



LIMELIGHT HOTEL & CONFERENCE CENTER  
UNIVERSITY OF COLORADO, BOULDER

FINAL CONCEPT PRESENTATION  
NOVEMBER 15, 2021



WATG

An aerial photograph of a city square in Boulder, Colorado. The square is paved with reddish-brown bricks and features a central fountain with a white, tiered structure. To the right, there is a large green lawn area with a paved walkway. The surrounding buildings are multi-story, brick structures with various architectural styles. In the background, there are large, rugged mountains under a blue sky with scattered white clouds.

# FINAL CONCEPT PRESENTATION - AGENDA:

Meeting Goals

Porte-Cochere / Drop-Off

Central Courtyard

Exterior Architecture Facade / Massing

Appendix

# “The city nestled between the mountains and reality.”

## DESIGN NARRATIVE

Where the Rocky Mountains meet the Great Plains, Boulder is a location where landscape, ideas, community, and culture mix. Appreciation of these local influences are key in shaping the story of this design.

Our vision for the hotel is much more than aesthetic. The curated design will bring other intangibles that invoke a **Sense of Belonging** to those that experience the spaces. We celebrate the edges as well as the heart. These spaces will provide the **Activation** for the local energy to flow into this environment. A place **Unpretentious** and familiar where the community can gather and connect through unique spaces and the celebration of local arts and culture. These spaces will also be designed to be **Flexible Environments**. Think morning yoga turns into farmers market turns into happy hour in one space.

The **Connection to Nature** in boulder is always in sight. From the flatirons to the Rocky Mountains there are majestic views all around the city. Nature evokes happiness, and these environments have the ability to inspire and facilitate fresh and unique ideas. Incorporating nature in the interior will help to blur the lines between the surrounding community and the Limelight property. A commitment to **Sustainability and a Conscious Community** are also evident through selective local and sustainable materials. Our actions today will have an everlasting affect on the future.

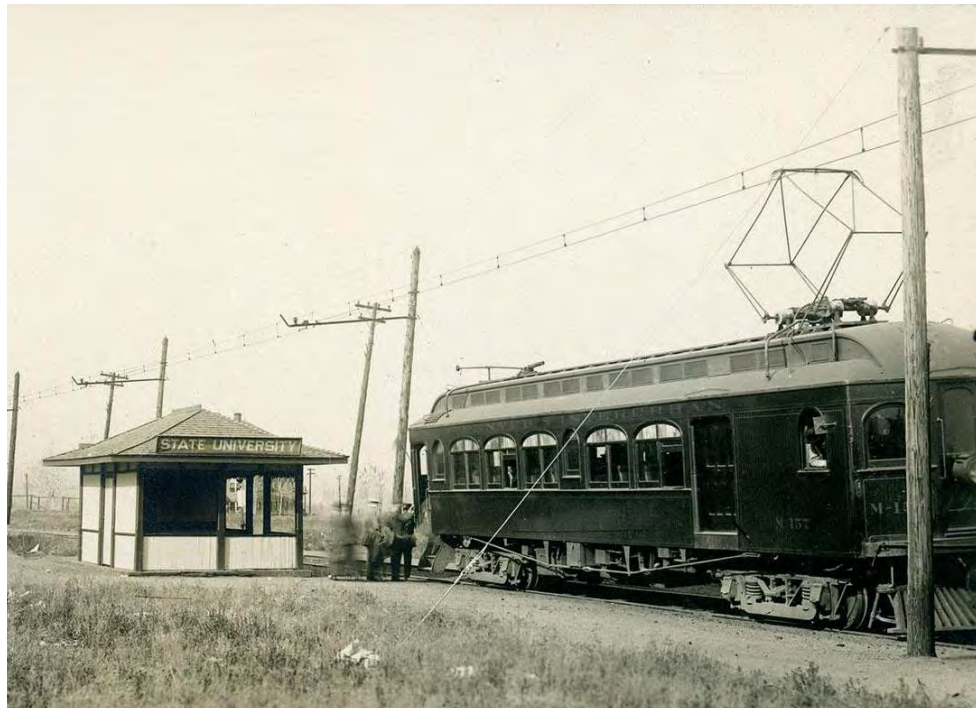
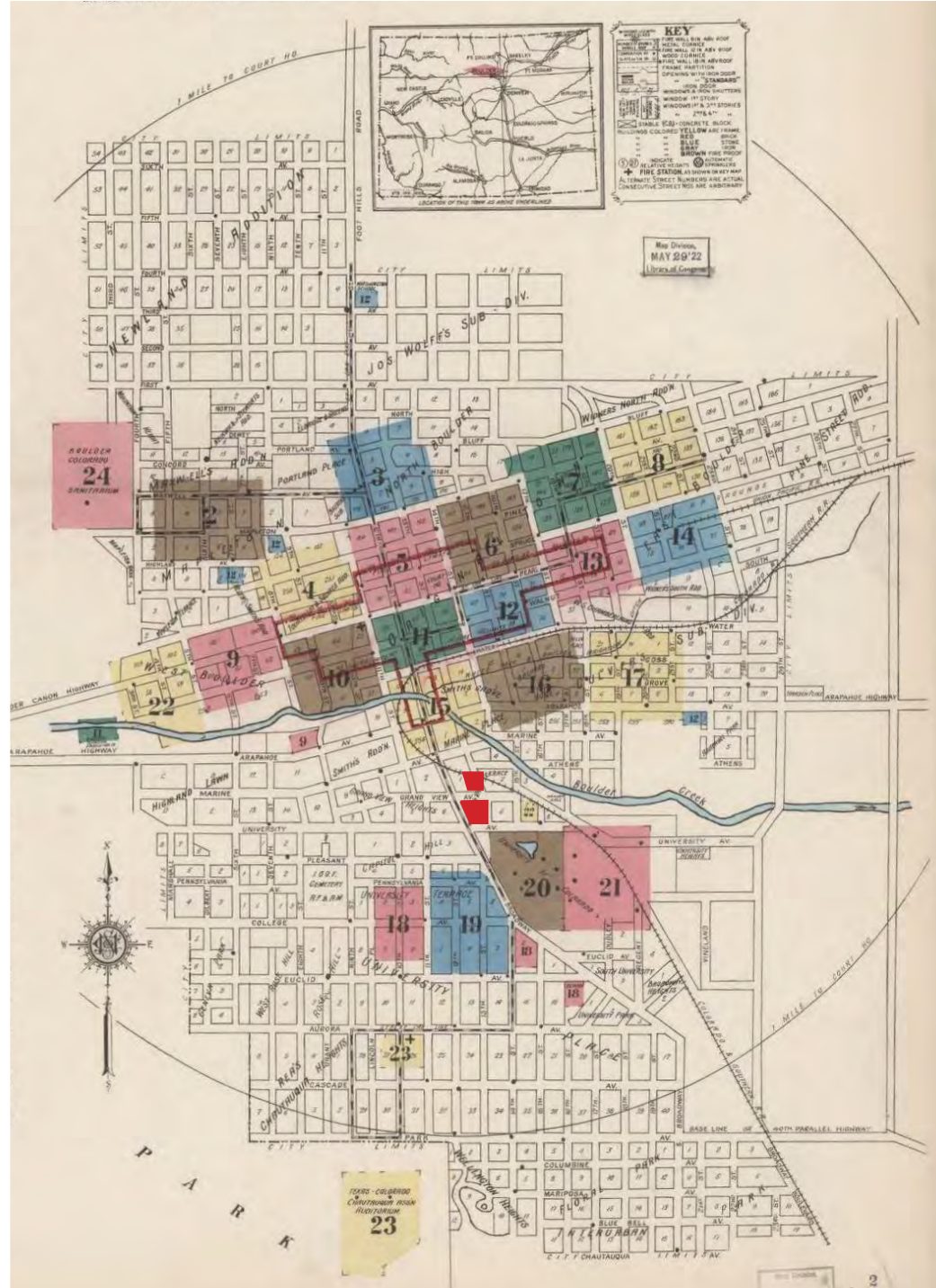
Limelight Boulder will be an anchor that **Strengthens the Community** as a gateway to both the city and University of Colorado Campus.





# GEOLOGY

Celebrating and embracing the natural beauty of the outdoors



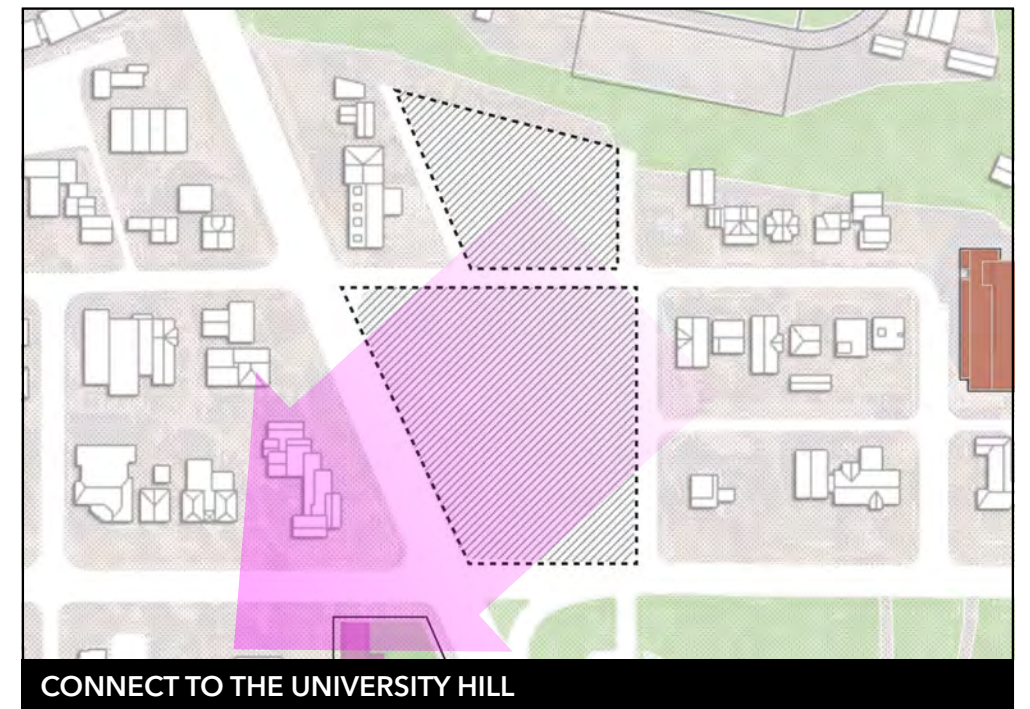
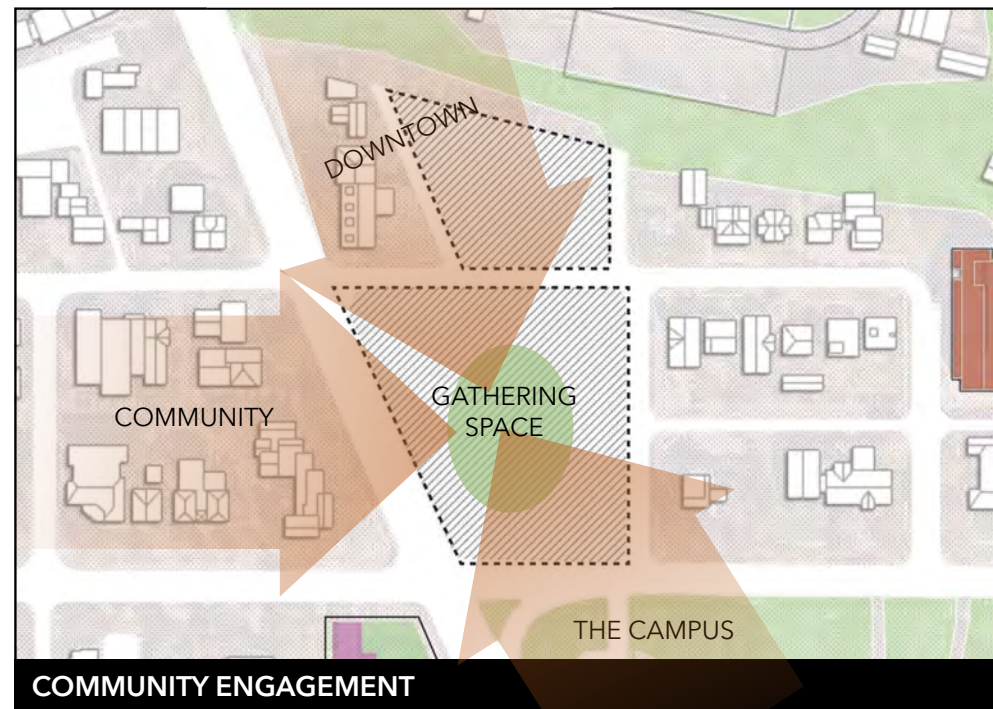
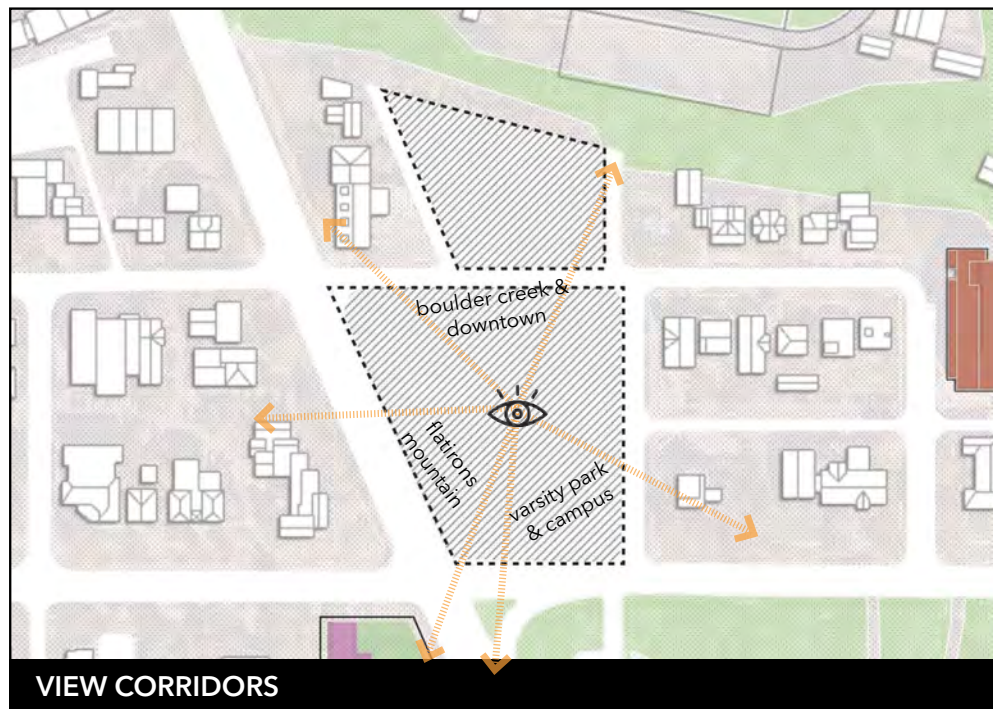
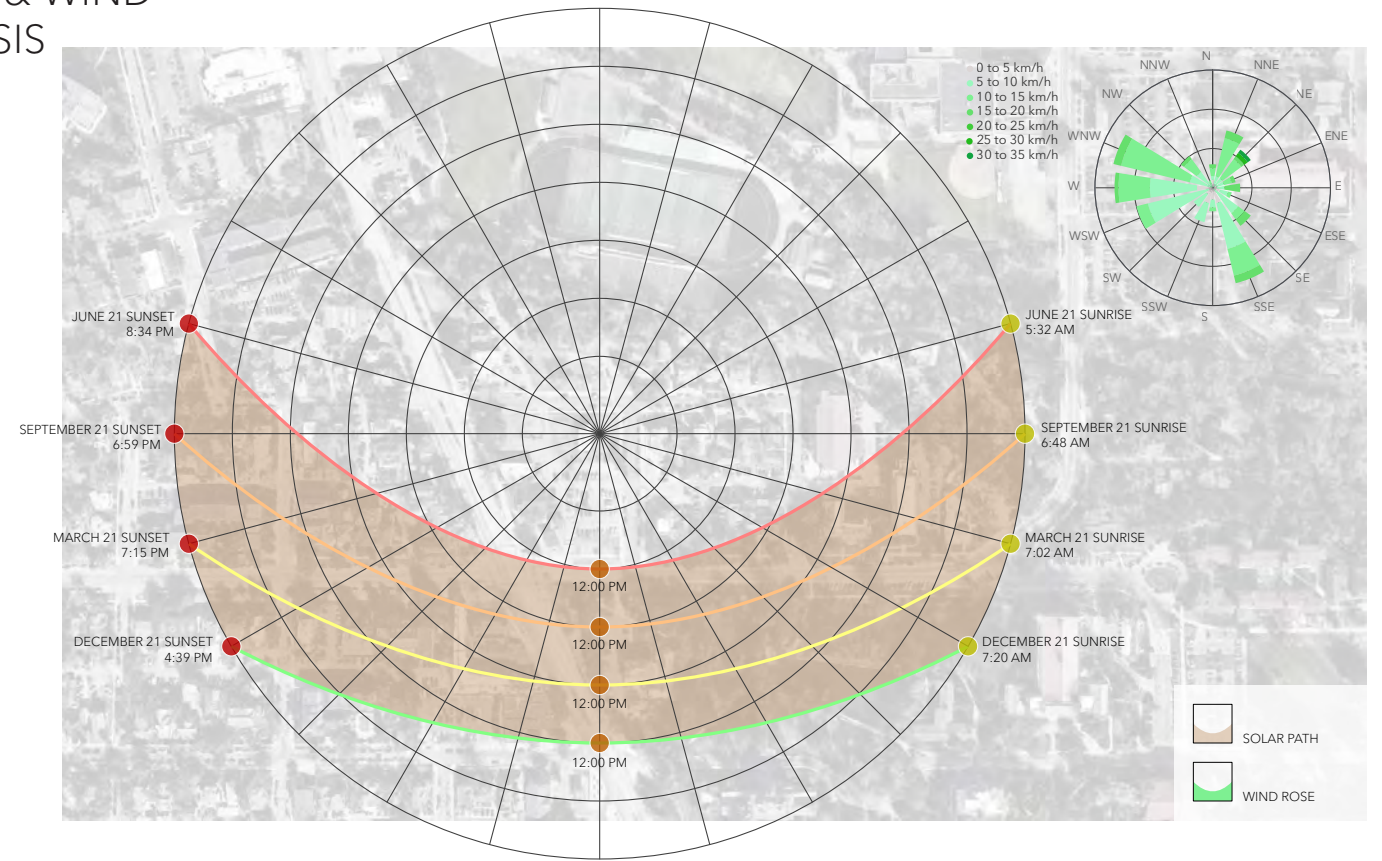
# RAILROAD

Facilitating connection to the community, culture and history of Boulder.

