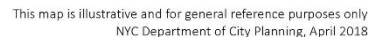




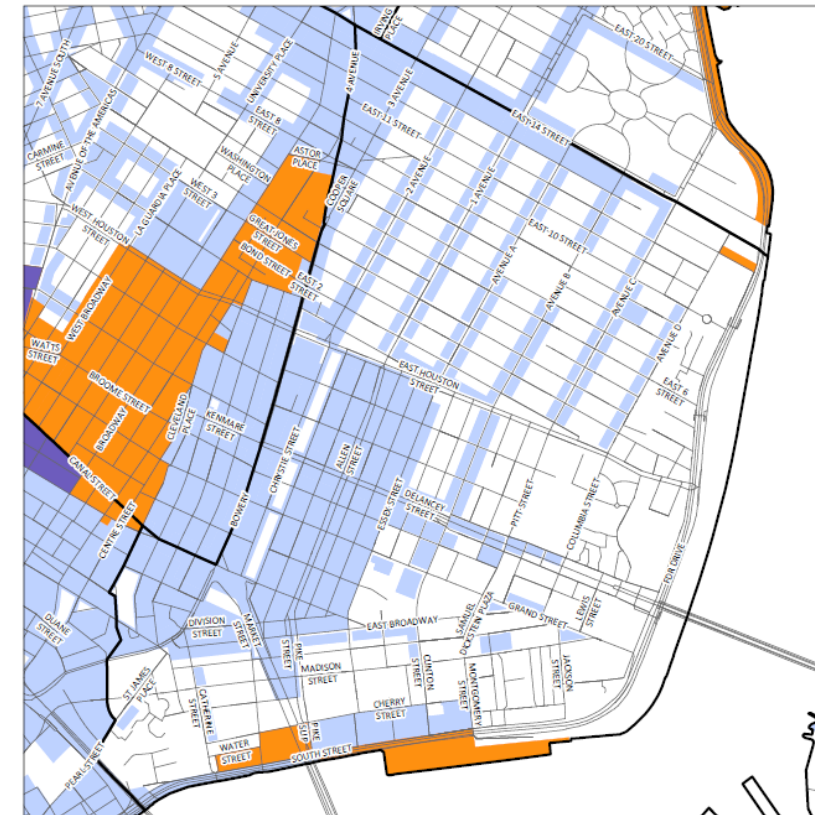
PROPOSED ZONING TEXT AMENDMENT: M1 HOTEL SPECIAL PERMIT

