

Hunts Point Vision Plan Update

Vision Plan Task Force | October 11, 2018



Agenda

- Introduction
- Community Development
- Jobs & Workforce Development
- Transportation & Infrastructure
- Open Space & Public Realm
- Resiliency



Hunts Point Vision Plan Update

Highlight of accomplishments

- 70+ acres of land remediated
- 17+ acres of new parks built: Barretto Point, Hunts Point Riverside & Hunts Point Landing
- 740 affordable units, fresh food grocer, industrial, and open space underway at Spofford
- 1.37M SF of new industrial space built: Baldor, Anheuser-Busch & Jetro
- New GrowNYC Greenmarket underway with public retail component
- Over 400 residents connected to employment through HP WF1CC (since 2015)
- 96.6% reduction in air pollutant PM_{2.5} through Hunts Point Clean Trucks program
- \$67 million upgrade underway to HP WWTP to improve air quality and energy efficiency
- New Bx46 bus route into the FDC
- Implementation underway for Hunts Point energy pilot

Community Development

Spofford Redevelopment (“The Peninsula”)

Overview

- Redevelopment of former Spofford Youth Detention Center into a vibrant, mixed-use campus with
 - 100% affordable units
 - health & wellness center
 - expanded head start program
 - artisanal food manufacturing
 - fresh food grocer
 - locally oriented retail
 - arts and open space



Development Program

	Full Build-Out	Phase 1
Residential	740 units (100% affordable; 80% of units at ≤60% AMI)	180 units
Commercial/Retail	21,000 SF	5,000 SF (retail)
Community Facility	48,000 SF	14,000 SF (artist workspace)
Industrial	50,000 SF	50,000 SF
Open Space	52,000 SF (~1.2 acres)	8,000 SF

Next Steps

- Closing on Phase 1 December 2018



NYPL Hunts Point Library Renovations

Background

- One of the original Carnegie branches which was completed in 1929
- Over 113,000 visits and over 85,000 in circulating materials in FY18

Goals

- This is a full renovation project. The renovation will include all architectural, electrical, mechanical, structural, façade, plumbing, vertical transportation, fire alarm, IT, AV and furniture needs.
- The renovation will address all ADA issues; including bathrooms, entryway/ vestibule, and an elevator upgrade.

Timeline/Next Steps

- Design Completed: Spring 2018
- Construction start: Winter 2019
- Construction completion: Spring 2021



Workforce Development



Hunts Point Workforce1 Career Center (HPWF1CC)

	2015	2016	2017	2018 (Jan 1 – Jun 30)
Hires facilitated	769	775	788	447
Hunts Point residents ¹ connected to employment	102	114	141	80
Hunts Point residents connected to employment by WF1 system (five boroughs)	489	549	634	336
Individualized Training Grants	464 (incl. 49 HP residents)	302 (incl. 41 HP residents)	242 (incl. 44 HP residents)	213 (incl. 31 HP residents)
Hunts Point Community Partner Hires	164	219	183	104

¹ Hunts Point residents are those individuals residing in zip codes 10454, 10455, 10459, 10474

Brownfield Remediation

Updates

- Application to Brownfields Cleanup Program accepted (Q4 2017) for entire FDC
- 70+ acres remediated to-date
- Remainder of FDC in cleanup process under the direction of NYSDEC
- ConEd transferred remaining 97 acres to City for remediation, but will continue to provide funding for the remediation



Brownfield Remediation (cont'd)

Progress

- Completed remediation of AOU-2
- Completed Site Characterization of Meat Market – further testing needed
- Beginning procurement process for Site D

Timeline/Next Steps

- AOU-2 – Development
- 600 FCD – Investigation Q1 2019
- Meat Market – Investigation Q1 2019
- Site D – in procurement, field work must be complete by 2020
- Site F – in design, mobilization after Site D



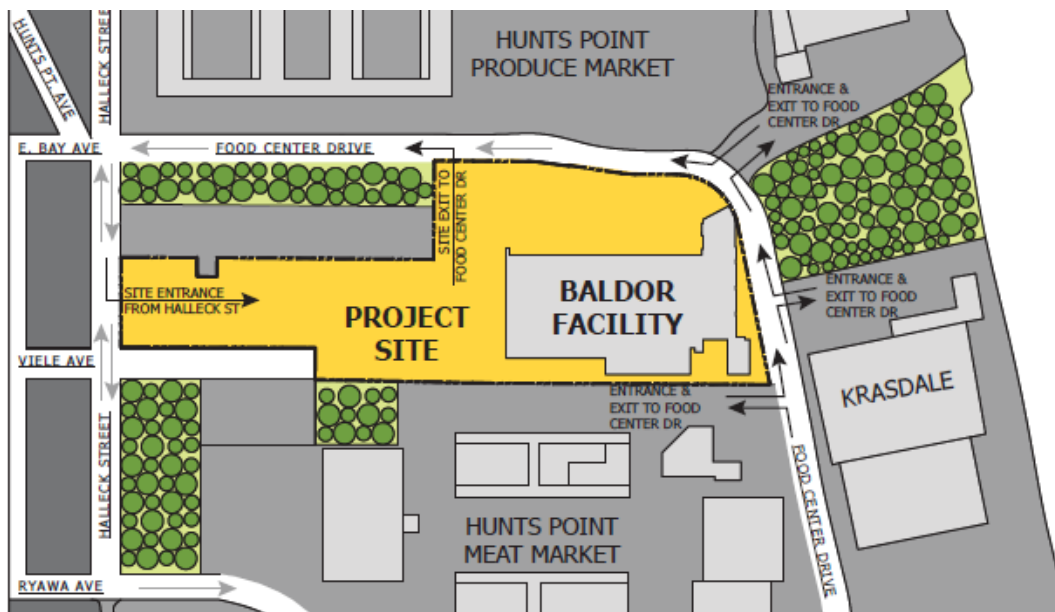
Baldor Expansion

Scope of Work

- 132,000 SF of new construction including high cube refrigerated warehouse and office space
- Existing parking will be relocated to Halleck Site