SITE DESIGN INFLUENCES



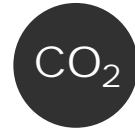
SOLAR & WIND ANALYSIS



DESIGN DRIVERS



Utilizing a previously developed site and remediation of an existing brownfield site



Access to multiple bus routes and a bikeshare nearby encourage an active lifestyle and connection to the local community. The use of bicycles reduces overall greenhouse gas emissions



# SITE PLAN

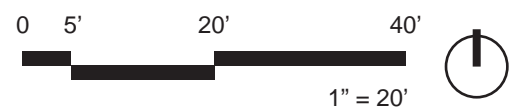




Key Plan

- 1 Enhanced Road
- 2 Enhanced Sidewalk
- 3 Feature Planting
- 4 Car Lanes
- 5 Lobby Terrace Lounge
- 6 Conference Terrace
- 7 ADA Parking
- 8 Bike Rack
- 9 Sidewalk to Parking Structure

# PORTE COCHERE Landscape Plan



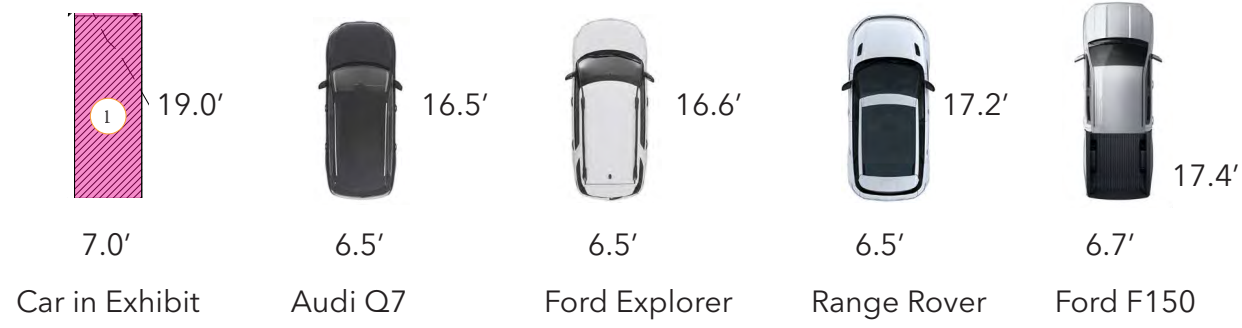
WATG







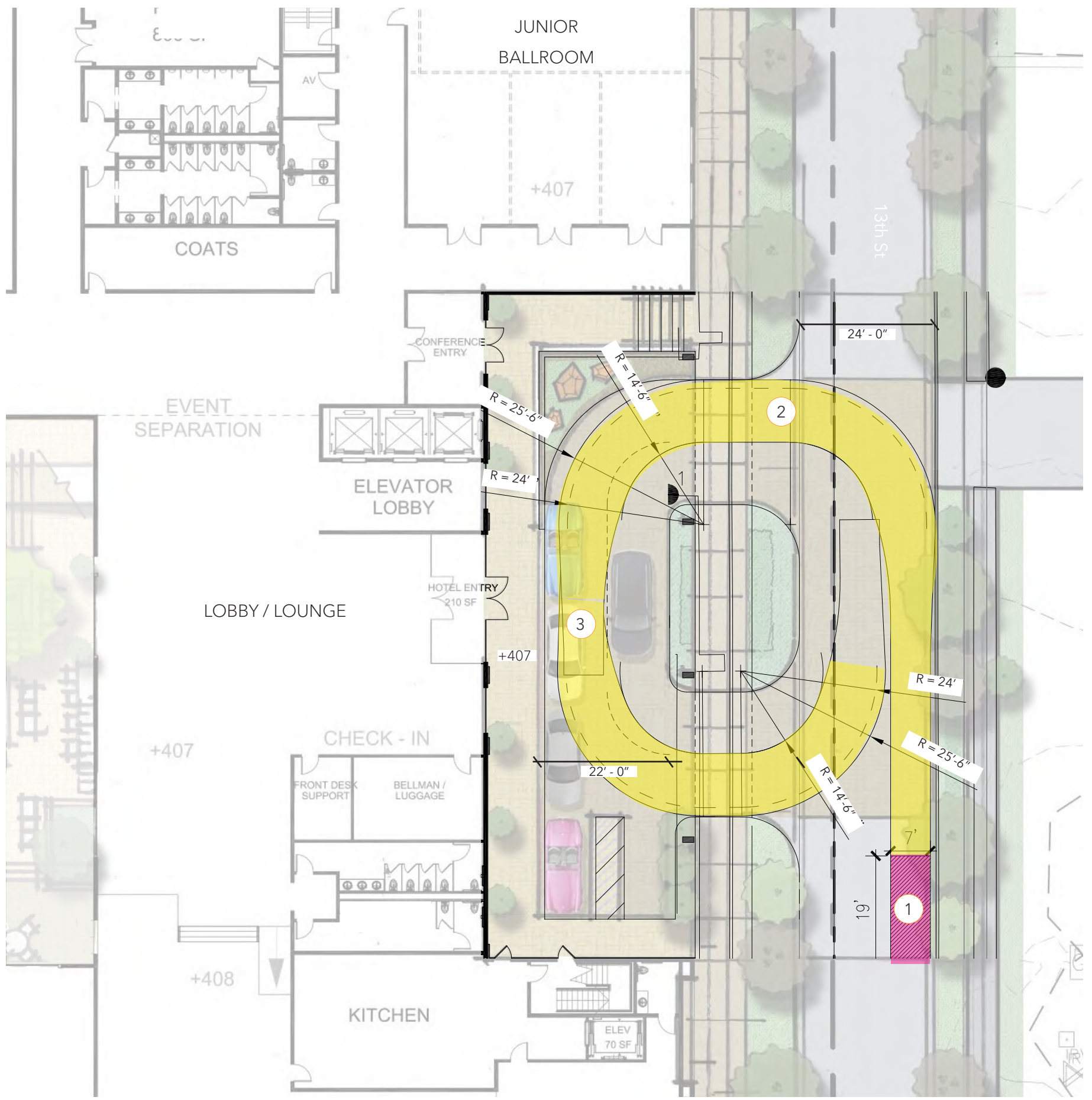
Key Plan



- 1 Large SUV (Width 7' x Length 19')
- 2 Turning Area
- 3 Parking Spot

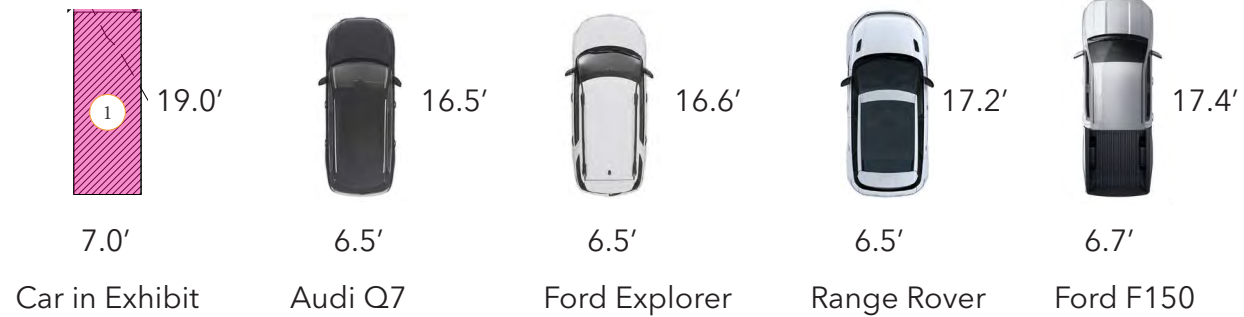
# PORTE COCHERE

## Turning Study - Northbound





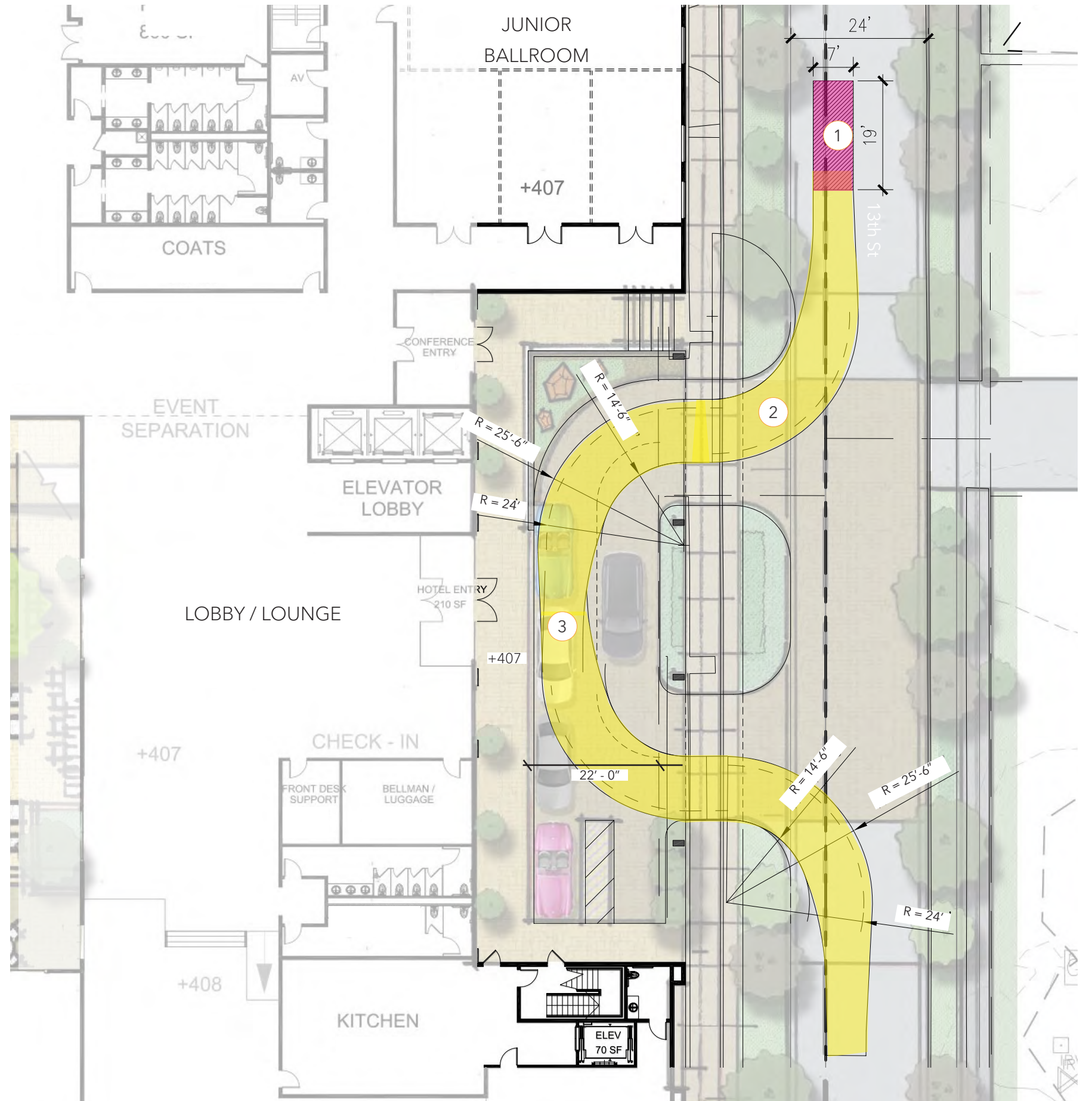
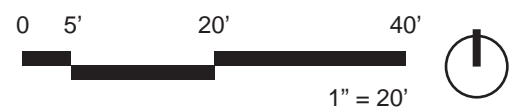
Key Plan

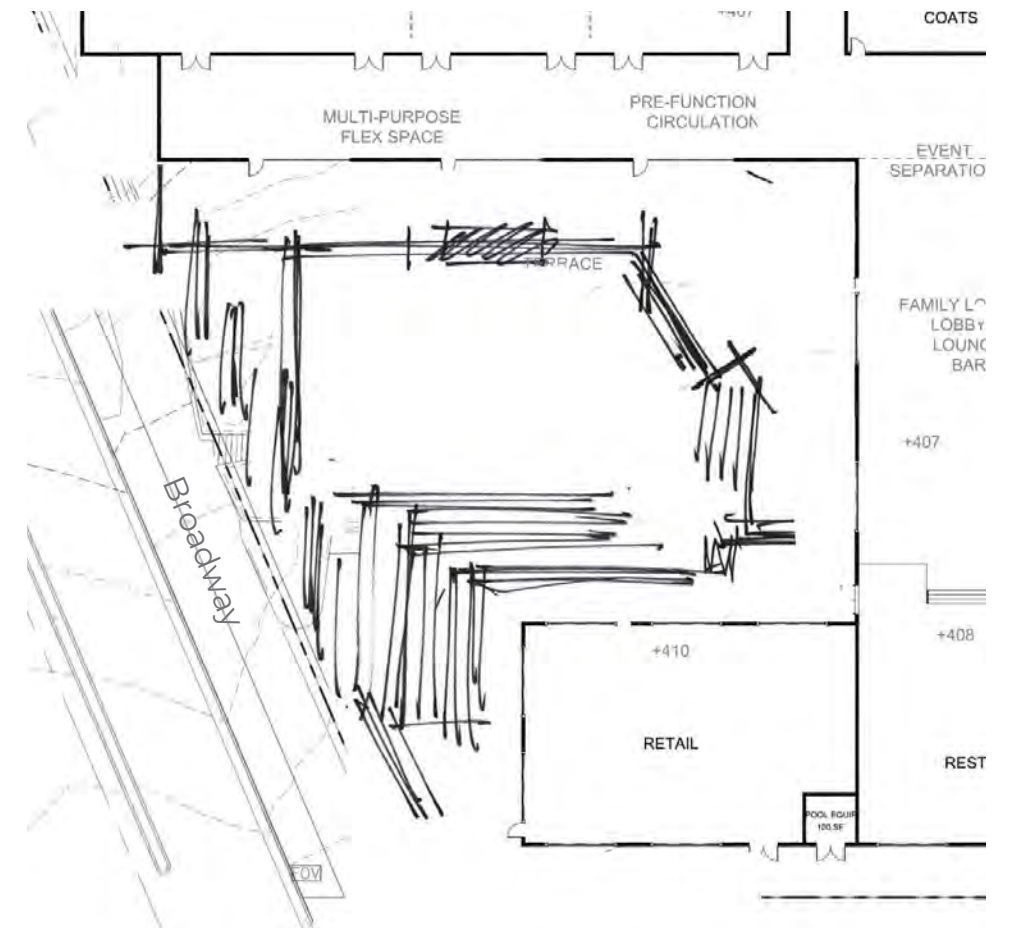
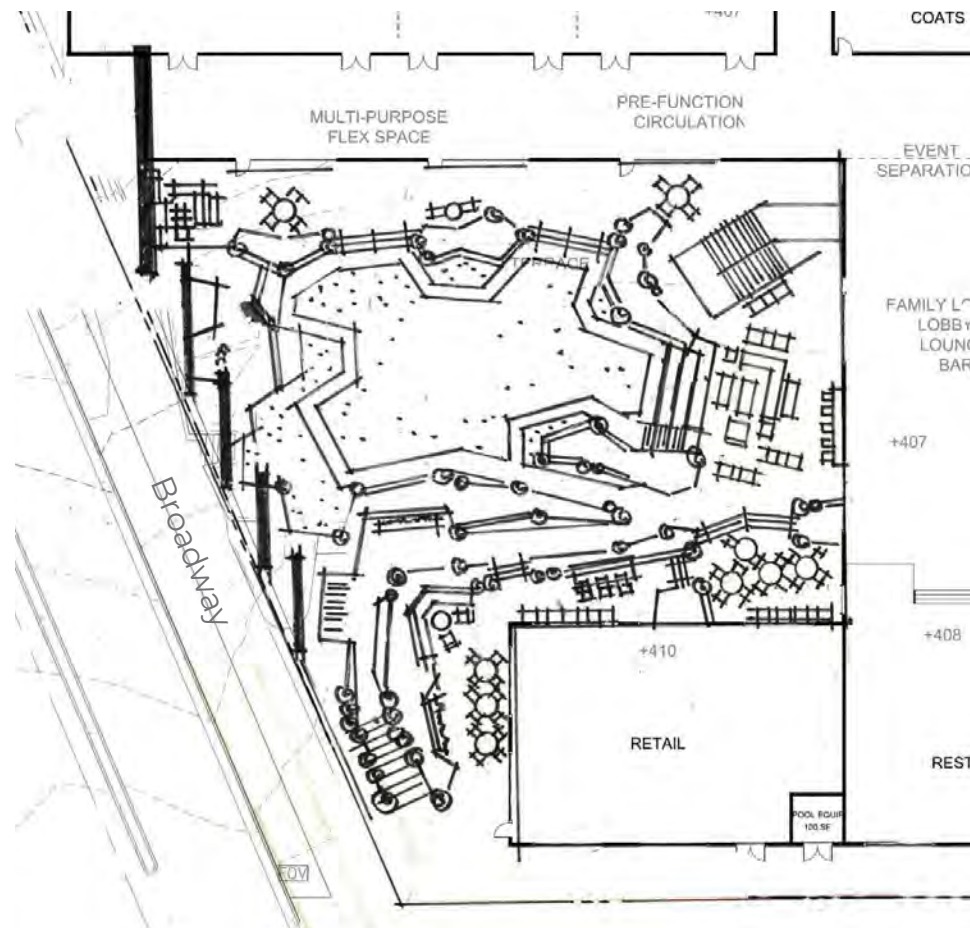
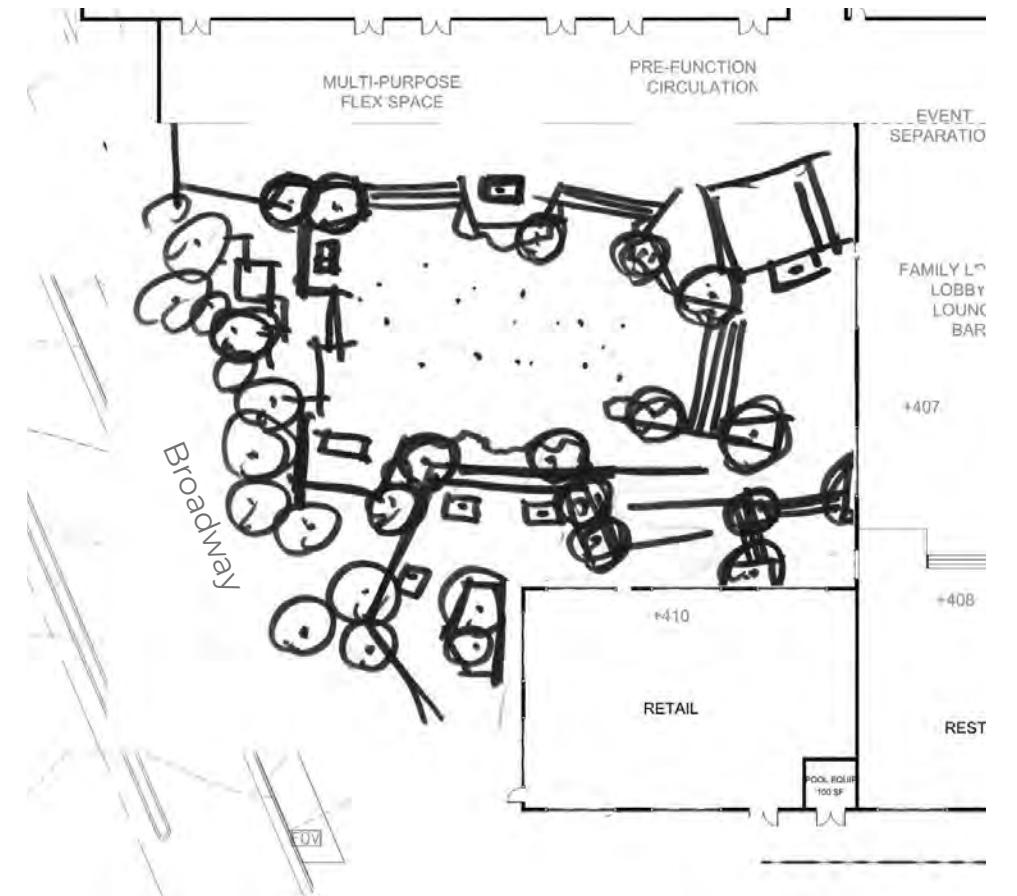
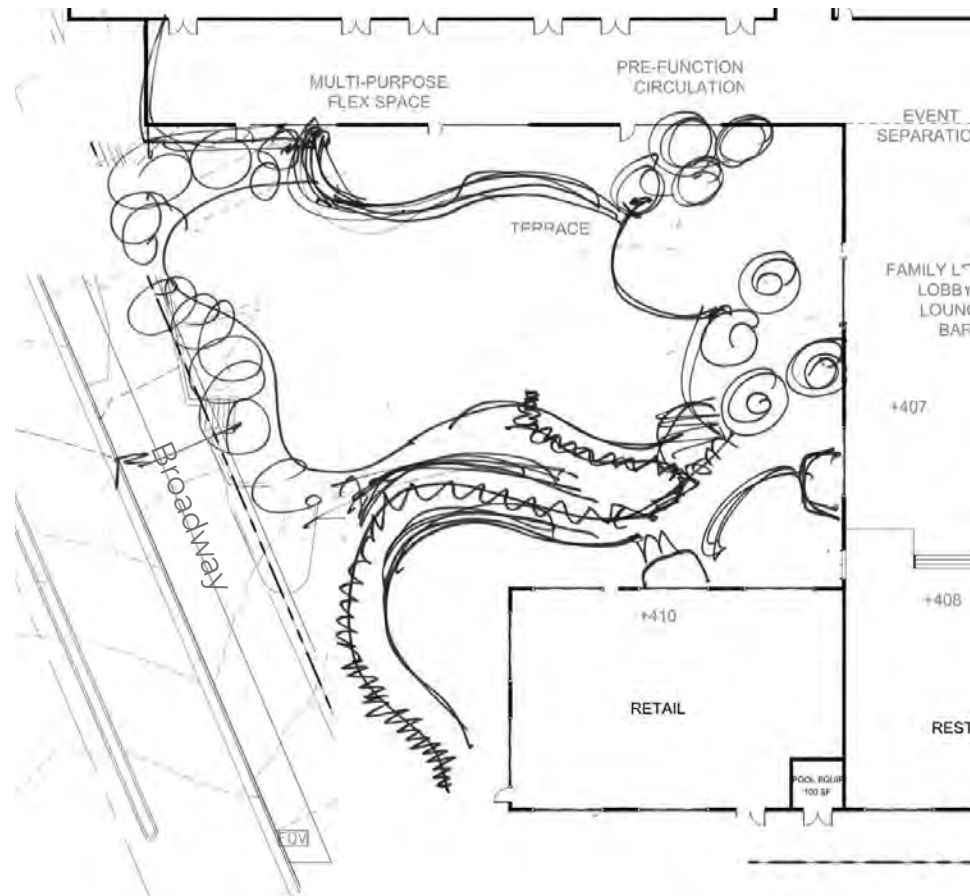
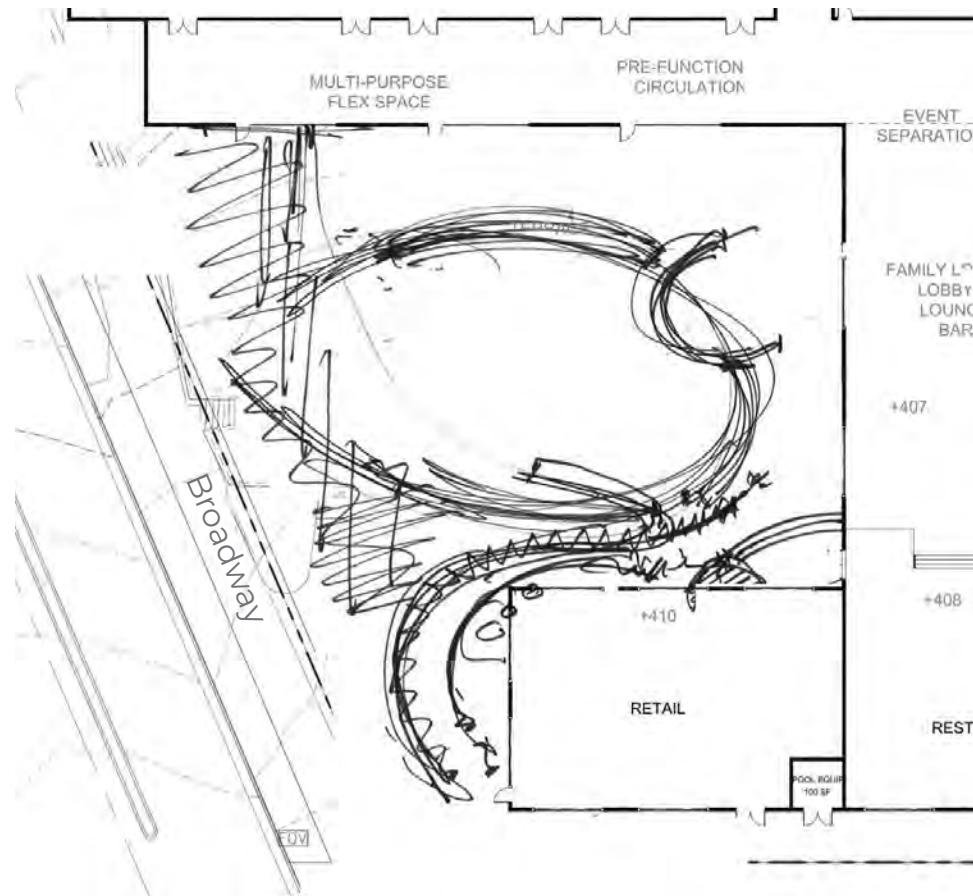


