

SELF-STORAGE ZONING TEXT AMENDMENT

City Planning Commission Review Session
May 22nd 2017



Industrial Action Plan

In November 2015, the Mayor's Office and City Council announced a 10-point Industrial Action Plan that targets NYC's Industrial Business Zones (IBZs) as areas for employment growth and industrial innovation.

1. Protect industrial neighborhoods and incentivize development
→ **Limit personal storage in IBZs to support economic growth**
2. Align City services to help industrial businesses start, grow, and thrive
3. Train the city's workforce to meet the needs of the sector



Industrial Business Zones

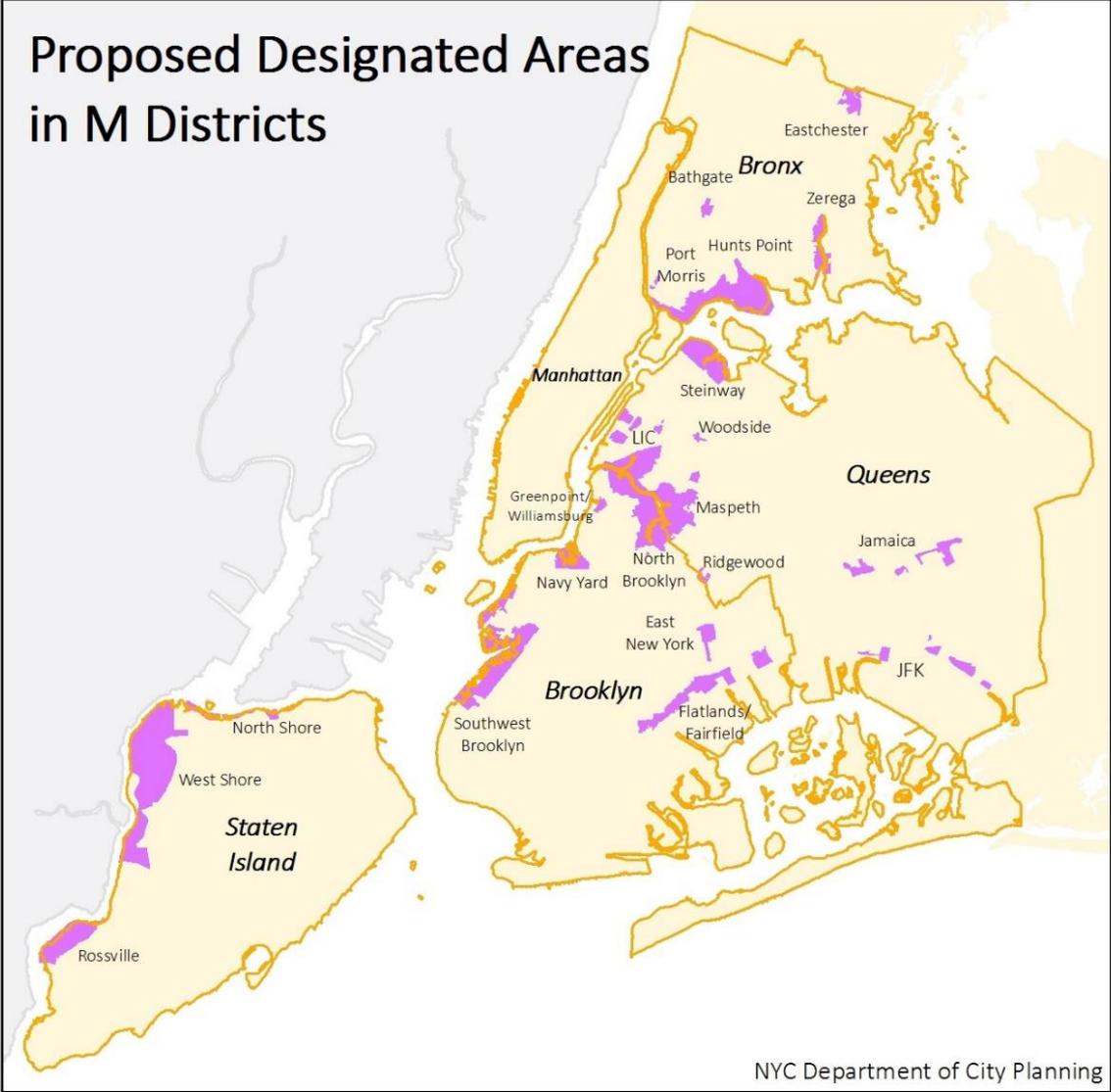
Industrial Business Zones are NYC's most active industrial areas:

- over 68% industrial-sector employment;
- critical for a range of industries: wholesale trade, transportation & warehousing, manufacturing and construction;
- since 2010, industrial employment is growing in IBZs.

The Industrial Action Plan builds on a series of existing policies (including tax incentives and service provision) that support economic growth and industrial businesses in IBZs.



Proposed Designated Areas in M Districts



- Mirror IBZ boundaries, but exclude airport areas and, in very few instances, vary to conform with zoning practice.
- Located in four boroughs.
- M1, M2 and M3 zoned.
- Land use is predominantly industrial.
- The Designated Areas in M districts will be included in the *Zoning Resolution* as text maps.

Self-storage

The unregulated development of self-storage detracts from the City's long-term goals for Designated Areas in M districts:

- low job-generating use (\approx 5 employees per facility)
- primarily serves households (\approx 70 – 80 percent of customers)
- tends to occupy large sites along truck routes and highways, which would be optimal sites for industrial businesses.



Potential lost opportunities for future industrial development

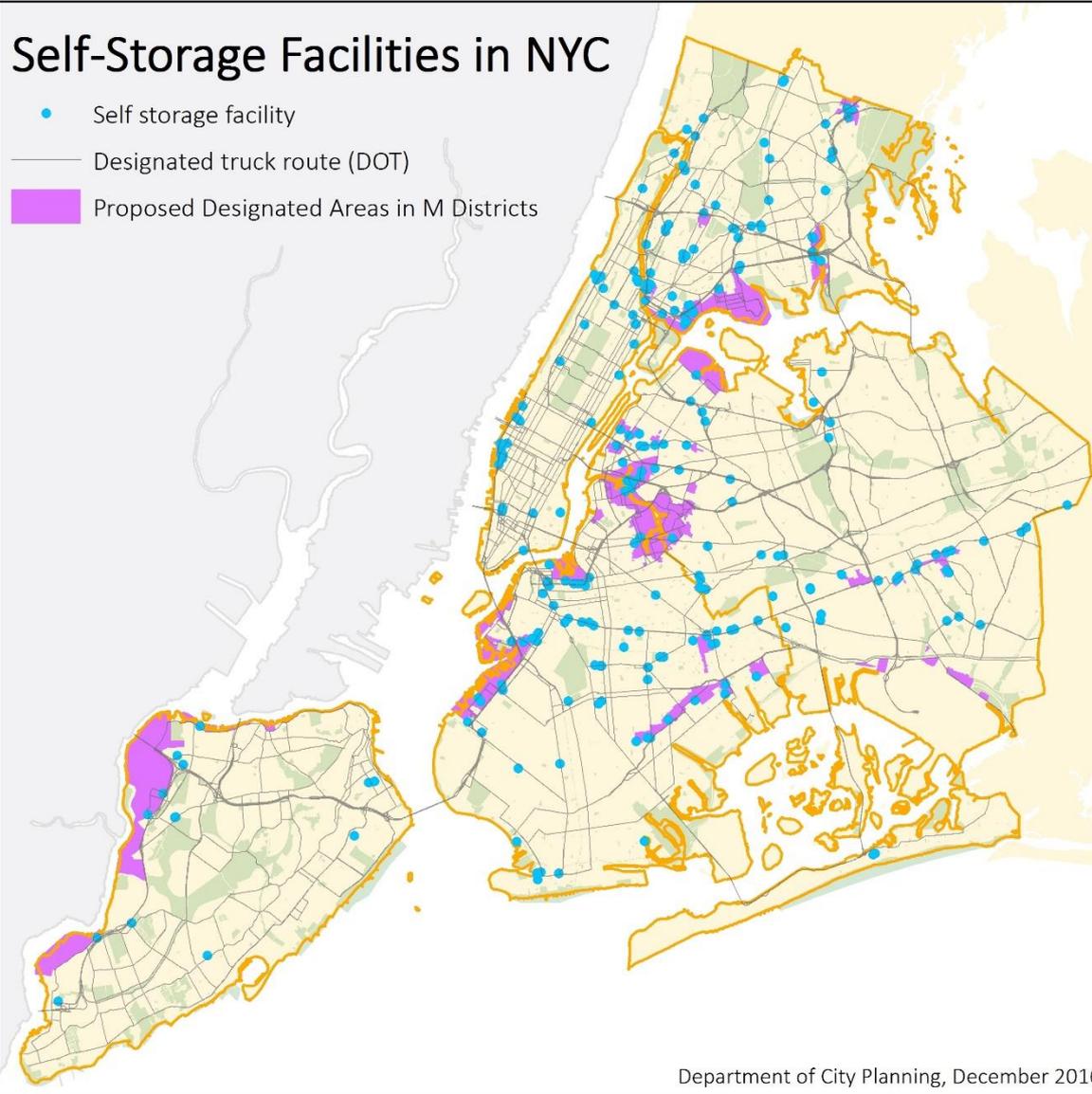
In Designated Areas in M districts, self-storage may occupy land or buildings that could provide locations for industrial, more job-intensive businesses. Very large lots along designated truck routes or highways are in limited supply.

