

Real Estate

Hunt's Point Offers Sites For Factories

By **JAMES L. HOLTON**,
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The Hunt's Point area in the Bronx today offers a big potential for industrial ex-



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pansion, declares James Felt, chairman of the City Planning Commission, writing in Bronxboro, official journal of the Bronx Board of Trade.

While there are some 100 manufacturing and commercial establishments on this neck of land jutting into the East River, just south of the Bronx River, the area still offers considerable vacant property which could and should be developed with modern plants, the planning chairman stated.

Many Sites Open.

"More and more firms are seeking factories which are one story in height where deliveries and shipping are not hampered by excessive congestion and where there is ample off-street parking for employees," Mr. Felt went on. "Thus, under appropriate conditions, Hunt's Point can furnish building sites for new plants or those industrial establishments that are being forced to move from older locations in the city," the chairman added.

The planning commission, Mr. Felt noted, has been making a study of this Hunt's Point area with a view of aiding this industrial development. By closing some of the present mapped streets which have never been paved, this study shows, additional plot-
 tage for plant sites could be obtained.

Need Superblock Plan.

"Further, to encourage the most modern and efficient industrial development in the area," the chairman continued, "superblocks can be created by closing unnecessary streets, thus providing space for off-street parking and loading."

"The present mapped street pattern uses about 30 percent of the section, but with superblocks this percentage could be reduced to about 15 to 20 percent of the total gross area," he explained.

The planning chairman noted that the Hunt's Point section not only is served by spur tracks of the New Haven Railroad, but is strategically located "at the hub" of the metropolitan area's network of expressways, parkways and truck routes, and is easily accessible to all parts of the city and the northeast.

"It is estimated that more than 10,000 workers already are employed in this Hunt's Point area," he concluded. "More factories and industrial buildings here could offer employment opportunities for several thousand additional workers."

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