

# Hotel Development in NYC

## Welcome to New York.

The hotel pipeline in New York City continues to outpace the US growth picture. Comprised of new developments, renovations, restorations, and expansions the outlook for new inventory supports the city's *Welcome. Always.* message to visitors offering accommodations to suit all traveler needs and preferences. At year end the city saw an active inventory across the five boroughs of almost 119,000 hotel rooms. Over the past decade the city has attracted 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. This report covers more than 100 hotels and projects that represent an additional 19,200 added rooms to the city's diverse inventory over the next 30 months. At the current pace, the city should reach over 137,000 rooms by 2021.

For calendar year 2018, 17 new hotels opened with a total of approximately 3,280 rooms added to the City's supply. Among the new openings are the upscale Park Terrace across from Bryant Park in midtown, the Aliz Hotel Times Square, the City's first TownePlace Suites by Marriott, the Insignia Hotel in Brooklyn, a member of the Ascend Collection, Mr. C Seaport, a Leading Hotels of the World member, and The Assemblage John Street, a co-working space with extended stay accommodations in Lower Manhattan. Additional new openings in the financial district include the Moxy NYC Downtown and the AC Hotel Downtown. In Queens, a dual-branded Courtyard and Fairfield Inn opened in Fresh Meadows, while the Hoxton opened in Brooklyn.

Looking ahead into 2019 and beyond, the City's hospitality industry is planning for the addition of an estimated 19,000 plus rooms in new developments in all five boroughs. Key brands at all chain scales are opening across Manhattan and the boroughs and contemporary brands are making their home in New York including Equinox, Moxy, Six Senses, Pestana, Staypineapple and an Aman Hotel. Exciting projects for 2019 include The Times Square EDITION, the Renaissance Chelsea, the return of the landmark Chelsea Hotel and the Eero Saarinen designed TWA flight center at JFK returning as the 512-room TWA Hotel and meeting center. In Manhattan the Javits Center and Hudson Yards, as well as Times Square and the Theater District, are spurring even more exciting growth, especially in mid-priced hotels. Beyond midtown, notable neighborhoods for new hotels include Harlem, Roosevelt Island and Greenwich Village as well as the exciting Lower Eastside. Queens hotel development is moving beyond the airports to Long Island City, Flushing, Jamaica and Fresh Meadows. In addition, there are exciting new developments on the visitor map in both the Bronx and Staten Island.

Active Room Inventory NYC Hotels	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Est.	Next Gen to 2021 Est.
Rooms (000s)	86.6	89.7	92.0	95.6	101.8	106.5	112.5	116.5	118.9	131.9+	≈137+

HOTEL DEVELOPMENT -- NYC	Total	Manhattan	Brooklyn	Bronx	Queens	Staten Island
Hotels opened 2015-2016	60	42	10	2	6	--
Hotels opened 2017	36	18	7	2	9	--
Hotels opened 2018	17	12	2	--	3	--
Hotels in Pipeline: January 2019 and Beyond	111	53	17	6	32	3
Rooms in Current Pipeline <i>(estimates based upon available data, all estimates rounded to nearest 100)</i>	19,200 est.					

*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. 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 may influence the actual dates; however, the properties listed here were already permitted, and in most cases demolition and/or excavation had begun. Room counts and other details are subject to change.*

### **Under Development for 2018 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.

#### **Sister City Hotel—200 rooms**

225 Bowery

Projected opening: March 2019

A 14-story new hotel is being developed by the same group behind the city's Ace Hotel. The site is a converted building on the Bowery on the Lower East Side. Honoring the micro-hotel concept with European styling, there will be a 130-seat restaurant and rooftop bar. Access is through Freeman Alley

#### **Fairfield Inn & Suites Staten Island—100 rooms**

290 Wild Avenue, Staten Island

Projected opening: March 2019

#### **SpringHill Suites by Marriott—160 rooms\***

140-35 Queens Blvd., Jamaica, Queens

Projected opening: March 2019

This is a six-story new build developed by United Construction Development Corporation.

#### **Hotel Hendricks—176 rooms**

25 W. 38<sup>th</sup> Street

Projected opening: March 2019

Fortuna Realty Group is converting an historic building in the city's Garment District to a luxury boutique hotel.

#### **Unnamed Hotel—188 rooms\* and 59 apartments**

Kent Street/500 Metropolitan Avenue, Williamsburg, Brooklyn

Projected opening: early 2019

#### **Unnamed Hotel Project—522 rooms\***

140 West 28<sup>th</sup> Street

Projected opening: early 2019

Work has begun on a 522-key hotel designed by Gene Kaufman Architect (GKA) in Chelsea. The 146,000 square-foot hotel is being developed by Sam Chang's McSam Hotel Group; at 45 stories the hotel will be one of the tallest buildings in Chelsea.

#### **Hotel Indigo—150 rooms\***

35-57 Prince Street, Flushing, Queens

Projected opening: early 2019

#### **Hotel Lyn—58 rooms\***

399 Third Ave near 6<sup>th</sup> Street, Brooklyn

Projected opening: early 2019

Globiwest Hospitality is developing their fourth hotel in Brooklyn, a six-story boutique property in the Gowanus area.

