

**TESTIMONY OF THE NEW YORK CITY DEPARTMENT OF
HOUSING PRESERVATION AND DEVELOPMENT
TO THE NEW YORK CITY COUNCIL
COMMITTEE ON HOUSING AND BUILDINGS
ON INTRODUCTION NO. 1369
TUESDAY, MAY 2, 2017- 10AM**

Good morning, Chair Williams and members of the Housing and Buildings Committee. My name is AnnMarie Santiago, and I am the Assistant Deputy Commissioner for the Office of Enforcement and Neighborhood Services for the New York City Department of Housing Preservation and Development (“HPD”).

Thank you for the opportunity to testify on Intro 1369 which requires HPD to submit a report to the Mayor and City Council on bedbug-related violations in multiple dwellings.

HPD takes the issue of bedbugs very seriously. In the past few fiscal years, HPD has received 9,100 to 9,800 bedbug complaints, and we issued approximately 2,700 to 3,000 violations per year. We understand that bedbugs are a nuisance and cause undue stress for many New Yorkers. At the same time, we do not want to inflate the stigma around bedbugs, which are not a dire health hazard. Bedbugs often appear in a building due to an unsuspecting tenant carrying the small bug into the residence. This is not due to the poor or unsanitary condition of the building. Bedbugs are extremely hard to detect and eradicate. The eradication process is expensive and time consuming. It often involves dog sniffing inspections and chemical sprays. To ensure bedbugs do not reappear, tenants and property owners must stay very vigilant.

At HPD, we are vigilant and proactive with regards to bedbugs. We have two beagles on the job – Mickey and Nemo - that may be deployed to inspect apartment units when we receive 311 bedbug complaints. When bedbug violations are issued, HPD includes with the Notice of Violation a one-page guide from the Department of Health & Mental Hygiene (DOHMH) which states how to identify and treat bedbugs. In addition, we collaborate with DOHMH on various initiatives, such as enhanced enforcement and educational training about how to treat bedbugs.

New Yorkers can utilize the DOHMH’s Bedbug Portal or HPD’s HPDONLINE website to receive notifications about bedbug violations and educational information about how to address bedbug conditions. Also HPD’s Neighborhood Education Outreach division has taught 18 sessions of our bedbug infestation identification and management classes in 2016 and 2017(to date).

In addition, in approximately six months, tenants will receive information from property owners regarding bedbug conditions and eradication measures taken, pursuant to Intro 648 which was just passed by the City Council last week, and which we were pleased to work with the Council on.

HPD also supports the Council’s intent in Intro. 1369, the bill being discussed today, though there are parts of the bill we would like to discuss further with the Council.

Intro 1369 would require HPD to annually report to the Mayor and City Council about bedbug-related violations in multiple dwellings. HPD would be required to report the following data points: (1) the number of bedbug violation issued; (2) the number of dwellings such notices were issued for; (3) the number of violations corrected by the owner and the average number of days between the notice of violation and correction; (4) the number of bedbug related violations HPD ordered corrected by owner pursuant to section 27-2125 of the Housing Maintenance Code (HMC); and (5) the number of bedbug related violations that HPD corrected pursuant to section 27-2125 of HMC. In addition, the bill would require HPD to report on the nature and frequency of our educational outreach to tenants and landlords regarding bedbug remediation measures. HPD support these reporting provisions and believe they would provide useful information to tenants.

Lastly, Intro 1369 requires HPD to create a publically available online map that would be updated quarterly, which would display bedbug complaints and violations. Currently, HPD does not map our complaints or violations. However, complaints and violations are publicly available on HPDONLINE.

Mapping bedbug complaints and violations will likely depict higher complaints and violations in high density neighborhoods. This would be the same neighborhoods that HPD generally receives a large volume of various complaints in general.

In addition, HPD is concerned about the accuracy of the bedbug map. This map may not in fact reflect the actual incidences of bedbug infestations citywide. This map would not likely reflect bedbug incidences in private dwellings or affluent multiple dwellings. In these housing environments, it is unlikely that private homeowners or affluent tenants would call 311 to report such conditions. Given the stigma often associated with bedbugs, the issue is also likely underreported in general. We want to ensure that the bill does not unintentionally stigmatize certain buildings and communities in an unfair and potentially inaccurate fashion.

For these reasons, we would request that the Council reconsider the mapping requirement section of the bill.

Lastly, HPD would like to request 180 days to implement the bill in its current format.

We thank you once again for the opportunity to discuss Intro 1369. We would be happy to answer any questions you may have.

Testimony of Michael Greeley
New York City Council Committee on Housing and Buildings
Int. 1586 - May 2, 2017

Good morning. Thank you, Chairman Williams and Committee Members, for this opportunity to speak today.

My name is Michael Greeley. I live in Inwood, Manhattan and I worked at The Waldorf-Astoria Hotel as a Banquet Cook for 16 years until it closed on March 1st.

At the Waldorf, I was a very involved team member and I continue to have a deep love and respect for the hotel and all my former co-workers. And, we were all shocked when we first found out that our hotel, which is iconic, historic, a genuine landmark, and was highly profitable, would turn into condominiums.

The Waldorf was special to each of us. Our jobs were dignified. We had good wages and benefits. And, it was a place where we could use our voice with management without fear. Even though I am thankful to our Union, the Hotel Trades Council, for negotiating compensation for our sudden and traumatic loss of employment, the Waldorf converting into condos has completely uprooted my life and the lives of my 1400 (1220 Union members) former co-workers.

Can you imagine having no say in the sudden loss of your job that you worked for many years because your boss thought he found a better way to cash in on New York real estate? What would you do?

I am here today to make sure that what happened to us at the Waldorf-Astoria does not happen at any more hotels in New York City. To me, stable middle-class jobs that support tens of thousands of New York families are much more important than adding even more luxury condos for the world's elite to hide their money and drive up the price of our housing.

I strongly urge the Committee to take meaningful action to preserve and support our critical sector of New York's economy by extending the moratorium for another two years or until hotel owners stop wanting to become condo developers.

Thank you again for this opportunity, your time, and your consideration.

Testimony of Peter Wertheim
Chief of Staff to Deputy Mayor for Housing & Economic Development

New York City Council on Housing and Buildings
Intro. 1586: In Relation to the Preservation of Hotels
May 2, 2017

FOR THE RECORD

On behalf of the Administration, thank for the opportunity to submit the following comments on Intro. 1586. Intro. 1586 provides for an amendment of Local Law 50 which was enacted in June 2015. Local Law 50 provided that for a period of 2 years and for all hotels with a minimum of 150 rooms, no more than twenty percent of the floor area utilized for sleeping units can be converted into high-end residential or other non-hotel uses, unless the owner is granted a waiver by the Board of Standards and Appeals.

