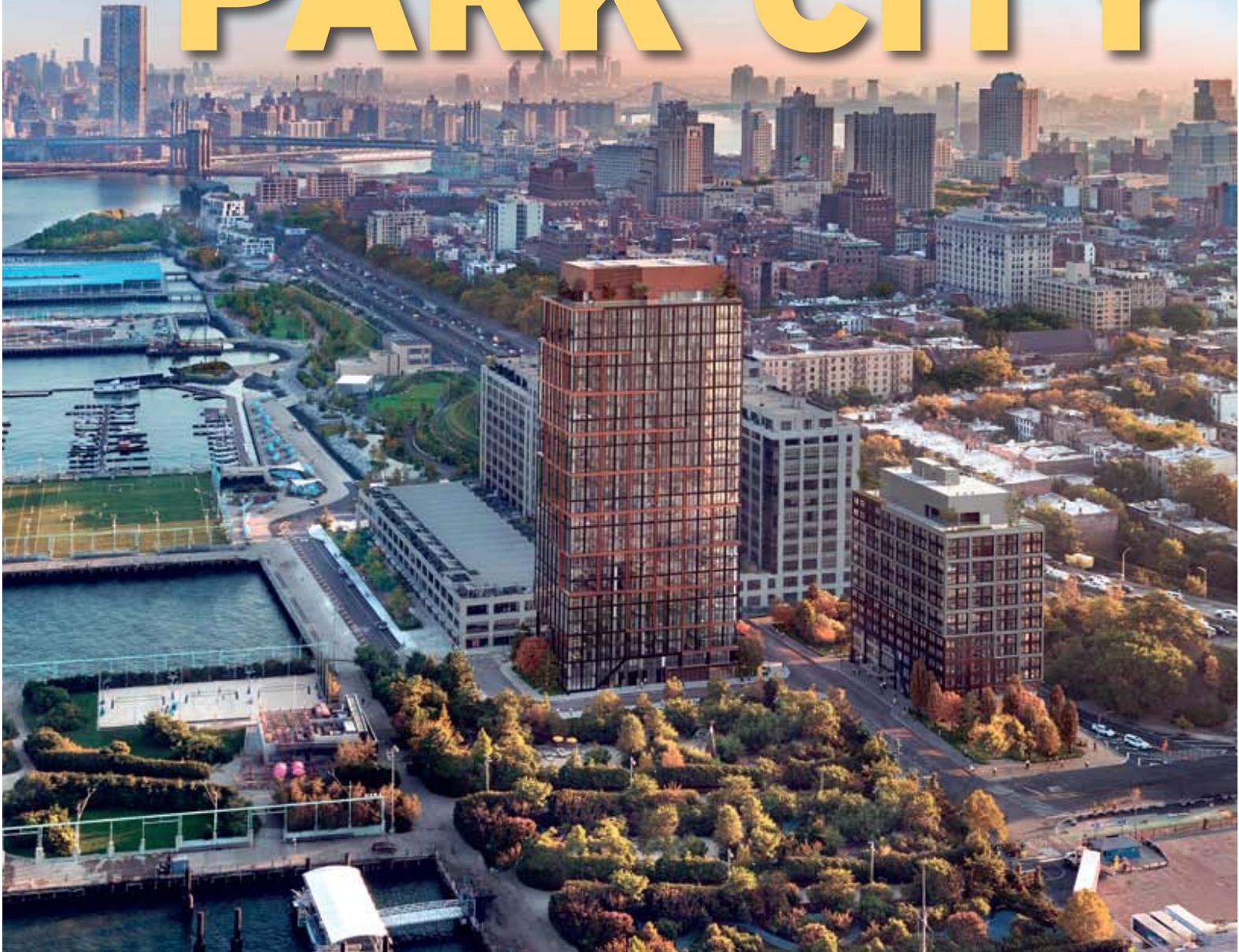


BROOKLYN TOMORROW

2018 EDITION

Living on top of the world in Brooklyn's new playground

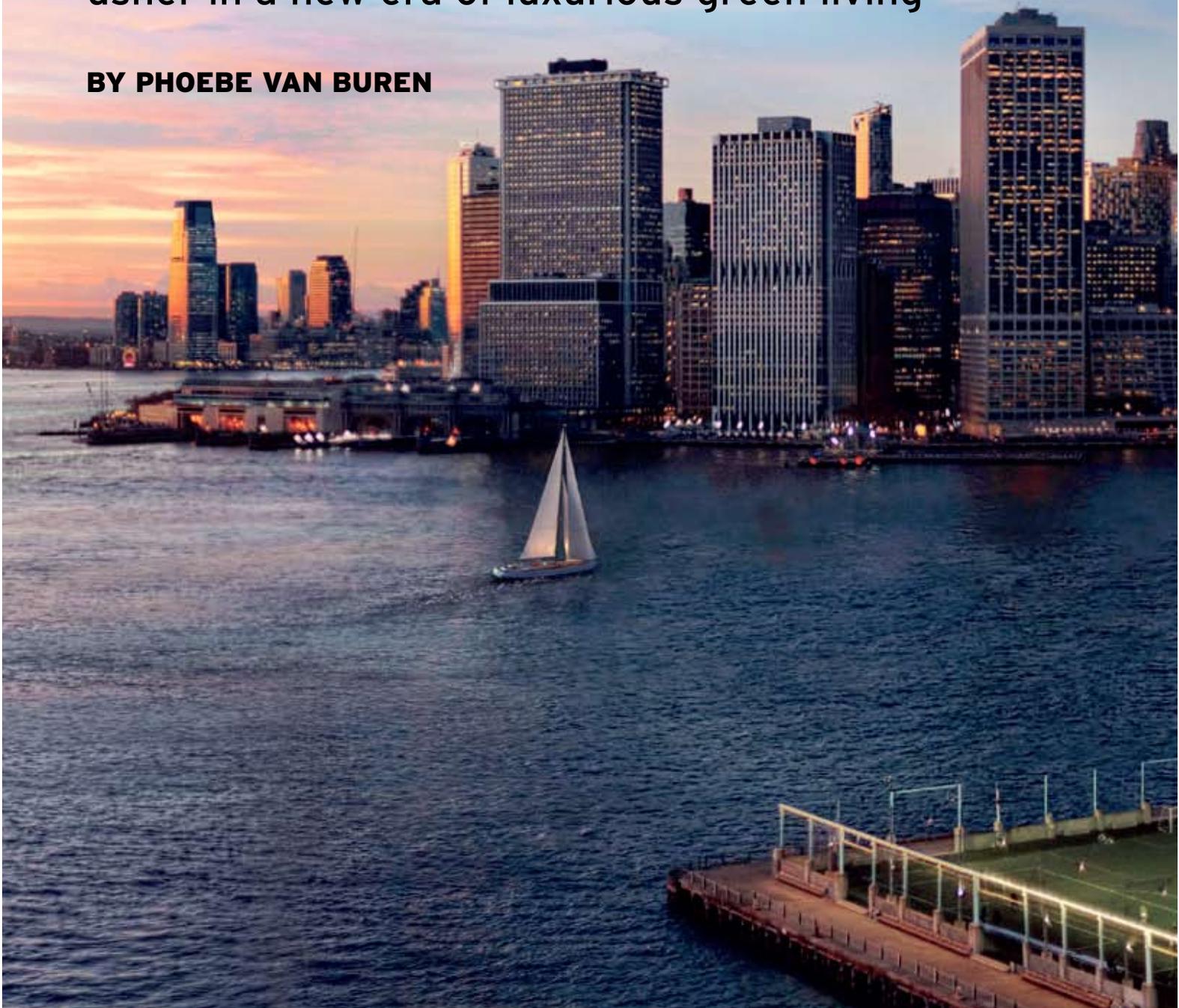
PARK CITY



Park place

Brooklyn Bridge Park's waterfront towers at Pier 6 usher in a new era of luxurious green living

BY PHOEBE VAN BUREN





They're the swankiest ways yet to live the high life in Brooklyn's front yard.

Sitting on the last parcels of buildable land in lush Brooklyn Bridge Park, the two towers rising at Pier 6, at the foot of Atlantic Avenue beneath Brooklyn Heights, prove there's still truth to be found in the old adage that "good things come to those who wait."

