

45-40 Vernon Blvd
Quadrum Global

Queens Community Board 2 Land Use Committee
05.18.22



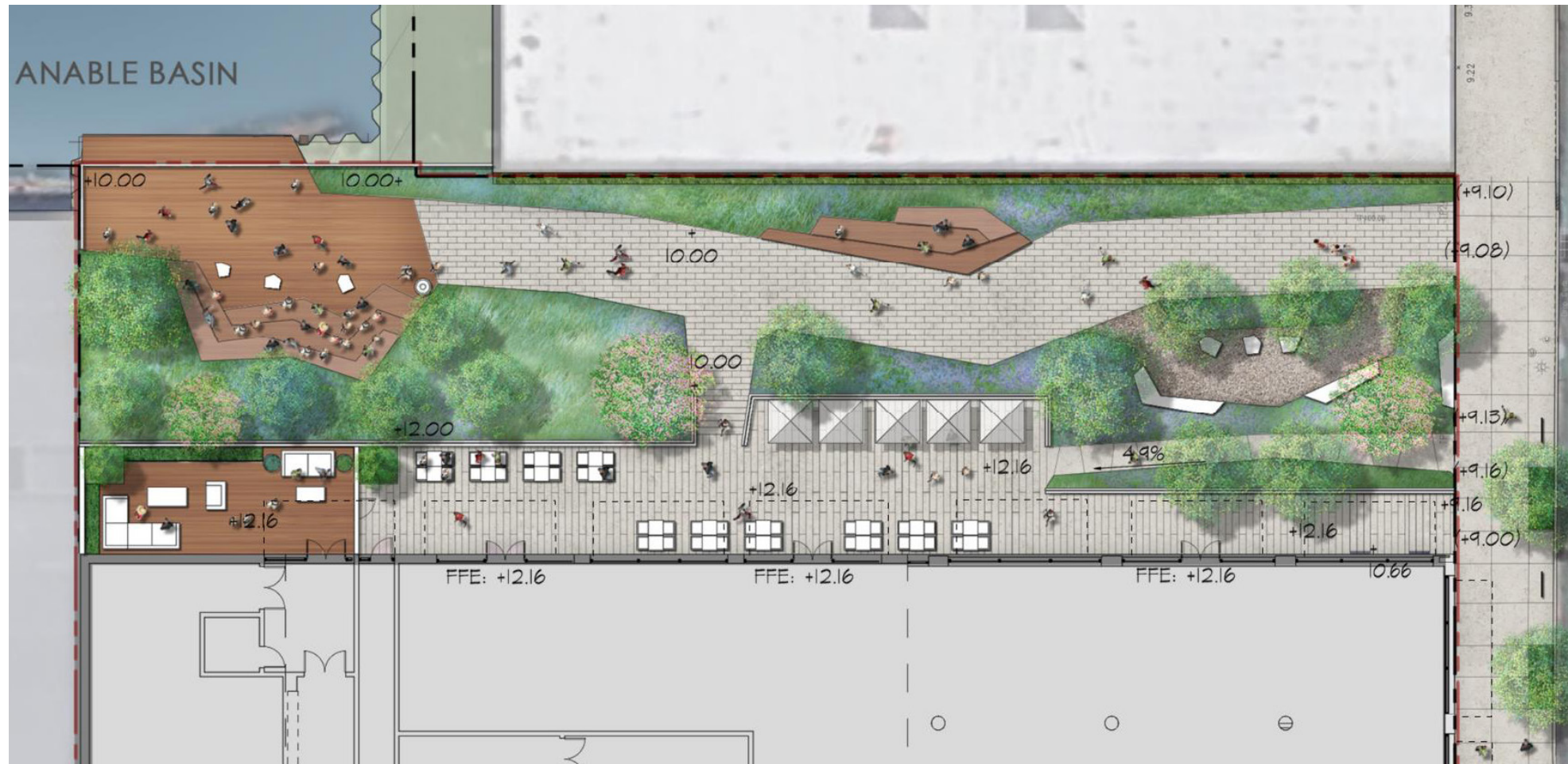
Public Realm Improvements

- Environmental contaminants remediated
- New public open space and waterfront access
- Vernon Boulevard character reinforced
- Resiliency measures

Environmental Contaminants Remediated

- Over 100 years of active industrial use on site, including paint factory use from 1915 to 1998;
- Site impacted by hazardous substances and waste: “Significant Threat to Human Health and Environment” determination by NYS Department of Environmental Conservation. Potential contaminant exposure both on- and off-site via vapor intrusion.
- Site entered the Brownfield Cleanup Program in 2008 & received Certificate of Completion in 2016;
- Environment remediation costs to date: \$13.26 million;
- Additional \$4.87 million in remediation costs required to construct as-of-right addition to Paragon Paint building.

