



PARCEL 4 HOTEL & LINEAR PARK

UDAAP PRESENTATION

OCT 21 2021



BEATTY • DEVELOPMENT

PANEL COMMENTS

Building

- Opportunity to use classical elements sourced from the neighborhood. Translate to a sculptural, weightless mass
- Detailing needs careful consideration.
- Distinguish where activated spaces connect interior to exterior
- Study brick color.
- Study scale of base with nearby buildings.
- Consider proportions of the arches.

Site

- Open up the corners (north & south) to have better connection with the park and invite activity, integrate ramps, stairs and walls to feel like a series of terraces.
- Study the travel aisle and the different function zones. Provide balanced relationships with a variety of open spaces.
- Landscape around the hotel, bridge the indoors with the outside of the building.
- Pedestrian experience along Caroline St.

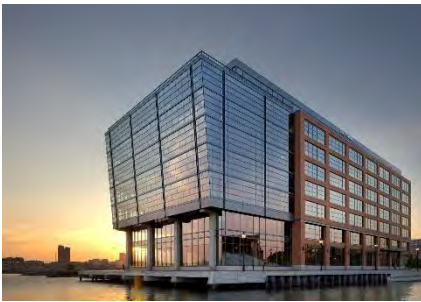
DESIGN OBJECTIVES

1. Program: 160 Key Hotel with Restaurant/Retail
2. Seamless marriage of building and landscape.
3. Activate Park and Caroline Street with physical & visual connections
4. Simple, timeless massing and façade
5. Bridge between adjoining neighborhood and Harbor Point

