

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

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October 4, 2017

# Introduction and Background

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- BUT. . . the benefits of growth are ever more unequally distributed
- Housing gets (necessary) attention but inequality is also reflected in the labor market

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- Workers w/out degrees face flat wages, paltry benefits and few, if any, opportunities for advancement



## It's the Industry...

Absent major changes to labor market (Fight for \$15!) planners are looking at *industrial* strategies

# Manufacturing Jobs are Still Good Jobs (mainly)

- Mfg. workers w/out college degree still earn more (though narrowing) than non-mfg. workers
- Mfg workers w/out college degree have access to better benefits than non-mfg workers

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- Consumer goods (particularly food) benefit from proximity to customers

# “Smart Growth’s Blindside”

Planning for the past 30 years has focused on converting industrial land (and workers)

- Industrial work is disappearing/obsolete
- Industrial work/land is seen as dirty or non-sustainable
- Industrial land is a relative fiscal loser
- People just prefer “mixed use”

# Protecting Industrial Land

Many cities realize industrial land is an *asset* and should be protected from conversion... but what cities are actually protecting their industrial land and how are they doing so?

# Methods



# Sample Cities

Reviewed the zoning codes and most recent comp plans of the nation's 50 largest cities (based on 2012 population)

# Code Identification

- Distinct and protective- a *distinct* code from existing zoning or land designation and includes some stronger set of protections or rules
- Industrial land as asset- the language of the code frames industrial land as an asset and not as a nuisance

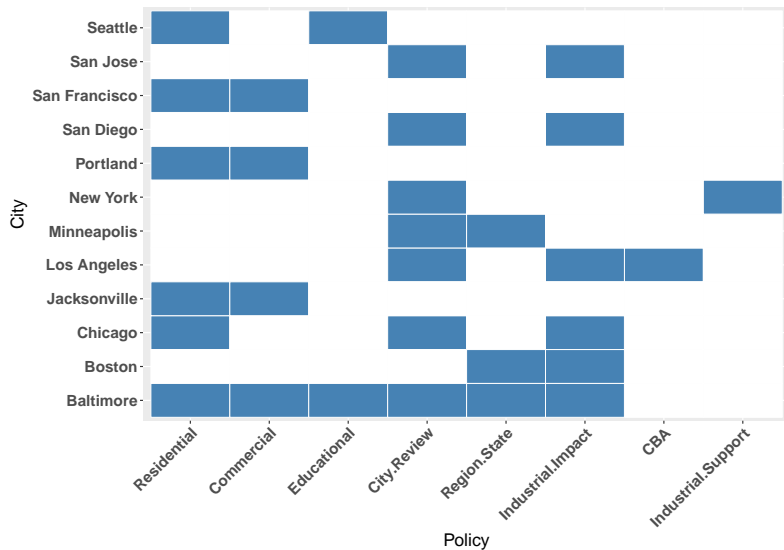
# Who Protects Their Industrial Land

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

# Use vs. Process

Most cities focus on either restricting use directly (stricter zoning) or increasing process requirements (comp plan overlays).

# 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

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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?