Manhattan Community Board 3
6/20/2018



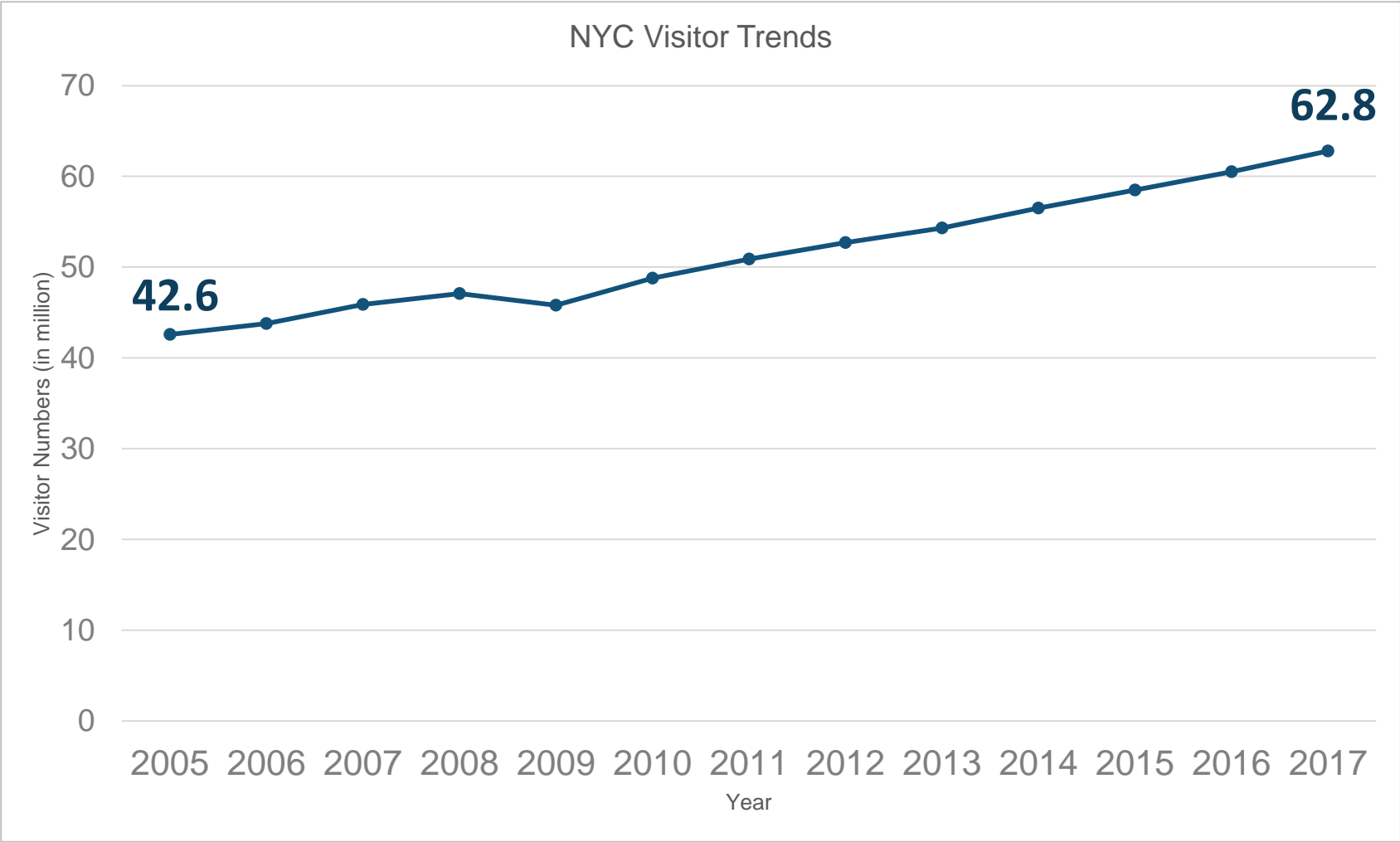


- Current zoning in areas left blank does not permit new hotel development



Tourism & Hotel Development

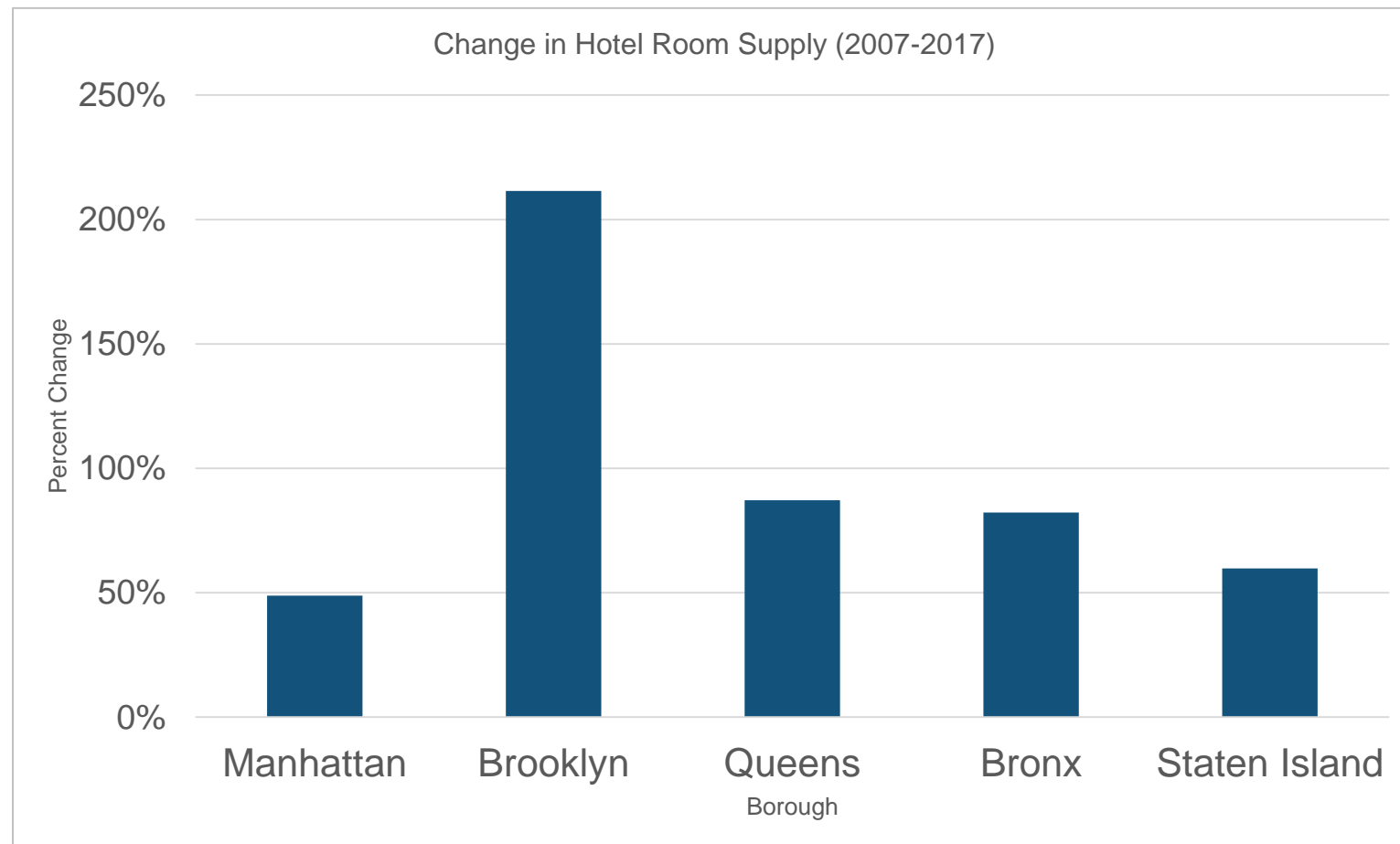
- NYC's tourism industry has boomed over the past few years.



