

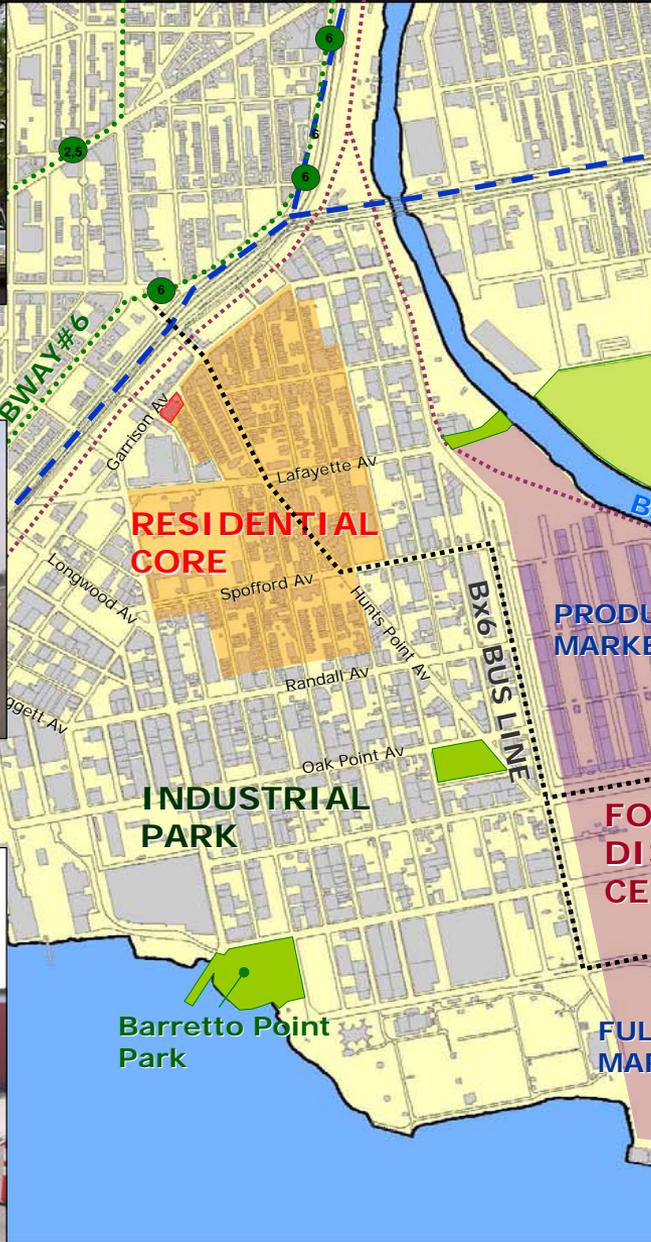
Special Hunts Point District



Context: Regional Connectivity



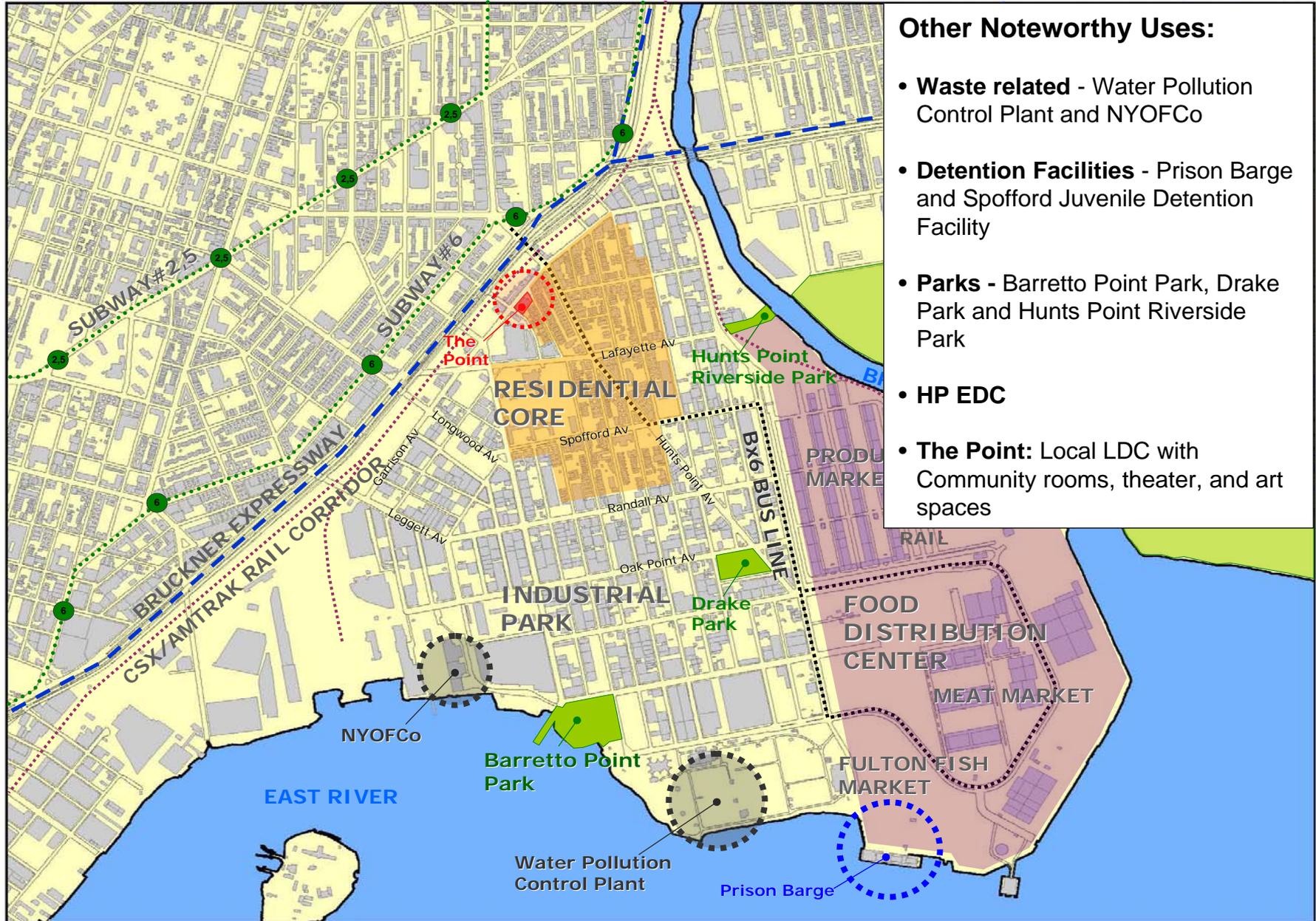
Context: Land Use



Three Areas

- 1. Residential Core** surrounding Hunts Point Avenue with a mix of apartments, town houses, and some local retail
- 2. Hunts Point Food Distribution Center** is one of the largest food distribution center in the world
 - Produce Market
 - Meat Market
 - New Fulton Fish Market
- 3. Small Industrial Businesses** with diverse mix of businesses types such as:
 - Food-related businesses
 - Warehousing/ distribution
 - Construction
 - Auto-related
 - Waste-related uses

Context: Land Use