And that's because the developers behind the years-in-the-works high-rises, fresh off a victorious court ruling that cleared the way for their luxurious buildings, are working hard to ensure no detail is spared for their future residents — who, under the park's current plan, may likely be the last lucky people to snag a home in the waterfront green space.

"We were committed to deliver the very best residences that not only Brooklyn Heights has seen, but all of Brooklyn — and maybe Manhattan as well," said David Wine, the managing partner for builder Oliver's Realty Group, which is constructing the towers along with developer RAL Companies.

Located at 50 Bridge Park Drive, the taller Quay Tower is a 28-story luxury building with 126 opulent condominiums that range in size from two- to five-bedrooms and start at \$1.9 million. The second high-rise, at 15 Bridge Park Drive, is yet-to-be named, but its 15 stories will be filled with rentals that include 40-market rate units and 100 below-market-rate apartments. Both buildings have topped out since their construction began last July, their lit skeletons already illuminating the neighborhood's skyline as the sun sets on the East River each day.

The developers' steady clip is in part due to their familiarity with the 85-acre green space, where RAL Companies already erected a complex, the nearby One Brooklyn Park between Piers 5 and 6, provided a blueprint for the type of high-end residences that work in the meadow, according to the firm's head honcho.

"The location is absolutely incredible. We wanted to bring a similar, elevated 'living at a park' experience to Quay Tower," said Robert Levine, the chief executive officer and president of RAL Companies. "This is an unprecedented offering; new condo inventory is extremely rare for Brooklyn Heights, and waterfront living coupled with proximity to green space is extremely appealing to buyers."

The builders tapped architects at New York City's ODA — the company that's also overseeing the glass-and-brick makeover of a Jay Street warehouse just outside the park in Dumbo's historic district — to design the towers, and well-known Los Angeles-based outfit Marmol Radziner to





dream up Quay Tower’s interior and condominiums, citing both firms’ expertise in creating one-of-a-kind spaces.

“We wanted a team on board that would embrace the park location, and most importantly, our views,” Levine said.

Quay Tower’s grid-like facade nods to the neighborhood’s industrial past, while incorporating contemporary elements such as floor-to-ceiling windows that offer postcard-perfect vistas of the East River, Manhattan skyline, and New York Harbor in every residence — making the most of the building’s prime lot, Wine said.

“We wanted to take advantage of the waterfront location, and the park surroundings, to make Quay Tower one of the most desirable places to live,” he said.

And inside, the condos are designed to embrace the greenery just outside their windows, with planners incorporating luxe materials such as oak, quartzite, and bronze with earthy tones that recall naturally occurring colors into their renderings for the posh pads, according to a Marmol Radziner co-founder.

“It was important for us to create a collection of homes to reflect a modern Brooklyn Heights lifestyle, with fine interiors that feel luxurious, but not too precious,” said Ron Radziner, whose firm fashioned spaces for such celebrities as actress Demi Moore, gallerist Larry Gagosian, and rock star Anthony Kiedis. “The views are some of the best in the city, and we really wanted the interiors to evoke a timeless-yet-relaxed sense of luxury that plays off the waterfront location.”

Both buildings will also include top-of-the-line amenities. Quay Tower boasts a 24-hour-attended lobby and concierge desk, state-of-the-art fitness center, children’s playroom, music room, dog-washing room, and two expansive rooftop terraces, while the shorter structure will include an outdoor recreational space, tenants lounge, gym, and playroom.

And the developers will seek LEED certification — a rating system that classifies environmental friendliness — for each high-rise.

The Pier 6 towers’ construction more or less concludes development inside Brooklyn Bridge Park under its current footprint, according to a spokeswoman, who said the green space was 90 percent complete or under construction earlier this year.

If all goes according to plan, Quay Tower’s first residents will be moving in by next summer, according to Levine, who said he’s seen strong interest in the condos as buyers recognize their unique finishes and amenities — and once-in-a-lifetime location.

“We think it is the most exciting luxury-residential offering to enter the sales market this year,” he said.



All renderings: MOSO Studio

The developers of Quay Tower at Brooklyn Bridge Park’s Pier 6 tapped west-coast firm Marmol Radziner to design the interiors of its condos, where even dining rooms and bathrooms boast outstanding views.