



CITYWIDE HOTEL SPECIAL PERMIT

APPLICATION FOR ZONING TEXT AMENDMENT

May 3, 2021



Project Overview

The proposed text amendment would create a new special permit for hotel development citywide.

It is intended to create a consistent framework for hotel development and ensure that hotels do not negatively affect the surrounding area.

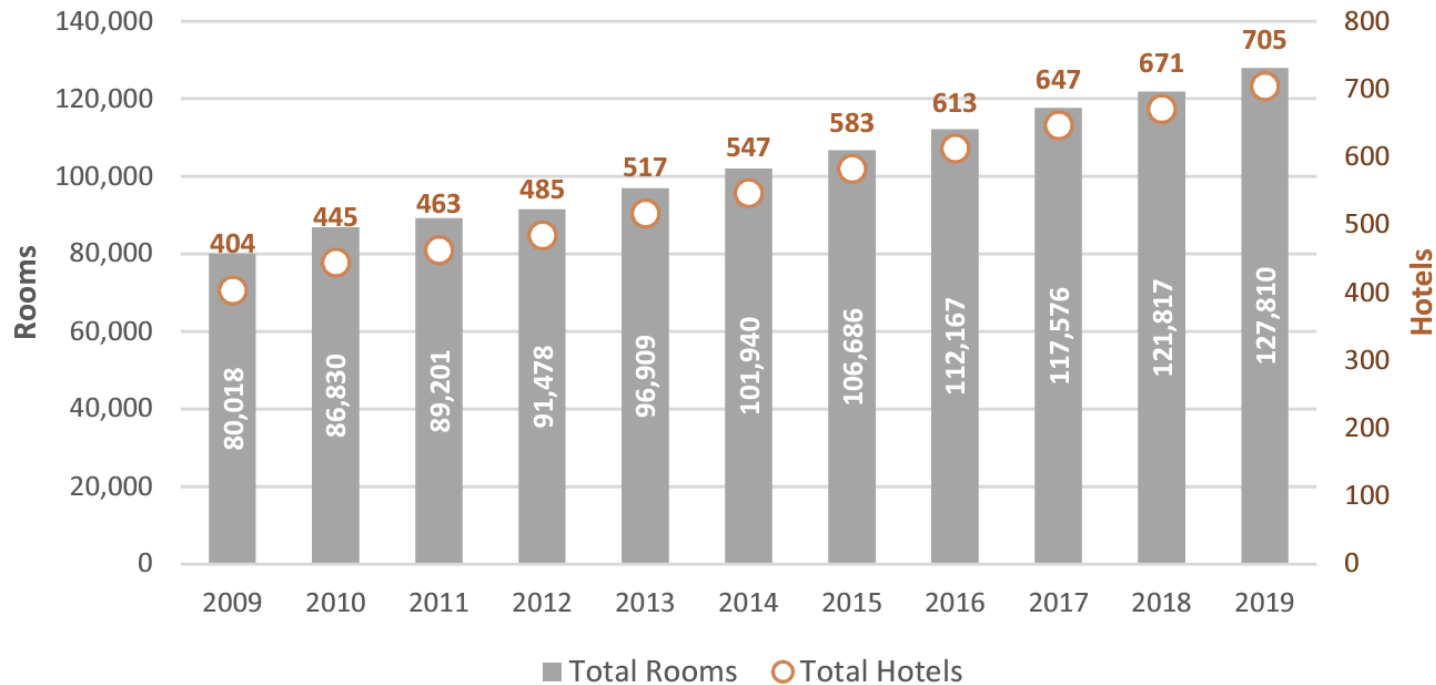


Flushing, QN

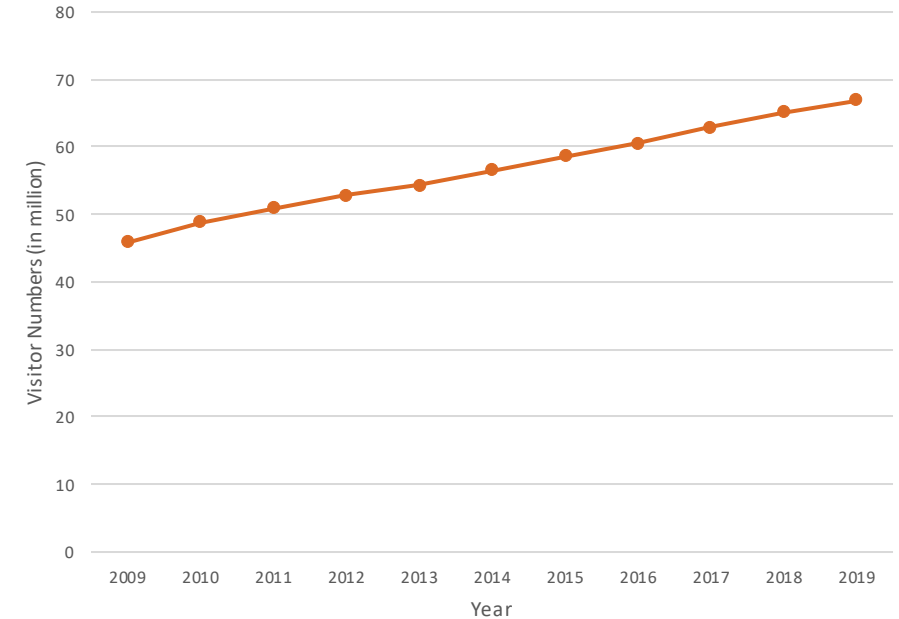
Background: Hotel Industry Trends

By 2019, NYC experienced record growth in the tourism industry and its hotel pipeline.

NYC Hotel and Room Supply



NYC Visitor Trends



Background: Recent Land Use Changes for Hotels

- Rapid growth of new hotels throughout the city has led to a variety of special permits in various locations in recent years.
- In addition, a special permit was adopted for hotels in M1 districts in 2018.
- Different criteria for varying locations and zoning districts has resulted in an inconsistent review of hotels.



