



Hunts Point Food Distribution Center

Presentation to Hunts Point Vision Plan Taskforce
June 16, 2010

Outline

- Hunts Point Workforce1 Career Center (SBS)
- South Bronx Greenway
- Alternative Fuels Facility
- Anaerobic Digestion Feasibility Study
- Produce Market Redevelopment
- Fulton Fish Market Freezer Feasibility Study
- Discussion

Hunts Point Workforce1 Career Center (HP WF1CC)

- Job placements overall through the HP WF1CC:
 - 2009 = 1,030
 - 2010 (YTD) = 669

- Individual training grants (ITGs) distributed through HP WF1CC:
 - 2009 = 684
 - 2010 (YTD) = 279

- Hunts Point residents placed system-wide (all 5 boroughs):
 - 2009 = 839
 - 2010 (YTD) = 406

- Placements through the HP WF1CC Community Partners program:
 - July 2008 – December 2009 = 336
 - January 2010 – May 2010 = 152

- Hunts Point Community Partner organizations:
 - New York Public Library, F.E.G.S., Bronx Educational Opportunities Center, NYCHA, Southeast Bronx Neighborhood Centers, Per Scholas, NYC Dept of Parks and Recreation

- Opportunities for collaboration

Produce Market Fence



PERSPECTIVE ALONG FOOD CENTER DRIVE



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



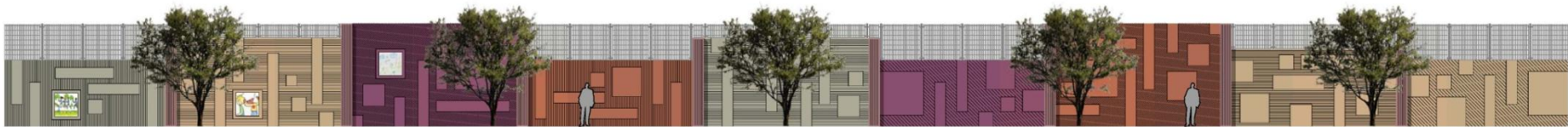
ELEVATION ALONG FOOD CENTER DRIVE

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



ELEVATION ALONG HALLECK STREET

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



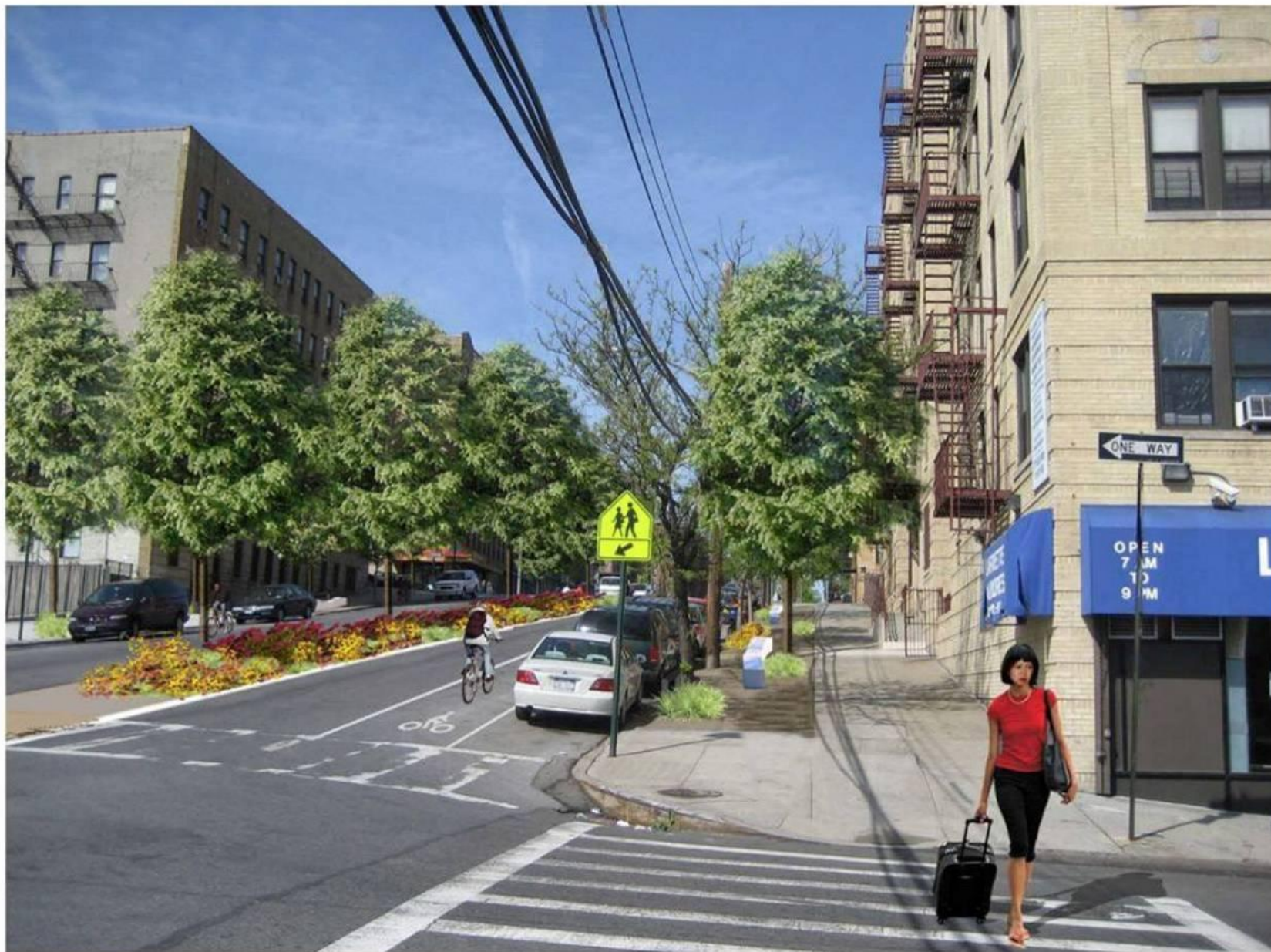
ELEVATION ALONG HALLECK STREET AT INTERSECTIONS WITH OAK POINT AVENUE AND RANDALL AVENUE

