

TEAMSTERS LOCAL 813

Long Island City, New York



F&A prepared a specialized report for Teamsters Local 813 for a project that seeks to rezone the property from a medium intensity manufacturing district to a light manufacturing district and the construction of a four-story addition to an existing two-story building in an industrial area of Long Island City. The specialized report defines the relationship of the current location of unions compared with the proposed project and its impact on the inventory of industrial space in the five boroughs.

F&A conducted a site visit, a survey and comparative analysis for unions located in New York City and Long Island City in particular, and mapped unions in manufacturing districts in New York City, concluding that the project and the rezoning of the property:

- Are not out of character, as other unions are clustered in the manufacturing districts of Long Island City;
- Will create 94,452 SF of new industrial space in Long Island City;
- Will open up additional industrial space, as unions in Long Island City consolidate in the new facility;
- Do not result in any loss of manufacturing zoned property; and
- Do not put any pressure on the neighborhood for up-zoning to allow non-industrial uses.

The client and F&A met with NYC Department of City Planning and is expected to submit a formal application for rezoning under the Uniform Land Use Review Procedure (ULURP).