Support growth of a diverse employment district near transit

Maintain current uses and character

Align zoning with existing residential uses

Dedicate area to heavy industrial businesses

Maintain area for a wide variety of industrial businesses

Maintain area for a wide variety of industrial businesses
NORTH BROOKLYN INDUSTRY & INNOVATION PLAN
SUB AREA A | Core Industrial | Existing Conditions

Predominantly industrial uses benefiting from separation, bordering Newtown Creek.

LAND USE

- Commercial (incl. Office/Retail/Entertainment)
- Residential
- Mixed Residential & Commercial/Industrial
- Mixed Commercial & Industrial
- Industrial / Manufacturing
- Transportation / Utility
- Community Facility
- Parking Facilities
- Under Construction
- Vacant
- Open Space

LOT AREA LAND USE (%)
- Parking
- Industrial/Manufacturing

BUILT ENVIRONMENT

- Big Lots
  - Low density, single-story buildings
  - Many trucks

- Wholesale Trade
- Transportation and Warehousing
- Manufacturing
- Waste Management and Remediation Services
- Retail Trade
- Construction
- Real Estate and Rental and Leasing
- Other Services (except Public Administration)
- Administrative Support and Services
- Accommodation and Food Services
- Unclassified
- All Other*

Number of Employees per sector in Sub Area A

73% of firms and 90% of jobs are industrial within this subarea.
Predominantly industrial with a cluster of film, manufacturing, and creative industrial jobs.

**Major Employment Sectors in Sub Area B1**

- Construction: 675 employees
- Wholesale: 473 employees
- Manufacturing: 369 employees
- Real Estate and Rental and Leasing: 104 employees
- Waste Management and Remediation Services: 57 employees
- Transportation and Warehousing: 40 employees
- Retail Trade: 39 employees
- Professional, Scientific and Technical Services: 37 employees
- Film/TV production: 22 employees
- Large Industrial: 15 employees
- Small manufacturing: 11 employees
- Arts, Entertainment, and Recreation: 5 employees
- Other Services (except Public Administration): 3 employees
- Unclassified: 1 employee

**ECONOMIC SNAPSHOT**

- Number of Employees per sector in Sub Area B1:
  - Construction: 675
  - Wholesale Trade: 473
  - Manufacturing: 369
  - Real Estate and Rental and Leasing: 104
  - Waste Management and Remediation Services: 57
  - Transportation and Warehousing: 40
  - Retail Trade: 39
  - Professional, Scientific and Technical Services: 37
  - Film/TV production: 22
  - Large Industrial: 15
  - Small manufacturing: 11
  - Arts, Entertainment, and Recreation: 5
  - Other Services (except Public Administration): 3
  - Unclassified: 1
  - All Other*: 1 employee

**LAND USE**

- Predominantly industrial with a cluster of film, manufacturing, and creative industrial jobs.

**BUILT ENVIRONMENT**

- Wide range of lot sizes for various needs
- Active streets in some areas
- Outdoor business operations

**ECONOMIC SNAPSHOT**

- 61% of firms and 60% of jobs are industrial within this subarea.
Largely industrial area with scattered office, food & beverage, and entertainment between core industrial and more mixed areas

**BUILT ENVIRONMENT**

Restaurants and bars attract people

Lofts conversions to commercial/office

Large warehouses on big lots

**ECONOMIC SNAPSHOT**

Number of Employees per sector in Sub Area B2

- Construction: 1,444
- Manufacturing: 1,170
- Wholesale Trade: 668
- Real Estate and Rental and Leasing: 327
- Retail Trade: 123
- Transportation and Warehousing: 107
- Administrative Support and Services: 23
- Accommodation and Food Services: 22
- Waste Management and Remediation Services: 14
- Other Services (except Public Administration): 11
- Arts, Entertainment, and Recreation: 11
- Professional, Scientific and Technical Services: 8
- All Other*: 16

70% of firms and 80% of jobs are industrial within this subarea.
A transit accessible neighborhood with notable industrial, residential, commercial, and retail activities. The map highlights the land use distribution with a focus on major employment sectors. The economic snapshot indicates that 44% of firms and 67% of jobs are industrial within this subarea.
A historic mix of residential and industrial, with no predominant use, between established industrial and residential areas.

**LAND USE**

- **Mixed Edge**

**Existing Conditions**

68% of firms and 78% of jobs are industrial within this subarea.
Predominately residential blocks on the periphery of the study area currently zoned for manufacturing.

**LAND USE**

<table>
<thead>
<tr>
<th>Land Use Classification</th>
<th>Lot Area Land Use (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial (incl. Office/Entertainment)</td>
<td>4%</td>
</tr>
<tr>
<td>Residential</td>
<td>54%</td>
</tr>
<tr>
<td>Mixed Residential &amp; Commercial/Industrial</td>
<td>8%</td>
</tr>
<tr>
<td>Industrial / Manufacturing</td>
<td>24%</td>
</tr>
<tr>
<td>Transportation / Utility</td>
<td>4%</td>
</tr>
<tr>
<td>Community Facility</td>
<td>4%</td>
</tr>
<tr>
<td>Parking Facilities</td>
<td>4%</td>
</tr>
<tr>
<td>Under Construction</td>
<td>8%</td>
</tr>
<tr>
<td>Vacant</td>
<td>8%</td>
</tr>
<tr>
<td>Open Space</td>
<td>8%</td>
</tr>
</tbody>
</table>

Source: PLUTO 2015; DCP Survey 2016

**BUILT ENVIRONMENT**

Residential blocks with different zoning districts

**RESIDENTIAL ZONING**

- Mixed Residential & Commercial/Industrial
- Mixed Commercial & Industrial
- Industrial / Manufacturing
- Transportation / Utility
- Community Facility
- Parking Facilities
- Under Construction
- Vacant
- Open Space

**MANUFACTURING**

- Residential blocks with different zoning districts

**ECONOMIC SNAPSHOT**

Number of Employees per sector in Sub Area E

<table>
<thead>
<tr>
<th>Sector</th>
<th>Number of Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td>142</td>
</tr>
<tr>
<td>Accommodation and Food Services</td>
<td>651</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>123</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>102</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>34</td>
</tr>
<tr>
<td>Real Estate and Rental and Leasing</td>
<td>32</td>
</tr>
<tr>
<td>Transportation and Warehousing</td>
<td>14</td>
</tr>
<tr>
<td>Information</td>
<td>11</td>
</tr>
<tr>
<td>Professional, Scientific and Technical Services</td>
<td>14</td>
</tr>
<tr>
<td>Unclassified</td>
<td>3</td>
</tr>
<tr>
<td>All Other*</td>
<td>102</td>
</tr>
</tbody>
</table>

**54% of firms and 49% of jobs are industrial within this subarea.**