

# NYC Industrial Plan

**Update 1: Existing Conditions & Initial Goals**

**NYC**  
PLANNING

**NYC**  
/EDC

**NYC**  
Small Business  
Services

**April 2025**

[nyc.gov/industrialplan](https://nyc.gov/industrialplan)

# Presentation Agenda:

**1.**

**Introduction &  
Background**

**2.**

**Industry in  
NYC**

**3.**

**Evolving  
Industry**

**4.**

**Demand for  
Space**

**5.**

**Congestion and  
Trucks**

**6.**

**Public Realm  
Quality**

**7.**

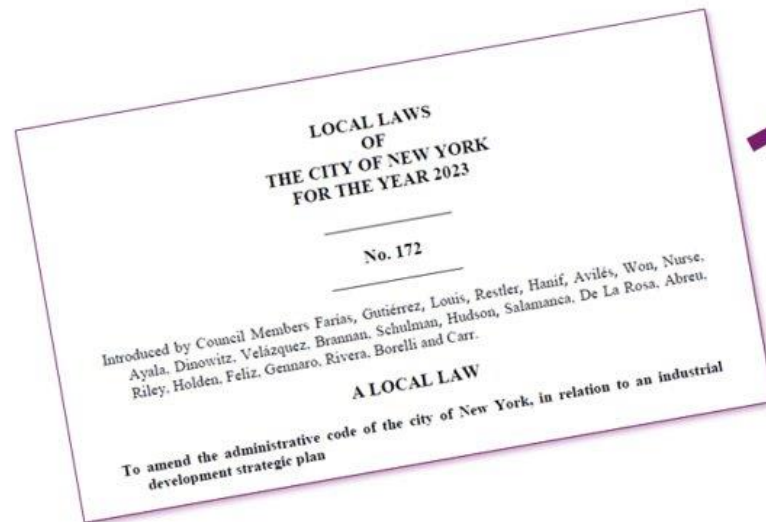
**Climate  
Threats**

**8.**

**Get Involved**

# What is the NYC Industrial Plan?

Required by Local Law 172 passed by the City Council in 2023, the NYC Strategic Industrial Development Plan will offer a comprehensive look at the city's *industrial jobs* and *lands* inclusive of:



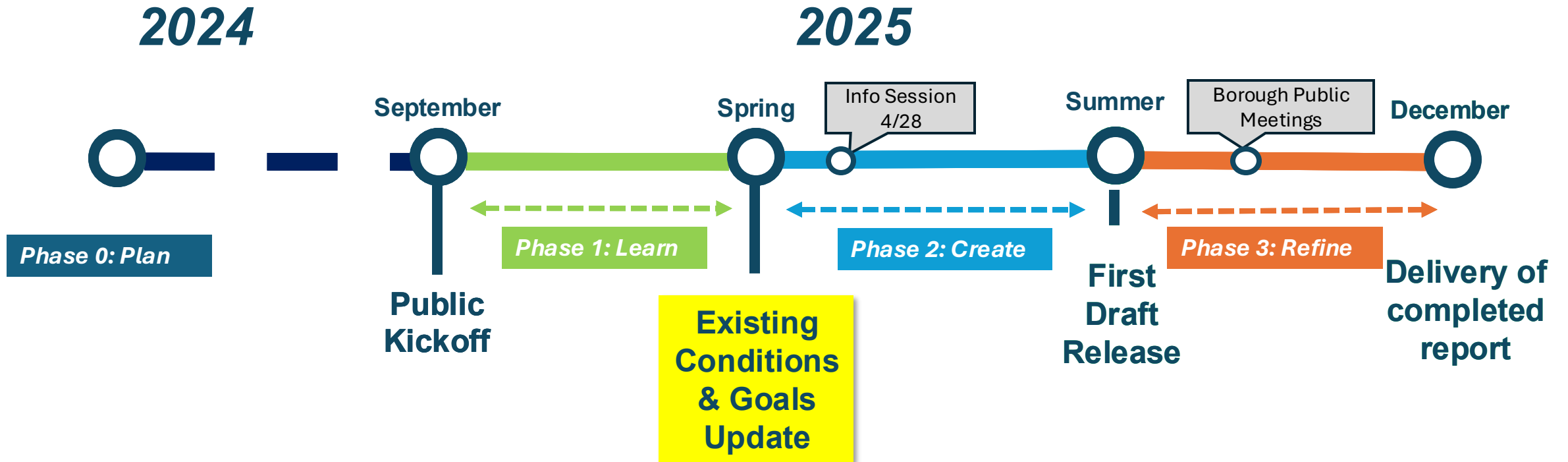
- **Research** on conditions, trends and patterns
- **Feedback** from industrial business stakeholders
- Identification of **Primary Industrial Areas**, as a new legislative way to classify predominately industrial areas of the city
- **Recommendations** on incentives, programs, policies and other land use tools

# What is the NYC Industrial Plan?

This plan is an interagency effort led by City Planning, EDC and SBS that draws on a wide range of expertise and resources of government agencies:



# Where we are in developing the plan:



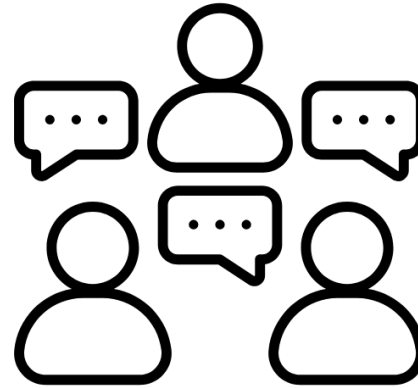
# The plan is informed by:



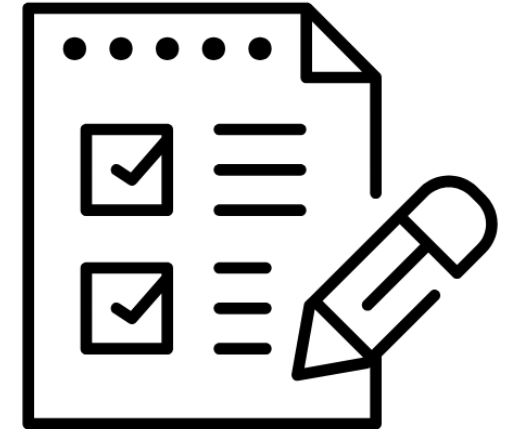
**Prior Work of NYC**  
*and other cities on  
planning for  
industrial areas*



**Quantitative analysis**  
*using employment, land  
use, real estate, and  
other data sources*



**Interviews, walking tours,**  
**and focus groups** *with*  
*industry experts, local*  
*organizations and*  
*businesses*



**Citywide Survey of**  
**Industrial Businesses**  
**and Stakeholders**

# Engagement to Date

- **Industrial Survey**: 500+ responses
- **Walking Tours**: 8 across the city's industrial zones
- **Stakeholder meetings**: Met with 45 organizations representing businesses, residents, property owners, environmental advocates, industrial specialists, civic organizations and other stakeholders
- **Panel Discussions**: Participated in 3 panel discussions with the Trucking association, AIA NY and Business Improvement District organizations.

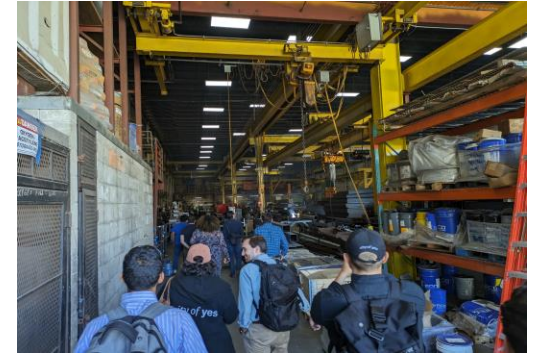


Image sources: NYC Planning

A blue-tinted photograph of an industrial waterfront in NYC. In the foreground, there are large, leafy plants and a body of water. In the middle ground, two large, white, cylindrical storage tanks are visible. In the background, the NYC skyline is visible, including the Empire State Building. The text "Industry in NYC" is overlaid in white, bold, sans-serif font in the center of the image.

# Industry in NYC

# An Industrial ecosystem functions across the public and private sectors

545,000 jobs



**All Jobs in Industrial businesses**  
Eg: A carpenter, or accountant at a construction firm

+ ~100k jobs



**Industrial Jobs in Non-Industrial Businesses**  
Eg: Grocery store stocker

+ >40k jobs



**Public Sector Industrial Jobs**  
Eg: DOT road repair crew

Plan focuses on this category

Source: NYC Planning analysis of NYS DOL QCEW, private sector, Q3 2024 (preliminary); NYCEDC analysis of ACS 1-year microdata, 2022; NYCAPS active employee data from 2024-05-31.

# What do industrial businesses do?

## Moving



**249k jobs**

**19k businesses**

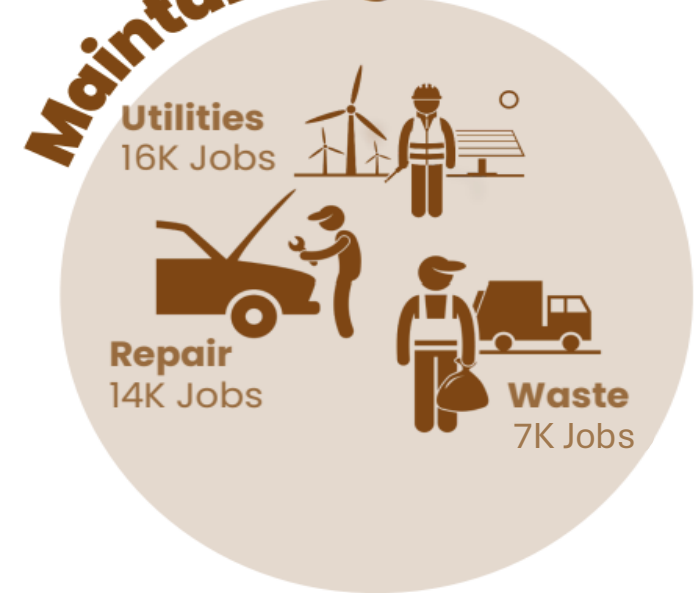
## Making



**258k jobs**

**24k businesses**

## Maintaining



**37k jobs**

**4k businesses**

Source: NYC Planning analysis of NYS DOL QCEW, private sector, Q3 2024 (preliminary).

# Why do we need industrial businesses in NYC?

## Critical to NYC's Operations

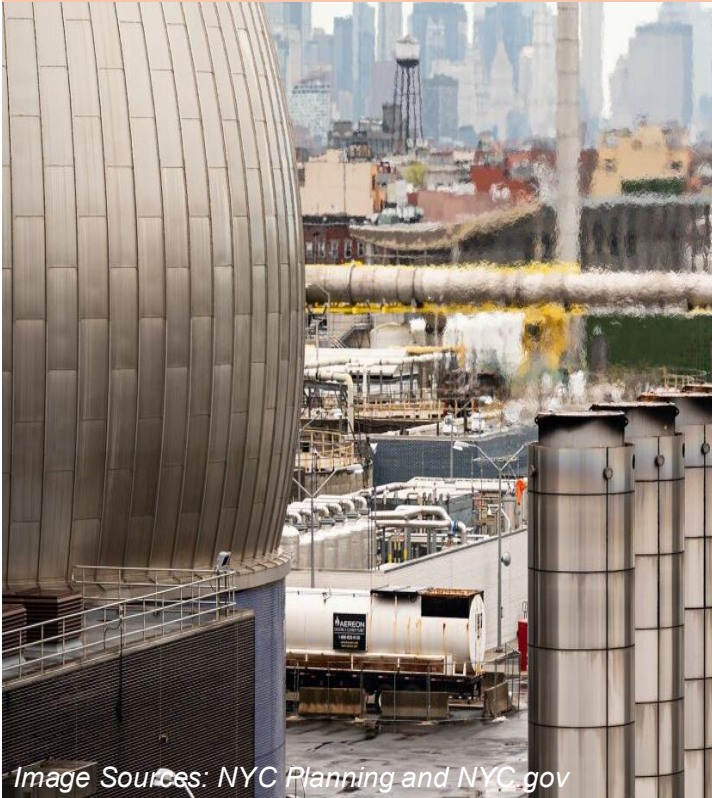


Image Sources: NYC Planning and NYC.gov

## Good paying jobs



## A pathway to a greener economy



# NYC's industrial workforce is more racially and ethnically diverse, older, and more male than the city's workforce



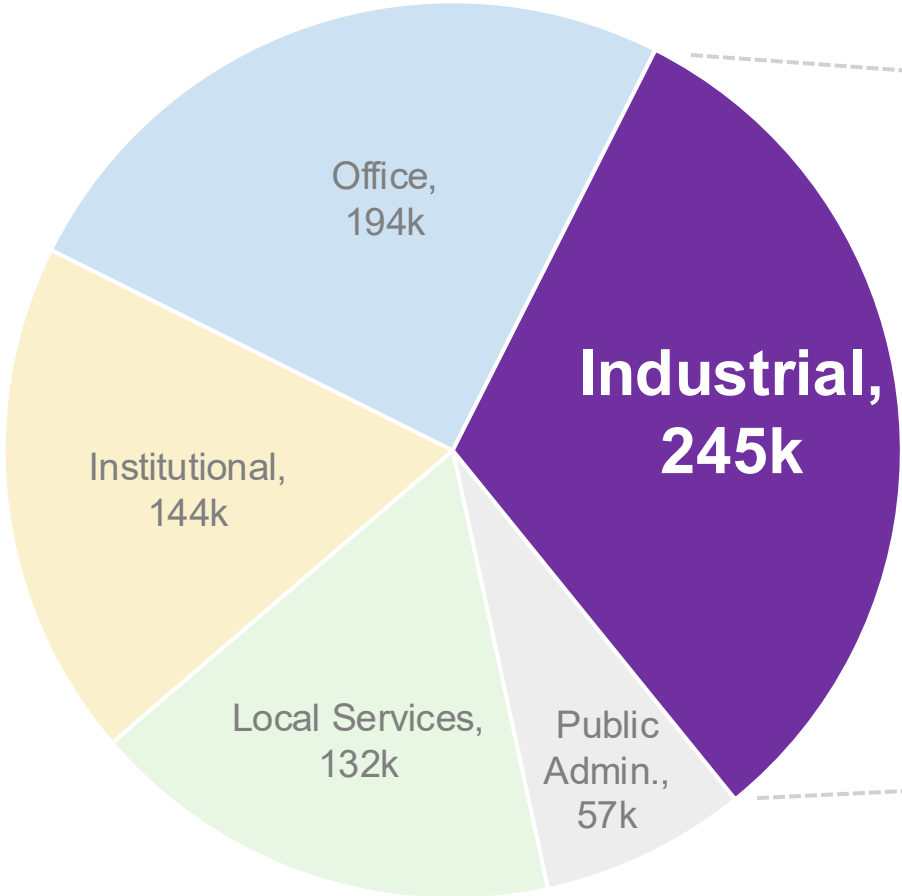
## NYC Workers, 2022

	Industrial Workforce	Overall Workforce
% Male	80%	57%
w/o Bachelor's Degree	70%	45%
Non-White and/or Hispanic	67%	60%
Median Wage	\$57k	\$70k
Median Wage w/o Bachelor's	\$48k	\$46k
% NYC Resident	76%	79%
Median Age	43 yrs.	40 yrs.

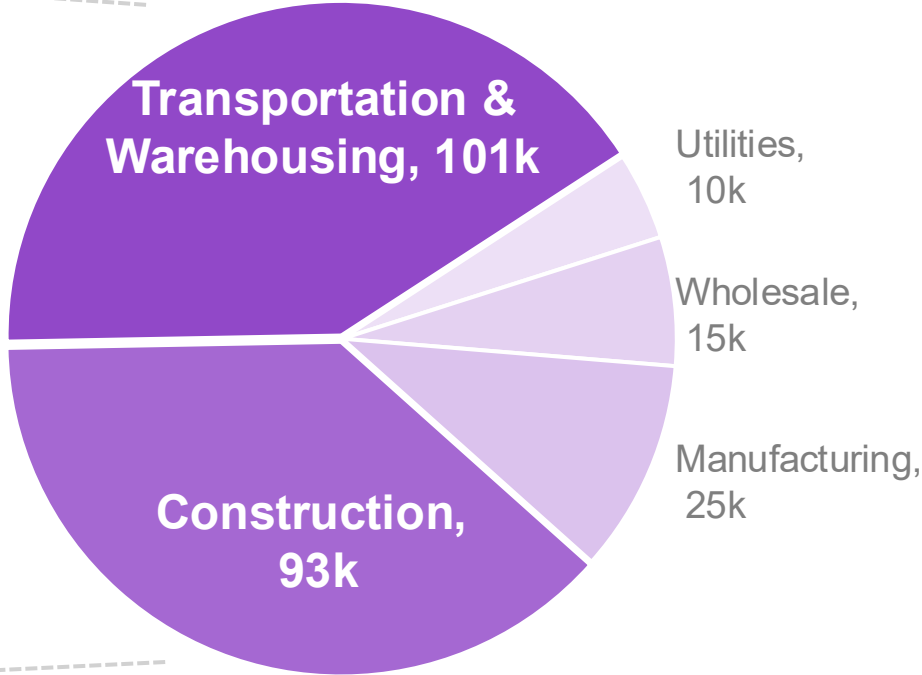
Source: U.S. Census Bureau ACS 5-year microdata, 2018-2022. Wage figures are 2023 dollars.

# Industrial economy remains a critical source of well-paying jobs accessible to workers without a bachelor's degree

Number of Workers w/o a B.A. Earning \$50k+, by Macro Sector



Number of Workers w/o a B.A. Earning \$50k+, by Industrial Sector



Source: U.S. Census Bureau, 2022 American Community Survey—Public Use Microdata Sample.

