

# 49 DUPONT STREET

BROOKLYN, NEW YORK

MARCH 2022

# Examples of Madison Realty Capital Affordable Housing Experience



## THE REFINERY

490 MYRTLE AVENUE - BKLYN

- Ground-up rental apartments
- 114,000 SF
- 7 Stories
- 93 Rental Units
- 19 Affordable Units
- Breaking Ground Affordable Leasing Agent



## THE POSTHOUSE

504 MYRTLE AVENUE - BKLYN

- Ground-up rental apartments
- 144,000 SF
- 8 Stories
- 143 Rental Units
- 29 Affordable Units
- Breaking Ground Affordable Leasing Agent

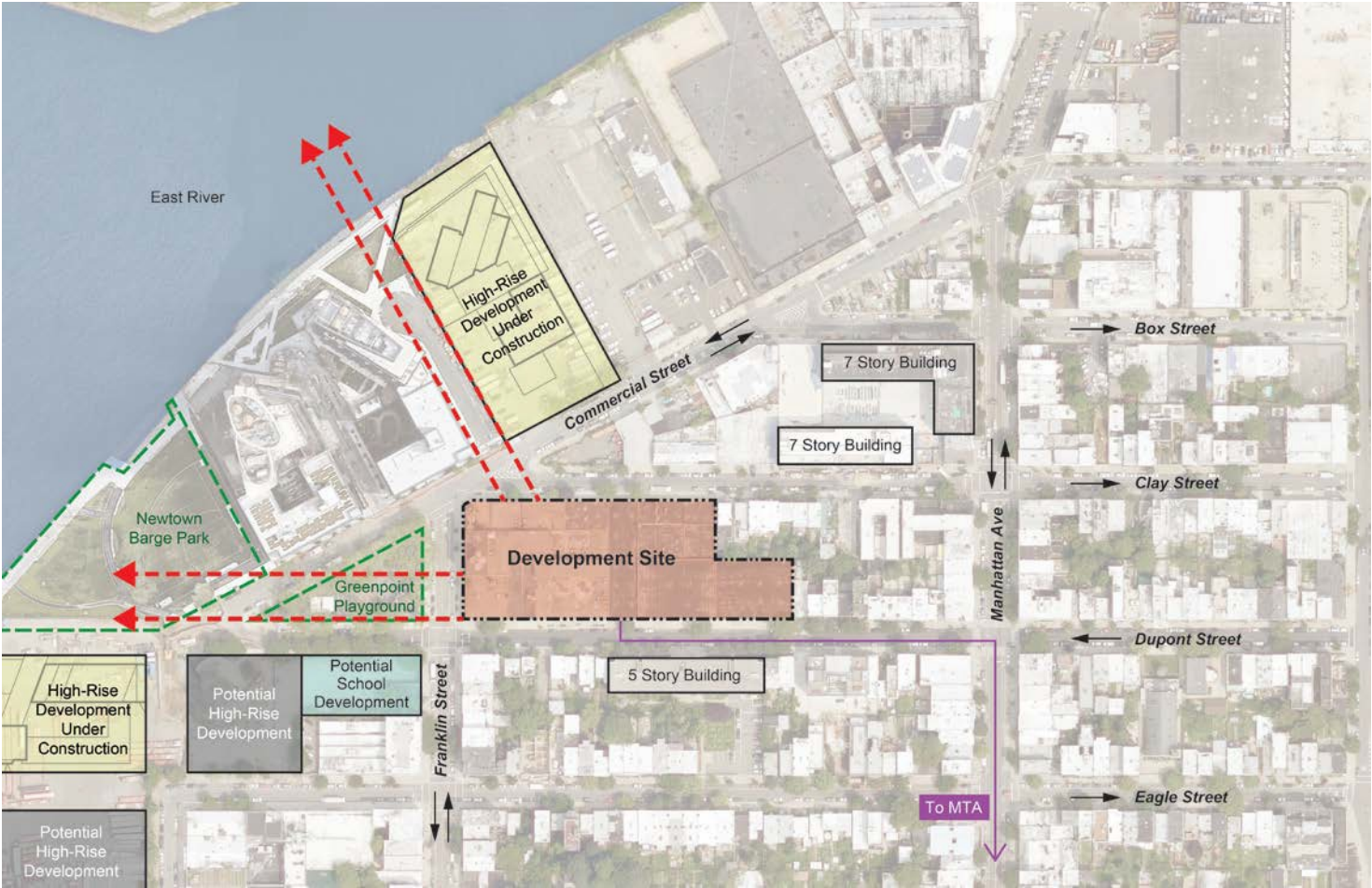


## QUEENS REZONING

69-02 QUEENS BLVD - QNS

- Ground-up rental apartments
- 550,000 SF
- 15 & 12 Stories