#### **Microtel Inn & Suites by Wyndham—80 rooms\***

29-12 40<sup>th</sup> Ave, Long Island City, Queens

Projected opening: early 2019

This 12-story hotel will be operated by Marshall Hotels & Resorts. Just minutes away from midtown, the new hotel will bring more capacity to a thriving neighborhood popular with leisure travelers.

#### **Fairfield Inn by Marriott—95 rooms\***

Jamaica, Queens

Projected Opening: early 2019

Located in the heart of Jamaica Queens, NY the Fairfield Inn will have 95 sleeping rooms and 600 square feet of meeting space.

#### **Courtyard by Marriott—123 rooms\***

Jamaica, Queens

Projected Opening: early 2019

**Unnamed Hotel Project**—105 rooms\*

139 Orchard Street

Projected opening: early 2019

A 16-story hotel is slated to join the growing hotel collection on the Lower East Side of Manhattan.

**Chelsea Hotel**—125 rooms

222 W. 23rd Street

Projected opening: early 2019

SIR Chelsea LLC, whose owners are established hotel developers and operators Sean MacPherson, Ira Drukier, and Richard Born are reopening this historic hotel, originally opened in the 1880's, known for its notable residents from the world of art and culture.

**TWA Hotel at JFK**—512 rooms

JFK Airport, Queens

Projected opening: spring 2019

Preservation and conversion of Eero Saarinen's former landmark TWA terminal is underway. The 512-room hotel will have 40,000 square feet of meeting space, six to eight dining options, lounges, a swimming pool and observation deck. The partners include MCR Development, JetBlue and the Port Authority of New York & New Jersey.

**The Arzezen Hotel**—128 rooms

24 John Street

Projected opening: spring 2019

A former office building in Lower Manhattan is being converted to a new 21 story luxury boutique hotel. Just off lower Broadway the property will offer a high-end hotel experience with a restaurant in a constantly evolving and vibrant neighborhood with transportation, arts, shopping, business and dining options nearby.

**Courtyard by Marriott Midtown West**—399 rooms\*

461 W. 34<sup>th</sup> Street and 10<sup>th</sup> Avenue

Projected opening: April 2019

A project by developer David Marx brings additional capacity to the area near the Javits Center, Hudson West and Hudson Yards. The hotel has a fitness center, indoor pool and free Wi-Fi.

**SpringHill Suites // Fairfield Inn & Suites**—284 rooms\* plus 286 rooms\*

338 W. 36<sup>th</sup> Street

Projected opening: April 2019

Construction is wrapping up on a "two pack" property developed for Marriott select service brands in Midtown Manhattan.

**Holiday Inn Express**—120 rooms\*

4729 Third Avenue, Bronx

Projected opening: April 2019

IHG is developing a nine-story HIE in the Belmont section of the Bronx.

**Courtyard by Marriott and Residence Inn Financial District**—320 rooms\*

215 Pearl Street (Lower Manhattan)

Projected opening: May 2019

The Lam Group exterior cladding and room amenities are going in on this multi-brand project in the South Street Seaport area of Lower Manhattan. Like the recently opened "two-pack" in midtown, this building will have 200 Courtyard rooms on the lower floors and 120 rooms at the Residence Inn on the upper.

**Holiday Inn Express Brooklyn**—92 rooms\*

833 39<sup>th</sup> Street, Sunset Park, Brooklyn

Projected opening: May 2019

**Hyatt Centric** —164 rooms

16 E. 39<sup>th</sup> Street

Projected opening: Q2 2019

This project will be managed by M&R Hotel Management.

**Staybridge Suites Long Island City**—116 rooms\*

38-55 11<sup>th</sup> Street, Long Island City, Queens

Projected opening: June 2019

**The FIDI**—143 rooms\*

11 Stone Street

Projected opening: July 2019

A 27-story new hotel is rising in Lower Manhattan. The building developed by Premier Emerald LLC and designed by Shiming Tam is being designed to fit into the historic character of the neighborhood.

**Moxy East Village**—285 rooms\*

112 E. 11<sup>th</sup> Street

Projected opening: August 2019

This new build will feature a restaurant and lounge in the cellar, a fitness center on the second floor and a restaurant on the top level.

**Radisson Hotel New York City - Manhattan/Times Square**—320 rooms\*

525 Eighth Avenue

Projected opening: summer 2019

A new midtown hotel designed by Gene Kaufman Architect (GKA) will occupy 96,000 square feet and is being developed by Sam Chang's McSam Hotel Group. There will be a 3,000-square foot rooftop bar and lounge with wraparound views and both indoor and outdoor dining.

**NEW Selina Hotel**—90 rooms

138 Bowery, Lower East Side

Projected Opening: summer 2019

Selina, a Panamanian Hotel group, will open its first U.S. property on the lower east side in 2019. The property will include 2,000 square feet of co-working space, a rooftop bar and ground-floor retail space.

**Bushwick Hotel & Inn** —144 rooms\*

232 Siegel Street, Bushwick, Brooklyn

Projected opening: summer 2019

Heritage Equity Partners is developing a 140-room hotel in Bushwick near the corner of Siegel and White Streets.

**Four Points by Sheraton**—150 rooms\*

94<sup>th</sup> Avenue at 147<sup>th</sup> Street, Jamaica, Queens

Projected opening: summer 2019

This property will be managed by Marshall Hotels & Resorts. The new 150-room hotel is one block from the JFK Air train and the LIRR train station in the dynamic commercial center of downtown Jamaica.