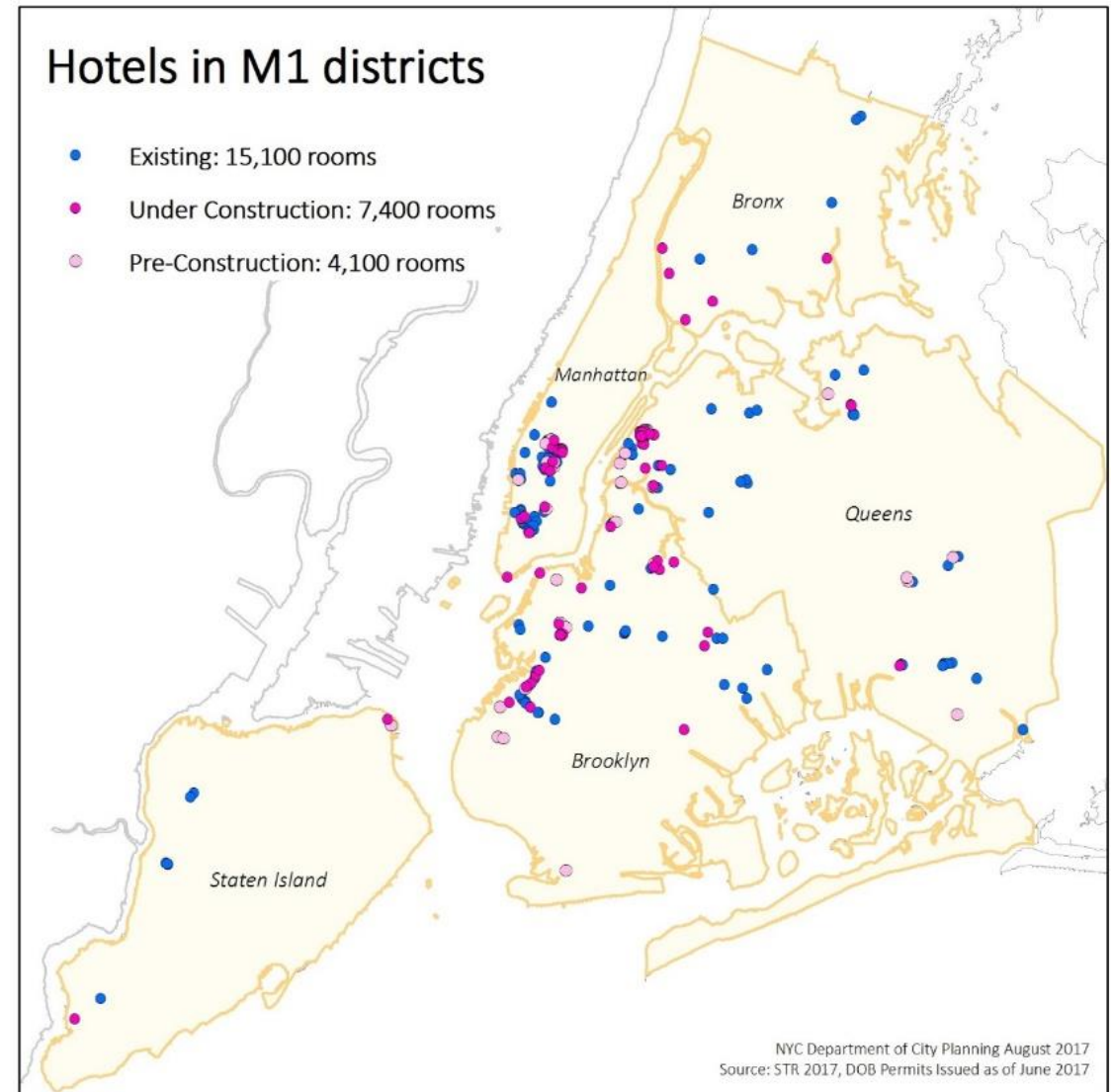
Source: NYC & Company, 2017

Tourism & Hotel Development

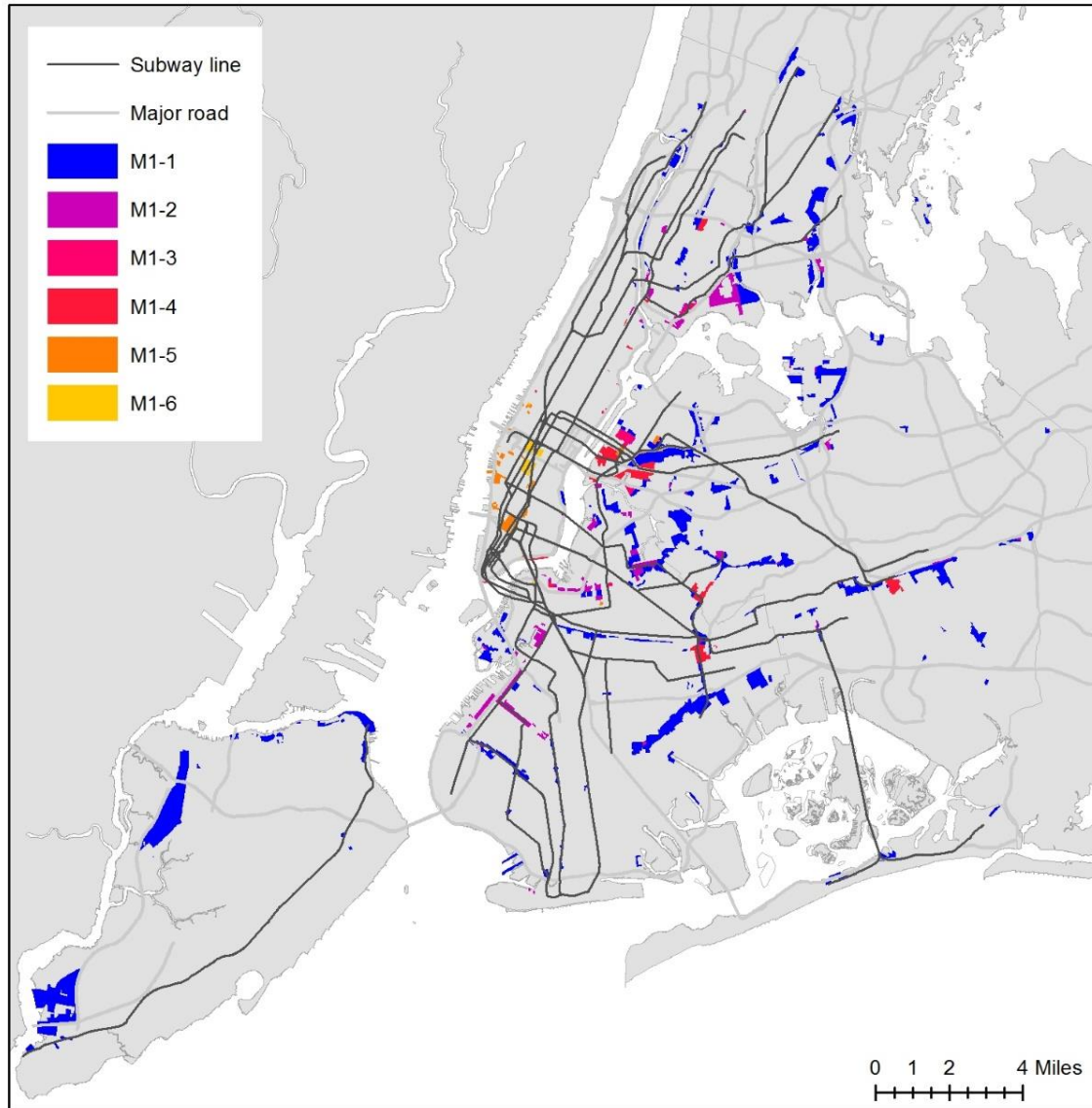
- There are 600 hotels with **116,000 hotel rooms** in NYC, and 24,000 rooms are under construction.
- The hotel market has extended beyond Manhattan.



