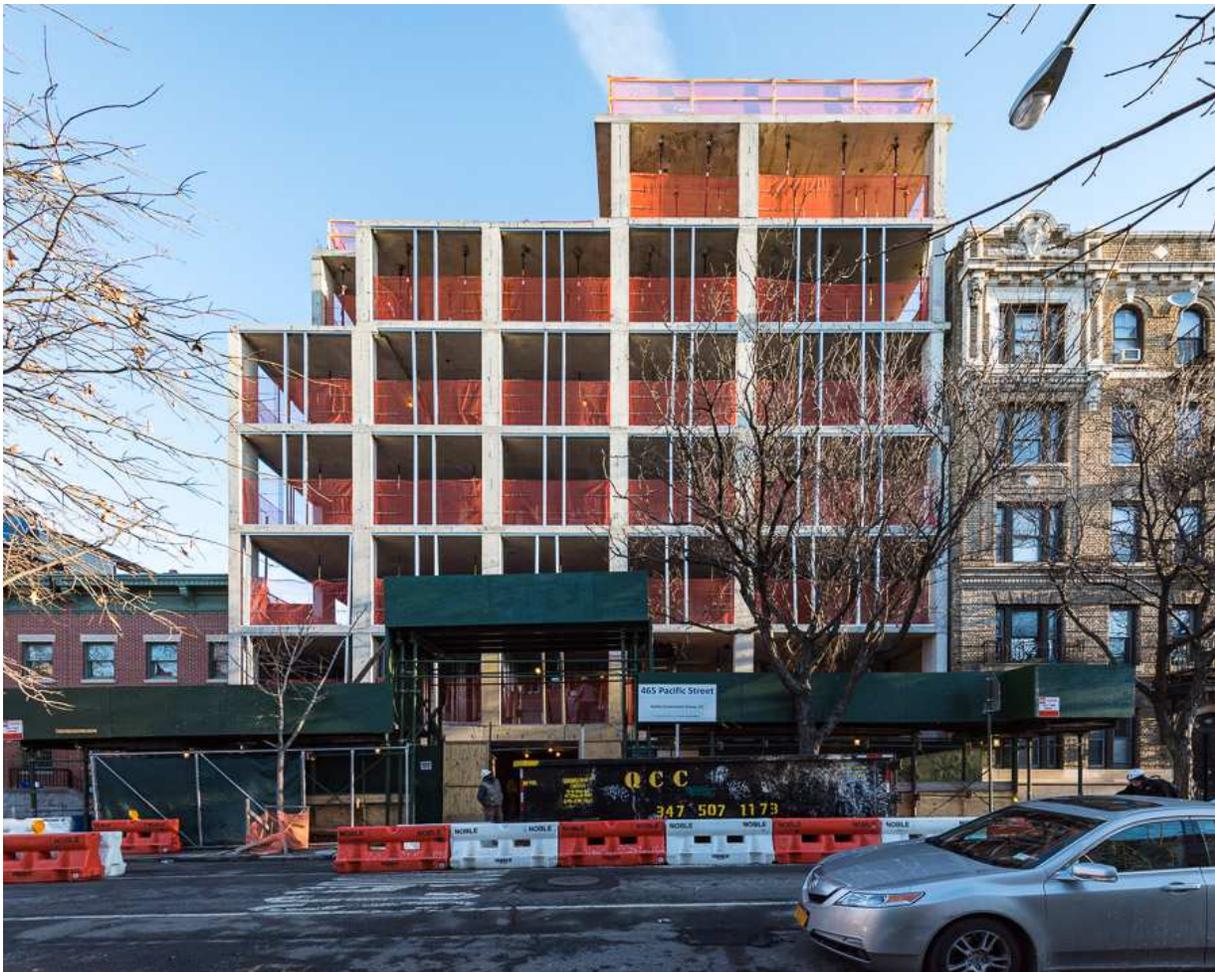


## Take a Sneak Peek at the Luxe, Terraced Apartments Rising on Pacific in Boerum Hill

February 11, 2016 / By Field Condition



*South facade from Pacific Street*

While much of the focus in Brooklyn's development boom has been on the recently rising towers downtown, many medium-sized projects are cropping up in neighborhoods across the borough. One such project — going up at [465 Pacific Street](#) in Boerum Hill — will feature an unusual brick and metal facade.