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Phase I Project – Lafayette Avenue Streetscape



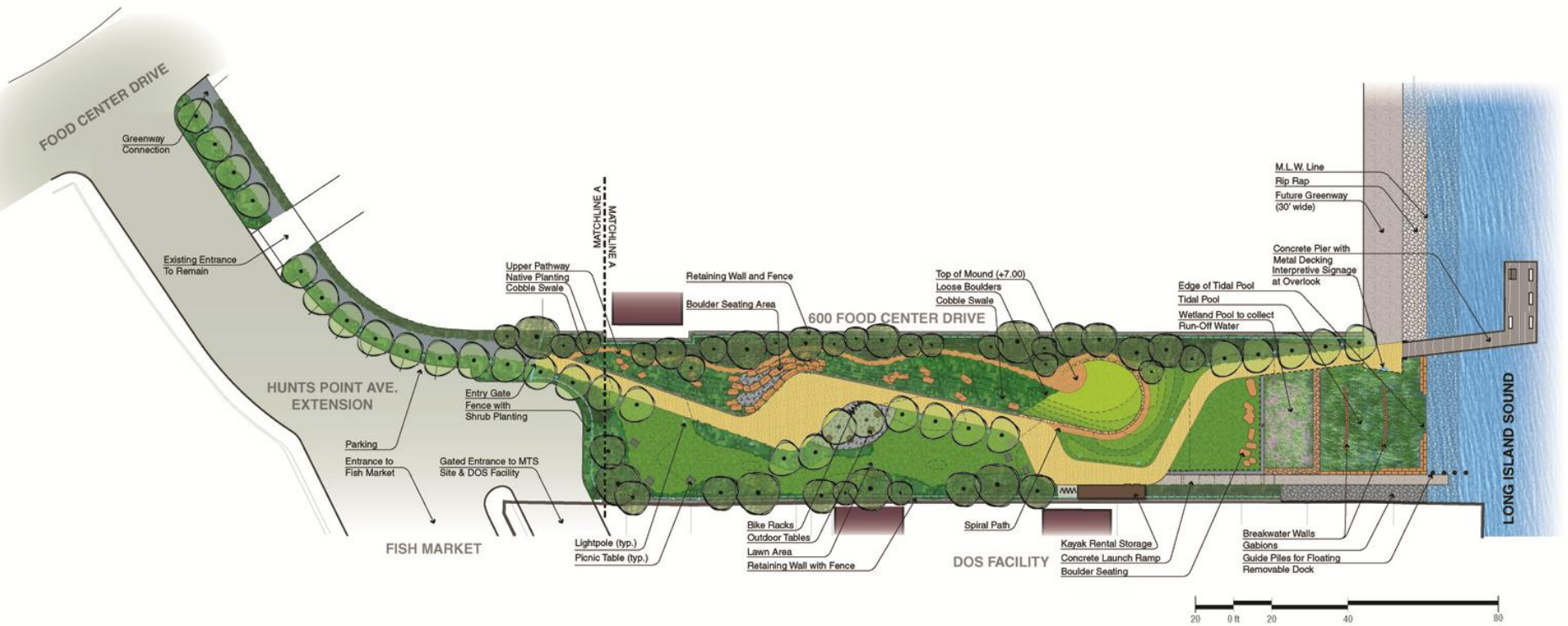
Phase I Project – Lafayette Avenue Streetscape