# Industrial businesses connect New Yorkers to the world

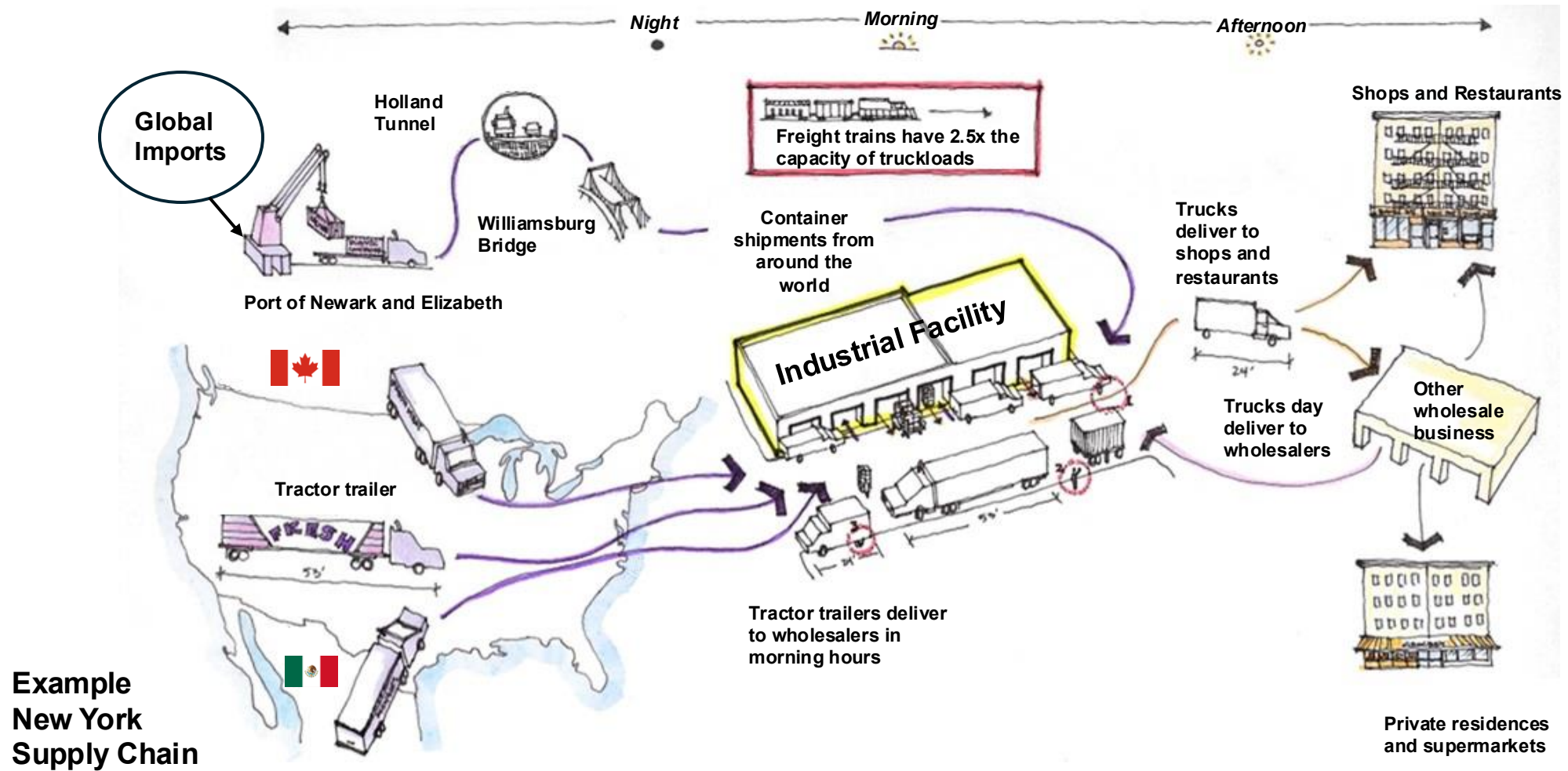
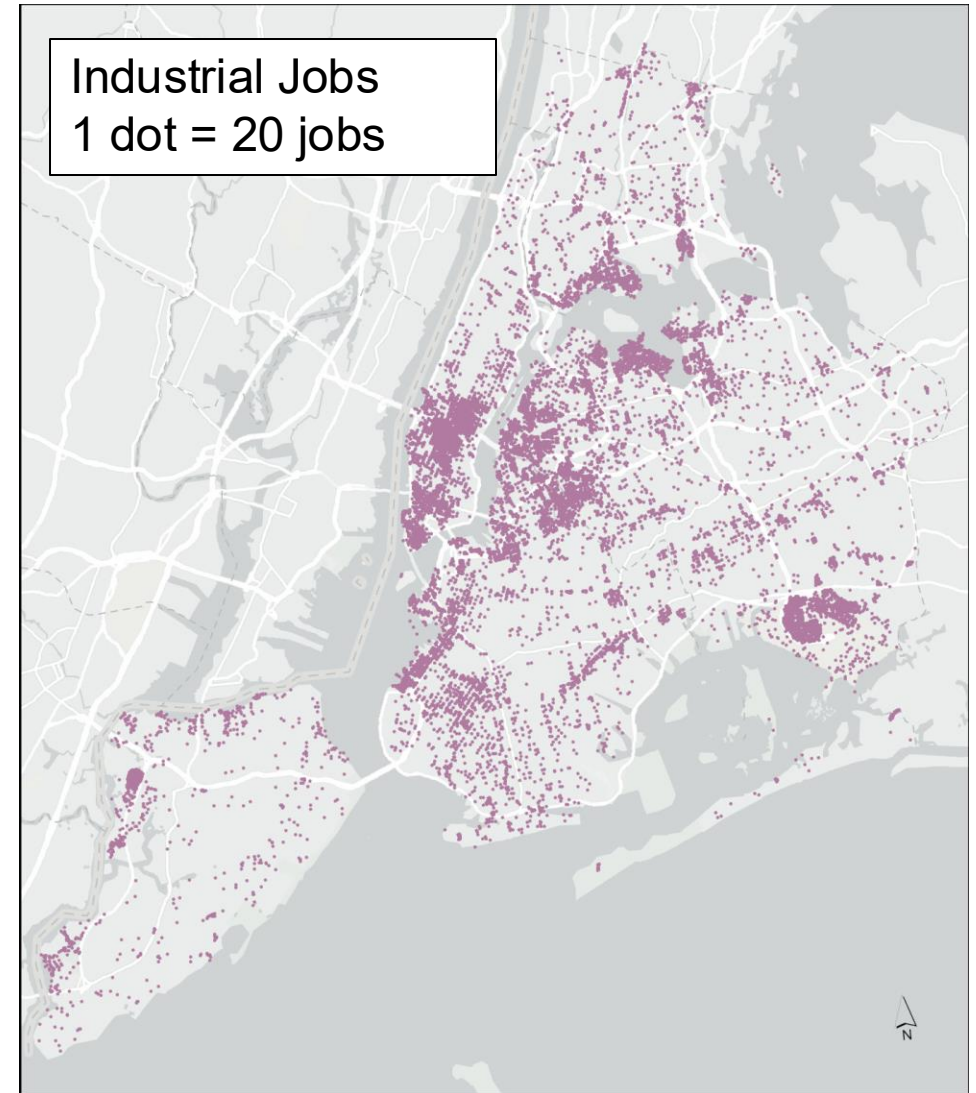
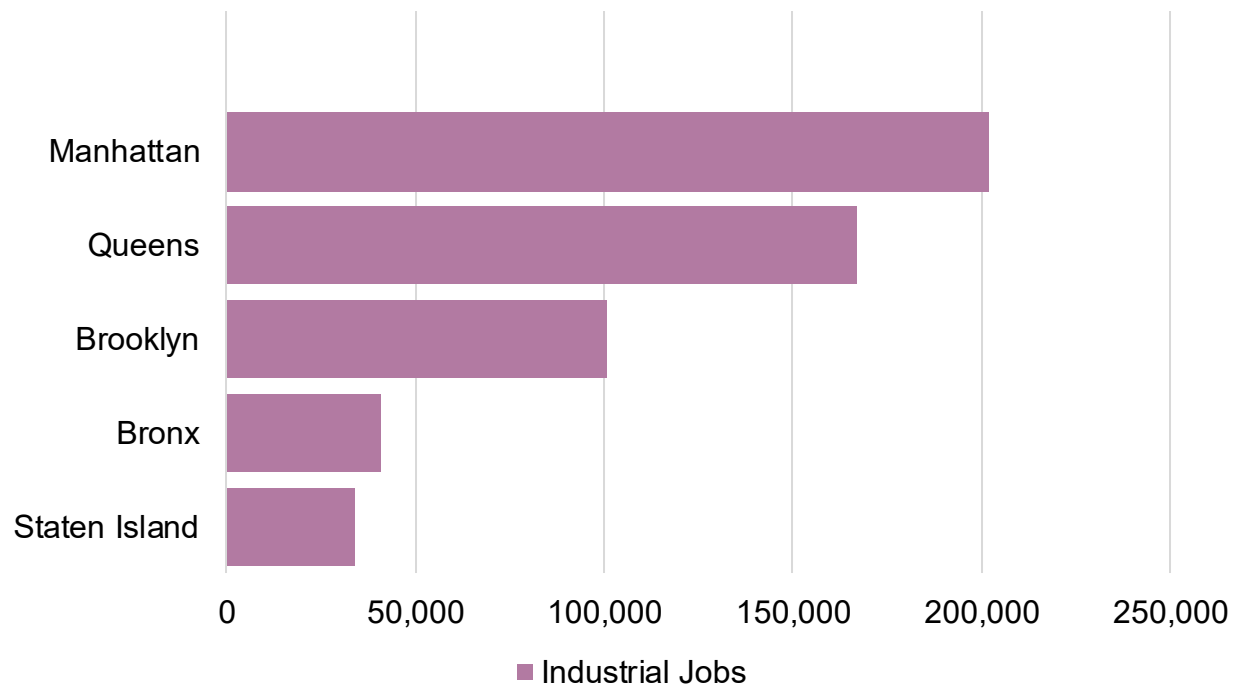


Image Source: NYC Planning Urban Design, 2018 and 2024

# Where are industrial businesses?

All 5 boroughs – both in “traditional” industrial spaces and more traditional business centers, and even at small scales in residential areas.

Industrial jobs by borough

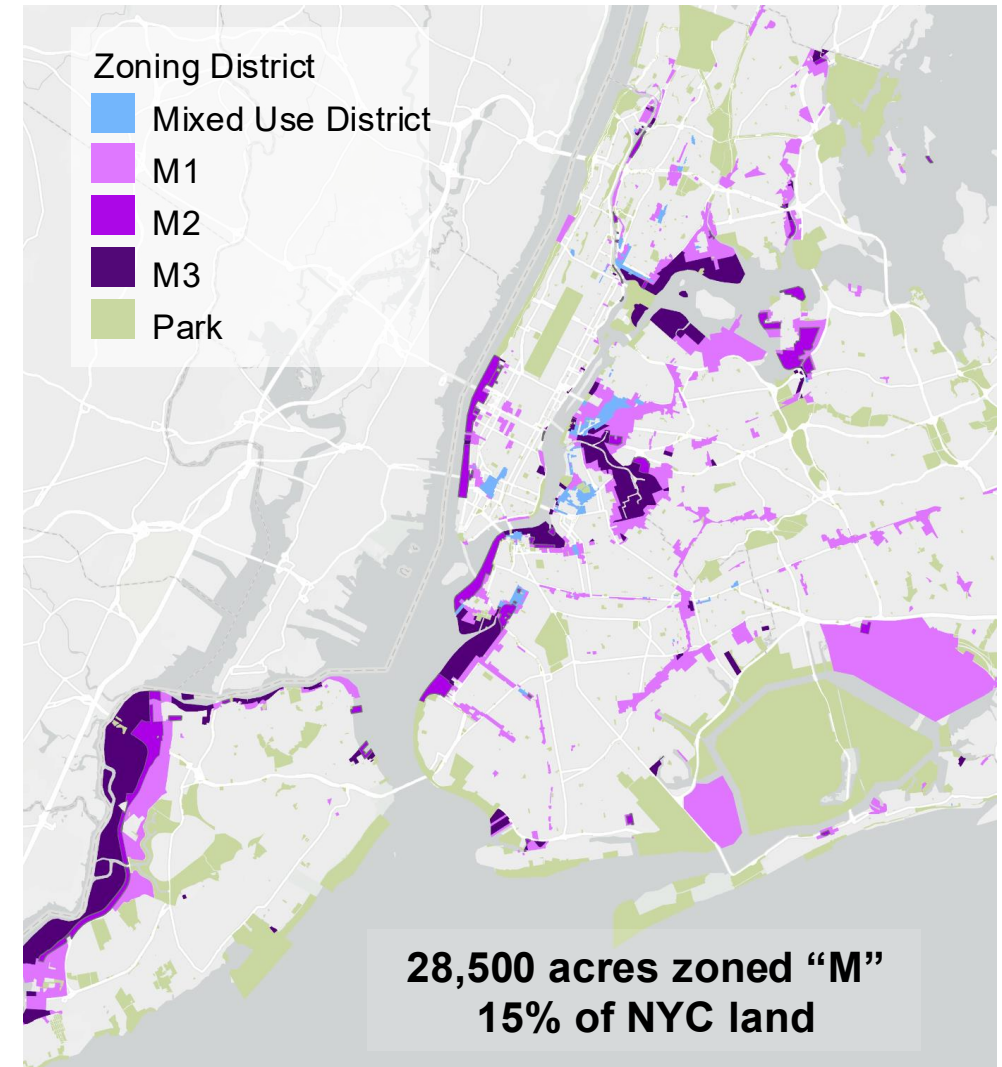


Source: NYC Planning analysis of NYS DOL QCEW, private sector, Q3 2024 (preliminary).

# Where can they locate?

Zoning rules set the context under where and how industrial businesses can locate in NYC.

- **Manufacturing (M) districts** are zones that allow for a wide range of business types, including industrial businesses, but do not allow residential uses. M districts M1-M3 vary the level of industrial activity permitted.
- **MX districts** are M districts that also allow housing to be built. MX districts impose additional environmental rules on industrial uses when collocating with homes.
- **C districts** allow for general business types, like office and retail uses, and as a result of recent City of Yes zoning changes, also allow for some industrial uses.



Source: NYC Planning analysis of Zoning District shapefiles (NYZD), 2023.

# Recent changes from City of Yes



Expanded opportunities for **small-scale clean production** businesses to locate in storefronts and office buildings.



**Streamlined process for modifying the shape of buildings**, so businesses can adapt and grow.



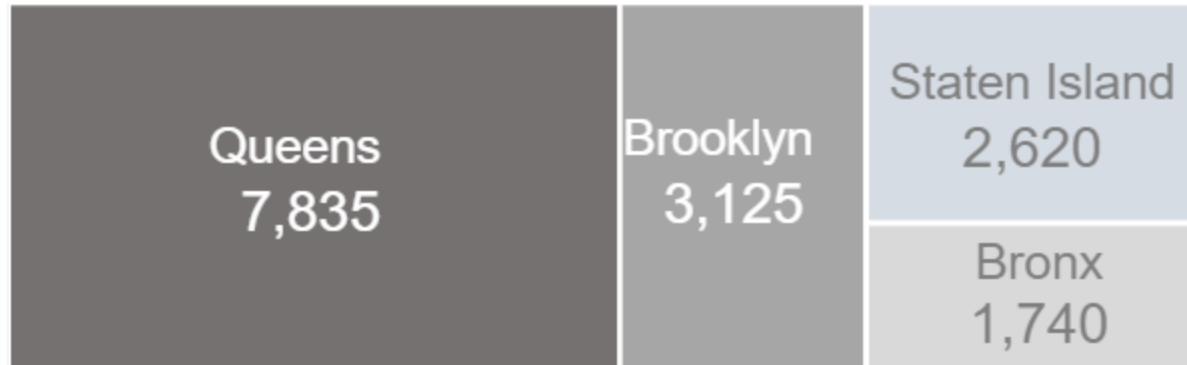
**Created new kinds of zoning districts** to allow for modern loft-style buildings.

Source: PowerPoint, © Cyclomedia 2023

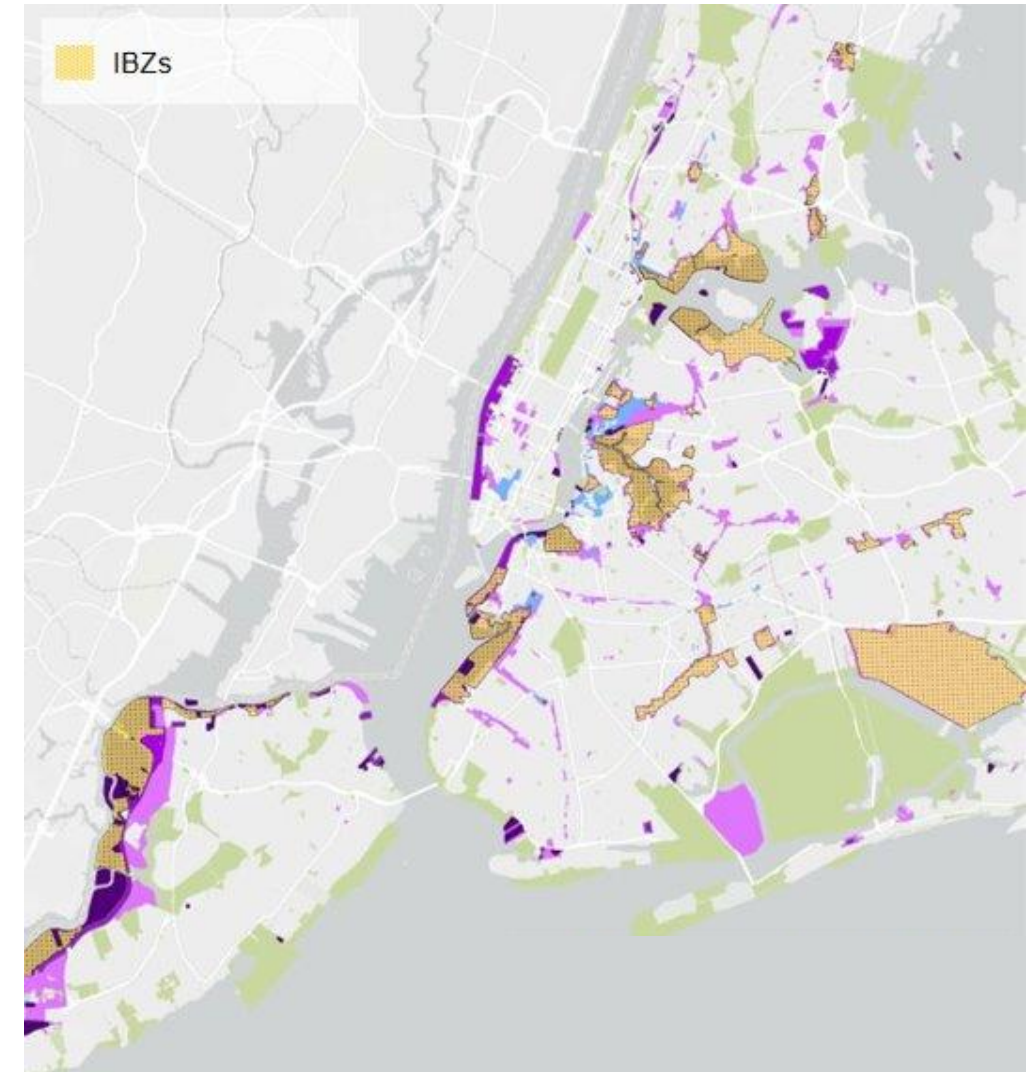
# What are Industrial Business Zones?

- Industrial Business Zones (IBZs) are designated areas within the M districts aimed at **preserving and supporting industrial businesses**.
- IBZs offer various benefits to encourage the retention and growth of industrial businesses in the city.
- Since 2005, administration policy has been to not support residential rezoning within IBZs

## IBZ Area (acres) by Borough



Source: NYC Planning analysis of IBZ boundaries, 2023

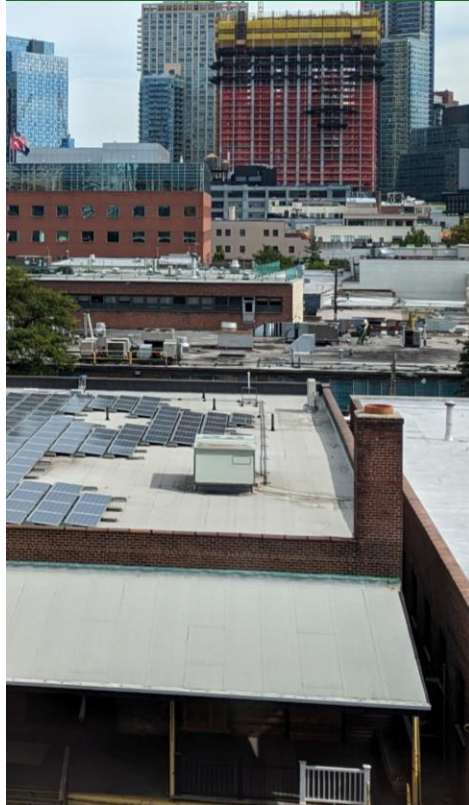


# Key issues for NYC Industrial Plan

## Evolving Industry



## Demand for Space



## Public Realm Quality



## Congestion and Trucks



## Climate Threats



Image Sources: NYC Planning, NYC EDC and NYCEM

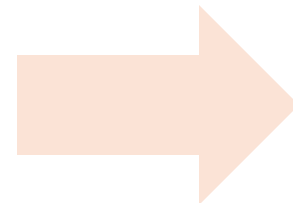
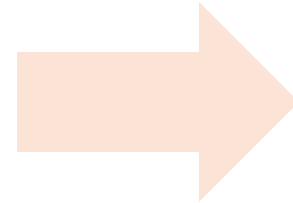
An aerial photograph of an industrial facility, likely a water treatment plant, featuring numerous large, rounded, white structures. In the background, a dense city skyline is visible under a hazy, orange-tinted sky. The overall scene is bathed in a warm, monochromatic light.

