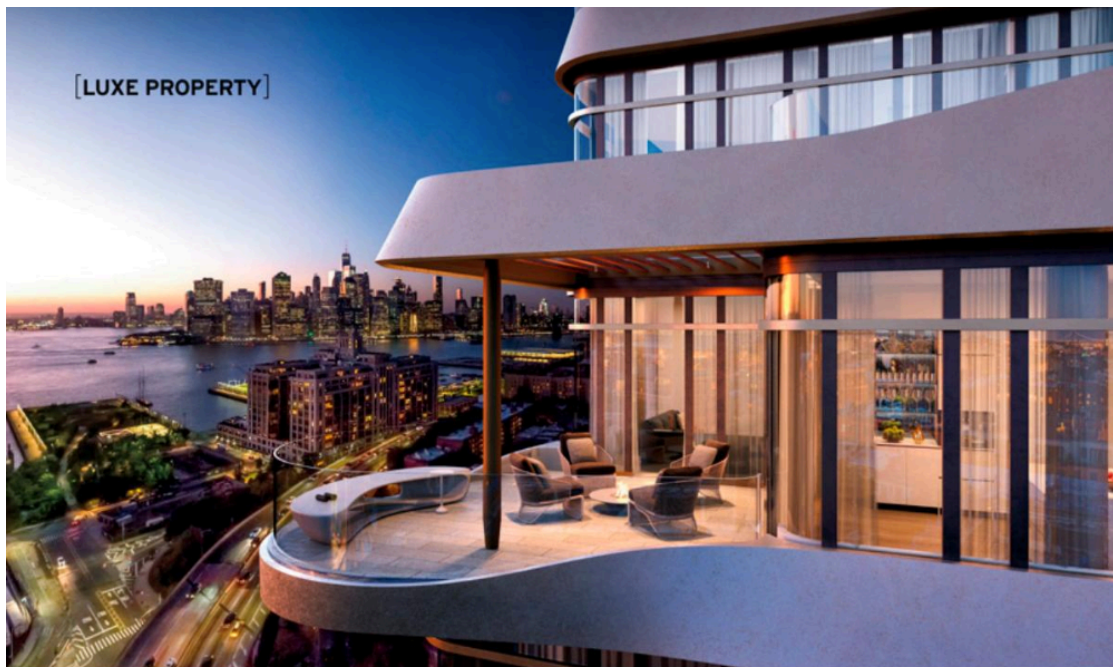


INDUSTRY

m a g a z i n e

By Evan Monroe
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LIGHT & WATER

DESIGNED TO REFLECT THE DANCE OF SUNBEAMS OFF THE EAST RIVER AND INNER HARBOR, 1 RIVER PARK IS A COBBLE HILL GAME CHANGER—THIS PENTHOUSE ITS GRANDEST STATEMENT

BY EVAN MONROE

On the site of the former Long Island College Hospital in Cobble Hill, developer Fortis Property Group recently unveiled 1 River Park, part of what will ultimately be a seven-building multi-amenity complex, and the largest-scale construction effort in that neighborhood's history. When completed, the project will also include 5 River Park, 2 River Park, the Polhemus Residences (a condo conversion of a 19th-century Beaux Arts building on the former college campus, which includes an additional rooftop green space), and Polhemus Townhouses, along with a private park, a new school, and an

urgent care center. River Park is additionally notable for including the three most expensive new-development residences ever in Cobble Hill—96 Amity Street and 88 Amity Street in the Polhemus Townhouses (both of which sold for \$8.55 million) and 100 Amity Street, #9 in the Polhemus Residences, which closed at \$6.82 million.

A 20-story glass-clad tower encompassing just 48 units, along with 17,000 square feet of common areas, 1 River Park was designed by the Manhattan-based architectural firm, FXCollaborative (its finished projects including the Condé Nast Building, the Reuters Building, Eleven Times Square, the Statue of Liberty Museum, and the renovation of the Jacob K. Javits Convention Center), to integrate into the brownstone streetscape of Cobble Hill with its scaled base highlighted by



limestone and bronze metalwork.

"The building's undulating design creates opportunities for each residence to literally push past the edge of the building and be part of its dynamic environment," reads an FXCollaborative description. "1 River Park is defined by two distinct characters: a warm, light stone and bronze composition that references the historic fabric of [both its neighborhood] and Brooklyn Heights; and a fluid, horizontally-expressed tower that floats above its base and takes inspiration from the East River and Inner Harbor on which it fronts."