**Ace Hotel**—285 rooms\*

266 Schermerhorn Street, Boerum Hill, Brooklyn

Projected opening: summer 2019

GB Lodging and GFI Development are working with Stonehill and Taylor Architects on this new building which will include ground floor retail space along with a bar and coffee shop. Event space will be located on the second and third floors.

**Renaissance New York Chelsea Hotel**—330 rooms\*

112 W. 25<sup>th</sup> Street

Projected opening: July 2019

This project is being developed by Lam Generation as a 37-story hotel. It will also have a restaurant and banquet hall.

**Holiday Inn Express Long Island City**—201 rooms\*

52-09 31<sup>st</sup> Place, Long Island City, Queens

Projected opening: July 2019

A 20-story hotel is rising in LIC adjacent to the Silvercup Studios. There will be retail, conference rooms and dining as well as a roof deck. Designed by ARC Architecture and Design, it is being developed by Delwar Hussain.

**Holiday Inn Express Jamaica**—206 rooms\*

165-20 Archer Avenue, Jamaica, Queens

Projected opening: September 2019

**Hotel Indigo New York**—122 rooms\*

120-122 Water Street (Lower Manhattan)

Projected opening: October 2019

**The Pestana CR7 New York Hotel**—177 rooms\*

338 W. 39<sup>th</sup> Street

Projected opening: fall 2019

A new building along a street becoming popular with new hotels will bring on the city's first hotel from Portugal's Pestana Hotel Group. Pestana CR7 is a lifestyle hotel a collaboration between Pestana and Portuguese soccer player Cristiano Ronaldo.

**The Pestana New York**—96 rooms\*

23 E. 39<sup>th</sup> Street

Projected opening: fall 2019

A second Pestana property is in development in the Murray Hill area off Fifth Avenue.

**Renaissance Hotel**—210 rooms

233 W. 125<sup>th</sup> Street (Harlem)

Projected opening: late 2019

Development is underway on this project which includes commercial and residential towers built above the historic Victoria Theater, dating back to 1917. The site will house a cultural arts center, retail, apartments and a new 210 room hotel. This will be another dynamic component of the Harlem visitor ecology.

**Hyatt Place**—520 rooms\*

350 W. 39<sup>th</sup> Street

Projected opening: TBD 2019

This 25-story hotel is a Gene Kaufman-designed project located in the expanding midtown west zone near the Javits Center and Hudson Yards. The hotel will feature an indoor restaurant, backyard eatery and meeting space

**Hilton Garden Inn Downtown Jamaica**—221 rooms\*

93-43 Sutphin Blvd., Jamaica, Queens

Projected opening: late 2019

Able Management is developing a 24-story hotel located in downtown Jamaica across the street from the Air Train – a 10-minute ride to JFK and 25-minute ride to midtown Manhattan. A restaurant, gym and rooftop bar are planned.

**Best Western Vīb@**—80 rooms\*

110 South Bridge Street, Staten Island

Projected opening: TBD 2019

Located on the south shore of Staten Island, the hotel is easily reached from Newark Liberty Airport.

**SpringHill Suites**—130 rooms\*

111 E. 24<sup>th</sup> St.

Projected opening: TBD 2019

**TownePlace Suites by Marriott**—133 rooms\*

38-42 11<sup>th</sup> Street, Long Island City, Queens

Projected opening: TBD 2019

A new ten-story extended stay hotel is being developed in the vibrant LIC area close to the 7-train line.

**Four Points by Sheraton**—178 rooms\*

134-37 35<sup>th</sup> Ave.

Flushing, Queens

Projected opening: TBD 2019

In a prime location, the hotel provides easy access to LaGuardia Airport. The property will feature meeting space, fitness center and lobby lounge and will be managed by Real Hospitality Group.

**Hotel Indigo**—190 rooms\*

10 Maiden Lane (Lower Manhattan)

Projected opening: TBD 2019

Construction is moving along in the commercial heart of Lower Manhattan. The new Hotel Indigo will be close to the World Trade Center, downtown cultural organizations and the Fulton Street Transit Hub connecting Lower Manhattan with New Jersey and the rest of the city.

**Holiday Inn Express Woodside**—140 rooms\*

64-10 Queens Blvd., Woodside, Queens

Projected opening: TBD 2019

**aloft // Element Hotels**—128 rooms\*

149-03 Archer Avenue, Jamaica, Queens

Projected opening: TBD 2019

Pride Hospitality Group is planning its second hotel development for Downtown Jamaica. An eight-story new property will bring visitors into an exciting neighborhood and provide easy access to local transportation and the Airtrain to JFK.

**Baltic Huis**—34 rooms\*

489 Baltic Street, Boerum Hill, Brooklyn

Projected opening: TBD 2019

Work continues on a low-rise boutique hotel with a restaurant below that will reflect the feeling of the surrounding neighborhood. The property is joining the Ascend Collection.

**Unnamed Hotel Project**—300 rooms\*

255 W. 34<sup>th</sup> Street

Projected opening: TBD 2019

The Chetrit Group is planning a 300-key hotel between Penn Station and the Hudson Yards. With proximity to the Javits Center, it will serve both business and leisure travelers.

