

Hotel Development in NYC: Q4 2022 Pipeline

It's Time for New York City -- 2022 – 2024 Hotel Outlook

The New York City hotel landscape offers the most expansive and varied choices of hotel accommodations across the city's neighborhoods and in the five boroughs from the Bronx to Staten Island. Over the past few months, the hotel community has responded to the return of leisure and business travelers with new openings, expanded offerings and redesigned amenities often focused on providing the highest levels of safety for staff and guests. Theaters from Broadway to Off-Off Broadway opened in summer. The fall theater season is in full swing with new plays and musicals, revivals and readings for all tastes. The museums and historic sites continue to add new exhibits and programs. The live music scene across the city is literally bringing the sound of music from the parks to the great halls. Business events have resumed in ballrooms, conference centers, and the expanded and LEED Gold Javits Convention Center. Month by month since summer 2021, hotels have brought more rooms into active inventory while construction activity continues on more than 40 properties. In 2021 new hotels added almost 6,000 rooms, and year-to-date 2022 there have been 15 new hotel openings, representing an additional 2,600 rooms. The active pipeline currently contains over 11,000 rooms expected to come online in the next three years.

Through September, New York City's hotel sector reported more than 124,000 rooms in active inventory. This dynamic marketplace includes many visitor favorites along with exciting new brands and properties on the scene, all of which are ready to welcome business and leisure travelers to their rooms and amenities. As of summer 2022, the City's hotel pipeline remains the most active in the country. Construction on the majority of new and developing projects is back on track, while more new projects have been announced. The hotels are bringing on new brands, new designs and looks both inside and outside, and new services spotlighting the industry is at its most sustainable and creative.

The hotel pipeline in New York City continues to stand out in the US for the diversity of properties and investment. With a range of ground-up new buildings, restorations of historic buildings, reflagged properties, and expansions, the hotel sector is meeting the diversity of traveler preferences and expectations. New York City continues to attract new brands, international properties, authentic neighborhood independents, and a wide-ranging collection of select service brands, business class hotels, lifestyle and boutique properties, and new luxury destinations. The list of hotels identifies an array of brands, exciting amenities and attractions, outstanding architectural renovations, and fabulous locations.

Active Room Inventory NYC Hotels	2013	2014	2015	2016	2017	2018	2019	2020	2021 ye	2022 ytd	2023-2024 forecast
Average Rooms (000s)	95.6	101.8	106.5	112.5	116.5	118.9	122.9	88	118	124	135 est.

HOTEL DEVELOPMENT -- NYC	Total	Manhattan	Brooklyn	Bronx	Queens	Staten Island
Hotels opened 2015-2018	115	72	19	4	20	--
Hotels opened 2019	24	16	2	--	5	1
Hotels opened 2020-2021	34	24	4	--	6	--
Hotels opened 2022-YTD	15	11	2	--	2	--
Hotels in Active Pipeline (excluding proposals only):	45	23	3	--	18	1
Rooms in the Pipeline (excluding proposals only)	10,405	5,881	520	--	3,829	175

Editor's Note: This report is prepared for the travel trade to aid in planning and product development. It is for reference only. Information about many of the City's new and proposed hotel projects is provided below. It is not intended as a complete list. As plans change frequently, please contact hotels directly for additional information. All projected opening dates are provisional as are room count and key elements of each project. At the time of publication, the list of hotel properties under construction was still expected to open on or near their scheduled or projected completion dates. The vagaries of construction permitting and the pressures of securing financing throughout the construction cycle which may influence the expected timing have been added to in the current environment in which the Covid-19 pandemic response outweighs most other considerations. In general, the properties listed here were in final planning and/or permitted, and in most cases, demolition and/or excavation had begun. Room counts and other details are subject to change.

Hotels in Development -- 2022 and beyond:

NEW additions and updates to the list are indicated. Unless otherwise noted properties are in Manhattan. Hotels marked with an asterisk (*) are new build. All dates are approximate and subject to change. Projects are listed in chronological order of projected open date.

