

TESTIMONY

BY

COMMISSIONER KEVIN D. KIM

NEW YORK CITY DEPARTMENT OF SMALL BUSINESS SERVICES

**BEFORE THE COMMITTEES ON ECONOMIC DEVELOPMENT,
CONSUMER AND WORKER PROTECTION, AND STATE AND
FEDERAL LEGISLATION**

OF THE

NEW YORK CITY COUNCIL

TUESDAY, JUNE 28, 2022

Good morning, Chairs Farías, Velazquez, and Abreu, and members of the Committees on Economic Development, Consumer and Worker Protection, and State and Federal Legislation. My name is Kevin D. Kim, and I am the Commissioner of the New York City Department of Small Business Services (“SBS”).

I am joined by Commissioner Sideya Sherman of the Mayor’s Office of Equity (“MOE”) and Monique Reichenstein, Senior Associate at the New York City Economic Development Corporation (“EDC”). We are pleased to testify today on the City’s efforts to support the emerging adult-use cannabis industry. We are eager to work closely with the Council to deliver equity in the industry.

On March 31, 2021, New York State enacted the Marijuana Regulation and Taxation Act (“MRTA”), legalizing adult-use cannabis. The law also created new State offices: the Office of Cannabis Management (“OCM”) and the Cannabis Control Board (“CCB”) to oversee and regulate the new industry, including the licensing process. The MRTA has several ambitious equity components including a goal that 50 percent of licenses be for “social and economic equity applicants,” defined as those from communities disproportionately impacted by the enforcement of cannabis prohibition, among other criteria.

In Spring 2022, OCM began to release regulations and award licenses, the first of which was the “conditional cultivator” license. OCM has indicated it will finalize rules and open applications for the first tranche of roughly 100-150 Conditional Adult-Use Retail Dispensary (“CAURD”) licenses in the coming weeks. CAURD licenses will be reserved for justice-involved individuals with the goal for this group to be the first to market, with additional general retail licenses coming online shortly afterwards.

The legalization of cannabis presents the City with the opportunity to address the harms of the War on Drugs—and ensure equitable access to the jobs and wealth created. Despite near-equal rates of cannabis use across communities, the historic inequality in enforcement is stark. In 2020, 90 percent of cannabis-related arrests in New York City were of people of color. With the industry expected to generate nearly \$1.3 billion in sales in its first year and create between 19,000 and 24,000 jobs over three years in New York City, the Adams Administration recognizes this once-in-a-generation opportunity to invest meaningfully in economic equity and justice.

From day one, Mayor Adams made the promotion of equity a primary focus of his administration. It is at the center of our work at SBS, and at the heart of the City's approach to the cannabis industry. SBS, along with our sister agencies, is proud to speak on behalf of the City's on-the-ground outreach, public education, and business services efforts.

We have already hit the ground running by convening legacy entrepreneurs, potential licensees, community stakeholders and industry experts—because we know that listening and learning is critical to this industry's success. Having received \$4.8 million in the FY23 Adopted Budget, we are actively building a dedicated team here at SBS to work hand-in-hand with OCM, community stakeholders, and elected leaders like yourselves to get deep into communities. We will leverage the partnership of community-based organizations with trusted relationships to ensure we reach all New Yorkers interested in getting involved in the cannabis industry, particularly those most harmed by the War on Drugs.

SBS will provide services throughout every step of the business process from license application, to launch, and beyond. Even before applications for licenses open, we are connecting aspiring cannabis entrepreneurs to SBS business support services, including no-cost business courses, business planning, and additional technical assistance.

Once applications are available, SBS will provide direct one-on-one technical assistance to help business owners prepare and submit their applications. However, applying for and receiving a license is just the first step for a small business—and SBS is here to help with all the steps that come afterwards, including navigating through New York City government. Moreover, as the industry grows, we will integrate workforce programming to connect New Yorkers to good jobs in the cannabis industry and ancillary industries including those businesses that don't "touch the plant," such as accounting services, security, and others.

At SBS, we know we need to work closely with our sister agencies to build the strongest foundation for the industry. For example, in partnership with EDC, we are exploring ways to support social equity applicants' access to affordable financing and real estate that complement the State's existing efforts. With the Mayor's Office of Criminal Justice ("MOCJ"), we are identifying credible messengers for outreach into the justice-involved and legacy communities. We are working

closely with MOE to ensure equity is centered across the City's overall strategy. We recognize that New Yorkers will have questions about public health and community safety, and we are collaborating with DOHMH proactively to answer those questions.

In closing, New York has the opportunity and the responsibility to develop a thriving and truly equitable cannabis industry that creates good jobs and builds wealth in communities most adversely impacted by the War on Drugs. For New Yorkers interested in learning more, we encourage checking out the City's resources at nyc.gov/cannabis or reaching out to SBS at cannabis@sbs.nyc.gov, as well as frequenting the State's website at cannabis.ny.gov for the latest information on licenses and regulations.

Thank you for your time today on a topic that reflects the core values of what we do at SBS. As always, we value your partnership and support in putting equity at the forefront of this industry. We are happy to answer any questions you may have.



**Times Square Alliance
New York City Council
Committee on Economic Development jointly with the Committee on Consumer and Worker Protection
June 28th, 2022**

Good morning, Chairpersons Abreu, Farias, and Velazquez and members of the Economic Development, Consumer Affairs and Worker Protection, and City and State Affairs Committees. My name is Tom Harris, and I am the President of the Times Square Alliance. The Times Square Alliance is the business improvement district that exists to make Times Square clean, safe, and desirable for all. I stand before you today on behalf of the Times Square community to discuss the Recreational Cannabis Regulatory and Licensing Process.

First, the Alliance supports the establishment of an office of cannabis business services. Legalization of cannabis without an immediate plan to regulate and monitor the sale, distribution, safety, and use of cannabis was a failure of government, and one that has led to crime and disorder on the streets of Times Square and throughout our city. A safe and well-regulated cannabis market is fully achievable, and I am encouraged that the city council is taking steps to ensure that it happens.

On any given day there are a dozen trucks, as well as multiple vendor carts and cars, selling cannabis and cannabis products on the streets of Times Square; they are unlicensed and park illegally. Additionally, there are over a dozen individuals selling from tables or their person. The NYPD has been addressing the weed trucks by issuing parking summonses, and the individuals have been treated as illegal vendors. We need a regulatory scheme that prohibits the sale of cannabis and cannabis products on our streets; there can be no gray area.

The unregulated sale of cannabis on our streets and sidewalks is dangerous for multiple reasons. Randomly placed tables (often lifted from our pedestrian plazas) congest the sidewalk and impede pedestrian flow. Ingestible products sold by these vendors lack any Department of Health certification and their ingredients and potency are unknown. Beyond these issues, however, unregulated street sales of cannabis have led to actual violent altercations:

- On March 1, 2022, at 5:30pm in front of 736 7th Avenue, members of the NYPD arrested an individual in possession of a fully loaded ghost gun; the male was selling marijuana in the area.
- On June 15, 2022, a dispute between rival weed sellers at 42nd Street and 7th Avenue resulted in a slashing.

Visitors and New Yorkers have returned to Times Square at levels unseen since before the pandemic, and collectively we have a responsibility to keep them safe. Prohibitions on street dealing of marijuana will go a long way towards reducing the disorder on our streets and restore a sense of safety.

We therefore respectfully ask that commercial cannabis activity be limited to brick and mortar establishments and prohibited from trucks, carts or on the streets of the city of New York.

Additionally, the smoking of marijuana is one of the top complaints from visitors to Times Square; there are times when you can get a contact high walking through the streets. In the past, the council has developed time, place, and manner restrictions for cigarette smoking, including the prohibition of smoking in parks, plazas, and at beaches, and we urge similar restrictions for the smoking a marijuana in public.





Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Harris'. The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Tom Harris
President
Times Square Alliance

Testimony of
Wanda Salaman, Executive Director, Mothers on the Move
to the
City Council Committee on Economic Development, jointly with the
Committee on Consumer and Worker Protection and the
Committee on State and Federal Legislation

Re: Oversight - Recreational Cannabis Regulatory and Licensing Processes
June 28, 2022

Introductory Remarks

To be delivered at the time of the hearing by Wanda Salaman, Executive Director, Mothers on the Move

Background

Now, I will talk about the different ways that the new cannabis policies will impact my community in the South Bronx and what opportunities it brings, if we do this right. In fact, I am sure you can see that the legalization of cannabis is the opportunity of a lifetime for our city for so many reasons: to right the wrongs of the war on drugs that ravaged our communities; to bring daylight to recreational use and end its criminalization; and, for economic development and wealth generation, not just from businesses but from new cooperatives and new sub-industries like hemp. New York is in the position to become one of the largest markets of legal cannabis in the nation and is one of the few states where legalization is directly tied to economic and racial equity. Today, I'll speak to the many opportunities and needs that our communities are considering while we plan to make the dream of economic and racial justice a reality.

I'll start by talking about our support for both bills that have been introduced. Then, I'll share some of our research and plans to help our communities thrive in this new industry that creates so many possibilities, if we can provide enough resources.

Int 0285-2022

We support this bill and thank the sponsoring City Council Members for taking leadership on this issue. The establishment of an Office of Cannabis Business Services is wise and critical in that it creates a central home for the coordination of the complex and brand new aspects of this new industry our city such as coordination among the various City agencies, business planning services, economic and workforce development, interfacing with New York State on behalf of New Yorkers, and more. We look forward to working with this new Office to develop and fund the services and infrastructure that will be needed for business and cooperative owners to find success.

Int 0504-2022

We support this bill and thank the sponsoring City Council Members for this longer term planning. In our view, the creation of a directory of active cannabis establishments allows all of us to have a big picture understanding of the local industry. In particular, it provides some accountability for our shared goals of social and economic equity by measuring their ownership levels in the space. We do recommend adding a mapping feature that physically maps out where businesses are located to provide additional opportunities to understand the industry from a geographic perspective.

Of course, providing funding to community organizations is critical to the success of the new law and the City's broader efforts. For several years, we have been laying the foundation for this work but this has been on the backs of over-extended staff and a handful of volunteers. It is clear that, in addition to the proposed bills, our communities will not reap the benefits of this moment without an urgent **and** long-term investment on the City's part. This is particularly true as we are under the impression that there are huge delays in moving the State's funds to the ground and stopgap funding is now critical with months left until retail licensing begins.

Research and Plans

At Mothers on the Move, we are thrilled to be part of a new movement to thoughtfully create new opportunities for communities that were most impacted by the war on drugs. In my community in the South Bronx alone, we are among the top 5 of citywide marijuana arrests, and now many of those same folks are calling on our organization to help them figure out how to navigate the complexities of licensing, financing, business planning, etc. We have the chance to begin to right the wrongs of the criminalization of marijuana and my organization has been

working for several years on a plan to get there. Our plan reflects a study that the Pratt Institute conducted for my organization, looking at community and economic development in the South Bronx. Our report was just finalized and supported our plans to:

- (a) Develop a hub or incubator for worker cooperatives in cannabis and hemp-related businesses. The hub is designed to provide wrap-around services to cooperatives, such as licensing, legal, financing, real estate, business development and planning, coaching, accounting and more, and,
- (b) Develop a hemp-based worker cooperative, including supporting further research and workforce development for hemp construction materials.

Currently, we are in conversation with dozens of community-based partners, lawyers in the field, experts from the industry around the country, City agencies and others in order to make these plans real. We believe that the bills that are being discussed today move us closer and we are hopeful that they will create the appropriate vision, infrastructure, and resources that are needed. For our collective work to be successful, we again caution that it is critical to urgently fund local community organizations who are on the ground and will ultimately become trusted navigators and service providers – resources that will be a rich investment towards our shared economic and racial equity goals.

Hunts Point

Ready:

Building Reparative Economies



Pratt Institute GCPE

PLAN 600

Spring 2022

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From the students in the Spring 2022 Fundamentals of Planning Studio, we are immensely grateful to Mothers on the Move for entrusting us with the partnership that informed this studio. Your guidance and knowledge have been invaluable to this project, and we hope that we are able to offer something useful in return.

Our deepest thanks to Professors Mercedes Narciso and Juan Camilo Osorio , whose support and guidance have been an ongoing source of energy and inspiration for this project. Thank you for your generosity of time and patience. We hope that you see your wisdom reflected in this report.

Thank you to the stakeholders we had the opportunity to interview as part of our research, as well as the community members who participated in the community planning workshop that Mothers on the Move co-facilitated with us with support from THE POINT on Friday, April 29th, 2022.

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Executive Summary

Hunts Point is a diverse community located in Bronx Community District 02. It sits on a peninsula originally composed of historic wetlands. It is home to a small community of residents and a large number of industrial businesses, including the Hunts Point Food Distribution Center, which is significant infrastructure for New York City. However, the residents of Hunts Point have historically not benefited from access to the food markets, job opportunities, or economic wealth from the industrial businesses located within the neighborhood.

Hunts Point Ready: Building Reparative Economies is the result of a five month long collaborative process between the Spring 2022 Pratt GCPE Fundamentals of Planning Studio and client Mothers on the Move (MOM). The report is the second and final phase of the studio project, the first phase of which was an existing conditions analysis and report of Hunts Point.

This report is divided into five sections: introduction, summary of existing conditions research, vacant land inventory, recommendations, and conclusion. The goal of the project is twofold: one, to support the client, MOM in exploring innovative strategies to advance socio-economic development to generate employment and build local wealth, particularly for youth; and two, to explore economic and industrial development opportunities that can emerge in Hunts Point to take advantage of the opportunities associated with the legalization in New York State of cannabis for recreational use.

The studio process and recommendations were informed by the following guiding principles:

- The Movement for Climate Justice's Just Transition Framework, which proposes the rejection of the extractive economy in favor of regenerative, democratic, cooperative systems
- The Jemez Principles for Democratic Organizing

This report highlights the main strengths, weaknesses, opportunities, and threats as analyzed in the existing conditions report completed during phase one of this project. Key findings from the existing conditions research included a strong history of grassroots community organizing, the significant amount of waterfront real estate of the Hunts Point peninsula, and the potential decommissioning of the Vernon C. Bain Correctional Center. Significant levels of poverty and a low median household income were identified as weaknesses and a mismatch of existing local employment opportunities and residents' occupations and vulnerability to impacts of climate crises were identified as major threats. The vacant property inventory identified a significant amount of vacant and underutilized land within Bronx Community District 2. Key findings from the vacant lot analysis included a total of 138 acres of vacant land, 39 publicly owned vacant lots, and 151 properties zoned for manufacturing use.

To address the key findings from the SWOT analysis as well as stakeholder input, the studio developed recommendations for Mothers on the Move to consider as potential interventions to address economic development, social and physical infrastructure, and climate threats. The studio developed three objectives and a total of 11 recommendations for Mothers on the Move.

Objective 1: Foster community connectivity and resilience through placemaking, expanded open space, and accessibility

Objective 1 provides three recommendations focused on place-based resilience strategies that consider local culture, context, and resources to improve community connectivity, including resilience to extreme weather such as flooding and heat.

Recommendations

- 1.1 Activate Hunts Point Avenue to build economic resiliency and nurture social justice
- 1.2 Expand flood resilience infrastructure and placemaking along waterfront and surge zones
- 1.3 Preserve the local culture by introducing healing and narrative-building initiatives

Objective 2: Build economic sovereignty through wealth building initiatives and local employment within community owned industries

Objective 2 focuses on recommendations to support economic sovereignty through community-owned and managed enterprises and resources. The four recommendations within this objective aim to support long term local wealth-building, workforce training, and emerging local industries connected to cannabis and hemp.

Recommendations

- 2.1 Pursue land reclamation: Expand community land trust network in the South Bronx, focused on industrial and facility uses
- 2.2 Develop a worker cooperative incubator for cannabis and hemp-related businesses
- 2.3 Create the Hunts Point green cooperative campus
- 2.4 Support research and workforce development for hemp building materials

Objective 3: Adapt infrastructure systems and physical space to direct industrial development toward regenerative economies and support a Just Transition

Objective 3 focuses on adapting existing infrastructure systems and physical space in Hunts Point to support industrial development that supports regenerative economies and directs wealth back into the community. The four recommendations within this objective address transportation, green infrastructure, and the Vernon C. Bain Correctional Center.

Recommendations

- 3.1 Promote the expansion of green infrastructure in the form of community owned solar projects, green roofs, rooftop urban agriculture, on underutilized industrial lots
- 3.2 Advocate for a sustainable transportation infrastructure
- 3.3 Support a Just Transition for the auto repair shops on lower Hunts Point Avenue
- 3.4 Repurpose Vernon C. Bain Correctional Center into a mobile environmental field station and ecological education center—the River Resource Hub

All of the objectives and recommendations fit into a Just Transition framework. Together the recommendations build on each other and represent a path towards building reparative economies to expand upon the work already being done in the community by MOM.



Setting-up for the Community Workshop, The Point, Hunts Point, Source: Author

01

Introduction

Introduction

The Client: Mothers on the Move

During the Spring 2022 semester, the Pratt Institute's City and Regional Planning Fundamentals of Planning Studio worked with Mothers on the Move (MOM) in the Hunts Point neighborhood of the Bronx to develop planning recommendations tailored to MOM's goals for the community. MOM is a grassroots community-based organization founded in 1992 by "a determined group of parents and community residents that refused to accept that local children would be victims of racism and neglect."¹

Project Goals

The specific goals of the Fundamentals of Planning Studio were to:

1. Create a comprehensive analysis of existing conditions in Hunts Point, and Bronx Community District 2. This includes the built environment, demographic and socio-economic characteristics, and environmental resources and infrastructure.
2. Develop recommendations and innovative strategies to advance socio-economic development to generate employment and create local wealth - particularly for youth.

Timeline



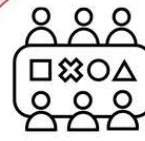
Community Visit &
Land Use Survey
February



Existing Conditions
Analysis
March



Stakeholder
Interviews
March - April



Community Planning
Workshop
April



Recommendations &
Proposals
May

¹ Mothers on the Move, "Who We Are," 2011. Accessed May 5, 2022. <https://mothersonthemove.org/who.html>.

Planning Process

The following report includes a summary of the existing conditions research the Studio conducted and the recommendations it developed based on existing conditions, stakeholder interviews, and community input. The recommendations were developed in reference to the Movement for Climate Justice’s Just Transition Framework, which proposes the rejection of the extractive economy in favor of regenerative, democratic, cooperative systems (Figure 0.01).² This studio identifies extractive economies, environmental injustice, and systemic racism as central threats to any community’s current and future wellbeing, and identifies the legalization of cannabis and hemp as an opportunity for reparations.

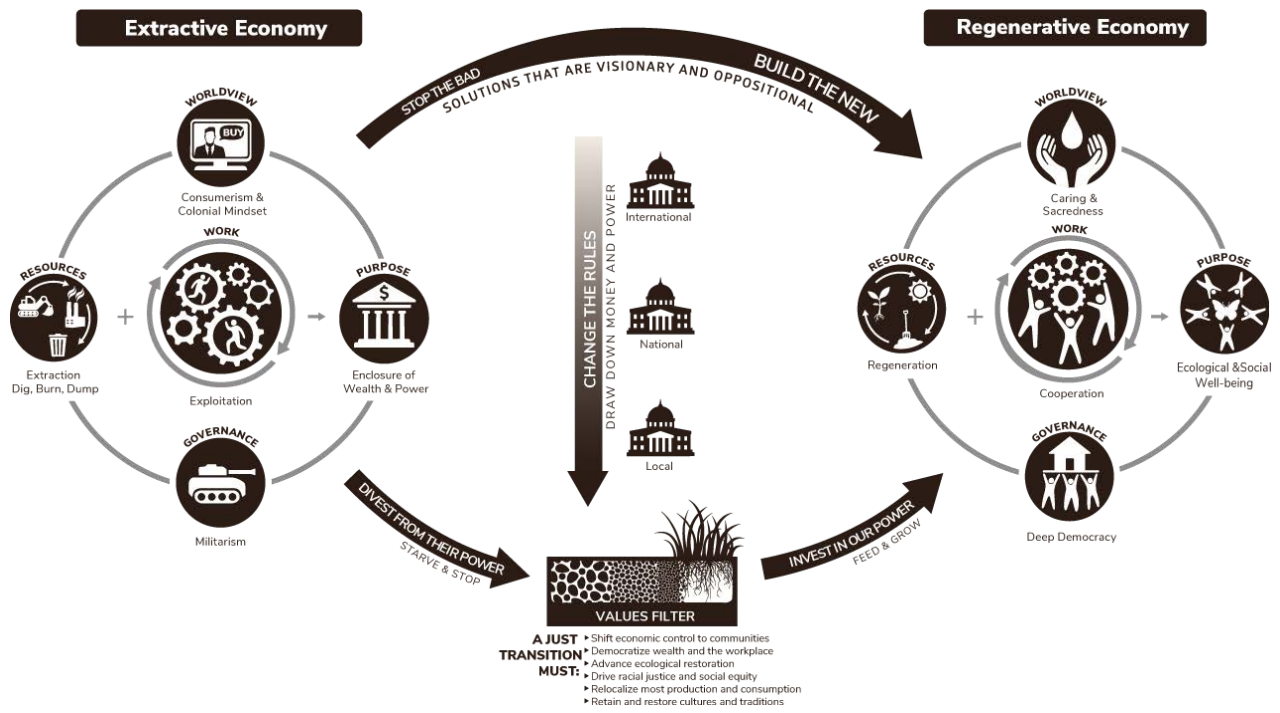


Figure 0.01 **Just Transition “Analysis, Framework, and Strategy”**

Source: Movement Generation Justice & Ecology Project (2016)

² “Analysis, Framework, and Strategy,” Climate Justice Alliance, 2022. <https://climatejusticealliance.org/just-transition/>. Accessed May 5, 2022.

Study Area

Hunts Point is located in Bronx Community District 2, divided from the Longwood Neighborhood by the Bruckner Expressway. Hunts Point is a peninsula, bordered by the Bronx River to the North and the East River to the Southeast. The total population of Community District 2 is 54,155, and it covers approximately 2.14 square miles. There are 0.59 square miles of green or open spaces in Community District 2 and 1.88 square miles of city lots. The total built up area of Community District 2 is 1.277 square miles.



Figure 0.02 Study Area - Bronx Community District 2

Source: Author

Hemp and cannabis legalization

Difference between Marijuana and Hemp Plant

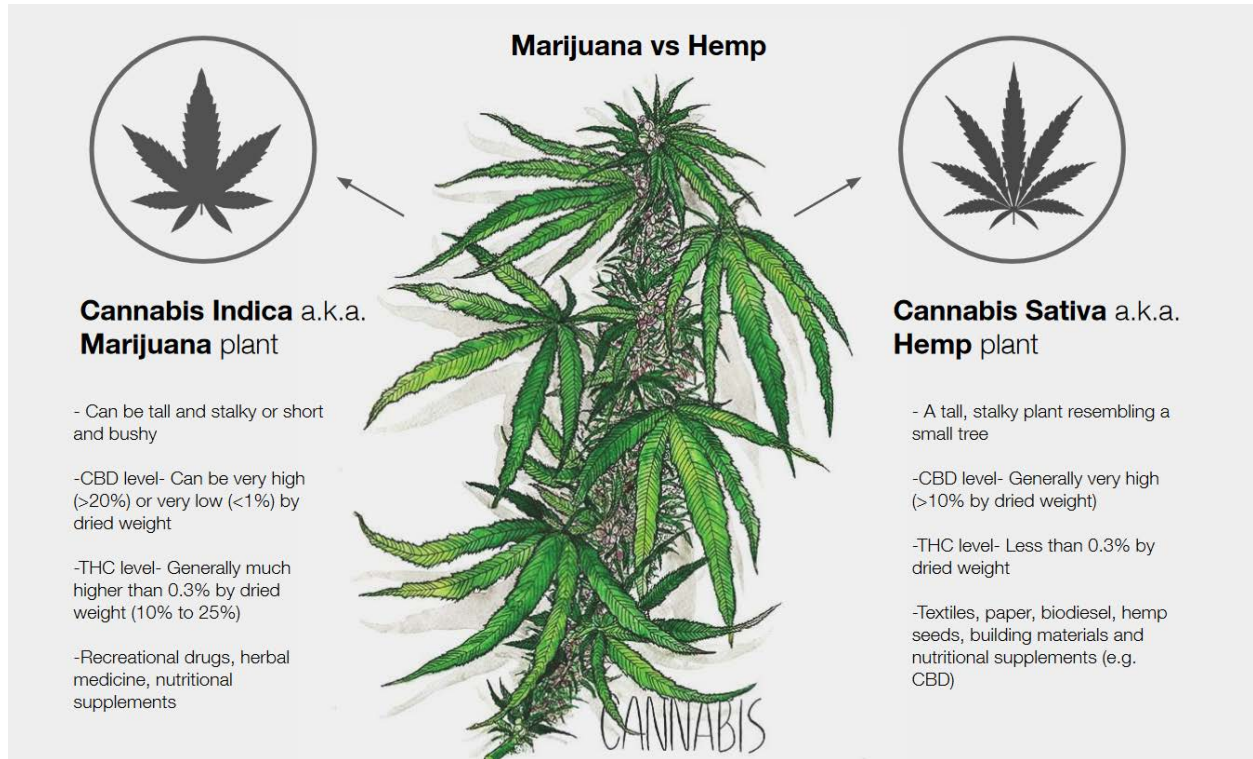


Figure 0.03 Differences between Hemp and Marijuana

Source: Author

Both Hemp and Marijuana are members of the *Cannabaceae* family. However, Hemp is majorly produced as plant species *Cannabis sativa* L. and any part of the plant such as seeds, all derivatives, and extracts, whether growing or not, with a delta-9 tetrahydrocannabinol (THC) concentration of not more than 0.3% on a dry weight basis. Marijuana in contrast can be both *Cannabis Sativa* and *Indica* and is majorly defined by a THC level greater than 0.3%. However, hemp is completely legal with certain regulations, while marijuana has been legalized on a piecemeal basis across different states in the US.³

³ Cooke, J. (January 5, 2022), Hemp vs. Marijuana: What's the Difference?, DailyCBD, <https://dailycbd.com/en/hemp-vs-marijuana/>

2018 Farm Bill for Industrial Hemp Legalization

Before 2014, the federal law did not differentiate hemp from other cannabis plants, all of which were effectively made illegal in 1937 under the Marihuana Tax Act and formally made illegal in 1970 under the Controlled Substances Act—the latter banned cannabis of any kind.⁴

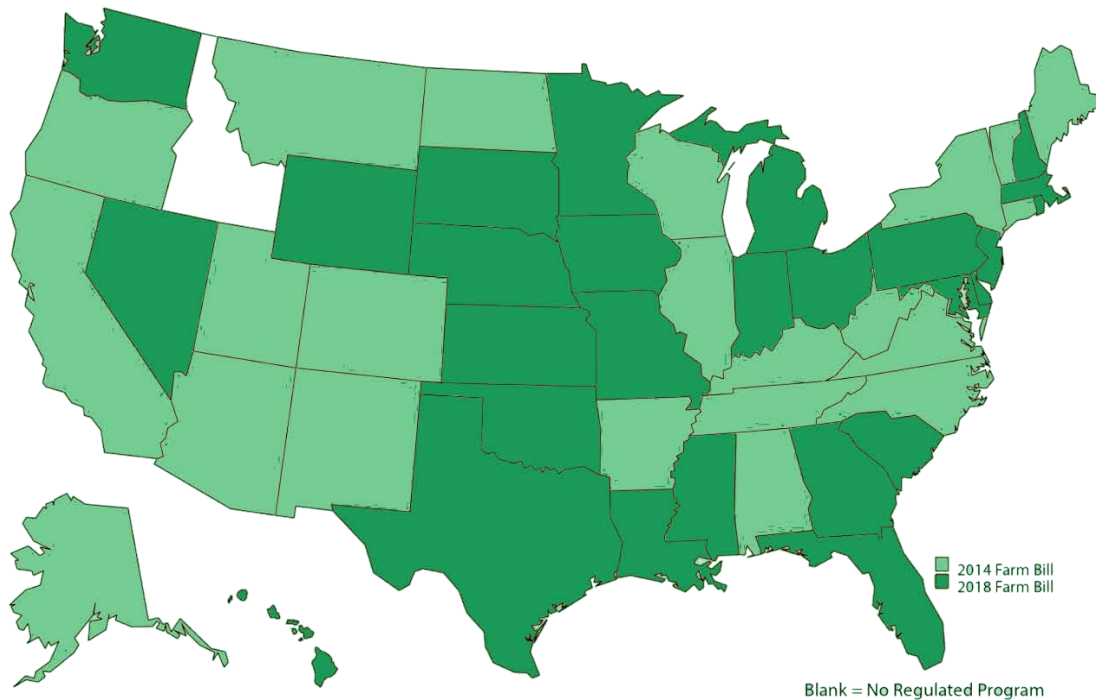


Figure 0.04 **States Operating Under Farm Bill Regulations In 2021**

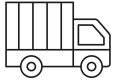
Source: https://www.nass.usda.gov/Newsroom/Executive_Briefings/2022/02-17-2022.pdf

However in 2014, as defined in the Agricultural Improvement Act of 2018 (2018 Farm Bill), the term “hemp” means the plant species *Cannabis sativa* L. and any part of the plant such as seeds, all derivatives, and extracts, whether growing or not, with a delta-9 tetrahydrocannabinol (THC) concentration of not more than 0.3% on a dry weight basis.

The Domestic Hemp Production Program, established in the 2018 Farm Bill and administered by AMS, allows for the cultivation of hemp under certain conditions.⁵

⁴ Hudak, J. (2018, December 14). The Farm Bill, hemp legalization and the status of CBD: An explainer. *Brookings*. <https://www.brookings.edu/blog/fixgov/2018/12/14/the-farm-bill-hemp-and-cbd-explainer/>

⁵ *State Industrial Hemp Statutes*. (2020). National Conference of State Legislatures. <https://www.ncsl.org/research/agriculture-and-rural-development/state-industrial-hemp-statutes.aspx>



Allows the transfer of hemp-derived products across state lines for commercial or other purposes.



Protections for hemp research and the conditions under which such research can and should be conducted.



Hemp farmers' protections under the Federal Crop Insurance Act.



Licensing applicant has not been convicted of a State or Federal felony related to controlled substance for the 10 years prior.⁶

The 2018 Farm Bill allows hemp cultivation broadly, not simply pilot programs for studying market interest in hemp-derived products. It explicitly allows the transfer of hemp-derived products across state lines for commercial or other purposes. It also puts no restrictions on the sale, transport, or possession of hemp-derived products, so long as those items are produced in a manner consistent with the law.⁷

Marijuana Regulation and Taxation Act (MRTA)

Passed in March of 2021, the Marijuana Regulation and Taxation Act (MRTA) introduced a reparations-focused approach to legalizing the adult use of marijuana in New York State.⁸ The new legislation includes the following policies:

Use

- 21+ are allowed to use, smoke, ingest or consume cannabis products

Possession

- Up to 3 oz of cannabis for recreational use or 24 grams of concentrated cannabis, such as oils derived from a cannabis plant.
- Permitted to store up to 5lbs of cannabis at home.

Convictions

- People with certain marijuana-related convictions for activity that is no longer criminalized will have their records automatically expunged

⁶ Agricultural Marketing Service, USDA. (2019, October 31). *Establishment of a Domestic Hemp Production Program*. Federal Register.

<https://www.federalregister.gov/documents/2019/10/31/2019-23749/establishment-of-a-domestic-hemp-production-program>

⁷ Hudak, J. (2018, December 14). The Farm Bill, hemp legalization and the status of CBD: An explainer. *Brookings*. <https://www.brookings.edu/blog/fixgov/2018/12/14/the-farm-bill-hemp-and-cbd-explainer/>

⁸ <https://www.nysenate.gov/legislation/bills/2021/S854>

Economic implications

- Club-like lounges or “consumption sites” where cannabis can be consumed will be permitted
- Creates retail licenses, paving the way for brick-and-mortar dispensaries
- Community reinvestment and equity

The adoption of MRTA is an enormous win for the racial justice movement, as communities of color have been historically targeted and overpoliced over marijuana, along with other drugs. For instance, the hispanic rate of arrest for marijuana charges 5x the rate of white people and the Black rate of arrest for marijuana charges 15x that of white people [cite].

Excitingly, New York is now in the position to “become one of the largest markets of legal cannabis in the nation and one of the few states where legalization is directly tied to economic and racial equity.”⁹

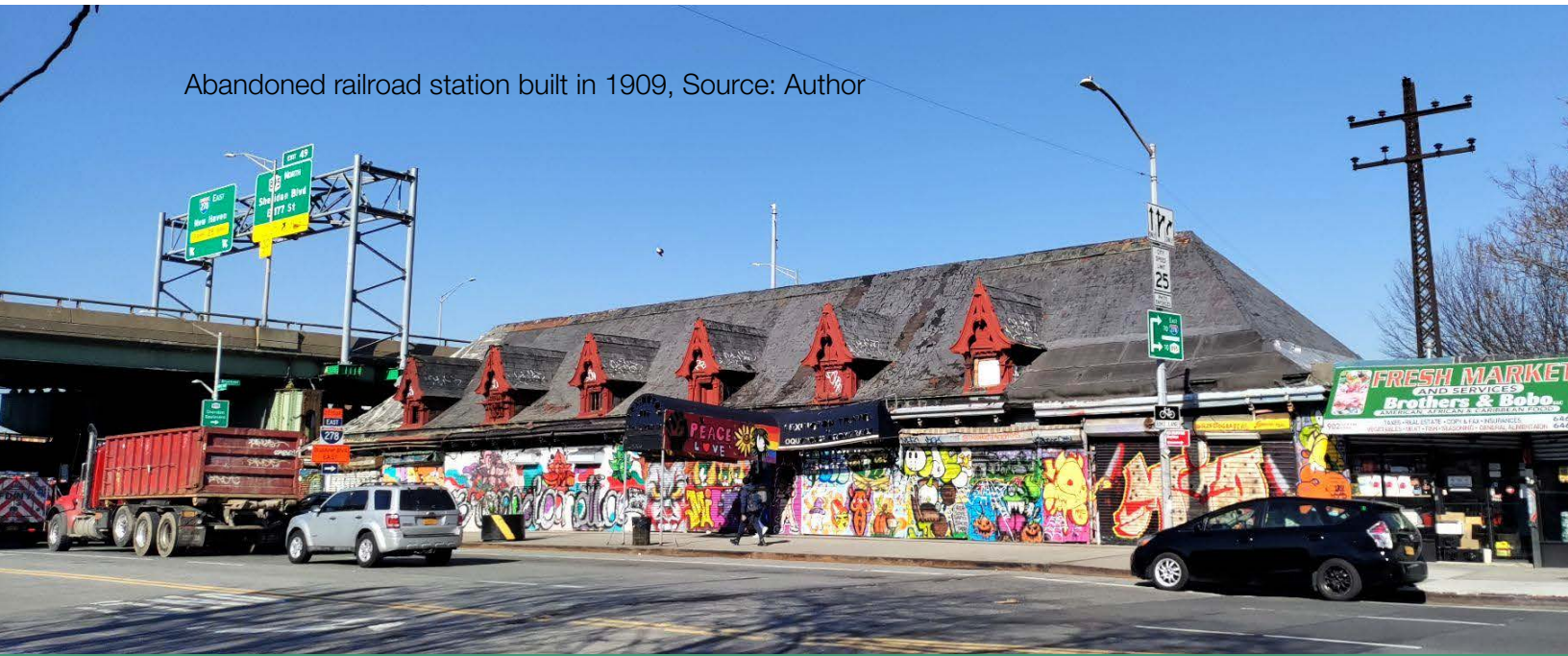
Legal cannabis now supports “428,059 full-time equivalent jobs” as of January 2022¹⁰. The reported jobs cover plant-touching jobs as well as “indirect ancillary jobs”. These ancillary jobs include occupations such as accounting, legal affairs, security, maintenance, construction, and human resources. They also include media, technology, public relations, lobbying, and non-cannabis product suppliers. The report does not include “induced jobs”--those that are created through the spending of cannabis workers in stores, services, and other businesses throughout the economy”¹¹, which are additional opportunities for growth in Hunts Point.

⁹ Ferré-Sadurní. 2021. Para 3.

¹⁰ Barcott, B., et al. 2022. p.2.

¹¹ Barcott, B., et al. 2022. p.3.

Abandoned railroad station built in 1909, Source: Author



02 Existing Conditions

Summary of Existing Conditions

2.1 Social and Economic Conditions

Hunts Point is a small community with a population of 12,179 residents. In comparison to the city and the borough, the population density of Hunts Point is very low and that is perhaps because of the way the census tracts have been divided. For the Decennial Census 2020, Census Tracts 93 and 117 have been divided into two subsections each, largely based on residential and industrial zoning restrictions, and show a more accurate view in terms of residential density in Hunts Point. However, for the current research, the ACS data (5-year estimates) from 2015- 2019 will be used as a source of quantitative data for analysis. Historically, it was observed that the population of Hunts Point grew only marginally in the early years of the 20th century and has plateaued since the early 2000s.

In comparison to New York City, Hunts Point is a young population with a median age of 30 years and approximately half of the individuals are below 34 years of age. In fact, about 1/3 of the population is under 18 years of age. This can be perceived as a strength and an opportunity for capacity building to focus on youth development, education, and employment. The community of Hunts Point is predominantly made up of people of color with parts of Hunts Point over 90% people of color with a 1.5% white alone population. Most of this population is Hispanic or Latino by race. Within the Hispanic population- Puerto Rico (32%), Dominican Republic (22%) and Central America (12%) are the three most common places of origin.

Population By:

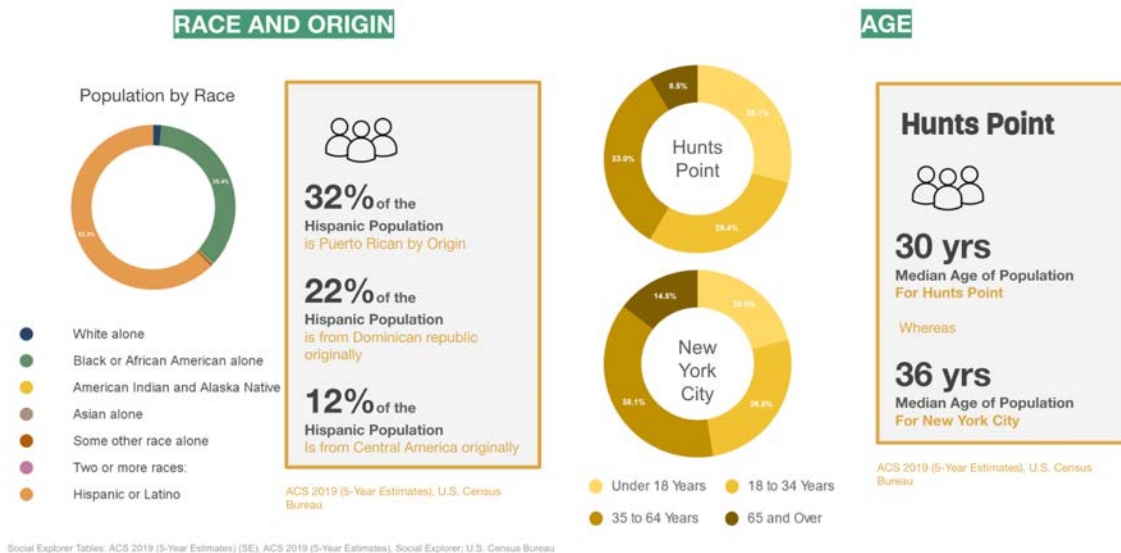


Figure 0.04 Population by age, race, and origin
Source: ACS 2019 Social Explorer Tables (2019 5-Year Estimates)

27% of the population of Hunts Point did not complete high school. Although 48.4% of the population are high school graduates, the median income does not change significantly even with a high school degree. It can be further observed that 17% of the population that have less than a high school degree and 20% of the population with a high school or associate’s diploma are living below the poverty level. Only for the 20% population with a bachelor's degree does the median income improve slightly.

The median household income in Hunts Point is \$23,070. In comparison, the median household income of New York City is \$63,885, which is almost three times that of Hunts Point. More than 20% of the households in Hunts Point earn less than \$10,000 per year, or less than \$850 per month in one of the most expensive cities in America. Living in poverty can have significant effects on the mental, social, and physical wellness of a population. In Hunts Point, 48% of the households have income at or below Poverty Level—\$12,880. Figure 0.05 below shows almost 20-25% of the population in Hunts Point earn less than half of the poverty level—that is more than 2,500 out of the 12,000 people of Hunts Point earning less than \$6,440 per year.¹²

Demographic Comparison	Hunts Point	Bronx	New York City
Total Population	12,179	1,435,068	8,419,316
Population Density	7,882	34,127	28,029
Place of Origin- Foreign Born	35.4%	35.3%	23.3%
Highest Educational Attainment -Less than High School	32.8%	27.2%	17.8%
Median Household Income	\$23,070	\$40,088	\$63,885
Families Below Poverty Level	48%	24.8%	14.6%

Source -ACS 2019 (5-Year Estimates) (SE), ACS 2019 (5-Year Estimates), Social Explorer; U.S. Census Bureau

Figure 0.05 **Demographic Comparisons of Hunts Point, the Bronx, and New York City**
 Source: U.S. Census Bureau, ACS 2019 (5-Year Estimates)

2.2 Land use and zoning

¹² U.S. Census Bureau. (2019). 2015-2019 American Community Survey 5-year estimates.

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While Bronx Community District 2 contains a balance of residential, commercial, and industrial uses, Hunts Point itself is overwhelmingly designated for industrial use. Most of the area's land use consists of Industrial and Manufacturing, making up 41.39% (or 392 acres) of the district. The Unknown category follows, at 26% (or 250 acres), which includes the Hunts Point Terminal Produce Market, Transportation and Utility (11% or 104.9 acres), and then Vacant Land at 10% or 94.76 acres, slightly higher than total Residential Land Use. By acreage, the ratio of Industrial Use to Residential Use is over 3:1, while the ratio of Residential space to Open Space is 3.5:1 (Figure 0.06).

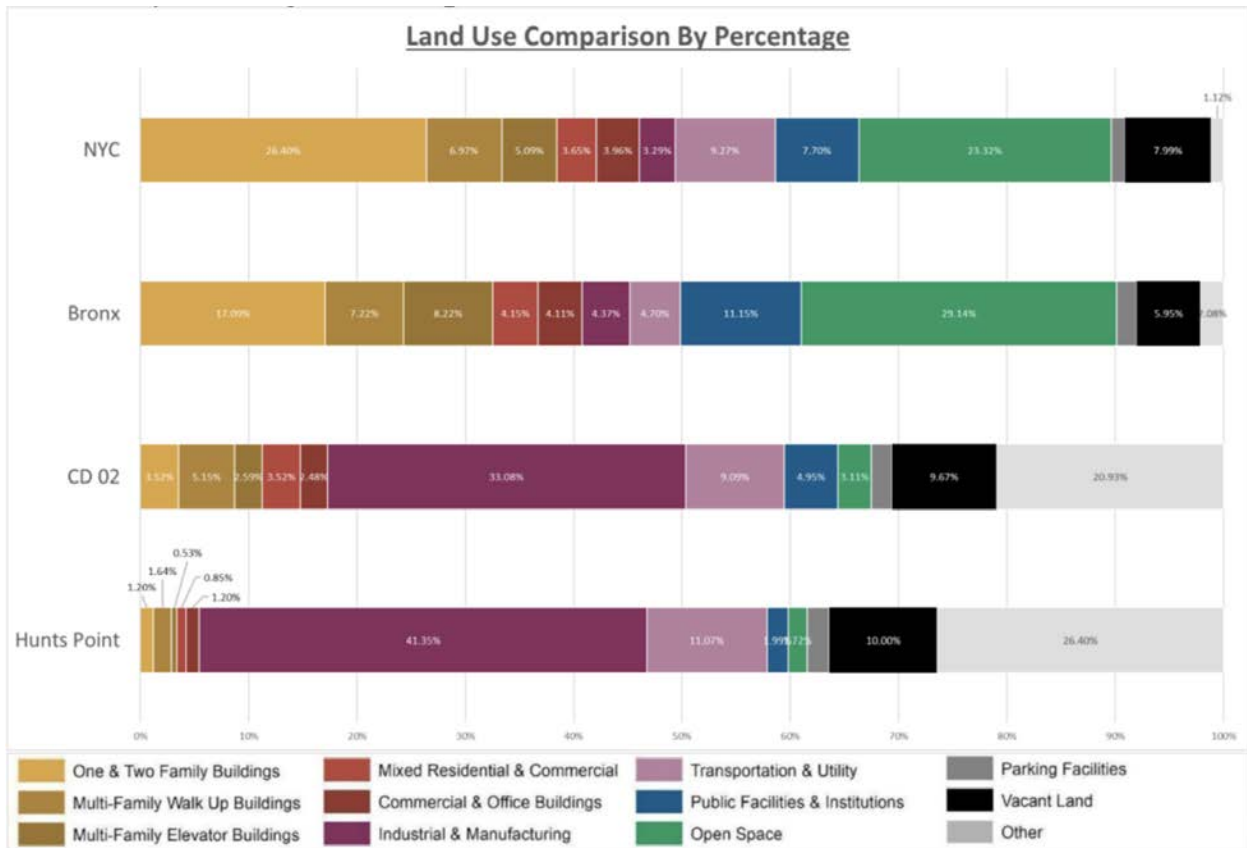


Figure 0.06 **Land Use Comparison by Percentage**

Source: NYC Department of City Planning, PLUTO v1 2021

Figure 0.07 shows the Land Use by type throughout Bronx Community District 2, where the Southern Boulevard Commercial corridor can be observed, as well as the distinct residential core of Hunts Point on the other side of the Bruckner Expressway. Industrial and Manufacturing Use creates a ring around that residential core and runs the entirety of the waterfront, with the exception of Barretto Point Park.

