

Domino Site B ULURP

C250276ZSK, M220462(E)LDK, M140132(c)ZSK, C250278ZSK

New York City Council Hearing
Subcommittee on Zoning and Franchises
October 16, 2025

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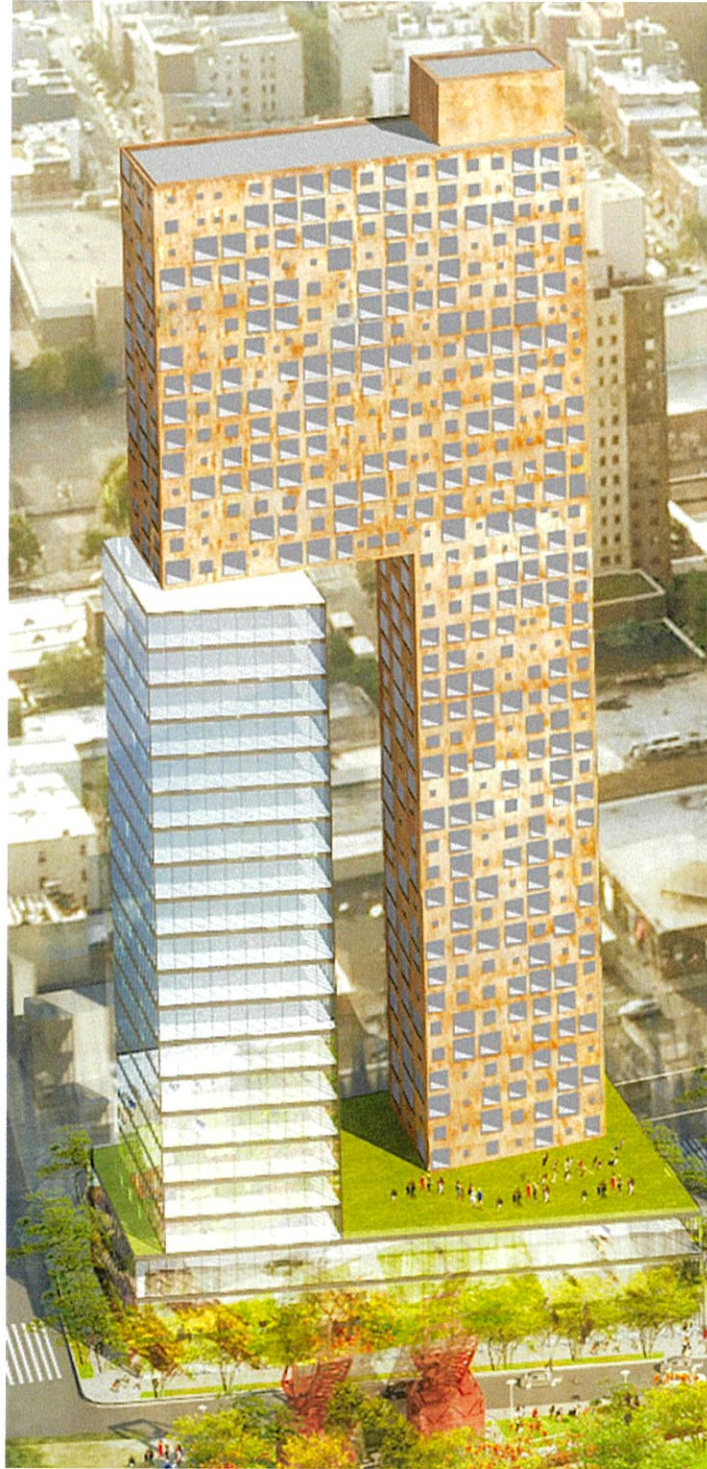