In the last decade, many large hotel properties have been converted into high-end residential apartments, resulting in the loss of thousands of hotel units and thousands of associated jobs. Conversions of larger hotels, which result in the loss of the hotel itself and a large number of associated jobs, remain a source of significant concern. Although the initial report performed under Local Law 50 of 2015 provided some insights into this phenomenon, continuing uncertainties about its scope and impact require a new report on the hotel industry that would target the current and future state of conversions, with particular focus on job losses. The report will also provide particularized guidance, as appropriate, regarding conversions and preservation and enhancement of the hotel industry and its high quality jobs. The Administration believes that during the time of preparation of this report and potential implementation of its policy recommendations, continuation of the moratorium enacted by Local Law 50 is appropriate so that the situation is not radically altered as the City develops it approaches to addressing it.

More generally, the Administration remains focused on a critical challenge: growing our economy in a way that is broad-based and guided by expanding opportunity for New Yorkers. Hotels provide one job for every occupied room. High-end residential buildings, by contrast, provide one job for every ten market-rate units. The rooms lost to conversion have often been in full-service luxury hotels—hotels that create the greatest opportunity for good jobs and career advancement. This Administration is fighting for smart, inclusive, five-borough economic growth—growth that can provide quality, stable jobs for today and tomorrow. We support efforts to promote and preserve good, decent-paying jobs for New Yorkers. The hotels that are the focus of the moratorium and report provided for by this bill and the tourism industry as a whole provide significant opportunity for career advancement, creating a pathway into the middle class.

This Administration shares the Council's goals of preserving jobs and maintaining a vital sector of the tourism industry. As with the original bill, we do believe there is a need for further discussion of the legal, operational, and policy issues this legislation raises.

We look forward to reviewing testimony from various stakeholders on this legislation and engaging in a dialogue with Council on the issues it presents. Working together, we can ensure that the hospitality industry continues to thrive and provide well-paying jobs in New York City.

Thank you for your consideration.

Hotel Development in NYC: 2015 to 2019

Welcome to New York.

This report covers more than 200 hotel properties and projects that have opened since January 2015 or are currently in the development and renovation pipeline. They are located in neighborhoods and boroughs across New York City. From the Bronx to Staten Island, the City continues to attract new developments in luxury hotels, boutique and lifestyle brands, independent and affiliated properties, ranging in size from just 14 rooms to 600 or more. The opportunities for any business, group or independent leisure traveler are immense. Together with the City's existing world-class inventory, great options exist at every price point and length of stay. From one night to extended stay, from family suites to business class accommodations, from pod-like quarters to spacious penthouses, New York City has rooms to suit all travelers' needs and preferences.

Today the active inventory for visitor accommodations stands at over 112,000 rooms with at least another 25,000 rooms in the short and long-term pipeline. The report highlights the growing and excellent selection of lodging choices for the individual visitor and the travel and meeting trade to select when planning for a New York City visit. It's a great time to book a hotel stay in New York City. The current pipeline tracking covers 151 properties across the five boroughs and representing the full spectrum of hotel experiences.

Since January 2017 we have seen five new hotels bring online 1,100 new rooms. At the same time, the fabled Waldorf =Astoria Hotel closed for renovations at the end of February, leaving the YTD inventory even with December 2016 levels. Last year the destination saw the addition of 5,960 new rooms in 26 properties located across the City, a net gain of 4.7%. So far this year we have seen The Whitby Hotel open in Midtown, 1 Hotel open at Brooklyn Bridge Park and a new Hotel RL brand open in Brooklyn. The list in 2016 includes boutiques and independents (The Bernic, The Beekman, 11 Howard), hotels in Brooklyn (The William Vale, The Williamsburg Hotel) and an exciting roster of branded properties in Queens (Wyndham Garden Hotel, Courtyard, and aloft among others). The luxury portfolio expanded in 2016 with the new Four Seasons Hotel New York Downtown, The Beekman, and the fully refurbished eco-conscious InterContinental New York Barclay. The first Riu Plaza opened in March bringing this well-known Spanish brand to Times Square with 647 newly built rooms. Spain is also represented with a Melia Hotel property, the Inside New York and the reflagged Iberostar 70 Park Avenue. The 28-story Renaissance New York opened on Manhattan's west side with 348 rooms

Long term there are proposals that will bring new properties to Harlem, Washington Heights in Upper Manhattan, Jamaica, Rockaway Beach and Long Island City in Queens, Bushwick, Red Hook and other areas of Brooklyn, as well as new developments across the Bronx.

Active Room Inventory NYC Hotels	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 YTD	Next Gen (f)
Rooms (000s)	76.4	80.9	86.6	89.7	92.0	95.6	102	107	112	112	≈137+

HOTEL DEVELOPMENT -NYC	Total	Manhattan	Brooklyn	Bronx	Queens	Staten Island
Hotels opened 2015-2016	59	39	12	2	5	1
Hotels opened YTD 2017	5	3	2	--	--	--
Hotels in 2017 Pipeline & Beyond	151	73	26	9	40	3
Rooms in Current Pipeline (estimates based upon available data)	25,205	16,100	3,000	480	5,180	445

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 are provided below. It is not intended as a complete list. As plans continue to 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 have an effect on 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 2017 and beyond (Listed in chronological order of estimated open date)

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.

Hotel Bossert —282 rooms

98 Montague Street, Brooklyn
Projected opening: March 2017

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.

Courtyard Hotel/Fairfield Inn & Suites —218 rooms*

183-17/185-17 Horace Harding Expressway, Fresh Meadows, Queens
Projected opening: March 2017

East West United Realty Development is working on this dual-branded Marriott project which offers a 123-room Courtyard Hotel and a 95-room Fairfield Inn & Suites. Included with the project is underground parking.

Luma Hotel —130 rooms*

120 W.41st Street
Projected opening: March 2017

This will be a 26 story newly built property developed by Stanford Hotels.

Hyatt House Manhattan Chelsea—150 rooms*

815 6th Avenue/101 W. 28th Street
Projected opening: March 2017

New upscale extended-stay brand for Hyatt will be 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.

aloft New York LaGuardia Airport – 148 rooms

100-15 Ditmars Boulevard, Elmhurst, Queens
Projected Opening: March 2017

The Bryant—230 Rooms*

16 W. 40th Street
Projected opening: March 2017

HFZ Capital is in development with Stonehill & Taylor Architects to develop a multi-use property housing a 230 room boutique hotel and apartments above. 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.

Walker Hotel Tribeca—171 rooms

396 Broadway at Walker Street
Projected opening: March 2017

A landmark Tribeca office building is being converted to a hotel by the Amirian Group and Bridgeton Holdings. The hotel is in reach of SoHo, Chinatown, Lower Manhattan and transportation hubs

The Arzezen Hotel —128 rooms*

24-26 John Street
Projected opening: March 2017

A former office building in Lower Manhattan is being converted to a new 21 story 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.