BUILDING . LINEAR PARK

HARBOR POINT

CONTEXT



INSPIRATION



Urban Environment House, Finland



130 William Street, NY



Kimmel Quarter, Riga



Exeter Library, CT

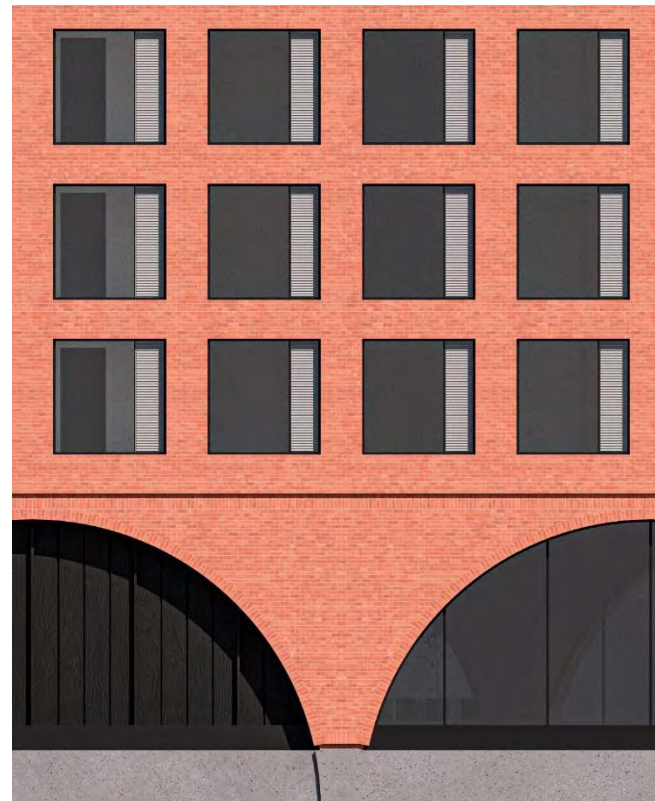


100 Franklin Street, NY

