

Having reservations

A look at what's holding up hotels planned for NYC

By SARAH RYLEY

Manhattan

PROJECT/ADDRESS	DEVELOPER	ROOMS	STATUS
14-20 West 40th Street	Ascent Real Estate Advisors	162	Despite lender Petra Capital Mortgage filing foreclosure against the developer in April, Ascent told <i>The Real Deal</i> that the long-term viability of the 31-story green hotel project is positive. The property, on the south side of Bryant Park, is now a parking lot.
49-53 Ann Street	The Lam Group	-	The developer paid \$13.1 million for this property, just south of City Hall Park, last March. Jeffrey Lam of the Lam Generation, an offshoot of his father's the Lam Group, said this project is "still in the drawing phases," and he's waiting to complete other hotels before building this one.
50 Trinity Place	McSam Hotel Group	186	The site was purchased in 2005 for \$13.5 million. McSam president Sam Chang said the project is on hold. "It's a big project. We just have to wait for the market to get better [for] financing to be available."
50 West Street	Time Equities	150	Philip Gesue, Time Equities director, said in December that this \$600 million project, which would include condominiums, could be delayed until 2012 because financing isn't available yet. His spokeswoman said there's nothing new to report.
112 West 25th Street	Extell Development	-	The bad economy has given the Chelsea Antiques Garage a temporary reprieve as Extell president Gary Barnett said he's only advancing construction on two of his hotel sites in the city, and this isn't one of them. But he's in discussions with major hotel companies for the future.
135 West 45th Street	Extell Development	242	Barnett said he's completed foundation work on this site in the Theater District and is in discussions for a four-star hotel, but doesn't have financing yet. These days, he said banks require developers to have a brand and up to 50 percent equity for financing.
250 Bowery	Peter Moore Associates	63	Wells Fargo filed to foreclose on the property in April, alleging the developer defaulted on more than \$40 million in loans, and asked a judge to appoint a receiver to oversee completion of the project. Only the foundation has been poured.
Battery Maritime Building at 10 South Street	The Dermot Company	140	The City Council removed a major hurdle by approving Dermot's effort to add a four-story glass hotel to this historic building in April. But the developer has repeatedly declined to comment on whether he has financing for this \$150 million project.
Cambria Suites at 325 West 33rd Street	PLC Partners	239	Since the church on this site was razed last year, this construction site has been inactive. A source close to the project said the inexperienced developer paid too much for the land (\$424 per buildable square foot), can't get a construction loan and is at risk of foreclosure.
Charlton Soho at 68-74 Charlton Street	Extell Development	300	Extell's Barnett curiously maintained he wasn't aware this project existed, even though he has a \$16 million mortgage. But he said he's only advancing on two projects and this isn't one of them.
Courtyard by Marriott NY Lower Manhattan at 98 Greenwich Street	McSam Hotel Group	240	Originally scheduled to open in 2011, developer Sam Chang said the project hasn't been started yet, but it will eventually happen once financing opens up.
Four Seasons Downtown at 99 Church Street	Larry Silverstein	175	This five-star hotel would also include condos. A company spokesman said, "The current foundation work will continue at some point in the summer. At that point, we hope we will have financing that will enable us to complete the project."
Holiday Inn Express NY at 509-13 West 43rd Street	Magna Hospitality	203	Chang made \$34.8 million when he sold this property to Magna last year for \$42 million. A source close to the deal said the overpriced purchase puts Magna underwater, making it impossible to obtain a construction loan. Work hasn't begun yet.
Holiday Inn Manhattan Financial District at 99 Washington Street	McSam Hotel Group	350	Responding to a stalled construction site complaint, a city inspector wrote, "Vacant site/no construction begun/site safe." Chang said the project is on hold until financing is available.
Holiday Inn Manhattan New York at 585 Eighth Avenue	McSam Hotel Group	288	Chang said this project is also on hold.
Holiday Inn Lower East Side at 148-154 Delancey Street	McSam Hotel Group	133	Chang filed plans in March to demolish four low-rise buildings on this Lower East Side corner. But he said he's waiting for a building permit and financing to move forward with construction.
Hotel Ludlow at 180 Ludlow Street	Serge Hoyda	170	This 19-story boutique hotel between Houston and Stanton would include an exclusive rooftop lounge and basement spa. But hotel operator Desires Hotel Group said the project is on hold.
Javits Center Hotel at 11th Ave at 35th Street	Overseen by the Empire State Development Corporation	1,200	The state's plans for a hotel across from the Javits Center were scrapped last summer in favor of a more modest endeavor, said an ESDC spokeswoman.
Nobu Hotel and Residences at 45 Broad Street	Swig Equities	92	There's no construction loan to build this 62-story tower, and defunct Lehman Brothers filed to begin foreclosure proceedings on its \$11.5 million loan in January. Swig declined to comment.
Orient Express at 24 West 53rd Street	Orient-Express Hotels	150	The hotelier backed out of an agreement to purchase the New York Public Library's Donnell Library building for \$59 million, citing poor economic conditions. This after the city gutted the library in preparation of the sale, reported the Library Journal.
Park Hyatt at 157 West 57th Street	Extell Development	-	Extell's Barnett said, "Without confirming or denying that it's a Park Hyatt," he has filed plans for a 73-story, five-star condo and hotel, but doesn't have construction financing yet. At such a great location, two blocks from Central Park, he's willing to wait it out.