# 1

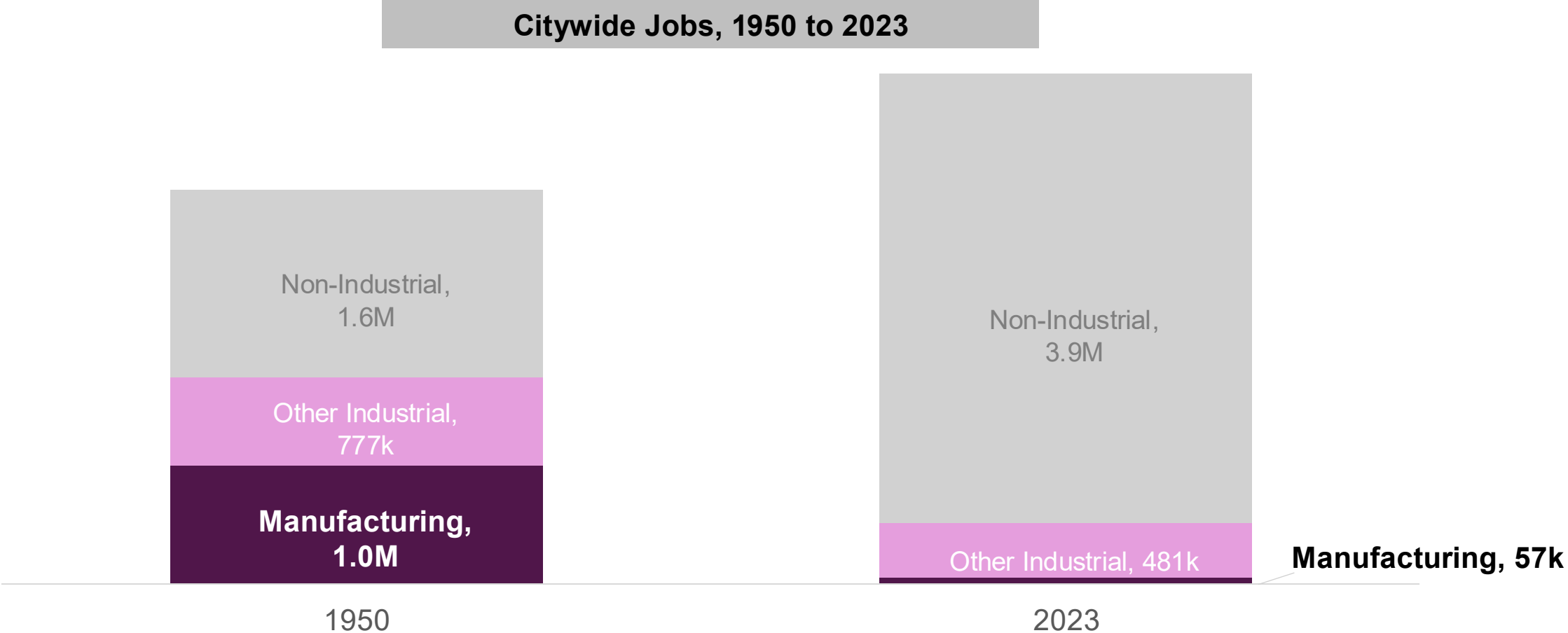
## **Evolving Industry**

*Our 21st century industrial economy is robust and thriving. It has evolved from a global manufacturing capital into a diverse cluster of creative, logistical and support sectors, increasingly equipped to support the city's transition to a green economy.*

# NYC's relationship to industrial economy has changed



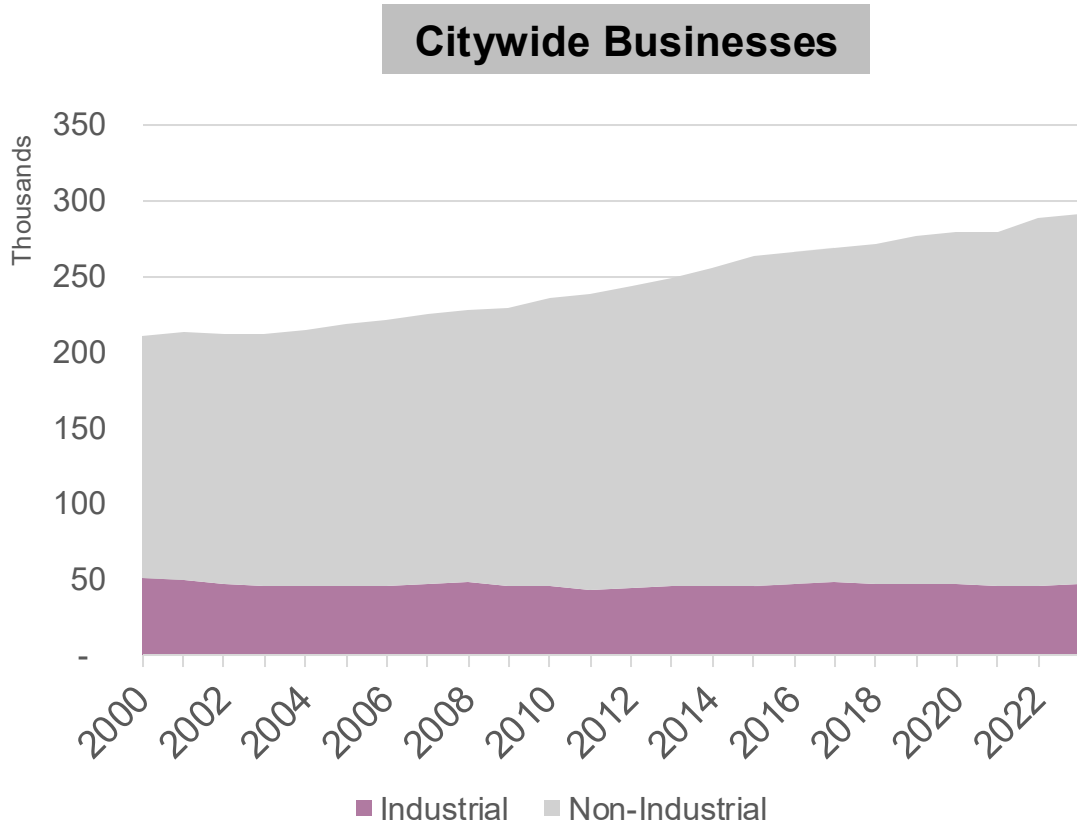
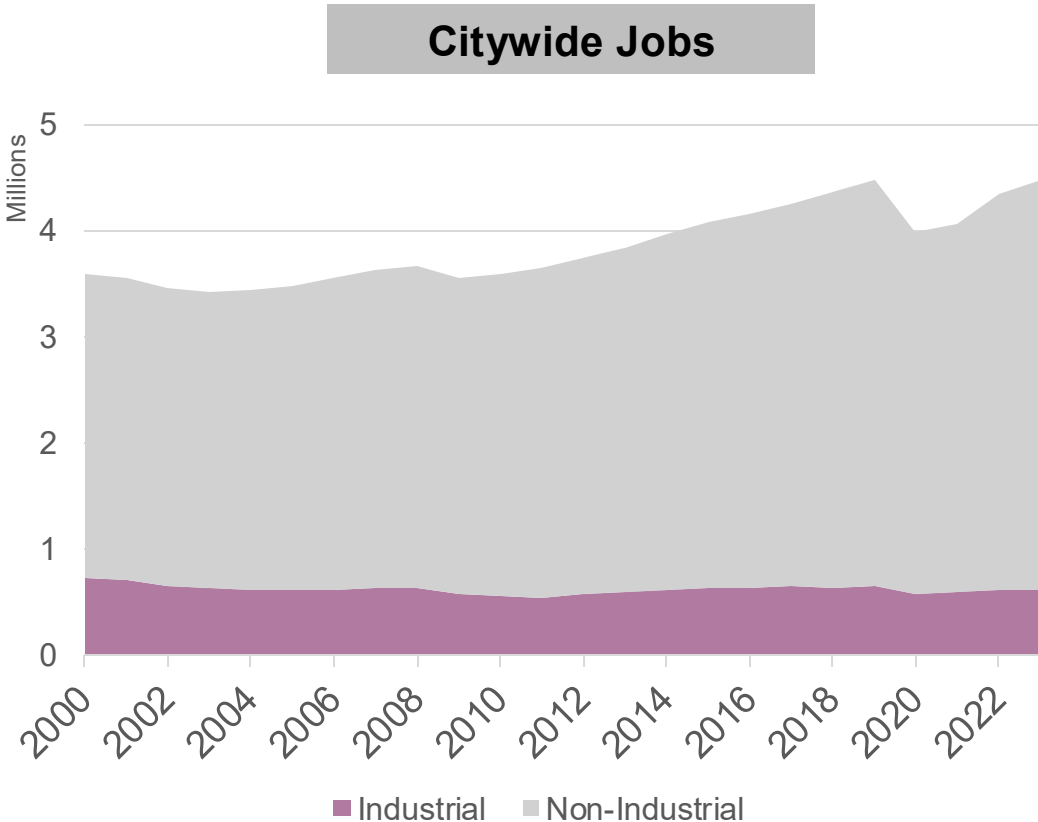
# NYC's economy has grown over the last 70 years and become less reliant on industry



Sources: NYC Planning, Jobs in Transition, 1966; NYC Planning analysis of NYS DOL QCEW, all ownerships, annual averages, 2023.  
Note: Other Industrial and Non-Industrial may not align perfectly between 1955 and 2023 due to changes in industry classifications.

# Industrial sector has stabilized as NYC experienced dramatic employment growth

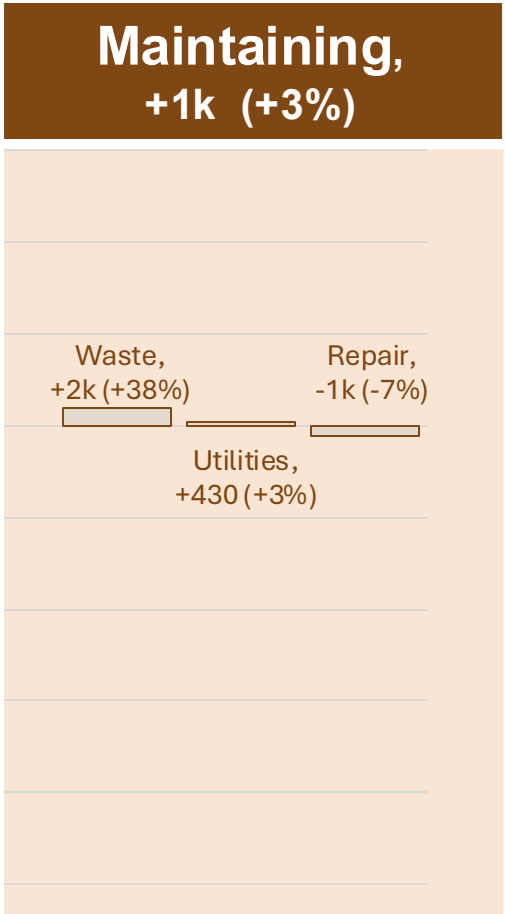
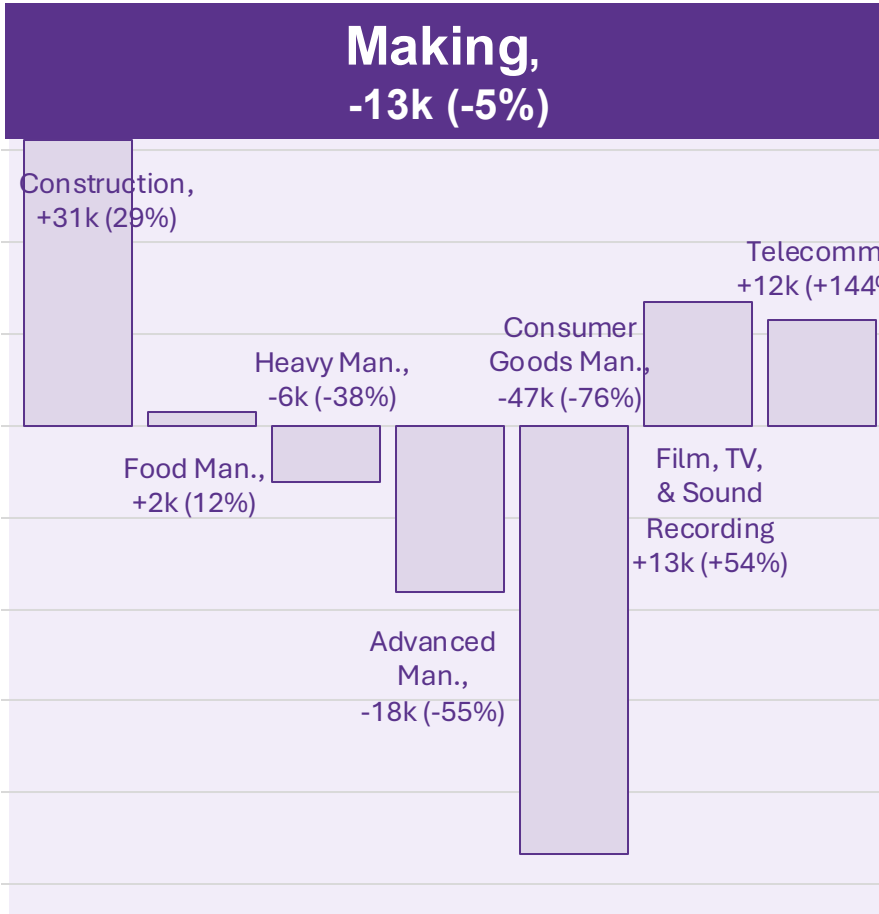
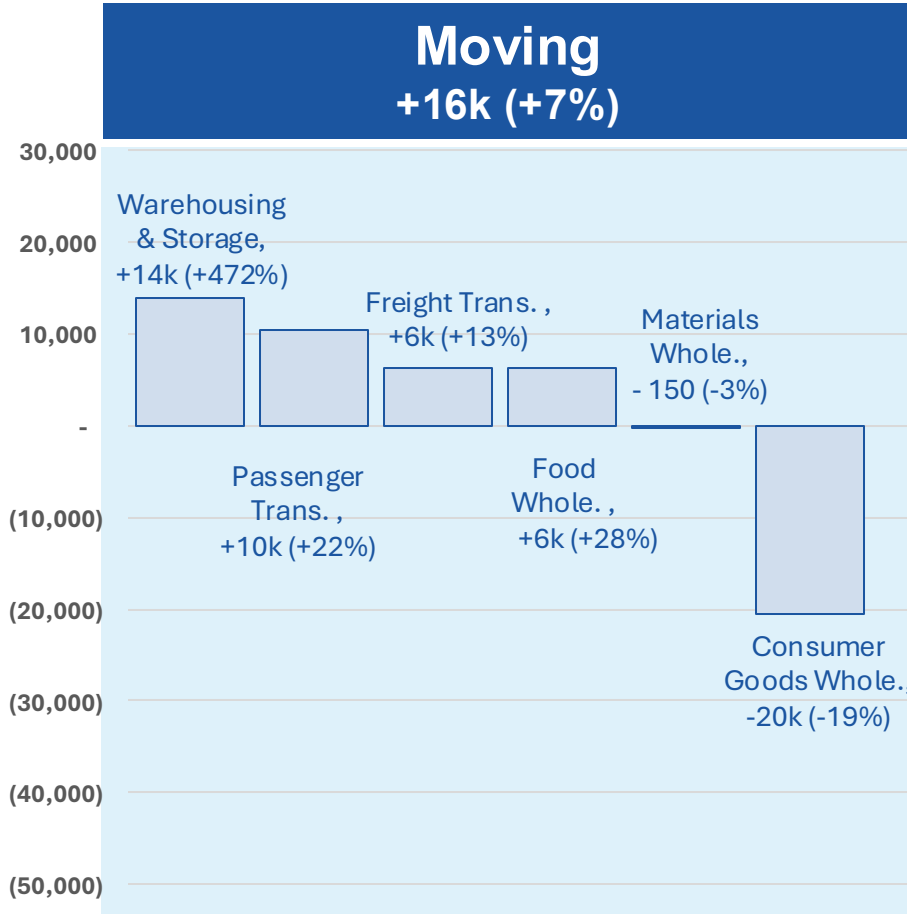
Since 2000, the industrial sector has seen a 2% decline in Industrial employment, which while significantly outpaced by 31% growth for all sectors over the same period, is more stable than prior decades.



Source: NYC Planning analysis of NYS DOL QCEW, all ownerships, annual averages 2000 – 2023.

# Certain sectors are robust and growing

## Industrial Employment Change, 2003 to 2023



Source: NYC Planning analysis of NYS DOL QCEW, private sector, annual averages 2003 and 2023.

# NYC represents 25% of the region's industrial employment base

Collectively, the **NYC Metro Region** includes **1.7M jobs in the industrial sector** – about **16%** of the private sector job base.

## New Jersey

Home to ports, Newark Airport, and major marine, rail and highway infrastructure assets

## Long Island

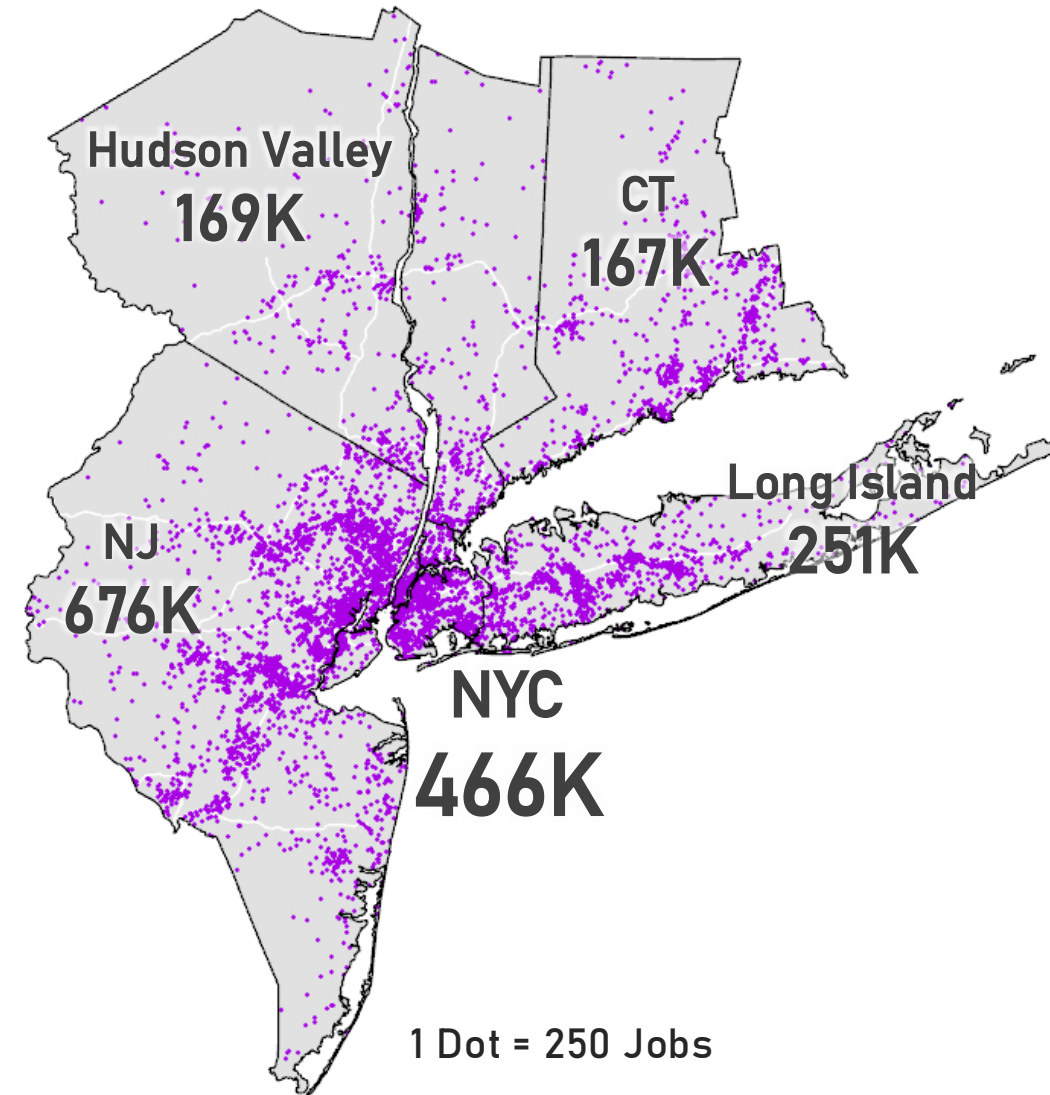
Home to a base of construction and transportation sectors, as well as aerospace and medical manufacturing

## The Hudson Valley

Historically driven by food and computer manufacturing while seeing recent growth in logistics

## Connecticut

Historic clusters of manufacturing and logistics businesses supported by marine and highway infrastructure assets



Sources: U.S. BLS QCEW, 2023; U.S. Census Bureau Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics 2022

Macro sectors represent aggregations of U.S. BLS 2-digit NAICS-classified industries, mapped at U.S. Census Tract location of employment. Private employment represents payroll-reported jobs only and does not include informal or other off-the-books jobs.

# NYC Metro Region is second largest industrial economy in nation

Driven by strengths in transportation and construction:

MSA	Industrial Employment	Construction Employment	Installation, Maintenance, Repair	Production	Transportation, Material Moving	Industrial as % of Total Employment	Industrial building square footage
Greater LA	1.7M	265k	235k	364k	785k	21.0%	1.9B
New York	1.7M	316k	324k	253k	756k	17.4%	1.1B
Chicago	1.1M	135k	145k	294k	498k	23.8%	1.3B
Dallas	939k	155k	170k	202k	412k	23.7%	1.1B
Houston	800k	177k	148k	170k	306k	25.2%	779M
Atlanta	643k	80k	110k	136k	318k	22.8%	787M
Bay Area	570k	126k	91k	137k	217k	16.0%	388M
Miami	533k	103k	112k	78k	240k	19.6%	260M
Boston	443k	99k	76k	102k	166k	16.0%	268M
Washington	409k	109k	89k	44k	166k	13.2%	210M

Sources: U.S. BLS MSA, 2023; CoStar, 2025. Note: CoStar Markets and MSA geographies are not 1:1.

# Moving: Transportation and Logistics

- DOT survey data shows that approximately **45% of New Yorkers receive a home delivery** once a week.
- E-commerce now represents **16% of total retail sales** nationally.
- NYC added **+1.2k Transportation & Logistics businesses and +31k jobs** over the last 20 years.
- An **additional 126M freight tons** or **+68% more freight** is expected to move through NYC by 2045.
- There is over 4M sq ft of recently completed & partially or fully unleased distribution facilities, while demand for new parcel delivery facility space is estimated to be 2.2M sq ft over the next decade.

## Subsector growth 2003-2023

Image Source: NYC DOT Delivering New York, NYS Connect and NYC Planning



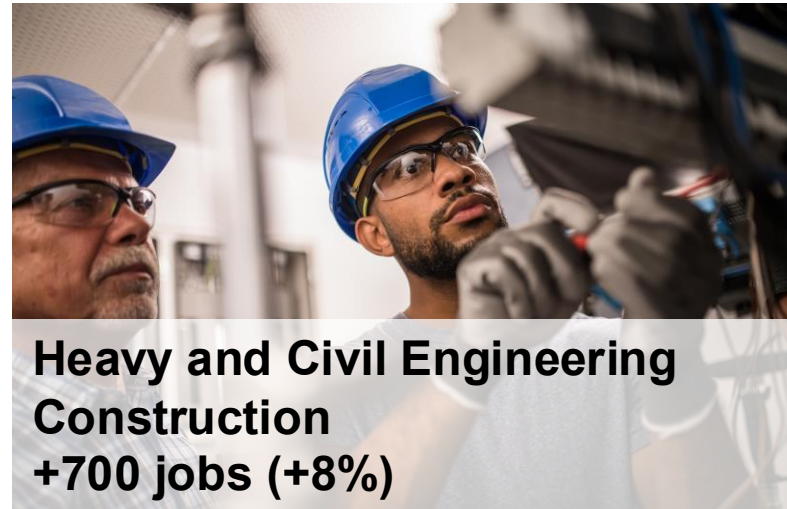
Source: NYC Planning analysis of NYS DOL QCEW, private sector, annual averages 2003 and 2023.

