

Hotel Development Fall Update

New York City Briefing Sheet

Hotel Development in NYC¹

Hotel development in New York City is fueled by demand for accommodations in all five boroughs and across the spectrum of scale and amenities. Over the past two years, hotel occupancies have reached virtual capacity, averaging 86.5% in 2007 and 85.6% in 2006. Effective demand, as measured by room nights, has risen each year since 2001. Expected to reach almost 24 million room nights sold in 2008, a nearly 3% increase over the 2007 achievement (22.9 million), the environment has generated interest and investment in developing new hotel properties, renovating existing hotels, and repurposing existing buildings into boutique or mid-scale hotels.

This update of the NYC & Company Hotel Development brief details 105 hotels, 83 of them in ground-up new buildings and 22 in renovated or repurposed buildings. The report covers more than 18,500 additional rooms between 2007 and 2011. When all the developments are completed, NYC hotel inventory will exceed 90,000 rooms.

Nearly one-quarter of the developments are located outside Manhattan, with 12 in Queens, nine in Brooklyn and one each in Staten Island and the Bronx. The developments planned for Manhattan start in Harlem and run all the way down to Lower Manhattan.

Thirty of the properties have opened recently, between 2007 and September 2008, and account for 3,651 additional rooms. Another 1,968 rooms are slated to open by the end of 2008 in ten new or renovated properties. The outlook for 2009 includes 39 new hotels, which represent more than 7,700 rooms. The majority of these will be in newly built properties including 12 sites located in Brooklyn, Queens and the Bronx. The longer term picture reaching out to 2011 includes 22 hotels and the proposed 1,000-room convention center hotel across from the Jacob K. Javits Center. Excluding the convention hotel, these developments could add another 4,300 rooms citywide.

Editor's Note: many of the City's new and proposed hotel projects are listed below. Since plans change frequently, please contact hotels directly for additional information. Phone numbers have been provided wherever possible.

Unless otherwise noted, properties are in Manhattan. Properties marked with an asterisk () are newly built, dedicated hotel properties.*

This report is for reference only.

¹ General Sources: NYC & Company, member hotels; PKF Consulting; PWC Lodging Research Network; Ernst & Young, Lodging Investment Advisors; Manhattan Report; VMS International; HVS International; The RealDeal.com; *The New York Times*; *Travel Weekly*; *Condé Nast Traveler*; *Business Travel News*.

Hotel Development Update

Under Development (listed in chronological order of scheduled opening)

At the time of publication, the list of hotel properties currently in construction were expected to open on or near their completion dates. The vagaries of construction in NYC may have an affect on the actual dates; however, the properties listed here were already permitted, and in most cases demolition and/or excavation had already begun.

Unless otherwise noted, developments are located in Manhattan. Hotels marked with an asterisk (*) are newly built sites.
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2008 Openings

The GEM Hotel Chelsea—81 rooms

300 W. 22nd St.

Projected Opening: November 2008

212-675-1911

Formerly the Allerton Hotel, this property in Chelsea will be the third GEM-branded hotel in Manhattan. The hotel is being completely renovated and redesigned by Gemini Real Estate Advisors LLC.

The Holiday Inn Manhattan View/Long Island City—136 rooms

39-05 29th St.

Long Island City, Queens

Projected opening: November 2008

718-707-3700

Comfort Inn—60 rooms*

61 Chrystie St.

Scheduled opening: late 2008

301-592-5032

A new hotel with 11 residential condominiums and on-site parking will be located at the crossroads of the Lower East Side, the East Village and Chinatown.

Wyndham Garden Hotel Financial District—113 rooms*

51 Nassau St.

Scheduled opening: November 2008

212-227-3007

McSam Hotel Group LLC is developing this newly built property, near South Street Seaport, which will be owned and operated by Gemini Real Estate Advisors LLC.

Wyndham Garden Hotel Chelsea—124 rooms*

37 W. 24th St.

Scheduled opening: November 2008

212 243-0800

McSam Hotel Group LLC is developing this newly built property, which will be owned and operated by Gemini Real Estate Advisors LLC.

Hilton Garden Inn Tribeca—150 rooms*

6 York St. (at Canal Street)

Scheduled opening: late 2008

This is a newly built property on the edge of TriBeCa and Hudson Square.