The Grayson Hotel —330 rooms*

30 W. 39th Street

Projected opening: October 2022

Fortuna Hotel Collection will open this this 27-story boutique hotel in Midtown West across from Bryant Park. The project includes a restaurant and roof top bar.

Courtyard by Marriott // Fairfield Inn —224 rooms* and 114 rooms*

148-18 Archer Avenue, Jamaica, Queens

Projected Opening: October 2022

This dual-branded Marriott property in a dynamic section of Queens near Airports and the JFK Airtrain will open later this year.

Holiday Inn LIC—381 rooms*

37-10 10th Street, Long Island City, Queens

Projected opening: October 2022

Hotel Barrière Le Fouquet's New York—96 rooms

456 Greenwich Street

Projected opening: October 2022

Caspi Development, a long-standing leader in the development of luxury properties, is building this five-star hotel in Tribeca, managed by the prestigious Groupe Barrière based in France. The 8-story building with 96 art deco inspired rooms will host food & beverage, a private spa and meeting rooms.

Marriott JFK—360 rooms*

135-25 142nd Avenue Jamaica, Queens

Projected opening: October 2022

Residence Inn JFK—182 rooms*

142-30 135th Avenue Jamaica, Queens

Projected opening: October 2022

Le Meridien New York Fifth Avenue—196 guest rooms and 16 residences*

292 Fifth Avenue

Projected opening: November 2022

Sam Chang's luxury development, between NoMad and Koreatown, will feature an outdoor terrace and ground-level restaurant.

Moxy Lower East Side —303 rooms*

145 Bowery @ Broome Street

Projected opening: November 2022

Connecting the Lower Eastside arts and dining district with NoLiTa, the Moxy is nearing completion. The property will host a Japanese restaurant, two bars, an underground nightclub and rooftop lounge.

aloft Chelsea Hotel—203 rooms*

132 W. 28th Street

Projected opening: November 2022

Designed by Peter Poon Architects, this 32-story tower offers clear views of the City from rooms, an outdoor terrace and club.

Hotel Indigo NYC Financial District—180 rooms*

50 Trinity Place

Projected opening: November 2022

This 28-story new building designed by Peter Poon Architects is going up in Lower Manhattan.

Virgin Hotels New York City—463 rooms*

1225-27 Broadway between W. 29th and W. 30th Streets

Projected opening: November 2022

As one of the city's newest design and lifestyle hotel hubs, Virgin Hotels brings a four-star and hip property to the dynamic NoMad area. The project, developed by The Lam Group, is a 38-story glass tower with retail, restaurants, and a banquet room.

Renaissance Hotel Harlem—210 rooms

233 W. 125th Street (Harlem)

Projected opening: fall 2022

Development is underway on these mixed-use towers above the historic 1917 Victoria Theater. The site will house a cultural arts center, retail, apartments, and a new 210-room hotel.

The Fifth Avenue Hotel—153 rooms

250 Fifth Avenue

Projected opening: fall 2022

Developer Flaneur Hospitality is doing the conversion and restoration of a 115-year-old former bank designed by McKim Mead & White, to be unveiled as a luxury lifestyle hotel in the city's NoMad district

aloft Jamaica Queens—191 rooms

149-03 Archer Avenue, Jamaica, Queens

Projected opening: TBD 2022

Element Jamaica Queens—92 rooms*

149-11 Archer Avenue, Jamaica, Queens

Projected opening: TBD 2022

Crowne Plaza—300 rooms*

131-02 40th Road, Flushing, Queens

Projected Opening: TBD 2022

SpringHill Suites —200 rooms*

223 W. 46th Street

Projected opening: TBD 2022

Construction continues on a 21-story mid-scale hotel project near Times Square with access to Broadway theaters, dining, shopping, and transportation being developed by Sam Chang and Gene Kaufman.

