Hunts Point Food Distribution Center

Presentation to Hunts Point Vision Plan Taskforce

May 7, 2009
Outline

- Alternative Fuels facility
- Anaerobic Digestion feasibility study
- Produce Market redevelopment
- Fulton Fish Market commercial pier feasibility study
- South Bronx Greenway
- Q&A
Alternative Fuels Facility

Food Center Drive

127,800sf

Halleck Street
Development Components

Alternative Fueling Facility

Required Components
- Sustainable alternative fuel
- Specific minimum amount(s) of alternative fuel(s) available
- Retail sales

Suggested Components
- Mix of fuels
- Local or regional production
- Competitively priced

Suggested Additional Components

Complementary Uses
- Truck maintenance facility for the conversion of engines
- Truckstop electrification (TSE) facility
- Showroom for trucks that use sustainable alternative fuels
- Organics recovery facility for either the production of biofuel or electricity generation for a district energy plan

Associated Retail
- Convenience Store
- Restaurant
- Bank

Anticipated Lease Term: 30 years
Responses and Update

- Late Summer 2009: EDC received multiple responses
- Late Summer-Spring 2009: Analysis of proposals, further clarifications

- A few changes:
  - Remediation
  - Workforce Development
  - EDC process/timeline

- Currently: Drafting contract, lease, & license agreement from short list of proposals
  - All include a mix of competitively-priced alternative fuels on site for retail sales
  - All allow public access to the facility, but focus on trucks/fleets
  - All include a convenience store and other accessory uses
  - All include innovative green design elements

**GOAL**

To enter into a contract with a qualified developer of a viable project that meets the objectives of the RFP by early summer 2009.
Developer commitment to a Targeted Hiring and Workforce Development Program (THWDP)

- **Purpose of THWDP:**
  
  To integrate the City’s public workforce system into NYCEDC development projects to provide services to local jobseekers and to help businesses open on time.

- **For permanent jobs created, THWDP creates goals for:**
  - Hiring
  - Retention
  - Advancement
  - Training

- **Other THWDP components**
  - First Source Hiring through NYC Business Solutions
  - Dedicated community outreach in partnership with SBS and NYCEDC
Updated Timeline

2008

SPRING: RFP Release
SUMMER: Responses Due
FALL: Developer Interviews
WINTER: Developer Short-List Clarifications

2009

SPRING: Draft and Execute Contract
SUMMER: Environmental Review
FALL: ULURP Certification
WINTER: Design Commission Review

2010

SPRING: Site Remediation
SUMMER: Site Groundbreaking
FALL: Construction Continues
WINTER: Operations Begin
Anaerobic Digestion feasibility study

- Study will evaluate feasibility of converting organic waste to biogas to produce electricity
- Goal is to reduce waste transported to distant landfills and transportation-related emissions.
Produce Market Redevelopment

Design Goals:
- Increase storage capacity; reduce diesel trailers
- Enhance rail operations
- Improve food safety and quality
- Provide future connection to South Bronx Greenway
- Integrate energy efficiency, sustainable design

Challenges:
- Defining a feasible project
- Building consensus within Cooperative
- Securing State and Federal funding support

Next Steps:
- Refine design and project costs
- Define financing options with Cooperative
- Continue to pursue State and Federal funding
Fulton Fish Market feasibility studies

- **Freezer feasibility study** (BOEDC/Fish Market)
  - Goal is to maximize economic and environmental benefits from increasing freezer and processing capacity

- **Commercial pier feasibility study** (NYCEDC)
  - Goal is to increase maritime-based transportation for deliveries to FDC

**Next Steps:**
- Complete supply chain, market analysis
- Initiate freezer and pier design
Food Center Drive ULURP

- City Council approved ULURP in February 2009
- Official maps will be filed shortly
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"
Hunts Point Landing

- Anticipated Construction Start: Fall 2009
- Estimated Construction Completion: Winter 2010
Lafayette Avenue

- Anticipated Construction Start: Fall 2009
- Estimated Construction Completion: Winter 2010
Hunts Point / Spofford Avenues

- Anticipated Construction Start: Fall 2009
- Estimated Construction Completion: Winter 2010
Randall’s Island Connector

- ConEd bridge nearly completed
- Upland design ongoing
- Anticipated upland construction to start Winter 2010
Anheuser-Busch Greenway Connector

- Anheuser Busch completing design and site prep for greenway connector
- $1.6 million contribution for capital costs
- First 10 years of maintenance
- Projected completion: Fall 2009