New Public Open Space & Waterfront Access



- 20% of site is public open space (consistent with CB2 comprehensive plan working group waterfront recommendations, 2019);
- 7,918 square feet of publicly-accessible open space (not including retail terrace), which exceeds amount required by zoning;
- Direct access to Anable Basin for the first time from Vernon Boulevard.

Vernon Blvd Character Reinforced



Existing Condition of Paragon Paint Building



Proposed Restoration of Paragon Paint Building

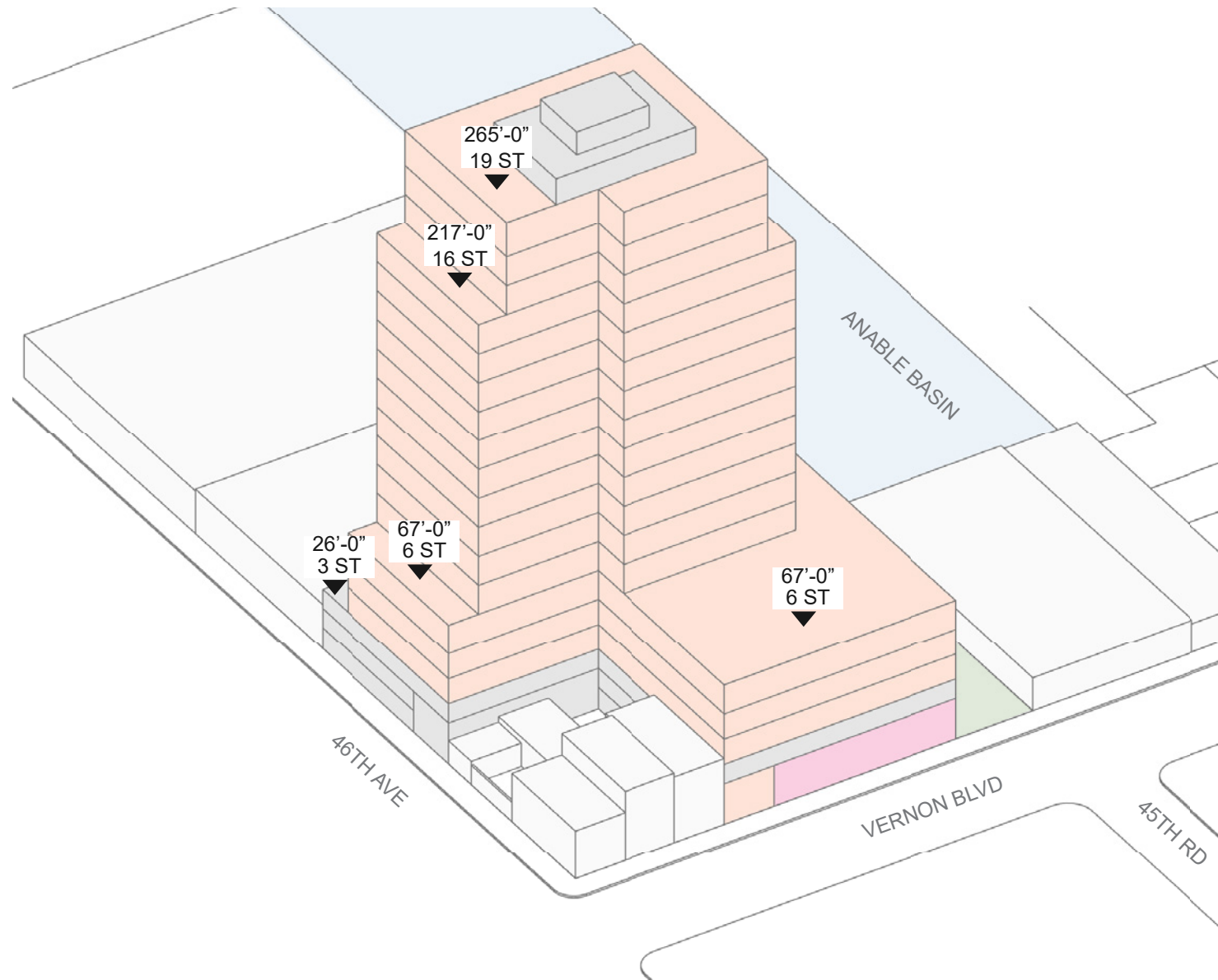
- Paragon Paint building is preserved and reused;
- Reuse of building preserves low scale of Vernon Boulevard;
- Ground floor retail strengthens Vernon Boulevard retail corridor.

