

PROPOSED ZONING TEXT AMENDMENT: M1 HOTEL SPECIAL PERMIT

Brooklyn Community Board 9 Land Use Committee Meeting
June 12, 2018



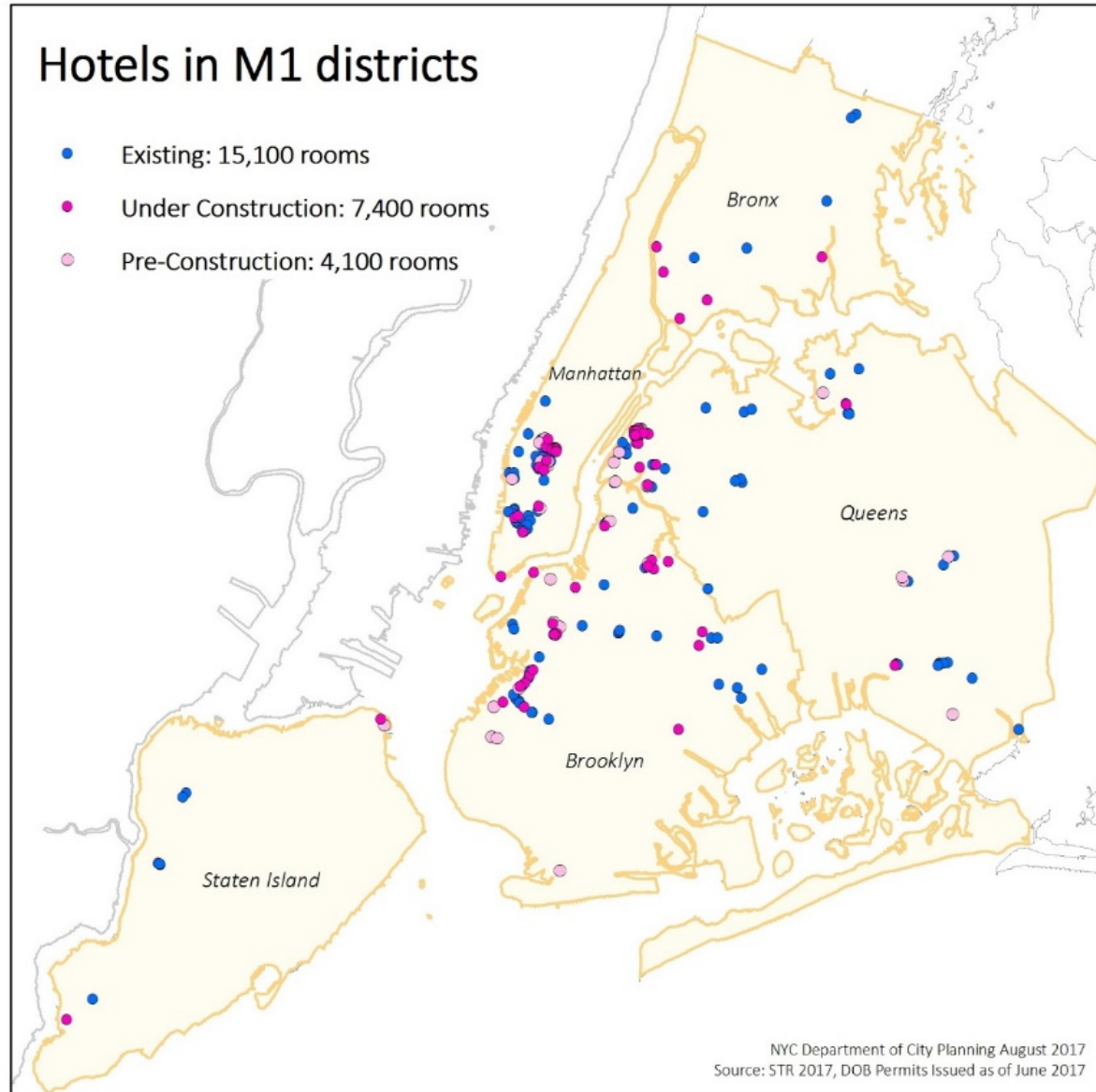


What are we proposing?

