



What's your next step?  
Business Outreach Center Network



EVERGREEN  
Your North Brooklyn Business Exchange



Fifth Avenue Committee  
Our Community. Our Future.



November 3, 2016

The Honorable Bill de Blasio  
Mayor, City of New York  
City Hall  
New York, NY 10007

Dear Mayor de Blasio,

On this, the 1 year Anniversary of your 10-Point Industrial Action Plan, we are writing to express concern about your Administration's progress on supporting the industrial sector. Urgent action is needed to move the policies and programs forward that will ensure job growth and equitable economic development goals for the City.

We were proud to stand alongside you and the New York City Council in the unveiling of the Industrial Action Plan last November. The 10-Point Industrial Action Plan insightfully articulated the importance of growing our industrial sector, particularly the need for stable affordable space, improving workforce training and investing in access to industrial jobs, fostering advanced manufacturing, and investing in infrastructure. While real progress has been made in some areas, in other areas, particularly zoning, the commitment remains to be filled.

We applaud the launch of the Non-profit Industrial Development Fund, an ambitious program that takes a step towards addressing the challenge of affordable industrial space to grow businesses and jobs. However, after three application rounds, there have been no awards presented and only a broadening of application criteria.

The land-use issues addressed within your Industrial Plan are well understood and have been the subject of numerous studies. However, there has yet to be any progress on advancing the necessary use group protections to strengthen the city's 21 Industrial Business Zones (IBZ) by limiting non-industrial uses such as hotels and self-storage within their manufacturing-zoned land. In addition, DCP's ongoing study of the North Brooklyn Industrial Business Zone added to this knowledge and helped surface the problems associated with large scale entertainment venues which should be subject to similar restrictions.

In order to fulfill the objectives of Industrial Plan, it is essential that the City:

1. Move forward on its commitment to strengthen its Industrial Business Zones (IBZs) by curtailing non-industrial uses, specifically hotels and self-storage development, by starting the Uniform Land Use Review Procedure (ULURP) on special permits for these uses in IBZs before the end of the calendar year;
2. Commit to the Non-profit Industrial Development Fund model as it was defined in the November 3, 2015 announcement by (a) providing capacity training for potential non-profit applicants interested in pursuing industrial development and (b) awarding an applicant from the existing applicant pool before widening the application criteria;
3. Develop a model to protect core industrial areas, distinct from the hotels and self-storage special permit, with clear zoning, oversight, and enforcement mechanisms;
4. Advance new models for flexible workspace and innovation districts outside of the City's existing Industrial Business Zones;
5. Present a clear definition and distinction between conventional and advanced manufacturing;

It is critical to implement stronger core industrial policies, land use measures, and programs to preserve and grow new jobs, businesses, and innovation. We want to ensure that industrial and manufacturing businesses can invest in and grow their businesses and their employees without fear of displacement.

We welcome the opportunity to use our talents, expertise and resources to contribute to the development of policies and programs to advance those objectives.

We believe in a more equitable city and hope to work with the Administration in its effort to realize that vision.

Sincerely,

- Assoc. for Neighborhood and Housing Development
- Business Outreach Center Network
- Evergreen Exchange
- Fifth Avenue Committee
- IMPACCT Brooklyn
- Neighbors Helping Neighbors
- Pratt Center for Community Development
- South Bronx Overall Economic Development Corp
- Southwest Brooklyn Industrial Development Corp
- Staten Island Economic Development Corp