Hunts Point Task Force

FALL 2004
HUNTS POINT VISION PLAN

DEVELOPED BY
Hunts Point Task Force
City of New York



Michael R. Bloomberg, Mayor of the City of New York

Hunts Point Task Force :

- Mayoral initiative formed in 2003
- Composed of several city agencies, local residents, and business owners

The Hunts Point Task Force identified **problems/issues** and **proposed solutions** in Hunts Point

Four major issue areas :

- 1. Optimizing Land Use**
- 2. Implementing Workforce Solutions**
- 3. Creating Connections**
- 4. Improving Traffic Safety and Efficiency**

Hunts Point Task Force



Proposed Solutions:

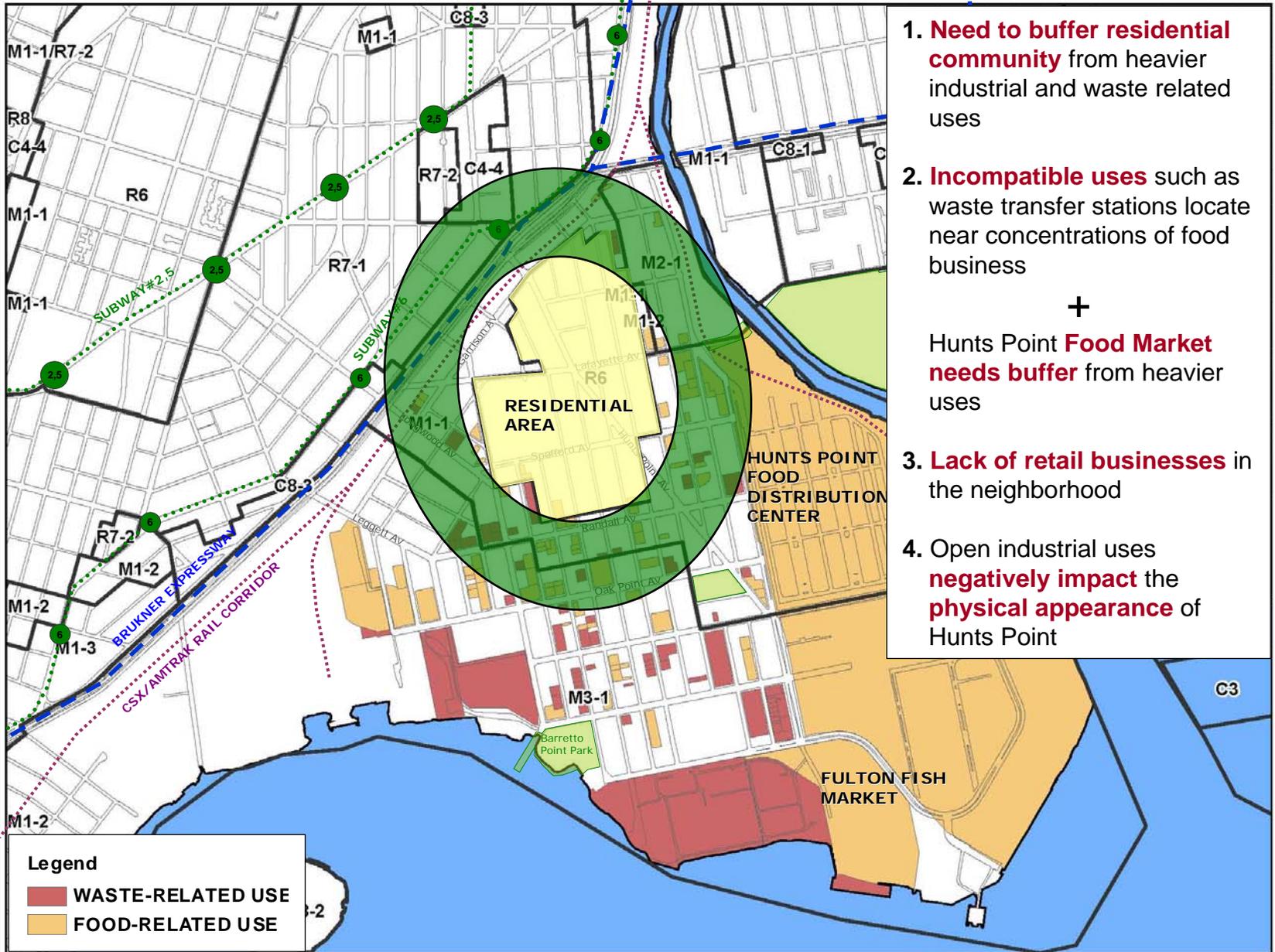
Enacted:

- New Waterfront Parks
- One way truck routes paired for efficient movement
- Instituted shuttle circulator to augment public transit

Proposed:

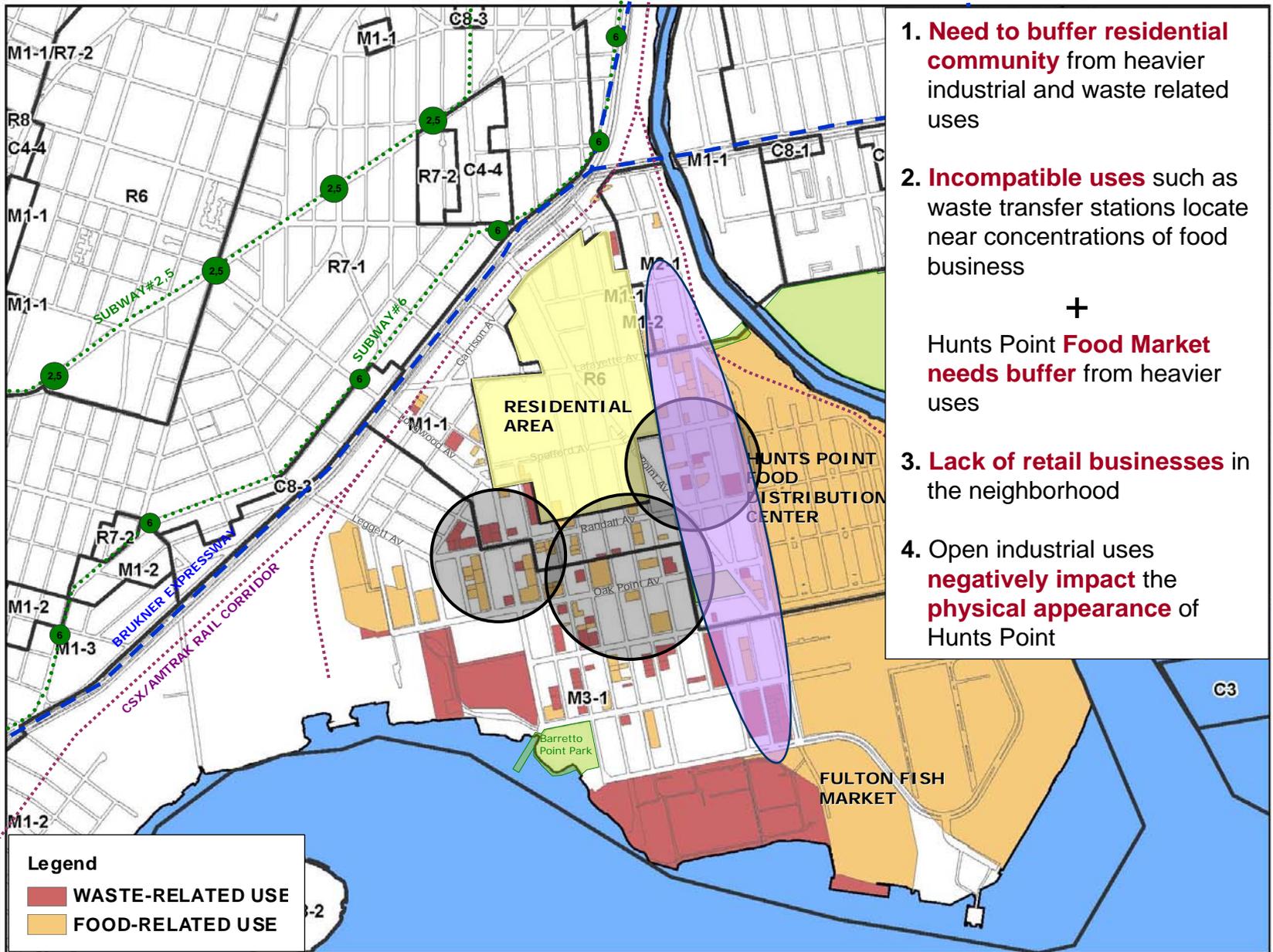
- Improved truck route signage
- South Bronx Greenway
- Land use recommendations

Land Use Issues identified by Hunts Point Task Force :