Phase I Project – Hunts Point/Spofford Streetscapes



Phase I Project – Hunts Point Landing



Phase I Project – Hunts Point Landing



Phase I Project – Hunts Point Landing



Phase I Project – Hunts Point Landing



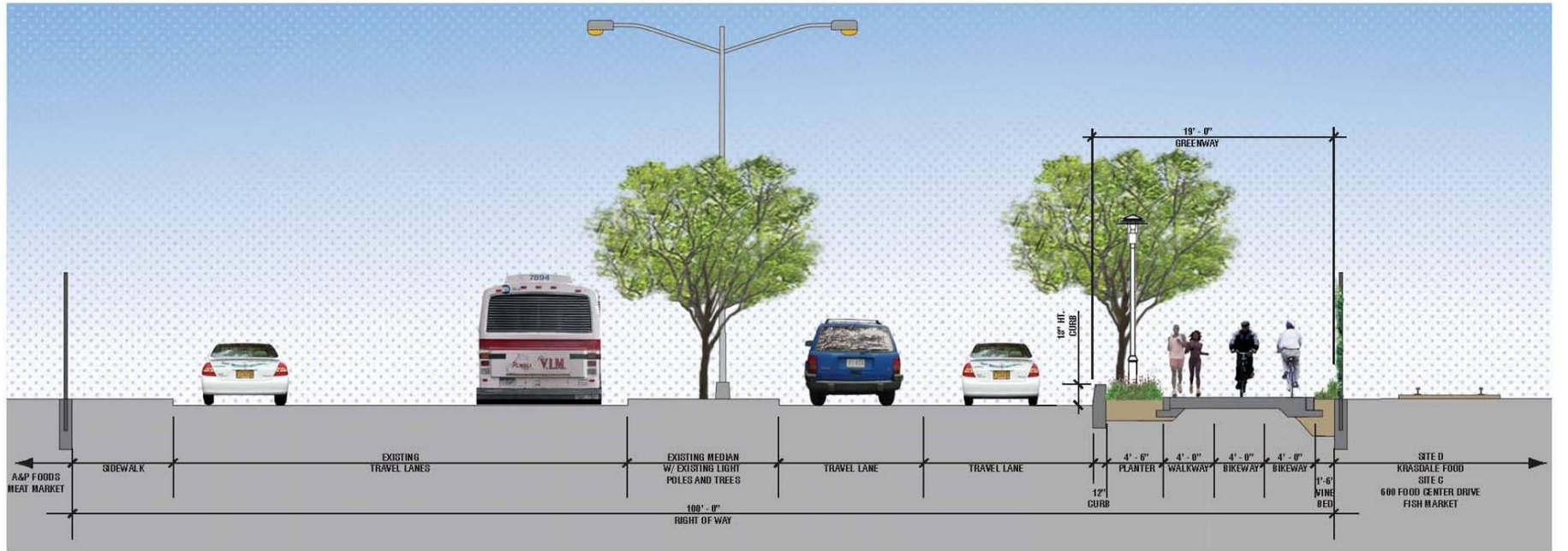
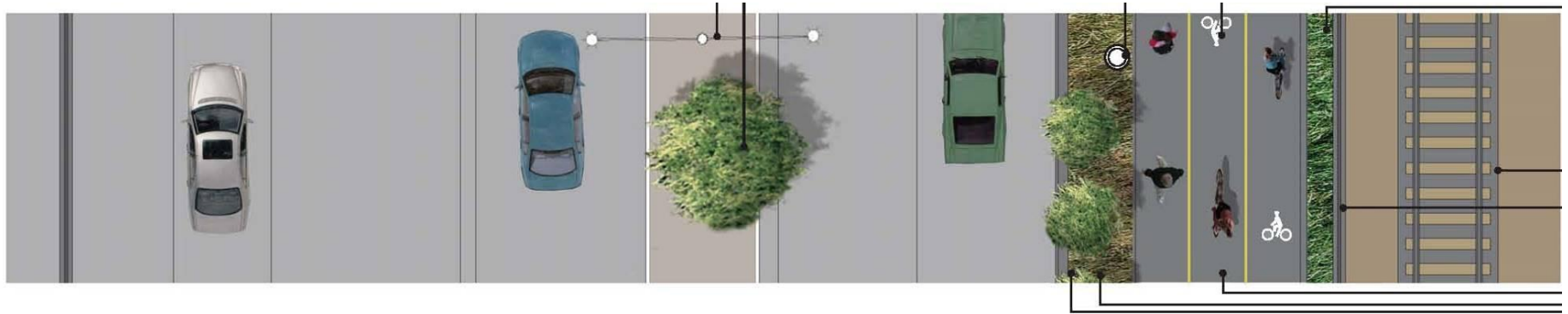
Phase I Project – Food Center Drive



