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Hotel Development Update: Q1 2024

Hotel Development Update -- New York City: Q1 2024

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. Looking back at 2023, the City continued to unveil exciting and diverse offerings. Leading the way, the hotel community responded to the return of leisure and business travelers with new openings, expanded properties and redesigned amenities that reflect traveler preferences and purposes. The City's arts and cultural community presented new works and well-loved favorites, while the restaurant community continued to innovate and diversify menus and neighborhood offerings. Local shops and flagship establishments opened in expected and unexpected locations bringing a revived dynamism to the visitor experience. In this new year, the hospitality landscape promises new openings and exciting opportunities for every taste. Business events are scheduled for ballrooms, conference centers, and the expanded and LEED Gold Javits Convention Center. Almost ten thousand new and reactivated hotel rooms were added to citywide inventory in 2022 and 2023. Last year, saw the addition of 17 properties bringing online 4,526 additional rooms. This brings the year-end active inventory count to 121,500 rooms.

This report tracks over thirty projects in the active pipeline that will add more than 6,400 to inventory over the next two years. The City's hotel pipeline remains one of the most active in the country. It includes a diversity of property locations, types, sizes, and investment. Last year we welcomed new brands such as Tempo by Hilton, Delta Hotels by Marriott and Avid from IHG. In 2024 new brands will include Tru by Hilton and voco from IHG, as well as luxury properties from Faena and Corinthia and future plans include a Little Nell at Rockefeller Center. These join global favorites including AKA, AC by Marriott, aloft, the Ascend Collection, Hampton Inns, Holiday Inns, Springhill Suites, and more.

Active Room Inventory NYC Hotels	2015	2016	2017	2018	2019	2020	2021	2022	YE 2023	Forecast To 2025
Average Rooms (000s)	106.5	112.5	116.5	118.9	122.9	88	118	127	121.5	128

HOTEL DEVELOPMENT -- NYC	Total	Manhattan	Brooklyn	Bronx	Queens	Staten Island
Hotels opened 2019	24	16	2	--	5	1
Hotels opened 2020-2021	34	24	4	--	6	--
Hotels opened 2022	24	17	3	--	4	--
Rooms opened in 2022	4,635	3,448	266	--	497	--
Hotels opened 2023	17	11	2	--	4	--
Rooms opened in 2023	4,526	3,353	294	--	879	--
Hotels in Active Pipeline (excluding proposals only):	31	15	3	n/a-	10	3
Rooms in the Pipeline (excluding proposals only)	6,432	4,080	268	n/a	1,784	300

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. 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 -- 2024 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 Warren Street Hotel — 70 rooms*

86 Warren Street (bet. Greenwich & W. Broadway)

Projected opening: February 2024

Firmdale Hotels is expanding their NYC portfolio with this Tribeca project. The building is a modern steel and glass structure and will house a restaurant, drawing room, orangery, bar, and private event space.

SpringHill Suites — 184 rooms*

223 W. 46th Street

Projected opening: early 2024

Construction continues at 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.

The Surrey, a Corinthia Hotel — 104 rooms + 14 residences

20 E. 76th Street

Projected opening: early 2024

The luxury hotel brand Corinthia will make its debut in New York City following a complete reimagining of the iconic and original Surrey on Manhattan's Upper East Side.

NEW Tru by Hilton Brooklyn — 101 rooms*

529 President Street, Gowanus, Brooklyn

Projected Opening: March 2024

This five-story hotel, developed by RJ Hospitality LLC, will include a 24-hour market, fitness center and game room.

Hampton Inn & Suites Jamaica AirTrain JFK — 213 rooms*

90-75 Sutphin Blvd, Jamaica, Queens

Projected opening: April 2024

DoubleTree by Hilton LIC — 255 rooms*

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

Projected opening: July 2024

Faena Hotel New York — 137 rooms*

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

Projected opening: late 2024

Accor Hotels and Faena have teamed up for this luxury hotel in Chelsea, part of a mixed-use residential and commercial development called One High Line. Bjarke Ingels Group is the architectural and design firm behind this project comprised of two soaring towers.