Chelsea, Manhattan

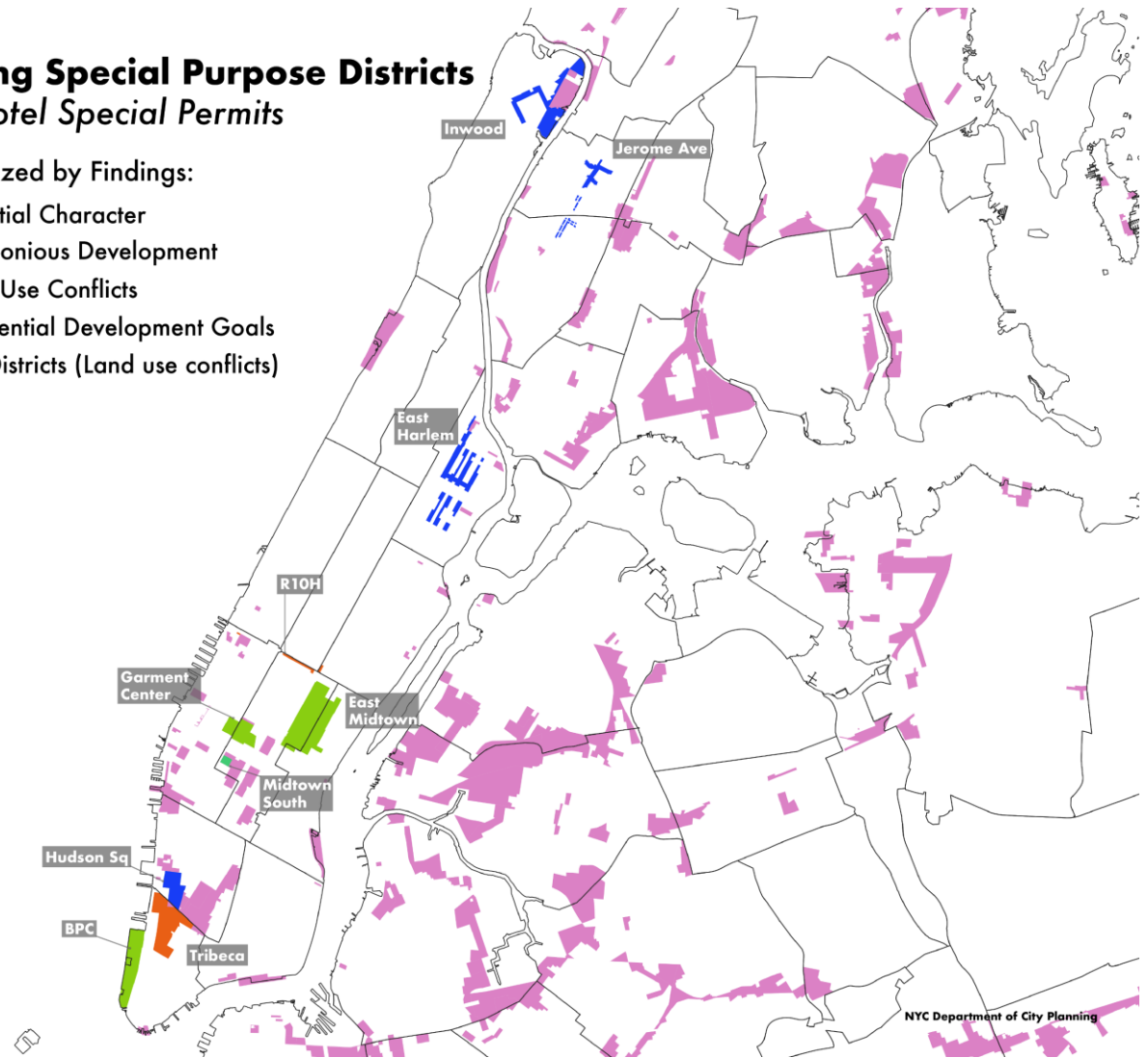
Existing Special Permits

- R10H – 1968*
- Tribeca –2010
- BPC – 2011
- East Midtown - 2017
- East Harlem - 2017
- Inwood - 2018