Timeline

- Anticipated Bid Release: Summer 2011
- Anticipated Construction Start: Fall 2011

Phase I Project – Food Center Drive



Phase I Project – Food Center Drive



Phase I Project – Randall's Island Connector



Timeline

- Anticipated Bid Release: Winter 2011
- Anticipated Construction Start: Spring 2012

Phase I Project – Randall's Island Connector



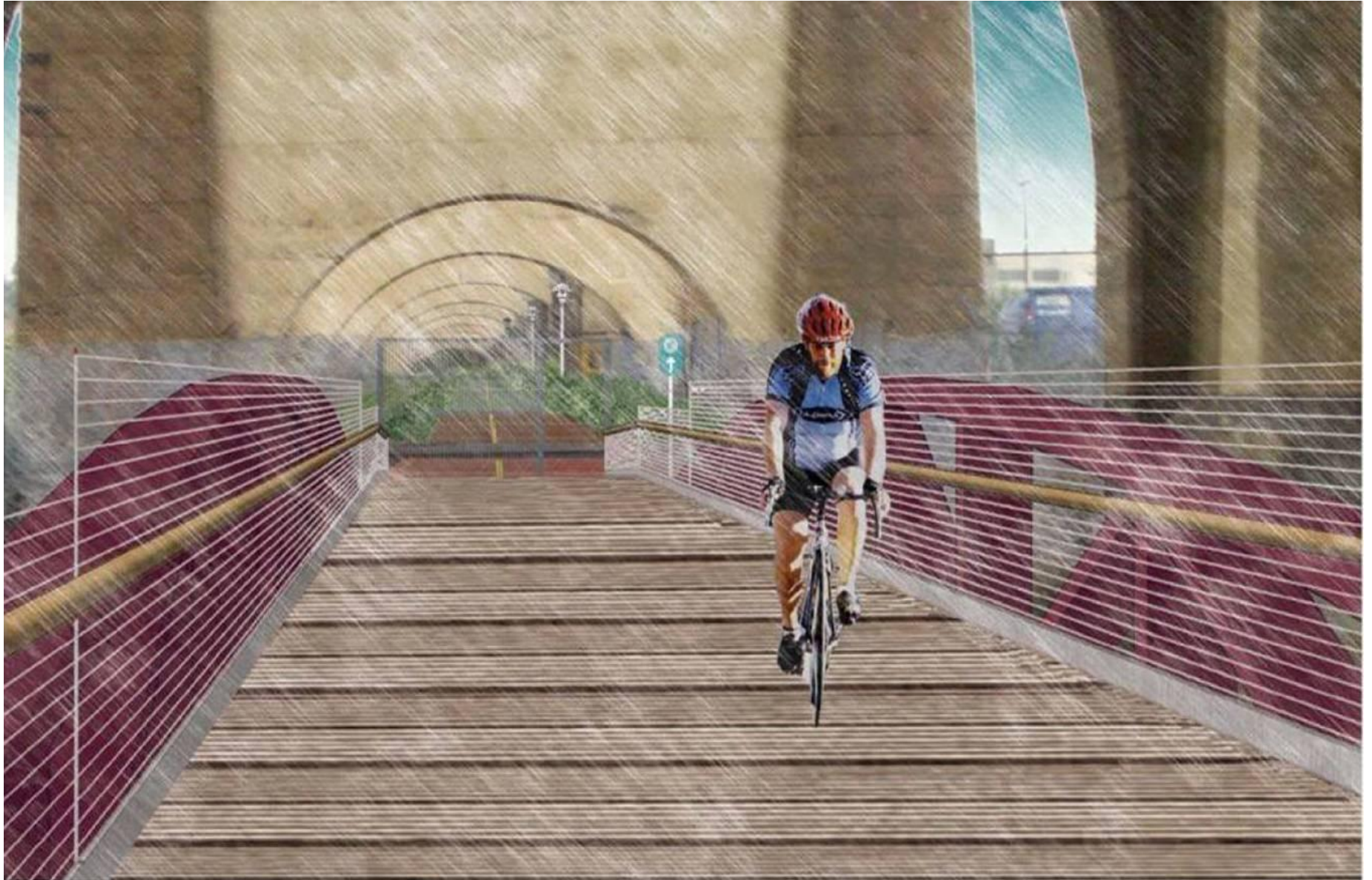
Phase I Project – Randall's Island Connector