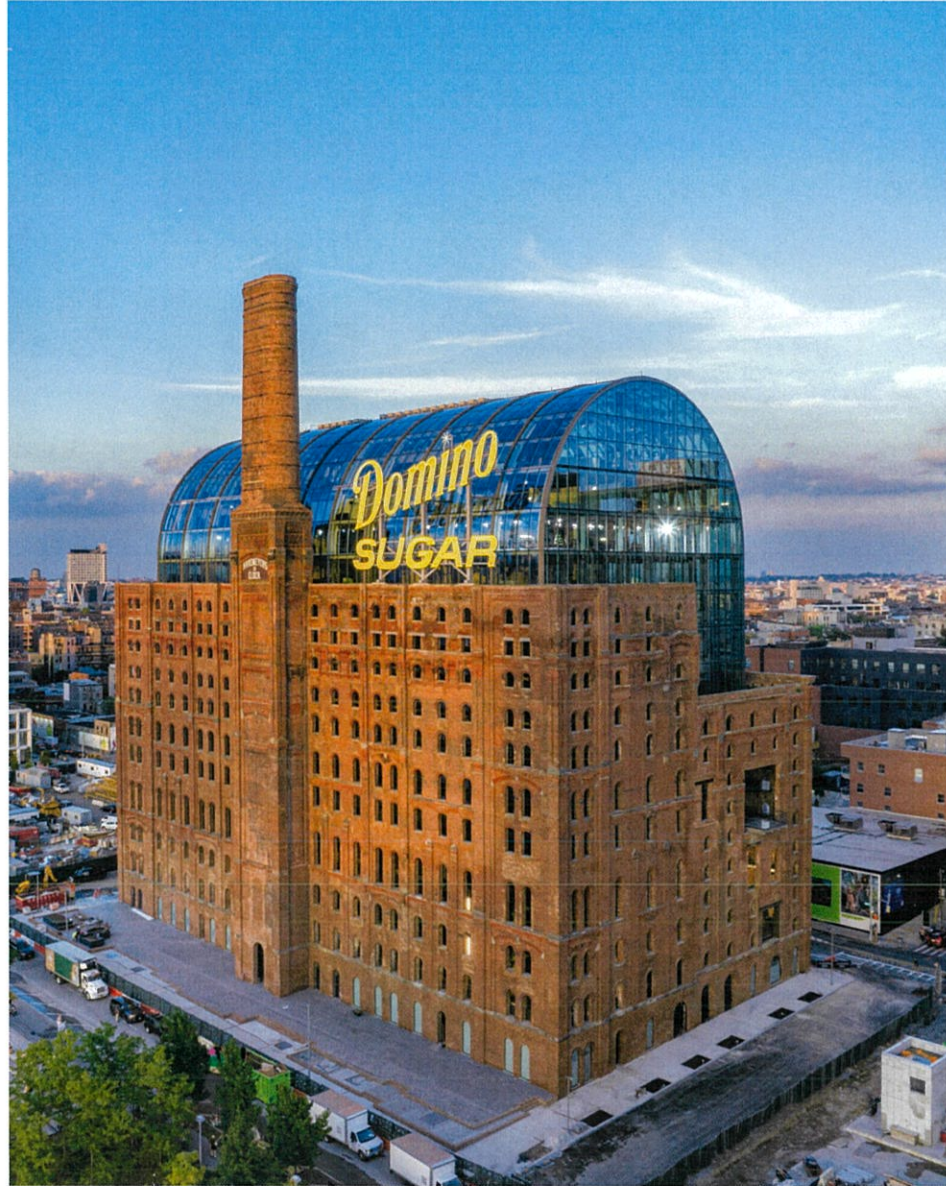


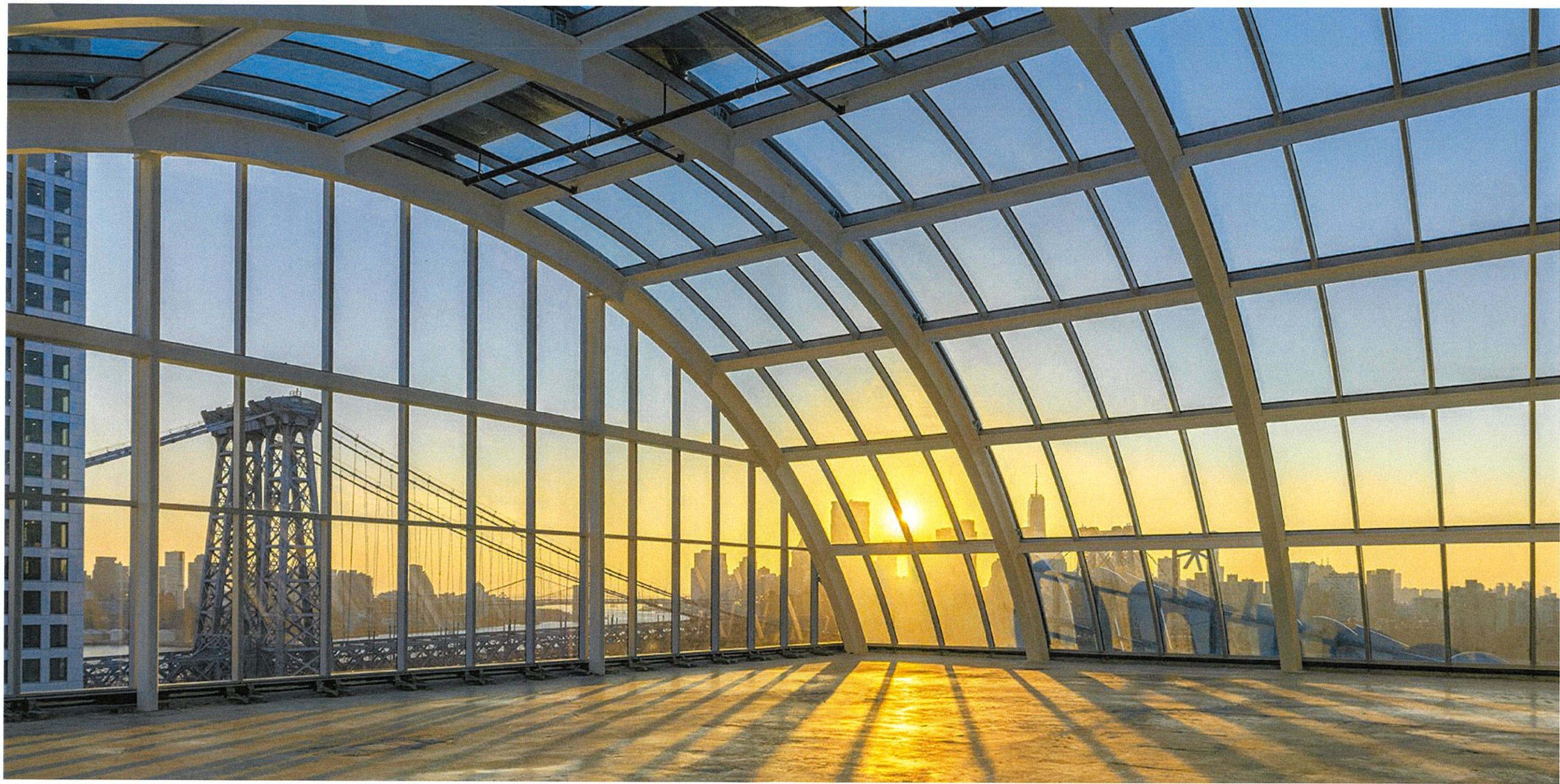




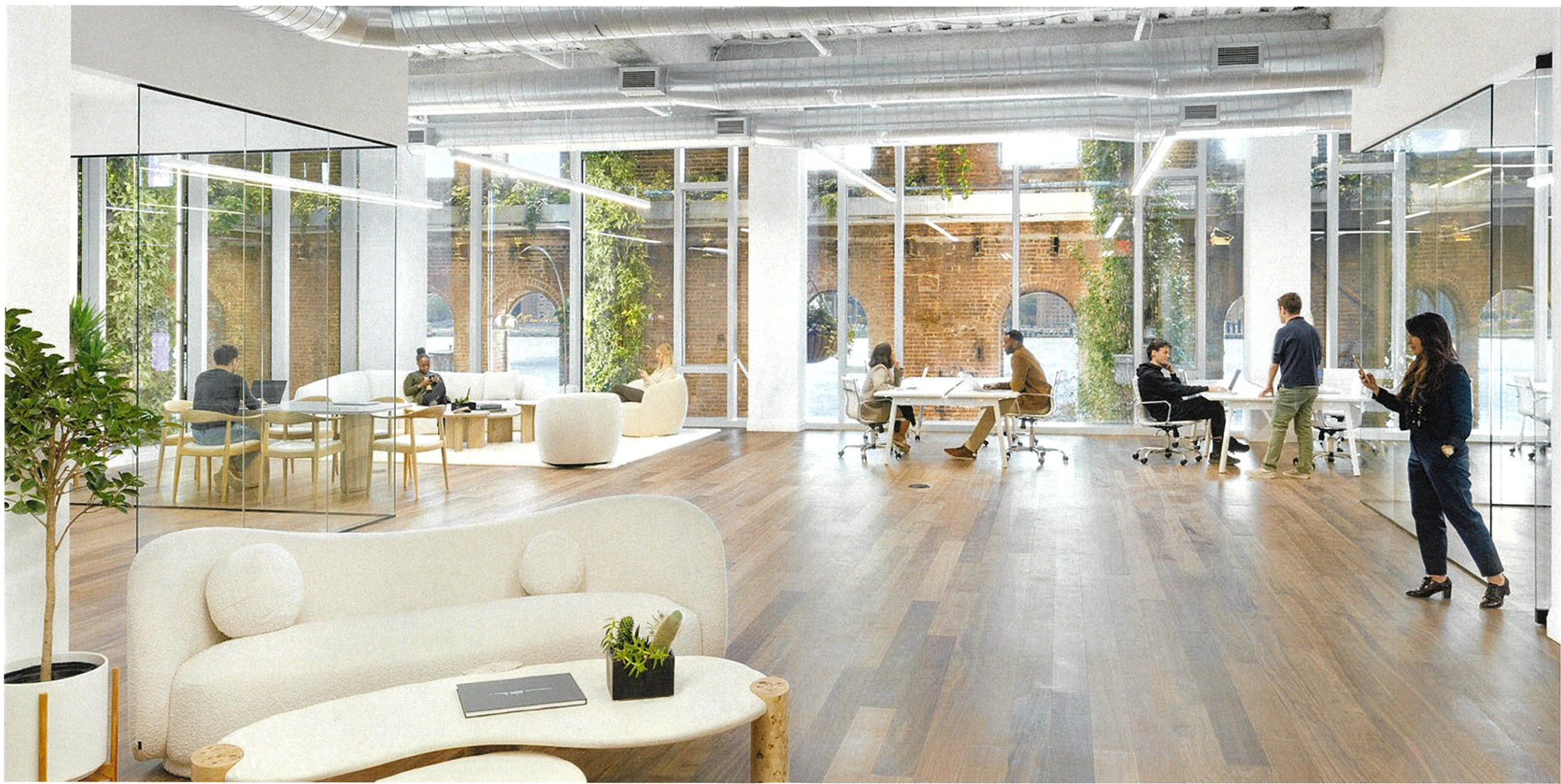




















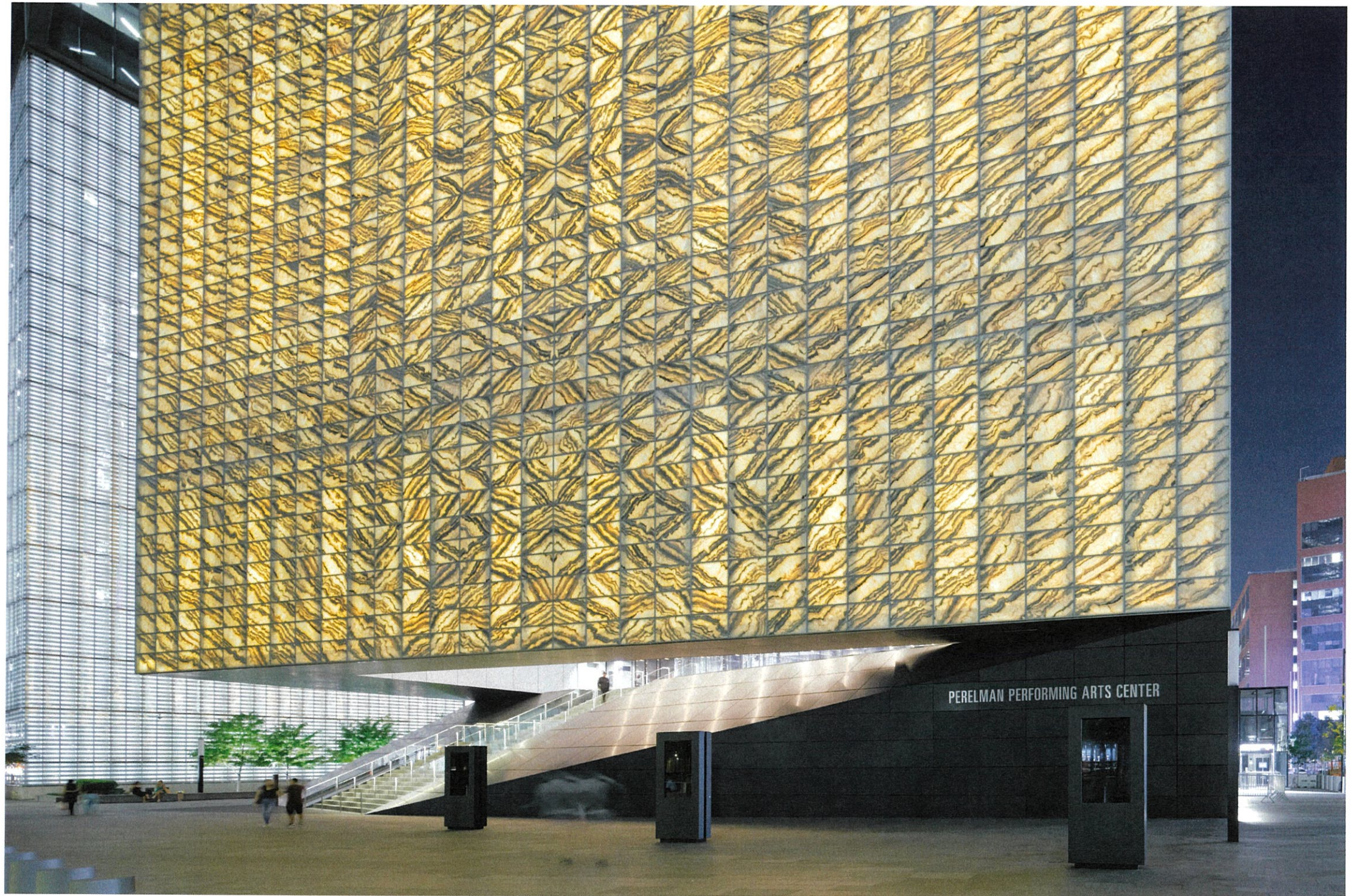


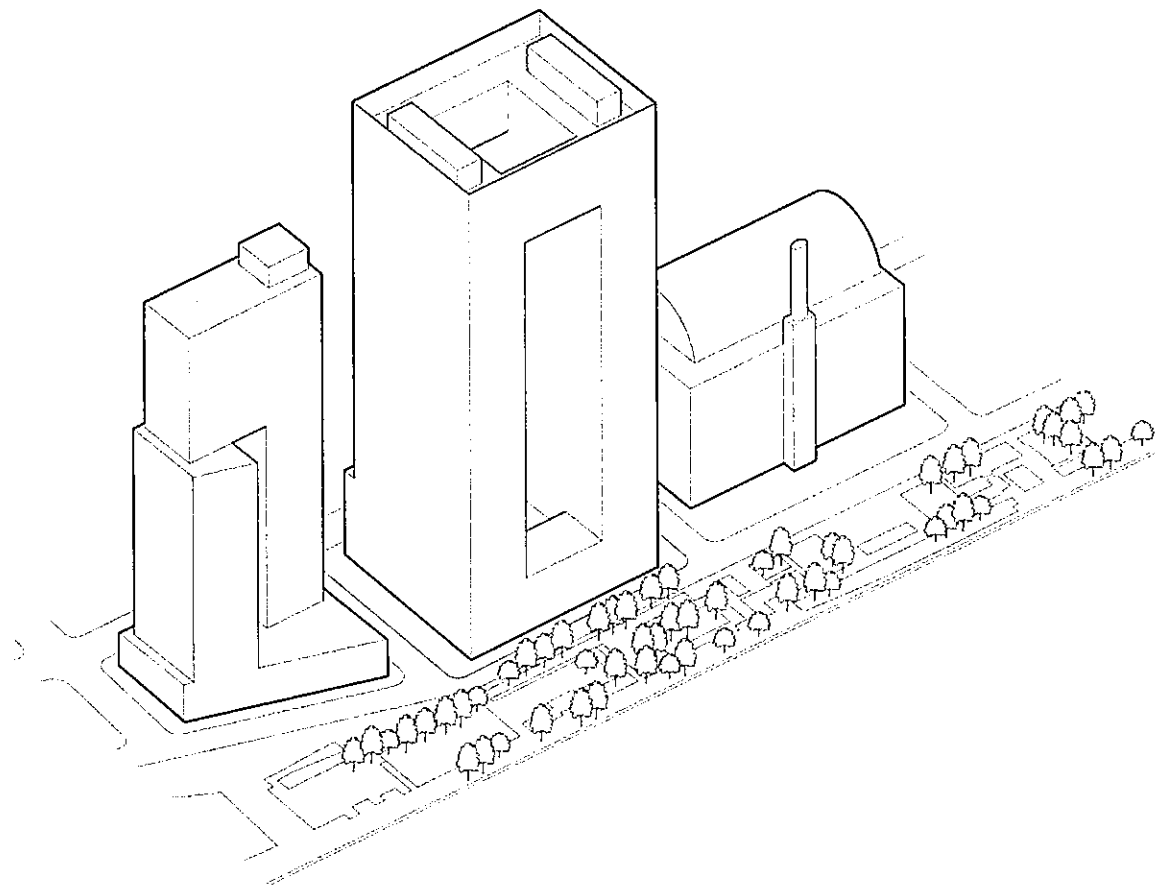


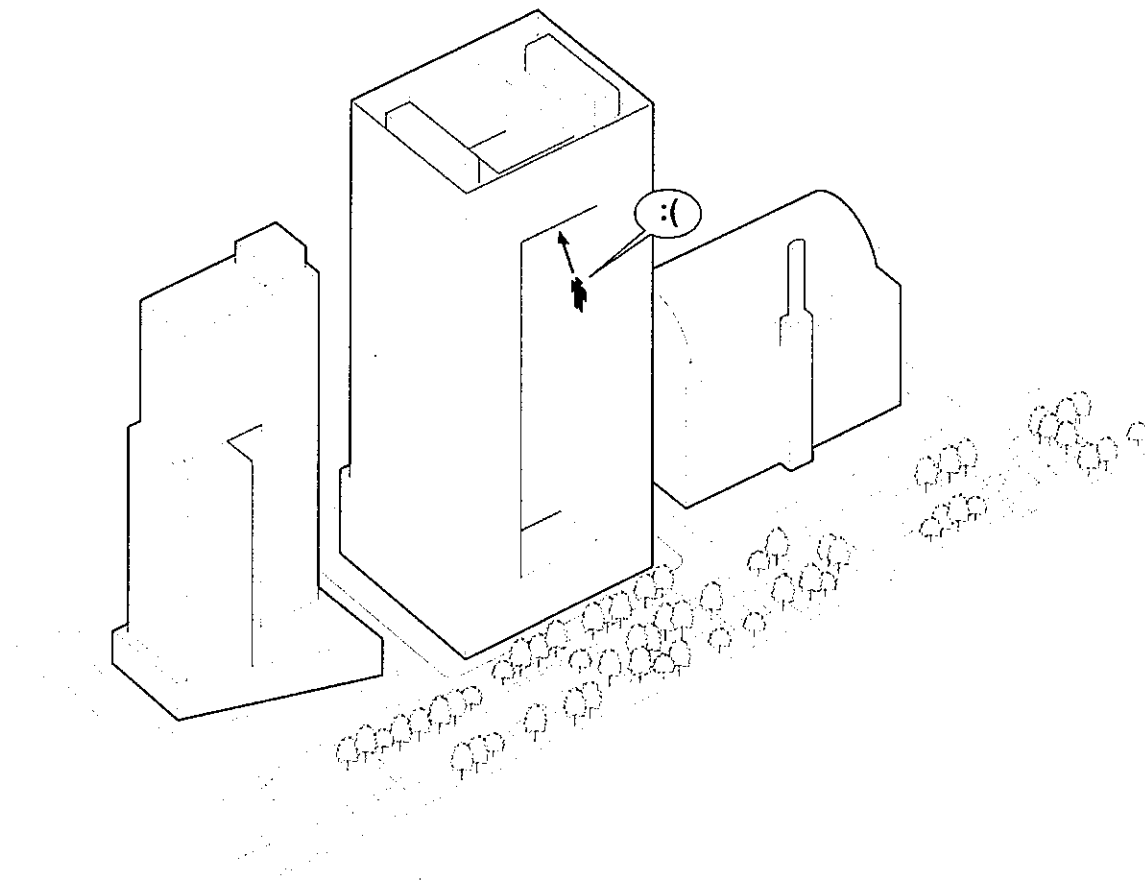