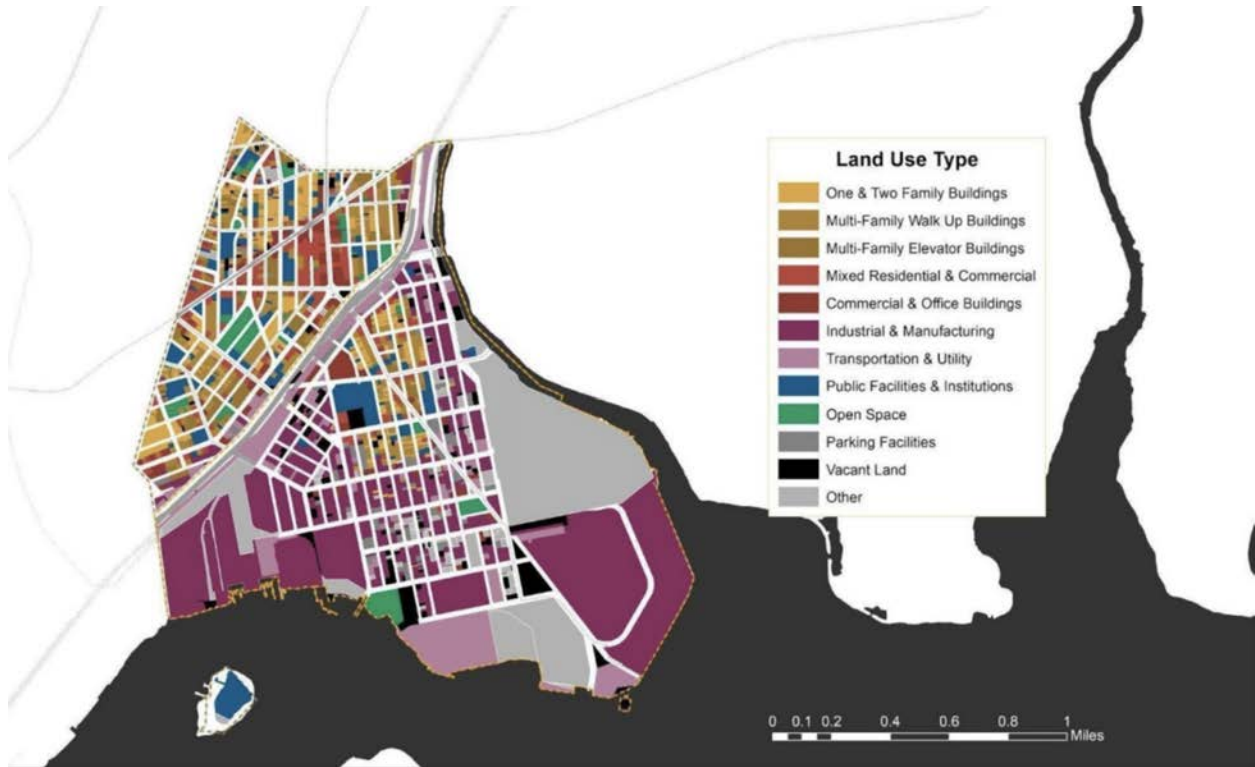


Figure 0.07 **Land Use by Type in Hunts Point**

Source: NYC Department of City Planning, PLUTO v1 2021

The zoning in Bronx Community District 2 generally reflects its land use patterns shown previously. As shown in Figure 0.08, Bronx Community District 2 and Hunts Point are primarily zoned medium-density residential, but the distinction occurs in Hunts Point's heavy industrial zoning along the waterfront, and lower intensity industrial zoning around the residential core. The area does not have any inclusionary zoning provisions, meaning affordable units are not required or encouraged because the program is voluntary.

The residential portion of the study area is comprised of medium density (R6) districts, in the core around the northern portion of Hunts Point Ave. The higher density R7 is located in Longwood, on the other side of the expressway and closer to the commercial corridor along Southern Boulevard. Commercial Overlays have been placed along Hunts Point Ave to further encourage medium density.

The abundance of manufacturing zones brings a lot of value to BX CD 02. The M1-1 zones are versatile, allowing nearly all industrial uses including wood working shops, repair shops, storage facilities, offices, hotels, retail, and even hospitals with special permits.

However, M1-1 zoning allows only 1.0 FAR of industrial or commercial development, with very high parking requirements, essentially preventing expansion or new construction. The limited

nature of both of the commercial and manufacturing zoning in the neighborhood prevents the full potential of local economic development. M3 zoning is for heavy industrial use, industries that generate noise, traffic or pollutants. Typical uses include power plants, solid waste transfer facilities and recycling plants, and fuel supply depots. M3 zones are not allowed to be located adjacent to residential districts due to the nuisance and pollution, hence the M1 buffer surrounding the Hunts Point Residential Core. M3-1 districts are subject to the same parking requirements as M1-1, M1-2, M1-3, M2-1.

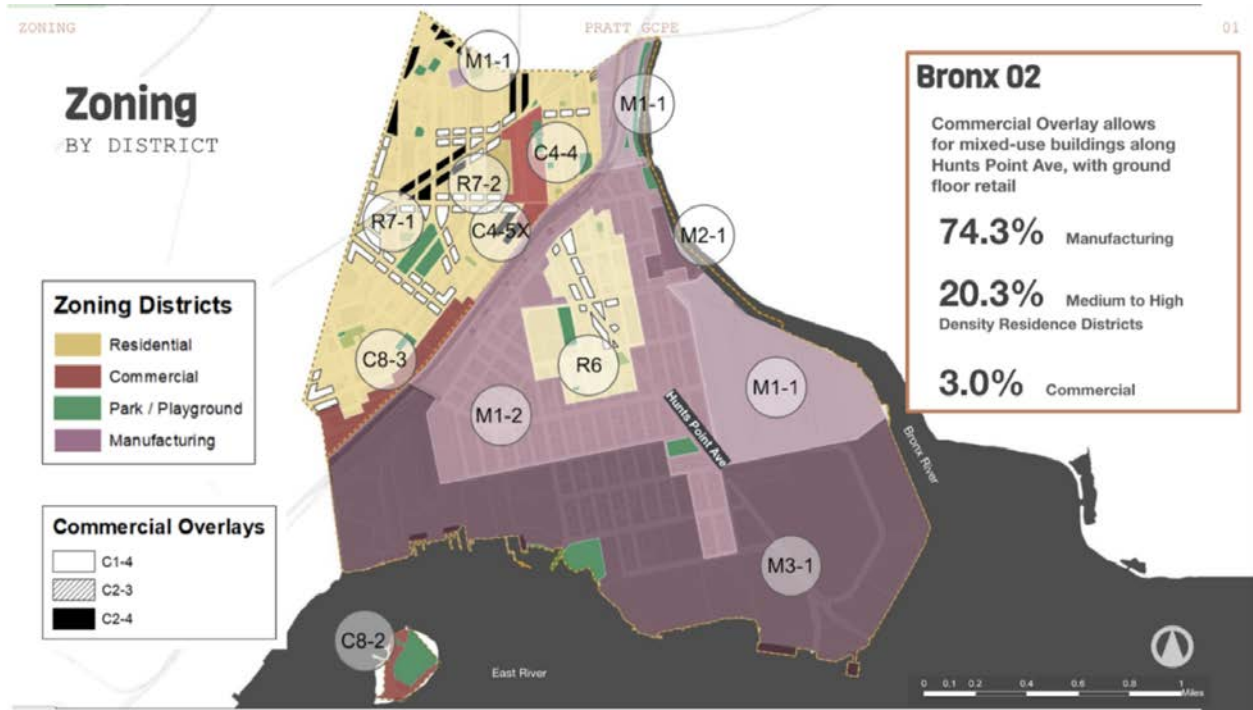


Figure 0.08 **Zoning in Hunts Point**
 Source: NYC Department of City Planning, PLUTO v1 2021

2.3 History of the landscape

First and foremost, it must be acknowledged that the land being discussed in this report initially belonged to the Weckquaseek and Siwanoy people. This land was stolen from them by European settlers as they began their colonization of the land in 1663. We honor them and all they gave to the care of the land, and in this report are seeking to displace the colonialist ways of thinking that oppressed and attempted to erase this land’s native people.

Hunts Point was originally composed of historic wetlands that covered approximately one third of the peninsula and were filled in as the peninsula developed (Figure 0.09).¹³ The Joseph Rodman Drake Park and Enslaved African Burial Ground is located at a high point near the

¹³ Kadinsky, Sergey, “Barretto Point Park, Bronx,” Hidden Waters Blog. August 21, 2017. <https://hiddenwatersblog.wordpress.com/2017/08/21/barretto/>. Accessed May 6, 2022.

historic wetlands (Figure 0.10). While it was dedicated to the poet Joseph Rodman Drake in 1915, the site was already home to a burial ground for enslaved Africans in the 18th and 19th centuries, as well as a separate burial ground for the wealthy landowners in the area.¹⁴



Figure 0.09 Sanborn Map of Hunts Point

Source: Hidden Waters Blog

¹⁴ New York City Department of Parks and Recreation. (n.d.). Joseph Rodman Drake Park & Enslaved African Burial Ground. <https://www1.nyc.gov/site/buildings/codes/nys-dec-wetlands.page>.



Figure 0.10 **History of the Landscape in Hunts Point**

Source: New York City Department of Environmental Protection; New York City Then & Now

2.4 Elements of Hunts Point: Landmarks, Nodes, Edges

Hunts Point, as a peninsula, is physically isolated and acts as an island separated from neighboring communities by the Bruckner Expressway and the surrounding two bodies of water, the East and Bronx rivers, with both edges acting as the area’s boundaries. There are three main distinct districts within Hunts Point with common themes and identifiable character within each district: the Residential Core (see Figure 0.11, in yellow), the Industrial District, and the Food Distribution Centers. Hunts Point Avenue acts as the main artery for the neighborhood cutting through the primary districts of the area and offering connectivity to and from these areas. The street network has a grid pattern with little to no curves, and except for the avenues, the streets are mostly narrow. The nodes (red) in Figure 0.11 are points within the neighborhood that act as junctions or places where community interaction is high or expected, such as parks. Hunts Point has five historic landmarks: Hunts Point Train Station, Peter S. Hoe House, Manida Street Historic District, The Banknote Building, Fufidio Triangle, and the Joseph Rodman Drake Park & Enslaved African Burial Ground. Fulton Fish Market, previously in Lower Manhattan, acts as the only cultural landmark within Hunts Point that attracts visitors from across the city.

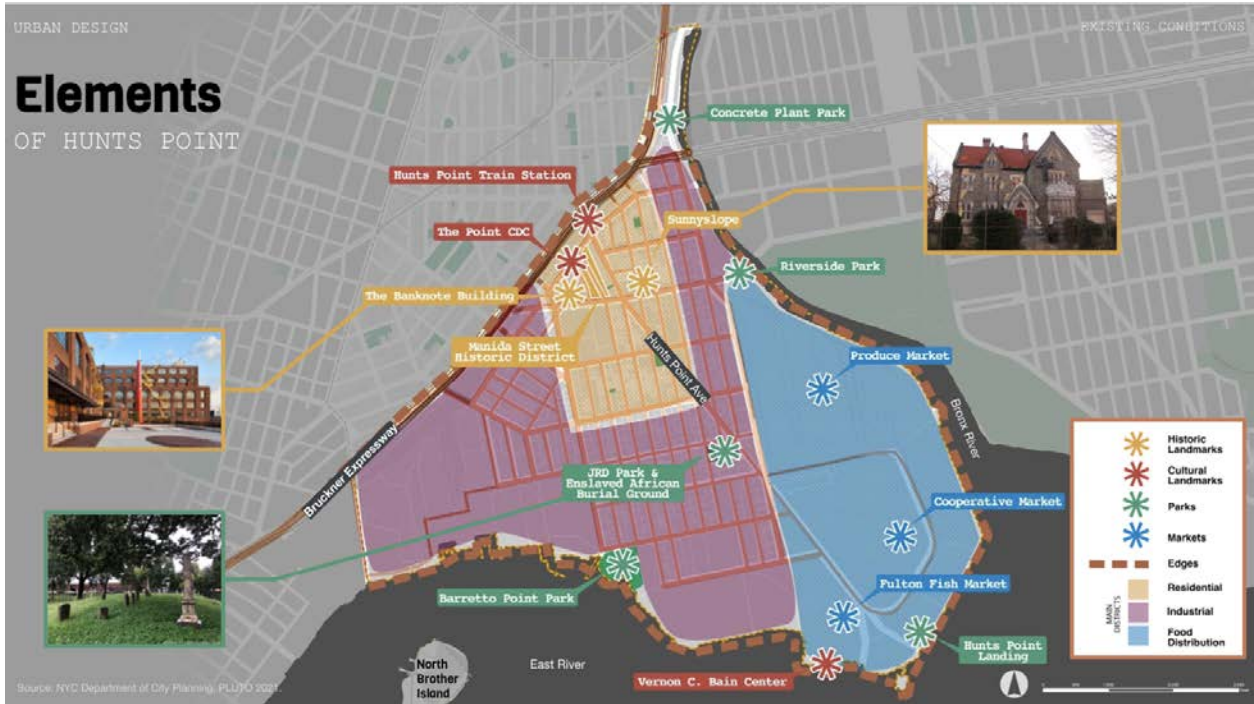


Figure 0.11 **Elements of Hunts Point**
 Source: NYC Department of City Planning, PLUTO 2021

Community facilities and resources



Figure 0.12 **Social Facilities in Bronx Community District 2**
 Source: U.S. Census Bureau ACS 2019 (5-Year Estimates)

There is only one homeless shelter in Hunts Point and very few sites of City-led initiatives in the neighborhood, such as LeadFreeNYC (water fountains) and LinkNYC (Free wifi hotspots). Facilities such as health care centers, senior care facilities, and public libraries are largely located on the other side of the Bruckner Expressway, in the Longwood section of BX CD 02 (Figure 0.12). There is a strong network of established organizations working in Hunts Point. In addition to and in collaboration with Mothers on the Move, community-led organizations work to fill the gaps seen in the maps above in public services and infrastructure in the neighborhood. THE POINT focuses on youth involvement, the arts, and community-led infrastructure initiatives. An example of an infrastructure initiative is the wireless mesh network created in Hunts Point with involvement and participation of residents and businesses. This project works to meet the need for affordable internet access for the community due to the lack of free city-run Wi-Fi hotspots in the community shown in Figure 0.12. The Bronx Canasta is a collaboration of several Bronx-based food and social justice groups, focused on food production and economic empowerment. Hunts Point Alliance for Children is a youth development focused organization that works with the seven schools and 18 community-based organizations in Hunts Point to work towards increasing educational achievement and providing resources for the well-being of children and their families. In addition to these groups and coalitions, since the start of the COVID-19 pandemic established and newly developed organizations have worked to provide needed services and resources to the community.

2.5 Economic resources

The top three jobs by industry sector for Hunts Point residents are: Healthcare and Social Assistance, Retail Trade, and Accommodation and Food Service. The top three jobs by industry sector for Hunts Point businesses are: Wholesale Trade, Transportation and Warehousing, and Construction (Figure 0.15). While there is no overlap in the top categories of the home and work areas, 20.5% of Hunts Point residents' jobs fall within the industrial categories, which includes construction, manufacturing, wholesale trade, transportation and warehousing, and utilities¹⁵ (Figure 0.13).

¹⁵ U.S. Census Bureau, 2020

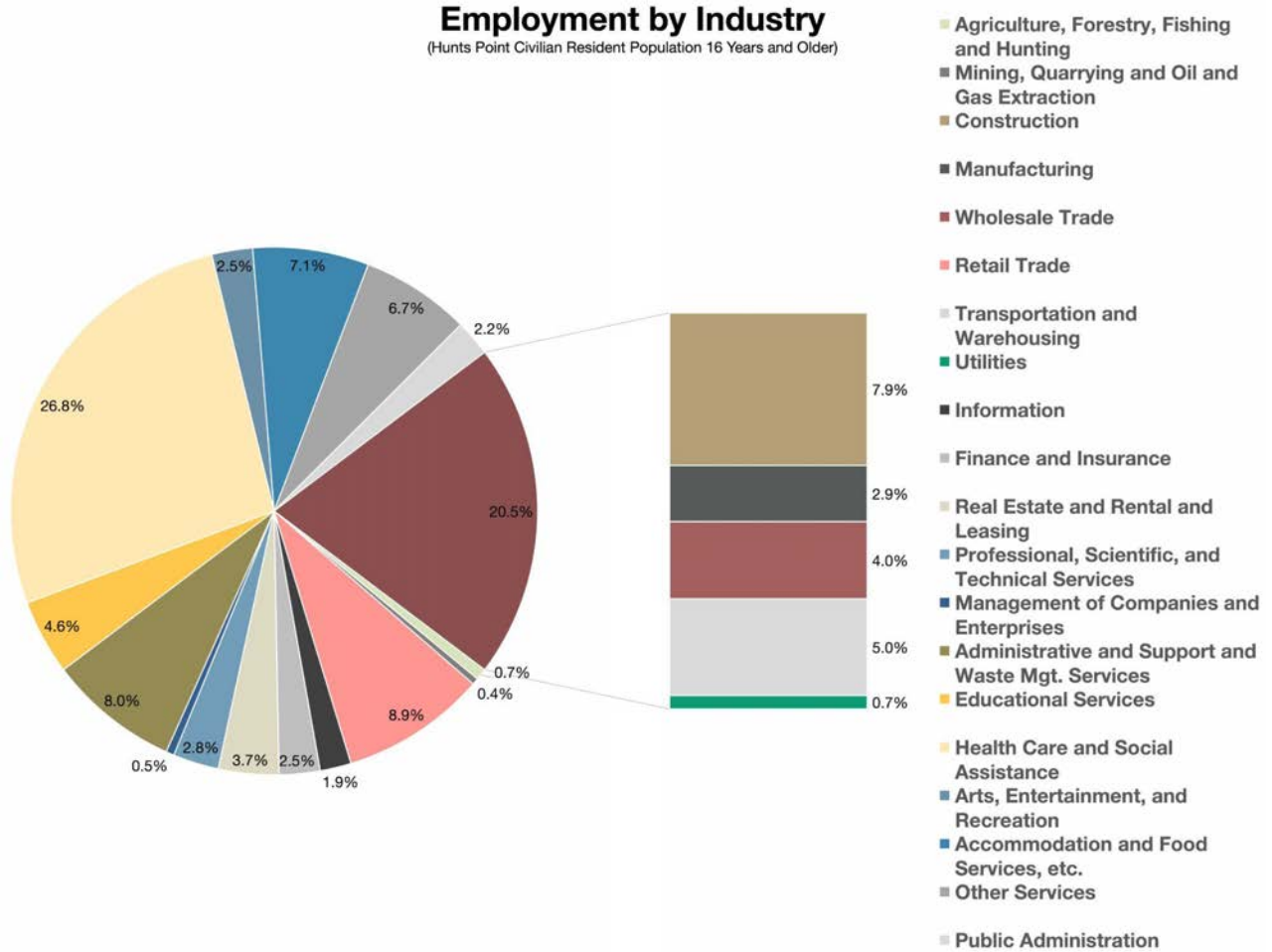


Figure 0.13 **Employment by Industry in Hunts Point**

Source: U.S. Census Bureau 2020 Market Profile Data

The total count of jobs for workers living in Hunts Point is 4,686 (Figure 0.14). The number of workers employed in Hunts Point is 21,397. The inflow/outflow analysis shows the number of workers going into the study area to work (21,076), the residents leaving the study area to work (4,365), and the residents who work within the study area (321)¹⁶.

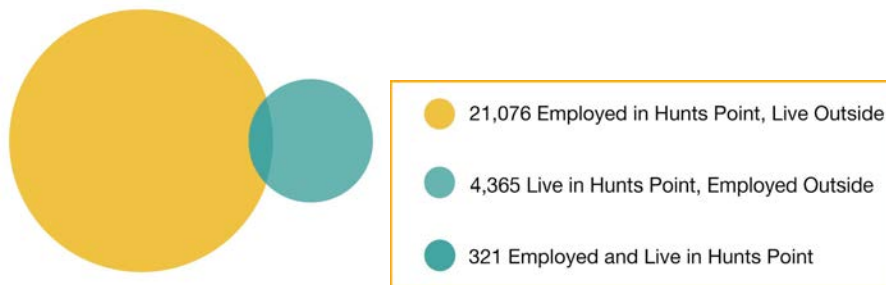


Figure 0.14 **Inflow/Outflow**

¹⁶ U.S. Census Bureau, OnTheMap, 2019

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Source: U.S. Census Bureau, OnTheMap (2019)

By count of jobs, the wholesale trade industry in Hunts Point is by far the largest (9,413 jobs) and 3 out of 5 of the next largest categories fall within the key industrial sectors of manufacturing (1,811 jobs), transportation and warehousing (1,653 jobs), and construction (1,550 jobs) (Figure 0.15). Retail trade, a large industry for jobs in Hunts Point (2,140 jobs), aligns with one of the top job categories for workers who reside in the area. Comparing the home area (labor force residing in Hunts Point) and work area (labor force working in Hunts Point) there are identifiable differences between these two groups. Looking at jobs by industry sector, the top employment category of jobs for workers residing in Hunts Point (Health Care and Social Assistance) there are 1,106 jobs. Looking at the top employment category for jobs in Hunts Point (Wholesale Trade) there are 9,413 jobs in this category¹⁷.

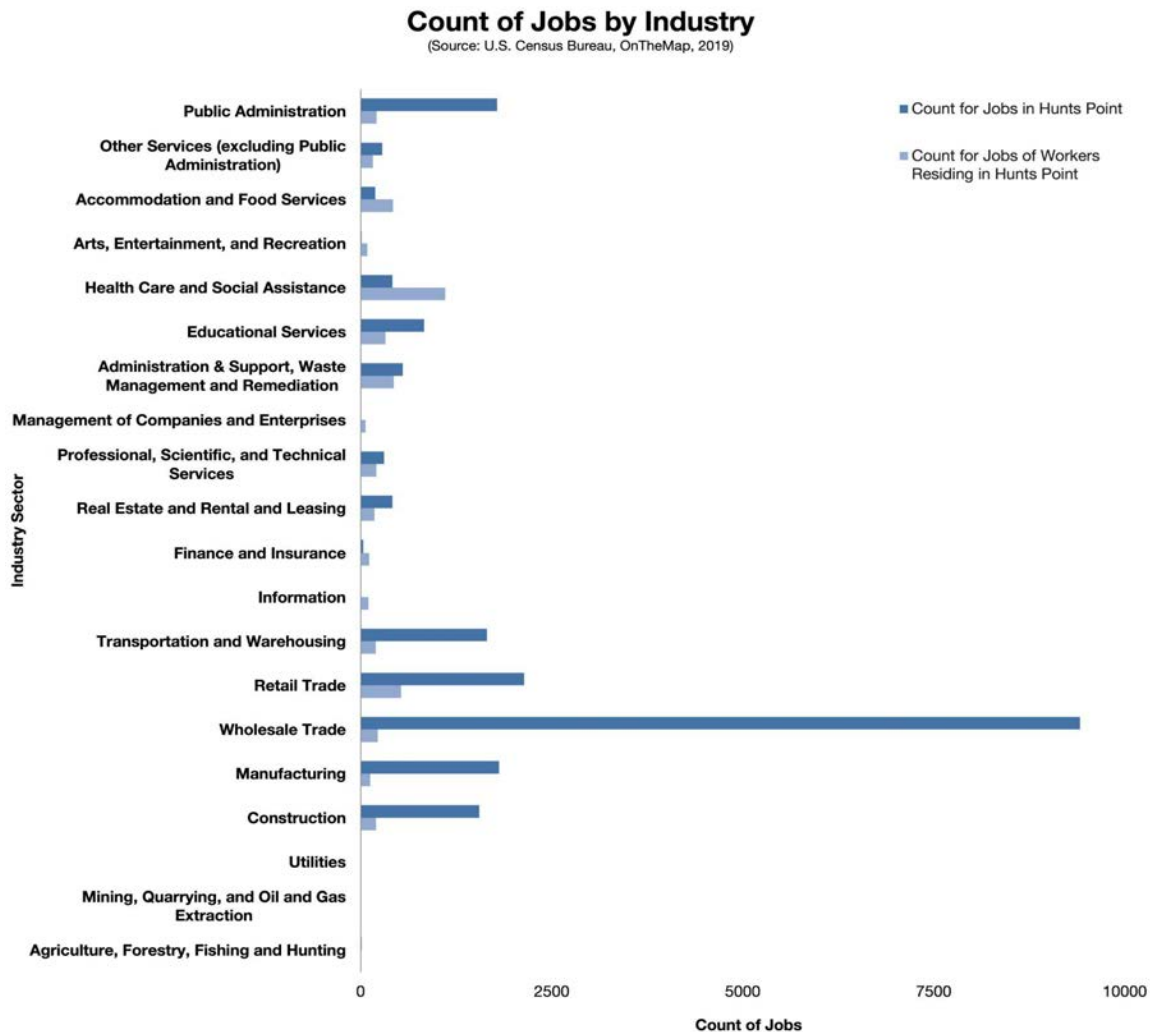


Figure 0.15 **Count of Jobs by Industry Sector**

Source: U.S. Census Bureau (2019)

¹⁷ U.S. Census Bureau, OnTheMap, 2019

2.6 Open spaces, parks, public facilities

As analyzed in Section One, Hunts Point is a 690-acre peninsula with 16.27 acres (1.7%) of land categorized as open space by land use category. An analysis of the number of acres of open space per 1,000 people shows Hunts Point has 0.09 park acres per person, as shown in Figure 0.16. This is lower than the rest of BX CD 02, which has 0.14 acres; the Bronx with 0.7 acres; and NYC with a total of 0.78 acres of open space per 1,000 people. Hunts Point has 0.36 park acres per 1,000 people.¹⁸ This is also lower than the park acreage per 1,000 people in BX CD 02 (1.83 acres), the Bronx (5.05 acres), and NYC (3.66 acres). The community not only faces challenges regarding the proportion of open space or park acre per person but also accessibility to these locations for pedestrians and cyclists.

Open Space Acre Per 1,000 People

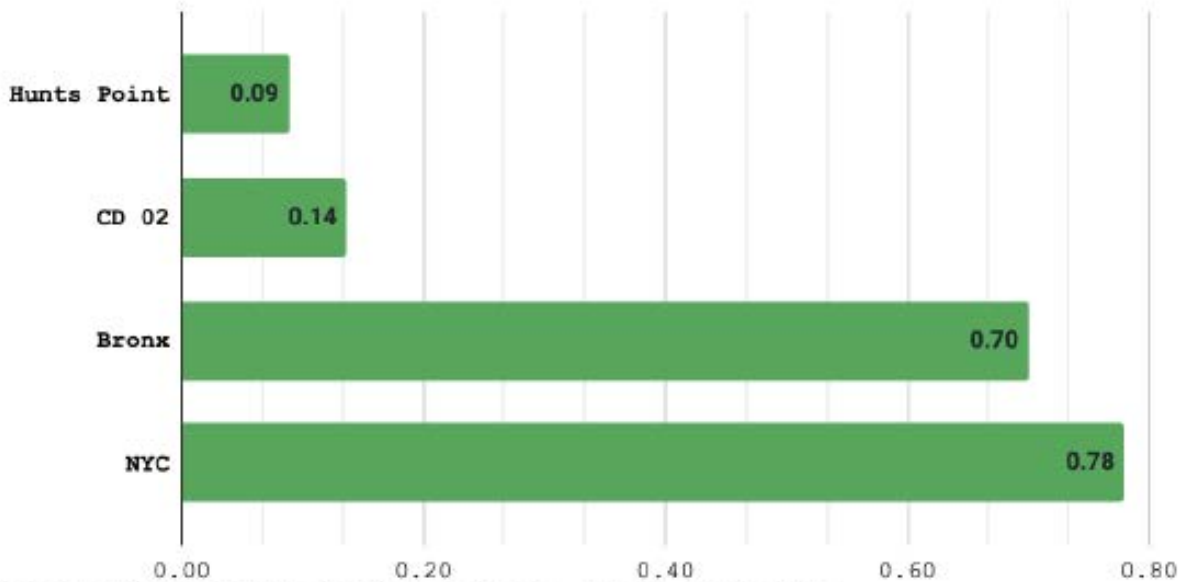


Figure 0.16 Open Space Acreage per 1,000 People

Source: NYC Department of City Planning; PLUTO; GreenThumb

Hunts Point has 11 parks and 10 open spaces. There are two baseball fields, two basketball courts, one swimming pool, two community gardens, and five waterfront access points (Figure 0.17). Despite Hunts Point's significant waterfront, access is limited to only five entry points as seen in Figure 0.17. The primary parks in the neighborhood are Barretto Point Park, Concrete Plant Park, Hunts Point Riverside Park, and Joseph Rodman Drake Park & Enslaved African

¹⁸ NYC Open Data. (2021). ARCHIVED - NYC Greenthumb Community Gardens | NYC Open Data. <https://data.cityofnewyork.us/Environment/ARCHIVED-NYC-Greenthumb-Community-Gardens/ajxm-kzmj>

Burial Ground. According to the organization New Yorkers for Parks, Bronx Community District 2 is ranked 46 out of 59 regarding its percentage of parkland.¹⁹

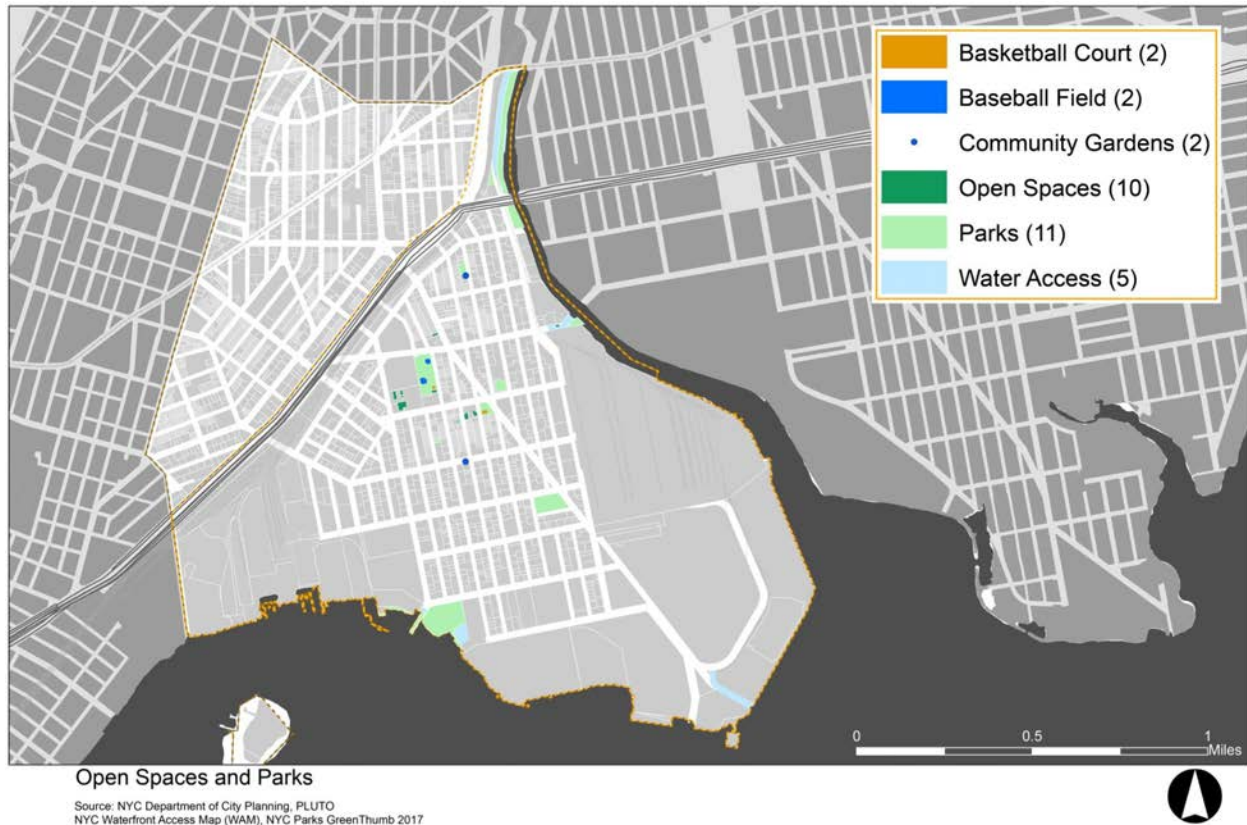


Figure 0.17 **Open Space and Public Facilities**

Source: NYC Department of City Planning, PLUTO; NYC Waterfront Access Map; NYC Parks GreenThumb 2017

2.7 Walkability and transit

The walking distance from Barretto Point Park towards the residential area is displayed in Figure 0.18. The map indicates three tiers of walking distances ranging from 5 to 15 minutes in the direction of the neighborhood's residential area, which is shown in yellow. As seen in Figure 0.18, parts of the residential area are located outside the 15-minute walk from the park. Although Hunts Point Riverside Park is closer to much of the residential area, the walking distance to Barretto Point Park and the waterfront is an example of the connectivity challenges the neighborhood faces. When considering previous analyses of street tree density and unequal distribution throughout the study area, walkability in the neighborhood may be challenging for the community. Similar findings are also mentioned in the 2021 New Yorkers for Parks report, which ranked both Longwood and Hunts Point 20 out of 59 within the category of residents within a 5-minute walk of a park.²⁰

¹⁹ New Yorkers for Parks. (2021). 2021 Open Space Profiles, Community Board 02, Bronx. http://www.ny4p.org/client-uploads/pdf/District-Profiles-2021/NY4P-Profiles_BX2.pdf

²⁰ New Yorkers for Parks. (2021). 2021 Open Space Profiles, Community Board 02, Bronx. http://www.ny4p.org/client-uploads/pdf/District-Profiles-2021/NY4P-Profiles_BX2.pdf

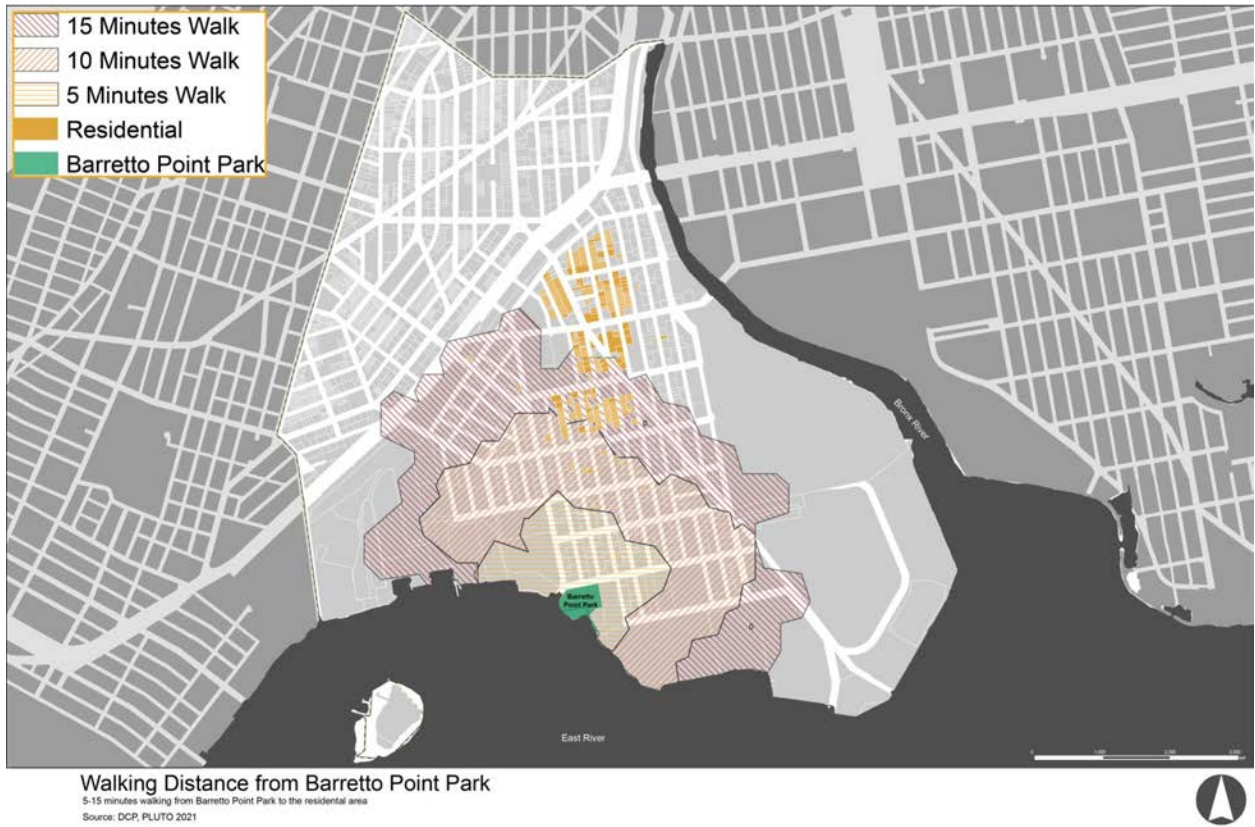
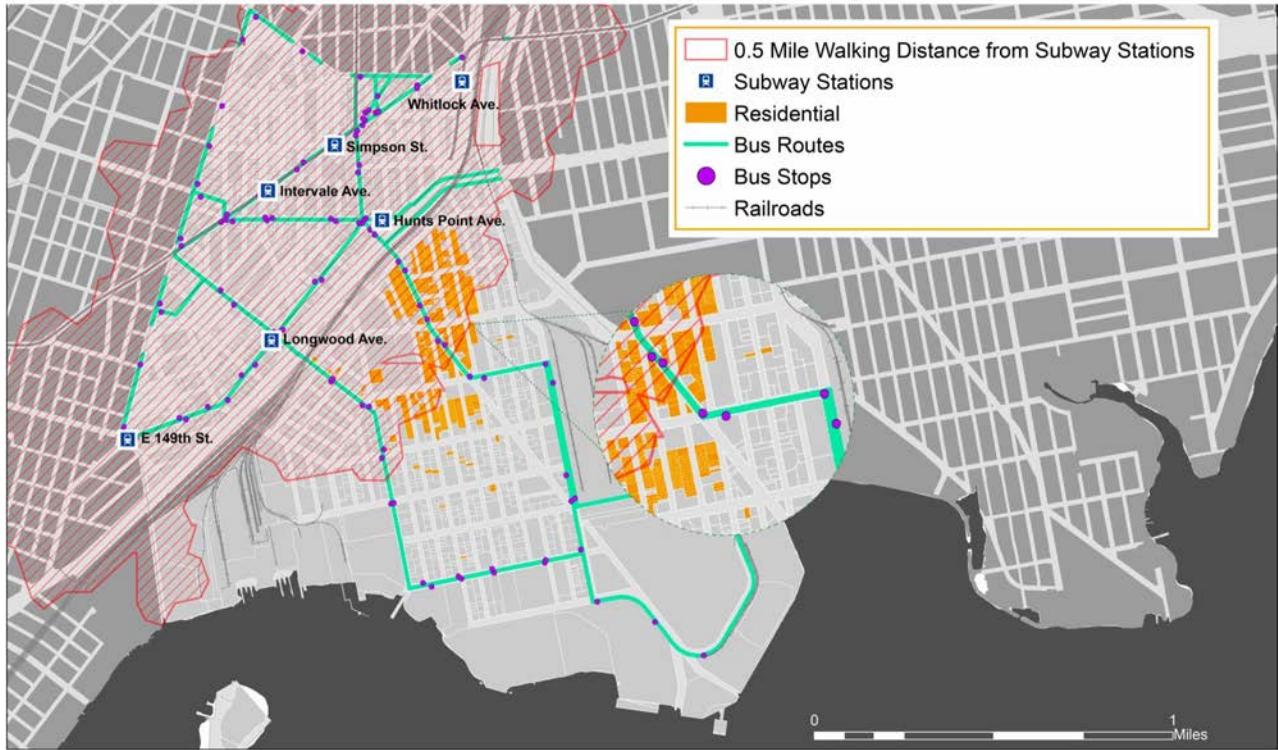


Figure 0.18 **Walking Distance Analysis from Barretto Point Park**

Source: NYC Department of City Planning PLUTO 2021

Bronx Community District 2 includes 6 subway stations, of which Hunts Point Ave. and Longwood Ave. are nearest to the study area. Figure 0.19 illustrates the half-mile walking distance from all subway stations. As observed, not all residences in the neighborhood's residential area are within this walking distance, resulting in lengthier commutes to and from subway stations.



0.5 Mile Walking Distance from Subway Stations

Source: NYC DCP, PLUO 2021



Figure 0.19 **Half-mile walking distance from subway stations in BX CD 02**

Source: NYC Department of City Planning PLUTO 2021

2.8 Pollution and air quality

There are a variety of polluters in Hunts Point, including the heavy truck traffic mentioned earlier (Figure 0.20). This pollution along with a lack of open space contribute to negative health outcomes for the community. Hunts Point has higher rates of Obesity and Asthma among adults than the Bronx and New York City. It also has higher rates of Diabetes than New York City.



Figure 0.20 **Major polluters in Hunts Point**

Source: NYC Department of Environmental Protection; EPA Toxic Release Facility Inventory

Particulate Matter 2.5, or PM 2.5, is a pollutant associated with breathing issues like asthma. In Hunts Point-Mott Haven, the mean PM 2.5 level is 6.4 micrograms per cubic meter, whereas the mean PM 2.5 level in New York City as a whole is 6.1 micrograms per cubic meter. Ozone, another dangerous pollutant, has a mean of 31.5 parts per billion in Hunts Point-Mott Haven and 29.8 parts per billion in New York City.

Most studies indicate PM_{2.5} at or below 12 µg/m³ is considered healthy with little to no risk from exposure. If the level goes to or above 35 µg/m³ during a 24-hour period, the air is considered unhealthy and can cause issues for people with existing breathing issues such as asthma.²¹ Ozone levels below 50 are generally considered to be safe.²² However, residents have more direct exposure to pollutants than is necessarily reflected in a broad atmospheric reading, as polluters like large trucks are emitting low to the ground. Additionally, the discrepancies between Hunts Point and the rest of the City are concerning (Figure 0.21).²³

²¹ Indoor Air Hygiene Institute, "PM_{2.5} Explained," Indoor Hygiene Institute, 2022.

<https://www.indoorairhygiene.org/pm2-5-explained/>. Accessed May 5, 2022.

²² United States Environmental Protection Agency, "Ozone and Your Health."

<https://www.airnow.gov/sites/default/files/2020-02/ozone-c.pdf>. Accessed May 5, 2022.

²³ New York City Environment and Health Data Portal, "Asthma and the Environment in Hunts Point-Mott Haven," New York City Department of Health, 2019.

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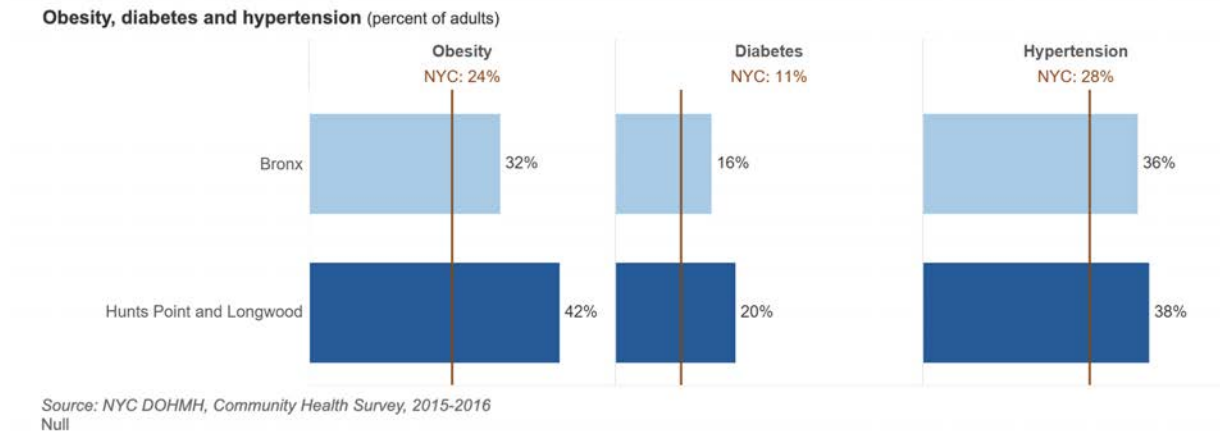


Figure 0.21 **Obesity, diabetes and hypertension among adults in Hunts Point-Mott Haven**

Source: NYC Department of Health and Mental Health Community Health Survey, 2015-2016

2.9 Flooding and heat

Approximately 74% of Hunts Point lies within storm surge zones 1-4, making the peninsula vulnerable to flooding from increasingly frequent and destructive hurricanes due to climate change (Figure 0.22). The extent of impervious surfaces in the neighborhood also contribute to the urban heat island effect, worsening the impact of extreme heat events. Hunts Point scored a 5 on a scale of 1-5 on New York City’s Heat Vulnerability Index, which considers environmental and social risk factors to assess the level of risk a community faces in an extreme heat event (Figure 0.23). Among Hunts Points’ environmental resources are 14 green infrastructure sites which provide flood control along the street (Figure 0.24).²⁴

Green space and permeable surfaces also help with both flooding and heat, making the parks and open spaces in Hunts Point vital to its environmental health.



Figure 0.22 **Storm surge and sea level rise in Hunts Point**

Source: NYC Department of Environmental Protection

²⁴ New York City Department of Environmental Protection, “Green Infrastructure,” 2022. <https://www1.nyc.gov/site/dep/water/green-infrastructure.page>. Accessed May 5, 2022.