- 478 Total Units
- 144 Affordable Units (MIH)
- Breaking Ground Affordable Leasing Agent

# SITE MAP



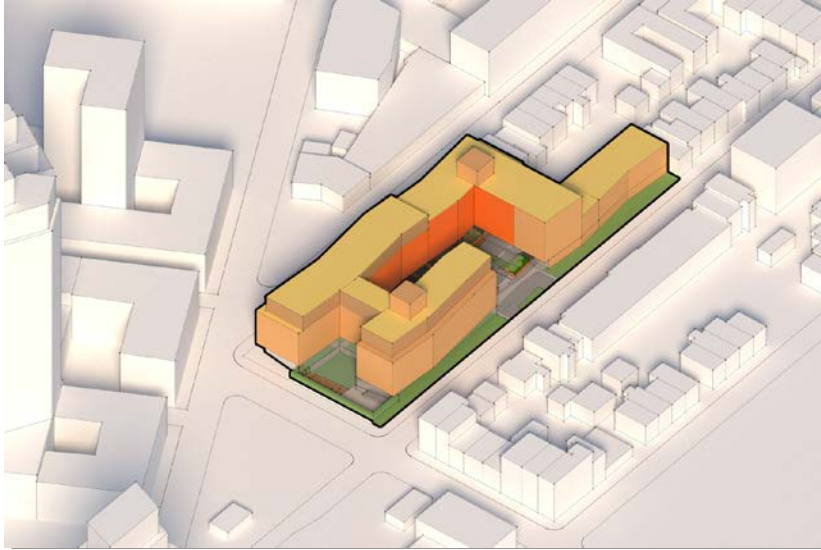
**HILL | WEST**  
**ARCHITECTS**  
11 BROADWAY  
17TH FLOOR  
NEW YORK, NY 10004  
T. 212 213 8007





# New Development

- Two buildings consisting of a total of 471 residential rental units, below grade parking and ground floor retail
- A total of 30% of the units will be for affordable housing:
  - 20% under the Voluntary Inclusionary Housing program
  - 30% under the Affordable New York tax abatement program
- The buildings will share an exterior amenity courtyard and cellar