- 30% of hotel rooms under construction citywide are in M1 districts, whereas 13% of existing rooms are in M1 zones.



M1 Districts

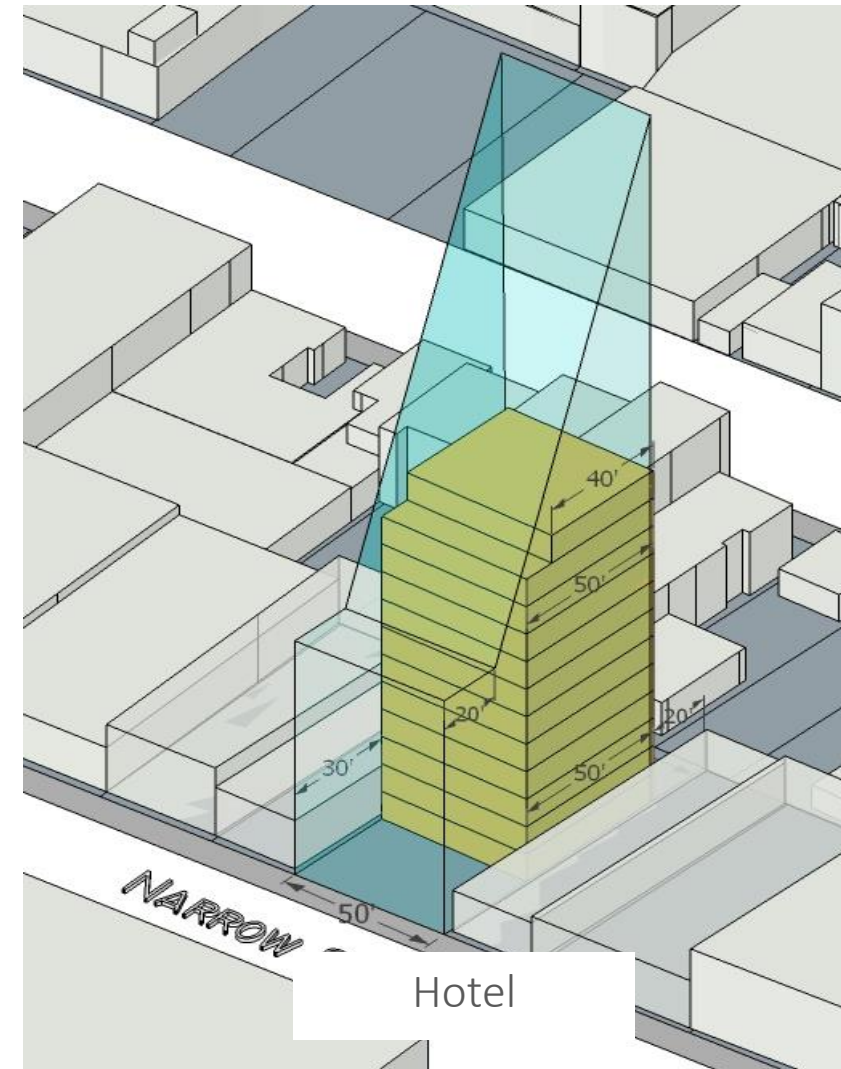


M1's varied Neighborhood Character [Source: 2018 cyclomedia.com]

