

AC Hotel
by Marriott
Washington, DC

LOCATION

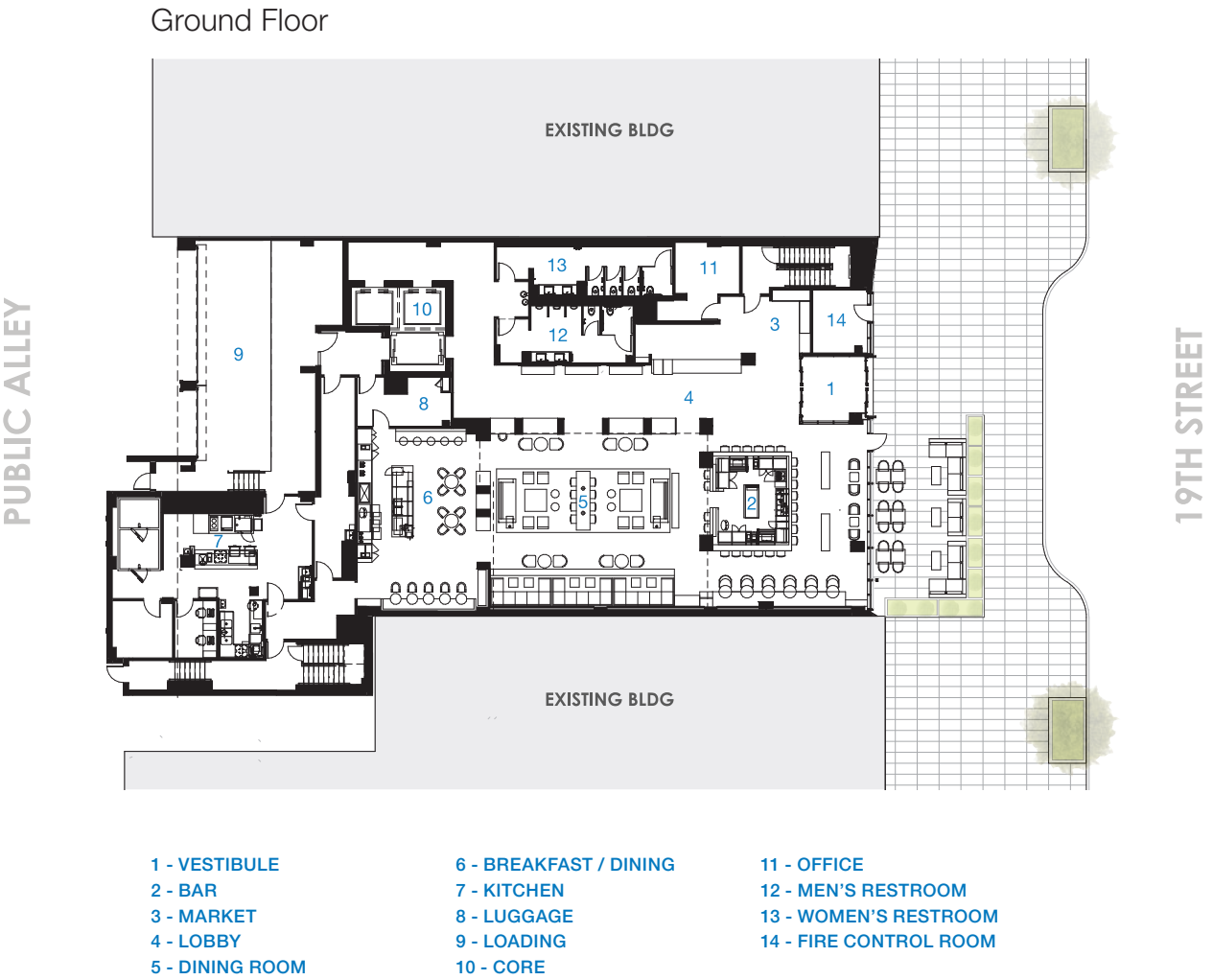
The AC Hotel by Marriott, the first AC brand hotel in Washington, DC, fills a narrow rectangular site located at 1112 19th Street, NW, just South of Washington DC's well-known Dupont Circle.

