



Tishman Speyer completes 11 Hoyt, designed by Studio Gang and Michaelis Boyd - consists of 57 stories with 481 units

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Brooklyn, NY Tishman Speyer, a leading Manhattan-based real estate development and investment company has completed 11 Hoyt, a luxury residential development. Located at the crossroads of Downtown and brownstone Brooklyn, 11 Hoyt exemplifies a best-in-class building made possible through collaboration with design firm, Studio Gang. The award-winning architecture and urban design firm led by MacArthur Fellow Jeanne Gang designed the building. Michaelis Boyd, known for its work with Soho House around the world, designed the interiors for the residences and amenity spaces. 11 Hoyt is the first completed residential building in New York City for Studio Gang and Michaelis Boyd. AD100 landscape architect Hollander Design collaborated on designing the outdoor amenities and the landscaping.

Rising 620 ft. and 57 stories, 11 Hoyt features 481 studio- to four-bedroom homes, with many residences providing sweeping views over Brooklyn, the Statue of Liberty, lower Manhattan and New York Harbor. 11 Hoyt also offers an collection of more than 55,000 s/f of indoor and outdoor amenities, including spaces designed for working, socializing, relaxing and exercising. One of 11 Hoyt's most distinctive features is an elevated private park measuring almost a full city block at 27,000 s/f, it is built atop the structure's base and surrounds the building.

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"We are incredibly proud to be unveiling the full interiors of 11 Hoyt and announce this unique development's completion," said Erik Rose managing director at Speyer.

“Tishman Speyer selected Studio Gang, Michaelis Boyd, and Hollander Design to be part of the design team for this extraordinary project, because of their exceptional and innovative design talents. We knew the collaboration would result in a building that would be unmatched among its peers. The design of 11 Hoyt moves the bar forward and sets a new standard for luxury residential living, and the building's soaring and distinctive silhouette has already become a landmark on the Brooklyn skyline,” said Erik Rose, managing director at Tishman Speyer Properties.

The Architecture:

Studio Gang envisioned 11 Hoyt as a unique residential tower set atop an elevated green podium to provide space for nature and community to thrive.

“We designed 11 Hoyt from the inside out, looking to give residents great natural light, views, and spacious interiors, even in dense downtown Brooklyn. We looked for ways to bring green spaces and biodiverse nature to the neighborhood, which it has traditionally lacked. New plantings at street level add green to the public way, and the elevated garden landscape atop the podium provides a place where residents can build community and enjoy the outdoors, as well as habitat for wildlife and rainwater retention,” said Jeanne Gang, founding principal and partner at Studio Gang.

Studio Gang drew inspiration from the classic bay windows found among Brooklyn's iconic brownstones, one of the borough's most recognizable architectural details. The design reinterprets them as projecting bays sweeping diagonally up and down the facade like waves. Coupled with the sunlight and shadows that naturally occur throughout the day, the bays appear to peel away from the building and animate the scalloped concrete façade with movement. The residential tower is built atop a two-story, 40,000 s/f podium that spans an entire block and houses the 27,000 s/f elevated private park and retail spaces. The podium sets the tower back from the street and allows the maximum light and air to fill each of the tower's residences. The unique geometry of the façade and windows create 190 unique floor plans for the building's 481 homes.

The Residences:

Michaelis Boyd, known for its work with Soho House locations in Berlin, Los Angeles, and the Soho Farmhouse, designed the interiors for 11 Hoyt's residences and amenities spaces. The firm took inspiration from quintessential Brooklyn living and its industrial past, with rich, tactile materials such as blackened metals and bronze hardware designed to age and patinate with time, as well as other finishes like rustic woods. 11 Hoyt's residences, which range from studios to four-bedrooms – combine open-plan living with the warmth and craftsmanship of Brooklyn's traditional brownstones. The unique custom design of the building's facade also serves a distinctive purpose on the inside of most residences, by creating inhabitable window bays of varying depths. This provides built-in seating that allows residents to take in the city and water views. All apartments feature 10' ceilings, 7" wide American oak flooring, smart home technology including Latch entry door hardware and Ecobee thermostats, and Bosch washers and dryers.