Unnamed Hotel Project—58 rooms*

399 Third Ave near 6th Street, Brooklyn
Projected Opening: March 2017

Globiwest Hospitality has filed plans to build a six-story boutique hotel in the Gowanus/Williamsburg area of Brooklyn. It sits a few blocks from the popular Le Bleu hotel which opened in 2007.

Unnamed Hotel Project – 287 rooms*

310 West 40th Street
Projected Opening: March 2017

This 42-story hotel is being designed by Nobutaka Ashihara and developed by Abraham Noy's 310 Group LLC

SLS Hotel Park Avenue—190 rooms

444 Park Avenue South

Projected opening: April 2017

This development is a collaboration between sbe, a creative hospitality company, and Manhattan-based Moinian Development and designer Philippe Starck. The hotel will feature a celebrated food and beverage program created by chef José Andrés alongside nightlife offerings on their rooftop. The SLS brand also includes locations in Beverly Hills and South Beach.

NEW Made—108 Rooms

44 W. 29th Street

Projected opening: April 2017

Boutique hotel under development in the Flatiron/Chelsea neighborhood. Hotel will be managed by Real Hospitality Group.

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

50 Bowery

Projected opening: April 2017

Two Roads Hospitality is developing this upscale, lifestyle property which will be branded under Joie de Vivre. In keeping with the overall brand integrity the hotel will celebrate the local culture and authenticity of its neighborhood.

La Quinta Inn & Suites —52 rooms*

437 Union Avenue, Williamsburg, Brooklyn

Projected opening: April 2017

La Quinta Inn—110 rooms*

1229 Atlantic Avenue near Nostrand Avenue, Brooklyn

Projected opening: April 2017

Bringing new hotel accommodations to the ever-changing neighborhoods of Brooklyn this project will have off-street parking, meeting and conference rooms, a lounge and a recreation center.

Fairfield Inn & Suites by Marriott —192 rooms*

100 Greenwich Street (Lower Manhattan)

Projected opening: April 2017

Work continues on a newly built project now flagged as a Fairfield Inn, this 26-story building is located between Rector and Carlisle Streets near the ever-changing World Trade Center developments.

Carnegie Hotel—63 rooms*

160 W. 56th Street

Projected opening: April 2017

A narrow 19-story building has been permitted for a new hotel. The development by the Empire Hotel Group will be part of the shift towards upscale and luxury properties in the midtown and Central Park South corridor.

Holiday Inn Express Long Island City—201 Rooms*

52-09 31st Place, Long Island City, Queens

Projected opening: April 2017

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.

TownePlace Suites by Marriott – 112 rooms

326 W. 44th Street

Projected opening: April 2017

This 7-story hotel project is being developed by Sam Chang on the site of a former parking lot. M&R Hotel Management owns the management contract.

Crowne Plaza New York Hudson Yards—251 rooms

320 W. 36th Street

Projected Opening: spring 2017

By the end of 2016 the façade installation was completed highlighting a modern, accessible hotel with a new restaurant.

Public, an Ian Schrager hotel—370 Rooms*

215 Chrystie Street at Houston

Projected opening: spring 2017

Ian Schrager will launch 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 will rise 28 stories above the street and include condominiums in the glass walled upper floors.

Gowanus Inn & Yard—78 rooms*

645 Union Street at 3rd Avenue, Brooklyn

Projected opening: spring 2017

Developers behind the nearby Union Hotel are planning a new boutique hotel along Union Street in Brooklyn. The surrounding neighborhood boasts signature restaurants, boutique shopping and a distinctive Brooklyn vibe.

Hyatt Place – 108 Rooms

27-07 43rd Avenue, Long Island City, Queens

Projected opening: spring 2017

Unnamed Hotel —180 rooms*

245 W. 34th Street

Projected opening: spring 2017

A 17-story hotel designed by Gene Kaufman is rising above a retail complex along the shopping corridor that anchors Midtown. Across the street from Penn Station and Madison Square Garden it is ideally located. Also convenient to Broadway and the Javits Center it will be a welcome addition to the neighborhood.

Comfort Inn – 84 rooms*

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

Projected opening: spring 2017

Microtel Inn & Suites by Wyndham—75 rooms*

29-12 40th Ave, Long Island City, Queens

Projected opening: spring 2017

This 10-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 for leisure travelers.

The Estate at Ravel—54 rooms

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

Projected opening: spring 2017

Plans are nearly completed on a new tower adjacent to the Ravel Hotel in Long Island City. It will feature a garden, swimming pool/ice rink and ballroom.

Unnamed Hotel Project—41 rooms*

263 Broome Street/88 Allen Street

Projected opening: spring 2017

Sun Sun Property Investment is developing this new boutique hotel on the corner of Allen and Broome Streets in the Lower Eastside.

Holiday Inn Express – 62 rooms

3300 Webster Avenue, Bronx NY 10467

Projected Opening: May 2017

Hilton Garden Inn—252 rooms*

326 W. 37th Street

Projected Opening: June 2017

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

Holiday Inn Express and Suites Bronx Stadium Area —85 rooms*

500 Exterior Street, Mott Haven, Bronx

Projected opening: June 2017

Embassy Suites Hotel—310 rooms*

60 W. 37th Street

Projected opening: summer 2017

A 42-story hotel is being developed in midtown by Hidrock Realty.

Renaissance Hotel —330 rooms

112 W. 25th Street

Projected opening: summer 2017

This project is being developed by Lam Generation.

Four Points by Sheraton—150 rooms*

94th Avenue at 147th Street, Jamaica, Queens

Projected opening: mid 2017

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.

Hilton Garden Inn Financial Center—249 rooms*

6 Water Street (Lower Manhattan)

Projected opening: July 2017

Work on the Magna Hospitality Group's new Hilton property is moving quickly. 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.

Moxy Hotel Times Square South—612 rooms

485 7th Avenue at W. 36th Street

Projected opening: July 2017

The Lightstone Group is partnering with Marriott International to open the first Moxy hotel in New York City. This project is the conversion of an existing building and construction will start soon. The hotel will be operated by Magna Hospitality Group.

Holiday Inn Express Woodside – 140 rooms*

64-10 Queens Boulevard, Woodside, Queens

Projected Opening: July 2017

Holiday Inn Express– 100 rooms*

1200 Broadway, Bushwick, Brooklyn

Projected Opening: July 2017

Unnamed Hotel – 164 rooms

16 E. 39th Street

Projected Opening – July 2017

This project will be managed by M&R Hotel Management

AC Hotel by Marriott —271 rooms*

151 Maiden Lane

Projected Opening: summer 2017

Marriott Corporation's partnership with Spanish AC Hotels will launch a new hotel in Lower Manhattan's Financial District. Located along the East River, joining the developing South Street Seaport area, the new hotel will have a restaurant and retail space.

