



Community Board 12 - Manhattan Washington Heights & Inwood

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Shahabuddeen A. Ally, Esq., Chairperson
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June 29, 2018

Hon. Marisa Lago, Chairperson
NYC Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Resolution Supporting the M-1 Zone Hotel Text Amendment Proposed by the Department of City Planning.

Dear Chairperson Lago:

At the General Meeting of Community Board 12 Manhattan held on Tuesday, June 26, 2018 the following resolution passed with a vote of 42 in favor, 1 opposed, 0 abstentions.

Whereas: The Department of City Planning ("DCP") is proposing a Citywide Text Amendment ("Land Use Application N180349 ZRY" or the "Text Amendment") to introduce a Special Permit under the jurisdiction of the City Planning Commission ("CPC") to establish restrictions on the development of new hotels, motels, tourist cabins and boatels in Light Manufacturing (M1) districts in order to ensure a balanced mix of uses and sufficient opportunities to support the future growth of permitted uses in M1-zoned sites including industrial, commercial, community facility, residential and institutional uses. The proposed Text Amendment would apply to all M-1 districts excluding MX or paired M-1/R districts, M-1 districts that include or are adjacent to airport property, and M-1 districts with existing hotel Special Permit provisions; and

Whereas: Over the last several decades New York City (the "City") has become one of the most popular tourist destinations. In 2017 the City was visited by nearly 63 million tourists. This increase in tourism is driving an increased demand for hotels and hotel development citywide. Since 2010 hotel room inventory increased 42%, with more than 33,000 new hotel rooms created in 220 new hotel properties; and

Whereas: Hotels are currently permitted as-of-right in M-1 districts. Since 2010 there has been a rapid increase in the development of hotels in M-1 districts, particularly on sites near transit. Thirteen percent (13%) of all existing hotel rooms in the City are in M-1 zoned districts. Currently, there are 24,000 hotel rooms in the development pipeline, 30% of which are located in M-1 zoning districts; and

Whereas: While the growth of tourism has had positive economic development impacts for the City, land use conflicts have also resulted. Hotels developed in M-1 districts that retain strong industrial characteristics can conflict with existing businesses that generate noise, truck traffic, loading activity and other perceived nuisances, often resulting in complaints from hotel guests; and

Whereas: The rapid growth of tourism and hotel demand has given hotel development a competitive advantage over other uses permitted as-of-right in M-1 zoned districts. This competitive advantage may directly or

indirectly detract from the development of other permitted uses required to fulfill neighborhood development needs and objectives, and may also accelerate neighborhood change, and

Whereas: The proposed Special Permit would require a full ULURP, including community board review, that would examine developments on a site-specific, case-by-case basis and would allow for the consideration of the appropriateness of new hotel developments in both M-1 districts with active light industrial business activity and well as M-1 districts where the City may want to direct growth of other development types, employment sectors or housing. The Special Permit would allow CPC to consider the balanced mix of uses, jobs and other opportunities for future growth and development of light industrial and other uses permitted in M-1 zones; and

Whereas: There are limited M-1 zoned sites in Washington Heights and Inwood, primarily at the tip of Manhattan and in Sherman Creek. The proposed Inwood Rezoning already includes provisions to balance and control hotel development; and

Whereas: On June 6, 2018 Sarah Elmore, Planner for DCP's Manhattan office presented the proposal for the Text Amendment to the Land Use Committee of Community Board 12-Manhattan; now, therefore, be it

Resolved: Community Board 12-Manhattan supports the M-1 Hotel Text Amendment.

Sincerely,



Shahabuddeen A. Ally, Esq.
Chairperson

cc: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Scott M. Stringer, Comptroller
Hon. Letitia James, Public Advocate
Hon. Adriano Espaillat, Congressman
Hon. Brian Benjamin, State Senator

Hon. Alfred Taylor, Assembly Member
Hon. Carmen De La Rosa, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member
Hon. Edith Hsueh, Director NYC Planning
Hon. Marisol Aicantara, State Senator