



Hunts Point Food Distribution Center

Presentation to Hunts Point Vision Plan Taskforce
January 14, 2010

Outline

- South Bronx Greenway
- Alternative Fuels Facility
- Anaerobic Digestion Feasibility Study
- Fulton Fish Market Pier Feasibility Study
- Produce Market Redevelopment
- Development Opportunities
- Discussion

Produce Market Fence



PERSPECTIVE ALONG FOOD CENTER DRIVE



ELEVATION ALONG HALLECK STREET AT INTERSECTIONS WITH OAK POINT AVENUE AND RANDALL AVENUE



ELEVATION ALONG FOOD CENTER DRIVE

SCALE: 3/16" = 1'-0"



ELEVATION ALONG HALLECK STREET

SCALE: 3/16" = 1'-0"



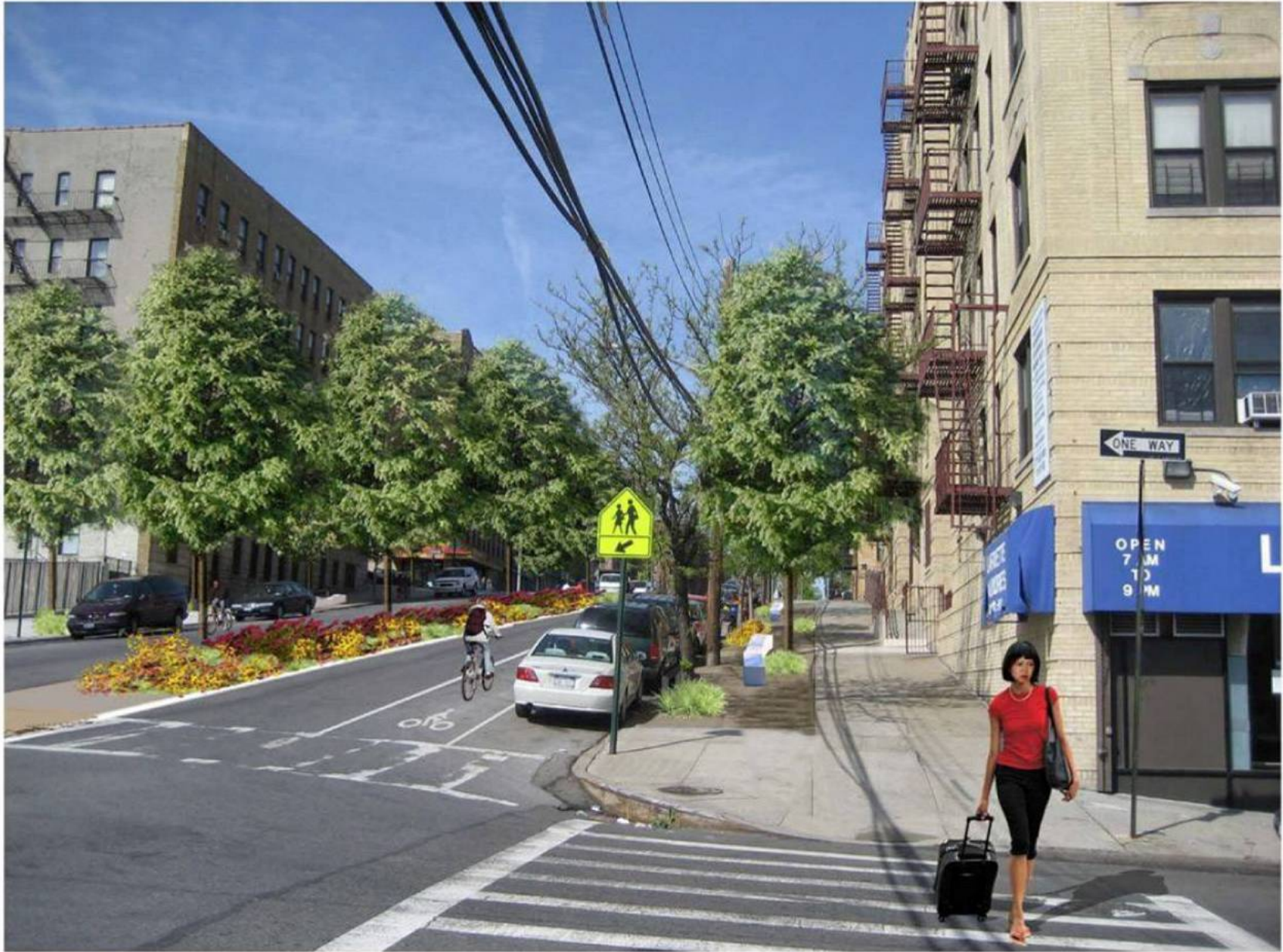
ELEVATION ALONG HALLECK STREET AT INTERSECTIONS WITH OAK POINT AVENUE AND RANDALL AVENUE

SCALE: 3/16" = 1'-0"

Phase I Project – Lafayette Avenue Streetscape



Phase I Project – Lafayette Avenue Streetscape



Phase I Project – Hunts Point/Spofford Avenue Streetscapes



Timeline

- Bids returned: Early November 2009
- Bid to be awarded: TBD
- Anticipated Construction start: TBD

Phase I Project – Hunts Point/Spofford Streetscapes



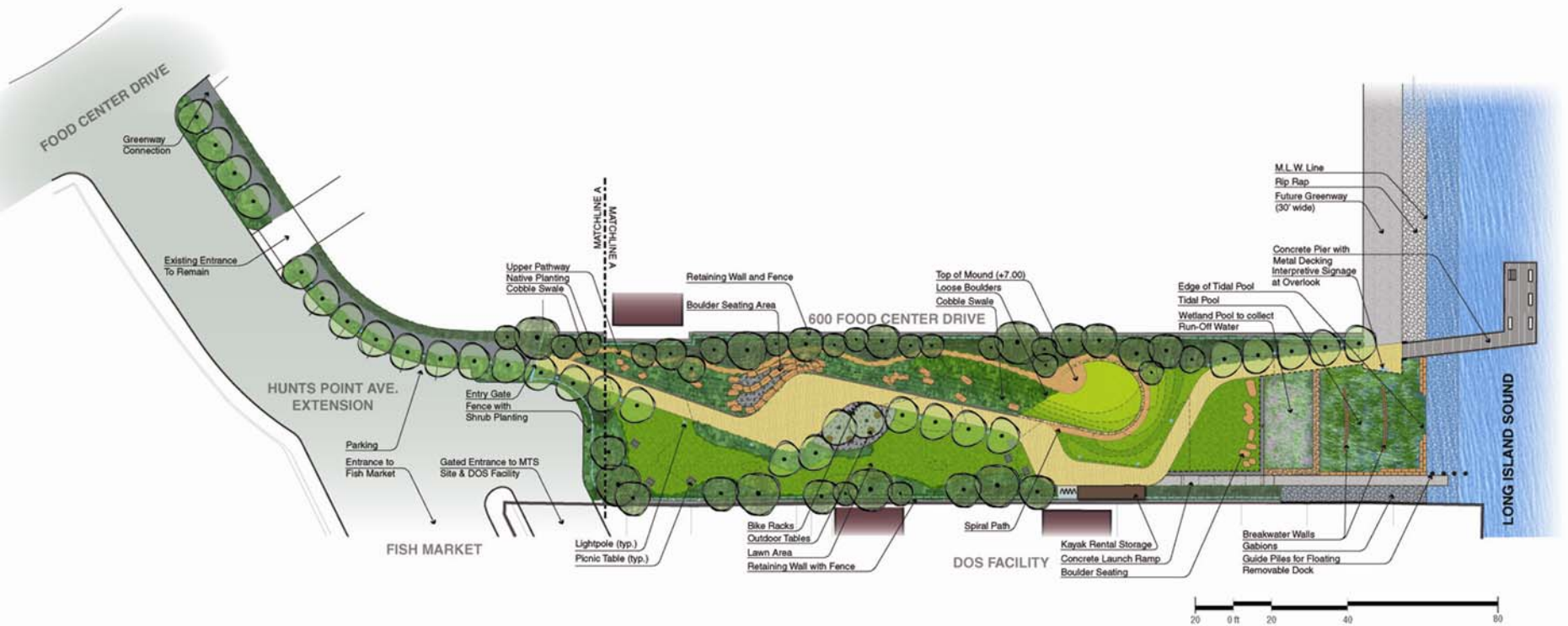
Phase I Project – Hunts Point Landing



Timeline

- Anticipated bid release: Late January, 2010
- Anticipated Contract Award: April 2010
- Anticipated Construction start: June 2010