The apartments are offered in two distinct finish palettes, Heritage which features warm tones, stained woods, and dark metalwork, and Classic which combines lighter neutrals with sophisticated stainless-steel fittings and pale oak for a fresh and refined feel. The Heritage kitchens offer dark-stained white oak floors that continue throughout the residence, gray satin-lacquer custom cabinets with blackened steel accents, and countertops and backsplash in honed Italian lava stone. The classic kitchen features white oak floors, custom cabinets in white satin-lacquer with patinated zinc accents, and honed Italian lava stone countertops and backsplash. All kitchens are open-concept and feature a premium suite of Bosch appliances, refrigerators and dishwashers, and fully vented gas cooktops. The Heritage bathrooms combine bespoke dark-stained oak vanities with oil-rubbed bronze frames and plumbing fixtures, Italian white Calacatta marble tub surrounds and marble floors with radiant heating, and crackle-glazed ceramic wall tiles in a sage green hue. The Classic bathrooms feature tailor-made, light-stained oak vanities with custom polished nickel frames and plumbing fixtures, gray Italian Bardiglio marble tub surrounds and marble floors with radiant heating, and cream-colored crackle-glazed ceramic wall tiles.

The Amenities

“11 Hoyt is such a forward-thinking development, designed to match the authentic character and experiential charm of Brooklyn, so with the residences and amenities, we wanted the interior design to reflect that. When designing the amenities spaces we asked ourselves, what makes a home? It is a place to recharge, relax, socialize, work, be creative and work out. The modern home is multifunctional, so we designed the amenities to feel luxurious and comfortable. We wanted multipurpose spaces designed for sharing and to stand the test of time. Playing with color and texture, we chose materials and finishes that are tactile, that will patinate and age gracefully. We created layers within the materiality and lots of interesting moments for a resident to experience,” said Rina Kukaj, NY director at Michaelis Boyd.

11 Hoyt offers an expansive collection of indoor and outdoor amenities for working, exercising, relaxing, and socializing, spread across 55,000 s/f. The elevated private park, which measures 27,000 s/f and is a full city block, sits atop 11 Hoyt’s base. Hollander Design envisioned it to be an oasis in the middle of the city, with thoughtfully designed spaces ideal for a wide array of activities including exercise and play, as well as zones for relaxation and contemplation. The park includes lush landscapes comprised of towering shade trees, native flowers, and tranquil lawns. Residents can enjoy an al fresco barbeque, meditative yoga on the fitness deck, take their pet to the private dog park and dog spa, or take a dip in the outdoor spa pool.

The park is adjacent to the building’s indoor amenities area, called the Park Club, which measures 13,000 s/f and is located on the building’s 3rd floor. The Park Club includes a state-of-the-art fitness and aquatic center designed and curated by The Wright Fit that features a 75-foot saltwater pool, squash court, men’s and women’s locker facilities, steam showers, sauna, massage, and relaxation rooms and a yoga/group fitness studio. Additional amenities include a game room, maker’s studio, children’s playroom, salon lounge, catering pantry, a coworking lounge featuring coffee service, and AV-connected private meeting rooms. The Sky Club, located on the 32nd floor, features panoramic

city views and offers private dining and entertainment spaces, along with a music studio, catering kitchen, library, cinema and performance space, virtual golf/gaming room, card room, and study nooks.

Boyd's interiors for both The Park Club and The Sky Club, balance vibrant patterns, colors, and textures with sophisticated, comfortable furniture to make the shared spaces feel like an extension of the home. The firm designed the interiors to strike a balance between form and function, tradition and modernity. Throughout the 11 Hoyt amenities, traditional elements are combined with modern shapes and forms, as well as tactile materials, to provide a characterful and balanced design. The lounge and cinema feature natural marble and wood for the floors and millwork, as well as luxurious deep velvet furnishing. The green salon lounge showcases a statement toile wallcovering and the games room's classic wooden paneled millwork is offset by contemporary crittal openings. Vertical components and columns feature real texture and varying levels of sheen so that they are three-dimensional and allow for light and shadow play.

Additional amenities include a 24-hour doorman and concierge, package delivery room, dry-cleaning valet, refrigerated delivery storage, bicycle, and stroller storage. Private storage lockers and attended on-site parking are available for purchase. A private driveway with porte-cochere and motor court greets residents as they walk past lush plantings and statuesque trees rising through a large sun-filled oculus. They enter a grand three-story lobby, which boasts 29-foot-high ceilings, before heading to one of the homes. 11 Hoyt also features an additional 40,000 s/f of retail space at the base of the building.

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