Hotel Development Update

Holiday Inn Express Times Square—204 rooms*

343 W. 39th St.

Scheduled opening: November 2008

212 239-1222

McSam Hotel Group LLC is developing this newly built property in close proximity to Bryant Park, the Javits Center, the Garment Center and Times Square; the property will be owned and operated by Gemini Real Estate Advisors LLC.

Candlewood Suites—169 rooms*

339 W. 39th St. (at Eighth Ave.)

Scheduled opening: November 2008

212-967-2254

McSam Hotel Group LLC is developing this newly built property, which will be owned and operated by Gemini Real Estate Advisors LLC.

Hampton Inn Times Square South—186 rooms*

337 W. 39th St.

Scheduled opening: November 2008

212-967-2344

McSam Hotel Group LLC is developing this newly built property, which will be owned and operated by Gemini Real Estate Advisors LLC.

Wyndham Garden Hotel Midtown/Convention Center—228 rooms*

341 W. 36th St. (between Eighth and Ninth Aves.)

Scheduled opening: December 2008

212-542-8990

This is a new build and one of five proposed Wyndham developments in New York City.

VU Hotel—222 rooms

653 Eleventh Ave. (between 47th and 48th Sts.)

Scheduled opening: December 2008

212-757-0088

San Francisco-based Kimpton Hotel and Restaurant Group LLC are developing this boutique hotel on the far West Side—their third property in New York City. The hotel will have 5,500 sq. ft of meeting space.

The Strand—177 rooms*

33 W. 37th Street

Scheduled opening: December 2008

212-448-1024

Atlantic Stars Hotels & Cruises is developing this hotel, which will feature an all-season rooftop bar and garden, a fully equipped fitness center and meeting facilities.

Hotel Development Update

2009 Openings

Ace Hotel New York—247 rooms
1186 Broadway at 29th St.
Projected opening: January 2009

A new lodging experience in a converted building, this Midtown property will feature a restaurant, room service, in-room refrigerators and other amenities.

Comfort Inn—70 rooms*
153-75 Rockaway Blvd.
Jamaica, Queens
Scheduled opening: early 2009

McSam Hotel Group LLC is developing this newly built property.

Comfort Inn—60 rooms*
23-51 83rd St. (Astoria Boulevard/LaGuardia Airport)
Queens
Scheduled opening: early 2009

McSam Hotel Group LLC is developing this newly built property near LaGuardia Airport.

Hyatt Andaz—250 suites (plus 350 residential units)
75 Wall St.
Scheduled opening: early 2009

The Hakimian Organization is transforming the former headquarters of JPMorgan in Lower Manhattan into a 42-story luxury hotel and residential condominium designed by the Rockwell Group. Global Hyatt will manage the 250 all-suite hotel under its newly launched luxury lifestyle brand, Andaz. Construction began in February 2007.

The Mark—118 rooms
25 East 77th St. at Madison Ave.
Reopening: early 2009

Following a two-year restoration and redesign, this classic Upper East Side luxury property will reopen—combining 32 condominiums with the hotel accommodations.

The Hotel Ludlow—170 rooms*
180-184 Ludlow Street
Scheduled opening: early 2009

A new, 19-story independently operated boutique hotel, this property will feature 167 rooms, three suites, a fitness center and spa, a sun deck and an exclusive rooftop lounge. The contemporary glass building will be an addition to the New York City portfolio of the Desires Hotels group.

The Chatwal—88 rooms
130 W. 44th St.
Scheduled opening: spring 2009

Next on the agenda for Vikram Chatwal, owner of Time, Dream and Night hotels, is the conversion of the landmark 1904 Stanford White—designed Lamb's Club into a luxury hotel. Architect Thierry Despont has signed on to design.

Dream Downtown—316 rooms
346 W. 17th Street
Projected opening: late summer 2009

Hotel Development Update

Vikram Chatwal Hotels Group, a division of Hampshire Hotels & Resorts, is set to open its second Dream hotel in Manhattan, which will be located in the former Covenant House building.

Cooper Square Hotel—148 rooms*
27 Cooper Square at the Bowery
Scheduled opening: late 2008/2009

LoungeSleep Hotels with PeckMoss Group is developing a towering 23-story glass structure to house their new 148-room luxury boutique property at Bowery and 5th Street. The site will host multiple entertainment venues, a bar, lounge and restaurant.