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Shangri-la Hotel and Condos at 610 Lexington Avenue	RFR Holdings	191	A YMCA was torn down to build this hotel, which received its \$145 million pre-construction loan from Lehman Brothers. Hotel consultant Jonathan Sebbane of HVS New York said the project is delayed.
Sheraton Lower Manhattan at 213 Pearl Street	The Lam Group	660	The Downtown Express followed the story of artists who lost their homes for this project, and reported the property is now a parking lot. A source close to the project said it lacks financing.
South Street Seaport hotels at Pier 17	General Growth Properties	1,000 in two hotels	Considered possibly the largest commercial real estate crash in history, GGP's bankruptcy filing in April put a major question mark on the future of its planned Seaport overhaul. A spokesman said the company is "hopeful that we can continue working with the city and community on our plan as we engage in the Chapter 11 process."
Uptown Grand Hotel at 5-15 West 125th Street	Reisman Property Interests	252	Paul Reisman said the development team decided project costs were too high for the original plan, a luxury hotel, considering the current financial situation. So he's signing an agreement with Hilton Garden Inn for a more frugal 144-room hotel, he said.
Viceroy New York at 330 Hudson Street	Kor Hotel Group	168	This project involved adding 12 stories to an existing building, which an inside source said the developer lacks financing to build. Sebbane, the hotel consultant, said it's on "long-term hold."
Victoria Theater Hotel at 237 West 125th Street	Danforth Development	200	Restoration plans for Harlem's Victoria Theater, overseen by the state, include a glassy hotel and condo addition. Steven Williams, Danforth's president, said he's close to signing on a hotel partner and "the ducks are lining up" for financing.
Vu Hotel at 653 11th Avenue	Kimpton Hotel and Residences	222	US Bank National Association began foreclosure on this building's \$68.2 million mortgage, and more than a dozen mechanic's liens exist. A spokeswoman for the hotel chain said there's been an ownership change, but that the core management staff has been hired, and opening day could be this summer.

Outer boroughs

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529 and 551 President Street	SAI Development	225	These two hotels are among roughly a dozen built, under construction or planned in Gowanus. Developer Raj Bhagia said he's in negotiations with Hilton and Marriott, and will seek financing once a brand is secured.
America's Best Value Inn Brooklyn at 1705 Linden Boulevard	OHM Group	55	A mechanics lien to foreclose on the property was filed in November. But developer Raj Patel said the hotel will still be built. Since the work permit was approved in March, it's unlikely it will be complete by August, the originally estimated date.
Best Western Manhattan Bridge at 55 Flatbush Extension	North American Development	80	This property was purchased in September and no building permits have been filed with the city. A Best Western spokesman said the chain has a committed deal with the developer.
Brooklyn Bridge Park at Pier 1	Overseen by Empire State Development Corporation	225	The state has started building this waterfront park, which would stretch from the Manhattan Bridge to Atlantic Avenue. But a spokeswoman said finding a developer to build a hotel, which would help fund the park's maintenance, is postponed indefinitely.
Cambria Suites Brooklyn Bridge at 75 Schermerhorn Street	PLC Partners	300	Wachovia filed to foreclose on this property's \$20.7 million mortgage in February, and two firms hired for the project confirmed it was on indefinite hold.
Clarion Hotel Long Island City at 41-05 21st Street, Queens	SAI Hospitality	113	The Buildings Department just approved plans to build a 14-story hotel at this site, across from a public housing complex. But the hotel lacks construction financing.
Coney Island hotels at Stillwell and Surf avenues	Thor Equities	1,500	Joe Sitt, president of Thor, has been at odds with the city for years over his plan for Coney's amusement district, which includes at least three hotels. The city has made offers to buy his 10 acres, most recently for \$105 million, but he rejected them.
Courtyard by Marriott Jamaica Queens at 95-02 Sutphin Boulevard	Graham Associates	172	The hotel was announced as part of a mixed-use project in conjunction with the city's effort to create an "Airport Village" at JFK's AirTran station, but city records indicate there's been no financing or building activity on the site. Still, a Greater Jamaica Development Corp. spokesman said site assemblage there continues to move forward, with interest from developers and hoteliers.
Hampton Inn Brooklyn Downtown at 125 Flatbush Ext.	Magna Hospitality Group	120	Magna bought this property for \$10.8 million in March and has been actively seeking Buildings Department approval for plans to build a 13-story hotel here, but the project lacks construction financing.
Hilton Garden Inn Brooklyn – Downtown and Homewood Suites Brooklyn – at 313 Gold Street	United Homes	375 total	Both hotels planned inside the second, 35-story Oro tower by developer United Homes have been delayed until financing is available, said the developer's land use attorney Kenneth Fisher.
Hyatt Place at 32-38 Nevins Street	McSam Hotel Group	176	Chang said he doesn't have financing yet to build this hotel, but he feels comfortable he'll get it. "We're going to break ground in three months," said Chang.
Miss Brooklyn at Atlantic and Flatbush avenues	Forest City Ratner	180	With the Atlantic Yards arena and high-rise project mired in lawsuits and unable to get financing, there's no telling when or if the project's signature masthead building, renamed Building 1, would get built. At one point, the hotel component was scuttled altogether, but now a spokesman declined to comment on whether it still exists.
The Lift Hotel at Citi Field	Desires Hotels	58	This five-story hotel, announced Sept. 2007, never got much traction and has been cancelled, according to Desires.