Holiday Inn Express—120 rooms*

4729 Third Avenue, Belmont section, The Bronx

Projected Opening: September 2017

IHG is developing a 9-story HIE in the Bronx to open in 2017.

Unnamed Hotel Project – 144 Rooms*

232 Siegel Street, Bushwick, Brooklyn

Projected Opening: late 2017

Toby Moskovits, chief executive of Heritage Equity Partners, will break ground on a 140-room hotel in Bushwick near the corner of Siegel and White streets by September.

aloft Hotel New York Midtown—180 rooms

25 W. 38th Street

Projected opening: late 2017

Fortuna Group Realty is in pre-development to convert an historic building in the Garment District to a luxury boutique hotel with a spa, rooftop bar and lounge.

aloft Hotel Midtown—200 rooms*

44 W. 30th Street

Projected opening: December 2017

The Lam Group is developing this project.

La Quinta Inn & Suites—130 rooms*

Port Morris, Bronx

Projected opening: December 2017

Ibis Styles LaGuardia Airport – 95 rooms

100-33 Ditmars Boulevard, East Elmhurst, Queens

Projected Opening: TBD 2017

Eastern Mirage Hotel—180 rooms*

42-31 Union Street, Flushing, Queens

Project opening: TBD 2017

Upscale hotel in an elegantly designed glass town in downtown Flushing. Features will include a rooftop bar, fitness center and spa.

Unnamed Pod Hotel Project—527 rooms*

400 W. 42nd Street / 577 9th Avenue

Projected opening: TBD 2017

Construction is underway on a mixed use building that will 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.

CitizenM Hotel—315 rooms*

185-191 Bowery

Projected opening: TBD 2017

A second CitizenM Hotel is planned for the arts district in Lower Manhattan.

Allen Street Hotel—TBD rooms*

139-141 Orchard Street at Rivington Street

Projected opening: TBD 2017

A 16 story boutique is under development for the Lower Eastside by Richter & Ratner with entrances on both Orchard and Allen Streets.

Unnamed Hotel—74 rooms*

40-47 22nd Street, Long Island City, Queens

Projected opening: TBD 2017

Work is almost completed on a 10-story new hotel in northern LIC with easy access to Manhattan on the F train. South facing rooms will have great views of the dynamic arts and dining happening in this neighborhood, as well as easy access to shopping at Queens Plaza.

Unnamed Hotel —91 rooms*

439 W. 54th Street

Projected opening: TBD 2017

The Hoxton Brooklyn —175 rooms*

93 Wythe Avenue, Williamsburg, Brooklyn

Projected opening: TBD 2017

Construction has topped out on this nine-story new hotel. Honoring the neighborhood, the building will include manufacturing space on the ground floor, together with two restaurants and a roof terrace.

The Pod Hotel Brooklyn —254 rooms*

626 Driggs Avenue/North 4th Street, Williamsburg, Brooklyn

Projected opening: TBD 2017

Unnamed Hotel —46 hotel rooms* with 21 apartments

138-142 Bowery

Projected opening: late 2017

A new commercial, retail, residential and hotel property is being developed along the vibrant stretch of the Bowery that connects Chinatown, NoLiTa, and Little Italy in Lower Manhattan.

Renaissance Hotel—210 rooms

233 W. 125th Street (Harlem)

Projected opening: TBD 2017

Danforth Development Partners has been selected by the Empire State Development Corporation to develop 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.

Hampton Inn —152 Rooms*

110 E. 149th Street at Exterior Street, Bronx

Projected opening: late 2017

Manhattan-headquartered Signature Urban Properties will break ground in June on a \$35 million, 152-room Hampton Inn in the South Bronx. The project is slated to open in the first quarter of 2017.

The Monitor at Greenpoint -155 rooms

50 West Street, Greenpoint, Brooklyn

Projected Opening: 2017

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

215 Pearl Street (Lower Manhattan)

Projected opening: 2017

The Lam Group is developing this multi-brand project in the South Street Seaport area of Lower Manhattan adjacent to the nearly completed Four Points by Sheraton that will open in 2017. 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.

The Vos Hotel —201 rooms*

95 Rockwell Place, Brooklyn

Projected opening: 2017

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.

The Times Square EDITION—452 rooms*

701 7th Avenue at 47th Street

Projected opening: 2017

A newly built Marriott Edition boutique hotel is in development on Seventh Avenue in the heart of Times Square will be the second member of this growing brand in NYC. Together with unobstructed views of Manhattan and New York City there will be major retail opportunities. With amenities and style to match the area the 42-story building will add more choices to the rich diversity of the zone.

Marriott Courtyard —399 rooms*

461 W. 34th Street and 10th Avenue

Projected opening: 2017

Construction is underway for this project by developer David Marx.

Unnamed Hotel Project —109 rooms *

42-44 W. 29th Street

Projected opening: 2017

Construction is underway for this project by developer David Marx.

Assemblage Extended Stay Hotel—106 suites*

17 John Street

Projected opening: 2017

Applications have been filed to convert and expand a building on a central axis of Lower Manhattan to an 18 story extended-stay hotel with office and retail space below. Developed by Shorewood Realty and Prodigy Network it will be the second development in the area (AKA Wall Street).

Baltic Huis—34 rooms*

489 Baltic Street, Boerum Hill, Brooklyn

Projected opening: 2017

Plans are in place to build a low-rise boutique hotel with a restaurant below that will reflect the feeling of the surrounding neighborhood.

The Boerum—Rooms TBD*

265 State Street at Smith Street, Brooklyn

Projected opening: 2017

Work is underway on a 20-story mixed use new building in the Boerum Hill neighborhood of Brooklyn. Four floors will hold the hotel with retail, a restaurant and common space below and new condominium apartments above. The design will combine modern touches with the turn of the century feel of this neighborhood.

Yotel Williamsburg —110 rooms*

280 Meeker Avenue, Brooklyn

Projected opening: late 2017

A mixed use development is proposed for the Williamsburg section of Brooklyn. Plans include a hotel, indoor/outdoor food, ground floor retail and residential units. Close to the 24-hour “L” train, this makes visiting the neighborhood a 24/7 opportunity.

Restoration Hardware Hotel—14 rooms

55 Gansevoort Street

Projected opening: 2017

Restoration Hardware is planning 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.

Hilton Garden Inn Downtown Jamaica—225 rooms*

93-43 Sutphin Blvd., Jamaica, Queens

Projected opening: 2017

Able Management will start construction soon on this 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 and gym are planned as well as rooftop bar on one of the tallest buildings in the area.