**Unnamed Hotel Project**—299 rooms\*

30 W. 39<sup>th</sup> Street

Projected opening: TBD 2019

Fortuna Realty Group is developing this boutique hotel in midtown west. Features will include a restaurant and outdoor bar.

**Unnamed Hotel Project**—139 rooms\*

38-70 12<sup>th</sup> Street, Long Island City, Queens

Projected opening: TBD 2019

The Ampiera Group is developing a parcel into a 139-key hotel along with commercial space in the Ravenswood section of Queens.

**Unnamed Hotel Project**—208 rooms\*

516-520 5<sup>th</sup> Avenue at 43<sup>rd</sup> Street

Projected opening: TBD 2019

Thor Equities is beginning work on a hotel/condo tower on Fifth Avenue that is expected to house hotel rooms, retail and other amenities on the first 24 floors of the building with condominium apartments above it.

**Unnamed Hotel Project**—48 rooms\*

145-07 95<sup>th</sup> Avenue, Jamaica, Queens

Projected opening: TBD 2019

A new development is taking place for a nine-story hotel located near the Long Island Railroad/JFK Airtrain station with easy access by subway to the entire city.

**Unnamed Hotel Project**—353 rooms\*

351-353 W. 38<sup>th</sup> Street

Projected opening: TBD 2019

Quadrum Global is partnering with Sam Chang to develop a business-friendly hotel near the Hudson Yards, Javits Center, and Times Square.

**aloft New York Hudson Yards**—438 rooms\*

450 11<sup>th</sup> Avenue at W. 37<sup>th</sup> Street

Projected opening: TBD 2019

This 18-story hotel is being developed across from the Javits Convention Center, linking Hudson Yards to Chelsea and midtown.

**Restoration Hardware Hotel**—14 rooms

55 Gansevoort Street

Projected opening: TBD 2019

Restoration Hardware is developing a concept boutique hotel and restaurant on a corner site in the Meatpacking District. It will act as a showroom and experience center featuring the retailer's furniture and fixtures.

**Red Lion Hotel**—198 rooms\*

38-15 9<sup>th</sup> Street, Long Island City, Queens

Projected opening: TBD 2019

**Westin Hotel New York Staten Island**—175 rooms\*

Bay Street, Staten Island

Projected opening: TBD 2019

Triangle Equities has partnered with Starwood Hotels & Resorts 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 19<sup>th</sup> Century buildings and a large shopping area.

**The Greenpoint Hotel**—155 rooms

60-62 West Street, Greenpoint, Brooklyn

Projected opening: TBD 2019

A former rope factory will be converted to boutique hotel in a building designed by FX Fowle architects. With subway access and ferry service nearby, the property joins one of the newest destinations in Brooklyn. The hotel will be managed by Real Hospitality Group.

**Equinox Hotel**—212 rooms\*

35 Hudson Yards aka 500 W. 33<sup>rd</sup> Street

Projected opening: TBD 2019

**Autograph Hotel Hudson Yards**—222 rooms

432 W 31st Street

Projected opening: TBD 2019

**Unnamed Hotel & Condominium**—rooms TBD\*

360 Tenth Avenue at 30<sup>th</sup> Street

Projected opening: TBD 2019

The spur of the High Line that runs over Tenth Avenue will connect to the second floor of a 240,000-square foot hotel-condo being developed by Sherwood Equities.

**Holiday Inn Express**—62 rooms\*

3300 Webster Avenue, Bronx

Projected opening: TBD 2019

Located in the Norwood section of the west Bronx it will have desirable lobby amenities and parking

**Hotel Bossert**—282 rooms

98 Montague Street, Brooklyn

Projected opening: TBD 2019

The historic Brooklyn Heights Bossert Hotel is being fully restored and converted to boutique status to provide more opportunities to stay in the every-changing borough of Brooklyn.

**Unnamed Hotel Project**—72 rooms\*

92-18 150<sup>th</sup> Street at Archer Avenue, Jamaica, Queens

Projected opening: TBD 2019

A new 15-story, 72 key hotel is in the works for a strategically located property in the downtown Jamaica business district. With a roof top bar and restaurant, it will modernize the low-rise neighborhood near the airport. Subway and train service provide easy access to midtown Manhattan.

**Unnamed Hotel Project**—rooms TBD\*

16 East 30<sup>th</sup> Street

Projected opening: late 2019-2020

Work is underway on a new hotel in the NoMad district. The 21-story building will house hotel rooms above commercial space on the lower floors.

**Six Senses New York**—137 rooms\*

76 11<sup>th</sup> Avenue (bet. 17<sup>th</sup> & 18<sup>th</sup> Streets)

Projected opening: Q1 2020

HFZ Capital Group in New York City is developing this luxury hotel in Chelsea which will be the first US hotel project for Six Senses Hotels Resorts & Spas. The overall project is named The Eleventh and is comprised of two soaring towers designed by award-winning architectural and design group Bjarke Ingels Group. The hotel will be in the east tower, adjacent to the High Line.

**Virgin Hotel Project**—460 rooms\*

1225-27 Broadway between W. 29<sup>th</sup> and 30<sup>th</sup> Streets

Projected opening: TBD 2020

The first Virgin Hotel in NYC is going up in the NoMad area, one of the city's newest design and lifestyle hotel hubs. Virgin Hotels are four-star and hip according to CEO Raul Leal. The project is being developed by The Lam Group into a 38-story glass tower with retail, restaurants and a banquet room.