PANEL COMMENTS

Building

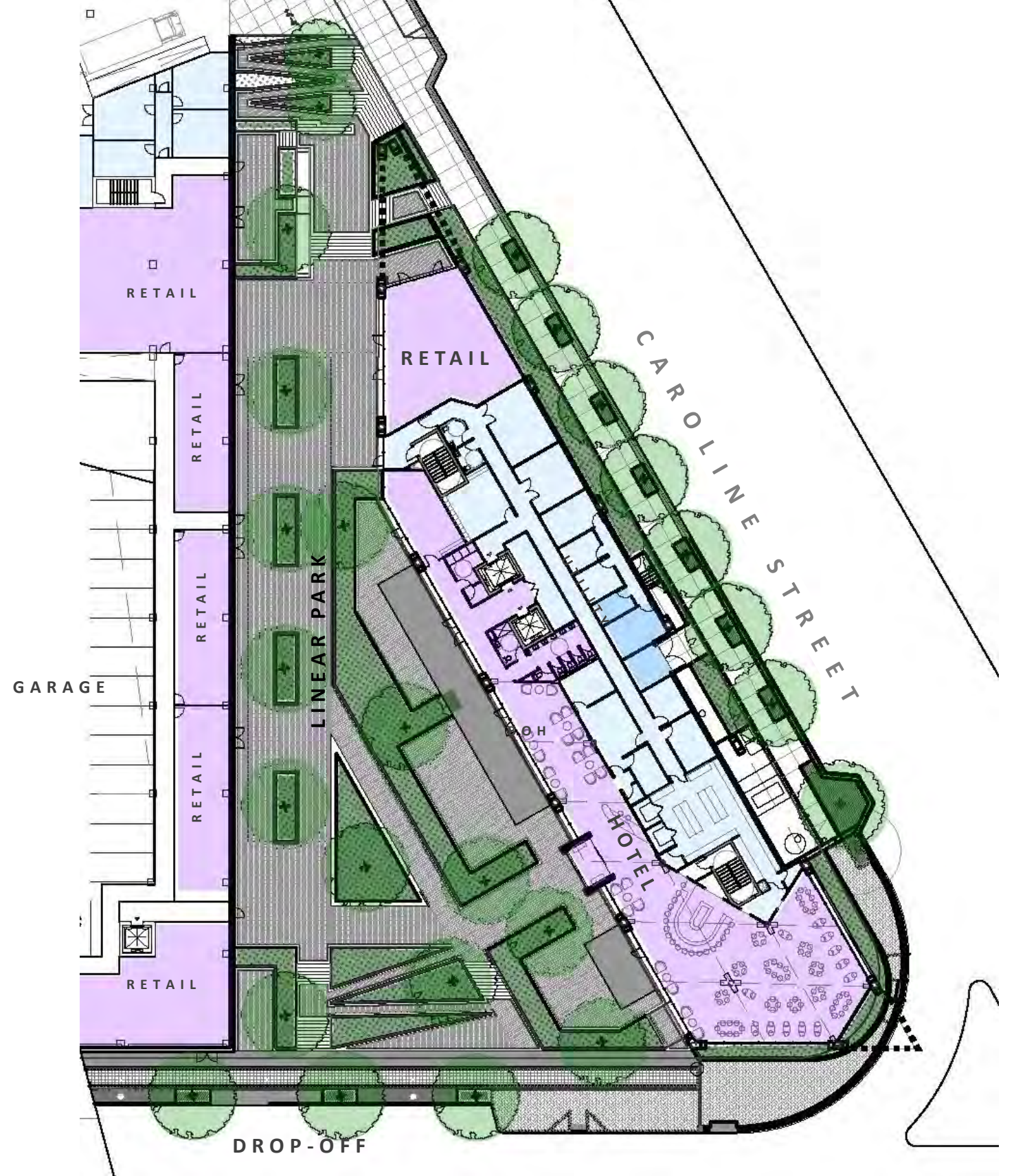
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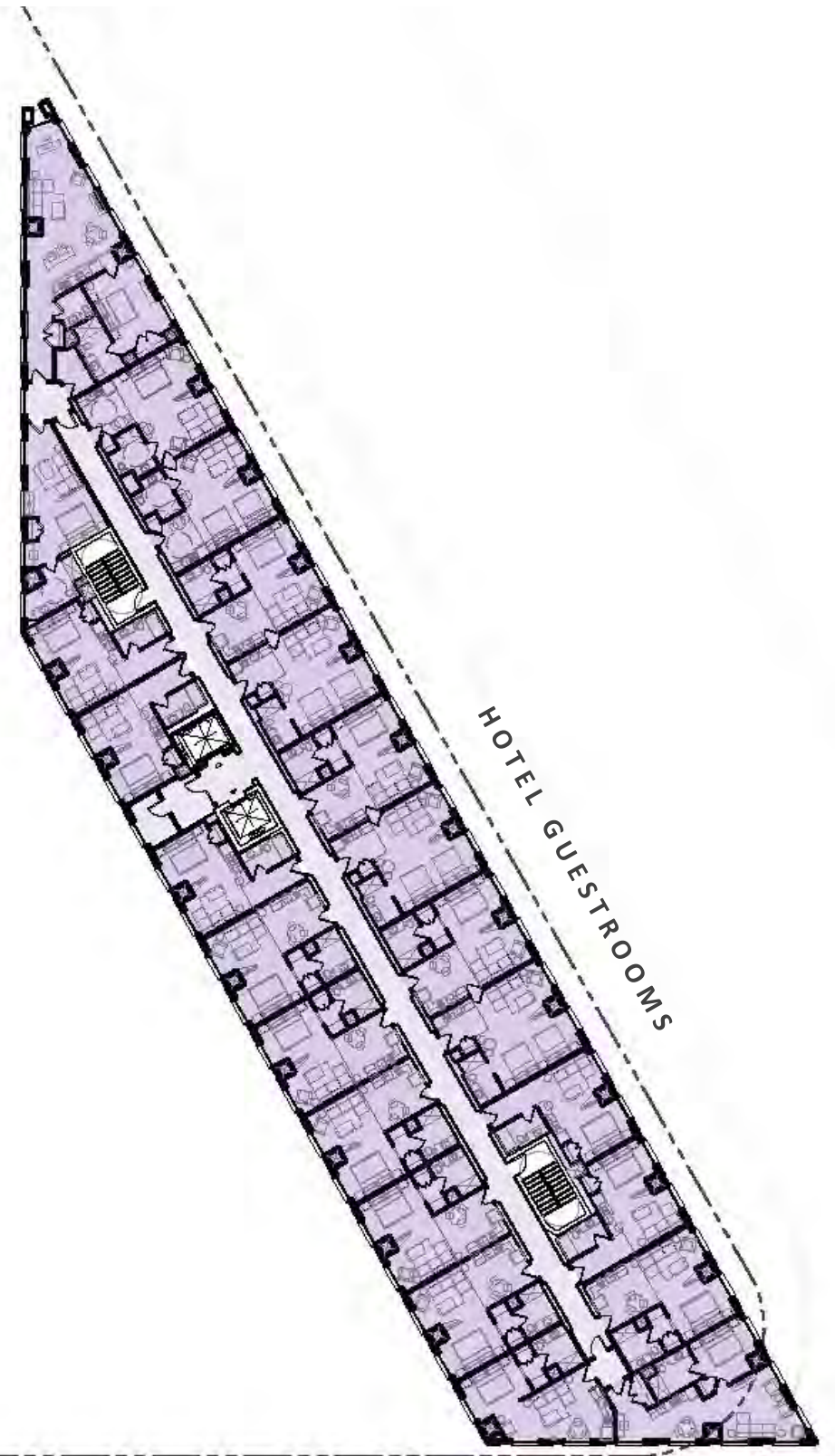
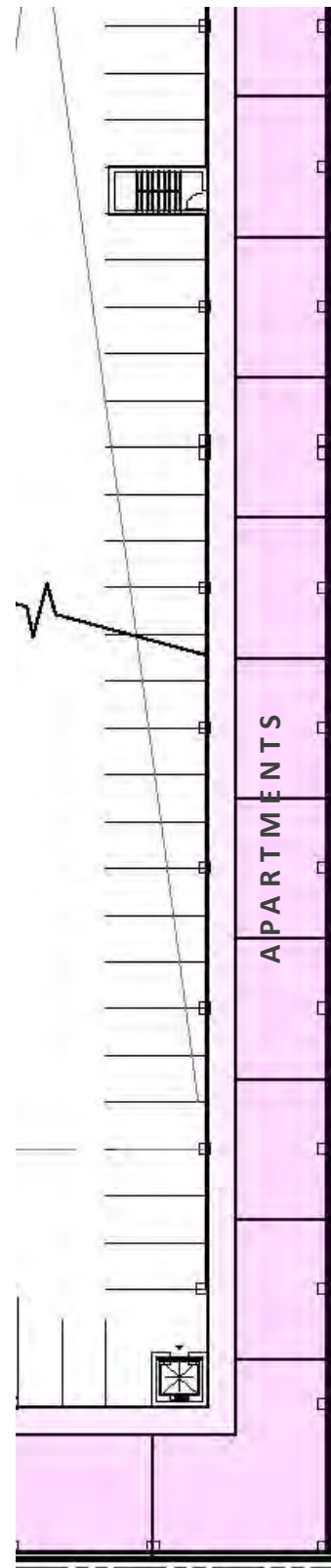
SITE PLAN



