



Citywide Hotels Text Amendment Foreword¹

This document is the Final Environmental Impact Statement (FEIS) for the proposed Citywide Hotels text amendment (the Proposed Action). The New York City Department of City Planning (DCP) is proposing a zoning text amendment to require a City Planning Commission (CPC) Special Permit for new and enlarged transient hotels (Use Group 5) and motels, tourist cabins, and boatels (Use Group 7). The new CPC Special Permit would replace existing special permits for hotels in Special Purpose Districts. These include the Inwood, Jerome Avenue, East Harlem, Midtown, Garment Center, Hudson Square, 125th Street, Clinton, and Tribeca Special Purpose Districts.² It would also require a CPC Special Permit citywide for new hotels and enlargements in C1 (except for C1-1, C1-2, C1-3 or C1-4 Districts), C2³, C4, C5, C6, C8, Mixed Use (MX), and paired M1/R districts. The CPC, serving as lead agency, determined the Draft Environmental Impact Statement (DEIS) for the Proposed Action to be complete and issued a Notice of Completion for the DEIS on May 3, 2021.

Public notices of the DEIS public hearing were published in the City Record and the New York Post on June 28, 2021. CPC held a public hearing on the DEIS on July 14, 2021, which was held remotely via NYC Engage Portal in support of the City's efforts to contain the spread of COVID-19. Comments were accepted at that hearing and throughout the public comment period, which remained open through July 26, 2021.

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and

¹ This chapter is new to the FEIS

² Since the application's referral into public review, the Gowanus Neighborhood Plan (C 210177 ZMK), which has a separate hotel special permit applicable in the new Special Gowanus Mixed Use District, has been approved by the Commission. Consistent with its citywide approach, it is anticipated that the Commission will modify the Citywide Hotels Text Amendment to remove this area-specific hotel special permit in the Gowanus area. The provisions of the Citywide Hotels Text Amendment will apply. This change is administrative and would have no implications for the analysis presented in the EIS.

³ In C2-1 through C2-4 districts, transient hotels may be located only within a 1,000-foot-radius of the entrance/exit of a limited-access expressway

responded to in **Chapter 11, Response to Comments**. Written comments on the DEIS are included in a new **Appendix D**. Changes to the text from the DEIS were made in this FEIS, as necessary, in response to these comments. In addition, this FEIS also reflects all substantive changes to technical analyses resulting from agency reviews and material changes in conditions since issuance of the DEIS.

Principal changes between the DEIS and this FEIS include:

- › Project Description. **Chapter 1, Project Description** has been updated to include a description of new data gathered between Draft and Final EIS on the hotel industry existing conditions. This new data appears in the report that is included in **Appendix B**.
- › Socioeconomic Conditions. **Chapter 3, Socioeconomic Conditions** has been updated to include a description of new data gathered between Draft and Final EIS on the hotel industry existing conditions as presented in **Chapter 1, Project Description** and **Appendix B**.
- › Mitigation. **Chapter 5, Mitigation**, has been revised to incorporate discussion of the potential mitigation that a Size Exclusion Alternative, Geographic Exclusion Alternative, sunset provision, and sunrise provisions may bring to the significant adverse socioeconomic impact identified in the DEIS.
- › Alternatives. **Chapter 6, Alternatives** has been revised to incorporate discussion of a Size Exclusion Alternative and Geographic Exclusion Alternative, new alternatives included since the publication of the DEIS.
- › Unavoidable Adverse Impacts. **Chapter 7, Unavoidable Adverse Impacts**, has been revised to reflect the revisions made to **Chapter 5, Mitigation** and **Chapter 6, Alternatives**.
- › The proposed Citywide Hotels Text Amendment zoning text provided in **Appendix A** has been updated to include changes made between Draft and Final EIS.
- › As noted above, **Appendix B**, the Citywide Hotel Market Study, has been updated to include Appendix IV: Summer 2021 Hotel Market Update. The addition includes data as of June 2021 on hotel inventory, occupancy, daily rates, closures, RevPAR, and future residual hotel room demand.
- › **Appendix D** has been created to include the comments received during the public comment period for the DEIS.

Except where indicated, all text changes since publication of the DEIS are marked by double underlining and ~~striketroughs~~ in this FEIS. No underlining is used for the **Foreword** or **Chapter 11, Response to Comments**, both of which are entirely new.