Hampton Inn—135 rooms*
57-61 West 35th St.
Scheduled opening: 2009
212 564-3688

McSam Hotel Group LLC is developing this newly built property on a site near the Empire State Building, Madison Square Garden and Herald Square.

Doubletree Hotel—241 rooms*
128 W. 29th St.
Scheduled opening: February 2009

McSam Hotel Group LLC is developing this newly built property.

Four Points by Sheraton—250 rooms*
340 W. 40th St. (at Eighth Ave.)
Scheduled opening: January 2009

Fairfield Inn—250 rooms*
330 W. 40th St. (at Eighth Ave.)
Scheduled opening: January 2009

The Lam's Group is building these two mid-priced properties, which will share a rooftop restaurant and lounge. Both properties will be managed by Marshall Management.

Fairfield Inn by Marriott Manhattan/Times Square—92 rooms*
21 W. 37th St. at Fifth Ave.
Scheduled opening: February 2009

The Lam Generation is developing this newly built hotel property in the Bryant Park area.

The Standard—330 rooms*
848 Washington Street/438 West 13th St.
Scheduled opening: early 2009

The new glass-walled building in the Meatpacking District joins the other Standard hotels and marks Andre Balazs' most recent foray into the New York City hospitality market. The property will feature food and beverage facilities, meeting space, a rooftop lounge and a pool area.

Gold Hotel Plaza—650 rooms*
Financial District
Scheduled opening: first quarter 2009

The Lam's Group is developing this newly built 650-room, full-service property, which will include meeting rooms and a rooftop bar.

Hotel Development Update

Unnamed Hotel—108 rooms*
59-40 55th Rd.
Queens
Scheduled opening: 2009

This new property is under construction.

Comfort Inn—48 rooms*
3070 Webster Ave.
The Bronx
Scheduled opening: 2009

This five-story, newly built property is under construction by McSam Hotel Group LLC.

Holiday Inn Express—112 rooms*
124 Water St.
Scheduled opening: spring 2009

McSam Hotel Group LLC is developing this newly built property close to Wall Street and South Street Seaport.

Sheraton Tribeca New York Hotel—360 rooms*
370 Canal St.
Scheduled opening: November 2009

Magna Hospitality is developing this newly built property near Chinatown, SoHo and TriBeCa.

Hilton Grand Vacations Club—161 rooms*
W. 57th St. (between Sixth and Seventh Aves.)
Scheduled opening: first half of 2009
407-521-3178

Hilton Hotels Corporation—through its timeshare division, Hilton Grand Vacations Company—is developing a new 28-story timeshare property.

Unnamed Hotel—80 rooms*
38th St. (between Third and Fourth Aves.)
Brooklyn
Scheduled opening: 2009

This is a new build developed by the McSam Hotel Group LLC.

Unnamed Hotel/McSam Hotel Group LLC—two hotels, 200 rooms each*
40-70 Delong St.
Queens
Scheduled opening: 2009

This is a new build.

Unnamed Hotel/McSam Hotel Group LLC—200 rooms*
Nevens and Schermerhorn Sts.
Brooklyn
Scheduled opening: 2009

This is a new build.

Hotel Development Update

Unnamed Hotel—150 rooms*

231 E. 43rd St. (between Second and Third Aves.)

Scheduled opening: mid-2009

This is a new build in the Grand Central Terminal area.

Trump SoHo Condotel—413 rooms*

246 Spring St. (between Varick St. and Sixth Ave.)

Scheduled opening: summer 2009

212-832-2000

Donald Trump, in partnership with Bayrock Group and Tamir Sapir, has nearly completed a new luxury hotel with ownership opportunities for each of the hotel rooms. The property will have an outdoor pool, a screening room, restaurant and cocktail lounge, library and event space.

W New York Downtown—217 rooms*

123 Washington St.

Scheduled opening: September 2009

The Moinian Group is developing this mixed-use property—which will include 222 residential units—near the World Trade Center site. This will be Starwood Hotels & Resorts' sixth W in New York City.