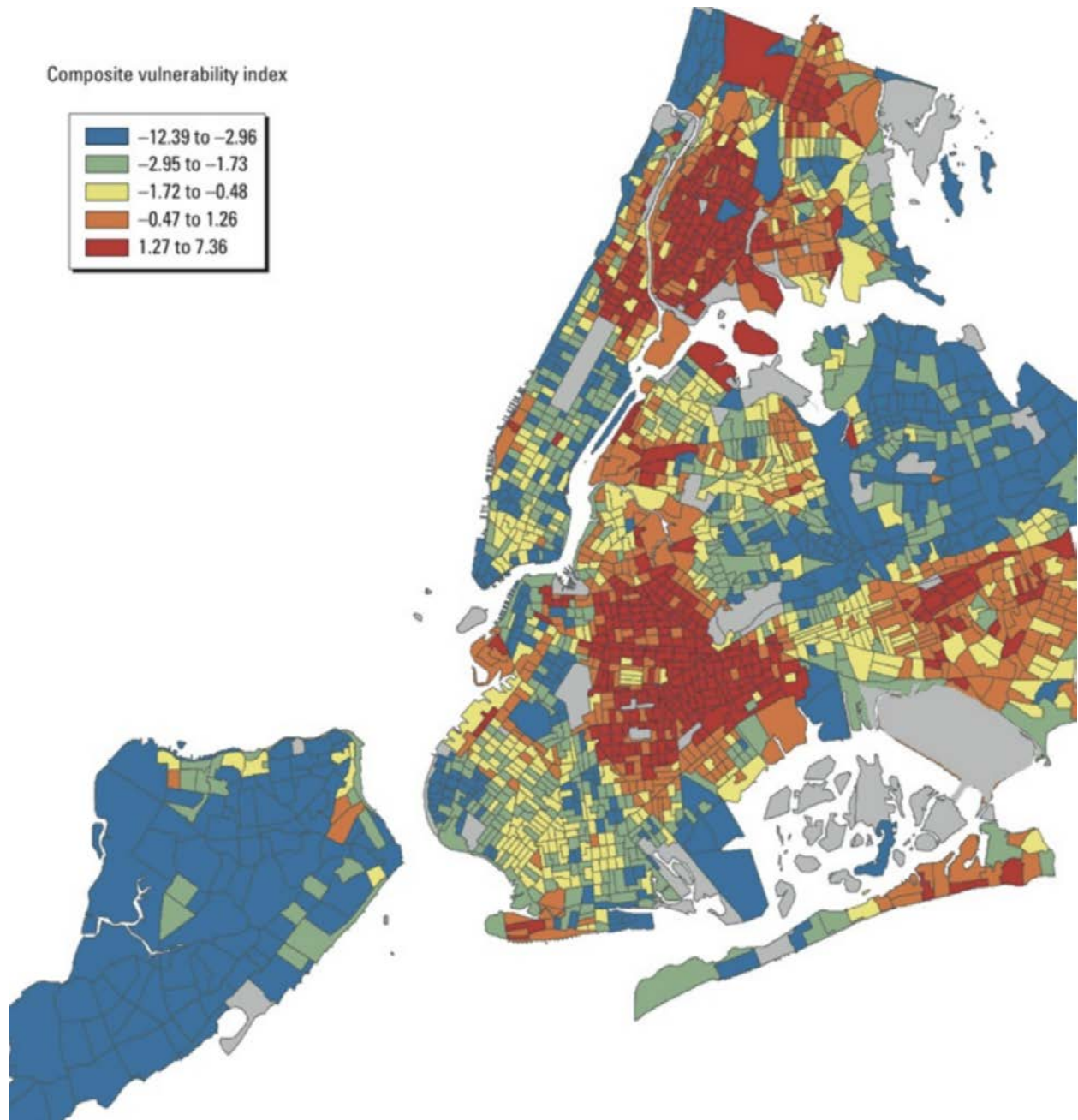


Figure 0.23 **Composite heat vulnerability index in New York City**

Source: NYC Department of Environmental Protection



Figure 0.24 Green Infrastructure and Permeable Surfaces in Hunts Point

Source: NYC Department of Environmental Protection

SWOT analysis

Strengths

- Peninsula with significant waterfront real estate
- Strong grassroots community activist involvement and engaged youth
- Recent investment from city agencies and significant planning initiatives
- Strong connectivity to city and region for distribution/provision of goods/services (Food Distribution Center and Markets)

Weaknesses

- Lack of commercial draw
- Limited educational access
- Significant levels of poverty and low median household income
- Lack of pedestrian connectivity, minimal access to waterfront and green space

Opportunities

- 92.41 acres of city-owned vacant land
- Hunts Point Ave: Main artery between residential, commercial, and industrial areas
- Numerous incentives and programs for businesses and job seekers
- Recent cannabis legislation
- Potential decommissioning of Vernon C. Bain Correctional Center

Threats

- Climate crisis—heightened risk for flooding and heat events
- Environmental threats to public health (pollution)
- Significant truck traffic
- Mismatch of existing employment positions and residents' occupations



Hunts Point Map, Source: Google Earth May, 2022

03 Property Inventory

Vacant Property Inventory

The purpose of the property inventory is to examine data on vacant and underutilized properties to provide Mothers on the Move with useful information to support their planning and environmental justice work moving forward.

To provide a starting point for property criteria to connect to the recommendations in this report, priority was placed on publicly-owned land, including City-owned and tax exempt properties, and vacant and underutilized lots in manufacturing districts.

3.1 Methodology

Data was analyzed for the entirety of Bronx Community District 2. The inventory was compiled using the latest PLUTO data (21v.4) from the NYC Department of City Planning. The inventory includes ownership, zoning, land assessment, land use, Borough-Block-Lot (BBL), Floor Area Ratio (FAR), Maximum Development Capacity (MDC), and E-Designation status.

The data was sorted in Microsoft Excel to filter for BX CD 02 properties and to filter for only 'vacant lots' and 'unlicensed parking lots'. The initial analysis examined all vacant lots and unlicensed parking lots within BX CD 02 (Figure 0.25) to determine lot area by acreage and the maximum estimated development capacity by use (residential, commercial, or community facility). Vacant property within the residential area was extracted to highlight City-owned and tax exempt properties (Figure 0.26). Development capacity of underutilized lots in manufacturing districts was then analyzed with a focus on lots along the main corridors in the community district, including Hunts Point Avenue, Leggett Avenue, and around the Vernon C. Bain Correctional Center (Figure 0.27). Two tables, one with the inventory of vacant lots and one with the inventory of vacant lots in manufacturing districts, were created. Abridged versions of the tables are included in the Appendix of this report (Appendix A-B) and the full digital tables have been shared separately. The inventory serves as the basis for studio recommendations and future endeavors for MOM's consideration.

3.2 Inventory of Vacant Lots



Figure 0.25 Vacant Land in Bronx Community District 2

Source: NYC Department of City Planning PLUTO 21v4 (2021)



Figure 0.26 **Vacant Land in Residential District of Bronx Community District 2**

Source: NYC Department of City Planning PLUTO21v4 (2021)

There are **243** properties totaling **138 acres** of vacant and underutilized land in BX CD 02. **87** properties are zoned as residential. **1** property is zoned mixed residential and manufacturing. **150** properties are zoned as manufacturing. **2** properties are zoned as commercial.

Key data points

- 39 publicly-owned vacant lots in BX CD 02
- 12 properties owned by NYC Department of Small Business Services
- 79 lots areas > 8,000 sq. ft.
- Total estimated maximum development capacity in BX CD 02 is 9,593,457 sq. ft.
- 3 properties have an E-Designation (all publicly owned by NYC departments)
- Farragut Street: Largest property with greatest developable area available at 4,540,000 sq. ft. Publicly owned by NYC Department of Small Business Services. Manufacturing zoning (M3-1).

3.3 Inventory of Development Capacity in Manufacturing Districts



Figure 0.27 **Vacant Land and Unlicensed Parking in Manufacturing District**

Source: NYC Department of City Planning PLUTO 21v4 (2021)

Key data points

- 151 properties in manufacturing zoning districts
- 24 publicly owned
- 117 privately owned
- 10 tax exempt ownership (includes: NYC Transit Authority, NYS Department of Transportation, NYS Department of Environmental Conservation, OGS Bureau of Land Management, Amtrak, Citymeals-on-Wheels, and LLCs)

St. Ignatius School, Hunts Point, Source: Author



04 Objectives and Recommendations

Objective 1

Foster community connectivity and resilience through placemaking, expanded open space, and accessibility.

This objective provides three recommendations which focus on improving community connectivity as well as resilience to extreme weather such as flooding and heat. Given the volume of industrial uses addressed in the Existing Conditions section of this report, as well as Hunts Point's vulnerability to heat and flooding, these recommendations offer a place-based resilience strategy that considers local culture, context, and resources.

1.1 Activate Hunts Point Avenue to nurture community resiliency and social justice

1.2 Expand flood resilience infrastructure and placemaking along waterfront and surge zones

1.3 Preserve the local culture by introducing narrative-building initiatives to create a sense of identity and reinforce stewardship

Recommendation 1.1 - Activate Hunts Point Avenue to build economic resiliency and nurture social justice

As the main artery of the neighborhood, Hunts Point Avenue offers accessibility to different locations within the neighborhood and acts as a main point of connectivity for the community and is considered the main commercial corridor within the peninsula. Hunts Point Avenue begins with residential and commercial buildings with smaller building footprints and shifts abruptly to industrial buildings with larger building footprints making for a disconnected pedestrian experience in the southern section of the avenue (Figure 1.1.1).



Figure 1.1.1 Hunts Point Avenue

Additionally, according to NYC Small Business Services' report assessing Hunts Point and Longwood's commercial district needs, there is a **14% storefront vacancy** rate and **almost 30%** of these vacant storefronts are on Hunts Point Avenue.²⁵ In the same report, merchants in the district responded to survey questions addressing changes needed to occur to attract more shoppers as well as resources they needed to help grow their businesses, and the top three answers fall under three general categories: **space and storefront improvements, maintenance of landscaping and sanitation, and marketing and legal support.**

²⁵ NYC Small Business Services & Greater Hunts Point EDC Report, 2018.

What changes need to occur in Hunts Point & Longwood to attract more visitors/shoppers?		What kinds of resources would help you grow your business?	
% Merchant Responses		% Merchant Responses	
▶ Parking	16%	▶ Space improvements	24%
▶ Safety	15%	▶ Marketing support	22%
▶ Street lighting	15%	▶ Legal support/lease	13%
▶ Storefront improvements	14%	▶ Assistance with regulatory compliance	12%
▶ Better landscaping	13%	▶ New equipment	12%
▶ Sanitation	13%	▶ Training for staff	10%
▶ Business-to-Business communication	7%	▶ Financing	7%
▶ Community events	7%		

Figure 1.1.2 **Merchant surveys**

Source: Greater Hunts Point Economic Development Corporation, 96 merchant surveys (2018)

This recommendation aims to create commercial draw and improve Hunts Point Avenue’s pedestrian experience and connectivity to the Green Cooperative Campus (Recommendation 2.3), the Marine Terminal (Recommendation 3.2), and the River Resource Hub (Recommendation 3.4), as well as support local businesses, provide a foundation for community-owned enterprises, and create lively social environments and foster sociocultural connectivity through one of the following two impactful interventions tailored towards Hunts Point:

1.1.1 Promote the formation of a Business Improvement District along Hunts Point Avenue

In Mayor Eric Adam’s blueprint for New York City’s economic recovery, a business improvement district 2.0 model was discussed to be launched to address governance and equity issues particularly in low and medium-income communities such as Hunts Point. This model will expand the capacity of small and new Business Improvement Districts, provide funding to local organizing efforts, and target priority commercial corridors focusing on low and medium income neighborhoods.²⁶ Mothers on the Move should use this model to their advantage and advocate for the formation of a business improvement district along Hunts Point Avenue starting from Garrison Avenue and expanding the avenue to end at the Marine Terminal (Recommendation 3.2), Cooperative Cannabis Campus (Recommendation 2.3), and the River Resource Hub (Recommendation 3.4) as seen below (Figure 1.1.3).

²⁶ Rebuild, Renew, Reinvent: A Blueprint for New York City’s Economic Recovery Report, 2022.



Figure 1.1.3 Activating Hunts Point Avenue

A New Model for Business Improvement Districts

Although the model mentioned in Mayor Adam’s blueprint for New York City’s economic recovery report does not address who the business improvement district will be serving, in this recommendation the model used for the proposed business improvement district is different from the typical commercial rent increasing/property owner focused BID, as it aims to partner with community land trusts (rec 2.1) and work with local residents, entrepreneurs, and merchants to represent the community’s interests as well as organize and encourage the growth of small businesses and community-owned enterprises to build local and generational wealth. Additionally, because the proposed business improvement district is small, according to the Furman Center’s report on BIDs, it won’t have an impact on residential property values or gentrification, nor will it have any spillover impact on the neighborhood surrounding its boundaries.²⁷

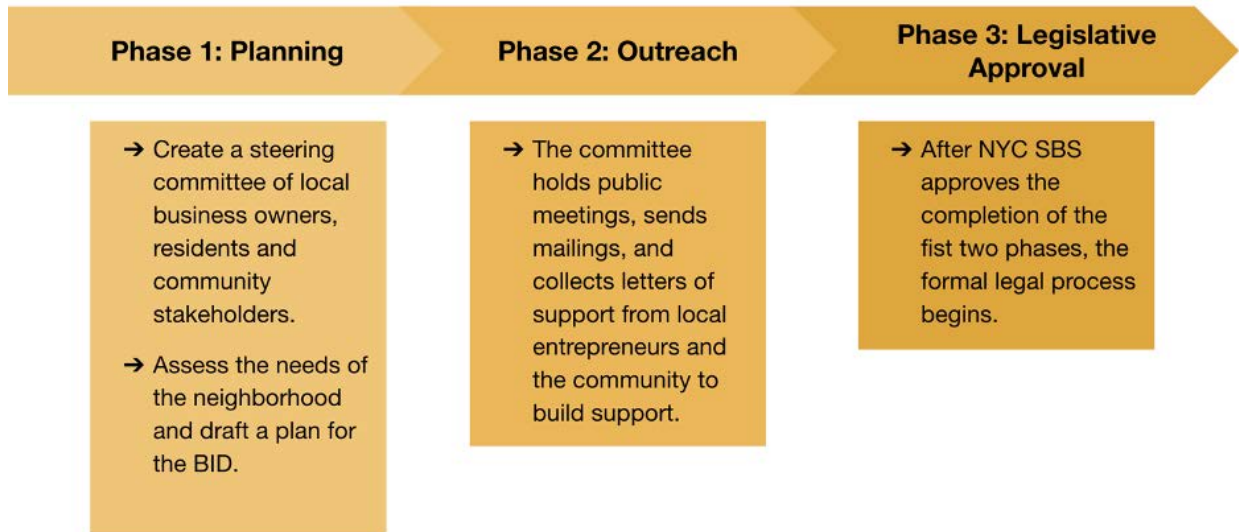
Goals of the Business Improvement District

While the priorities of the proposed BID can be set by the community, goals that it can support include attracting economic development, generating more job opportunities, serving local businesses by providing them with resources to help them thrive, connecting locals to healthy and affordable food through local initiatives, improving and maintaining the streets from vegetation and sidewalk furniture to sanitation services through public programs, and creating lively social environments to foster sociocultural connectivity through organized events. However, to ensure that the economic development opportunities are equitable and go to the local entrepreneurs and the businesses that come out of the Worker Cooperative Incubator (rec

²⁷ Furman Center BIDs Brief, 2007. <https://furmancenter.org/files/publications/FurmanCenterBIDsBrief.pdf>

2.2), Mothers on the Move could collaborate with local organizations and community stakeholders to develop a campaign to turn vacant storefronts into community owned business that serve the neighborhood and addresses their needs.

Business Improvement District Formation Process



Source: NYC Department of Small Business Services, 2022.

Figure 1.1.4 **Business Improvement District Formation Process**

Source: NYC Department of Small Business Services (2022)

Limitations of the Business Improvement District

There are limitations to this new model, however because it is the first of its kind the implications are unpredictable. Some of the limitations that can be foreseen are:

- The business improvement district could potentially displace industrial and manufacturing uses in the long run.
- The leadership quality of the steering committee and the commitment of the members play a large role in the success or failure of the BID.²⁸
- Increased foot traffic may spill over into adjacent areas.
- Although BIDs are known to reduce crime rates, it can potentially push crime to neighboring streets.²⁹

Therefore, another option to activating Hunts Point Avenue would be to advocate for the formation of a merchant’s association for local businesses.

²⁸ Larry Houston “Lost Lessons from American BIDs” <https://lhoustoun.wordpress.com/business-improvement-districts-2/lost-lessons-from-american-bids/> Accessed May 2nd, 2022.

²⁹ Furman Center “Impact of BIDs” https://furmancenter.org/files/publications/ImpactofBIDcombined_000_1_1.pdf Accessed May 7th, 2022.

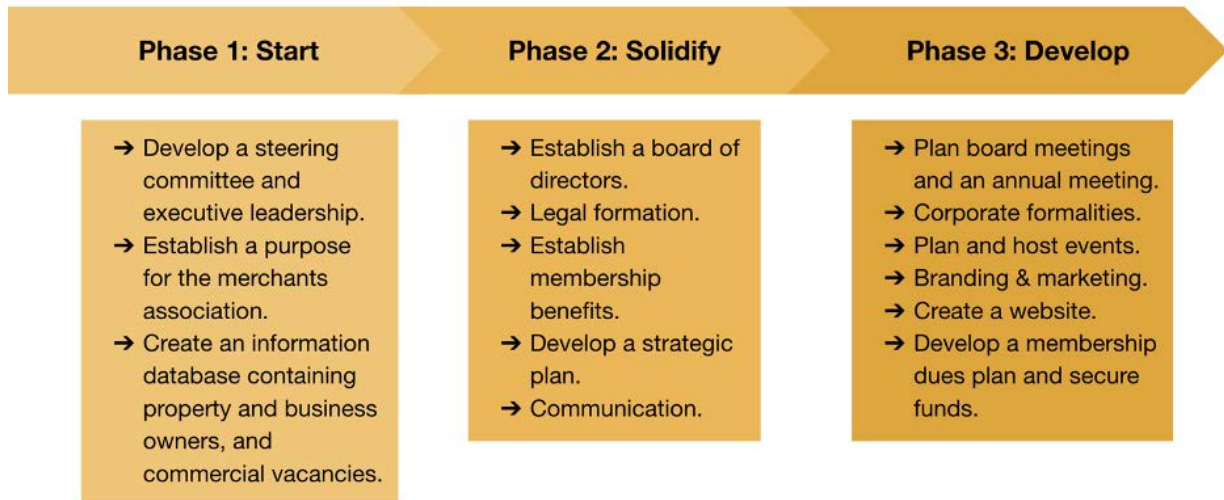
1.1.2 Advocate for the Formation of a Merchants Association

In order to achieve the goals of the business improvement district without the limitations and threats it comes with, organizing a merchant’s association would be another option as an overall economic development strategy for Hunts Point Avenue. In addition to addressing the merchant’s needs as mentioned earlier, its purpose would be to engage local industrial and commercial business owners to better serve the neighborhood’s needs and develop programs that promote business activities and services.

Long Term Outcomes

- Develop an economic development strategy for Hunts Point that outlasts the Avenue NYC grant.
- Create a non-profit organization that is self-sufficient and capable of responding to the local businesses and community’s needs.
- Improve communication between the local residents of Hunts Point and the businesses there.
- Create a system for fundraising and memberships.
- Strengthen the economic activity on Hunts Point Avenue.³⁰

Merchants Association Formation Process



Source: NYC Department of Small Business Services, 2014.

Figure 1.1.5 Merchants Association Formation Process

Source: NYC Department of Small Business Services (2014)

³⁰ NYC SBS “Merchant Organizing” (2014)
http://www.nyc.gov/html/sbs/downloads/pdf/neighborhood_development/avenue_nyc/avenyc_merchantorg_progra_mreqs.pdf Accessed May 7th, 2022.

In conclusion, Mothers on the Move can choose between promoting the formation of a business improvement district or advocating for a merchant's association to activate Hunts Point Avenue in order to build local wealth by creating commercial draw, enhancing connectivity, revitalizing the urban realm, and improving the pedestrian's experience.

Recommendation 1.2 - Expand flood resilience infrastructure and placemaking along waterfront and surge zones

In order to build resilience to increasingly frequent and severe flood and heat events, we recommend that Mothers on the Move both advocate and directly engage in expanding green infrastructure in Hunts Point. THE POINT has produced valuable work towards this goal already, particularly through Hunts Point Lifelines³¹ and the South Bronx Community Resilience Agenda.³² As valuable as the recommendations in those reports are, they have gone largely ignored by the City. Mothers on the Move could not only demand that EDC match its investment in Lower Manhattan for resiliency efforts in Hunts Point- approximately \$900 million³³- it could leverage local resources to use green infrastructure as an economic development opportunity.

In the short term, Mothers on the Move could advocate that the City expand its green infrastructure installations in Hunts Point, focusing on key storm surge zones. These installations may include right of way plantings or stormwater basins, for example. Any expansion of permeable surfaces and green spaces would support broader resilience in Hunts Point, both reducing storm surge and lowering surface temperatures.³⁴ At this scale, Mothers on the Move could also stipulate that the City exclusively hire locally when constructing that green infrastructure, providing green job and training opportunities to the local workforce. This type of training could also be provided later at the incubator (Recommendation 2.2) or the River Resource Hub (Recommendation 3.4).

Medium-term, Mothers on the Move could expand on existing proposals including RANGE's Levee Lab Prototypes, which designed artificial tidepools to be constructed from concrete. In this case, Mothers on the Move could link with the emerging hemp-based construction materials discussed in Recommendation 2.4 and the incubator (Recommendation 2.2) to construct those tidepools locally from sustainable materials. Mothers on the Move could also partner with local groups like Rocking the Boat as well as city-wide programs like Billion Oyster Project activate the waterfront through direct, community-engaged projects. For instance, Rocking the Boat could lead DIY workshops with the community for constructing floating mini-wetlands, which could serve agricultural functions as well as calming storm surge, from

³¹ <https://www.rebuildbydesign.org/work/funded-projects/hunts-point-lifelines/>

³² <https://southbronxcommunityresiliencyagenda.org/>

³³ <https://edc.nyc/project/lower-manhattan-coastal-resiliency>

³⁴ New York City Department of Environmental Protection. (2021). "Right-of-way Green Infrastructure Protection During Construction," <https://www1.nyc.gov/assets/dep/downloads/pdf/water/stormwater/green-infrastructure/right-of-way-green-infrastructure-protections-during-construction.pdf>.

the Bronx River.³⁵ The Billion Oyster Project could establish an oyster reef on one of the underused docks near Barretto Point Park and provide programming for local schools for environmental education. Oyster reefs are also excellent for water filtration as well as reducing storm surge. Staten Island’s Living Breakwaters project has demonstrated the type of active, biodiverse waterfront that may be a reference point in Hunts Point.³⁶

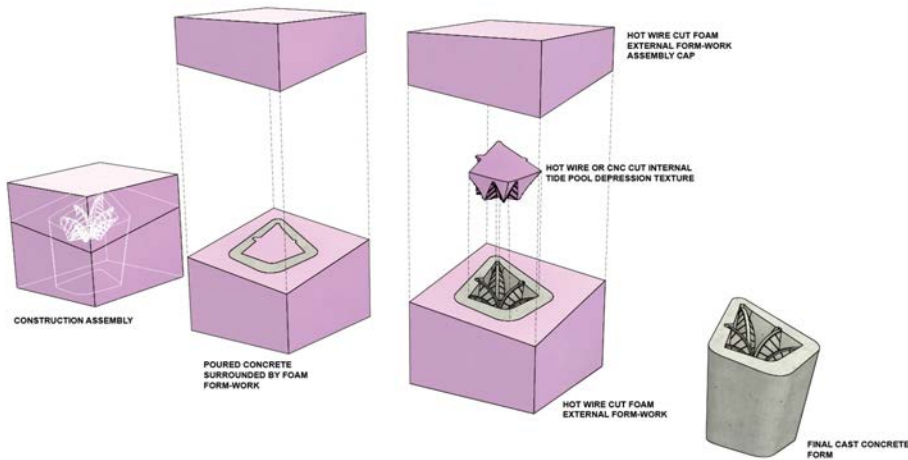


Figure 1.2.1 Levee Lab Fabrication: Foam form-work



³⁵ Bay Soundings, “Man-Made Floating Islands Help Reduce Pollution,” <https://www.google.com/search?q=tampa+bay+floating+wetlands&oq=tampa+bay+floating+wetlands&aqs=chrome..69i57j33i160l3.4431j0j7&sourceid=chrome&ie=UTF-8>. Accessed May 5, 2022

³⁶ Governor’s Office of Storm Recover, “Living Breakwaters Project Background and Design,” New York State. <https://stormrecovery.ny.gov/living-breakwaters-project-background-and-design>. 2014. Accessed May 5, 2022.

Figure 1.2.2 **Levee Lab Tidepool**

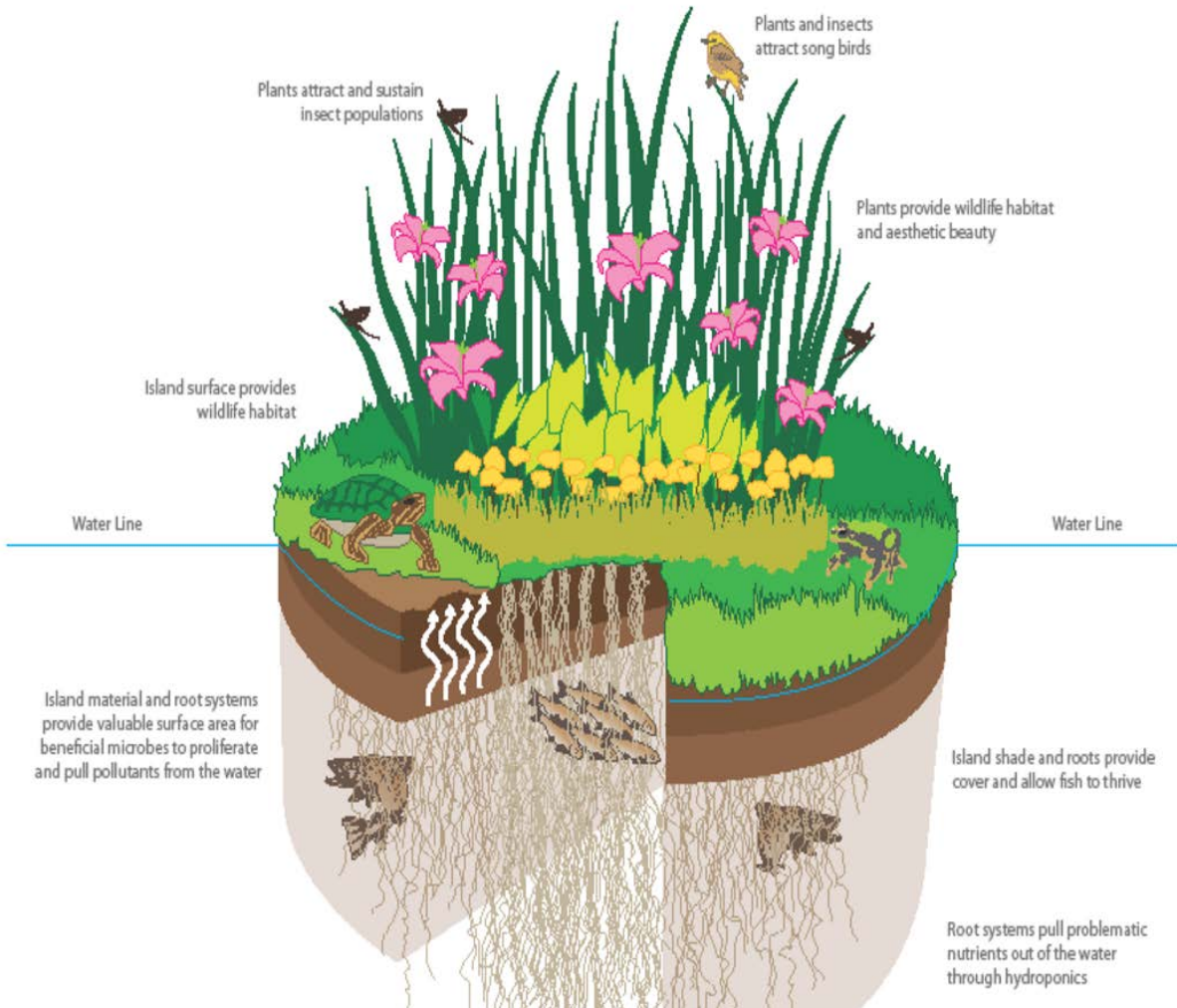


Figure 1.2.3 **Diagram of Man-Made Floating Wetlands**

Source: Bay Soundings, "Man-Made Floating Islands Help Reduce Pollution"

Long term, emulating the pedestrian and bicycle greenway proposed in Hunts Point Lifelines,³⁷ Mothers on the Move could coordinate with the activation of Hunts Point Avenue discussed in Recommendation 1.1 to connect these various interventions in a resilience network of green infrastructure across the peninsula. The idea here is to urge the City to expand green infrastructure in Hunts Point but to use local employment, like those workers being trained at the incubator, therefore creating green jobs for the local labor force, developing green jobs as in the work at the Green Worker Cooperatives in the Bronx.³⁸

³⁷ PennDesign/OLIN, "Hunts Point Lifelines," Rebuild by Design, 2014.

<https://rebuildbydesign.org/wp-content/uploads/2021/12/677.pdf>. Accessed May 5, 2022.

³⁸ <https://www.greenworker.coop/>

The Climate Leadership and Community Protection Act has created a window of opportunity to attract thousands of green jobs directly to Hunts Point, if they are sufficiently planned for.³⁹ Mothers on the Move can lead the way in creating these opportunities for training and employment surrounding networks of resilience infrastructure, particularly centering on cooperative, community ownership.

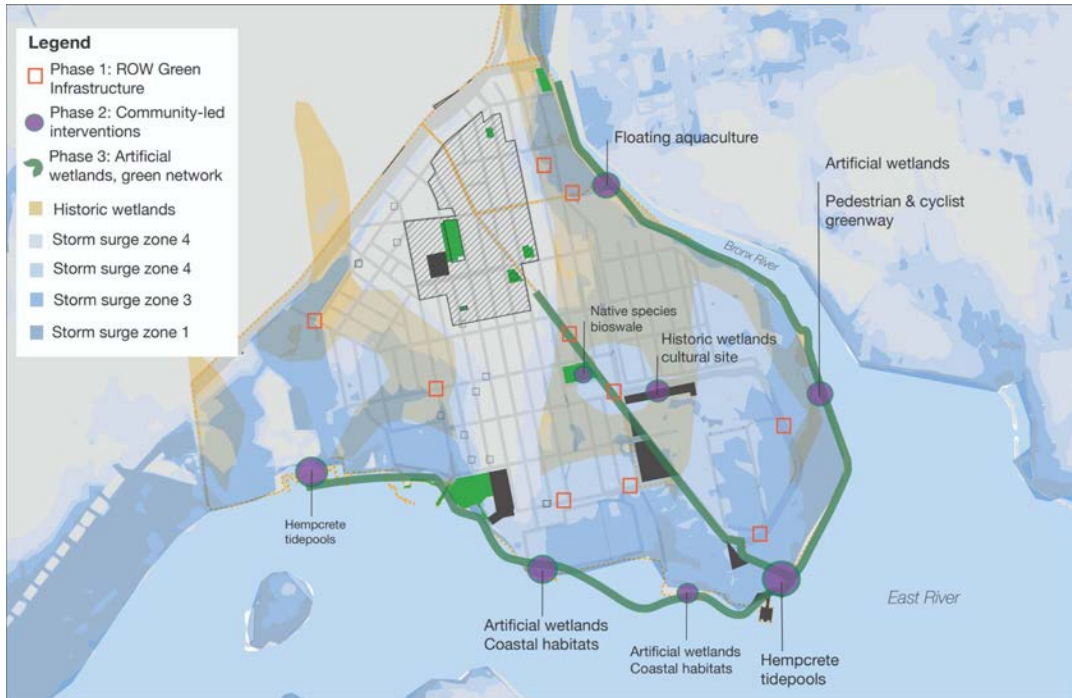


Figure 1.2.4 **Potential green infrastructure interventions**
Source: NYC DEP

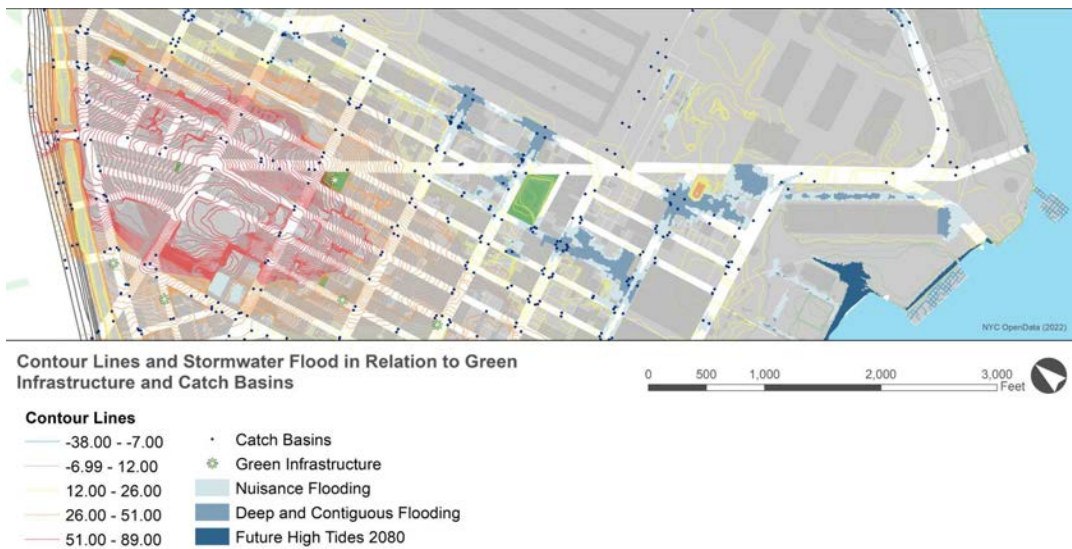


Figure 1.2.5 **Contour Lines and Stormwater Flood in Relation to Green Infrastructure and Catch Basins**

³⁹ <https://climate.ny.gov/>

Recommendation 1.3 - Preserve the local culture by introducing healing and narrative-building initiatives



Sources: OF/BY/FOR ALL, NYC Parks, and Google Maps (2022).

Figure 1.3.1 Cultural exhibit examples and potential site

The final recommendation in this objective is to suggest that Mothers on the Move considers partnering with the Point CDC and City Lore to develop an annual cultural exhibit in Barretto Point Park. The aim of this exhibit would be to preserve local culture by introducing narrative-building initiatives that cultivate a sense of identity and belonging, and create job opportunities for the local youth in Hunts Point. The cultural exhibit would be centered in activism with the goal of adapting a healing justice framework to explore local issues in

creative and potentially therapeutic ways and shed light on these important issues to challenge generational oppression and systemic racism to call for political action.

Dismantling Structural Racism

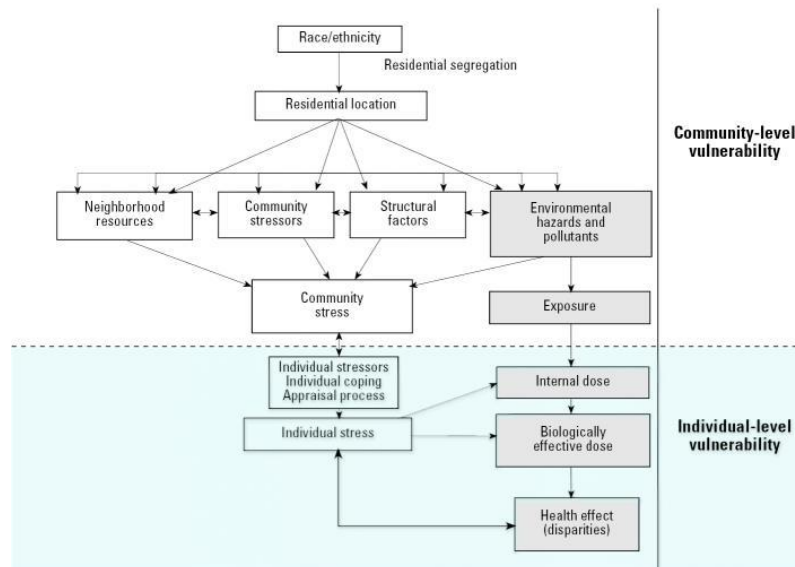


Figure 1.3.2 Exposure-disease-stress model for environmental health disparities

Source: Gee, G. C., & Payne-Sturges, D. C. (2004). Environmental health disparities: a framework integrating psychosocial and environmental concepts. *Environmental health perspectives*, 112(17), 1645-1653. <https://doi.org/10.1289/ehp.7074>

In Figure 1.3.2, the authors Sturges and Gee examine the relationship between race, ethnicity, the built environment, and health disparities and illustrate how they all correlate.

The diagram explicitly speaks about communities that have faced redlining, were intentionally marginalized, excluded from wealth building resources, and exposed to environmental hazards and pollutants exactly like Hunts Point. While the other recommendations in this report are crucial in addressing and

dismantling structural racism with wealth building initiatives and green infrastructure projects, this recommendation supplements them by adapting a healing justice framework to “build power, resilience, and resistance to transform systems of oppression”⁴⁰ through art.

The Healing Justice Framework



Healing Justice is a growing political concept that repositions the significance of healing within liberation, informed by economic, racial, and disability justice. Healing Justice aims to holistically restructure, intervene, and respond to generational trauma and violence in the movements, communities, and lives of marginalized folks, as well as to resurrect forgotten or stolen liberatory and resilient practices.⁴¹ It is rooted in black feminist anti-capitalism principles.

This framework could be adapted and implemented in the aforementioned annual exhibition in Barretto Point Park. Some topics for the reparative cultural exhibition can include:

- Mass incarceration.
- Redlining.
- Environmental justice.
- Cannabis.
- The effects of the Vernon C. Bain correctional facility on the neighborhood.

Figure 1.3.3 Healing Justice Definitions

Source: Harriet’s Apothecary⁴²

The issues can be expressed through movement, art, dance, film and any creative liberating expression. This event could catch the attention of the press, thus unburying and bringing out

⁴⁰ <https://justiceteams.org/healing-justice> Accessed May 7th, 2022.

⁴¹ <https://alliedmedia.org/resources/healing-justice-principles-guidelines> Accesses May 7th, 2022.

⁴² <https://www.harrietsapothecary.com/healing-justice>

pressing issues in the community pertaining to social, environmental, and economic justice being a driver for change.

Potential Collaborators



The Point CDC

The Point CDC is dedicated to youth development and the cultural and economic revitalization of the Hunts Point section of the South Bronx. They offer a multi-faceted approach to asset-based community development. Its programming falls within three main headings all aimed at the comprehensive revitalization of the Hunts Point community: Youth Development, Arts and Culture, and Community Development.

City Lore

Their mission is to foster living cultural heritage through education and public programs in service of cultural equity and social justice. They document, present, and advocate for New York City's grassroots cultures to ensure their living legacy in stories and histories, places and traditions. There are four main cultural domains that they work on: urban folklore and history; preservation; arts education; and grassroots poetry traditions. In each of these realms, they see themselves as furthering cultural equity and modeling a better world with projects as dynamic and diverse as New York City itself.



Case Study - Lost Childhoods Exhibit, Santa Cruz, CA



Lost Childhoods Exhibit, Santa Cruz, CA.

“Step into an exhibit about foster youth made with foster youth—and leave empowered to take effective action.”

The case study speaks about the Lost Childhoods exhibit created with the Foster Youth Museum and MAH's Creative Community Committee (C3) and a group of over 100 local foster youth, artists,

and youth advocates to highlight the voices of Santa Cruz County Foster Youth and showcase their stories, struggles, and triumphs as youth who are aging out of foster care. There are personal belongings of foster youth and four different art installations foster youth created with artists. It acts as a powerful platform for dialogue and action in Santa Cruz county. Visitors can take action to help youth succeed by visiting this exhibition and getting involved.⁴³

⁴³ <https://www.santacruzmah.org/exhibitions/lost-childhoods> Accessed May 7th, 2022.

Objective 2

Build economic sovereignty through wealth building initiatives and local employment within community owned industries.

The goal of this objective is to provide recommendations that support economic sovereignty through explicitly community-owned and managed enterprises and resources. The four recommendations that follow aim to support local wealth-building initiatives, workforce training, and emerging local industries.

2.1 Pursue land reclamation: Expand community land trust network in the South Bronx, focused on industrial and community facility uses

2.2 Develop a worker cooperative incubator for cannabis and hemp-related businesses

2.3 Activate the barge parking lot and adjacent vacant lots to create a “cooperative campus”

2.4 Support research and workforce development for hemp building materials

Recommendation 2.1 - Pursue land reclamation: Expand community land trust network in the South Bronx, focused on industrial and community facility uses

One path to build economic sovereignty in Hunts Point is through utilization of a Community Land Trust. Mothers on the Move can build on strong partnerships with sister organizations and coalitions across the Bronx to implement this recommendation. This recommendation builds on the Northwest Bronx Community and Clergy Coalition’s Bronx People’s Platform for NYC⁴⁴ and the “Bronx wide principles for development without displacement”⁴⁵, developed by a coalition of Bronx-based community organizations including MOM with principles of development based in equitable economic development, affordability, food and environmental justice, cultural reclamation, community engagement and leadership, and community driven investment. A Community Land Trust (CLT) partnership could speak to the principles through land reclamation.

The community of Hunts Point was hard hit by the COVID-19 pandemic and the isolation of the neighborhood from basic social infrastructure—accessible and affordable groceries and health care centers, for example—became more pronounced. The community came together in a way that has not been seen in recent years—union members from the industrial food markets, faith-based organizations, and secular grassroots community organizations worked together to look out for and provide for the community. There were check in visits made to home bound community members, food was distributed from the markets to the local residents, there was a strong sense of place in the absence of broader government aid and infrastructure.⁴⁶ This social infrastructure created by the community highlights the need for accessible infrastructure to be expanded in Hunts Point to provide security and safety for residents and community members. A Community Land Trust (CLT) is one way to work towards economic sovereignty and community health in Hunts Point through community ownership and leadership.

Mothers on the Move has an opportunity to build on their strong partnerships with stakeholders across the spectrum and look to the future to meet the identified needs of community members. Mothers on the Move can lead an effort in Hunts Point to reclaim land—to work to repair the damage caused by years of planning and disinvestment, to work to prepare the land for climate crises, and to work towards the goals of the community members themselves.

⁴⁴ Northwest Bronx Community and Clergy Coalition. 2021.

⁴⁵ Northwest Bronx Community and Clergy Coalition. n.d.

⁴⁶ Interview with Paul Lipson April 12, 2022



Figure 2.1.1 **NYC Community Land Trust Initiatives**

Source: NYC Community Land Initiative (NYCCLI) (n.d.)

There is precedent for Community Land Trusts and several recent efforts and studies of these types of programs in the Bronx. MOM is well-positioned to expand on their relationships with several community organizations to pursue this recommendation through partnership. In the Bronx there is infrastructure already in place for the advancement and more widespread utilization of CLTs⁴⁷. There are currently five registered CLTs (either active or in process of formalizing): Banana Kelly CIA, Mary Mitchell Family and Youth Center, Mott Haven-Port Morris Community Land Stewards, Northwest Bronx Community & Clergy Coalition, and South Bronx Community Land and Resource Trust (Nos Quedamos)⁴⁸.

Mothers on the Move can build on existing relationships with organizations in the current CLT landscape—Nos Quedamos, Banana Kelly, Northwest Bronx Community & Clergy Coalition, Mary Mitchell Center—to expand CLTs to Hunts Point and focus on industrial spaces, community facilities, and public space. This can move forward a plan for community land reclamation, potentially of the 556.5 acres of City-owned land in Hunts Point. This can move forward community-led work to repair the damage caused by years of planning and disinvestment, to work to prepare the land for climate crises, and make use of the opportunity

⁴⁷ Diaz. Community Land Trust Report. 2021.

⁴⁸ Diaz. Community Land Trust Report. 2021. p. 16.

to own and maintain the industrial development and infrastructure that will be required to attract and nurture companies that will come to Hunts Point to take advantage of the thousands of green jobs associated with the Climate Leadership and Community Protection Act (CLCPA), the legalization of hemp in 2018, and of cannabis now through the MRTA legislation⁴⁹.

A CLT is not a one-size-fits-all approach and can be multi-pronged, and is most successful when adapted to fit the needs of the community in which it is located. A CLT could facilitate more autonomy over land use decisions, intentional local organizing with place-based focus, and more flexibility to respond to the community's specific needs. Through a member-led governance structure, CLTs facilitate greater autonomy over local land use decisions⁵⁰.

Nos Quedamos owns property in Hunts Point and is a long term partner to MOM, making it a potential partner for this recommendation. The Hunts Point neighborhood also has a strength in the amount of space zoned for industrial and manufacturing uses, as well as the amount of City-owned land. Over 74% of land is zoned for manufacturing uses and 46% of the land by area in BX CD 02 is owned by the City⁵¹. The largest lots owned by the city are also the home of the Hunts Point Food markets. City-owned industrial spaces can be the starting point for thinking about a CLT network in Hunts Point. The CLT could even include the rooftops of these properties to create a solar energy network owned and managed by the community, expanding on the work of Nos Quedamos and connected to recommendation 3.1 in this report. The Vernon C. Bain Correctional Center barge would be a significant site to advocate CLT ownership of as well.

The unique zoning of the neighborhood, current number of vacant lots, and the equity focus of the new cannabis legislation and related emerging markets are opportunities for the community to gain financial and administrative power through CLTs for commercial properties for local businesses and community development spaces. The neighborhood and the Food Market is highlighted in the Mayor's COVID-19 economic recovery plan as a priority for new initiatives⁵².

Hunts Point has seen a recent influx of chain stores, namely Amazon, take over leases of large properties in the community. There are now five Amazon properties in Hunts Point alone⁵³. This issue of 'last mile facilities' entering communities without environmental review or a public review process has already been cited by the NYC Environmental Justice Alliance (NYCEJA) as a threat and is one of their most recent campaigns⁵⁴. Figure 2.1.2 below displays the locations

⁴⁹ NY State Senate Bill S854A. 2021. <https://www.nysenate.gov/legislation/bills/2021/S854>

⁵⁰ Hester Street. 2020.

⁵¹ NYC Department of City Planning, PLUTO v1. 2021

⁵² Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery Report, 2022.

⁵³ Chognowski, C. (2021); García Conde, E. (2021); ACRIS; PropertyShark

⁵⁴ Earthjustice. 2021.

of Amazon-leased properties in Hunts Point as of 2022.



Figure 2.1.2 Amazon locations in Hunts Point

Source: ACRIS; PropertyShark; Chognowski, C. (2021); García Conde, E. (2021)

The properties are located at 1080 Leggett Avenue; 1340 Lafayette Avenue; 511 Barry Street; 1300 Viele Avenue; and 1301 Ryawa Street.

A Community Land Trust is an opportunity to protect the land from further privatization and provide an impactful mechanism for the community to have a voice in decisions that affect the land use in their neighborhood. Hunts Point is uniquely situated as a base for food market, industrial, and manufacturing growth and the community can utilize a community land trust network to benefit from this growth and the businesses that operate in the community. The CLT in this proposal is unique because it moves beyond a land trust that focuses on housing to public goods—looking at Figure 2.1.3, it can be about growing food and sustainable energy (Recommendation 3.1), growing or manufacturing hemp products (Recommendation 2.4), an incubator (Recommendation 2.2), expanding flood resilient infrastructure (Recommendation 1.2), or developing a marine terminal (Recommendation 3.2). The CLT can also include the potential sale and transfer of air rights of underbuilt properties for preservation.



Figure 2.1.3 Vacant land inventory with potential recommendation sites

Source: NYC Department of City Planning, PLUTO 21v.4, 2022

This is an opportunity to build on partner organization coalitions’ strengths to move into a new territory of community ownership of industrial properties. The CLT can be about enhancing access to basic needs and services based on community input and through community mobilization. The new cannabis fund created by the MRTA legislation is an opportunity to financially invest in the community and use policy to work reparatively. Both the cannabis fund and funding through the CLCPA can be long term sources of funding to reinvest in the community.

There is opportunity for the community to become owners of land to benefit from the economic activity taking place. Placing the City-owned land in the community’s hands gives opportunity to benefit from the emerging market of the cannabis industry as well and offer opportunities for the community to gain financial and administrative power.

Figure 2.1.4 below broadly outlines the process from 1) community outreach and education on Community Land Trusts, to 2) citizen engagement, including youth in the community and particularly youth who have been impacted by the criminal justice system, civic engagement with local, city, and state representatives, partnership with sister organizations to expand on the current CLTs operating in the Bronx, to 3) the creation of a land bank and network of

community-owned properties. The long term funding goals would be through the CLCPA and cannabis fund to reinvestment in this community.