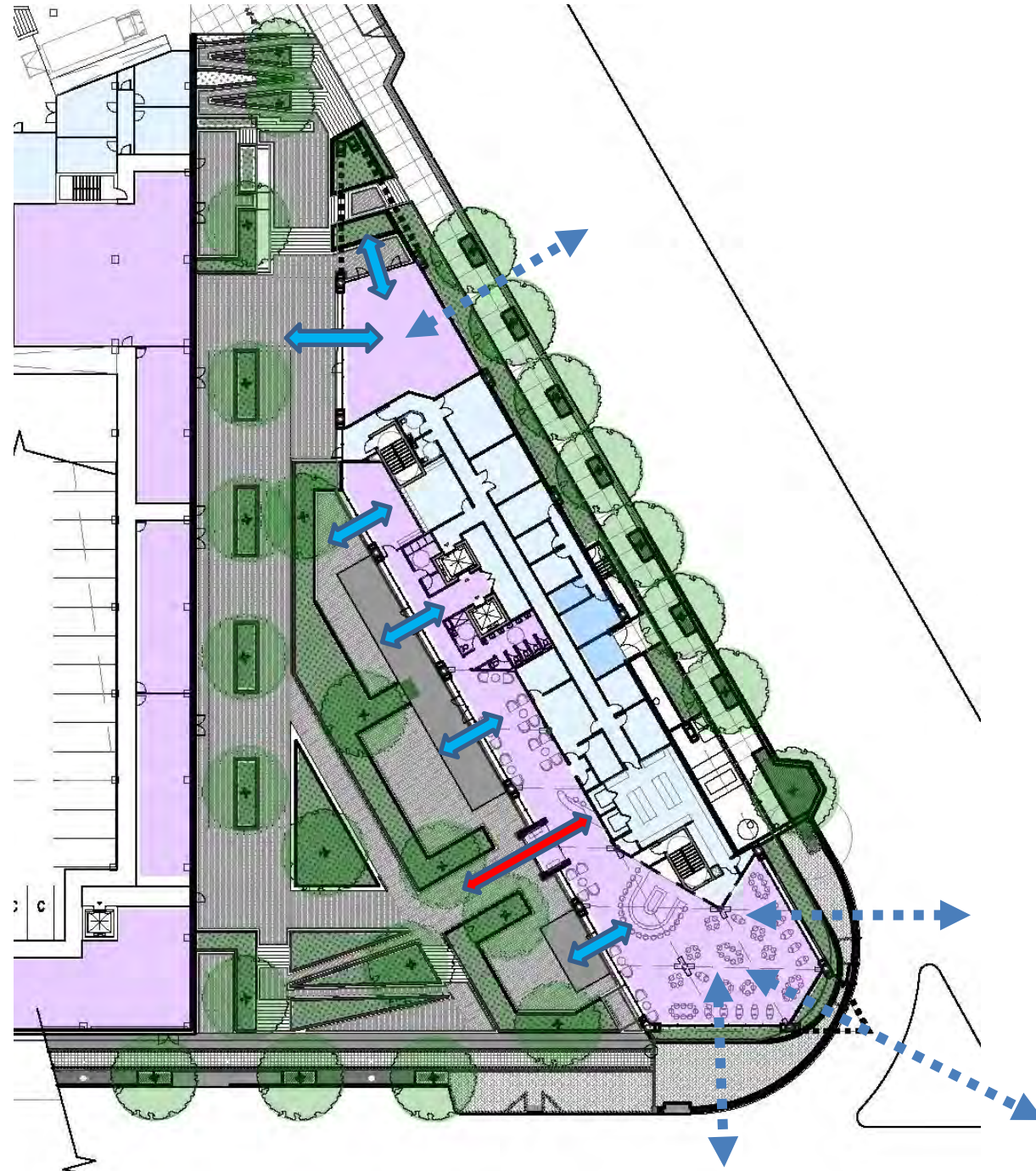
GROUND FLOOR PLAN



UPPER FLOOR PLAN



BUILDING & SITE CONNECTIVITY



1 Hotel Brooklyn Bridge



Canopy Hotel

VIEW FROM NORTH



VIEW FROM SOUTH-EAST



VIEW FROM PARK



SE CORNER VIEW



FAÇADE MATERIALS



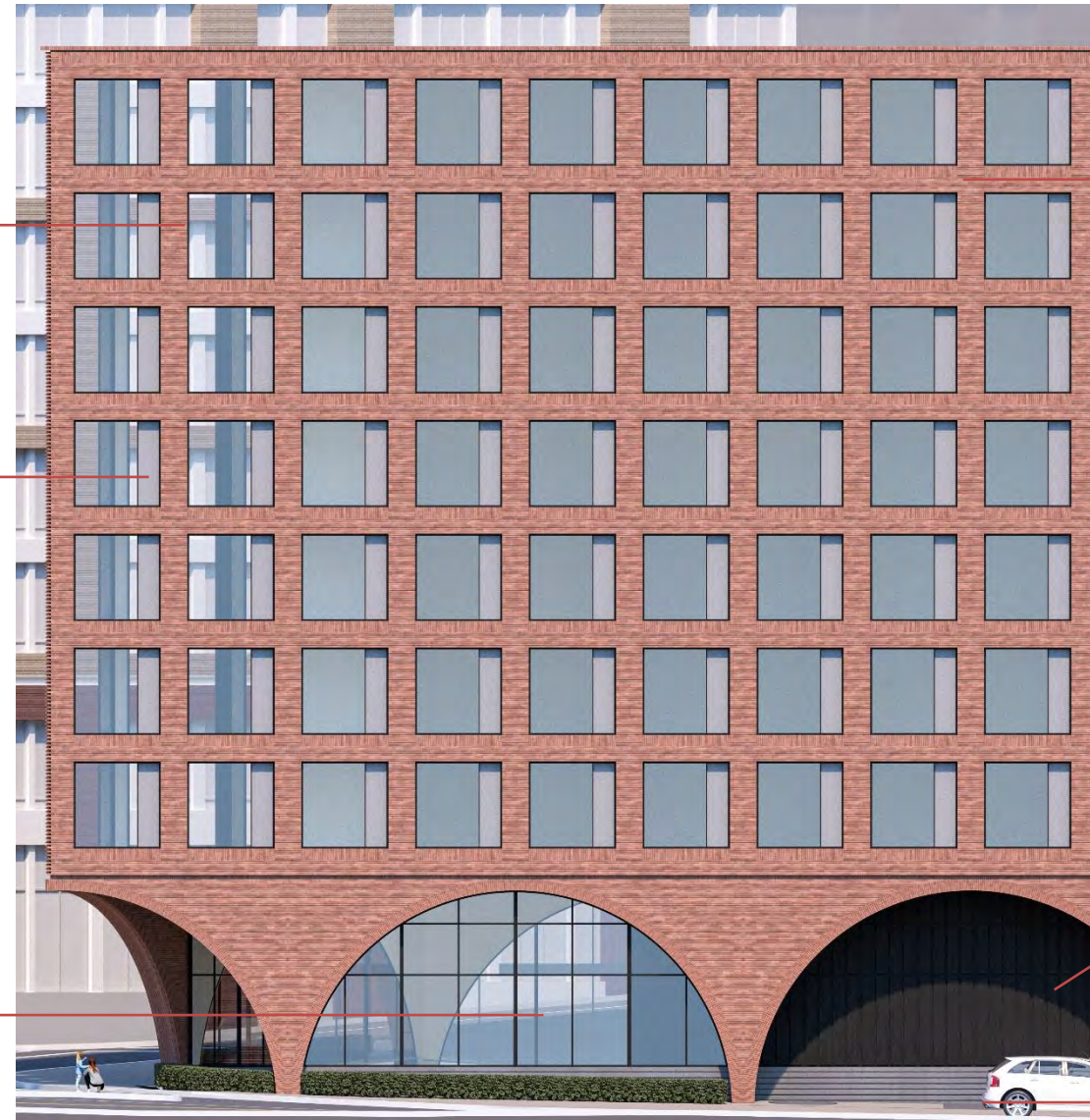
GUESTROOM GLASS
*LOW IRON
LOW E IGU*



MEP LOUVER
*KYNAR PAINTED
GREY ALUMINUM*



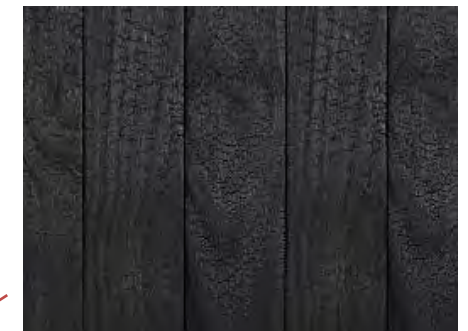
LOBBY/RETAIL GLASS
*CLEAR -
LOW IRON GLASS*