*Rendering of 465 Pacific Street by Morris Adjmi Architects*

Developed by Aria Development Group and Avery Hall Investments, the project's 30 units are split between two buildings that will span the block from Pacific Street to Atlantic Avenue and adjacent to Nevins Street.

Morris Adjmi Architects is designing. Some of the notable firm's other Brooklyn projects include the Wythe Hotel and 70 Henry.

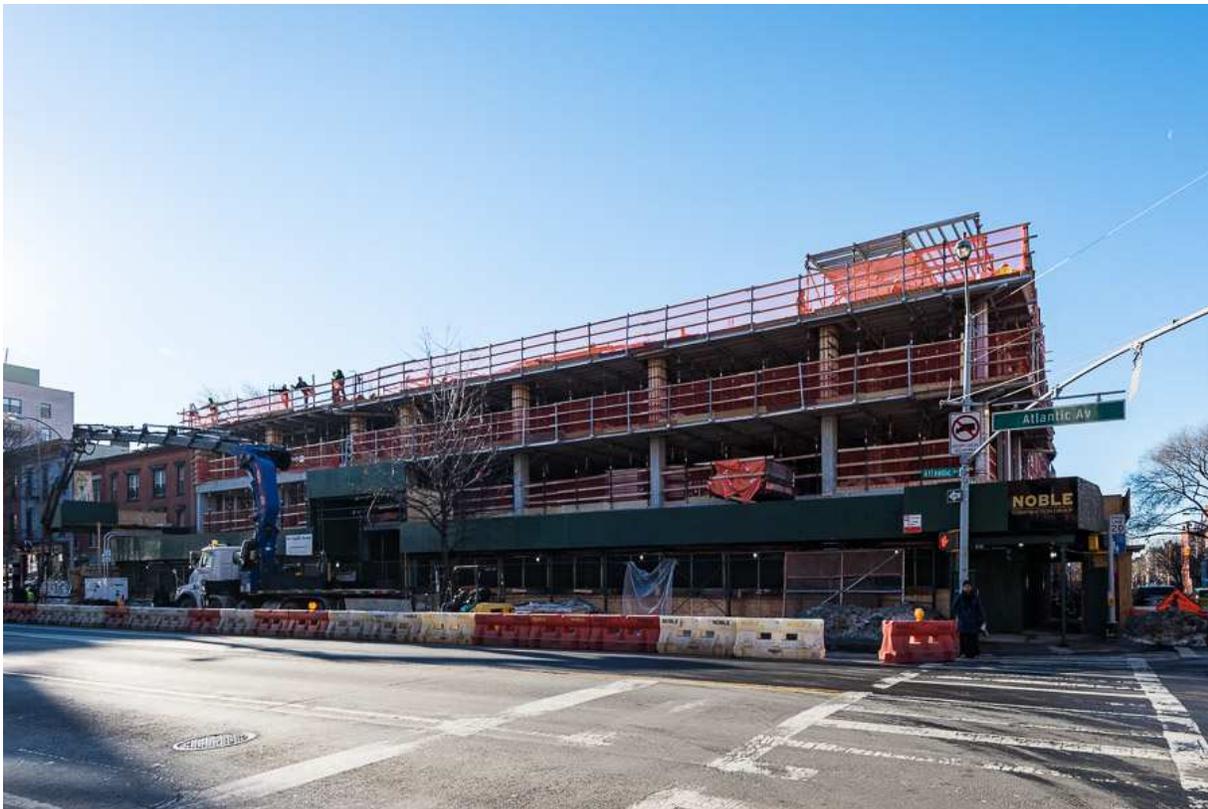
Morris Adjmi Architects has been tasked with designing the buildings to fit within the low-rise context of the Boerum Hill neighborhood. By dividing the project into two buildings, the designers have ensured the overall height rises only one story above the existing structures along Pacific Street.

On Atlantic Avenue, where the structure will sit taller than its three-story neighbor, the set-back massing will de-emphasize its height.



*North facade from Atlantic Avenue*

As another nod to the neighborhood context, the architects have employed a brick and metal palette for the exterior. At the ground-floor retail space, a dark metal will line the Atlantic Avenue facade, with deep red brick cladding the two stories above.



*Northwest corner from Atlantic Avenue*

On the Pacific Street facade, the same brick will clad the first five floors before changing to a metal facade on the top two setback floors.

