

Brooklyn Daily Eagle

Units 75% Sold at New Fort Greene LEED-Gold, Mixed-Income Co-op

By Linda Collins
05-18-2011

FORT GREENE — Move-ins have begun at Atlantic Terrace, Brooklyn's first LEED-Gold certified residential co-op, and the building is nearly 75 percent sold in just six months, according to the development team.



Only 11 market-rate apartments remain available for sale at the mixed-income sustainable development, at 212 South Oxford St., corner of Atlantic Avenue, a project that's a partnership between the non-profit Fifth Avenue Committee (FAC), Magnusson Architecture and Planning and Mega Contracting.



The building represents "a unique and limited opportunity to own a home in a property that both reflects and preserves the best attributes of its neighborhood," according to Michelle de la Uz, FAC executive director.

"Atlantic Terrace reflects the eclectic Brooklyn community, comprised of a diverse population mix, from corporate executives to artists and public employees," she said.

"Brooklyn is home to dozens of arts and cultural organizations.

Atlantic Terrace is a microcosm of everything that is Brooklyn, both as a neighborhood and as a community."

The 10-story, 80-unit building used locally manufactured finishes, building materials and craftsmanship. Each one-, two- and three-bedroom apartment and duplex has bamboo floors and tiles made with 70-percent recycled content; countertops made of concrete and recycled glass; Energy Star appliances (including washers and dryers); and whisper quiet, individually-controlled heating and air conditioning.



"We are pleased to be able to work with local artisans and vendors in building a property that truly reflects the tone and tenor of the borough," said architect Magnus Magnusson. "Our design philosophy is one that works in harmony with the neighborhood and provides residents with homes that are not only environmentally conscious but also have spacious, livable layouts and an abundance of natural light."

Other green amenities include a landscaped roof terrace that doubles as a green roof — with reflective pavers and vegetation designed to lower the building's heating load and combat the heat island effect — and a cooling tower that provides highly efficient central air throughout.

Prices start at \$365,000 for a one-bedroom. Duplexes with private terraces are priced from \$850,000.