- Garment Center - 2018
- Jerome Avenue – 2018

Existing Special Purpose Districts with Hotel Special Permits

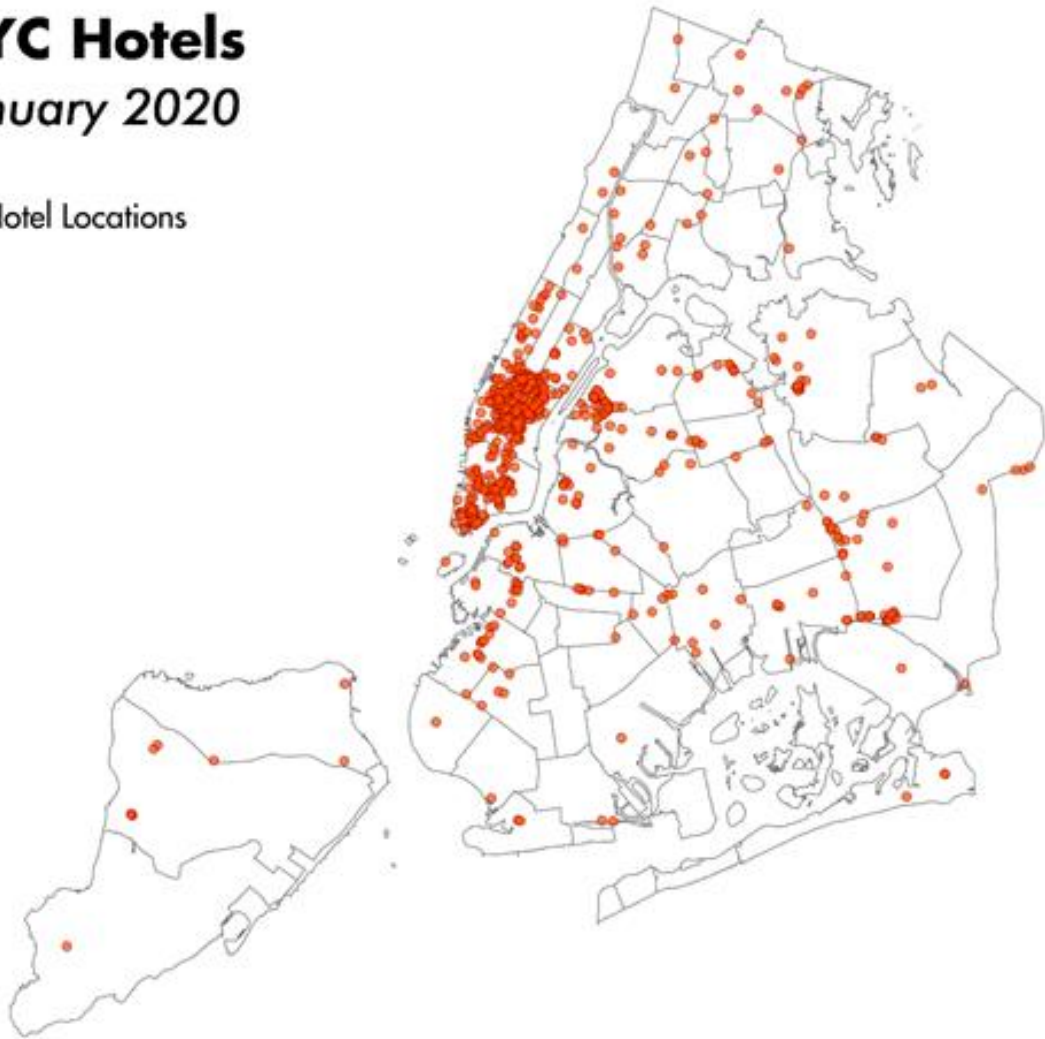
Categorized by Findings:

- Essential Character
- Harmonious Development
- Land Use Conflicts
- Residential Development Goals
- M1 Districts (Land use conflicts)



NYC Hotels January 2020

● Hotel Locations



NYC Department of City Planning

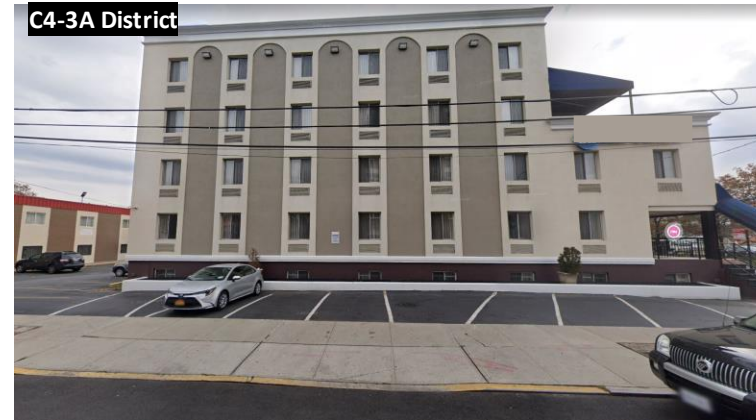
- Ensuring that there is a consistent zoning framework for new hotels that will support more predictable development.

Land Use Challenges

While issues vary by neighborhood context, transient accommodations may affect development patterns in ways that can affect future use and development of a neighborhood and introduce conflicts with businesses.



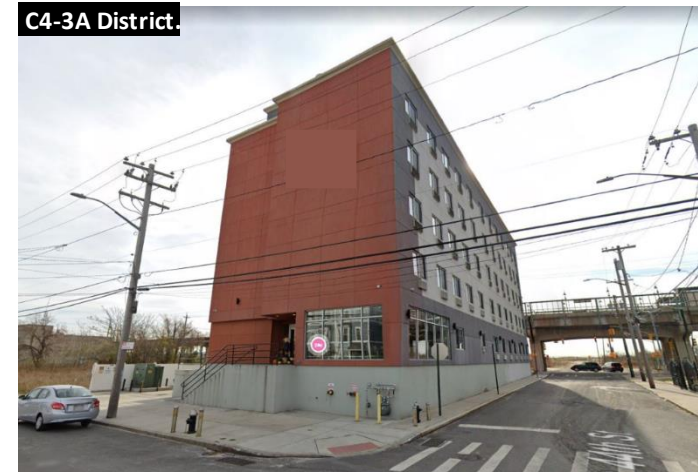
Maspeth, Queens



Briarwood, Queens



521 W 58th St, Manhattan



Rockaways, Queens

Citywide Hotel Special Permit Areas of Applicability

- Districts where new Special Permit would Apply
- Areas with Existing Hotel Special Permits



