

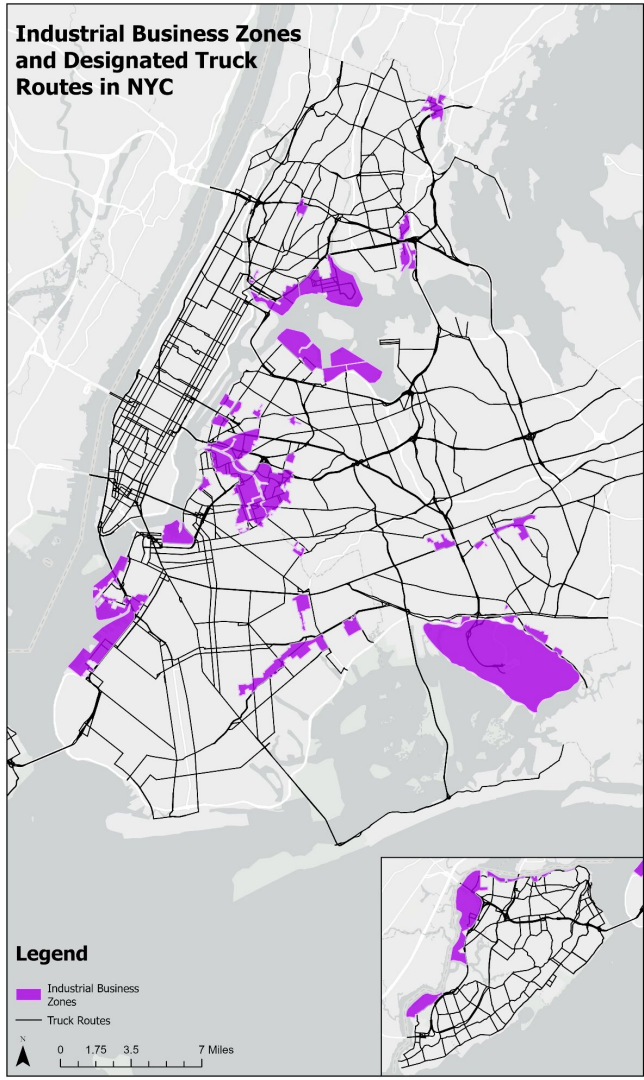
LAST MILE AND ZONING FOR ECONOMIC OPPORTUNITY