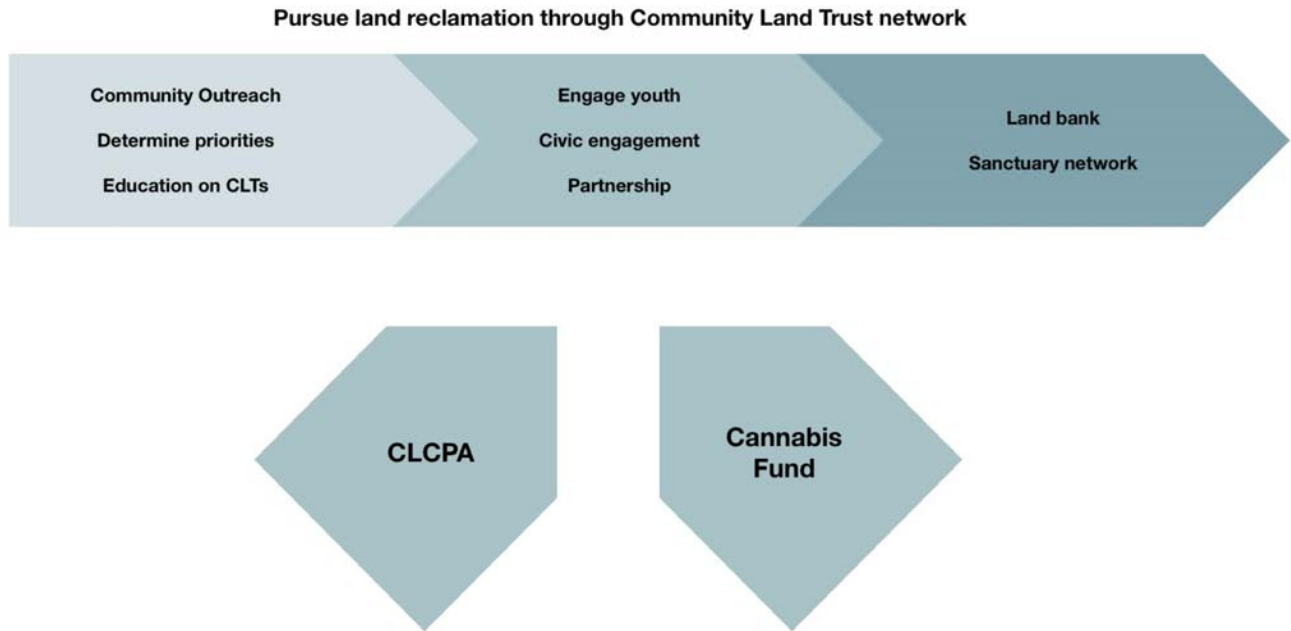


Figure 2.1.4 **CLT engagement process**

Source: Fundamentals Studio Spring 2022

- 1) Mothers on the Move can use its leadership and capacity for individual outreach and organizing to advance a CLT proposal in Hunts Point. The initial work will be to meet with potential partner organizations, conduct community outreach around identified priorities, provide the community with opportunities to learn about the CLT model, and conduct a thorough assessment of potential properties in the district.
- 2) Partner with a sister organization active in the CLT network in the Bronx. Engage with youth in the community, particularly those who have had involvement with the criminal justice system, to create a youth council—lay the foundation for civic engagement, leadership development, active social responsibility and investment in community. Advocate for a mechanism to be put in place for properties and public spaces that come on the market to go into a land fund to be distributed to various CLTs.
- 3) Acquire and develop spaces for green infrastructure, sustainable manufacturing, and social infrastructure. Advocate for a land bank to be created for all properties that come on the market, to then be distributed to various CLTs and local, community-owned enterprises in the Bronx to continue to grow local wealth.

A long term goal for funding the CLT is for the funds from the cannabis legislation and the CLCPA to be directed into the community's hands through a community fund. This idea expands on earlier proposals from community organizations and coalitions including the Bronx Cooperative Development Initiative (BCDI), and the Pratt City and Regional Planning Fundamentals of Planning studio of 2019 to create a public fund⁵⁵. The new sources of funding, through the CLCPA and reinvestment fund through the MRTA legislation, are based on the need to repair the injustices of the past. Considering the structural barriers already in place to building wealth in Hunts Point, it is all the more important that control of land goes to the community. The CLT would be overseen by an intergenerational board of community stakeholders, including a youth council to engage youth in the community through active roles in the care and development of their community spaces. The structure of the board could be developed through participation with community and partner organization engagement during the initial education on CLTs.

Case study: Nos Quedamos (Bronx, NY)

Nos Quedamos studied the area of Melrose Commons through the lens of the CLT model with technical assistance from Hester Street, the Mayor's Office on Environmental Remediation, and the NYC Land Trust Initiative to explore the creation of a CLT. They are 1 of 11 CBOs in a city-wide community land trust initiative. The CLT was created to address the need for quality affordable housing and shared energy resources. Recommendations from the report include a community solar project and low cost broadband internet in addition to the long term affordable housing initiatives, as well as possible strategies for governance and implementation⁵⁶.

⁵⁵ Fundamentals of Planning Studio, Pratt GCPE. 2019.

⁵⁶ Hester Street. 2020.

Recommendation 2.2 - Develop a Worker Cooperative Incubator for Cannabis and Hemp-related Businesses

The second recommendation in this objective is to develop a worker cooperative incubator for cannabis and hemp-related businesses.



Figure 2.2.1 **Sample by Bronx label**
Source: 2019 Fundamentals of Planning Studio Report

There are billions of dollars in the emerging cannabis industry⁵⁷. Hunts Point is poised to be a base for economic growth, but without concrete, focused goals, the opportunities from the emerging cannabis industry will go elsewhere. This recommendation builds on feedback from community stakeholders, MOM, and the 2019 Pratt studio recommendations to build local wealth and justice, particularly expanding the recommendations to create an incubator, leverage the IBZ in the district, advocate to create a mechanism for use of public funds through the cannabis legislature, advocating to expand public banking, and create a brand, CannaBronx. The incubator would be a hub for business and entrepreneurs looking to connect to the emerging industry, but the benefits of the incubators and associated businesses would go beyond this to benefit the larger community and work towards economic sovereignty. Those in the community who have been directly impacted by the war on drugs do not have to go into the newly legalized cannabis industry to benefit from the economic growth, and the incubator would ensure that resources are for the community.

Building on the 2019 Fundamentals of Planning studio report, the CannaBronx incubator can be the destination for existing small businesses around cooperative structures, cannabis, hemp, and green jobs as well as a resource and launchpad for new businesses and entrepreneurs. It could be a hub for technical and legal support, intergenerational education and training, advocacy, mentorship, and building cooperative businesses. This is how MOM can continue to inform existing and new local entrepreneurs interested in getting a license and how they can go about it. The goal of the incubator is to work towards economic sovereignty for the community of Hunts Point.

⁵⁷ Leafly report. 2022.

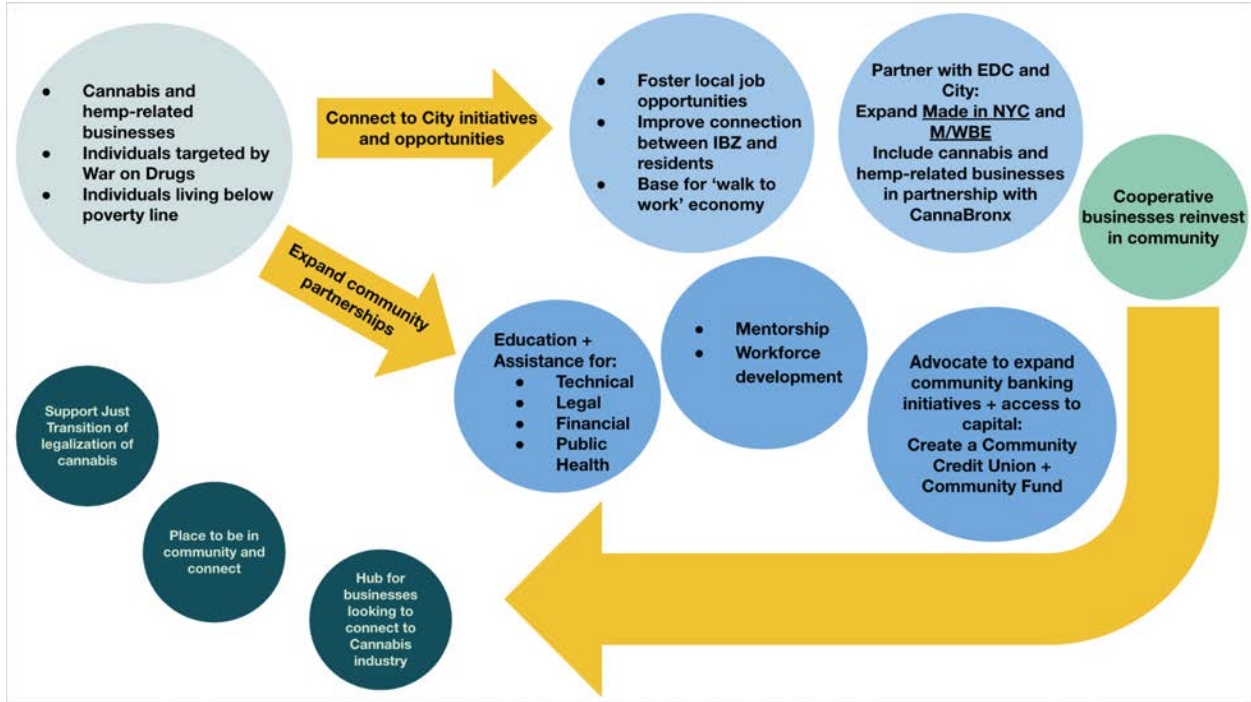


Figure 2.2.2 **Sample incubator engagement process**

Source: Fundamentals Studio Spring 2022

There is precedent for incubator spaces in the community with the BankNote building⁵⁸. The BankNote building is home to the BXL business incubator. This incubator would further align with Mothers on the Move mission and community stakeholder feedback by utilizing a cooperative structure. In Hunts Point there is opportunity to partner with community spaces, such as utilizing manufacturing space at the Spofford Peninsula development. The Spofford Peninsula development is the “reimagining of the former Spofford Juvenile Detention Center”⁵⁹ and will be home to a mixed use campus with 100 percent affordable housing, public and community spaces, as well as kitchen incubator space. This kitchen space and partnerships with the community sponsors of the project, Urban Health Plan and The Point CDC could be potential partners for the CannaBronx incubator.

Hunts Point is the ideal neighborhood for an incubator as part of the larger community’s interest in ‘walk to work’⁶⁰ opportunities, and can be the base for a walk to work economy based on cannabis. It is uniquely situated with access to a distribution hub, partnerships for funding, physical space, and programming, with a large amount of manufacturing zoning and opportunities to connect with the Industrial Business Zone. MOM can develop the incubator to expand the Made in NYC and M/WBE certification programs through City partnerships. MOM understands the community and the partnerships with City initiatives can be tools MOM can

⁵⁸ BXL business incubator. n.d. <http://bxl.nyc/>

⁵⁹ Spofford Redevelopment Project. n.d. <https://edc.nyc/project/peninsula-hunts-point>

⁶⁰ Interview with Ralph Acevedo April 7, 2022; Interview with Paul Lipson April 12, 2022

utilize to support a mission of economic sovereignty. There is also access to major transportation infrastructure, which will be discussed in Recommendation 3.2. One possible location of the incubator is the barge, which will be discussed in Recommendation 3.4.

The incubator would be a hub to provide information, education, and training/resources to the community around the new legislation and people's rights, the emerging market of cannabis related businesses, rethinking of hemp related products and businesses. The incubator is an opportunity to connect residents with local jobs through stronger connections with industrial opportunities and a focus on building employment opportunities within the neighborhood. As seen in the existing conditions, of the 4,686 people living in Hunts Point in the labor force, only 321 are employed within the neighborhood⁶¹. The majority of the labor force residing in Hunts Point, 4,365 people, are employed outside of the neighborhood—meaning most of the labor force residing in Hunts Point leaves the community for economic opportunity, and the comparatively large labor force working in Hunts Point (21,397 people) does not directly benefit the community.

The initial push this year is to focus on partnerships, obtain licenses, and advocate for specific language to be included in the legislation, namely for funding to incubators to specify funds will go to CannaBronx. Cannabronx was a recommendation developed by the Spring 2019 Planning Studio in collaboration with MOM to be a “‘buy Bronx label’ to support Bronx Cannabis businesses”⁶². The Cannabronx label could be used as a marketing tool for Bronx-based cannabis and could be funded through the reinvestment fund initiated by the MRTA legislation. The incubator could build on connections with partner organizations, schools, and institutions to provide access to and assistance around: financial and technical assistance, legal and licensing assistance, education and public health related to cannabis.

Planning

In the short term, Mothers on the Move could engage in direct outreach to the community to gauge interest and establish the community's preferred areas of focus. This stage of development would also involve developing a mission statement, set of goals, creation of a website, and board structure for the incubator.

Resources and Launch

Implementation of the incubator would involve advocating for funding from potential funding resources and partners including: BCDI, including their economic democracy education program, and EDC. Potential partners to expand the connection between the incubator and the IBZ are EDC, NYC Department of Small Business Services, SoBro, Made in NYC. Potential

⁶¹ U.S. Census Bureau. OnTheMap. 2019.

⁶² Fundamentals of Planning Studio, Pratt GCPE. 2019. p. 5.

partners in the community include THE POINT, The HOPE Program (Urban Health Plan), Greater Hunts Point EDC, and the BXL Business Incubator, based in the BankNote building. Potential partnerships on cooperative structures, education programs, and creation of incubators are Green Worker Cooperatives, The Cooperative Economics Alliance of New York City (CEANYC), New Economy Project, NYC Network of Worker Cooperatives, The Working World, and Cooperative Development Institute. Potential partner organizations to facilitate education, mentorship, and training, and navigate the licensing process for new and existing local businesses include expanding on connection with CUNY Law Center for legal support and education, and building partnerships with health networks including NYC Health and Hospitals and Urban Health Plan, for education and connection between cannabis and public health.

It is critical to connect with City and State-level funding sources and community banking projects to fund cannabis businesses due to the federal restrictions of cannabis that remain in place at this time. Community banking projects are needed both for access to capital as well as education. MOM can join the community organization partnership project of the Bronx Financial Access Coalition (Banana Kelly CIA, Nos Quedamos, University Neighborhood Housing Program Inc., WHEDco, and Lower East Side People's Federal Credit Union) to connect with the newly established Bronx People's Federal Credit Union to expand access to financial institutions and support⁶³.

Advocacy and Expansion

The CannaBronx incubator could advocate for the cannabis fund to go to the Bronx community through a community fund. There is also opportunity for advocacy with the City to work to create a structure for IBZ vacant jobs to be posted publicly to the community.

Mothers on the Move could facilitate the integration of the incubator with the IBZ and expand incubator operations based on property available through the community land trust (CLT) and in connection with Recommendation 3.3. The businesses could then have a pathway to a customer base through Recommendations 1.1 and 2.3. In the long term, the incubator can create a framework for other localities based on Mothers on the Move's community-first structure towards a real transition that involves building local wealth.

Case study: EquityWorks! Incubator (Oakland, CA)

Launched by Amber Senter, co-founder of Supernova Women and founder of Makr House. Publicly funded commercial manufacturing shared kitchen for cannabis products with capacity to incubate five social equity businesses concurrently. The incubator is funded through grants from both the city (Oakland) and state (California). The incubator was awarded

⁶³ Nos Quedamos. 2022. <https://www.nosquedamos.org/bronx-credit-union/>

\$250,000 to launch. In addition to physical space, the incubator offers workforce development training for individuals entering the cannabis industry⁶⁴.

⁶⁴ EquityWorks! Incubator. n.d. <https://www.equityworksincubator.com/>

Recommendation 2.3 - Create the Hunts Point Green Cooperative Campus

As this report has and will continue to discuss, there is opportunity for land reclamation, workforce development, urban agriculture, flood resiliency and more robust transit infrastructure. All of these strategies, opportunities and proposals can enhance the future lifeblood of the Hunts Point community. The gap that this recommendation seeks to address is that of the social vitality of the community itself, particularly by unlocking the spatial potential of the vacant lots that surround the barge at the end of Hunts Point Avenue. In doing so, this recommendation also furthers the goals of many of the other recommendations.

This recommendation proposes the creation of a new facility: the Hunts Point Green Cooperative Campus (GCC). The GCC would be a facility on the waterfront that will create affordable industrial workspace for local entrepreneurs, integrate wholesale and retail spaces for products manufactured onsite, provide exhibition and educational space for visitors to learn about the various ways cannabis can be used, as discussed in Recommendation 2.4. The Hunts Point GCC can be used as a strategic facility to house a range of programmatic and commercial activities, from cannabis-consumption programming to educational installations around cannabis and hemp. The GCC can also be the eventual home base of the CannaBronx incubator from Recommendation 2.2 and work in partnership with organizations to host community events and meetings. The Hunts Point GCC links to multiple other recommendations, from prioritizing graduates of the Cannabronx incubator for the new affordable industrial workspace and working in tandem with the Hunts Point Avenue BID from Recommendation 1.1. It will also support the activation of the waterfront and efforts to increase green infrastructure onsite in Hunts Point.



Figure 2.3.1 **Green Cooperative Campus potential site**

Source: Fundamentals Studio Spring 2022

The Green Cooperative Campus and the work in recommendation 1.1 to further activate Hunts Point avenue would have a mutually beneficial relationship. The campus would create a draw down the avenue, generating foot traffic down the corridor that would produce increased awareness and patronage of the existing businesses as well as create an economic draw for

further development and leasing of the more industrial spaces to consumer and pedestrian facing businesses and entities.

This location is ideal for numerous other reasons: the land here is almost entirely city owned. Particularly, lot 73, as will be discussed in Recommendation 3.3, is owned by the NYC Department of Small Business Services. As land reclamation of the barge takes place between MOM, EDC, and the City, there is opportunity to include in that reclamation the adjacent City owned lots. As discussed in Recommendation 2.1, the GCC should exist within the expanded network of community land trusts.

The waterfront location would also allow this development to be built with the waterfront revitalization recommendations integrated into the build of the facility. Allowing Recommendation 1.2 to live in relationship with this more targeted placemaking strategy provides not only more depth to the experience, but as will be discussed later in this recommendation, allows the hempcrete tidepools and green infrastructure to be developed in the industrial workspaces right there in the GCC. It will also create inherent educational programming as signage and tours help people to learn about the importance of the hempcrete tidepools, from the materials that made it to the ways it benefits the waterfront and thus the community and city overall.

As previously discussed, many of Hunts Point's industrial lots, particularly those on the waterfront, are significantly underbuilt (Figure 2.3.2). There is no question of whether or not there is suitable space to develop such a facility. It is worth noting that the proposed area is zoned as an M3 district, which lends itself to the industrial workspaces that will be created. That said, as the proposed build will also create retail, wholesale, and community space, the question of zoning as an obstacle arises. Generally, commercial uses are permitted in manufacturing districts.

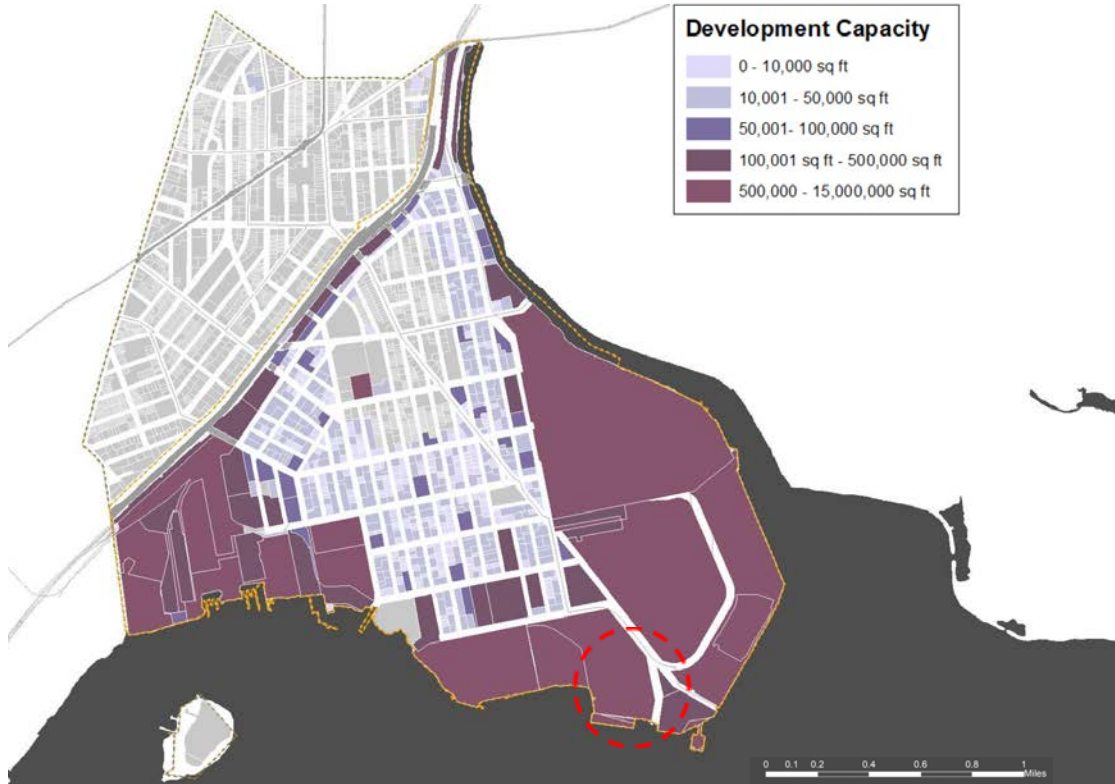


Figure 2.3.2 **Development capacity of underbuilt lots in Hunts Point**

However, the list of allowed commercial uses becomes more strict in M3 districts, and community facilities are excluded entirely. The most strategic proposal, in light of the many vacant lots and the adjacent park, is to rezone the proposed area as an M1, which would allow a wide variety of commercial uses and community facilities. Being cognizant of the environmental standards that are more rigorous in an M3 versus an M1, this is also a win for the environmental health of the community and city at large.

Programming

The Green Cooperative Campus would be home to the following:

- Affordable industrial workspace
- Retail and wholesale space
- Product exhibition space
- Community and public space
- Cannabis-consumption based programming
- Community events
- Educational installations
- Sustainably powered battery stations
- Urban agriculture
- Hemp research and design

Affordable Industrial Workspace

Hunts Point has a distinctly industrial character and history, one that can and should not be overlooked in the creation of new community space. As the CannaBronx incubator produces new local entrepreneurs, and as local workers seek to find ways to get into the cannabis industry, it is important that there is space right in Hunts Point for them to get their businesses off the ground and begin contributing to and benefitting from this new economy. Through awareness, education and exhibition, the GCC seeks to engage more people in exactly this line of work and can thus direct them to the the incubator. The CannaBronx incubator is going to graduate many individuals that will need the industrial space necessary to begin manufacturing the hemp based products that will be discussed in the next recommendation, such as hempcrete and hemp-rebar. To ensure this emerging economy remains in Hunts Point, these new entrepreneurs must be able to start their work within the community. Additionally, as Hunts Point is poised to add cannabis and hemp distribution to its industrial market, where better to create an industrial workspace that uses those raw materials than right at their entry point? As highlighted in Recommendation 3.2, having these raw materials manufactured and sold from their newly minted maritime entrypoint would reduce the quantity of last mile distribution produced by this industry. The campus can also host an electric and manually operated fleet of bikes, to work in partnership with the enhanced bike network in Recommendation 3.2 to address the environmental impact of last mile distribution from Hunts Point.

The GCC would need to implement various strategies to keep these workspaces affordable for new, local entrepreneurs. From leasing some of the space at market rate to larger entities to offset the costs, administering an energy discount program through the dept. of Small Business Services the way BAT did to increase tenant affordability⁶⁵, or working with the EDC to use city funds to offset the cost for qualified entrepreneurs, there are several routes available that can be used in various combinations to reach the end goal.

Retail and Wholesale Space

The businesses that would occupy the industrial workspace vary; from hemp-based construction materials to hemp-based soaps, THC products and cannabis clothing. The opportunity to sell these products to both a retail and wholesale audience (rather than just wholesale distribution) would help position Hunts Point as a leader in the cannabis and hemp industry. The retail component would also drive revenue into Hunts Point as it brings new dollars down Hunts Point ave and into the GCC, putting external dollars directly into the hands of local businesses and thus, Hunts Point residents.

⁶⁵ <https://brooklynarmyterminal.com/leasing>

Product Exhibition

The cannabis and hemp industries are still in their infancy. People are and will be learning about all of the potential within these emerging industries and markets for years to come. As Hunts Point works to position itself as a thought leader on the forefront of cannabis and hemp product manufacturing and processing, there is no better way to communicate Hunts Point continued excellence in the field than by creating a space where people can see, learn and experience products from every part of the plant in a way they haven't and couldn't elsewhere. From construction materials, consumption based products and beauty products, there is the potential for all of these to be manufactured onsite at the GCC and then have samples displayed for pedestrians visiting the campus. This also creates increased brand awareness for all of the businesses leasing space at the GCC.

Cannabis Consumption Based Programming

One of the core pieces of MRTA is the legalization of cannabis consumption lounges. Whether it's run by a local business or by the GCC itself, the inclusion of one would serve as a key draw to the campus for large portions of the Hunts Point and wider communities who may otherwise have no interest in going to the campus to see products or utilize the industrial space. It also opens the door for pop-up food vendors to rotate in small, leasable zones surrounding the consumption lounge that would bring in additional revenue for the campus.

Additionally, consumption based programming opens the door for other types of entrepreneurs to utilize the space and find benefit in the emerging industry within Hunts Point. From "paint 'n puffs" to "smoke and meditation" sessions, all types of local artists can use the space at the GCC to engage with the community.

Community Events

An ongoing effort of the GCC would be continuously ensuring that it is rooted in the culture and celebration of the Hunts Point community. In addition to the partnership with CannaBronx to ensure the workspaces are prioritized for local residents, constant cultural and community celebration will be vital in this effort. Fortunately, Hunts Point is rich with history, life and culture to celebrate. From working with Casita Maria on their annual South Bronx Cultural Festival, to digging into and celebrating the rich history of salsa and hip hop in Hunts Point through musical events, ensuring that there are event based activations steeped in Hunts Point history and culture will be vital to keeping the GCC grounded as the work there draws visitors from around the city and state.

Educational Installations

There are a variety of opportunities for installations in the GCC that would not only beautify the space from an urban design perspective, but teach people visiting the campus about the remarkable work that was and is being done there, specifically in regards to cannabis and flood resiliency.

As discussed in the overview, the hempcrete artificial tidepools could be preceded by informative installations that teach the visitors about exactly what they are looking at and the importance of it. There is also opportunity for a “seed to decay” installation that discusses all of the ways in which cannabis and hemp interact with people, from the farmers who grow it, to the manufacturers who process it into its various uses, to the people (and buildings) it ends up being consumed by. Imagine beautiful installations reflective of the incredible diagrams below (Figure 2.3.3), that share the information expanded upon in the next next recommendation (2.4).



Figure 2.3.3 Marijuana v. Hemp and Hemp Building Materials diagrams

Sustainably Powered Battery Stations

As will be discussed in Recommendation 3.1, there is immense potential for community solar in Hunts Point. From here, the community owned GCC could sell that power back to its tenants, industrial facilities within Hunts Point in general, and back to Hunts Point residents at a discounted cost. This could be owned and run by a new worker owned cooperative. The solar implementation in Recommendation 3.1 can and should apply to the build of the Green Cooperative Campus.

That said, these batteries should receive power from other areas as well. The campus should integrate other experiential, kinetic-based power developing interventions. From integrating

kinetic sidewalks, as developed by Pavegen⁶⁶, to bikes that create and store kinetic energy and then insert it into the battery supply station when docked, as designed by designers Guillaume Roukhomovsky and Blaž Verhnjak in Amsterdam (S-Rack), to other novel forms of energy creation. The latter strategy can and should connect to the transit strategies discussed in Recommendation 3.2. Additionally, given its place on the waterfront, further research into hydroelectric is encouraged that could be used for the same purpose, again in connection with Recommendation 1.2.

Urban Agriculture

Also discussed in Recommendation 3.1, green roofs could be implemented in the Green Cooperative Campus as well.



Figure 2.3.4 Common Ground

Research and Design

The GCC can and should serve as a research facility for new hemp utilizations and creations, in partnership with the research proposed in Recommendation 2.4

Architecture and design

To honor the industrial and maritime history of Hunts Point, the primary material proposed for the build of the Green Cooperative Campus is recycled shipping containers. They are sustainable, durable, and versatile.

The modularity of shipping containers would allow for several to be put together to create large industrial workspaces, or one to two to be used to create smaller retail spaces or community space. The potential use-cases are endless, and there are fabricators already versed in this work. Using EDC funds to create the build, shipping containers can be locally sourced, a consultant experienced in the material brought in on the project, and local residents who work in construction, design and construction management, and more brought in for the build, employing local residents in the process of building a campus that would create local jobs.

⁶⁶ <https://www.pavegen.com/>

Pictured above is Common Ground (Figure 2.3.4) a shipping container-made mall in Seoul, South Korea that was built in just five months. The mall used recycled, prefabricated shipping containers that surround a central plaza that serves as public space and a venue for community events. This case study serves centrally to emphasize the ease using shipping containers allows and their inherent suitability as consumer structures. It is also important to call out the obvious: shipping containers are designed to withstand tough ocean tides and are thus perfect for areas prone to hurricanes and storm surges. As discussed in the existing conditions report, Hunts Point is such a place.

The following images emphasize the modularity of shipping containers as a construction material:



Figure 2.3.5 **Pop-up urban farm in Raleigh, N.C.**⁶⁷



Figure 2.3.6 **The Media Lab at Bard College**⁶⁸

⁶⁷

<https://inhabitat.com/the-farmery-a-pop-up-urban-farm-made-from-recycled-shipping-containers-for-raleigh-nc/>

⁶⁸

<https://interestingengineering.com/this-200k-university-building-is-made-of-4-recycled-shipping-containers>



Figure 2.3.7 **Coffee Box** in El Paso, TX⁶⁹

⁶⁹ <https://www.mobilbox.co.uk/new-shipping-container-retail-centre-texas/976>

Recommendation 2.4 - Support Research and Workforce Development for Hemp Building Materials

2.4 Introduction

The Hunts Point Community has long suffered disinvestment and has been disproportionately affected by the presence of heavy industries and their environmental impact in the past decade. Hence, it is important to leverage Industrial Hemp legalization and the existing industry-supporting infrastructure to establish Hunts Point as a benefactor of the growing cannabis industry and a focal point for reinvestment and reparations for the community.

Hemp Building Materials

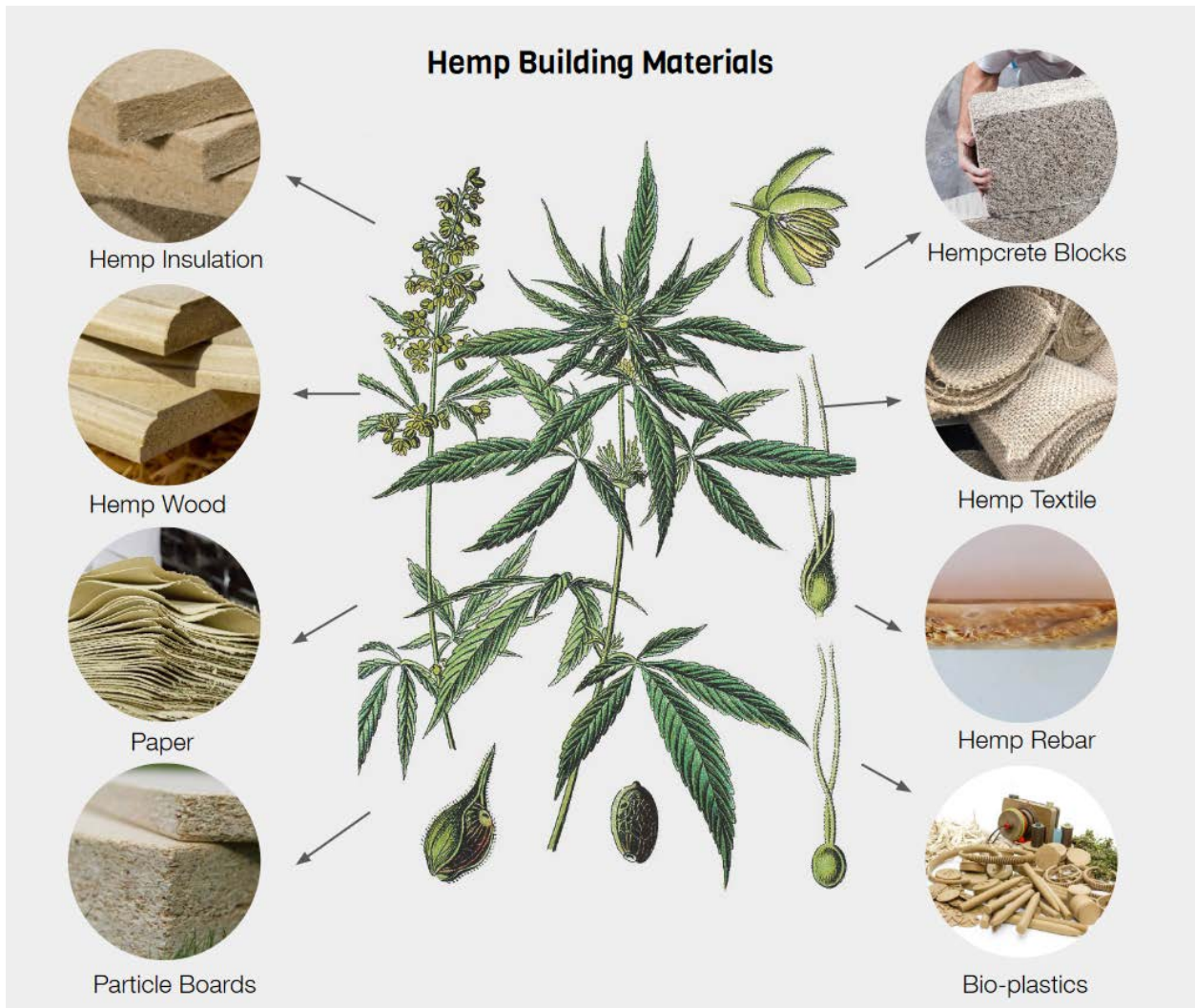


Figure 2.4.1 **Building Materials produced using different parts of Industrial Hemp**

Source: Author

Building materials are responsible for 11% of global carbon emissions, and hemp has emerged as one the leading materials with lowest embodied energy-especially if it can be grown in-situ.⁷⁰ It is thermal resultant, provides good acoustic insulation, is pest-free and low-maintenance which makes it suitable for the growing market for innovative building materials.⁷¹ Hunts Point with the availability of land, energy, water and other resources as well as a community that has long suffered the impacts of an extractive industrial economy is ideal to take the first steps towards a Just Transition into cleaner and greener manufacturing.

This recommendation could involve the following types of hemp building materials:

1. Hemp concrete and rebaring
2. Hemp wood and construction boards
3. Hemp-plastic, Hemp-resin and hemp composites.
4. Hemp as acoustic and thermal insulation material
5. Hemp-packaging/ hemp paper, hemp cardboard

	Building Material Industries	Zoning	Space Requirements	Raw Materials
1.	Hemp concrete and rebaring	M3	15,000-40,000 sqft	Hemp Hurd, Cement/ Lime, Water
2.	Hemp wood and construction board	M3	15,000-45,000 sqft	Hemp stalks, a soy-based binder
3.	Hemp-plastic, Hemp-resin and hemp composites	M3	15,000-40,000 sqft	Hemp Cellulose, Organic/ Inorganic Compounds
4.	Hemp as acoustic and thermal insulation material	M3	15,000-40,000 sqft	92% Hemp Fiber, 8% polyester fibers
5.	Hemp-packaging/ hemp paper, hemp cardboard	M3	15,000-40,000 sqft	Hemp fiber/hurd, Chemical Binders/ additives

⁷⁰ Architecture 2030, retrieved May 6, 2022, <https://architecture2030.org/why-the-building-sector/>

⁷¹ *Hunts Point Vision Plan Update*. (2018). NYCEDC.

https://edc.nyc/sites/default/files/2020-07/19_hunts_point_vision_plan_fall_2018.pdf

Ideassonline. (n.d.). *ADVANTAGES OF HEMP USE IN GREEN BUILDING*.

Figure 2.4.2 Space, Infrastructure, and Raw Material Requirements for Hemp-building Industry

Source: Multiple, Author

Sustainable Innovation and Funding



Figure 2.4.3 Hemp Building Industry Findings

Industrial Hemp Industries are in the innovation stage of their market curve- right at the cusp of being mass-produced and adapted into our daily lives. Which makes this moment a very exciting time to invest in its research and development and be ready for the mass production phase.

There are a few funding agencies that are investing in the applications of industrial hemp and these numbers are still growing (Figure 2.4.3).⁷² However, there is a need to figure out how to bring this money to the Hunts Point Community.

Hemp building materials are not certified as one of the United States' national building materials in the U.S. building codes. However, the advantages of the products are so overwhelmingly important and the advocacy around it has been strong- and the community

can possibly add to these efforts.⁷³

Hemp Building Industry supply chain

⁷² Lotus, J. (2021). *New Hemp Fund to Invest \$500M by 2030*. HempBuild Magazine.

<https://www.hempbuildmag.com/home/fund-500-2030>

⁷³n.d., February 23, 2022, Construction Equipment Guide,

<https://www.constructionequipmentguide.com/hempcrete-may-soon-be-certified-as-a-us-national-building-material/55510>



Figure 2.4.4 Supply chain of Hemp-related Industries

Source: Author

No.	Type	Building Material Industries	Raw Materials	NAICS Code
1a.	Supplier	Hemp concrete	Hemp, Cement, Lime , Water	327310, 327410
1b.	Manufacturer	Hemp concrete	Ready-Mix Concrete Manufacturing, Concrete Block and Brick Manufacturing, Other Concrete Product Manufacturing	327320, 327331, 327390
1c.	Vendor	Hemp concrete	Poured Concrete Foundation and Structure Contractors, Masonry Contractors	238110, 238140
1d.	Warehouses	Hemp concrete	General Warehousing and Storage, Other Warehousing and Storage, General Warehousing and Storage	493110, 493190, 493130

Figure 2.4.5 Hempcrete-related Industries divided as parts of Supply chain

Source: Author

Recommendation- Stepwise Process



Figure 2.4.6 Recommendation phases

Source: Author

The recommendation is divided into 4 stages.

The intention is to create a complete ecosystem related to Industrial Hemp in order to maximize efficiency and productivity.

So looking at the supply chain, the recommendation answers 4 key questions about how to create a complete supply chain within Hunts Point by playing on the strengths of the community and the growing interest in the industry.

1. **Supply** - Can one grow Industrial Hemp in Hunts Point? Can there be a way to train/inform the community about all the ways to use hemp?
2. **Manufacture**- How to use the existing industrial infrastructure and development capacity at Hunts Point to set up this new industry?
3. **Warehousing**- How to use the position of Hunts Point- its connectivity through both land and water and the existing warehouses to create a better system for distribution?
4. **Market**- How to maximize exposure and connect buyers to suppliers and contractors in Hunts Point? And Also whether there can be projects IN HUNTS POINT that can become buyers?

2.4.1 Research and Development for Cultivation and Use of Hemp as building materials

Proposal: Develop a research & design center to prototype, assemble or produce the infrastructure to manufacture hemp-related construction materials in Hunts Point

Goal- Collaborate with a university to set up a research center at the Vernon C. Bain Correctional Center for-

1. Research Hemp Growing techniques for urban rooftops
2. Research building materials using Hemp
3. Design and construction using hemp building materials
4. Create programs to inform and train local residents/ youth to create a workforce for hemp cultivation, manufacturing, and construction.

As mentioned in the Farm Bill, the government has long been interested in the research around growing hemp and the ways industrial hemp can be used. As for hunts point- it has the space, infrastructure, and transportation connections to be the pilot for such a venture that leads the research - not only for cultivating industrial hemp but also for manufacturing building materials with it and using these materials for construction. The Research Center can also use the industrial rooftops in Hunts Point to implement the research it produces and make avenues for the new manufacturing industries to come up in hunts point.

Urban Cultivation of Hemp in Hunts Point

Hunts Point is an industrial neighborhood with more than 50% of the lot area lies under industrial as per land use and more than 70% of is zoned Manufacturing. However, there is also 10% of the lots by area lie under vacant land, many of which are owned

by city agencies and a sizable number of lots that are unlicensed parking spaces, not to mention the huge expanses of the unused roofs of industrial buildings and a stretch of underutilized waterfront.

This presents the perfect possibility of using many of these areas to grow

hemp through conventional and non-conventional methods including hydroponics and aquaponics which utilizes the advances in agriculture technology to support sustainable growth in urban areas. Maps for the suitability analysis for hemp cultivation on rooftops and vacant land in Hunts Point are provided in Appendix C-D. Figure 2.4.8 provides the summary of the analysis.

	Total
Area of Vacant Land Available for Cultivation	114.6 acres
Area of Properties that scored >=4	38 acres (approx)
Area of Rooftops Available for Cultivation	264 acres
Area of Rooftops that scored =5	112.5 acres (approx)

Figure 2.4.7 Property Criteria

Hemp requirements for Hempcrete- Calculations

The following calculations were done to put into perspective the amount of hemp cultivation required to support the Hempcrete industry in Hunts Point.

QHow much Hemp is required to build a 2500 square foot single storied house?

2500 square foot house with 9 foot (2.7m) ceiling less 25% for windows/doors = **1350 cubic feet (f3) or 38 cubic meter of hempcrete**

For 1m³ of Hempcrete **100 Kg (220 lb)** of Hemp Hurd is required⁷⁴

Hence, to produce 3800kg of Hemp Hurd

Hemp Yield= 2,620 pounds per acre

1 acre is 43560 sq ft

600 pounds of Hemp in 10,000 sqft⁷⁵

Ans **38 x 220/600= 140,000s qft (3.19 acres)**

⁷⁴ Novakova, P., & Sal, J. (2019). Use of technical hemp for concrete—Hempcrete. IOP Conference Series: Materials Science and Engineering, 603(5). <https://doi.org/10.1088/1757-899X/603/5/052095>

⁷⁵ https://www.nass.usda.gov/Newsroom/Executive_Briefings/2022/02-17-2022.pdf

Figure 2.4.8 **Analysis of hemp requirements for Hempcrete**

Source: Author

Education and Capacity-building Resources// Prisoner Re-entry

The educational resources available both in school and after school for Hunts Point community are scarce which are reflected in the high drop-out rates, low ontime graduation rates and low income at Hunts Point. The unemployment rates are low but there is a mismatch between the occupations of the residents and the jobs available within the neighborhood. Hemp Cultivation and Manufacturing presents itself as an opportunity, not only to create employment within the community but also to capacity build and knowledge dissemination to enter the hemp-economy for the previously incarcerated population many of whom were jailed due to marijuana related charges and are in the process of being released. The Vernon C. Bain Correctional Center will be a focal point here which can be adapted and re-used to become a demonstration and educational facility as well as an incubation center for hemp-manufacturing and other cannabis related businesses.

Case Study- Auroville Earth Institute

Auroville Earth Institute, Pondicherry, India



The Auroville earth institute in India is a leading nonprofit that works with the earth as a building material. It has become a center for research and development of earth architecture and it also trains the local population for capacity building in the construction of earth structures, helping them acquire jobs in a growing industry. And it collaborates with leading schools in India to train students and professionals in earth architecture.⁷⁶

2.4.2 Development of Manufacturing Industry for Hemp Building Materials

Proposal: Create the infrastructure to lease property to the hemp building materials manufacturing companies.

Goal- Collaborate with a CLT to lease properties for Hemp-related manufacturing in Hunts Point-

⁷⁶ Auroville Earth Institute. (n.d.). *About*. Retrieved May 6, 2022, from <http://www.earth-auroville.com/>

1. Partner with an incubation and information center to support hemp related opportunities including cultivation, manufacturing and retail
2. The new companies will pay rent to the CLT which can be used for community benefit
3. Use of existing industries and warehouses as potential clients and infrastructure for hemp industries
4. One stop shop for all hemp related products that creates an ecosystem for maximum efficiency and minimizes the embodied energy of materials and emissions by transportation.

The second stage is to work with a CLT to lease properties for Hemp-related manufacturing in Hunts Point. There can be a Partnership with an incubator to support hemp related opportunities including cultivation, manufacturing, and distribution. The new companies will pay rent to the CLT which can be used for community benefit. This is an opportunity to use the existing network of construction contractors near Hunts Point which allows us to think about the potential to become a One- stop-shop for all hemp related products. Figure 2.4.9 shows potential vacant lots that can be a part of the CLT and be developed as Hemp Industries.

