



## **TF Cornerstone opens its second and largest ground-up residential project In Brooklyn: 595 Dean St. in Prospect Heights**

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Brooklyn, NY According to developer TF Cornerstone (TFC) 595 Dean St. a mixed-use, two-tower development designed by Handel Architects has opened. Located in the Prospect Heights



neighborhood, within the master planned Pacific Park development just minutes away from the Grand Army Plaza epicenter in Brooklyn, 595 Dean St. offers 798 studio, one-bedroom and two-bedroom rentals with 30% - or 240 apartments - at 130 Area Median Income (AMI), available through the lottery program on Housing Connect.

“Like all of our projects, 595 Dean Street was developed with a focus on enlivening and catering to the local community. As our Brooklyn portfolio expands, we’re excited to bring much-needed, exquisitely designed, constructed, and managed housing to Prospect Heights, and look forward to welcoming new residents to our largest ground-up residential project in Brooklyn,” said Zoe Elghanayan, principal and senior vice president at TF Cornerstone.

Outdoors, TFC is bringing to life a 60,000 s/f public plaza and 28,750 s/f of resident exclusive outdoor amenity spaces designed by renowned landscape architecture firm MNLA, the designer behind iconic New York projects including Governors Island Park and Public Space and Little Island. The public outdoor green spaces include a picnic grove, shaded woodland gardens, a fountain, and an exquisitely landscaped central lawn surrounded by walkways. Beside the East Tower, wood-cladded steps will offer seating and a series of water jets will spray from the ground so locals can cool off during the warmer months. Beside the West Tower, there is a colorful playground and a dog run. Between the two towers, the public and 595 Dean St. residents can enjoy a grassy field surrounded by a variety of colorful, native plantings and benches. As a homage to the Ward Baking Company Building, which occupied the site starting in 1911, a monument is sited near the former storefront, featuring artifacts from the original industrial baking plant.

“This project far exceeds public amenity offerings in typical contemporary multi-family housing and goes above and beyond by providing a large public park. The park is easily accessible from the street and leads visitors to a variety of spaces with facilities for all ages all within a lushly planted and performative landscape that contributes to biodiversity and stormwater management. We are proud to have been part of this project and commend TFC for their commitment to a quality public realm,” said Signe Nielsen, founding principal, MNLA.

595 Dean St. is also responsible for an additional 469 vehicle parking garage spots to the neighborhood, 3,412 s/f of ground-floor retail space - of which, 1,522 s/f is leased to Simo Pizza and the remaining 1,890 s/f to Chinese eatery, Ni Hao. This is TF Cornerstone’s second and largest ground-up residential development in Brooklyn following the 2017 opening of 33 Bond St., a 714-unit rental building in Downtown Brooklyn.

In addition to being situated among a myriad of public facing amenities, residents of 595 Dean St. will also have the exclusive pleasure of enjoying the amenities within the building and all the programming and perks along with it. Residents of 595 Dean St. have access to a rooftop swimming pool, sundeck, BBQ grills, lounges for play and TFC’s Homework coworking lounges for study, as well as private conference rooms, a screening room, an arcade style game room, a children’s playroom, a cardio fitness room, a dog grooming space with third party concierge services offered by Throw Me A Bone, and a brand new Chelsea Piers Fitness and Chelsea Piers Field House. Residents of 595 Dean St. will also have their own entrance to Chelsea Piers Fitness through the

East Tower lobby lounge as well as a 50% membership discount to Chelsea Piers Fitness for all 595 Dean St. lease holders.

With interior common areas designed by Handel Architects to leave a lasting impression, the apartment interiors are also designed to impress. All 798 studio, one- and two-bedroom apartments are designed with efficiency and flexibility in mind. Stainless steel appliances and high-end finishes are further enhanced and complemented by some of the more notable features in select units such as in-unit washers & dryers, windowed kitchens, extraordinary natural light and forever unobstructed southern views.

“595 Dean will be incredible. The building prioritizes the pedestrian and the street experience and has a big park just outside your front door. The interiors draw inspiration from the park through a gallery filled with natural light, plants and amenities under a wood trellis ceiling. We were happy to work on this one with our friends at TFC, and are proud of what we’ve created together,” said Frank Fusaro AIA, Partner at Handel Architects.

The building’s elevated interior design is also evident within its common spaces - the product of multiple collaborations with Brooklyn-based designers, showcasing TFC’s commitment to the city and neighborhood.

For a studio and one-bedroom model unit, TFC partnered with fast-growing design and project management firm Brownstone Boys, best known for working with clients such as actor and comedian Wyatt Cenac and Brooklyn-based influencer Cynthina Andrews, as well as being featured numerous times on HGTV and The Magnolia Network. Specializing in the complete restoration and remodeling of historic Brooklyn brownstone properties, 595 Dean St. is the Brownstone Boys’ first foray in the multifamily rental space. Led by Barry Bordelon and Jordan Slocum, the Brownstone Boys bring their signature historical style and trendy new world charm to the project by recreating characteristics original to Brooklyn townhomes, to the clean, sleek space of a brand-new modern rental.

Numerous furnishings throughout the amenities were thoughtfully designed by contemporary mirror, furniture and product design studio, Bower Studios, located in Greenpoint. Brought on early during the design development phase of planning for 595 Dean St., Bower Studios left their mark through their numerous custom mirrors and furnishings found in the main lobby and through the gallery walkway. Bower Studios designed a custom take on 25 signature mirrors including a large marble and glass mirror in the lobby and an experiential configuration of mirrors lining the corridor connecting the two towers. Focused on mixed materials with a cohesive feel, Bower Studios also designed numerous accent and coffee tables as well as lounge seating to coincide with their signature custom mirror designs.

TFC also collaborated with long-time partner Mark Jupiter, a custom furniture design/build company in DUMBO, to handcraft signature pieces for the amenity lounge spaces at 595 Dean St.. Using reclaimed wood from trees originally grown in Brooklyn over 400 years ago, Jupiter paid tribute to the history of the neighborhood through curated pieces including conference, cafe and meeting

tables. TFC's seven-year relationship with Jupiter has spanned several projects including the iconic Carnegie Hall Tower in Midtown Manhattan, 95 Horatio in the West Village, 33 Bond St. in Downtown Brooklyn; his biggest collaboration being all of the tables in the amenities and lobby of The Max at 606 W 57th St.

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