



## HILTON GARDEN INN

When you can't find a good hotel site in the market you want to be in, create your own. This developer purchased a 20 acre site previously used for remote parking lot next to the Tampa airport. LPB helped master plan and re-zone the property for three hotels, a restaurant row, two office towers and structured parking decks with embedded retail. The development, called Avion, is unified through a prescriptive architectural theme requiring buildings in the park to have a style that is both high-tech and Floridian. The Hilton Garden Inn was the second of the three hotels in the development designed by LPB.

Borrowing on a genre of design popularized by the Miami architectural firm Architectonica in the 80's and 90's, this hotel expresses bold yet playful massing and daring use of primary colors. Stucco and curtain wall are the façade materials. The building is one of the first hotels seen leaving the Tampa International Airport, and succeeds at getting attention. Otherwise, the hotel is very compliant with the Hilton Garden Inn prototype concept, with the standard Pavilion and a rooms tower behind. The décor for the Pavilion was customized to fit the hotel presentation, with an accent water wall as the entry focal point, and a large tropical fish aquarium. Interior detailing and furnishing lean toward contemporary, unlike the prototype. The lobby opens to a lushly landscaped pool area and a breakout patio, also used for dining. The Pavilion contains a lounge / bar, to service its travel / business market. Parking is provided in a structured deck developed to serve the entire development.

The hotel is built of post-tensioned concrete on shallow spread footings.



Given the seven-story height and proximity to the coast and airport, the façade had to be both impact (high missile) and noise resistant. Rooms are conditioned with PTAC's and public spaces with split system fan coil units. Meeting rooms are handled with roof-top package units. Care was taken to positively pressurize the hotel, to keep out the warm humid (mildew causing) air common to this area. The project was negotiated and a GMP contract was awarded.

architecture	L
engineering	P
interiors	B
	C

## TAMPA, FL

Units	171
Gross Square Foot	96,344
Construction Cost	\$14,451,160
Cost/Square Foot	\$150.00
Cost/Unit	\$84,510
Gross Square Foot/Unit	563
Acreage	1.2
Construction Start	November 2006
Construction Time	14 Months
Contractor	HC Beck, Ltd.
Owner	McKibbin Hotel Group