Resiliency Measures



- Existing building footprint/ lot coverage is reduced by 5,630 square feet, increasing property's open space/ permeable surface area;
- Increased site elevation at waterfront and recently completed, raised bulkhead;
- Development complies with flood hazard regulations in Building Code and Zoning Resolution (flood regulations updated in 2021);
- Green roof - existing and proposed building.

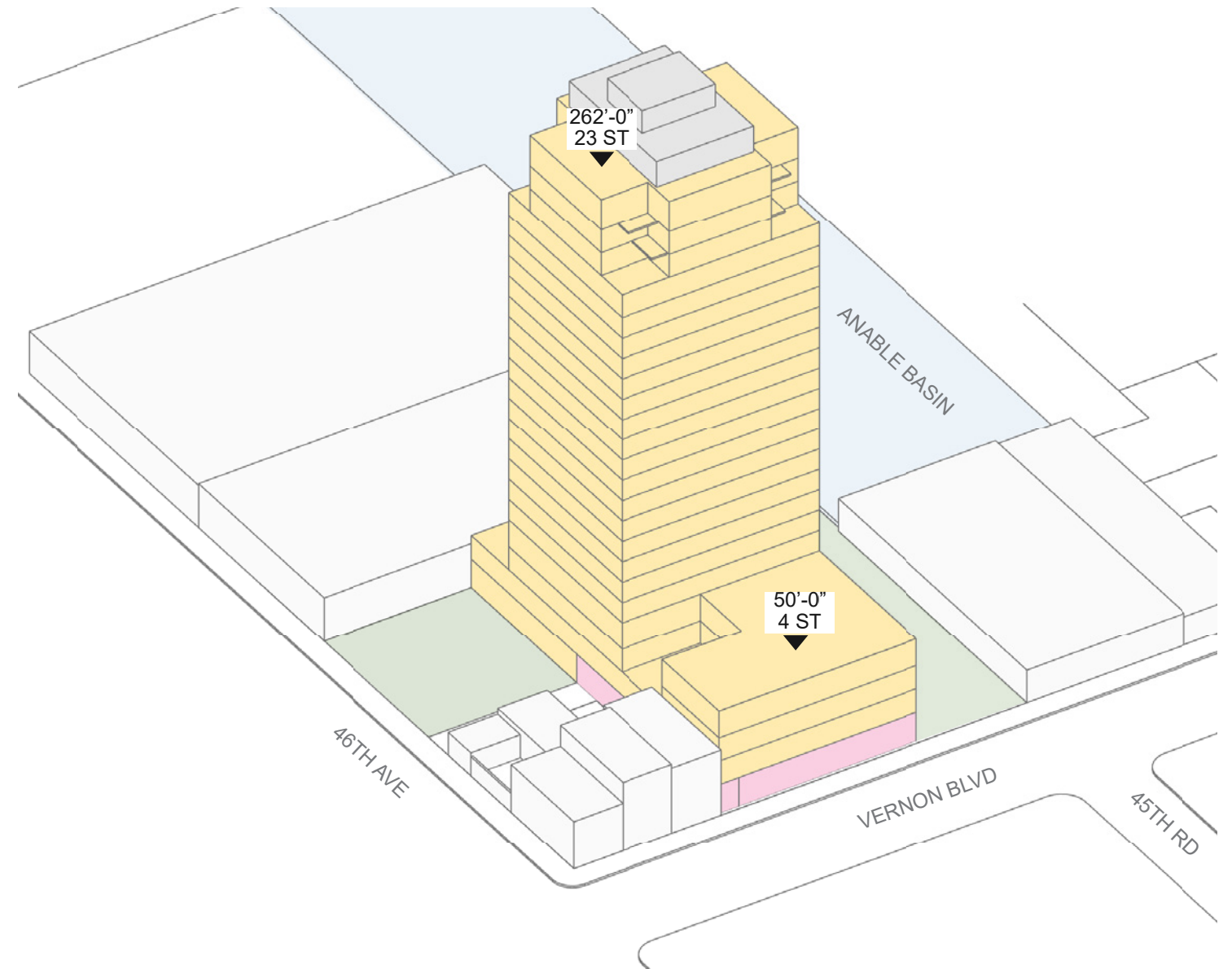
Building Complies with Permitted Building Height



As-of-Right Community Facility Massing

6.50 FAR

265' Building Height (225' Ht +40' Penthouse)



Proposed Residential Building Massing

5.52 FAR

262' Building Height (222' Ht +40' Penthouse)



Union Labor & Hiring of Local Employees & Artists



Arlo Soho, mural by Finley