Phase I Project – Hunts Point Landing



Phase I Project – Hunts Point Landing



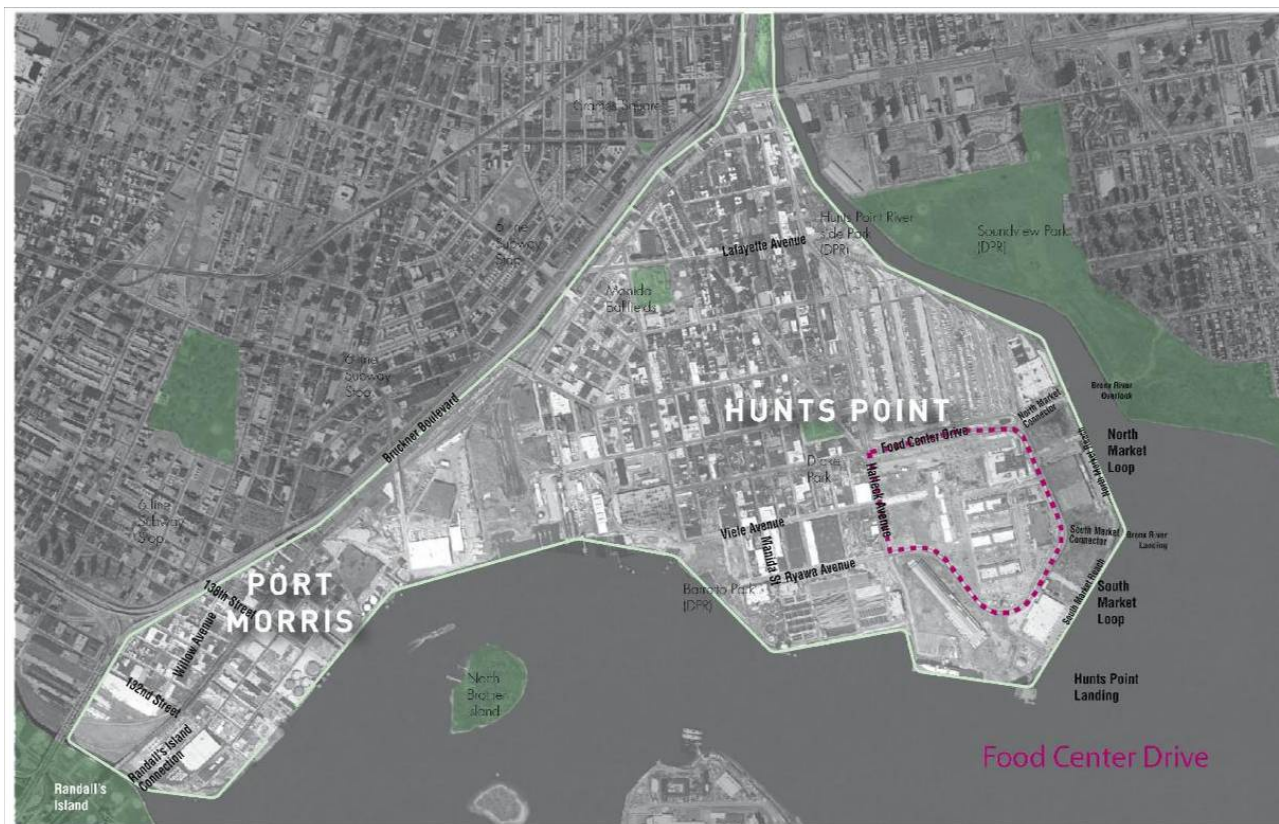
Phase I Project – Hunts Point Landing



Phase I Project – Hunts Point Landing



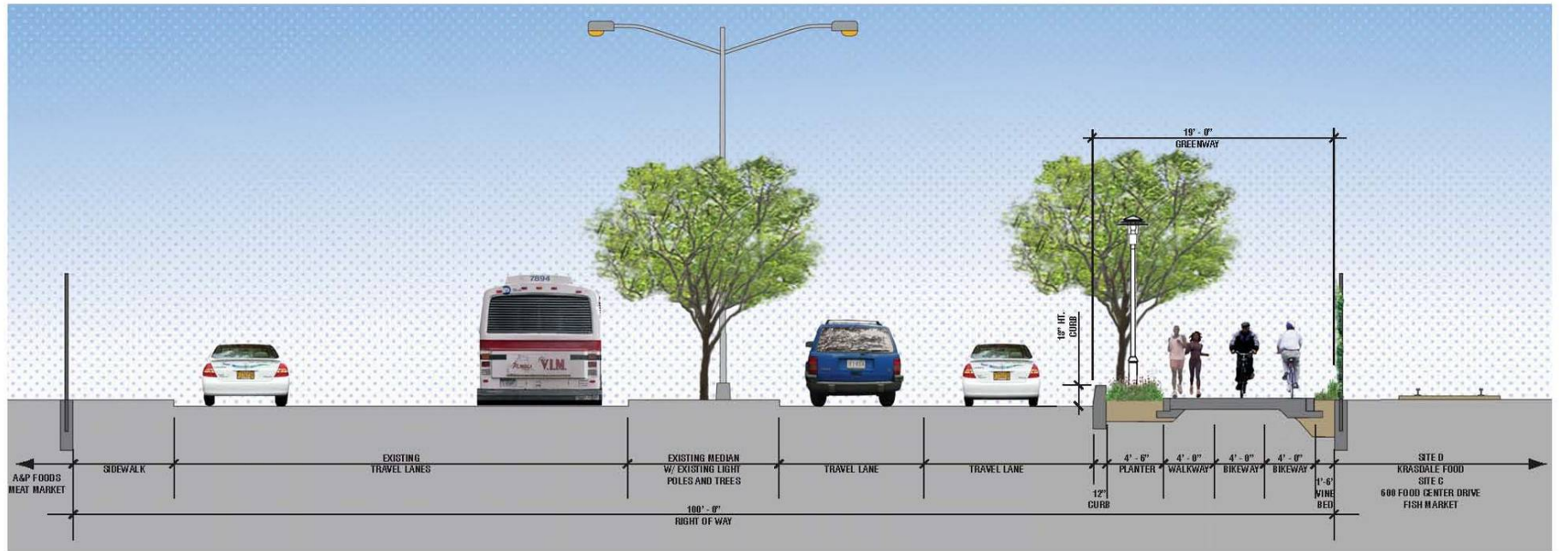
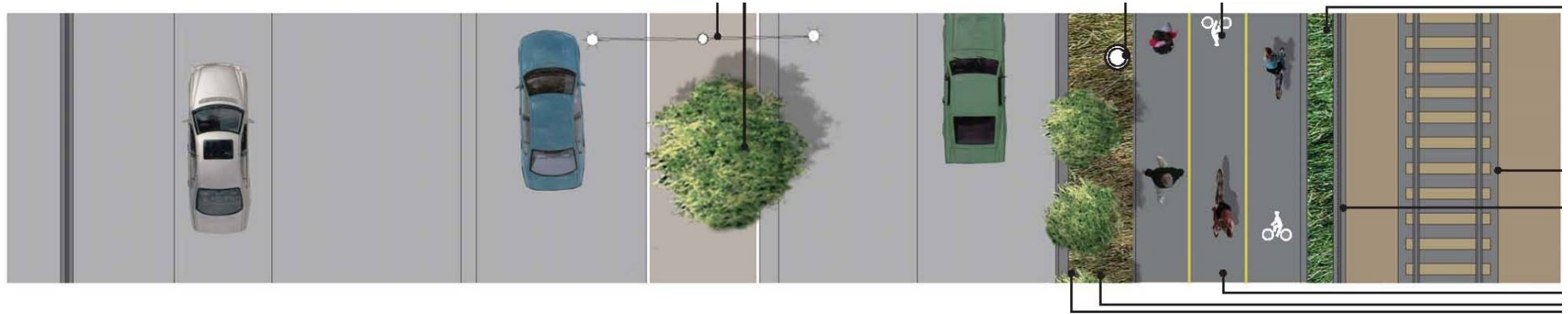
Phase I Project – Food Center Drive



