



**Sheridan Expressway – Hunts Point
Land Use and Transportation Study**

Community Working Group Meeting – June 28th 2011

Agenda

- 1. Agency and member introductions** **90 min.**
- 2. Setting CWG ground rules**
- 3. Introduction to the study**
- 4. Baseline information**

10 minute break

- 1. Break out: community goals and needs** **90 min.**
- 2. Report back to full CWG**
- 3. Next steps: tours, next meeting**

Inter-Agency Team

- **Office of Deputy Mayor of Economic Development**
- **City Department of Transportation**
- **Department of City Planning**
- **Economic Development Corporation**
- **Department of Housing Preservation and Development**
- **Mayor's Office of Long-Term Planning and Sustainability**

Background

- State DOT is preparing a **Draft Environmental Impact Statement** for reconstruction of Bruckner/Sheridan Interchange
- Studying two alternatives in DEIS
- The City received a federal grant for a comprehensive land use and transportation study to guide the City's vision for the Sheridan Expressway – Hunts Point area

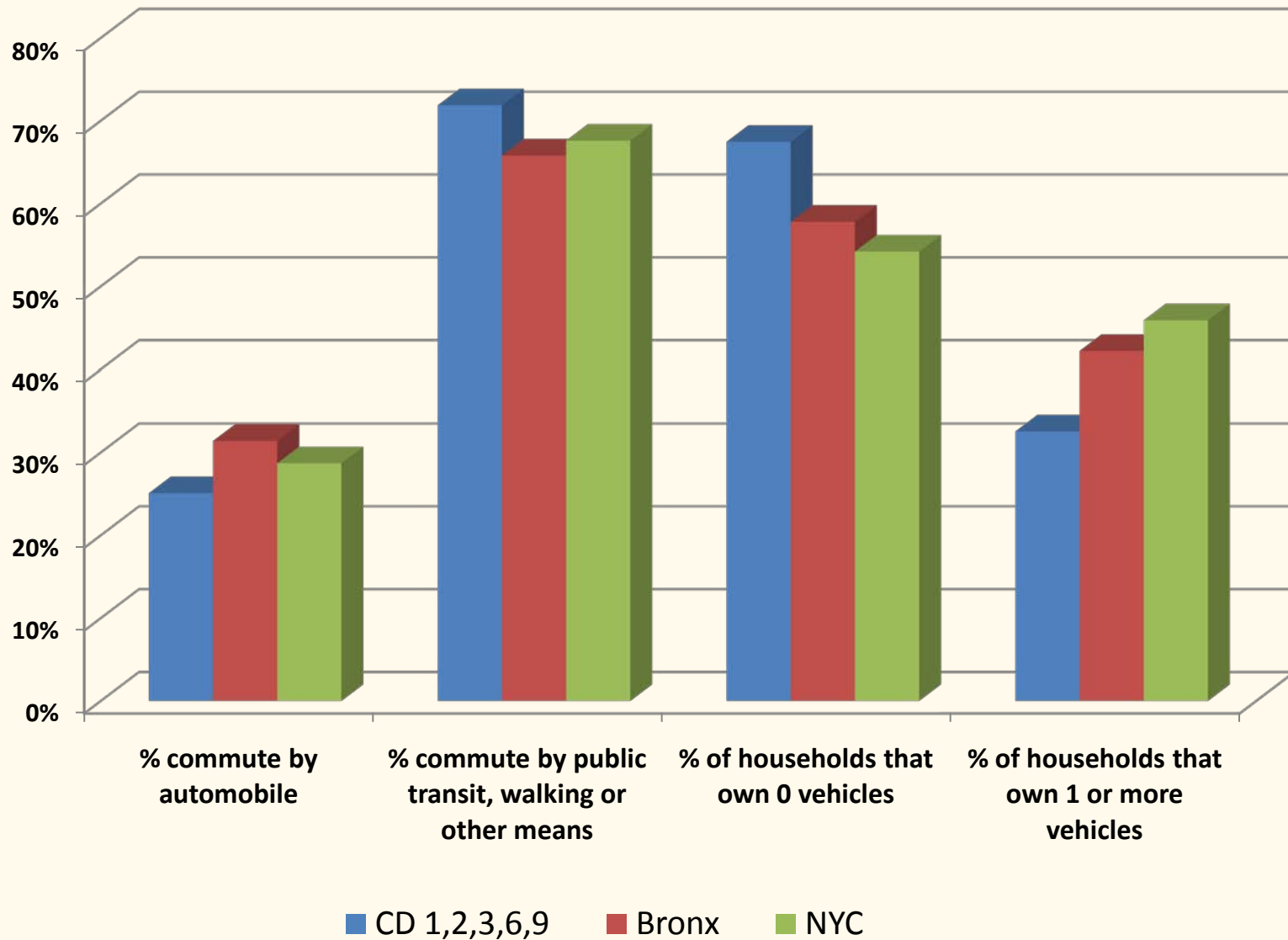
City's Study Objectives

- **Develop a coherent vision for the area**
- **Maintain and improve truck access to FDC**
- **Minimize truck traffic on local streets**
- **Promote economic development in the Bronx**
- **Evaluate opportunities for increasing park access, affordable housing, and residential connectivity**

