



2026 ULI NEW YORK
AWARDS *for*
EXCELLENCE *in*
DEVELOPMENT

420 Carroll - Brooklyn, NY

Developer: The Domain Companies

Owners: The Domain Companies, Silverstein Properties, Cantor Fitzgerald, L.P.

Architect: FXCollaborative

As the first project to open following the Gowanus rezoning in 2021, 420 Carroll transforms a previously desolate and contaminated waterfront site into a sustainable, two tower residential development that supports an equitable, resilient and sustainable neighborhood. The development comprises 360 mixed-income apartments, 90 of which are designated as affordable for individuals and families earning between 40 and 100 percent of Area Median Income. Residential amenities include a demonstration kitchen, a children's playroom, media and game rooms, and onsite bike storage. The development offers new open spaces, including a public park on the waterfront for residents and neighbors to enjoy, as well as subsidized space for local artists. Through the addition of Gowanus Marketplace (a grocery store offering local and organic foods), The Shop (Domain Companies' co-working space), and Hey Clay (an artmaking space that honors the creative identity of Gowanus), 420 Carroll also provides essential resources that nurture small businesses, artists, and families while reinforcing the area's cultural identity. The two-tower development anticipates LEED Gold certification and features native and adaptive landscaping that enhances biodiversity and ecological resilience. A cogeneration system produces electricity while capturing waste heat to supply domestic hot water for both towers, significantly reducing gas consumption. 420 Carroll contributes directly to the ongoing environmental remediation and revitalization of Gowanus and exemplifies how thoughtful design and collaboration can turn a once-polluted site into a model for sustainable urban living.