



**The DeWitt Condominiums**  
483 Washington Ave  
*Brooklyn, NY*

A joint venture between Pratt Area Community Council (PRATT) and Urban Builders Collaborative (UBC) developed The DeWitt Condominiums, located at 483 Washington Avenue in Clinton Hill, Brooklyn. Designed by Curtis + Ginsberg Architects LLC, the 25,500 s.f. seven-story building includes 16 for-sale condominiums, 7 parking spaces, private and communal open spaces, a community room and laundry facility.

Residences are mixed-income and contain a mix of one-bedroom, two-bedroom and penthouse apartments. Eight units were sold at market prices ranging between \$525,000 and \$1 million. The remaining eight subsidized units were sold to households selected by lottery with combined incomes less than \$88,625 for a family of four.

The DeWitt Condominiums are notable for their high-quality design and energy efficient technology, a rarity amongst mixed-income buildings that are characteristically cookie-cutter in order to minimize costs.



**PACC & UBC Roles:**

Co-Developers  
Mark Alexander, Principal in UBC

**Project Type:**

Residential Mixed-Income Condo

**Construction Type:**

New Construction

**Development Team:**

Architect: Curtis + Ginsberg Architects LLC  
Contractor: Urban Builders Construction

**Development Profile:**

16 Residential Units 7 Parking Units

- Amenities: Common roof deck, landscaped courtyard, community space, parking
- Sustainable "Green" building design

**Development Budget:**

\$6,200,000 Third-party Transfer Program, construction loan, owner equity, 421a Tax Abatement

**Status:**

Completed and Sold Out – 2008