

# Pacific Park Condos

Brooklyn, New York, USA

## Industry

Mixed-Use Construction

## Products

Krytol Internal Membrane™  
(KIM®)

## Project Completion

2023

## Developer

TF Construction

## Architects

Handel Architects and  
Kohn Pedersen Fox

## Engineer

Rosenwasser Grossman  
Consulting Engineers

## General Contractors

Mayrich Construction  
and SBF Construction

## Ready-Mix Producer

Empire, MLK, Smyrna Ready Mix

## Distributor

New England Dry Concrete



SMART CONCRETE®

## Background

Pacific Park is a two-tower, mixed-use project with 798 residential units anchored by roughly 60,000 square feet of public green space and 29,000 square feet of outdoor amenities for residents.

## Challenges

The high-rise towers required crystalline technology in the concrete for below-grade foundations and pits to withstand the hydrostatic pressure from groundwater and a high water table.

Crystalline technology was specified by the designers of Pacific Park Condos, and Krytol Internal Membrane™ was listed among the recommended products in the specification.

## Solution

The contractors — Mayrich Construction and SBF Construction — had previous experience with Krytol Internal Membrane™ and chose it because of its reliability. Krytol Internal Membrane™ (KIM®) was added to over 15,000 cubic yards of concrete to waterproof all the slabs, walls, sub-cellar and elevator pits of the below-grade foundations.



## Results

By leveraging Kryton's advanced waterproofing solution, Pacific Park Condo's project stakeholders successfully addressed critical waterproofing challenges that come with below-grade construction.

With Krystol Internal Membrane™, they ensured the longevity of the buildings for generations to come as they are permanently protected against water ingress, preventing future corrosion and structural damage.

**Krystol Internal Membrane was the product of choice for this challenging environment. The contractor had success with these products in the past and wanted to replicate that success on Pacific Park Condos.**

Greg Maugeri  
Owner | New England Dry Concrete