



Hudson Cos., CetraRuddy Architecture and NV5 Landscape Architecture celebrate opening of The Lois located at 350 Clarkson Ave.

April 20, 2021 - Design / Build



Brooklyn, NY The Hudson Cos. celebrated the opening of The Lois, one of the borough's latest full-service rental buildings, located at 350 Clarkson Ave., on the border of Prospect-Lefferts Gardens and East Flatbush. The eight-story, 250-unit building features a mix of middle-income and market rate residences from studios to three bedrooms, along with exclusive amenities and common spaces as well as 6,000 s/f of ground floor retail.

The \$105 million, 227,000 s/f project was developed by The Hudson Cos., designed by CetraRuddy Architecture and NV5 Landscape Architecture. Wells Fargo served as the project's construction lender.

The Lois' apartments and common areas have all the attention to detail, aesthetics and amenities that make a building unique. From the copper paneling on the façade to the custom light fixtures in the apartments, every inch of the building has been thoughtfully designed. The building also includes an amenity package featuring a roof terrace with barbecues, top-floor tenant lounge, gym with separate yoga room, children's room with a private outdoor play area and splash pad, screening room, quiet lounge, and game room. The building also includes 125 parking spaces for residents, as well as a self-service pet spa with a stainless-steel dog washing sink and a 41-unit tenant storage room in the cellar.

The studio to three-bedroom apartments all feature in-home washers and dryers, stainless steel appliances, hardwood floors and central heating and cooling through an energy efficient VRF

system. The Lois was built in consultation with Bright Power to EnergyStar standards and participates in the New York State Energy Research and Development Authority Multifamily Performance Program and has been certified LEED Platinum. Environmentally-friendly components of the development include energy efficient building systems and components; use of locally sourced, high-recycled content and renewable materials, and reduction and recycling of construction debris.

Through the Affordable New York program, The Lois has set aside 75 units, or 30% of the building's total, for households earning between 110 and 130 percent of Area Median Income, or AMI. The lottery for those units was announced in January 2020.

"By combining workforce housing with a robust amenity package for tenants, we have created a wonderful new place to live in The Lois, and we know our residents will agree," said Joe Kohl Riggs, principal at The Hudson Cos. "The Lois offers a set of amenities on par with any building in the city as well as convenient access to transit options and is just a few blocks away from a crown jewel of Brooklyn, Prospect Park. We are excited to welcome our residents to their new homes and look forward to becoming an integrated and vital part of the Prospect-Lefferts Gardens and East Flatbush communities for many years to come."

The Lois is located a short walk from both Prospect Park and the Kings County Hospital Center/SUNY Downstate, as well as numerous shops, restaurants and community facilities. The Lois is also located between both the Church Avenue and Winthrop Street 2/5 subway stations.

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