Timeline/Next Steps

- Construction began in October 2015; tentative ribbon cutting in November
- Substantial completion achieved for all phases
- 410 new jobs expected which surpass Baldor's original proposal of 300 new jobs



Hunts Point Markets

Goals

- Facility modernization and development
- Infrastructure upgrades
- Brownfield remediation

Recent Updates

- **Meat:** Over \$20M in capital work being advanced
 - Replacement and Elevation of Electrical Equipment
 - Central Plant Upgrades
 - Structural, Paving, and Site Improvements
 - Brine Tunnel Rehabilitation
 - HVAC Upgrades
 - Backup Generator
- **Fish:** EDC assuming maintenance, reducing Coop opex; tenanting historically vacant space
- **Produce:** working with Coop on future of market; upgrades + improvements



GrowNYC Greenmarket Regional Food Hub

Goals

- Support local farm/food businesses and underserved communities
- Expand capacity of Greenmarket Co. to purchase products from local farmers for distribution
- Increase local access to fresh food

Total Cost: ~\$28M

Scope of Work

- Development of 70,000 SF of new refrigerated storage space for small and mid-sized producers
- Community amenities including retail and green design elements

Timeline/Next Steps

- Parties finalized lease terms and signed Pre Development Agreement in June 2018
- PDC prelim approval in June 2018
- Construction expected to begin in 2019



Transportation & Infrastructure

Bronx Metro-North Station Area Study

Goals

- Identify **access & pedestrian safety** issues related to coming stations (*all stations*)
- Refine previous recommendations on levels of **growth & uses** (*Parkchester/Van Nest & Morris Park*)
- Understand **market needs & opportunities** around stations (*Parkchester/Van Nest & Morris Park*)
- Understand opportunities for **economic development & job growth** (*Parkchester/Van Nest & Morris Park*)
- Identify needed **infrastructure improvements** to facilitate stations (*Parkchester/Van Nest & Morris Park*)

Timeline/Next Steps

- Approximately **1 year** (launched July 31, 2018)
- **Working Group & Public Workshop** meetings for Parkchester/Van Nest & Morris Park station areas
- Working Group will convene around Hunts Point station in **winter 2019**, followed soon thereafter by Public Workshop



Approximate location of Hunts Point station

FreightNYC

Background

- Key pillar of *New York Works*, Mayor de Blasio's jobs plan
- \$100M multimodal strategy to modernize NYC's freight distribution system

Goals

- Create 5,000 jobs
- Reduce congestion
- Improve air quality

Next Steps

- Maritime investments
- Rail investments
- Urban distribution
- Clean trucks



<https://www.nycedc.com/program/freight-nyc>



Press Conference: Mon, July 26, 2018 Brooklyn Army Terminal

Hunts Point Freight Barging

Goals

- Develop a barge landing to facilitate the movement of goods (containers and truck trailers) via waterways
- Reduce truck congestion and improve air quality
- Direct creation of ~20 jobs at terminal and indirect creation of ~100+ jobs throughout peninsula

Status

- EDC completing internal conceptual site design & cost estimating



Produce Market Rail Improvements

Goals

- Reduce rail and truck conflicts
- Eliminate gap between buildings and railcars (related risk of rail derailments, worker injury)
- Increase rail storage and staging capacity

Total Cost: \$28.5M

Scope of Work

- Rail rehab on Buildings A, B, C complete
- New common rail facility (sawtooth platform)

Timeline/Next Steps

- Construction complete



Alternative Fuels Facility

Scope of Work

- Proposed Facility at corner of Halleck Street and Food Center Drive
- Biodiesel, ethanol, CNG, and conventional fuels (diesel/gas)
- Complementary uses (food retail)
- Targeted local hiring and workforce development goals
- Dedicated funding for alt fuels marketing campaign