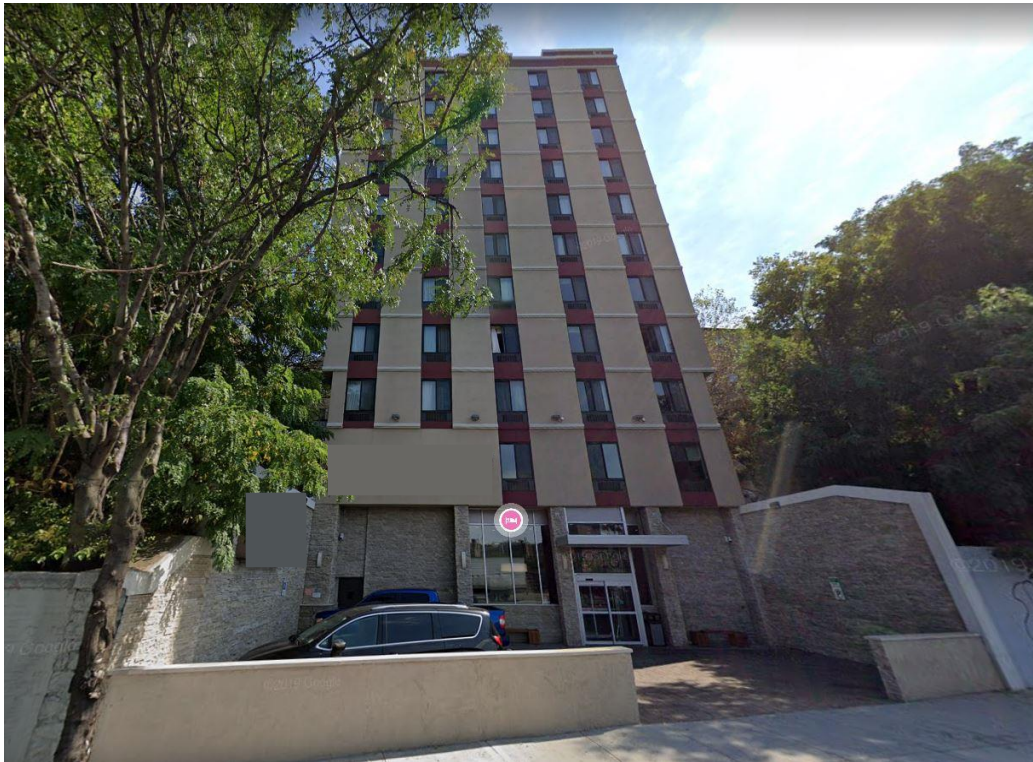
NYC Department of City Plan

- Zoning districts where hotels are currently allowed will require a special permit for any new hotels and conversions:
 - Higher density Commercial,
 - Mixed-use,
 - M1/Residential
- The proposed citywide special permit will replace existing special district special permits.
- The existing M1 Hotel special permit will retain its findings that are specific to light industrial areas.