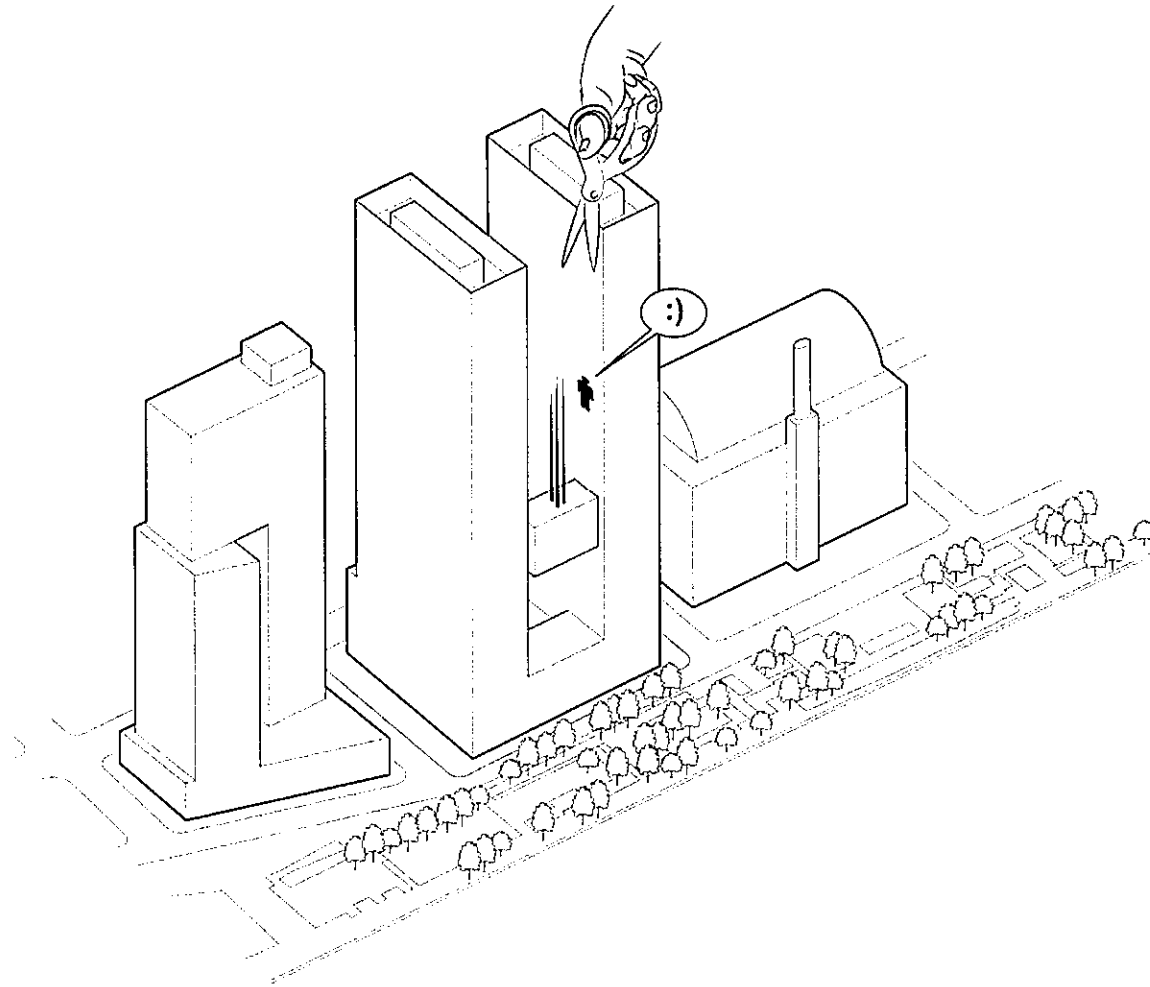
KEY OBJECTIVES OF ULURP

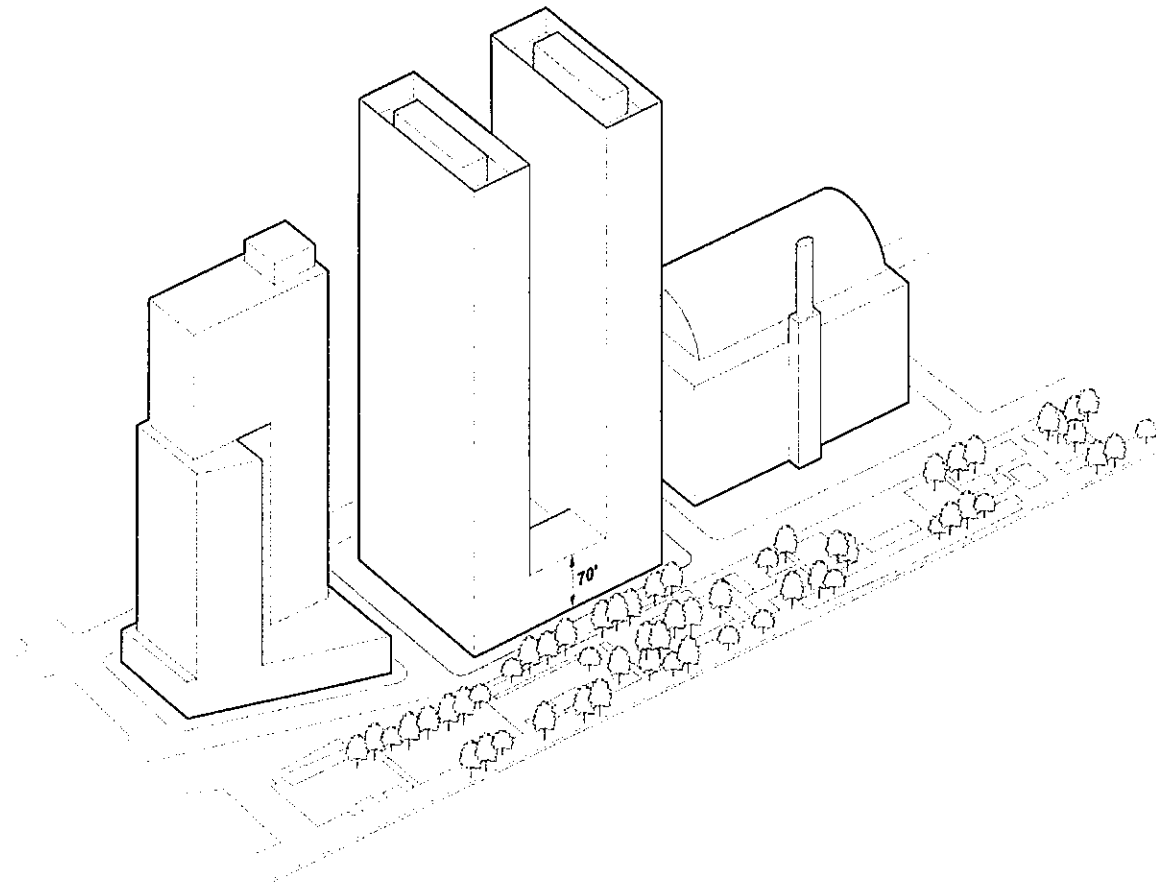
- Improve massing.
- Diversify and expand mixed income housing offering using City of Yes framework.
- Continue to provide iconic architecture.
- Improve building's interaction with the public realm.