Hotel Indigo New York—122 rooms*

127 W. 28th St. (between Sixth and Seventh Aves.)

Scheduled opening: November 2009

770-604-5597; hotelindigo.com

This new 20-story boutique property will be owned by Fortuna Realty, LLC, under a license agreement with InterContinental Hotels Group PLC. The hotel will house 122 guest rooms and feature unique design elements, including a rooftop garden, guest lounge and a street-level, glass-canopied outdoor sitting area with a café. Other amenities will include a boardroom for small meetings and both wired and wireless high-speed Internet access in all guest rooms, as well as the lobby.

Hyatt Andaz

Fifth Ave. (at 41st St.)

Scheduled opening: 2009

Global Hyatt recently announced plans for their second Andaz property in New York City. This luxury hotel will be located in Midtown Manhattan across from the New York Public Library.

Ramada Hotel—80 rooms

416 Broadway

Scheduled opening: 2009

973-753-6590

In a landmarked building at the intersection of Canal Street and Broadway on the edge of Chinatown and TriBeCa, this renovated property is currently under construction.

Sheraton Hotel—300 rooms*

228 Duffield Street

Brooklyn

Scheduled opening: June 2009

The Lam's Group is developing two new full-service properties in downtown Brooklyn. The Sheraton is slated to open first, with meeting rooms, restaurants, a swimming pool and an open terrace. The 176-room aloft Hotel projected for the same property will open in March 2010. It will be joined by two other aloft properties in Long Island City (2010) and Harlem (2010).

Hotel Development Update

Greenhouse 26—27 rooms*

132 W. 26th St.
Scheduled opening: 2009
Flatiron Real Estate Advisors LLC
212-675-3699

This Chelsea location is being developed as the City's first LEED-certified hotel property by Jack Ancona and Flatiron Real Estate Advisors LLC. The building utilizes geothermal energy and non-toxic building materials.

Independent Hotel—162 rooms*

132 Fourth Ave. (at E. 13th St.)
Scheduled opening: late 2009

McSam Hotel Group LLC is developing this newly built property in the Union Square neighborhood.

Cambria Suites Brooklyn Bridge—300 rooms*

92 Livingston St.
Downtown Brooklyn
Scheduled opening: late 2009

Choice Hotels International began work on this new building in summer 2008. The all-suite property will mark the brand's first location in New York City.

Holiday Inn Express—198 rooms*

505 W. 43rd St.
Scheduled opening: late 2009

This is a new build.

Unnamed Hotel—144 rooms*

506 W. 44th St.
Scheduled opening: late 2009

This is a new build.

Hampton Inn LaGuardia Airport—220 rooms*

Scheduled opening: 2009
1-800-HAMPTON; hamptoninn.com

This is a newly built property.

Mondrian SoHo—270 rooms

150 Lafayette St. near Grand St.
Scheduled opening: late 2009

Morgans Hotel Group, along with New York-based developer Cape Advisors Inc., will convert an existing building into a boutique hotel in the popular SoHo neighborhood. The hotel will feature a bar and restaurant.

Smyth Tribeca—100 rooms and 15 condominiums*

86 West Broadway
Scheduled opening: winter 2009

Thompson Hotels is expanding its New York City portfolio. This contemporary-style hotel, designed by Yabu Pushelberg, will blend modern interiors with the rich history and artistic past of the vibrant TriBeCa neighborhood.

Hotel Development Update

2010 Openings

Hyatt Place—165 rooms*

52 W. 36th St. (between Fifth and Sixth Aves.)

Scheduled opening: early 2010

Holiday Inn—288 rooms*

585 Eighth Ave.

Scheduled opening: early 2010

McSam Hotel Group LLC is developing this property, which is a new build.

Sanctuary Hotel (Portland Square Hotel)—115 rooms

132 W. 47th St.

Scheduled opening/reflagging: first quarter of 2010

212-382-0600

A major \$7.5 million renovation will begin in January 2009, and when work is completed in the first quarter of 2010, the Times Square property will be a cutting-edge, deluxe hotel. Following renovations, Sanctuary will have 115 rooms versus the 147 now at Portland Square. (The property is open and currently operates as the newly refreshed Portland Square Hotel.)

The GEM Hotel Union Square—114 rooms

52-54 W. 13th Street (between Fifth and Sixth Aves.)

Scheduled opening: spring 2010

212-695-1055

This property will be owned and operated by Gemini Real Estate Advisors LLC.

