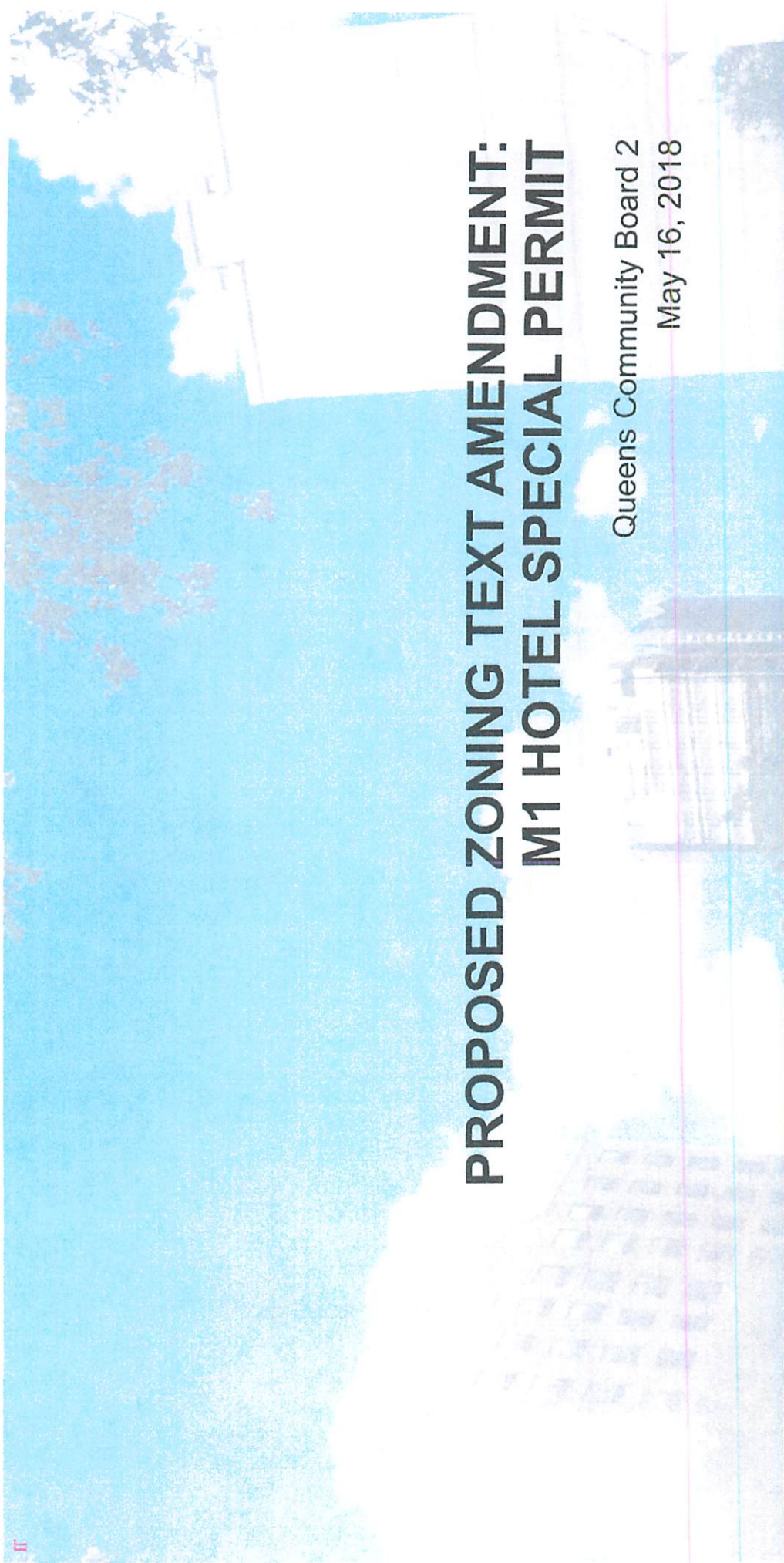


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PROPOSED ZONING TEXT AMENDMENT: M1 HOTEL SPECIAL PERMIT

Queens Community Board 2
May 16, 2018



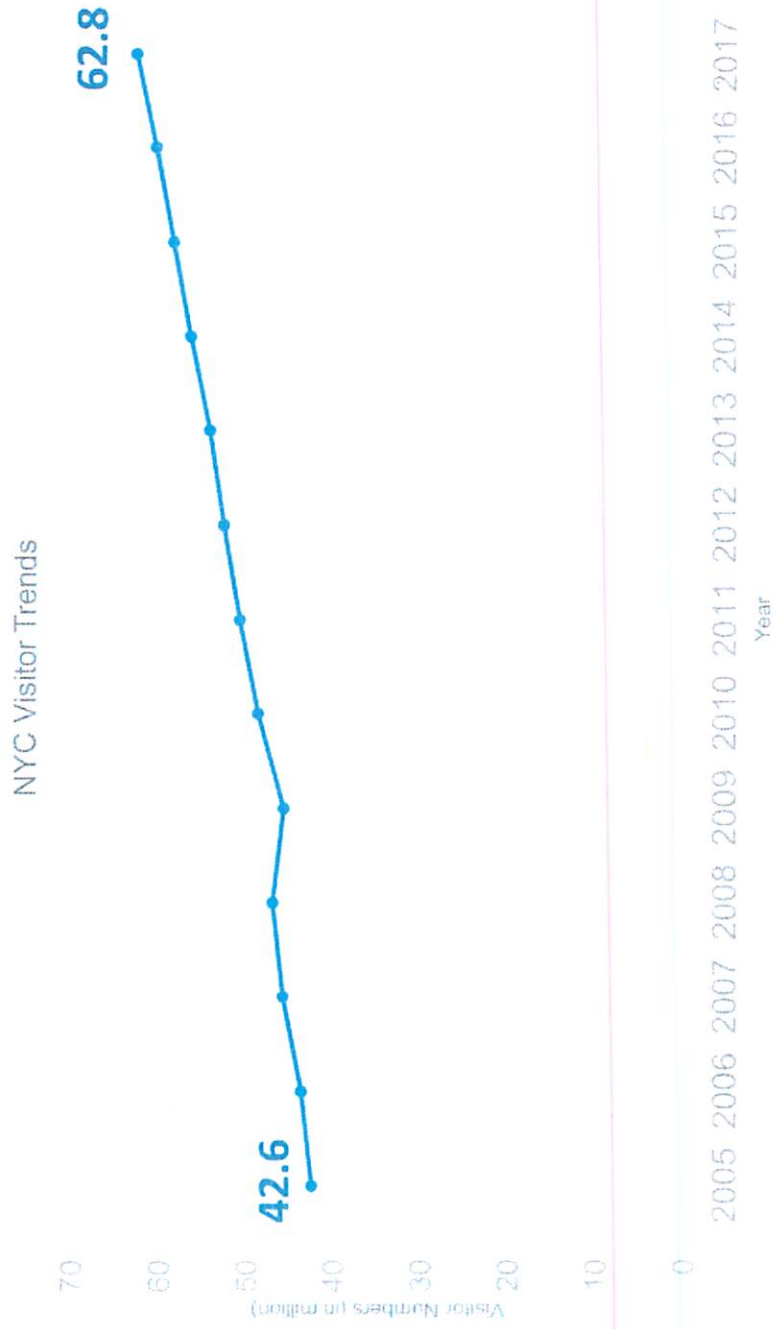
1 Districts are widely mapped