BRICK
Roman Coarse



ARCH INFILL
CHARED WOOD



BASE
STAINED CONCRETE



FAÇADE DETAILS



BUILDING . LINEAR PARK

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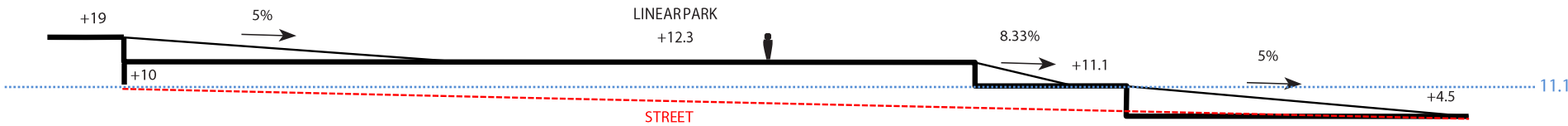
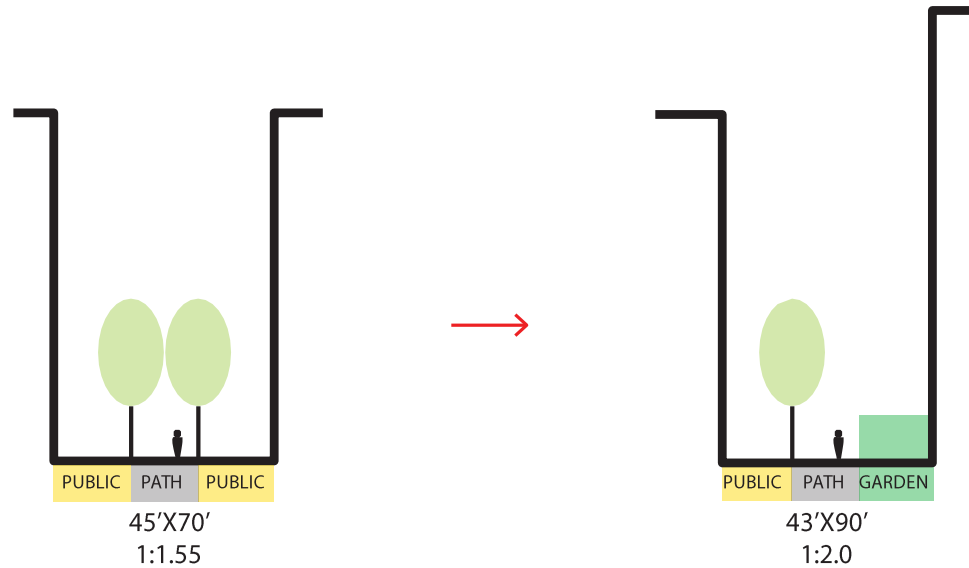
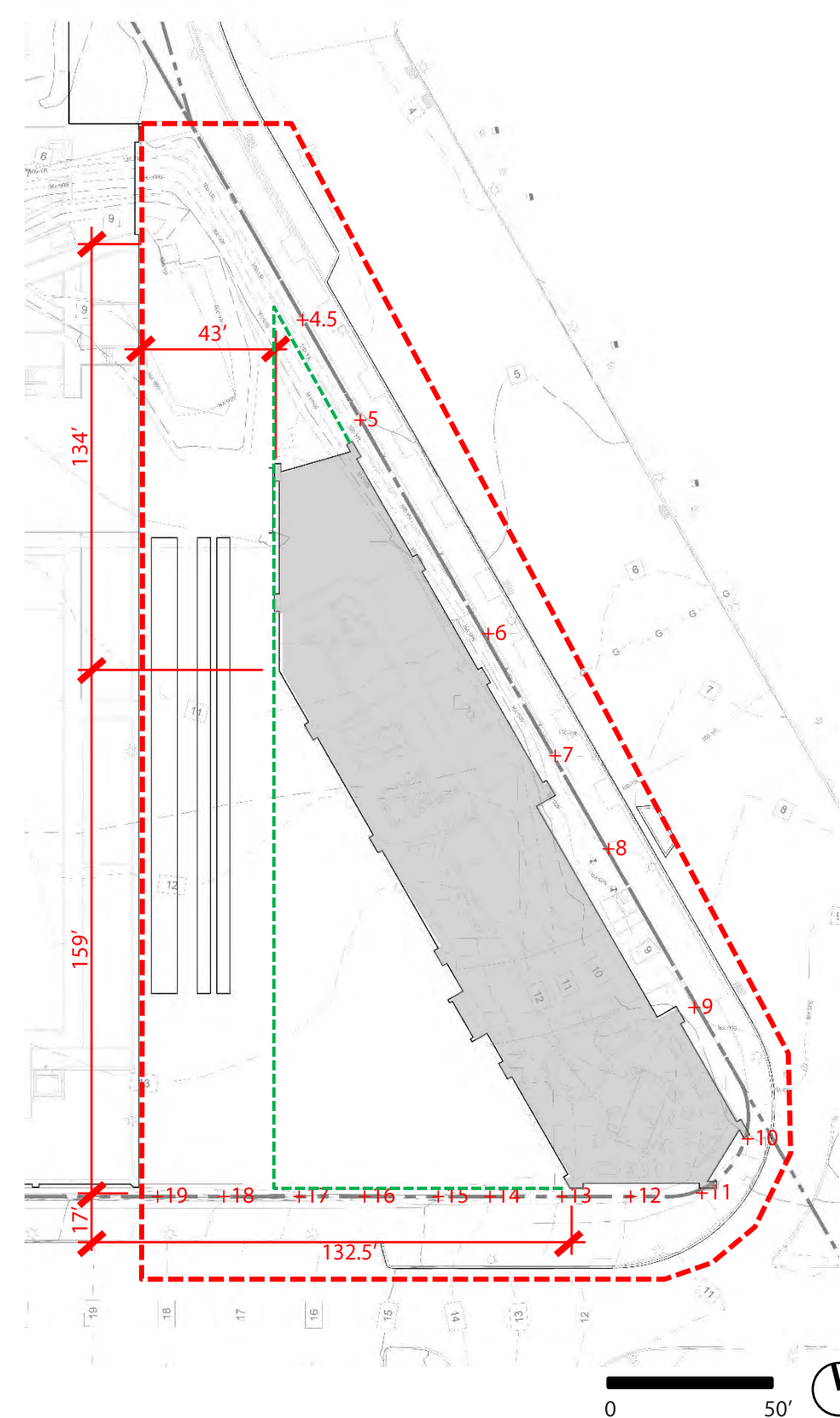
SITE

Challenges

- 43'-50'W X 293' L (222'L Hotel) X 90' Ht
- Main elevation needs to be above 11.1 due to flood plain requirements
- 15.5' Grading Change (4.5'-19')
- Hidden Street / Shady
- Challenging End Points (Loading, Building)
- Cost/ Flexibility
- SWM constrains (8'X140' stormwater facility, 2 4' dia stormwater pipe at 7.0 elevation, 2' apart)

Strategies

- Scale & Proportion Study
- Grading Study (Terraces/Ramps/Walls)
- Edge and End Activation/ Corner Treatment/ Middle Nodes