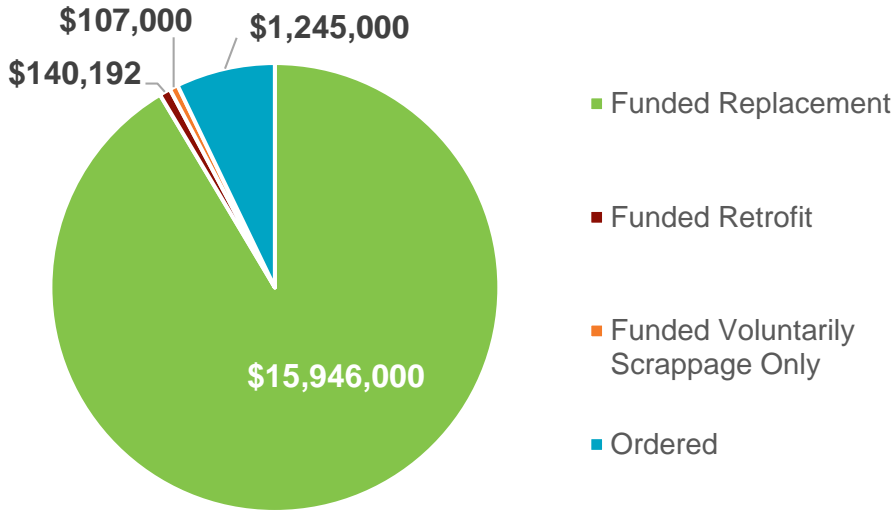


Timeline/Next Steps

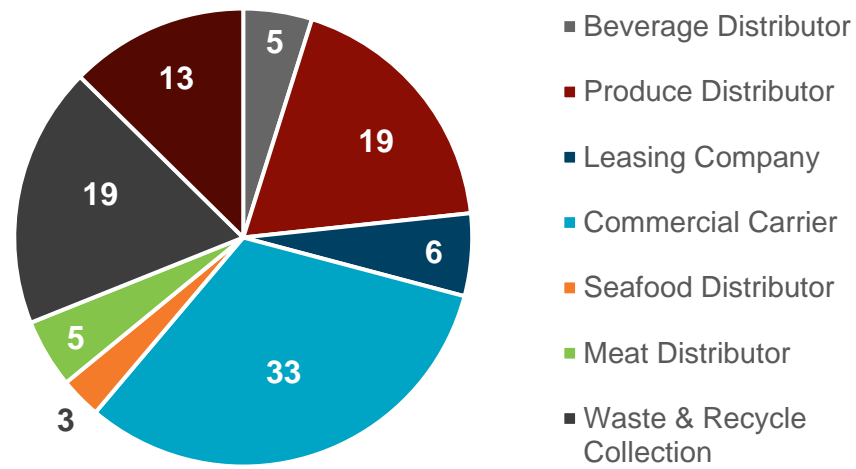
- Continued work with ConEd to ensure security of utility's adjacent site

Hunts Point Clean Trucks Program – Rounds 1-4 (as of 6/28/18)

Rebate Funding*



Number of Applicants*



103 Applicants Funded

*Includes funded & ordered.

Emissions Results Summary – Rounds 1-4 (as of 6/28/18)

Replacements, Retrofits, & Scrappage Only

Annual	NO _x (short tons/year)	PM _{2.5} (short tons/year)	HC (short tons/year)	CO (short tons/year)	CO ₂ (short tons/year)
% Reduced*	87.6%	96.6%	84%	83.9%	13%
Amount Reduced/Year	365.63	21.71	26.95	105.25	6,334

**As of June 26, 2018, the HPCTP has achieved the above emission reductions through 588 truck replacements, 6 exhaust retrofits, and the voluntary scrappage of 24 trucks.*

***1 short ton = 2,000 lbs.*

Transport Refrigeration Unit Replacements 2017-18

Annual	NO _x (short tons/year)	PM _{2.5} (short tons/year)	HC (short tons/year)	CO (short tons/year)	CO ₂ (short tons/year)
% Reduced*	83%	99.9%	96.5%	99.5%	38%
Amount Reduced/Year	42.68	39.82	10.54	86.8	633

**In 2017 and 2018, the HPCTP has achieved the above emission reductions through 40 scrappages and replacements of older, heavy polluting Transport Refrigeration Units.*

***1 short ton = 2,000 lbs.*

Hunts Point WWTP Energy Efficiency Program

Goal

- Energy and carbon neutrality by 2050
- 20% reduction in energy use by 2025

Solution

- Replace dewatering centrifuges – equipment used in the final steps of the wastewater treatment process – with 60% more energy-efficient models to improve air quality and reduce operating costs

Status

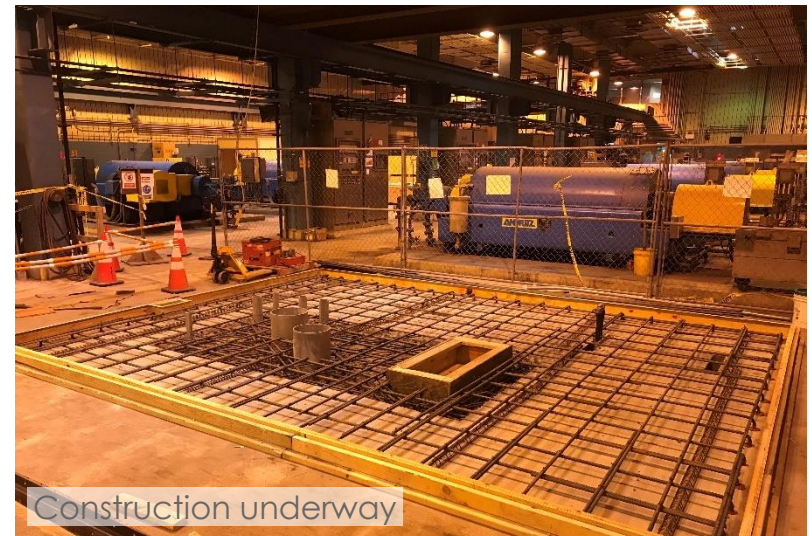
- Construction by NYPA of this \$67 million upgrade is underway and expected to be completed by 2020

Timeline/Next Steps

- DEP will continue to seek energy and greenhouse gas reduction opportunities throughout its facilities