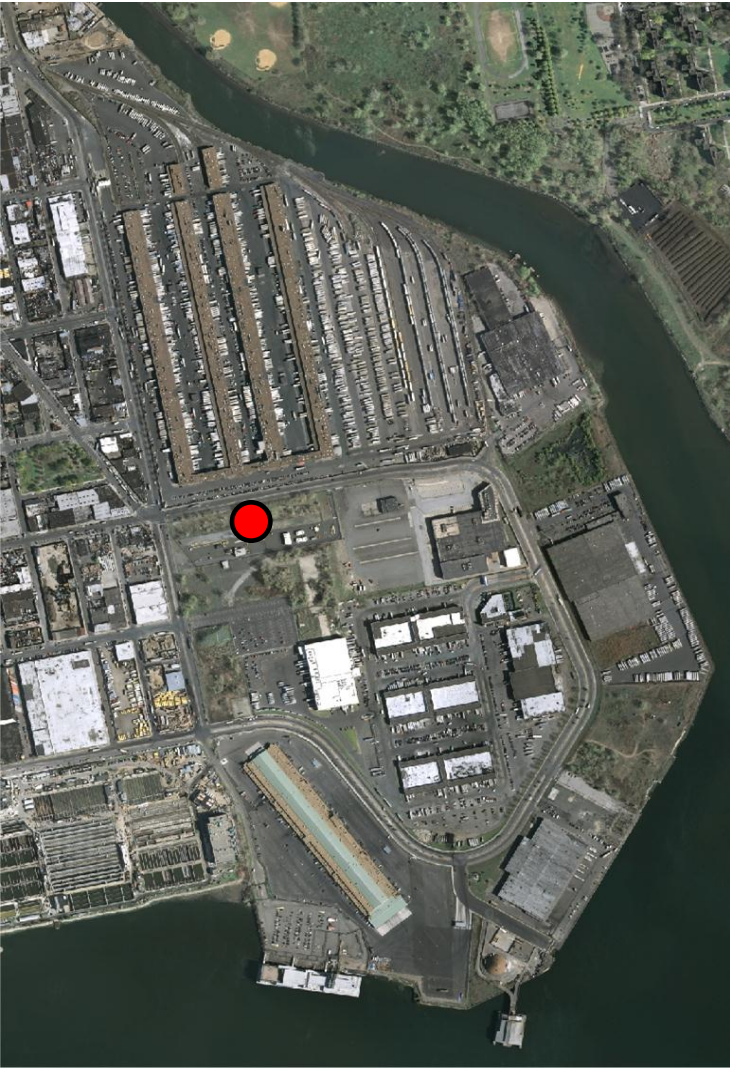
Phase I Project – Randall's Island Connector



