

## 6. OPEN SPACE

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### 6.1. INTRODUCTION

This chapter assesses the Proposed Action's effect on open space resources. The *CEQR Technical Manual* defines open space as publicly accessible, publicly or privately owned land that is available for leisure, play, or sport that serves to protect or enhance the natural environment. The CEQR guidelines indicate that an open space analysis should be conducted if an action would result in a direct effect, such as the physical loss or alteration of public open space, or an indirect effect, such as when a substantial new population could place added demand on an area's open spaces.

The Proposed Action would create a Special Permit for self-storage facilities in Designated Areas. The Proposed Action is not expected to induce development where it would not have occurred absent the Proposed Action. However, the Proposed Action may result in a change in the geographic distribution of where self-storage development could site in the city. Additional analysis was conducted to determine how the Proposed Action might affect open space.

### 6.2. SCREENING THRESHOLD

#### 6.2.1. Direct Effects

According to the *CEQR Technical Manual*, a proposed project would have a direct effect on open space resources if it would result in a physical loss of public open space, changes in the use of an open space so that it no longer serves the same user population, limits public access to an open space, or results in increased noise or air pollutant emissions, odors, or shadows that would temporarily or permanently affect the usefulness of a public open space. However, when the direct effect would be so small that it would be unlikely to change use of the open space, an assessment may not be needed.

#### 6.2.2. Indirect Effects

If a project may add population to an area, demand for existing open space facilities would typically increase. As described in the *CEQR Technical Manual*, open space can be indirectly affected when the population generated by the Proposed Action would be sufficiently large to noticeably diminish the ability of an area's open space to serve the future population. As described in the *CEQR Technical Manual*, an assessment of indirect effects is typically conducted when a project would introduce more than 200 residents or 500 workers to an area; however, the thresholds for assessment may vary in certain areas of the city that are considered either underserved or well-served by open space. If a project is in an underserved area<sup>18</sup>, an open space assessment should be conducted if that project would generate more than 50 residents or 125 workers. If the project is located in a well-served area, an open space assessment should be conducted if that project would generate more than 350 residents or 750 workers.

## 6.3. DISCUSSION

### 6.3.1. Direct Effects

The Proposed Action would create a Special Permit, which is anticipated to result in five fewer self-storage facilities citywide by 2027, with nine fewer in Designated Areas, and four more in M and C8 districts outside of the Designated Areas. The Proposed Action would not result in any open space resources being physically displaced. However, due to the change in geographic distribution, the Proposed Action does have the potential to cause increased noise or air pollutant emissions, odors, or shadows on public open space that could possibly affect its usefulness. To determine the likelihood of this potential, a GIS analysis was completed to analyze the type of open space that might be affected. The analysis concluded that there were a wide variety of parks located within proximity to the prototypes, including community parks, playgrounds, natural areas, recreational fields, gardens, and plazas.

Although the Proposed Action has the potential for direct effects on open space, the potential for direct effects is extremely limited. As discussed in the Chapter 7, “Shadows,” the Proposed Action has a very limited potential to generate adverse shadow impacts. Additionally, as discussed in Chapter 18, “Noise,” and Chapter 16 “Air Quality,” the prototypes are not anticipated to generate significant adverse impacts. Finally, the Proposed Action is expected to result in four new facilities in C8 and M districts outside Designated Areas. The potential for these facilities to be located next to an open space and cause impacts great enough to affect the usefulness of the open space is extremely unlikely, but cannot be ruled out.

### 6.3.2. Indirect Effects

The Proposed Action is a, “generic action,” and there are no known potential and/or projected development sites at this time. To produce a reasonable analysis of likely effects of the Proposed Action, four representative development prototypes have been established for analysis as described in Chapter 2, “Analytical Framework.” These prototypes were developed to represent the typical floor area ratio, sizes, locations, building envelopes, lot dimensions, zoning districts, and parking requirements of sites where self-storage facilities typically locate.

Since there are no specific development sites, the preliminary open space assessment first determined if any of the four prototypes exceed any of the CEQR preliminary screening thresholds. None of the prototypes would induce residential development in either the With-Action or No-Action Condition. As shown below in Table 6-1, none of the prototypes would exceed even the lowest possible threshold (125 workers in an underserved area), and consequently, no additional analysis regarding indirect impacts is required.

**Table 6-1: Increase in Residential Population by Prototypes**

| Prototype   | Workers            |                      | Worker Increment |
|-------------|--------------------|----------------------|------------------|
|             | No Action Scenario | With Action Scenario |                  |
| Prototype 1 | 11                 | 5                    | -6               |
| Prototype 2 | 18                 | 5                    | -13              |
| Prototype 3 | 11                 | 5                    | -6               |
| Prototype 4 | 18                 | 5                    | -13              |

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<sup>18</sup> The *CEQR Technical Manual* defines underserved areas as areas of high population density in the City that are generally the greatest distance from parkland, where the amount of open space per 1,000 residents is currently less than 2.5 acres. Well-served areas are defined as having an open space ratio above 2.5, accounting for existing parks that contain developed recreational resources; or are located within 0.25 miles (approximately a ten-minute walk) from developed and publicly accessible portions of regional parks.