Hunts Point Vision Plan Task Force Update

March 2, 2011
Meeting Agenda

- Welcome
- Vision Plan Background & Context
- Vision Plan Update
  - Food Distribution Center Development
    - Produce Market Redevelopment
    - New Fulton Fish Market Pier and Freezer Feasibility Studies
    - Alternative Fuel Station
    - Halleck Industrial Development Site RFP
- Hunts Point Workforce1 Career Center
- South Bronx Greenway
- Land Use & Transportation Study for Sheridan Expressway Corridor & Hunts Point
- Discussion
Hunts Point Vision Plan

- **Impetus:** Taskforce formed in 2003 and led by City Hall to address concerns with land use conflicts, truck traffic impacts

- 20-year strategic framework for economic growth, quality of life improvements

  - **Four Action Areas:**
    - Optimize land use
    - Workforce solutions
    - Improve traffic safety and efficiency
    - Create connections
Produce Market Redevelopment

Agreed on conceptual project design and budget

Project Goals
- Increase warehouse storage capacity:
  - Accommodate market share growth
  - Maintain low wholesale prices
  - Improve air quality; integrate energy efficiency, sustainable design
- Maintain the cold chain:
  - Attract new customers (retail & restaurants)
  - Increase distribution of NYS produce
- Eliminate inbound rail-truck conflicts:
  - Increase operating efficiency
- Facilitate future increase in rail deliveries
- Provide future connection to SBx Greenway

Next Steps
- Execute a term sheet with Cooperative
- Perform design due diligence with Cooperative
- Continue to pursue City, State & Federal funding
New Fulton Fish Market Pier and Freezer Feasibility Studies

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<th>Freezer Feasibility Study</th>
<th>Pier Feasibility Study</th>
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<tbody>
<tr>
<td><strong>Study sponsor</strong></td>
<td>• Fulton Fish Market and BOEDC</td>
<td>• NYCEDC</td>
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<td><strong>Study Purpose</strong></td>
<td>• To assess the economic and physical viability of a frozen storage and seafood processing facility</td>
<td>• To assess the economic and physical feasibility of constructing a commercial pier to directly land fish at the NFFM</td>
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<td>• To increase environmental and economic benefits to the community</td>
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<td><strong>Major Tasks</strong></td>
<td>• Produce conceptual design and financing proposal for a freezer facility</td>
<td>• Estimate impacts of reducing truck traffic and creating jobs</td>
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<td><strong>Next Steps</strong></td>
<td>Final report anticipated March/April 2011</td>
<td>Final report pending results from Freezer Feasibility Study</td>
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EXISTING FISH MARKET BUILDING

PROPOSED FUTURE BUILDING ADDITION
Alternative Fuels Facility

Selected Developer: Atlantis Management Group

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

Schedule

- **Initial Due Diligence & CEQR**
  Spring 2010 – Spring 2011

- **ULURP & Approvals**
  Summer 2011 – Spring 2012

- **Remediation & Construction**
  Summer 2012 – Winter 2013

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

New Development Site in the Food Distribution Center

- 425,000 s.f. (9+ acres)
- Vacant and shovel-ready site
- Access to both Halleck Street and Food Center Drive
- Proposals for food-related uses do not require ULURP approval process.

RFP expected to be released in March

- Priority for food-related uses; also open to industrial and ancillary retail uses.
- New “Open-RFP” concept allows for longer timeline to accommodate industrial tenant needs.
- Respondents encouraged to minimize additional traffic impacts.
- Option for developers to pursue NYCEDC financing for construction.
- Respondents required to propose how they would maximize job creation and local hiring.
**HireNYC Overview**

**Mission:** Link the City’s workforce development system to the City’s economic development projects

**Stakeholder Benefit**

**Communities:** Address interest in accessing jobs and gaining connection to NYCEDC projects

**Developers:** Increase support for project from community groups and elected officials

**Businesses:** Save time and money

**Benefit to City**

Connect City’s workforce partners to NYCEDC projects

Projects are approved and completed with fewer delays

Reduce tenant costs optimizing overall project value
Hunts Point Workforce1 Career Center (HP WF1CC)

- Job placements overall through the HP WF1CC:
  - 2009 = 1,030
  - 2010 = 1,318

- Hunts Point residents placed system-wide (all 5 boroughs):
  - 2009 = 839
  - 2010 = 625

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

- Placements through the HP WF1CC Community Partners program:
  - July 2008 – December 2009 = 336
  - January 2010 – December 2010 = 297

- Opportunities for collaboration
SBG: Produce Market Fence
Timeline

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

Timeline

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

Timeline

- Anticipated Construction Completion: Fall 2011
SBG: Phase I Project – Hunts Point Landing
SBG: Phase I Project – Hunts Point Landing
SBG: Phase I Project – Food Center Drive

Timeline

• Anticipated Bid Release: Summer 2011
• Anticipated Construction Start: Fall 2011
SBG: Phase I Project – Food Center Drive
**SBG: Phase I Project – Randall’s Island Connector**

**Timeline**

- Anticipated Bid Release: Winter 2011
- Anticipated Construction Start: Spring 2012
SBG: Phase I Project – Randall’s Island Connector
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Land Use & Transportation Study for Sheridan Expressway Corridor & Hunts Point

• NYSDOT has been studying the Bruckner Sheridan interchange for an EIS
• The State requested input from the City
• The City received a $1.5 million federal planning grant to conduct an analysis of the land use and transportation implications of the project

• The study will include:
  • Community Visioning Process
  • Traffic network analysis
  • Hunts Point truck study
  • Land use analysis of the surrounding area and the options identified during the community visioning process
  • A comprehensive cost-benefit analysis of different options incorporating traditional and sustainable measures.
A community working group made up of representatives from the four local Community Boards, elected officials, business owners, and community organizations, will meet regularly throughout the process to provide feedback and share information.

Timeline:
- Community Working Group: 2011
- Public Visioning: Spring 2011
- Scenario Development: Summer 2011
- Comparative Analysis: Summer-Fall 2011
- Draft Results: Fall 2011
- Final Results: Winter 2012
- Implementation Planning: 2012

If you have any questions or want to join the e-mail notification list, please contact us at: Sheridan_hp@planning.nyc.gov
Discussion
Remaining Vacant/Underutilized Sites

- ~30 acres of vacant unlocked sites

- Site D (~7 acres)
- Halleck Industrial Development Site (9.74 acres)
- Fulton Fish Market auxiliary parking (~3 acres)
- Site A-OU2 (~3 acres)
- DOC Site (~7 acres)
- MTS Site (~3 acres)