- Light Manufacturing (M1) Districts
- IBZs within M1 Districts



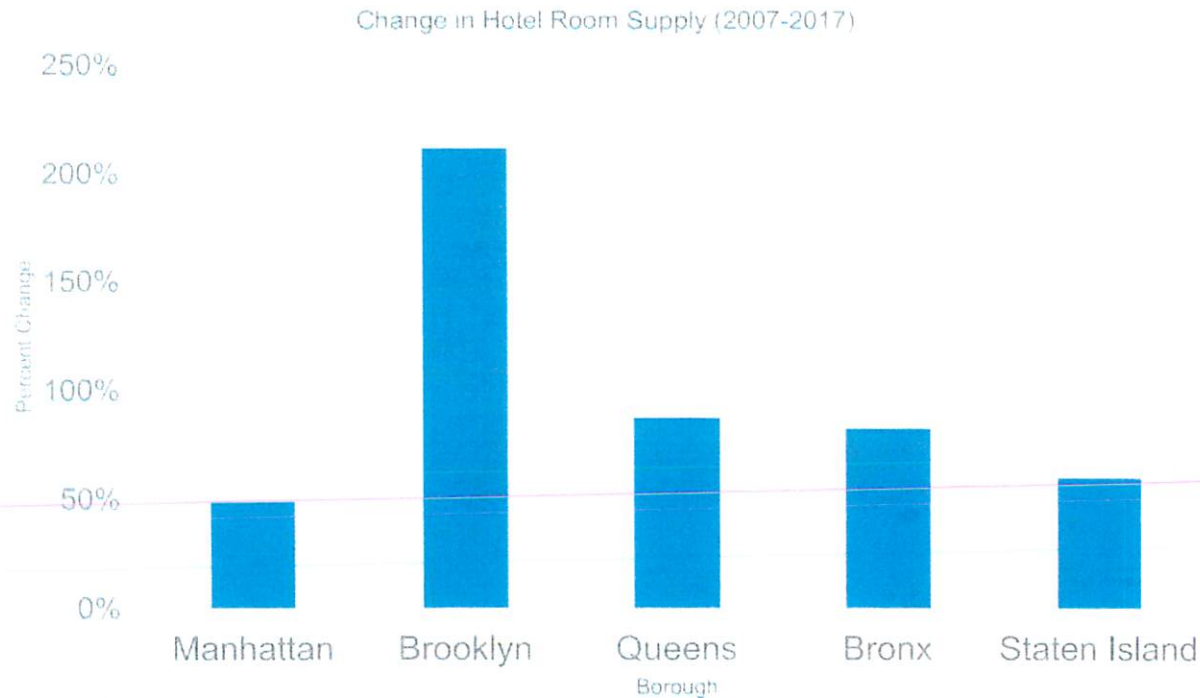
Tourism & Hotel Development

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



urism & 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.