Marriott Hotel—271 rooms*

151 Maiden Lane

Projected completion: 2017

A glass clad mixed use building will rise on this site in Lower Manhattan with a new hotel topped by residential units.

Unnamed Hotel Project—190 rooms*

Staten Island

Projected opening: Late 2017

The north shore of Staten Island is coming alive with the plans for the New York Wheel, projected to be the world's tallest Ferris Wheel, alongside a shopping mall and new 190 room hotel as well as new residential properties. Easily reached by the free Staten Island Ferry from Lower Manhattan, this will be a new, must-visit destination.

Unnamed Hotel—117 keys*

71 White Street, Bushwick, Brooklyn

Projected opening: late 2017

Developers have filed permits to convert an existing warehouse in the changing neighborhood in Brooklyn to a 112 room hotel. The ground floor will include a restaurant and retail.

NEW Unnamed Hotel—58 rooms*

97-01 Waltham Street, Jamaica, Queens

Projected opening: 2018

A compact 58-key hotel is developing in downtown Jamaica.

Hyatt Place Brooklyn – 170 rooms*

85 Kings Highway, Brooklyn

Projected Opening: 2018

Hotel Indigo – 148 rooms*

36-18 Main Street, Flushing, Queens

Projected opening: 2018

CMA Landmark Associates is developing this multi-use complex to include retail, restaurants and medical offices.

Unnamed Hotel—310 rooms*

1150 Sixth Avenue

Projected opening: late 2017/early 2018

Fortuna Realty Group is developing a luxury hotel extension above a midtown office building near Rockefeller Center. Designed by Ismael Leyva, the hotel section will rise 38 stories and add a spa, lounge, meeting rooms, as well as restaurant and rooftop area.

Unnamed Hotel—146 rooms*

1185 Broadway at W. 28th Street

Projected opening: late 2017/early 2018

Paul Kanavos is developing a 40-story hotel in the NoMad area. The new building will be designed by Rafael Viñoly.

Four Points by Sheraton—178 rooms* // **Element Hotel**—118 rooms*

Flushing, Queens

Projected opening: late 2017/early 2018

In September, 2013 Starwood Hotels & Resorts Worldwide announced plans to build this dual-hotel development in Flushing, Queens. With easy access to LaGuardia Airport, the new project combines the affordable Four Points brand with the new “eco- wise” Element brand. In addition to meeting space, there will also be a joint fitness center and indoor swimming pool. The hotels will provide easy access to important attractions in Queens including The New York Hall of Science, the American Museum of the Moving Image, as well as Arthur Ashe Tennis Stadium and CitiField.

Holiday Inn Express Brooklyn – 92 rooms

833 39th Street, Sunset Park, Brooklyn

Projected Opening: January 2018

Hotel Indigo —190 rooms

10 Maiden Lane (Lower Manhattan)

Projected opening: March 2018

At the site of two buildings in the heart of the Downtown district, construction will begin on two new neighborhood hotels 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.

Staybridge Suites Long Island City – 116 rooms

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

Projected Opening: May 2018

Best Western Vīb – 80 rooms*

110 South Bridge Street, Richmond Valley, Staten Island

Projected Opening: 2018

Unnamed Hotel Project —Rooms TBD*

5 World Trade Center/130 Liberty Street

Projected opening: TBD 2018

A mixed-use hotel and residences will be developed across from the World Trade Center in the heart of Lower Manhattan.

Dream Hotel Times Square—238 Rooms*

560 Seventh Avenue at 40th Street

Projected opening: Q1 2018

A new 29-story Dream Hotel is planned for a site just south of Times Square along Seventh Avenue in midtown Manhattan. Building will incorporate a retail center at street level. Design is being handled by Stonehill & Taylor. Development is in the hands of SoHo Properties and Dream Hotel Group.

New York Masterpiece (an Oetker Collection) —170 rooms including 60 suites

550 Madison Avenue

Projected opening: spring 2018

Revived plans for the Philip Johnson SONY Building at 55th street include a new hotel with bar, restaurant, spa and other luxury amenities.

Unnamed Hotel Project – 143 rooms*

11-13 Stone Street

Projected opening: June 2018

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.

Holiday Inn Express Jamaica – 180 rooms

165-20 Archer Avenue, Jamaica, Queens

Projected Opening: October 2018

Hotel Indigo New York – 122 rooms

120-122 Water Street (Lower Manhattan)

Projected Opening: July 2018

Hotel Indigo Flushing– 147 rooms

37-06 Prince Street, 2FL, Flushing, Queens 11354

Projected Opening: July 2018

Virgin Hotel Project —463 rooms*

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

Projected opening: 2018

The first Virgin Hotel in NYC broke ground 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.

Public Hotel DUMBO—500 keys

90 Sands Street, Brooklyn

Projected opening: 2018

Plans are in the works to develop a new Public Hotel under Ian Schrager's brand in a former industrial complex along the Brooklyn Bridge. Plans include meeting space and key amenities.

Moxy Hotel—228 rooms *

143 Fulton Street aka 26 Ann Street

Projected opening: TBD 2018

Tribeca Associates, developers of the Greenwich Hotel, have plans to build a 24-story building to house a 228 room hotel, retail space and a bar lounge area. Within steps of the Fulton Transit Hub and the developments in Lower Manhattan, this property is ideally located for business and leisure travelers.

Fairfield Inn & Suites/SpringHill Suites—286 rooms* plus 280* rooms

338 W. 36th Street

Projected opening: TBD 2018

Construction has begun on a “two pack” property developed for Marriott select service brands in Midtown Manhattan.

BMB Hotel—61 rooms

10 South Street (Lower Manhattan)

Projected opening: 2018

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.

The Pestana Hotel—Rooms TBD*

338 W. 39th Street

Projected opening: TBD

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.

TownePlace Suites by Marriott —133 rooms*

38-42 11th Street, Long Island City, Queens

Projected opening: TBD

A new 10-story extended stay hotel is being developed in the vibrant LIC area close to the 7 Train.

Unnamed Hotel Project —72 rooms*

92-18 150th Street at Archer Avenue, Downtown Jamaica, Queens

Projected opening: TBD

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

Unnamed Hotel Project—500 rooms*

351-353 W. 38th Street

Projected opening: TBD

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

Unnamed Hotel Project—128 rooms*

149-03 Archer Avenue, Jamaica, Queens

Projected opening: TBD

Pride Hospitality Group is planning its second hotel for Downtown Jamaica. An 8-story new property will bring visitors into an exciting neighborhood and provide easy access to local transportation and the Airtrain to JFK. Like many new hotels it adds bicycle parking to the mix, along with lounges, a solarium, restaurant and a meeting room.

