

Appendix + References

Appendix

About QCEW Data and Macro-Sector Analysis

This analysis relied on *Quarterly Census of Employment and Wages (QCEW)* 3rd quarter data from 2000 to 2015, provided to the NYC Department of City Planning (DCP) by the New York State Department of Labor. The QCEW serves as a near census of wage and salary employment, thus being a highly reliable source. However, the QCEW excludes the self-employed, the armed forces, proprietors, domestic workers, unpaid family workers and certain railroad workers. (BLS, 2014).

Under an agreement with NYSDOL permitting local governments to access firm-level data for economic development purposes, provided that certain confidentiality requirements are maintained, the Department of City Planning has geocoded the QCEW data to the tax lot. Accordingly, only QCEW records that were successfully geocoded to the lot were included in this analysis. Furthermore, non-privately-owned businesses and master records for multi-establishment employers were omitted.

The QCEW data were classified according to the North American Industry Classification System (NAICS) definitions (US Census, n.d.). Additionally, this analysis adopted a classification of “office-based, industrial, retail/entertainment/accommodation, and community facilities” as summarized below:

NAICS Code	NAICS (3-digit) Title	Macro-Sector
111	Crop Production	Agriculture
112	Animal Production	Agriculture
113	Forestry and Logging	Agriculture
114	Fishing, Hunting and Trapping	Agriculture
115	Support Activities for Agriculture and Forestry	Agriculture
611	Educational Services	Education, Health Care & Social Assistance
621	Ambulatory Health Care Services	Education, Health Care & Social Assistance
622	Hospitals	Education, Health Care & Social Assistance
623	Nursing and Residential Care Facilities	Education, Health Care & Social Assistance
624	Social Assistance	Education, Health Care & Social Assistance
221	Utilities	Industrial
236	Construction of Buildings	Industrial
237	Heavy and Civil Engineering Construction	Industrial
238	Specialty Trade Contractors	Industrial
311	Food Manufacturing	Industrial
312	Beverage and Tobacco Product Manufacturing	Industrial
313	Textile Mills	Industrial
314	Textile Product Mills	Industrial
315	Apparel Manufacturing	Industrial
316	Leather and Allied Product Manufacturing	Industrial
321	Wood Product Manufacturing	Industrial
322	Paper Manufacturing	Industrial
323	Printing and Related Support Activities	Industrial
324	Petroleum and Coal Products Manufacturing	Industrial
325	Chemical Manufacturing	Industrial
326	Plastics and Rubber Products Manufacturing	Industrial
327	Nonmetallic Mineral Product Manufacturing	Industrial
331	Primary Metal Manufacturing	Industrial

332	Fabricated Metal Product Manufacturing	Industrial
333	Machinery Manufacturing	Industrial
334	Computer and Electronic Product Manufacturing	Industrial
335	Electrical Equipment, Appliance, Component Manufacturing	Industrial
336	Transportation Equipment Manufacturing	Industrial
337	Furniture and Related Product Manufacturing	Industrial
339	Miscellaneous Manufacturing	Industrial
423	Merchant Wholesalers, Durable Goods	Industrial
424	Merchant Wholesalers, Nondurable Goods	Industrial
425	Wholesale Electronic Markets and Agents and Brokers	Industrial
441	Motor Vehicle and Parts Dealers	Industrial
447	Gasoline Stations	Industrial
481	Air Transportation	Industrial
482	Rail Transportation	Industrial
483	Water Transportation	Industrial
484	Truck Transportation	Industrial
485	Transit and Ground Passenger Transportation	Industrial
486	Pipeline Transportation	Industrial
487	Scenic and Sightseeing Transportation	Industrial
488	Support Activities for Transportation	Industrial
491	Postal Service	Industrial
492	Couriers and Messengers	Industrial
493	Warehousing and Storage	Industrial
512	Motion Picture and Sound Recording Industries	Industrial
517	Telecommunications	Industrial
562	Waste Management and Remediation Services	Industrial
811	Repair and Maintenance	Industrial
211	Oil and Gas Extraction	Mining, Oil/Gas Extraction
212	Mining (except Oil and Gas)	Mining, Oil/Gas Extraction
213	Support Activities for Mining	Mining, Oil/Gas Extraction
511	Publishing Industries (except Internet)	Office-based
515	Broadcasting (except Internet)	Office-based
518	Data Processing, Hosting and Related Services	Office-based
519	Other Information Services	Office-based
521	Monetary Authorities-Central Bank	Office-based
522	Credit Intermediation and Related Activities	Office-based
523	Securities, Commodity Contracts, & Other Financial Investments & Related Activities	Office-based
524	Insurance Carriers and Related Activities	Office-based
525	Funds, Trusts, and Other Financial Vehicles	Office-based
531	Real Estate	Office-based
532	Rental and Leasing Services	Office-based
533	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	Office-based
541	Professional, Scientific, and Technical Services	Office-based
551	Management of Companies and Enterprises	Office-based
561	Administrative and Support Services	Office-based
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations	Office-based
921	Executive, Legislative, and Other General Government Support	Office-based
922	Justice, Public Order, and Safety Activities	Office-based
923	Administration of Human Resource Programs	Office-based
924	Administration of Environmental Quality Programs	Office-based
925	Administration of Housing Programs, Urban Planning, and Community Development	Office-based
926	Administration of Economic Programs	Office-based

