



TF Cornerstone's 4540 Center Blvd. achieves LEED certified; Designed by Arquitectonica

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TF Cornerstone Inc.'s 4540 Center Blvd., a 345-unit rental building on the Long Island City waterfront, has been awarded LEED certification by the U.S. Green Building Council.

The property's certification was based on sustainable features and green design and construction that include occupancy sensors in public spaces (corridors, stairs and amenity rooms) to control the lighting, energy efficient windows, CFL light fixtures for apartment lighting, Energy Star certified appliances and low flow/water sense plumbing fixtures. Condensing domestic hot water heaters and high efficiency PTAC units were also installed, while Demand Control Ventilation was implemented in the lobby and amenity spaces.

"TF Cornerstone is dedicated to incorporating sustainable and eco-friendly materials in our projects, so we are proud that 4540 Center Blvd. has won this important designation," said Sofia Estevez, executive vice president of TF Cornerstone. "As a whole, the Center Blvd. project is one of the largest and most ambitious in Long Island City, so we've been very mindful of its environmental impact, while maintaining the high standards, services and level of comfort our residents expect."

Heat recovery technology was built into the residential corridor HVAC unit, which will help heat the 32-story building using less energy output and reduce power bills. A living roof, covered with sedum, a low-growing plant that retains water and acts as a natural insulator that helps to cut energy use, covers the second-story terrace.

Designed by architecture firm Arquitectonica, 4540 Center Blvd. comprises a collection of studios, one and two-bedroom homes and a lobby designed by the Rockwell Group.

In addition to a second floor-terrace, residents of 4540 Center Blvd. also have access to 12 acres of waterfront parks and outdoor recreation spaces that are part of the new TF Cornerstone community. The building is within walking distance to numerous restaurants, shops and cultural activities, including Blend on the Water, Sweetleaf, Coffee and Tea, Shi Asian Restaurant, Blue Streak Wines, Food Cellar Market, Duane Reade, and MoMA PS1.

4540 Center Blvd. was the fourth of seven towers built in TF Cornerstone's Long Island City development, which includes newly constructed waterfront parks, a public elementary school, library, retail and other services. Manhattan and Brooklyn are easily accessible via the G and 7 trains, the East River Ferry and the Pulaski Bridge. Midtown Manhattan is a four-minute subway ride from the complex.

When it is completed, the mixed-use development will encompass 2,615 rental units, 184 condos, and be home to more than 6,000 people.