NEW Courtyard Inn/Fairfield Inn & Suites—338 rooms*

148-18 Archer Avenue, Jamaica, Queens

Projected opening: early 2009

A 15-story new hotel housing two popular select service brands is coming to Jamaica, adding 224 rooms at the Courtyard and another 114 at the Fairfield Inn.

NEW Hyatt Place—518 rooms*

350 W. 39th Street

Projected opening: TBD

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

Unnamed Hotel Project—79 rooms

333 W. 38th Street

Projected opening: TBD

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—300 rooms*

255 West 34th Street

Projected opening: TBD

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.

Ace Hotel—200 rooms*

223 Bowery

Projected opening: TBD

A 14-story new Ace Hotel is being developed at a converted building site on the Bowery on the Lower East Side. Raising the building by 4 floors and adding retail space and a restaurant along with a roof terrace and bar, this will be another Ace Hotel for NYC.

NEW Unnamed Hotel—299 rooms*

30 W. 39th Street

Projected opening: TBD

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

TWA Hotel at JFK—505 rooms

JFK Airport, Queens

Projected opening: January 2019

Plans have been filed to convert Eero Saarinen's former TWA terminal to a 505 room hotel with 40,000 square feet of meeting space, six to eight dining options, and an observation deck. The partners include MCR Development, JetBlue and the Port Authority of New York & New Jersey.

Six Senses New York- 137 rooms*

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

Projected Opening: spring 2019

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 located in the east tower adjacent to the High Line.

Hard Rock Hotel New York—445 room*

151-159 W. 48th Street

Projected opening: spring 2019

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

Unnamed Hotel Project—139 rooms*

38-70 12th Street, Long Island City, Queens

Projected opening: TBD

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

Unnamed Hotel—208 rooms*

516-520 5th Avenue at 43rd Street

Projected opening: TBD

Thor Equities is seeking permits for 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—48 rooms*

145-07 95th Avenue, Jamaica, Queens

Projected opening: TBD

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.

Wyndham Garden/Country Inns & Suites/La Quinta Inns & Suites—TBD*

Sutphin Blvd. at 101st Avenue, Jamaica, Queens

Projected opening: TBD

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

aloft Hotel Hudson Yards—438 rooms*

450 11th Avenue at W. 37th Street

Projected opening: 2019

A building site is being developed for an 18-story new hotel across from the Jacob K. Javits Convention Center and linking the Hudson Yards to Chelsea and midtown. Ground breaking is expected in the second half of 2016.

Unnamed Hotel—76 hotel rooms and 12 apartments*

143-18 Liberty Avenue, Jamaica, Queens

A new multi-use development is permitted for an area adjacent to the highways and rail access. The extended stay property will include a lounge, meeting rooms and parking.

Red Lion Hotel – 198 rooms*

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

Projected opening: 2019

Westin Hotel New York Staten Island—175 rooms*

Bay Street, Staten Island

Projected opening: 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 19th Century buildings and a large shopping area.

NEW Unnamed Hotel—252 rooms*

525 Eighth Avenue @ 36th Street

Opening TBD

The McSam Hotel Group is moving to build a 24-story hotel in the Garment District. With a fitness center, bicycle storage and a rooftop bar as well as ground level retail, the architect is Gene Kaufman.

NEW Flushing Point Plaza—169 rooms*

131-02 40th Road, Flushing, Queens

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

NEW Unnamed Hotel—289 rooms*

36-20 Steinway Street, Long Island City, Queens

Opening TBD

JMH Development is building a 289 room hotel with retail, a bar and garage.

Unnamed Hotel Project—192 rooms*

2420 Amsterdam Avenue

Projected opening: TBD

An 18-story multi-tower office and hotel complex is planned for a site in northern Manhattan convenient to highways and developing business in the area. Adjacent to the Highbridge Park the site will have parking and a restaurant.

Unnamed Hotel & Condominium—Rooms TBD*

360 Tenth Avenue at 30th Street

Projected opening: 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.

NEW James Hotel—317 Rooms

88 Madison Avenue at East 28th Street

Projected opening: 2019

Plans are in the works to convert the Beaux Arts Carlton Hotel in NoMad to the city's second James Hotel Brand. With new retail space, a redone lobby, this 12-story building joins the excitement of the area around Madison Square Park.

NEW Unnamed Hotel Project—Rooms TBD*

16 East 30th 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.

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. 126th Street in the area known as Manhattanville and near the Columbia University expansion.

NEW Unnamed Hotel, rooms TBD*, 292 Fifth Avenue

NEW Aloft Hotel, 173 rooms, 50 Trinity Place in Lower Manhattan

NEW Cornell/NYC Tech Campus Hotel, 195 rooms*, Roosevelt Island will house educational facilities and a hotel with a restaurant and café. .

NEW Unnamed Hotel, 46 rooms*, 138 Bowery, completion expected late 2017.

Queens.

NEW Westin Hotel, 137-61 Northern Blvd., Flushing, 250 rooms

NEW Unnamed Hotel, rooms TBD*, 29th Street, Queens

Dream Hotel, 254 rooms*, Long Island City

Sleep Inn, TBD rooms*, Queens Boulevard

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

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

Brooklyn.

Unnamed Hotel, 89 rooms* over 6 floors, 1200 Broadway at Lafayette Avenue, Bedford-Stuyvesant

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

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

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

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

NEW President Street Hotel, rooms TBD*, Brooklyn

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

Bronx.

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

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

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

Unnamed Hotel, 133 rooms*, 82 Brown Place

2017 Recent Openings (listed in reverse chronological order)

The Whitby Hotel—86 rooms*

18 W. 56th Street

Opened: February 2017

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*

Pier 1 at Brooklyn Bridge Park, DUMBO, Brooklyn

Opened: February 2017

This eco-luxury brand is being developed inside Brooklyn Bridge Park with stunning East River views and access. Joint venture with Starwood Capital and Toll Brothers City Living. The building will also include 100 residential condominiums.

Four Points by Sheraton Midtown West—148 rooms*

444 10th Avenue (Hudson Yards)

Opened: February 2017

Located between West 34th and 35th Streets in the midtown west development, this new property designed by Ariel Aufgang is located near the Javits Center. It will have a large restaurant on the ground floor.

Doubletree by Hilton Times Square West—612 rooms*

346 W. 40th Street

Opened: February 2017

Hotel RL Brooklyn – 70 rooms

1080 Broadway, Bedford-Stuyvesant, Brooklyn

Opened: January 2017

This 8-story project will be operated by the Red Lion Hotel Corporation. There will be space for retail as well as cultural events and presentations.