PANEL COMMENTS

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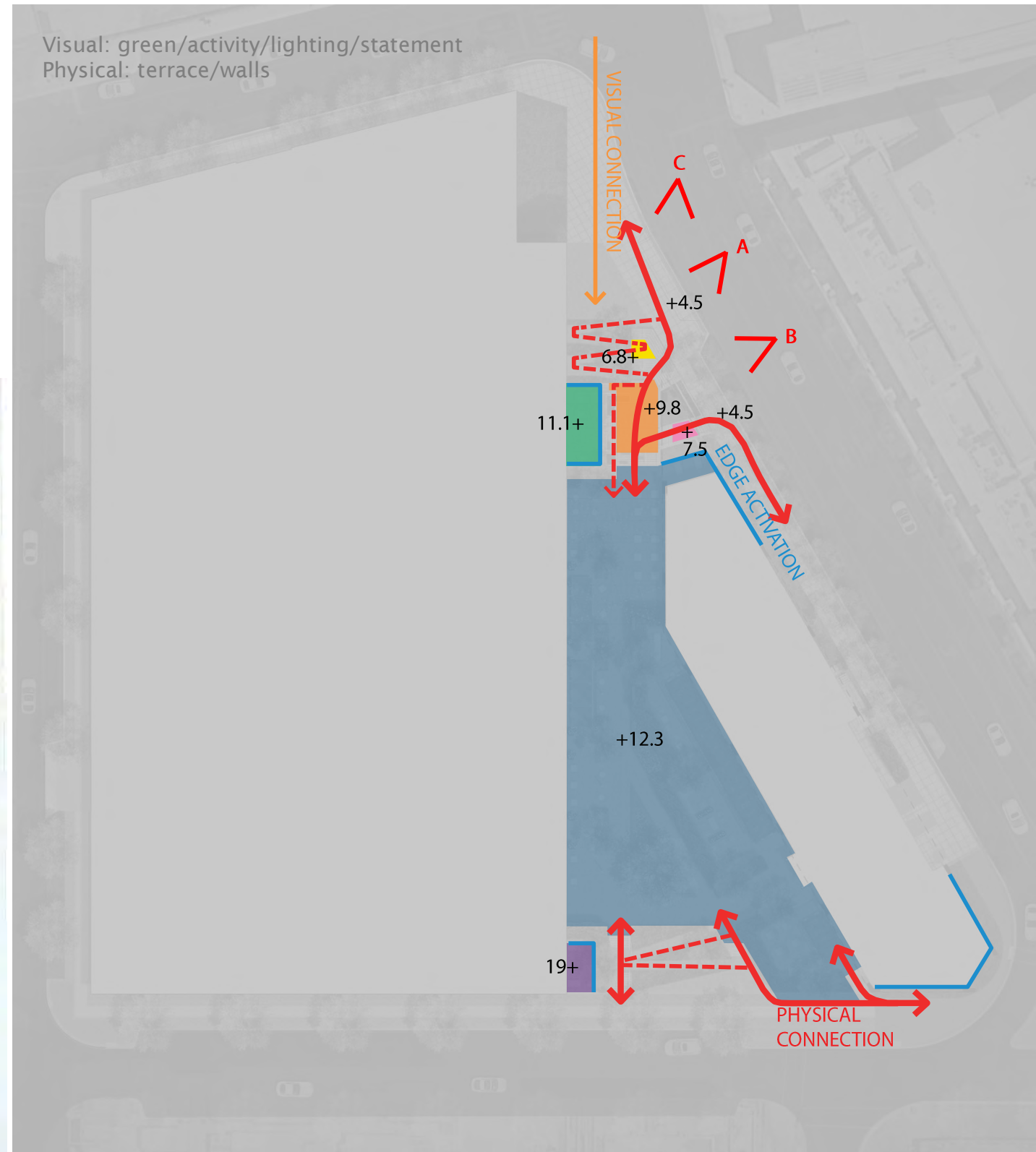
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3. Landscape around the hotel, **bridge** the indoors with the outside of the building.
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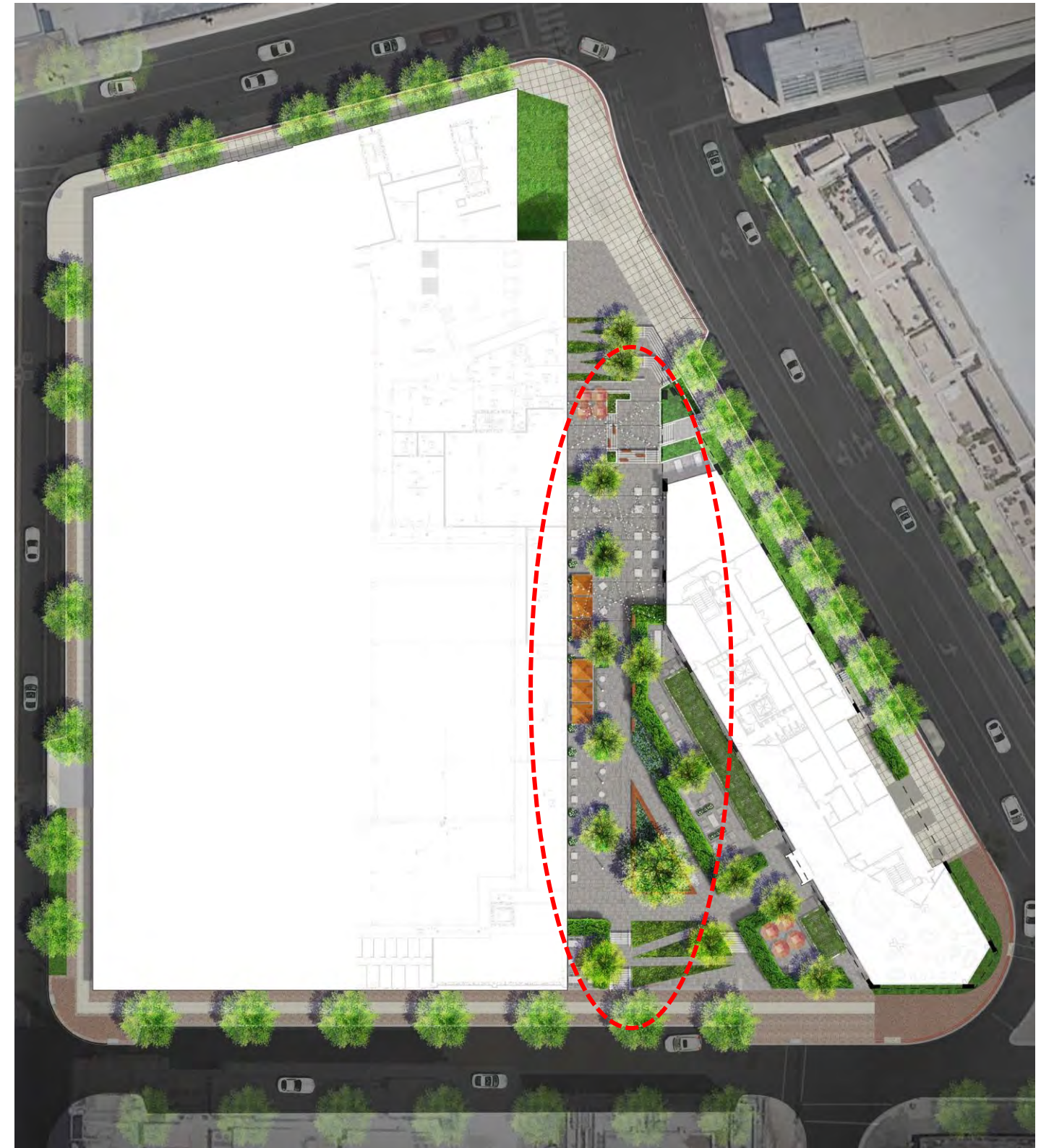


