

# **OUR CONCERNS WITH CITY OF YES**

## **ZONING FOR ECONOMIC OPPORTUNITY**

**NOTE: This is a public awareness document and does not constitute an endorsement of any of the text amendments included in City of Yes.**

**Created by the Office of Council Member Alexa Avilés**  
*March 2024*

# A QUICK NOTE ON CITY OF YES

---

While we agree with the overall goals of the ZEO to allow local businesses the space to change and grow, here are a few pieces we are working in coalition to address. For more on the City of Yes proposal, [visit our website](#).

# MANUFACTURING ZONES

# CITYWIDE IBZs

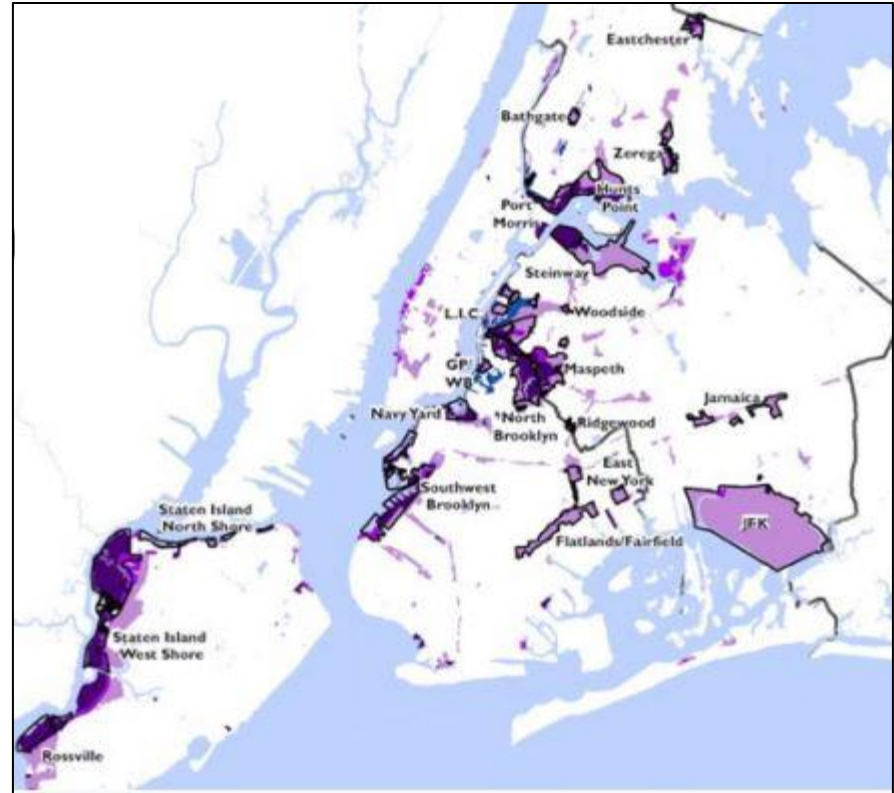
Created in 2005, Industrial Business Zones (IBZs) were most recently updated in 2013 by an EDC Commission

The mission of IBZs is to preserve industrial, but with no formal commitment

**8%** of NYC is an IBZ

**57%** of all M-Zones are in IBZs

**62%** of M districts are M1



# IBZs AND DISTRICT 38

RED HOOK

SUNSET  
PARK

 The Industrial Business Zone (IBZ)  
in District 38.

Through the work of a robust coalition of elected officials in city government, we have entered into conversations with DCP regarding some of our concerns with current zoning in our IBZ.

As you know, Sunset and Red Hook have significant IBZs. Over 1 out of 5 of our district neighbors works in the industrial sector (i.e. construction, manufacturing, wholesale trade, transportation & warehousing, utilities)

For more on our district profile, [read the data snapshot report](#) on our website.



## GOOD JOBS

**Our IBZs are critical to our neighborhood and our city.**

NYC's over 500,000 industrial jobs provide accessible career pathways for New Yorkers without a college degree, and non-native English speakers with higher wages and more opportunities for advancement than hospitality, retail, and other sectors.

**80%** of the workforce is made up of people of color.

# ESSENTIAL SERVICES + OPERATIONS

NYC relies on industrial business and operations to keep our city running every day. Industrial uses include:



- ❖ Recycling + waste transfer stations
- ❖ Concrete + asphalt plants
- ❖ Aggregate recycling
- ❖ Wastewater treatment
- ❖ Lumber treatment



- ❖ Metal fabrication
- ❖ Food distribution
- ❖ Construction equipment storage
- ❖ Bus + truck depots
- ❖ Power plants + fuel storage

# GREEN ECONOMY

**Help us reach our climate goals and become a regional hub for the green economy.**

Manufacturing for offshore wind, solar power businesses, and battery storage for clean energy.

Sustainable and alternative freight movement, including maritime, rail transfer stations, charging stations for electric trucks.

“Green” building design and construction services needed to upgrade NYC buildings to new GHG emissions standards.





# CURRENT THREATS TO M-ZONES INCLUDE:

- ❖ Market pressure leads to proliferation of **nightlife, office + commercial uses**
- ❖ Absence of appropriate zoning districts to facilitate **industrial business growth and investments**
- ❖ Loss of **critical industrial sites (esp near waterfront)** to commercial uses
- ❖ Lack of distinction between areas needed for **heavy industry/ infrastructure vs. mixed use**
- ❖ Lack of **middle density districts (3, 4 FAR)** with archaic **parking and loading requirements**

# WE AIM TO:

- ❖ Create three new industrial zoning districts as a part of negotiations on the ZEO text amendment. They would include:
  - Core Industrial District
  - Mixed/ Transition District
  - Growth District

# LINKS TO RESOURCES

[CITY OF YES WEBSITE](#)

[ECONOMIC OPPORTUNITY TEXT AMENDMENT WEBSITE](#)

[TIMELINE](#) CREATED BY THE OFFICE OF COUNCIL MEMBER ALEXA AVILÉS