



The Special Hunts Point District - **Approved!**

Overview

Project Update: July 23, 2008

On July 23, 2008, the City Council adopted the actions with modifications to the Special Hunts Point District. [View the CC Modifications](#), [View the CPC modifications](#) and [read the CPC Reports](#).



Mid-density apartment buildings along Lafayette Avenue in the residential core.



Hunts Point has been an industrial stronghold since the early 20th century, as evidenced by loft buildings on Worthen Street.

Overview

The Department of City Planning is proposing a Special District and related zoning map changes for the Hunts Point area of the Bronx.

The Hunts Point peninsula covers nearly 690 acres and comprises the majority of Bronx Community District 2. The Hunts Point area has long been one of the prominent industrial areas of the city, and is home to the Hunts Point Food Distribution Center, which is one of the largest food distribution centers in the world, covering 329 acres of the peninsula, as well as the Fulton Fish Market, which was relocated to Hunts Point in 2005. Along with much of the South Bronx, the residential area of Hunts Point experienced severe disinvestment and abandonment beginning in the 1970's. Government and community investment helped to restore a vibrant residential core over the past several years. Today approximately 12,000 people reside on the peninsula.

In 2003, Mayor Bloomberg convened a Hunts Point Task Force to provide a forum for addressing critical concerns about the future of the Hunts Point peninsula. Charged with collaboratively developing a plan and implementable goals for addressing the communities needs, the Task Force released the [Hunts Point Vision Plan in 2004](#), which identified the optimization of the area's land use as one of its primary goals.

Following the 2004 recommendations set forth by the Mayor's Hunts Point Task Force, the Department of City Planning proposes the establishment of the Special Hunts Point District and related zoning map changes to encourage the growth and expansion of the food industry sector on the Hunts Point peninsula, while creating a buffer between the manufacturing district and adjacent residential neighborhood.

The Department's proposal seeks to:

- Establish and Map the Special Hunts Point District on 70 blocks of the Hunts Point Peninsula;
- Change the underlying zoning for 70 blocks from M1-1, M2-1, and M3-1 to M1-2;
- Change the underlying zoning of one lot (Block 2762, Lot 160) from M1-1 to R6, and
- Extend an existing C1-4 commercial overlay to three blocks along Hunts Point Avenue.

Hunts Point Task Force

The Hunts Point Task Force encompasses several government agencies, elected

officials, local residents, community groups and business representatives, and was charged with collaboratively developing a comprehensive vision plan for Hunts Point with implementable recommendations. The Task Force released the Hunts Point Vision Plan in Fall 2004.

The Task Force continues to meet on a quarterly basis at the offices of Bronx Community Board 2. Copies of the full Hunts Point Vision Plan are available from the [Hunts Point Vision Plan in 2004](#)



[Hunts Point Vision Plan](#), © New York City Economic Development Corporation. All Rights Reserved.

The Special Hunts Point District - **Approved!** Existing Context and Zoning

Existing Context

The Hunts Point peninsula occupies 690 acres in Community District 2, Borough of the Bronx. The East and Bronx rivers surround the Hunts Point peninsula on three sides. The Bruckner Expressway and the CSX/Amtrak rail corridor create the northern boundary of the peninsula and separate it from the rest of Community District 2.

Two stations on the #6 subway line (Hunts Point Avenue and Longwood Avenue) are located along Southern Boulevard, which is just west of the proposed rezoning area. In addition, the Bx 6 bus line runs along Hunts Point Avenue, Spofford Avenue and Food Center Drive. Freight rail serves the Hunts Point Food Distribution Center on the east side of the peninsula. The area has access to the Bruckner Expressway (I-278).

329 acres of the peninsula are occupied by the Hunts Point Food Distribution Center. The distribution center consists of three markets – Produce Market, Meat Market and newly built Fulton Fish Market.

The 22 block Hunts Point residential neighborhood is located on the north-western portion of the peninsula, and is predominately characterized by a mix of row-houses and medium density apartment buildings varying in height from two to eight stories. The neighborhood is completely surrounded by manufacturing uses, including non-compatible uses such as scrap yards and waste transfer stations.



New Fulton Fish Market



Manida Street - Residential Neighborhood: medium density apartment houses and row houses on Manida Street.

