

# 'Airport Village' Anchored By Three Incoming Hotels

by **Matt Hampton**  
Editor

The Greater Jamaica Development Corp. revealed last week the name of the company which will run the first hotels in the rezoned area of Jamaica.

Construction is set to begin soon on two Marriott hotels in the area, a deal which GJDC President Carlisle Towery said has been negotiated for nearly a year.

"We've had this concept of an airport village for a while now," Towery told Crain's

New York Business Journal. "It's a very big step once you have a hotel willing to operate here. It's a vote of confidence in the area."

A Marriott Courtyard hotel, with 16 stories and 172 rooms has been approved for the corner of 95th Avenue and Sutphin Boulevard, very close to the AirTrain terminal, which is designed to provide the tourist-fueled lifeblood of the area's revival.

Another hotel, a Residence Inn with 150 rooms, is also likely to be placed in the area on Archer Avenue. A third hotel, designed as a more upscale destination, is also in the works, according to Andrew Manshel, senior vice president of GJDC.

"Plans are fairly solid for another hotel, 350 rooms, and that one is a full service hotel, though the developer has not yet gone public," Manshel said. "There are three definite, with a fourth (hotel) possible in the station area." Full service hotels contain restaurants. The Marriott Courtyard and Residence Inn's will be "limited service" hotels, which only serve breakfast.

Manshel added that the GJDC knew of at least four or five additional hotels which were likely to pop up in the area.

Manshel characterized the reaction of the community as largely positive. "The community is very, very eager for a hotel," he said. "What they'd really like is

banquet facilities."

He said the full service hotel in the area was likely to have them.

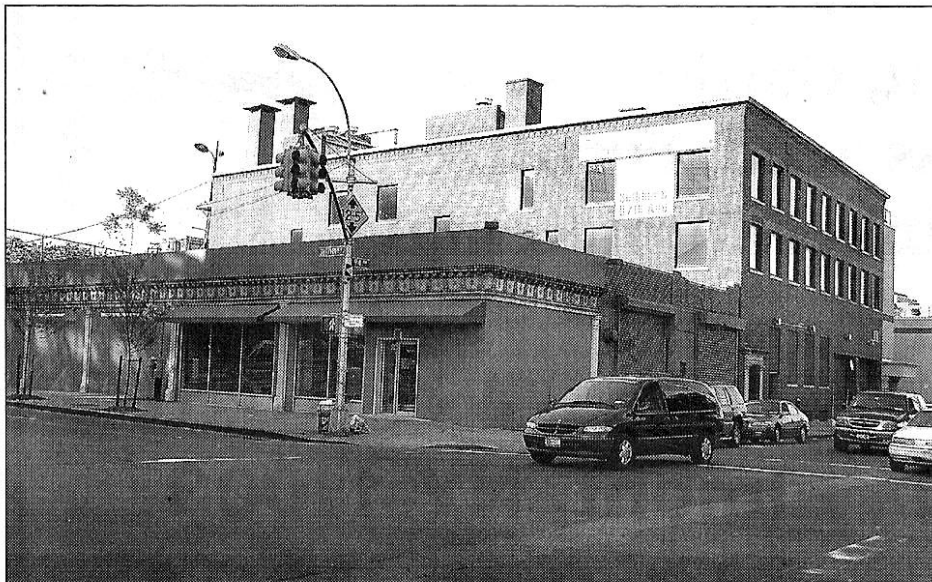
Community Board 12 District Manager Yvonne Reddick was expecting to see the hotels' management groups at her next meeting, so area residents could properly vet who would be some major players when it comes to new jobs in the area.

"We'll most likely request they come to our land use and economic development meeting," Reddick said. "How many employees are they expecting to operate in this facility, that's our biggest concern."

Along with the hotels, Manshel said the GJDC has just agreed to take over 10,000 square feet of land from the MTA underneath the Sutphin Boulevard overpass which connects to the AirTrain station.

"We're going to demolish what's there, move some of it around, and create a retail arcade with some snazzy lighting, hoping to use retail opportunities in order to connect the south of the tracks with the north of the tracks," Manshel said.

He added that the retail under the tracks would be the first project to see completion, with construction starting in about one year. The Marriott Courtyard will follow shortly thereafter, and be up and running in about 30 months, and the Archer Avenue hotels in roughly three years. □



(Michael O'Kane)

Jamaica's rezoning area near the AirTrain station will soon be home to at least three hotels, with more likely to begin development soon.