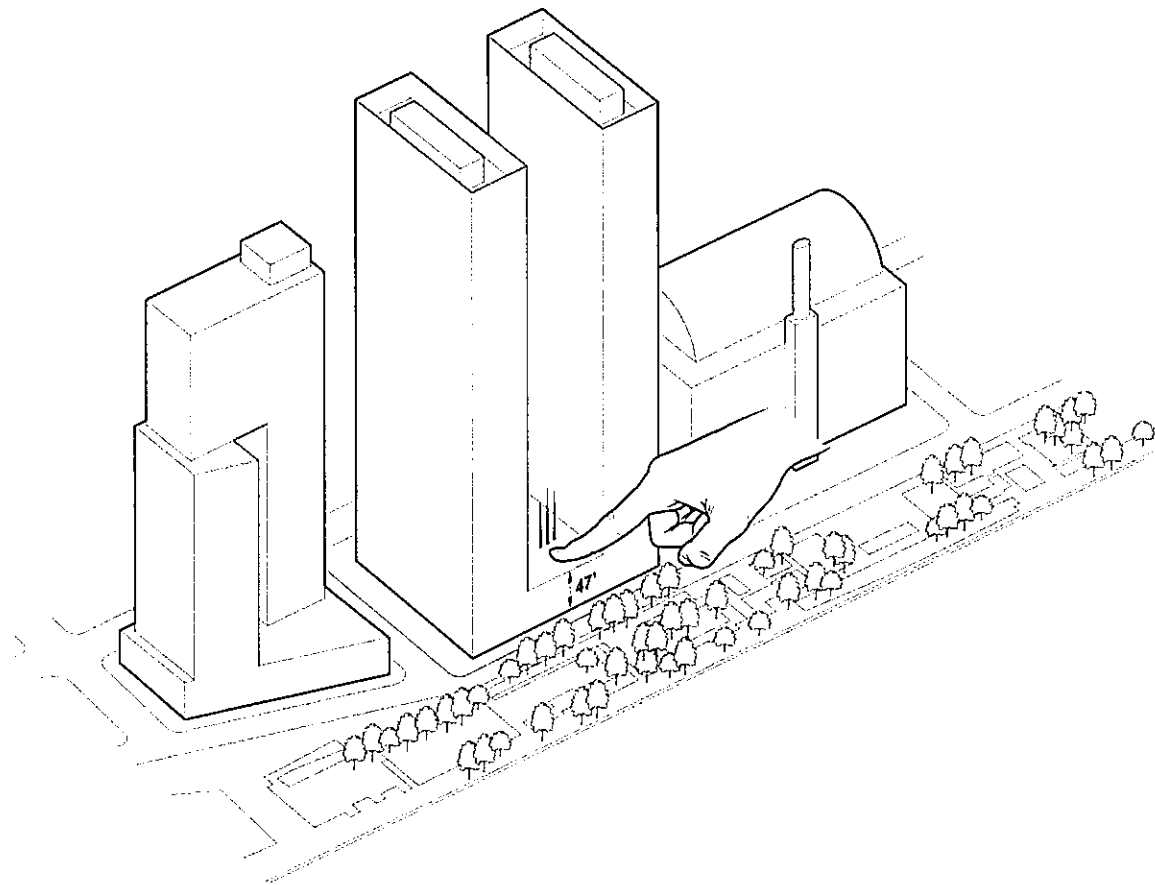


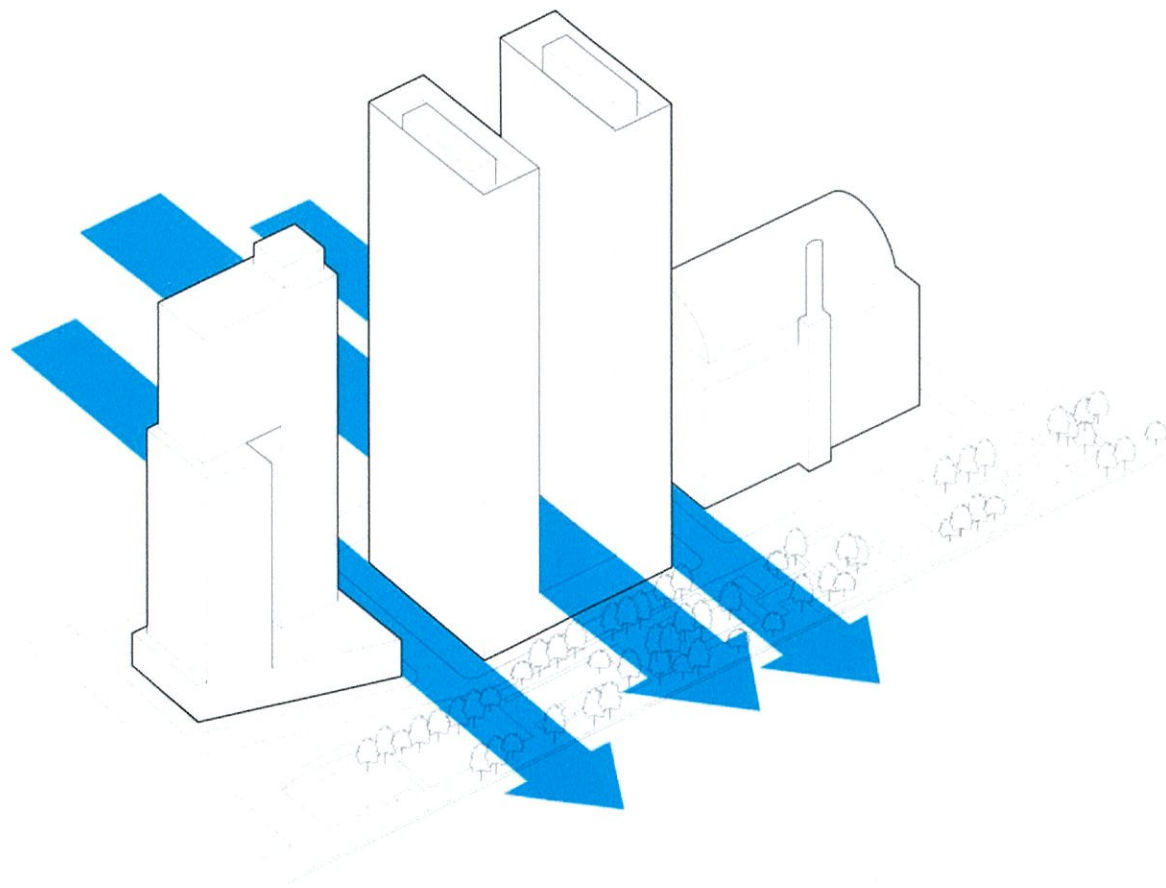


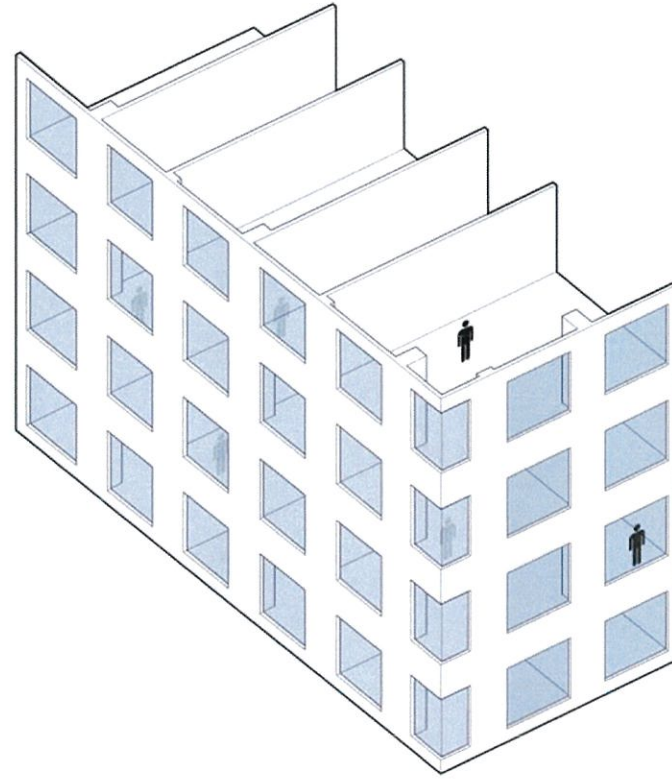


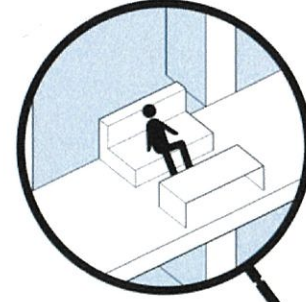
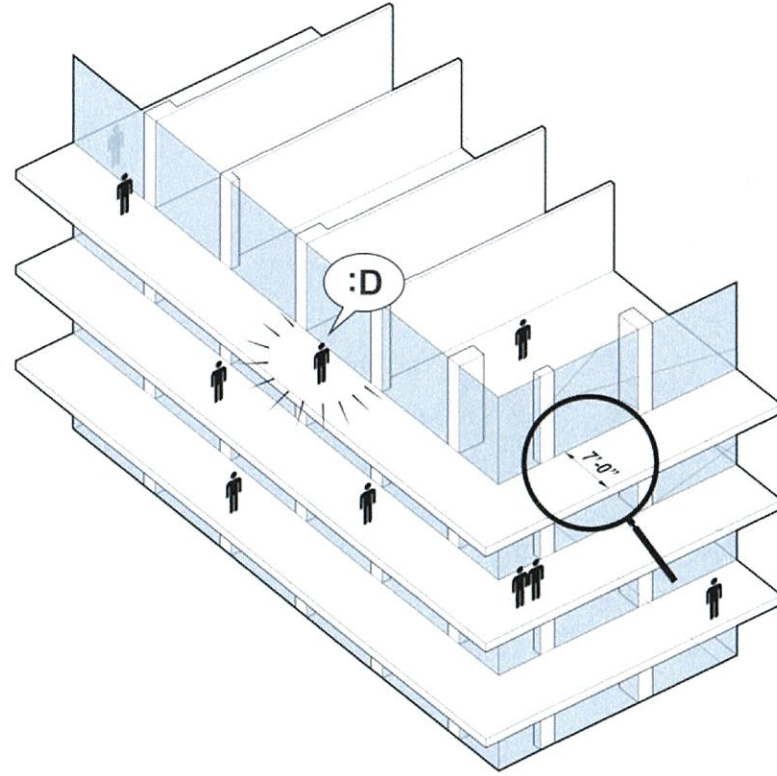