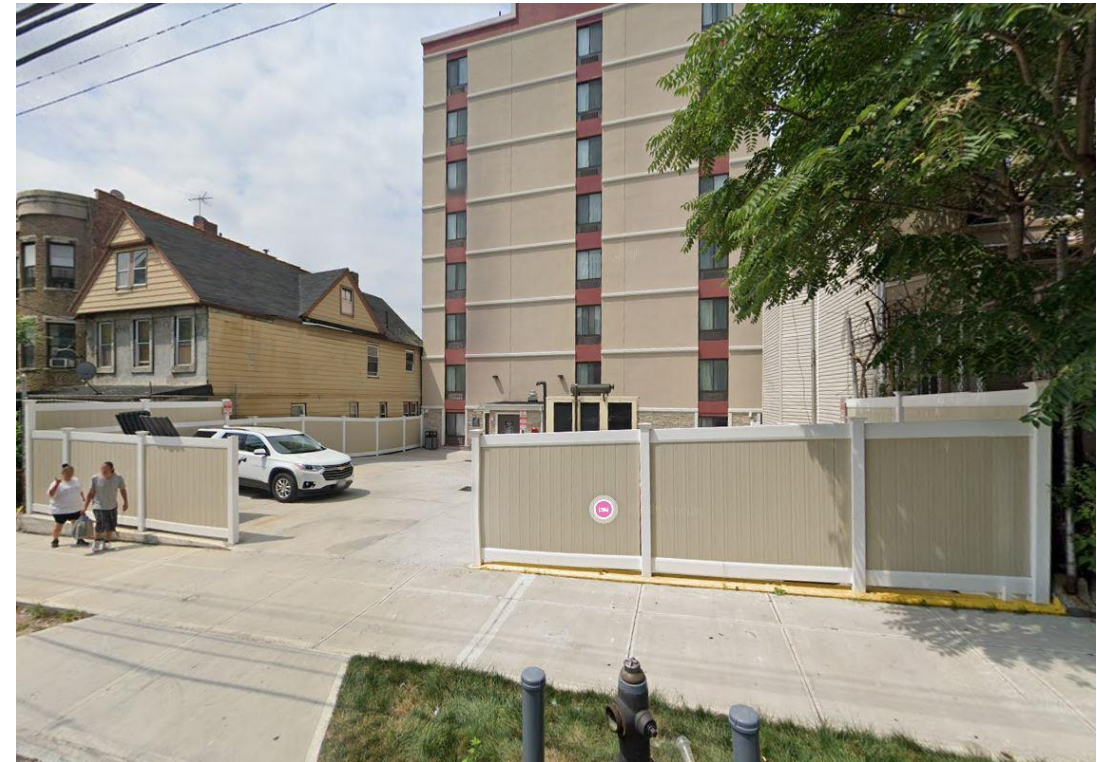
Current rules for Use Group 5 developed solely for a public purpose, such as temporary housing for the homeless, will not change.

- Allowing these facilities in a variety of zoning districts has allowed the City to meet its legal obligation to provide emergency shelter and to provide for social services that serve the needs of these populations.
- The proposed text amendment is intended to address the land use concerns related to *commercial hotels*, and is neutral with regard to current policies related to siting social service and shelter facilities that also have sleeping accommodations.

The new special permit findings are proposed to be that the hotel use shall not impair the future use and development of the surrounding area.