2016 Openings

aloft Hotel Long Island City—176 rooms*

27-45 Jackson Avenue, Long Island City, Queens

Opened: December 2016

The Williamsburg Hotel—150 rooms*

96 Wythe at North 10th Street, Brooklyn

Opened: December 2016

This new build project was developed by Heritage Equity Partners and brings an 8-story boutique hotel, including a rooftop bar and lounge, to the Williamsburg neighborhood.

Hilton Brooklyn New York Hotel – 196 rooms*
140 Schermerhorn Street, Brooklyn
Opened: December 2016

EVEN Hotel New York Midtown East —230 rooms*
219 E. 44th Street

Opened: December 2016

InterContinental Hotels Group's new wellness centered brand, EVEN, is an upscale, select-service brand with a focus on wellness. The 23-story hotel includes meeting space and indoor and outdoor exercise and eating spaces.

Courtyard by Marriott—317 rooms*
133 Greenwich Street

Opened: November 2016

Designed by Peter Poon Architects, the striking architecture heralds a new 31-story Courtyard by Marriott property rising on a new site in Lower Manhattan with easy access to the developments at the World Trade Center, Battery Park City and the riverfront.

Arlo Hotel NoMad—248 rooms*
11 E. 31st Street at 5th Avenue

Opened: November 2016

Micro lifestyle hotel with design features and a point of view geared to the up-and-coming traveler and value conscious international visitors. Arlo Hotel Group has also opened another location in the Hudson Square neighborhood.

The Bernic—96 rooms*
145 East 47th Street

Opened: November 2016

This hotel will be operated by Marshall Hotels & Resorts bringing boutique style to Midtown East.

Fairfield Inn by Marriott Central Park —226 rooms*
538 W. 58th Street

Opened: October 2016

This 17-story project was developed by McSam Hotel Group and is operated by M&R Hotel Management.

Four Seasons Hotel and Private Residences New York Downtown—185 rooms with 157 residences*
30 Park Place at Church Street

Opened: September 2016

Designed by architect Robert A. M. Stern, the architecture of the 926-foot tower aligns with its famous art deco neighbor, the Woolworth Building, and adds to a downtown district that includes One World Trade Center, the Calatrava PATH station and proximity to the city's riverfront developments. Restaurants include CUT, New York's first Wolfgang Puck venture

Arlo Hotel Hudson Square—325 rooms*
231 Hudson Street at Renwick Street

Opened: September 2016

Micro lifestyle hotel with design features and a point of view geared to the up-and-coming traveler and value conscious international visitors. Arlo Hotel Group will also open another location in the NoMad neighborhood.

The William Vale —183 rooms*
111 N. 12th Street at Wythe Avenue, Williamsburg, Brooklyn

Opened: August 2016

Hotel developer Zelig Weiss brings another hotel to the Williamsburg district. This mixed use 20-story building includes retail and offices with the hotel located on the upper floors

The Beekman, a Thompson Hotel—287 rooms
123 Nassau Street (Lower Manhattan)

Opened: August 2016

This project is a co-development of GFI Development and GB Lodging, LLC and is operated by Commune Hotels & Resorts. As an adaptive reuse of an iconic building, this luxury hotel occupies the former Beaux Arts Temple Court across from City Hall. Designs preserve the historic brick and terracotta former office building with a Victorian glass atrium dating to 1883. Two signature restaurants add to the experience – one from Chef Tom Colicchio and one from restaurateur Keith McNally.

EVEN Hotel Brooklyn —202 rooms*
46 Nevins Street at Schermerhorn, Downtown Brooklyn

Opened: July 2016

A new 13-story hotel developed by IHG Group represents a new property designed for the wellness-minded traveler with adaptable public workspaces, an open style market and bar, an athletic studio and flexible meeting spaces. Only four blocks from the new the Barclay's Center it is also close to the Brooklyn Academy of Music arts district and Fort Greene dining opportunities

AKA Wall Street—140 rooms/suites

84 William Street (Lower Manhattan)

Opened: June 2016

An exciting renovation in the Financial District with easy access to the World Trade Center, Brookfield Place, Westfield and other shopping and cultural activities. A new Wylie Dusfresne restaurant is open on the ground floor.

Wyndham Garden Hotel LaGuardia South—50 rooms*

92-77 Queens Boulevard, Rego Park, Queens

Opened: June 2016

Courtyard Long Island City/New York Manhattan View – 160 Rooms*

29-07 Queens Plaza North

Long Island City, Queens

Opened: May 2016

This 160 room hotel is operated by Interstate Management Company and features 1,500 square feet of dedicated meeting space, as well as bringing new capacity to Long Island City

InterContinental New York Barclay— 704 rooms

111 E. 48th St.

Opened: April 2016

The hotel has reopened after a \$180 million renovation. A complete revitalization has restored its original 1926 residential elegance. The renovation includes a redesigned lobby, new and expanded function spaces, a high-profile bar, newly-designed guestrooms, presidential and other specialty suites, state-of-the-art technology and a modernized fitness center.

Holiday Inn Brooklyn Downtown —245 rooms*

300 Schermerhorn Street, Brooklyn

Opened: April 2016

Designed as one of the best in the brand, this Holiday Inn it has 15 floors with 3,000 square feet of meeting space. The developer, K.K. Mehta, also opened a new Hotel Indigo a few blocks away. This Brooklyn neighborhood is home to the Brooklyn Nets, the Brooklyn Academy of Music, and the new home of Theater for a New Audience, and vaunted dining options.

11 Howard – 226 rooms

138 Lafayette Street

Opened: April 2016

RFR Realty redesigned the former Holiday Inn SoHo into an upscale boutique hotel, which features dining from famed restaurateur Stephen Starr.

Hotel Shocard—24 rooms

206 W. 41st Street

Opened: April 2016

A repurposed historic building in the heart of the theater district began welcoming visitors in the spring.

Riu Plaza New York Times Square—647 rooms*

Eighth Avenue at 46th Street

Opened: March 2016

Spanish hoteliers have opened the first Riu property in NYC. A newly built hotel in the heart of Times Square it is located at the edge of Restaurant Row and with easy access to Broadway theaters this is a perfect business and leisure destination. The hotel also features a café, restaurant, bar and gym facility.

Renaissance New York Midtown Hotel —348 rooms*

218 W. 35th Street

Opened: March 2016

This 28-story hotel project is in the in the heart of midtown with access to the Javits Center, Madison Square Garden, shopping and more.

INNSIDE New York NoMad—313 rooms*

132 W. 27th Street

Opened: March 2016

The new Ininside New York is a 20-story new ground-up construction featuring a restaurant, bar and meeting rooms. This hotel will be the second in the USA for Spain-based Melia Hotels International.

SAGO Hotel— 20 Rooms

120 Allen Street

Opened: February 2016

Brings a new boutique property with a local feel to the Lower East Side.