# Making: Construction

- Continued growth of the city and construction of new buildings drove **Construction sector to add 31k jobs (+29%) over past 20 years**
- The Green Economy Action Plan **forecasts significant growth in construction-related sectors**, like Buildings (+85k) and Resilience Infrastructure (+9k jobs).
- The plan also projects **an increase in construction occupations**, such as laborers, carpenters, and electricians, ranging between **13.5% to 28.4%** growth by 2030.
- Job growth will also likely be fueled by Local Law 97, which requires ~50k large buildings to reduce emissions 40% by 2030 and 100% by 2050.

## Subsector growth 2003-2023

Image source: Powerpoint



Source: NYC Planning analysis of NYS DOL QCEW, private sector, annual averages 2003 and 2023.

# Making: Specialty Manufacturing

- While manufacturing overall has declined, access to employees and markets remain an important feature for some manufacturing business growth. **Food manufacturing added 1,500 jobs (+10%)** in recent years, buttressed by growth of breweries, bakeries and local food items.
- Additional specialty items like **woodworking and apparel** remain important to local consumers and other parts of the economy, like media and fashion, while emerging areas like **robotics and biotechnology** have components of advanced manufacturing intersection.

### Subsector growth 2003-2023

Image source: NYC Planning



Source: NYC Planning analysis of NYS DOL QCEW, private sector, annual averages 2003 and 2023.

# Making: Film and Media

- Bolstered by the creation of the NYS Film and TV tax credit, **the film and media sector has added 13k jobs (+54%) over past 20 years**. Approximately **2.7 million SF** are available to productions shooting across ~80 stages and production studios throughout NYC, including **775k SF** at the newly completed Wildflower Studios.
- Industrial film and TV production is a component of a wider film and media ecosystem touching broadcasting, advertising, media buying, and other components of the city's creative sector representing over **\$64 Billion** in economic output. While the sector has experienced a decline of **~8K jobs** between '21 to '23 likely due to labor interruption and industry shock, the expectation for long term growth remains strong.

## Subsector growth 2003-2023

Image source: NYC Planning and NYC EDC.



**+730 establishments (+39%)**



**+13k jobs (+54%)**

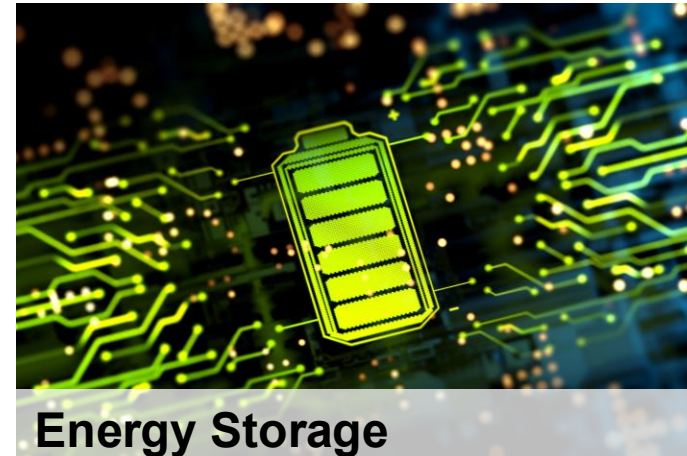
Sources: NYC Mayor's Office of Media & Entertainment, NYC Stages and Production Studios and NYC Film and Television Industry Economic Impact Study 2021; NYC Planning analysis of NYS DOL QCEW, private sector, annual averages, 2003 and 2023.

# Maintaining: Energy & Infrastructure

- Employment growth in utilities has been relatively **flat** over the last two decades. However, the Green Economy Action Plan estimates that New York City's **energy sector will add 17k jobs by 2040**, largely due to the green transition.
- City and state policies to **decarbonize the energy grid and achieve net zero emissions by 2050** are expected continue to catalyze significant public and private investment in clean energy-related projects. These include efforts to install additional **solar power generation** and **energy storage** capacity as well as enable the development of offshore wind farms.

## Projected growth sectors

Image source: Powerpoint



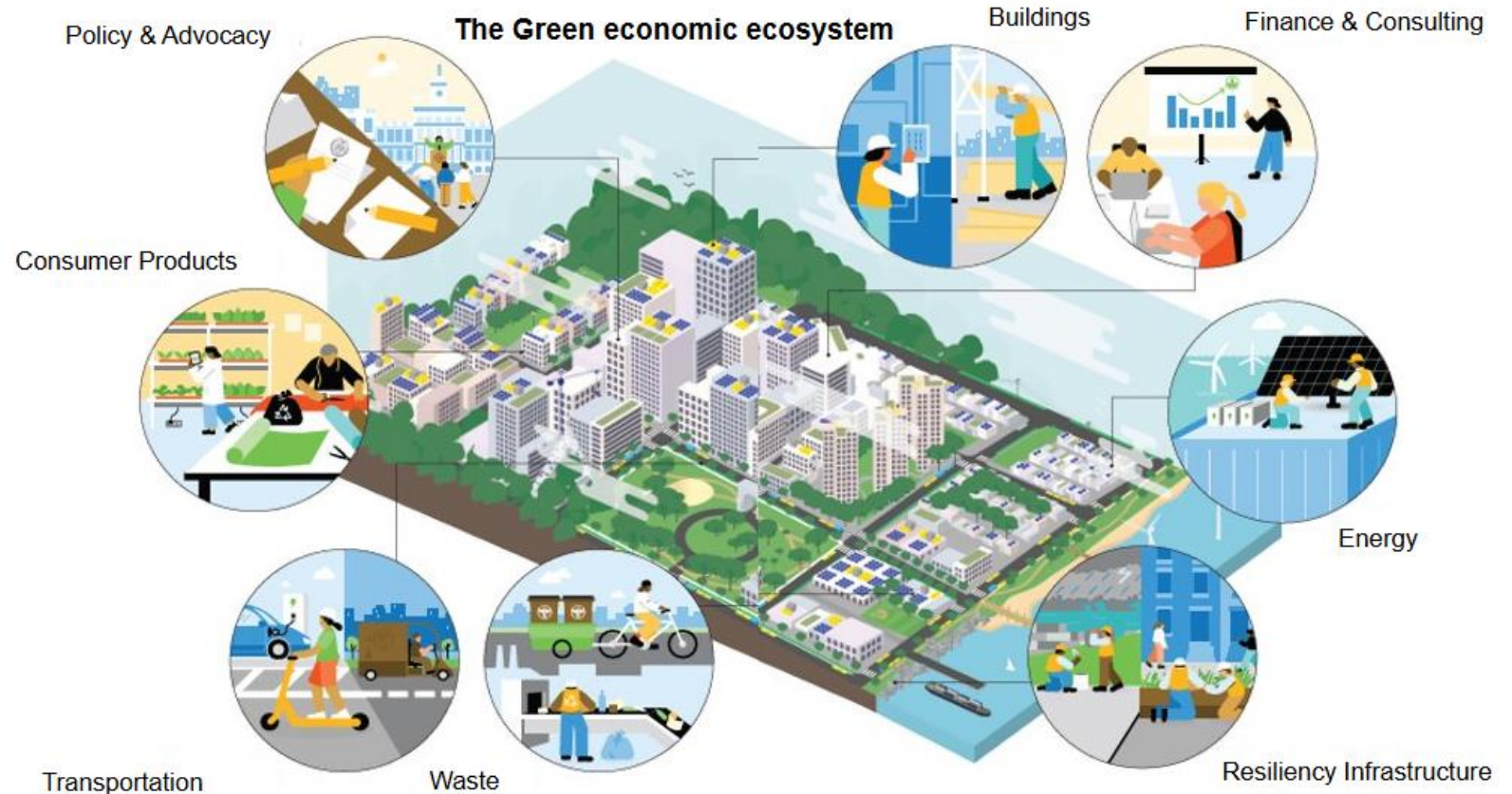
Source: NYC EDC, Green Economy Action Plan, 2024.

# The industrial economy is crucial to NYC's green transition

The recently completed Green Economy Action plan estimated that, by 2040, New York City's green economy would support approximately 382k jobs.

This forecast looked at the range of both new job creation and jobs that would transition in type as a response to the potential economic benefits of building systems redesigns, electrification, and other efforts to decarbonize.

Nearly 72% of these jobs (275k) would be in industrial sectors such as buildings, energy, and waste.



Source: NYC EDC, Green Economy Action Plan, 2024.

# Goal 1:

## Enable industrial businesses to evolve, innovate, and transition to green technologies

*NYC's industrial economy should remain nimble and innovative. It should evolve with a changing business environment, and support the city's transition to a green economy.*

### **Potential strategies:**

- ✓ Improve city government's ability to help industrial businesses navigate regulatory and resource challenges
- ✓ Activate industrial sites in support of the green transition
- ✓ Use City-owned sites to incubate and grow industrial businesses
- ✓ Optimize resources available to industrial businesses that seek to grow or transition
- ✓ Ensure workforce development programs support business recruitment needs and prepare workers for jobs in industrial sectors

An aerial view of a city skyline, likely New York City, with a green overlay. The image shows a mix of modern high-rise buildings and older, lower-rise structures. A large white number '2' is centered in the upper half of the image. The text 'Demand for Space' is written in a large, white, sans-serif font across the middle. Below it, a paragraph of text in a smaller, white, italicized font provides context about NYC's industrial land and construction challenges.

# 2

## Demand for Space

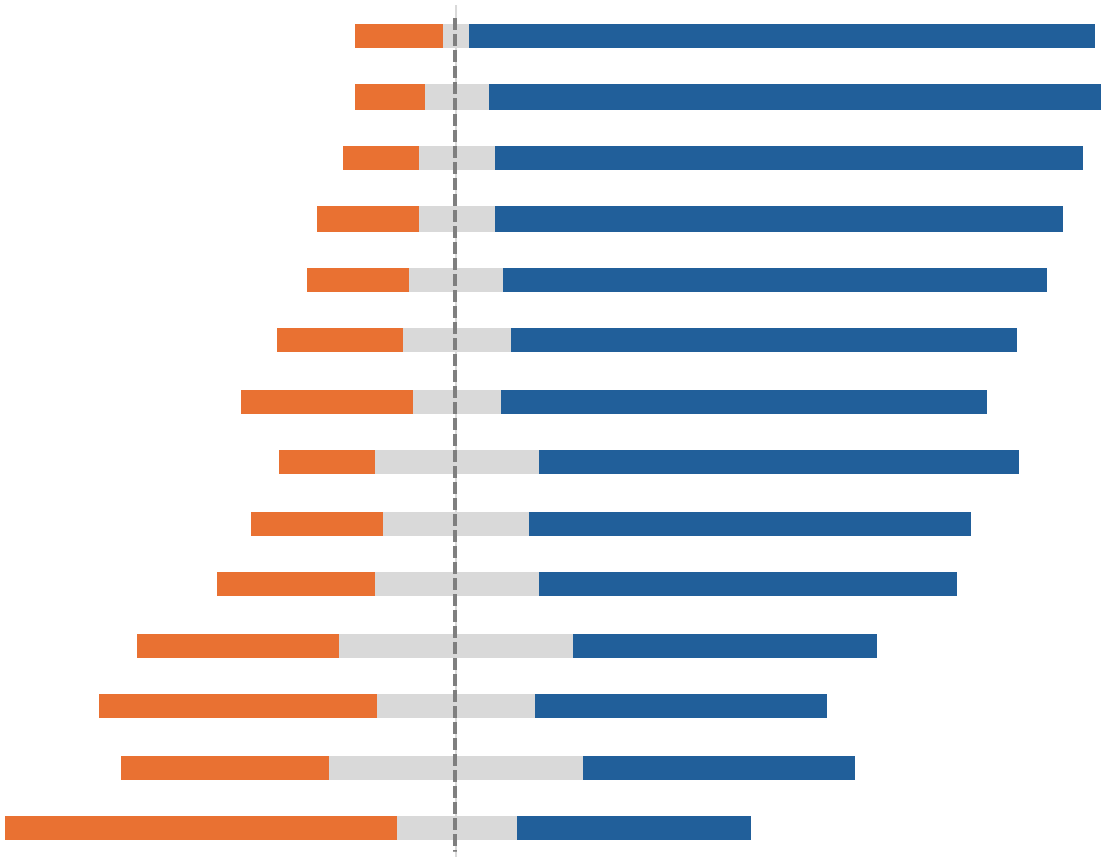
*NYC has the largest reservoir of urban industrial land in the country, but our industrial stock is old. New construction is expensive and difficult, leading to competition between uses. Businesses want to invest in NYC, but the lack of affordable space is a headwind.*

# Businesses cite cost and quality of space as most important feature in choosing locations

Importance of each of the following location characteristics

**Cost to rent or purchase your space**

- Access to employees
- Quality of space
- Off-street loading
- Proximity to transit
- Off-street parking
- Access to customers
- Public health and safety
- Walkability
- Access to highways
- Proximity to vendors
- Distance from conflicts
- Proximity to amenities
- Proximity to similar businesses



Most Significant

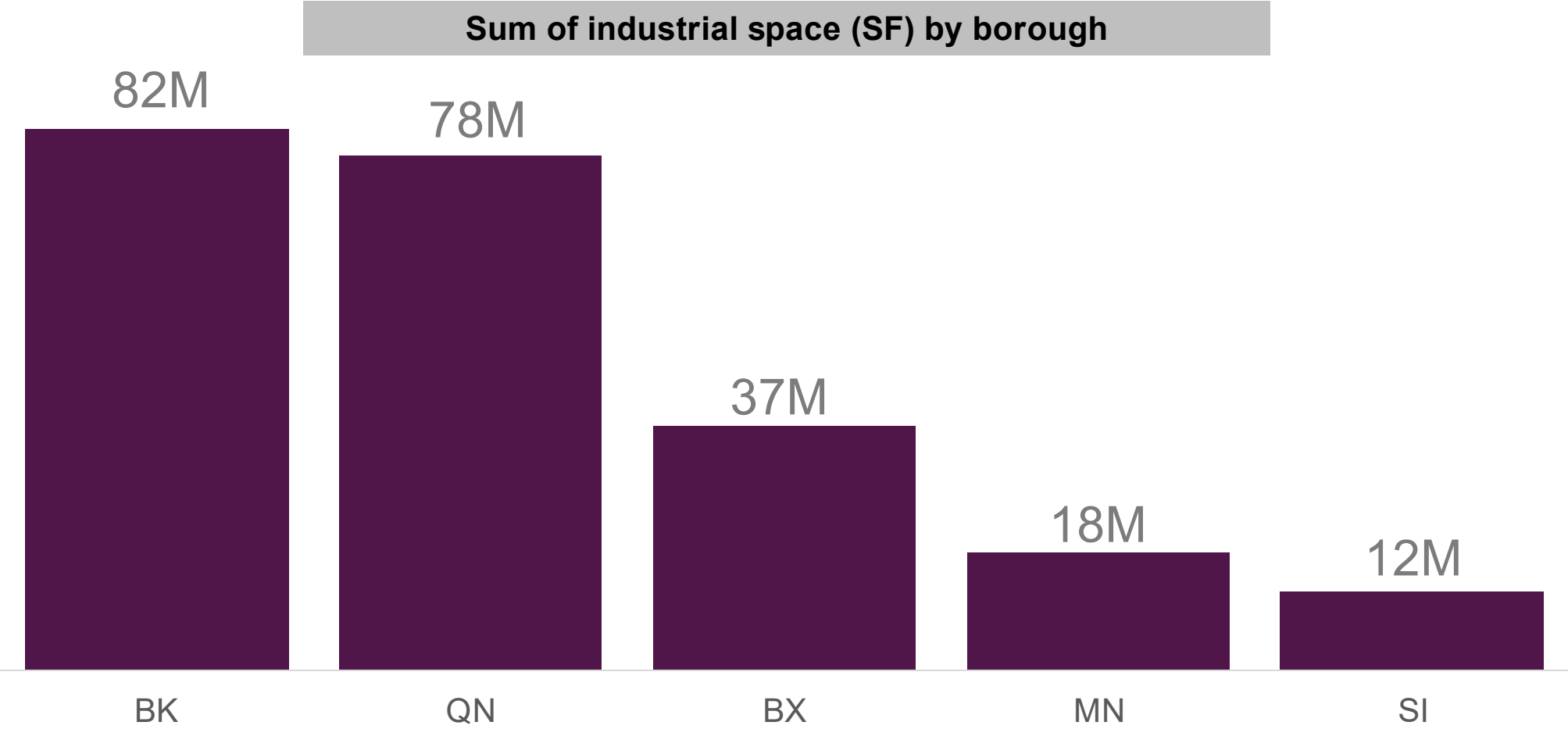
Least Significant

Not Significant Neutral Significant

Source: NYC Planning analysis of NYC Industrial Plan Survey, January 2024

# NYC has over 227M square feet of industrial space

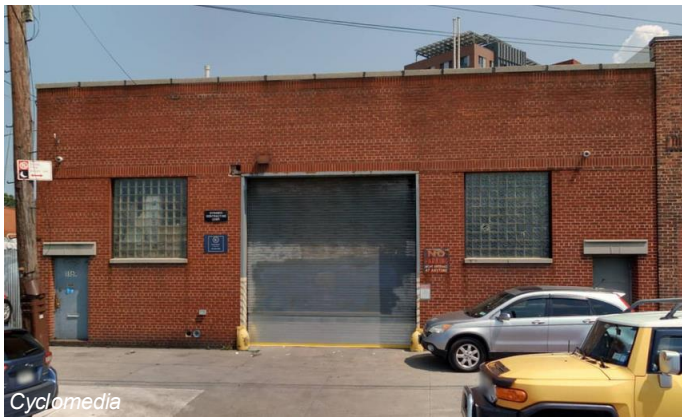
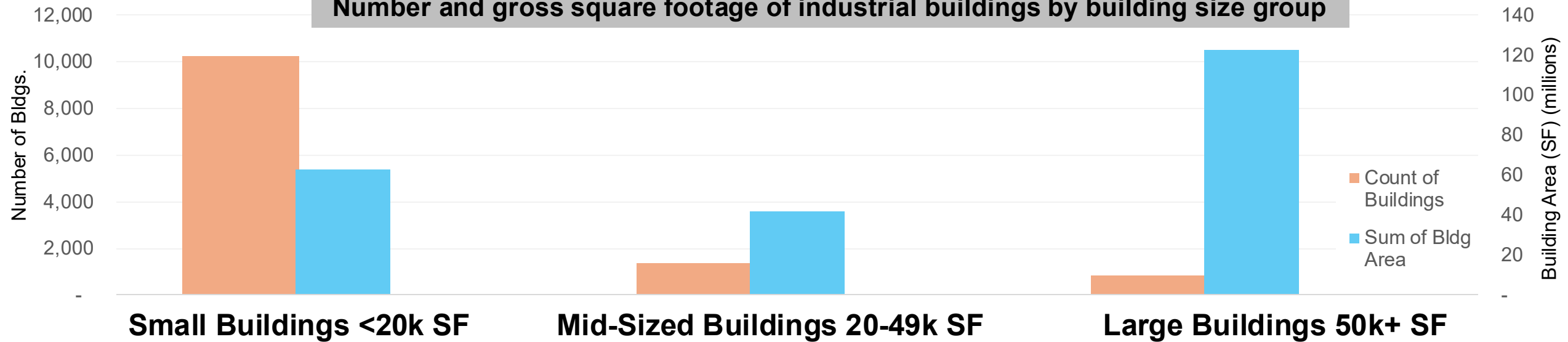
Much of it is located in Brooklyn and Queens:



Source: NYC Planning, PLUTO, 24v4.1

# Most industrial buildings are small, but most industrial space is within large buildings

Number and gross square footage of industrial buildings by building size group



Source: NYC Planning, PLUTO, 24v4.1

# Strong and growing demand for outdoor storage

Activities such as vehicle fleet parking, trailer storage, construction materials storage, and materials processing require large, open sites near highways, ports, and regional markets.