**Westin Hotel**—244 rooms\*

137-61 Northern Blvd., Flushing, Queens

Projected opening: TBD 2020

This hotel will be managed by Real Hospitality Group.

**Unnamed Hotel Project**—79 rooms

333 W. 38<sup>th</sup> Street

Projected opening: TBD 2020

This 21-story hotel is a Gene Kaufman-designed project located in the expanding midtown west area is near theaters, the Javits Center, Times Square and shopping

**Unnamed Hotel Project**—310 rooms\*

1150 Sixth Avenue

Projected opening: TBD 2020

Fortuna Realty Group is developing a luxury hotel above a midtown office building near Rockefeller Center. The 38-story hotel will feature amenities such as a guest spa and lounge area, offices and meeting rooms.

**Graduate Hotel Roosevelt Island**—224 rooms\*

900 Main Street, Roosevelt Island, Manhattan

Projected opening: spring 2020

AJ Capital Partners and Cornell University have unveiled plans for a Graduate Hotel on the university's new namesake Tech campus on Roosevelt Island. Plans include a full-service restaurant, a rooftop bar and 5,200 sq. ft. of meeting and event facilities.

**BMB Hotel**—61 rooms

10 South Street (Lower Manhattan)

Projected opening: summer 2020

Located at the southern tip of Manhattan, the historic Battery Maritime Building is being restored and will be unveiled as a new lifestyle hotel along the East River within easy reach of the dining, arts, and business districts of Lower Manhattan

**Margaritaville Hotel**—238 rooms\*

560 Seventh Avenue at 40<sup>th</sup> Street

Projected opening: TBD 2020

Plans call for a new 29-story hotel and retail center. The project includes retail space, a three story Margaritaville food and beverage concept, pool and rooftop LandShark Bar.

**Rockaway Hotel**—53 rooms\*

108 – 20 Rockaway Beach Boulevard

Rockaway Beach, Queens

Projected opening: TBD 2020

A six-story boutique hotel designed by Morris Adjmi, who also was behind Brooklyn's Wythe Hotel. Plans call for 5,000+ square feet of event space.

**Arlo Hudson Yards**—495 rooms\*

38<sup>th</sup> Street at 9<sup>th</sup> Avenue

Projected opening: TBD 2020

**Hampton Inn**—rooms TBD\*

90-75 Sutphin Blvd., Jamaica, Queens

Projected opening: TBD 2020

**Aman Hotel**—79 rooms

730 Fifth Avenue

Projected opening: TBD 2020

Aman Hotels, known for their idyllic properties in remote locations, will add a third property in the US with this hotel on five floors of the Crown Building, located at Fifth Avenue and 57<sup>th</sup> Street. The plan is for an intimate hotel with ultra-luxury condominiums.

**NEW Yotel Long Island City**—178 cabins\*

11<sup>th</sup> Street, Long Island City, Queens

Projected opening: late 2020

Yotel will add its second New York City property in Long Island City. The hotel will include coworking meeting spaces, multi-function public areas along with an indoor/outdoor rooftop bar and terrace. Each 'cabin' will be equipped with Yotel's signature features, including space saving adjustable SmartBed™, luxury amenities, multiple power and USB points, free super-fast Wi-Fi and SMART TVs.

**The Vos Hotel**—201 rooms\*

95 Rockwell Place, Brooklyn

Projected opening: TBD 2020

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.

**Hard Rock Hotel New York**—445 rooms\*

151-159 W. 48<sup>th</sup> Street

Projected opening: spring 2021

On a street once home to famous music shops, Hard Rock International plans to open a new hotel with music at its core.

**Ritz-Carlton Hotel**—164 rooms\*

1185 Broadway at W. 28<sup>th</sup> Street

Projected opening: TBD 2021

Paul Kanavos is developing a 40-story luxury hotel in the NoMad area. The new building is by architect Rafael Viñoly and will add luxury accommodations to this neighborhood.



**Waldorf Astoria New York**—350 rooms

301 Park Ave.

Projected opening: TBD 2021

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.

**Pendry Manhattan West** –164 rooms\*

Manhattan West

Projected Opening: 2021

The brand's first New York City property will feature 164 guestrooms including 30 suites; a signature restaurant; lounge and vibrant open-air terrace bar; and meeting and event space. Manhattan West is located between the soon-to-be redeveloped Penn Station and the new 7-train station at Hudson Yards.

**Unnamed Hotel Project**—76 hotel rooms and 12 apartments\*

143-18 Liberty Avenue, Jamaica, Queens

Projected opening: TBD

A new multi-use development is permitted for an area adjacent to the highways and rail access to include an extended stay property.

**Wyndham Garden // Country Inns & Suites // La Quinta Inns & Suites**—TBD\*Sutphin Blvd. at 101<sup>st</sup> Avenue, Jamaica, Queens

Projected opening: TBD

Developer Kaushik Patel announced plans to build a three-hotel complex to feed the JFK corridor.

**Flushing Point Plaza**—169 rooms\*131-02 40<sup>th</sup> Road, Flushing, Queens

Projected Opening: TBD

A new building with hotel and condominium apartments plus commercial space is in final planning stages in western Flushing.