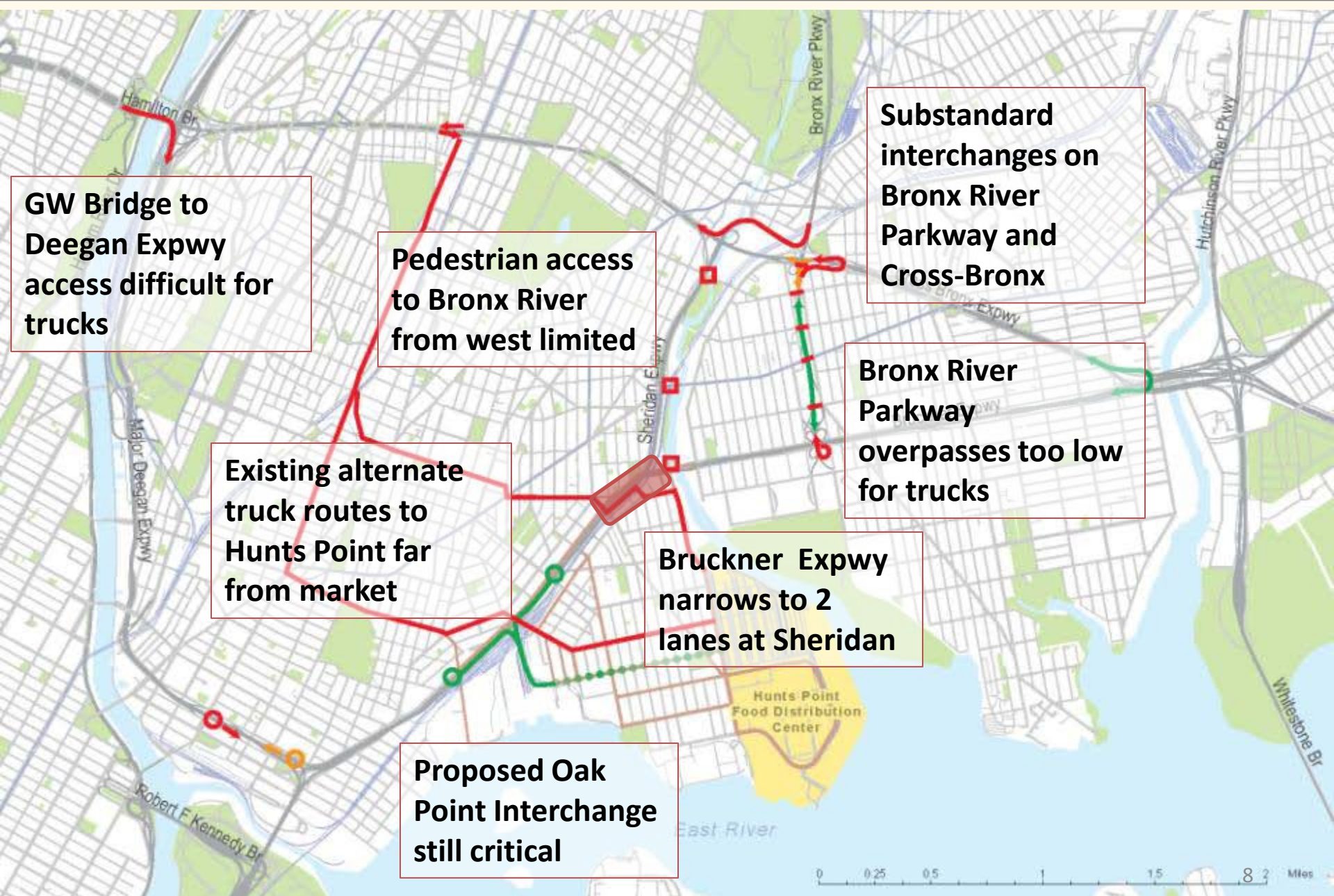


Baseline Data

Modes of Transportation : Comparison with Bronx & NYC



Existing Traffic Issues in the Transportation Network



First Phase on Transportation: Knowing how the Network Works Today

Detailed Traffic Counts



Tracking Routes Taken by Cars and Trucks



Speed Runs



State Bruckner-Sheridan Interchange study






Next Phase: Trying out different network scenarios



Hunts Point Peninsula



-  FDC structures
-  Hunts Point residential area
-  Industrial Business Zone

Largest Industrial Business Zone (IBZ) in the Bronx¹

- 715 Acres
- 536 Businesses
- 12,657 Employees

Larger growth of food sector in HP (2004-2009):²

- 27% increase in businesses in HP vs. 9% Citywide
- 8% increase in employment in HP vs. 4% Citywide

Higher average annual wages in food sector:²

- Hunts Point: \$60,740
- Citywide: \$41,630

¹ NYS Department of Labor 2008
² Bureau of Labor Statistics 2009

Food Distribution Center



- FDC structures
- Hunts Point residential area
- Food distribution center

Food Distribution Center:

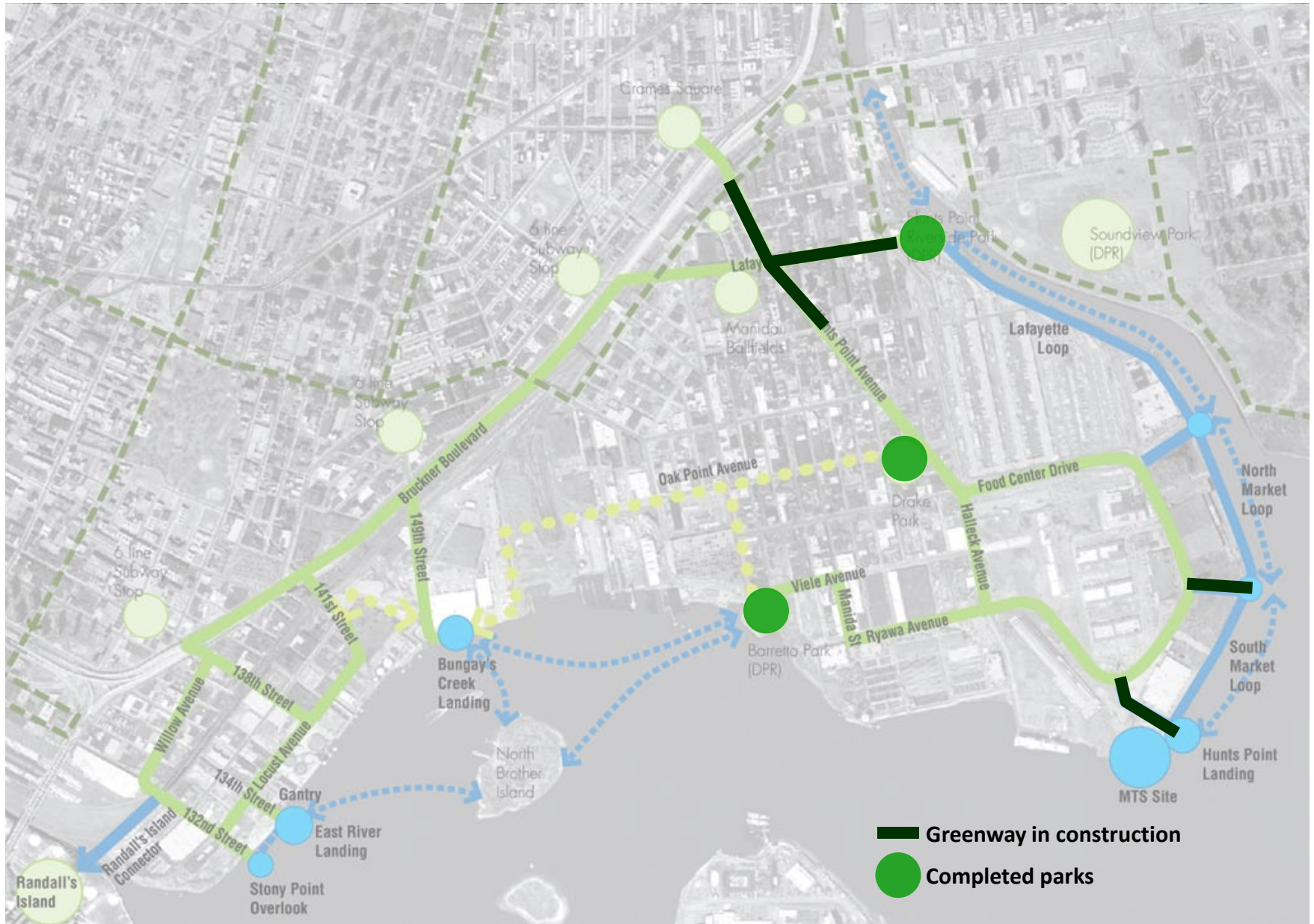
- Occupies 329 acres; a third of Hunts Point Peninsula
- Houses over 115 firms
- >50% of 12,000 daily truck trips destined to the Produce, Meat, Fish Markets³