Four Points by Sheraton Financial District—261 rooms and suites*

6 Platt Street aka 217 Pearl Street

Opened: February 2016.

This 30 story property is the fourth Four Points by Sheraton in NYC. The hotel hosts suites and guest rooms, a restaurant and conference space.

Riff Hotel Downtown—36 rooms

102 Greenwich Street at Rector Street (Lower Manhattan)

Opened: January 2016.

Riff Hotels added a second musically themed property following the opening of the Chelsea branch in 2014. Located near the World Trade Center, Battery Park City and the Manhattan waterfront it joins several new properties in the area.

2015 Openings

Bklyn House Hotel —113 rooms*

9 Beaver Street in Brooklyn.

Cambria Suites Times Square —194 suites*

30 W. 46th Street

Q & A Hotel by Furnished Quarters—132 suites

70 Pine Street

EVEN Hotel Times Square South —150 rooms*

321 W. 35th Street

Hotel Indigo Lower East Side— 293 rooms*

171 Ludlow Street near Houston Street

Holiday Inn New York City - Times Square —271 rooms*

585 8th Avenue at 38th Street

The Renwick—173 rooms

118 E. 40th Street

Sleep Inn/Choice Hotels Projects—53*

2586 Stillwell Avenue, Brooklyn

The Brooklyn A Hotel—35 rooms

1199 Atlantic Avenue, Brooklyn

Edge Hotel—54 rooms*

514 W. 168th Street

Marmara Park Avenue—128 rooms including 40 suites

114 E. 32nd Street

Hotel Cliff—52 rooms

505 W. 181st Street

NobleDEN Hotel—54 rooms*

196 Grand Street

aloft Hotel Financial District—128 rooms*

49 Ann Street between Nassau & William Streets

1 Hotel Central Park—229 rooms and suites*

1414 6th Avenue at 57th Street

Executive Hotel Le Soleil New York—160 rooms

38 W. 36th Street at 5th Avenue

Wyndham Garden Brooklyn Sunset Park – 70 rooms*

457 39th Street, Brooklyn

The Boro Hotel—108 rooms and suites*

38-28 27th Street, Long Island City, Queens

The Dazzler Brooklyn—174 rooms*

85 Flatbush Ave. Extension, Brooklyn

The Gregory—132 rooms

42 W. 35th Street

Hampton Inn Times Square Central —300 rooms*

220 W. 41st Street

Umbrella Hotel—56 rooms*

681 Elton Avenue, Bronx

New York Edition Clock Tower—273 room

5 Madison Avenue

Residence Inn by Marriott—125 rooms*

1776 Eastchester Road, Bronx

Orchard Street Hotel –52 rooms*

163 Orchard Street at Stanton Street

Hilton Garden Inn Long Island City—183 rooms*

29-21 41st Avenue, Queens

Cambria Suites Chelsea—140 suites*

125 W. 28th Street

Fairfield Inn & Suites by Marriott Financial District —176 rooms*

161 Front Street /30 Fletcher Street (Lower Manhattan)

Baccarat Hotel & Residences—114 rooms and 26 suites*

20-24 W. 53rd Street (between 5th and 6th Avenues)

The Knickerbocker Hotel —330 rooms

1466 Broadway at W. 42nd Street

The Paul —117 Rooms*

32 W. 29th Street near 6th Avenue

Residence Inn by Marriott —243 rooms

170 Broadway at Maiden Lane

##

TESTIMONY OF THE REAL ESTATE BOARD OF NEW YORK, BEFORE THE NEW YORK CITY COUNCIL IN OPPOSITION TO INTRO 1586—HOTEL MORATORIUM

May 1, 2017

Subject: Intro 1586 – Hotel Moratorium

Sponsors: Ritchie J. Torres, Carlos Menchaca

The Real Estate Board of New York is a trade association comprised of 17,000 owners, builders, brokers, managers and other real estate professionals active in the real estate industry. In addition, REBNY members own approximately 29 hotels with more than 17,000 rooms in Manhattan that were impacted by Local Law 50 and that would be further affected by this unnecessary and illegal extension (Intro 1586).

As with its predecessor, REBNY strongly opposes Intro 1586 which would renew the 2015 moratorium on the conversion of more than 20 percent of hotel space devoted to living or sleeping accommodations to any other use in Manhattan hotels with more than 150 rooms.

Both Intro 1586 and Local Law 50 imposes restrictions that represent an unlawful exercise of the city's zoning authority without ULURP. In short, the City Council has no authority to regulate the use of property outside of its role in the ULURP process as mandated by the City Charter.

Likewise, we are not aware of any review of this bill's potential environmental impacts which is required by law. SEQRA regulations clearly define an action, to include the adoption of rules, regulations and procedures, including local laws, codes, ordinances, executive orders and resolutions, like the moratorium, that may affect the environment.

More fundamentally, we think this intro is unfair to REBNY's members. It amounts to a taking of private property without due process of law, and does not promote a legitimate public purpose such as health, safety, morals, or the general welfare. This intro lacks a rational basis in fact or logic and is an unreasonable restraint on private property rights. These points are borne out most clearly in the report prepared as required by Local Law 50.

The findings of the NYC Hotel Industry & Conversions to Residential Uses report present a hotel industry that is thriving and clear objective evidence that this law is unnecessary and unjustified. Hotel room supply, average daily room (ADR) rates, occupancy levels and hotel industry employment have increased over the period analyzed and are projected to continue to do so into the future. At the same time, the number of hotels and hotel rooms has increased dramatically in order to meet the steady demand for rooms from national and international tourists, as well as business travelers. Whatever rooms have been lost through demolition or conversion, new development has more than offset this loss and actually added to the supply. Most notably, the report found that the number of rooms served by union employees grew by nearly 10,000.

The strongest point made in the report regarding the robust economic health of the industry is in its analysis of the potential impacts of future regulatory approaches. This analysis highlights that over the next ten years without the regulations the hotel industry will add 26,863 new jobs a nearly 60 percent increase above its current level of 46,029.

As the report makes clear, there is no compelling economic reason to impose stringent regulations on the use of existing hotels. Instead, it makes the best case for REBNY's position which is to let Local Law 50 sunset and not to proceed with Intro 1586.

Contact: Michael Slattery
Senior Vice President

REBNY
212-616-5207
mslattery@rebny.com

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1369 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Ann Marie Santiago

Address: 100 Gold Street NY NY

I represent: HPD

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1586 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MICHAEL GREELEY

Address: 60 THAYER ST #3H NY NY 10040

I represent: HTC

Address: 709 8th Ave NY NY 10036

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. 1369 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Frances Marti

Address: 100 Gold Street NY NY

I represent: HPID

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. 1369 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MARIO MERLINO 1369-2016

Address: DOHMH

I represent: _____

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