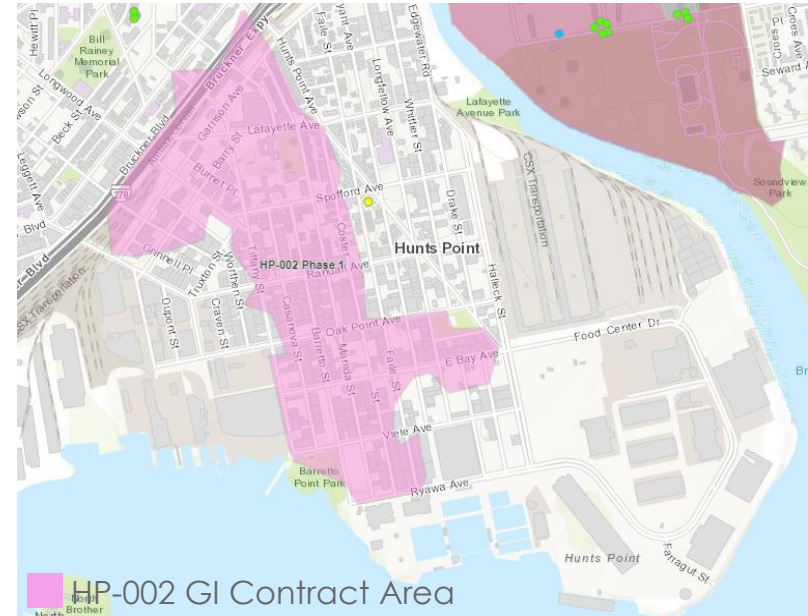
Installation of New Centrisys Unit



Construction underway

Hunts Point Green Infrastructure Program

- DEP and EDC are currently investigating the HP-002 contract area for opportunities to install rain gardens
- Rain gardens are designed, constructed, and maintained to manage stormwater runoff from streets and sidewalks
- Rain gardens are a type of green infrastructure (GI) and DEP is installing GI in this area to improve water quality
- The investigation and design process will be underway for the next several months



Rain Garden (example)

Open Space & Public Realm

NYC Parks' Hunts Point Projects

- **Hunts Point Playground:** Under Construction
- **Barretto Point Park:** 1.2 acres transferred from DEP to Parks
- **Tiffany Street Pier Reconstruction:** Completed
- **Improvements to Julio Carballo Fields:** Field lights
- **Street Tree Plantings:** Since Fall 2007, Parks has planted more than 2,200 trees