Future Growth:

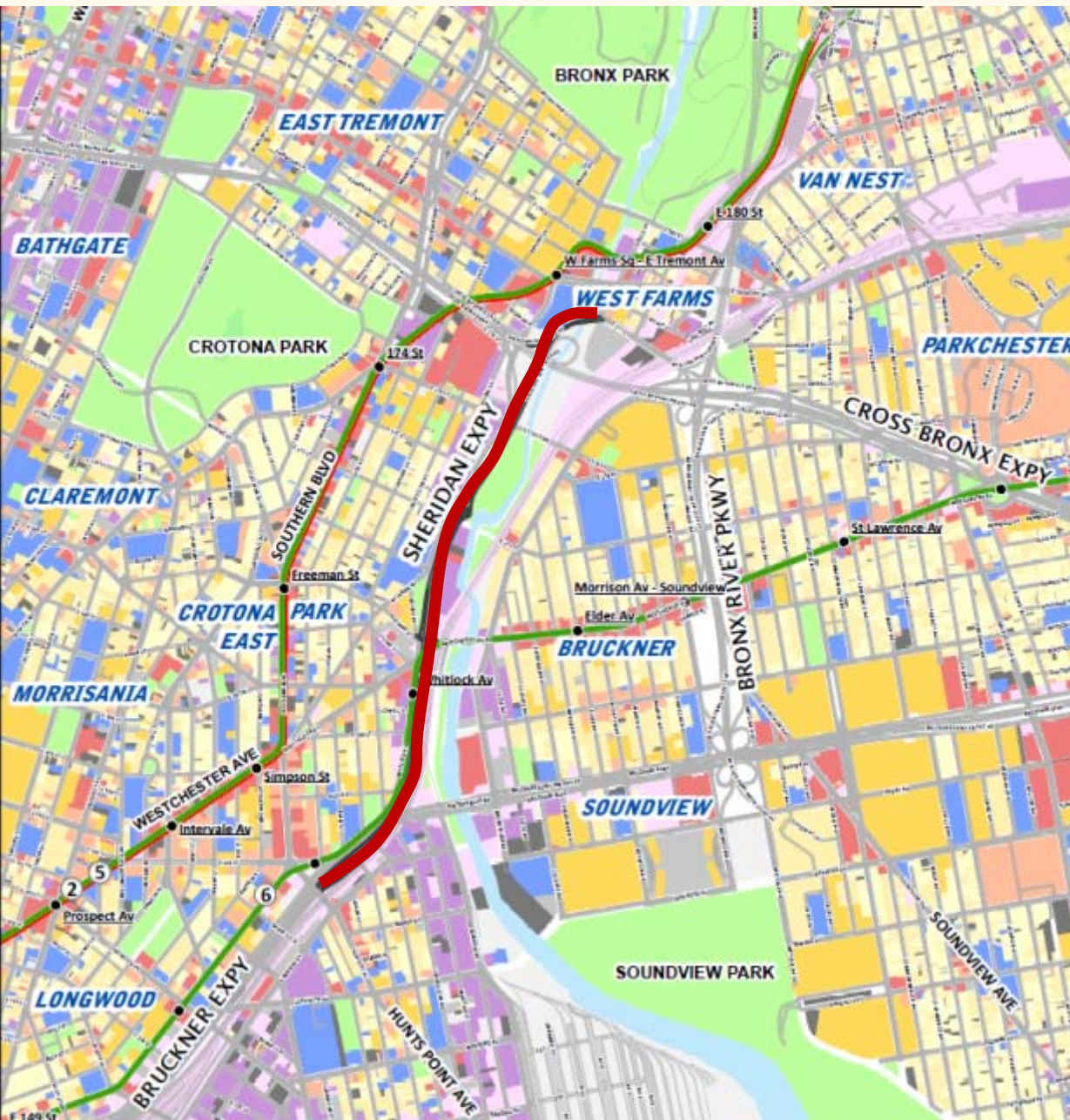
- Produce Market redevelopment
- Fish Market freezer expansion under study
- ~30 acres of vacant sites for new food-related businesses

³ NYSDOT 2003

South Bronx Greenway Implementation



Land Use



The Sheridan Expwy. is surrounded by several neighborhoods and businesses

Legend

- 01 - One & Two Family Buildings
- 02 - MultiFamily Walkup Buildings
- 03 - MultiFamily Elevator Buildings
- 04 - Mixed Commercial/Residential
- 05 - Commercial/Office Buildings
- 06 - Industrial/Manufacturing
- 07 - Transportation/Utility
- 08 - Public Facilities & Institutions
- 09 - Open Space
- 10 - Parking Facilities
- 11 - Vacant Land
- All Others or No Data