Residence Inn/SpringHill Suites LIC—405 rooms*

38-39 9th Street, Long Island City, Queens

Projected opening: TBD 2022

This new project is being developed by M & R Management.

DoubleTree by Hilton LIC—255 rooms*

38-15 9th Street, Long Island City, Queens

Projected opening: TBD 2022

The FIDI—143 rooms*

11 Stone Street

Projected opening: TBD 2022

This 27-story new hotel in Lower Manhattan is being developed by Premier Emerald LLC and designed by Shiming Tam.

Unnamed—103 rooms*

291 Livingston Street, Brooklyn

Projected opening: TBD 2022

This boutique hotel project in downtown Brooklyn will include a unique striped exterior design and a ground floor beer garden.

Staybridge Suites Long Island City—240 rooms*

38-55 11th Street, Long Island City, Queens

Projected opening: TBD 2022

A new 24-story property developed by Gene Kaufman is coming to the dynamic Long Island City area.

The Warren Street Hotel – 70 rooms*

86 Warren Street

Projected opening: late 2022

Firmdale Hotels is developing this project in the Tribeca neighborhood. A modern steel and glass structure it will house a restaurant, drawing room, orangery, bar and private event space.

Best Western Plus SoHo—58 rooms*

88 Walker Street

Projected opening: January 2023

Hampton Inn/Home2 Suites/Motto by Hilton—1,046 rooms*

152 W. 48th Street

Projected opening: Q1 2023

This triple-brand development, designed by Gene Kaufman Architects, recently topped out and will include a Hampton Inn, Home2 Suites and Motto. The project is being developed by Sam Chang.

Moxy Williamsburg—216 rooms*

353 Bedford Avenue, Brooklyn

Projected opening: Q1 2023

The Lightstone Group is expanding their Moxy footprint in New York City with the addition of this lifestyle hotel in the vibrant Williamsburg neighborhood. Features include a lobby bar and restaurant, an outdoor beer garden and rooftop bar and terrace.

Hampton Inn & Suites Jamaica Air Train JFK—213 rooms*

90-75 Sutphin Blvd, Jamaica, Queens

Projected opening: Q1 2023

NEW Tempo by Hilton Times Square—661 rooms*

1568 Broadway

Projected opening: Q1 2023

A new hotel and brand topped out in early 2022, rising alongside the historic Palace Theater which has now been lifted 30 feet above street level. The project, TSX Broadway, is a multi-purpose complex to include retail and entertainment, and a cantilevered outdoor performance stage as well as Hilton's newest lifestyle brand.

NEW Hilton Garden Inn Flushing—208 rooms*

Flushing, Queens

Projected opening: TBD 2023

AC Hotel NoMad—168 rooms*

842 Sixth Avenue

Projected opening: TBD 2023

Concord Hospitality is developing this 26-story building which will house the world's tallest modular hotel.

Even Hotel —65 rooms*

42-59 Crescent Street, Long Island City, Queens

Projected opening: TBD 2023

Autograph Hotel Hudson Yards—222 rooms*

432 W. 31st Street

Projected opening: TBD 2023

Hotel Indigo—323 rooms*

255 W. 34th Street

Projected opening: TBD 2023

This 323-key hotel is going up in the developing area between Penn Station and Hudson Yards. With proximity to the Javits Center, it will serve both business and leisure travelers.

Westin Hotel—244 rooms*

137-61 Northern Blvd., Flushing, Queens

Projected opening: TBD 2023

This hotel will be managed by Real Hospitality Group.

Six Senses New York—137 rooms*

76 11th Avenue (bet. 17th & 18th Streets)

Projected opening: TBD 2023

HFZ Capital Group is developing this luxury hotel in Chelsea along the High Line -- the first US hotel for Six Senses Hotels Resorts & Spas. The overall project is named The XI for its street address and is comprised of two soaring towers (hotel to the east and residential to the west) designed by award winning architectural and design group Bjarke Ingels Group.

