

An aerial night photograph of a modern, multi-story hotel building with a blue and white facade, illuminated against a dark city skyline. Light trails from traffic are visible in the foreground.

## Boston's incoming hotels, mapped

*These eight Boston–Cambridge inns highlight the biggest jump in hotel-room construction in the cities this century*

By **Tom Acitelli** | Feb 25, 2020, 5:54am EST

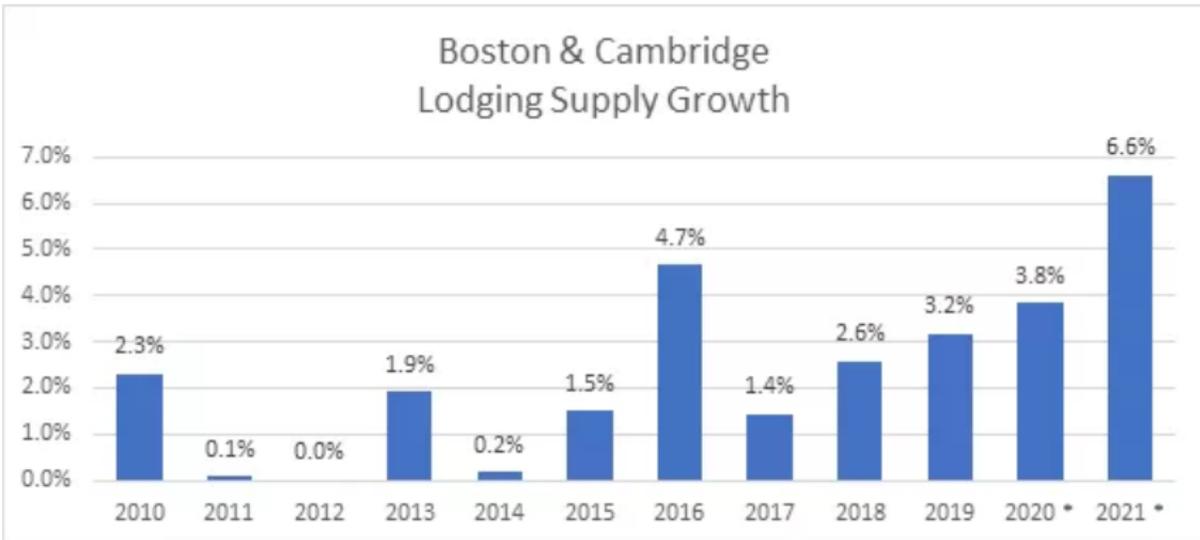
There are eight major hotels under construction in Boston and Cambridge as of the end of February. Together, the projects are due to add 2,398 rooms by mid-2022, and represent the biggest jump in hotel-room construction in both cities this century.

By the middle of 2022, too, a slew of other new hotels will likely be underway. The Boston Planning and Development Agency and Cambridge Community Development, that city's planning agency, have approved 18 projects beyond the eight on this map.

These 18 include a 360-room component of [the big redevelopment plans for Boston's South Station](#), [the 391-room Kenmore Hotel that's due to resemble Manhattan's Flatiron Building](#), and [the 250-key Harvard Hotel and Conference Center in Brighton](#). But these are in the offing. The eight hotels herein are more imminent.

And they by themselves highlight the explosive growth in hotel development in Boston and Cambridge. The 2,405 room count for those hotels opening in 2020, 2021, and early 2022 is higher than the 2,082 rooms that opened in 2018 and 2019 in the two cities, according to [Pinnacle Advisory Group](#), a consultancy.

The 6.6 percent annual increase in room supply expected in 2021, in fact, will be the largest such increase since 1999. See the chart below for more perspective.



Pinnacle Advisory Group; 2020 and 2021 are projections

The developments, too, belie [the health of the hospitality market from an industry perspective](#) (which, in turn, helps explain the construction). The Boston-Cambridge market is one of the strongest in the U.S., with an occupancy rate of 82.5 percent and an average daily room rate of \$261.31 at the end of 2019, according to Pinnacle.

And as far as revenue per room—the big measure for hotel operators—that was \$215.61 at the end of last year, similar to what it was at the close of 2018.

## 2. Raffles Boston Back Bay Hotel & Residences



40 Trinity Pl  
 Boston, MA 02116

The Noannet Group, Saunders Hotel Group, and Cain International plan to open the \$400 million, 33-story Raffles Boston Back Bay Hotel & Residences in early 2022.

It will include 147 hotel rooms and 146 Raffles-branded condos, and will be the first mixed-use Raffles property in North America.

It's also due to have six dining-slash-drinking venues as well as expansion space for the adjacent University Club. There will be seven on-site affordable housing

units, too, and the project will result in \$13 million for additional affordable housing in Boston, according to the developers.

Saunders and Noannet have been trying to build on the Back Bay corner for years. They got the requisite permits for construction in 2016, and reached a deal with Raffles parent AccorHotels in late 2017. The developers [announced the project in April 2018](#), and [landed a \\$314 million construction loan that July](#). [Demolition work started in February](#).



Rendering via Trinity LLC

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