There are some small local retail shops along Hunts Point Avenue, but the residential community and the employees lack retail options in the area. The peninsula is under-served by large grocery stores or supermarkets. Hunts Point is also home to a growing arts and culture scene, led by the Point, which has been a vibrant and pro-active community center in the neighborhood. The remainder of the peninsula is comprised of a diverse mix of small industrial businesses, including food-related, manufacturing, construction, utility, auto-related, warehousing /distribution, and waste-related uses such as waste transfer stations.

There is an inherent conflict between food-related uses and waste-related and other heavy industrial uses on the peninsula. Waste-related businesses can generate odors and rodents that are detrimental to food-related businesses as well as the nearby residential uses. Current zoning allows new waste-related uses and food related uses to locate side by side which hinders the City's efforts to develop an agglomeration of food industries in the area. Current zoning does not provide a transition of uses between Hunts Point Food Distribution Market and adjacent heavy industrial uses, which can be detrimental to the expansion and operation of the Market.

Other note-worthy land uses on the peninsula include DEP's Hunts Point Water Pollution Control Plant, the New York Organic Fertilizer Company, a barge used by the Department of Corrections for detentions of persons awaiting trial, a former Department of Sanitation marine transfer station to the south, new Barretto Point Park and Tiffany Street Pier to the south, Hunts Point Riverside Park to the east, the Point community center, and the Bronx Charter School for the Arts to the north.



An open scrap yard on Barretto Street



Tiffany Street Pier



Barretto Point Park



Hunts Point Riverside Park



Prison barge in Hunts Point

About eight percent of the industrial area, excluding the Hunts Point Food Distribution Center, is vacant land/ buildings and about five percent consists of parking lots, salvage yards and waste-related uses. The land in the peninsula is limited and its use should be maximized to spur economic development and job opportunities for the community.



Open auto-related uses and residential development on Hunts Point Avenue



Open junk yard in Hunts Point

Hunts Point's negative image persists in the city despite the fact that it houses one of the largest food distribution centers in the world and a thriving platform for small industrial businesses, which provide approximately 10,000 jobs. The presence of a vibrant residential community and the emergence of a thriving visual and performance arts scene represented by the Point could be strengthened. Moreover, open industrial uses like scrap yards, storage of parts and materials, junk yards, etc. negatively impact the physical appearance of Hunts Point, and hence diminish the value of the land and property as well as contribute to the negative image of the peninsula.

Zoning:

The peninsula primarily consists of manufacturing uses surrounding a 22 block residential area. For the most part, M1-1, M1-2, and M2-1 districts surrounds the residential neighborhood, which is zoned R6. An M3-1 district covers the remainder of the peninsula. Residential uses are not permitted in any of the manufacturing zones.

R6

An R6 zoning district is currently mapped over 22 blocks at the heart of the Hunts Point peninsula. This residential district is made up of a mix of row-houses and medium-density apartment buildings varying in height from two to eight stories. R6 is a height factor district with no height



Land Use and Existing Zoning

limits, and encourages small apartment buildings on smaller zoning lots and tower construction on larger zoning lots. The maximum FAR in R6 is 2.43 for residential buildings and 4.8 for community facilities. The optional [Quality Housing program](#) permits an FAR of 2.2 on [narrow streets](#) and 3.0 on [wide streets](#) but limits building heights to 55 feet and 70 feet, respectively. Off-street parking is required for a minimum of 70 percent of the dwelling units.

 [View a larger image](#)

M1-1

The 44-block area immediately surrounding the residential core is zoned M1-1 for the most part. These blocks contain a mix of uses, including warehouses, food distributors, auto repair shops, sanitation related businesses, construction-related businesses, and scattered non-conforming residences, as well as several vacant lots. Drake Park is also located within this rezoning area. M1-1 districts generally permit light industrial, commercial and limited community facility uses. Manufacturing and commercial uses have a maximum FAR of 1.0 and community facilities have a maximum FAR of 2.4. There are no height limits, and building heights and setbacks are governed by the sky exposure plane. The commercial, manufacturing, and community facility parking requirements vary with use.