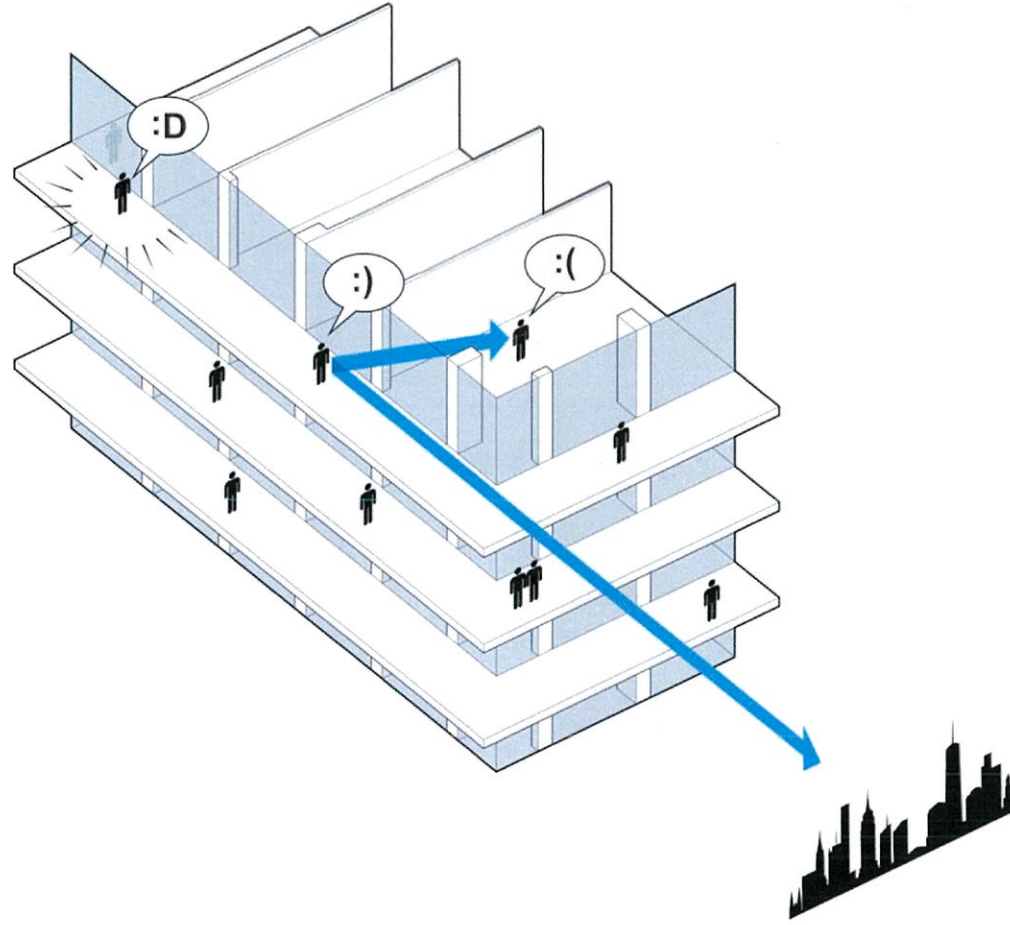


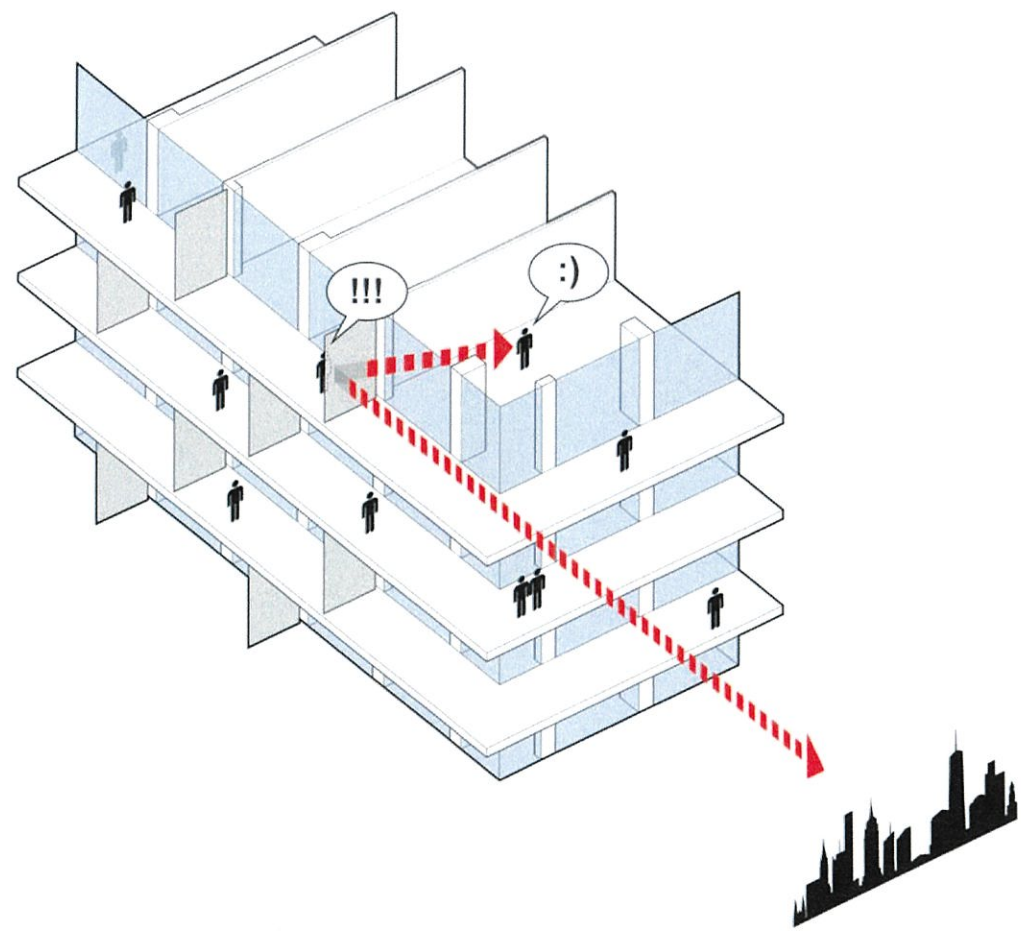


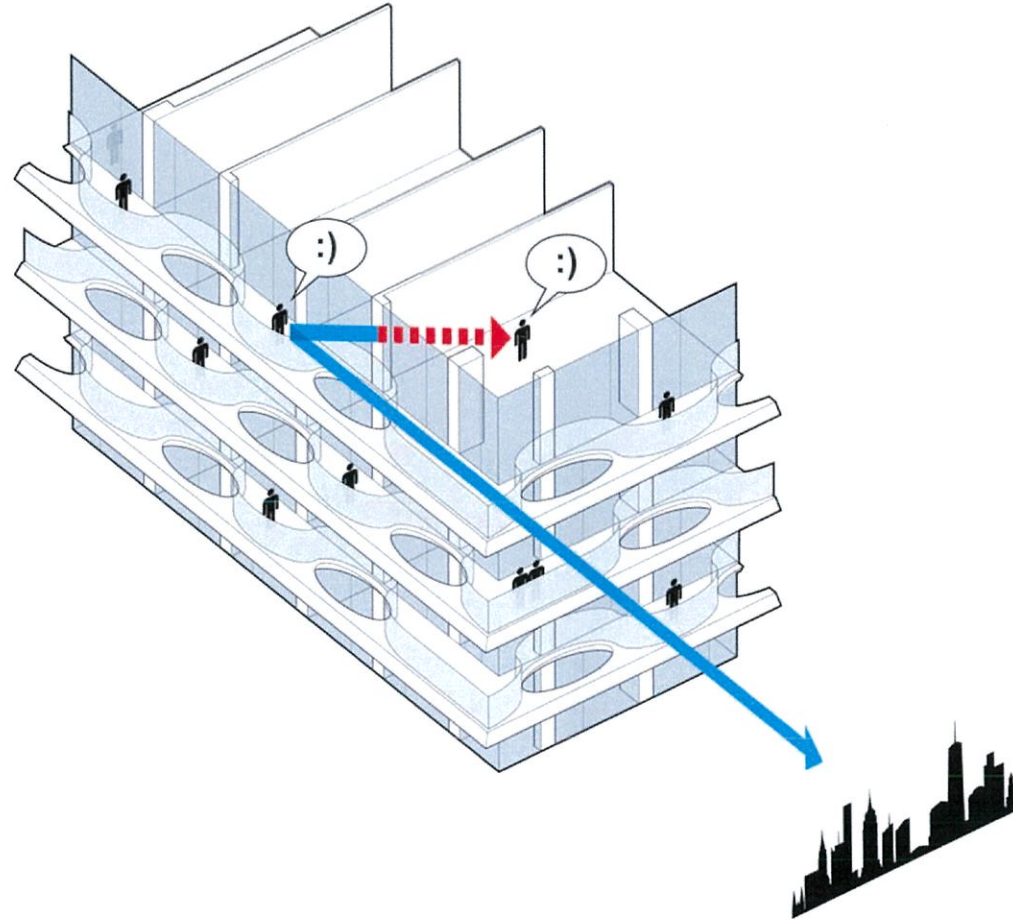


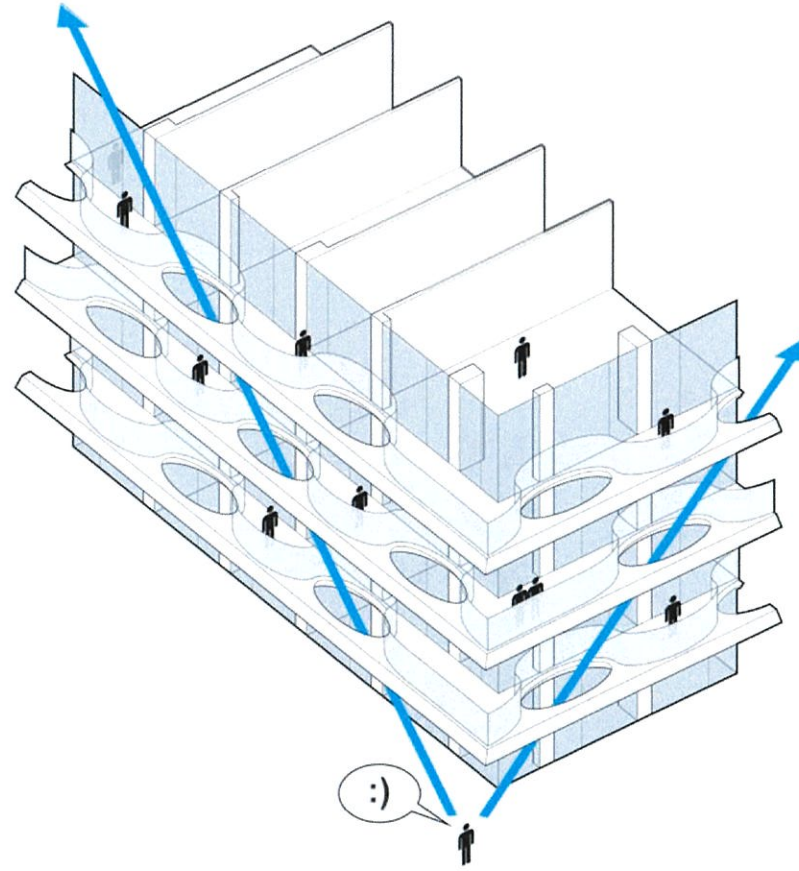


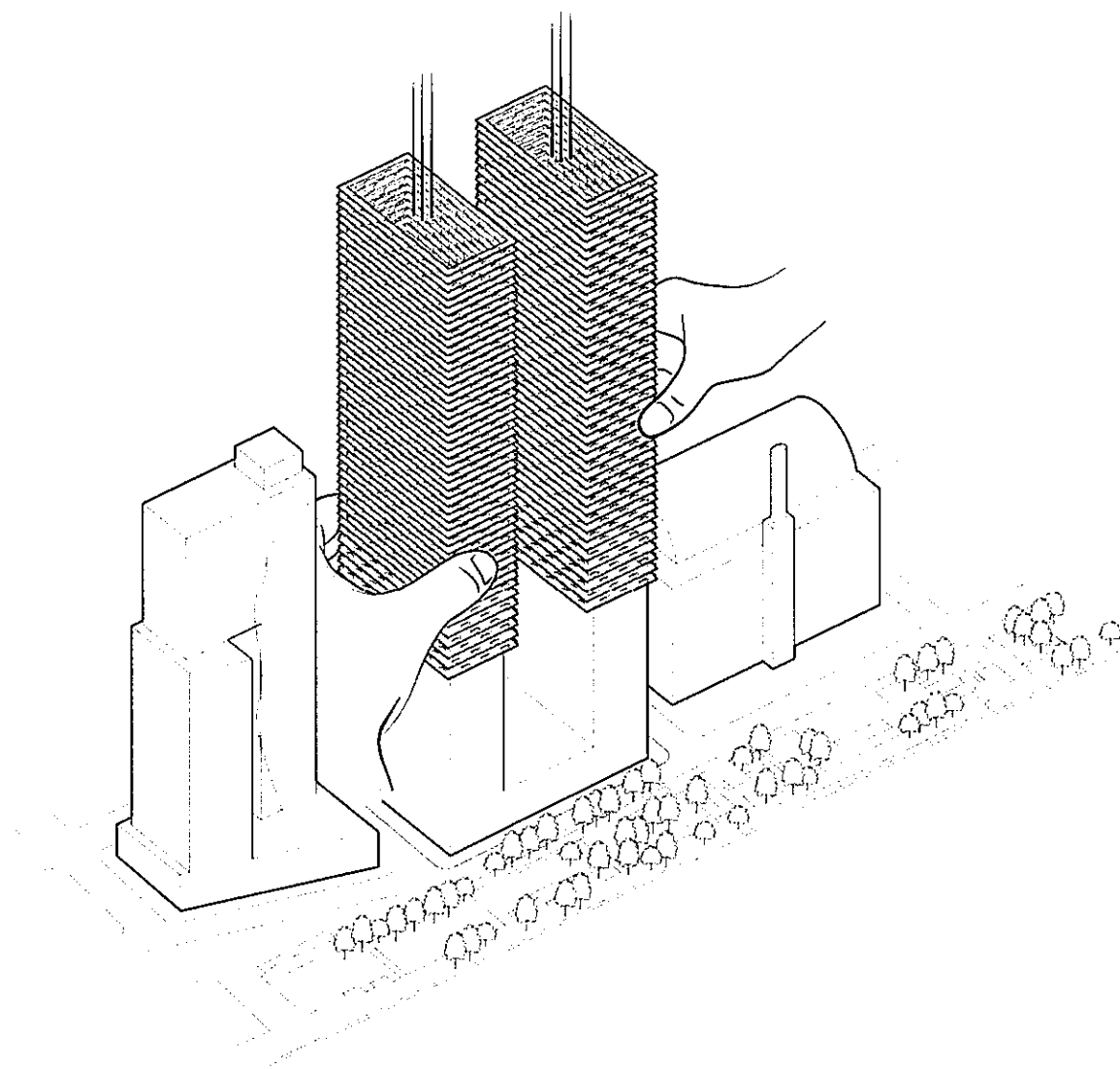