Westin Hotel New York Staten Island—175 rooms*

Bay Street, Staten Island

Projected opening: TBD 2023

Triangle Equities and Marriott to develop Lighthouse Point, a \$250 million waterfront plaza with housing, shopping, and a new hotel. The development will occupy 500k square feet along Bay Street and include the restoration of 19th Century buildings.

The Vos Hotel—201 rooms*

95 Rockwell Place, Brooklyn
 Projected opening: TBD 2023

Second Development Services is developing a full-service hotel designed by Thomas Leeser (known for his work on the London 2012 Olympic Park, 1 Prospect Park and Museum of the Moving Image). It will be branded as an Autograph Collection by Marriott. Situated between the Barclay's Center and the BAM Cultural District, it will house performance spaces, a restaurant, rooftop bar and a ballroom.

Yotel Long Island City—178 cabins*

11th Street, Long Island City, Queens
 Projected opening: TBD 2024

Yotel's second New York City property will include co-working spaces, multi-function public areas and an indoor/outdoor rooftop bar. Each 'cabin' will be equipped with Yotel's signature space saving adjustable SmartBed™, free super-fast Wi-Fi and SMART TVs.

Waldorf Astoria New York—350 rooms

301 Park Avenue
 Projected opening: TBD 2024

Following a complete renovation and restoration, the hotel will feature restored historic public and event spaces along with 350 luxury condominiums and 350 guest rooms and suites.

Marriott Tribute—374 rooms*

450 11th Avenue at W. 37th Street
 Projected opening: TBD 2024

This property is designed with a business center, ballroom, meeting space and a 4th floor restaurant. The property will rise to 642 feet. This project is across from the Javits Convention Center, linking Hudson Yards to Chelsea and midtown. The glass-walled cantilevered hotel will include 8,000 square feet of meeting space.

Motto by Hilton Brooklyn—117 rooms*

88 Schermerhorn Street, Brooklyn
 Projected opening: TBD 2024

Hilton's new micro hotel brand will bring its second NYC outpost to Brooklyn using modular construction and design.

Ongoing Projects & Proposals:

A variety of projects have paused construction while others continue to move ahead. This list is a sampling of properties in neighborhoods across the city. Due to the current economic conditions, these properties are not included in the counts of new or prospective room inventory.

Manhattan:

Harlem. mixed-use condominium and hotel being planned for 412 W. 126th Street in the area known as Manhattanville and near the Columbia University expansion.

Unnamed Hotel, a new hotel is proposed at 1710 Broadway at W 54th to be developed by Extell.

Hotel Carter, a Times Square icon, is slated for a new life as investors secure funding and permits.

Queens.

La Quinta Inn -- 112 rooms* opening in Long Island City

Comfort Inn -- 101 rooms* opening in Jamaica

Quality Inn -- 74 rooms* opening in Jamaica

Best Western Far Rockaway Inn -- 59 rooms*, 10-25 Beach 21st Street, Far Rockaway

Hampton Inn JFK, 181 rooms*, 90-75 Sutphin Blvd., Jamaica, Queens

Brooklyn.

Comfort Inn Prospect Park -- 83 rooms* TBD

Unnamed Hotel Project, 53 rooms* over 7 floors, 120 Thatford Avenue, Brownsville

Unnamed Hotel Project, 70 rooms*, 4913 Second Avenue, Sunset Park

Unnamed Hotel Project, 72 rooms*, 142 33rd Street, Sunset Park

Unnamed Hotel Project, 19 rooms*, 411 Van Brunt Street, Red Hook

Unnamed Hotel Project, 59 rooms*, 2632 W. 13th Street, Gravesend/Coney Island

Unnamed Hotel Project, 56 rooms*, 1755 Pitkin Avenue, Brooklyn is in planning stages

Unnamed Hotel Project, 100 rooms*, 1548 Bedford Avenue, Crown Heights, Brooklyn

Bronx.