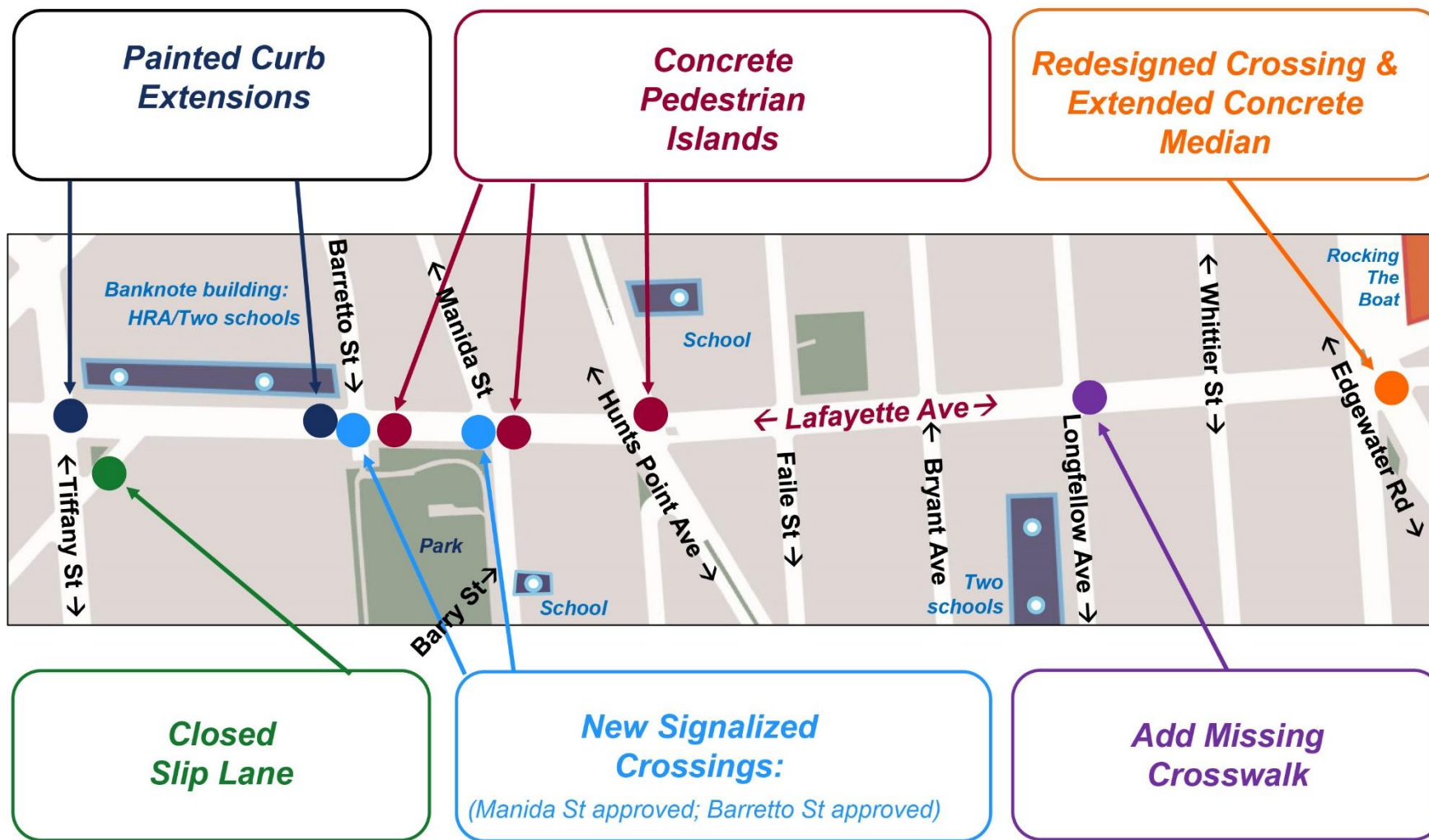


Hunts Point Playground: Under Construction



Barretto Point Park

DOT School Safety Improvements



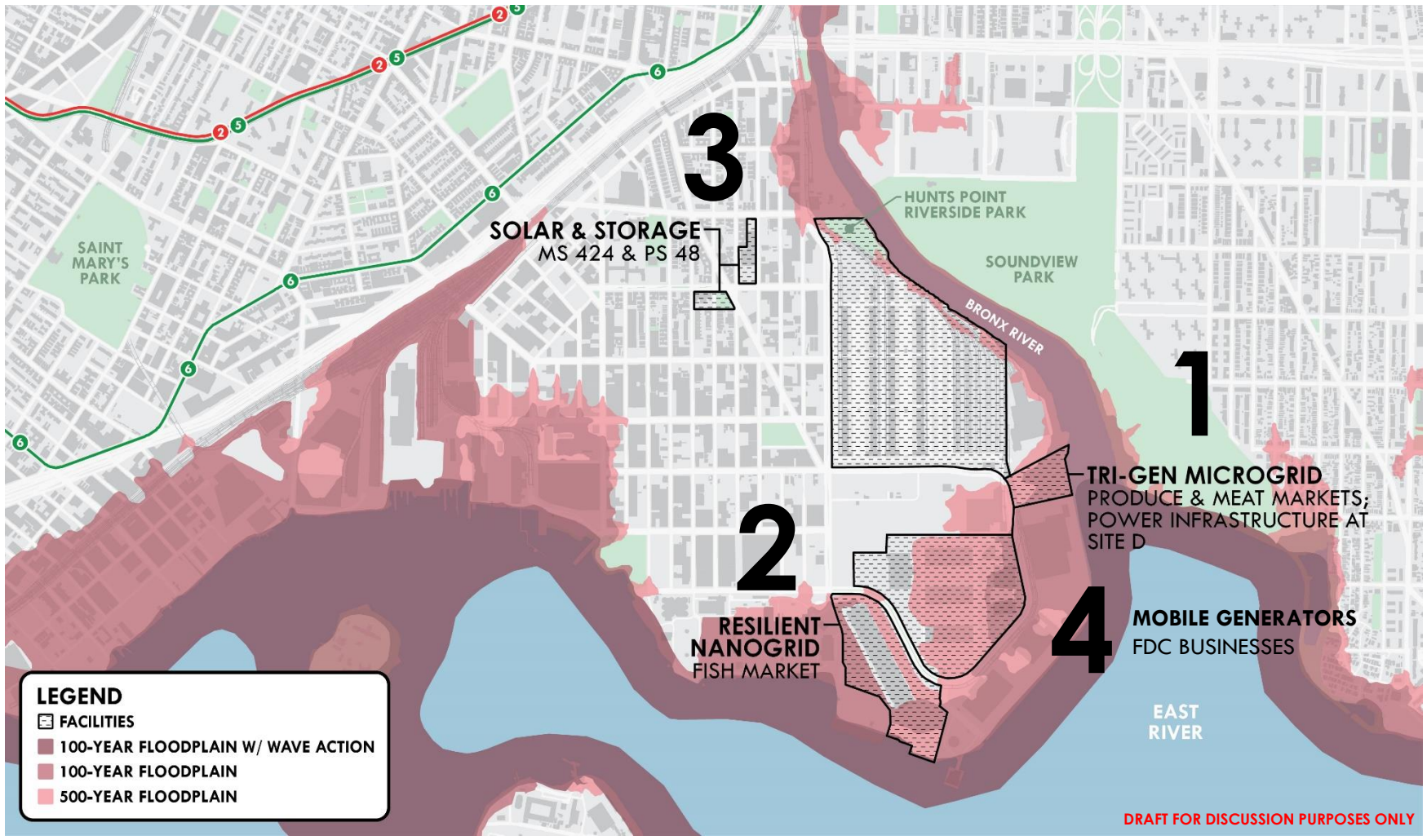
DOT's Bruckner Greenway

- Ongoing design and installation
- 2016 Safety Improvement Project (SIP) at Hunts Point Ave
- Objective to connect 2016 SIP to 2016 Randalls Island Connector SIP

