



HILTON GARDEN INN/HOMEWOOD SUITES

Few hotels enjoy the street visibility of this location, situated at the corner of 10th Street and the I-75 / I-85 Connector through the middle of Atlanta (estimated traffic: 250,000 cars per day). The .7 acre site has about 14' of slope up 10th Street, making for challenging grade transitions as people and cars come into and out of the building. The site is in the Midtown Overlay area of the city, which places high priority on street façade activation, pedestrian-friendly accommodations and discrete handling of parking.

This building contains two hotels: a 153-room Hilton Garden Inn facing the Connector and a 105-room Homewood Suites facing 10th Street, totaling 258 rooms. Each hotel has pedestrian access from the street (at different elevations) and shares a common vehicle arrival zone in the building. Upon arrival, cars are valet-parked on floors 2, 3 and 4, which have a total of 192 spaces. The hotel is a block from a rapid transit station, so the ratio of 75% parking-to-room works. Separate banks of elevators serve each hotel, and a common service elevator supports both hotels. Other shared facilities in the building include a corner bar at the first floor (which is also accessible to walk-in customers), meeting / banquet space, guest laundry, back-of-house functions and a pool / spa outside sun deck. Utility systems are shared throughout the hotel.

The façade presents distinction between the two hotels, with the Garden Inn being cast stone, brick veneer and EIFS, and the Homewood being metal panel and EIFS. Special attention was given to the window specification to isolate the heavy expressway and street traffic noise nearby. The parking levels have perforated metal panels, to allow for 'open' parking ventilation. The corner at the Connector and 10th is accented with curved curtain wall and a roof crown feature, emphasizing the importance of the corner. Guest rooms



are a mixture of the two prototype's standard layouts, but the Garden Inn has a supply of shot-gun suites and Jacuzzi rooms.

The structure is post-tensioned frame on auger cast concrete piles. PTAC's for guest rooms and split system fan coil units are used for HVAC.

architecture

L

engineering

P

interiors

B

C

ATLANTA, GA

Units
258

Gross Square Foot
181,670

Construction Cost
\$29,067,000

Cost/Square Foot
\$160.00

Cost/Unit
\$112,663

Gross Square Foot/Unit
704

Acreage
0.70

Construction Start
January 2011

Construction Time
16 Months

Contractor
TBD

Owner
North Point Hospitality Group, Inc.