

# Zoning For Jobs: Industrial Land-Use Preservation in the nation's largest cities

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# Introduction

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- This growth is placing generational levels of demand on relatively centrally located land

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- Industrial jobs remain, on average, better jobs for workers with less formal education than equivalent service jobs therefore planners should work on supporting/growing such jobs
- Growing industrial jobs requires planners to make or *preserve* space for industrial users



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  - ▶ *PAS Sustainable Urban Industrial Development*



But...

What cities are protecting industrial land? What policies/techniques are they using?

# Methods

## My approach...

Content analysis of the zoning codes and most recent comp plans of the nation's 50 largest cities

# Identifying the Codes

- Discursive
- Frames industrial land as an asset and not as a nuisance to be manage
- Functional
- Distinct and protective- a unique code/layer that adds some form of additional protection and coding what the additional restrictions are (with particular focus on increased residential and commercial restrictions)

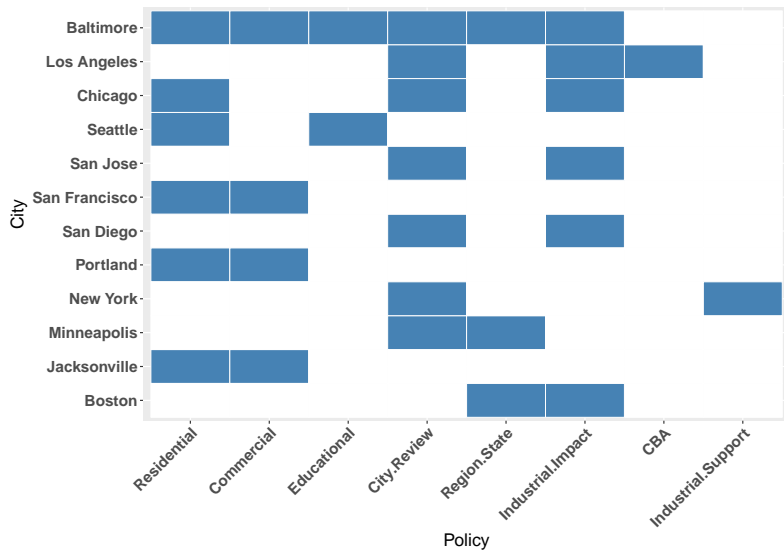
## Baltimore's Marine Industrial Districts

“THE MI MARITIME INDUSTRIAL ZONING DISTRICT IS INTENDED TO ENSURE THE PRESERVATION OF LIMITED DEEP-WATER FRONTAGE OF THE PORT OF BALTIMORE FOR MARITIME USE BY DELINEATING AN AREA WHERE MARITIME SHIPPING CAN BE CONDUCTED WITHOUT THE INTRUSION OF NON-INDUSTRIAL USES AND WHERE INVESTMENT IN MARITIME INFRASTRUCTURE IS ENCOURAGED”

# Who Protects Their Industrial Land

City	State	Population, 2012	Year Ordinance Passed
Los Angeles	CA	3,857,799	2008
Chicago	IL	2,714,856	1988
San Diego	CA	1,338,348	2008
Jacksonville	FL	836,507	2007
San Francisco	CA	825,863	2008
Boston	MA	636,479	1978
Seattle	WA	634,535	2002
Baltimore	MD	621,342	2004
Portland	OR	603,106	1988
San Jose	CA	982,765	2007
Minneapolis	MN	392,880	2009
New York	NY	8,199,221	2006

# Cities Use Combination of Restrictions and Process



# Baltimore Maritime Industrial Districts

- New zoning code
- Passed in 2004 and strongest of the policies
- Outright forbids nearly any non-industrial marine uses
- Rezoning applications require support of surrounding land owners, the city planning department, state port authority must be informed and give guidance



# Los Angeles Employment Protection Districts

- A comprehensive plan overlay
- Passed in 2008 after extensive industrial land use research period
- Staff directed to reject residential rezones and to develop supportive policy
- Industrial impact statements are required and notice to surrounding property owners
- In less intensive zones, industrial conversion requires community benefits including relocation assistance and job training

# New York Industrial Business Zones

- Local community-economic development organizations oversee them
- Primarily zones for subsidy delivery including: tax relocation credits, job training credits, and small business support provided by the IBZ supervisor
- Verbal statement from the Mayor to prevent residential conversion and hotel encroachment
- Ongoing battle to include real restrictions in the city zoning code

## Conclusions

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- These policies are *variable* ranging from outright bans to no net-loss strategies to verbal commitments from city power structures
- The policies are primarily regulatory in nature and do not proactively support industrial users
- Indicative of a burgeoning set of industrial land *strategies* and links job creation more directly land-use



## Next Steps

- To what extent are these policies effective in protecting (and even growing) industrial jobs?

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- What is the role of the planner in cities where these protections are in place? Do we see adequate enforcement? Are these policies reflective of actual city priorities and goals?