Council Member Alexa Avilés and
The Last Mile Coalition

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



Industrial Business Zones and Designated Truck Routes in NYC



Current IBZ Map

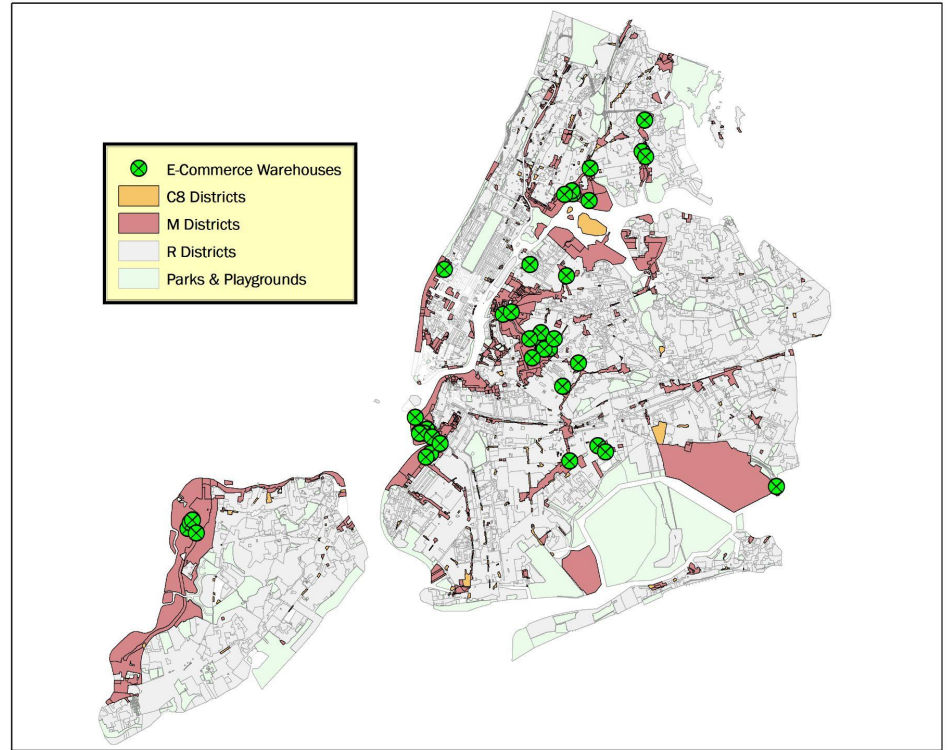
Snapshot | Citywide

Brooklyn: Brooklyn Navy Yard, East New York, Flatlands-Fairfield, Greenpoint-Williamsburg, North Brooklyn, Southwest Brooklyn

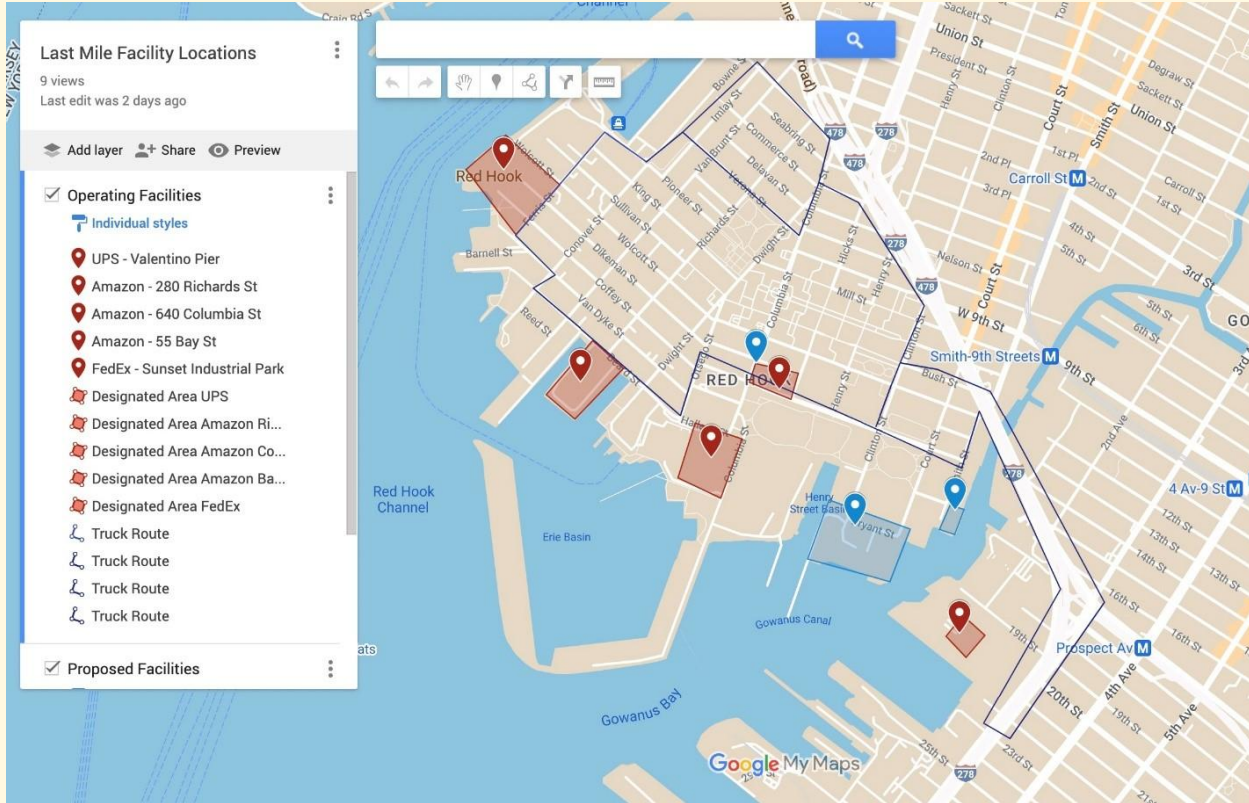
Bronx: Bathgate, Eastchester, Hunts Point, Port Morris, Zerega