**Unnamed Hotel Project**—192 rooms\*

2420 Amsterdam Avenue

Projected opening: TBD

An 18-story multi-tower office and hotel complex, adjacent to the Highbridge Park is planned for a site in northern Manhattan.

**Unnamed Hotel Project**—211 rooms\*305 W. 48<sup>th</sup> Street

Projected opening: TBD

Parking lot owner Bright Management is developing a 26-story hotel tower in Hell's Kitchen designed by Gene Kaufman Architects. Features will include a bar and lounge with outdoor seating in the lobby and a rooftop.

**Unnamed Hotel Project**—rooms TBD\*10 W. 57<sup>th</sup> Street

Projected opening: TBD

Solow Realty & Development, led by billionaire Sheldon Solow, has planned a 54-story mixed-use tower featuring a hotel and condominiums.

**New Projects and Proposals:**

In general, these projects are already in the permitting phase although not all design features may be approved.

**Manhattan:**

**Harlem.** A mixed-use condominium and hotel is being planned for 412 W. 126<sup>th</sup> Street in the area known as Manhattanville and near the Columbia University expansion.

**Unnamed Hotel Project**, 130 rooms, 292 Fifth Avenue

**Palace Theater** redevelopment will expand hotel and retail capacity in Times Square

**Queens.**

**Unnamed Hotel Project**, rooms TBD\*, 29<sup>th</sup> Street, Queens

**Unnamed Hotel Project**, 59\* rooms, 1025 Beach Street, Far Rockaway

**Unnamed Hotel Project**, 89\* rooms, 1021 Beach Street, Far Rockaway

**Clarion Inn JFK**, 55 rooms

**Brooklyn.**

**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 33<sup>rd</sup> Street, Sunset Park

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

### **Brooklyn, continued.**

**TownePlace Suites**, 113 rooms, Brooklyn

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

**Unnamed Hotel Project**, 104 rooms, 361 Bedford Avenue, Williamsburg, 11 story new-build.

**Unnamed Hotel Project**, 68 keys\* 105 N. 13<sup>th</sup> Street, Williamsburg

### **Bronx.**

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

**Unnamed Hotel Project**, 82 rooms\*, 859 Sheridan Avenue at 159 St., Concourse Village

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

**Unnamed Hotel Project**, 133 rooms\*, 82 Brown Place

## **2019 Recent Openings (listed in reverse chronological order)**

### **The Times Square EDITION—452 rooms\***

701 7<sup>th</sup> Avenue at 47<sup>th</sup> Street

Opened: February 2019

A newly built Marriott Edition boutique hotel, housed in a 42-story building, is situated on Seventh Avenue in the heart of Times Square. It is the second member of this growing brand in NYC.

### **Moxy Chelsea—348 rooms\***

105 W. 28<sup>th</sup> Street

Opened: February 2019

The Moxy brand continues to expand in NYC with this 34-story property which will feature a lobby lounge, fitness center, meeting rooms and rooftop dining

### **Staypineapple, an Artful Hotel Midtown New York —88 rooms\***

337 W.36<sup>th</sup> Street

Opened: January 2019

A StayPineapple hotel, this is a new concept for the city.

## **2018 Openings (listed in reverse chronological order)**

### **TownePlace Suites by Marriott—113 rooms\***

326 W. 44<sup>th</sup> Street

Opened: November 2018

This seven-story hotel project was developed by Sam Chang in the Times Square area. M&R Hotel Management owns the management contract.

### **Park Terrace Hotel—226 rooms\***

18 W. 40<sup>th</sup> Street

Opened: November 2018

This 226-room boutique hotel is directly across from Bryant Park and steps away from Broadway to the west and Fifth Avenue to the east. The location adds to the revitalized midtown corridor.

### **Moxy NYC Downtown—228 rooms\***

26 Ann Street

Opened: October 2018

This 24-story building was developed by Tribeca Associates and houses a 228-room hotel, retail space and a bar lounge area. Within steps of the Fulton Transit Hub, One World Observatory and the new arts and commercial developments in Lower Manhattan, this property is ideally located for business and leisure travelers.

### **Aliz Hotel Times Square—287 rooms\***

310 West 40<sup>th</sup> Street

Opened: October 2018

This 42-story hotel, designed by Andres Escobar and developed by 310 Group LLC, is one of the tallest hotels in the city with a restaurant and lounge on the top floor.

### **AC Hotel Downtown—274 rooms\***

151 Maiden Lane

Opened: October 2018

Marriott Corporation's partnership with Spanish AC Hotels has expanded the brand's presence in New York City with this second property. Located in Lower Manhattan's Financial District, the hotel, which has a restaurant and retail space, is along the East River and joins the developing South Street Seaport area.

**CitizenM Hotel**—315 rooms\*

189 Bowery

Opened: September 2018

A second CitizenM Hotel opened in the newest arts district in Lower Manhattan

**The Hoxton Brooklyn**—175 rooms\*

93 Wythe Avenue, Williamsburg, Brooklyn

Opened: September 2018

Hosting new restaurants and bars, this nine-story hotel is designed to honor the neighborhood experience. The building will include manufacturing space on the ground floor, together with two restaurants and a roof terrace projected to come in as Klein's, Summerly and Backyard.