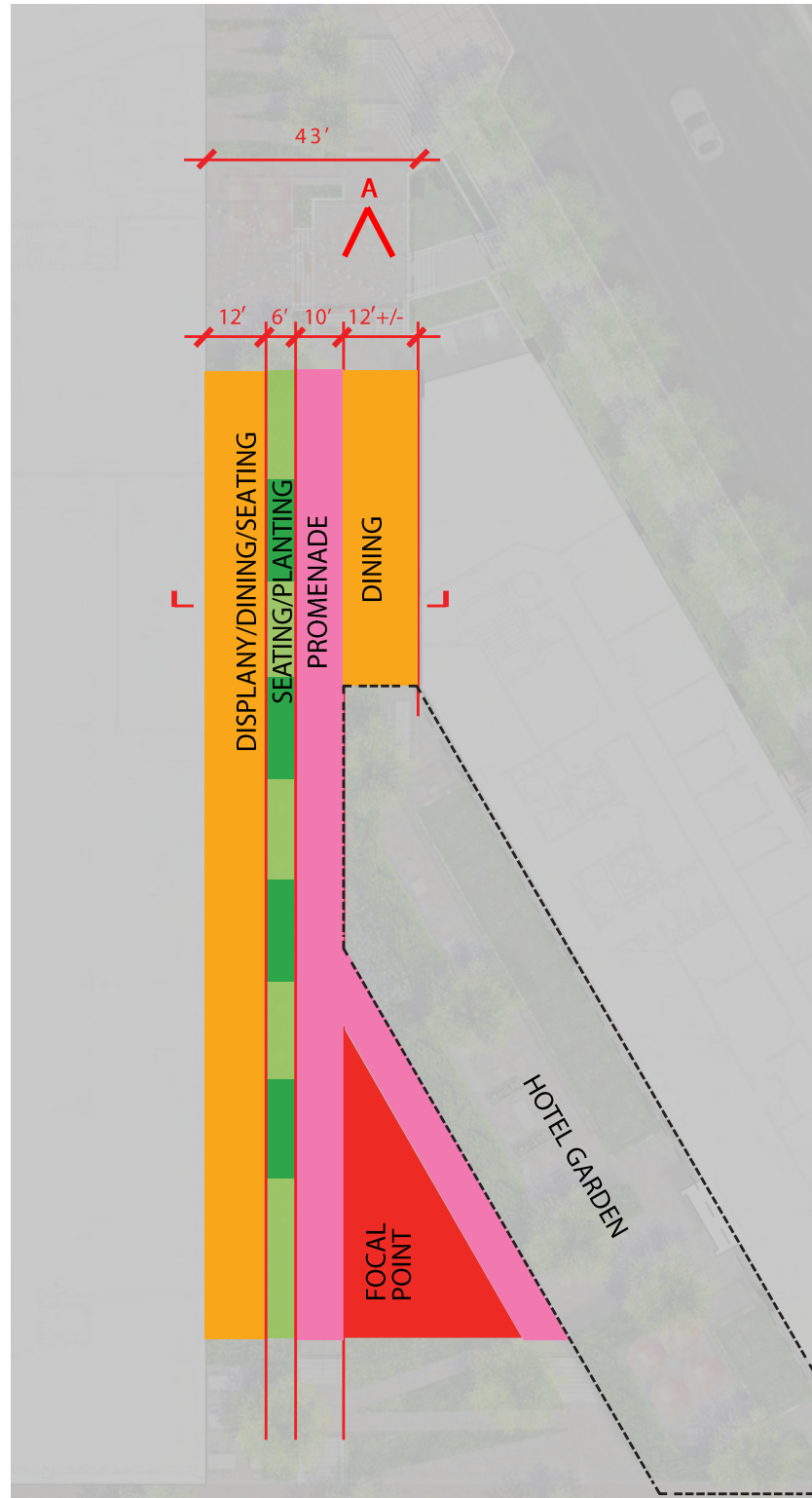


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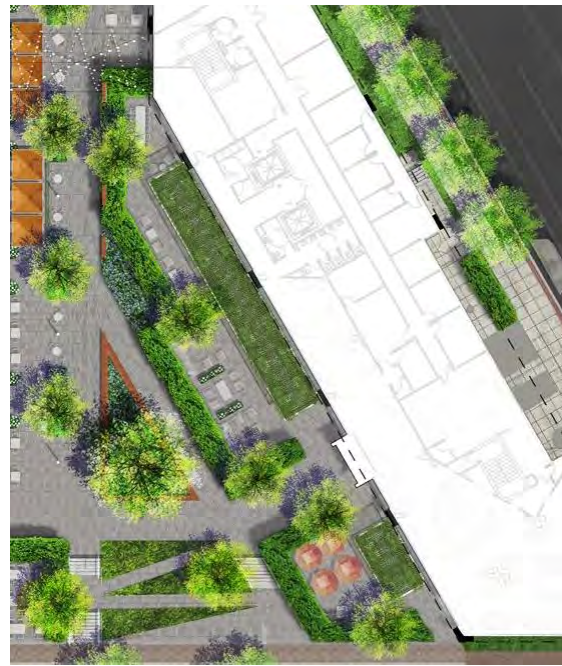
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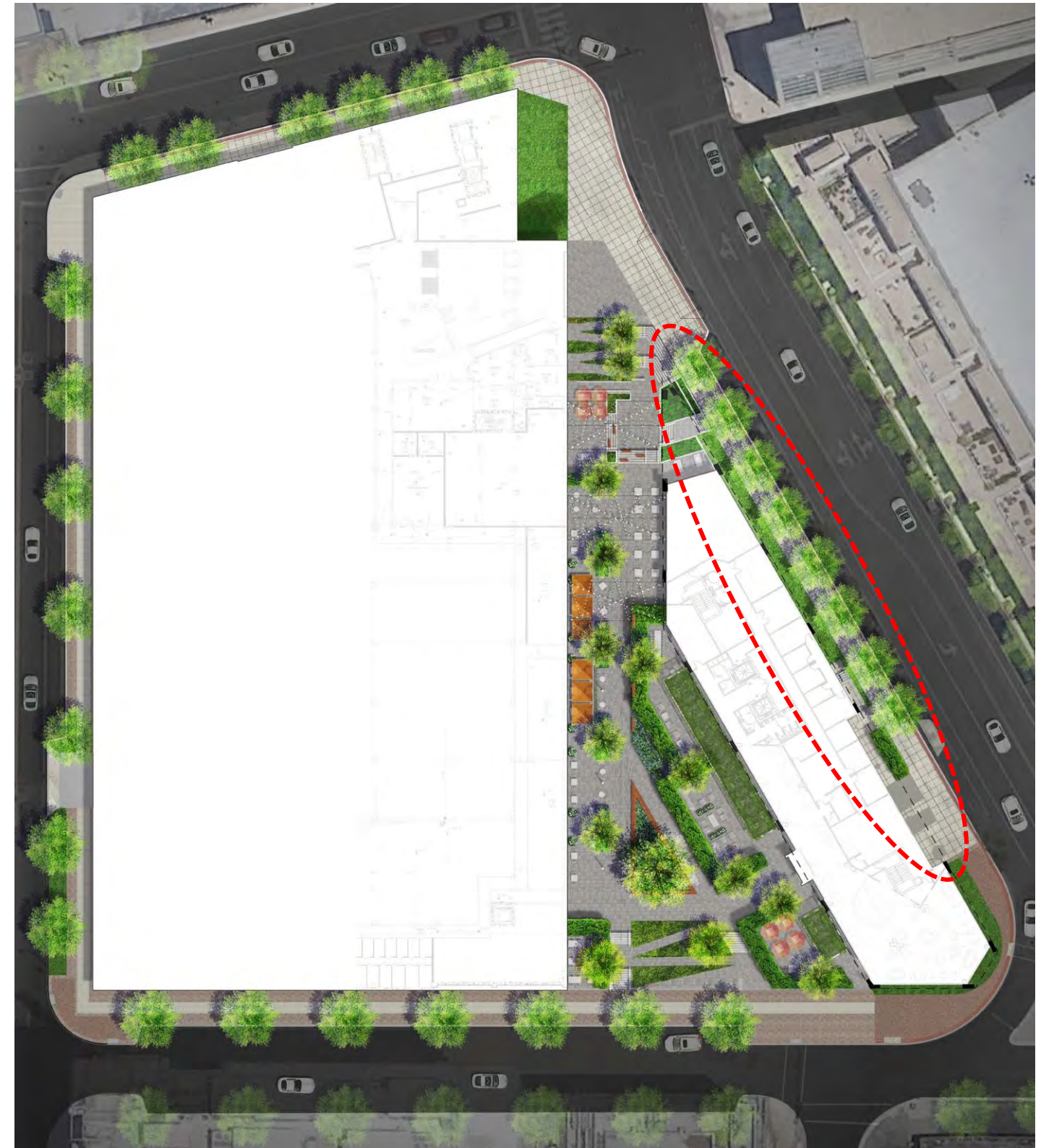


