

**HOMEWOOD SUITES BY HILTON**  
**PROJECT NARRATIVE**  
**June 28, 2023**

**Site Location:**

Corner of NE 6<sup>th</sup> Street and North Federal Highway  
(Currently occupied by gas station and commercial building)

**Zoning:**

TO-EOD (Transit Oriented in East Overlay District)

**Project Description:**

The proposed Homewood Suites Hotel is located on the corner of NE 6th Street and North Federal Highway across from the recently developed Morea Apartments. The project consists of a nine-story, 225,910 sq. ft. Hotel, with 163 hotel keys and 185 parking spaces. This project has been strategically designed with creativity that not only meets the hotel brand criteria but also satisfies the intent of the Building typology and placement per section 155.3501.O.5.

Adjoining the hotel is a large ground floor lobby space that contains entry doors from the public walkways along Federal, as well as an interior approach from the vehicular drop off within the first floor of the garage. With a multitude of seating and lounging opportunities, the ground floor lobby caters to the hotel guests by offering a large breakfast seating area at the northeast corner, looking out to the street corner. A 700 square foot recessed outdoor patio lounge acts as an extension of the breakfast and central hub area, for guests who wish to sit and enjoy the outside, while also being protected from weather by having a floor overhead. Along the north and east face of the building abuts a deep landscape buffer that reduces any undesired street noise entering the lobby space and also offers a variety of plant species that display a visual appeal from the inside, looking out. The large amounts of landscape prevents large expanses of unsightly asphalt and concrete sidewalk, and rather creates a pleasant walking experience for guests and passersby.

To the south of the lobby and adjacent to the vehicular entrance from North Federal, is a group of office and meeting rooms, available for guests to use at their leisure or for business. These meeting rooms extend the use of storefront along the east side of the building, facing US-1, creating a transparent architectural connection between the outside and inside. The north face of the building includes the breakfast area as well as a food preparation room and a large employee breakroom. The hotel brand takes the care of it's employee's very seriously which is reflected in the size of the breakroom and openness to the outside via storefront glazing.

All back of house functions are kept either internal facing the interior of the garage, or provided along the proposed west access road. With sufficient width for both passenger and service vehicles, this west roadway provides circulation and access to and from the hotel with options to go either north or south and provide a cross access to the neighboring businesses.

As the building rises vertically, the three level garage is strategically hidden from the public's eye on NE 6<sup>th</sup> Street and North Federal Highway through the use of liner units to the east and an architecturally appealing garage screen to the north. Following the dimensional requirements of the hotel brand standards, these liner guestroom units have been positioned in a way that creates variety in the building's elevation. The many recesses and extrusions prevent the look of the typically monotonous flat façade and adds excitement and character to the building's look. The garage screen creates an attractive addition the building's modern design through the use of horizontal wood-look slats integrated with horizontal LED fixtures to give an impression of speed and movement from the exterior. For an extra layer of enclosure, there will be a perforated screen to hide parked vehicles from exterior view.

Above the garage, on level 5 is a large 11,000 SF outdoor amenity deck that offers a wide variety of activities for the guests. With plenty of space for seating, the deck includes lawn areas, an outdoor kitchen, fire pits as well as an 800 square foot

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swimming pool located toward the south corner, to take advantage of the afternoon sun. A fitness center is located on the inside of the building structure with storefronts looking out to the pool deck for full visibility of all the green and sun bathed deck. The tower continues up to level 9 with units facing outward to the street and Atlantic ocean as well as interior facing units looking at the amenity deck.

**Elevations and Facade:**

The building exteriors are strategically designed to include a multitude of warm materials, color palettes and hotel flag standards that work together with the landscape elements to create an appealing architectural language that is harmonious to the natural elements of South Florida. The canopy projection is used over the main entry door along North Federal and located adjacent to the recessed building break that is the outdoor patio at the ground level. The various façade recesses are treated with distinct color tone changes to pronounce the vertical elements of the project. The north east corner units are uniquely expressed through the use of floor to floor glazing, adding modern language through the use of glass and dark bronze mullions extending to the very top of the roof level as a high glass crown element. This truly celebrates the corner because of it's prominent location. The remaining portions of the façade rises towards the roof and are capped with low parapet walls that terminate with a dark grey concrete banding.