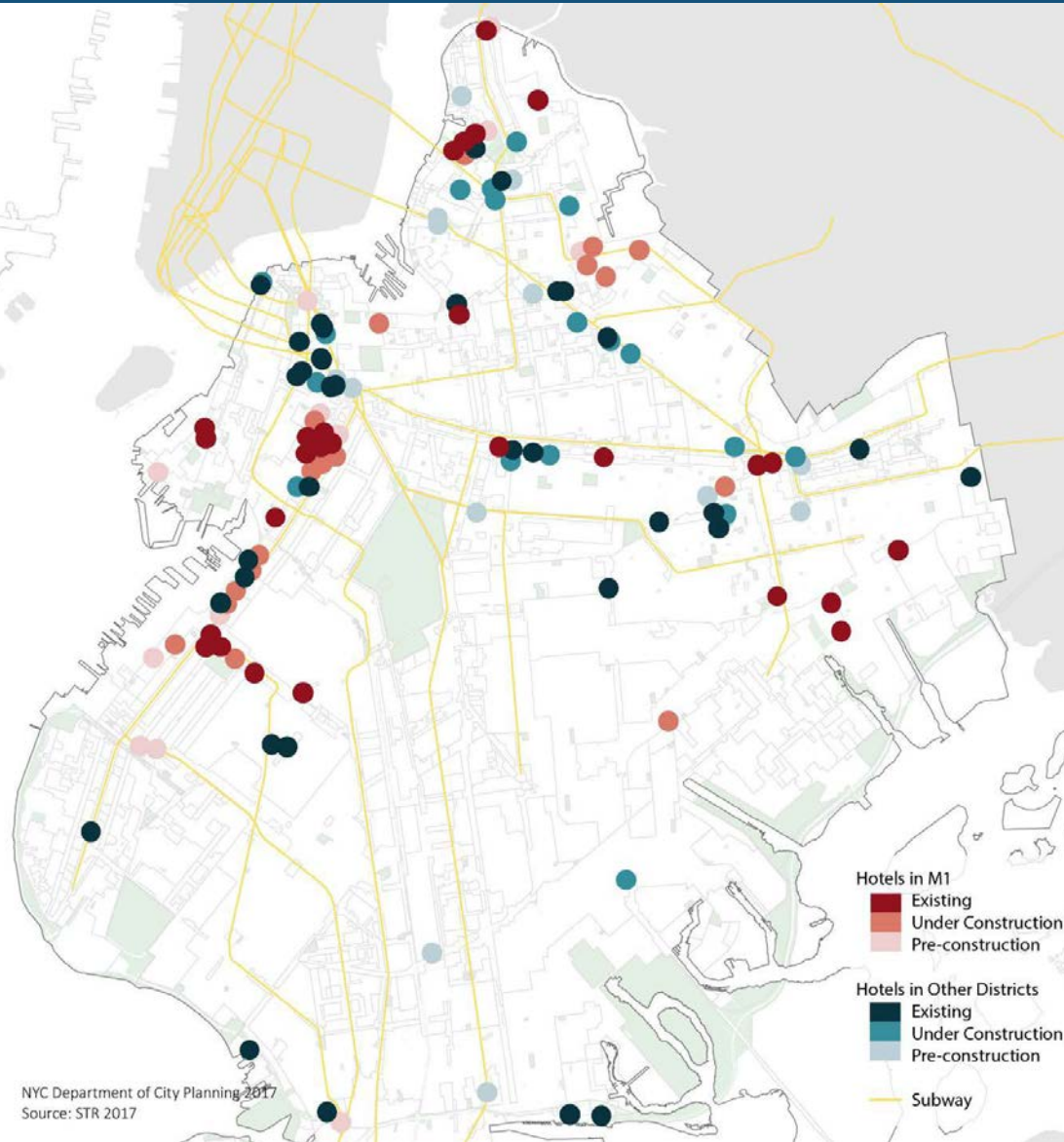
- DCP is proposing a zoning text amendment to establish a CPC Special Permit for new hotels, motels, tourist cabins and boatels in M1 districts.
- Ensure that hotels are built only on appropriate sites, minimizing conflicts in industrial areas and achieving a balanced mix of uses in mixed-use areas.
- Applicable to all M1 districts
- Excluding:
 - ❖ Mixed use districts (MX)
 - ❖ Airport property and areas adjacent to airports
 - ❖ Areas with existing hotel special permit provisions.
- Rules for transient hotels that are temporary housing for the homeless will not change, meaning that homeless facilities will continue to be permitted as-of-right in M1 districts.