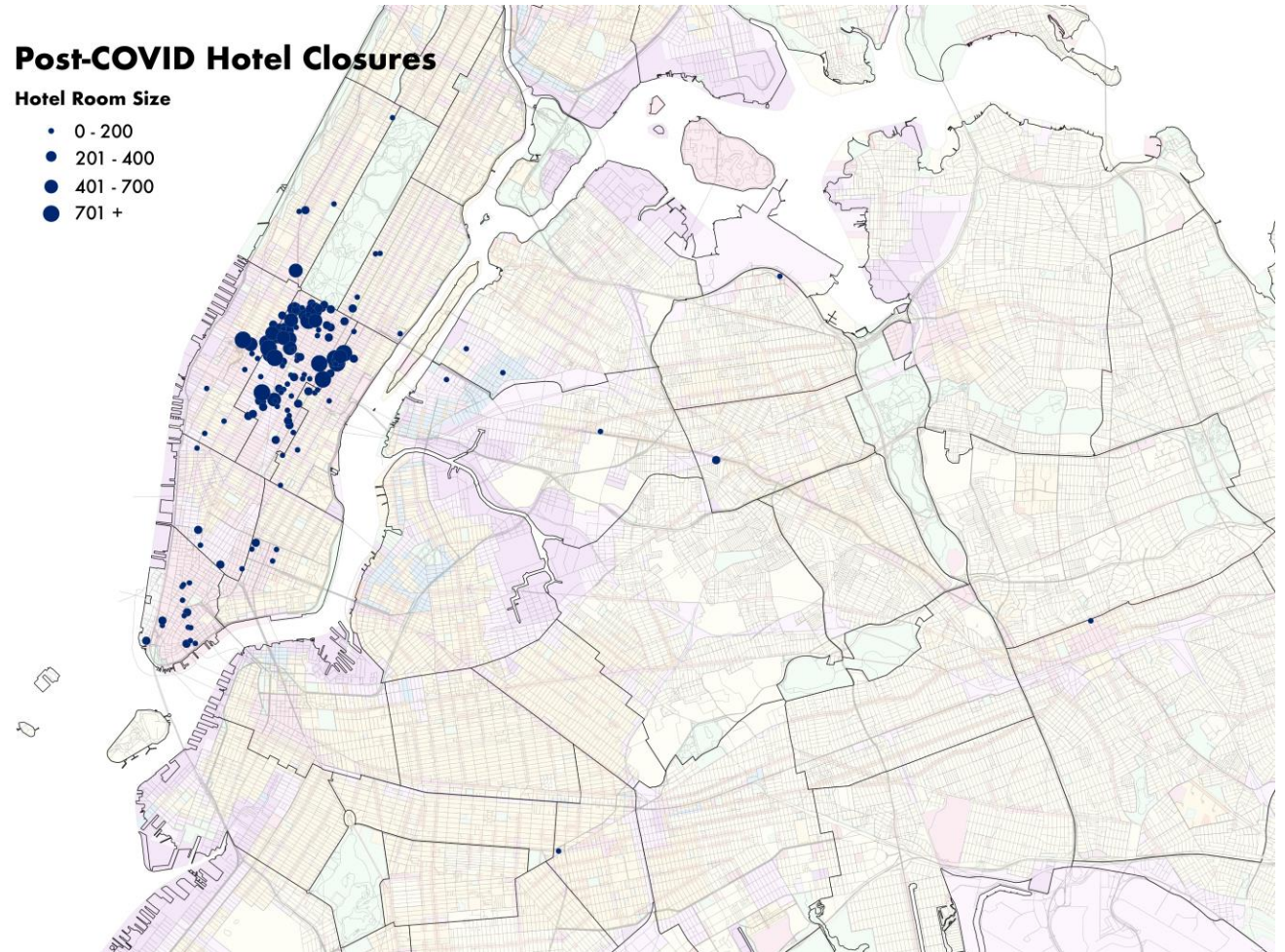
Hotel near Yankee Stadium fronts on the Major Deegan access road



The hotel's parking and back-of-house face a quiet residential block.

The COVID-19 pandemic has had a significant effect on the NYC hotel industry and its workers:

- Between January and November 2020, a net total of 146 hotels (out of 705) and 42,030 rooms closed.
- 96.3% of room closures occurred in Manhattan.
- Estimates of 197,000 jobs lost in the leisure and hospitality industry.



Proposed recovery provisions are intended to restore the hotel inventory to pre-COVID levels. These include:

1. **Modified vesting** to allow projects in DOB pipeline to advance, even if foundations are not complete by adoption
 - Projects filed with DOB prior to 2018 need to obtain a foundation permit prior to adoption
 - Projects filed between January 1, 2018 and referral need to obtain zoning plan approval from DOB prior to adoption
 - Both categories of vested projects have 6 years, instead of standard 2 years, from date of adoption to complete construction

2. **Exclusions of recent or active land use applications**
 - Approved CPC or BSA application will not require a special permit, if approved after January 1, 2018
 - Applications that begin CPC public review or file with BSA prior to adoption date will not require a special permit

3. **Extended Discontinuance:**
 - Allow hotels that exist on date of adoption, should they become vacant, to retain their use 6 years from date of adoption without a special permit
 - Existing hotels are allowed to convert to another use and may convert back to hotel use until 6 years from date of adoption