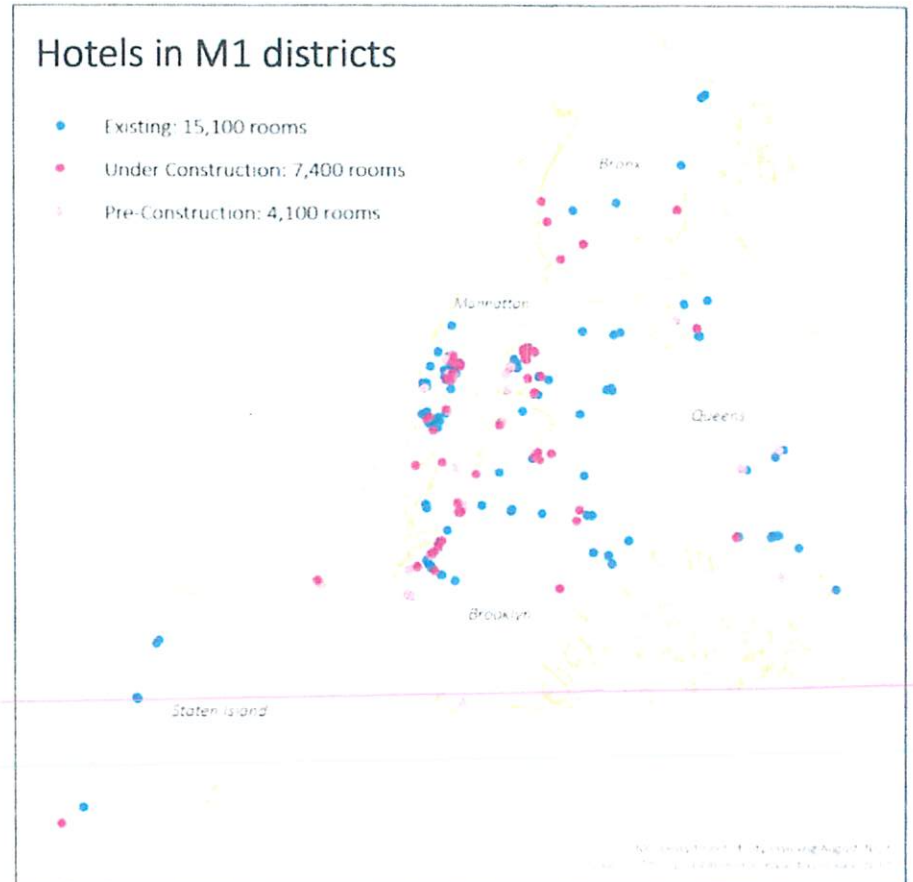


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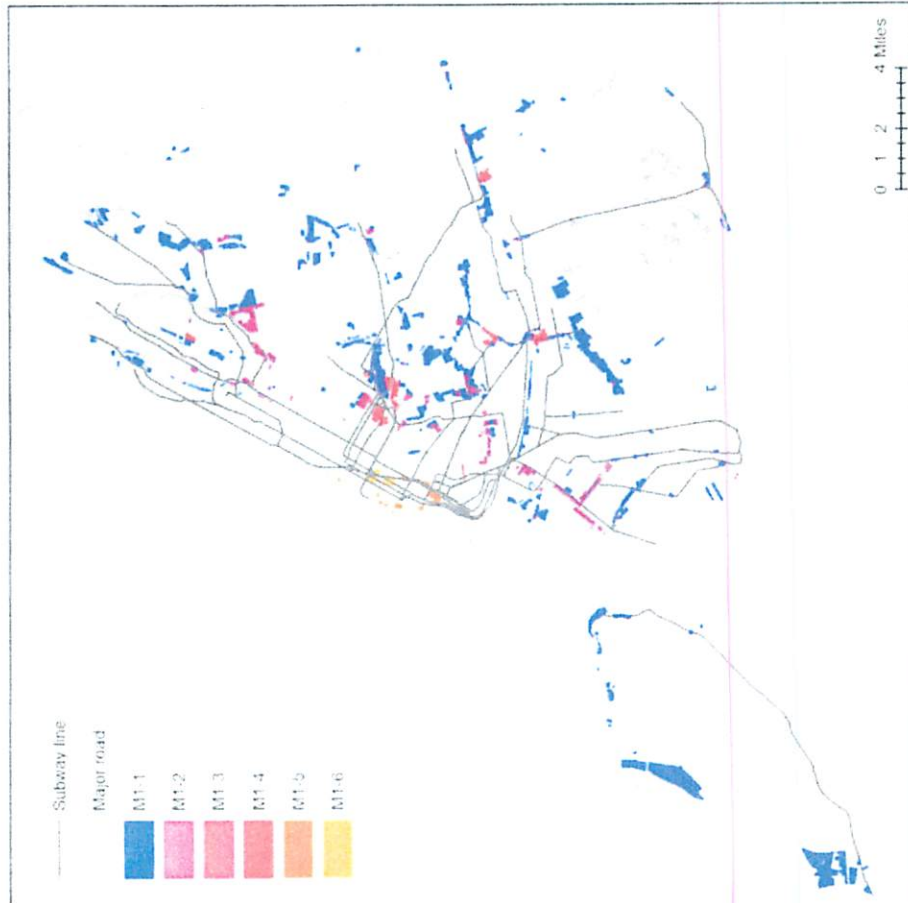
- 30% of hotel rooms under construction citywide are in M1 districts, whereas 13% of existing rooms are in M1 zones.

Hotels in M1 districts

- Existing: 15,100 rooms
- Under Construction: 7,400 rooms
- Pre-Construction: 4,100 rooms



