

GATEWAY PROJECT SUMMARY

Wilkes-Barre, Pennsylvania

The Gateway Project is a public-private partnership between the Wilkes-Barre Industrial Development Authority (WBIDA) and H&N Investments LLC to construct a hotel/conference center and public garage on the former Sterling Hotel site located on the corner of N. River and W. Market Streets.

The Developer has secured a Hyatt Place Hotel franchise to construct a 110 room hotel and an 8000sf Conference Center on the vacant 2.1 acre site in Downtown Wilkes-Barre. An adjoining parking garage is planned for the site that will be owned by the WBIDA. This parking garage will also support recreation, residential and college parking needs. There are currently no public parking facilities along the Riverfront to support public activities.

The City's Downtown is the hub of business, education and governmental operations but only has 79 hotel rooms available. All the hotels are located outside the City's core. While the City has a Performing Arts Center, two growing college campuses, the County and federal courthouses, City Hall and numerous, business headquarter operations, it doesn't have adequate hospitality accommodations. In addition, daytime commercial businesses are suffering because many downtown employees are working remotely affecting pedestrian traffic to retailers. The Hotel/Conference Center will be conveniently located for its patrons to walk to their destinations to visit the local colleges and enjoy the many scenic pathways, including the Delaware and Lehigh Heritage Corridor, and patronize the Downtown's retailers.

The Hotel/Conference Center is estimated to cost \$36M and the Garage is estimated at \$3.8M. The overall project will create several hundred permanent and construction jobs. A Parking Study was completed in 2023 supporting the need for the parking facility.