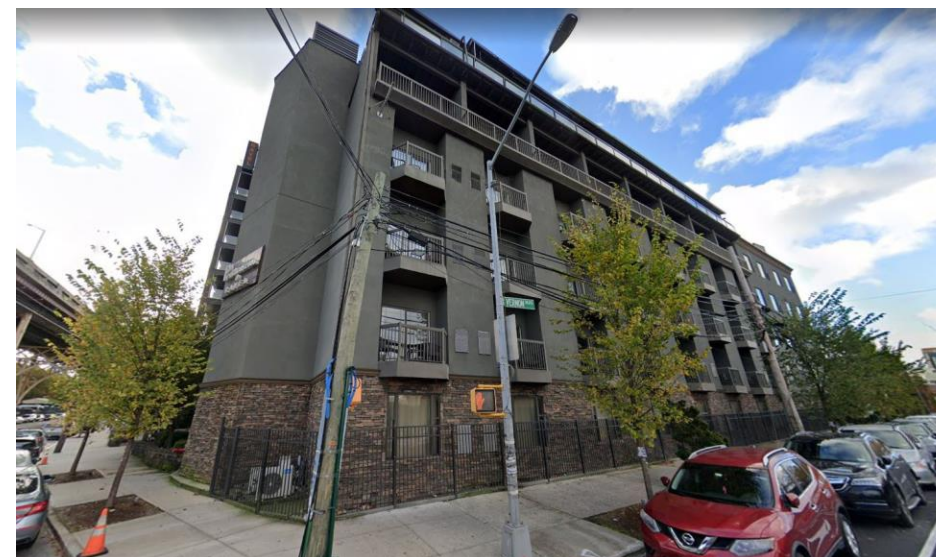
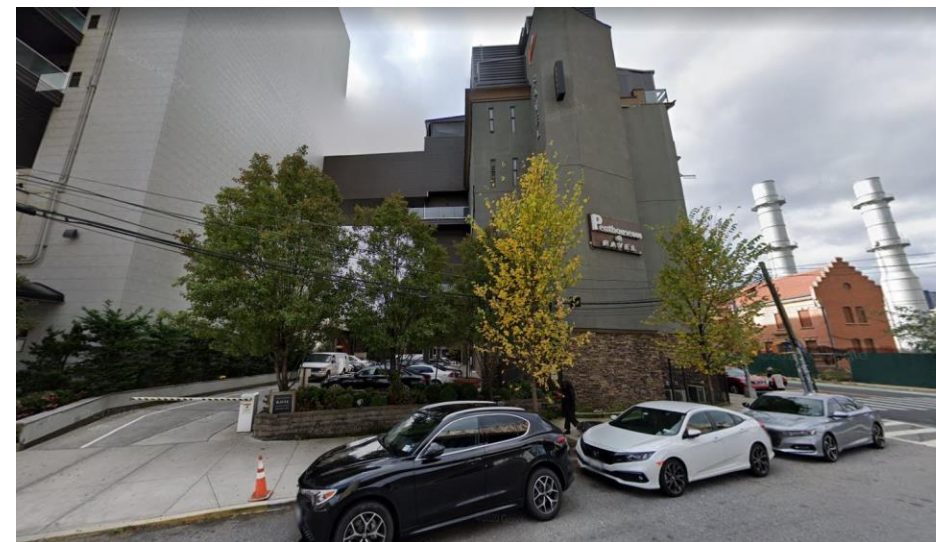
- A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on May 3, 2021.
- DEIS identified significant adverse impacts with respect to:
 - Hotel and Tourism industry
- No other significant adverse impacts were identified.
- Possible mitigation measures will be explored between the DEIS and the FEIS.

74-802

Transient hotels within Commercial Districts

In C1 Districts, except C1-1, C1-2, C1-3 and C1-4 Districts, in C2 Districts, except C2-1, C2-2, C2-3 and C2-4 Districts where #transient hotels# are not permitted pursuant to Section 32-14 (Use Group 5), in C4, C5, C6 and C8 Districts, in M1 Districts paired with a #Residence District#, and in M1-6D Districts, #transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be permitted only by special permit of the City Planning Commission. In order to grant such special permit, the Commission shall find that such #use# will not impair the future use or development of the surrounding area.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.



Long Island City, Queens