Queens: Jamaica, JFK Industrial Corridor, Long Island City, Maspeth, Ridgeway/SoMA, Steinway, Woodside

Staten Island: North Shore, Rossville, West Shore



Snapshot | D38 Last Mile Facilities



- 1) Amazon – 640 Columbia St – **approximately 400,000sf**
- 2) Amazon – 280 Richards St – **approximately 320,000sf**
- 3) UPS – Valentino Pier – **1,200,000sf**
- 4) Buckeye Terminal/RXR (development in progress) – Court Street – **850,000sf**
- 5) [659 Smith St](#) – proposed – **168,000sf**
- 6) Amazon - [55 Bay Street](#) – **90,000sf**
- 7) Dov Hertz - [537-555 Columbia St](#) – **88,000sf**
- 8) Sunset Industrial Park/FedEx – **690,000sf**

With more planned...

District 38 is an Impacted Community

- Our IBZ has a proliferation of Last Mile facilities, leading to:
 - Homogeneity in services when usage of these spaces should reflect our city's diverse manufacturing needs
 - Limited access and use of critical waterfront
 - Limited availability of job type and opportunity

- The proliferation of these facilities has meant:
 - Additional traffic congestion in our district since our community is located along the existing NYC truck route
 - Increased exhaust and particulate matter

THE PROBLEM

Due to antiquated zoning laws, which DCP attempts to address through City of Yes, Last Mile facilities are characterized as traditional warehouses even though the operations of last mile facilities are dramatically different from traditional warehouses.

This makes it hard for us to identify and address their full impact.

NEED FOR REGULATION

Poor health and living conditions | A disproportionate placement and concentration of these facilities continues to occur in communities of color and low-income communities resulting in

- Increased noise pollution – resulting in sleep disturbance, and [lower mental health](#) outcomes overall.
- Increased traffic and congestion caused by delivery vehicles, resulting in higher risk and incidence of injury and death.
- Increased air pollution
 - [With an established link between exposure to nitrogen oxides](#) and the development of disorders such as anxiety and depression in children.
 - [Higher asthma rates.](#)

Restricting opportunities

- Proliferation of [low paying jobs](#).
- Creating a homogenous IBZ
- Limiting opportunities for the city to develop climate oriented delivery solutions, such as water freight.

OUR OPPORTUNITY

Passage of the ZEO in April presents an opportunity: regulation of Last Mile facilities.

After all, ZEO already lays out rationale for micro-distribution.

DEMANDS FOR DCP

- 1. Define last mile facilities in zoning to effectively plan for this relatively new type of facility and the impacts they are having on our communities.**
 - Engage impacted communities and advocates within 6 months of vote
- 2. Restrict the over-concentration of last-mile facilities through use of innovative tools, which may include a special permit.**
 - Engage impacted communities and advocates within 6 months of vote.
 - Suite of tools developed for consideration before the end of 2025.
- 3. Limit truck and delivery related traffic and mitigate pollution impacts, thereby improving air quality and pedestrian safety.**
 - Final proposed set of regulations presented to impacted communities by the end of 2024
- 4. Create industrial waterfront zoning provisions that compel investments and/or preservation of maritime freight access in line with parallel city goals and plans.**

REMEMBER: THIS ISN'T NEW

Work that's been done in other municipalities

- [Buffalo, NY](#)
- [Township of Bridgewater, NJ](#)
- [Branchburg, NJ](#)
- [Windsor, CT](#)
- [Newton, MA \(pending\)](#)
- [Hanover, PA](#)
- [San Francisco, CA](#)
- Vancouver, WA
- New Jersey State