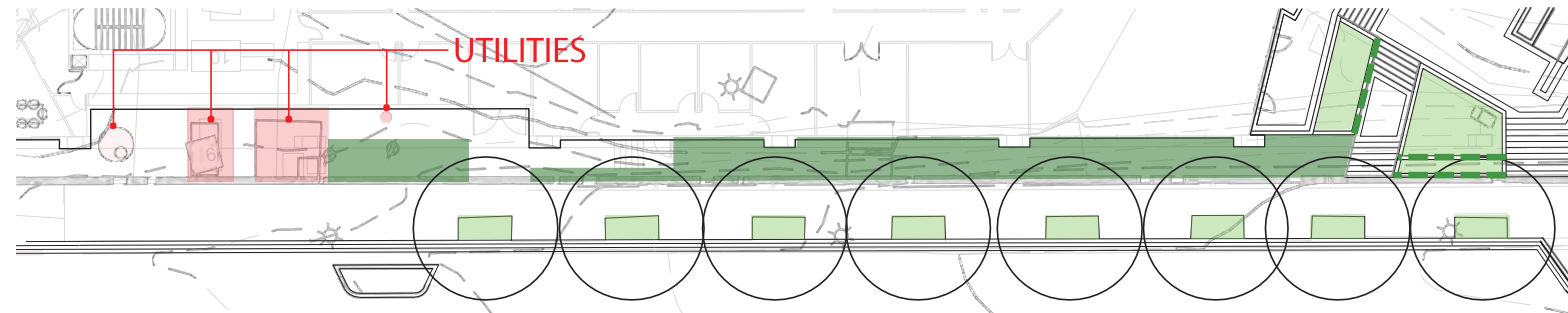


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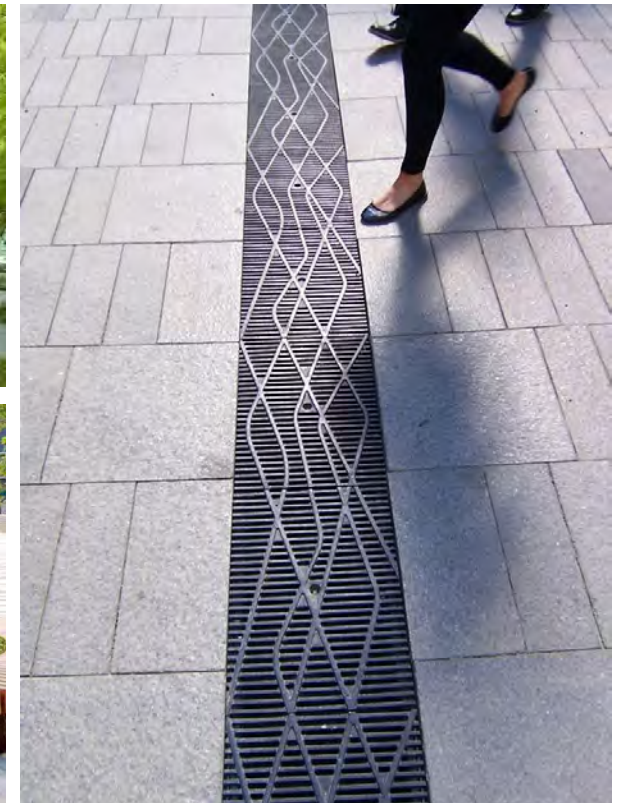
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MATERIALS & SITE FURNISHING



PLANTING PALETTE



BEATTY • DEVELOPMENT