Element New York Times Square West—410 rooms*

311 W. 39th St.

Scheduled opening: November 2010

McSam Hotel Group is building this new property.

Holiday Inn—420 rooms*

99 Washington St.

Scheduled opening: early 2010

McSam Hotel Group LLC is developing this newly built, full-service property in Lower Manhattan.

Unnamed Hotel/McSam Hotel Group LLC—245 rooms*

98 Greenwich St. at Rector St.

Scheduled opening: early 2010

This is a new build in Lower Manhattan.

Shangri-La, New York—206 rooms*

53rd St. (between Park and Lexington Aves.)

Scheduled opening: 2010

Shangri-La Hotels and Resorts, a leading hotel group in the Asia Pacific region, recently announced plans for this new, 64-story luxury hotel, scheduled for completion in 2010. Design elements include a ground-floor lobby with a soaring 100-foot atrium with skylight as well as guest rooms with floor-to-ceiling glass windows affording expansive views of Park Avenue, Central Park and Midtown. The hotel will feature Shangri-La's signature spa brand—CHI, the Spa at Shangri-La—and an 80-foot swimming pool and sundeck with a retractable roof.

Hotel Development Update

1Hotel—TBD rooms*

14 W. 40th St.

Scheduled opening: 2010

Starwood Capital Group has announced plans to build an environmentally friendly luxury hotel. The property is part of a 31-story, mixed-use green tower featuring approximately 100,000 sq. ft. of hotel and 86,000 sq. ft. of residential condominiums. Completion is scheduled for 2010.

Hotel Indigo—172 rooms*

237 Duffield St.

Brooklyn

Scheduled opening: early 2010

V3 Hotels is slated to open this new property in downtown Brooklyn. The hotel will be supplemented by more than 150,000 sq. ft. of retail space behind a glass facade designed by Canadian architect Karl Fischer. Groundbreaking took place in December 2007.

Unnamed Hotel/McSam Hotel Group LLC—186 rooms*

50 Trinity Pl.

Scheduled opening: mid-2010

This is a new build.

InterContinental Times Square—600 rooms

300 W. 44th St. (at Eighth Ave.)

Scheduled opening: mid-2010

Tishman Hotel & Realty is developing the second InterContinental Hotel for New York City. This upscale, full-service property will feature meeting facilities.

Viceroy New York—168 rooms

330 Hudson St. (between Charlton and Vandam Sts.)

Projected opening: 2010

Kor Hotel Group is developing this new hotel.

aloft NYC by the Bridge*

29-43 41st Ave.

Long Island City

Projected opening: December 2010

Following the opening of aloft in Brooklyn, Starwood Hotels & Resorts Worldwide, Inc. will open another property in the arts district of Long Island City.

aloft Harlem

2296 Frederick Douglass Boulevard

Projected opening: June 2010

The Lam Generation is developing this property.

Hotel Development Update

2011 Openings

Orient-Express—150 rooms*
24 W. 53rd St.
Scheduled opening: 2011

Orient-Express Hotels Ltd., owners or part-owners and managers of 50 luxury hotels, restaurants, tourist trains and river cruise businesses operating in 25 countries, recently announced plans for this new, luxury 150-room hotel, scheduled for completion in 2011. The hotel will house contemporary dining, spa and wellness facilities as well as expanded banqueting and dining space for the company's existing restaurant, '21' Club. The current site is the Donnell branch of the New York Public Library, which will retain 28,000 sq. ft. in the building for the new state-of-the-art Donnell Library.

Four Seasons Downtown—175 rooms*
99 Church St.
Scheduled opening: 2011

Four Seasons Hotels & Resorts recently announced plans for this new 175-room luxury hotel, which will feature a spa, an indoor pool and a restaurant. The hotel will occupy 22 stories of this 80-story tower, which will also include 143 residential condominiums. The property will be built on the site of the former headquarters of Moody's Corp. and is scheduled for completion in 2011.

The Javits Center Convention Hotel—1,000 rooms*
Eleventh Ave. (between 35th and 36th Sts.)
Scheduled opening: after 2011

The RFP for this new hotel development on the edge of the Hudson Yards specifies that it will have a substantial meeting, ballroom and pre-function space and can be connected directly to the Jacob K. Javits Convention Center via an underground tunnel.