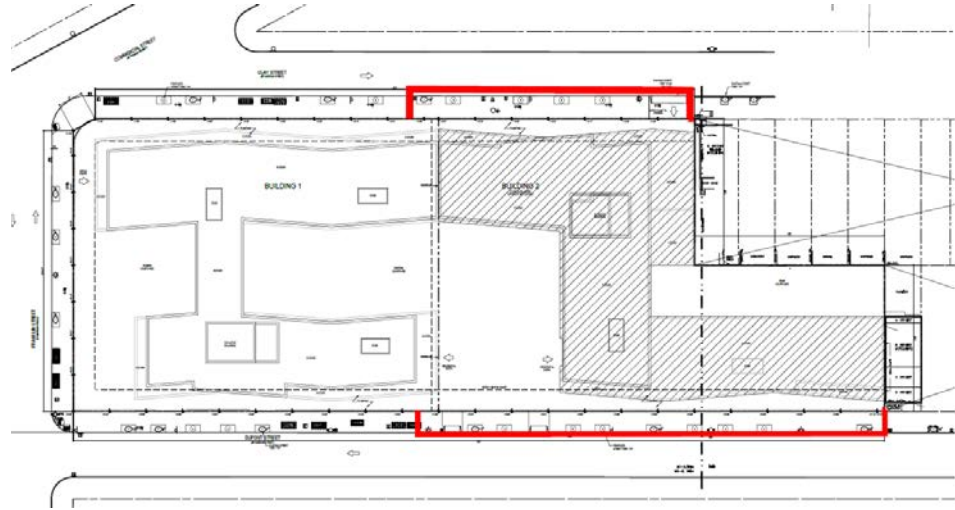
# Current Activities On Site

## NuHart East

- **Asbestos Abatement:** Complete
- **Fence Installation:** Complete
- **RCRA Closure Work:** Complete

## NuHart West - Superfund Site

- **Asbestos Abatement:** Complete
- **RCRA Site Closure Work:**
  - Decontaminating of above grade manufacturing equipment inside the building
  - Completion anticipated: May 2022



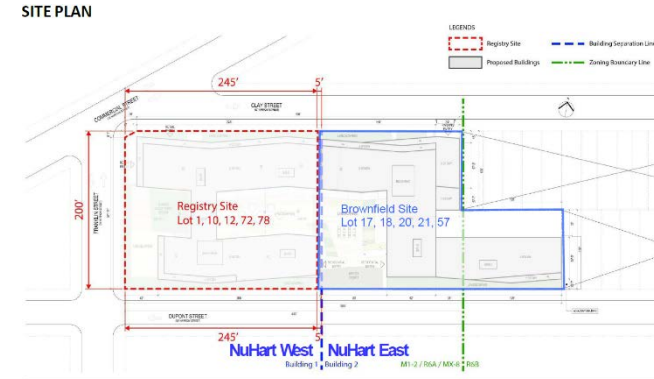
# Upcoming Work: March 2022 – July 2022

## NuHart East

- **Demo Phase 1:**
  - Demolition of buildings on Brownfield site
  - Anticipated start day: March 15, 2022
  - Installation of foundation elements to meet 421A deadline: May – June 2022