SOURCE: MapPluto, DCP

Political jurisdictions

NY City Council



NY State Assembly



NY State Senate



U.S. Representative

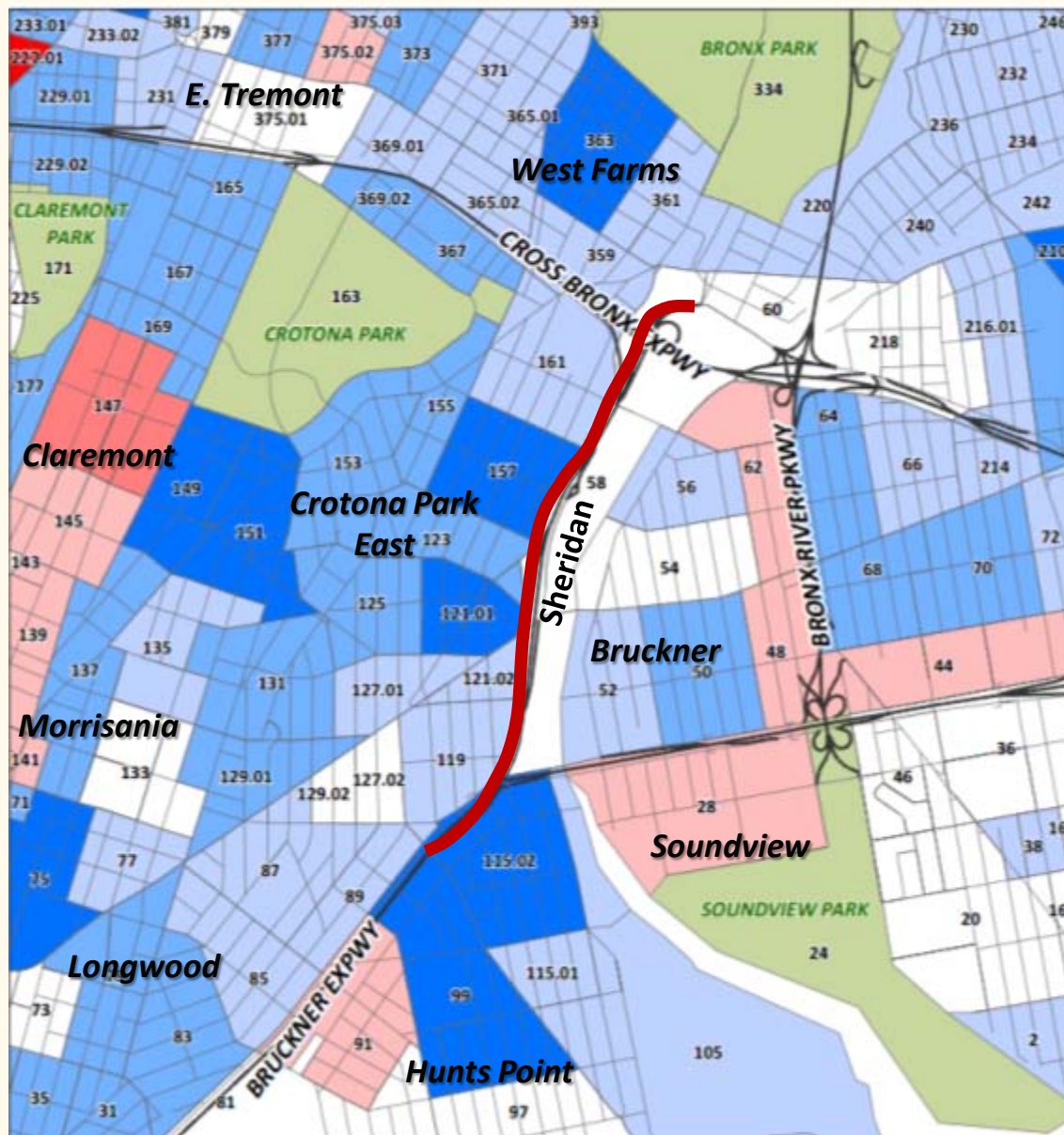


The Expressway intersects multiple political boundary and four Community Districts

Community Districts



Population Trend 1990 - 2000



The area experienced population loss in 70s. CD 3 lost > 60% of its population over 1970-1980

Overall growth in population over 1990 - 2000

- Parts of Crotona Park East showed larger growth 1990-2000
- Population decline in parts of Morrisania, Hunts Point & Bruckner

