



Food Retail Expansion to Support Health

The NYC Department of City Planning (DCP) proposes to update the existing Food Retail Expansion to Support Health, or FRESH program

FRESH was created in 2009 to encourage the construction of supermarkets in lower income areas of the City where fresh foods can be hard to find. The program allows property owners to build a larger building in mixed-use (residential and commercial) buildings if they also provide ground-floor space for a FRESH supermarket that provides food and grocery products, including fresh produce, dairy, fruits and vegetables.

A review of the FRESH program by DCP in 2018 showed that, while FRESH supermarkets have been built or proposed, residents in many New York City neighborhoods -- especially lower income communities that were not included the 2009 rules but also areas that were -- are still having a hard time finding fresh food near their homes. For that reason, DCP is proposing updates to the FRESH program that will encourage the development and retention of stores that provide fresh fruits, vegetables and meats and a full range of grocery products in more communities. Furthermore, by increasing FRESH stores in communities and also ensuring that FRESH stores are not clustered only in parts of a neighborhood, this proposal can help increase consumer choice and demand, while keeping FRESH stores financially viable.

SUMMARY OF FRESH UPDATES

1. Expansion of where FRESH is mapped in NYC

DCP has created and updated a map called the Supermarkets Needs Index (SNI) that shows what New York City neighborhoods are still underserved by high-quality grocery stores. Based on the SNI and the city's land use policy goals, DCP proposes an expansion of the FRESH program to areas illustrated on the right.

2. Prevent detrimental clustering of FRESH Supermarkets

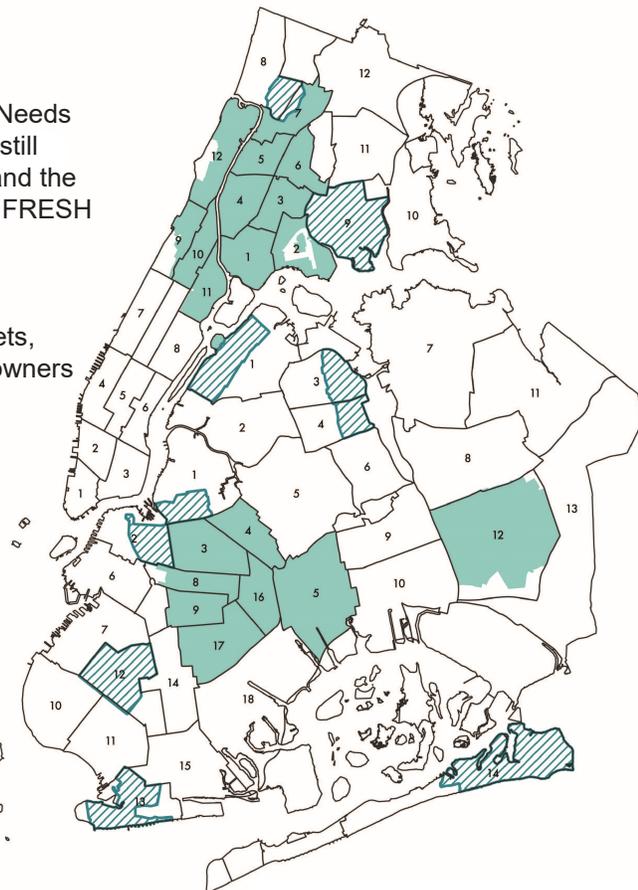
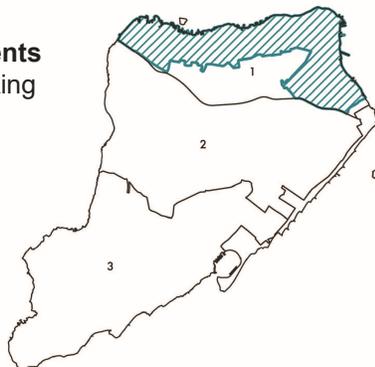
Some communities have seen clustering of FRESH supermarkets, making it difficult for them to prosper. To prevent this, building owners or supermarket operators will have to follow guidance from DCP to limit oversaturation.

3. Changes to Window Installation Requirements

For renovations to an existing building to construct a FRESH supermarket, building owners will no longer have to replace existing walls with windows - removing a potentially expensive step in the process.

4. Update to Parking Requirements

FRESH update will reduce parking requirements in lower density residential districts to ensure parking costs do not stop a needed project. The update will allow up to 10,000 square feet of retail area to be waived from the parking requirement.



■ Existing FRESH Zoning Incentives
▨ Proposed FRESH Expansion Area
□ Community District

Further details of FRESH update are to be determined and are subject to change.