Along with contextualizing the project within the neighborhood, the setbacks allow for private outdoor space for 14 units to complement the shared 1,300-square-foot rooftop terrace. Additional outdoor space will be provided in the central courtyard between the two buildings.



*Southwest corner from Pacific Street*

The units are designed with large windows — the first of which will be installed at the Pacific Street facade. Other features found in the open plan apartments include oak floors, marble countertops, and energy-efficient heating and cooling systems.

Residents will have access to amenities such as a gym, rooftop common space with private cabanas, a residents' lounge, children's playroom, on-site parking for 16 vehicles, an attended lobby and bike storage.

According to building representatives, only one unit is left on the market, a penthouse at the Atlantic Avenue building.



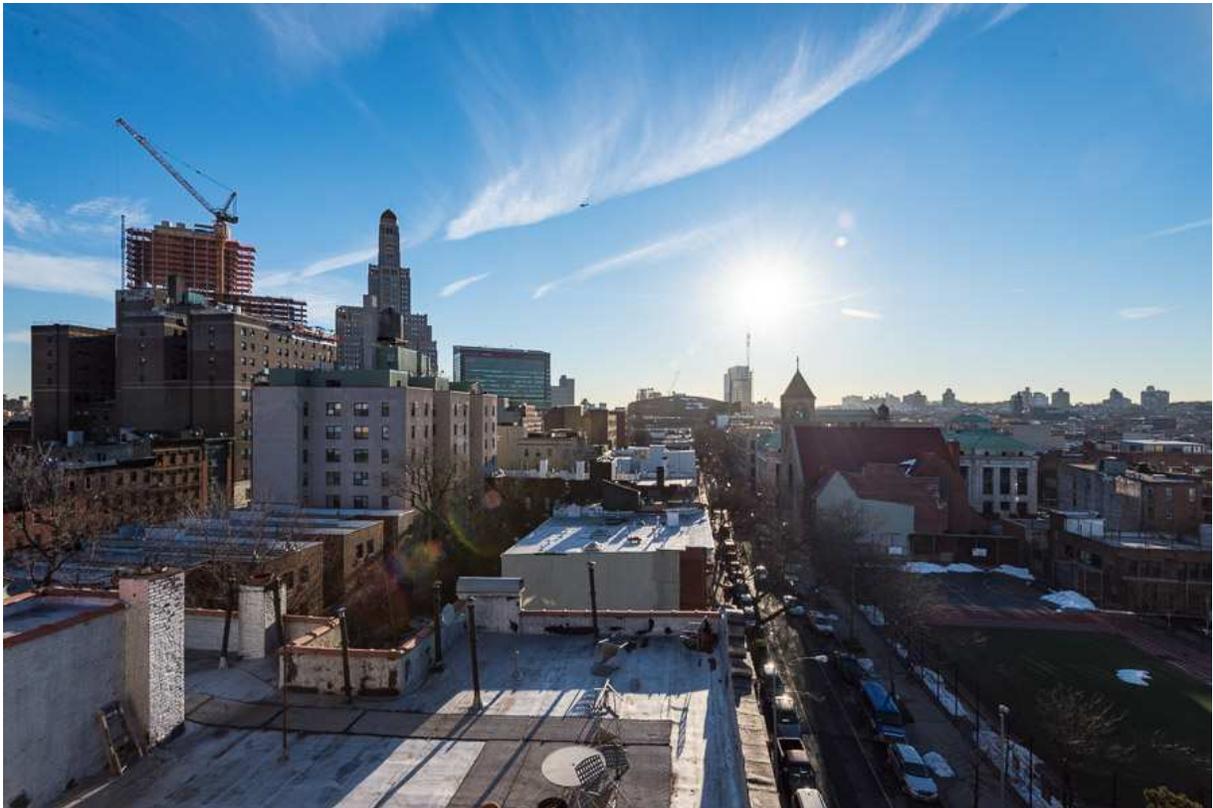
*Looking northwest toward Downtown Brooklyn and the Atlantic Avenue building under construction*



*Looking northeast toward Fort Greene and the Atlantic Avenue building under construction*



*Looking west from the rooftop of the Pacific Street building*



*Looking east from the rooftop of the Pacific Street building*



*A view from the Atlantic Avenue building of the courtyard and the Pacific Street building under construction*

[Photos by Field Condition]