

1717 Broadway Residence Inn and Courtyard by Marriott

New York, NY



New 70 story “slender” high rise hotel comprising of two Marriott-brand select service hotels; 370,000 SF, 639 keys, restaurants and retail. This hotel complex houses a 378 key select service Courtyard by Marriott occupying the lower portion of the building with a 261 key extended stay Residence Inn on the upper floors. The project also includes restaurants, ground floor retail, cellar and subcellar, meeting and conference center, business center and lounges. The hotels share a common entrance lobby area, fitness club, laundry, lounge and bar area, and outdoor terraces. Located in Manhattan’s Theatre District, this complex neighbors many world famous landmarks including the Museum of Modern Art, Carnegie Hall, and Lincoln Center.

Architect

Nobutaka Ashihara Architect, New York, NY

Interior Designer

Bill Rooney Studio Inc., New York, NY

Client

Granite Broadway Development LLC , New York, NY

Features

- this iconic high rise structure, a presence just north of Times Square, is the tallest stand alone hotel in the Western Hemisphere
- poured reinforced concrete superstructure with tubular inner core design and two outrigger floors
- highly designed facade comprising highly reflective glass and IGU panel CTW system
- two hotel brands stacked one above the other, each featuring dedicated rooftop terraces, bars and lounges, health spas, and meeting rooms
- view corridors onto both Times Square and Central Park
- globally sourced glass from China, aluminum IGU fabricated in Thailand, as well as products from Mexico, Japan, Vietnam, Germany, and Canada
- on a footprint of 10,000 SF FAR 35:1 - the highest FAR ever achieved in New York City
- first hotel to have GPON fiber infrastructure for all telephone, video, internet wired and wireless



Special Interest

Complicated site logistics, due to “Slender Building”, are required to minimize disruptions to vehicular and pedestrian traffic as well as facilitate efficient flow of materials and personnel to maintain the project schedule. Utilized cocoon system during construction of superstructure.

Tuned mass damper atop the building to dampen acceleration in high winds.

Services

Construction Management