Part of the drama of both the exterior and the residences within is an abundance of curvilinear balconies—a blessed variation on the kingdom of squares and rectangles



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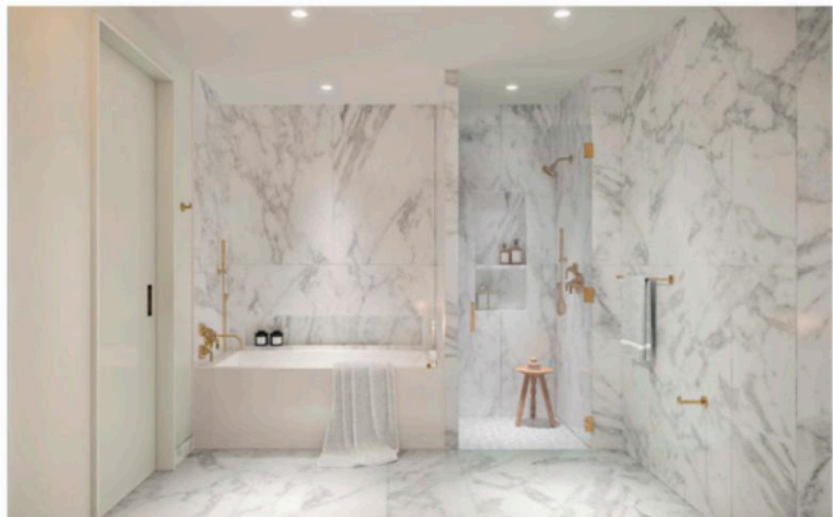
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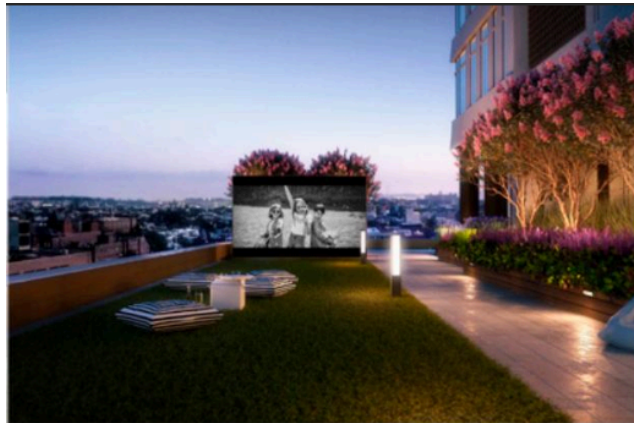
Highlights of the home include 10'9" to 11'3" ceilings, floor-to ceiling windows, and a curvilinear terrace.

that too often characterizes high-rise living. Their form, an architect press statement reads, "was inspired by the play of light on the surface of the water, which is visible from every apartment in the building. Its bands are a flowing, expressive element which creates a composition of light and shadow across the façade."

1 River Park homes were conceived with sweeping interior vistas as well—generously proportioned rooms, direct views of the water, and seamless internal connections and circulation between living spaces. Residences begin on the ninth floor, 110 feet above street level; each of the studio to three-bedroom homes face west, and most feature floor-to-ceiling glass windows. At press time, there were six condominiums available, from a 538-square-foot studio (\$965,000) to one-bedroom and one-bath (680 square feet and up) floorplans starting at \$1,150,000. There is also a two-bedroom and two-and-a-half-bath unit for \$2,550,000 as well as the extraordinary home seen here, a three-bedroom, two-and-a-half-bath penthouse that lists for \$4,900,000. (Sales are exclusively handled by the Eklund | Gomes and Maroni Teams at Douglas Elliman Marketing Group.)

Highlights of the home include pocket doors that help actualize the open-concept floorplan (and which also help flood rooms with natural light), along with 10'9" to 11'3" ceilings in main living spaces, a





private outdoor balcony, and appliances by Bosch, Gaggenau, and Perlick, with kitchen/bath fixtures by Dornbracht, Kalista, WETSTYLE, and Duravit. The master bath features a soaking tub with Statuary Belgia honed marble surrounds and Super White quartzite floors, while the powder room is notable for its custom mosaic-pattern walls of Bianca Carrara and White Carrara marble (offset by the neutrality of Palissandro Nuvolato marble floors)—its sleek contemporary vanity accented with bronze metal reveals. There is also custom millwork and curated finishes throughout.

Common amenities include a private parkside arrival area and a Resident's Club on the 8th floor—a pavilion that features an outdoor heated pool, a fitness center, outdoor amphitheater, grilling areas, and an al fresco gym deck for yoga. There are also landscaped "sky gardens" and the "Pool by the Pool," a billiards lounge that overlooks the landscaped swimming deck and which features a wet bar and custom pool table. **1**



1 River Park

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