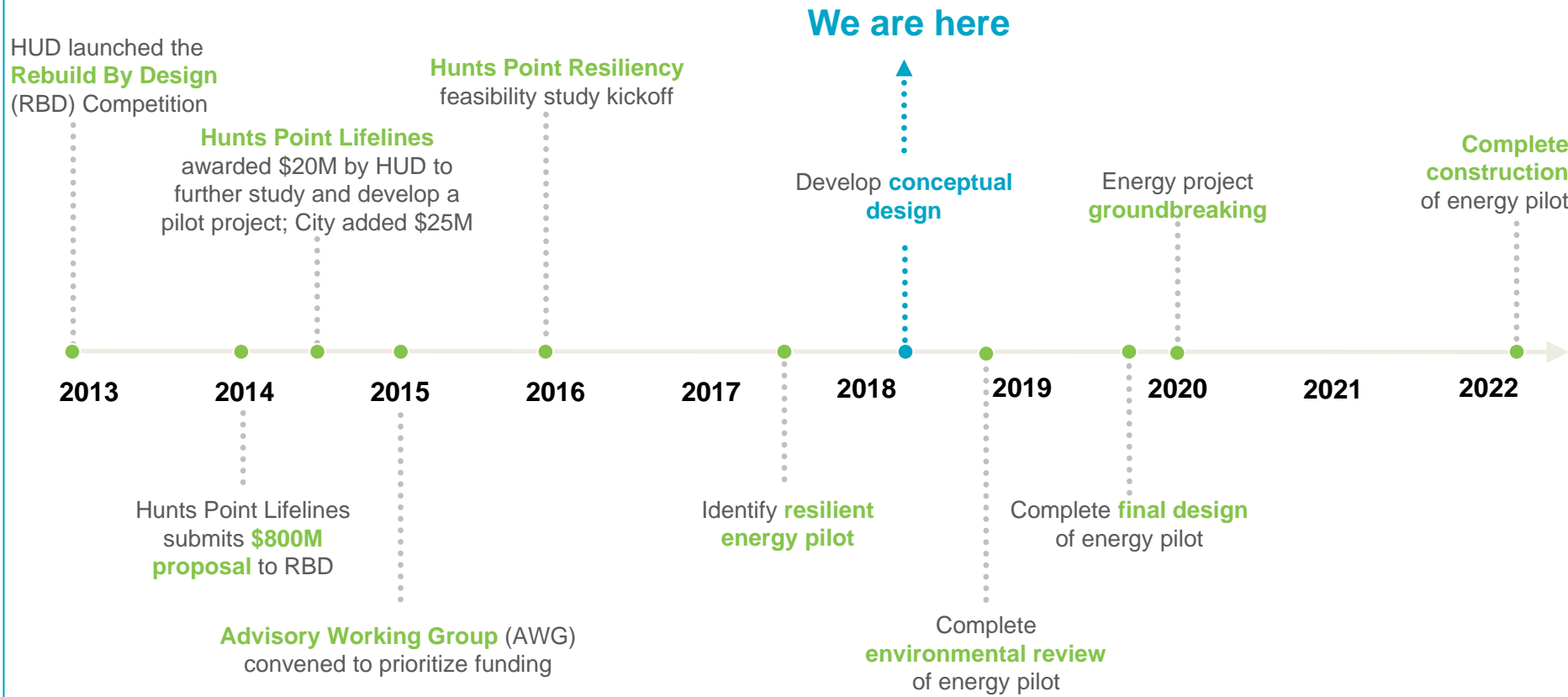


Resiliency

Hunts Point Resiliency Projects Summary



Hunts Point Resiliency Timeline



Hunts Point Resilient Community WiFi

Goal

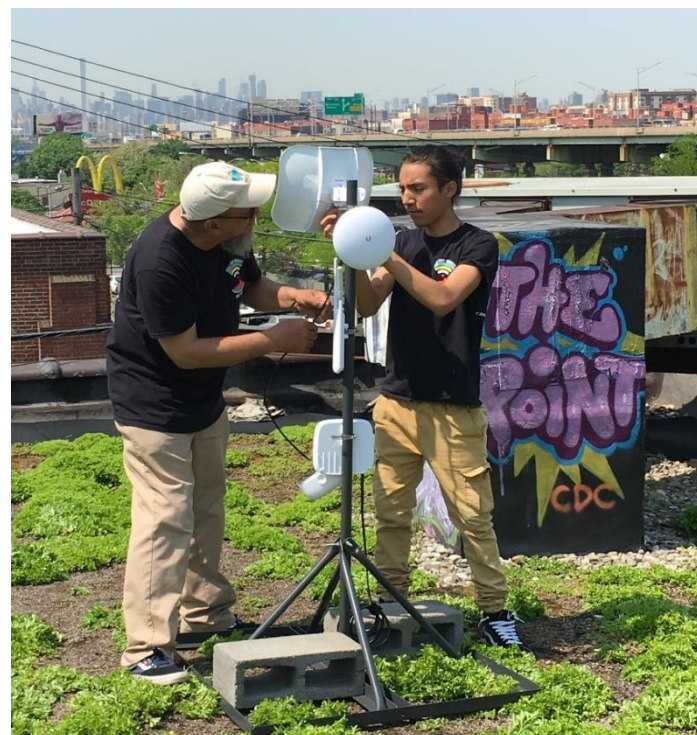
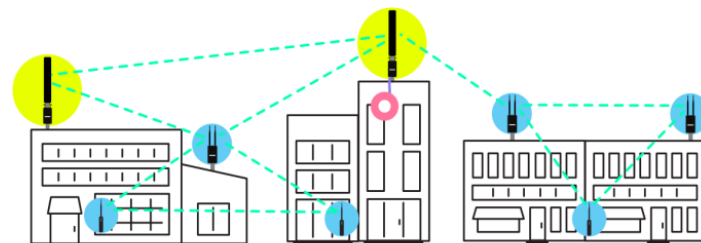
- Provide resilient Internet connectivity to local businesses
- Help mitigate digital disparities experienced by Hunts Point businesses and residents
- Equip community members with transferable tech skills

Scope of Work

- Outreach to small business host sites
- Network design and installation
- Hire and train local residents to install and maintain the networks

Timeline/Next Steps

- Currently in procurement and configuration phase
- Anticipated installation Q4 2018



