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First look at Cobble Hill's 400-foot tower at LICH redevelopment River Park

New details and renderings for the former LICH campus

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After a long neighborhood battle, the first components of [River Park](#)—or the Megaproject Formerly Known as [Long Island College Hospital](#)—have been slowly but surely coming together in [Cobble Hill](#). The [landmarked](#) Polhemus building, on the corner of Henry and Amity streets, is in the process of being [converted into condos](#); next door, eight ground-up townhouses (known as the [Polhemus Townhouses](#)) are on the rise.

Naturally, this has developer Fortis Property Group looking ahead to the next—and arguably more contentious—phase of the former LICH redevelopment; namely, the towers that will sprout throughout Cobble Hill, with hundreds of new, pricey condos.

Fortis today will launch a new website for [River Park](#), and with that comes new renderings and information for the three buildings that will comprise the second phase of the development. Fortis had filed plans for those towers—now known as 1, 2, and 5 River Park—last year, but now, Curbed can exclusively reveal more details about the buildings. Let’s break ‘em down, shall we?

Let’s start with 1 River Park, or 350 Hicks Street. That building will rise 15 stories, with a design by FXFOWLE, and will have just 48 apartments ranging from studios to three bedrooms. (There’ll also be three penthouses.) It’ll also have an “amenity pavilion” with an outdoor pool and gardens.

The tallest of the three buildings will be 2 River Park, or 339 Hicks Street. Designed by Hill West Architects, the tower will rise 440 feet—a slight increase over the previously reported 411 feet—and will have studios, and one- to four-bedroom apartments. It’ll also come with a bevy of amenities, including a “sky park” that will capitalize on the building’s sure-to-be-ridiculous Manhattan views.



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And finally, 5 River Park (aka 347 Henry Street) will have what the developer calls a “contextual” design, rising just 15 stories with 26 apartments. They’ll range from studios to four-bedrooms, and the building itself will be designed by Douglas Romines (and it’ll also have its own private pool).

“What we don’t want this River Park project to feel like is a single, cohesive design that’s just a large mass plopped down,” Fortis CEO Jonathan Landau [told Curbed](#) this spring, which led the developer to choose three different architects, all of whom designed around the [master plan](#).

All three of the new buildings will be condos, in keeping with the developer’s plan to build as-of-right on the site. Recall that the [dispute](#) between Fortis and the Cobble Hill community came over the developer’s desire to [rezone](#) the area surrounding the former LICH campus, which would have allowed for taller towers but also included affordable housing. When an agreement over rezoning couldn’t be reached, Fortis decided to [proceed](#) with the as-of-right scheme.

Sales for the condos will launch next year.

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