

CONCEPTUAL DESIGN PROPOSAL

699 WESTCHESTER AVENUE
RYE TOWN HILTON SITE

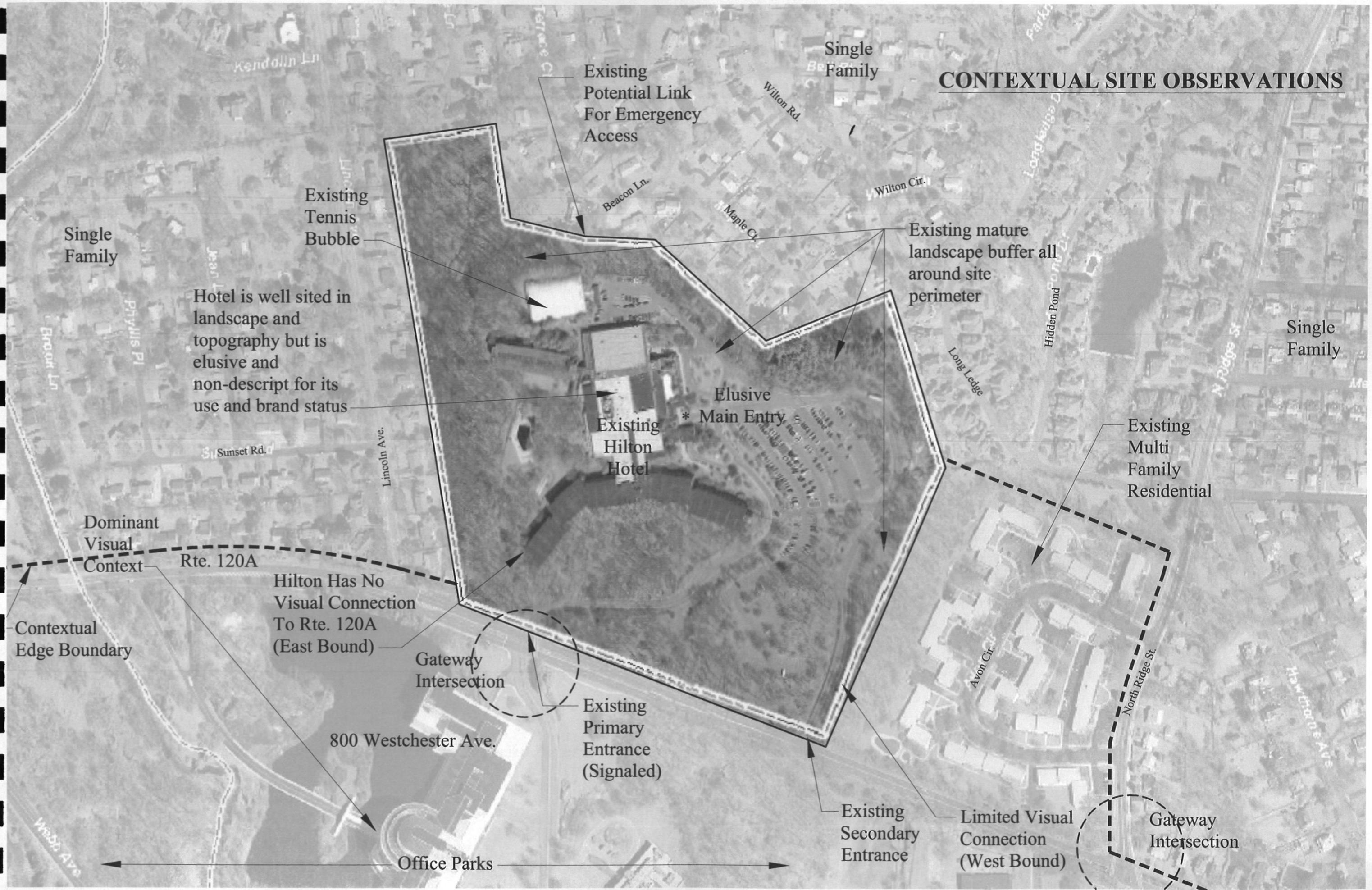
January 19, 2010

Remington Hotels, LP
agent for
Ashford Hospitality Trust

Sullivan Architecture, P.C.
The Pirro Group
CMX Consulting Engineers



CONTEXTUAL SITE OBSERVATIONS



Existing Potential Link For Emergency Access

Single Family

Existing Tennis Bubble

Hotel is well sited in landscape and topography but is elusive and non-descript for its use and brand status

Existing mature landscape buffer all around site perimeter

Single Family

Elusive * Main Entry

Existing Hilton Hotel

Existing Multi Family Residential

Dominant Visual Context

Rte. 120A

Contextual Edge Boundary

Hilton Has No Visual Connection To Rte. 120A (East Bound)

Gateway Intersection

Existing Primary Entrance (Signaled)

800 Westchester Ave.

Existing Secondary Entrance

Limited Visual Connection (West Bound)