- ① Large SUV (Width 7' x Length 19')
- ② Turning Area
- ③ Parking Spot

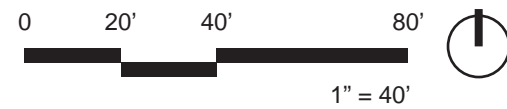
# PORTE COCHERE

## Turning Study - Southbound





# CENTRAL COURTYARD Design/Form Evolution



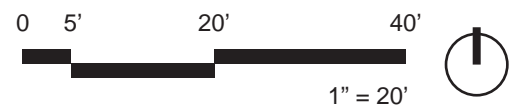


Key Plan

- 1 Outdoor Lobby/Bar Terrace
- 2 Outdoor Restaurant Terrace
- 3 Grand Staircase to Rooftop Pool
- 4 Amphitheater Seating
- 5 Multi-Purpose Lawn (artificial turf)
- 6 Water Feature
- 7 Outdoor Ballroom/Function Terrace
- 8 Garden Path
- 9 Retail/Dining Terrace
- 10 Entry Plaza
- 11 Bike Rack/Charging Station
- 12 Landscape Wall

# CENTRAL COURTYARD

## Landscape Plan



WATG





Key Plan

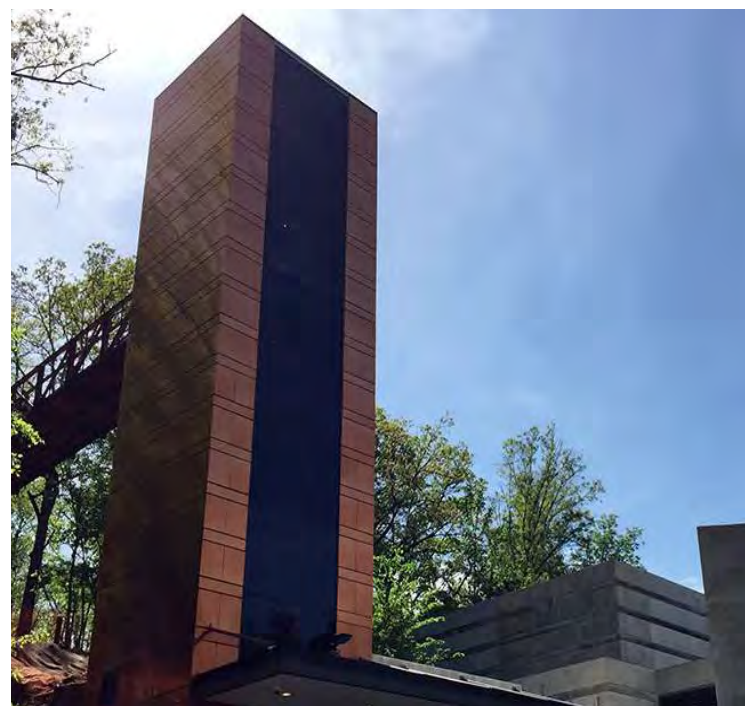
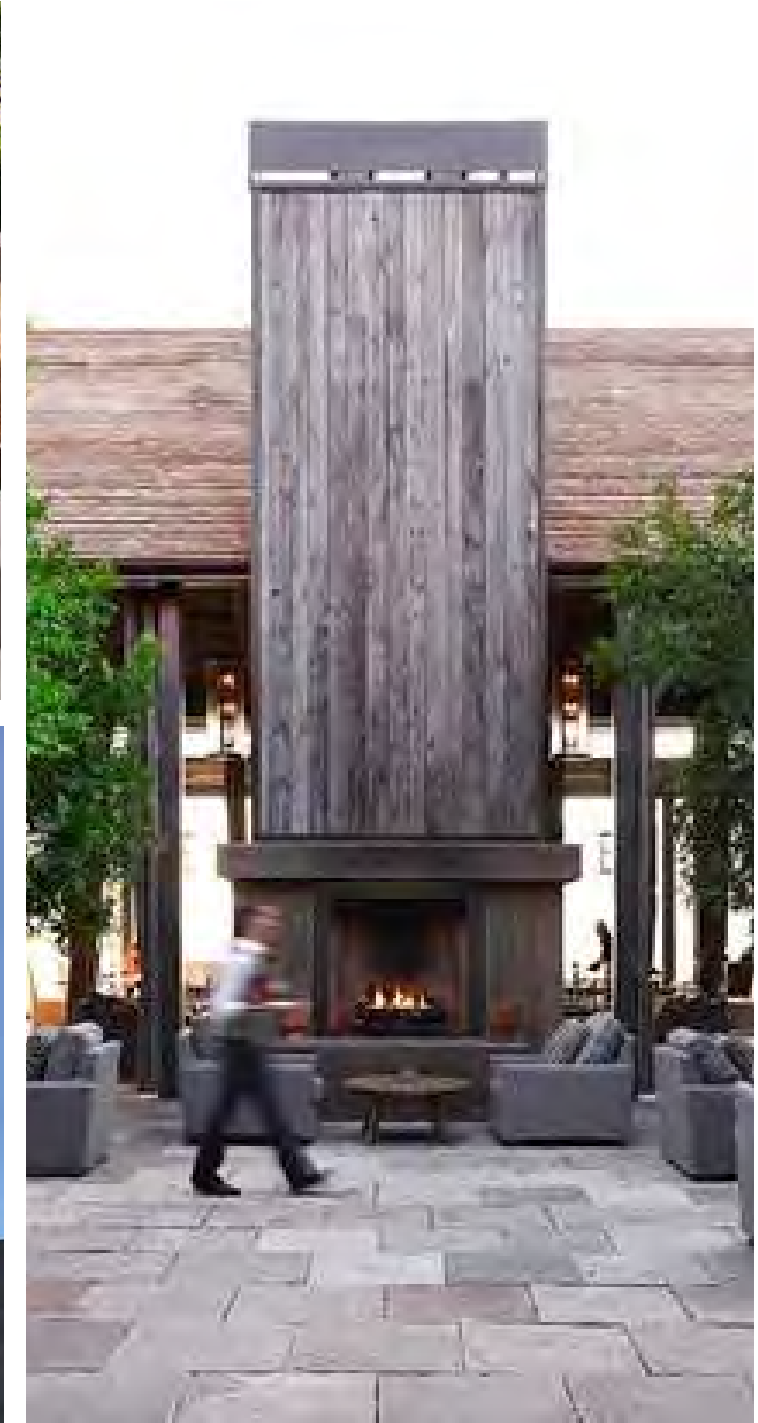
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- 7 Outdoor Ballroom/Function Terrace
- 8 Garden Path
- 9 Garden Lounge
- 10 Retail/Dining Terrace
- 11 Entry Plaza
- 12 Bike Rack/Charging Station
- 13 Landscape Wall
- 14 Entry Trellis

# CENTRAL COURTYARD Landscape Plan - Option

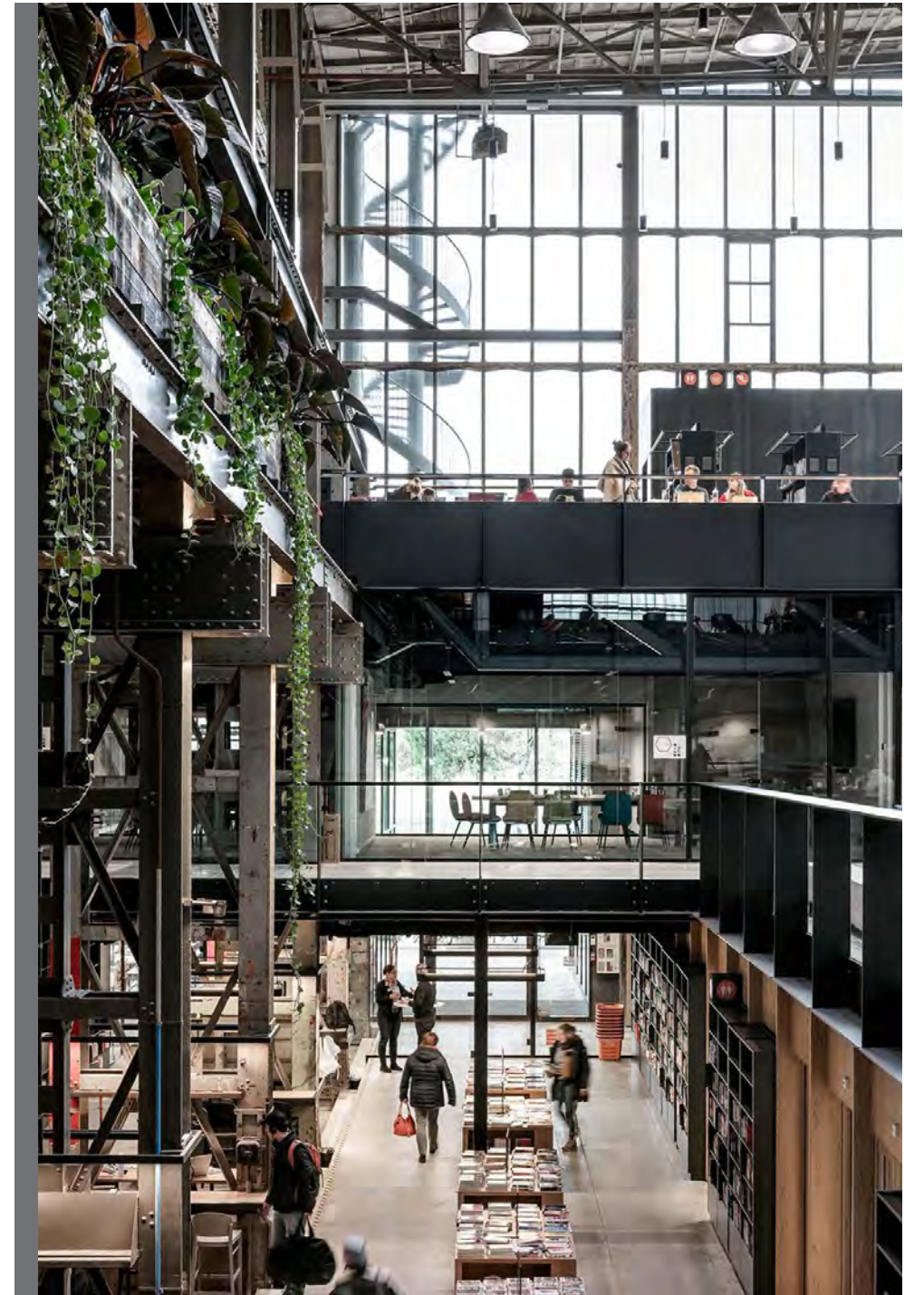


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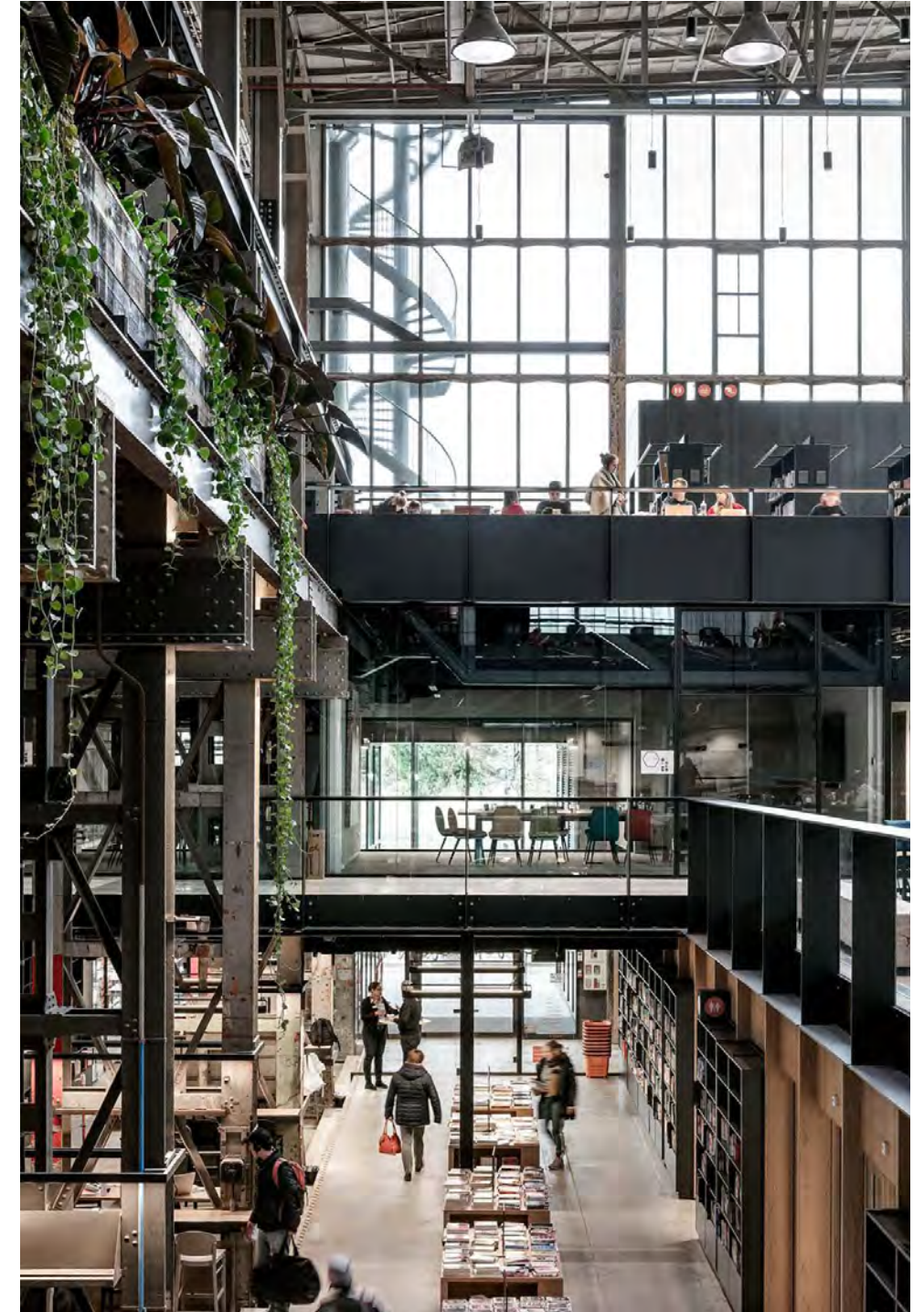




# CENTRAL COURTYARD Design Imagery



# INSPIRATION



# INSPIRATION





# INSPIRATION



# RENDERING 1 - Broadway & University

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# MASSING STUDY 1

## Broadway & University

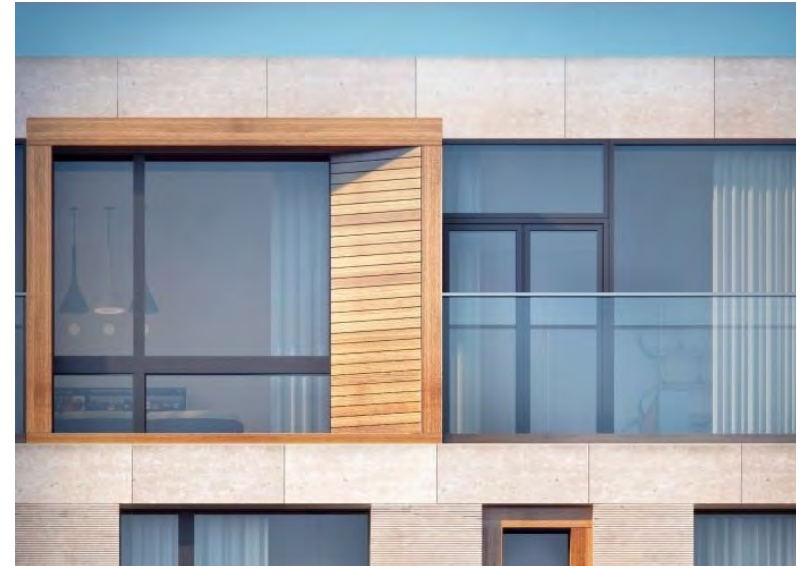


RENDERING 2  
University & 13th

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MASSING STUDY 1  
University & 13th