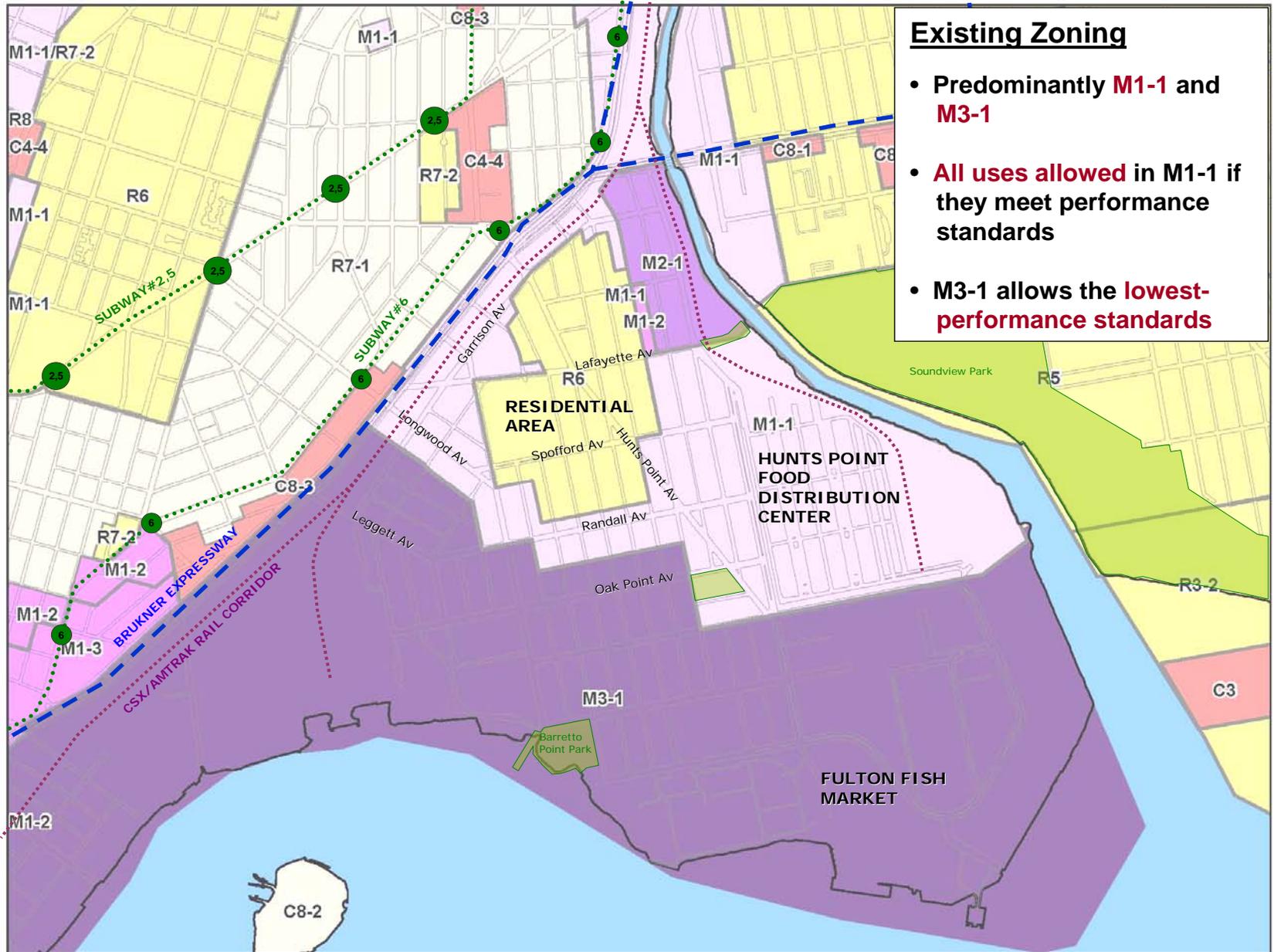


- 1. Need to buffer residential community** from heavier industrial and waste related uses
 - 2. Incompatible uses** such as waste transfer stations locate near concentrations of food business
- +
- Hunts Point **Food Market** needs **buffer** from heavier uses
- 3. Lack of retail businesses** in the neighborhood
 - Open industrial uses **negatively impact** the **physical appearance** of Hunts Point

Land Use Issues identified by Hunts Point Task Force :



Existing Zoning:



Existing Zoning

- Predominantly **M1-1** and **M3-1**
- **All uses allowed** in M1-1 if they meet performance standards
- **M3-1** allows the **lowest-performance standards**

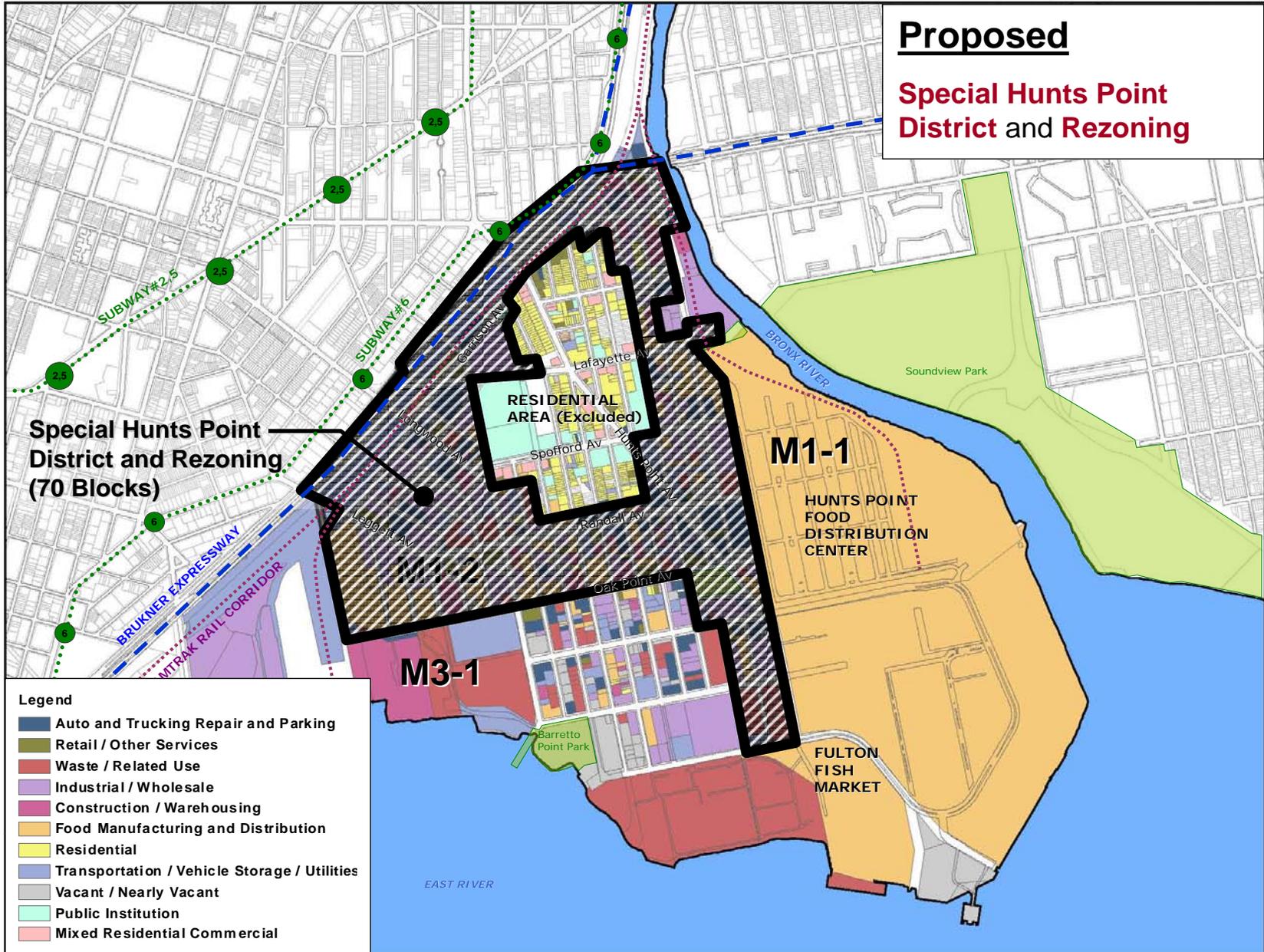
Proposed Actions:

Proposed Actions

- Rezoning
- Special District
- Other zoning actions

Proposed Zoning:

Proposed Special Hunts Point District and Rezoning



**Special Hunts Point
District and Rezoning
(70 Blocks)**

M3-1

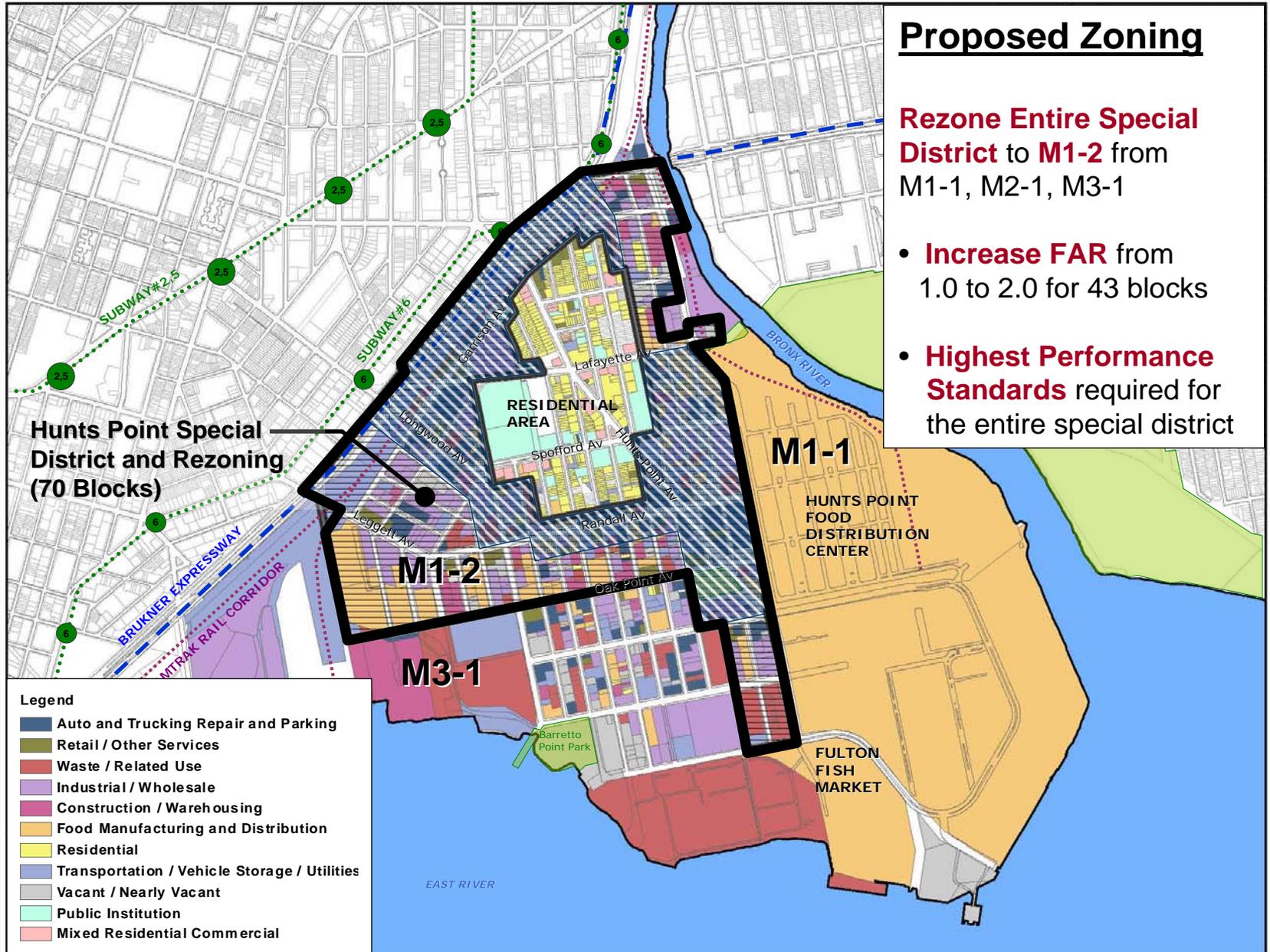
M1-1

**HUNTS POINT
FOOD
DISTRIBUTION
CENTER**

**FULTON
FISH
MARKET**

- Legend**
- Auto and Trucking Repair and Parking
 - Retail / Other Services
 - Waste / Related Use
 - Industrial / Wholesale
 - Construction / Warehousing
 - Food Manufacturing and Distribution
 - Residential
 - Transportation / Vehicle Storage / Utilities
 - Vacant / Nearly Vacant
 - Public Institution
 - Mixed Residential Commercial

