

## Technical Appendix

**Table A1. Summary, logistic regression results.**

Parameter	Estimate	Standard Error	Pr(> z )
Intercept	-7.28	0.22	0.00 ***
Percentage industrial building occupancy	1.62	0.12	0.00 ***
Empire Zone flag	2.14	0.09	0.00 ***
Remediation flag	-1.52	1.28	0.24
As-of-right residential development flag	5.29	1.61	0.00 **
Distance to closest subway stop	-9.01	10.07	0.37
Distance to closest truck route	1.96	0.71	0.01 **
Percentage manufacturing zoning	4.34	0.21	0.00 ***
Lagged change in total residential property value	-7.69	1.44	0.00 ***
Lagged employment density	1.22	0.24	0.00 ***
Lagged land use density	3.51	0.32	0.00 ***

Notes: \* =  $p < .05$ ; \*\* =  $p < .01$ ; \*\*\* =  $p < .001$

Source: New York City Department of City Planning, Primary Land Use Tax Lot Output; New York City Department of Information Technology & Telecommunications; New York City Department of Transportation; New York State Department of Environmental Conservation, Environmental Site Remediation Database; U.S. Census Bureau, Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics.

**Table A2. Summary, logistic regression results (excluding Staten Island and Queens).**

Parameter	Estimate	Standard Error	Pr(> z )
Intercept	-7.31	0.24	0.00 ***
Percentage industrial building occupancy	1.34	0.13	0.00 ***
Empire Zone flag	2.34	0.10	0.00 ***
Remediation flag	-1.41	1.36	0.30
As-of-right residential development flag	5.70	1.73	0.00 **
Distance to closest subway stop	78.86	12.61	0.00 ***
Distance to closest truck route	0.12	0.82	0.88
Percentage manufacturing zoning	4.67	0.23	0.00 ***
Lagged change in total residential property value	-20.83	4.14	0.00 ***
Lagged employment density	1.38	0.23	0.00 ***
Lagged land use density	2.86	0.34	0.00 ***

Notes: \* =  $p < .05$ ; \*\* =  $p < .01$ ; \*\*\* =  $p < .001$

Source: New York City Department of City Planning, Primary Land Use Tax Lot Output; New York City Department of Information Technology & Telecommunications; New York City Department of Transportation; New York State Department of Environmental Conservation, Environmental Site Remediation Database; U.S. Census Bureau, Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics.

**Table A3. Difference in means, pre-matching and post-matching characteristics of IBZ census blocks versus candidate census blocks (excluding Staten Island and Queens).**

Measure	IBZ Blocks (n = 1,250)	Non-IBZ Blocks		Difference of Means, t-tests	
		Candidate Blocks (n = 25,849)	Matched Blocks (n = 1,250)	IBZ vs. Candidate Blocks	IBZ vs. Matched Blocks
Propensity score	0.60	0.02	0.34	-	0.00
Percentage industrial building occupancy	0.68	0.05	0.53	0.00	0.00
Empire Zone flag	0.70	0.05	0.31	0.00	0.00
Remediation flag	0.16	0.02	0.15	0.00	0.58
As-of-right residential development flag	0.13	0.82	0.19	0.00	0.00
Distance to closest subway stop	0.00	0.00	0.00	0.00	0.00
Distance to closest truck route	0.05	0.09	0.04	0.00	0.14
Percentage manufacturing zoning	0.92	0.05	0.91	0.00	0.31
Lagged change in total residential property value	0.00	0.00	0.00	0.00	0.27
Lagged employment density	0.03	0.00	0.03	0.00	0.85
Lagged land use density	0.20	0.02	0.15	0.00	0.00

Source: New York City Department of City Planning, Primary Land Use Tax Lot Output; New York City Department of Information Technology & Telecommunications; New York City Department of Transportation; New York State Department of Environmental Conservation, Environmental Site Remediation Database; U.S. Census Bureau, Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics.

**Table A4. Outcome: Change in business registrations (excluding Staten Island and Manhattan).**

	IBZ Census Blocks			Comparison Census Blocks			p-value
	Registrations, 2000- 2005	Registrations, 2007-2012	Percent Change	Registrations, 2000- 2005	Registrations, 2007- 2012	Percent Change	
<b>Industrial Sector</b>							
Utilities	1	5	-	0	7	-	-
Manufacturing	91	175	92%	54	116	115%	0.10
Wholesale Trade	159	303	91%	111	229	106%	0.39
Transportation & Warehousing	28	62	121%	20	50	150%	0.55
<b>Total</b>	<b>279</b>	<b>545</b>	<b>95%</b>	<b>185</b>	<b>402</b>	<b>117%</b>	<b>0.23</b>

Source: New York State Department of Finance and Taxation, Form DTF-17.1.

**Table A5. Outcome: Employment change (excluding Staten Island and Manhattan).**

	IBZ Census Blocks			Comparison Census Blocks			p-value
	Employees, 2005	Employees, 2012	Percent Change	Employees, 2005	Employees, 2012	Percent Change	
<b>Utilities</b>	394	369	-6%	6	21	-	0.86
<b>Manufacturing</b>	31,880	21,932	-31%	18,866	11,792	-37%	0.24
<b>Wholesale Trade</b>	28,172	28,318	1%	12,418	9,827	-21%	0.27
<b>Transportation &amp; Warehousing</b>	40,897	39,330	-4%	7,591	15,196	100%	0.56
<b>Total</b>	<b>101,343</b>	<b>89,949</b>	<b>-11%</b>	<b>38,881</b>	<b>36,836</b>	<b>-5%</b>	<b>0.57</b>

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics.

**Table A6. Outcome: Permits (excluding Staten Island and Manhattan).**

	Total Permits, 2005	Total Permits, 2012	Percent Change	p-value
Comparison Census Blocks	1,640	1,698	4%	0.40
IBZ Census Blocks	1,432	1,666	16%	
<b>Citywide</b>	<b>8,313</b>	<b>7,334</b>	<b>-12%</b>	

Source: New York City Department of Buildings, Permit Issuance.

**Table A7. Outcome: Change in industrial land (excluding Staten Island and Manhattan).**

	<b>Industrial Land (Acres), 2005</b>	<b>Industrial Land (Acres), 2012</b>	<b>Percent Change</b>	<b>p-value</b>
Comparison Census Blocks	1,351	1,068	-21%	0.02
IBZ Census Blocks	2,495	2,378	-5%	
<b>Citywide</b>	<b>5,844</b>	<b>5,247</b>	<b>-10%</b>	

Source: New York City Department of City Planning, Primary Land Use Tax Lot Output.