**Insignia Hotel, an Ascend Hotel Collection Member**—87 rooms\*

737 61<sup>st</sup> Street, Sunset Park, Brooklyn

Opened: August 2018

This is a newly constructed six-story mixed use building in an emerging arts and food district in Brooklyn. It houses 87 hotel rooms alongside 30,000+ square feet of community facility space. The hotel is part of the Ascend Collection.

**Mr. C Seaport Hotel**—66 rooms

33 Peck Slip

Opened: July 2018

The Cipriani family has opened its first New York City hotel, a Leading Hotel of the World, in the Seaport District at the East River in Lower Manhattan. Focused on modern luxury there is a bar and restaurant that will quickly become part of this dynamic area.

**Courtyard by Marriott // Fairfield Inn & Suites**—218 rooms\*

183-17/185-17 Horace Harding Expressway, Fresh Meadows, Queens

Opened: June 2018

This dual-branded Marriott project offers a 123-room Courtyard Hotel and a 95-room Fairfield Inn & Suites both with underground parking.

**The Assemblage John Street Hotel**—79 suites

17 John Street

Opened: April 2018

This property was a conversion and expansion of a downtown building to an 18-story extended-stay hotel with office and retail space below. Developed by Shorewood Realty and Prodigy Network it is the second development in the area (AKA Wall Street).

**AC Hotel New York Times Square**—290 rooms\*

260 W. 40<sup>th</sup> Street

Opened: April 2018

This 20-story hotel in the heart of Times Square houses 290 rooms, a year-round rooftop lounge and flexible meeting space.

**Pod Times Square Hotel Project**—665 rooms\*

400 W. 42<sup>nd</sup> Street / 577 9<sup>th</sup> Avenue

Opened: January 2018

This newly built mixed-use property opened to house 35 condominium apartments above the 14-story, 527 room pod hotel. The building is located along Theater Row and provides easy access to transportation, the Hudson River and multiple attractions.

**Red Lion Inn & Suites Long Island City**—83 rooms\*

42-49 Crescent Street, Long Island City

Opened: January 2018

This newly built hotel offers complimentary Wi-Fi throughout the property, deluxe continental breakfast daily and a fitness center.

**Embassy Suites by Hilton**—310 rooms\*

60 W. 37<sup>th</sup> Street

Opened: January 2018

This 39-story hotel was developed in midtown by Hidrock Realty and is operated by PM Hotel Group.

**Freehand New York**—396 rooms

23 Lexington Avenue

Opened: January 2018

The Sydel Group (also behind the NoMad Hotel) opened the Freehand at the former George Washington Hotel in the city's Flatiron District. The brand also has outposts in Miami, Chicago and Los Angeles.

## 2017 Openings (listed in reverse chronological order)

### **Wingate by Wyndham Jamaica JFK Airport**—85 rooms\*

139-01 Archer Avenue Jamaica, Queens  
: December 2017

### **Giorgio Hotel**—72 rooms\*

38-60 13th St, Long Island City Queens, NY 11101

This new ten-story hotel offers affordable rates just minutes from several subway lines and mid-town Manhattan.

### **Gowanus Inn & Yard**—76 rooms\*

645 Union Street at 3<sup>rd</sup> Avenue, Brooklyn

This new boutique hotel was developed by the same group behind the nearby Union Hotel. The surrounding neighborhood boasts signature restaurants, boutique shopping and a distinctive Brooklyn vibe.

### **Fairfield Inn & Suites by Marriott**—192 rooms\*

100 Greenwich Street (Lower Manhattan)

This new 26-story Fairfield Inn opened in Lower Manhattan between Rector and Carlisle Streets near the ever-changing World Trade Center.

### **Quality Inn Sunset Park** – 44 rooms\*

4410 Third Avenue, Brooklyn

### **Cachet Boutique NYC**—105 rooms

508 W. 42<sup>nd</sup> Street

Cachet Hospitality Group, the Asia-Pacific based hotel management company, has opened its inaugural US hotel, Cachet Boutique NYC, converting the former Out Hotel. The Cachet brand combines its design-centric aesthetic and East meets West hospitality.

### **The Pod Hotel Brooklyn**—254 rooms\*

626 Driggs Avenue/North 4<sup>th</sup> Street, Williamsburg, Brooklyn

### **Hilton Garden Inn**—252 rooms\*

326 W. 37<sup>th</sup> Street

The project is a 22-story property designed by Gene Kaufman and located in the middle of the city's Fashion District. The neighborhood now hosts dining, entertainment and easy transportation access.

### **Hyatt Place**—108 rooms

27-07 43<sup>rd</sup> Avenue, Long Island City, Queens

### **Mondrian Park Avenue**—190 rooms

444 Park Avenue South

### **Hilton Garden Inn Financial Center**—249 rooms\*

6 Water Street (Lower Manhattan)

This 29-story building is ideally located in Lower Manhattan near Battery Park, the Maritime Terminal and the Staten Island Ferry as well as the developing arts and cultural scene.

### **The Allen Hotel**—45 rooms\*

88 Allen Street

Sun Sun Property Investment developed this new boutique hotel on the Lower Eastside of Manhattan.