AC Hotel NoMad — 168 rooms*

842 Sixth Avenue

Projected opening: TBD 2024

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

aloft Jamaica Queens — 191 rooms

149-03 Archer Avenue, Jamaica, Queens

Projected opening: TBD 2024

Autograph Hotel Hudson Yards — 222 rooms*

432 W. 31st Street

Projected opening: TBD 2024

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

148-18 Archer Avenue, Jamaica, Queens

Projected Opening: TBD 2024

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

Even Hotel—65 rooms*

42-59 Crescent Street, Long Island City, Queens

Projected opening: TBD 2024

Element Jamaica Queens—92 rooms*

149-11 Archer Avenue, Jamaica, Queens

Projected opening: TBD 2024

Hilton Garden Inn Flushing—208 rooms*

Flushing, Queens

Projected opening: TBD 2024

Unnamed—166 rooms*319 W. 35th Street

Projected opening: TBD 2024

Construction has topped out on this 25-story hotel in the Garment District which is designed by Peter Poon Architects and to be managed by H Hotel LLC.

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.

Hotel Indigo—323 rooms*255 W. 34th Street

Projected opening: TBD 2024

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.

H Hotel—65 rooms

58 W. 39 Street

Projected opening: July 2024.

Westin Hotel—244 rooms*

137-61 Northern Blvd., Flushing, Queens

Projected opening: TBD 2024

This hotel will be managed by Real Hospitality Group.

NEW Shore Hotel Coney Island — 50 rooms

1301 Surf Avenue, Coney Island, Brooklyn

Projected Opening: TBD 2024/2025

Work is underway for the renovation and hotel conversion of the Coney Island Shore Theatre. This seven-story historic building will be transformed to a hotel with amenities to include retail frontage, swimming pool, spa, and banquet facilities.

Waldorf Astoria New York—350 rooms

301 Park Avenue

Projected opening: TBD 2025

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.

Tribute by Marriott—378 rooms*450 11th Avenue at W. 37th Street

Projected opening: mid 2025

Located across from the Javits Convention Center, linking Hudson Yards to Chelsea and midtown, this property has a glass-wall cantilevered design and will rise 642 feet. Amenities will include 8,000 square feet of meeting space and a 4th floor restaurant.**Motto by Hilton Brooklyn**—117 rooms*

88 Schermerhorn Street, Brooklyn

Projected opening: TBD 2025

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

NEW voco by IHG Times Square—400 rooms

711 Seventh Avenue

Projected Opening: late 2025

This Gene Kaufman designed property will house a 32-story hotel.

Westin Hotel New York Staten Island—175 rooms*

Bay Street, Staten Island

Projected opening: TBD 2025

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.**NEW Unnamed**—534 rooms32 W. 48th Street

Projected Opening: TBD 2025

Foundation work has begun on this Extell project designed to bring new accommodations to the City's Diamond District, Broadway corridor and Rock Center.

Unnamed Midtown West Hotel—825 rooms*

740 Eighth Avenue

Projected opening: TBD 2027

Excavation is underway for this 1,067-foot-tall hotel and observation tower in Midtown. Extell is developing this 52-story supertall skyscraper to include retail and the hotel on the tower base plus two upper restaurant floors and the observatory.

Unnamed West 57th Street—158 rooms*41-47 W. 57th Street

Projected opening: TBD 2027

Designed by OMA and developed by Sedesco, this proposed 63-story skyscraper will include residential units and dining options.

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:**Unnamed Hotel**, a new hotel is proposed at 1710 Broadway at W 54th to be developed by Extell.**BRONX:****Unnamed Hotel Project**, 125 rooms*, Webster Avenue at Bedford Park Blvd.**2023 Openings (listed in reverse chronological order)****Marriott JFK**—360 rooms*135-25 142nd Avenue Jamaica, Queens

Opened: November 2023

aloft Chelsea Hotel—203 rooms*132 W. 28th Street

Opened: November 2023

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

The Fifth Avenue Hotel—153 rooms

250 Fifth Avenue

Opened: October 2023

Developer Flaneur Hospitality has completed the conversion and restoration of a 115-year-old former bank designed by McKim Mead & White and has debuted this luxury lifestyle hotel in the city's NoMad district.

Hampton Inn // Home2 Suites Times Square—646 rooms*152-154 W. 48th Street

Opened: October 2023

Hampton Inn and Home2 Suites, managed by Stonebridge, are two of the hotels included in a triple-brand Hilton development, designed by Gene Kaufman Architects. The other property is Motto by Hilton, managed by Bridge Hotel Group.

Motto by Hilton Times Square—400 rooms*152-154 W. 48th Street

Opened: September 2023

Motto by Hilton is part of a triple-brand Hilton development designed by Gene Kaufman Architects. The property is managed by Bridge Hotel Group while the other two properties, a Hampton Inn and a Home2 Suites, are managed by Stonebridge.

