

**Hilton Garden Inn Freeport**  
**435 Woodcleft Avenue,**  
**Freeport NY 11520**

Type: Hospitality  
Client: NBD Holdings LLC  
Year: 2017 ~ Present  
Project Size: 89,836 S.F.

This project aims to extend the Nautical Mile public experience with a new destination, a hospitality building and public promenade one that offers all expected amenities for a modern hotel, along with outdoors, pedestrian corridors, and public spaces, waiting to be discovered by guests, users, and Freeport residents.

Partner in charge: Willy Zambrano  
Design Partner: Daniel Barrenechea  
Project Manager: Nancy Guzman



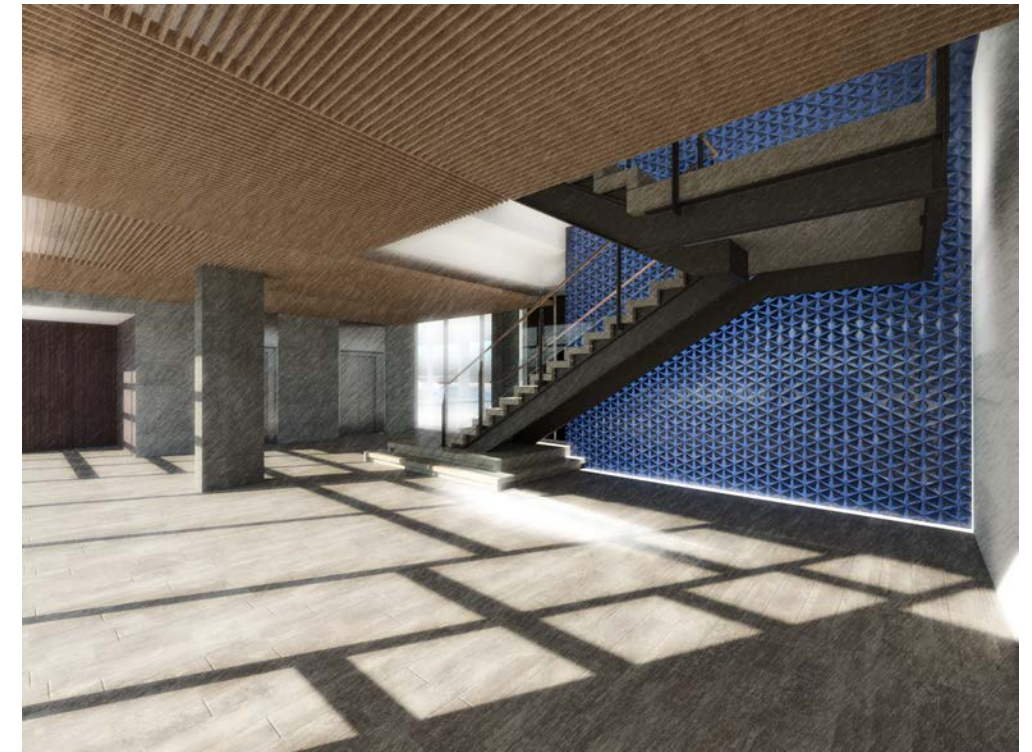
**ZAD**

Zambrano Architectural Design  
410 Atlantic Avenue  
Freeport, NY 11520  
www.zambranoarchitects.com

THE FREEPORT HOTEL  
RESTAURANT . BAR . SPA . BANQUET HALL  
THE NAUTICAL MILE at FREEPORT, NY  
435 WOODCLEFET AVENUE  
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The hotel program includes:

- 1) Hotel Building for 100 keys
- 2) Public Lobby/Bar Lounge room
- 3) 125 seat capacity Banquet Hall
- 4) New multi-level waterfront restaurant with alfresco dining service with 80 seats
- 5) Rooftop Bar and patio lounge
- 6) Cigar Lounge/Bar at penthouse level
- 7) Public promenade and waterfront veranda with a new public waterfront belvedere
- 8) Parking zones for 192 vehicles, including valet and self-parking options



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The new building has been designed to reflect the vernacular architecture of Long Island's South Shore region of Nassau County, reminiscent of bay houses and clapboard dwellings from earlier waterfront properties. Our proposed three-story, elevated building defines the last portion of the Mile; composed of smaller, segmented components, avoiding massive facades and large building blocks, normally associated with similar structures.

ZAD achieves this balance of a large-scale/segmented components building by introducing recognizable, traditional building parts. The use of traditional roof dormers, breaking long sloped metal roofs, is combined with shingle cladding exterior walls, and building openings with shutters. Structural supports, using lumber columns and rafters, in combination with architectural finish concrete -with clear glass curtain walls, for transparency of public spaces- reinforces the language of historical Freeport with a contemporary building language.



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As a gesture of reclaiming the street for pedestrians, the feature that will become the more accessible portion of the Miracle Mile will be its new public promenade. This new pedestrian corridor invites the public to occupy its diverse spaces, enjoy its multiple seating areas, and a casual stroll to the southernmost viewing point of Freeport. Architectural porches, verandas, and colonnaded walks articulate a new corridor for Woodcleft Avenue. Along this revamped, last segment of the Miracle Mile, hotel patrons, users, and the general public will have an opportunity to inject new life to a reclaimed vehicular street, with street spaces available to Freeport's famed farmers Market, opportunities for civic ceremonies, cultural performances gatherings, as well as destinations for new commercial opportunities. A selected regional chef, for a full-service restaurant and alfresco cafe and dining areas, provides additional gourmet consumer options for patrons looking to extend their Nautical Mile experience into an evening outing with waterfront views.

This development aims to bring forth a new era of commercial opportunities for the region, as well as much-needed public spaces for this vibrant Long Island community.



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The Freeport Hotel has been designed to accommodate 100 guestrooms. Public spaces, typical for a hotel of this profile include a generous lobby and lounge spaces, a 125 guest Banquet Hall, a 75 guests restaurant, public lobby bar, lounge & dining areas, a fitness center, and spa, rooftop bar/lounge and a penthouse level cigar bar/lounge.

Supporting spaces include self-parking areas, in combination with valet parking zones; commercial kitchen areas for banquet hall and separate restaurant kitchen, shipping & receiving area with storage facility, and medium-size truck delivery areas. In addition, laundry facilities for the hotel, front office administrative spaces, staff areas, mechanical and janitorial areas throughout, for a projected hotel staff of 50.



The building is elevated from ground floor level to accommodate flood zone NY State requirements, as well as to provide diverse parking areas for guests, visitors, and users. In addition, emergency vehicles would be able to access all areas of the building's ground level. This elevated portion of the hotel will be screened with decorative lumber screen in a lattice pattern which will add warmth to the sidewalks, and at nighttime, an illuminated privacy screen that will provide a warm glowing base for the entire building.



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The design includes public spaces that extend Woodcleft Avenue to its natural southern end, via a paved public promenade, with a variety of seating areas, verandas, and diverse gathering area opportunities. A new gazebo is inserted as the end-piece of this pedestrian thoroughfare, creating a new observation point and belvedere for the Nautical Mile.



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