Timeline

- Anticipated bid release: September 2010
- Anticipated Contract Award: November 2010
- Anticipated Construction start: January 2011

Phase I Project – Food Center Drive



Phase I Project – Randall's Island Connector



Timeline

- Anticipated bid release: March 2011
- Anticipated Contract Award: May 2011
- Anticipated Construction start: July 2011

Phase I Project – Randall's Island Connector



Phase I Project – Randall's Island Connector



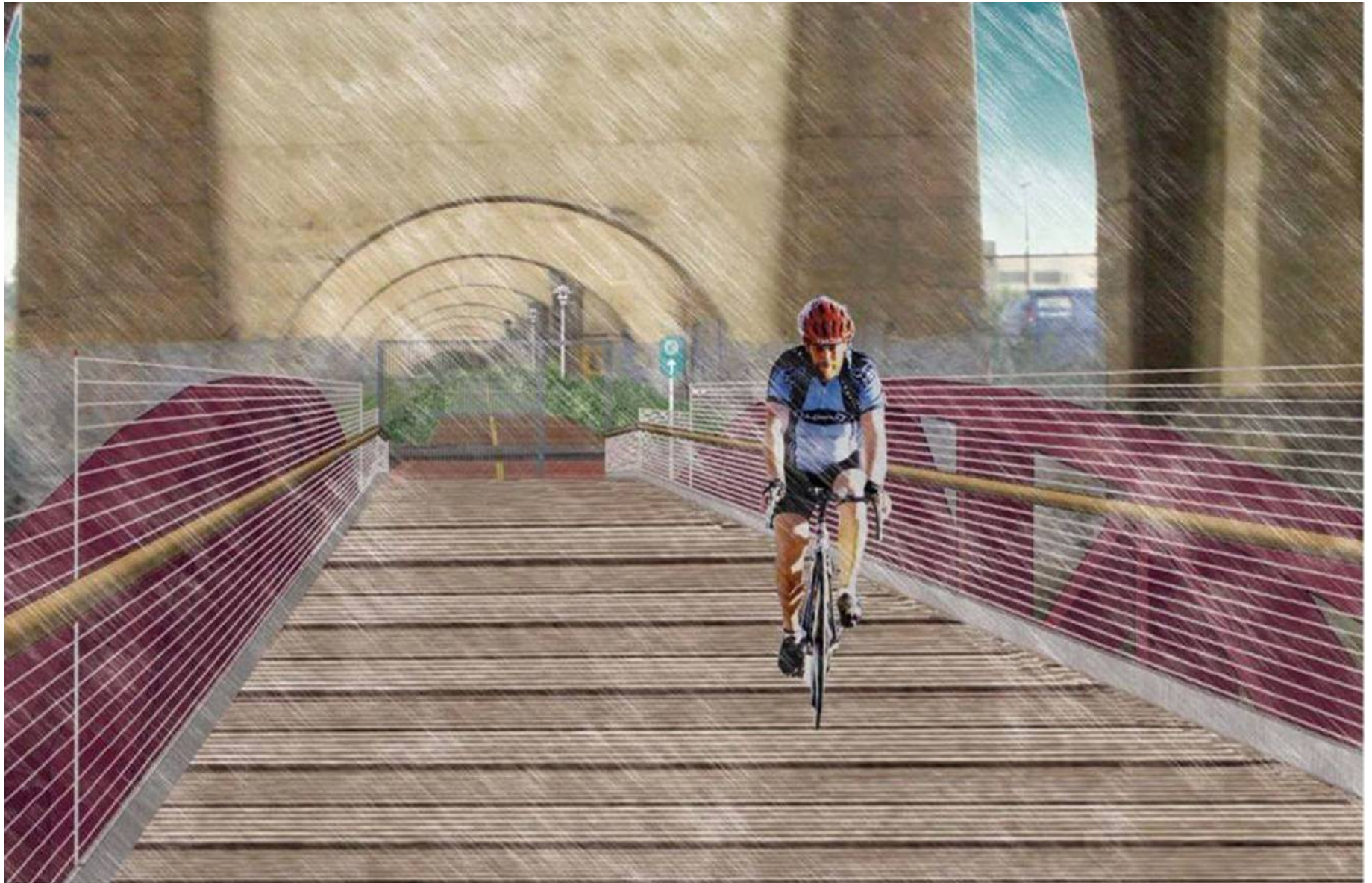
Phase I Project – Randall's Island Connector



Phase I Project – Randall's Island Connector



Phase I Project – Randall's Island Connector

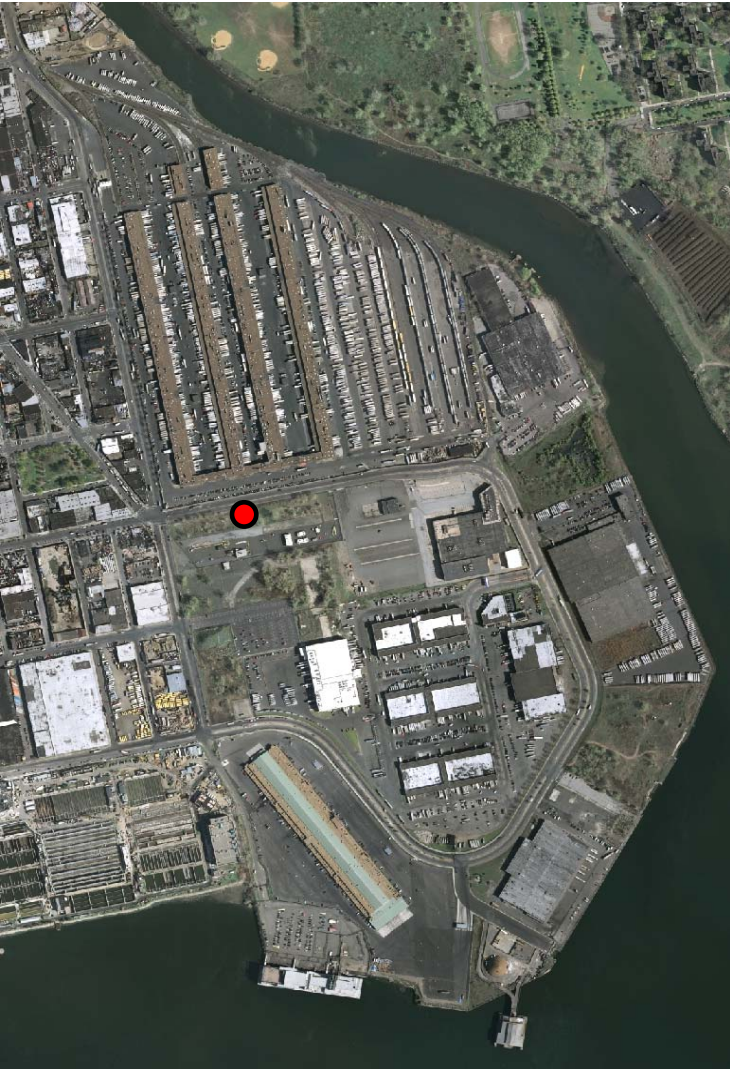


Anheuser-Busch Greenway Connector



- Construction by Anheuser-Busch is underway
- \$1.6 million contribution for capital costs
- First 10 years of maintenance
- Projected completion: Spring 2010