LEGEND

POPULATION CHANGE 1990 - 2000

GAIN

1,000 or more

500 to 999

100 to 499

STABLE

-99 to 99

LOSS

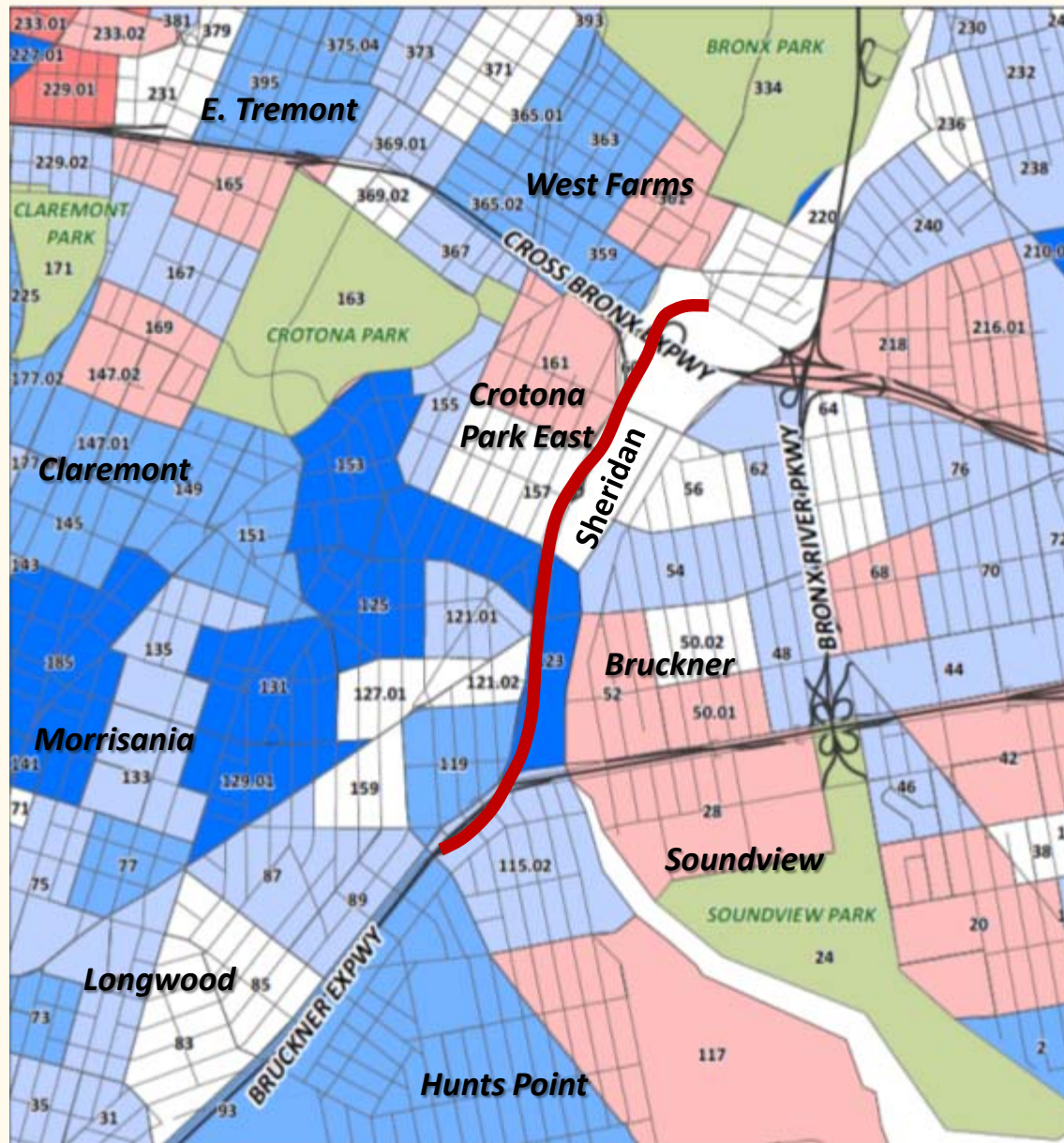
1,000 or more

500 to 999

100 to 499

SOURCE: Census 1990, 2000

Population Trend 2000 - 2010



Divergent population growth and decline over 2000 - 2010

- Several Census Tract have stable population
- Crotona Park East continues the growth trend
- Tracts that lost population over 1990-2000 now show growth
- Decline in parts of Bruckner, Soundview, Claremont and West Farms