MASONRY - WOOD - METAL

# MATERIAL REFERENCE



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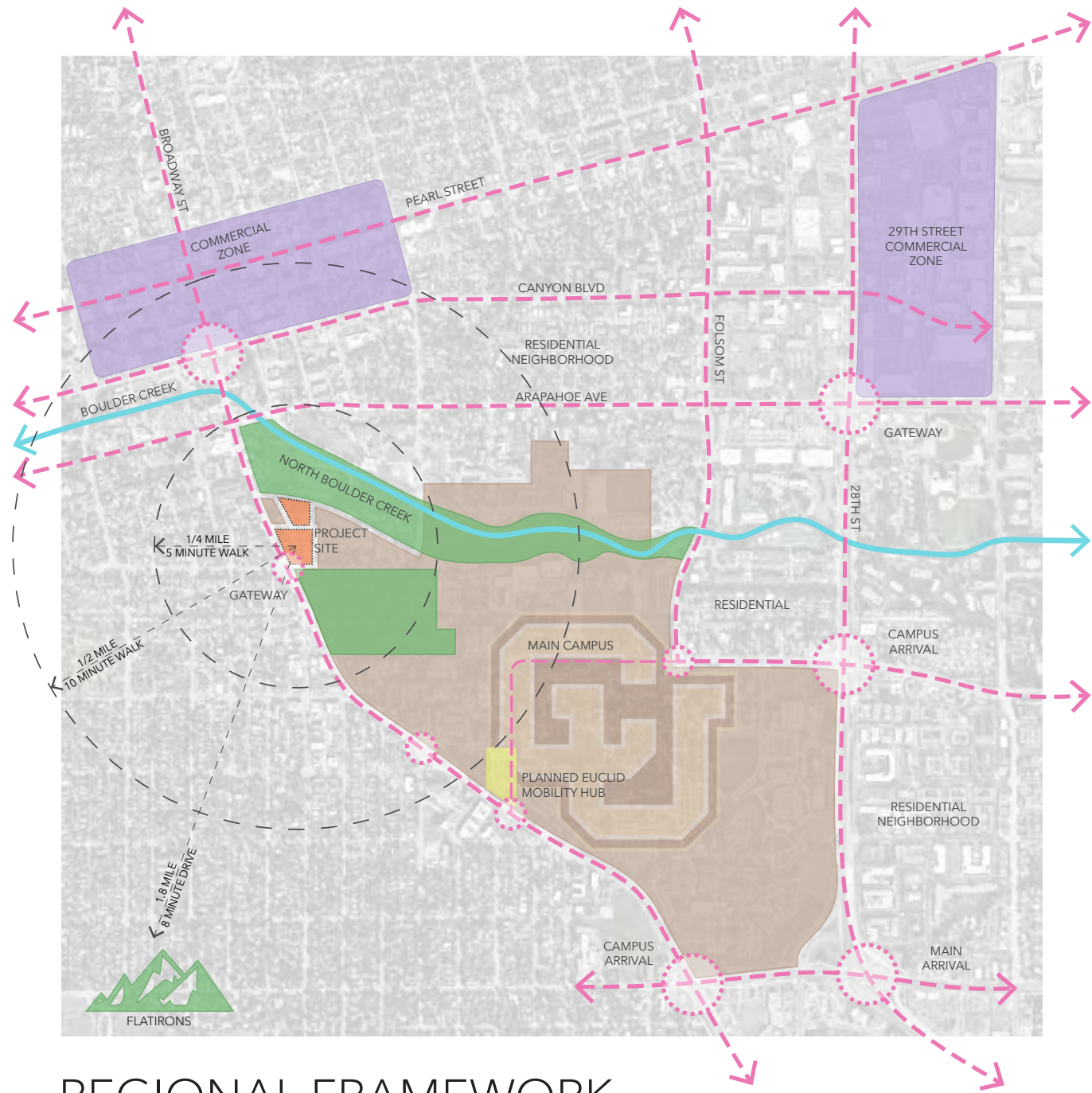
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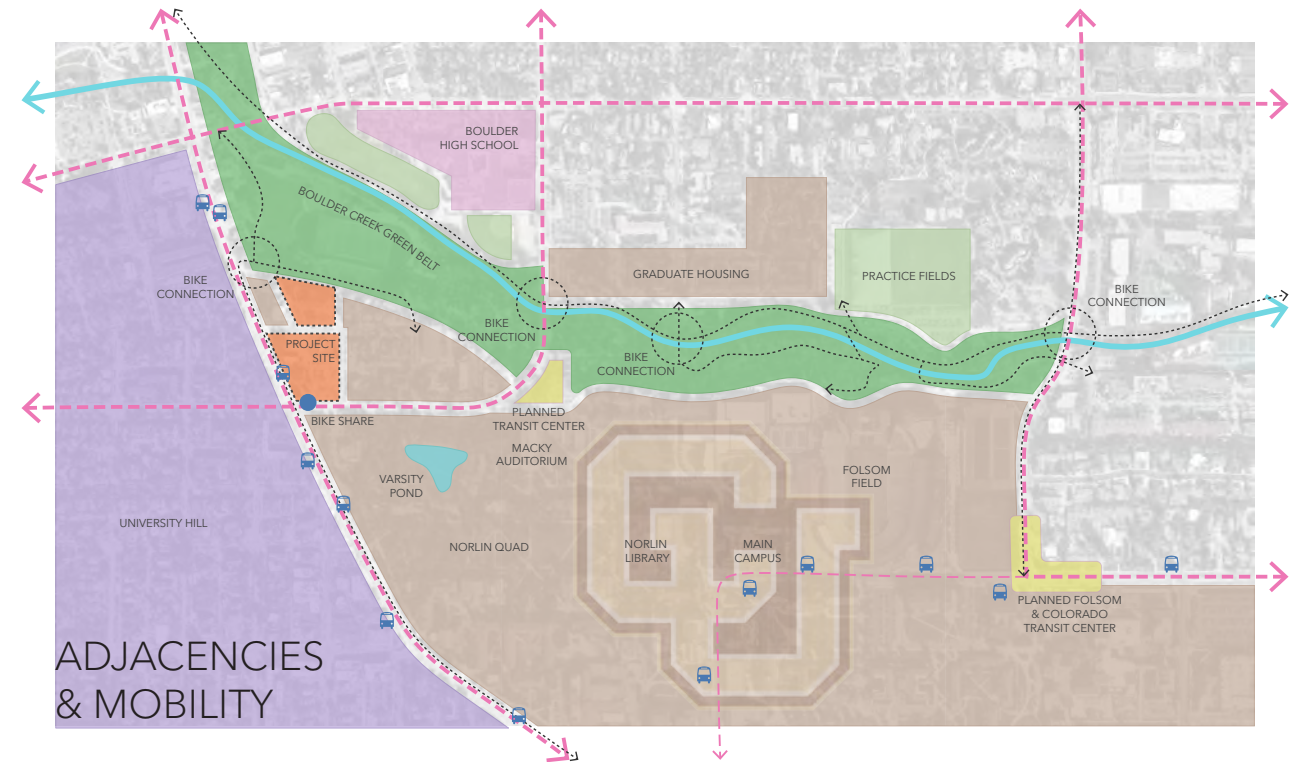
# APPENDIX



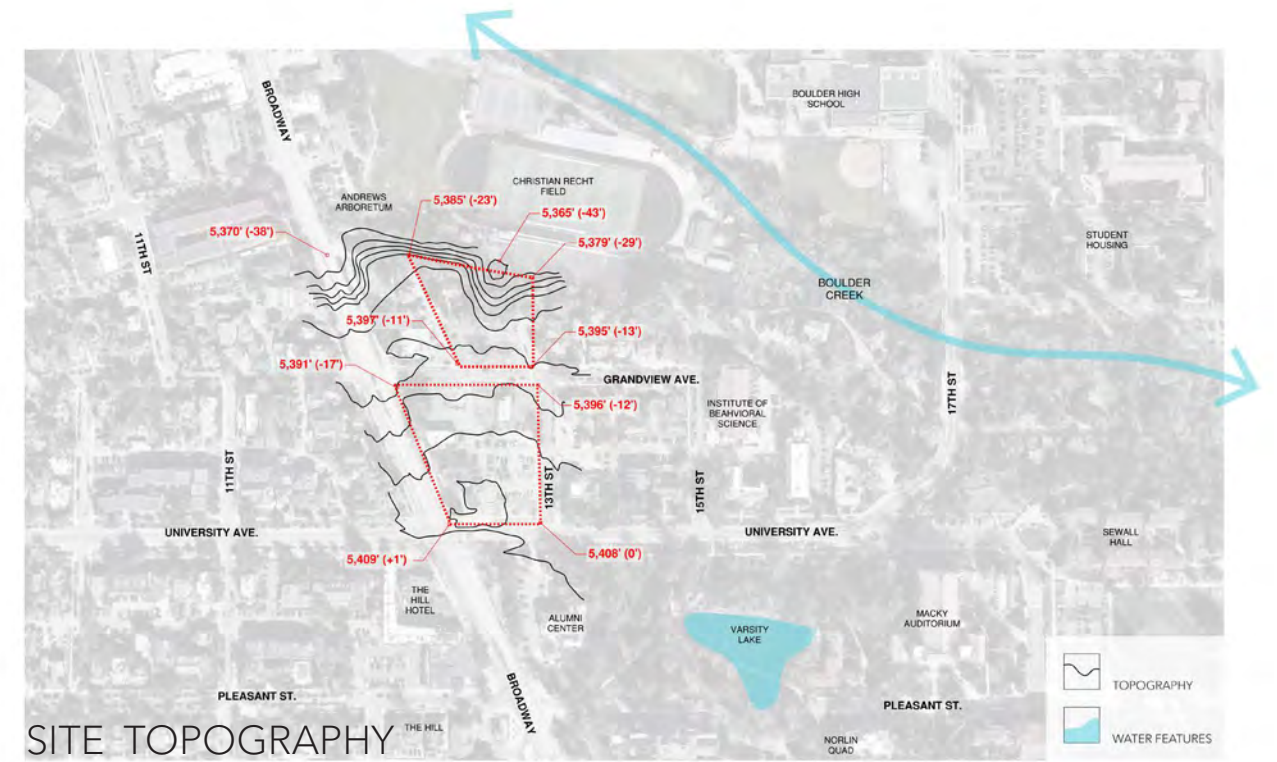
# SITE CONTEXT



REGIONAL FRAMEWORK



ADJACENCIES & MOBILITY



SITE TOPOGRAPHY

Vehicular Arrival Route



- Vehicular/Hotel Shuttle Arrival Route
- Bus Stand (Group Arrival)
- Bus Stand Alternative Location (With shifting of existing curb on east side of 13th St by 10' eastward)
- City Bus Stop

Bike Arrival Route



- Multi-Use Path (Bike + Sidewalk)
- On-Street Bike Line
- Sharrows (Shared Lane Arrow)
- City Bike Rack
- Bike Stands/Charging

Pedestrian Arrival Route



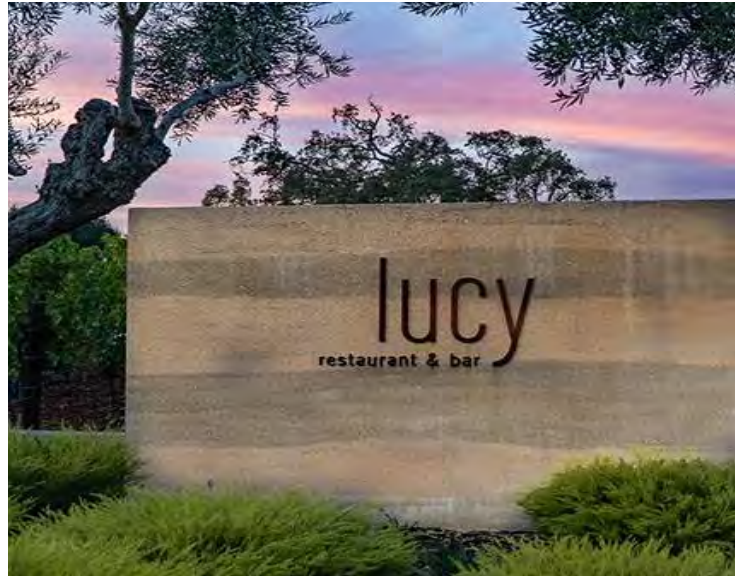
- Pedestrian Route
- Existing Nature Trail
- City Bus Stop

Overall Arrival Route



- Vehicular Arrival Route
- Bus Stand
- Multi-Use Path (Bike + Sidewalk)
- On-Street Bike Line
- Sharrows (Shared Lane Arrow)
- City Bike Rack
- Bike Stands/Charging
- Pedestrian Route
- Existing Nature Trail
- City Bus Stop

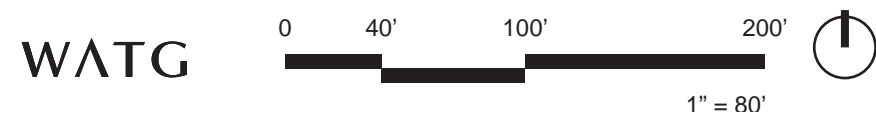
# ARRIVAL SEQUENCE Diagram Plan

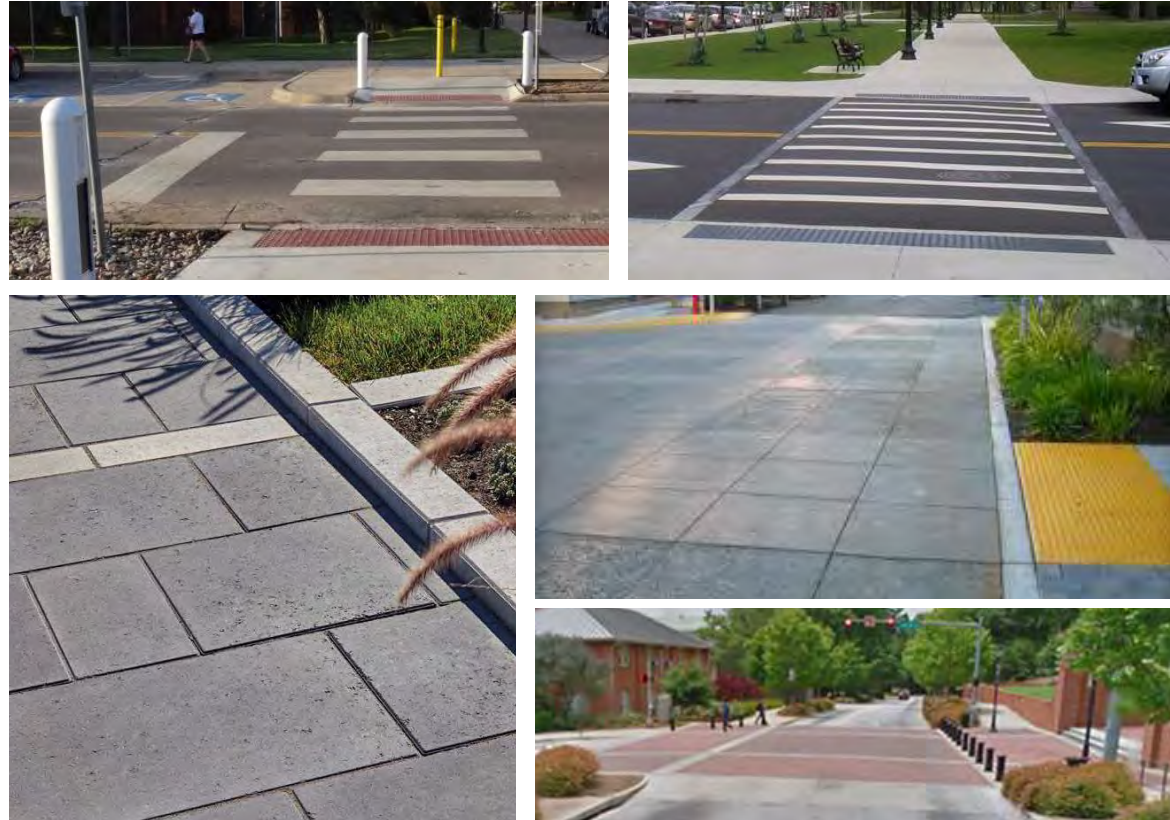


- Project Monumentation
- Entry Plaza (Entry feature, signage/wayfinding)
- Arrival Porte-Cochere (Arrival feature, project signage, wayfinding)
- Signage/Way-Finding
- └ Tenant/Hotel Identification

# MONUMENTATION & SIGNAGE

## Landscape Diagram Plan





- Proposed New Enhanced Crossing (Pavers, raised)
- Main Pedestrian Crossing
- Pedestrian Route

# ENHANCED CROSSING Landscape Diagram Plan

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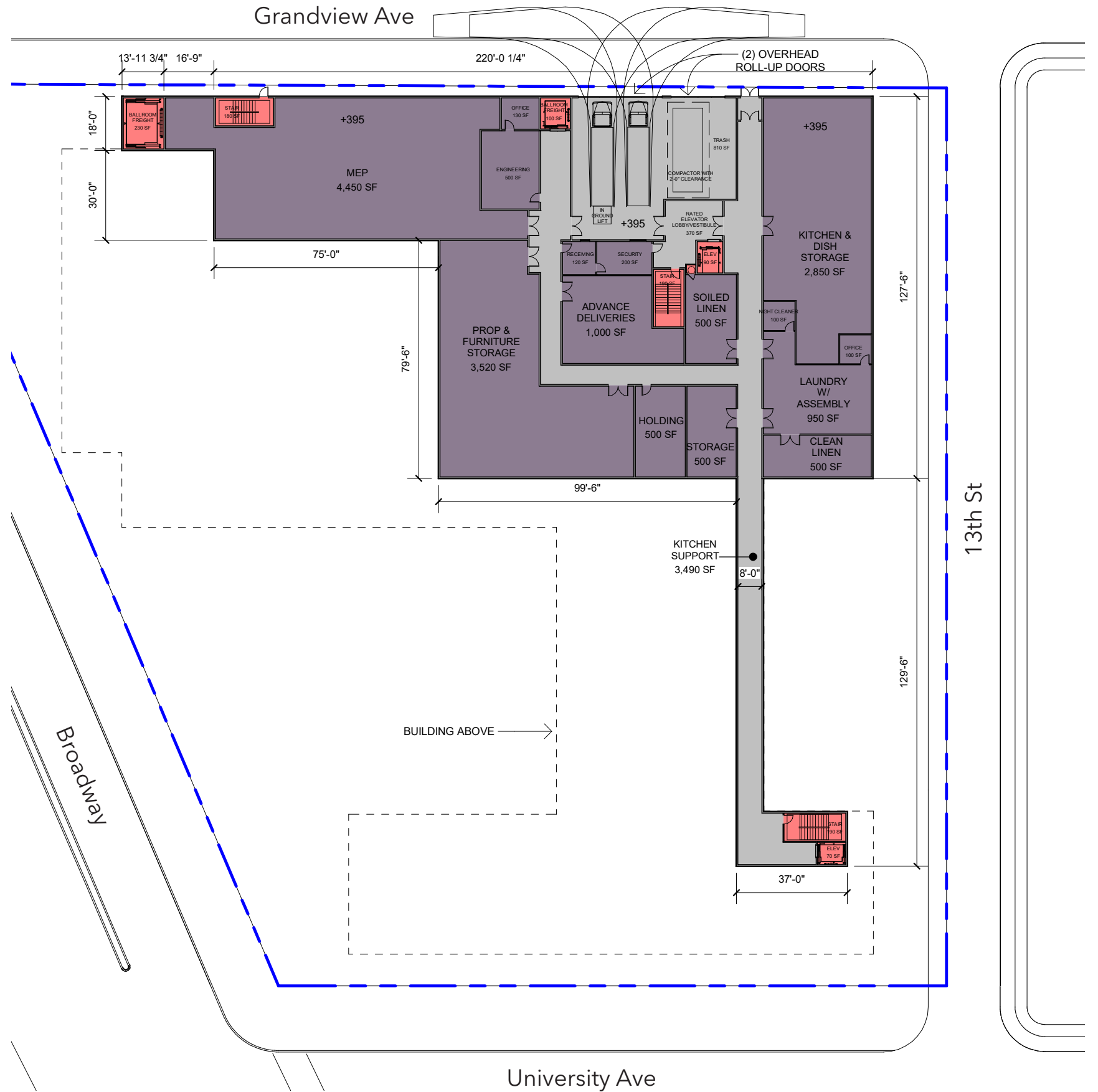
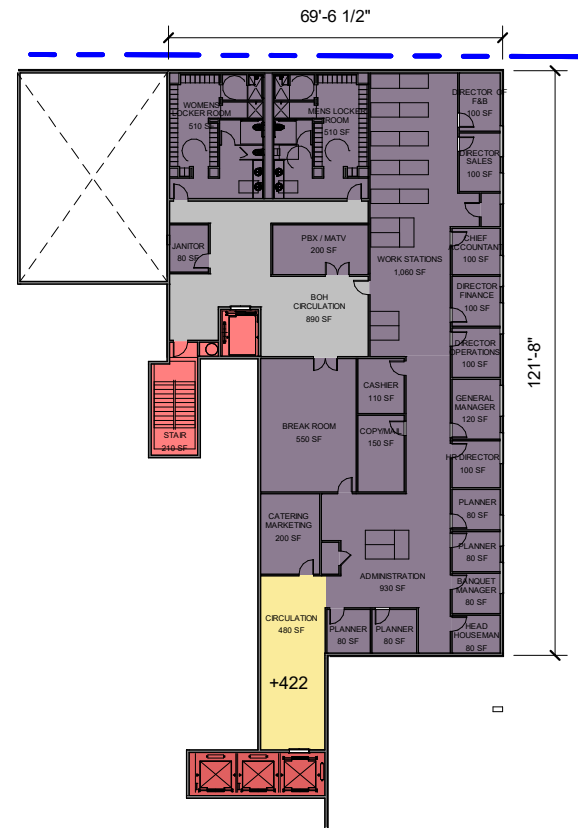