Tourism and Hotel Development

- 30% of hotel rooms under construction citywide are in M1 districts, whereas 13% of existing rooms are in M1 zones.
- Illustrates a growing number of hotel developments in these areas.

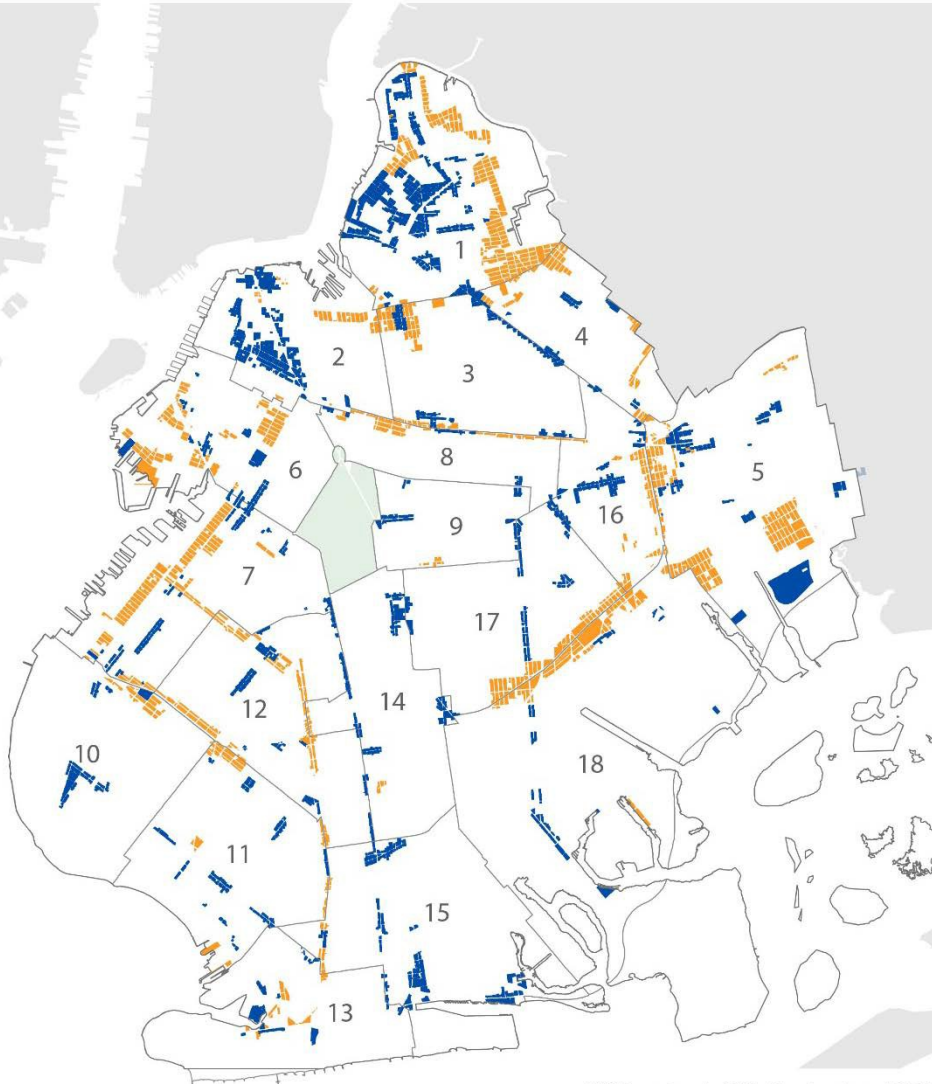
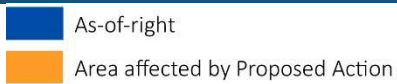


Hotel Development in Brooklyn



- BK has become its own destination, with various demand drivers.
- As of 2017, Brooklyn has 6,000 rooms: 3rd largest inventory of the five boroughs.
- Advent of full-service upscale hotels.
- Almost 40% of room inventory is in M1 districts.