Alternative Fuels Facility



Prospective Developer's Proposed Program

Alternative Fuels Facility

Retail mix of alt fuels:

- Biodiesel blend
- Ethanol (E85)
- Compressed Natural Gas (CNG)

Limited conventional fuels

Additional Components

Complementary Uses

- Truck maintenance facility for the conversion of engines
- Truckstop electrification (TSE) – 11 spaces
- Green marketing organization

Associated Retail

- Convenience store
- Full service restaurant
- Fast food restaurant
- Truck wash facility
- Community banking facility

Prospective developer is experienced in gas station development and operations in the Bronx, and site remediation

Timeline



- **Execute Pre-Lease Agreement:**
Winter 2010
- **Design & Environmental Review:**
Spring – Summer 2010
- **ULURP & Approvals:**
Summer 2010 – Spring 2011
- **Remediation:**
Summer 2011 – Fall 2011
- **Construction:**
Fall 2011 – Fall 2012

Anaerobic Digestion Feasibility Study

Study Predecessors

- Hunts Point Organics Recovery Feasibility Study (2005)
- Hunts Point Energy Strategy Plan (2008)

Study Team

- Study sponsored by NYCEDC.
- Study led by AECOM, supported by R.W. Beck

Study Purpose

- Address key questions raised in Organics Recovery Feasibility Study
- Create draft requirements for AD facility development RFP

Anaerobic Digestion Feasibility Study

Major Tasks

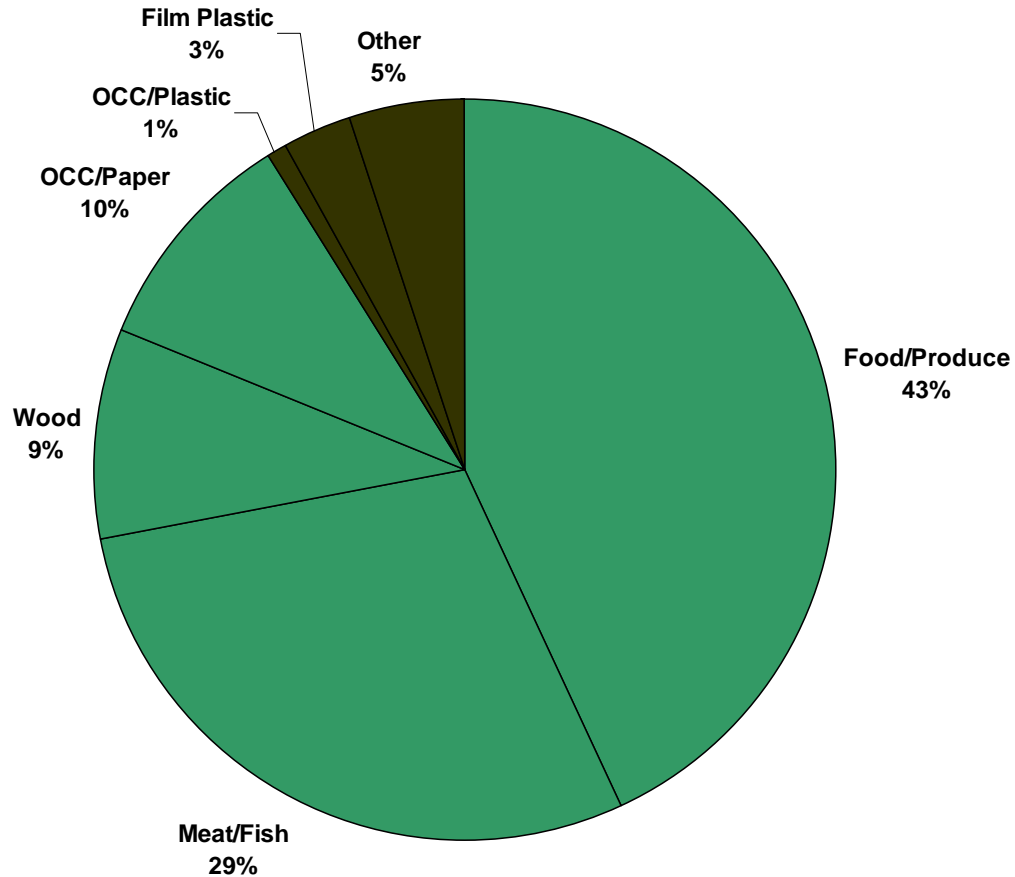
- Waste Stream Identification and Characterization (Completed)
- Energy Production Analysis (In Progress)
- Site Preparation Analysis (In Progress)
- Financial Feasibility (In Progress)
- RFP Draft Requirements (In Progress)
- Truck Calculations (In Progress)

Initial Findings

- ~65,000 tons of organic waste generated each year
 - Food Distribution Center: 34,629 tons/year
 - Other Hunts Point Businesses: 32,515 tons/year
- Volume is enough organic waste to sustain an AD facility year round, although tonnages are on the low end and there are seasonal fluctuations in generation

Anaerobic Digestion Feasibility Study

Composition Summary of Annual Waste Generation on Hunts Point



91% of materials are biodegradable

Anaerobic Digestion Feasibility Study



Next Steps

- Complete remaining tasks
- Study update meeting with local stakeholders
- Gain consensus on optimal site
- Finalize study
- Study completion March 2010
- Draft RFP

Fulton Fish Market Pier Feasibility Study

Study Team

- Study sponsored by NYCEDC.
- Study led by Cambridge Systematics, supported by Cornell and Transystems