Hotels in M1 Districts

In M1 districts, hotels are uniquely suited to the zoning envelope:

- Ability to use all of the permitted Floor Area Ratio [FAR]
- Height and setback regulations that allow for tower development
- Capability to site on **small lots**
- Low parking and loading requirements



Conflicts posed by Hotel Developments



Hotels in LIC and South Brooklyn [Source: 2017 cyclomedia.com]

Active Industrial Areas

- Land use conflicts with surrounding businesses
 - Noise, truck traffic, pollution and other nuisance
- Unsafe conditions for pedestrians
- Unpleasant streetscape: design out of context

Conflicts posed by Hotel Developments



Concentration of Hotels [Source: 2017 cyclomedia.com]

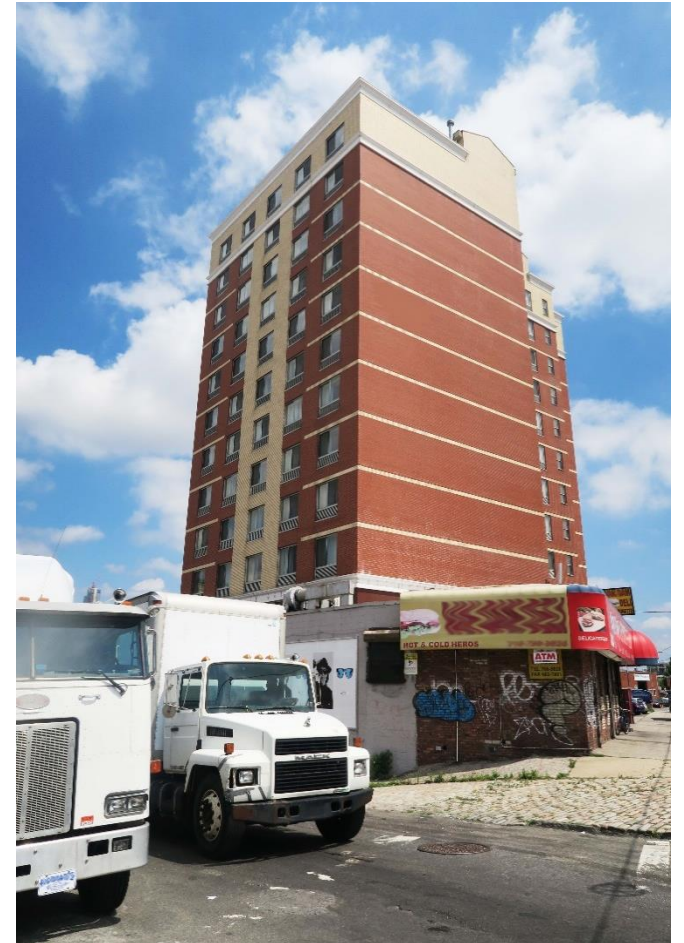
Mixed-Use Areas

- Concentration of hotel uses
- Tourist-oriented growth
- Changes to the neighborhood character
- Unpleasant Streetscape: design out of context