Affected M1 Districts: Brooklyn



NYC Department of City Planning August 2017

Currently, hotels are permitted as-of-right in:

- C4, C5, C6 & C8 districts
- Certain C1 & C2 districts
- M1, MX & paired M1/R districts.

Map showing where, according to the proposal, hotel development would continue to be permitted as-of-right and where it would be subject to Special Permit.

Community Board 9 Affected Areas

Areas affected by the proposed M1 Hotel Zoning Text Amendment

Borough and Community Board: 309

- Area not affected by proposal: Hotel development remains as-of-right
- Area affected by proposal: proposed CPC Special Permit
- Unaffected areas: publicly-owned and other fully tax-exempt properties, and infrastructure (hotel development unlikely)

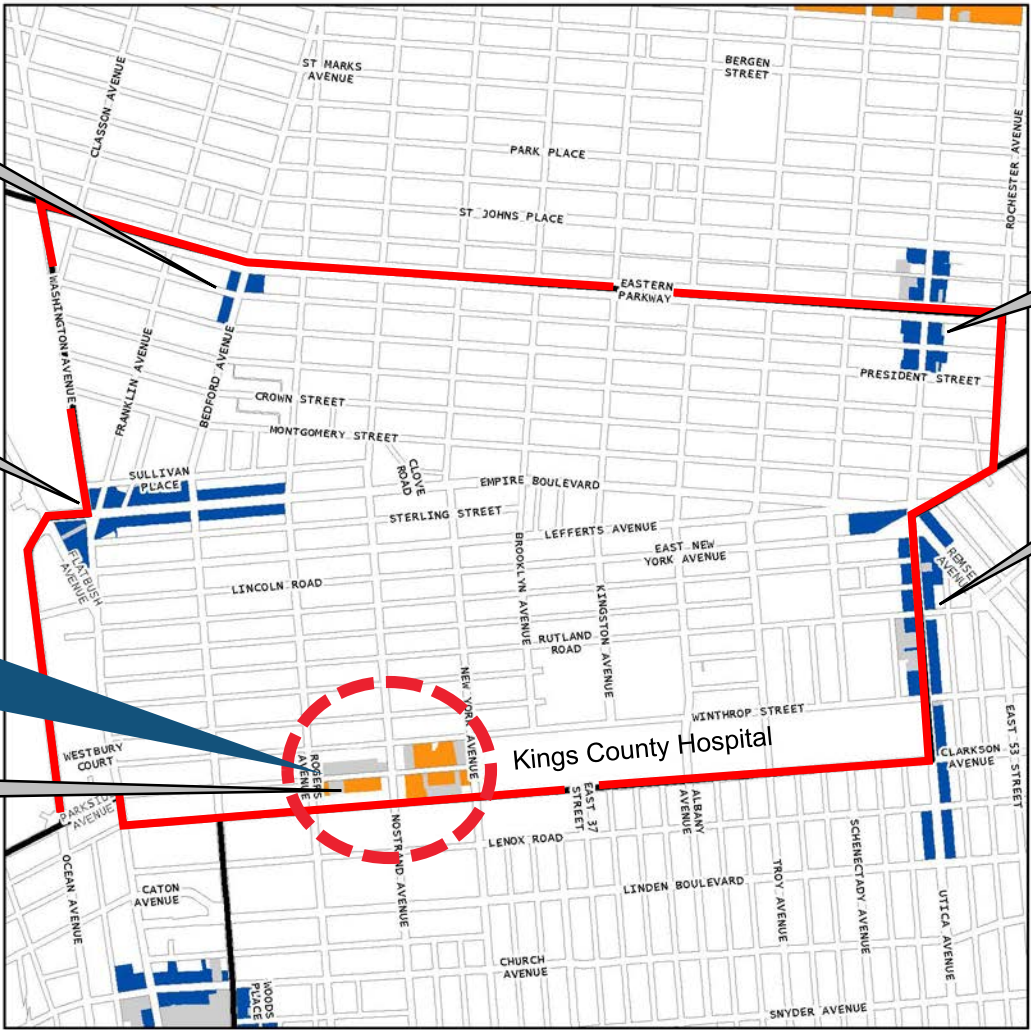


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M1 district in CD 9 where new hotel development would be subject to Special Permit