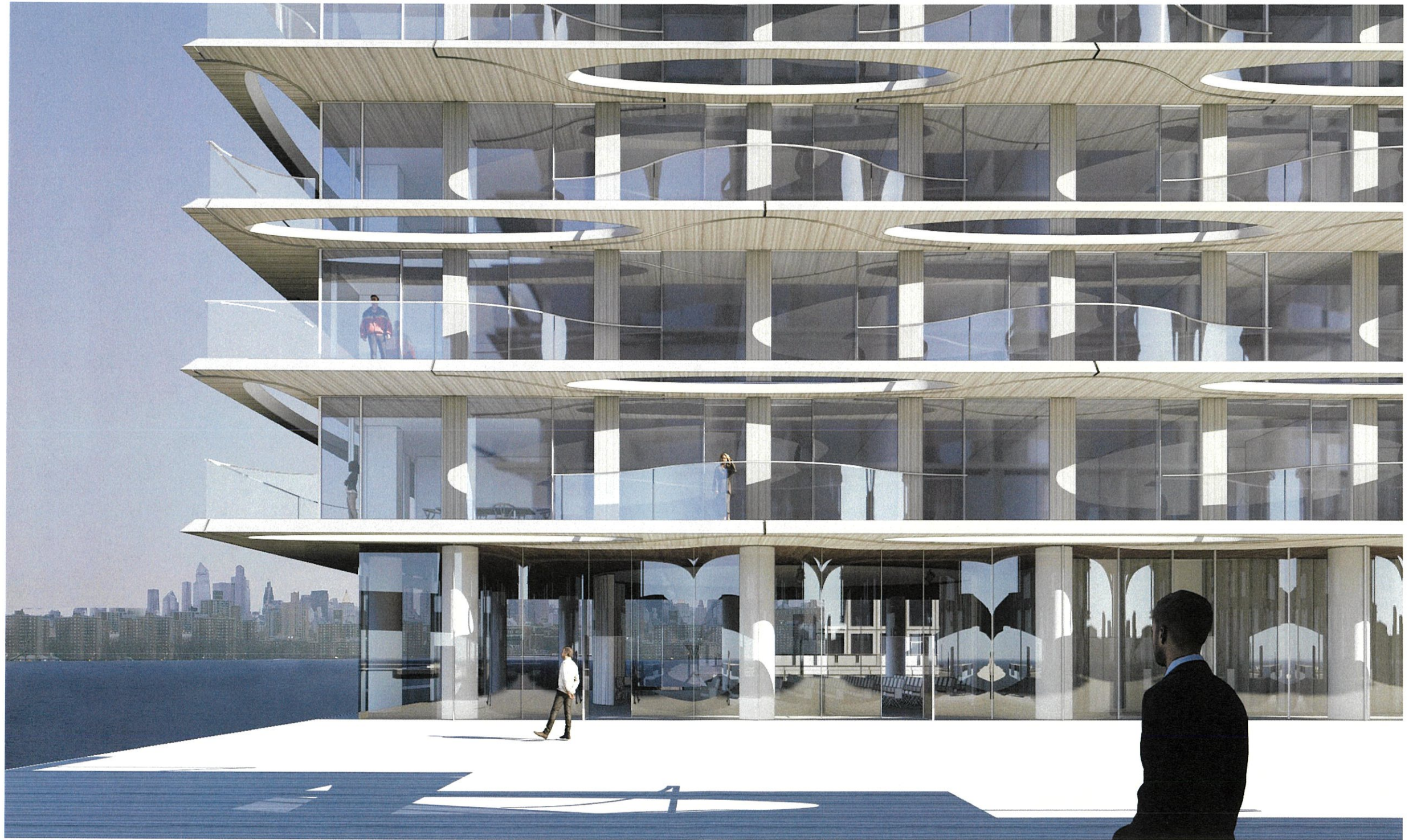








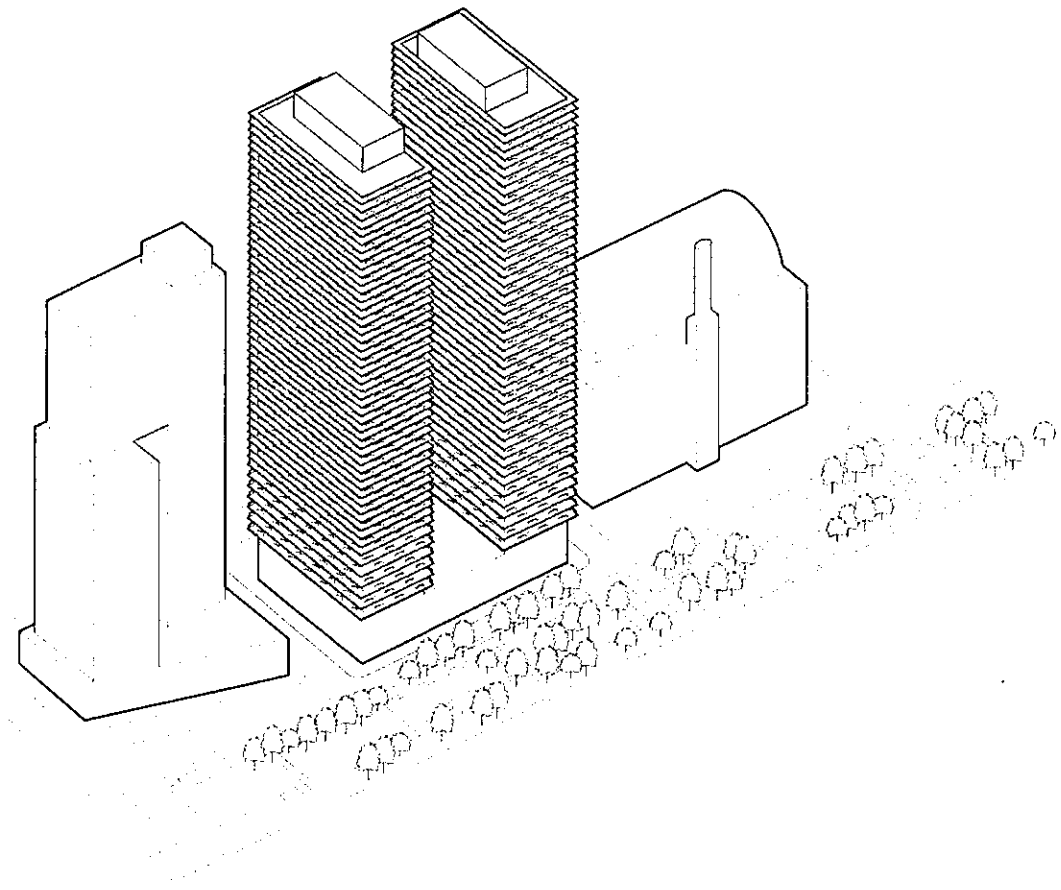


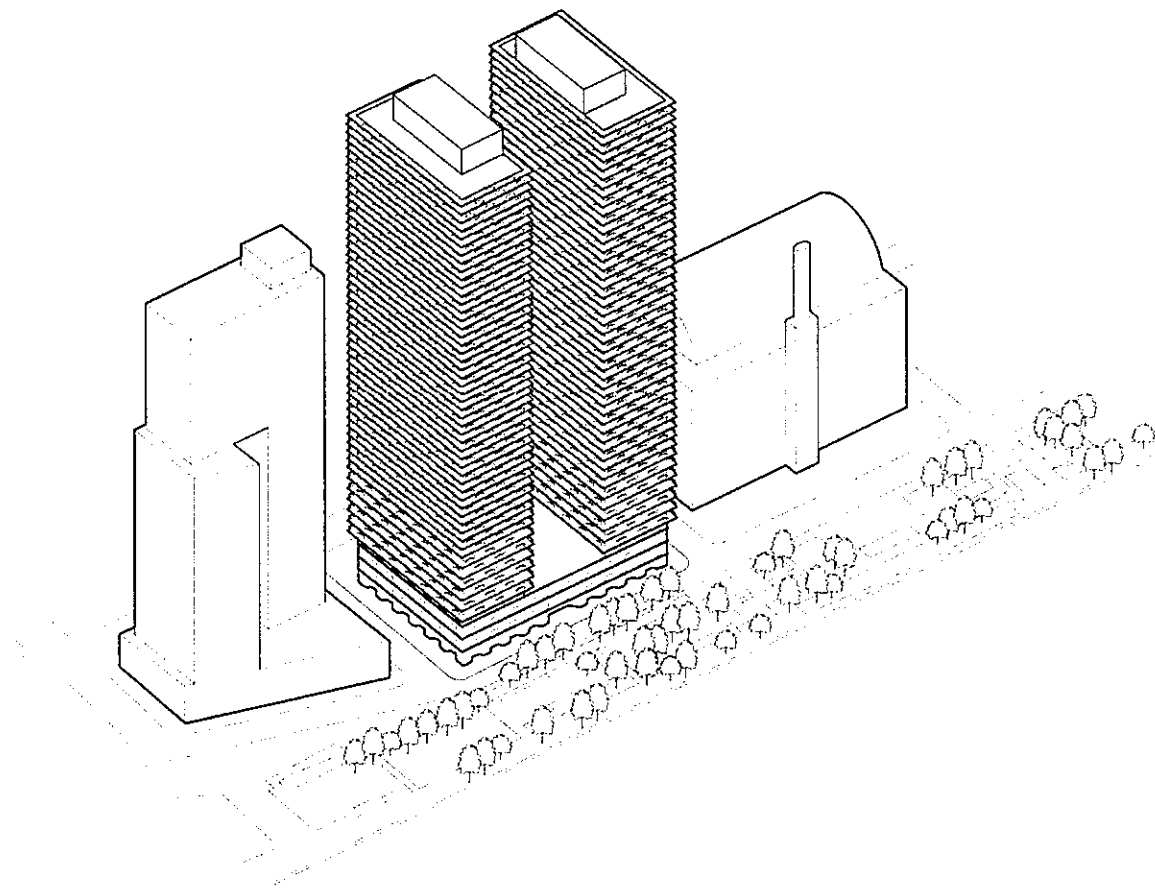






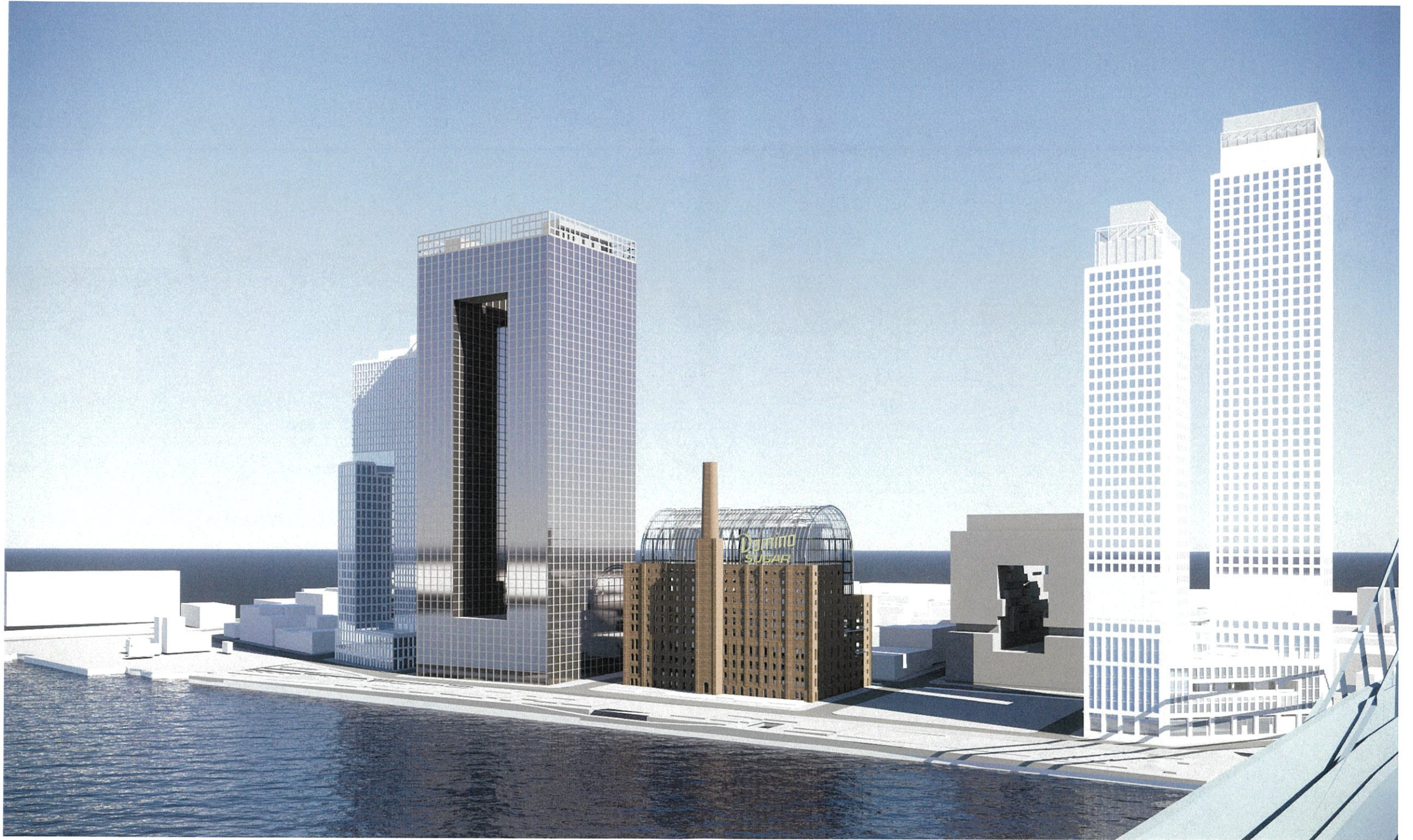


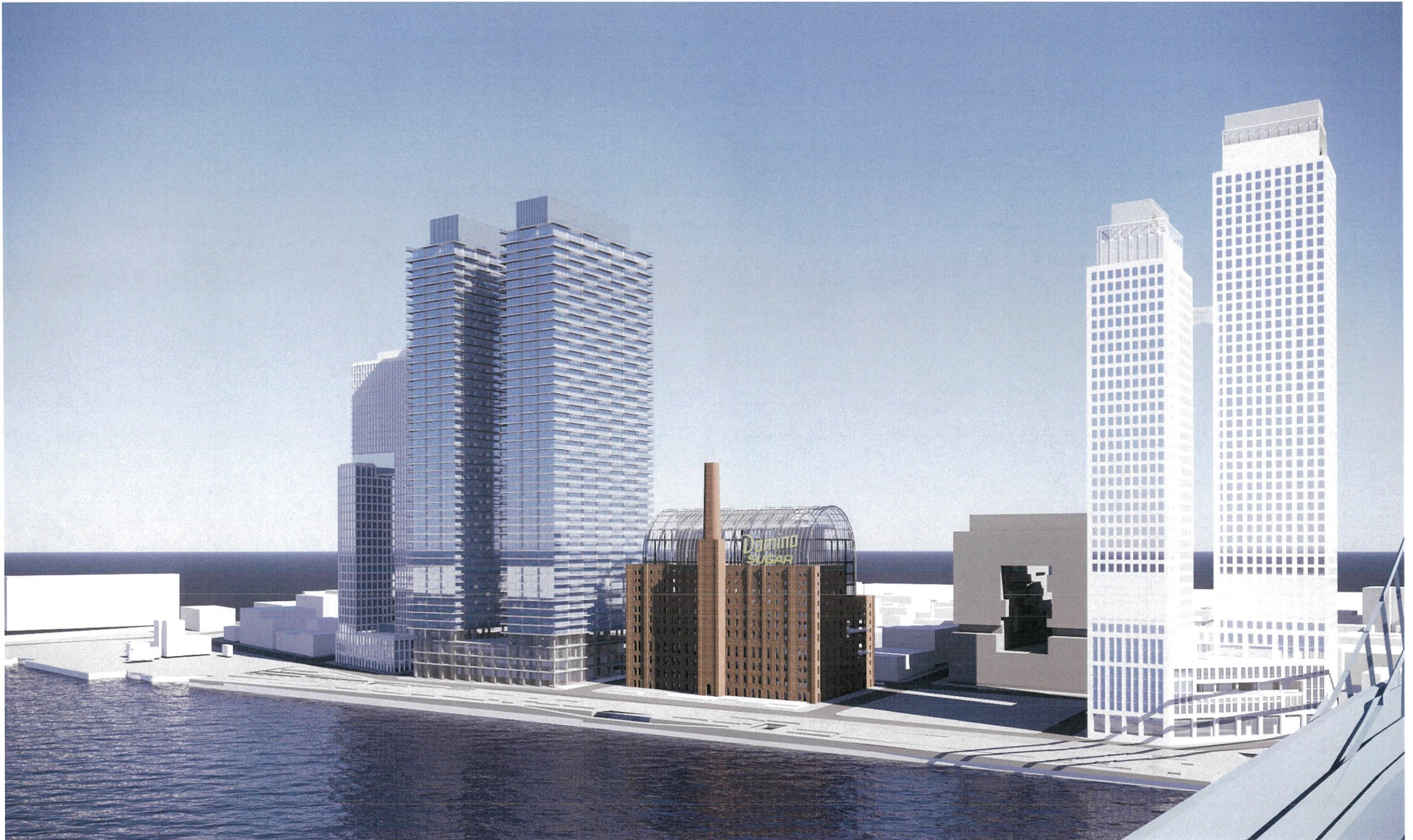


