



NEW YORK FAMILY

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Brooklyn Rising

FIVE NEW FAMILY BUILDINGS
IN A BOOMING BOROUGH

Anyone who has lived in Brooklyn can tell you it's always been a great place for families—at least on most blocks. But the astonishing wave of gentrification now sweeping through it may very well give rise to a very different kind of borough—one that developers are betting will still attract lots of families.

Remember the historic Williamsburg clock tower? It's still there, only now it's a residential complex featuring 189 luxuriously appointed apartments with building amenities that run the gamut from a children's playroom to a gorgeous outdoor terrace with views of the Manhattan skyline.

"We knew that it was very much an area that people were moving to raise families," says Andrew MacArthur, a principal at The Dermot Company, which developed the property. "It seemed natural to incorporate amenities for families who were moving to Brooklyn for more space."

And it's not only indoor space, of course. Most newcomers are attracted to the borough's neighborhood feel. A Boreum Hill project called 14 Townhouses, which spans State Street between Smith and Hoyt Streets, consists of 14 brownstones converted into beautiful single family, energy efficient homes. Says one of its developers, Abby Hamlin, of HS Townhouse Development Partners, "We're catering to families who want a



One Hanson Place

house in the city." Each of the 14 houses has a garden out back, a laundry room, and at least four bedrooms and four full bathrooms. "I think it's about lifestyle," she says of the area's influx of families, "about wanting to stay close to the city, loving the neighborhood and being so close to top schools."

"I felt the strength of Brooklyn," adds Hamlin of why she chose to develop here over other areas of the city. "It was already and still is a family market." — Leah Black

MEET THE BUILDINGS

> One Hanson Place

NEIGHBORHOOD: Fort Greene

ADDRESS: One Hanson Place

MAIN FEATURES: 189 units and 37 stories, every unit features 360-degree views of New York Harbor, Brooklyn, and Manhattan, and some feature outdoor terraces through French doors; clubroom and terrace; 24-hour business center. PRICES: Start at \$350,000 for a studio; one and two bedrooms also available, as well as three-bedroom penthouses; occupancy scheduled for mid-2007.

FAMILY FEATURES: Children's playroom; health center; laundry facilities; gourmet kitchens fitted with Viking appliances.

DEVELOPER: Dermot Company, Inc.

ARCHITECT: H. Thomas O'Hara Architects

SALES DIRECTOR: Adam Pacelli, Corcoran Group Real Estate, 718-233-6600

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14 Townhouses