This European influenced hotel is the first new ground-up hotel constructed in the Golden Triangle Business District since 1971, and brings a modern, sophisticated style that creates an oasis among the hustle and bustle of downtown DC.

The Spanish roots of the AC Hotel brand combines a modern, clean style inspiring guests to take in the elegance of design, highlighting the spirit of the city. Artwork in the lobby was designed to instill a sense of place. Which includes a glazed ceramic installation depicting the Washington Monument and a felt wall

modeled to resemble a Metro station. As well as light installations by artist designed to pay homage to the Potomac River. The modern interior draws upon the influence of the city, reinterpreting its stately aesthetic with soft, curvaceous furniture set against a backdrop of strong, clean lines.

The hotel conveys an intimate European-inspired sensibility which brings an all-new experience to the heart of downtown, DC. Just steps from the White House, Dupont Circle, and George Washington University and walking distance from two major Metro stops, providing easy access to Capitol Hill, Georgetown, and more. The AC Hotel by Marriott is conveniently located for business and leisure travelers alike making it a perfect location for government business and tourism in the nation's capital.



EAST ELEVATION



HOTEL ENTRANCE DINING PATIO

EXPERIENCE

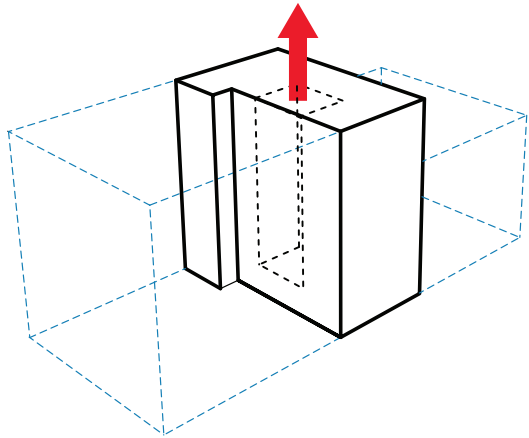
Though hospitality projects need to consider the wellbeing of their guests first and foremost, the AC Hotel goes above and beyond in providing an experience that emphasizes comfort, health, and happiness. With access to natural light being a proven driver of physical and mental wellbeing, guest rooms have an abundance of natural views and air through generous fenestration and an internal court. A roof terrace also provides guests with access to the outdoors that allows for both social interaction and quiet reflection. Conference and business spaces are also positioned with access to outdoor amenities and light and air not typically found in a similar project type, which was also a challenge given the mid-block urban infill nature of the site. Emphasis was made to maximize the inclusion of both active and passive outdoors spaces so that connection with the natural world is always close at hand.



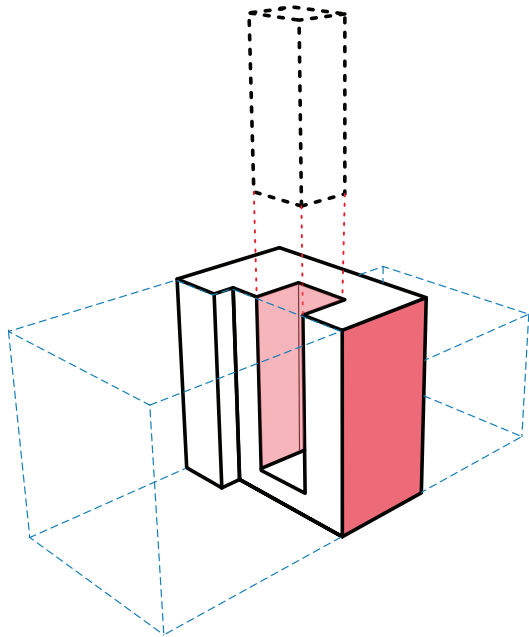
GROUND FLOOR LOBBY SIGNATURE BAR & LOUNGE