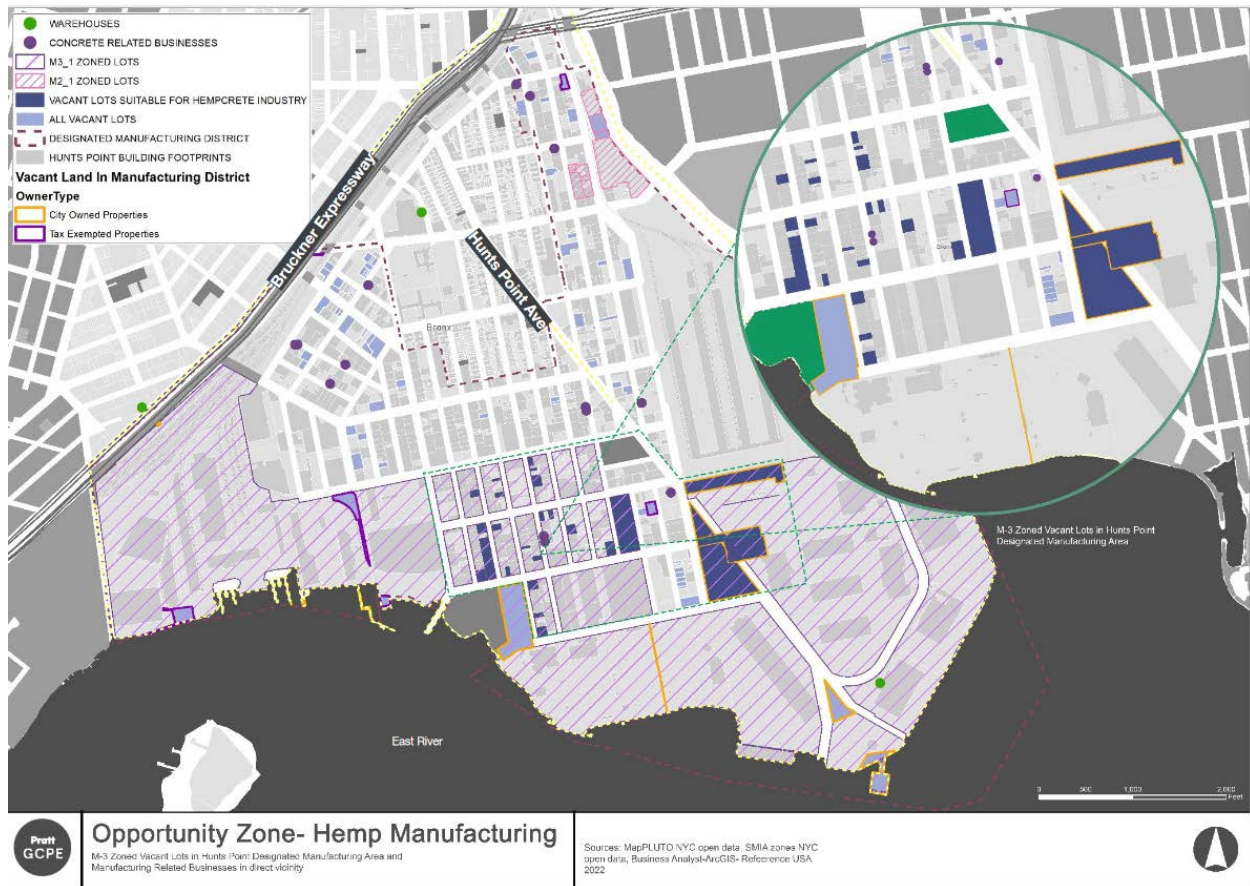


Figure 2.4.9 Map showing Vacant Land potentially available for Hemp Manufacturing

Source: Author

Shape Area	FAR	Development Capacity	No. of Vacant Lots Available
2,000-5,000 sqft	2.0	4,000-10,000 sqft	11
5,000-10,000 sqft	2.0	10,000-20,000 sqft	8
10,000-15,000 sqft	2.0	20,000-30,000 sqft	9
15,000-20,000 sqft	2.0	30,000-40,000 sqft	3

Figure 2.4.10-Summary of vacant plots potentially available for Hemp Manufacturing
Source: Author



Case Study- Hempitecture

Hempitecture is a Public Benefit Corporation with a mission focusing on biobased, natural building materials that are designed to replace conventional, toxic material.⁷⁷

- Building materials benefit both people and the planet because they are derived from carbon capturing, agricultural industrial hemp, a non-toxic renewable feedstock.
- Partners with US based Hemp Producers, is partnering

with local farmer to develop a local supply chain

- Partnered with Original Equipment Manufacturer (OEM) partner on the design of a manufacturing line. The construction process includes many steps, which originate from an engineering plan set designed and developed in tandem with the OEM and Hempitecture.
- Started with Hemp Insulation and is expanding into other hemp building materials through partnerships with local suppliers
- Partners with other Hemp Associations to advocate for USDA certification of Hemp Building Materials

⁷⁷ Hemp Insulation | Hempitecture | Sustainable Materials. (n.d.). Hempitecture. Retrieved May 6, 2022, from <https://www.hempitecture.com/>

2.4.3 Development of Warehouses for Raw Materials and Finished Products related to Hemp

Proposal: Create/Utilize the infrastructure to lease property as warehouses for industrial hemp

Goal- Collaborate with a CLT to lease properties for Hemp-related warehousing in Hunts Point-

1. Use existing warehouses to store industrial hemp
2. Lease Properties to create new warehouses
3. Business opportunity- distribution of raw materials for all possible manufacturing related to industrial hemp
4. Utilize a sustainable transportation system such as E-trucks, trains, marine transfer for procurement and distribution of raw materials

Figure 2.4.11 shows 169 Licensed Hemp Producers in NY State. Many of these are concentrated close to cities which means they lack storage spaces or are not well connected to potential industries that may use industrial hemp. This also brings the opportunity of using the warehouses to store hemp and become distributors of Industrial Hemp which in itself is very profitable because of the many many uses of each part of the plant. Additionally, many of the Hemp producers are located along the Hudson river (Figure 2.4.12) which makes transportation of raw materials through the river on barges a viable option.

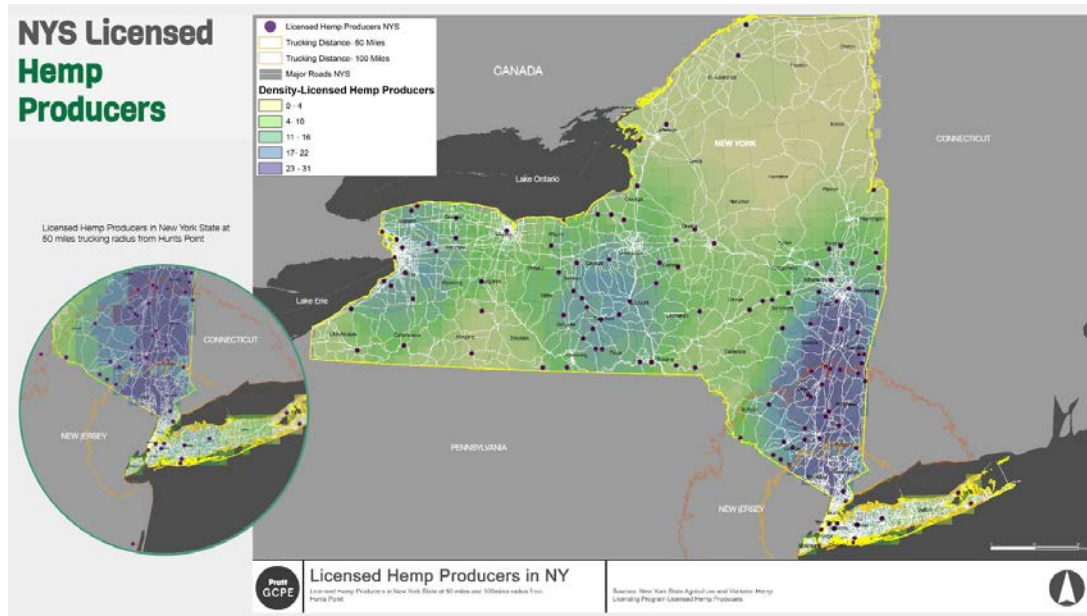


Figure 2.4.11 Hemp Producers in New York State

Source: Author

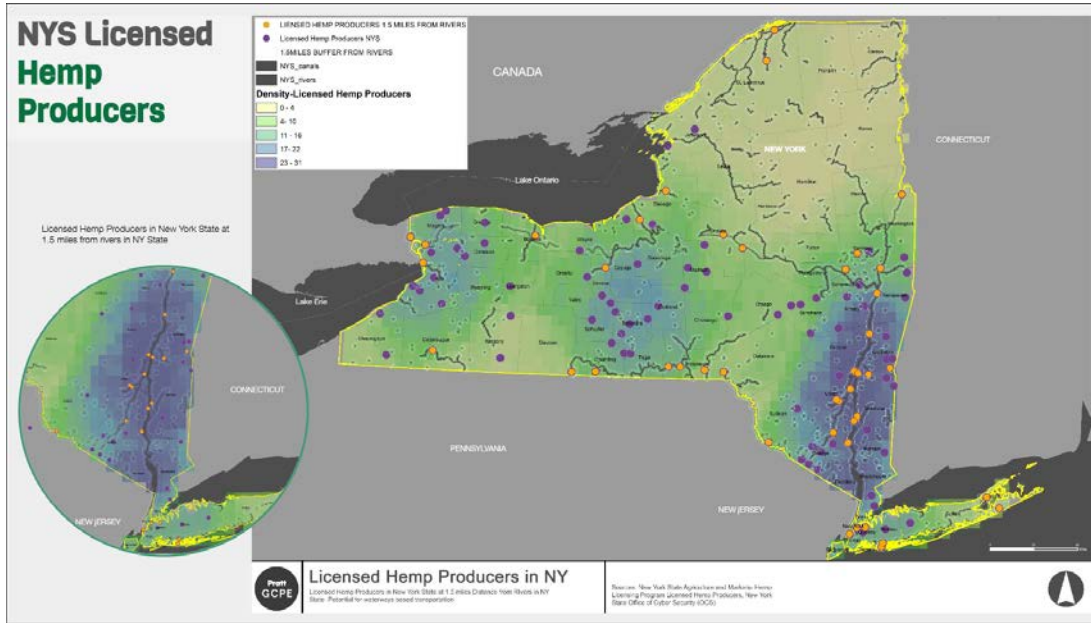


Figure 2.4.12 Hemp producers in close proximity to rivers

Source: Author

2.4.4 Building with Hemp Construction Materials

Waterfront Development Ideas using Hemp Cultivation and Building Materials

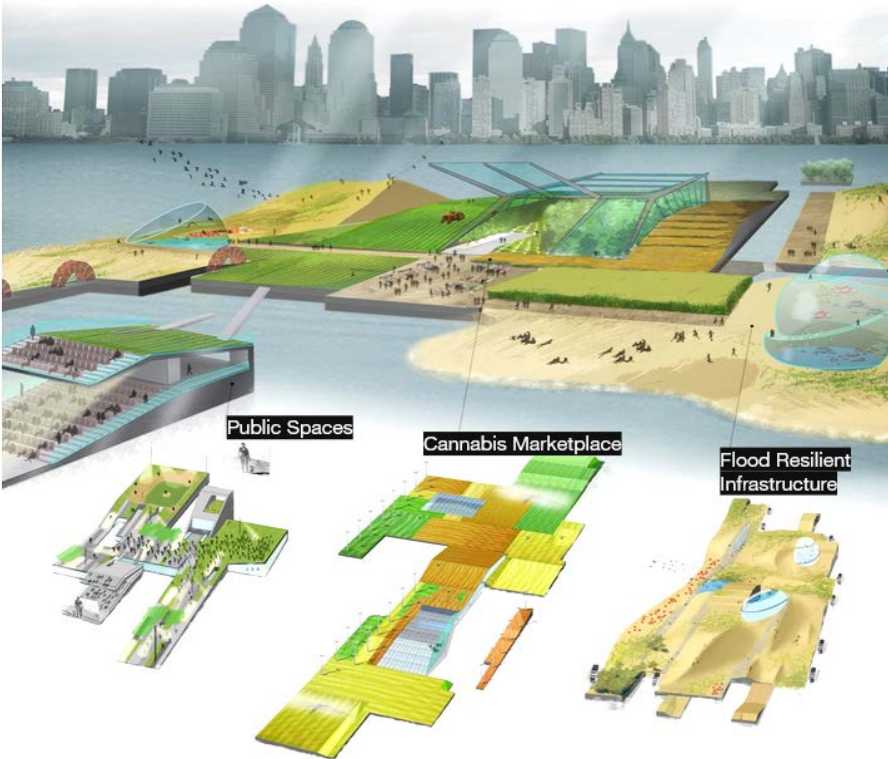


Figure 2.4.13 **Waterfront Development Ideas using Hemp Cultivation and Building Materials**

Source: Balmori Architects ⁷⁸

- a. **Proposal:** Land use proposal for a demonstration project in partnership with EDC to explore the use of hemp as a sustainable building material and climate adaptation green infrastructure to attenuate wave action adjacent to their properties.

Goal- Collaborate with EDC to become a client to show the potential of hemp as a sustainable building material and useful in climate adaptation

- 1. Engage local population as a workforce for the various jobs which will be a part of the development
- 2. To make Hunts Point a leading example for the use of sustainable building materials
- 3. To create funding/ clients for the hemp building research and manufacturing industry

The fourth stage is to collaborate with the EDC and government agencies to become a client to show the potential of hemp as a sustainable building material and its use in climate adaptation.

Hence, proposed below are some projects in Hunts Point as demonstration projects to create a waterfront development that uses hempcrete to build

- 1. Floating islands to grow hemp and other plants that attenuate wave action
- 2. Use hemp blocks to create semi-permeable surfaces and urban design features along the waterfront and commercial spaces
- 3. Hemp building materials to create the interior and exterior finishes of a cooperative campus
- 4. Create a marketplace in the proposed "cooperative green village" so buyers can connect to suppliers, contractors in Hunts Point.



Floating Islands for Cultivation



Hemp-based products for Urban Design



Hemp-based building materials to create a cannabis market



Use of sustainable transportation for hemp industry

⁷⁸ *Floating Landscapes*. (n.d.). Balmori Associates. Retrieved May 6, 2022, from <http://www.balmori.com/portfolio/floating-landscapes>

Figure 2.4.14 **Hempcrete possibilities**

Source: Author

b. **Proposal:** Partner with the cannabis marketplace to create a network of contractors and suppliers in Hunts Point (Figure 2.4.15).

Hunts Point, through the cooperative cannabis market recommendation, can also become a hub to connect potential businesses that use hemp as a raw material or hemp building materials for construction with distributors/ manufacturers housed within Hunts Point.

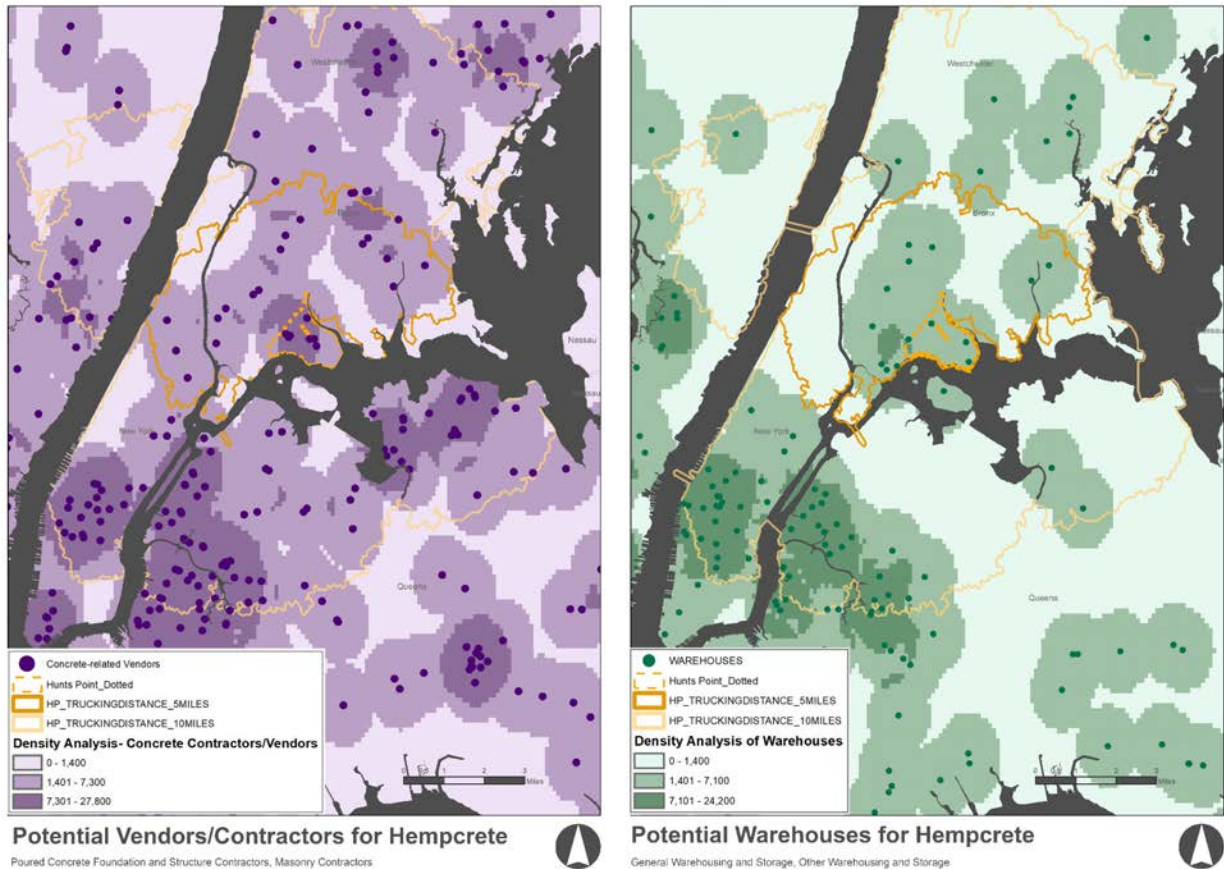


Figure 2.4.15 **Maps showing potential vendors and warehouses for Hempcrete in 5 mile and 10 mile radius from Hunts Point**

Source: Author

In conclusion, this recommendation aims to create a complete ecosystem with a focus on producing knowledge and disseminating it in the form of education and capacity building and to ultimately create green jobs and businesses for the locals—all in Hunts Point.

Objective 3

Adapt infrastructure systems and physical space to direct industrial development toward regenerative economies and support a Just Transition

The final objective of this report is to adapt existing infrastructure systems and physical space in Hunts Point to support industrial development that supports regenerative economies and directs wealth back into the community. These recommendations address transportation, green roofs, and the Vernon C. Bain Correctional Center barge.

3.1 Promote the expansion of green infrastructure in the form of community owned solar projects, green roofs, rooftop urban agriculture, on underutilized industrial roofs

3.2 Advocate for a sustainable transportation network

3.3 Support the local auto-repair shops to adapt to serving electric vehicles

3.4 Repurpose Vernon C. Bain Correctional Center into a mobile environmental field station and ecological educational center: the River Resource Hub

Recommendation 3.1 - Promote the expansion of green infrastructure in the form of community owned solar projects, green roofs, rooftop urban agriculture, on underutilized industrial roofs.

As more and more homes and businesses transition to renewable energy, the cost of fossil fuel energy is going to go up. The direct implications of fewer and fewer paying households drawing from the traditional gas + oil driven electrical grid means that utility companies will increase prices to offset the loss of customers. The direct implication for Hunts Points residents is two-fold. For the residents, many of whom are low-income or living below the poverty line, even a marginal increase in their utility bills could have an enormous impact on their ability to maintain their housing or pay for other necessities in their lives. Lower utility costs foster energy resiliency, especially by mitigating power grid overloads, common in the summer and especially in an area like Hunts Point that is subject to heat vulnerability. In addition, as Hunts Point is home to a vast majority of industrial and manufacturing businesses, which require high energy loads to maintain their machinery, HVAC systems, refrigeration etc, those businesses will be subject to higher and higher expenses and potentially be priced out of the area entirely if they cannot keep up. Many of these businesses offer well-paying industrial jobs, which makes this a critical piece of a just transition.

As a community as geographically close as possible to the largest food distribution center in the New York area, residents of Hunts Point are extremely limited in their access to fresh produce and nourishing food options. Residents suffer from food apartheid to the extent that the city created a special zoning incentive (FRESH District) to encourage the creation of more businesses that would serve as points of access for those exact things.

The community could benefit from the 270 acres of open space if it were not for the sheer scale of the industrial buildings on the peninsula and the parking surrounding those buildings.⁷⁹ There is an opportunity here for these spaces to serve a dual purpose, there is no need for these large swaths of impermeable, flat roofs when they could be transformed into beautiful, living green roofs that supply the community with much needed green space.

Rooftops would be a way of making these industrial forms work *for* the community and feed into community goals.

This is a community (both residents, workers, and businesses) besieged by environmental threats. Whether that is vulnerability to flooding from storms like Sandy in 2012 and Ida in 2021

⁷⁹ Raster analysis, Danielle Baez. May 2022. ArcGIS.

or extreme heat events, Hunts Point is poised to be disproportionately affected by the ever increasing threats of the climate crisis.

New York State's Climate Leadership and Community Protection Act (CLCPA) and Climate Mobilization Act (CMA), adopted in 2019, made renewable energy and the clean energy economy more accessible and instituted specific emissions goals for both 2024 and 2030. The CLCPA imposed a 2030 deadline to slash state greenhouse gas emissions by 40% and attain 70% renewable electricity, while the CMA imposed carbon emission limits on commercial and residential buildings over 25,000 square feet. This represents an enormous catalyst by the state to drive green industry, and Hunts Point has the opportunity to take advantage of this industry and pair it with the opportunities the cannabis economy provides.

This legislation means that not only is there an economic opportunity here in the form of installation, maintenance, and workforce development, there is an opportunity for wealth building by leasing utilities back to the City. Specifically, within the CLCPA 40% of the state climate and energy funding is set to be invested in disproportionately disadvantaged communities, such as Hunts Point.⁸⁰ Since the implementation of the CLCPA + CMA legislation, there has been a growing community solar movement. Programs such as ACCESSolar's partnership with NYCHA buildings and Solarize NYC have greatly improved the outlook for renewable energy. This growing movement and the increased government support for reducing atmospheric CO2 levels ensures that solar will be a major city industry in the near future. For this reason, MOM should consider facilitating solar job training initiatives, infrastructure, and access to community solar on industrial rooftops to position Hunts Point centrally within the movement.

Vegetation and plants can also purify the air, sequester carbon, metabolize harmful toxins, and release oxygen. Plant walls can also be used to absorb industrial sound and reduce noise pollution. This can provide people with a better living and working environment. What's more, employees who are working there will have the opportunities to relax and unwind on the roof top during their break time. Increased vegetation is also a benefit to animals such as insects, birds, squirrels, etc., thus preserving biodiversity in urban areas. Why shouldn't the community be able to reap the ecological benefits while also being paid — potentially by the city — to create spaces that offer such services?

These solutions also do not have to remain on the roofs. There are a number of additional interventions (including green facades and green walls) that can be fought for to supplement both this recommendation and the flood resiliency infrastructure (Recommendation 1.2).

⁸⁰ <https://www.nyrenews.org/clcpa>

Business Model

There is an opportunity here, not just in the form of infrastructure, but in the form of a new business model that can be applied to projects throughout the region. While this is about infrastructure, this is about green jobs as well.

1. The CLT (Recommendation 2.1) — newly formed with MOM’s advocacy — would lease the roof of an industrial building for 100 years. While the CLT pays rent money to the owner of the building (and potentially subsequently the salaries of the employees, which the CLT could require a percentage of the business’s employees be from the community)...

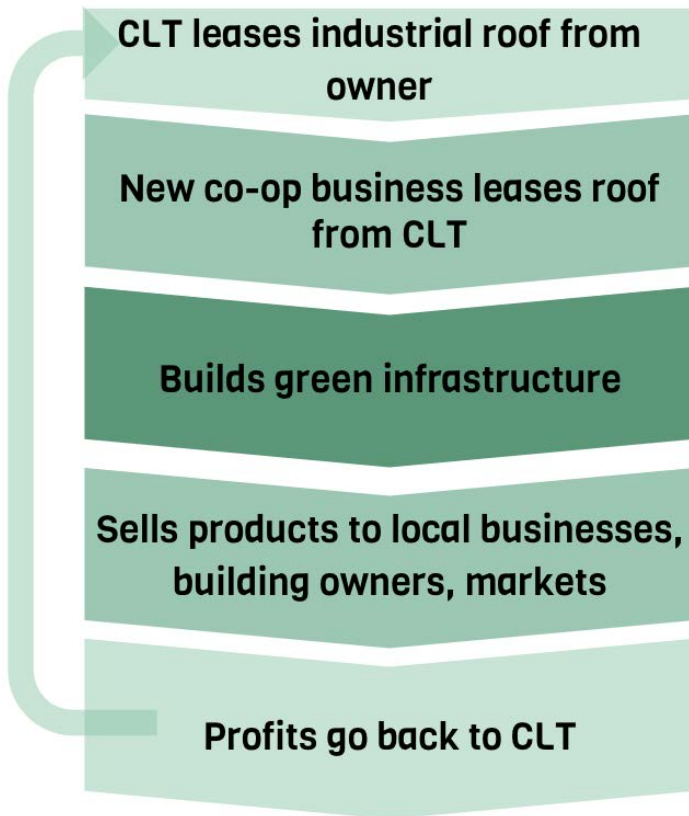


Figure 3.1.1 Green infrastructure business model

2. A newly-incubated worker-owned business from the Co-op incubator (Recommendation 2.2) would lease the rooftop from the CLT, to start an urban agriculture project, hemp demonstration project, or a solar project.

3. Those newly established businesses can then sell produce or hemp to local businesses, or local residents directly. Community owned solar can sell the energy back to the building owners, or store that energy somewhere (River Resource Hub, Recommendation 3.4) for use during peak times. The community should be able to sell energy and cultivation space, and the CLT can subsequently pay rent, payroll with it, etc. There is a guaranteed demand, both created by the CLCPA and the emergence of the

sustainability marketplace. This energy could even be applied to charging electric trucks or more sustainable transportation methods (Recommendation 3.2)

4. When that business profits, both from the sales of its products and also potentially through payment by the city for the offer of ecological services it provides (we could think about this like a sanitation service model) and pays its rent back to the CLT, that money then goes back into the community through the CLT.

Steps

- MOM, as part of the CLT + Incubator can take the first steps to organize a core group that assesses the community's interest and needs and develop a framework for community/cooperatively owned solar on city-owned rooftops, community owned urban agriculture projects, and lease.
- Additionally, community owned utility projects (solar) could be tied with transportation - ebikes powered by the solar panels? Bus stops with solar on top? Community Owned Charging Hub for the electric vehicles
- Potential for an urban marketplace on a rooftop? Farmers market to sell produce from urban agriculture projects? (e.g Hattie Carthan Garden?)
- Lack of accessible green space - there is potential here for interconnected green rooftop spaces! Could these be publicly accessible?
- Green roofing shows promise for contributing to local habitat conservation and diversification.
- Therefore, roofs that are put into agricultural production stand to increase food security while cooling both the natural and built environment.

Components and Benefits

What we propose are three distinct categories of projects:

1. Extensive (e.g. low level) green roofs
2. Urban Agriculture projects in the form of fresh produce for the residents of HP + hemp cultivation projects for the construction materials. These would be demonstration projects (tied to Recommendation 2.2).
3. Community solar projects to put money back in the hands of residents.



Figure 3.1.2 **Green infrastructure projects**

Green Roofs

Installing extensive green roofs would address heat vulnerability and improve air quality; the reduction of impermeable surfaces, such as asphalt, could help decrease surface level temperatures and the residency time of air pollutants in an area disproportionately affected by air pollution. Green Roofs not only offset the heat vulnerability, but offer an opportunity to mitigate stormwater floods through filtration and dispersal of large amounts of rainwater more effectively, and can also be an added benefit in terms of insulating a building and preventing additional heat loss/overheating.

- A 3.5 - 4" in. deep green roof can retain 50% or more of the annual precipitation. Extensive green roofs could mitigate **50%** of rainfall volume and reduce stormwater runoff and the risk of flooding⁸¹

Urban Agriculture

Urban agriculture is part of the larger sustainable development category of green roofing. Public health in terms of nutrition, personal wellness and community betterment, has the potential to be greatly improved through urban agriculture initiatives. The consequences of hunger and malnutrition are obvious and urban agriculture has the ability to increase food security in current food deserts with nutritious and accessible food.

- An estimated **5.6 acres** of agricultural roofs could yield **100,000 lbs** of food per year⁸²

As was pointed out above in the introduction section, these plants also offer the opportunity to filter the air, sequester carbon, and mitigate stormwater runoff. All services that the city itself would benefit from. There is an opportunity here to increase the generation of wealth, to charge for services offered in these ecological systems and environmental clean up.

Community Solar

Community Owned Solar projects generate local wealth (by lowering utility costs) in addition to offering an opportunity to expand resilient infrastructure. These projects also represent a potential for additional jobs in Hunts Point and onsite training, both in construction/implementation and maintenance/management. This could be connected to the incubator (Recommendation 2.2) - as an offshoot of the Workforce Development arm, serving

⁸¹ EPA Report: Green Roofs for Stormwater Runoff Control, February 2009

⁸² Brooklyn Grange: Brooklyn Navy Yard Project

as training spaces for green jobs.

- Community Solar enables residents to utilize power generated from solar panels at a minimal cost by inviting them to buy a portion of the solar array. New members would pay a one-time fee and would receive benefits on their utility bill in the form of solar credits.
- Community solar would not only offset the burden of utility bills on the community, but would support sustainability and energy resiliency. Solar panels add power to the grid, lessening the chances of overload at peak times. This would increase economic resiliency during future emergencies, like pandemics, where many people are stuck at home and are continuously using amenities like heat, air conditioning and Internet. Community solar would also reduce Hunts Point's carbon footprint by decreasing reliance on fossil fuel energy sources. Particularly for an industrial area that relies heavily on power for refrigeration, large machinery, etc.
- Hunts Point residents could utilize this training to open local solar manufacturing and installation businesses, and possibly create more co-ops through the co-op incubator (Recommendation 2.2). These businesses could then be built into the Hunts Point Solar co-op partnership, allowing the co-op to hire locally for solar installation as the project expands. The ideal future outcome would be to continuously employ Hunts Point residents, expanding community empowerment through employment and entrepreneurship.

A typical single solar panel in the United States generates about 2 kWh per day, which saves an average of \$0.36 on electricity costs per day.⁸³ An estimated **6.5 million square feet of**

⁸³ <https://www.solarreviews.com/blog/how-much-electricity-does-a-solar-panel-produce>

solar roofs could power **24,000 households.**⁸⁴



Figure 3.1.3 Green roof case studies

Case Study	Description/Applicability
<p>Food Roof St Louis MO</p>	<p>The FOOD ROOF serves as a “living laboratory” where urban farmers experiment with various growing techniques – from rooftop soil farming to hydroponics and vertical farming – to test side-by-side which methods work best in St Louis’s microclimate and to inform future rooftop farms in the region. This exciting 8,500 square foot rooftop is a dynamic example of a green infrastructure, and so much more. For example, the FOOD ROOF farm design is proven to capture up to 17,000 gallons of stormwater per storm event resulting in the reduction and mitigation of stormwater runoff issues in downtown St. Louis.⁸⁵</p>
<p>Kingsland Wildflowers Brooklyn, NY</p>	<p>A 25,000-square-foot green roof Kingsland Wildflowers is a Greenpoint Community Environmental Fund (GCEF) project committed to expanding natural habitat and green corridors for bird and wildlife populations. Kingsland Wildflowers Green Roof & Community Space is an urban transformation for the benefit of the community, all in an effort to heal from one of the largest oil</p>

84 <https://grist.org/energy/why-doesnt-every-big-box-store-have-rooftop-solar/>

85 <https://www.urbanharveststl.org/food-roof-farm-1>

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	<p>spills in history.</p> <p>The Kingsland Wildflowers Greenroof offers enrichment activities for the neighborhood, including author lectures, eco-festivals, native plant walk tours, bird surveys, wine and beer tastings, and an outdoor classroom for local schools and the general public.</p>
<p>Sunset Park Solar Brooklyn, NY</p>	<p>The first community developed, community led, community owned solar project in this state. This project really exhibits how community solar can be utilized as a tool to build community wealth, create local jobs, provide long term economic and social and environmental benefits to a community, and how funding and supporting this type of model is really part of a Just Transition. MOM has the opportunity to use this framework in Hunts Point.</p>

Hunts Point Ready - Spring 2022

Short Term	Mid Term	Long Term
<ul style="list-style-type: none"> ● Collaborate with community stakeholders to determine priority sites for solar, green roofs, urban agriculture for hemp cultivation ● Create a network of partners (expand CLT, Rec 2.1) to develop priority sites & fund community-led models, the Hunts Point Solar Co-op ● Lobby City Agencies (EDC, DEP, Parks + Rec, SBS) to develop identified roofs as community solar, farming production and resilience hubs, and set aside initial capital funding ● Advocate/Fight the city for the city to put \$\$ aside for these projects, as part of a CLCPA designated disadvantaged community and hire local workers to do the job. ● Compile financing through grants, tax incentives, creative solutions to transfer to community ownership ● Promote participation in City and State programs to promote solar and green roofs among building managers and owners in CD2 	<ul style="list-style-type: none"> ● Establish a solar co-op, cooperative farm, green jobs workforce to build community wealth & resilience ● Partner with Green Workforce (through Incubator) to train and hire locals, create accessible workforce development for historically marginalized communities, MWBE's ● Compile financing through grants, tax incentives, creative solutions to transfer to community ownership ● Partner with BCDI to use the resources in place to build capacity and implement green infrastructure. This can be connected to the new cooperatives formed in the Incubator (Rec 2.2), as they can be businesses tied to green infrastructure construction or maintenance, or even urban agriculture collectives. ● Develop educational programming for new sites ● Partner with vendors in Green Cooperative Campus (Recommendation 1.3) and existing neighborhood bodegas 	<ul style="list-style-type: none"> ● Promote participation in City and State programs to promote solar and green roofs among building managers and owners in CD2, and investigate partnerships with companies like OnForce Solar and Clean Choice Energy to bring a community solar array to CD2 (possibly in the IBZ), funded by the community fund from Recommendation 2.1 ● Establish Hunts Point as the place to go to for hemp research and green infrastructure implementation ● Implement more extensive projects + create greenway connection between all projects ● Make Hunts Point completely independent of fossil fuel (100% renewable energy from solar projects + biofuels cultivated from urban agriculture) ● Build it! ● Benefit! ● Get the city to pay the community for ecological services offered!

<ul style="list-style-type: none"> investigate partnerships with OnForce Solar and Clean Choice Energy to bring a community solar array to CD2 (possibly in the IBZ), funded by the community fund from Recommendation 2.1 	<p>to sell locally grown fresh produce and products</p>	
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Figure 3.1.4 Steps to implementation

Source: Author

Potential Sites

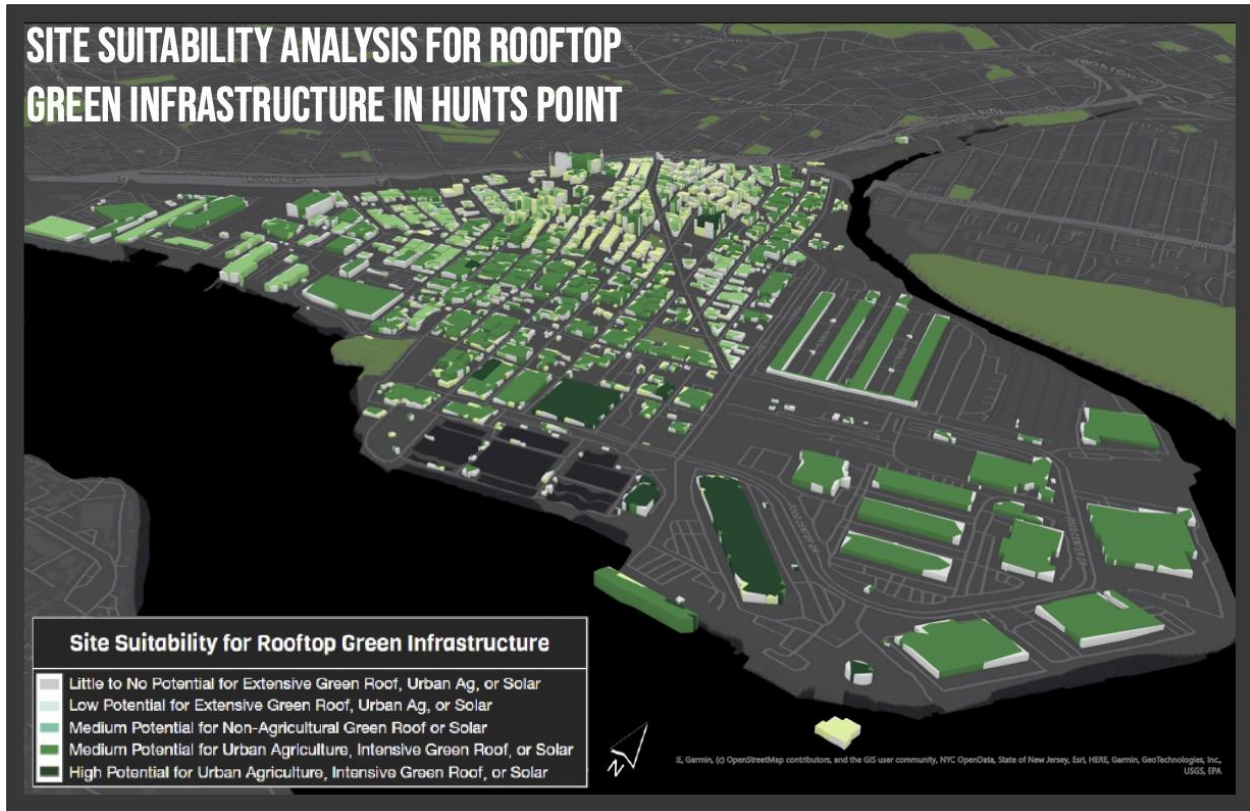


Figure 3.1.5 Site suitability analysis for rooftop green infrastructure

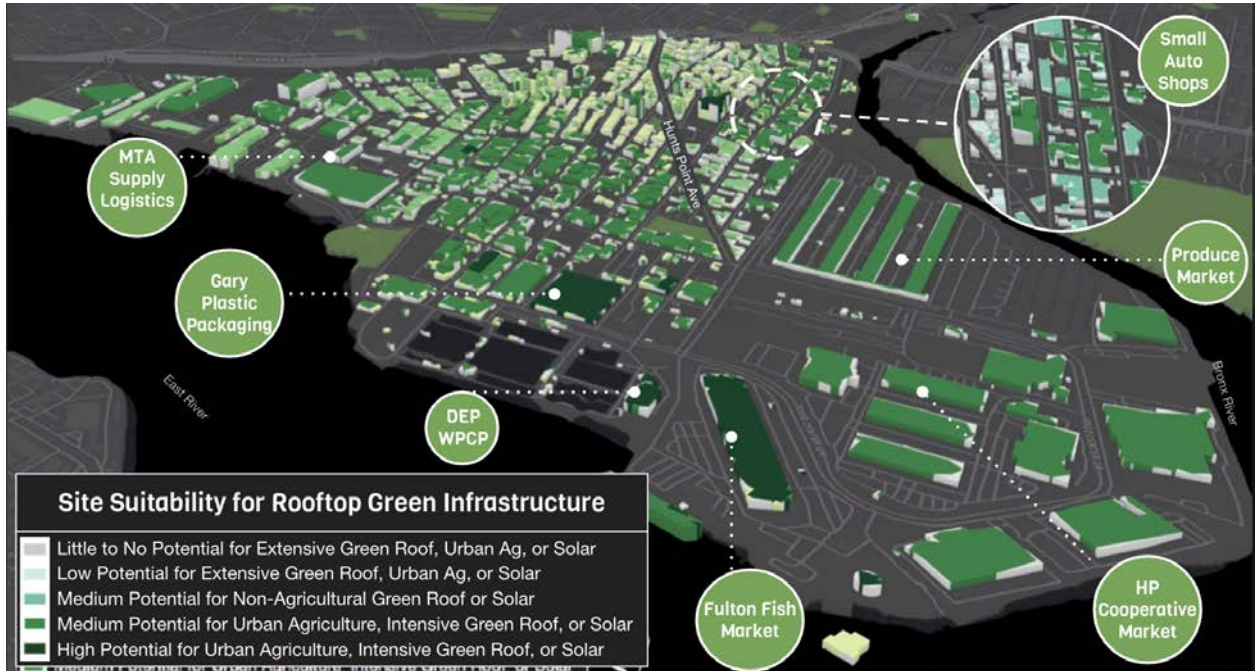


Figure 3.1.6 Site suitability for rooftop green infrastructure

Criteria for site suitability

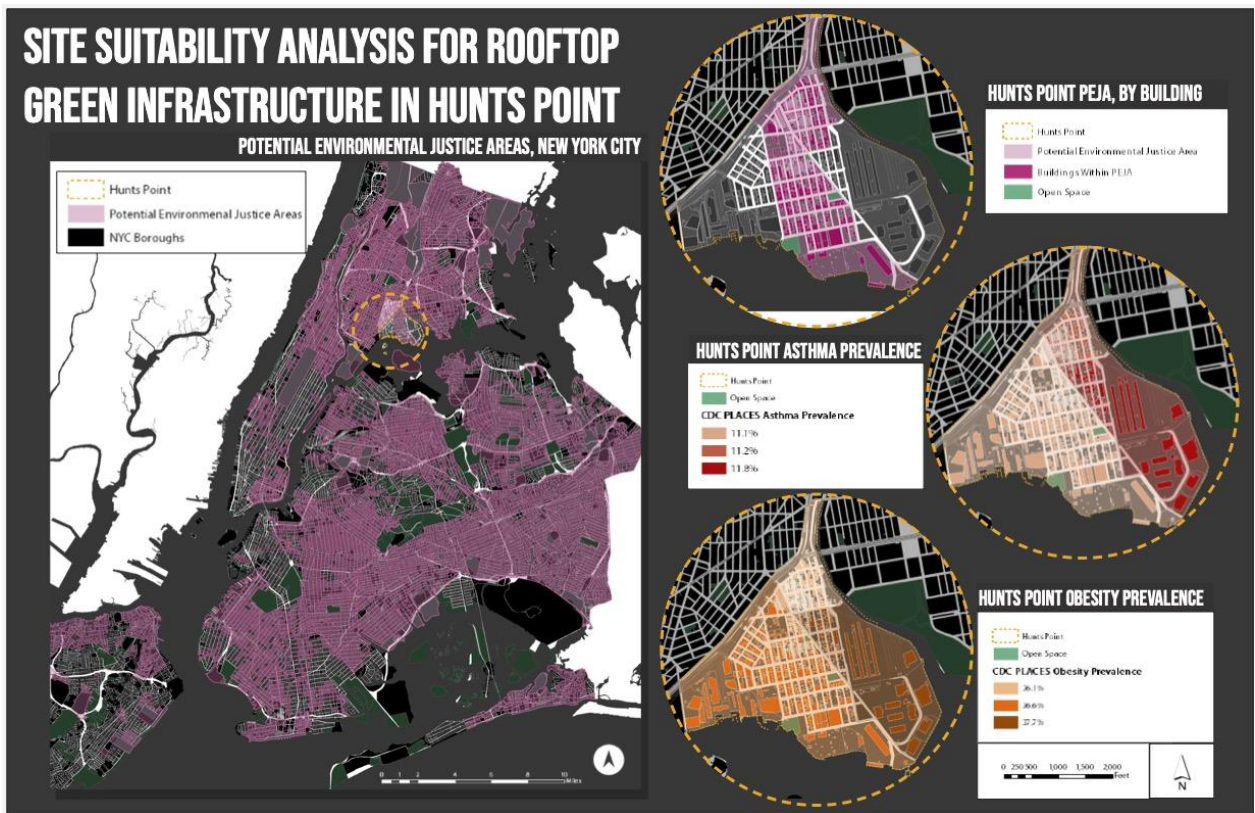


Figure 3.1.7 Environmental justice areas and health

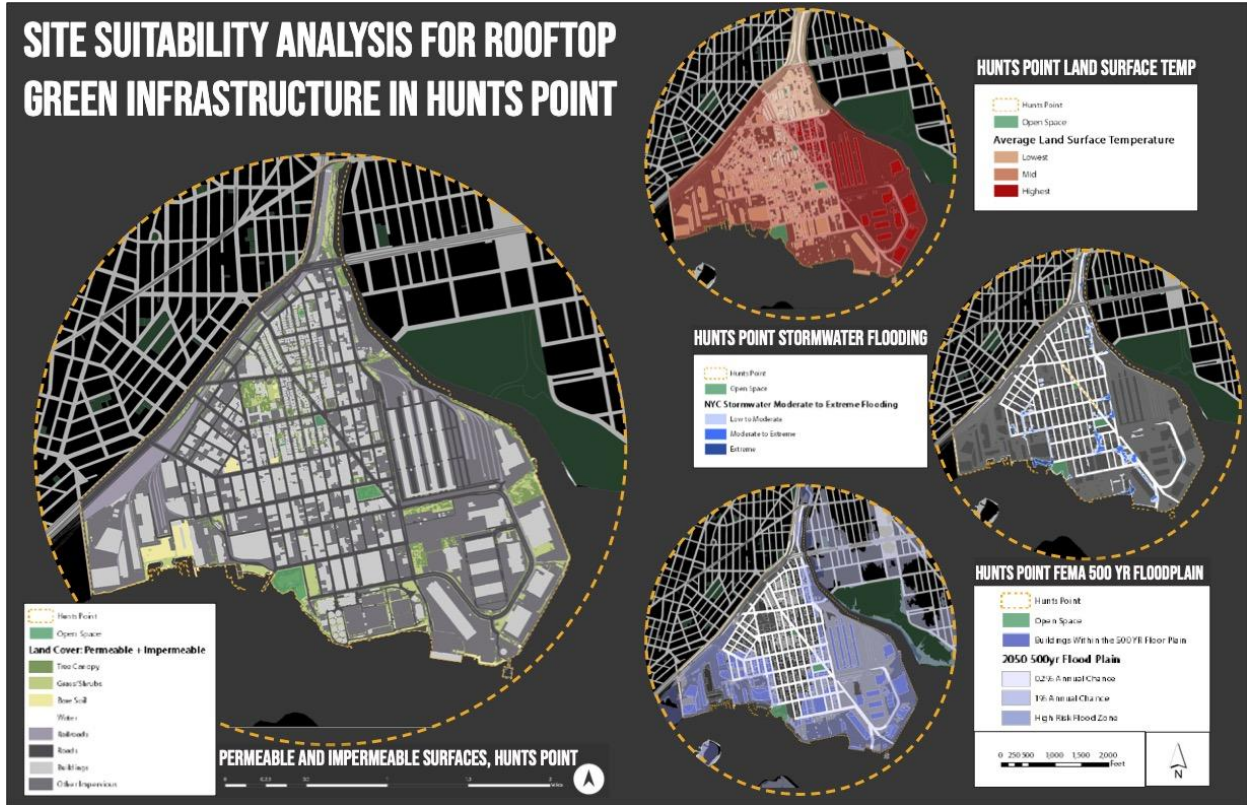


Figure 3.1.8 Environmental justice areas and climate risk

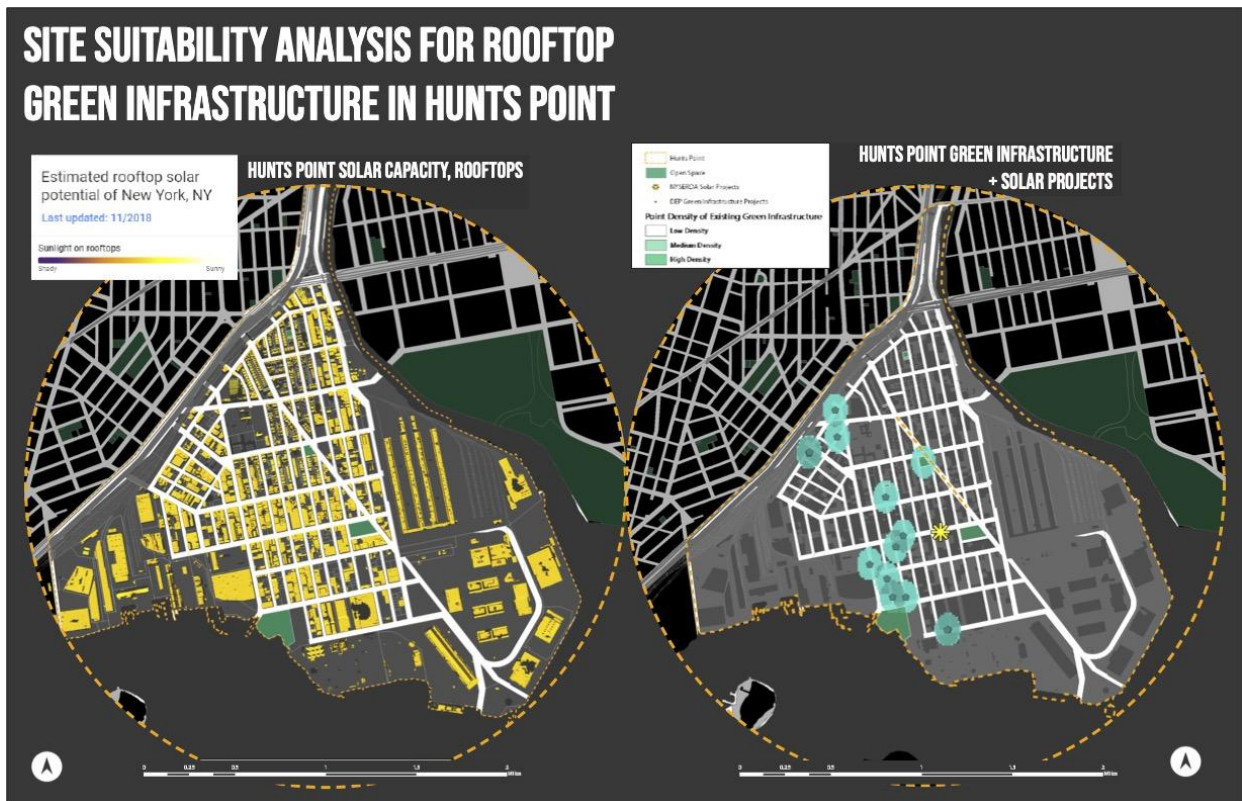


Figure 3.1.9 **Hunts Point solar capacity, green infrastructure, and solar projects**

Additional Criteria + Justification (see Appendix F)

- IBZ incentives:
 - A new solar array built by Clean Choice Energy on an industrial building in the IBZ in Parkchester allows renters without the ability to install solar on their roofs to share in the contribution to the electrical grid provided by the solar array, receiving a discount from their energy provider for participating in the community solar group. The IBZ in CD2 has potential for hosting a solar array that could benefit both the IBZ and local residents who are primarily renters, helping to cool the ambient temperature and lowering energy costs for residents.
 - It should also be noted that the inclusion of a new Business Improvement District (Recommendation 1.1) would also help facilitate the creation of new businesses and funnel funding opportunities to businesses providing key services in this low-income neighborhood.
- FRESH Zones:
 - As a community as geographically close as possible to the largest food distribution center in the New York area, residents of Hunts Point are extremely limited in their access to fresh produce and nourishing food options. Residents suffer from food apartheid to the extent that the city created a special zoning incentive (FRESH District) to encourage the creation of more businesses that would serve as points of access for those exact things.

