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
Phase I Project – Lafayette Avenue Streetscape

Timeline

• Anticipated construction completion: Summer 2011
Phase I Project – Lafayette Avenue Streetscape
Phase I Project – Lafayette Avenue Streetscape
Phase I Project – Hunts Point/Spofford Avenue Streetscapes

Timeline

• Anticipated construction completion: Fall 2011
Phase I Project – Hunts Point/Spofford Streetscapes
Phase I Project – Hunts Point Landing

Timeline

• Anticipated Construction Completion: Fall 2011
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)

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
Composition Summary of Annual Waste Generation on Hunts Point

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

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

Team Track
(Rail, Flex Storage)