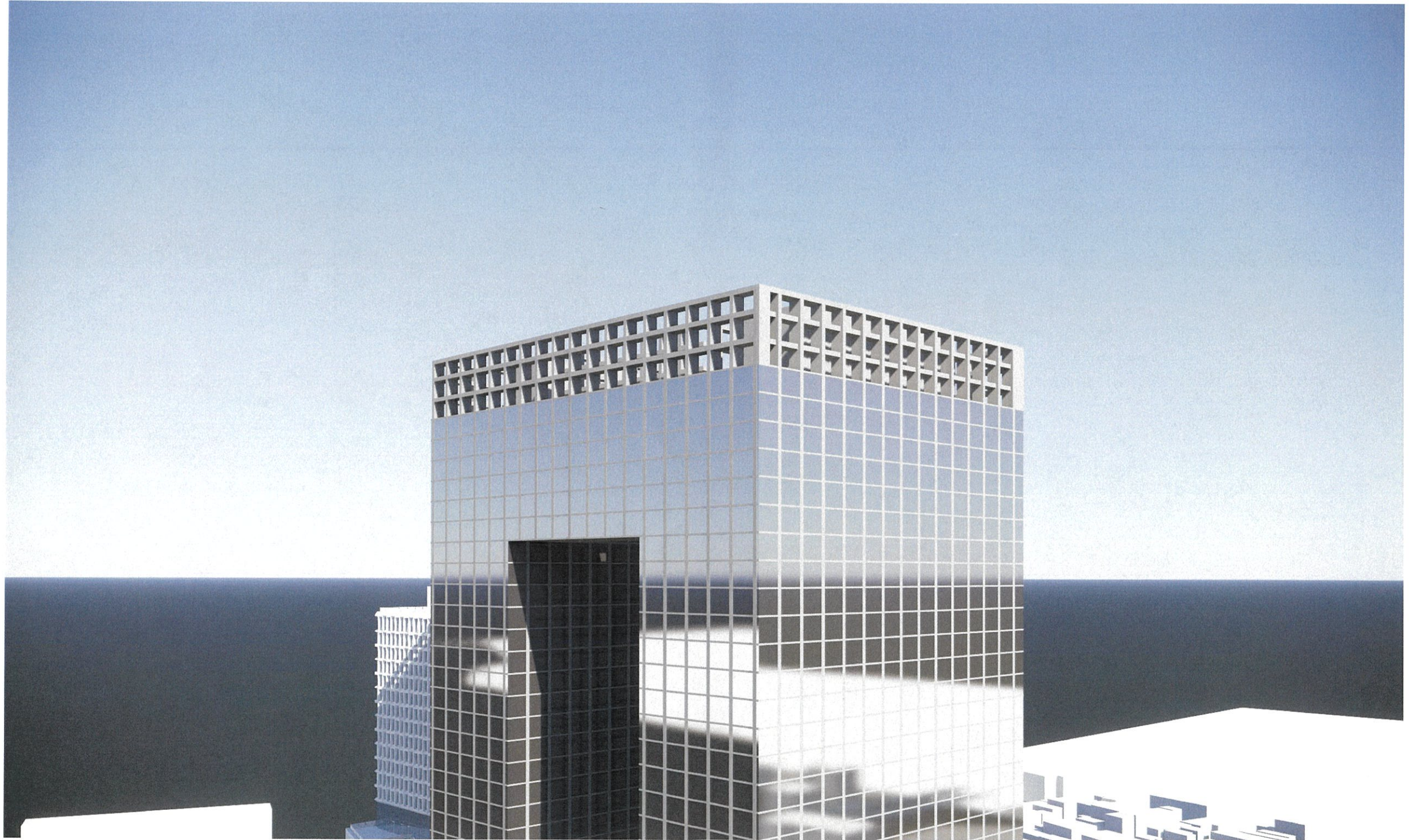












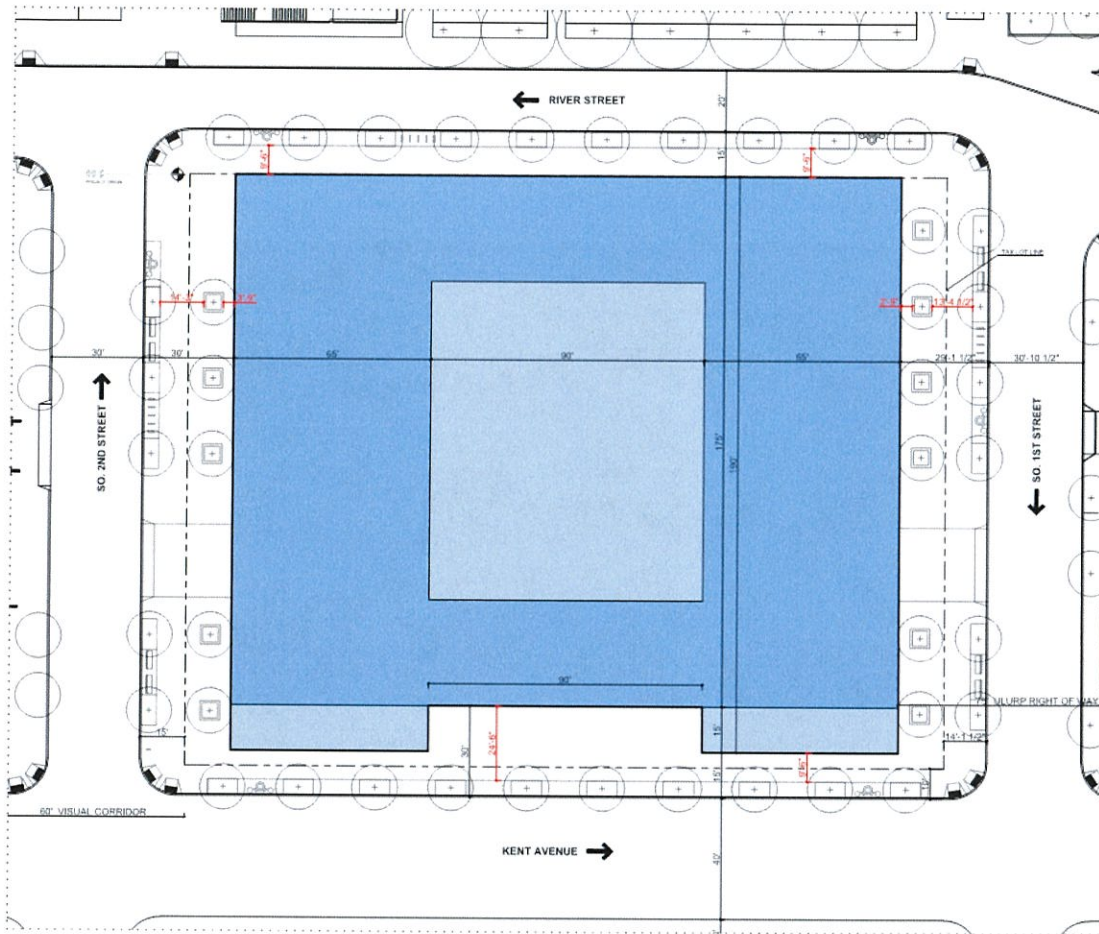








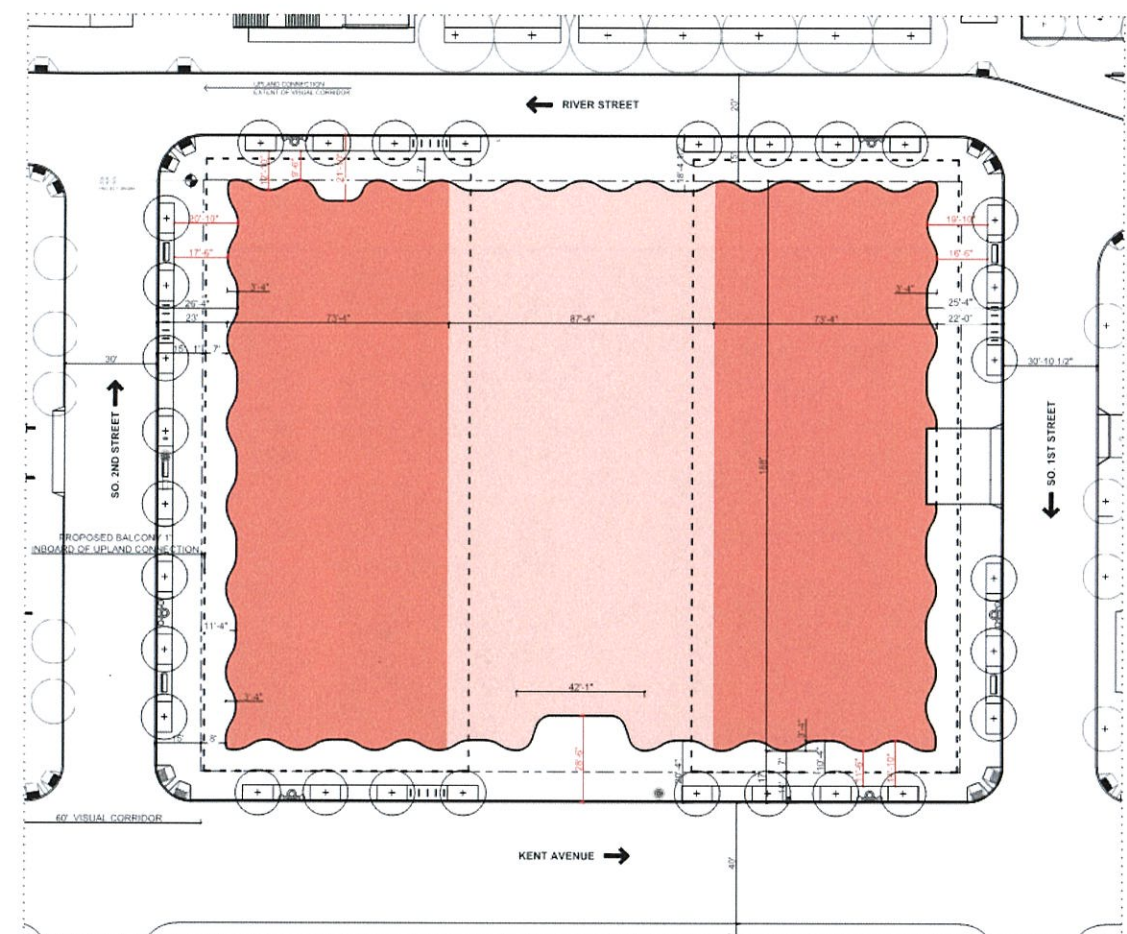
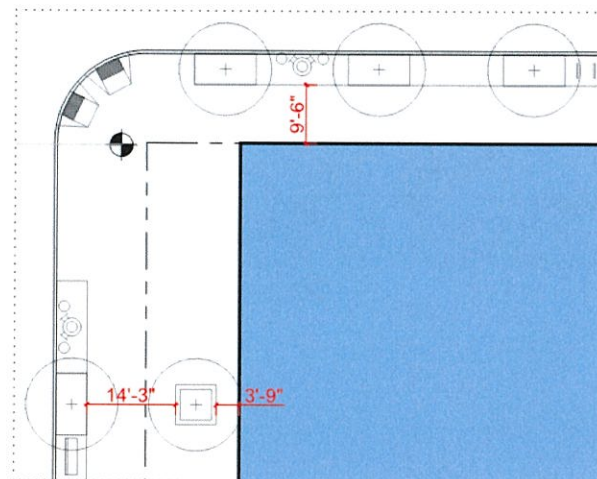