Self-storage is in high demand, and is expected to continue to grow. In the last seven years, there were 10 self-storage developments in Designated Areas in M districts on sites larger than 20,000 square feet, which represented almost one quarter of new construction on large sites.

240 facilities in NYC

Self-Storage Facilities in NYC

- Self storage facility
- Designated truck route (DOT)
- Proposed Designated Areas in M Districts



Department of City Planning, December 2016

- Classified as a Use Group 16D warehouse, currently permitted as-of-right in C8 and all M districts.
- Self-storage facilities are located in all boroughs.
- One quarter of all self-storage facilities are in Designated Areas in M districts.

Proposed Self-Storage Restriction



A CPC Special Permit is proposed for the development of self-storage in Designated Areas in M districts. A case-by-case, site-specific review process will ensure that self-storage development does not represent a significant lost opportunity for the future siting of an industrial, more job-intensive business.

Self-storage shall be subject to the proposed restrictions, Warehouses and moving companies shall NOT be subject to the proposed restrictions.



Proposed definition to be included in ZR 12-10

A “self-service storage facility” is a storage office use or a warehouse use listed in Use Group 16D, for the purpose of storing personal property, where such:

facility is partitioned into individual, securely subdivided space for lease

OR

facility consists of enclosed or unenclosed floor space that is subdivided by secured bins, boxes, containers, pods or other mobile or stationary storage devices

AND

floor spaces or storage devices are less than 300 square feet in area and are to be leased or rented to persons or businesses to access, store or remove property on a self-service basis.

Proposed Special Permit Findings



Self-storage development will be permitted by Special Permit on sites that are not appropriate for conforming industrial uses, based on such considerations as:

- zoning lot size
- lot or building configuration
- proximity to truck routes
- capacity of local streets providing access to zoning lot
- investment in comparable sites in the vicinity
- need for environmental remediation
- potential for conflict between potential industrial uses and existing uses in the surrounding area.

Existing self storage facilities will be permitted to remain and extend or enlarge within the original zoning lot.



Draft EIS chapters with potential for significant adverse impacts:

- Socioeconomic Conditions (specific industry: self-storage)
- Historic and Cultural Resources (archeology)
- Hazardous Materials

Thank you

