In 2005, New York City enacted the Industrial Business Zone for 16 manufacturing districts throughout Brooklyn, Queens, and the Bronx. The purpose of these zones was to establish strict zoning regulations regarding manufacturing and industrial use, create a business solutions provider for manufacturers located in the zone, and create a onetime relocation tax credit for industrial business to move there. The direct benefits of this policy are site specific and only to business owners within the district, however, the effects of these industrial zones have had on the residential communities around them are not. Looking at a combination of socioeconomic data, construction data, and New York City’s 311 complaint data, this thesis will explore the connections between place-based renewal policy and the possible people-based consequences. My hypothesis is that industrial zones are not a threat to residential neighborhoods and development around them. Ultimately the goal of this research is to advocate for the presence of Industrial Business Zones themselves and to propose reversing the trend of rezoning manufacturing land in New York City.