LEGEND

POPULATION CHANGE 1990 - 2000

GAIN

1,000 or more

500 to 999

100 to 499

STABLE

-99 to 99

LOSS

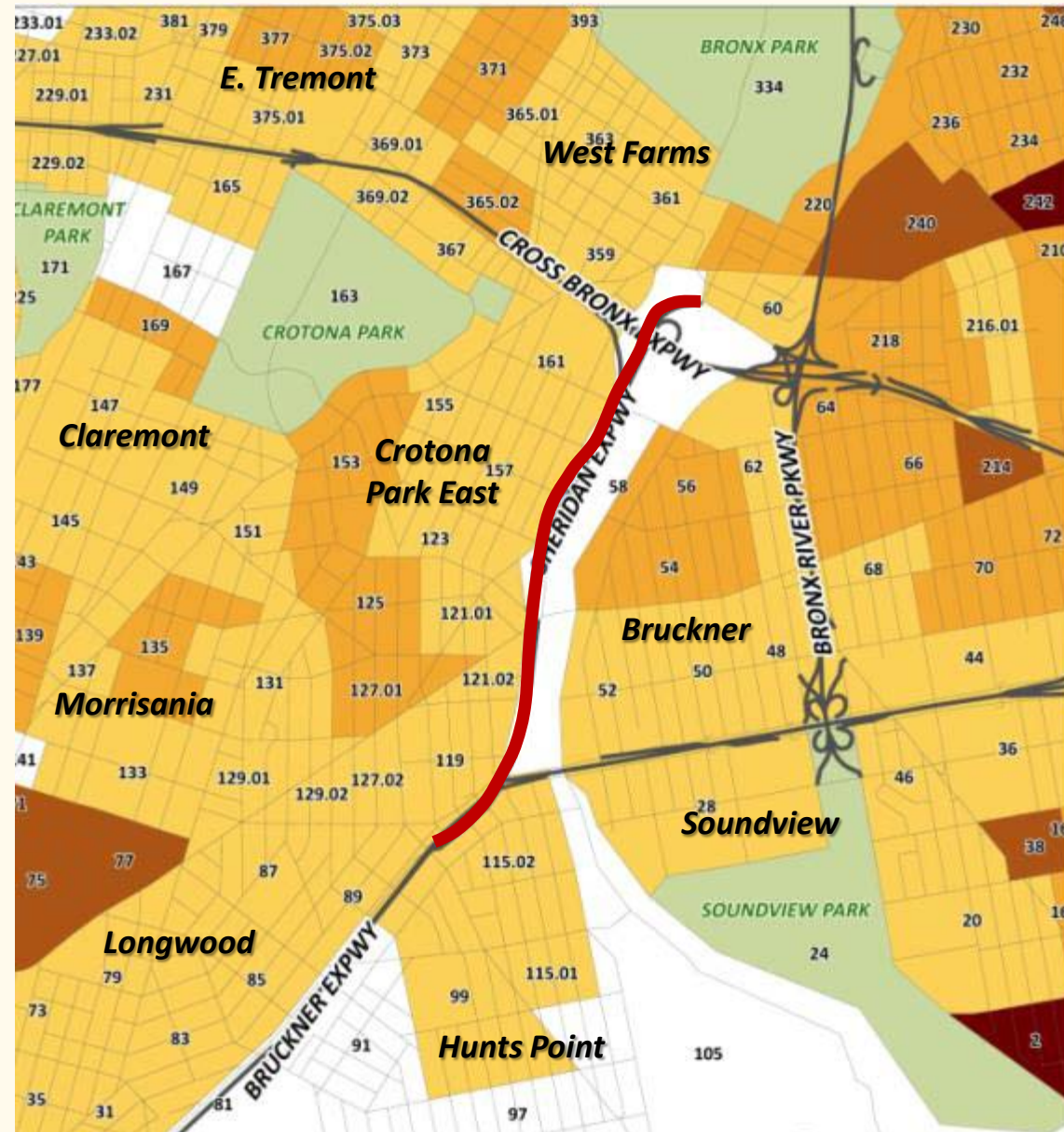
1,000 or more

500 to 999

100 to 499

SOURCE: Census 2000, 2010

Housing Tenure – Percentage of owner occupied units



Rental housing is the predominant housing type

- 13% of housing is owner occupied vs. 21.3% in the Bronx, 33.5% in NYC
- 8.8% vacancy rate in the area vs. 7.3% in the Bronx, 8.8% in NYC
- Share of HH paying more than 30% of their income in rent in the area is 56% vs. 54% in the Bronx and 50% in NYC