M2-1

The northeast corner of the peninsula is zoned M2-1. The 8-block area contains a mix of uses including single-story warehouses, wholesale distributors, industrial, auto and trucking repair and parking, and food manufacturers and distributors. The Bronx Charter School for the Arts is located on Longfellow Avenue just north of Garrison Avenue. The existing M2-1 district has a maximum commercial/manufacturing FAR of 2.0 and parking requirements vary by use. M2-1 districts occupy the middle ground between light and heavy industrial areas. A range of manufacturing uses are permitted, but most commercial and community facilities are not allowed in the M2-1 zoning district.

M1-2

The half-block area east of the residential core is zoned M1-2. It includes single-story industrial buildings, contractor's yard, and two non-conforming residences. The existing M1-2 district has a maximum commercial and manufacturing FAR of 2.0, and community facilities have a maximum FAR of 4.8. There are no height limits, and building heights and setbacks are governed by the sky exposure plane, and parking requirements vary by use.

M3-1

Much of the Hunts Point peninsula is zoned M3-1, which allows the heaviest industrial uses. This area contains a mix of uses including a water-pollution control plant, a fertilizer manufacturer, food distributors and manufacturers, warehouses, woodworking shops, restaurants, retail, auto repair shops, and truck and bus parking lots. M3-1 districts are for heavy industries that generate noise, traffic, or pollutants. Even in M3 districts, uses with potential nuisance effects are required to conform to minimum performance standards. Community facility uses are not permitted in M3 districts. The M3-1 district has a maximum commercial/manufacturing FAR of 2.0 and parking requirements vary by use.

C1-4 Commercial Overlay

Local retail is located along Hunts Point Avenue and Lafayette Avenue, which are mapped with a C1-4 commercial overlay within the R6 residential district. Local retail and service uses are permitted in the C1-4 overlay. Commercial overlays are mapped within residential districts. In mixed residential/commercial buildings, commercial uses are limited to the ground floor. In C1-4 overlays mapped in R6-R10 districts, the maximum commercial FAR allowed is 2.0.

See  [Zoning Comparison Chart](#).

The Special Hunts Point District - **Approved!**

Proposed Actions

Proposed Actions

The Special Hunts Point District would encompass the entire 70-block area to be rezoned to M1-2 as described below. The objectives of the Special Hunts Point District are:

- to provide a buffer of high-performance industrial and other commercial establishments around the residential area;
- to encourage the development of food related businesses and other compatible businesses;
- to create a transition of uses between the Hunts Point Food Market and related businesses and the adjacent neighborhood;
- to promote the development of retail businesses in the neighborhood;
- to foster local arts and crafts

The district would include special regulations that would:

- Prohibit new waste-related uses such as waste-transfer stations, and the storage of waste vehicles and dumpsters
- Require that all activities including storage of automotive parts or materials be within a completely-enclosed structure (with the exception of building materials or contractor's yards as described in the Food Industry Subdistrict).
- Require in new developments, substantial enlargements, or changes of use, street tree plantings of one tree per 25 feet of street frontage for any use.

Within the Special Hunts Point District, two subdistricts would be established:

The Residential Buffer Subdistrict

The Residential Buffer Subdistrict would include 33 whole or partial blocks surrounding the residential neighborhood of Hunts Point. It is intended to act as a buffer to the residential neighborhood by prohibiting heavier industrial uses. All heavier industries such as automotive junk yards, scrap yards and all waste-related uses would be prohibited except breweries limited to 10,000 square feet of floor area which are compatible with the food market and the residential community.

To encourage more retail options in the area and to counter-balance use restrictions placed on these properties by the Special District, the Residential Buffer Subdistrict would allow the following retail uses to locate as of right regardless of size - food stores; variety stores; department stores; clothing or clothing accessory stores; carpet, rug, linoleum or other floor covering store; dry goods or fabric stores; furniture stores; and television, radio, phonograph or household appliance stores. Currently these retail uses greater than 10,000 square feet require a special permit to locate in an M1 district. Other retail stores are currently permitted as of right and will continue to remain as-of-right uses in M1 districts. This provision was modified by the City Planning Commission.

To further facilitate development of food stores in Hunts Point, and to help develop vacant and underutilized lots with more productive uses, this subdistrict will reduce parking requirements for food stores including supermarkets, grocery stores, meat markets or delicatessen stores, from one space per 200 square feet to one space per 300 square feet of the floor area. In addition, certain community facilities - libraries, museums or non-commercial art galleries, clubs, community centers and non-commercial recreational centers would be allowed as of right to promote local and regional arts and culture, and provide options for communal activities on the peninsula. Currently, these uses are only allowed in M1 districts with a special permit. These uses would contribute to the growing art scene in Hunts Point.