Gateway Intersection

Office Parks

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Date Issue

Project Title

**Rye Town Hilton
 Redevelopment**
 699 Westchester Avenue
 Rye Brook, N.Y.

Remington Hotels, LP
 Agent for
 Ashford Hospitality Trust

Drawing Title

Conceptual Images

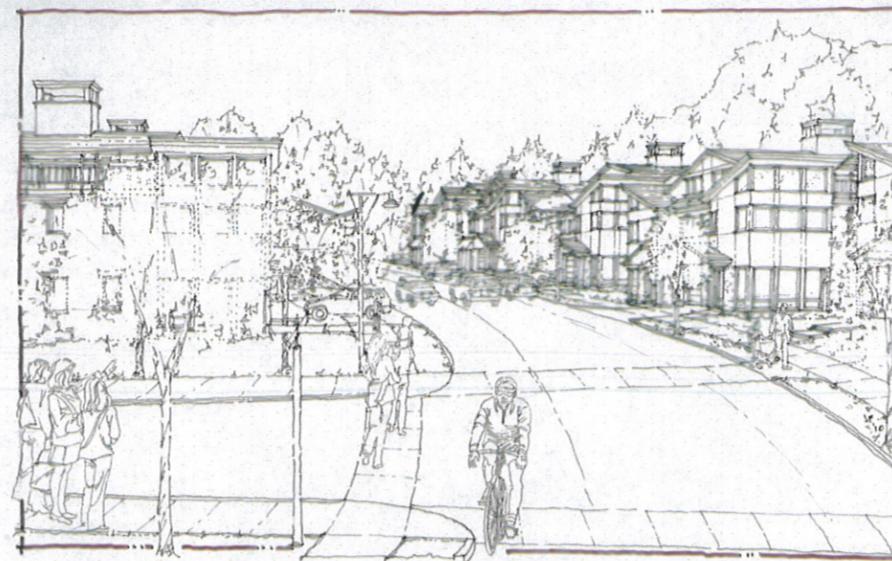
Project No. 0804
 Date 01.14.10
 Scale AS NOTED
 Drawing by JF, JT, ML

Checked by JPS
 Drawing No.

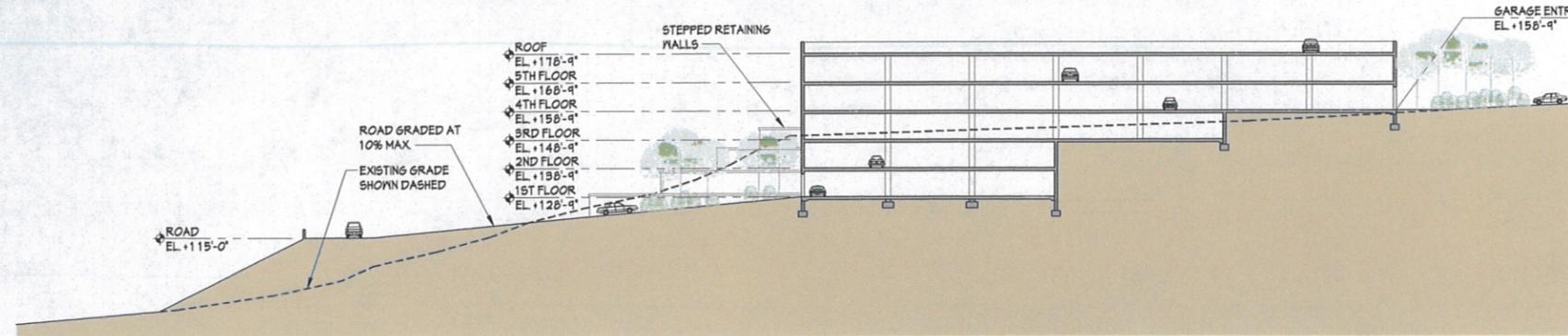
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CONCEPTUAL SPA IMAGE



CONCEPTUAL RESIDENTIAL BUILDING IMAGE



GARAGE SECTION DIAGRAM

ENTRY ROAD SEQUENCE

- MATURE LANDSCAPE
- MISSING SUBTLE UNIFYING SITE DESIGN COMPONENTS
- NO "SENSE OF PLACE"



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VIEWS FROM PARKING AREAS

- PARKING IS SCATTERED RANDOMLY. IT LACKS RELATIONSHIPS TO BUILDING ENTRY SEQUENCE.
- PARKING SURFACE AREA IS INEFFICIENT AND DOES NOT CONTRIBUTE TO SITE OPPORTUNITIES.
- SITE DESIGN COMPONENTS ARE DATED OR MISSING. IT IS DIFFICULT TO DETERMINE HIERARCHY, DIRECTION AND PATHS TO ENTRANCE.

MAIN ENTRY SEQUENCE

- BUILDING LACKS ENTRY SIGNATURE. IT IS NOT IDENTIFIABLE AS A HOTEL. IT LACKS ELEMENTS OF QUALITY "SHORT TERM STAY" RESIDENTIAL BRANDING.
- BUILDING IS DATED IN AESTHETICS AND TECHNOLOGY. THE FUNDAMENTAL PLAN ELEMENTS ARE INTACT AND ATTUNED TO SIMPLE INTERIOR ENHANCEMENTS.
- BUILDING IS WELL SITED. BUILDING GEOMETRY LENDS ITSELF TO THE PROGRAM AND SITE IN POSITIVE WAYS.



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SURROUNDING SITE CONTEXT

- SITE EXISTS IN ZONES OF MATURE, WELL HEeled LANDSCAPE. THESE ATTRACTIVE ATTRIBUTES REMAIN UNDERUTILIZED AND UNENHANCED. OPPORTUNITIES FOR REFINING A COLLECTION OF PARK LIKE SETTINGS ARE ABUNDANT.
- SITE ENHANCEMENTS DO NOT EXIST OR ARE DATED.
- THE PROPERTIES' ADJACENCY TO PRIMARY ROAD NETWORKS IS ONE OF ITS KEY RESOURCES.



VICINITY MAP

Date Issue

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Redevelopment**
699 Westchester Avenue
Rye Brook, N.Y.

Remington Hotels, LP
Agent to
Ashford Hospitality Trust

Drawing Title
**Existing
Site Images**

Project No. 0804
Date 01.14.10
Scale NOTED
Drawing by ML
Checked by JPS
Drawing No.

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