Hotel Development Update

Recently Opened/Renamed 2007 and 2008 (listed in reverse chronological order by opening date)

Hampton Inn SoHo—160 rooms*
54 Watts St. (near Sixth Ave.)
Opened: September 2008
212-226-6288

This newly built Lam Generation property features a bar, garden atrium, fitness room and meeting space.

Four Points by Sheraton SoHo Village—150 rooms*
66 Charlton St. (between Varick and Hudson Sts.)
Opened: September 2008
212-229-9988

The Lam's Group developed Starwood Hotels' fourteenth New York City property, a moderately priced lodging alternative in one of the City's most vibrant neighborhoods. The hotel features 150 guest rooms and two luxury suites with hardwood floors, 20-foot-high, floor-to-ceiling windows and 42-inch plasma TV screens.

Stay Hotel New York—210 rooms
157 W. 47th St.
Opened/Reflagged: September 2008
212-768-3700

Vikram Chatwal Hotels, a division of Hampshire Hotels & Resorts, announced the opening of Stay, a destination-within-a-destination offering a blend of chic styling and accessibility. This property also features Aspen Social Club, a sister outpost of Greg Brier's mountain-chic Aspen Restaurant and Lounge.

Comfort Inn Central Park West—90 Rooms
31 W. 71st St.
Opened: fall 2008

A moderately priced Euro-style hotel in a converted property on a residential block adjacent to Central Park opening in late 2008. Property has an exercise room, free WiFi and other amenities.

Thompson Lower East Side—114 rooms*
190 Allen St. (between Houston and Stanton Sts.)
Opened: fall 2008
212 460-5300

The Thompson Hotel Group continues to expand its New York City portfolio with this modern, luxury hotel on the Lower East Side, which boasts top-level amenities and a private pool/outdoor lounge in addition to a new restaurant and bars. The hotel had a soft opening in July 2008, with full operation slated for fall 2008.

The Nu Hotel—93 rooms*
75 Smith St. (at Atlantic Ave.)
Brooklyn
Opened: July 2008
718-339-2500

This 13-floor new luxury property opened as a 93-room hotel with loft-inspired accommodations operated by Hersha Hospitality. The building (also with 50 condominiums) is within easy reach of restaurant-rich Smith Street, Atlantic Avenue and downtown Brooklyn.

Hotel Development Update

Fairfield Inn by Marriott—154 rooms*

52-34 Van Dam St.
Long Island City, Queens
Opened: July 2008
718 359-2200

The Lam's Group developed this new hotel on the Queens side of the Midtown Tunnel in Long Island City. The property is managed by Marshall Management.

Holiday Inn—226 rooms*

123-125 W. 26th St. (at Sixth Avenue)
Opened: June 2008
212 430-8500

McSam Hotel Group LLC developed this newly built property, which will be operated by Magna Hospitality.

Sheraton JFK—151 rooms*

132-26 S. Conduit Ave.
Jamaica, Queens
Opened: summer 2008
718 322-7190

McSam Hotel Group LLC developed this new full-service hotel located less than 10 minutes from Midtown and only a half mile from JFK Airport. Operated by Hersha Hospitality, the property features a swimming pool.

The Greenwich Hotel—88 rooms*

377 Greenwich St.
Opened: May 2008
212-941-8900

Actor Robert De Niro and partner Ira Drukier have opened this six-story boutique hotel in Manhattan's TriBeCa neighborhood. Features include an outpost of De Niro's LA restaurant, Ago, and the hotel's guests-only Shibui spa.

Best Western Bowery Hanbee—102 rooms*

231 Grand Street at the Bowery
Opened: spring 2008
212 925-1177

Located between Chinatown and NoLiTa, this newly built property houses 102 guest rooms. The hotel is managed by Interstate Hotels & Resorts.

Ravel Hotel—63 rooms*

8-08 Queens Plaza South
Long Island City, Queens
718-289-6101

Long Island City's first upscale, boutique hotel features 63 rooms with spa-like bathrooms and an extensive array of in-room amenities. Many rooms feature a private balcony.

Hotel Development Update

The Plaza Hotel—282 rooms
768 Fifth Ave. at 59th St.
Opened: March 2008
212-759-3000; fairmont.com/theplaza

Fairmont Hotels & Resorts reopened the Plaza after a delicate and thoughtfully curated \$400 million, two-year, lobby-to-roof renovation. The new Plaza features lavish hotel rooms, private residences, destination restaurants, an exclusive retail collection and state-of-the-art meeting and event spaces. The Palm Court and Oak Bar reopened in 2008.