Clear width N: 13'-4 1/2" / 3'-9"

Clear width S: 14'-3" / 3'-9"

Clear width E/W: 9'-6"
24'-6" @ lobby entry

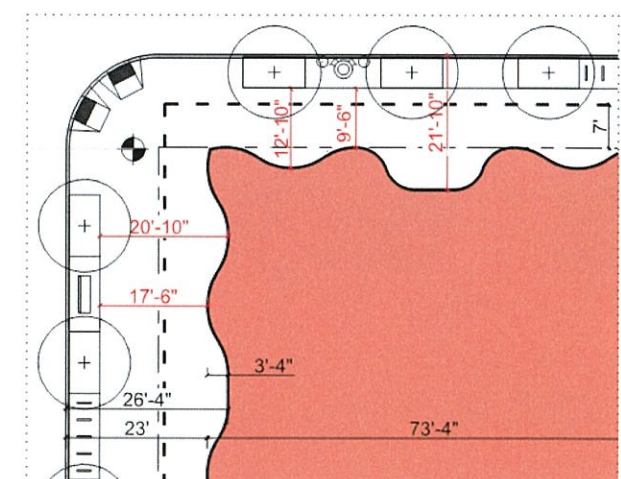


Clear width N: 16'-6" min.
19'-10" max.

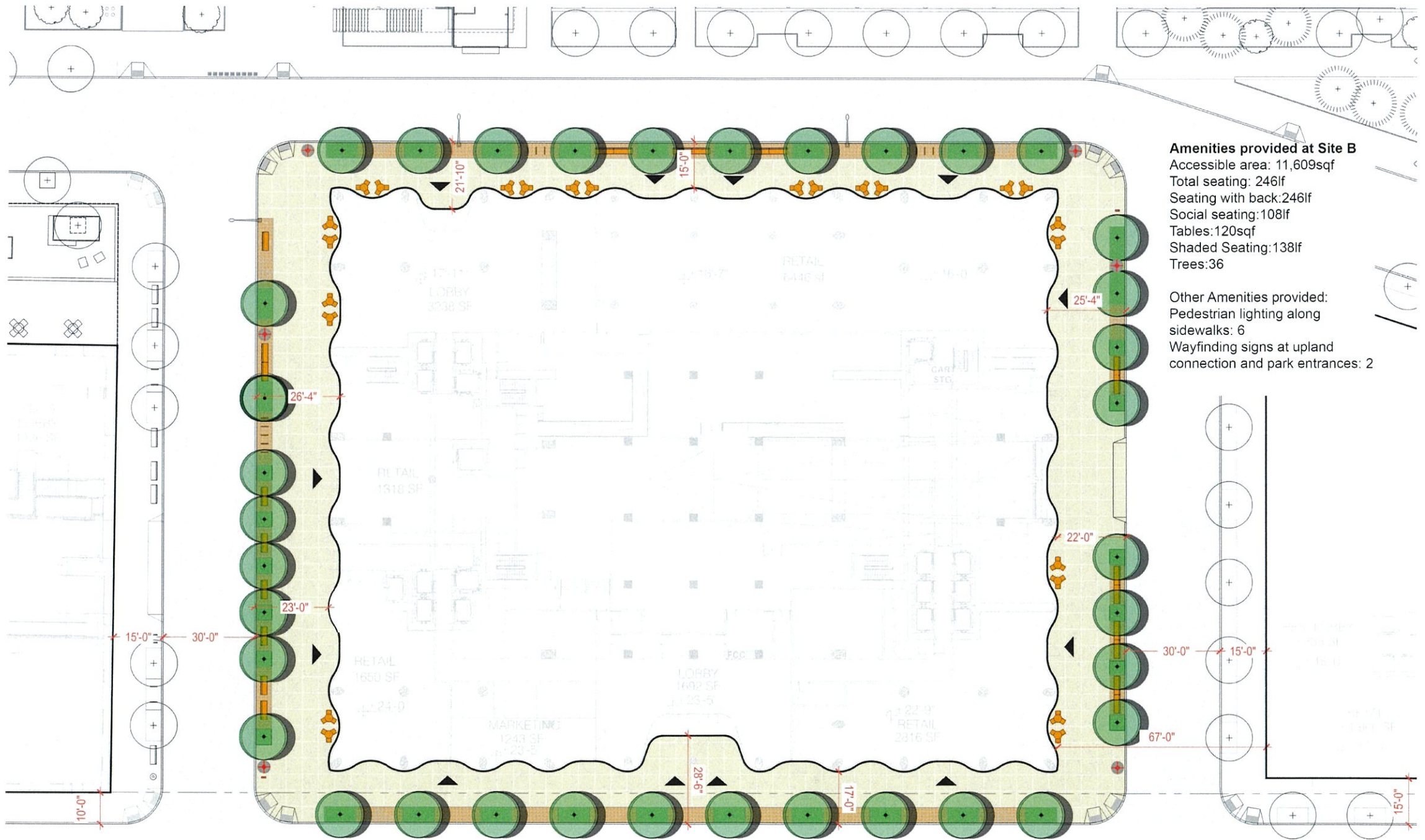
Clear width S: 17'-6" min.
20'-10" max.

Clear width E: 11'-6" min.
14'-10" max.
28'-6" @ lobby entry

Clear width W: 9'-6" min.
12'-10" max.
21'-10" @ lobby entry



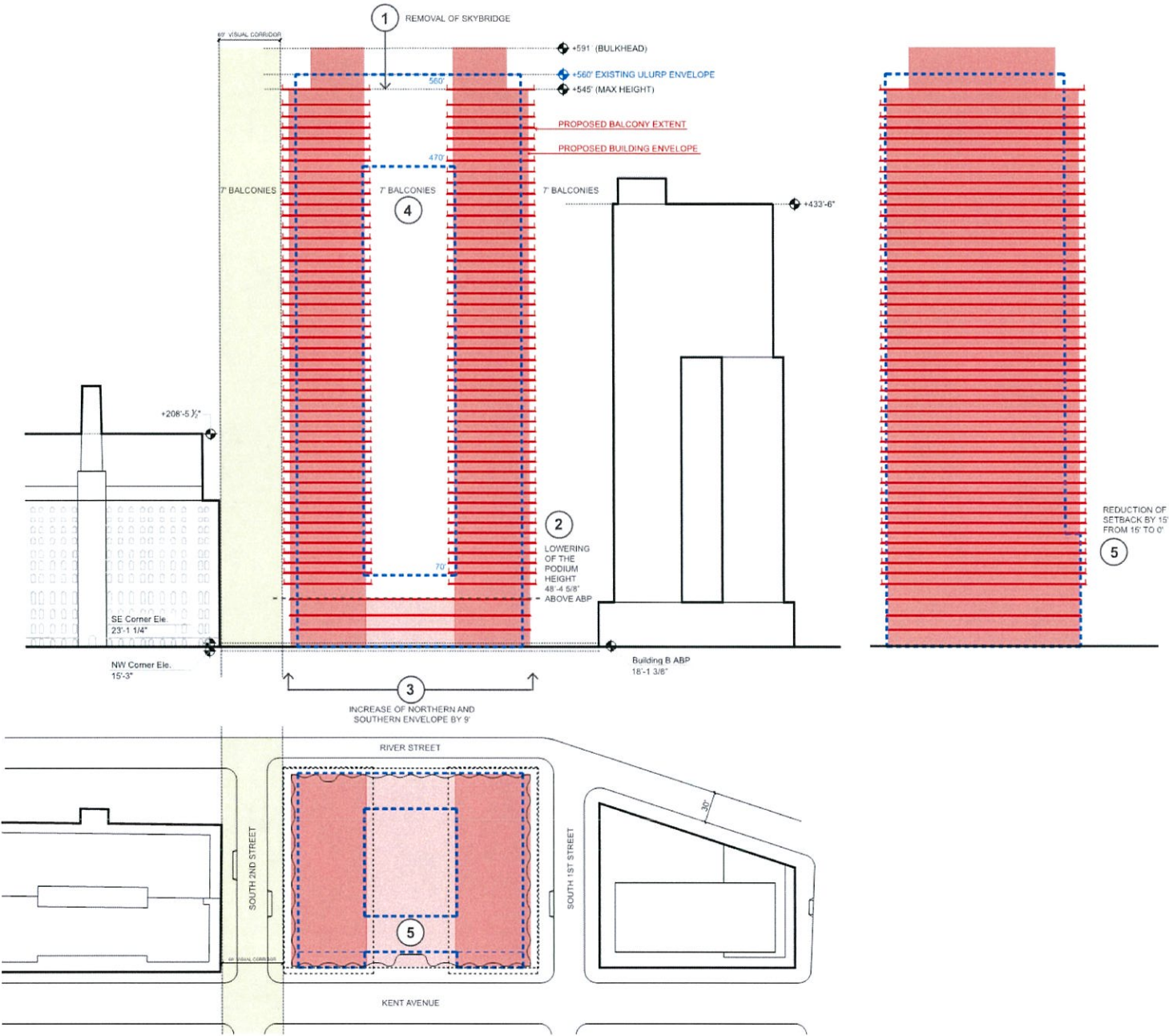








- Removal of sky bridge.
- Lower entire podium from 70' to 47'
- Footprint of towers adjusted- 8' wider to the north (S 1st), 7' wider to the south (S 2nd street)
- Waiver to enable balconies.
- Public space and sidewalk amenity improvements.
- Building height from 530' to 545'
- Bulkhead compressed and screened to 46'.
- Kent Avenue sidewalk increased by 2' and podium setback removed.
- Loading dock removal.





Redesigned Massing Outcomes

- Architecture creates better relationship between the building mass and the surrounding context (more pedestrian in scale, less shear).
- Sidewalk redesign improves public realm (wider sidewalk on Kent, more usable, amenitized public space on east/west sidewalks).
- Better mixed-income units:
 - Balconies across all unit types and income levels.
 - Wider footprint enables more family-sized units (more 3 bedrooms).
- More housing without increasing floor area:
 - City of Yes zoning deductions from the LSGD can be accommodated in the modified building envelope, resulting in 100 new units of mixed income housing (20% of which are at 60% AMI)
- Massing accommodates electrification and resiliency needs.

Summary of ULURP

DESIGN / MASSING

- Removal of sky bridge.
- Lower entire podium from 70' to 47'
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CITY OF YES

- Text amendment to enable COY deductions from Domino buildings to be utilized in the Site B envelope (approximately 102,856 SF of floor area - 100 units, 20% affordable at 60% AMI).

EIS TECH MEMO

- No new impacts. Both Building B specific changes and the overall large-scale development was studied.

OVERALL DOMINO LSGD

- Floor Area of Large Scale General Development decreased from 2014 ULURP Approval by 108,967.
- Required Inclusionary Housing under 2014 approval remains unchanged. Domino is on track to generate over **860 units of affordable housing** once complete.
- School Construction Authority declined option to locate school at Domino.

