



Upscale apartments to land in gritty Bushwick

A pair of residential buildings along the border with Ridgewood will offer not just high-end amenities but larger units suitable for the young families moving into the area after being priced out of places like Williamsburg.

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Two apartment buildings boasting amenities including a rooftop dog walk are set to rise on the gritty border of Bushwick in Brooklyn and Ridgewood in Queens, further proof of the area's transformation.

The brick-and-glass buildings, both designed by architect Ariel Aufgang, are planned for 83 Bushwick Place in Brooklyn, and 176 Woodward Ave. in Queens. Together they will have a total of 108 units.

"The neighborhood is kind of bifurcated between manufacturing and single-family houses," said Mr. Aufgang, who has designed four other buildings currently in development in Brooklyn. "And our approach was to have a contextually sensitive design."



The brick-and-glass building at 176 Woodward Ave. in Ridgewood in Queens may feature amenities like a rooftop dog walk and a gym. Photo: Aufgang Architects

The 88-unit Ridgewood project, on the corner of Woodward Avenue and Starr Street, is currently in a



The project at 83 Bushwick Place will feature 20 units. Photo: Aufgang Architects

manufacturing zone, but the developer, Slate Property Group, is seeking permits from the city to recast the parcel for residential use. The four-story structure was designed to look like an assemblage of smaller properties, according to Mr. Aufgang, and may feature amenities like a rooftop dog walk, as well as a gym, a garage and ground-floor retail.

The smaller, 20-unit Bushwick project, at the corner of Boerum Street, also lies in a designated manufacturing zone, but it has already won needed residential permits, though its size will limit potential amenities on the site, aside from parking.

Many of the units in the buildings will be larger, two-bedrooms designed for young families as opposed to the studios and one bedrooms that used to be the norm.

There has been a fundamental shift in the neighborhood as rents and condo prices skyrocket farther north and east in Williamsburg and Greenpoint, forcing younger tenants to widen their search for affordable housing.

"We've seen the migration people, specifically along the L train, further into Bushwick and Ridgewood," said David Schwartz, principal at Slate Property Group.

Mr. Schwartz said while the buildings will have luxury-level finishes, he sees them commanding market-rate rents and creating an option for people being priced out of units farther east.