Phase I Project – Randall's Island Connector



Alternative Fuels Facility



Selected Developer: Atlantis Management Group

- Extensive industry experience
- NYC operator and developer
- Significant Bronx presence

Program

- Biodiesel, ethanol, CNG, and electric hookups
- Limited conventional fuels
- Truck maintenance facility for truck conversions
- Complementary uses include retail/restaurant
- Targeted local hiring plan
- Alternative fuels marketing campaign

Remediation

- Developer will remediate site and build out program
 - Under supervision of NYCEDC's environmental monitor
- In compliance with DEC and DOH approved plan

● Site of Proposed Facility - Corner of Halleck Street and Food Center Drive, Hunts Point

Timeline



- **Executed Pre-Lease Agreement:**
May 2010
- **Initial Due Diligence & CEQR:**
Spring 2010 – Fall 2010
- **ULURP & Approvals:**
Winter 2011 – Summer 2011
- **Remediation & Construction:**
Fall 2011 – Spring 2013

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

- To investigate the feasibility of an AD facility in Hunts Point
- Create draft requirements for a potential RFP to develop an AD facility

Anaerobic Digestion Feasibility Study

Major Tasks

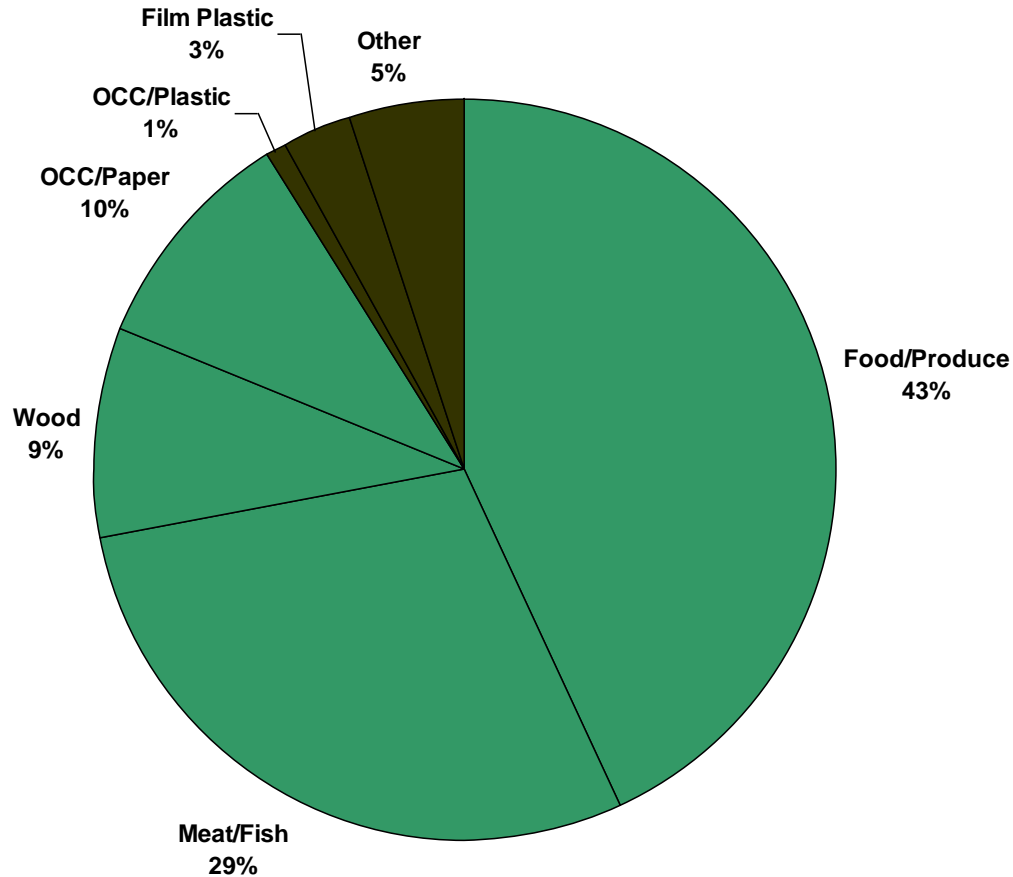
- Waste Stream Identification and Characterization
- Energy Production Analysis
- Site Preparation Analysis
- Regulatory Framework and Permitting
- Environmental Benefits
- Financial Feasibility