The Food Industry Subdistrict



Proposed Special Hunts Point District - [View a larger image](#)



Special Hunts Point District Presentation - [View the presentation](#)

The Food Industry Subdistrict is intended to promote the growth of food-related industries and thereby provide more job opportunities on the peninsula. The subdistrict would include 37 whole or partial blocks located adjacent to and continuing to the west of the Hunts Point Food Distribution Center. It will buffer existing concentrations of food-related businesses from incompatible waste-related and heavy industrial uses. It would also act as a transition area between the Hunts Point Food Distribution Center and heavy industrial uses.

This subdistrict would prohibit all new waste-related and heavy industrial uses.

All manufacturing, commercial and storage activity, including storage of automotive parts and materials, would be required to take place within a completely enclosed structure. This enclosure provision will help improve the physical appearance of Hunts Point.



Ice cream distributor on Randall Avenue in the proposed Food Industry subdistrict.

[View the Special Hunts Point District Text as proposed.](#)

[View the Special Hunts Point District Text with CPC modifications \(May 21, 2008\).](#)

[View the Special Hunts Point District Text with CC modifications \(July 23, 2008\).](#)

Zoning Map Amendments

In addition to the mapping of the Special District, a 70-block area would be rezoned from M1-1, M2-1, and M3-1 to M1-2. This area is generally bounded by Bruckner Boulevard to the north, Oak Point Rail Yard to the west, and Oak Point Avenue to the south, and Halleck Street/Edgewater Road to the east. Also, one lot would be rezoned from M1-1 to R6 and C1-4 commercial overlays would be extended over portions of three blocks in order to bring existing retail uses into conformance.



See [Zoning Comparison Chart](#).

Proposed M1-2

The proposed M1-2 district permits light manufacturing uses with the highest performance standards. M1 districts often serve as buffers between M2 and M3 districts and adjacent residential or commercial districts. Seventy blocks would be rezoned to M1-2; this includes 43 blocks rezoned from M1-1, 8 blocks from M2-1, and 26 blocks from M3-1. The rezoning area is generally bounded by Bruckner Expressway to the north, Halleck Street to the east, Ryawa Avenue and Oak Point Avenue to the south, and former Oak Point rail yards to the west. The residential core is excluded from the rezoning. The rezoning to M1-2 would expand the buffer between the Hunts Point residential area and the heavy industrial area on the peninsula. The rezoning would also permit new commercial establishments and community facilities to locate in the areas that are currently zoned M2 and M3. The proposed M1-2 would benefit the food-related industry by discouraging heavy industrial uses. The proposed M1-2 district allows the same 2.0 manufacturing and commercial FAR as the existing M3-1 and M2-1 district and doubles the permitted FAR in the existing M1-1 zone. The community facility FAR is 4.8 in M1-2 districts. The commercial, manufacturing, and community facility parking requirements vary with use.

Proposed Zoning Map - [View a larger image](#)

Proposed R6

One lot is proposed to be rezoned from M1-1 to R6. This vacant lot is located on the southwest corner of Seneca and Longfellow Avenues and is surrounded by residential uses and R6 zoning on three sides and rezoning of this single lot from M1-1 to R6 would assure its development with residential use. The maximum FAR in R6 districts is 2.4 or 3.0 by using the optional quality housing regulations.

Extend the C1-4 Commercial Overlay

C1-4 commercial overlays would be mapped over portions of three blocks along Lafayette Avenue between Faile and Byrant avenues and along Hunts Point Avenue between Coster and Faile avenues in the R6 residential district. This would bring existing commercial uses into conformance. The proposed C1-4 zoning allows for neighborhood retail including small food stores, and eating and drinking establishments. Required parking varies by use.

On May 21, 2008, the City Planning Commission approved the actions with modifications to the Special Hunts Point District. [See The Public Review page for details.](#)

The Special Hunts Point District - **Approved!** Public Review

On January 7, 2008, the Department of City Planning certified the Uniform Land Use Review ([ULURP](#)) application (C 080248 ZMX) and referred the related non-ULURP text change application (N 080247 ZRX), for the Hunts Point rezoning to begin the formal public review process.