Providing a dedicated area for the collection, separation and storage of recyclable materials encourages the reuse and recycling of materials and waste



Opportunity for the hotel kitchens and restaurants to develop a commercial composting program of both pre and post-consumer waste; by composting, organic waste is being diverted from the landfill and less harmful methane is being produced



# LEVELS B1 & 1M



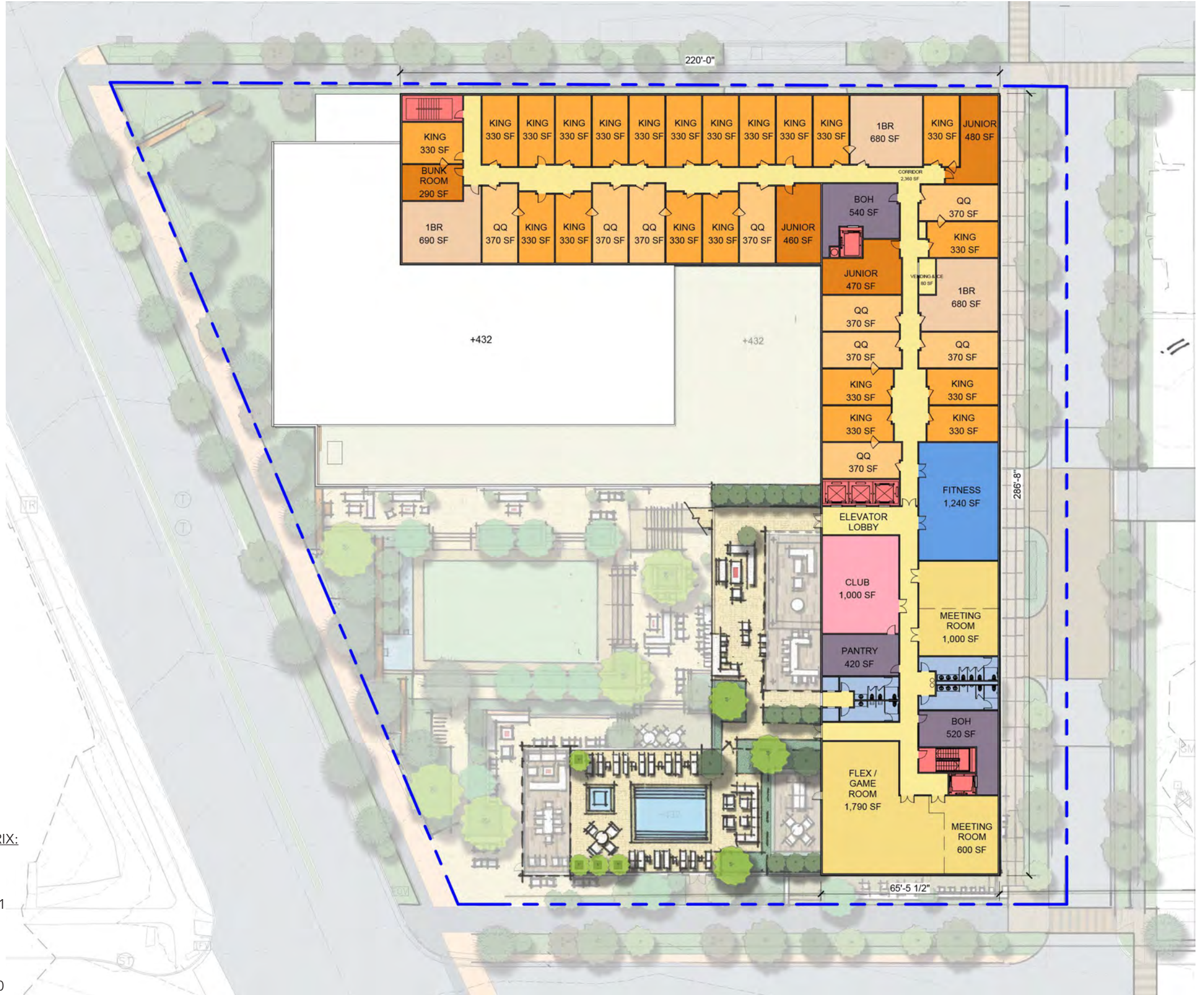


# LEVEL 2



TOTAL ROOM MATRIX:

BUNK	5
JUNIOR	20
KING	121
Q/Q	85
1 BEDROOM	16
2 BEDROOM	3
<b>TOTAL ROOMS</b>	<b>- 250</b>

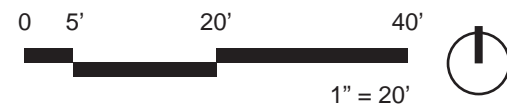




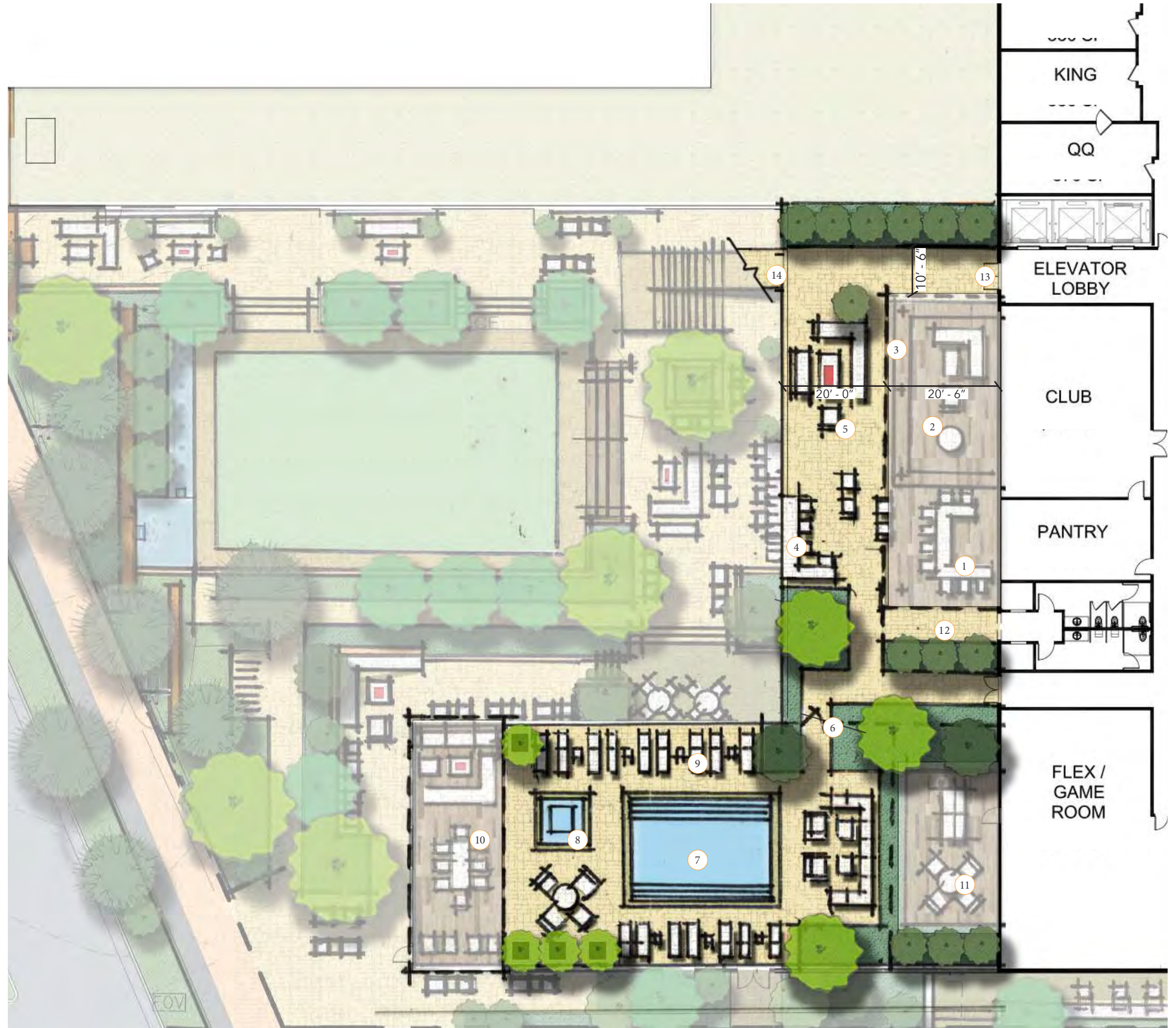
Key Plan

- 1 Social Club Outdoor Bar
- 2 Social Club Terrace Lounge
- 3 Social Club Terrace Trellis
- 4 Drink Rail Table
- 5 Fire Table Lounge
- 6 Pool Gate/Fence
- 7 Lounge Pool (26' x 20')
- 8 Spa Pool (8' x 8')
- 9 Pool Deck
- 10 Poolside Shade
- 11 Flex Room Outdoor Deck with Shade
- 12 Access to Pool Restroom/Shower
- 13 Roof Garden Access
- 14 Grand Staircase

# ROOFTOP POOL TERRACE Landscape Plan

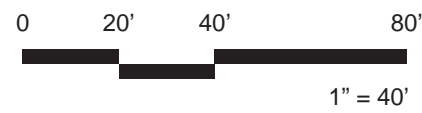


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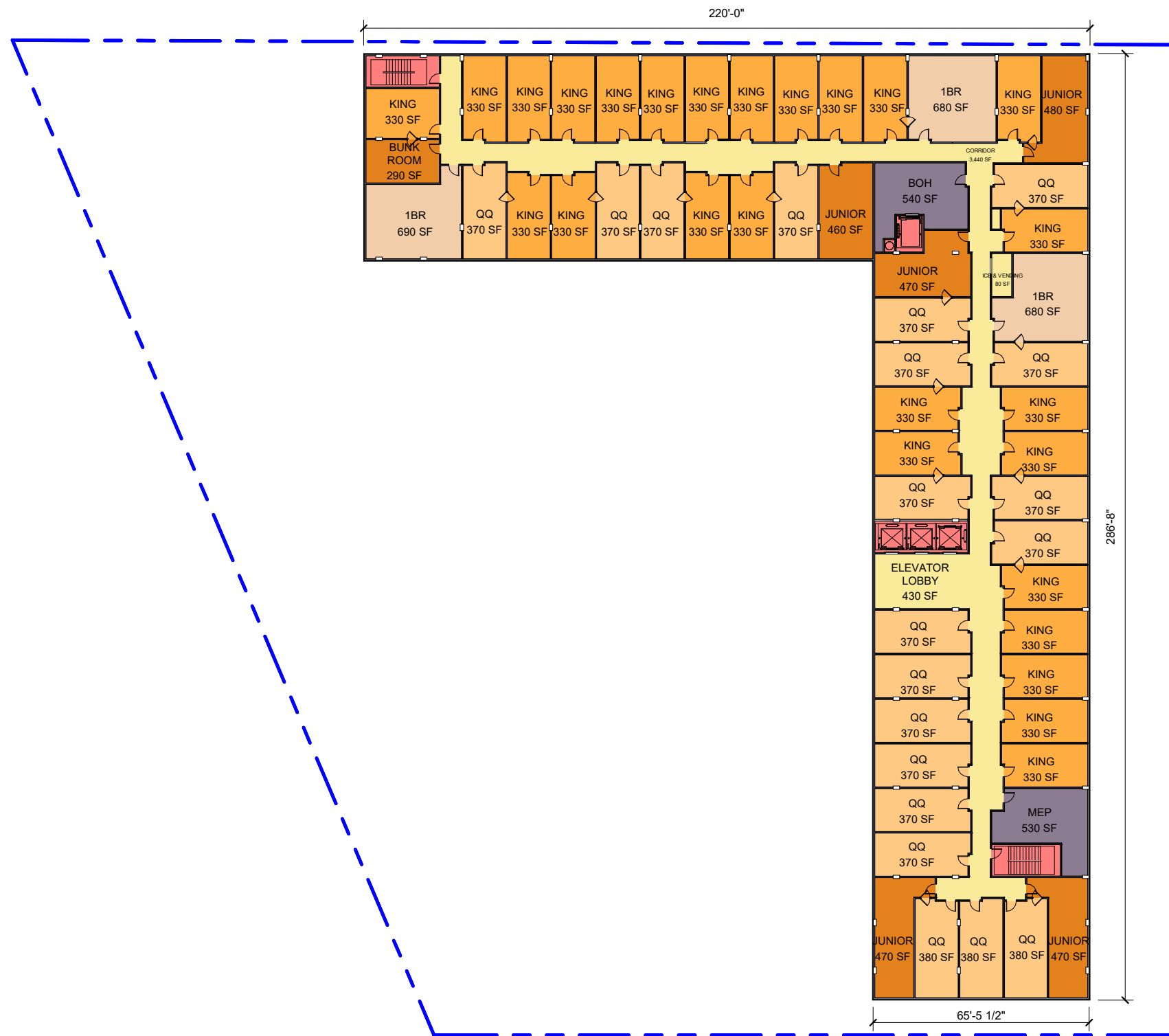
# LEVEL 3-6



## TOTAL ROOM MATRIX:

BUNK	5
JUNIOR	20
KING	121
Q/Q	85
1 BEDROOM	16
2 BEDROOM	3

TOTAL ROOMS - 250

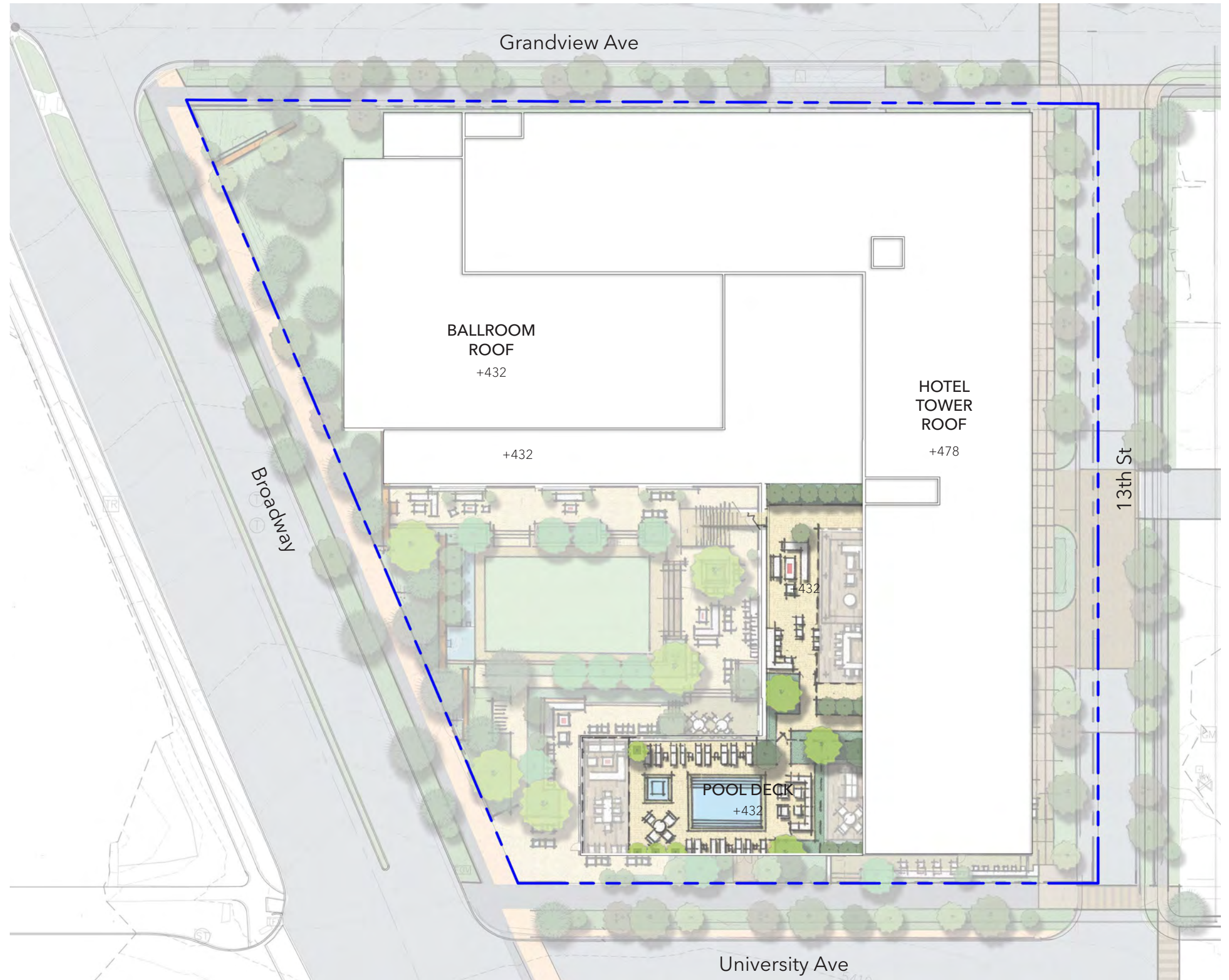




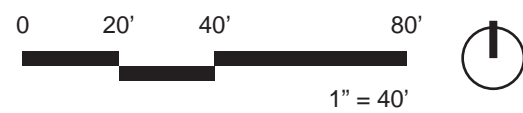
Providing shaded areas, high reflective roof coverings, and the use of covered parking structures reduces the average temperature on the site and can increase the overall comfort of the site while reducing energy use