Proposed M1 Hotel Zoning Text Amendment

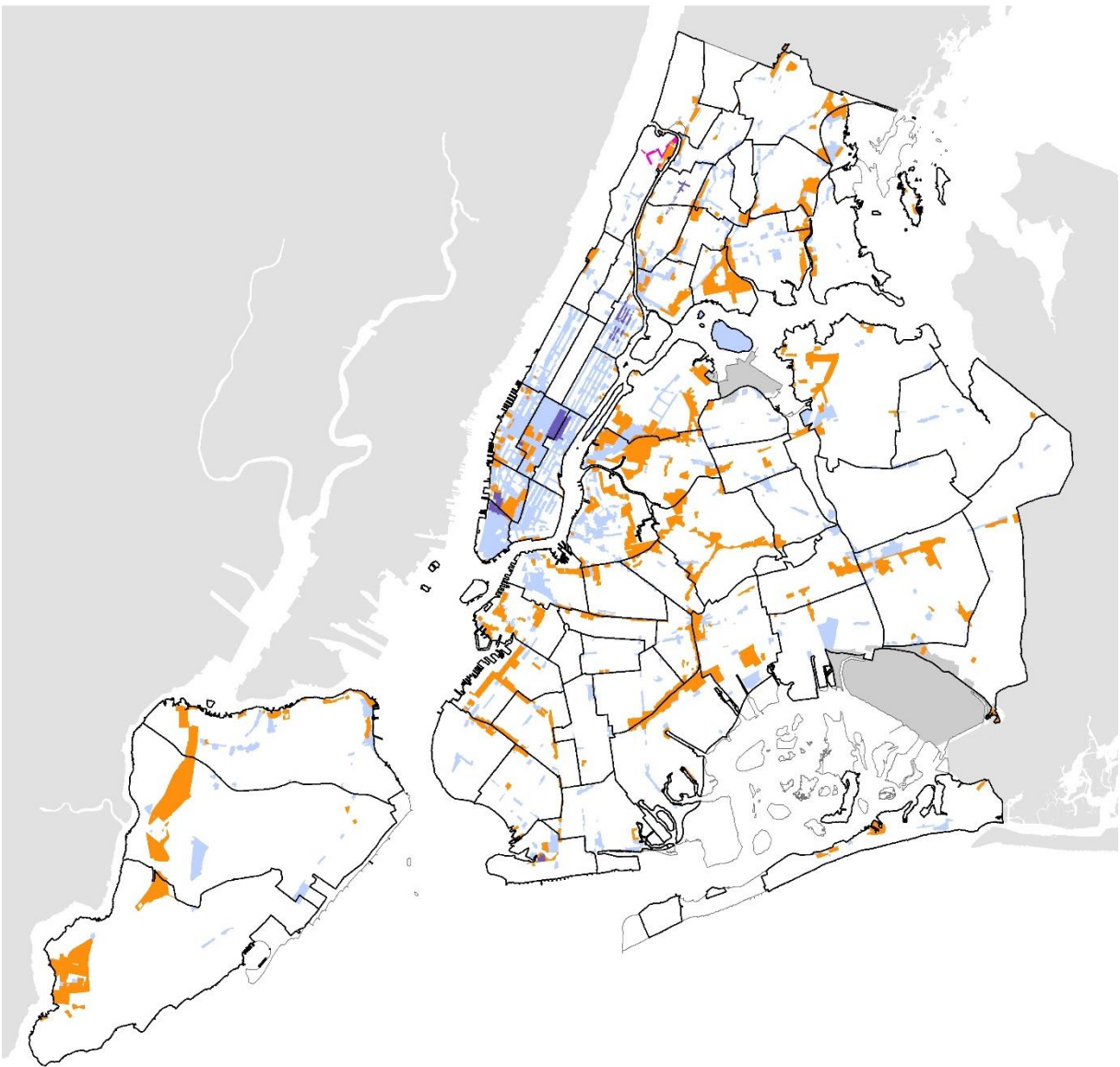
DCP is proposing a zoning text amendment to establish a CPC Special Permit for new hotels, motels, tourist cabins, and boatels in M1 districts.

- A case-by-case, site-specific review process to ensure that hotels are built only on appropriate sites, minimizing conflicts in industrial areas and achieving a balanced mix of uses in mixed-use areas.



Hotel in Queens

Proposed M1 Hotel Zoning Text Amendment



- M1 district where new hotel development would be subject to Special Permit
 - District with Special Permit for new hotel development; under Public Review
 - District with Special Permit for new hotel development; existing
 - Zoning district or overlay where new hotel development would still be permitted
 - M1 districts exempt from hotel Special Permit
 - Community District
- Current zoning in areas left blank does not permit new hotel development



New transient hotels will be permitted by Special Permit when the City Planning Commission finds the following:

- The proposed site plan includes elements that are necessary to address potential conflicts between the hotel and adjacent uses (ex. access, orientation or landscaping).
- The new hotel development will not cause undue vehicular or pedestrian congestion on local streets.
- The proposed new hotel development will not impair the essential character or future use of the surrounding area.

