



HILTON GARDEN INN

Images of Old San Juan, late night Latin dance clubs and lazy afternoons on the beach with a Pina Colada are giving way to a vibrant business life and lots of new development. The municipality of Carolina is the airport area of San Juan, which may be the epicenter of this action, with its casinos, entertainment, shopping and business. This hotel sits at the entry to this hot area, and attracts the complete spectrum of travelers.

The developer chose to use a style of architecture that would both command attention, and speak to the modern character of the new wave of development in the area. Using bold forms and primary colors seen in some of the trendy areas of Miami, the 13-story design achieves the developer's objective.

The hotel houses the arrival public space functions on the first floor, including the Lobby, Lounge, Registration and admin areas, supporting easy access for both pedestrian and vehicle arrival. The building sits hard to all four property sides on the .46 acre site. From the vehicle arrival area in the building at the first floor, valet attendants take the cars to parking levels on floor 2, 3 and 4, where 162 double-parked spaces are located. The laundry is located on the top parking floor. There are then nine levels of rooms, featuring kings, double-queens and corner suites. The "International" Hilton Garden Inn prototype is used, featuring more tightly planned rooms. Fitness room and meeting space, with views toward the beach, are on the top rooms floor. The highest floor contains dining, buffet, and kitchen, and an open sundeck with bar pavilion for outside dining. The pool features an 'infinity' look, directed toward the Caribbean Ocean. A dedicated service elevator connects the ground floor delivery and trash area with the laundry, guest floors and kitchen at the top level.

The hotel is a structural engineering case study: deep foundations required, shallow water table (the site is 4' above sea level), 140 mile-per-hour wind loading and seismic activity. A post-tensioned concrete frame is employed, with all exterior walls of masonry to resist hurricane missile impact and provide shear resistance. Underground cisterns are used for both drinking and fire water emergency reserves. Electrical generators are sized to support most of the buildings power load, for when the occasional hurricane knocks out the local power grid. Guest rooms are conditioned with PTAC's, public areas with split system fan coil units and corridors with 100% conditioned outside air. Special attention was given to the abrasive character of this "salty" seaside environment. Local architect Luis Torres consulted on design and jurisdictional processes.

architecture

L

engineering

P

interiors

B

C

SAN JUAN, PUERTO RICO

Units	225
Gross Square Foot	169,728
Construction Cost	\$25,460,000
Cost/Square Foot	\$150.00
Cost/Unit	\$113,156
Gross Square Foot/Unit	754
Acreage	0.46
Construction Start	June 2010
Construction Time	16 Months
Contractor	TBD
Owner	North Point Hospitality Group