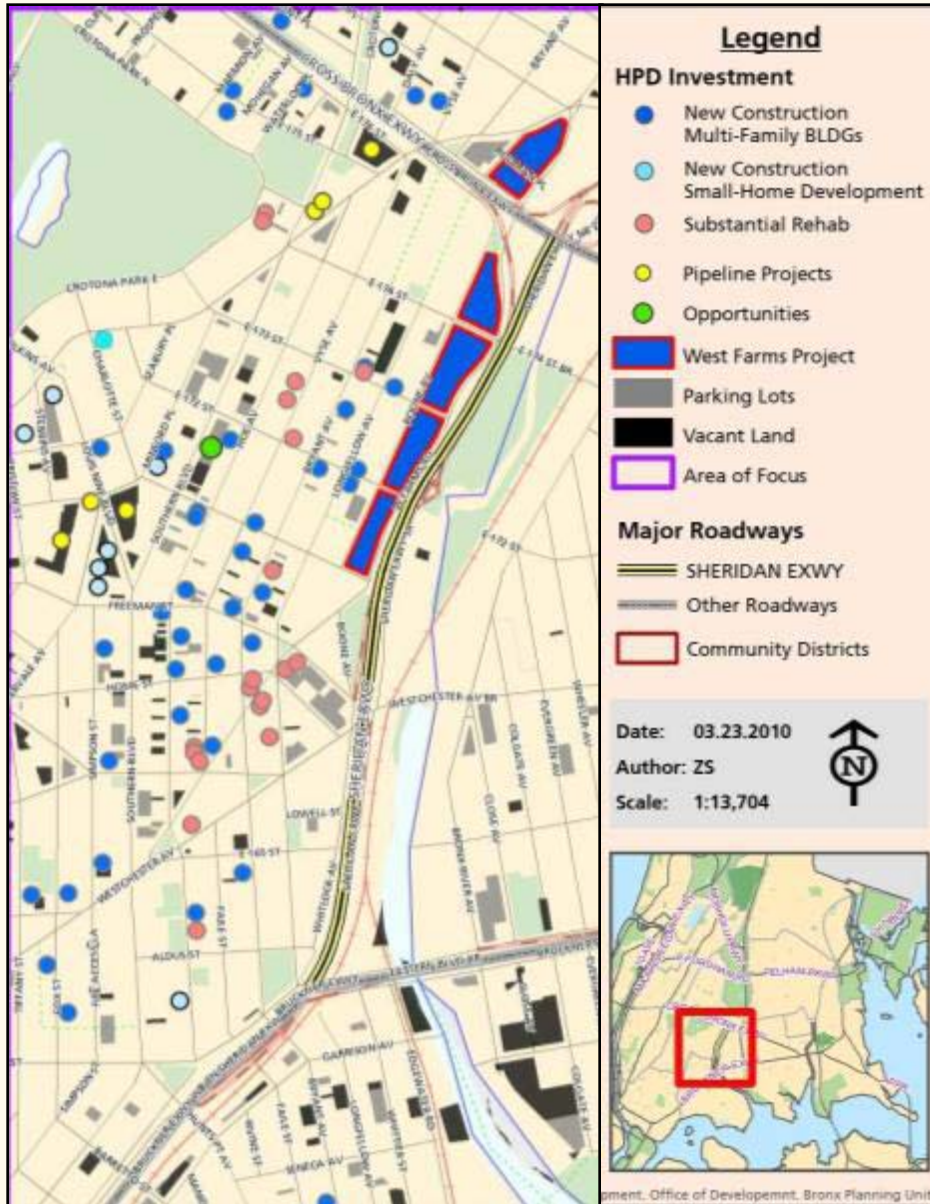
LEGEND

PERCENTAGE OF OWNER OCCUPIED UNITS



SOURCE: American Community Survey 2005-2009, 5 year estimate

Selected HPD Investment Around Sheridan

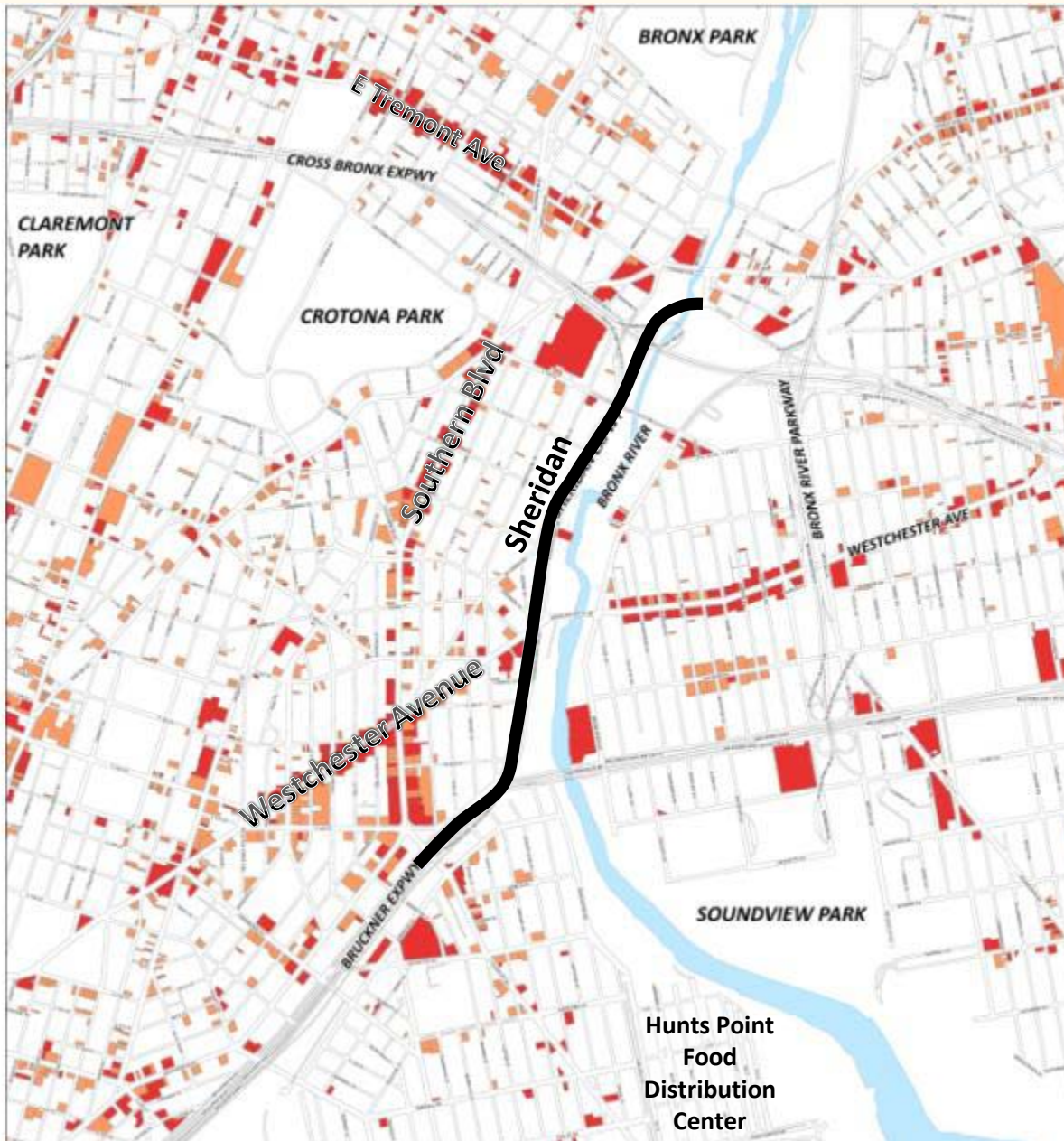


The housing reinvestment in the area has been supported by HPD financing of new construction and gut rehabs

New Construction & Gut Rehab	4,672 DU
Owner-occupied	< 20%
Pipeline	1576 DU

SOURCE: Department of Housing Preservation and Development, Bronx Planning Unit, 2010



Commercial Uses



Commercial uses are concentrated along major corridors

- **Main commercial corridors:**
 - Southern Boulevard
 - Westchester Avenue
 - Tremont Avenue
- Neighborhood retail uses are sparse
- New Horizon shopping center located on 174th Street

Legend

-  Commercial/Office Buildings
-  Mixed Commercial/Residential

SOURCE: MapPluto, DCP

Food stores



Several pockets lack convenient access to food stores

- Areas in white are at more than $\frac{1}{4}$ mile distance from a food store
- A majority of the area falls within the FRESH incentive area
- The food stores vary widely in size

Legend

- Food stores
- $\frac{1}{4}$ mile buffer from food store

Parks

Open space is concentrated in the Regional Parks

Three major parks

- Bronx Park
- Crotona Park
- Soundview Park

* Under construction:

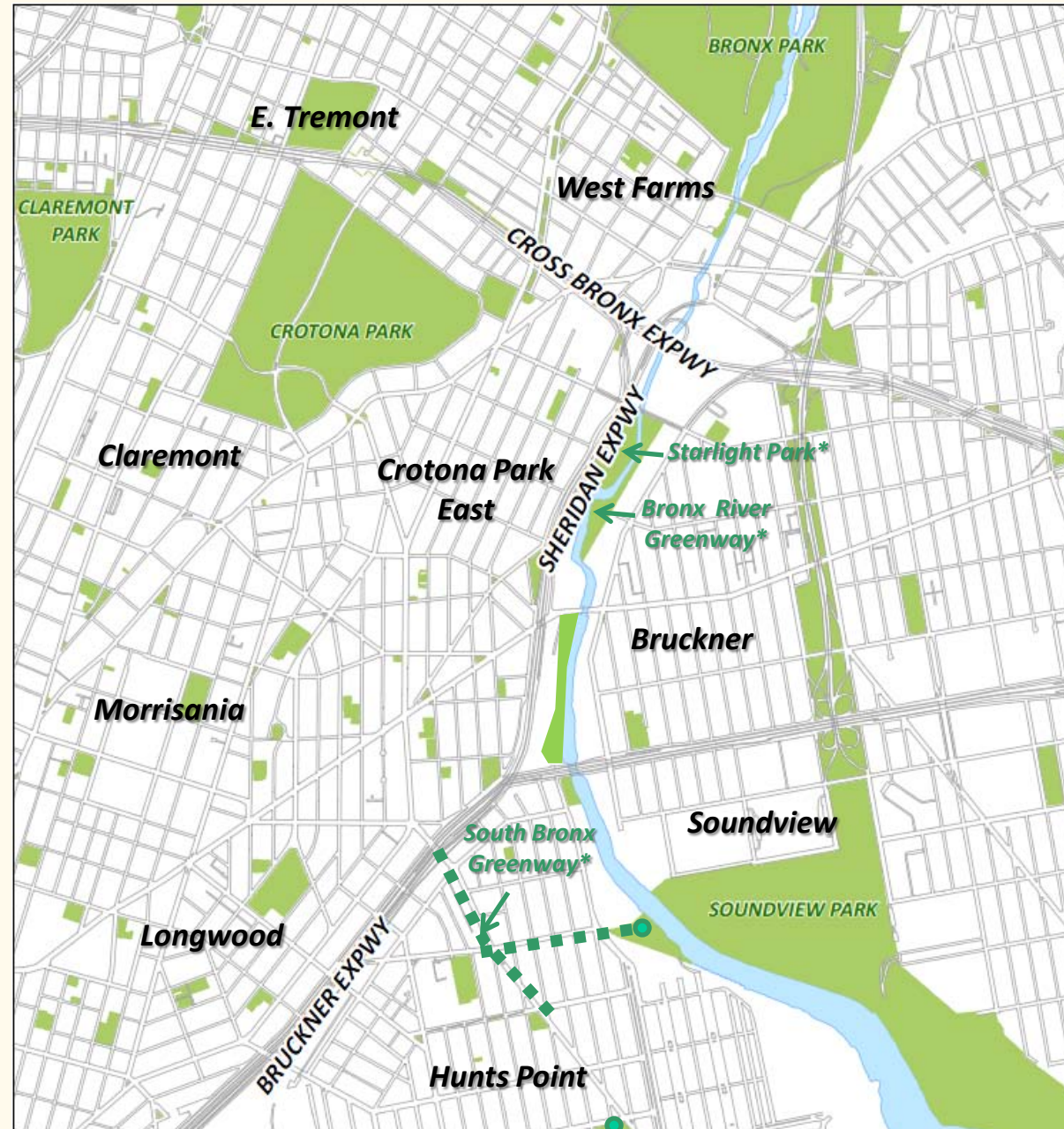
- Starlight Park,
- Bronx River Greenway and
- South Bronx Greenway