**Fleet Parking**



**Concrete Batching Facility**



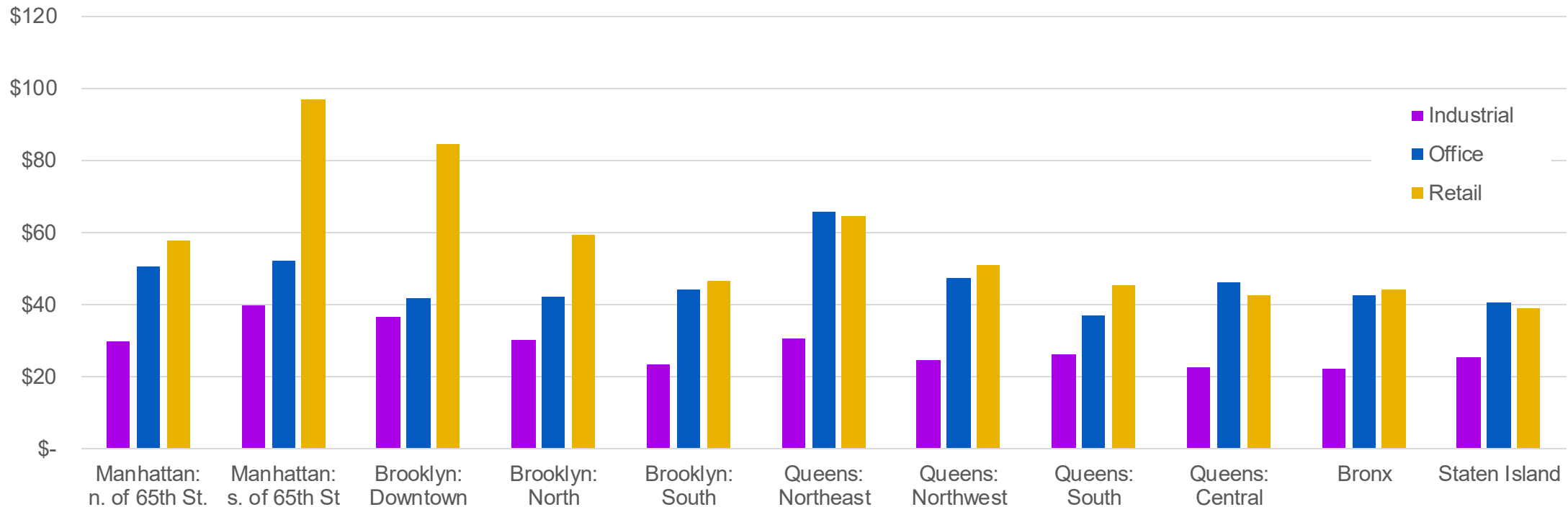
**Construction Material Storage Yard**

Source: "The Inside Scoop on Outdoor Storage: The Rapid Rise of IOS." Colliers. 8/15/2024; Capright IOS Market Report, 3<sup>rd</sup> Quarter 2024.

# Industrial rents are generally lower than other kinds of space in same areas

Citywide, asking rents for industrial properties are \$25/SF, while office and retail properties are both \$51/SF. In all NYC submarkets, industrial property asking rents are lower than office and retail properties.

Current Asking Rent PSF by Property Type across Submarkets



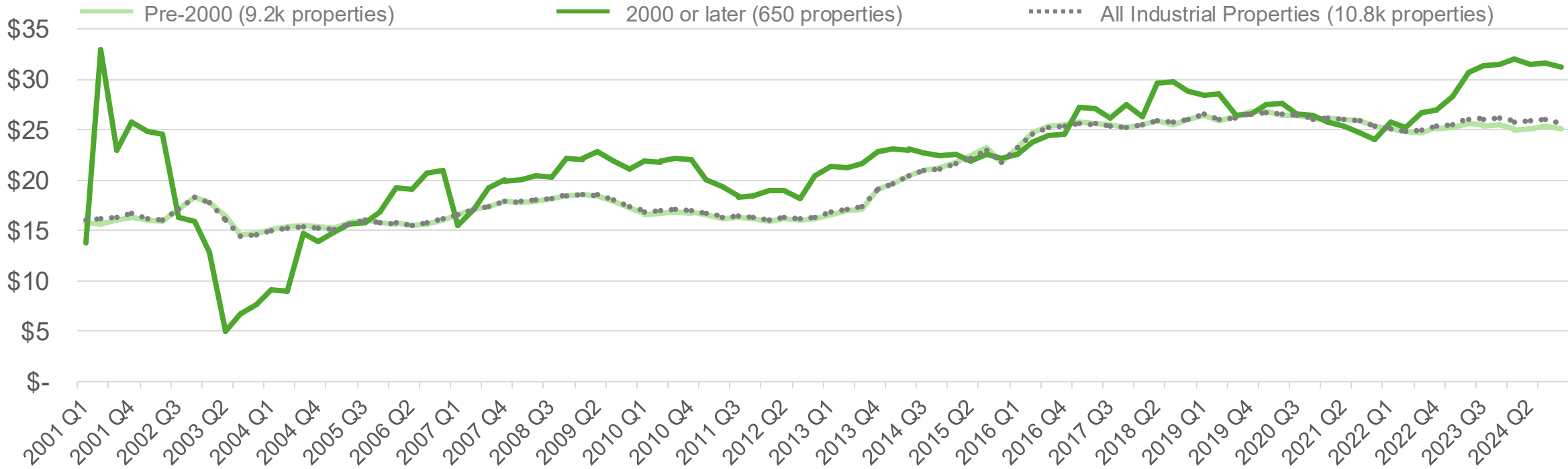
Source: CoStar, Q1 QTD 2025.

# Rents are rising, especially for newer space

Average rents for industrial space in the city have **risen from roughly \$15 psf 20 years ago to an average of \$25 psf today.**

However, limited amount of newly constructed industrial space saw **rents rise to over \$30 psf on average** – reflecting both the costs of constructing new space, and the premium attached to these scarce spaces.

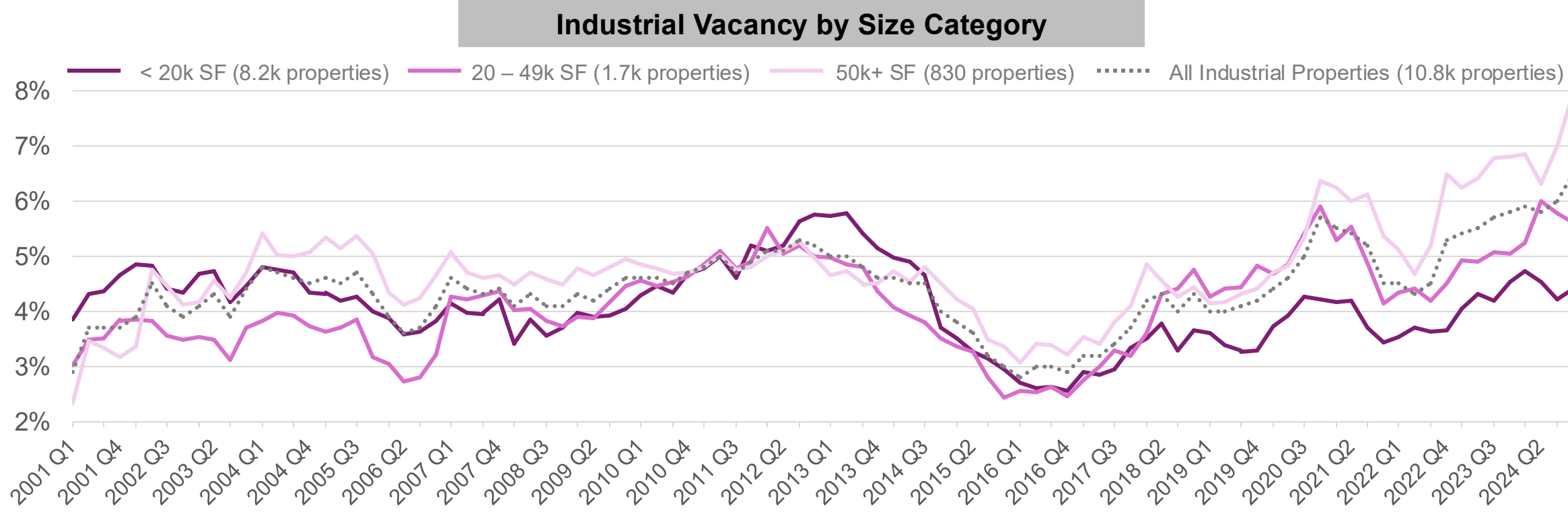
**Industrial Asking Rent PSF by Year Built**



Source: CoStar, Q1 2001 to Q4 2024. Existing and under construction industrial properties in NYC counties.

# Vacancy varies greatly by property size, with smaller properties experiencing lower vacancy.

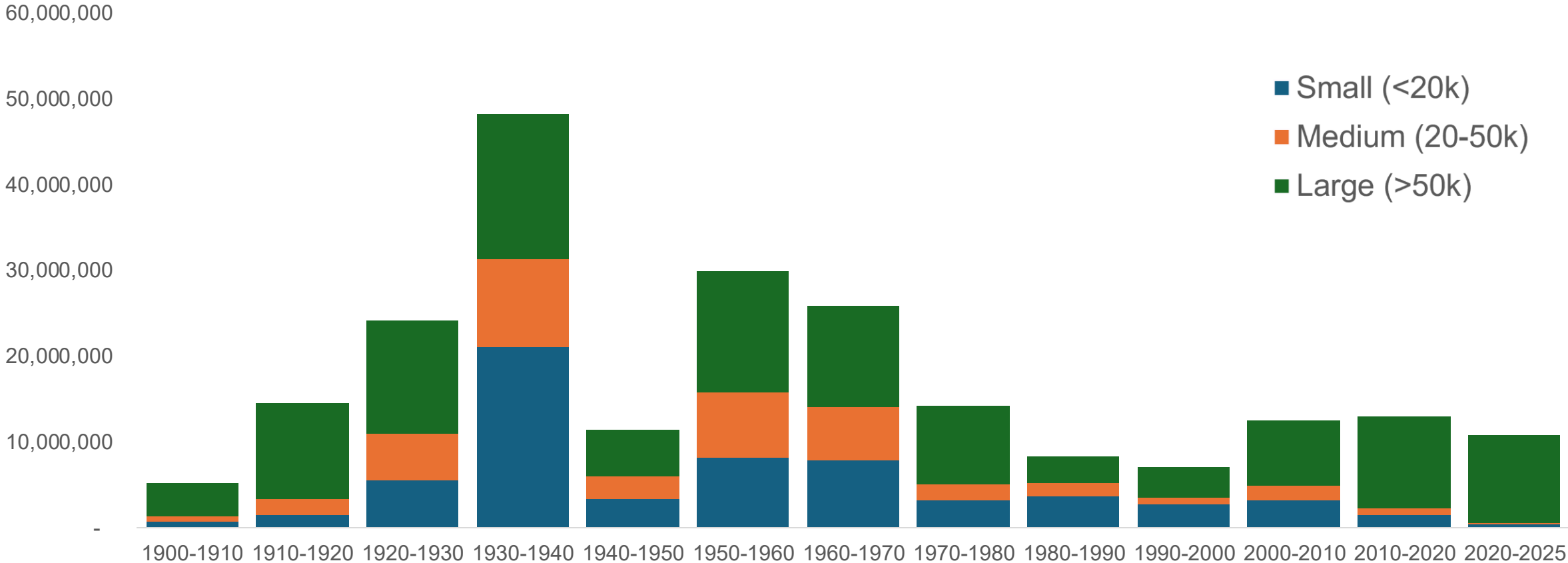
The industrial market has experienced increasing vacancy for the past decade – rising on average from a height of 3% vacant in 2016 to an average of 6.5% vacancy today. That average masks strong differences in the tightness of the market based on the size of properties.



Source: CoStar, Q1 2001 to Q4 2024. Existing and under construction industrial properties in NYC counties.

# Today's industrial space production is well below peak but has seen growth since 2020 driven by large industrial developments

SF of Industrial Space built by year built



Source: NYC Planning, PLUTO, 24v4.1. Includes M and MX districts and industrial building class codes.

# Most industrial buildings are 80+ years old

Older buildings can be challenging for industrial businesses due to outdated infrastructure, limited space for modern equipment, insufficient loading and parking, and higher maintenance costs.



An example outdated industrial building with low ceiling heights and insufficient operational space



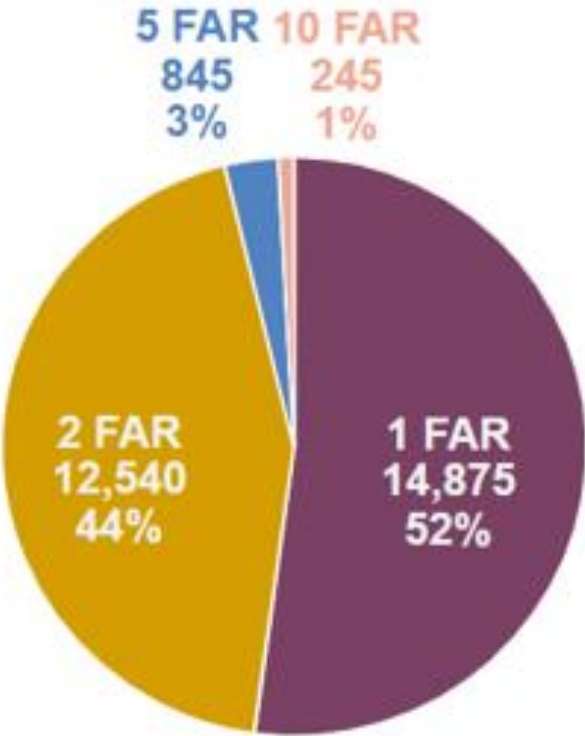
An example modern industrial building with high ceilings and abundant loading

Source: NYC Planning, PLUTO, 24v4.1. Includes M and MX districts and industrial building class codes.

# Restrictive and outdated zoning laws have made it more difficult to build new industrial space

96% of the city's M zoned lands have a maximum allowable FAR of 2. Low FARs paired with parking, loading, set back and rear yard requirements make building new in M zones very challenging.

M Zone Area (Acres) by Maximum Allowable FAR

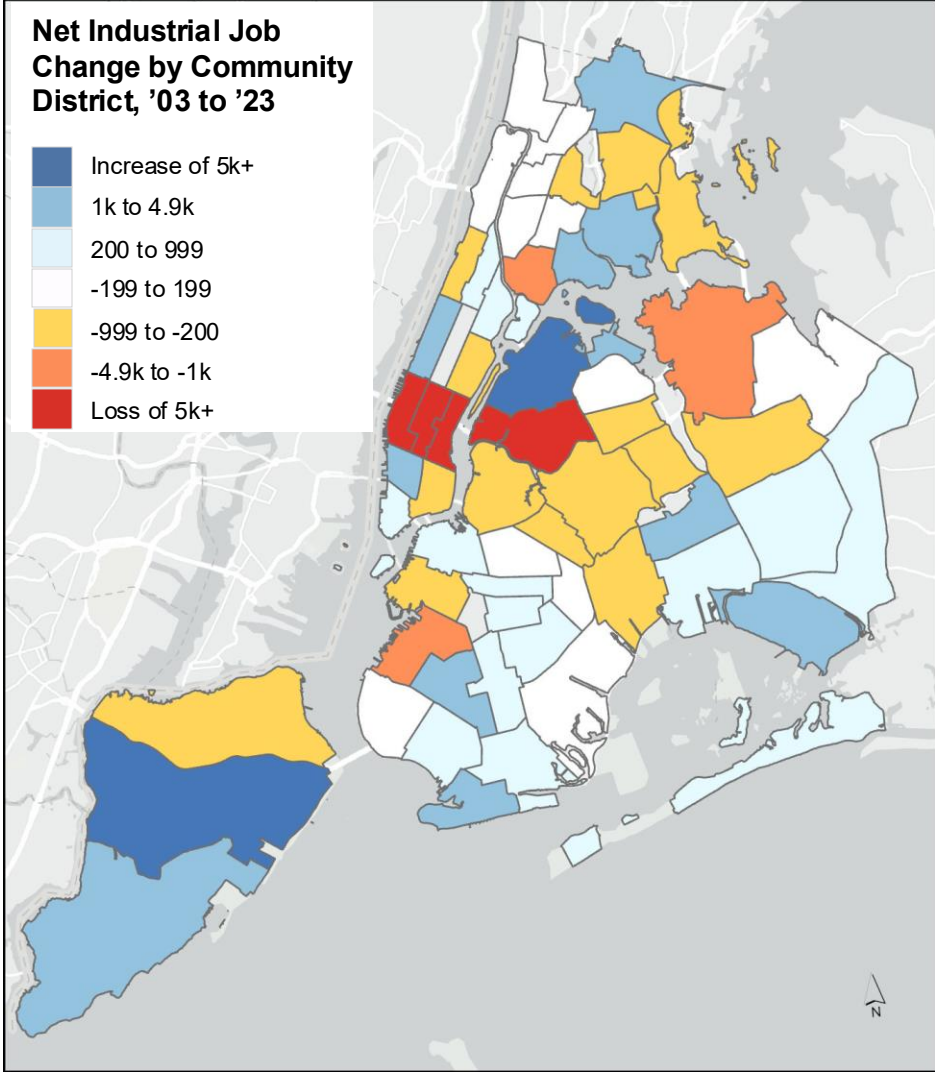
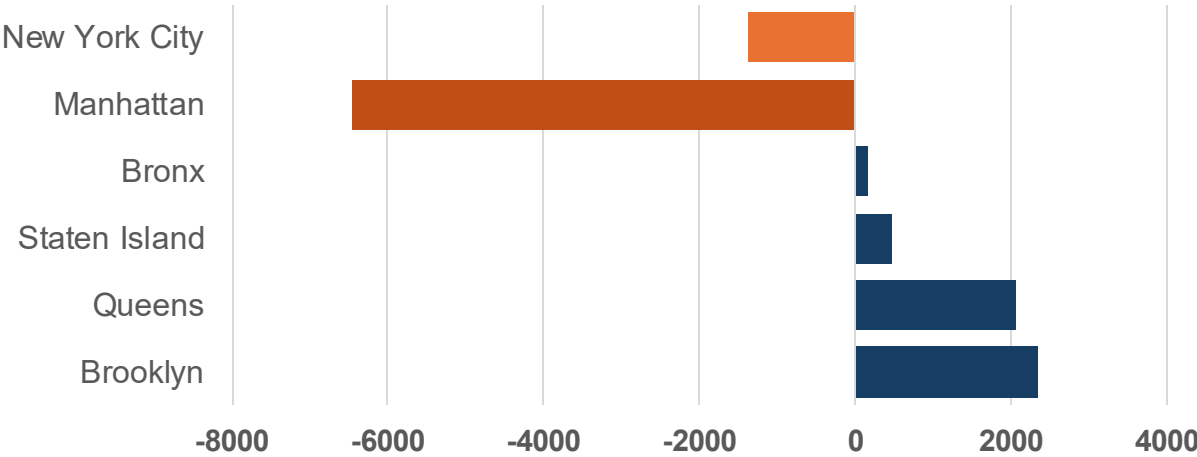


Source: NYC Planning, PLUTO, 23v1.

# Industrial jobs are shifting to outer boroughs

The city has seen a net loss of approximately 1,300 industrial establishments over the past two decades, but that number contains large declines in Manhattan and increases in the other 4 boroughs.