C8-2

C8-2

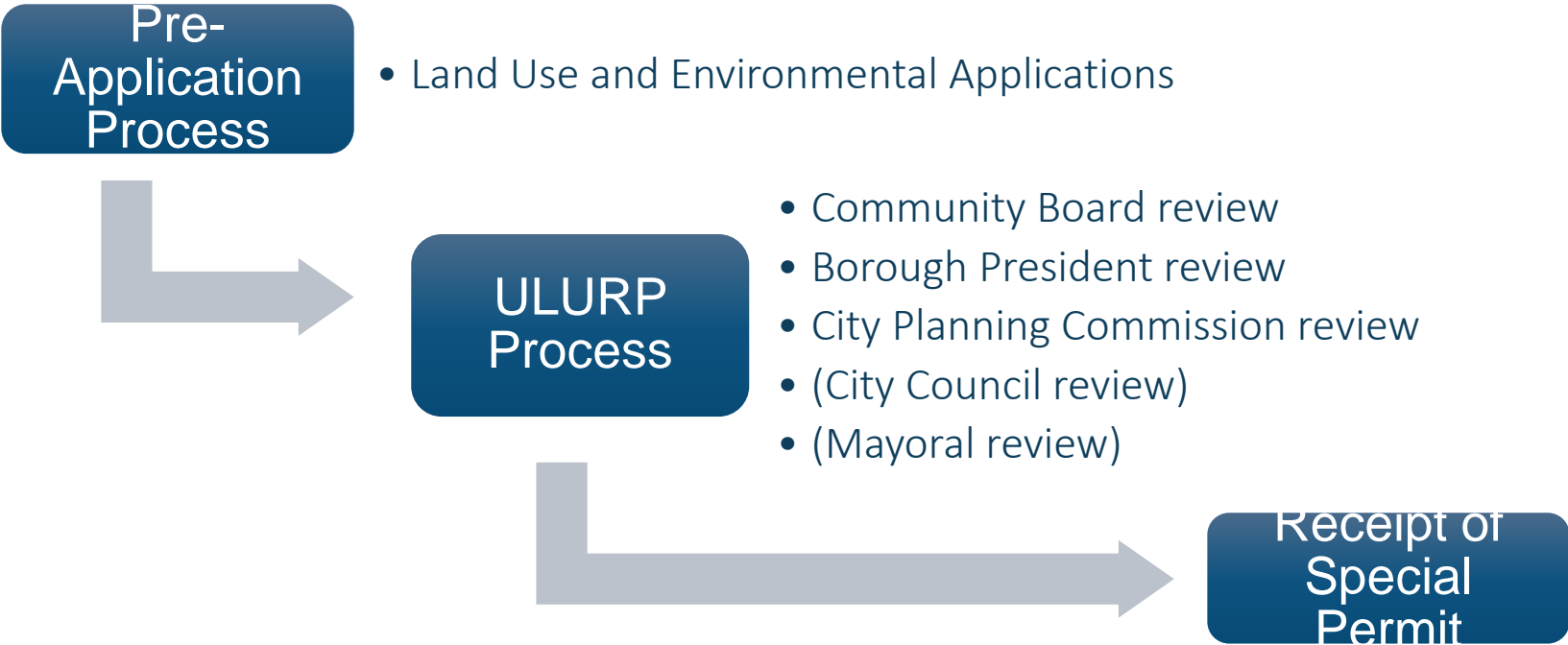
M1-1

C4-3

C8-2

CPC Special Permit Application Process

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





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.

Proposal Timeline



- First public announcement: 10-Point Industrial Action Plan
- Study of hotel restrictions for IBZs
- Decision to expand proposal to all M1 districts
- Study of hotel and tourism industries
- Issuance of DSOW & Public Scoping meeting
- Completion of DEIS & Certification
- Review period for Community Boards, Borough Boards, and BPs
- Public Hearing by the City Planning Commission
- Vote by the City Planning Commission
- Vote by the City Council

Thank you!

More information:

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

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