CONCEPT

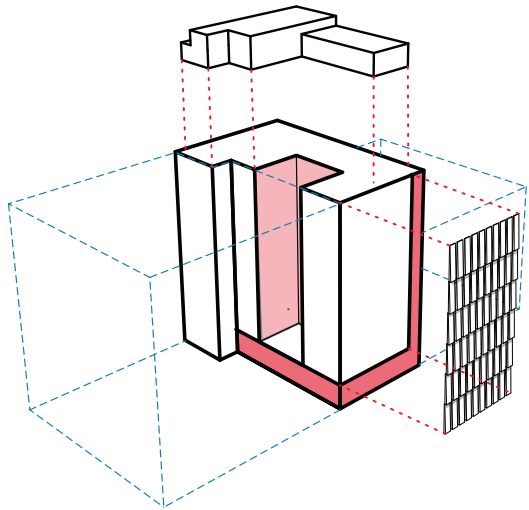
1. INFILL SITE
MID-BLOCK INFILL SITE POSES CHALLENGING
CONDITION FOR DAYLIGHTING



2. VOLUME SUBTRACTION
SUBTRACTING MASSING CREATES AN INTERNAL
COURTYARD FOR DAYLIGHTING & FACADE OPPORTUNITY



3. LAYERING FACADE / PROGRAMS
MASSING IS ARTICULATED WITH LOBBY BASE,
PENTHOUSE, OUTDOOR FEATURES AND THE MAIN
CURTAIN WALL FACADE ON 19TH STREET.