927	Space Research and Technology	Office-based
928	National Security and International Affairs	Office-based
442	Furniture and Home Furnishings Stores	Retail, Arts, Entertainment
443	Electronics and Appliance Stores	Retail, Arts, Entertainment
444	Building Material & Garden Equipment & Supplies Dealers	Retail, Arts, Entertainment
445	Food and Beverage Stores	Retail, Arts, Entertainment
446	Health and Personal Care Stores	Retail, Arts, Entertainment
448	Clothing and Clothing Accessories Stores	Retail, Arts, Entertainment
451	Sporting Goods, Hobby, Book, and Music Stores	Retail, Arts, Entertainment
452	General Merchandise Stores	Retail, Arts, Entertainment
453	Miscellaneous Store Retailers	Retail, Arts, Entertainment
454	Nonstore Retailers	Retail, Arts, Entertainment
711	Performing Arts, Spectator Sports, and Related Industries	Retail, Arts, Entertainment
712	Museums, Historical Sites, and Similar Institutions	Retail, Arts, Entertainment
713	Amusement, Gambling, and Recreation Industries	Retail, Arts, Entertainment
721	Accommodation	Retail, Arts, Entertainment
722	Food Services and Drinking Places	Retail, Arts, Entertainment
812	Personal and Laundry Services	Retail, Arts, Entertainment
814	Private Households	Unclassified
999	Unclassified	Unclassified