Resources for implementation

Funding (For an applicable comprehensive table please see Appendix E):

- Federal, State, and City Tax Credits
- New York State Department of Environmental Conservation
- CLCPA Funding for Disadvantaged Communities
- NYSERDA Grants
- NYC EDC + Mayor’s Office of Climate and Environmental Justice all offer green infrastructure grants
- NYC Department of Environmental Protection (DEP) has a reimbursement program for the costs of green roof installation.
 - To be eligible for the grant, a project’s minimum roof area to be greened must be a minimum of 3,500 square feet
- Private Owners would benefit from additional green infrastructure projects, not only would it help those buildings meet those goals but it has added benefits including insulation, lower energy costs, and the opportunity to get rent revenue

from the CLT, so those owners could be leveraged to put funding towards these projects.

Partnerships:

- Accelerating Community Empowered Shared Solar (ACCESSolar) program, where smaller rooftops will be made available at low or no cost to community-based organizations and nonprofits teaming up with solar developers. (Partnership with NYCHA) Rooftops made available through ACCESSolar generally have 40 kW or less of solar capacity per rooftop – the right size for a small start-up or non-profit project.⁸⁶
- Hunts Point Resiliency Project: an EDC initiative to address the vulnerability of critical industrial and community facilities by providing reliable, dispatchable, and sustainable power to Hunts Point through a combination of energy generation and storage solutions
- Green City Force: Green City Force’s AmeriCorps program prepares young adults aged 18-24 who reside in NYCHA and have a high school diploma or equivalency for careers through green service. The Service Corps responds to climate resilience and community cohesion through environmental stewardship, building green infrastructure and urban farming, and resident education at NYCHA. We have a holistic approach to sustainability and pride ourselves in training our corps in a range of areas, from composting techniques and energy efficiency to behavior change outreach.
- Renewable Rikers: Coalition formed in 2019 that includes NYLPI, Freedom Agenda, NYC Environmental Justice Alliance, the Independent Commission for NYC Criminal Justice and Incarceration Reform, and the Natural Resources Defense Council. The project vision, conceived through conversations with directly-impacted individuals, their communities, and advocates, aiming to heal the harms of mass incarceration and pollution on low-income communities & communities of color, it to transform the 413-acre island with a legacy of trauma, torture, and injustice into a place that represents hope, sustainability, and reparative justice.
- Green Workers Cooperative: Based in the South Bronx, serving immigrants and communities of color. Green Workers Cooperative builds, grows, and sustains worker-owned green businesses to create a strong, local, and democratic economy rooted in racial and gender equity.

Industry:

- Solar One:
 - Solar One is a 501(c)(3) not-for-profit organization whose mission is to design and deliver innovative education, training, and technical assistance that fosters sustainability and resiliency in diverse urban

⁸⁶ <https://www1.nyc.gov/site/nycha/about/accessolar.page>

environments. We empower learning that changes the way people think about energy, sustainability, and resilience by engaging and educating a diverse set of stakeholders and beneficiaries. Our programs help individuals and communities explore new ways of living and working that are more adaptive to a changing world.

- Solar One works extensively with workers who have previous criminal backgrounds or substance abuse issues, or have faced homelessness or other obstacles that have prevented them from developing a stable career path (partner with River Resource Hub 3.4 and Incubator 2.2)
- Could be hired to install not only rooftop solar panels but solar panels on the River Resource Hub barge (Recommendation 3.4)
- OnForce Solar: A Bronx- based vertically integrated solar company that has created a variety of projects and installations throughout the Hunts Point and Port Morris IBZs.
- SoBRO: the Industrial Business Solutions Provider for all five of the Bronx's Industrial Business Zones. They assist businesses by securing State tax credits under the Empire Zones Program and provide a wide range of services to companies. Those include real estate assistance, financing, business planning and support with Federal, State and City incentive programs.
- Grid Alternatives: a non-for-profit which aides in the creation of zero-to-low cost solar power to low-income neighborhoods, and provides certificate programs for basic solar panel installation and team leader training
- Fortune Society: Supports successful reentry into society from incarceration and provided workers to install the green roof at Kingsland Wildflowers

Technical Support:

- Sustainable CUNY: As this nation's largest urban university, the City University of New York (CUNY) plays a transformational role in our sustainable future with an educational footprint that spans 24 academic institutions and over half a million students, faculty and staff. CUNY engages the broader community through efforts that include curriculum development, policy work, research, capital projects, workforce development and economic development activities. Focused on three key pillars: CUNY Sustainability, Solar and Energy Resiliency.

For additional maps on solar suitability in Hunts Point please see Appendix E-F.

Recommendation 3.2 - Advocate for a sustainable transportation infrastructure

Hunts Point, as one of the city's most prominent and crucial commerce and industrial sectors, attracts a large number of truck traffic to and from the industrial centers.⁸⁷ As a result, there is a considerable amount of truck traffic, which is unsafe for pedestrians and cyclists and has a negative influence on the neighborhood's accessibility and health. The movement of commodities in and out of the industrial area is critical, and it must be addressed from both an economic and an environmental standpoint.

The economic benefits of expanding trade activity via maritime routes and the construction of a marine terminal have been discussed in previous NYCEDC reports, such as the "Hunts Point Vision Plan Update - Vision Plan Task Force" report published in 2019⁸⁸ and research conducted for the New York Metropolitan Transportation Council (NYMTC) in 2007. This development has the potential to boost trade and commerce in New York City in general, and Hunts Point in particular, while also supporting the neighborhood's industrial area, particularly the food distribution center. The current network of ferry terminals and ports in the city, the NYS region, and along the East Coast are all potential venues for moving goods and people faster and cleaner than trucks or railroads. Furthermore, given the high concentration of cannabis and hemp businesses along the Hudson River, extending maritime transportation options through the construction of a port can boost economic prospects for the cannabis-related industry. The Port Authority of New York and New Jersey manages the ports in NYC and NJ, which include the Port Newark Container Terminal, Maher Terminals, APM Terminals, GCT Bayonne Terminal, and Red Hook Container Terminal.⁸⁹ These are the closest possibilities for connecting to the proposed Hunts Point marine port, which would be situated near the Fulton Fish Market.

The potential site for a marine terminal development relates to a 2007 report that identified a comparable area, which will be discussed more below. The construction of such a facility will enhance air quality, reduce CO2 emissions, and could support the growing industry of cannabis and hemp. In addition, reducing truck traffic will improve pedestrian safety and minimize traffic congestion in the area. Trucks are considered a "last-mile" mode of transportation for products and commodities throughout the city, and they may also reach the industrial sector via ferry or barge, saving time driving through the neighborhood.⁹⁰

87 Columbia University - M.S. SUMA. (n.d.). Electrifying Fleets in Hunts Point – ElectrifyNY. ElectrifyNY. Retrieved April 23, 2022, from <https://electrifyny.org/consulting-report/>

88 NYCEDC. (2019). Hunts Point Vision Plan Update Vision Plan Task Force. https://edc.nyc/sites/default/files/2020-07/20_hunts_point_vision_plan_spring_2019.pdf

89 We Keep the Region Moving. (2022). Port Authority of New York and New Jersey. <https://www.panynj.gov/port-authority/en/index.html>

90 Zou, X. (2007). Analysis of Barge/Ferry Service for Trucks from Hunts Point Market to Midtown-Manhattan. New York Metropolitan Transportation Council (NYMTC). https://www.nymtc.org/portals/0/pdf/Fright_planning/Feasibility_of_Waterborne_Truck_Service_From_Hunts_Point_Market_To_Mid101707FINAL.pdf

This recommendation suggests MOM advocating for the development of a marine terminal at Hunts Point in order to reduce truck traffic in the neighborhood and advance economic opportunities with an emphasis on cannabis and hemp industries and job creation. The establishment of a marine port should be considered in relation to EDC's additional plans to expand the Metro-North railway station and to build a new station between Longwood and Hunts Point (Figure 3.2.1).⁹¹



Figure 3.2.1 Potential location for Hunts Point Train Station

The Red Hook Container Terminal in Brooklyn serves as a point of comparison for determining the extent of the project in terms of space, employment, truck reduction, and economic growth. The terminal acts as a significant food distribution hub for the whole city, and is an 80-acre plot of land and employs about 400 workers. The terminal also reduces the number of truck journeys on New York City roadways by about 30,000 rides per year.⁹²

Hunts Point is a Significant Maritime and Industrial Areas (SMIA) that is located on a marine highway route, giving it a further advantage for economic growth given its closeness to major

91 NYCEDC. (2019). Hunts Point Vision Plan Update Vision Plan Task Force. https://edc.nyc/sites/default/files/2020-07/20_hunts_point_vision_plan_spring_2019.pdf

92 NYCEDC. (n.d.). Freight NYC - Goods For The Good Of The City. Retrieved April 9, 2022, from <https://edc.nyc/freight-nyc>

highways and railroads, as seen in figure 85. A marine highway route are the crossable waterways that have been designated by the Secretary of Transportation, and are the possible routes to transfer goods and people along states, whether through sea, rivers or lakes across the country. These routes are connected to ports around NYC as well as to their locations in the East Coast.⁹³ Funding for the development of a project at this scale requires the direct involvement of, and close collaboration between, city, state, and potentially federal agencies. Beyond funding, such cooperation may also take place legislatively and logistically. The “Port Planning and Investment Toolkit Marine Highway Projects Module” provides a detailed list of potential funding sources for the development of marine highways that may be suitable for such a project.⁹⁴

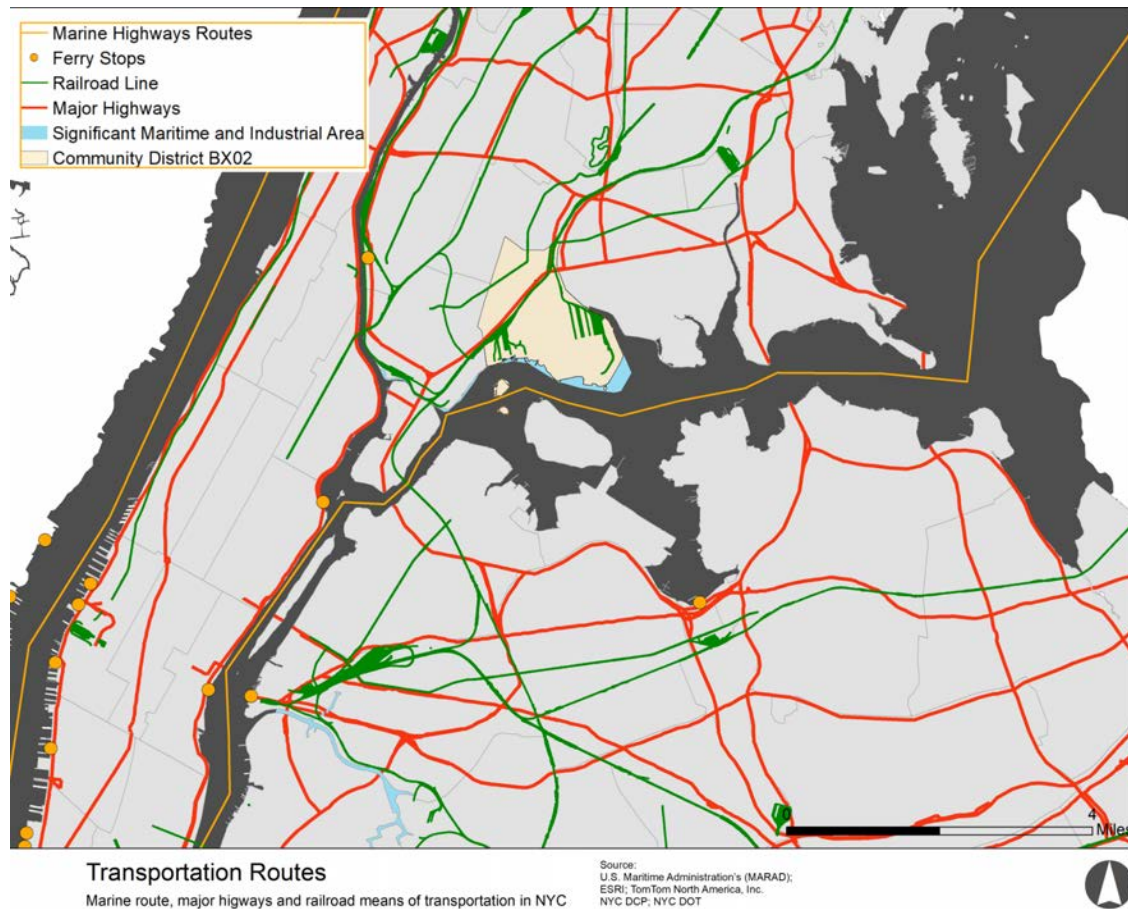


Figure 3.2.2 Transportation routes including Marine Highway Routes

93 America’s Marine Highway. (n.d.). US Department of Transportation. <https://www.maritime.dot.gov/grants/marine-highways/marine-highway>

94 US Department Of Transportation Maritime Administration. (2020). Port Planning and Investment Toolkit Marine Highway Projects Module (pp. 1–41). https://www.maritime.dot.gov/sites/marad.dot.gov/files/2020-10/PPIT%20Marine%20Highway%20Module%20Final%2000831_ADA_wappendices.pdf

Advantages

1. According to EDC past studies, a marine terminal is likely to create direct and indirect approximately 120 new jobs in the port itself and the supporting industries around it.⁹⁵
2. Hunts Point is positioned on the course of a maritime highway route, making it an ideal site for transferring products to other ports on the East Coast and in the NYC region, including hemp and its related products.
3. Transferring products via marine highway rather than rail or trucks is significantly less expensive, based on a ton per mile calculation.^{96 97}
4. Due to the relatively predictable timetables and lack of traffic congestion, delivering products over maritime routes is highly reliable. Additionally, the capacity to adapt to changing weather conditions and extreme climate conditions may be an extra benefit that trucks lack.
5. Connectivity to Hunts Point Ave BID and to the Green Cooperative Campus

Potential Sites for Port Development

According to the 2019 EDC study, a marine terminal might be built on city-owned land or privately held land near the Hunts Point food distribution center. Figure 86 depicts some properties including vacant ones, that might be used as suitable sites. Lot 160 and 301 are vacant, lot 73 and 306 are both large parking lots that can potentially be used for the development of a marine terminal, a barge or ferry landing site, as well as supporting facilities including warehouses and storage. The lots on the map below are all city-owned and fall under the Department of Sanitation (DSNY) or the Department of Small Business Services (SBS), with a total area of ~35 acres. The area of the Fulton Fish Market that is shown on the map was not calculated. With EDC's intention to remove the Vernon C. Bain Correctional Center, the potential development in these areas might be considerably greater due to the potential use of the nearby parking lot.

There are multiple options for using the specified lots, depending on funding and other factors such as the port's capacity to accommodate various types of vessels. As both lots 160 and 301 are vacant, they should be given first priority for the establishment of a marine port. As lot 306 is located in between lots 160 and 301, it should be included in such a development. Lot 73, which surrounds the Fulton fish market and is connected to the Vernon C. Bain Correctional Center and its parking lot, should also be considered as part of a future marine port in this regard. The city's intentions to close the Vernon C. Bain Correctional Center may create a unique opportunity to use parts or all of the facility's land including its parking lot. More

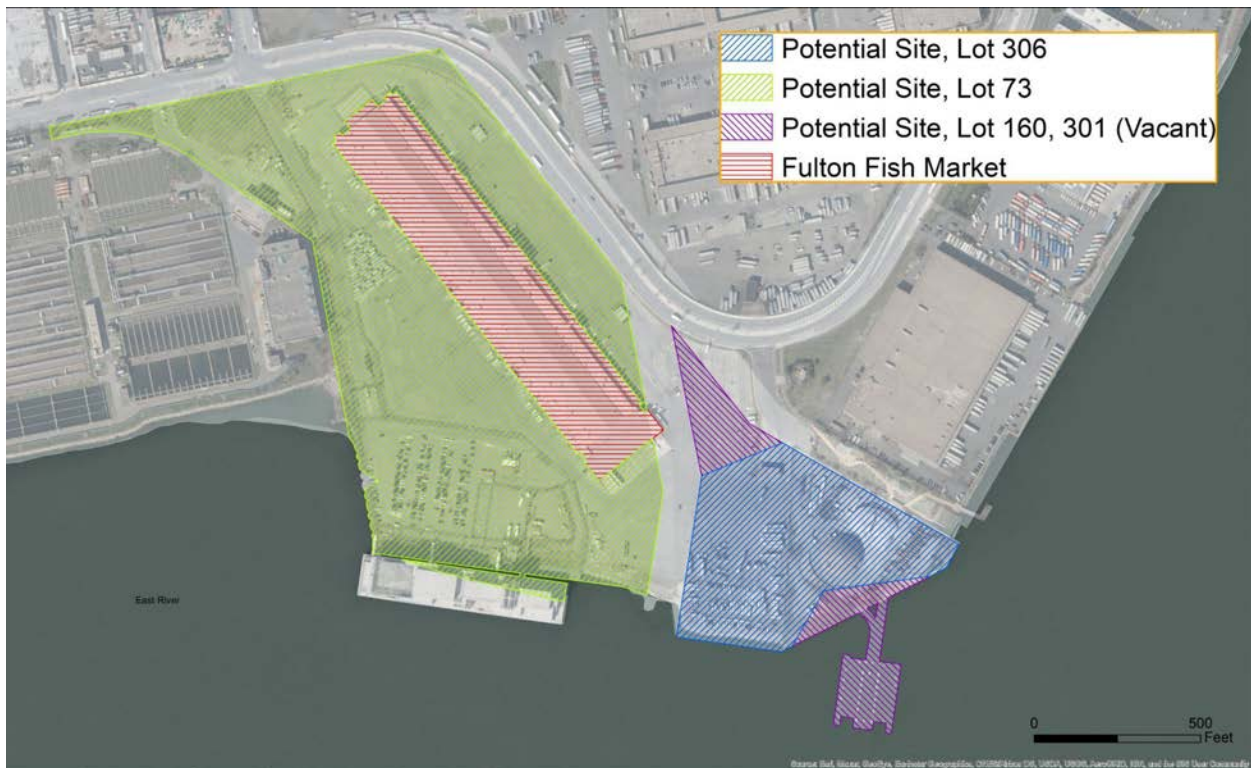
95 NYCEDC. (2019). Hunts Point Vision Plan Update Vision Plan Task Force. https://edc.nyc/sites/default/files/2020-07/20_hunts_point_vision_plan_spring_2019.pdf

96 US Department Of Transportation Maritime Administration. (2020). Port Planning and Investment Toolkit Marine Highway Projects Module (pp. 1-41). https://www.maritime.dot.gov/sites/marad.dot.gov/files/2020-10/PPIT%20Marine%20Highway%20Module%20Final%200831_ADA_wappendices.pdf

97 From Trucks to Tugs: Short Sea Shipping. (2011, May 25). Urban Omnibus. <http://urbanomnibus.net/2011/05/from-trucks-to-tugs-short-sea-shipping/>

advantages to these lots are their proximity to the Fulton fish market and the remainder of the industrial district, which might gain from the development of a port by lowering truck freight delivery times and traffic congestion that may cause significant delays. Furthermore, in the event of flooding or extreme weather conditions that prevent trucks from entering the industrial region, marine transposition is more steady and trustworthy, allowing the industry to continue operating.

The development of a port is linked to the other recommendations in this study. The capacity to operate a port will help to strengthen hemp supply chains to the area, particularly in the Hudson River hemp concentration businesses. Additionally, constructing a port in relation to the Hunts Point Ave. BID and the Green Cooperative Campus would improve connectivity in the region and boost residents' access to the waterfront. As previously stated, the range of options for this type of development is fully reliant on the city's strategic and financial considerations. Nonetheless, this recommendation provides a broad overview of some of the alternatives, with an emphasis on the area surrounding the Vernon C. Bain Correctional Center.



Potential Sites for Marine Terminal Development

Figure 3.2.3 Potential sites for Marine Terminal Development

LOT	Owner	SQ FT	ACRE
73	SBS	1,070,543	24.58
160 + 301	SBS	118,332	2.72
306	DSNY	308,907	7.09
TOTAL		1,497,782	34.38

Source: NYC DCP, PLUTO - 2021

Figure 3.2.4 Detailed information for potential site development

Case study: Hamilton Avenue Marine Transfer Station (MTS) in Brooklyn, N.Y.

In September 2017, the New York City Department of Sanitation (DSNY) built a new Solid Waste Management Plan (SWMP) facility at Hamilton Avenue Marine. The \$173 million transfer station, which is near the Gowanus Expressway, aims to minimize the number of trucks transferring waste across the city regularly. The facility, which is connected by barrage to other waste treatment facilities in College Point, Queens, and the Staten Island Transfer Station on Staten Island, processes, and transports around 1,600 tons of municipal solid waste each day.^{98 99} Before the completion of the Hamilton Avenue Marine Transfer Station, waste was collected by trucks and sent to different waste treatment facilities across the city. The SWMP is a citywide waste management plan that covers the next 20 years and includes contingency plans in the event of a natural disaster. The plan, which operates from 2006 to 2026, proposes to update New York City's infrastructure and stimulate a shift away from long-distance travel in favor of a network of maritime and railway transferring stations spread across the city. The utilization of a waste barge has considerable environmental benefits since it eliminates the need for around 200 waste management trucks every day. The Hamilton Avenue Marine Transfer Station will save more than 5 million miles and cut greenhouse gas emissions by more than 34,000 tons in NYC and the surrounding region.

Expanding Charging Infrastructure to Support Electric Transportation

At the national scale, electrifying trucks is expected to require \$100-166 billion in investment in charging infrastructure. Beyond simply producing electric vehicles, the country will need to ensure the infrastructure is in place to make those vehicles a practical alternative to diesel vehicles. New York City has set several targets involving vehicle electrification, most notably

⁹⁸ A Look at N.Y.'s New Hamilton Avenue Marine Transfer Station. (2017, October 13). Waste360.

<https://www.waste360.com/transfer-stations/look-nys-new-hamilton-avenue-marine-transfer-station>

⁹⁹ DSNY Opens New Hamilton Avenue Marine Transfer Station. (2017, September 5). DSNY - Press Release 17-51.

<https://www1.nyc.gov/assets/dsny/site/resources/press-releases/dsny-opens-new-hamilton-avenue-marine-transfer-station>

including the Clean Trucks Program, which originated in Hunts Point in 2012 and retired or replaced over 600 diesel trucks.¹⁰⁰ In order to achieve broad electrification of the diesel fleets in Hunts Point, Mothers on the Move could advocate for expanded funding for the Clean Trucks Program, and call for city investment in charging infrastructure specifically for heavy industrial communities and Significant Maritime Industrial Areas (SMIA). This could directly connect to Recommendation 1.1 in improving street conditions along Hunts Point Avenue.

Bicycle Lanes and Last Mile Solutions

Promote the immediate expansion of Bicycle lanes at Hunts Point as a valuable mode of transportation for residents as well as a last-mile solution for the industrial district and local businesses. With the potential of developing maritime transportation and constructing a dock, last-mile solutions such as the expansion of bicycle lanes and the usage of cargo bikes in the area might be a suitable alternative for diesel trucks. While acknowledging that trucks will still be needed in the industrial area to move materials that are not suitable for transporting on cargo bikes or small-medium trucks due to safety, capacity, and efficiency, this recommendation may benefit small and medium businesses and industries, as well as reduce truck traffic in the neighborhood.

MOM may campaign for this proposal to be implemented in a short amount of time and with more community input regarding the dangerous location for cyclists. The unsafe crossings from Hunts Point to Longwood depicted in Figure 3.2.5 below are only a few examples of the considerable risk that cyclists face while riding on roads shared by truck routes, and that can be fixed in a short time and at relatively low costs.

In a 2021 study on last-mile freight solutions, researchers from the University of Westminster in London determined that cargo bikes are more efficient in terms of accuracy, cost, and sustainability parameters. Cargo bike services in London and its surrounding area are 1.61 times faster than van trips, saving over 14,500 kg of CO₂, and over 20kg of NO_x over a year. Furthermore, when compared to diesel vans, cargo bikes decreased carbon emissions by 90% and electric vans by 33%, according to the study.¹⁰¹ Figure 3.2.6 depicts the possible cycle of transferring products and materials throughout the neighborhood, as well as the transferring of products to the industrial region and local businesses in terms of last mile solutions. This might

100 New York City Department of Transportation, "NYC DOT in Partnership with the NYSDEC Announces Launch of the New York City Clean Trucks Program," June 3, 2020. Accessed May 5, 2022. <https://www1.nyc.gov/html/dot/html/pr2020/pr20-023.shtml>.

101 Using cargo bikes for deliveries cuts congestion and pollution in cities, study finds. (2021, August 23). University of Westminster. <https://www.westminster.ac.uk/news/using-cargo-bikes-for-deliveries-cuts-congestion-and-pollution-in-cities-study-finds>

include cargo bicycles, non-diesel trucks (such as battery-electric vehicles (BEVs), compressed natural gas (CNG), and diesel-electric hybrid vehicles), and diesel trucks.

Goals

1. Provide last mile sustainable solutions by incentivizing the use of cargo bikes that will replace diesel trucks.
2. Expand bicycle lanes in the neighborhood. Figure 3.2.5 presents the potential bicycle lanes that should be developed, and the total of 2.3 miles that will be added to the existing bicycle lanes network in Hunts Point
3. Improve the safety of the existing bicycle lanes with an emphasis on the crossing from Hunts Point to Longwood through Bruckner Boulevard. Figure 3.2.5 presents the dangerous crossings from Hunts Point to Longwood. The existing bicycle lanes are currently on truck routes and require the installation of a physical barrier to protect the cyclist from the road.



Figure 3.2.5 **Bicycle lanes and truck routes**

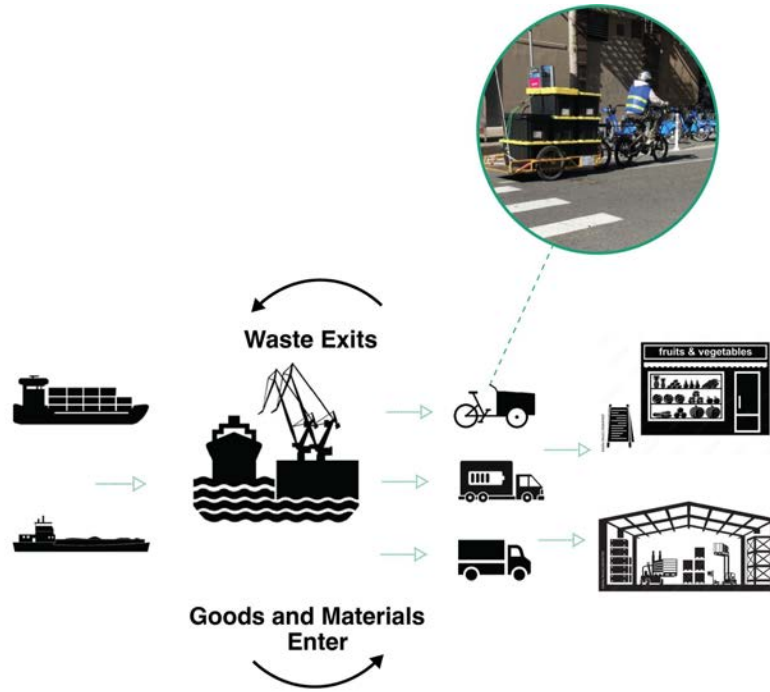


Figure 3.2.6 **Last mile solutions**

A possible model for transporting products and resources across the industrial district to small businesses and manufacturing sites. The model includes the utilization of the port, trucks (both diesel and non-diesel operated) and cargo bicycles to provide sustainable last-mile solutions.

Recommendation 3.3 - Support a Just Transition for the auto-repair shops in lower Hunts Point Avenue

3.3.1 Build a vertical parking system to serve the auto-repair shops and reclaim the sidewalks.



Figure 3.3.1 **Density of Auto-Repair Shops in Hunts Point**

The majority of businesses along lower Hunts Point Avenue are related to the auto-repair industry. **There are about 82 businesses**¹⁰² in Community District 2 and most of which are in Hunts Point. Due to the concentration and clustering of auto-repair shops on the south of the avenue, there isn't much space for auto-repair shop clients to park their cars. As seen in the image below, cars are being parked on the sidewalks because of that, blocking the pedestrian's right of way.

¹⁰² <https://opendata.cityofnewyork.us/> Accessed on April 27th, 2022.



Figure 3.3.2 **Cars parked on the sidewalks of Hunts Point Avenue**

Source: Google Maps (2022)

Therefore, this proposal seeks to reclaim the sidewalks by building a vertical parking system to serve the local auto-repair shops supporting a just transition. The system will include:

- A green wall to purify the air and improve air quality.
- Electric car charging stations.
- Solar panels to power the electric car charging stations and the rotary engine.
- An elevated structure to mitigate flooding elevating the vehicles in the event of severe weather.

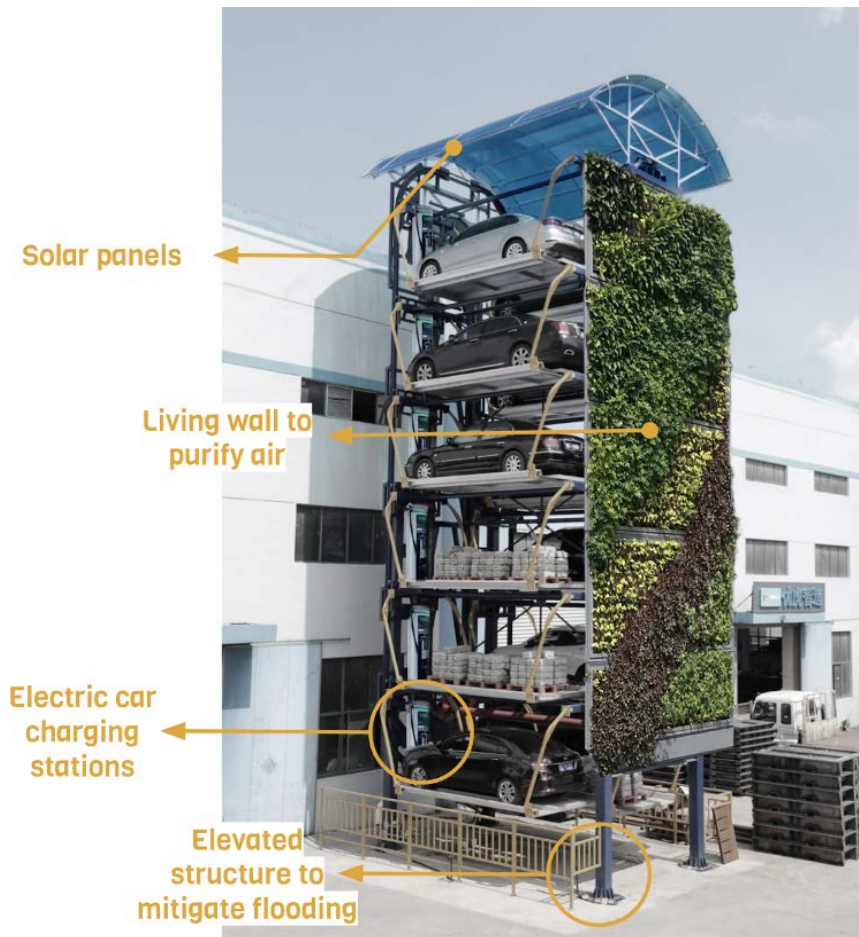


Figure 3.3.3 **Vertical parking system**

Source: Fundamentals Studio Spring 2022

This proposal will be one of the first steps for Hunts Point’s auto-repair shops to expand their services by serving electric vehicles, adapting to future vehicular needs, and becoming a hub for electric vehicle repair.

3.3.2 Create a tire waste management and recycling center.

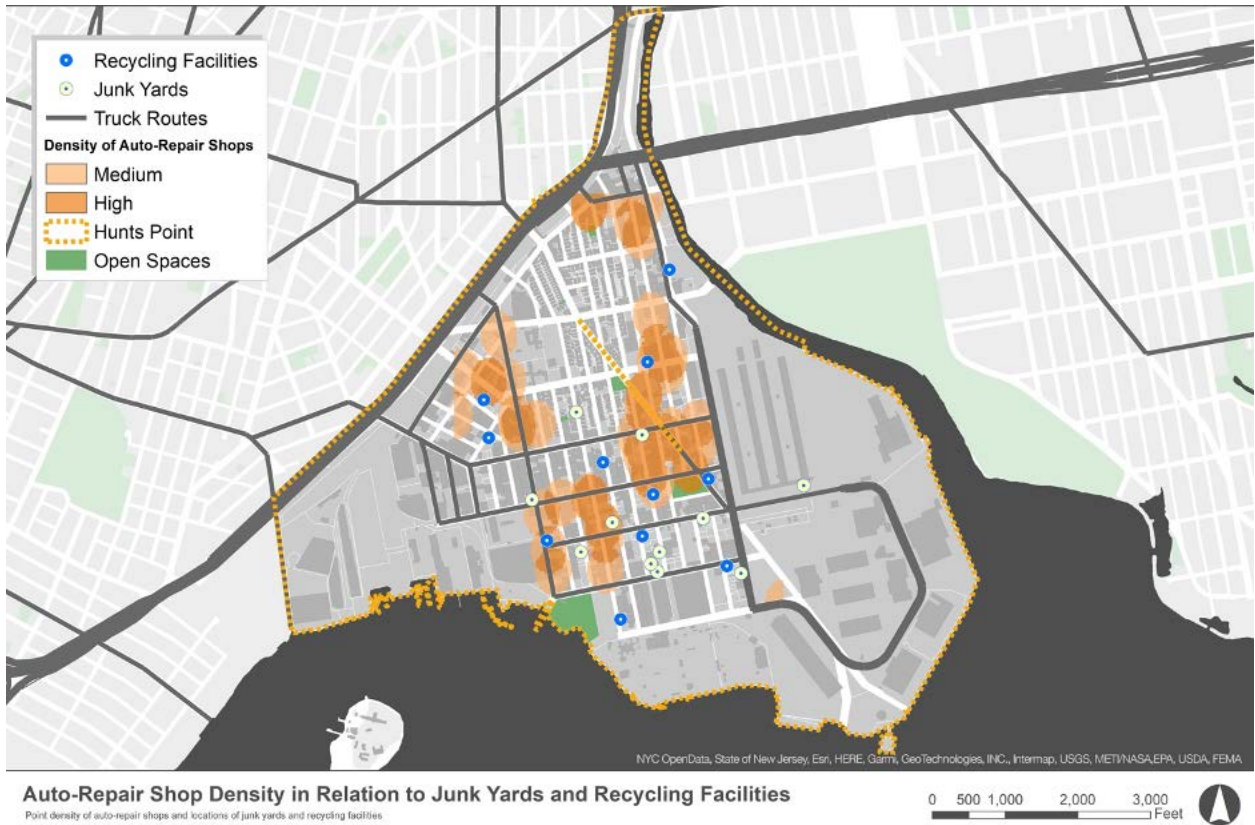


Figure 3.3.4 Auto-repair shop density in relation to junk yards and recycling facilities

Naturally, auto-repair shops produce waste. In order to contribute to a circular economy and regenerate that waste, a recycling facility is needed. After assessing the **22 existing waste management and recycling facilities** in Hunts Point, it is evident that none of these facilities are related to tire waste management or retread (a re-manufacturing process for tires). Therefore, Mothers on the Move could advocate for a tire waste management center that has a retread facility to systematically approach the treatment of these tires and re-sell them to the local auto-repair shops for lower prices, as well as a tire shredding facility.

Potential Sites

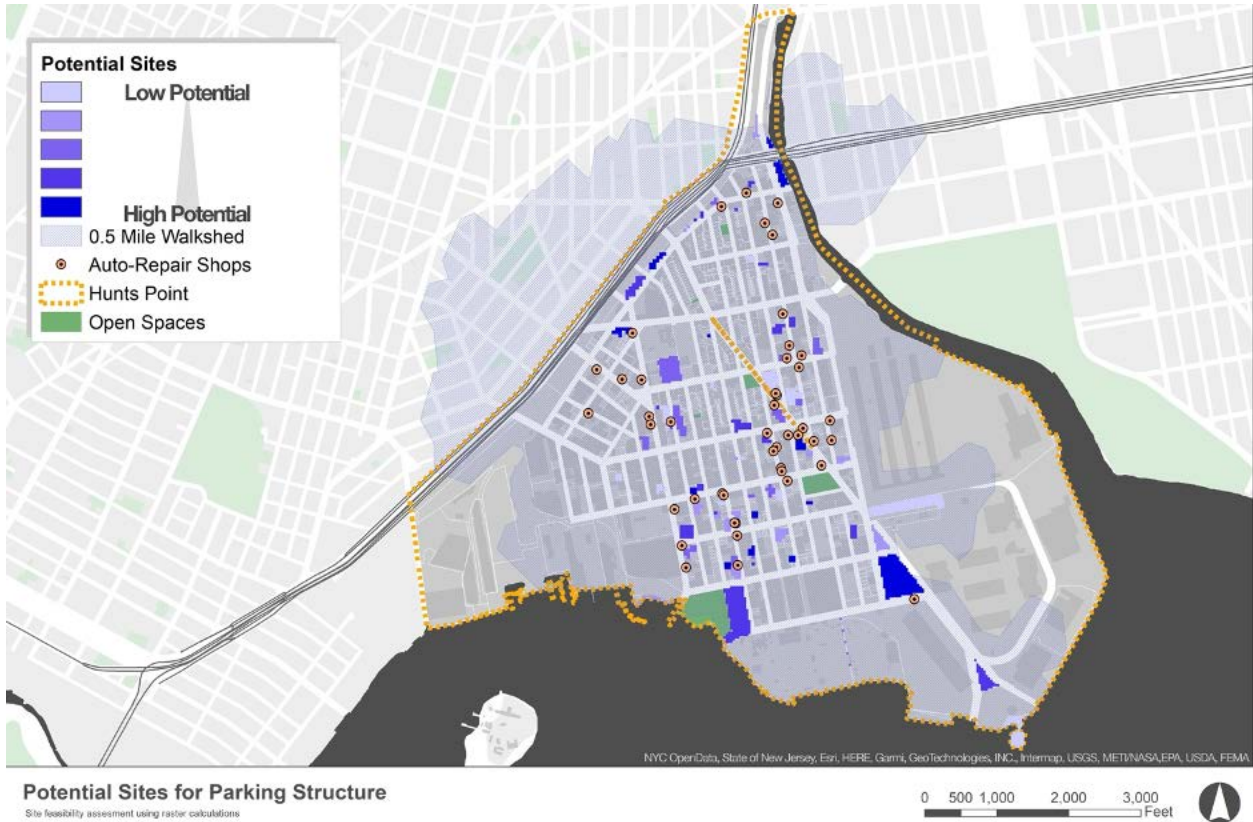


Figure 3.3.5 **Potential sites for parking structure**

A site feasibility assessment using raster calculations was conducted to select the most suitable site for both the parking structure and tire waste management facility with the following layers:

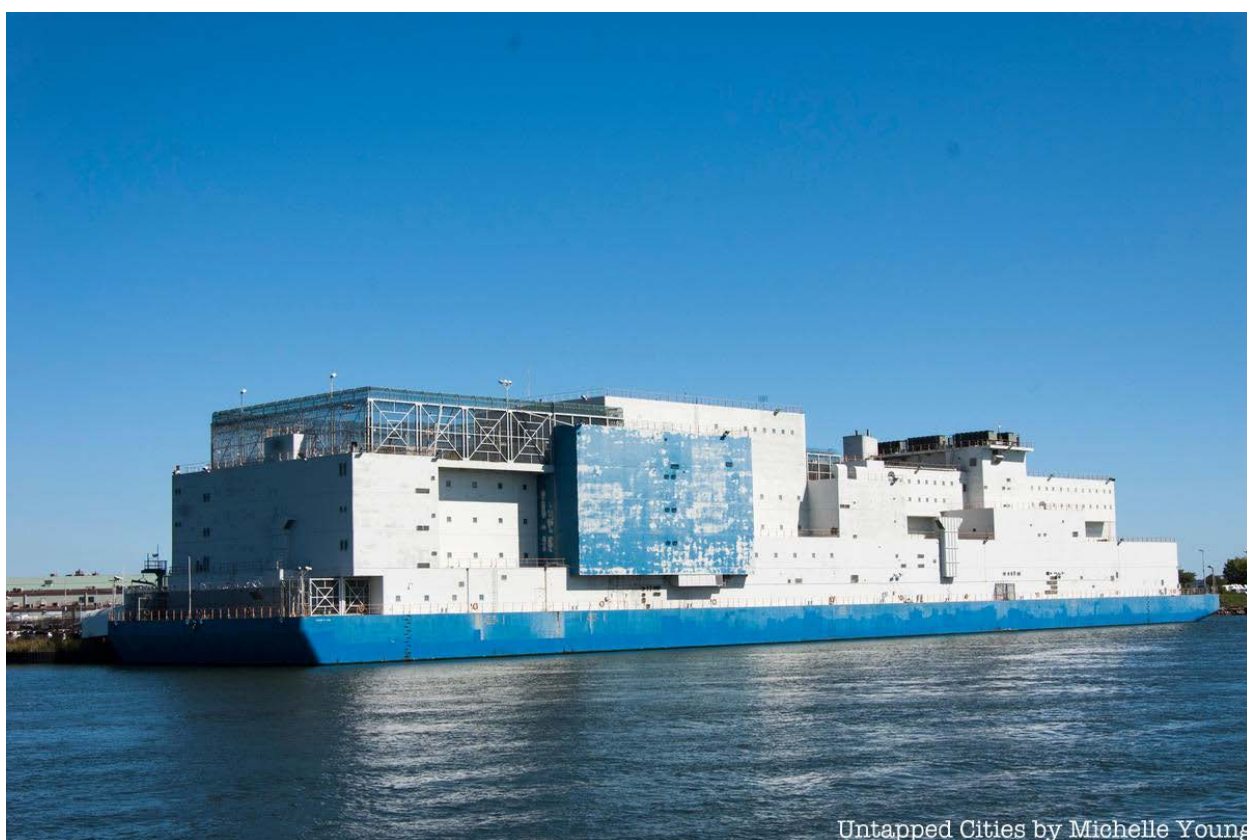
1. FEMA 100-year projected flood plains for the years 2020 and 2050.
2. Hurricane storm surge zones.
3. A walkshed of 0.5 from the auto-repair shops.
4. City owned vacant land.
5. Parking facilities.

The sites with the darker shade of purple (Figure 3.3.5) are the most suitable, whereas the lighter shades indicate low potential.

Recommendation 3.4 - Repurpose Vernon C Bain Correctional Center into a mobile environmental field station and ecological educational center, the River Resource Hub.



Figure 3.4.1 **Vernon C. Bain Correctional Center**



Figures 3.4.2-3.4.4 **Vernon C. Bain Correctional Center**

Sources (clockwise from top): FourSquare¹⁰³, Wikimedia Commons¹⁰⁴, Untapped Cities¹⁰⁵

Hunts Point is an Environmental Justice community. Environmental racism means these communities receive a disproportionate environmental burden. This is due to a multiplicity of choices made by the city and other actors to cite pollution and noxious uses in communities of

¹⁰³ <https://foursquare.com/v/vernon-c-bain-correctional-center/4c647c82f67ec928ef1a5527>

¹⁰⁴ <https://commons.wikimedia.org/wiki/File%3ABainjailjeh.jpg>

¹⁰⁵ <https://untappedcities.com/2010/01/04/the-prisons-among-us/11/>

color. These communities bear inequitable environmental burdens while often benefiting the least from the growing clean economy. Environmental Justice is not simply about redistributing these harms, but abolishing the entire system that has been created to perpetuate and create such harms in the first place. We propose a radical reimagining of how the natural resources of Hunts Point could be combined with a reparative re-entry strategy to create the River Resource Hub.

As a neighborhood of primarily Black and Latino residents, this community has been over policed and under-resourced for decades. In particular this is personified by the stain of an 800-bed floating jail barge, anchored off the coast of Hunts Point that is home to many pre-trial detainees. Despite the fact that the Department of City Planning has specified that residential uses are incompatible with M3 — heavy manufacturing — zoning, the City chooses to ignore its own directives and has anchored that barge, with its 800 residents, directly within an M3 zoning designation.