### **Moxy Hotel Times Square South**—612 rooms

485 7<sup>th</sup> Avenue at W. 36<sup>th</sup> Street

The Lightstone Group partnered with Marriott International to open the first Moxy Hotel in New York City. The hotel is operated by Magna Hospitality Group.

### **Crowne Plaza New York Hudson Yards**—251 rooms\*

320 W. 36<sup>th</sup> Street

### **Made**—108 rooms\*

44 W. 29<sup>th</sup> Street

This is an upscale boutique hotel in the Flatiron/Chelsea neighborhood managed by Real Hospitality Group.

### **La Quinta Inn**—110 rooms\*

1229 Atlantic Avenue near Nostrand Avenue, Brooklyn

A new hotel built in the one of the ever-changing neighborhoods of Brooklyn.

**Holiday Inn Express Bronx NYC Stadium Area**—85 rooms\*

500 Exterior Street, Mott Haven, Bronx

**aloft New York LaGuardia Airport**—148 rooms\*

100-15 Ditmars Boulevard, Elmhurst, Queens

**Estate at Ravel**—54 rooms\*

8-08 Queens Plaza South, Long Island City, Queens

The new tower features a garden, swimming pool and ballroom.

**ibis Styles LaGuardia Airport**—93 rooms\*

100-33 Ditmars Boulevard, East Elmhurst, Queens

**James Hotel New York NoMad**—344 rooms

88 Madison Avenue at East 29<sup>th</sup> Street

An exciting addition, this conversion of the Beaux Arts Carlton Hotel in NoMad to the city's second James Hotel brings new retail space, all new food and beverage outlets and a redone lobby. This 12-story building joins the excitement of the area around Madison Square Park.

**Public, an Ian Schrager Hotel**—370 rooms\*

215 Chrystie Street at Houston

Ian Schrager launched his latest hotel brand in New York City in the exciting arts, entertainment and dining center of the Lower East Side. The multi-use tower designed by Herzog & de Meuron rises 28 stories above the street and includes condominiums in the glass walled upper floors, along with gardens, inviting public spaces and dining options.

**The Vue, an Ascend Hotel Collection Member**—80 rooms\*

40-47 22<sup>nd</sup> Street, Long Island City, Queens

10-story hotel in Northern LIC with easy access to Manhattan on the F train. South facing rooms view the dynamic arts and dining happening in this neighborhood.

**The Metropolitan**—52 rooms\*

437 Union Avenue, Williamsburg, Brooklyn

**Hillside Hotel** —49 rooms\*

140-17 Queens Blvd., Queens

**Hotel 50 Bowery, a Joie de Vivre Hotel**—229 rooms\*

50 Bowery

Two Roads Hospitality developed this upscale, lifestyle property celebrating local culture and its neighborhood.

**Comfort Inn & Suites Near Stadium**—84 rooms\*

2477 Third Avenue at 135th Street, Mott Haven, Bronx

**Life Hotel**—98 rooms

19 W. 31<sup>st</sup> Street

Originally built to house Life Magazine, the hotel opens in the NoMad neighborhood with 98 newly renovated guest rooms and private wings. There is a chef's rooftop restaurant and a basement speakeasy and cocktail bar that can hold up to 60 people for meetings/events.

**Hyatt House Manhattan Chelsea**—150 rooms\*

815 6<sup>th</sup> Avenue/101 W. 28<sup>th</sup> Street

New upscale extended-stay brand for Hyatt is a welcome addition in the Chelsea area. Designed by Nobutaka Ashihara and developed by Real Hospitality Group, it hosts apartment-style suites on 30 floors.

**LUMA Hotel Times Square**—130 rooms\*

120 W. 41<sup>st</sup> Street

This is a 26-story newly built property developed by Stanford Hotels.

**Wyndham Garden Hotel Fresh Meadows**—150 rooms\*

6127 186<sup>th</sup> Street, Fresh Meadows, Queens

Located just off the LIE, this new hotel brings needed space to the dynamic borough.

**Comfort Inn & Suites**—84 rooms\*

124-18 Queens Blvd., Kew Gardens, Queens

A newly built property with minimalist new rooms, wi-fi and breakfast.

**The Whitby Hotel**—86 rooms\*

18 W. 56<sup>th</sup> Street

London-based Firmdale Hotels, the team behind the Crosby Street Hotel in SoHo, has opened their second New York City property in the heart of midtown shopping and entertainment districts.

**1 Hotel Brooklyn Bridge Park**—192 rooms\* + 100 residences

Pier 1 at Brooklyn Bridge Park, DUMBO, Brooklyn

This eco-luxury brand sits along the East River inside Brooklyn Bridge Park with stunning East River views and access. Joint venture with Starwood Capital and Toll Brothers City Living. There are bars, meeting rooms and restaurants as well as a roof top pool.

**Four Points by Sheraton Midtown West**—148 rooms\*

444 10<sup>th</sup> Avenue (Hudson Yards)

Located in the midtown west development, near the Javits Center, the hotel offers bar and restaurant options.

**Doubletree by Hilton Times Square West**—612 rooms\*

346 W. 40<sup>th</sup> Street

**Hotel RL Brooklyn**—70 rooms

1080 Broadway, Bedford-Stuyvesant, Brooklyn

This eight-story project is operated by the Red Lion Hotel Corporation. There will be space for retail as well as cultural events and presentations

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