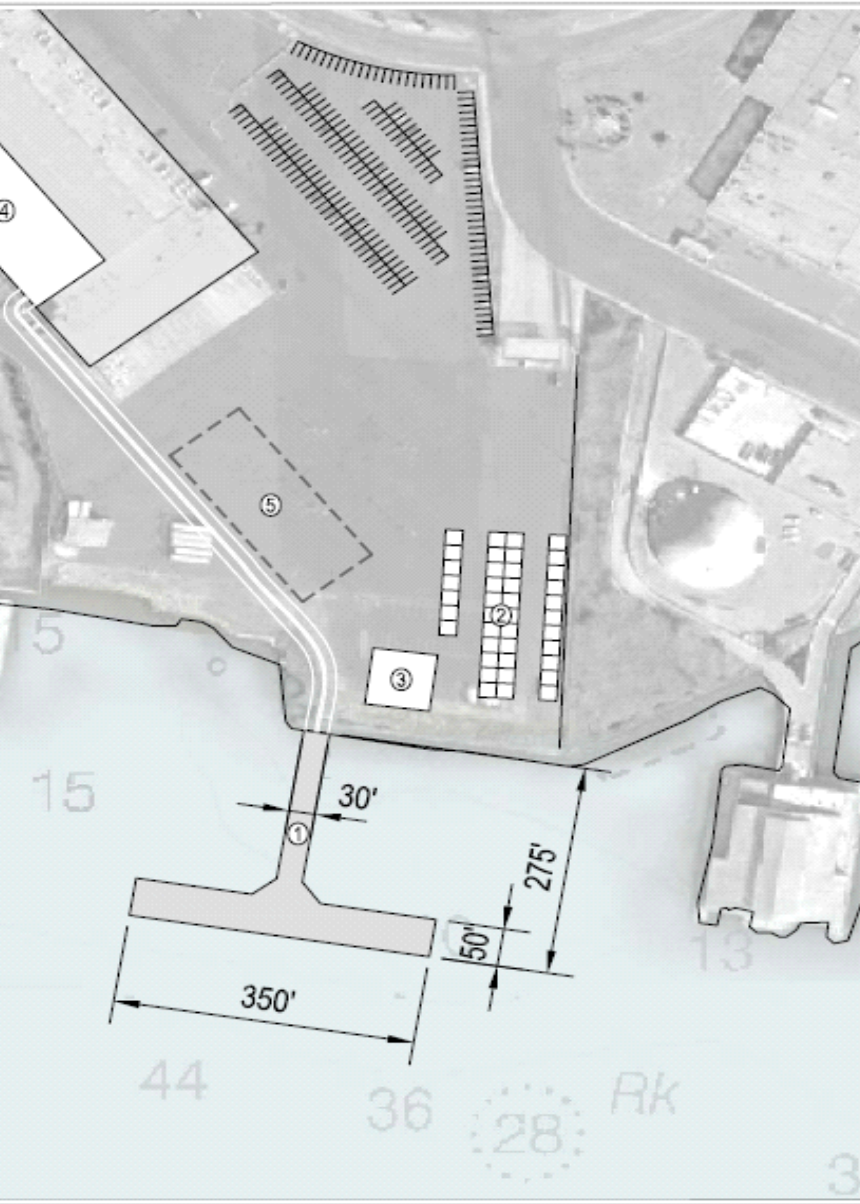
Study Purpose

- Evaluate the physical and economic viability of a commercial fishing pier for the Fish Market
- In concert with freezer study, increase environmental and economic benefits to the community

Major Tasks

- Supply Chain Analysis
- Future Pier Utilization Rates
- Precedent Study of Existing Piers
- Functional Requirements for a Pier and Associated Marine and Upland Requirements
- Location Analysis and Recommendation for a Pier
- Conceptual Design for Pier Alternatives
- Financial Analysis: Capital and Operating Costs

Fulton Fish Market Pier Feasibility Study



Next Steps

- Pier infrastructure, mitigation cost analysis
- Annual maintenance and operating cost analysis
- Potential revenue fee structure
- Define role, commitments from Fish Market
- Stakeholder meetings – mid-February
- Final report - end of February/early March

Produce Market: Role in Food Distribution System

- Supply a diversity of fresh produce, at low prices
 - Wholesale prices lower than Philadelphia market
 - Competition and purchasing power help keep prices low
- Provide access to locally-grown produce
 - More than 50% of the Market carries NYS produce
 - Providing cold chain compliance and reducing internal traffic congestion would attract more NYS growers, produce
- Serve as a spot market for growers across the country
 - Access to 23 million residents in NY metro region



Source: USDA AMS Fruit and Vegetable News

Collected and organized by NYS Department of Agriculture & Markets,
NYC Office (2008)



Produce Market Redevelopment



Design Goals

- Increase storage capacity; reduce diesel trailers
- Eliminate rail/truck conflicts
- Enhance rail service, utilization
- Improve food safety and quality
- Provide future connection to SBx Greenway
- Integrate energy efficiency, sustainable design

Challenges

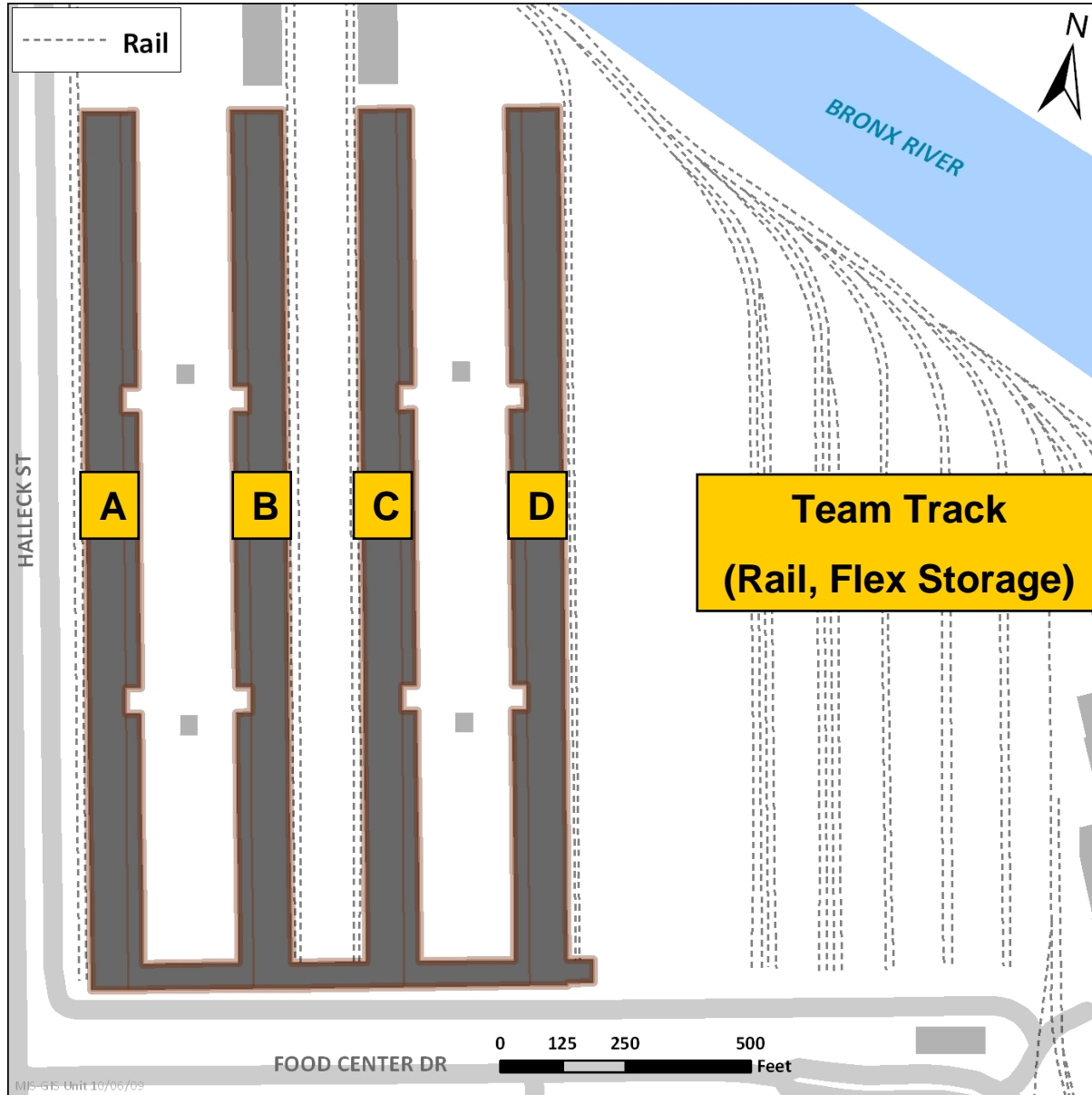
- Defining a feasible project
- Building consensus with the Cooperative
- Securing project funding



Next Steps

- Agree on conceptual design, budget
- Define financing options with Cooperative
- Continue to pursue State and Federal funding