This 625-foot long royal blue barge in the East River topped with a nearly windowless five-story jail is both hulking and haphazard, resembling Lego pieces stacked together. The barge, which has 317 workers, costs nearly \$24 million a year to operate.¹⁰⁶ The City, after moving inmates and officers to the jails at Rikers, expects to save \$2 million a month by closing the Bain Center. Why shouldn't Hunts Point, and communities that have been disproportionately impacted by the harm of this floating prison barge, get that funding back so that they can begin to heal?

What would it look like if we connected the formerly incarcerated, those who have been arrested, convicted and/or incarcerated because of the war on drugs and system racism to apprenticeship programs, job training and job placement in the green economy? And what if those re-entry programs took place on a state-of-the-art repurposed, and redesigned floating barge, the former site of such a violent system?

As the River Resource Hub, the repurposed barge would include short term living quarters for intensive educational programs and a fully equipped kitchen for community workshops. The programs and classes on the River Resource Hub could be open to all community members, with a focus on youth, recently incarcerated people, and those impacted by violence in the community. Mentorship programs with senior residents and formerly incarcerated individuals could incorporate healing activities, which could then be led by interested community members. In these ways, the Hub would act as a community resource, providing cooperative education, training, and development opportunities.

¹⁰⁶ <https://www.nytimes.com/2019/10/10/nyregion/a-floating-jail-was-supposed-to-be-temporary-that-was-27-years-ago.html>

As a site of environmental education and demonstration projects, the Hub would use greywater and water filtration systems, solar power and battery storage, and composting systems. These systems could then be demonstrated in other regional waterfront communities via the marine port (Recommendation 3.2).



Figure 3.4.5 Potential maritime route

Although the recommendations work separately as stand alone initiatives that can be pursued alone, together they work together to create a RIVER RESOURCES HUB: This is a vision for reparation in Hunts Point that combines the the enhancement and full implementation of critical adaptation measures to protect the community from climate change impacts, along strategic economic development initiatives to attract the thousands of jobs that will be created by the CLCPA, the Farm bill and MRTA combined.

The Hub could also use the marine port and the linked maritime highway to bring sustainability and environmental services to those communities. By including maintenance and training for solar and green roofs, urban agriculture, workforce development, and hemp research and development, the Hub would link multiple recommendations in this report within one center.

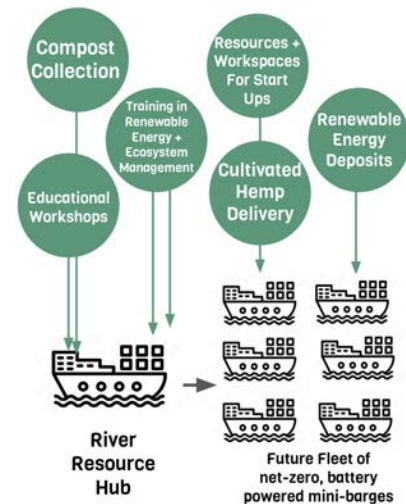


Figure 3.4.6 River Resource Hub
Source: Author



Figure 3.4.7 River Resource Hub components

Especially in light of the disproportionate cruelty of the War on Drugs and the recent legalization of marijuana, this repurposing needs to happen now and it needs to be community-driven, and led by organizations like MOM.



Figure 3.4.8 Incarceration data

Over the past five decades, the US has spent nearly [\\$1 trillion fighting a War on Drugs](#)¹⁰⁷ that has disproportionately targeted, prosecuted, and incarcerated people of color, despite similar rates of usage and selling across racial lines.

One-fifth of the incarcerated population—or 456,000 individuals—is serving time for a drug charge. Another 1.15 million people are on probation and parole for drug-related offenses.¹⁰⁸

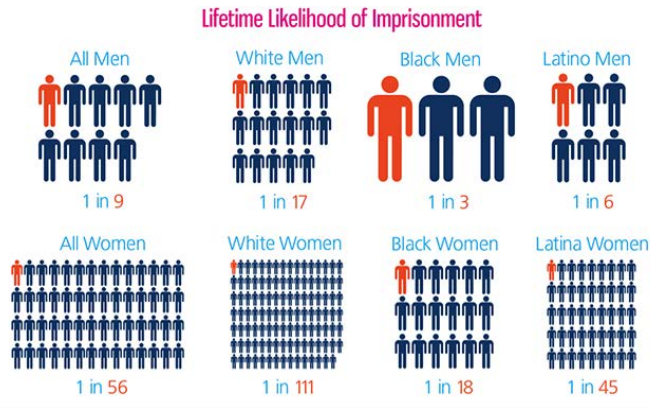
If we focus in on New York, New Yorkers of color made up more than 94 percent of arrests and summonses issued for marijuana violations and offenses in 2020, according to data released by the NYPD and reviewed by the Legal Aid Society.¹⁰⁹ About 57% of people who were arrested

¹⁰⁷ <https://www.fordfoundation.org/news-and-stories/stories/posts/the-war-on-drugs-has-failed-what-s-next/>

¹⁰⁸ https://www.prisonpolicy.org/graphs/pie2022_drugs.html

¹⁰⁹ <https://legalaidnyc.org/news/nypd-data-people-of-color-94-percent-marijuana-arrests/>

for marijuana were Black and 35.7% Latino, analysis showed.¹¹⁰ Meanwhile the city’s population is about 24% Black and 29% Latino, according to the Census Bureau.



Source: Bonczar, T. (2003). *Prevalence of Imprisonment in the U.S. Population, 1974–2001*. Washington, D.C.: Bureau of Justice Statistics



Figure 3.4.9 Prevalence of Imprisonment in the U.S.

However, the harm from incarceration does not stop once a person is released from detention.

This fall out from the War on Drugs also means low-income people are denied food stamps and public assistance for past drug convictions, people who are even suspected of using drugs are evicted from public housing and discriminated against in the private housing sector, qualified people have to pass a drug test unrelated to their employment before they are offered a

job, non-citizens are deported for infractions that citizens are only ticketed for, students are kicked out of school because of random drug screens, and parents permanently lose custody of their children even when they are following the drug treatment requirements from the child welfare agency. It’s not just about arrests and imprisonment — *this* is the drug war in action.

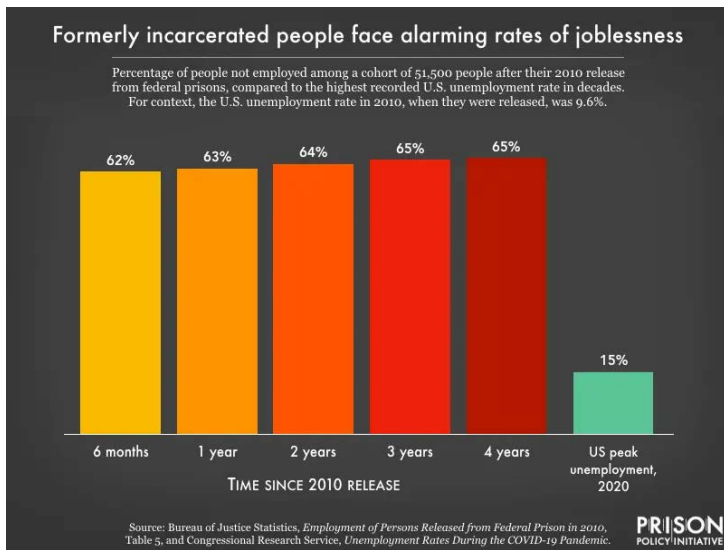


Figure 3.4.10 Incarceration and Unemployment
Source: Prison Policy Initiative

In particular, when transitioning from incarceration back into communities, there are distinct challenges and social inequalities that those who are re-entering may face¹¹¹. This is where the opportunities to create a reparative healing process and space in the River Resource Hub come in.

Not only would the River Resource Hub function as an education and employment space for the formerly incarcerated, from the very beginning those most impacted would be involved in the process of transformation. We are proposing a

¹¹⁰ <https://www.thecity.nyc.gov/2021/3/9/22322567/will-cuomo-woes-stall-legal-marijuana-as-black-and-latino-new-yorkers-hit-with-most-arrests>

¹¹¹ Prison Policy Initiative.

<https://www.prisonpolicy.org/searchresults.html?cx=015684313971992382479%3Aa3be84vykba&cof=FORID%3A11&q=recidivism>

collaborative design process, following the guidelines set forth by Designing Justice + Designing Spaces, an Oakland based architecture and development non profit in their toolkit, which brings together restorative justice practitioners, incarcerated individuals and other justice stakeholders to engage in reading and discussions, environmental analyses, experiential activities, and mini-design labs, where they explore the intersection of design and restorative justice and ultimately work collaboratively to make change in their lives and the spaces they live in order to help heal wounds a create a new vision for social change. Ultimately this process would answer the question: What would buildings (or in this case, the barge) look like if accountability, healing, and transformation were the goal?¹¹²



Figure 3.4.11 Images from Designing Justice+Designing Spaces Toolkit¹¹³

Implementation Phases:

Short term

- The first priority action for Mothers on the Move in pursuing this recommendation will be advocating for community ownership and control of the barge with the closing of the correctional center. Mothers on the Move could act as the primary group of stakeholders that takes the lead in creating, advocating for, and maintaining the River Resource Hub.
- Ultimately, the River Resource Hub should fall under the CLT (Recommendation 2.1), as another asset to be community-controlled.
- With control of the barge, Mothers on the Move could partner with or help create an entity that will own and manage its programming, a Prison Re-Entry initiative that could potentially be part of the Incubator (Recommendation 2.2).
- This process also presents an opportunity to fight for the tax revenue from MRTA (The Community Grant Reinvestment Fund) dedicated to community revitalization efforts to be used to retrofit this barge. Additional funding could also be accumulated through the incubator (Recommendation 2.2) and community fund (Recommendation 2.1). By

¹¹² <https://designingjustice.org/djds-toolkit/>

¹¹³

<https://rupp.ced.berkeley.edu/current-recipient/deanna-van-buren/deanna-van-buren-projects/djds-toolkit/>

connecting to the Cannabronx incubator for workforce development programming, the Hub could provide specific training for sustainability related projects.

Medium term

- Expand outreach and hold community workshops with the DJDS toolkit and formerly incarcerated communities to re-design the barge.
- Workforce Development for those formerly incarcerated individuals to then gain the skills to retrofit the barge and be employable in the Construction sector.
- Expand green jobs training and job placement within Hunts Point
- In addition to green jobs training, advocate for funding wrap-around services that support a holistic approach to reentry including housing, childcare, job placement and mental health.

Long term

- Hunts Point becomes one of the go-to places for intensive crash-course programs in sustainability and ecological education
- This prison re-entry initiative becomes a model for other programs nationwide
- This project becomes a prototype of a fleet of mobile ecological field stations that take advantage of the waterways of New York City to not only move people but also goods and services region-wide

Implementation resources:

Partnerships	Funding
<ul style="list-style-type: none"> ● RENEWABLE RIKERS COALITION ● CRITICAL RESISTANCE (LA CASITA): Critical Resistance and La Casita program did radical political education together for years, tended to a community garden space in the Bronx, and, with the Community in Unity Coalition, successfully waged a campaign that stopped jail expansion at Hunt’s Point. ● COMMUNITY JUSTICE RE-ENTRY NETWORK: a citywide reentry initiative made up of a network of 10 nonprofit organizations focused on providing paid transitional employment, job training, access to higher education, and supportive services to approximately 5,000 justice system-involved individuals ● FORTUNE SOCIETY: a nonprofit social service and advocacy organization, founded in 1967, whose mission is to support successful reentry from prison and promote alternatives to incarceration. ● BRONX DEFENDERS ● CASES: Community-based programs providing 	<ul style="list-style-type: none"> ● COMMUNITY GRANT REINVESTMENT FUND (MRTA) ● NYSERDA ● CLCPA ● NYC CITY COUNCIL CAP GRANTS: provides opportunities for NYC-based nonprofit organizations to acquire or renovate permanent facilities

- | | |
|--|--|
| education and employment services for youth and young adults recently released from jail or prison | |
| ● PRISON REENTRY INSTITUTE (JOHN JAY COLLEGE) | |

“Sink the boat, get rid of it and sit with the community about how we can best utilize that open space there,”

Rafael Salamanca Jr., Bronx CD02 Councilmember¹¹⁴

Case Study: The Learning Barge: Portsmouth, VA



The Learning Barge is a mobile, 32’x120’ environmental field station whose mission is to clean up the Elizabeth River, one of the most contaminated waterways of the Chesapeake Bay. It is a moveable platform where citizens can learn about the processes of remediation, tidal wetland restoration and the sustainable co-existence of human + natural ecological systems — sun, wind, water, and earth.



Educational:

- Completed **eight** seasons of successful ecological education programs, reaching over **70,000 students**
- Offers daily educational programs for K-16 school children and adults
- Travels to restoration sites along the industrialized Elizabeth River
- Hosts field trips and events for the

public to see, firsthand and in an interactive way, what “remediation” and “restoration” can mean

Built using primarily recycled materials, the Barge is off-the-grid, powered solely by solar and wind energy systems. It collects its own rainwater, composts waste and filters its waste water through an onboard wetland.

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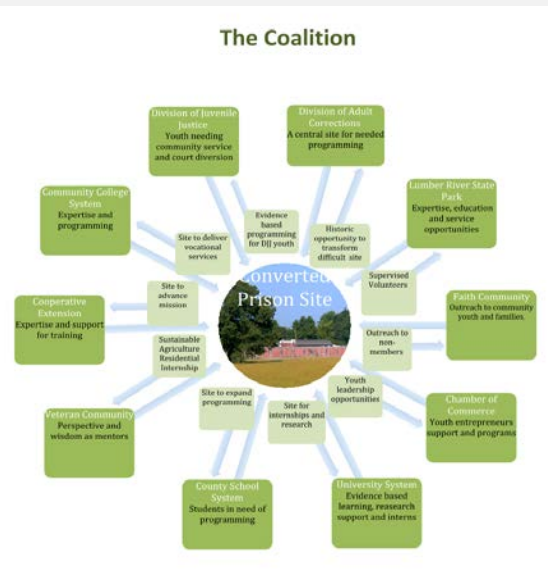
<https://www.nytimes.com/2019/10/10/nyregion/a-floating-jail-was-supposed-to-be-temporary-that-was-27-years-ago.html#:~:text=%E2%80%9CSink%20the%20boat%2C%20get%20rid,whose%20district%20includes%20the%20jail.>

Sustainable:

- Solar panels and wind turbines provide power
- Composting waste disposal
- Rainwater is collected and filtered for non-drinking use
- Greywater is filtered in the onboard wetland habitat
- River water is manually pumped into native saltwater plant basins for cleaning

Ultimately, the Barge tells the story of the inextricable link between water and land, as well as the crucial balance between industrialized human activity and the environment on the Elizabeth River.

Case Study: Growing Change Prison Reform: North Carolina



GrowingChange salvages places and people that have been abandoned by converting a defunct prison site into a sustainable farm and education center. This is done by repurposing a decaying brownfield site into an expansive, year-round farm and education center, where: Young people on the edge of the criminal justice system will be given life skills and job training while also being provided clinical support therapy. Students on probation can direct their community service hours to the farm while learning skills, working cooperatively with others as an alternative to entering the court system.

Returning veterans at a loss for job opportunities will take on leadership roles and help guide the program's youth while learning sustainable farming techniques while working toward a university degree in environmental science and sustainable agriculture. Educational outreach is conducted to public school students in Farm-to-Classroom programs and field trips.

Adults and children can take part in multiple and varied summer enrichment programs and day camps that will share the farming experience.

The sustainable agriculture program at The University of North Carolina at Pembroke conducts fieldwork, and conducts vocational training for students enrolled in Richmond Community College's Associate of Science degree program.

GrowingChange will provide a commercial-grade community kitchen where the county cooperative extension service will provide training on preparing and preserving food; the commercial kitchen will also serve as a classroom for RCC students receiving training in foodservice and culinary arts.

The entire farm—the fields, the animal barns, and the building—will be a resource for the community as a whole, offering a gallery of student artwork, a museum of the prison's colorful history, opportunities for entrepreneurship, and more.

Case Study: Sustainability in Prisons Project: Washington State



In response to the dual crises of ecological degradation and mass incarceration, SPP brings together incarcerated individuals, scientists, students, and program partners (Evergreen State College) to promote education, conserve biodiversity, empower sustainable change, and help build healthy communities and reduce recidivism in all 12 Washington State prisons.



Their programming¹¹⁵ includes:

- **Environmental Workshops on wildlife biology, water systems, energy and biofuels, and environmental justice. About 4,000 incarcerated students have participated since 2009.**

¹¹⁵ It should be noted that their annual budget for fiscal year 20 (July 2019- June 2020) was just over \$560,000 (Source: SPP 2020 Annual Report)— which gives MOM a financial goal to aim for in terms of the programmatic aspect of the RRH.

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- **Roots of Success:** Environmental curriculum that challenges students to think critically and innovate community-based solutions. Students are equipped with **job readiness and re-entry skills** for work in the green economy. The 50-hour course is **taught by incarcerated instructors**. From 2013 – 2018, **1359** incarcerated adults graduated from the program, and received transfer credits to Evergreen State College
 - **Wetland Restoration and Cultivation:** An ambitious pilot program to cultivate pre-vegetated mats of wetland plant species for local habitat restoration
 - **Training and Guidance to access fresh produce:** Growing +250,000 lbs of produce for prison kitchens and food banks (2020), education & training on preparing produce for commercial kitchen use
 - **Aquaponics Program:** a small-scale demonstration of “closed-loop” systems: recycling water and converting nutrients from fish waste and bacteria into a rich growing environment. The goal is to provide opportunities to learn about sustainable food systems.
 - **Peer-Led Gardening:** A gardening course written for (and by) incarcerated gardeners
 - **Formal Bee-Keeping Education, Restorative Nature programs, Butterfly Conservation, Prairie Seed Gardens, Turtle Rehabilitation**
 - **Peer-Led Composting Course, Waste Sorting & Waste Management, Wastewater Treatment:** “throw nothing away,” with the goal to transform potential refuse into something of value
- **Solar Energy Education** for jobs with **Olympia Community Solar**

The Point, Hunts Point, Source Author



05

Conclusion

Conclusion

Each recommendation in this report is interconnected to create an ecosystem of interventions, all of which link back to the River Resource Hub proposal. As a community facing ongoing systemic injustices, whether they be social or environmental, Hunts Point has an opportunity through cannabis legalization to build new, reparative systems that directly serve community needs. The goal of this project was to create a comprehensive analysis of existing conditions in Hunts Point as well as develop strategies to advance socio-economic development to generate local wealth. We also aimed to directly address Mothers on the Move’s interest in cannabis and hemp, and what wealth those emerging industries could generate in Hunts Point. Our network of recommendations can be seen below (Figure 4.1), along with a matrix of each recommendation based on estimated time and capital costs (Figure 4.2).

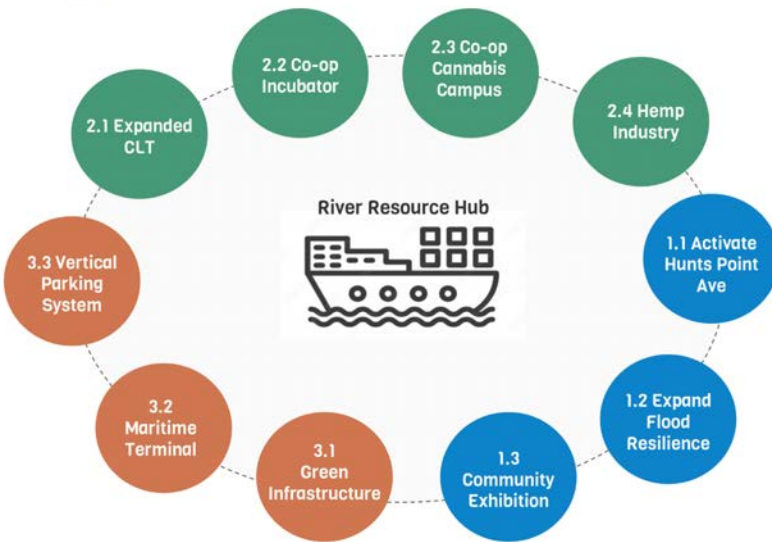


Figure 4.1 Ecosystem of recommendations



Figure 4.2 Recommendations by cost and time

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Appendix

Appendix A: Inventory of Vacant Lots (Abridged)

CENSUS TRACT 2010	ADDRESS	OWNER TYPE	OWNER NAME	LAND ASSESSMENT	BUILDING CLASS CODES	ZONING DISTRICT 1
19	SOUTH BROTHER ISLAND	Public	NYC DEPARTMENT OF PARKS AND RECREATION	3654900	Zoned Commercial	M3-1
19	EAST 138 STREET	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	31950	Zoned Commercial	M3-1
19	SOUTH BROTHER ISLAND	Public	NYC PARKS DEPT	6763950	Zoned Commercial	M3-1
19	RIKERS ISLAND	Tax Exempt	NYS OFFICE OF GENERAL SERVICES	487350	Zoned Commercial	
83	BRUCKNER BOULEVARD	Public	NYC DEPARTMENT OF TRANSPORTATION	6300	Miscellaneous	M3-1
83	BRUCKNER BOULEVARD	Public	NYC DEPARTMENT OF TRANSPORTATION	6750	Miscellaneous	M3-1
83	EAST 156 STREET	Private	JULIAN, MICHAEL J	6240	Zoned Residential	R7-1
83	643 FOX STREET	Tax Exempt	SOUTHERN BLVD ASSOC	20940	Zoned Residential	R7-1
83	950 LEGGETT AVENUE	Private	COLLAZO CARLOS R	20700	Zoned Residential	R7-1
83	LEGGETT AVENUE	Private	MARKOPOULOS FEDON	300	Zoned Residential	R7-1
85	LONGWOOD AVENUE	Tax Exempt	LONGWOOD III HOMEOWNERS ASSOCIATION, INC .	0	Zoned Residential	R7-1
85	KELLY STREET	Private	ORLANDO MARIN	780	Zoned Residential	R7-1
85	BECK STREET	Private	ROYAL SIAM MANAGEMENT LLC	80550	Unlicensed Parking Lot	R7-1
85	758 HEWITT PLACE	Tax Exempt	UNITED CHURCH	34650	Unlicensed Parking Lot	R7-1
87	908 KELLY STREET	Tax Exempt	ST. VINCENT DE PAUL RESIDENCE	216450	Unlicensed Parking Lot	R7-1
89	HUNTS POINT AVENUE	Private	UNAVAILABLE OWNER	7	Zoned Commercial	C4-5X

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89	LAFAYETTE AVENUE	Public	NYC POLICE DEPARTMENT	182700	Police or Fire Department	C8-3
89	882 SOUTHERN BOULEVARD	Private	TIFFANY GARDENS HDFC	45540	Zoned Residential	R7-1
93	BARRY STREET	Private	VST LLC-830	53550	Zoned Commercial	M1-2
93	BARRY STREET	Private	VST LLC-830	93600	Zoned Commercial	M1-2
93	550 BRYANT AVENUE	Private	G M R REALTY CORP	54450	Zoned Commercial	M1-2
93	BURNET PLACE	Private	CONMOB REALTY INC.	58500	Zoned Commercial	M1-2
93	BRYANT AVENUE	Private	SPG 1318 RANDALL AVE LLC	108000	Zoned Commercial	M1-2
93	857 BARRY STREET	Private	VST LLC-830	116100	Zoned Commercial	M1-2
93	GARRISON AVENUE	Private	PDJ SIMONE REALTY	135900	Zoned Commercial	M1-2
93	1102 BURNETT PLACE	Private	3 ROSE REALTY,	175500	Zoned Commercial	M1-2
93	1111 LONGWOOD AVENUE	Private	3 ROSE REALTY ,	133650	Zoned Commercial	M1-2
93	BURNETT PLACE	Private	CONMOB REALTY, INC. C/O MANNING & RUSSO	58500	Zoned Commercial	M1-2
93	BRYANT AVENUE	Private	12 INK LLC	54450	Zoned Commercial	M1-2
93	1063 LAFAYETTE AVENUE	Tax Exempt	NYS DEPARTMENT OF TRANSPORTATION	81000	Zoned Commercial	M1-2
93	LAFAYETTE AVENUE	Tax Exempt	AMTRAK HEADQUARTERS	36450	Miscellaneous	M1-2
93	543 MANIDA STREET	Private	543 MANIDA LLC	108000	Zoned Commercial	M1-2
93	805 GARRISON AVENUE	Private	PDJ SIMONE REALTY	157500	Zoned Commercial	M1-2
93	1127 LONGWOOD AVENUE	Private	BARRY INN REALTY, IN	47700	Zoned Commercial	M1-2
93	863 BARRY STREET	Private	VST LLC-830	173700	Zoned Commercial	M1-2

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93	861 BARRY STREET	Private	VST LLC-830	51750	Zoned Commercial	M1-2
93	BARRY STREET	Private	VST LLC-830	51750	Zoned Commercial	M1-2
93	BARRY STREET	Private	VST LLC-775	88650	Zoned Commercial	M1-2
93	870 BARRETTO STREET	Private	941 GARRISON AVENUE LLC	44550	Unlicensed Parking Lot	M1-2
93	1333 RANDALL AVENUE	Private	SILVER STAR MANAGEMENT CORP.	164250	Unlicensed Parking Lot	M1-2
93	610 BRYANT AVENUE	Private	SILVER STAR MANAGEMENT CORP	38700	Unlicensed Parking Lot	M1-2
93	1100 LAFAYETTE AVENUE	Private	VST LLC-830	221400	Unlicensed Parking Lot	M1-2
93	1281 RANDALL AVENUE	Private	1281-1299 RANDALL AVENUE HOLDINGS LLC	536850	Unlicensed Parking Lot	M1-2
93	623 CASANOVA STREET	Private	POSEIDON EROS GROUP LLC	49500	Unlicensed Parking Lot	M1-2
93	657 CASANOVA STREET	Private	H.L. UNO, LLC	310950	Unlicensed Parking Lot	M1-2
93	625 CASANOVA STREET	Private	POSEIDON EROS GROUP LLC	49500	Unlicensed Parking Lot	M1-2
93	1225 OAK POINT AVENUE	Private	A&N MESTOUSIS REALTY, LLC	147150	Unlicensed Parking Lot	M1-2
93	COSTER STREET	Private	RESI SALVATORE	108000	Unlicensed Parking Lot	M1-2
93	OAK POINT AVENUE	Private	A&N MESTOUSIS REALTY, LLC	147150	Unlicensed Parking Lot	M1-2
93	707 BARRETTO STREET	Public	NYC ADMINISTRATION FOR CHILDRENS SERVICES	2228400	Zoned Commercial	M1-2/R7-2
93	BARRETTO STREET	Private	BARRETTO HNEET COMMUNITY ASSOCIATION INC	36480	Zoned Residential	R6
93	661 MANIDA STREET	Private	661 MANIDA STREET LLC	27000	Zoned Residential	R6

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93	CASANOVA STREET	Private	1220 SPOFFORD HOUSING DEVELOPMENT FUND C CORPORATION	6720	Zoned Residential	R6
93	COSTER STREET	Private	27650336 LLC	15660	Zoned Residential	R6
93	MANIDA STREET	Private	1303 RANDALL AVENUE ASSOCIATES INC.	74700	Unlicensed Parking Lot	R6
93	COSTER STREET	Private	ACEBO, CESAR	74700	Unlicensed Parking Lot	R6
93	1264 SPOFFORD AVENUE	Private	510 E RLTY INC	83250	Unlicensed Parking Lot	R6
93	BRYANT AVENUE	Private	ROSADO, JOSEPH	74700	Unlicensed Parking Lot	R6
93	621 TIFFANY STREET	Private	621 TIFFANY STREET, LLC	157500	Zoned Commercial	M1-2
93	510 CRAVEN STREET	Private	AKR REALTY LLC	108000	Zoned Commercial	M1-2
93	1130 EAST 156 STREET	Private	GARRISON REALTY CORP	218250	Zoned Commercial	M1-2
93	WORTHEN STREET	Private	LOMENTO ENTERPRISES, INC	337050	Zoned Commercial	M1-2
93	275 DRAKE STREET	Private	D&A BROTHERS	108000	Zoned Commercial	M1-2
93	280 DRAKE STREET	Private	VIELE REAL ESTATE HOLDING CO., INC.	54450	Zoned Commercial	M1-2
93	LONGWOOD AVENUE	Private	EVEREST REAL ESTATE LLC	59400	Zoned Commercial	M1-2
93	1122 LONGWOOD AVENUE	Private	1122-26 REALTY LLC	75600	Zoned Commercial	M1-2
93	1126 LONGWOOD AVENUE	Private	1122-26 REALTY LLC	63450	Zoned Commercial	M1-2
93	1165 RANDALL AVENUE	Private	620 TRUXTON STREET LLC	342450	Zoned Commercial	M1-2
93	WORTHEN STREET	Private	LMF II, LLC	174600	Zoned Commercial	M1-2
93	1180 LONGWOOD AVENUE	Private	RAYANN EQUIPMENT, INC.	536850	Zoned Commercial	M1-2
93	CRAVEN STREET	Private	1140/530 EQUITY LLC	157500	Zoned Commercial	M1-2

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93	LONGWOOD AVENUE	Private	RAYANN EQUIPMENT, INC.	135000	Zoned Commercial	M1-2
93	1140 RANDALL AVENUE	Private	1140/530 EQUITY, LLC	158400	Zoned Commercial	M1-2
93	725 BARRY STREET	Private	GARRISON REALTY CORP.	131850	Zoned Commercial	M1-2
93	RYAWA AVENUE	Private	D&A BROTHERS LLC	372600	Zoned Commercial	M1-2
93	WHITTIER STREET	Private	340 WHITTIER, LLC	157500	Zoned Commercial	M1-2
93	1390 VIELE AVENUE	Private	VIELE REAL ESTATE HOLDING CO., INC.	54450	Zoned Commercial	M1-2
93	1140 LONGWOOD AVENUE	Private	EVEREST REAL ESTATE LLC	421650	Zoned Commercial	M1-2
93	520 TRUXTON STREET	Private	JRJ REALTY HOLDINGS, LLC	324450	Zoned Commercial	M1-2
93	DRAKE STREET	Private	D&A BROTHERS	54450	Zoned Commercial	M1-2
93	DRAKE STREET	Private	D&A BROTHERS	108000	Zoned Commercial	M1-2
93	271 DRAKE STREET	Private	D&A BROTHERS	108000	Zoned Commercial	M1-2
93	DRAKE STREET	Tax Exempt	CITYMEALS-ON-WHEELS	254700	Zoned Commercial	M1-2
93	DRAKE STREET	Private	D&A BROTHERS	108000	Zoned Commercial	M1-2
93	CRAVEN STREET	Private	OAK POINT REALTY CORP.	133650	Unlicensed Parking Lot	M1-2
93	318 DRAKE STREET	Private	M.S.T. HALLECK DRAKE LLC	278100	Unlicensed Parking Lot	M1-2
93	1140 EAST 156 STREET	Private	1142 EAST 156TH STREET REALTY LLC	83250	Unlicensed Parking Lot	M1-2
93	BARRETTO STREET	Private	COUSINS REALTY CORP.	90900	Zoned Commercial	M3-1
93	EAST 149 STREET	Tax Exempt	BAMMS REALTY IV, LLC	357300	Zoned Commercial	M3-1
93	328 FAILE STREET	Private	AP ASSOCIATES, LLC	182700	Zoned Commercial	M3-1
93	1280 EAST BAY AVENUE	Private	329 EAST BAY LLC	92250	Zoned Commercial	M3-1
93	1264 VIELE AVENUE	Private	1264 VIELE AVE LLC	56250	Zoned Commercial	M3-1

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93	1261 RYAWA AVENUE	Private	DRS PARK LLC	185400	Zoned Commercial	M3-1
93	222 MANIDA STREET	Private	OPPORTUNITY PROPERTIES INC	90900	Zoned Commercial	M3-1
93	416 COSTER STREET	Private	DAMAN-E-P. LLC	262350	Zoned Commercial	M3-1
93	452 COSTER STREET	Private	450-452 COSTER STREET HOLDINGS LLC	34200	Zoned Commercial	M3-1
93	323 BARRETTO STREET	Private	A & C REALTY CORP	185400	Zoned Commercial	M3-1
93	1221 VIELE AVENUE	Private	CASANOVA GROUP PROPERTIES .	229050	Zoned Commercial	M3-1
93	221 MANIDA STREET	Public	NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION	3539700	Miscellaneous	M3-1
93	1340 EAST BAY AVENUE	Private	WF INDUSTRIAL VIII LLC	1117800	Zoned Commercial	M3-1
93	EAST BAY AVENUE	Private	331 EAST BAY LLC	48600	Zoned Commercial	M3-1
93	VIELE AVENUE	Private	301 LONGFELLOW, LLC	185400	Zoned Commercial	M3-1
93	RYAWA AVENUE	Public	NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION	540	Miscellaneous	M3-1
93	VIELE AVENUE	Private	VIELE AVENUE LLC	90450	Zoned Commercial	M3-1
93	RYAWA AVENUE	Public	NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION	9450	Miscellaneous	M3-1
93	TIFFANY STREET	Tax Exempt	OGS BUREAU OF LAND MANAGEMENT	8100	Zoned Commercial	M3-1
93	HUNTS POINT AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	1057950	Miscellaneous	M3-1
93	1120 OAK POINT AVENUE	Tax Exempt	NYC TRANSIT AUTHORITY	596250	Zoned Commercial	M3-1
93	BARRETTO STREET	Private	BARRETTO STREET PROPERTIES LLC	114750	Miscellaneous	M3-1
93	TIFFANY STREET	Public	NYC PARKS DEPT	42300	Zoned Commercial	M3-1
93	OAK POINT AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	450	Zoned Commercial	M3-1

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93	311 COSTER STREET	Private	HUNTS POINT LOT LLC	90900	Zoned Commercial	M3-1
93	LONGFELLO W AVENUE	Private	JOHN DANNA & SONS, INC.	90450	Zoned Commercial	M3-1
93	OAK POINT AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	6750	Zoned Commercial	M3-1
93	319 BARRETTO STREET	Private	CARMINE & MARION SANZO	90900	Zoned Commercial	M3-1
93	328 MANIDA STREET	Private	328 MANIDA LLC	48600	Zoned Commercial	M3-1
93	1280 OAK POINT AVENUE	Private	JACOBS 1280 LLC	95850	Zoned Commercial	M3-1
93	OAK POINT AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	6750	Zoned Commercial	M3-1
93	429 BARRETTO STREET	Private	EDWARD J SWEENEY	48600	Zoned Commercial	M3-1
93	437 MANIDA STREET	Private	437 MANIDA LLC	9720	Zoned Commercial	M3-1
93	OAK POINT AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	83250	Zoned Commercial	M3-1
93	1288 EAST BAY AVENUE	Private	331 EAST BAY LLC	48600	Zoned Commercial	M3-1
93	HUNTS POINT AVENUE	Tax Exempt	OGS BUREAU OF LAND MANAGEMENT	900	Zoned Commercial	M3-1
93	425 BARRETTO STREET	Private	425 BARRETTO, LLC	90900	Zoned Commercial	M3-1
93	OAK POINT AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	7650	Zoned Commercial	M3-1
93	RYAWA AVENUE	Private	UNAVAILABLE OWNER	450	Zoned Commercial	M3-1
93	425 MANIDA STREET	Private	425 MANIDA LLC	90900	Zoned Commercial	M3-1
93	BARRETTO STREET	Private	COUSINS REALTY CORP.	90900	Zoned Commercial	M3-1
93	BARRETTO STREET	Private	COUSINS REALTY CORP.	562050	Zoned Commercial	M3-1
93	OAK POINT AVENUE	Private	1310 OAK POINT, LLC	148950	Unlicensed Parking Lot	M3-1

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93	344 TIFFANY STREET	Private	LISBOA REALTY INC	170100	Unlicensed Parking Lot	M3-1
93	435 BRYANT AVENUE	Private	1310 OAK POINT, LLC	134100	Unlicensed Parking Lot	M3-1
93	439 MANIDA STREET	Private	439 MANIDA LLC	101250	Unlicensed Parking Lot	M3-1
93	MANIDA STREET	Private	416 MANIDA STREET HOLDINGS LLC	105750	Unlicensed Parking Lot	M3-1
93	450 COSTER STREET	Private	450-452 COSTER STREET HOLDINGS LLC	82800	Unlicensed Parking Lot	M3-1
115.02	EDGEWATER ROAD	Tax Exempt	NYS DEPARTMENT OF TRANSPORTATION	197100	Zoned Commercial	M1-1
115.02	BRONX RIVER AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	21600	Zoned Commercial	M1-1
115.02	EDGEWATER ROAD	Public	NYC PARKS DEPT	188550	Zoned Commercial	M1-1
115.02	846 LONGFELLO W AVENUE	Private	840 LONGFELLOW LLC	200700	Zoned Commercial	M1-2
115.02	EDGEWATER ROAD	Private	EDGEWHIT LLC	315900	Zoned Commercial	M1-2
115.02	1376 GARRISON AVENUE	Tax Exempt	NEW YORK STATE DEPT OF TRANSPORTATION OFFICE OF RIGHT-OF-WAY, REGION 11	205200	Zoned Commercial	M1-2
115.02	911 LONGFELLO W AVENUE	Private	TEERTS CORP	367650	Zoned Commercial	M1-2
115.02	WHITTIER STREET	Private	J FRED COLLINS	127350	Zoned Commercial	M1-2
115.02	955 WHITTIER STREET	Private	AP ASSOCIATES, LLC	189900	Zoned Commercial	M1-2
115.02	970 LONGFELLO W AVENUE	Private	970 LONGFELLOW, LLC	64800	Zoned Commercial	M1-2
115.02	GARRISON AVENUE	Public	NYC PARKS DEPT	689850	Zoned Commercial	M1-2
115.02	1163 GARRISON AVENUE	Private	HUNTS POINT PETROLEUM, LLC	154800	Unlicensed Parking Lot	M1-2
115.02	951 WHITTIER STREET	Private	TIGHTLINE PROPERTY	58050	Unlicensed Parking Lot	M1-2
115.02	848 LONGFELLO W AVENUE	Private	IULO CHARLES	80100	Unlicensed Parking Lot	M1-2

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115.02	953 WHITTIER STREET	Private	TIGHTLINE PROPERTY	55350	Unlicensed Parking Lot	M1-2
115.02	EDGEWATER ROAD	Private	HUGO NEU SCHNITZER EAST	218700	Zoned Commercial	M2-1
115.02	EDGEWATER ROAD	Private	HUGO NEU SCHNITZER EAST	475650	Zoned Commercial	M2-1
115.02	844 FAILE STREET	Tax Exempt	NEIGHBORHOOD RESTORE HOUSING DEVELOPMENT FUND CORP	10380	Zoned Residential	R6
115.02	BRYANT AVENUE	Private	MASANI HOLDING COMPANY CORP.	18840	Zoned Residential	R6
115.02	920 BRYANT AVENUE	Private	MARKOPOULOS, EDNA	141300	Unlicensed Parking Lot	R6
115.02	FAILE STREET	Private	94-48 REALTY CORP	94050	Unlicensed Parking Lot	R6
115.02	SENECA AVENUE	Private	CUZJACK CONSTRUCTION CORP.	190350	Unlicensed Parking Lot	R6
117	652 LONGFELLO W AVENUE	Private	1350 SPOFFORD LLC	300600	Zoned Commercial	M1-2
117	745 WHITTIER STREET	Private	WF INDUSTRIAL IX LLC	333000	Zoned Commercial	M1-2
117	WHITTIER STREET	Private	JO ANN MANCINI, AS TRUSTEE	125100	Zoned Commercial	M1-2
117	647 WHITTIER STREET	Private	ANNPING GROUP, LLC	35550	Zoned Commercial	M1-2
117	559 DRAKE STREET	Private	580 WHITTIER STREET, LLC, A NEW YORK LLC	108450	Zoned Commercial	M1-2
117	749 WHITTIER STREET	Private	WF INDUSTRIAL IX LLC	108000	Zoned Commercial	M1-2
117	600 HUNTS POINT AVENUE	Private	1353 RANDALL AVE. LLC	144000	Zoned Commercial	M1-2
117	SPOFFORD AVENUE	Private	POINT H. REALTY CORP.	126900	Zoned Commercial	M1-2
117	HUNTS POINT AVENUE	Private	1353 RANDALL AVE. LLC	65700	Zoned Commercial	M1-2
117	HALLECK STREET	Private	GEORGALLAS REALTY CORP	472500	Zoned Commercial	M1-2
117	WHITTIER STREET	Private	580 WHITTIER STREET, LLC A NY LLC	122400	Zoned Commercial	M1-2
117	740 WHITTIER STREET	Private	BADARA CORP	157500	Unlicensed Parking Lot	M1-2

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117	638 LONGFELLO W AVENUE	Private	MESTOUSIS ENTERPRISES LLC	516150	Unlicensed Parking Lot	M1-2
117	1383 SPOFFORD AVENUE	Private	GEORGALLAS REALTY CORP	186300	Unlicensed Parking Lot	M1-2
117	HUNTS POINT AVENUE	Private	EAST HARLEM UNITY COMM INC	900	Zoned Commercial	R6
117	HALLECK STREET	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	2242800	Miscellaneous	M3-1
117	HUNTS POINT AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	655200	Miscellaneous	M3-1
117	VIELE AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	3110400	Miscellaneous	M3-1
117	HUNTS POINT AVENUE	Public	NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES	1075950	Zoned Commercial	M3-1
117	FARRAGUT STREET	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	1245150	Miscellaneous	M3-1
119	EAST 163 STREET	Public	NYC PARKS DEPT	540900	Zoned Commercial	C4-5X
119	1048 FAILE STREET	Public	NYC HOUSING PRESERVATION AND DEVELOPMENT	12480	Zoned Residential	R7-1
119	BRUCKNER BOULEVARD	Public	NYS DEPARTMENT OF TRANSPORTATION	8460	Zoned Residential	R7-1
119	954 HOE AVENUE	Public	NYC PARKS DEPT	13140	Zoned Residential	R7-1
119	1125 WHITLOCK AVENUE	Private	HP WHITLOCK HOUSING DEVELOPMENT FUND COM PANY, INC.	855000	Zoned Commercial	R8A

Source: Full inventory shared digitally (link: [Inventory_Vacant_Lots.xlsx](#))

Appendix B: Inventory of Vacant Lots in Manufacturing Districts (Abridged)

CENSUS TRACT 2010	ADDRESS	OWNER TYPE	OWNER NAME	LAND ASSESSMENT	BUILDING CLASS CODES	ZONING DISTRICT 1
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19	SOUTH BROTHER ISLAND	Public	NYC DEPARTMENT OF PARKS AND RECREATION	3654900	Zoned Commercial	M3-1
19	EAST 138 STREET	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	31950	Zoned Commercial	M3-1
19	SOUTH BROTHER ISLAND	Public	NYC PARKS DEPT	6763950	Zoned Commercial	M3-1
83	BRUCKNER BOULEVARD	Public	NYC DEPARTMENT OF TRANSPORTATION	6300	Miscellaneous	M3-1
83	BRUCKNER BOULEVARD	Public	NYC DEPARTMENT OF TRANSPORTATION	6750	Miscellaneous	M3-1
93	BARRY STREET	Private	VST LLC-830	53550	Zoned Commercial	M1-2
93	621 TIFFANY STREET	Private	621 TIFFANY STREET, LLC	157500	Zoned Commercial	M1-2
93	BARRY STREET	Private	VST LLC-830	93600	Zoned Commercial	M1-2
93	510 CRAVEN STREET	Private	AKR REALTY LLC	108000	Zoned Commercial	M1-2
93	550 BRYANT AVENUE	Private	G M R REALTY CORP	54450	Zoned Commercial	M1-2
93	1130 EAST 156 STREET	Private	GARRISON REALTY CORP	218250	Zoned Commercial	M1-2
93	WORTHEN STREET	Private	LOMENTO ENTERPRISES, INC	337050	Zoned Commercial	M1-2
93	BURNET PLACE	Private	CONMOB REALTY INC.	58500	Zoned Commercial	M1-2
93	BRYANT AVENUE	Private	SPG 1318 RANDALL AVE LLC	108000	Zoned Commercial	M1-2
93	275 DRAKE STREET	Private	D&A BROTHERS	108000	Zoned Commercial	M1-2
93	280 DRAKE STREET	Private	VIELE REAL ESTATE HOLDING CO., INC.	54450	Zoned Commercial	M1-2
93	LONGWOOD AVENUE	Private	EVEREST REAL ESTATE LLC	59400	Zoned Commercial	M1-2
93	1122 LONGWOOD AVENUE	Private	1122-26 REALTY LLC	75600	Zoned Commercial	M1-2
93	1126 LONGWOOD AVENUE	Private	1122-26 REALTY LLC	63450	Zoned Commercial	M1-2

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93	857 BARRY STREET	Private	VST LLC-830	116100	Zoned Commercial	M1-2
93	1165 RANDALL AVENUE	Private	620 TRUXTON STREET LLC	342450	Zoned Commercial	M1-2
93	GARRISON AVENUE	Private	PDJ SIMONE REALTY	135900	Zoned Commercial	M1-2
93	1102 BURNETT PLACE	Private	3 ROSE REALTY,	175500	Zoned Commercial	M1-2
93	1111 LONGWOOD AVENUE	Private	3 ROSE REALTY ,	133650	Zoned Commercial	M1-2
93	WORTHEN STREET	Private	LMF II, LLC	174600	Zoned Commercial	M1-2
93	BURNETT PLACE	Private	CONMOB REALTY, INC. C/O MANNING & RUSSO	58500	Zoned Commercial	M1-2
93	1180 LONGWOOD AVENUE	Private	RAYANN EQUIPMENT, INC.	536850	Zoned Commercial	M1-2
93	CRAVEN STREET	Private	1140/530 EQUITY LLC	157500	Zoned Commercial	M1-2
93	LONGWOOD AVENUE	Private	RAYANN EQUIPMENT, INC.	135000	Zoned Commercial	M1-2
93	BRYANT AVENUE	Private	12 INK LLC	54450	Zoned Commercial	M1-2
93	1140 RANDALL AVENUE	Private	1140/530 EQUITY, LLC	158400	Zoned Commercial	M1-2
93	1063 LAFAYETTE AVENUE	Tax Exempt	NYS DEPARTMENT OF TRANSPORTATION	81000	Zoned Commercial	M1-2
93	LAFAYETTE AVENUE	Tax Exempt	AMTRAK HEADQUARTERS	36450	Miscellaneous	M1-2
93	725 BARRY STREET	Private	GARRISON REALTY CORP.	131850	Zoned Commercial	M1-2
93	RYAWA AVENUE	Private	D&A BROTHERS LLC	372600	Zoned Commercial	M1-2
93	WHITTIER STREET	Private	340 WHITTIER, LLC	157500	Zoned Commercial	M1-2
93	1390 VIELE AVENUE	Private	VIELE REAL ESTATE HOLDING CO., INC.	54450	Zoned Commercial	M1-2
93	543 MANIDA STREET	Private	543 MANIDA LLC	108000	Zoned Commercial	M1-2
93	1140 LONGWOOD AVENUE	Private	EVEREST REAL ESTATE LLC	421650	Zoned Commercial	M1-2

