

# **Industrial Jobs Coalition (IJC)**

## *Advocating to Create Quality Jobs for All New Yorkers*

A vibrant industrial sector is essential to the City's efforts to build a more inclusive, equitable economy. The industrial sector is a critical source of well-paying jobs with low barriers to entry and offers opportunities for entrepreneurs to launch new businesses. For the City to have a successful economic equity policy, it must have a vibrant industrial sector. The Industrial Jobs Coalition (IJC) was formed to increase awareness, advance implementation of these strategies, and elevate the dialogue between city agencies and the industrial community.

### **Reform City Zoning to Ensure Space for Job-Dense Industrial and Manufacturing Businesses**

The good paying jobs from industrial and manufacturing can only flourish if they have places to take root – areas in which they have the security to invest in equipment and training. In order for good-paying jobs to continue to provide economic opportunity to communities in all five boroughs, the City must use zoning to protect and strengthen industrial areas by:

- Prohibiting incompatible uses that accelerate speculation in the Industrial Business Zones (IBZs), such as hotels, large-scale entertainment, mini-storage, and non-ancillary offices
- Re-evaluating density of existing manufacturing zones
- Ending the Community Facility bonus within the City's 21 Industrial Business Zones
- Reviewing and appropriately restricting incompatible uses from other manufacturing zones more broadly through special permits

### **Provide Appropriate Infrastructure and Urban Design For Industrial Business Zones**

The City's IBZs are central manufacturing areas, crucial to industrial business operations and growth. The City should recognize that industrial businesses need a different approach to infrastructure and urban design, distinct from residential and commercial areas. The City should re-conceptualize the IBZs as industrial campuses by:

- Routing bike lanes off truck routes and adopting parking, loading and sidewalk regulations to facilitate industrial uses
- Adopting signage to publicize the industrial nature of the area
- Expanding access to high-speed broadband service
- Reviewing street maintenance, ensuring freight mobility, and planning for resiliency

### **Support Non-Profit Development to Reduce Speculation**

New York City pioneered the use of mission-driven organizations to develop and manage affordable housing and now has the opportunity to use a similar strategy to create affordable space for manufacturing businesses and jobs. Together, organizations like the Brooklyn Navy Yard, Greenpoint Manufacturing and Design Center, and Evergreen Exchange manage more than 4 million square feet of space, home to almost 10,000 jobs. But their benefits are limited to the communities in which they operate and limited resources. To bring this strategy to scale and extend the benefits to communities throughout all five boroughs, the City should:

- Give non-profit organizations priority in the disposition of city-owned industrial land
- Expand funding of EDC's Industrial Development Fund
- Enhance the role of the Industrial Business Service Providers as neighborhood partners in community and economic development