Parameter	Crotona Park East	Bronx	NYC
Percent Vegetated	22%	27%	30%
Population per acre of park	786	1131	734
Number of children per playground	1007	994	902

Legend

- Parks
- ■ ■ ■ South Bronx Greenway links
- South Bronx Greenway destinations

SOURCE: MapPluto, DCP



Next Steps

- **Tours** – On July 23, July 28
- **Next CWG**
 - 09/1/2011
 - Location TBD
 - Action items
- **Public Charrette** – On 09/17/2011

The Sheridan Website

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NYC
.gov
always open

NEW YORK CITY
DEPARTMENT OF CITY PLANNING

NYC.gov/planning

Search DCP > **Go**

Department of City Planning - "Shaping the City's Future"

City Planning: **Projects & Proposals > Bronx > Sheridan-Hunts Point** [Printable Version](#)

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Sheridan-Hunts Point Land Use and Transportation Study

Introduction

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 - Sheridan-Hunts Point**
 - Third Avenue-Tremont Avenue
- Brooklyn
 - Webster Avenue/Bedford Park/Norwood
- Manhattan
 - Lower Density Growth Management Area
- Queens
 - 161st Street/River Avenue
- Staten Island
 - Lower Concourse
- Citywide
 - More...



Sheridan Expressway, view south from 174th Street bridge

Commission Meetings
Commission Reports
LUCATS - Land Use Application Tracking
Community Data Portal
DCP Rezoning
Zoning Map Finder
Map & Bookstore
Job Opportunities
Press Releases
DCP Site Map
Contact DCP

Community Data Portal

Borough

www.nyc.gov/sehp

The 'Sheridan Expressway-Hunts Point Land Use and Transportation Study' (SEHP) is an intensive interdisciplinary study of the Sheridan Expressway and surrounding highway network which will pay special attention to Hunts Point access. The planning process will help prioritize the land use and transportation needs of the City, local residents, business community, and broader region and help shape the City's view about New York State Department of Transportation's Bruckner-Sheridan Interchange study. In October 2010, the City of New York was awarded a \$1.5 million TIGER II planning grant from the United States Department of Transportation to support the SEHP.

Since 2001, the New York State Department of Transportation (NYSDOT) has been studying

The Sheridan Website – Several ways to participate

Sheridan-Hunts Point Land Use and Transportation Study Public Participation

[Introduction](#) | [Context](#) | [Planning Process](#) | **[Public Participation](#)** | [Community Working Group](#)

Integral to the success of the Sheridan-Hunts Point planning process is the active participation of a wide range of stakeholders in the visioning sessions to be scheduled in fall 2011. In addition to public site tours, the Department of City Planning will lead public design charrettes to actively engage stakeholders in planning the complex Sheridan-Hunts Point area. To reach a broad range of stakeholders, the planning team has established multiple means of communication and participation.



Public Participation

How can I participate in the planning process?

JOIN: You are encouraged to participate in the **public design charrettes**; the time and place of these opportunities will be posted on this web page and advertised. To receive personal e-mail notice of these meetings, submit your contact information to our [e-mail list](#).

COMMENT: You can send comments and ideas to the planning team from this [web site](#) or via [e-mail](#).

HIGHLIGHTS OF WHAT WE'VE HEARD: COMING SOON

How can I stay informed?

E-MAIL: You can sign up for the [e-mail list](#) to receive e-mail notices of the public charrettes and meetings as well as web-site updates.

ON THE WEB: You can read about the study's progress and latest findings on this web site. Subscribe to the RSS feed from the project website to receive notices of website updates.

 [SUBSCRIBE NOW](#).

COMMUNITY WORKING GROUP: You can stay in touch with Community Working Group members including Community Boards 2, 3, 6, or 9 who will also be aware of meetings and events related to the study.

CONTACT US:

Contact the planning team at: sheridan_hp@planning.nyc.gov
Department of City Planning
Bronx Borough Office
(718) 220-8500

Visit the public participation page

Join the email notification list

Submit comments online

Subscribe to RSS feed for automatic updates

Email – sheridan_hp@planning.nyc.gov
Phone – 718-220-8500

(Bronx Borough Office of DCP)

Program for Year 2011

- **First Community Working Group Meeting** – June 28
- **Scenario Development**
 - **Background data by Inter-Agency group** – June to Sept.
 - **Public Field Tours** – July 23, Aug. 20
 - **Reconvene Community Working Group Meeting** – Sept. 1
 - **Public Charrette** – Sept. 17
 - **Compilation, analysis by Inter-agency group** – Sept. to Nov.
 - **Community Working Group meeting** – Oct., date TBD
 - **Open Houses** – Early Nov., dates TBD