



## ALOFT/ ELEMENT

Buckhead Place is a mixed-use development situated a half block off the intersection of Peachtree and Piedmont Roads – in middle of the red-hot Buckhead area of Atlanta. The development brings two Starwood properties to the area in one building: a 147-room element in the lower levels, and a 185-room aloft above. Given the density of development and value of real estate in the area, the hotels are part of a master plan to optimize the property use, which also includes a future high-rise office tower, a seven-story, 650-space parking garage and a top-line 8,000 SF leased restaurant. Parking is also provided under the first level. An elevated, landscaped boulevard bi-sects the development, providing access to the project elements and to other activities to the west.

The two hotels each have distinct arrival / entry experiences, and guests are generally limited to their chosen hotel areas, including separate elevator banks and room corridors. Areas shared between the two hotels include meeting facilities, pool/ bar/fitness activities, and back-of-house functions. The two hotels each contain the public area and guest room components compliant with their respective brand identities.

The 12-story, high-rise building exterior is clad in cast stone and wood paneling on the lower level, and stucco and metal paneling on the upper levels. The signature 'swoof' roof element of the aloft dresses the top of the building and is repeated in a related form at the restaurant entry. Colored light band and panels with night accent lights further enhance the façade.

The structure is a post-tensioned concrete frame on auger cast concrete piles. The HVAC systems will include PTAC's for guest rooms and split system fan coil units for public and BOH areas. Fire and other utility systems are shared by the two hotels. The parking garage will be an 'open' garage, with a pre-cast concrete frame and double-tee decks with concrete topping. The project was negotiated to a GMP contract.



architecture

L

engineering

P

interiors

B

C

ATLANTA, GA

Units  
330

Gross Square Foot  
187,525

Construction Cost  
\$30,000,000

Cost/Square Foot  
\$159.98

Cost/Unit  
\$90,909

Gross Square Foot/Unit  
568

Acreage  
0.74

Construction Start  
March 2010

Construction Time  
18 Months

Contractor  
TBD

Owner  
McKibbin Hotel Group



HOSPITALITY