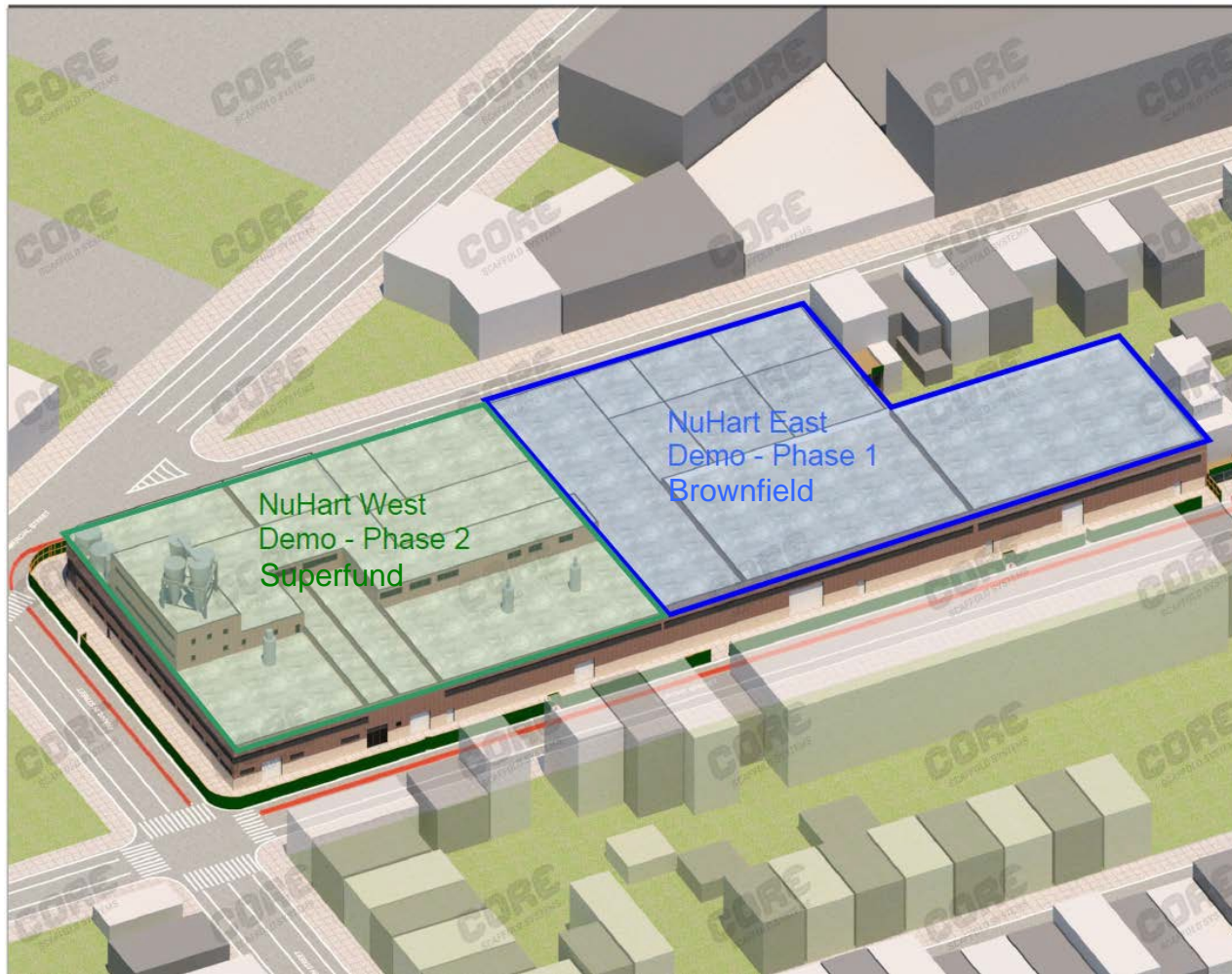
## NuHart West - Superfund Site

- **RCRA Site Closure Work:** Completion May 2022
- **Demo Phase 2:**
  - Demolition of buildings on Superfund site
  - Anticipated Start Date: May 2022 (Can only begin demo once RCRA work is complete)