**Net Change in Industrial Business Establishments, 2002 to 2022**

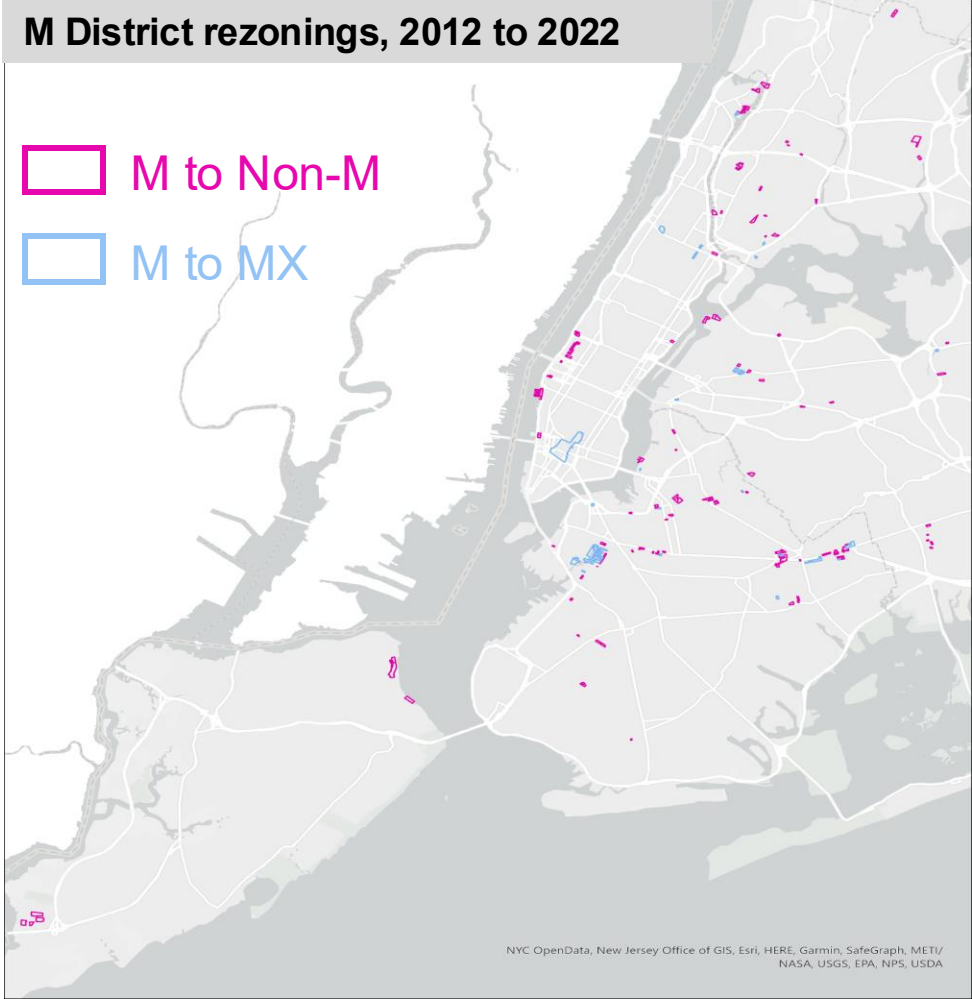
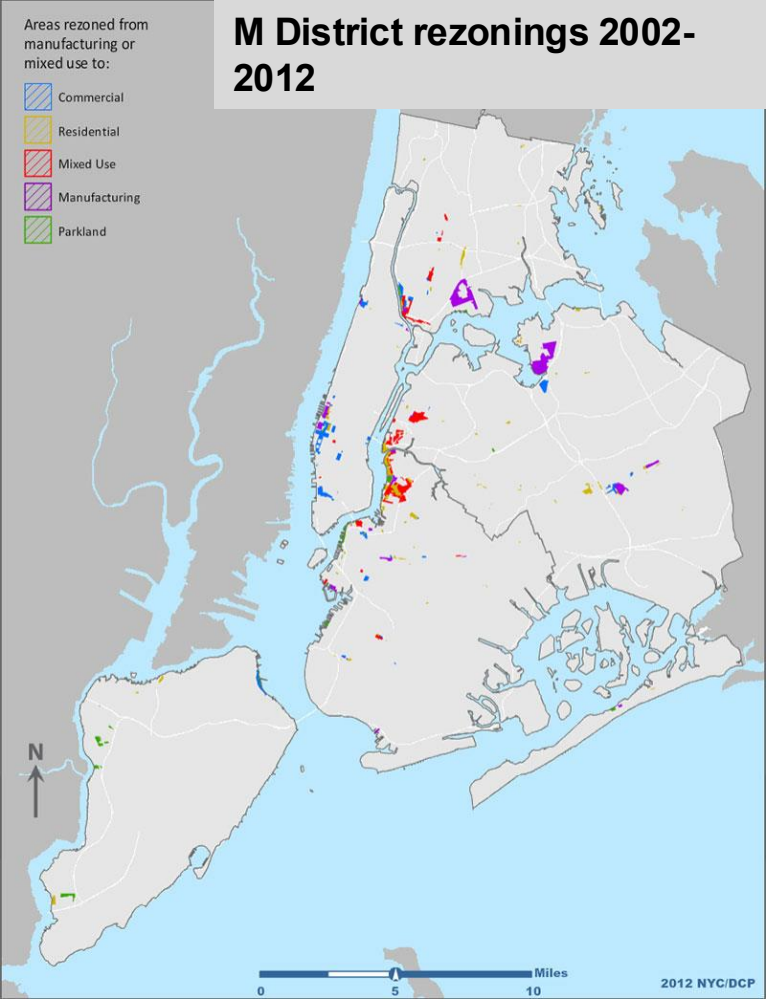


Sources: NYC Planning analysis of NYS DOL QCEW, private sector, annual averages 2003 and 2023. U.S. Census Bureau, Business Dynamics Statistics, 2002 to 2022.

# Some Industrial land has been rezoned for housing

In the early 2000s, rezonings of formerly industrial areas like Greenpoint/Williamsburg, Long Island City and Hudson Yards led to concerns about cumulative effects of rezoning industrial land. That decade saw a 5.2%, or 1100 acre, decline in industrial land.

In the past decade, NYC saw a 1.5% reduction, or 430 acres, of industrial land.

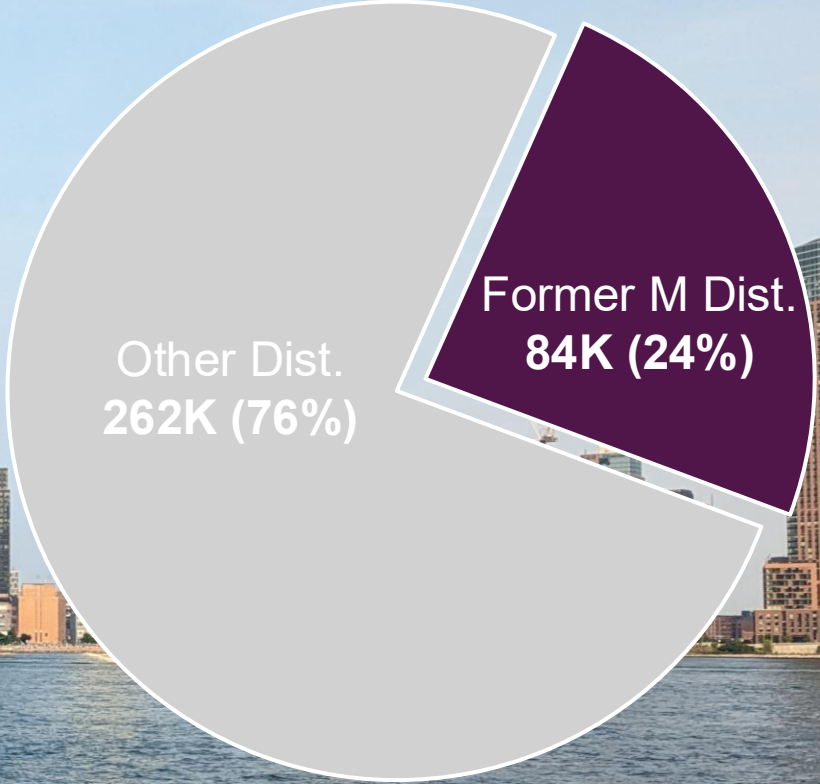


Source: NYC Planning analysis of Zoning District shapefiles (NYZD).

# Significant amount of housing, including affordable housing, has been created in formerly-industrial areas

- Rezoning of industrial areas have produced at least **84k new homes** since 2010 (the earliest date for which data is available)
- The majority of this housing is generated from the 3 largest M rezonings of Greenpoint, Williamsburg, Hudson Yards, and Long Island City.
- **This represents 24% of all new housing completions in NYC during this time period**
- Of those 84k units, nearly **19k (23%)** are income restricted, resulting from the use of inclusionary zoning and publicly supported housing redevelopment in these areas.

New housing completions by zoning district, 2010 thru 2024



Source: NYC Planning Housing Database, Q4 2024; NYC Planning analysis of rezonings between 2000 and 2021.

# Mixed Use Districts (MX)

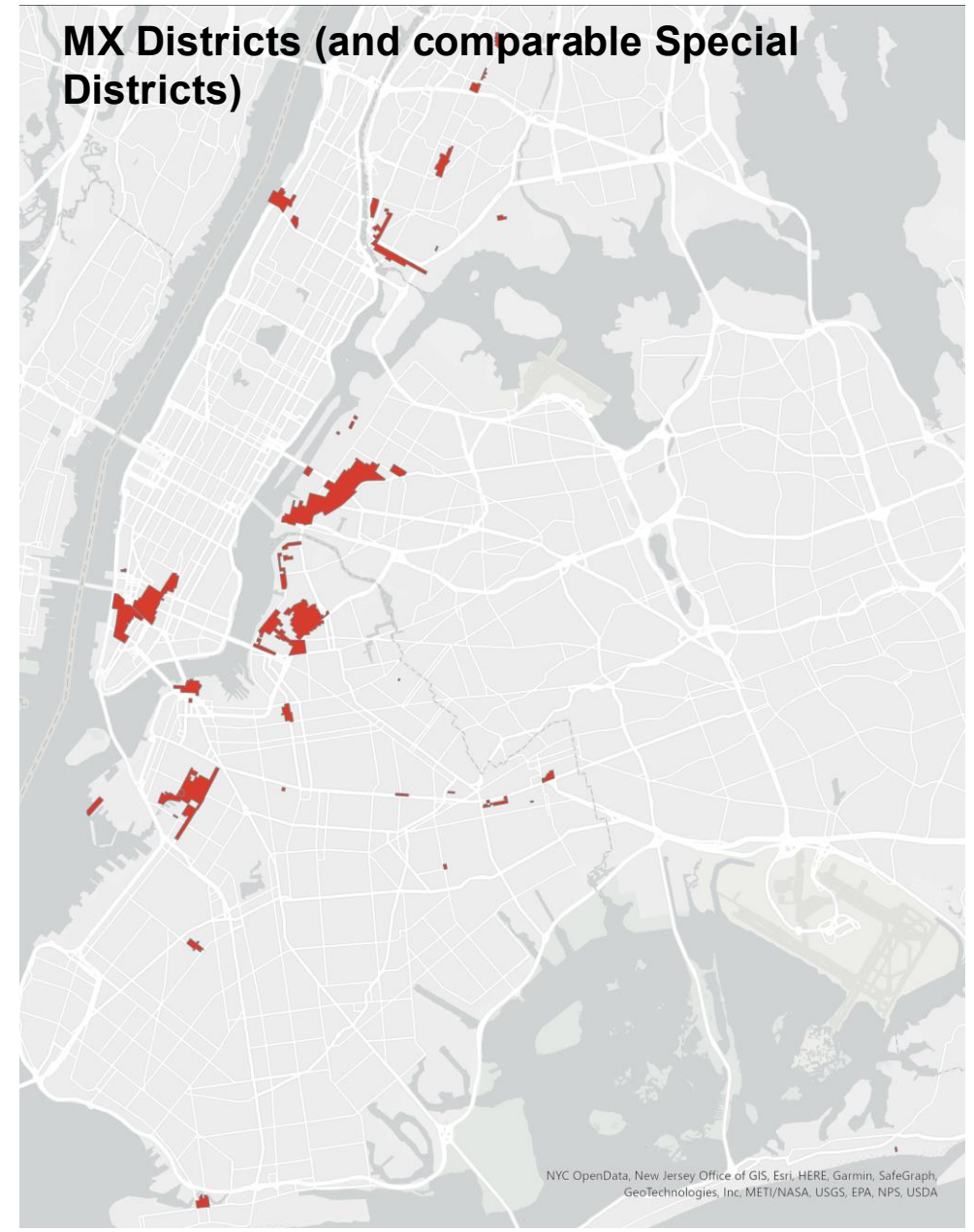
Special Mixed Use Districts (MX) were created in 1997 to encourage investment in existing neighborhoods with mixed residential and industrial uses.

MX districts exist as a paired M district and R district and are uniquely listed in ZR 123-90. There are 25 official MX districts; colloquially several special districts with similar provisions (Hudson Square, Tribeca, Gowanus, LIC, Soho-NoHo) may be considered like MX districts.

MX rules permit both residential and non-residential uses (commercial, community facility, and light industrial).

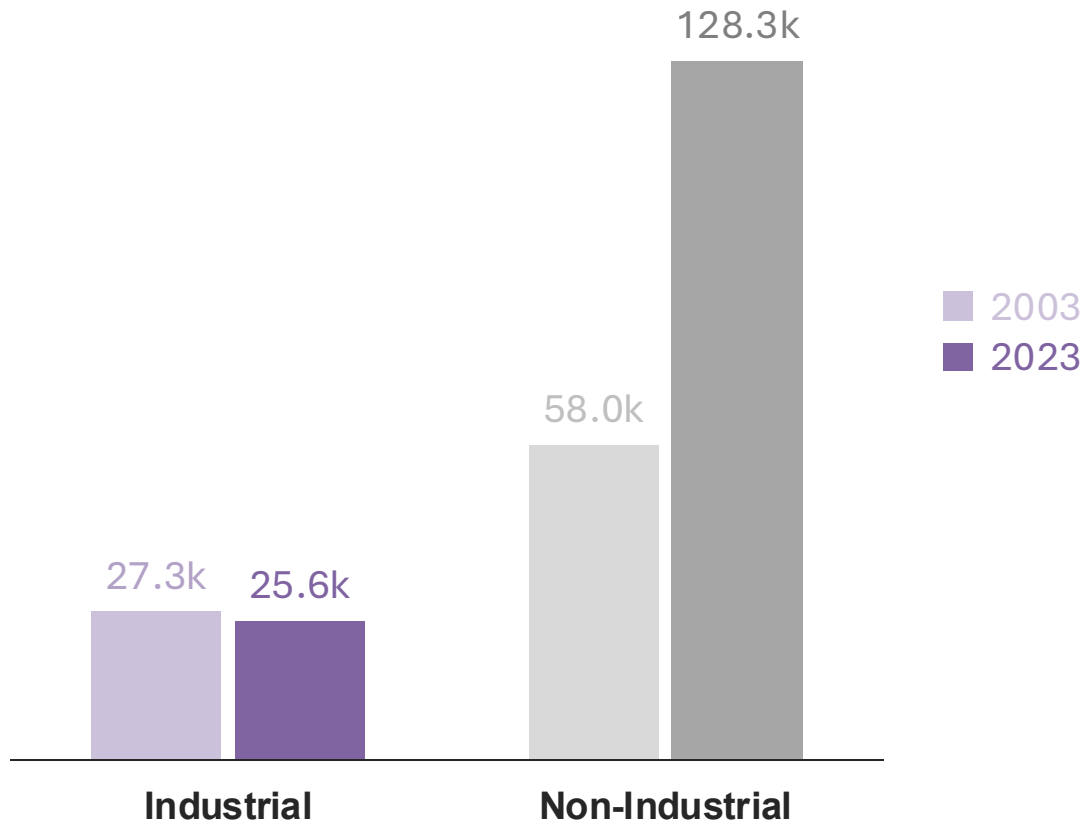
Different uses can be located side-by-side or within the same building, but significant regulatory/design/economic challenges to co-locating most industrial activities with other uses.

Source: NYC Planning analysis of Zoning District shapefiles (NYZD).

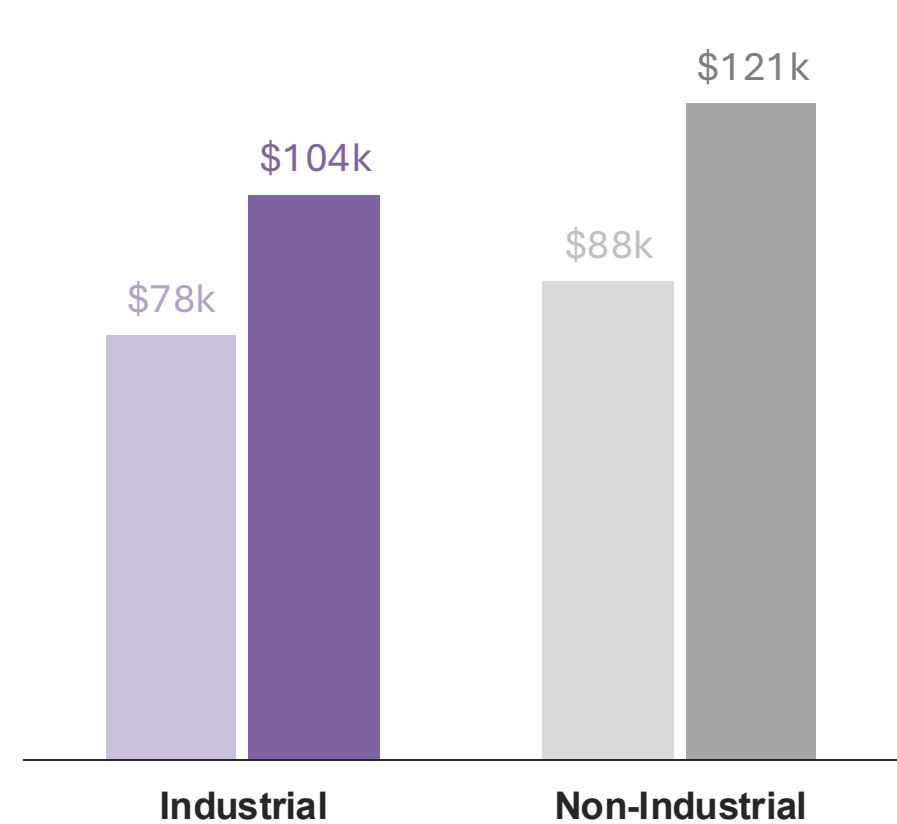


# Job & Wage Change in Special MX Districts\*

**Private Sector Jobs**  
All Special Mixed Use Districts



**Average Wages, Inflation Adjusted**  
All Special Mixed Use Districts



Source: New York State Department of Labor Quarterly Census of Employment and Wages (QCEW) annual averages, 2003 & 2023; private sector only

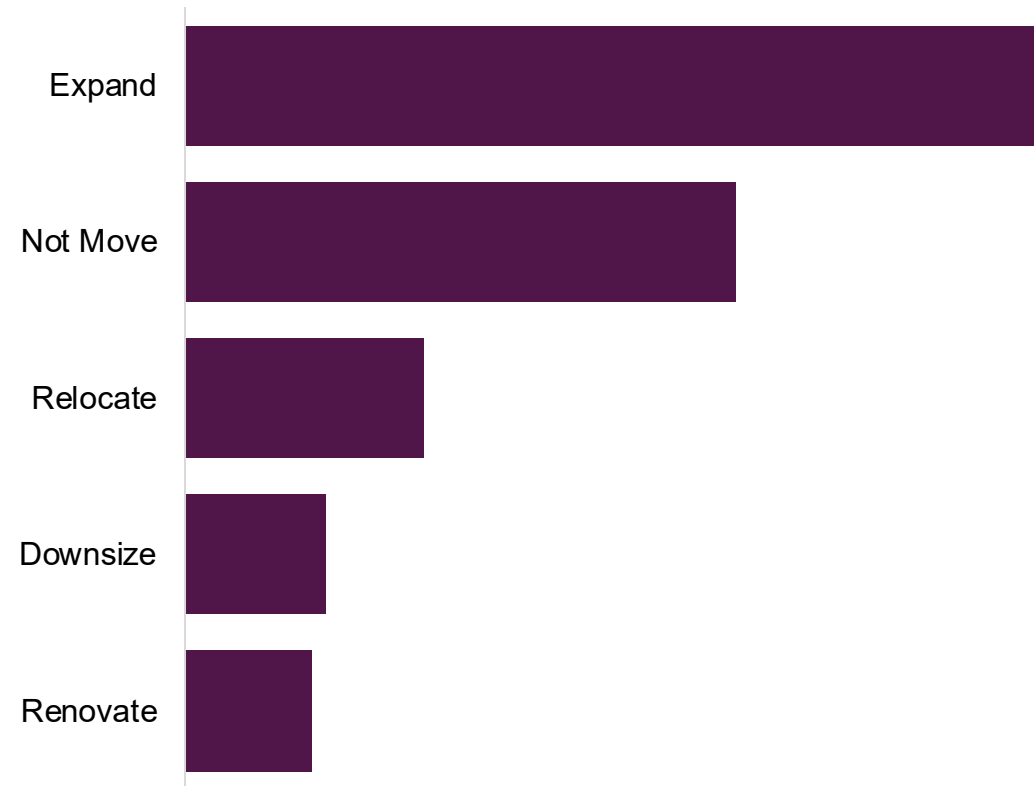
\*Note: Excludes Coney Island (CO) and Tribeca Mixed Use (TMU) Districts, since they were implemented in the 1970s, before employment data availability

# Most survey respondents plan to expand their businesses & facilities, despite concerns about costs

Within 1 year, industrial businesses think their staff levels will be:



Within 5 years, Industrial businesses plan to:



Source: NYC Planning analysis of NYC Industrial Plan Survey, February 2024

# Light industrial businesses can locate in mixed use settings and structures

Some industrial businesses have **compact operations** such as specialty food production, custom fabrication, or craft manufacturing and can fit within a range of spaces.

Some businesses benefit from **proximity to customers**, such as microbreweries, bakeries, and custom furniture makers, which combine production with direct sales.

While still rare, some new construction development has sought to create space for **industrial businesses within larger mixed-use projects**.



Source: NYC Planning: Can Mixed Use Buildings Work in New York - 2018

# Green transition can allow more municipal service operations to locate outside of industrial areas

Just **28%** of the power generated by “**distributed energy resources**” (such as solar, etc.) originates in industrial areas.

By contrast, **99%** of the **electricity generated via fossil fuels** in New York City comes from industrial areas.

While this finding demonstrates that renewable energy infrastructure can **safely locate outside industrial areas**, sites in **industrial areas remain ideal** for the construction of these assets at scale.



Sources: U.S. Energy Atlas, 2024; NYS DER Integrated Data System, 2024; NYC Capital Planning Explorer, 2024.

# Some industrial uses cannot safely locate near to non-industrial users

Operations involving **heavy machinery, trucks or large-scale production** are **inappropriate next to residents**.

**Critical infrastructure** and other large industrial sites often **need lots of space, off-street parking, loading and staging**.

Some critical uses also have security considerations that may require space from adjacent uses **and space must be preserved for them to operate**.



# Siting remains a challenge for municipal service operations

Heavy municipal industrial uses, such as waste treatment plants and power stations, can generate strong odors, noise, and air pollution which are not suitable adjacent to residential.