Study Findings

- Volume of organic waste is sufficient to sustain an AD facility year round
- Electricity production appears to be the most feasible energy use option
- Evaluated potential sites and necessary preparation costs
- Identified requisite state and local environmental permits
- Range of environmental benefits possible
- Capital and operating costs will be highly dependent upon the design approach selected by the AD developer

Anaerobic Digestion Feasibility Study

Composition Summary of Annual Waste Generation on Hunts Point

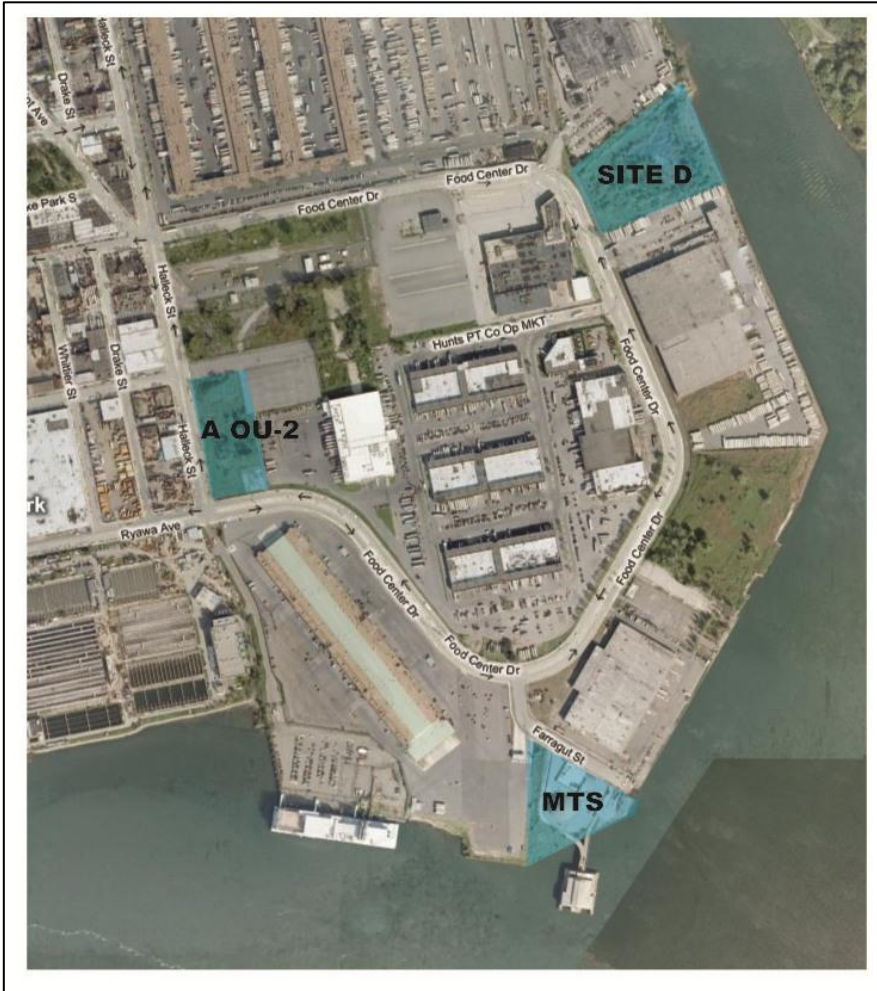


91% of materials are biodegradable

Anaerobic Digestion Feasibility Study

Next Steps

- Finalize study tasks, including site and financial feasibility analyses
- Update local stakeholders
- Issue final report July/August 2010



Produce Market Redevelopment



Project 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
- Enhance access to locally-grown produce

Challenges

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



Next Steps

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

Fulton Fish Market Freezer Feasibility Study

Study Team

- Study sponsored by Fulton Fish Market and the Bronx Overall Economic Development Corp.
- Study led by Halcrow with support from Cornell Marine Program and Cybul & Cybul

Study Purpose

- To assess the economic and physical viability of a frozen storage and seafood processing facility at the Fish Market
- In concert with the pier study, to increase environmental and economic benefits to the community

Major Tasks

- Analysis of existing market
- Baseline study of opportunities for vertical integration
- Examine public benefits
- Conceptual design for a freezer facility

Next Steps

- Issue final report July/August 2010

Discussion



Appendix

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: Existing Facility