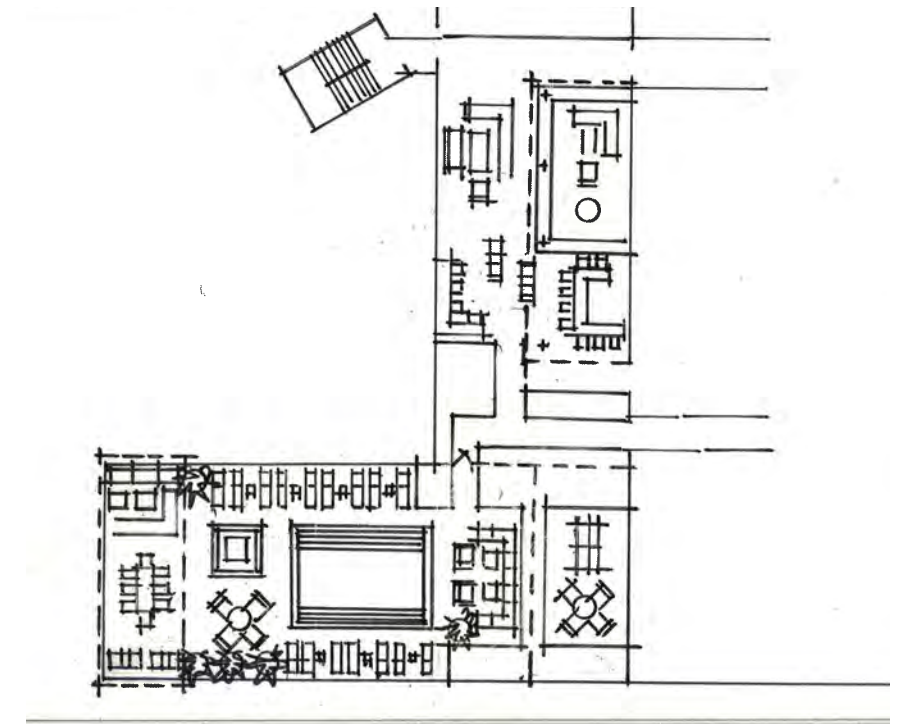
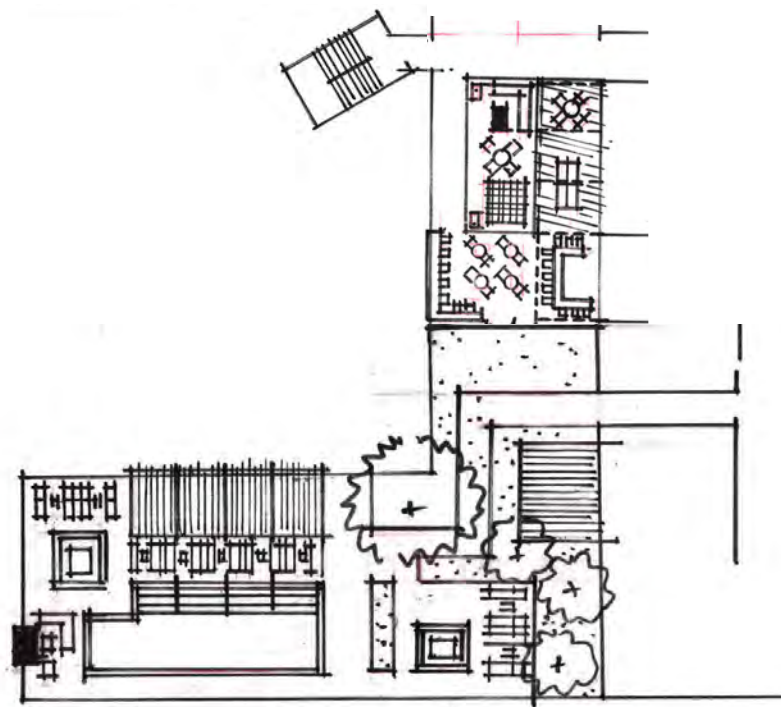
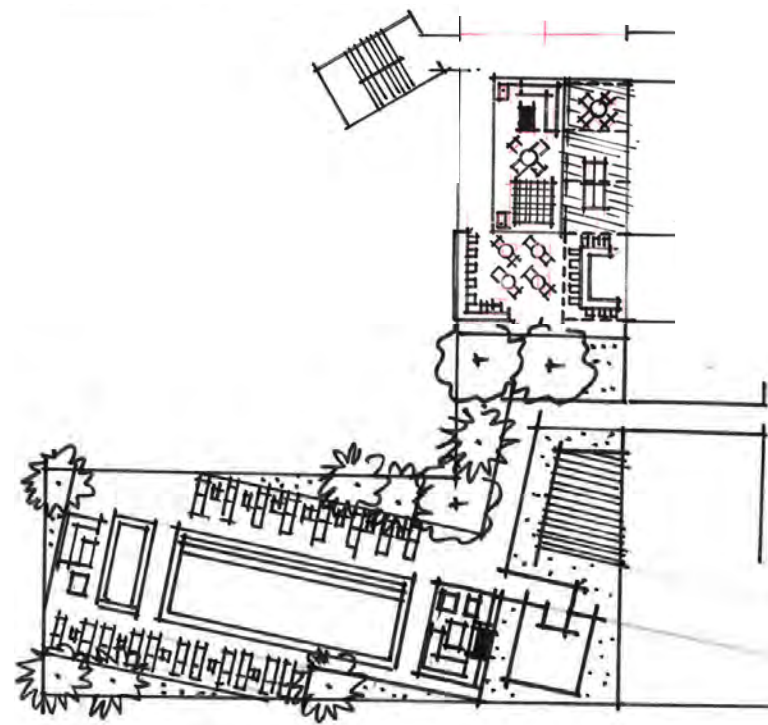


The use of on-site renewable energy systems such as solar voltaic panels or solar water heating systems can produce significant energy, environmental, and economic benefits



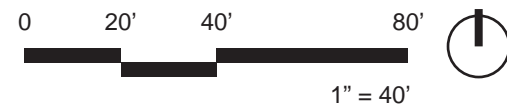
## ROOF PLAN

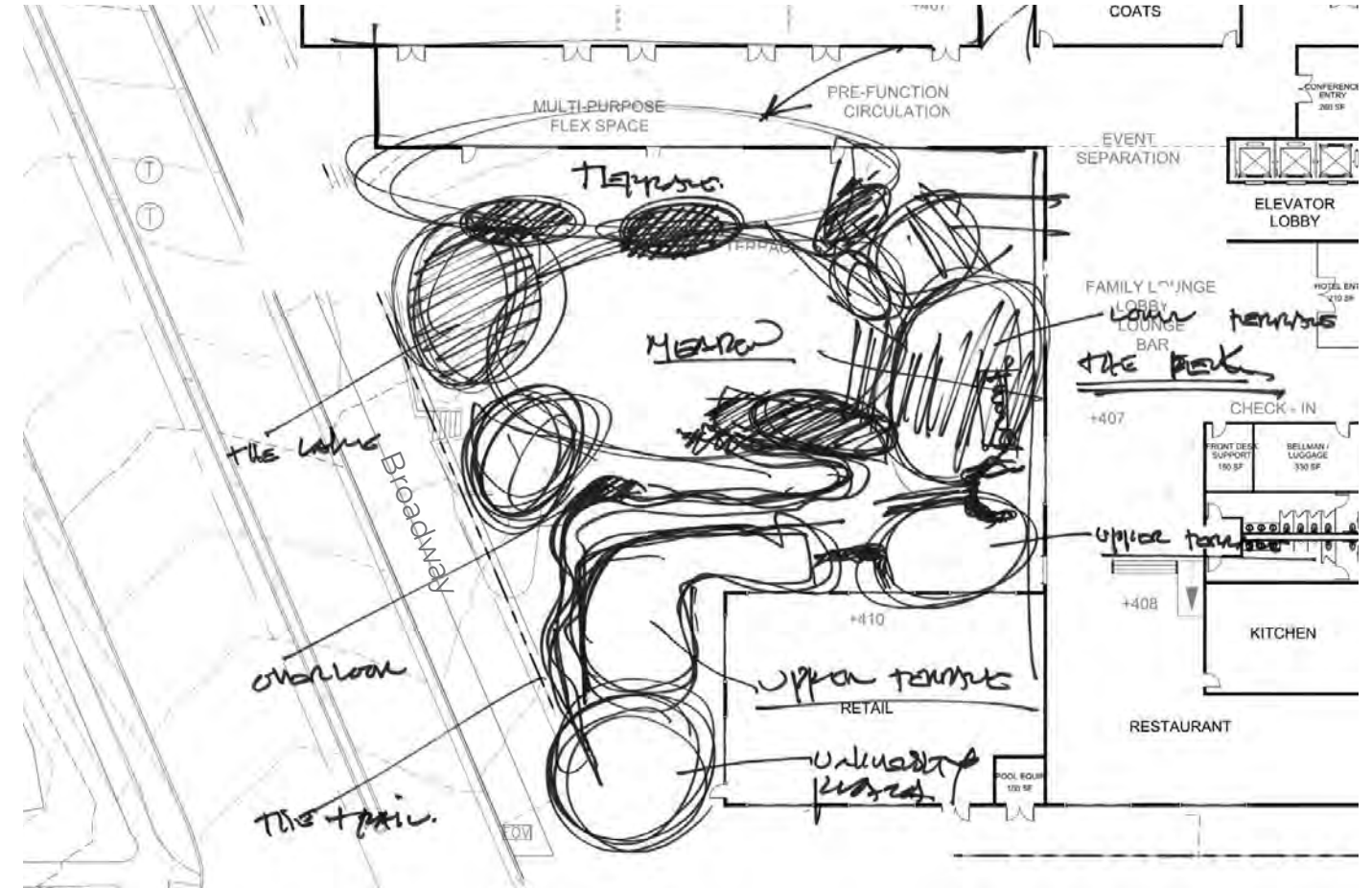
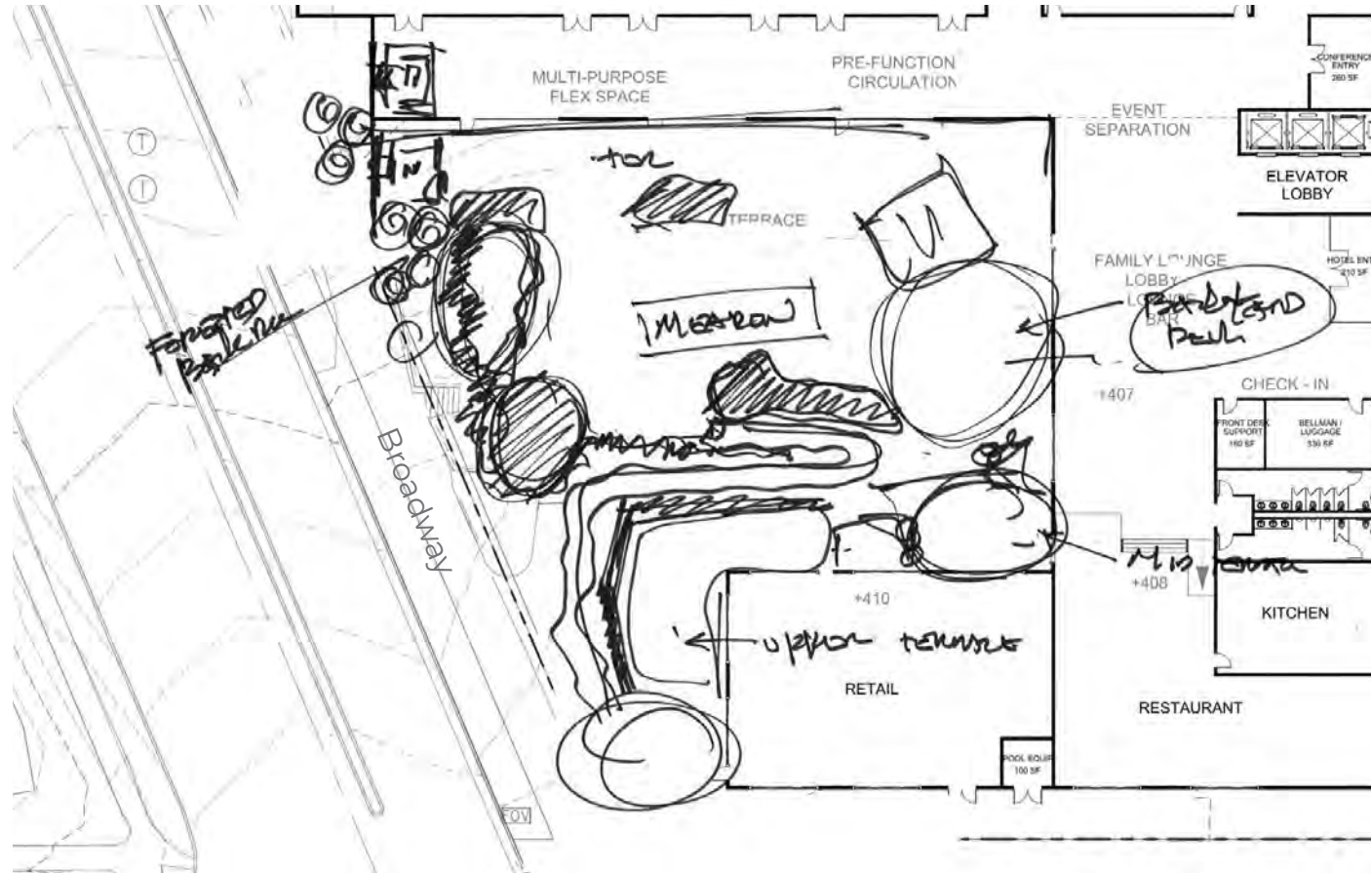