Produce Market: Existing Facility



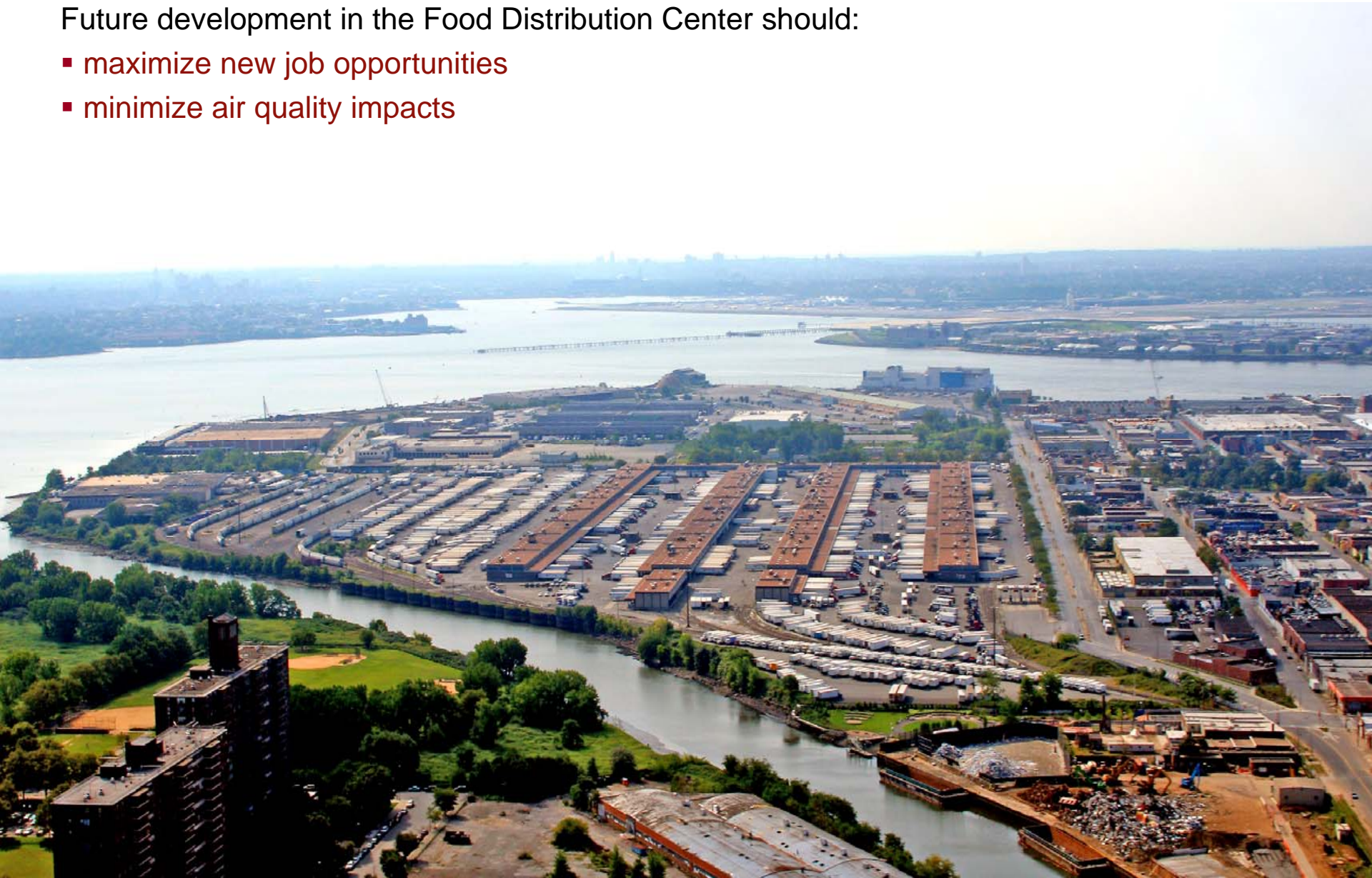
Development Opportunities

- Guiding principles
- Underutilized sites

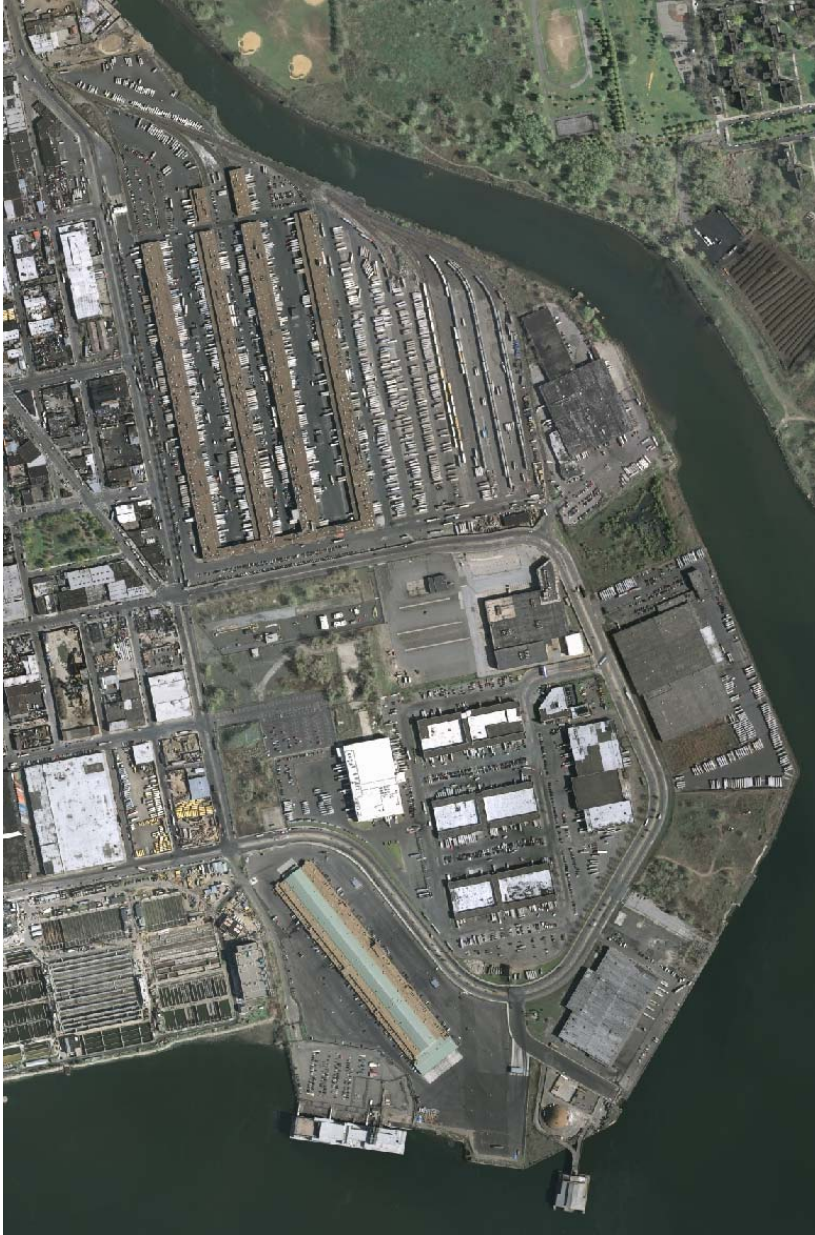
Development Opportunities – Overall goals

Future development in the Food Distribution Center should:

- maximize new job opportunities
- minimize air quality impacts



Development Opportunities – Guiding principles



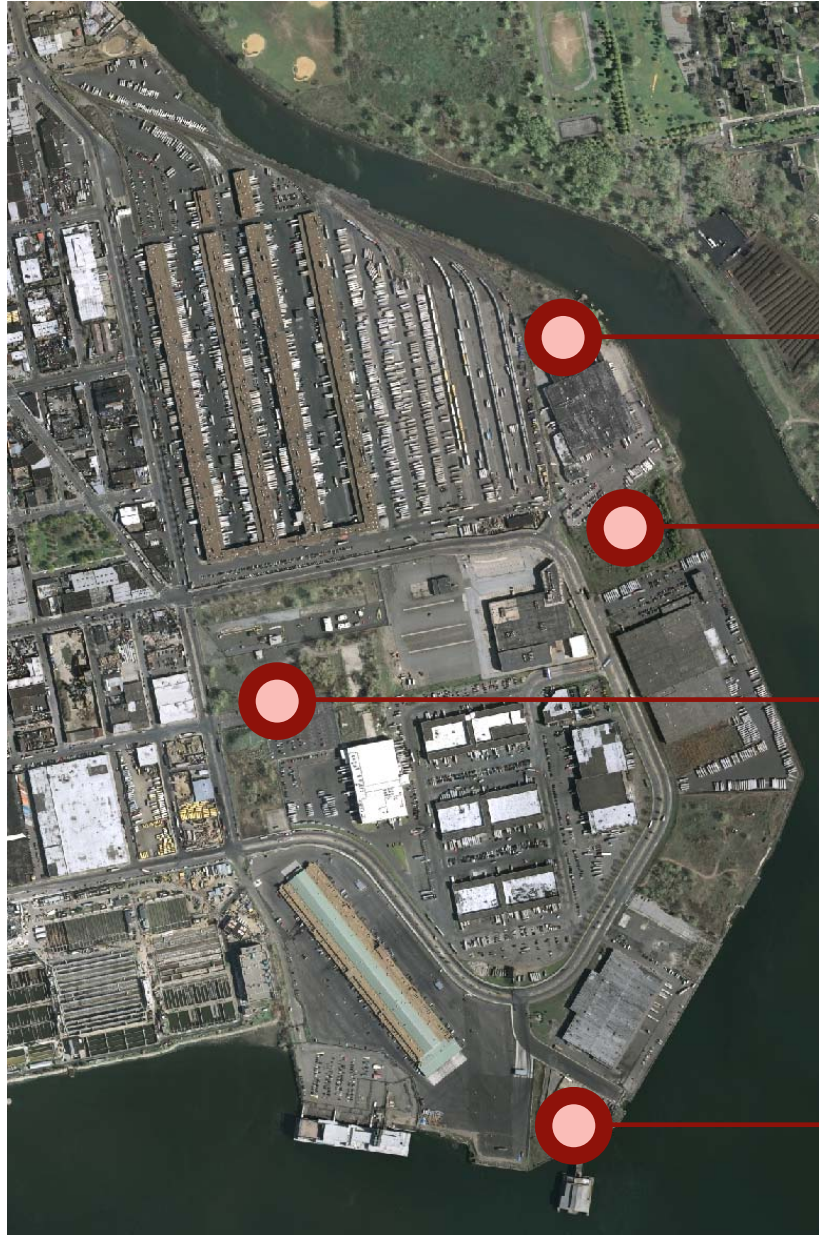
- Prioritize food processing or distribution uses
- Maximize efficient land use by combining multiple users on a site
- Explore ways to improve rail and maritime freight transportation
- Explore organic waste recovery to produce energy or biofuel
- Encourage sustainability principles consistent with PlaNYC recommendations

Development Opportunities – Community priorities



- Minimize new truck traffic
- Maximize use of electric or low-emissions vehicles
- Engage community throughout the development process
- Implement sustainable building practices, including energy conservation and stormwater mitigation
- Hire locally
- Expand waterfront access and recreational opportunities

Development Opportunities – Brownfields



~28 acres of vacant unleased sites

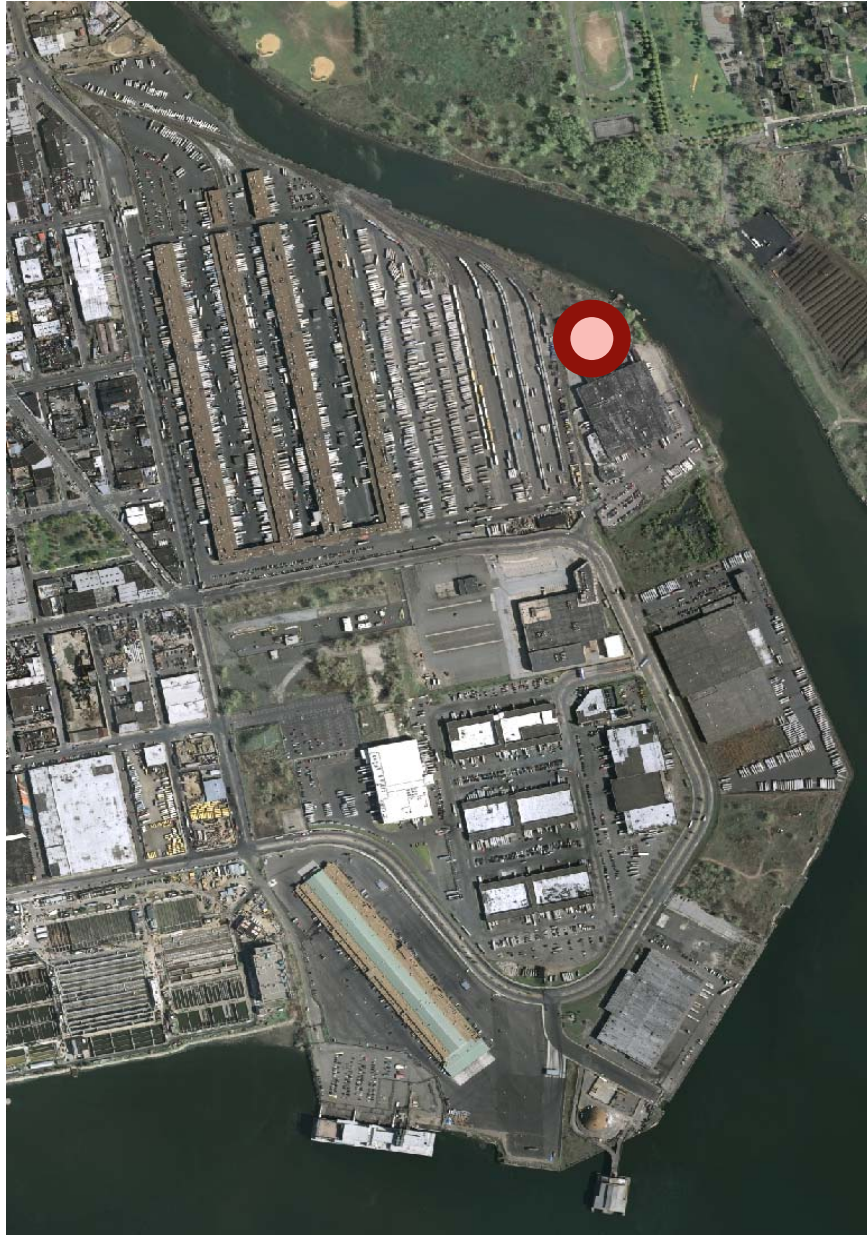
Fruit Auction Rail Shed (~3 acres)

Site D (~7.2 acres)

Site E-OU3 + A-OU2 assemblage (~15 acres)

Former MTS Site (~3 acres)