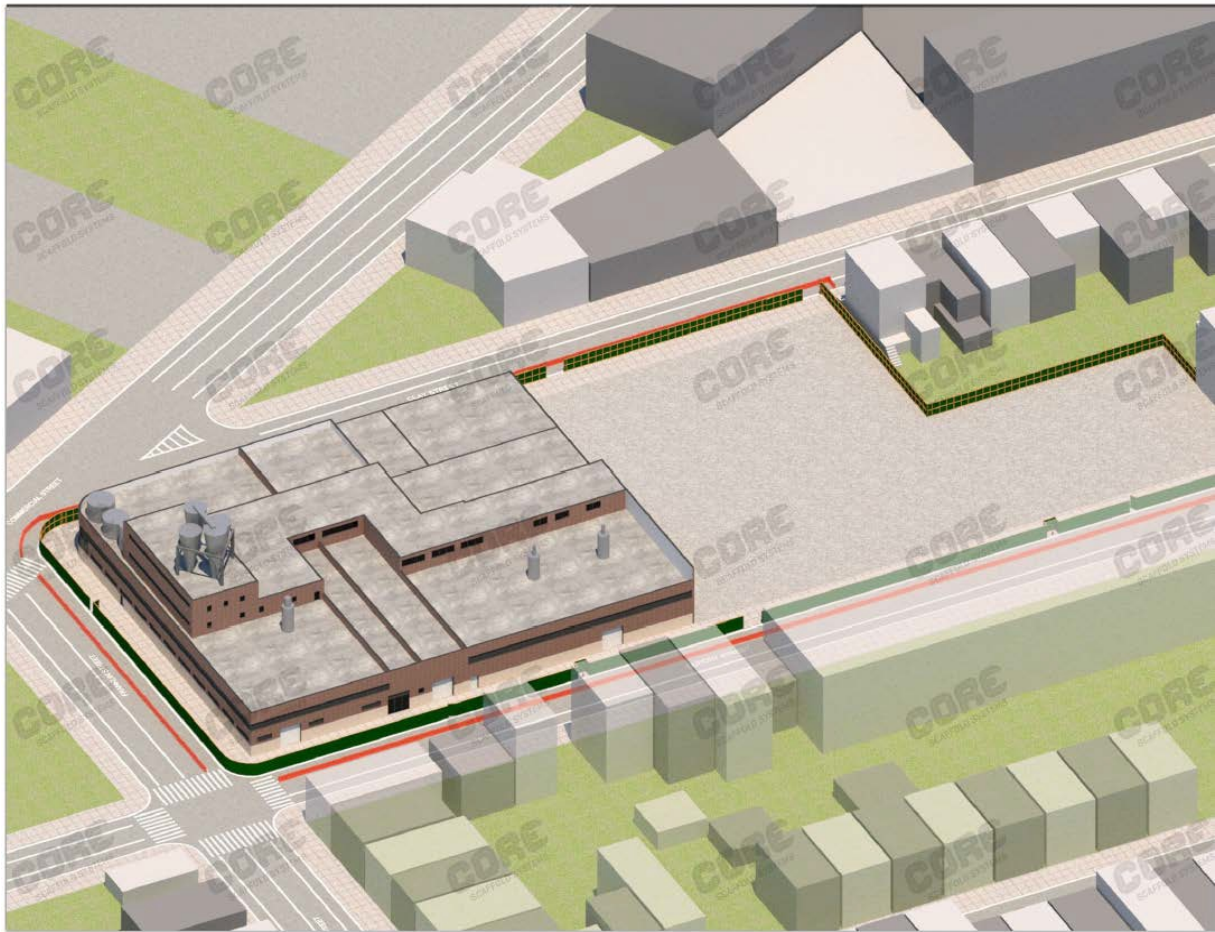


## Demo Phasing Illustration





# Demo Phase 1 Complete



## Demo Phase 2 Partially Complete





## Demolition Complete



# Remediation Next Steps

## NuHart East

- Remedial Design (RAWP):  
*Winter 2022 - Spring 2022*
- Remediation / Construction Kickoff:  
*Spring 2022 – Summer 2022*

## NuHart West - Superfund Site

- Remedial Design of Record of Decision:  
*Through Summer 2022*
- Remediation / Construction Kickoff:  
*Fall 2022 - Winter 2023*



## MRC COMMITMENT TO THE GREENPOINT COMMUNITY

- MRC will continue to work in close collaboration with City and State agencies (including DEC, OER, and DOH) on all aspects of the clean-up and development of the site.
- Safety is the number one priority. All remedial activity is subject to review and approval from DEC, OER, DOH, and other agencies and will comply with all applicable laws and regulations.
- MRC is committed to working with the community and establishing an ongoing dialogue throughout the remediation and construction process.
- MRC will directly provide regular written updates to local elected officials and community members on construction activity and attend local meetings to discuss progress. The project team will be available to respond to questions or address neighbors' concerns in real time.
- Contact Information: [Dupont@madisonrealtycapital.com](mailto:Dupont@madisonrealtycapital.com) and Ashley Thompson ([ashley@capalino.com](mailto:ashley@capalino.com))

## Weekly Updates

- To sign up for weekly updates please go to <https://bit.ly/3GQWzFt>
- Or scan the QR code below