# ROOFTOP POOL TERRACE

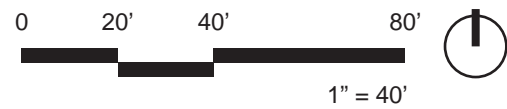
## Design Evolution





# CENTRAL COURTYARD

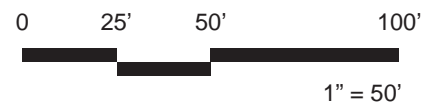
## Space Organization Evolution

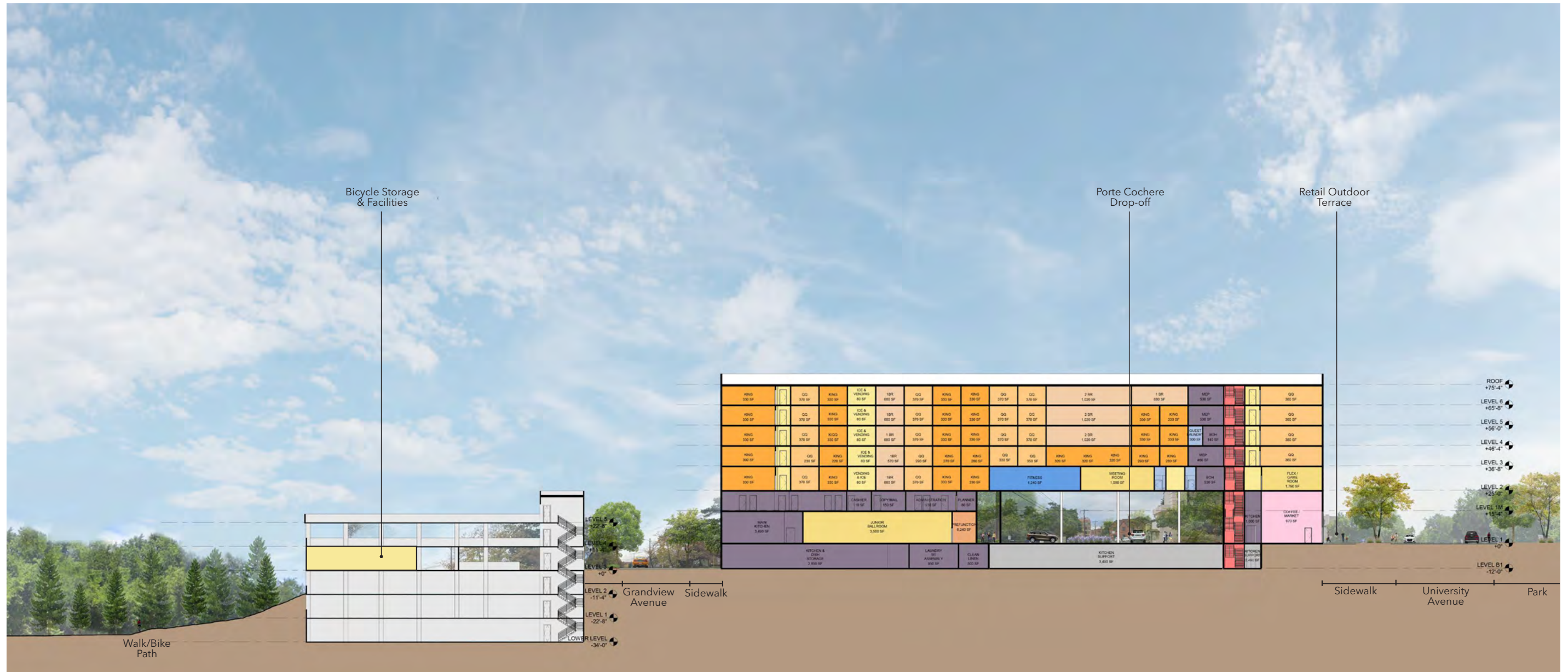




# OVERALL SITE

## Section A





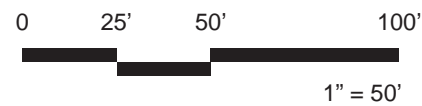
# OVERALL SITE





# OVERALL SITE

## Section B





# 13th STREET Elevation



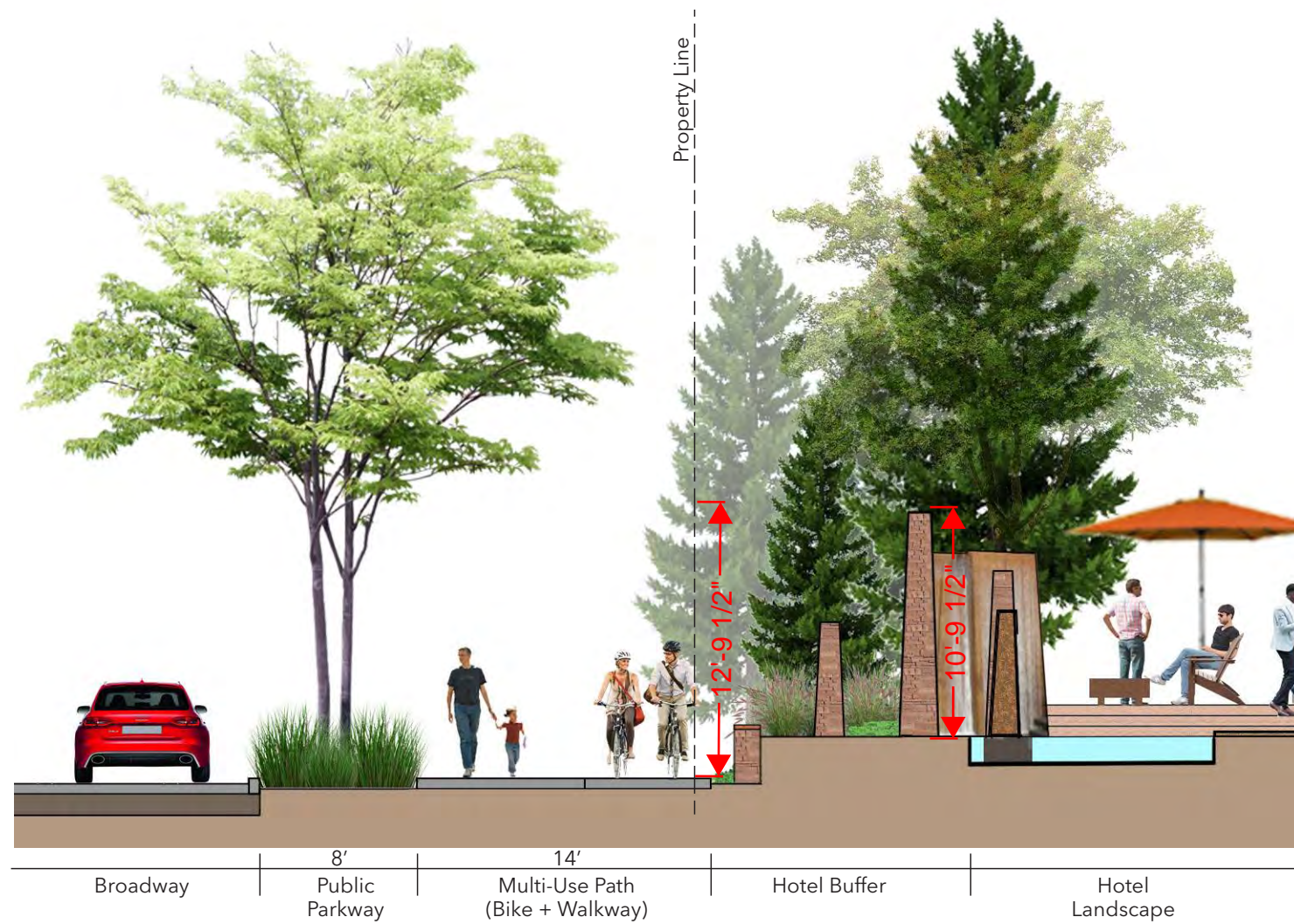




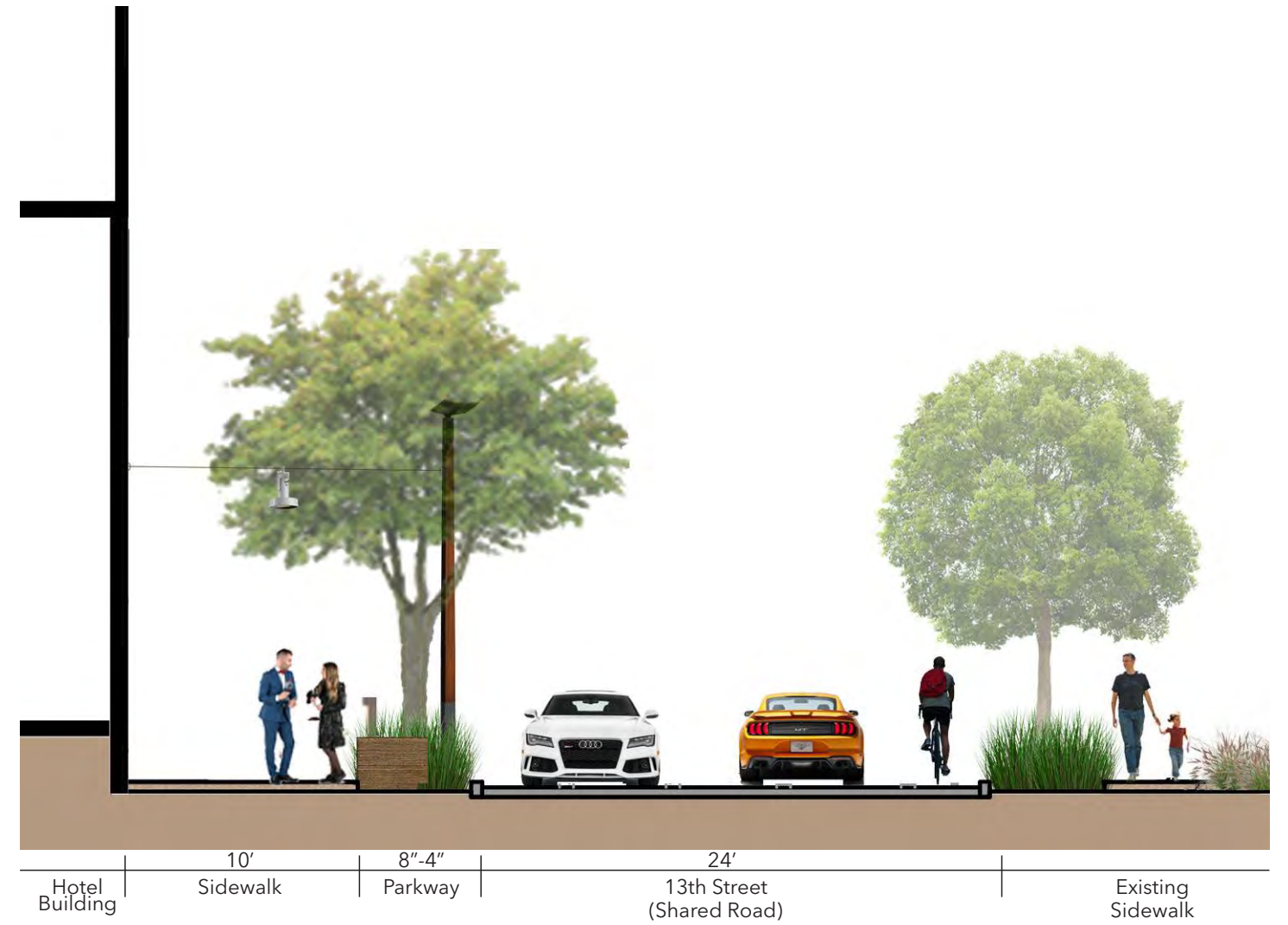
# BROADWAY Elevation



A. Broadway Streetscape



B. 13th Street Streetscape



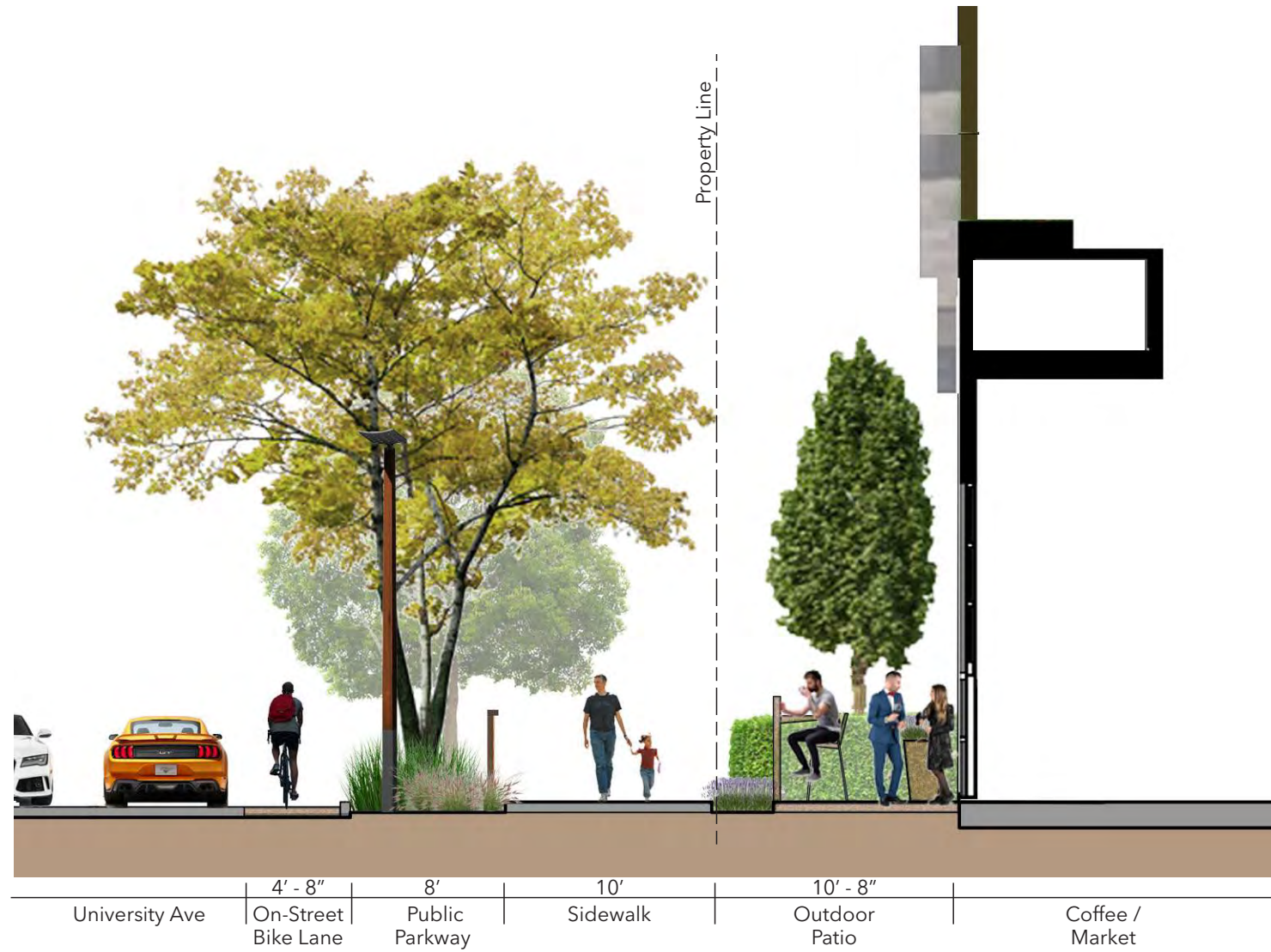
# STREETSCAPE Typical Section



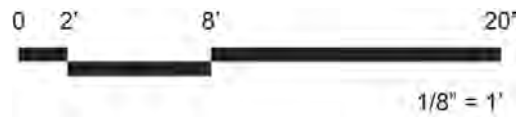
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C. University Avenue Streetscape

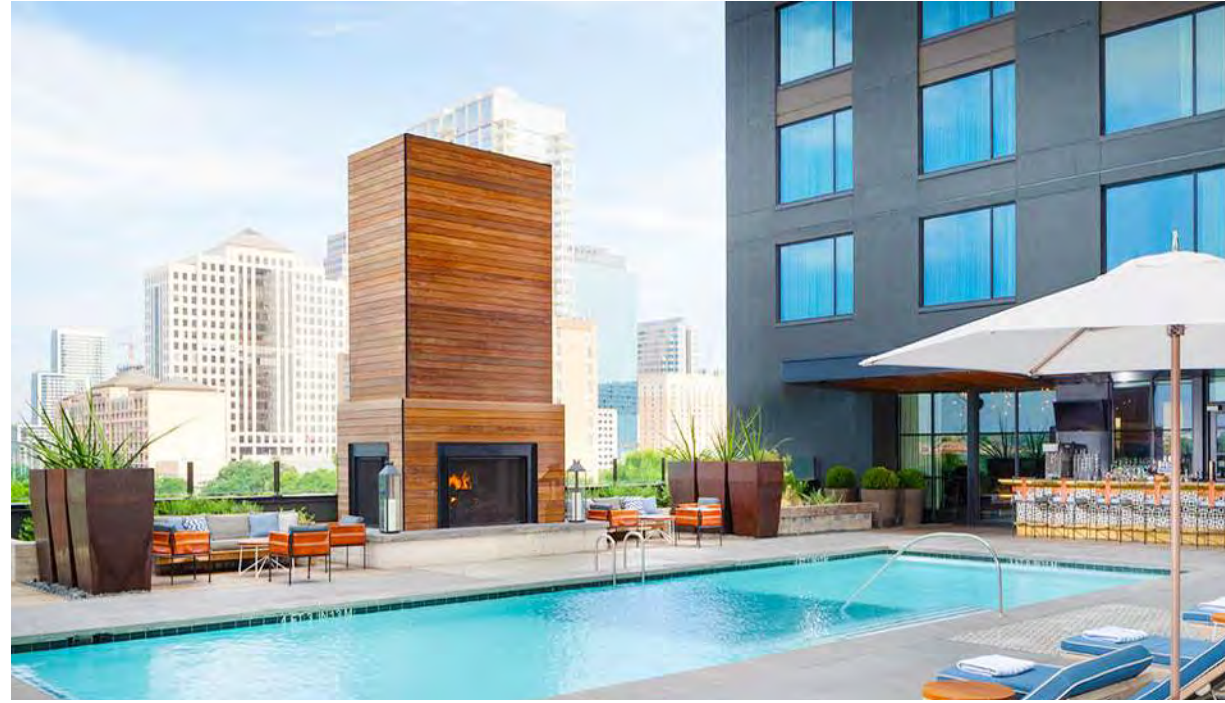


STREETSCAPE  
Typical Section



WATG



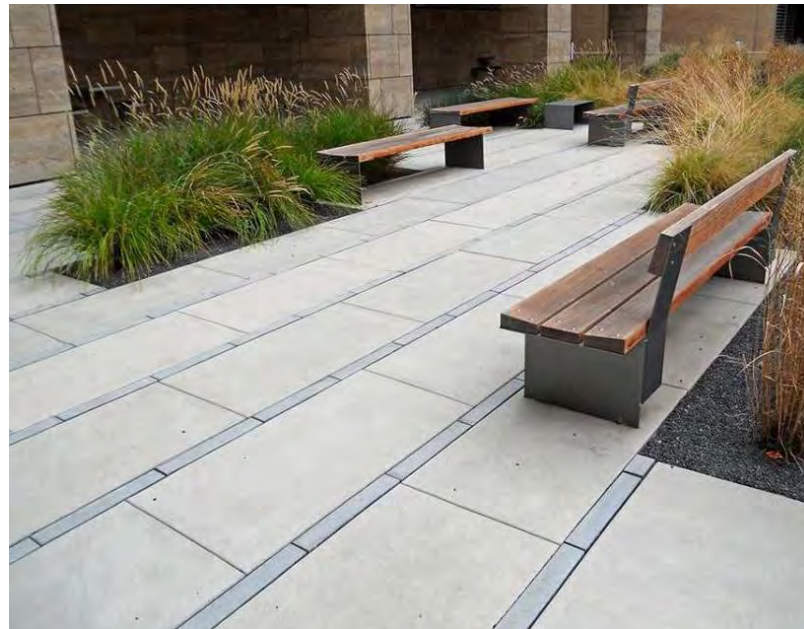
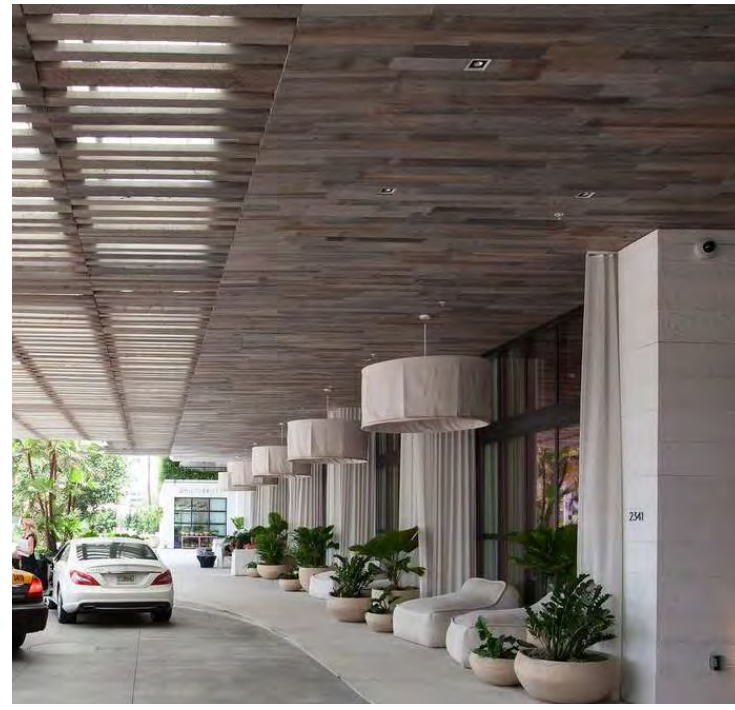