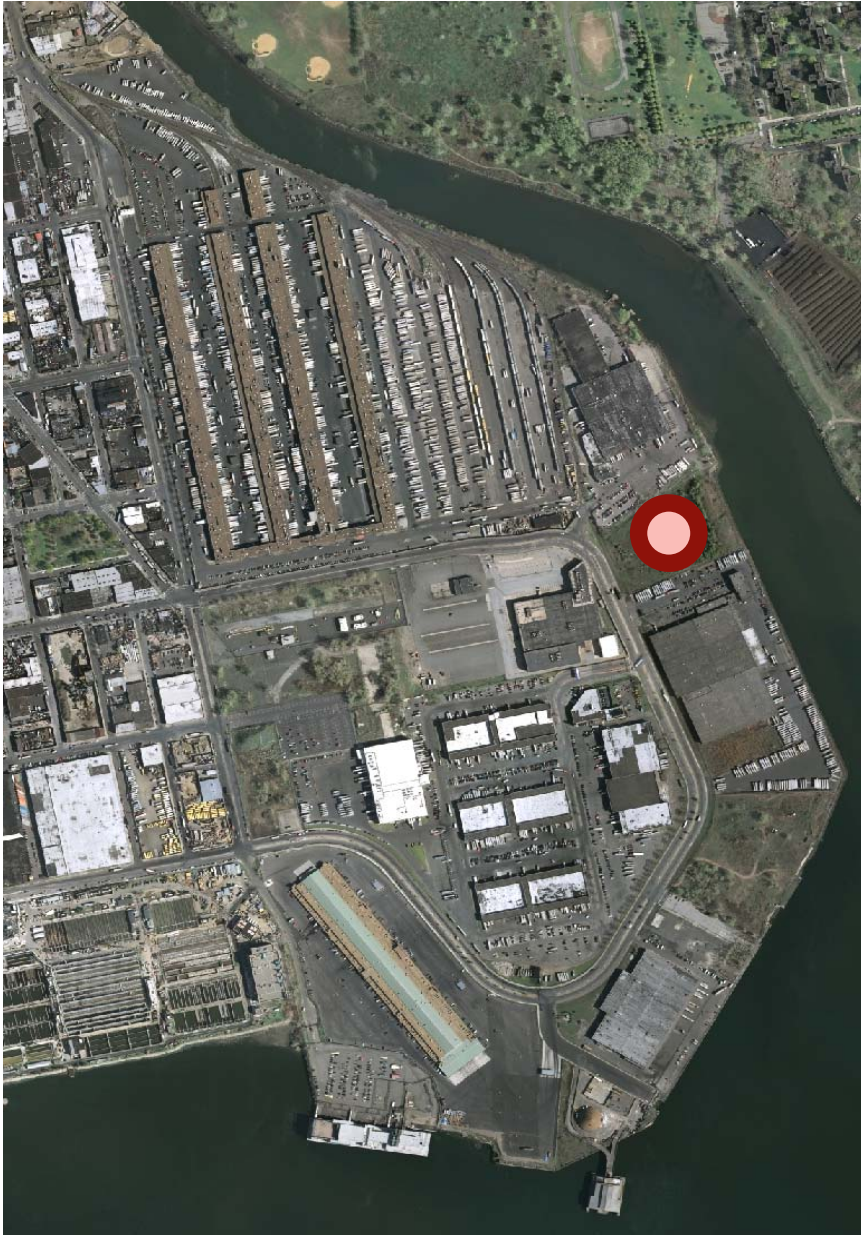
Brownfield Development – Fruit Auction Rail Shed



- Size: ~3 acres
- Development concepts:
 - Food-related use
- Next steps:
 - Assess general development feasibility
 - Reserve space for South Bronx Greenway



Brownfield Development – Site D



- Size: ~7.2 acres
- Development concepts:
 - Food-related use
 - Anaerobic digestion facility
- Next steps:
 - Define remediation protocol with DEC
 - Assess general development feasibility
 - Reserve space for South Bronx Greenway



Brownfield Development – Sites E-OU3 & A-OU2



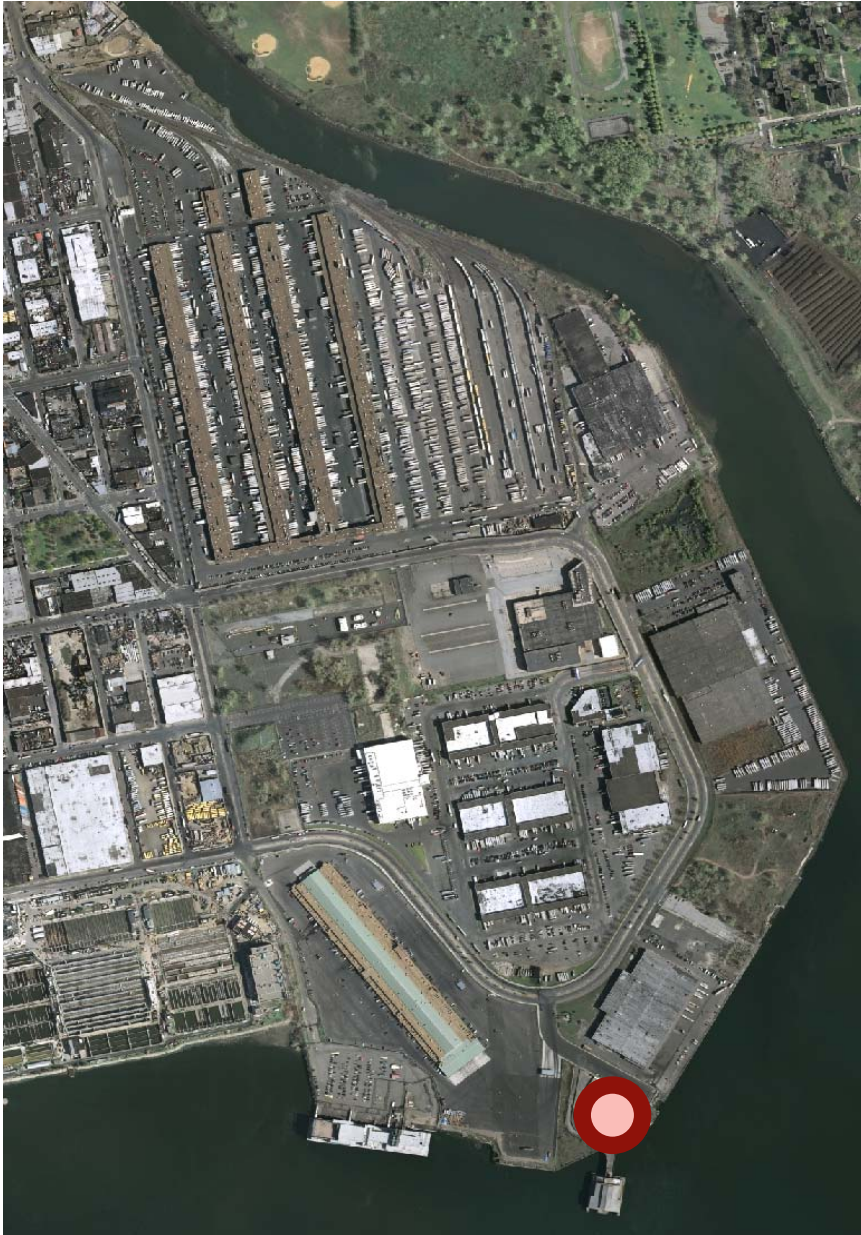
- Size: ~15 acres
- Development concepts:
 - Food-related use
 - Anaerobic digestion facility
- Next steps:
 - Initiate Phase II investigations
 - Define remediation protocol with DEC

E-OU3

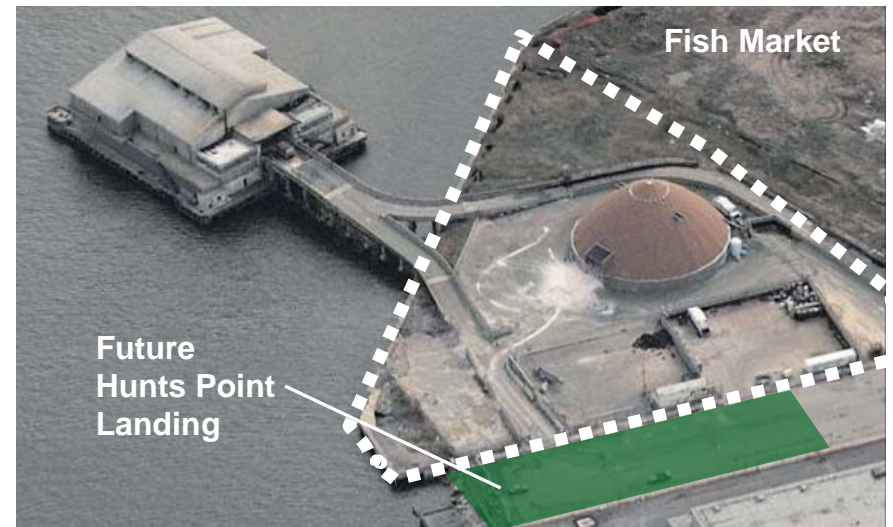
Area not addressed in current Con Edison agreement

A-OU2

Brownfield Development – MTS Site



- Size: ~3 acres
- Jurisdiction: DSNY
- Development concepts:
 - Recreational use
 - Food-related use
 - Freight ferry terminal
- Next steps:
 - Relocate salt pile
 - Assess general development feasibility
 - Transfer jurisdiction from DSNY
 - Engage public on redevelopment options



Discussion