Proposed M1 Hotel Zoning Text Amendment

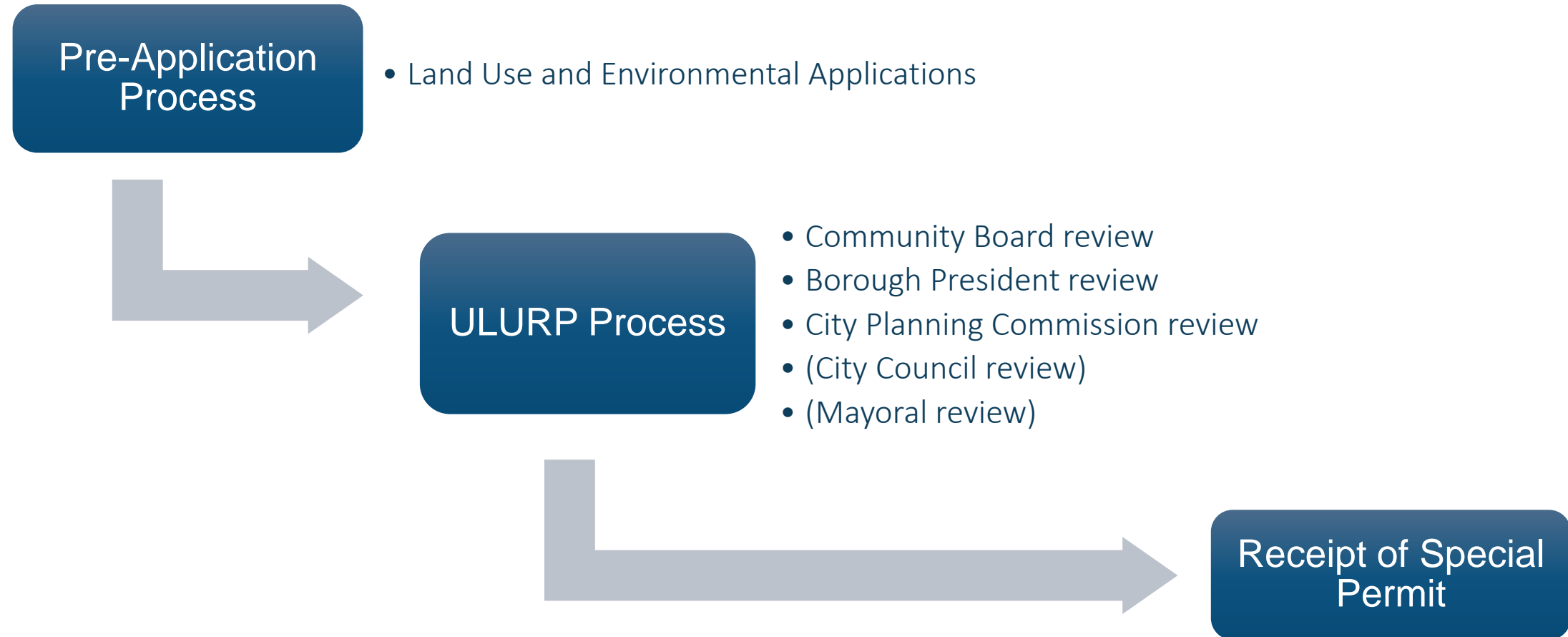
- Existing hotels will be considered conforming use.
- Hotel developments with a permit before referral would be vested. From the date of adoption, these projects will have 3 years to either complete construction or receive a certificate of occupancy. This provision was adopted as part of the East Midtown Rezoning.
- Rules for transient hotels developed for a public purpose will not change.



Hotel in Queens

CPC Special Permit Application Process

A Special Permit is a discretionary action subject to full ULURP review.



Proposal Timeline





Thank you!

More information:

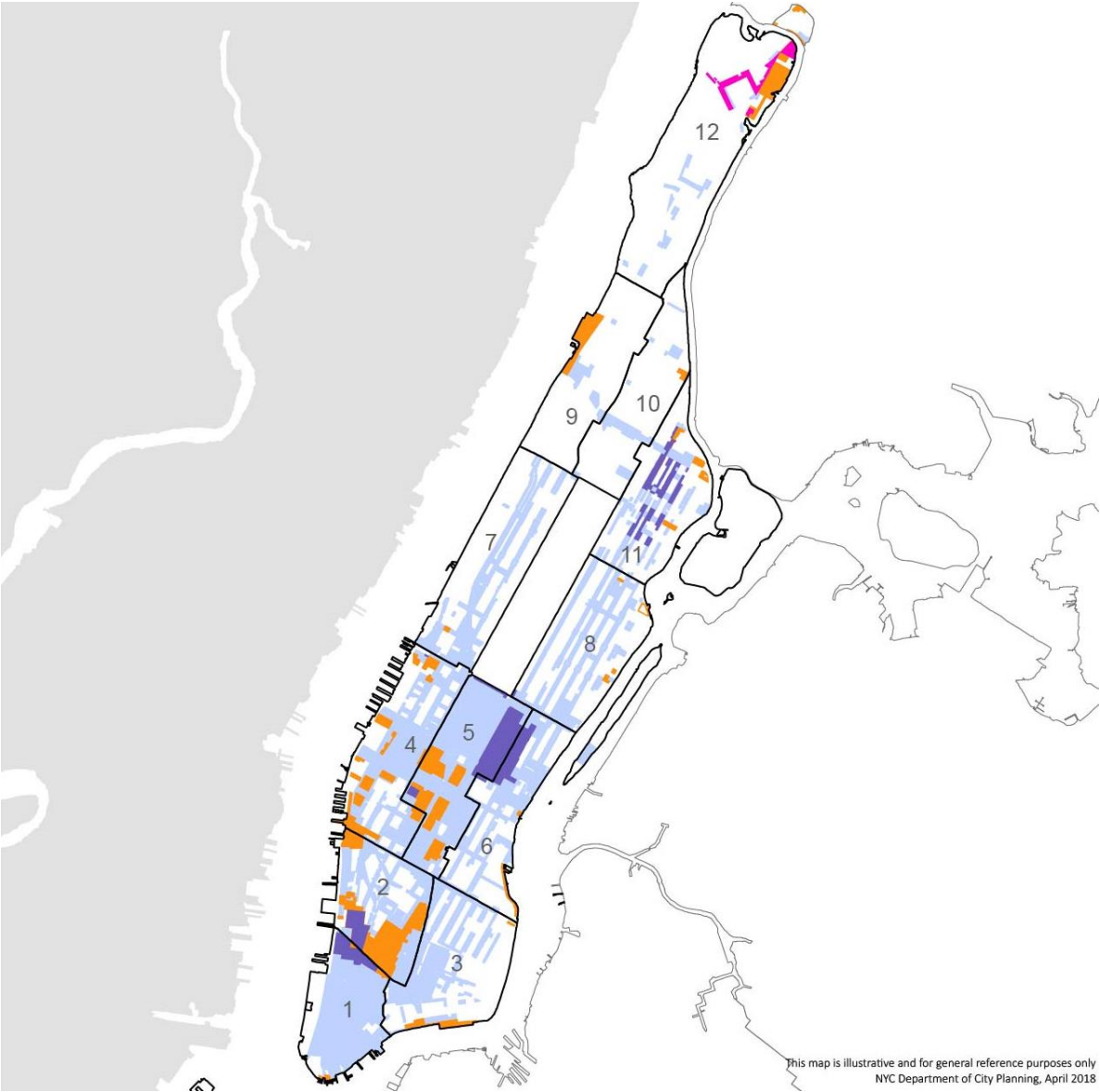
DCP website – Plans/Studies – Citywide – M1 Hotel Text Amendment

