

Brooklyn Daily Eagle

January 5, 2010

Brooklyn SPACE

City Planning Certifies Domino Sugar Waterfront Development in W'msburg

by Linda Collins

Now Begins Public Review Process Famed Domino Sign SAVED

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WILLIAMSBURG — City Planning late Monday approved the new Domino Sugar Refinery Plan. It will now begin its way through the city's Uniform Land Use Review Procedure (ULURP), seeking approval by Community Board 1, Borough President Marty Markowitz, the Planning Commission and City Council.

Known as "The New Domino," the plan calls for for an 11.2-acre, 2,200-unit mixed-income community with 660 units (30 percent) of affordable housing, generous open space, access to the waterfront and riverside promenade, according to Michael Lappin, president and CEO of Community Preservation Corporation (CPC), the developer, with CPC Resources Inc. (CPCR) as managing partner.

Architect Rafael Viñoly has created a stunning modular design, Lappin said, that incorporates the landmarked refinery and the famed 40-foot-high Domino Sugar sign. Beyer Blinder Belle has designed the striking three- and four-story glass addition to the refinery itself.

"The plan for the New Domino, five years in the making, reflects the best of New York, a secure and attractive community where people of varied backgrounds are able to live together harmoniously and pursue their individual dreams," said Lappin. "The plan also reflects what the community has told us it wants — a significant amount of truly affordable housing, respect for the existing fabric of the neighborhood and access to public waterfront open space.



*The central lawn of the proposed New Domino development in Williamsburg.
Rendering by Rafael Viñoly Architects*



*The 1,300-foot-long riverfront promenade of the proposed New Domino development in Williamsburg.
Rendering by Rafael Viñoly Architects*

"This is an important moment for us, the community and the city; acres of parks, views of three bridges and affordable housing for hundreds of families," he added.

The mixed-income, mixed-use project also includes almost 274,000 square feet of new retail and community cultural facility space as well as

approximately 99,000 square feet of commercial office space.

“In addition to providing a higher percentage of affordable units than is being provided elsewhere along the Brooklyn waterfront, we are including a substantial number of units for very low income families,” said Lappin.

Plans call for 100 units reserved for families with incomes of up to \$23,040; 310 units reserved for families earning up to \$46,080; 100 units reserved for seniors making up to 50 percent of the area median income; and 150 units of for-sale housing reserved for families earning up to \$99,840, such as teachers and police officers.



*A view from the East River of the City Planning-certified plan for the New Domino in Williamsburg, showing the famed Domino sign.
Renderings by Rafael Viñoly Architects*

Groundbreaking is expected in 2011, with construction commencing on the upland parcel of the project which will contain 50 percent of the affordable housing. The plan is anticipated to be developed in phases over a 10-year period, producing thousands of construction jobs and more than 1,000 permanent jobs. Commented Susan Pollock, senior vice president at CPR, after the certification on Monday, “I am absolutely delighted we’ve gotten this far and I’m delighted with what we’ve come up with: something that will please everyone and that will add enormously to the Williamsburg community.”