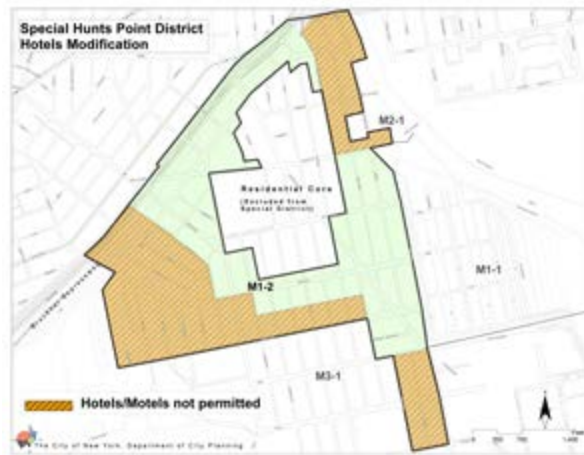
Milestone	Date
Department of City Planning certification / referral	January 7, 2008
Community Board 2 Approval	February 27, 2008
Borough President Approval with conditions	April 1, 2008
City Planning Commission Hearing	April 9, 2008
City Planning Commission Approval with modifications* (Read the CPC Reports)	May 21, 2008
City Council Hearing	June 17, 2008.
City Council Approval with modifications **	July 23, 2008

*CPC Modifications

On May 21, 2008, the City Planning Commission approved the actions with the following modifications to the Special Hunts Point District: To avoid the development of big-box retail stores that would generate traffic through the residential community, the Commission modified the text change by reducing the area where Use Group 10A uses (variety stores; department stores; clothing or clothing accessory stores; carpet, rug, linoleum or other floor covering store; dry goods or fabric stores; furniture stores; and television, radio, phonograph or household appliance stores) could locate as-of-right regardless of size, to within 500 feet of Garrison Avenue within the Residential Buffer Subdistrict. Elsewhere within the Residential Buffer Subdistrict, the underlying special permit provision for Use Group 10A retail uses greater than 10,000 SF would remain in effect.

Since hotels and motels are allowed as of right in M1 districts, the rezoning from M2-1 and M3-1 to M1-2 would expand the area in Hunts Point where hotels and motels would be allowed to locate as of right. It was not the Department's intent as part of the Hunts Point proposal, to expand the locations in Hunts Point where hotels could locate. Therefore, the Commission modified the proposed Special District text to prohibit hotels and motels within the areas that would be rezoned from M2-1 and M3-1. These areas are generally bounded by:

- Worthen Street to the north and east, Casanova Street to the east, mid-block parallel to Oak Point Avenue between Oak Point Avenue and Randall Avenue to the north, Longfellow Avenue to the east, Oak Point Avenue to the south, Oak Point Rail Yard to the west, Leggett Avenue to the south and Bruckner Boulevard to the west.
- East Bay Avenue to the north, Halleck Street to the east, Ryawa Avenue to the south, and Whittier Street to the west.
- Longfellow Avenue to the west, Bruckner Boulevard to the north, Bronx River to the east, Edgewater Road to the east, Whittier Street to the east as shown on the map, and Lafayette Avenue to the south.




[View a larger image.](#)

****CC Modifications**

On July 23, 2008, the City Council approved the actions with further modifications to the proposal. The City Council modified Section 108-12 of the special district text to add a cap of 40,000 sq. ft. to certain Use Group 10A uses within 500 feet of Garrison Avenue within the Residential Buffer subdistrict. Within this area of the subdistrict, stores greater than 40,000 sq. ft would require a special permit. Elsewhere in M1 zoning districts, these 10A stores require a special permit if they are greater than 10,000 sq. ft. Use Group 10A uses affected by the change include variety stores; department stores; clothing or clothing accessory stores; carpet, rug, linoleum or other floor covering store; dry goods or fabric stores; furniture stores; and television, radio, phonograph or household appliance stores.

For more information on the Special Hunts Point District and related land-use actions, contact the Bronx Office of the Department of City Planning at (718) 220-8500.

Related Notes

-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).
- Brief explanations of terms in *green italics* can be viewed by [visiting glossary page](#). Words and phrases followed by an asterisk (*) are defined terms in the Zoning Resolution, primarily in Section 12-10. Consult the Zoning Resolution for the official and legally binding definitions of these words and phrases.