Districts



Hotels in M1 Districts

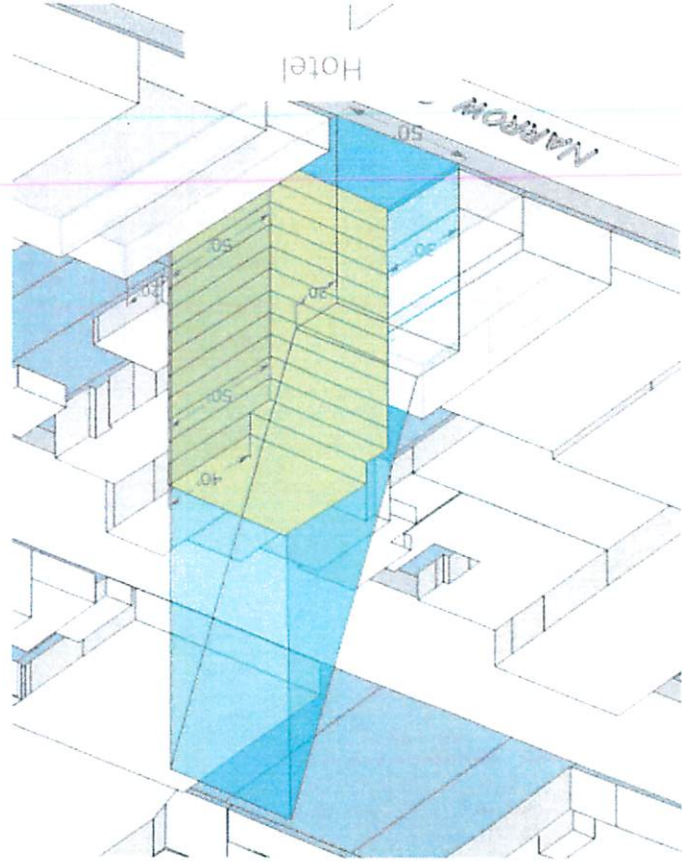
In M1 districts, hotels are uniquely suited to the zoning envelope:

- 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



Impacts posed by Hotel Developments



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



Impacts posed by Hotel Developments



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

Areas of Applicability: Queens

- M1 districts where new hotel would be subject to Special Permit
- Areas where new hotel development would still be permitted