M1hotels_DL@planning.nyc.gov



Appendix

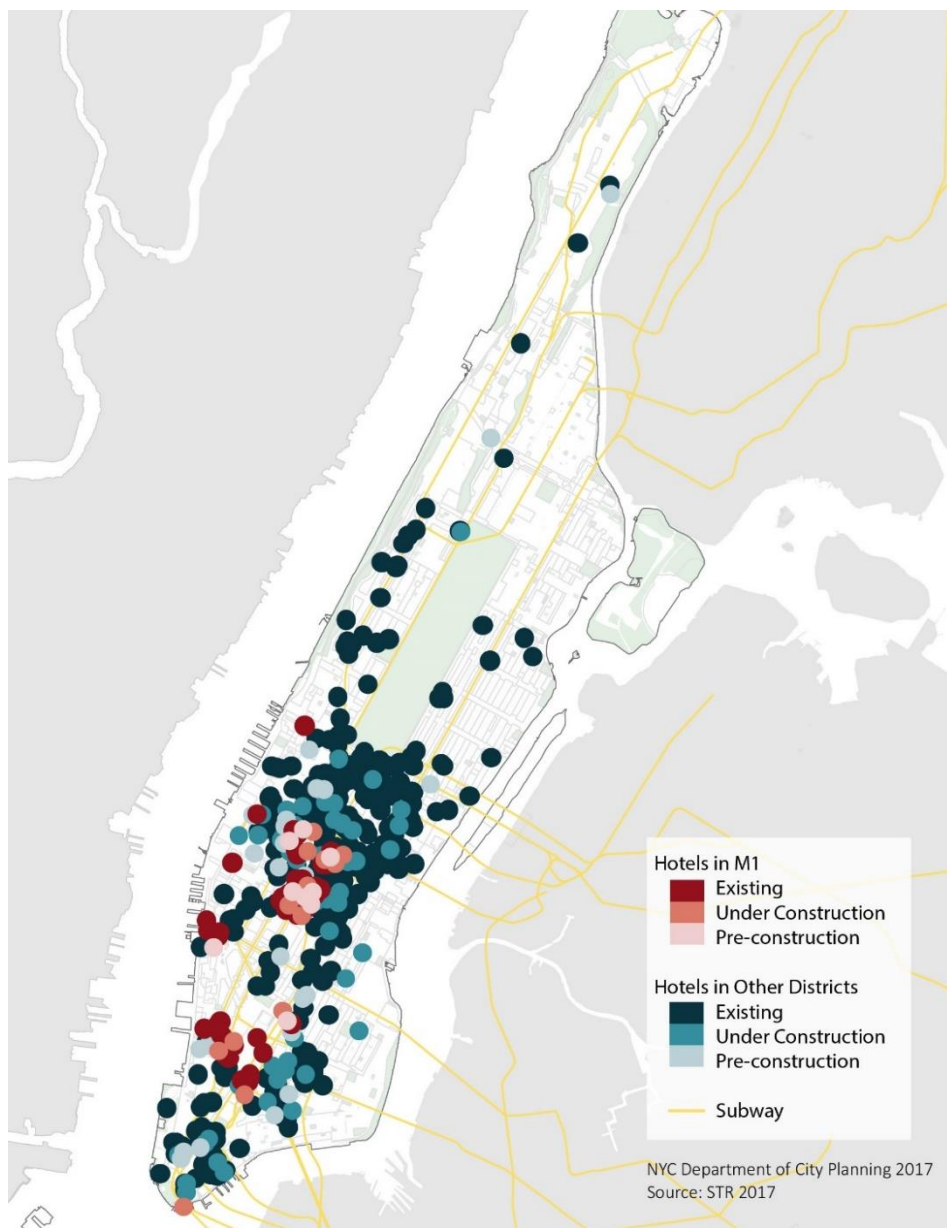
Areas affected by the Proposal: Manhattan



- M1 districts where new hotel would be subject to Special Permit
- Areas where new hotel development would still be permitted
- District with existing Special Permit for new hotels
- District with proposed Special Permit for new hotels, ULURP ongoing

This map is illustrative and for general reference purposes only
NYC Department of City Planning, April 2018

Hotel Development in Manhattan



- Largest and most diverse hotel market amongst the five boroughs; as of the first quarter of 2017, Manhattan had 95,500 rooms in 420 hotel properties.
- Supply grew by over one half since 2007, adding 30,000 rooms.
- Demand has been stable despite large increase in supply.
- Most significant trend: substantial growth in midscale hotels.
- In Manhattan, concentration of hotel development in M1 districts is less pronounced than in other boroughs.