Ramada Inn Bronx Terminal -- 67 rooms* is being added to the Bronx inventory

Unnamed Hotel Project, 72 rooms*, 1164-Wheeler Avenue, Soundview section

Unnamed Hotel Project, 125 rooms*, Webster Avenue at Bedford Park Blvd.

Unnamed Hotel Project, 133 rooms*, 82 Brown Place

2022 Openings (listed in reverse chronological order)

RH Guesthouse—10 rooms

55 Gansevoort Street

Opened: September 2022

RH (formerly Restoration Hardware) has opened a new concept boutique hotel and restaurant in the Meatpacking District.

The Penny—118 rooms*

252 North 8th Street, Williamsburg, Brooklyn

Opened: August 2022

This upscale boutique hotel, developed by The Sydell Group, features a rooftop bar and restaurant.

Aman Hotel—83 rooms

730 Fifth Avenue

Opened: August 2022

Aman Hotels, known for their idyllic properties in remote locations, has added a third property in the US with this intimate, ultra-luxury hotel on five floors of the historic Crown Building. Located at Fifth Avenue and 57th Street, the property also includes fully serviced residences.

Renaissance Hotel Flushing—208 rooms*

133-36 37th Avenue, Flushing, Queens

Opened: August 2022

Radio Hotel—221 rooms*

2420 Amsterdam Avenue

Opened: July 2022

18-story multi-tower hotel and office complex adjacent to the Highbridge Park in Washington Heights.

The Ritz-Carlton Hotel NoMad—250 rooms, 19 suites and 16 residences*

25 West 28th Street

Opened: July 2022

This second NYC Ritz-Carlton hotel, designed by architect Rafael Viñoly, brings a 40-story luxury property to the Flatiron-NoMad area. The hotel features an open front patio, lounge and bar on the lobby floor, fitness center, ballroom, and roof top bar. Zatinya, a José Andres restaurant is now open.

Hotel Indigo Flushing—150 rooms*

35-57 Prince Street, Flushing, Queens

Opened: June 2022

The Wall Street Hotel – 180 rooms

88 Wall Street

Opened: June 2022

A converted historic office building to luxury hotel opened in the dynamic lower Manhattan area near the Seaport, Oculus, dining, and shopping. The hotel houses bars, lounges, a restaurant, and a top floor deck.

NEW Nine Orchard Hotel— 116 rooms

9 Orchard Street

Opened: June 2022

The former Jarmulowsky Bank building, dating back to 1912, has been restored and reimagined as a luxury hotel on the Lower East Side.

Hard Rock Hotel New York—446 rooms*

159 W. 48th Street

Opened: April 2022

Located in Times Square on Music Row, Hard Rock Hotel New York made its debut with 446 guestrooms and suites across 36 floors, a rooftop bar & lounge, and a versatile bi-level entertainment space for up to 400 guests.

SpringHill Suites Park Avenue—130 rooms*

111 E. 24th Street

Opened: April 2022

This new project is a 12- story brick structure near Madison Square Park in Flatiron.

Hotel Chelsea —125 rooms

222 W. 23rd Street

Opened: April 2022

Originally opened in the 1880s and known for its notable residents from the world of art and culture, this historic hotel has reopened.

Riu Plaza—630 rooms*
145 W. 47th Street
Opened: February 2022
This new 48-story hotel is the second Riu property in New York City.

Holiday Inn Express Sunset Park—88 rooms*
833 39th Street, Sunset Park, Brooklyn
Opened: February 2022

Hotel Indigo Wall Street—128 rooms*
120-122 Water Street (Lower Manhattan)
Opened: February 2022
Designed by Gene Kaufman Architects and managed by Fortuna Realty Group, this sleek 28-story hotel includes a fitness center, restaurant, and venue space on the 25th floor.