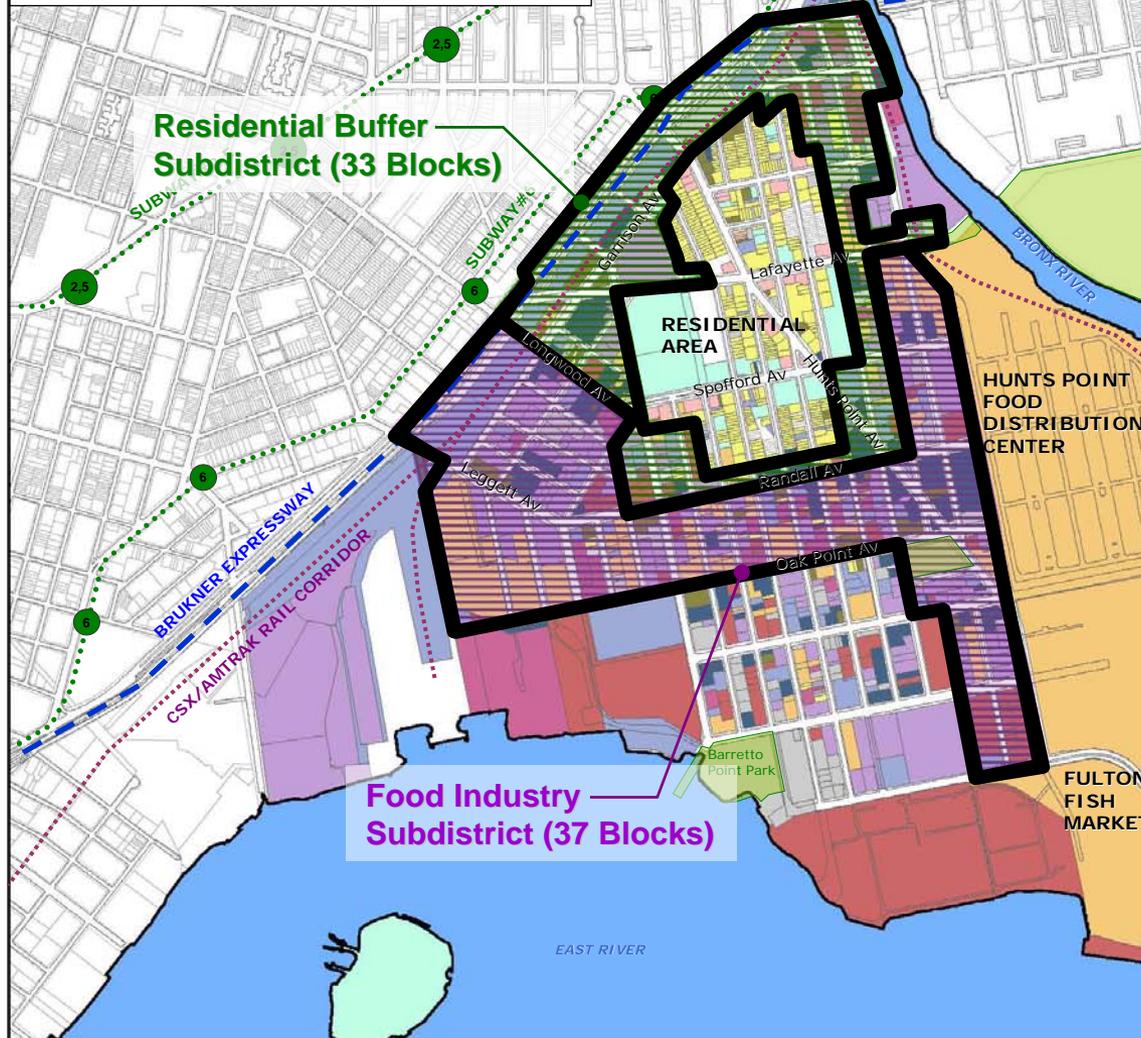
Proposed Zoning:



Proposed Special District:

Two Subdistricts:

- Residential Buffer
- Food Industry Subdistrict



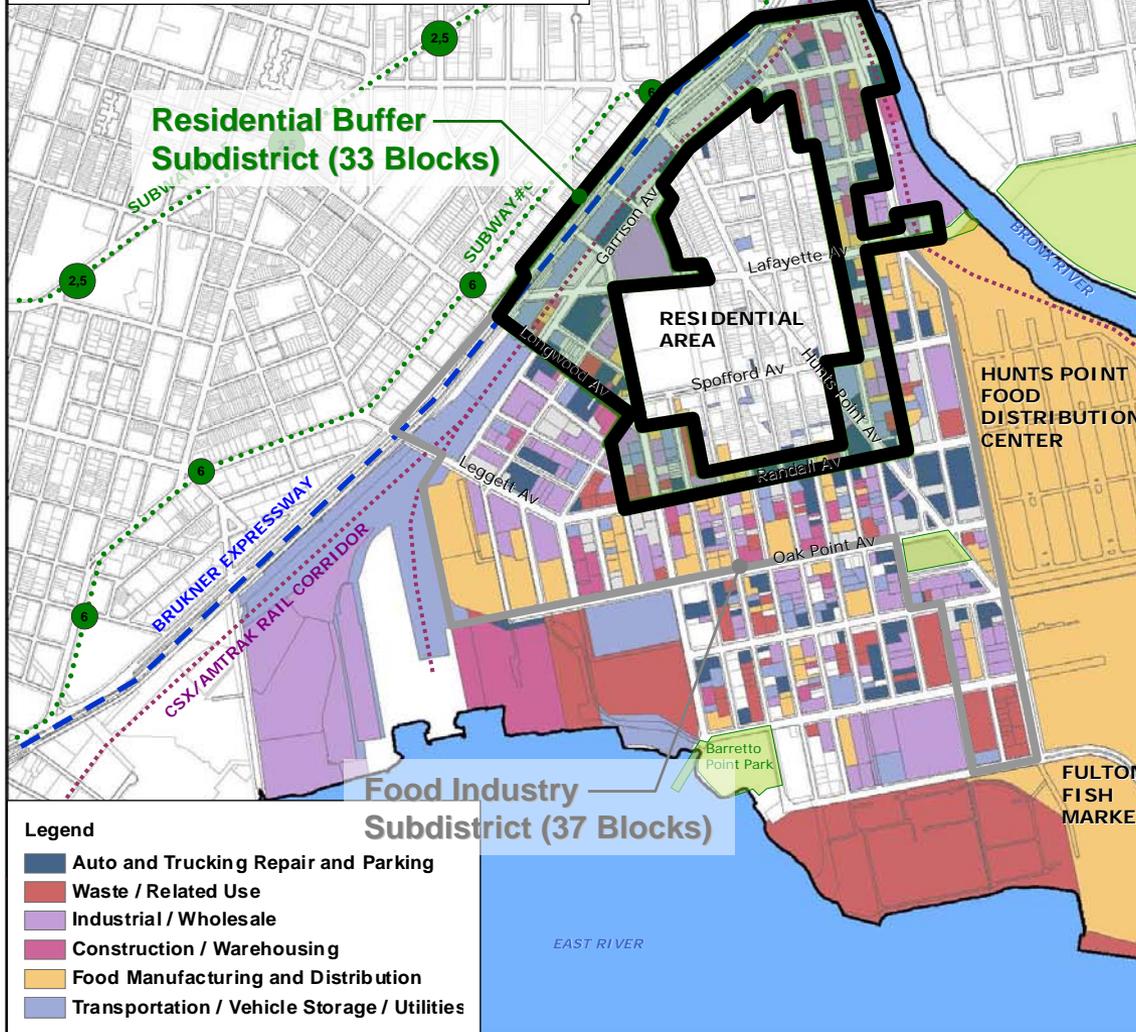
Goals

- Provide a buffer of high-performance industrial and other commercial establishments around the residential area
- Encourage the development of food related businesses and other compatible businesses
- Create a transition between the Hunts Point Food Market and related businesses and the adjacent neighborhood
- Retain jobs in New York City
- Promote the development of retail businesses in the Residential Buffer
- Improve the appearance of Hunts Point

Proposed Special District:

Two Subdistricts:

- Residential Buffer
- Food Industry Subdistrict



Residential Buffer

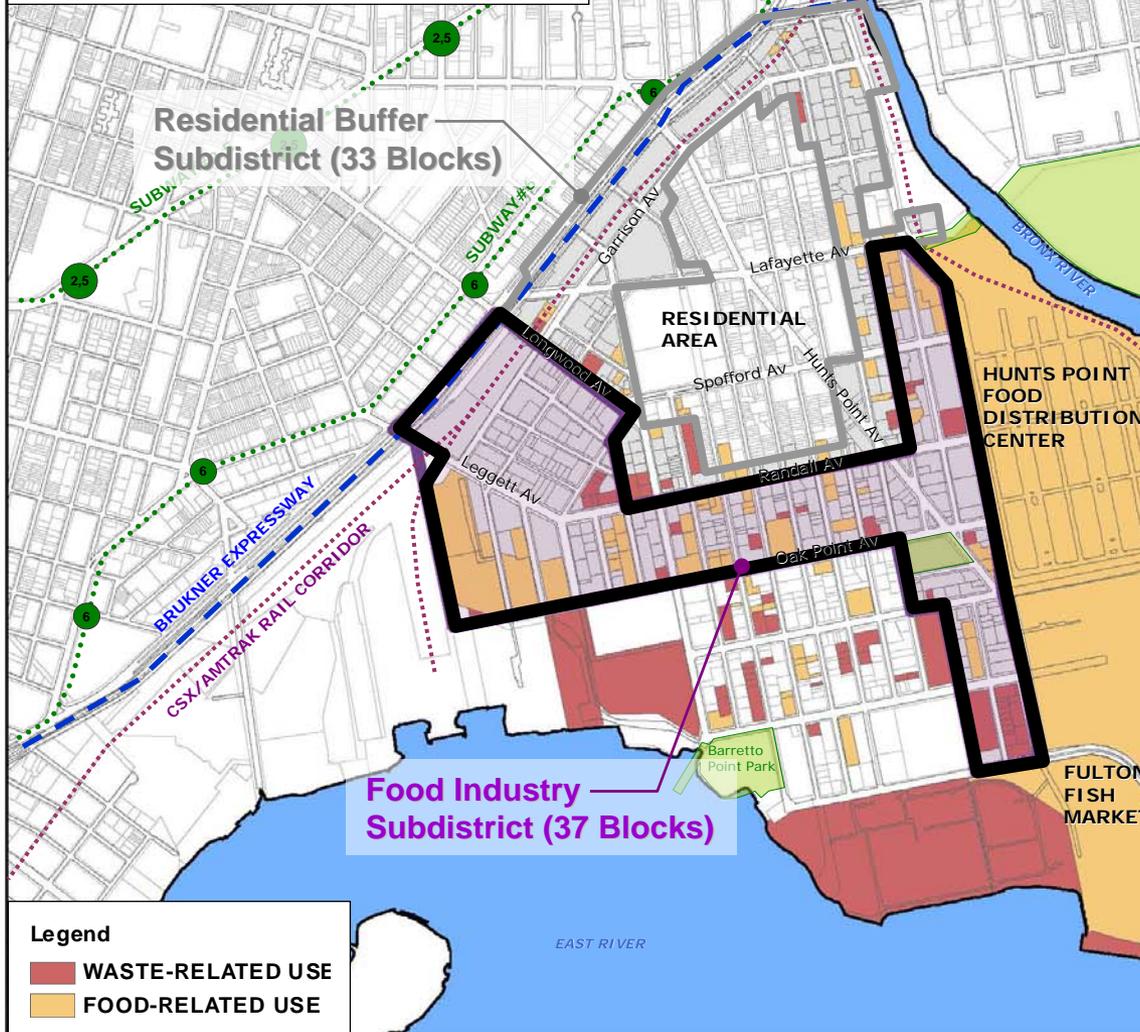
Buffer the residential core from heavier industrial uses