References

- 1 Source of all employment data (unless otherwise noted): NYS Department of Labor. *Quarterly Census of Employment and Wages (QCEW), 2000, 2010, 2014, 2015, 2016 (annual averages), and 2017 (Q2)*. <https://www.labor.ny.gov/stats/ins.asp> (2000–2016 queried March and August 2017; 2017 Q2 queried February 2018). The most recent data available for New York City and its boroughs is from 2017; most recent data available for the Study Area is from 2016.
- 2 A loft building is a building of three or more stories, originally designed to accommodate factories or warehouses. Most of the city's loft buildings outside Manhattan were constructed post the 1913 factory code and are of reinforced concrete fireproof construction. Buildings constructed before 1913 often have wood floors and joists and in some cases, wood or cast-iron interior columns.
- 3 NYC Department of City Planning. "Planning for Jobs." 1971.
- 4 NYC Department of City Planning. "Citywide Industry Study: Geographic Atlas of Industrial Areas." January 1993.
- 5 U.S. Census Bureau. 2010 Census; Census Bureau Current Estimates Program.
- 6 The NYC Department of City Planning received detailed data, via a special request, from the Bureau of Labor Statistics' *Occupational Employment and Wage Estimates*, allowing it to cross-tabulate occupation and sector employment.
- 7 NYC Department of City Planning. "Middle Wage Jobs in NYC." 2017.
- 8 Companies are typically classified by sectors established by the North American Industry Classification System (NAICS), which groups businesses according to hierarchy of based on common activities. For the purposes of this study, which describes the relationship of employment trends to development and land use, major NAICS sectors are often categorized into four overarching sectors relating to common land use classifications: office-based, industrial, retail/entertainment accommodation, and community facilities. For more information, see Appendix.
- 9 U.S. Census Bureau. 2010 Census; Census Bureau Current Estimates Program.
- 10 U.S. Census Bureau. "Educational Attainment for Population 25 Years and Over, Occupation for Population 16 Years and Over, Self-Employed Population 16 Years and Over." *American Community Survey—Public Use Microdata Sample. 2010 and 2015*. New York City Department of City Planning Population Division Estimates.
- 11 NYC Economic Development Corporation. "Unlocking Growth with Commercial Real Estate." 2016.
- 12 NYS Department of Labor. *Quarterly Census of Employees and Wages (QCEW), 3Q 2015*. NYCEDC Analysis, 2017.
- 13 Global Cities, "The 2017 Report: The Future of Real Estate in the World's Leading Cities," in *Global Cities*, a blog by Knight Frank consultants. 2016.
- 14 NYC Department of City Planning. "Employment in New York City's Manufacturing Districts." 2016.
- 15 NYS Department of Transportation. "Newtown Creek Navigation Analysis" (Appendix to Kosciuszko Bridge EIS.) 2005.
- 16 The Loft Law is a New York State law first established in 1982 and amended several times since that enables the legalization of commercial or factory buildings previously converted to residential use. The law's intent is to bring the buildings up to residential safety and fire codes, and to give rights and rent protection to the tenants who live there. The Loft Law has been applied to buildings occupied by residential tenants in 1980–1981. A subsequent amendment to the Loft Law expanded eligibility to buildings occupied residentially in 2008–2009. Because restrictions on rent increases limit the incentive for owners to bring buildings up to code, many buildings become IMDs under the Loft Law but do not achieve permanent status as legal residences. Other residential conversions of loft buildings continue to be occupied without formal legal status, which may raise safety concerns if hazardous conditions exist in buildings.
- 17 NYS Department of Labor. *Quarterly Census of Employees and Wages (QCEW) 2008 (3Q)*; NYC Department of City Planning. "Planning for Jobs." 1971; NYC Department of City Planning. ES-202 (3Q) in "Citywide Industry Study" 1993. North Brooklyn defined as M zones along Newtown Creek, approximately the same geography as the North Brooklyn Study Area. "All Industrial" 1969 data includes the Construction, Manufacturing, Transportation and Wholesale Trade Sectors. Non industrial jobs data not available for 1969.
- 18 U.S. Census Bureau, *OnTheMap Application and LEHD Origin-Destination Employment Statistics* (Beginning of Quarter Employment, 2nd Quarter of 2010–2014). Data include private primary jobs.
- 19 NYC Department of City Planning. 2010 MapPLUTO 10v2.
- 20 NYC Department of City Planning. 2016 Land Use Survey and MapPLUTO 16v2.
- 22 U.S. Census Bureau. 2010 Census.
- 22 Metropolitan Transportation Authority New York City Transit, Operations Planning, April, 2017.
- 23 Metropolitan Transportation Authority New York City Transit, November 2016.
- 24 Cycling in the City Report : Cycling Trends in New York City. January 2017. "3 Year Average by Borough." U.S. Census Bureau. *American Community Survey*.
- 25 NYC Department of Transportation, Crash Data 2010 - 2014.
- 26 Ibid.
- 27 NYC Economic Development Corporation. In 2014, Newtown Creek carried between 1–1.1M tons of freight (fuel and waste/scrap). Secondary waterways that do not include the Hudson River, East River, Kill Van Kull, or Arthur Kill.
- 28 Ibid
- 29 Prud'homme, Alex. "An Oil Spill Grows in Brooklyn." *New York Times*. 2010. <http://www.nytimes.com/2010/05/16/opinion/16Prudhomme.html>
- 30 Newtown Creek Alliance. "Greenpoint Oil Spill." Retrieved from <http://www.newtowncreekalliance.org/greenpoint-oil-spill/>.
- 31 U.S. Environmental Protection Agency. "Superfund: CERCLA Overview." Retrieved from <https://www.epa.gov/superfund/superfund-cercla-overview>
- 32 U.S. Environmental Protection Agency – Region 2. "Newtown Creek NPL Site Community Involvement Plan." Retrieved from <https://sempub.epa.gov/work/02/510612.pdf>
- 33 NYC Department of Environmental Protection. "Newtown Creek Combined Sewer Overflow Long Term Control Plan." 2017. Retrieved from http://www.nyc.gov/html/dep/pdf/cso_long_term_control_plan/tcp-newtown-creek-public-data-review-meeting-presentation.pdf
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- 35 Newtown Creek Alliance. "Waste Transfer Stations." Retrieved from <http://www.newtowncreekalliance.org/waste-transfer-stations/>
- 36 Costar Group, www.costar.com. 2018.
- 37 NYC Department of City Planning. "Open Industrial Uses Study" Draft Report. 2014.
- 38 Data on real estate trends in the Study Area are from Costar, which contains a sample of 15 office buildings, which are not guaranteed to be representative. Findings have been supported by conversations with brokers and developers.
- 39 Costar Group, www.costar.com. 2018.
- 40 TerraCRG Commercial Realty Group. "The Brooklyn Market Report 2017," 2018. and "Brooklyn Sales Report," 2012. Note: While some of these buildings could have been purchased for industrial use, the high average sales price indicates most are likely bought with the expectation of office and retail income streams.
- 41 NYC Mayor's Office of Media and Entertainment. "Music in New York City: Economic Impact, Trends, and Opportunities." 2017. Retrieved from https://www1.nyc.gov/assets/mome/pdf/MOME_Music_Report_2017_DIGITAL.pdf
- 42 NYC Tech Talent Pipeline. "NYC Industry Insights: Key Skills and Competencies Needed for In-Demand, Entry-Level Tech Jobs in New York City." 2016.