These facilities often require large truck traffic, heavy machinery, and round-the-clock operations, which can create safety concerns.

Siting can also take many years due to ULURP and other regulatory requirements.



# Many essential municipal service operations are concentrated in industrial areas

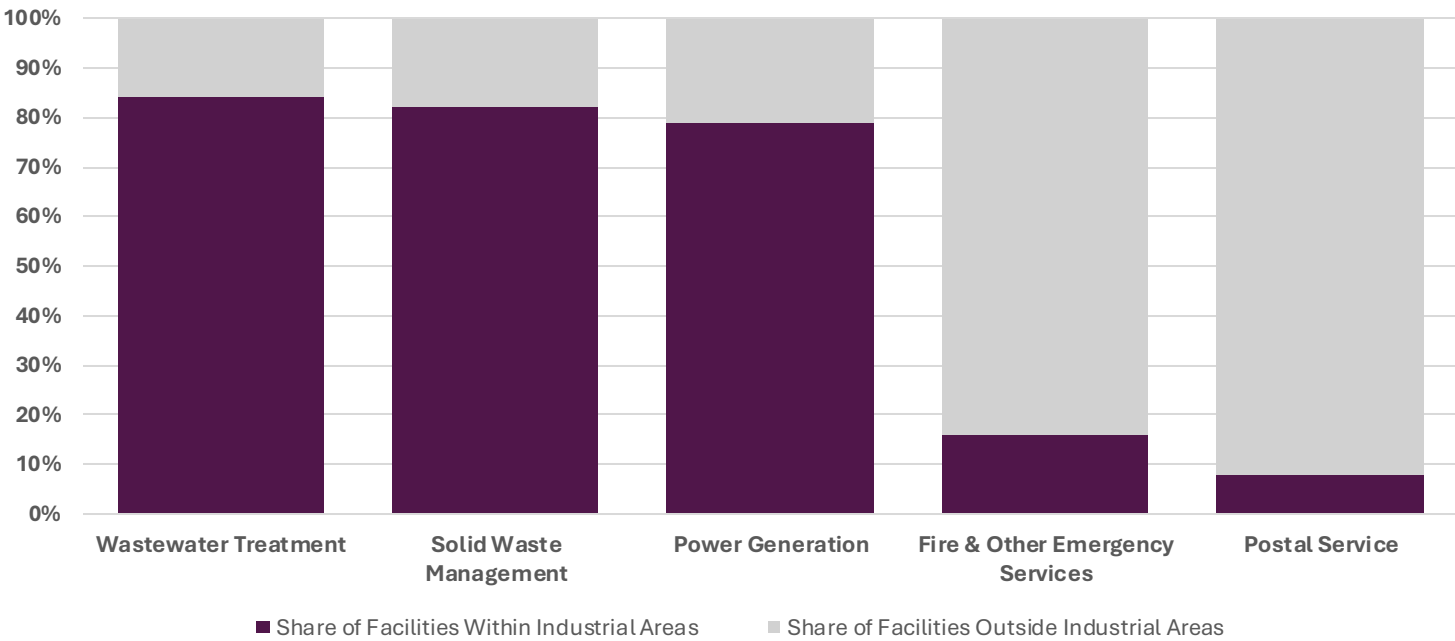
Municipal service operations can often be **noisy, noxious, or medium- and heavy-duty vehicle intensive**.

As a result, they are **typically sited in industrial areas**, which have the **land and infrastructure** to accommodate them.

However, not all these services are or need to be confined to industrial areas.

For example, post offices have long maintained an **industrial presence in residential neighborhoods**.

Share of Municipal services within in Industrial Areas



Source: NYC Planning Capital Planning Explorer, 2024; U.S. Energy Atlas, 2024; NYC Open Data – Post Offices, 2024.

# NYC owns a significant amount of industrial real estate

The City is preserving and growing the industrial ecosystem through **investments in talent, affordable space, infrastructure, and incentives.**

Industrial activity at City-owned properties is varied, ranging from **design, fashion, food manufacturing, climate technology, film/TV, and more.**

**1 out of 12 outer borough industrial jobs is located at an NYCEDC asset.** NYCEDC is the city's largest landlord, maintaining and leasing over 60 million square feet of City property.



Data and Image Source: NYC EDC

# Goal 2:

## Advance a balanced and coherent land and real estate strategy

*City government advances coherent and clear land use policies to guide development and encourage private investment in industrial land that (1) ensure that the city has sufficient space for critical operations and facilities; (2) provide real estate stability for industrial companies to invest in their businesses and remain in NYC; and (3) support the City's population and employment growth.*

### **Potential Strategies may include:**

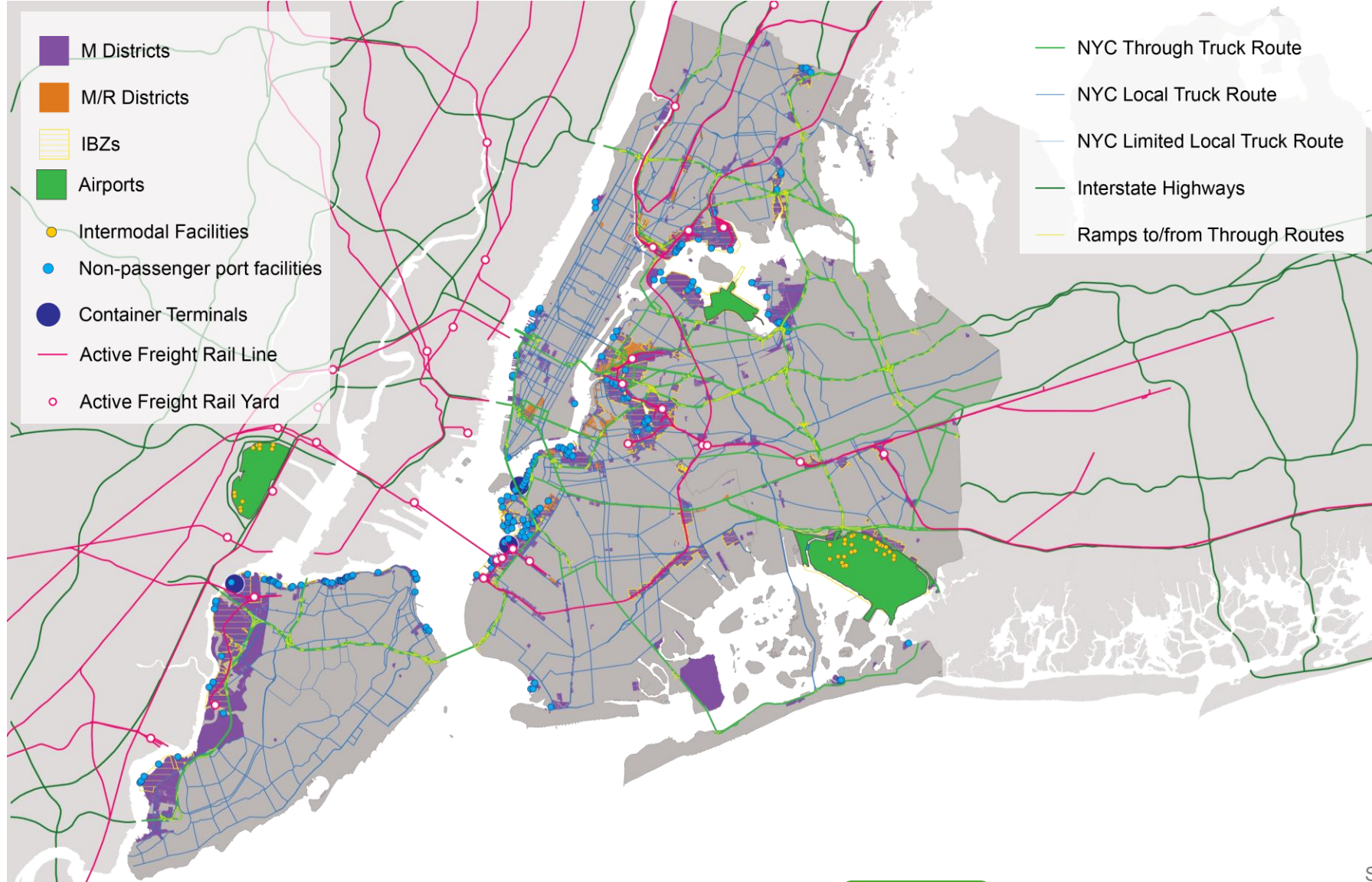
- ✓ Strengthen “primary” industrial areas
- ✓ Make it easier to build new industrial space
- ✓ Leverage mixed-use space for industrial uses
- ✓ Update city processes to make it easier to site industrial operations

# 3

## Congestion and Trucks

*NYC moves its freight by truck on a limited number of heavily used routes. This reliance on trucks and certain routes drives concerns among industrial businesses about traffic and road conditions.*

# NYC has a vast freight transportation network



Source: NYC Planning, 2024

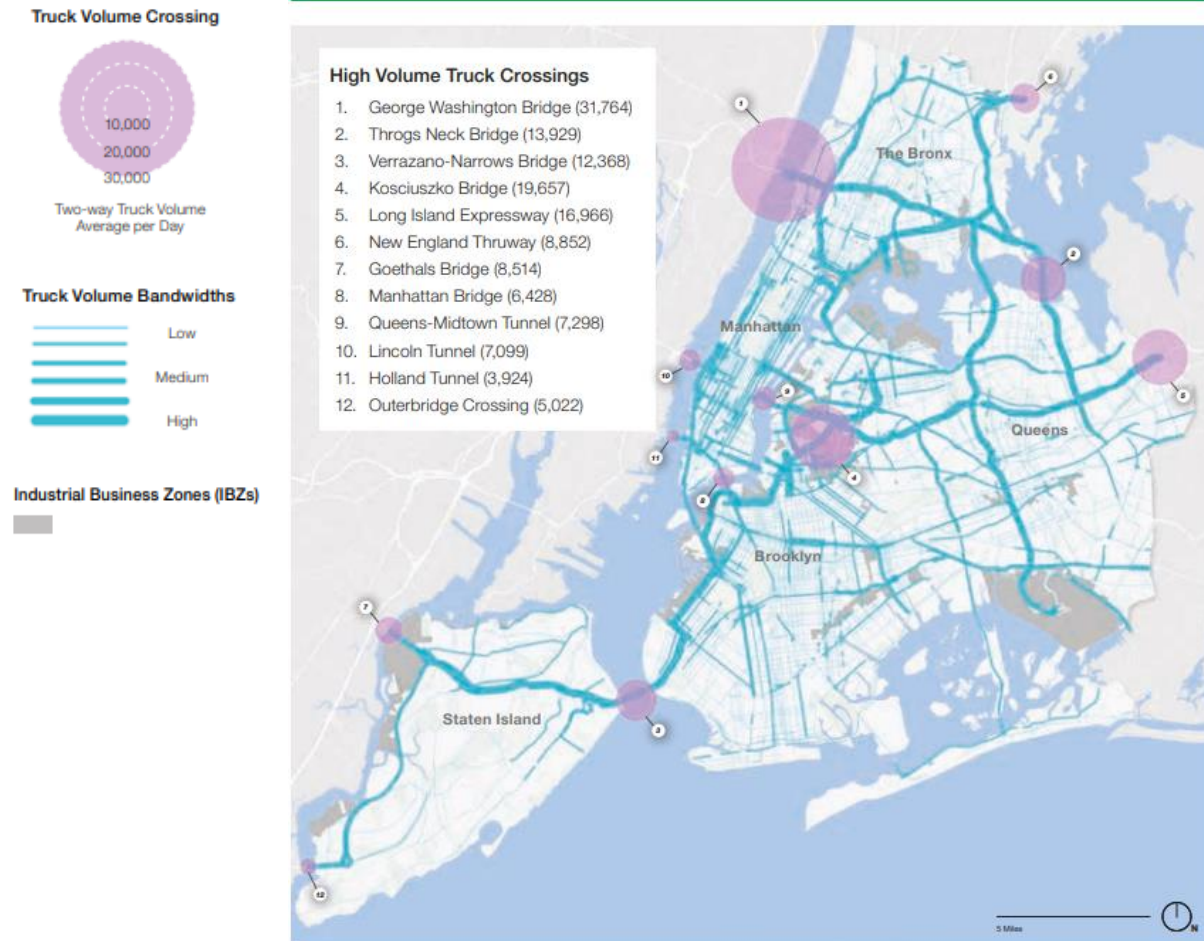
# 96% of freight is moved by truck and heavily concentrated on select bridges and routes

NYC has a higher rate of freight movement by road than the nation due to limited alternative infrastructure and the nature of goods being moved

Interstate highways are central to the movement of freight in the city and its connection to the region

Concentrated movement on select routes drives issues with congestion and negative environmental impacts on adjacent neighborhoods

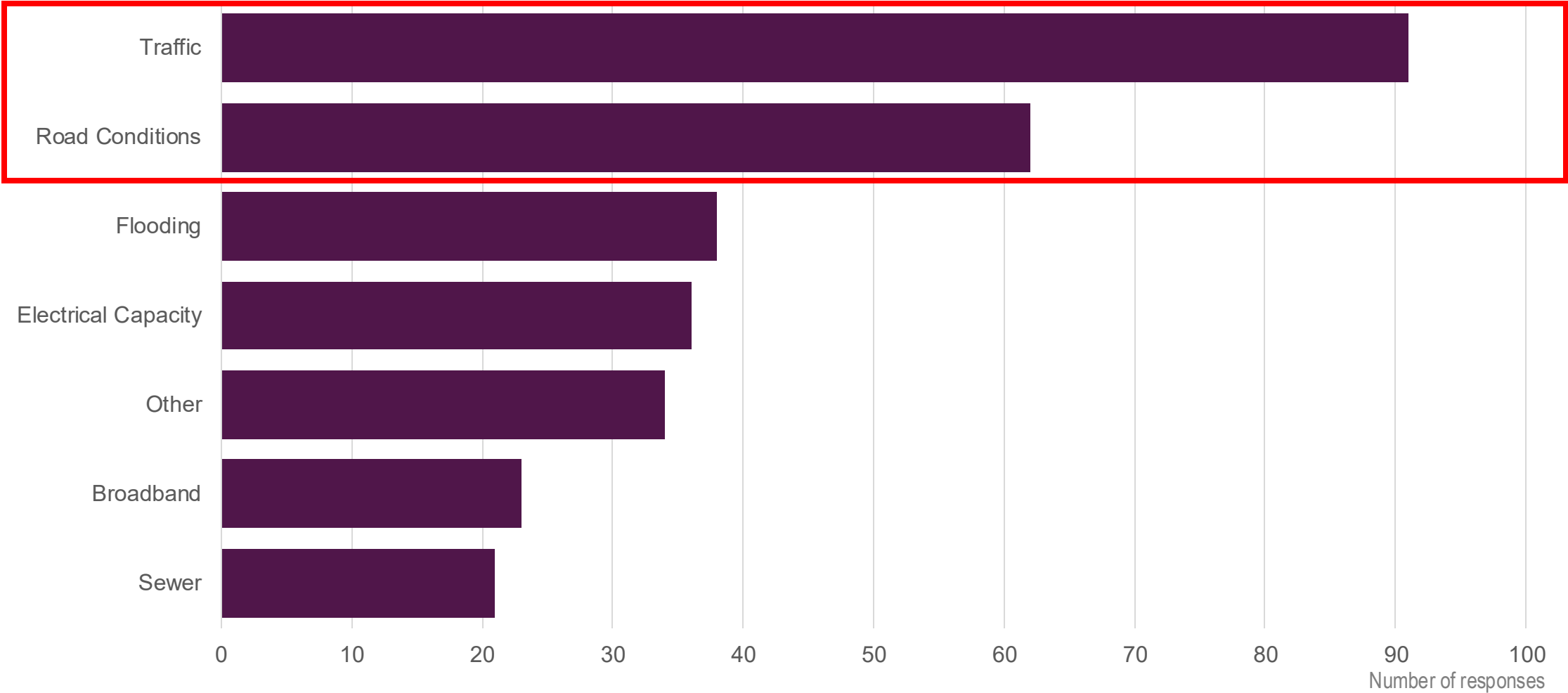
Figure 1: Average Daily Citywide Truck Volume and Crossings



Source: NYC Department of Transportation, Delivering New York, 2021.

# 91% of businesses surveyed cited traffic & road conditions as major infrastructure challenges

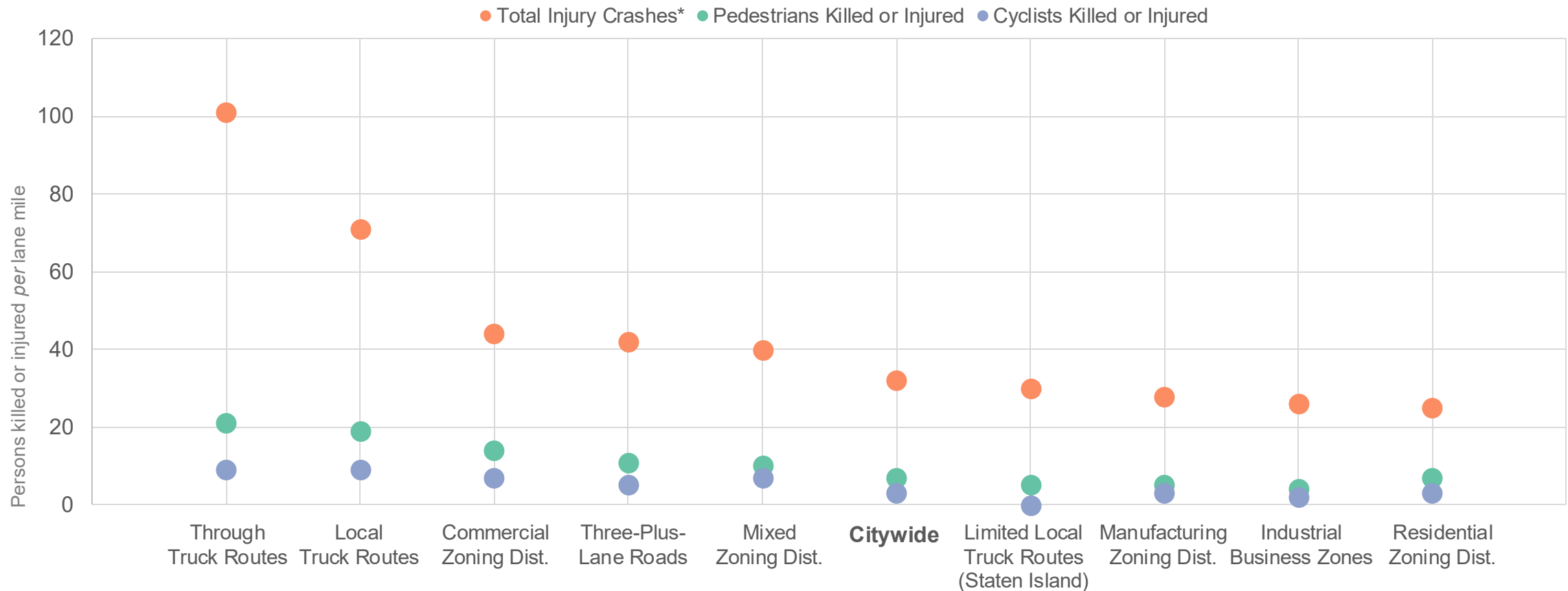
Industrial businesses cited the following infrastructure challenges



Source: NYC Planning analysis of NYC Industrial Plan Survey, February 2024

# The rate of traffic crashes is highest along truck routes

## Crashes per Lane Mile by Road-Users and Select Geographies



Source: NYC DOT, Injury-Crashes, 2017-2024, LION street roadbeds.

\*Note: includes all crashes with injuries, including crashes that did not involve pedestrians or cyclists.

# Last mile deliveries create challenges in local neighborhoods

**Last-mile facilities generate more traffic than traditional warehouses.**

According to the Institute of Transportation Engineers, a **standard warehouse on an average weekday generates 1.71 vehicles per 1,000 sf**. Meanwhile, a parcel hub - the closest ITE typology to a **Parcel Delivery Facility - generates 4.63 vehicles**.

The traffic generated – particularly the queuing and deployment of delivery vehicles - **is felt most acutely by nearby residents**. High vehicle trips can affect congestion, traffic safety and air quality.



Source: ITE Trip Generation Manual, 11th Edition.

# NYC has an ambitious agenda to address a range of transportation challenges

Support for Freight Rail



NYC Planning

Truck Route Network Redesign



NYC DOT

Maritime Freight Blue Highways



NYC Planning

Commercial Cargo Bicycles



NYC DOT

Micro-Hubs & Micro-Distribution



NYC DOT

Truck Retrofits & Replacement



NYC DOT

# Goal 3:

## Support modern and efficient freight movements

*New York City moves a greater share of its freight via alternative modes of transportation including maritime, rail, and micromobility and enhances the safety, efficiency, and sustainability of freight traffic operations.*

### **Potential Strategies may include:**

- ✓ Support the expansion of the maritime freight network
- ✓ Support the expansion of the rail freight network
- ✓ Facilitate and encourage the adoption of micromobility for cargo
- ✓ Maximize the efficiency of truck traffic operations
- ✓ Invest in the decarbonization of truck fleets and other freight vehicles



# 4

## Public Realm Quality

*NYC's industrial areas struggle with a range of quality-of-life challenges as verified through data collection and survey engagement. These issues add difficulty to industrial operations and reduce appeal.*

# Industrial areas have a wide range of users



**177,000 Residents\***



**727,000 Workers**



**Thousands of students and young people in at least 250 K-12 schools, daycares, and pre-kindergarten programs**

Sources: U.S. Census Bureau, 2020 Census. NYC Planning analysis of NYS DOL QCEW, annual average, 2022. NYC Planning Capital Planning Explorer, 2024.