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93	520 TRUXTON STREET	Private	JRJ REALTY HOLDINGS, LLC	324450	Zoned Commercial	M1-2
93	805 GARRISON AVENUE	Private	PDJ SIMONE REALTY	157500	Zoned Commercial	M1-2
93	DRAKE STREET	Private	D&A BROTHERS	54450	Zoned Commercial	M1-2
93	1127 LONGWOOD AVENUE	Private	BARRY INN REALTY, IN	47700	Zoned Commercial	M1-2
93	DRAKE STREET	Private	D&A BROTHERS	108000	Zoned Commercial	M1-2
93	863 BARRY STREET	Private	VST LLC-830	173700	Zoned Commercial	M1-2
93	271 DRAKE STREET	Private	D&A BROTHERS	108000	Zoned Commercial	M1-2
93	DRAKE STREET	Tax Exempt	CITYMEALS-ON-WHEELS	254700	Zoned Commercial	M1-2
93	861 BARRY STREET	Private	VST LLC-830	51750	Zoned Commercial	M1-2
93	BARRY STREET	Private	VST LLC-830	51750	Zoned Commercial	M1-2
93	DRAKE STREET	Private	D&A BROTHERS	108000	Zoned Commercial	M1-2
93	BARRY STREET	Private	VST LLC-775	88650	Zoned Commercial	M1-2
93	870 BARRETTO STREET	Private	941 GARRISON AVENUE LLC	44550	Unlicensed Parking Lot	M1-2
93	1333 RANDALL AVENUE	Private	SILVER STAR MANAGEMENT CORP.	164250	Unlicensed Parking Lot	M1-2
93	610 BRYANT AVENUE	Private	SILVER STAR MANAGEMENT CORP	38700	Unlicensed Parking Lot	M1-2
93	1100 LAFAYETTE AVENUE	Private	VST LLC-830	221400	Unlicensed Parking Lot	M1-2
93	1281 RANDALL AVENUE	Private	1281-1299 RANDALL AVENUE HOLDINGS LLC	536850	Unlicensed Parking Lot	M1-2
93	623 CASANOVA STREET	Private	POSEIDON EROS GROUP LLC	49500	Unlicensed Parking Lot	M1-2
93	657 CASANOVA STREET	Private	H.L. UNO, LLC	310950	Unlicensed Parking Lot	M1-2

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93	625 CASANOVA STREET	Private	POSEIDON EROS GROUP LLC	49500	Unlicensed Parking Lot	M1-2
93	1225 OAK POINT AVENUE	Private	A&N MESTOUSIS REALTY, LLC	147150	Unlicensed Parking Lot	M1-2
93	COSTER STREET	Private	RESI SALVATORE	108000	Unlicensed Parking Lot	M1-2
93	CRAVEN STREET	Private	OAK POINT REALTY CORP.	133650	Unlicensed Parking Lot	M1-2
93	OAK POINT AVENUE	Private	A&N MESTOUSIS REALTY, LLC	147150	Unlicensed Parking Lot	M1-2
93	318 DRAKE STREET	Private	M.S.T. HALLECK DRAKE LLC	278100	Unlicensed Parking Lot	M1-2
93	1140 EAST 156 STREET	Private	1142 EAST 156TH STREET REALTY LLC	83250	Unlicensed Parking Lot	M1-2
93	707 BARRETTO STREET	Public	NYC ADMINISTRATION FOR CHILDRENS SERVICES	2228400	Zoned Commercial	M1-2/R7-2
93	BARRETTO STREET	Private	COUSINS REALTY CORP.	90900	Zoned Commercial	M3-1
93	EAST 149 STREET	Tax Exempt	BAMMS REALTY IV, LLC	357300	Zoned Commercial	M3-1
93	328 FAILE STREET	Private	AP ASSOCIATES, LLC	182700	Zoned Commercial	M3-1
93	1280 EAST BAY AVENUE	Private	329 EAST BAY LLC	92250	Zoned Commercial	M3-1
93	1264 VIELE AVENUE	Private	1264 VIELE AVE LLC	56250	Zoned Commercial	M3-1
93	1261 RYAWA AVENUE	Private	DRS PARK LLC	185400	Zoned Commercial	M3-1
93	222 MANIDA STREET	Private	OPPORTUNITY PROPERTIES INC	90900	Zoned Commercial	M3-1
93	416 COSTER STREET	Private	DAMAN-E-P. LLC	262350	Zoned Commercial	M3-1
93	452 COSTER STREET	Private	450-452 COSTER STREET HOLDINGS LLC	34200	Zoned Commercial	M3-1
93	323 BARRETTO STREET	Private	A & C REALTY CORP	185400	Zoned Commercial	M3-1
93	1221 VIELE AVENUE	Private	CASANOVA GROUP PROPERTIES .	229050	Zoned Commercial	M3-1

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93	221 MANIDA STREET	Public	NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION	3539700	Miscellaneous	M3-1
93	1340 EAST BAY AVENUE	Private	WF INDUSTRIAL VIII LLC	1117800	Zoned Commercial	M3-1
93	EAST BAY AVENUE	Private	331 EAST BAY LLC	48600	Zoned Commercial	M3-1
93	VIELE AVENUE	Private	301 LONGFELLOW, LLC	185400	Zoned Commercial	M3-1
93	RYAWA AVENUE	Public	NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION	540	Miscellaneous	M3-1
93	VIELE AVENUE	Private	VIELE AVENUE LLC	90450	Zoned Commercial	M3-1
93	RYAWA AVENUE	Public	NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION	9450	Miscellaneous	M3-1
93	TIFFANY STREET	Tax Exempt	OGS BUREAU OF LAND MANAGEMENT	8100	Zoned Commercial	M3-1
93	HUNTS POINT AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	1057950	Miscellaneous	M3-1
93	1120 OAK POINT AVENUE	Tax Exempt	NYC TRANSIT AUTHORITY	596250	Zoned Commercial	M3-1
93	BARRETTO STREET	Private	BARRETTO STREET PROPERTIES LLC	114750	Miscellaneous	M3-1
93	TIFFANY STREET	Public	NYC PARKS DEPT	42300	Zoned Commercial	M3-1
93	OAK POINT AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	450	Zoned Commercial	M3-1
93	311 COSTER STREET	Private	HUNTS POINT LOT LLC	90900	Zoned Commercial	M3-1
93	LONGFELL OW AVENUE	Private	JOHN DANNA & SONS, INC.	90450	Zoned Commercial	M3-1
93	OAK POINT AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	6750	Zoned Commercial	M3-1
93	319 BARRETTO STREET	Private	CARMINE & MARION SANZO	90900	Zoned Commercial	M3-1
93	328 MANIDA STREET	Private	328 MANIDA LLC	48600	Zoned Commercial	M3-1

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93	1280 OAK POINT AVENUE	Private	JACOBS 1280 LLC	95850	Zoned Commercial	M3-1
93	OAK POINT AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	6750	Zoned Commercial	M3-1
93	429 BARRETTO STREET	Private	EDWARD J SWEENEY	48600	Zoned Commercial	M3-1
93	437 MANIDA STREET	Private	437 MANIDA LLC	9720	Zoned Commercial	M3-1
93	OAK POINT AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	83250	Zoned Commercial	M3-1
93	1288 EAST BAY AVENUE	Private	331 EAST BAY LLC	48600	Zoned Commercial	M3-1
93	HUNTS POINT AVENUE	Tax Exempt	OGS BUREAU OF LAND MANAGEMENT	900	Zoned Commercial	M3-1
93	425 BARRETTO STREET	Private	425 BARRETTO, LLC	90900	Zoned Commercial	M3-1
93	OAK POINT AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	7650	Zoned Commercial	M3-1
93	RYAWA AVENUE	Private	UNAVAILABLE OWNER	450	Zoned Commercial	M3-1
93	425 MANIDA STREET	Private	425 MANIDA LLC	90900	Zoned Commercial	M3-1
93	BARRETTO STREET	Private	COUSINS REALTY CORP.	90900	Zoned Commercial	M3-1
93	BARRETTO STREET	Private	COUSINS REALTY CORP.	562050	Zoned Commercial	M3-1
93	OAK POINT AVENUE	Private	1310 OAK POINT, LLC	148950	Unlicensed Parking Lot	M3-1
93	344 TIFFANY STREET	Private	LISBOA REALTY INC	170100	Unlicensed Parking Lot	M3-1
93	435 BRYANT AVENUE	Private	1310 OAK POINT, LLC	134100	Unlicensed Parking Lot	M3-1
93	439 MANIDA STREET	Private	439 MANIDA LLC	101250	Unlicensed Parking Lot	M3-1
93	MANIDA STREET	Private	416 MANIDA STREET HOLDINGS LLC	105750	Unlicensed Parking Lot	M3-1

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93	450 COSTER STREET	Private	450-452 COSTER STREET HOLDINGS LLC	82800	Unlicensed Parking Lot	M3-1
115.02	EDGEWATE R ROAD	Tax Exempt	NYS DEPARTMENT OF TRANSPORTATION	197100	Zoned Commercial	M1-1
115.02	BRONX RIVER AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	21600	Zoned Commercial	M1-1
115.02	EDGEWATE R ROAD	Public	NYC PARKS DEPT	188550	Zoned Commercial	M1-1
115.02	846 LONGFELL OW AVENUE	Private	840 LONGFELLOW LLC	200700	Zoned Commercial	M1-2
115.02	EDGEWATE R ROAD	Private	EDGEWHIT LLC	315900	Zoned Commercial	M1-2
115.02	1376 GARRISON AVENUE	Tax Exempt	NEW YORK STATE DEPT OF TRANSPORTATION OFFICE OF RIGHT-OF-WAY, REGION 11	205200	Zoned Commercial	M1-2
115.02	911 LONGFELL OW AVENUE	Private	TEERTS CORP	367650	Zoned Commercial	M1-2
115.02	WHITTIER STREET	Private	J FRED COLLINS	127350	Zoned Commercial	M1-2
115.02	955 WHITTIER STREET	Private	AP ASSOCIATES, LLC	189900	Zoned Commercial	M1-2
115.02	970 LONGFELL OW AVENUE	Private	970 LONGFELLOW, LLC	64800	Zoned Commercial	M1-2
115.02	GARRISON AVENUE	Public	NYC PARKS DEPT	689850	Zoned Commercial	M1-2
115.02	1163 GARRISON AVENUE	Private	HUNTS POINT PETROLEUM, LLC	154800	Unlicensed Parking Lot	M1-2
115.02	951 WHITTIER STREET	Private	TIGHTLINE PROPERTY	58050	Unlicensed Parking Lot	M1-2
115.02	848 LONGFELL OW AVENUE	Private	IULO CHARLES	80100	Unlicensed Parking Lot	M1-2
115.02	953 WHITTIER STREET	Private	TIGHTLINE PROPERTY	55350	Unlicensed Parking Lot	M1-2

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115.02	EDGEWATER ROAD	Private	HUGO NEU SCHNITZER EAST	218700	Zoned Commercial	M2-1
115.02	EDGEWATER ROAD	Private	HUGO NEU SCHNITZER EAST	475650	Zoned Commercial	M2-1
117	652 LONGFELLOW AVENUE	Private	1350 SPOFFORD LLC	300600	Zoned Commercial	M1-2
117	745 WHITTIER STREET	Private	WF INDUSTRIAL IX LLC	333000	Zoned Commercial	M1-2
117	WHITTIER STREET	Private	JO ANN MANCINI, AS TRUSTEE	125100	Zoned Commercial	M1-2
117	647 WHITTIER STREET	Private	ANNPING GROUP, LLC	35550	Zoned Commercial	M1-2
117	559 DRAKE STREET	Private	580 WHITTIER STREET, LLC, A NEW YORK LLC	108450	Zoned Commercial	M1-2
117	749 WHITTIER STREET	Private	WF INDUSTRIAL IX LLC	108000	Zoned Commercial	M1-2
117	600 HUNTS POINT AVENUE	Private	1353 RANDALL AVE. LLC	144000	Zoned Commercial	M1-2
117	SPOFFORD AVENUE	Private	POINT H. REALTY CORP.	126900	Zoned Commercial	M1-2
117	HUNTS POINT AVENUE	Private	1353 RANDALL AVE. LLC	65700	Zoned Commercial	M1-2
117	HALLECK STREET	Private	GEORGALLAS REALTY CORP	472500	Zoned Commercial	M1-2
117	WHITTIER STREET	Private	580 WHITTIER STREET, LLC A NY LLC	122400	Zoned Commercial	M1-2
117	740 WHITTIER STREET	Private	BADARA CORP	157500	Unlicensed Parking Lot	M1-2
117	638 LONGFELLOW AVENUE	Private	MESTOUSIS ENTERPRISES LLC	516150	Unlicensed Parking Lot	M1-2
117	1383 SPOFFORD AVENUE	Private	GEORGALLAS REALTY CORP	186300	Unlicensed Parking Lot	M1-2
117	HALLECK STREET	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	2242800	Miscellaneous	M3-1
117	HUNTS POINT AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	655200	Miscellaneous	M3-1

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117	VIELE AVENUE	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	3110400	Miscellaneous	M3-1
117	HUNTS POINT AVENUE	Public	NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES	1075950	Zoned Commercial	M3-1
117	FARRAGUT STREET	Public	NYC DEPARTMENT OF SMALL BUSINESS SERVICES	1245150	Miscellaneous	M3-1
123	EDGEWATER ROAD	Tax Exempt	NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION	355050	Zoned Commercial	M1-1

Source: Full inventory shared digitally (link:

[Inventory_Vacant_Lots_Manufacturing_Districts.xlsx](#))

Appendix C: Rooftop Suitability Analysis for Hemp Cultivation

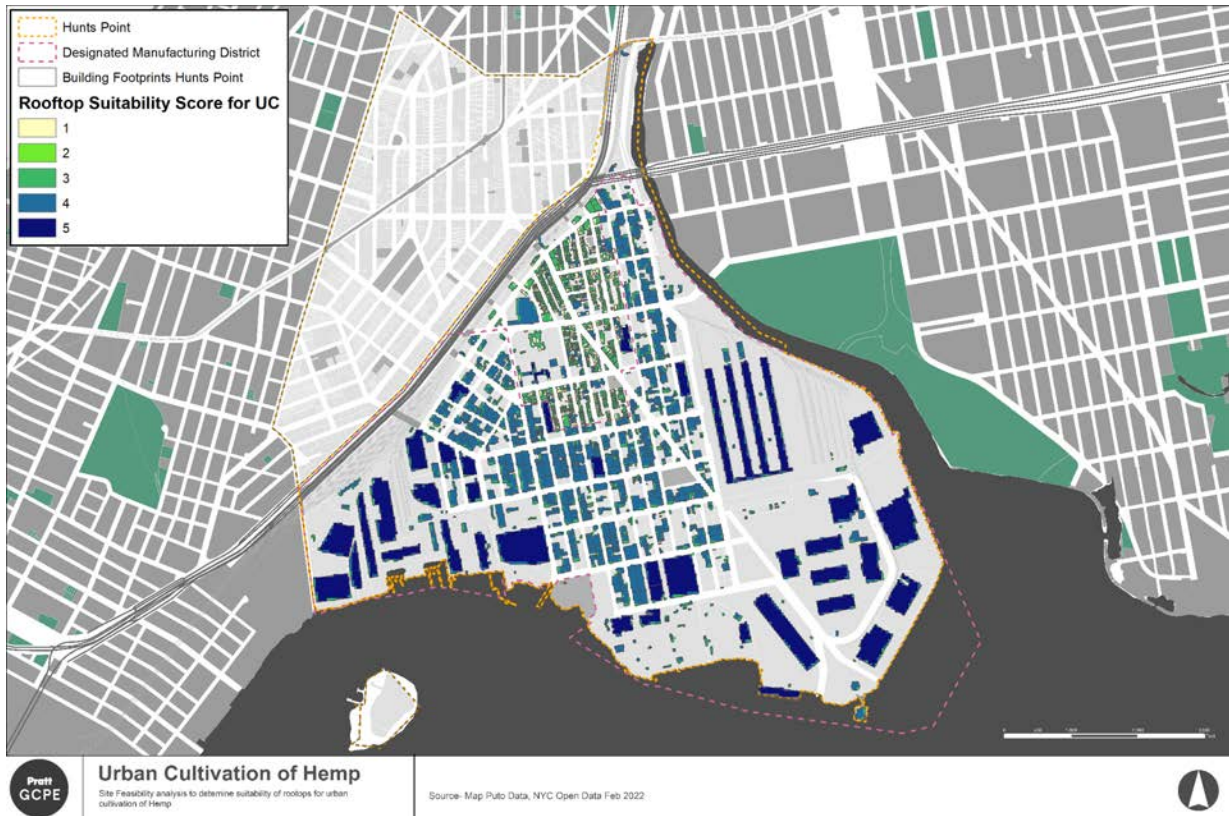


Figure 2.4.16 Rooftop analysis for urban cultivation of hemp

Appendix D: Vacant Land Suitability Analysis for Hemp Cultivation



Figure 2.4.17 Vacant land analysis for urban cultivation of hemp

Appendix E: Solar Incentives

SOLAR INCENTIVES	SECTOR	TYPE	EXTERNAL LINK
Federal PV Tax Credit	RESIDENTIAL	FEDERAL TAX CREDIT	READ MORE
NYSERDA PV PBI	COMMERCIAL	PRODUCTION	READ MORE
Federal PV Tax Credit	COMMERCIAL	FEDERAL TAX CREDIT	READ MORE
NYSERDA PV PBI	COMMERCIAL	PRODUCTION	READ MORE
NY PV Tax Credit	RESIDENTIAL	STATE TAX CREDIT	READ MORE
NJ Solar Renewable Energy Certificate (SREC)	RESIDENTIAL	PRODUCTION	READ MORE
NYSERDA PV EPBB	RESIDENTIAL	BUYDOWN	READ MORE
NJ Solar Renewable Energy Certificate (SREC)	COMMERCIAL	PRODUCTION	READ MORE
NYSERDA PV EPBB	COMMERCIAL	BUYDOWN	READ MORE
PSEGLI PV EPBB	COMMERCIAL	BUYDOWN	READ MORE
NY City PV Property Tax Abatement	RESIDENTIAL	LOCAL TAX CREDIT	READ MORE

Figure 3.1.10 **Solar incentives**

Source: Google Project Sunroof (November 2018)

Appendix F: Site suitability for rooftop green infrastructure

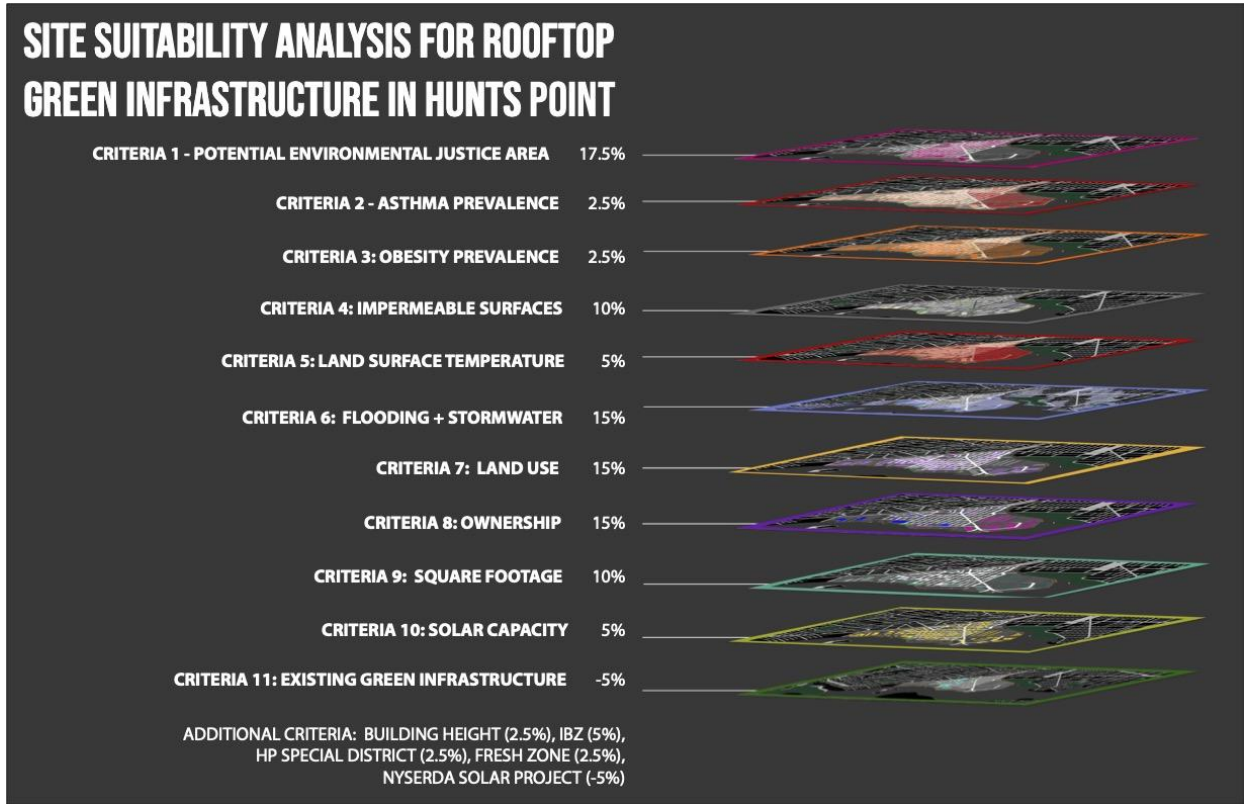


Figure 3.1.11 Site suitability overview for rooftop green infrastructure

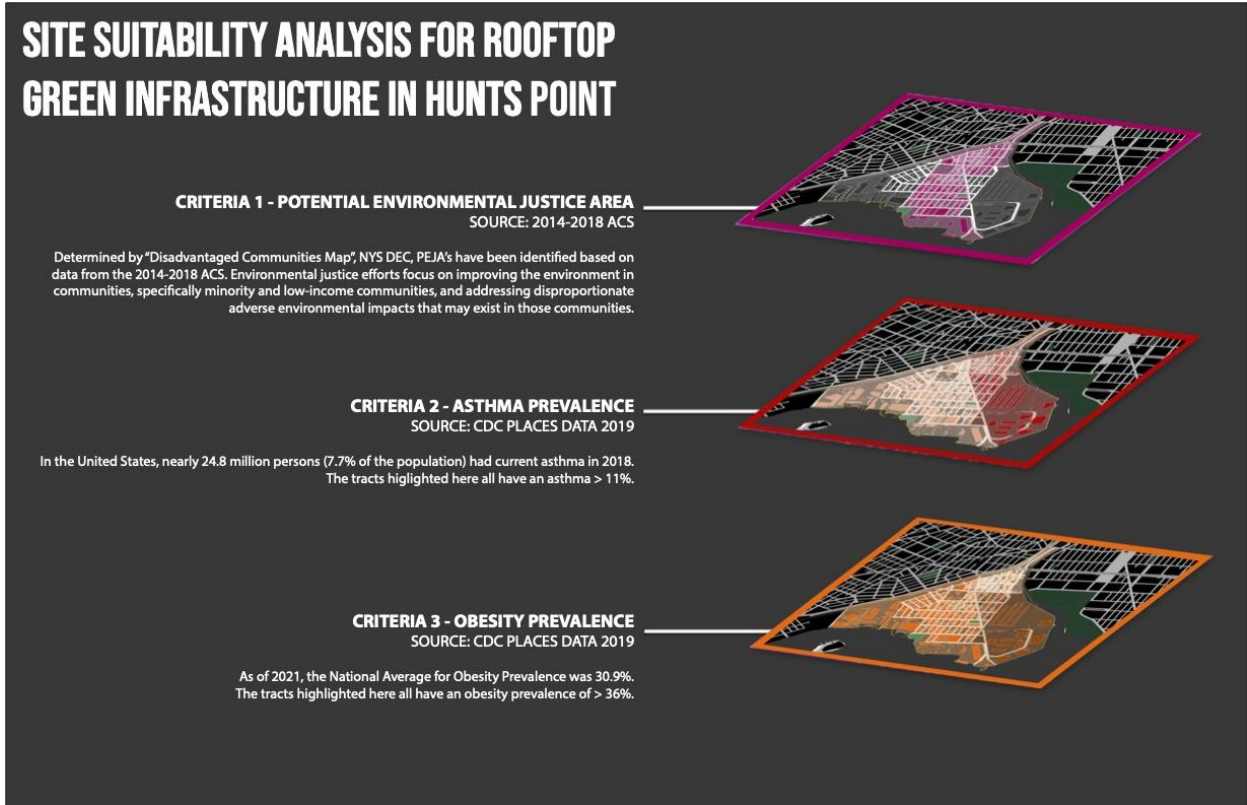


Figure 3.1.12 Site suitability analysis for rooftop green infrastructure, criteria 1-3 breakdown

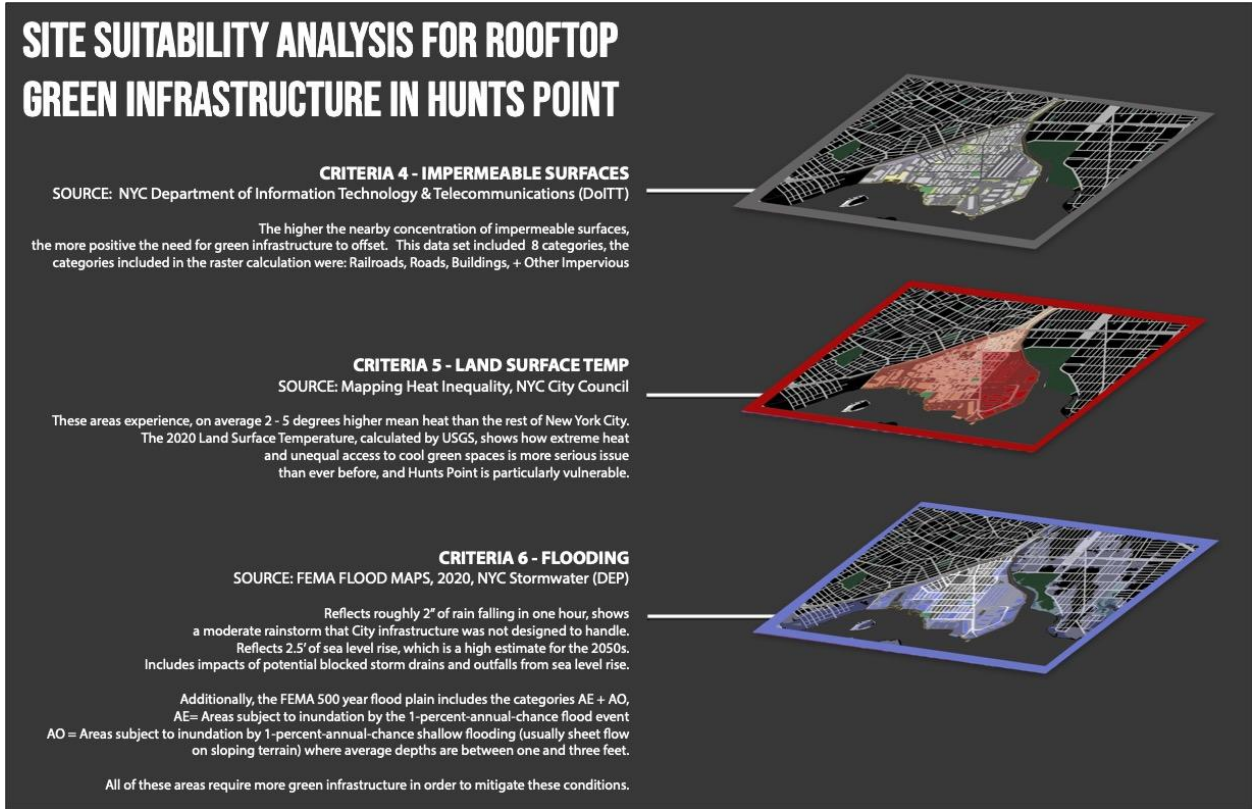


Figure 3.1.13 Site suitability analysis for rooftop green infrastructure, criteria 4-6 breakdown

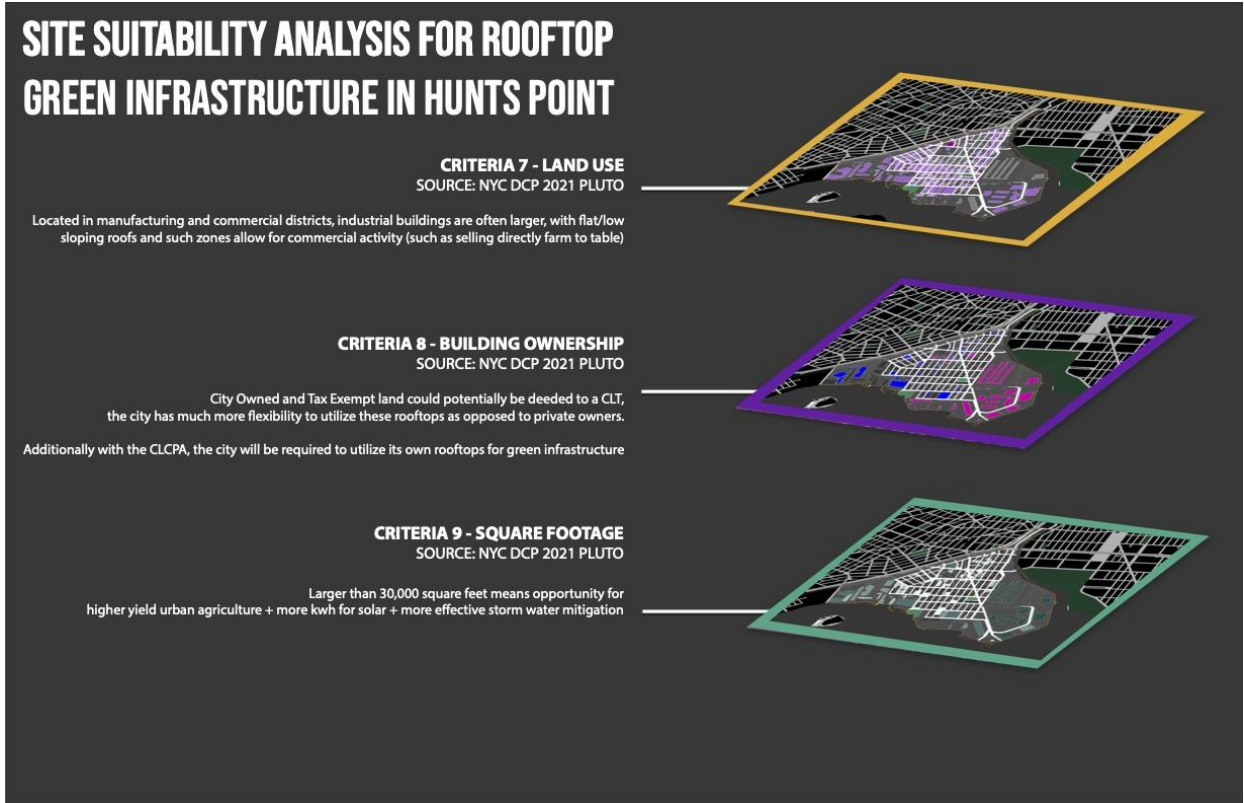


Figure 3.1.14 Site suitability analysis for rooftop green infrastructure, criteria 7-9 breakdown

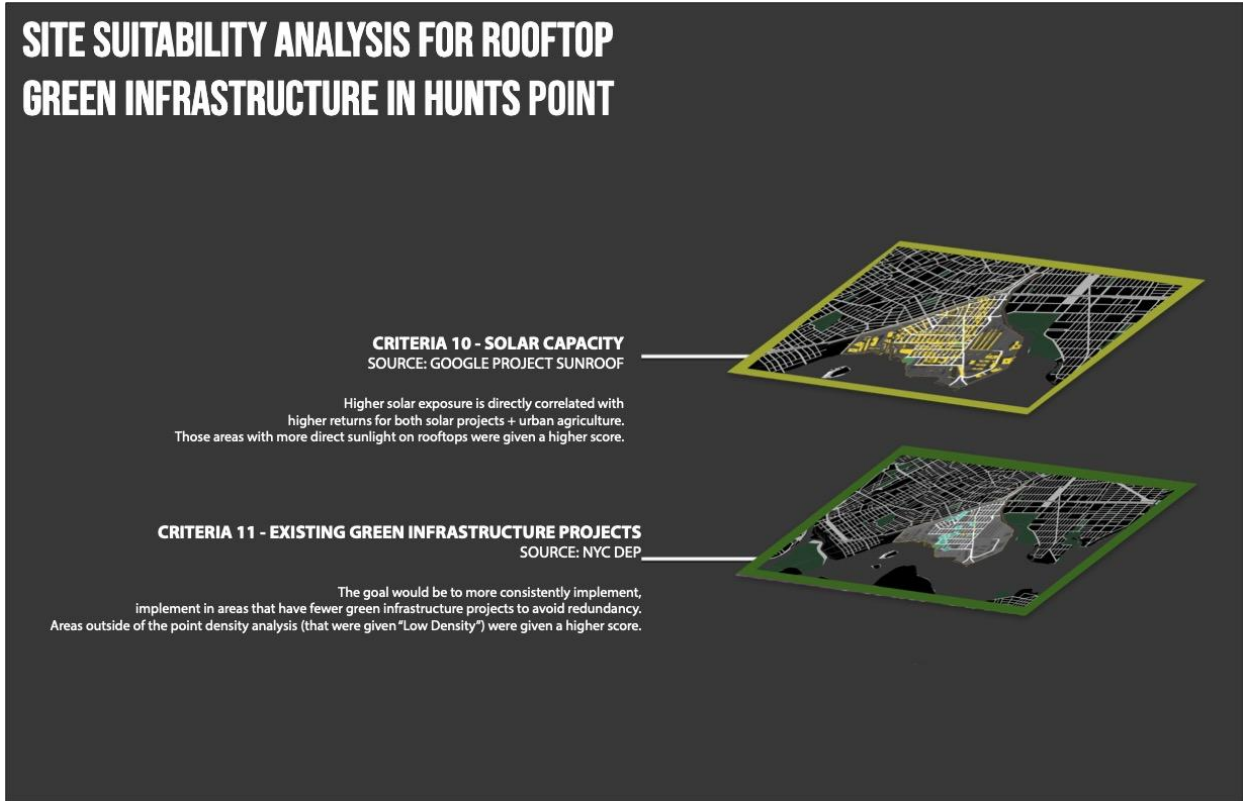


Figure 3.1.15 Site suitability analysis for rooftop green infrastructure, criteria 10-11 breakdown

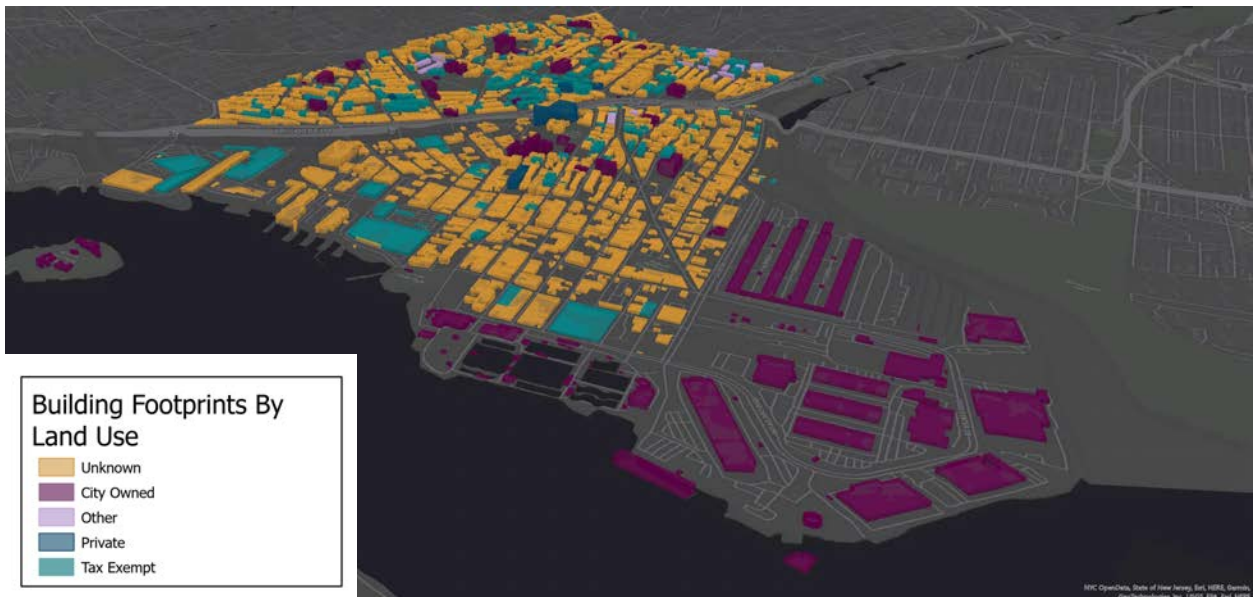


Figure 3.1.16 Building footprints by ownership¹¹⁶

¹¹⁶ Note: the "Unknown" category of land ownership is typically privately owned, according to the NYC Department of City Planning PLUTO data dictionary.

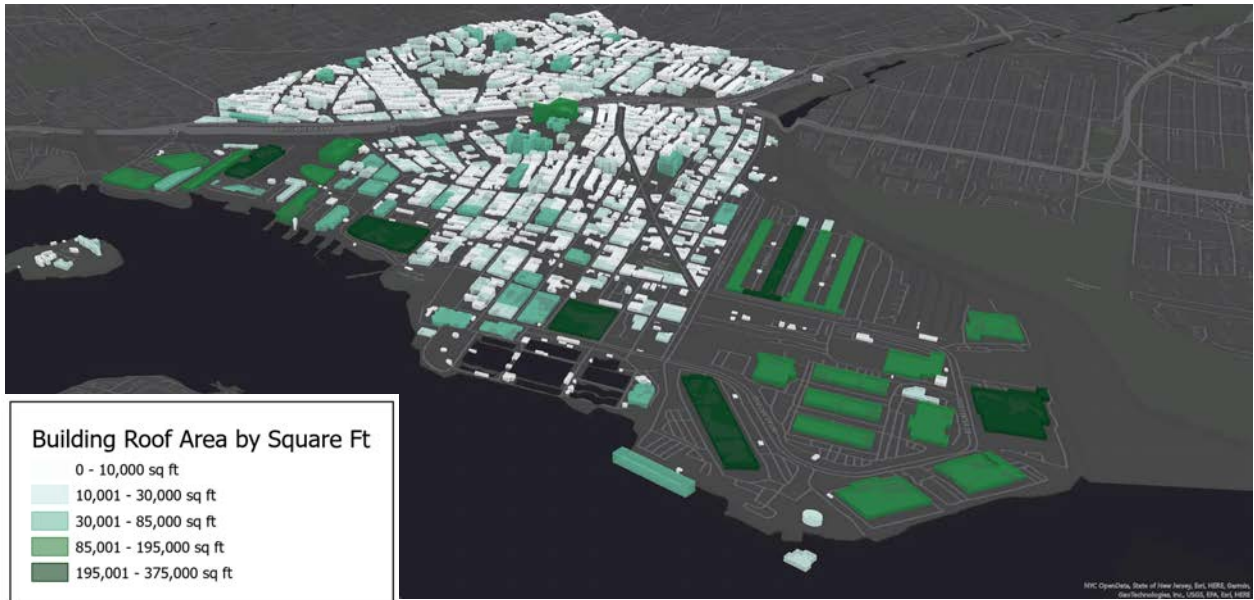


Figure 3.1.17 **Building footprints by square footage**

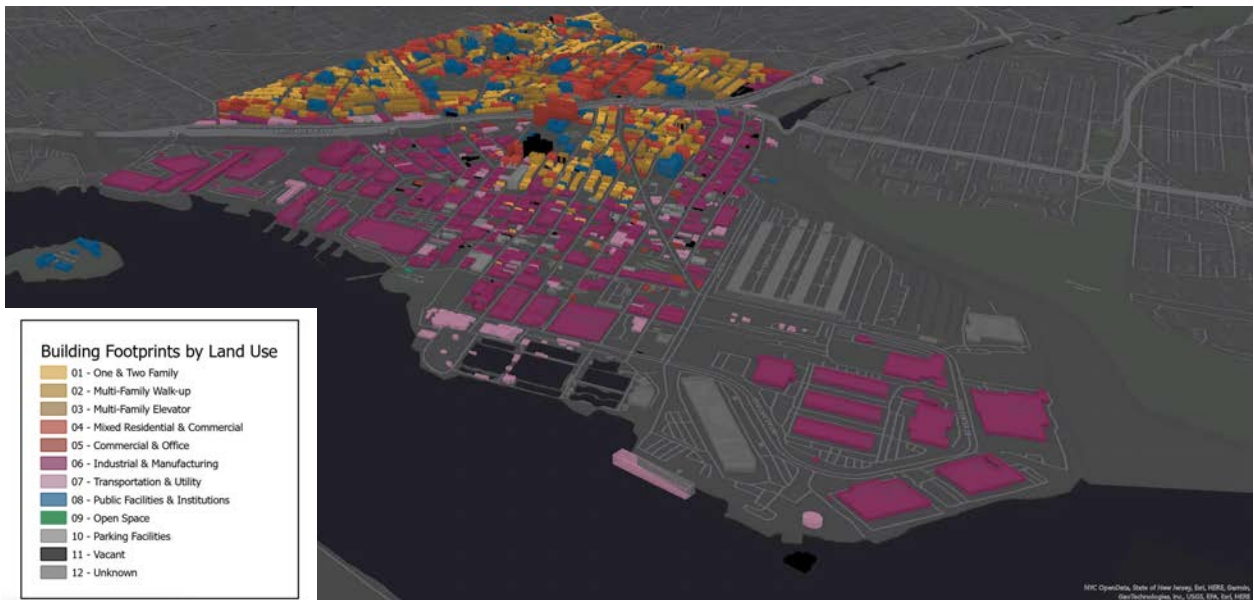


Figure 3.1.18 **Building footprints by land use**



Testimony to the New York City Council for the Oversight Hearing on Recreational Cannabis Regulatory and Licensing Processes.

Chair Farias, Chair Velasquez, Chair Abreu, and Members of the Council,

Thank you for the opportunity to testify as the Council considers the rollout of the cannabis industry here in New York City, as well as two bills that would help establish and support the cannabis business ecosystem.

My name is Alex Spyropoulos, and I serve as the Legislative Associate for Weedmaps' Public Affairs team. Weedmaps is one of the oldest and largest technology platforms serving both consumers and businesses in the regulated cannabis marketplace across the United States, Canada, and parts of Europe. Weedmaps works with businesses at all levels of the cannabis supply chain; and as such, we believe we have a unique perspective on what cannabis regulations and laws have been effective. As the Public Affairs arm of Weedmaps, we are committed to working with lawmakers, regulators, industry participants, non-governmental organizations, and trade groups to organize comprehensive cannabis policy solutions. We are excited about the opportunity to continue this work here in New York City, to realize the goal of establishing the City as an equitable and thriving global cannabis capital.

There are many challenges in starting a new cannabis marketplace and we applaud the Council for taking proactive measures to set a foundation of support for the industry. We are supportive of both of the pieces of legislation under consideration today, Intro. 285, by Council Member Riley which would establish an Office of Cannabis Business Services to help support entrepreneurs looking to enter the space, with a particular focus on equity, and Intro. 504, by Council Member Rivera, which would create a cannabis business directory, helping to identify social equity and MWBE-owned establishments. Both bills would help establish a dedicated, supportive, government office to drive forward New York City's cannabis industry goals and would provide crucial resources not only to aspiring entrepreneurs entering the space but consumers as well. We look forward to working with the Council to ensure these bills are enacted into law.

In addition to the measures currently under consideration there are several other components of the industry's rollout that stand to benefit from the Council's input, namely delivery and zoning.

The successful implementation of cannabis delivery will be critical to ensuring that the City's cannabis economy is able to thrive from its inception. According to a [2019 survey from BDS Analytics](#), convenience is one of the top considerations for cannabis consumers, with 67% of consumers identifying it as "vital." Modern consumers have become accustomed to buying virtually any product online, including apparel, home goods, tech gadgets, and alcohol. Today's consumers expect transactions for new purchases to be quick and easy and product delivery to be seamless and convenient. In other jurisdictions cannabis deliveries are typically conducted via cars, an option that is not feasible in much of the five boroughs for many reasons. The current statute, as well as regulations issued thus far by the Office of Cannabis Management do



not address whether cannabis deliveries will be permitted via alternative transportation methods, such as bikes, scooters, or other forms of micro-mobility. Enabling these micro-mobility options for cannabis deliveries would not only better serve consumers and businesses by providing a more convenient mode of delivery, but also would be more environmentally-friendly. Additionally, by only limiting deliveries to cars, the current gas prices will in turn increase the operating costs of delivery drivers, which will likely lead to higher prices for consumers, which may mean that they will continue to purchase via the legacy marketplace where product may be cheaper, and potentially delivered via bikes. In advocating for the inclusion of micro-mobility options in cannabis delivery, New York City would be a leader in the space - becoming the first U.S. jurisdiction to allow cannabis deliveries to be conducted by such transportation options¹. We encourage the Council to take proactive steps towards addressing this issue and would welcome an opportunity to have additional discussions on this front.

Another important aspect of the rollout of the cannabis industry will be addressing time, place, and manner. The current statute limits the location of retail dispensaries and on-site consumption licenses near schools and houses of worship, specifically no retail dispensary storefront or on-site consumption licenses are permitted within 500 feet of school grounds or 200 feet from a house of worship. Given New York City's density, this will limit where retail dispensaries and on-site consumption areas can be located, therefore it will be important that the Council pass zoning regulations that do not further restrict where these cannabis businesses can be located. Furthermore, New York City has worked hard to earn its reputation as the city that never sleeps, largely due to its unrivaled nightlife. It is important that cannabis businesses are able to integrate themselves into this important part of the City's culture by allowing on-site consumption sites and retail dispensaries to operate during similar hours permitted to other nightlife venues in New York City.

As the City Council moves forward with legislation and additional efforts to assist the rollout of the cannabis industry, we at Weedmaps look forward to working with you to help ensure that New York City establishes an equitable and thriving cannabis ecosystem. Thank you again for the opportunity to speak today and I look forward to continuing this conversation.

¹ British Columbia, Canada has approved cannabis deliveries via bike.
<https://news.gov.bc.ca/releases/2021PSSG0051-001120>

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