Duane Street Hotel—45 rooms*
130 Duane St.
Opened: December 2007
212-964-4600

Hersha Hospitality owns and operates this new boutique property in the middle of TriBeCa. This is a new building, and the hotel is part of the Luxe Hotels group. The new restaurant at the property, named 'Beca, debuted in 2008.

6 Columbus Circle—90 rooms
6 Columbus Circle
Opened: December 2007

Jason Pomeranc, who opened 60 Thompson four years ago, continues to expand his hotel portfolio. In January 2008, the hotel opened another outpost of the Blue Ribbon Restaurant franchise.

Hotel Le Jolie—54 rooms*
Williamsburg, Brooklyn
Opened: November 2007
718-625-2100

This is a mid-scale hotel in Williamsburg, a sibling property to hotel le bleu, which recently opened near Park Slope, Brooklyn. The property is a new build.

Comfort Inn Times Square South—78 rooms*
305 W. 39th St.
Opened: November 2007
212-268-3040; comfortnyc.com

McSam Hotel Group LLC developed this newly built property, which has been purchased by Gemini Real Estate Advisors LLC.

Hampton Inn & Suites Staten Island—107 rooms
1120 South Ave. at Lois Lane
Staten Island
Opened: November 2007
718-477-2100

Hotel East Houston—40 rooms
151 East Houston
Opened: fall 2007

A quaint and modern boutique hotel, the hotel is located on the hip Lower East Side in a renovated building near movies, clubs, shops, art galleries and museums.

Hotel Development Update

Desmond Tutu Education Center—60 rooms
180 Tenth Ave. (between 20th and 21st Sts.)
Opened: October 2007
212-929-3888

Located in New York City's vibrant Chelsea neighborhood, this redesigned hospitality venue integrates historic 19th-century gothic architecture with advanced guest services. The property, featuring meeting/banquet facilities and restored historic guest rooms, is managed by Aramark Harrison Lodging.

Hilton Garden Inn New York Chelsea—169 rooms*
121 W. 28th St. (between Sixth and Seventh Aves.)
Opened: October 2007
212-564-2181

McSam Hotel Group LLC developed this newly built property.

hotel le bleu—48 rooms*
370 Fourth Ave.
Park Slope, Brooklyn
Opened: October 2007
718-625-1500

This newly built property is Brooklyn's first upscale boutique hotel. Future plans for the hotel include a rooftop restaurant and lounge.

Hotel Azure—28 rooms
120 Lafayette St. (at Canal St.)
Opened: September 2007
212-925-4378

A five-story renovation on the edge of SoHo and Chinatown has been developed into a new hotel.

The Empire Hotel—413 rooms
44 W. 63rd St.
Opened: August 2007
212-265-7400

This classic hotel is located between two NYC landmarks, Lincoln Center and Central Park. Closed for two years and once slated for residential conversion, the hotel has been completely renovated and redesigned. The rooftop bar opened in August 2008.

Comfort Inn—104 rooms*
279 Butler St.
Park Slope, Brooklyn
Opened: May 2007
718-855-9600

McSam Hotel Group LLC developed this newly built property, which is managed by Magna Hospitality.

Bowery Hotel—140 rooms*
335 Bowery at E. 3rd St.
Opened: March 2007
212-505-9100

This is a newly built property that also houses the hot-spot restaurant/lounge Gemma.

Hotel Development Update

Hotel 373 Fifth Avenue—70 rooms

373 Fifth Ave.

Opened: February 2007

212-213-3388

This new boutique property, owned and operated by Hersha Hospitality, is across the street from the Empire State Building and is located in a renovated and repurposed building.

Hotel Mela—235 guest rooms

120 W. 44th St.

Opened: January 2007

212-710-7000

Formerly an office building, this contemporary hotel in the heart of Times Square is included in the New York City portfolio of the Desires Hotels group.

The GEM Hotel Midtown—40 rooms*

449 W. 36th St.

Opened: January 2007

212-967-7206

This is a newly built hotel operated by Gemini Real Estate Advisors LLC.

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