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
Phase I Project – Lafayette Avenue Streetscape

Timeline

• Bids returned: January 7, 2010
• Anticipated Contract Award: February 2010
• Anticipated Construction start: April 2010
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 – 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

<table>
<thead>
<tr>
<th>Alternative Fuels Facility</th>
<th>Additional Components</th>
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<tbody>
<tr>
<td><strong>Retail mix of alt fuels:</strong></td>
<td><strong>Complementary Uses</strong></td>
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<tr>
<td>• Biodiesel blend</td>
<td>• Truck maintenance facility for the conversion of engines</td>
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<tr>
<td>• Ethanol (E85)</td>
<td>• Truckstop electrification (TSE) – 11 spaces</td>
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<td>• Compressed Natural Gas (CNG)</td>
<td>• Green marketing organization</td>
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<table>
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<tr>
<th><strong>Limited conventional fuels</strong></th>
<th><strong>Associated Retail</strong></th>
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<tr>
<td></td>
<td>• Convenience store</td>
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<tr>
<td></td>
<td>• Full service restaurant</td>
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<td></td>
<td>• Fast food restaurant</td>
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<td></td>
<td>• Truck wash facility</td>
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<td>• Community banking facility</td>
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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)

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
Composition Summary of Annual Waste Generation on Hunts Point

- Food/Produce: 43%
- Meat/Fish: 29%
- OCC/Paper: 10%
- OCC/Plastic: 1%
- Film Plastic: 3%
- Other: 5%
- Wood: 9%

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

Team Track
(Rail, Flex Storage)
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