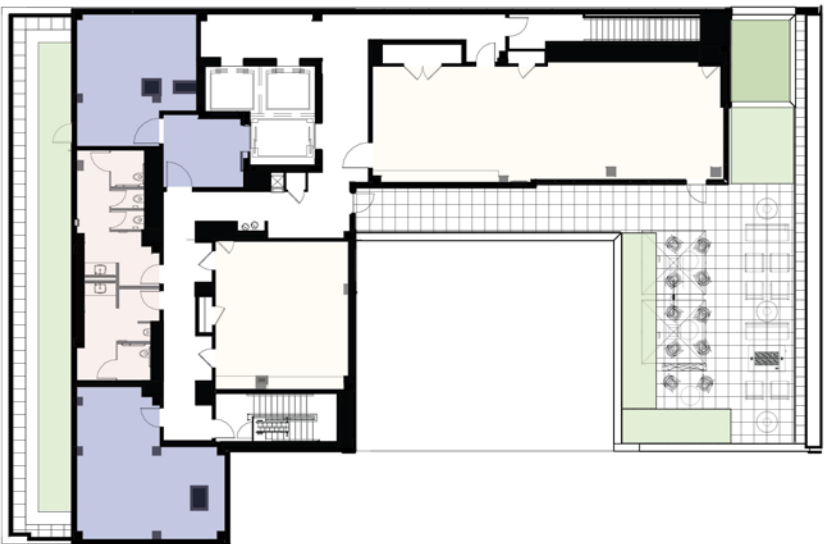
STREETVIEW FACADE



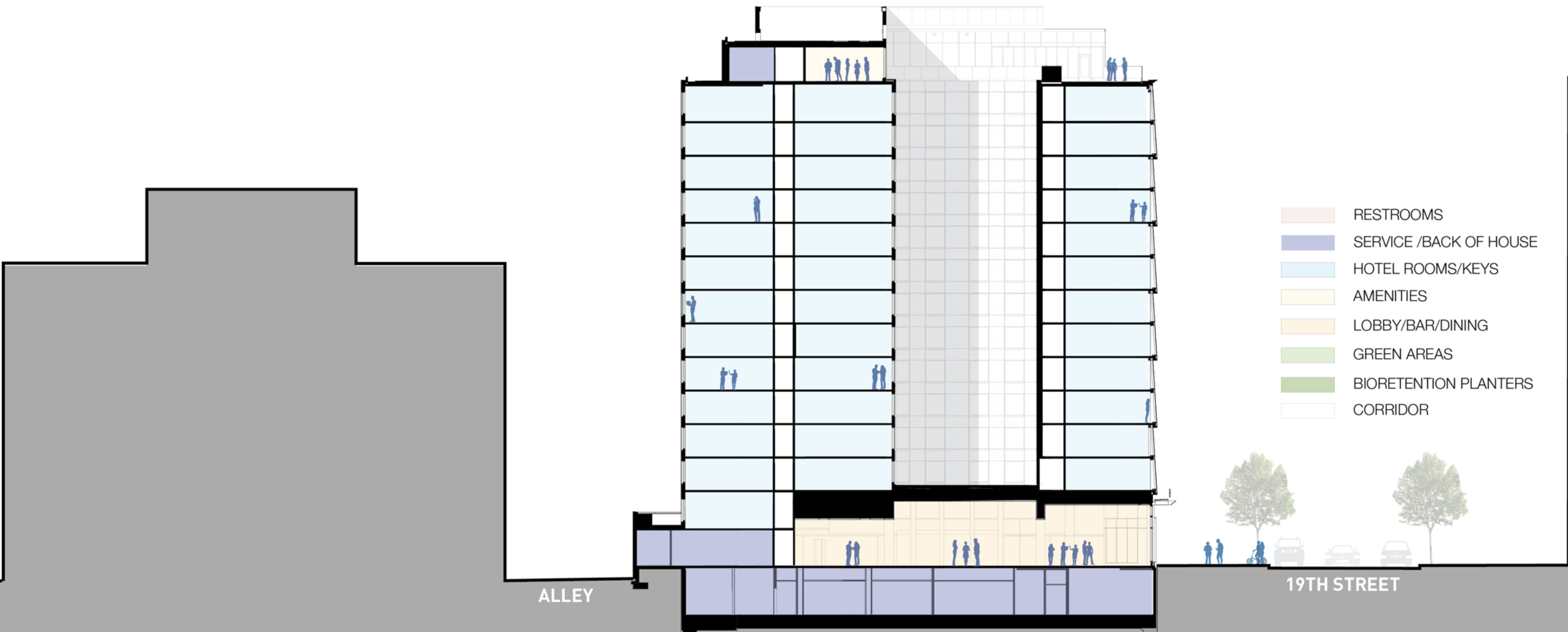
COURTYARD LEVEL



TYPICAL LEVEL



PH LEVEL



ALLEY

19TH STREET

- RESTROOMS
- SERVICE /BACK OF HOUSE
- HOTEL ROOMS/KEYS
- AMENITIES
- LOBBY/BAR/DINING
- GREEN AREAS
- BIORETENTION PLANTERS
- CORRIDOR