Avid Hotels Brooklyn Dyker Heights, an IHG Hotel—76 rooms*

636 86th Street, Dyker Heights, Brooklyn

Opened: September 2023

Renaissance New York Harlem Hotel—211 rooms233 W. 125th Street (Harlem)

Opened: August 2023

Situated above the historic 1917 Victoria Theater, the hotel is part of a mixed-use development which includes a cultural arts center, retail, and residential units.

Delta Hotels Times Square—310 rooms340 W. 40th Street

Opened: August 2023

The former Staybridge Hotel has undergone a complete redesign and has been unveiled as Delta Hotels under Marriott, which is the brand's first location in New York City.

voco Fiorello LaGuardia East, an IHG Hotel—114 rooms

20-07 127th Street, Flushing, Queens

Opened: August 2023

InterContinental Hotel Group has expanded the voco brand in New York City with this location in the evolving Flushing neighborhood.

Tempo by Hilton Times Square—661 rooms*

1568 Broadway

Opened: August 2023

Hilton's newest lifestyle brand has made its global debut with this opening in Times Square. The hotel is part of a multi-purpose entertainment development called TSX Broadway which includes the renovation of the historic Palace Theater plus retail and dining.

Residence Inn // SpringHill Suites LIC—405 rooms*38-39 9th Street, Long Island City, Queens

Opened: August 2023

This new Marriott dual brand property is operated by M&R Hotel Management.

Hotel AKA NoMad—178 rooms

131 Madison Avenue

Opened: May 2023

Formerly The Roger New York, this boutique hotel has been re-imagined and elevated to luxury accommodations by architect and designer Piero Lissoni.

Moxy Williamsburg—216 rooms*

353 Bedford Avenue, Brooklyn

Opened: March 2023

The Lightstone Group has expanded 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.

The FIDI—131 rooms*

11 Stone Street

Opened: March 2023

This 27-story boutique hotel in Lower Manhattan was developed by Premier Emerald LLC and designed by Shiming Tam.

Virgin Hotels New York City—460 rooms*1225-27 Broadway between W. 29th and W. 30th Streets

Opened: February 2023

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, pool club and event space.

Recent Openings (listed in reverse chronological order)**Best Western Plus SoHo**—58 rooms*

88 Walker Street

Opened: December 2022

Le Meridien New York Fifth Avenue—182 guest rooms and 16 residences*

292 Fifth Avenue

Opened: December 2022

Hotel Indigo NYC Financial District—180 rooms*

50 Trinity Place

Opened: December 2022

The Grayson Hotel—296 rooms*30 W. 39th Street

Opened: November 2022

Holiday Inn Long Island City LGA West—381 rooms*37-10 10th Street, Long Island City, Queens

Opened: November 2022

Residence Inn by Marriott JFK Airport—182 rooms*142-30 135th Avenue Jamaica, Queens

Opened: November 2022

Moxy Lower East Side—298 rooms*

145 Bowery at Broome Street

Opened: November 2022

Hotel Barrière Le Fouquet's New York—96 rooms

456 Greenwich Street

Opened: October 2022

RH Guesthouse—10 rooms

55 Gansevoort Street

Opened: September 2022

The Penny—118 rooms*252 North 8th Street, Williamsburg, Brooklyn

Opened: August 2022

Aman Hotel—83 rooms

730 Fifth Avenue

Opened: August 2022

Renaissance Hotel Flushing—208 rooms*133-36 37th Avenue, Flushing, Queens

Opened: August 2022

42 Hotel—60 rooms426 South 5th Street, Brooklyn

Opened: August 2022

Radio Hotel—221 rooms*

2420 Amsterdam Avenue

Opened: July 2022

The Ritz-Carlton Hotel NoMad—250 rooms, 19 suites25 W. 28th Street

Opened: June 2022

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

Nine Orchard Hotel—116 rooms

9 Orchard Street

Opened: June 2022

Hard Rock Hotel New York—446 rooms*159 W. 48th Street

Opened: April 2022

SpringHill Suites Park Avenue—130 rooms*111 E. 24th Street

Opened: April 2022

Hotel Chelsea—125 rooms222 W. 23rd Street

Opened: April 2022

Riu Plaza—630 rooms*145 W. 47th Street

Opened: February 2022

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

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/TownePlace Suites Chelsea—531 rooms*140 W. 28th Street

Opened: December 2021

voco by IHG—224 rooms341 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 rooms242 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 rooms235 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 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

The Rockaway Hotel— 61 rooms
 108-10 Rockaway Beach Dr., Rockaway, Queens
 Opened September 2020

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