Hunts Point Digital Stewards configuring roof-top WiFi node

Department of City Planning (DCP) work since Sandy

Goal

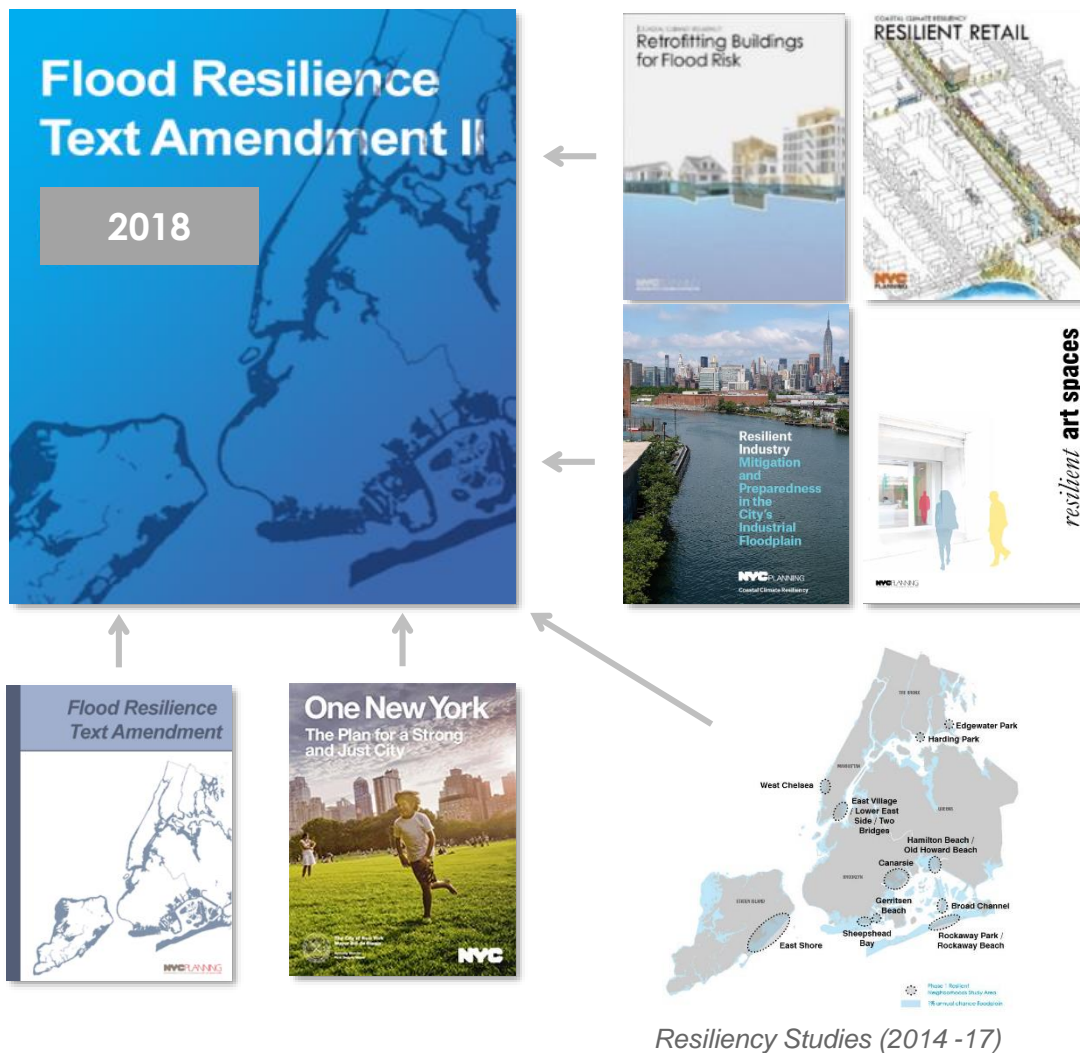
- Expand, update, make permanent, and improve upon the provisions of the 2013 flood text

Summary: lessons learned

- Old buildings need more flexibility to retrofit
- It is hard to relocate activities that happen below grade elsewhere in the building or lot

Timeline/Next Steps

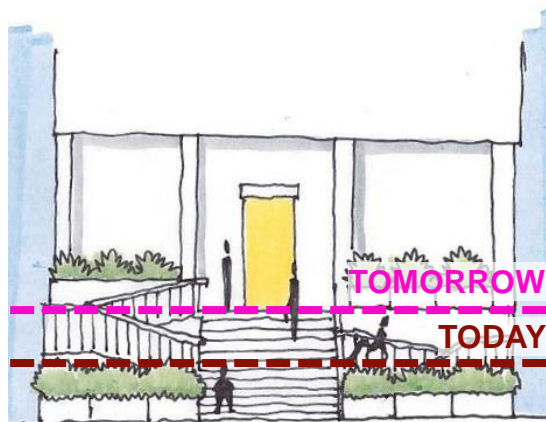
- In the process of writing the plain-language proposal for the zoning text.



Citywide Zoning for Flood Resilience

Goals

- FT2 will be a permanent text, therefore it should provide clear and simple rules that are easy to follow
- It should treat existing and new buildings as similarly as possible, as to guide resilient development that promotes good design and long-term planning, while preparing the city for future storms