FACADE

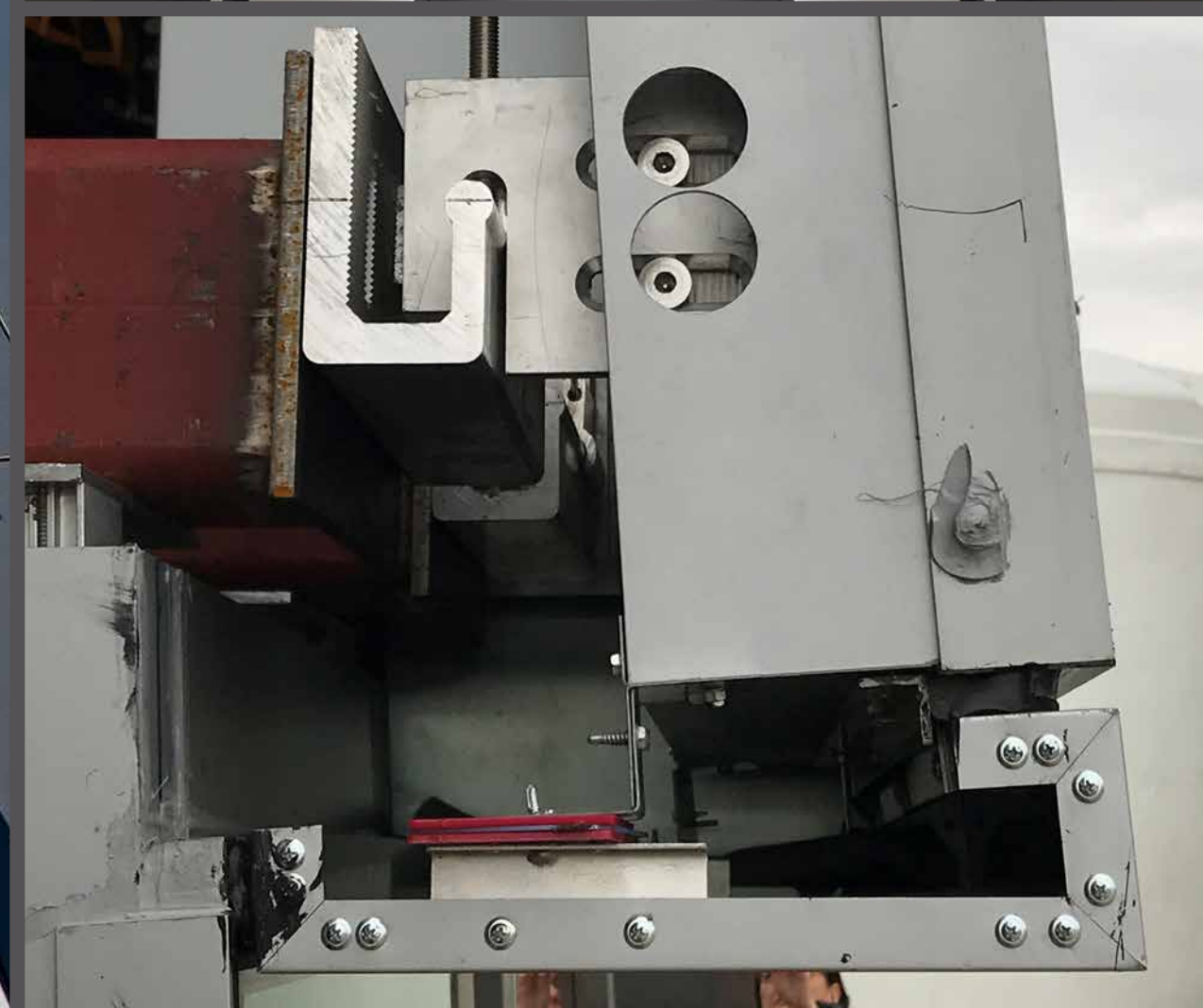
Juxtaposed to the adjacent 8-story office buildings' heavy precast façades, the new building's main façade along 19th Street contributes a subtle texture to the surrounding urban fabric of our nation's capital. The panel's shingled arrangement creates a subtle texture to the urban fabric, providing a unique reflection of light and surrounding atmosphere over its fragmented vertical surfaces. Composed of delicate, vertically modulated sleek dark metal and floor-to-ceiling glass, the façade's visually light-weight, tight framework is designed to reveal a simple and elegant, yet striking presence reflecting the AC brand's aesthetic vision. The deeply set two-story windows within the framework reinforce the slender profile of the tower.

The building's ground floor employs operable glass panels that can be fully opened to connect the AC brand's lounge and bar to the outdoor seating that

will promote an active streetscape. The storefront is gently bent to provide a subtle dynamic to the building frontage and highlight the main entrance along 19th Street.

Thinking creatively about how they could connect the property more effectively to the urban environment, the architects reworked an initial concept of the hotel into a "C-shape", making the hotel entirely street facing and elegantly creating an interior courtyard, and making the floor plan much more efficient in the process. Additionally, this new configuration allowed for more floors and more keys per floor, adding an additional floor of units. Architecturally, the "C-shape" configuration created an immediately iconic façade for the building, one that would be memorable to anyone staying in the hotel or walking past it on their daily commute through our nation's capital.





GUEST ROOMS

The hotel's upper floors contain approximately 106,000 square feet of guest rooms and amenities. A beautiful, landscaped courtyard can be viewed from guest rooms. Utilizing the AC brand's prototype, each room module has been modified to achieve a highly efficient floor plan layout that works for this narrow urban infill site. A simple "C" shape massing creates a singular primary facade to the east and an internal courtyard.

As with any large scale, complex hospitality project, the architect faced some challenges that led to innovative

solutions. By reconfiguring the floor plan to include a closed courtyard, and implementing several creative design solutions, the architect was able to incorporate 55 additional guestrooms into the AC Hotel by Marriott. As the unit width was therefore limited, the team strategically altered the dimensions of everything in the rooms—from furniture, to appliances—to make sure it functions spatially and aligns with the elegant design of the units. This strategy added to the overall success and quality of the project and added more value to the project for the developer.



GUEST ROOM



AMENITIES

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AC HOTEL WASHINGTON DC

1112