2020 and 2021 Openings (listed in reverse chronological order)

Motto by Hilton Chelsea—374 rooms*
113 W. 24th Street
Opened: December 2021

Hyatt Place New York Chelsea—510 rooms*
140 W. 24th Street
Opened: December 2021

SpringHill Suites/TownePlace Suites Chelsea—531 rooms*
140 W. 28th Street
Opened: December 2021

voco by IHG—224 rooms
341 W. 36th Street
Opened: November 2021

Civilian Hotel —203 rooms*
305 W. 48th Street
Opened: November 2021

Placemakr Wall Street— 207 rooms
110 Wall Street
Opened: November 2021

Residence Inn Financial District—120 rooms*
215 Pearl Street (Lower Manhattan)
Opened: October 2021

Best Western Premier Empire State Hotel—rooms 102*
16 E. 30th Street
Opened: October 2021

Holiday Inn Express Jamaica - JFK AirTrain—150 rooms*
97-18 Sutphin Blvd, Jamaica, Queens
Opened: October 2021

The Wallace —115 rooms
242 W. 76th Street
Opened: October 2021

TownePlace Suites New York Brooklyn—112 rooms
561 President Street, Brooklyn
Opened: October 2021

Henn na Hotel New York—92 rooms
235 W. 35th Street
Opened: October 2021

Pendry Manhattan West—164 rooms*

4 Manhattan West

Opened: September 2021

The Draper New York—120 rooms*

4 West 37th Street

Opened: October 2021

Casa Cipriani—61 rooms

10 South Street (Lower Manhattan)

Opened: September 2021

Courtyard by Marriott Financial District—200 rooms*

215 Pearl Street (Lower Manhattan)

Opened: September 2021

Four Points by Sheraton—210 rooms*

134-37 35th Avenue, Flushing, Queens

Opened: August 2021

Hyatt Regency JFK at Resorts World New York—400 rooms*

110-00 Rockaway Blvd., Queens

Opened: August 2021

Holiday Inn Express Woodside—135 rooms*

64-10 Queens Blvd., Woodside, Queens

Opened: August 2021

The Central at 5th by Hilton Club—161 rooms*

12 E. 48th Street off Fifth Avenue

Opened: August 2021

SpringHill Suites by Marriott JFK Airport—160 rooms*

140-35 Queens Blvd., Jamaica, Queens

Opened: July 2021

Hyatt Centric 39th & 5th New York—162 rooms

16 E. 39th Street at Fifth Avenue

Opened: July 2021

Holiday Inn Express—89 rooms*

1200 Broadway, Bushwick, Brooklyn

Opened: July 2021

Ace Hotel—287 rooms*

266 Schermerhorn Street, Boerum Hill, Brooklyn

Opened: July 2021

The Pestana CR7 New York Hotel—175 rooms*

338 W. 39th Street

Opened: July 2021

Margaritaville Hotel—234 rooms*

560 Seventh Avenue at W. 40th Street

Opened: July 2021

Graduate Hotel Roosevelt Island—224 rooms*

22 N. Loop Road, Roosevelt Island, Manhattan

Opened: June 2021

Arlo Midtown—490 rooms*

351 W. 38th Street at 9th Avenue

Opened: May 2021

NH Collection New York Madison Avenue—288 rooms
22 E. 38th Street
Opened: May 2021

The Baltic Hotel—34 rooms*
489 Baltic Street, Boerum Hill, Brooklyn
Opened: December 2020

Rockaway Hotel—53 rooms*
108 – 20 Rockaway Beach Boulevard, Rockaway Beach, Queens
Opened: September 2020

The Pestana Park Avenue—96 rooms*
23 E. 39th Street at Park Avenue
Opened: February 2020

Renaissance New York Chelsea Hotel—341 rooms*
112 W. 25th Street
Opened: February 2020

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