\*Note: Estimate based on census blocks that are intersected at least 50% by M or C8 zoning districts.

# Businesses and residents comment on poor public realm quality

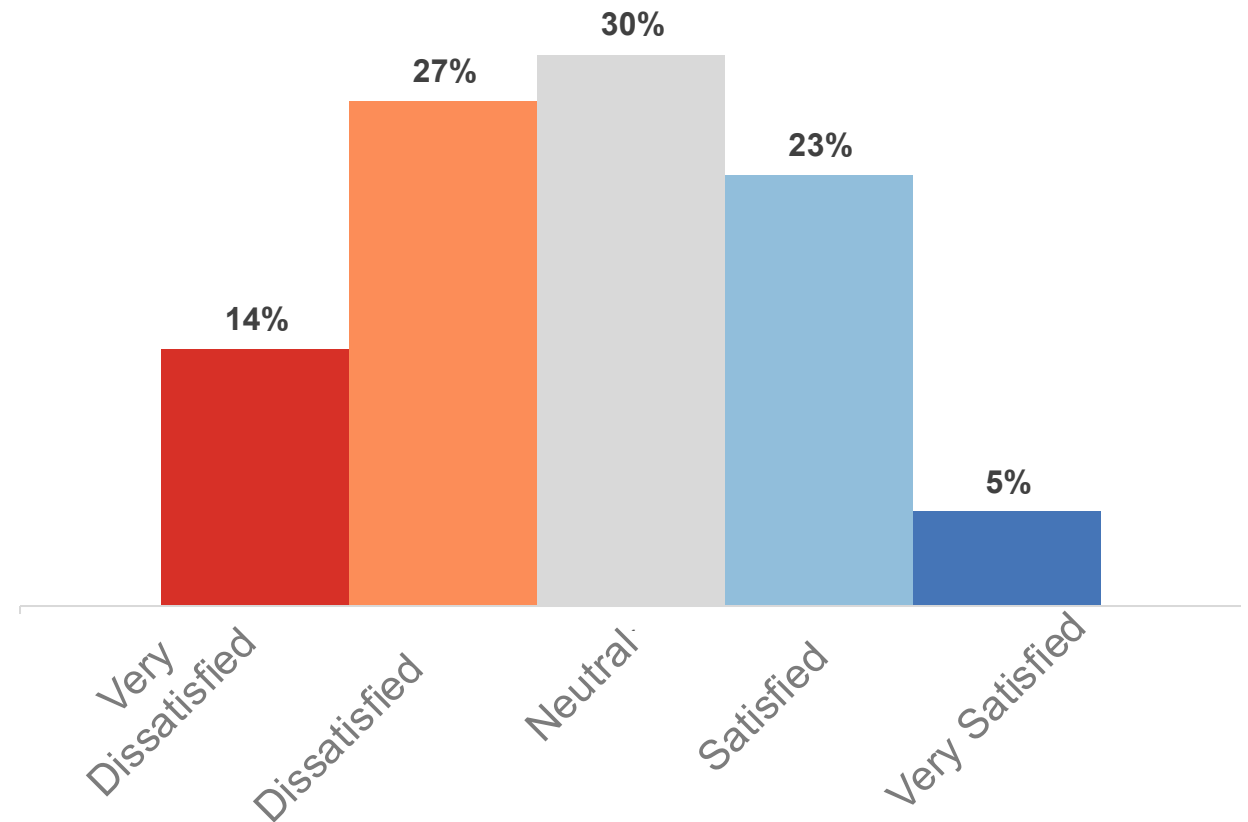
## Selected quotes from industrial businesses about the conditions of their industrial areas

*“Improve the infrastructure and pedestrian safety in the surrounding neighborhood. More well lit streets & well maintain landscape, less litter on the street and most importantly more security for daily commuter & customers.”*

*“Provide better street lighting and street signs. Monitor neighboring business that conduct majority of their business out on the public street.”*

*“Tow buses and trucks clogging the roads near our facility. It is a constant problem and has led to accidents. Tickets aren't even issued let alone towing these repeat parking violators.”*

## How residents and workers rate the conditions of their industrial areas



Source: NYC Planning analysis of NYC Industrial Plan Survey, February 2024

# Industrial buildings can cause problems on surrounding streets and sidewalks



## Insufficient Space

Excess material storage and insufficient off-street parking can drive vehicles and goods onto the sidewalk

## Loading Challenges

The growth of freight movement by truck has created demand for off-street loading

## Poor Containment Features

Outdated waste disposal systems, inefficient ventilation can cause environmental issues

# Other quality of life and public realm challenges result from maintenance and enforcement challenges



# Public realm issues often result from design conflicts between industrial users and pedestrians



**Adjacent Mismatched Uses**



**Trucks in pedestrianized areas**



**Blocked off waterfront access**

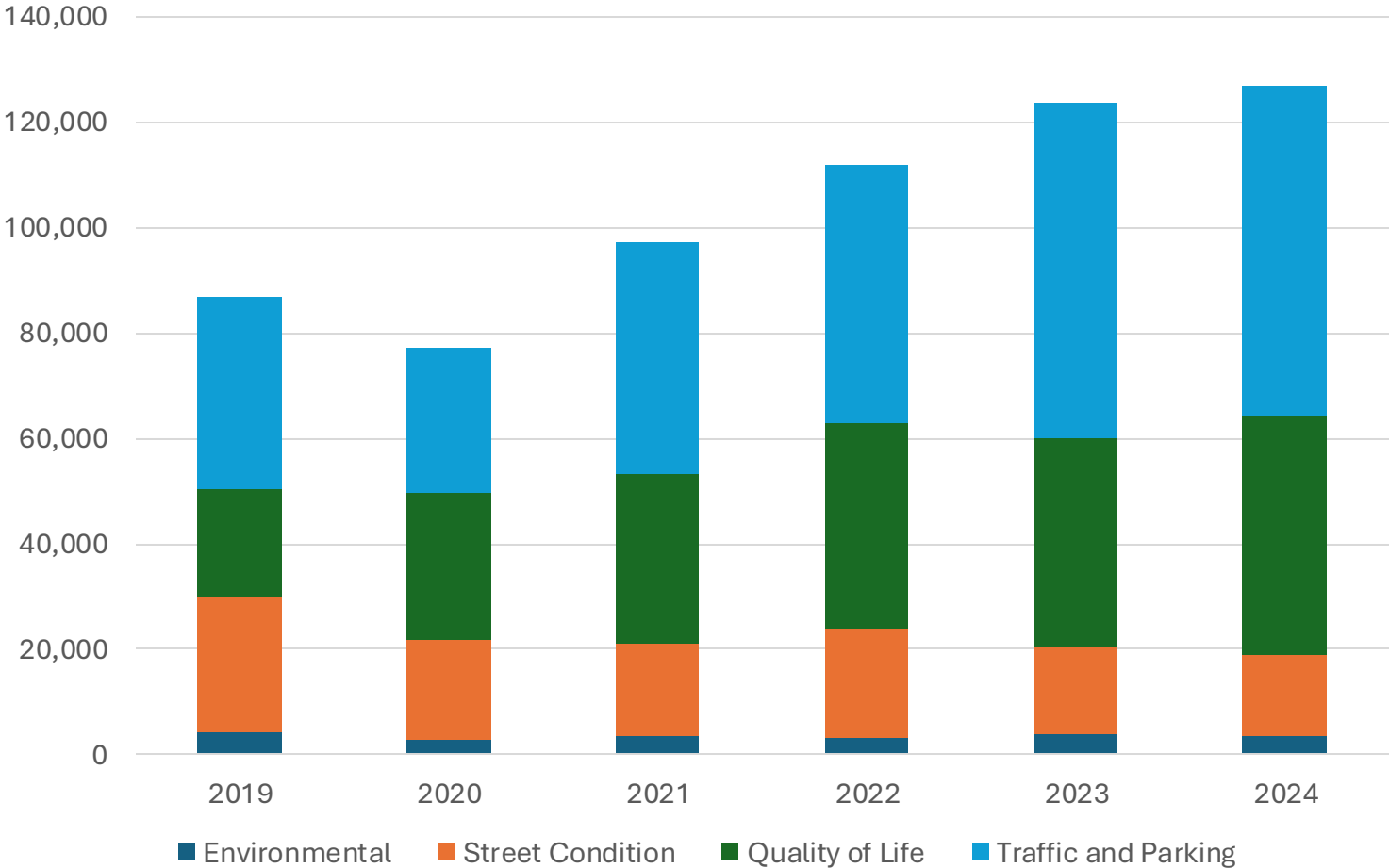
# Complaints about industrial public realm issues are rising

311 data and interviews highlight problems with illegal parking, sanitation concerns and encampments

### Between 2019 and 2024

- Public realm 311 complaints + 28%
- Illegal parking + 61%
- Noise + 146%
- Sanitation + 177%

311 complaints by type within M zones (2019 to 2024)



Source: NYC Planning analysis of 311 Service Requests, NYC Open Data, 2024; NYC Planning Zoning District shapefiles (NYZD).

# Conflicts are more common when industrial operations abut other uses

**Open industrial operations** while often critical contribute to **pollution and quality-of-life issues** for adjacent residential communities.

Examples include **debris, dust, and stormwater runoff** from open storage and processing facilities.

Many of the residents living near our heaviest industrial uses are low-income communities of color.



NYC Planning

# Goal 4

## Promote clean and safe industrial areas

*New York City takes pride in its urban industrial communities and makes the investment needed to make them safer, healthier, cleaner, and more appealing places to work and locate an industrial business.*

### **Potential Strategies may include:**

- ✓ Develop industrial area design toolkit to better manage public realm conflicts
- ✓ Enhance the appearance and cleanliness of the public realm in industrial areas
- ✓ Improve environmental protections in industrial areas



# 5

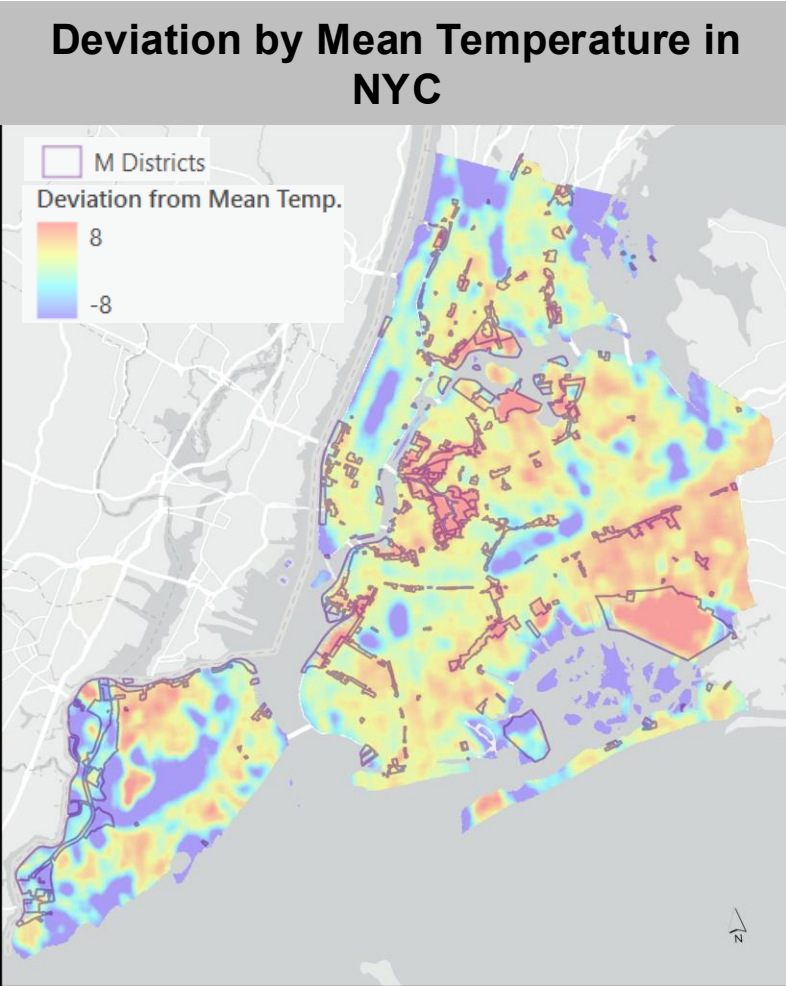
## Climate Threats

*NYC's industrial districts are near waterways and have little green space and cooling infrastructure. These areas are at risk of coastal flooding and hotter than other parts of the city.*

# Industrial areas are typically hotter than other parts of the city, with hardscape, emissions from energy intensive uses, lack of trees contributing to urban heat island effect



*Industrial uses are not required to do plantings because of concerns about compatibility with truck access*



Source: NYCCAS Air Pollution Rasters, predicted annual average fine particulate matter <2.5 microns, December 2021 – December 2022. Last updated April 2024.

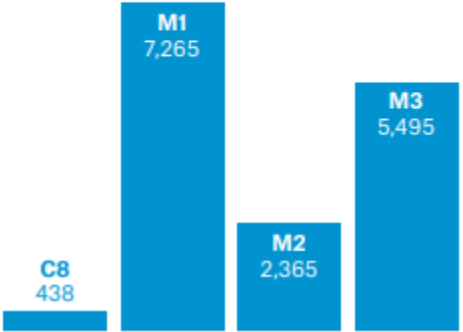
# Industrial areas are particularly vulnerable to coastal and stormwater flooding

Many industrial zones are in low-lying, flood-prone areas, increasing their vulnerability to both stormwater and tidal flooding.

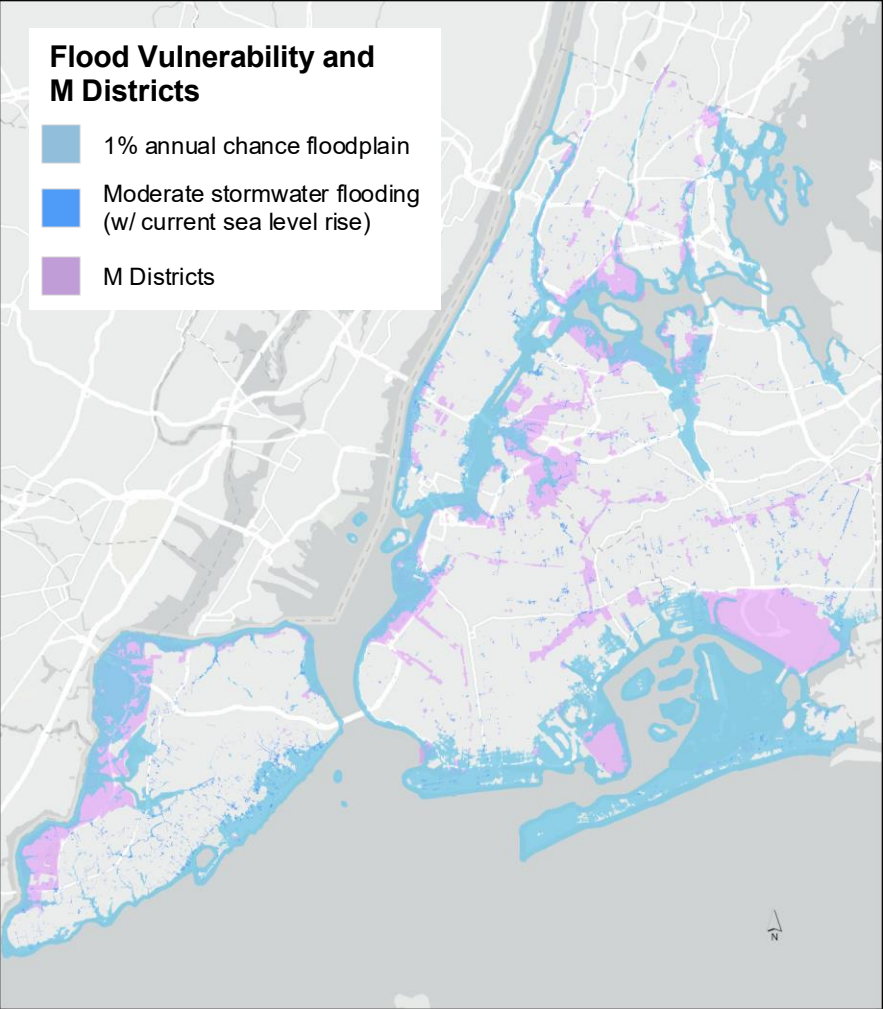
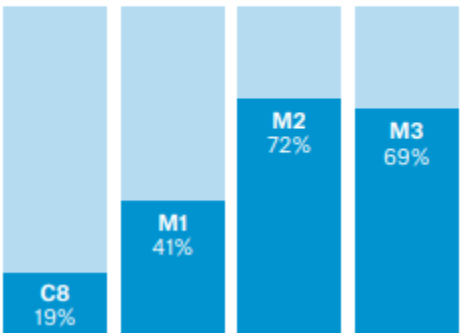
Approximately **half of the city's industrially zoned land falls within the 1% annual chance floodplain**, areas subject to high risk of flooding.

**70% of the city's M2 and M3 districts (the heaviest use districts) are in the 1% annual chance floodplain** areas at a high risk for coastal flooding

Acres in Floodplain by Zoning District (X, A, V Zones)



Percent of Citywide Manufacturing Districts Located within the Floodplain by Zoning District



Sources: NYC Planning Zoning Districts, PFIRM 2015 100-year, DEP stormwater flood map – moderate with current sea level rise, NYC Planning - Resilient Industry Report, 2018.

# Goal 5

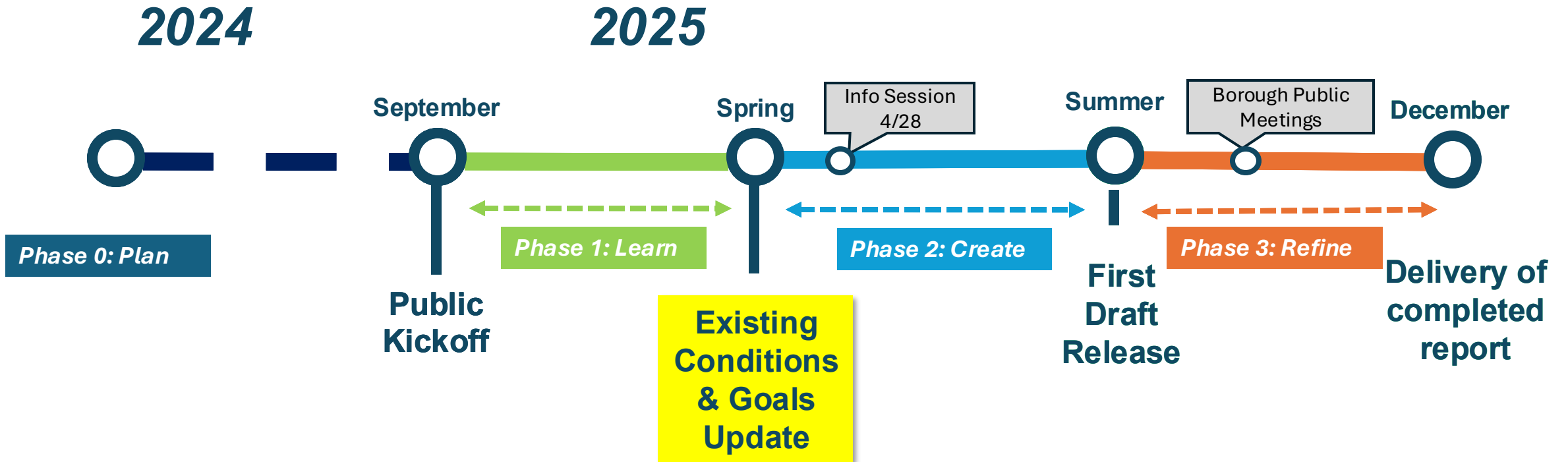
## Prepare industrial areas for climate threats

*City government assesses how climate change could impact industrial land and implements projects, policies, and other interventions that seek to mitigate potential risks and help businesses and neighborhoods adapt.*

### **Potential Strategies:**

- ✓ Promote better stormwater management and enhance the flood resiliency of the industrial public realm
- ✓ Enhance flood resiliency of industrial businesses and critical infrastructure
- ✓ Address the urban heat island effect

# Next Steps



# Get involved

## Take the Industrial Plan Survey!

The city will develop analysis and recommendations for the plan, and we want to hear from you! Take the NYC Industrial Plan survey to share how you think we can better plan for the city's industrial businesses and areas:



[nyc.gov/IndustrialPlan](https://nyc.gov/IndustrialPlan)

[industrialplan@planning.nyc.gov](mailto:industrialplan@planning.nyc.gov)