- Heavier uses such as waste-related use **will not be allowed**
- Industrial activities and all storage of parts or materials required to be located within **completely-enclosed building**
- **Restrictions lifted on 10,000 s.f.** of larger retail and grocery stores to encourage more retail options
- **Restrictions lifted on selected community facilities** such as art galleries, libraries and museums
- **Reduce required parking** for grocery stores to encourage new development
- **Street trees required** for all developments
- **New city-wide parking landscaping regulations**

Proposed Special District:

Two Subdistricts:

- Residential Buffer
- **Food Industry Subdistrict**

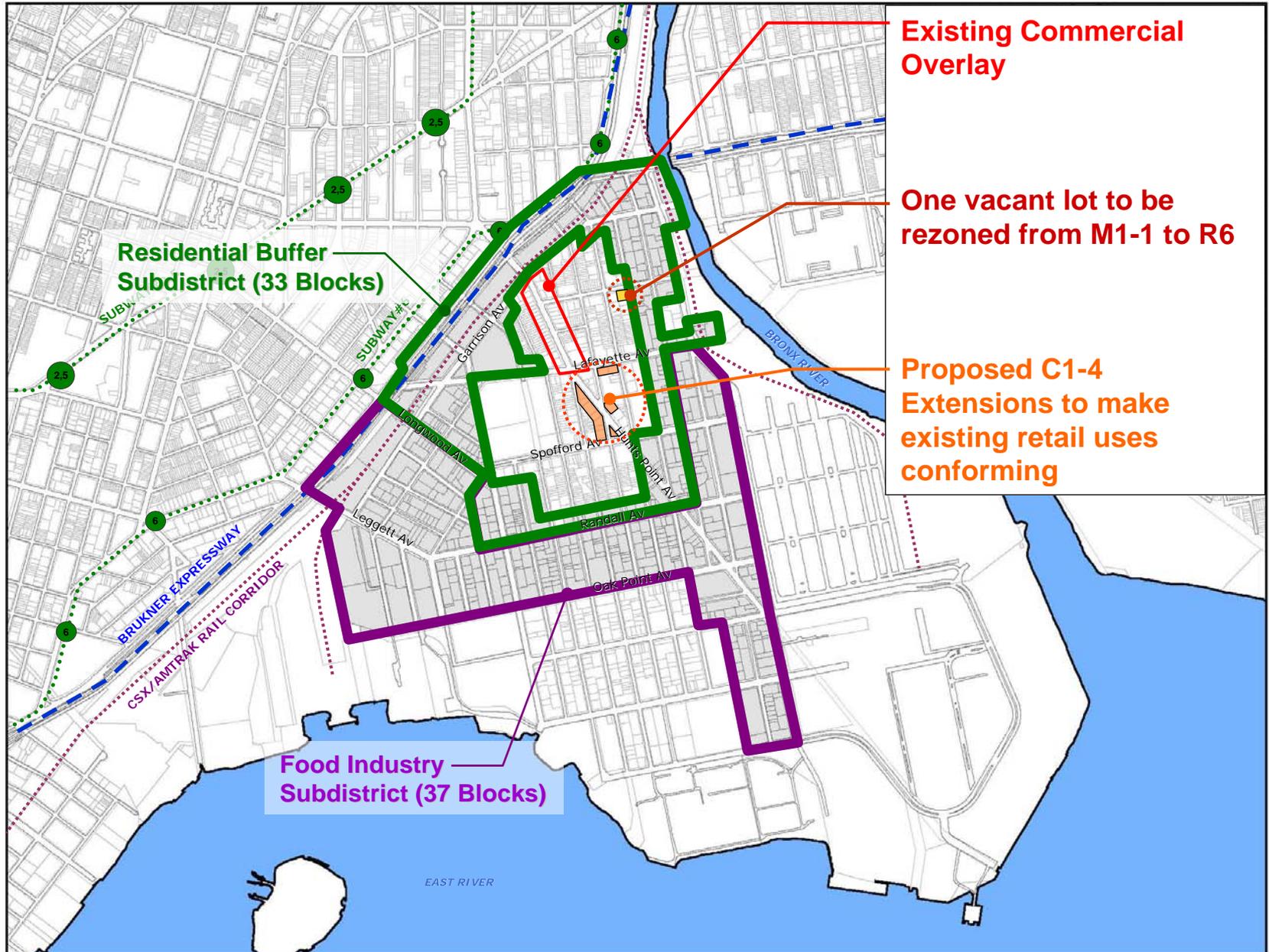


Food Industry Subdistrict

Buffer Food Distribution facility from heavier industry and promote the growth of food industrial businesses

- **Most heavier industrial uses** such as waste transfer station and scrap yards are **disallowed** except existing businesses which are compatible with food industrial businesses
- Industrial activities required to take place in a **completely enclosed building**
- **Street trees required** for all developments
- **New city-wide parking landscaping regulations**

Proposed Zoning Actions:



Existing Commercial Overlay

One vacant lot to be rezoned from M1-1 to R6

Proposed C1-4 Extensions to make existing retail uses conforming

Food Industry Subdistrict (37 Blocks)

Residential Buffer Subdistrict (33 Blocks)