Proposed Special Permit Findings

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

IC Special Permit Application Process

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

Pre-Application Process

- Land Use and Environmental Applications

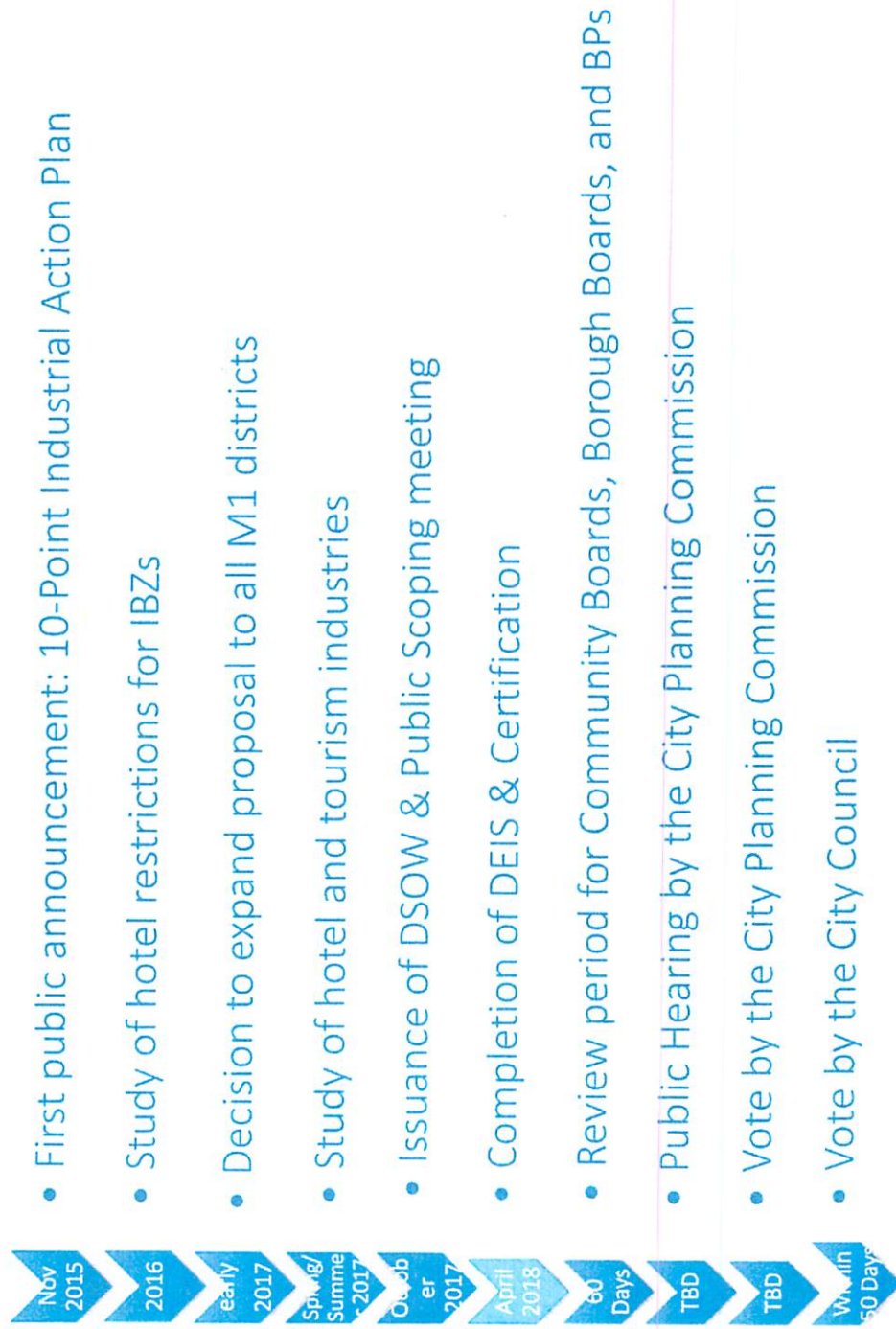
ULURP Process

- Community Board review
- Borough President review
- City Planning Commission review
- (City Council review)
- (Mayoral review)



Receipt of Special Permit

Proposal Timeline



Thank you!

More information:

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

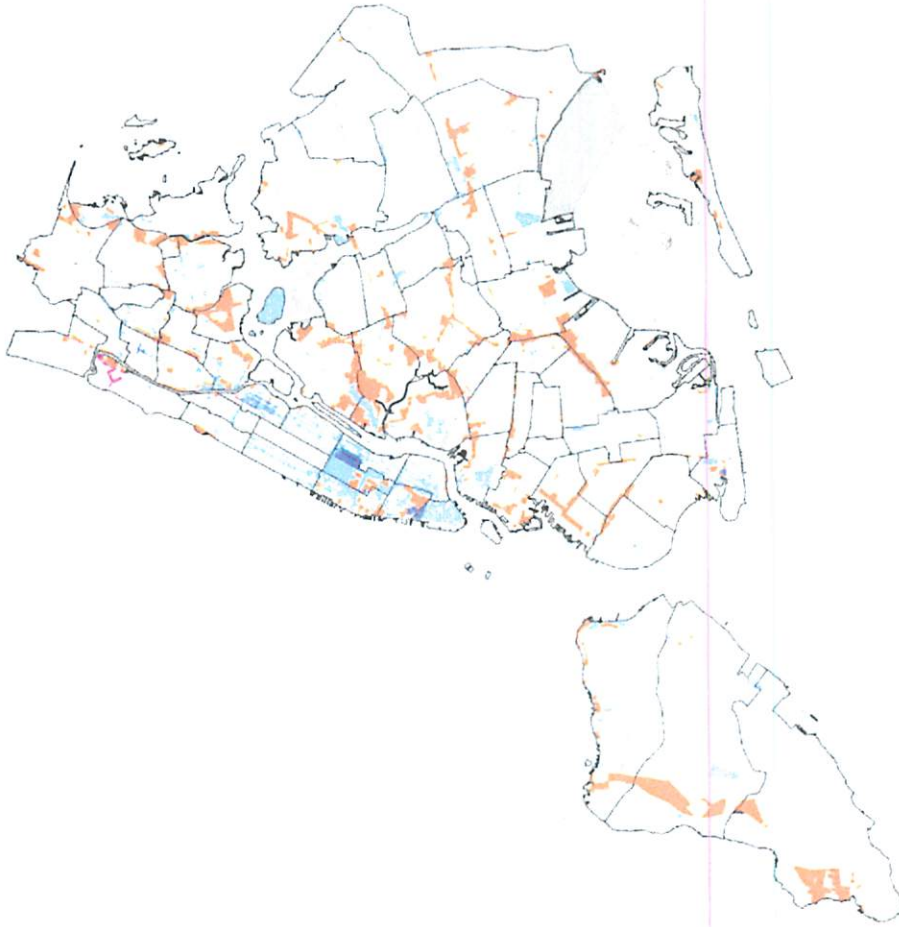
M1hotels_DL@planning.nyc.gov



Appendix

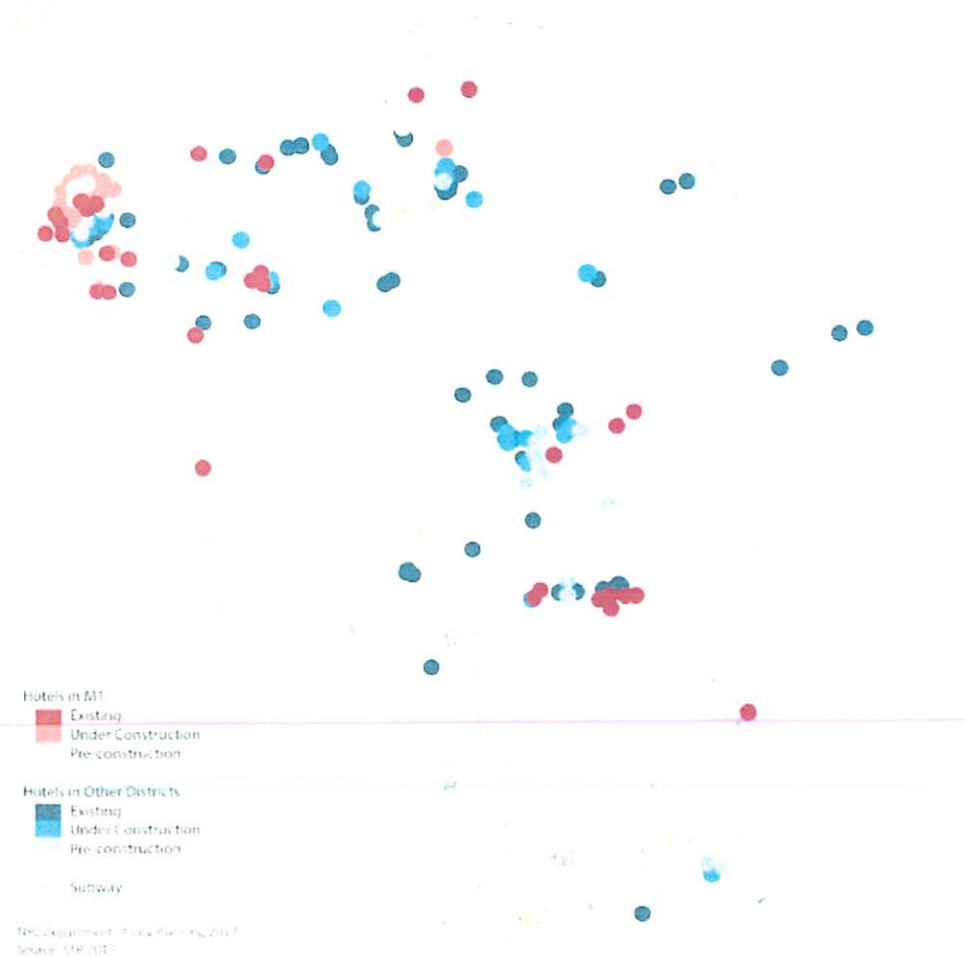
Proposed M1 Hotel Zoning Text Amendment

- 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



City of San Francisco Planning Department
2014

Hotel Development in Queens



- 2nd largest hotel market of the five boroughs; as of the first quarter of 2017, Queens has 12,000 rooms.
- LIC, Flushing, Jamaica and JFK are all significant clusters.
- Different demand drivers depending on neighborhood: airports, proximity to Manhattan, business districts in Flushing, Jamaica and LIC.
- 25% of existing rooms are located in M1 districts.