Encourage long-term resilient design



Allow flexibility for all building types



Allow for adaptation overtime



Facilitate future storm recovery

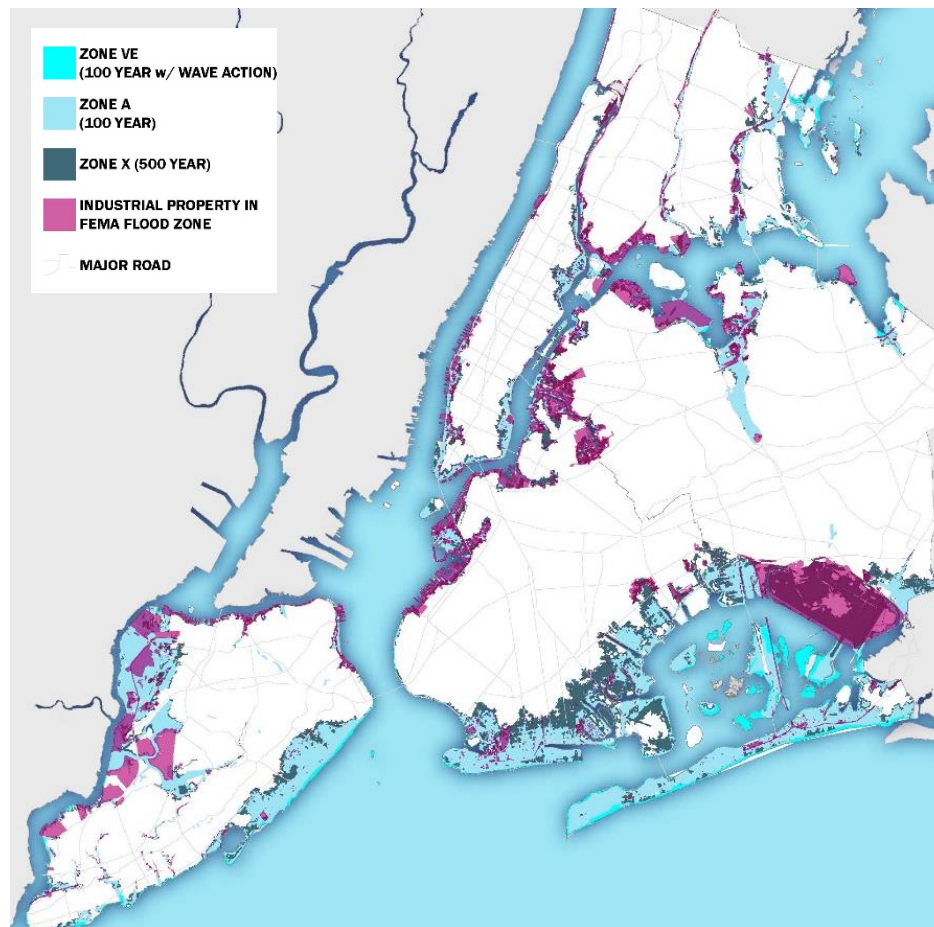
Resilient Industry Study

Goals

- Reduce flood hazards for businesses and residents in flood zones
- Identify appropriate emergency preparedness guidelines for businesses in industrial flood zones
- Promote cost-effective physical and operational strategies to protect businesses and the environment
- Identify financial and insurance challenges unique to businesses in industrial flood zones

Recommendations

- Promote operational resiliency through preparedness planning
- Identify opportunities to reduce risk with partial floodproofing
- Reduce zoning barriers to industrial retrofits



nyc.gov/resilientindustry

Resilient Industry Study

Issue

- Existing industrial buildings are limited in their ability to comply with flood resistant construction standards as per Building Code
- However, businesses can significantly improve resiliency by locating equipment and inventory above flood elevation, or relocating to higher elevations during storms.

Recommendation

- Allow small mezzanines or 2nd floor spaces to be exempt from FAR (max 500sqf) for industrial uses in order to permit the relocation of important equipment/office spaces.

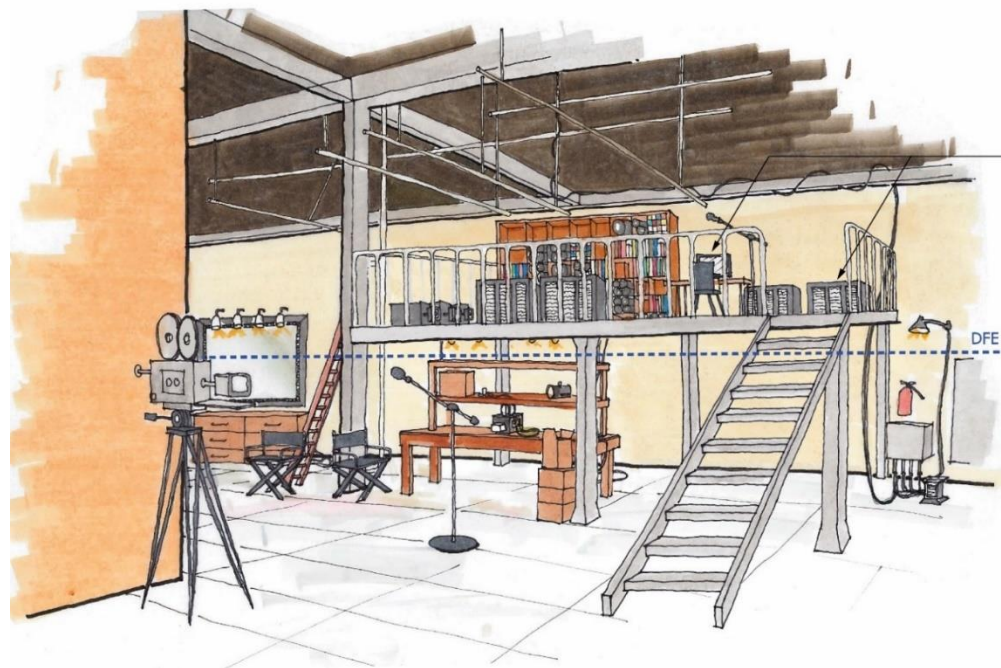


Illustration from Resilient Industry Report: Office Space and important equipment could be protected if elevated on a mezzanine or 2nd floor.