# ROOFTOP POOL TERRACE Design Imagery

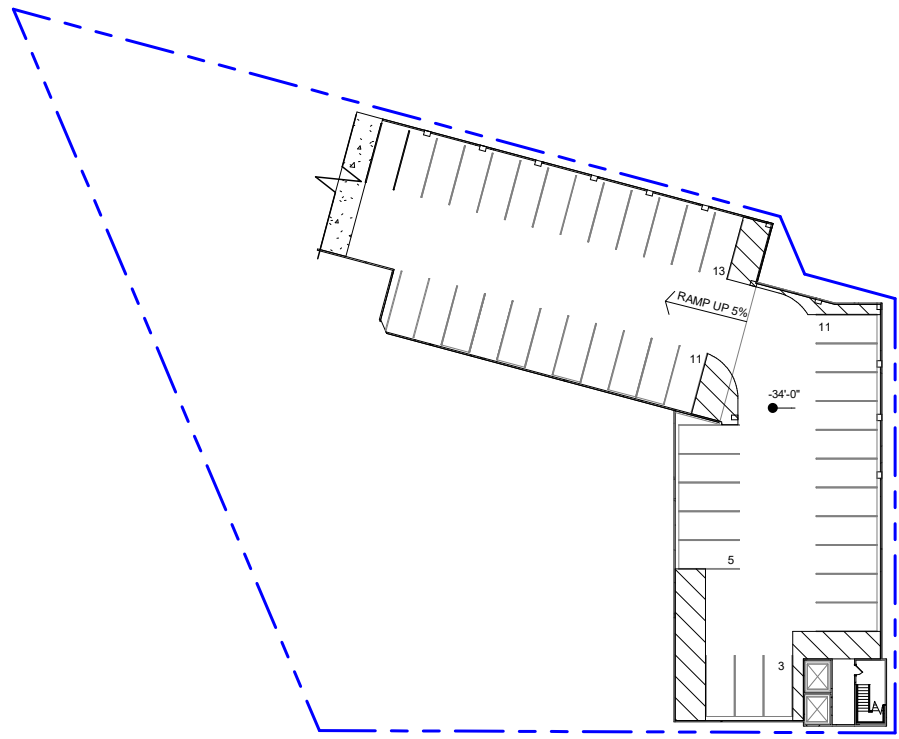


# SITE FURNISHING

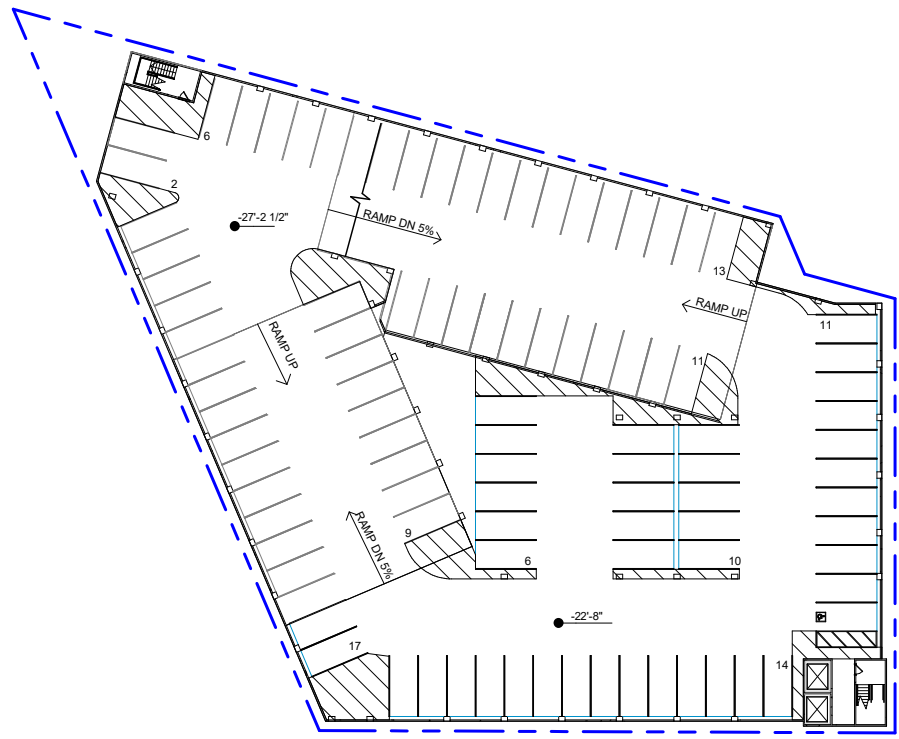
## Design Imagery



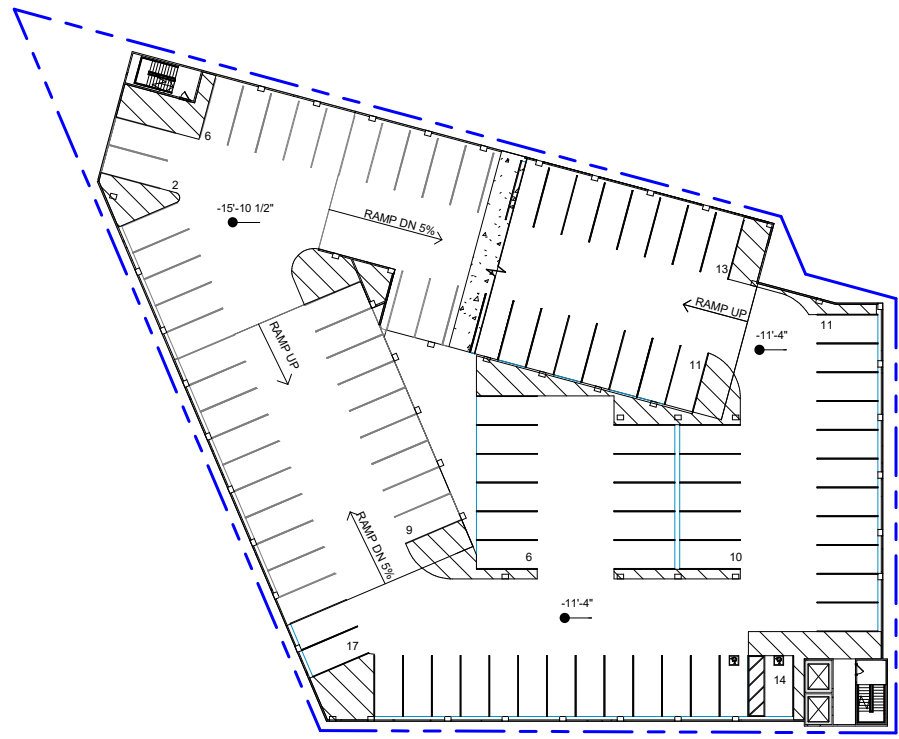
# LANDSCAPE EDGES Design Imagery



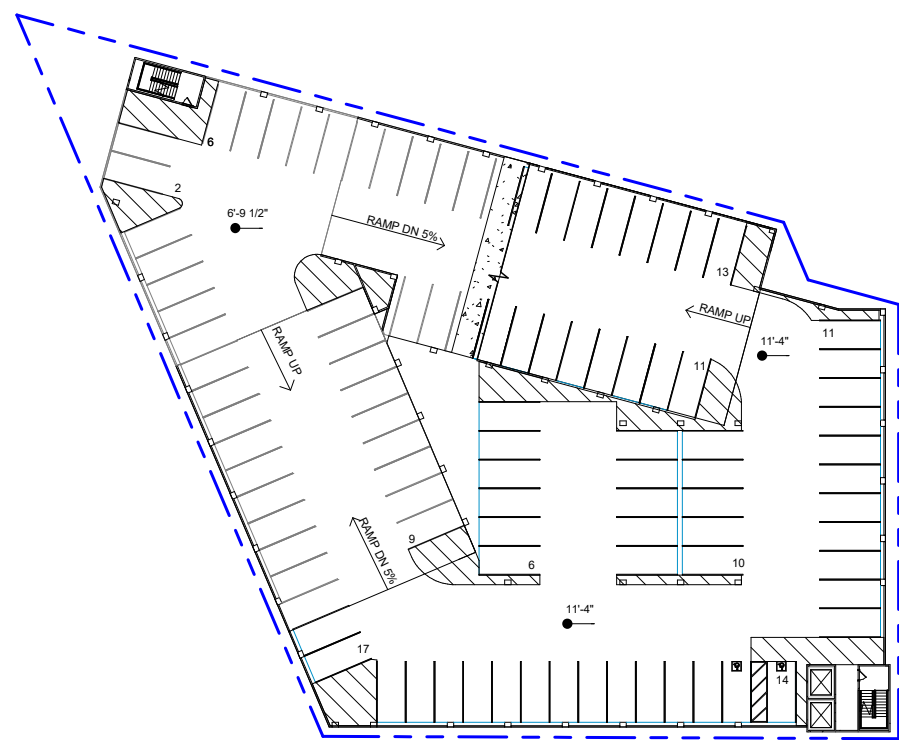
PARKING  
LOWER LEVEL



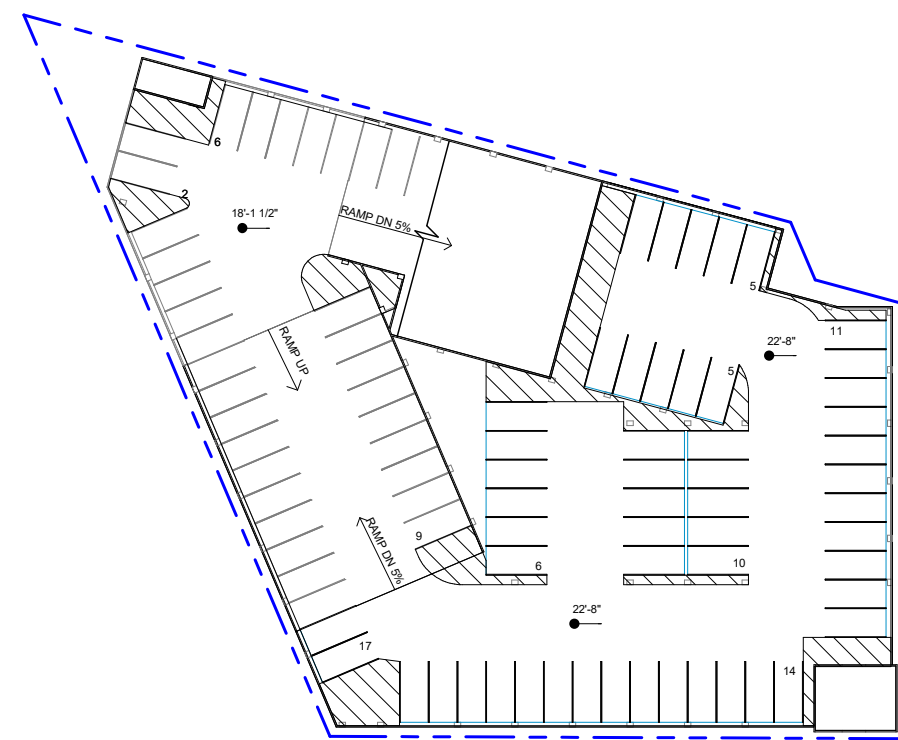
PARKING L1



PARKING L2



PARKING L4



PARKING L5

# PARKING PLANS





Consolidating the overall parking footprint of the site with the use of a parking structure will help to reduce the overall heat island effect



Participating in and providing connections to bikeshare and carshare programs as well as providing 5% parking for green vehicles and 2% parking for electric vehicle charging and parking stalls will reduce the overall impact on the environment

- 1 Sidewalk to Hotel Porte-Cochere
- 2 Pedestrian Crossing
- 3 Entry to Parking Structure Lift Lobby
- 4 Entry to Parking Structure
- 5 Entry to Parking Structure Bike Storage
- 6 Pocket Park with Benches
- 7 Steps to Existing Trail
- 8 Existing Trail

# POCKET PARK Landscape Plan

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WOOD BENCH



SHADED SEATING



NATURAL PAVING EDGE







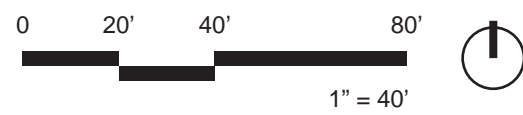
Key Plan

**PARKING COUNT:**

LOWER LEVEL	43
LEVEL 1	99
LEVEL 2	99
LEVEL 3	86
LEVEL 4	99
LEVEL 5	85

**TOTAL PARKING - 511 STALLS**

**PARKING L3**



# MASSING STUDIES

## Key Factors

1. Emphasizing the corners and gateways
2. Human scale at parking arrival and courtyard edges
3. Break-up the "bar" massing scale and monumentality
4. Stepping back the 5th floor, lower the mass
5. Integration of tower and base of the building



# MASSING STUDY 1

## Form generation

WATG



# MASSING STUDY 1

## Openings & Transparency

WATG



MASSING STUDY 1  
13th & Grandview



# MASSING STUDY 1

## Grandview & Broadway



# MASSING STUDY 1 Material Studies



## MASSING STUDY 2 Form Generation

WATG





## MASSING STUDY 2 Openings & Transparency

WATG



MASSING STUDY 2  
Broadway & University



MASSING STUDY 2  
University & 13th



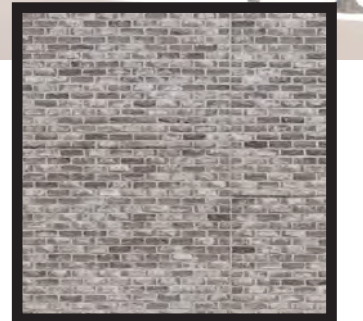
MASSING STUDY 2  
13th & Grandview



MASSING STUDY 2  
Grandview & Broadway



MASSING STUDY 2  
Material Studies





# PARKING STRUCTURE Facade Studies

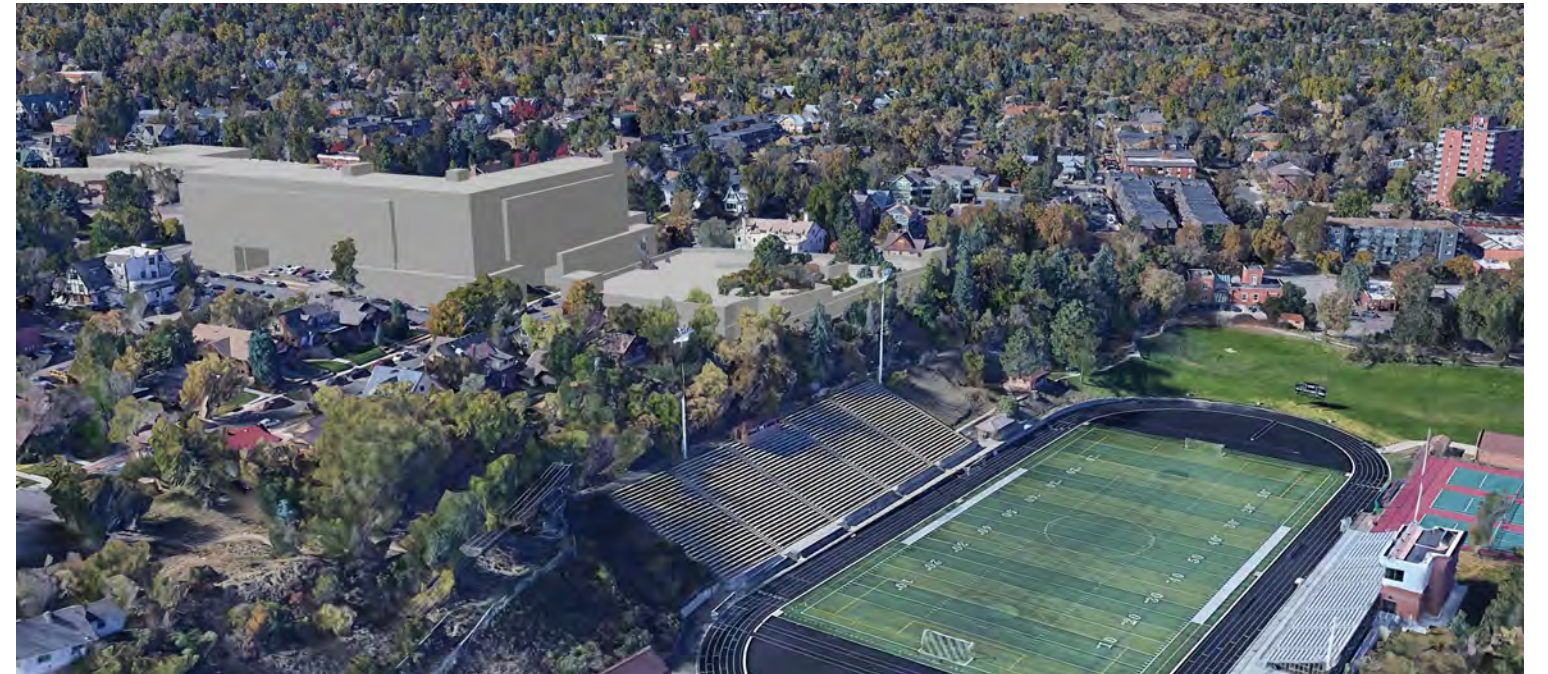
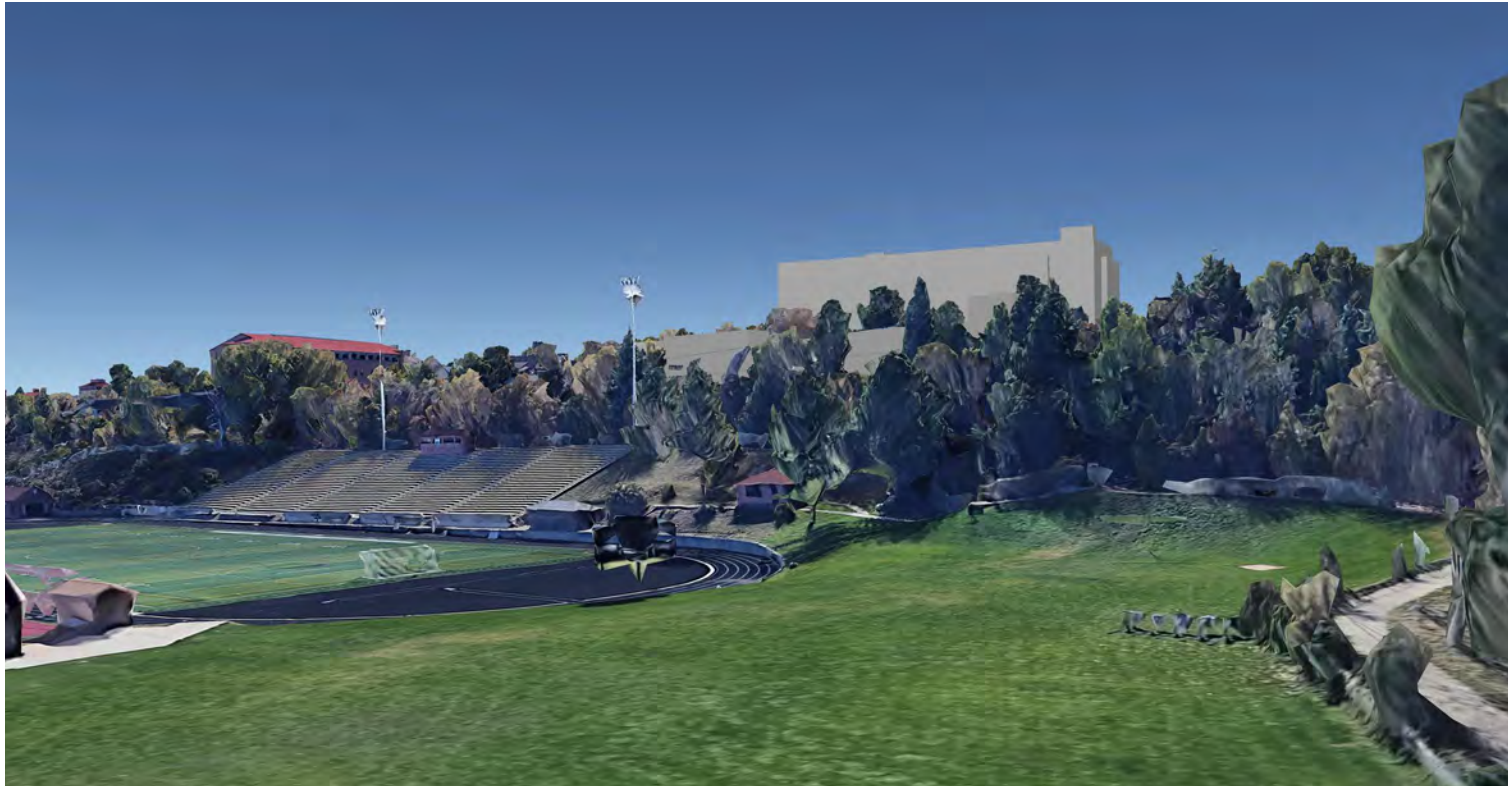
WATG



# PARKING STRUCTURE

## Material Study





GOOGLE EARTH  
Views from the North

WATG

## LIMELIGHT BRAND GOALS

- THE HOTEL BRAND BRINGS ACCESS, BELONGING AND IMPACT TO LIFE
- ENHANCE OCCUPANT HEALTH, COMFORT AND WELLNESS
- BE APPROACHABLE, CASUAL AND CONNECTED TO THE COMMUNITY  
"LIVING ROOM OF COMMUNITY"
- LEED GOLD CERTIFICATION
- EXPLORE ALL ELECTRIC BUILDING

## SUSTAINABILITY & CONSCIOUS COMMUNITY



INDOOR WATER USE  
REDUCTION OF 30%



PROVIDE COMPOST &  
RECYCLING COLLECTION  
PROGRAM



REDUCE HOTEL  
WASTE BY 20%



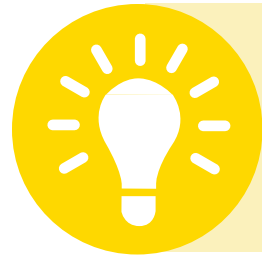
OUTDOOR WATER  
USE REDUCTION  
OF 50%



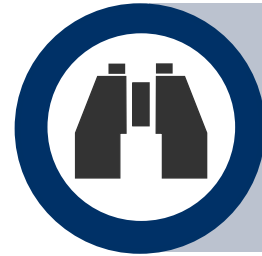
PROVIDE 75%  
COVERED PARKING -  
REDUCE HEAT ISLAND



ON-SITE RAINWATER  
SYSTEM & NATURAL  
SITE DRAINAGE



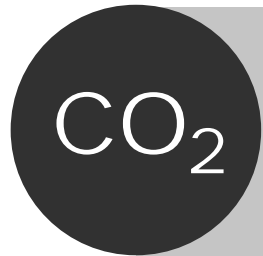
INDOOR LIGHTING  
CONTROL & COMPLY  
WITH DARK SKY



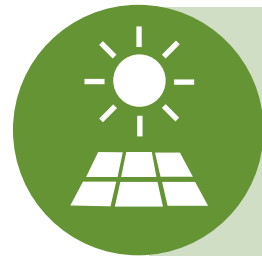
PROVIDE QUALITY  
VIEWS IN 50% OF  
PUBLIC AREAS



PROVIDE 30%  
OPEN SPACE



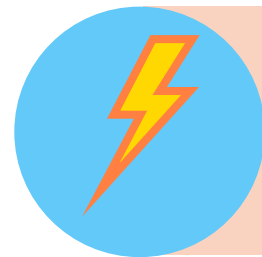
REDUCE ON-SITE  
CARBON EMISSIONS  
BY 50%



GOAL OF 1%-10%  
RENEWABLE  
ENERGY ON SITE



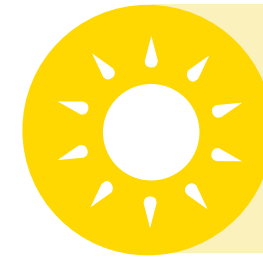
MAXIMIZING INDOOR  
AIR QUALITY & NATURAL  
VENTILATION



ENERGY USE  
REDUCTION OF 30%

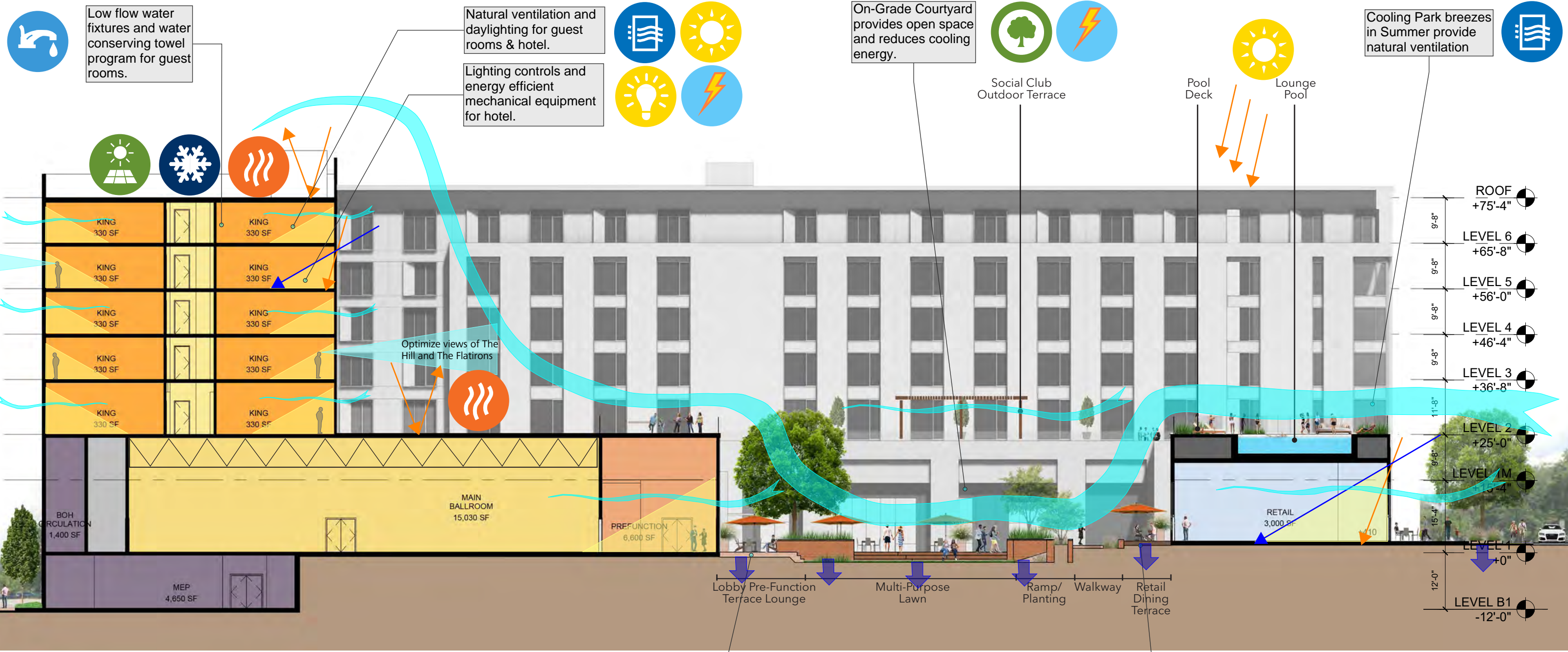


PROVIDE EFFICIENT  
BUILDING ENVELOPE &  
THERMAL CONTROLS



PROVIDE 55% NATURAL  
DAY LIGHTING IN  
PUBLIC AREAS

## SUSTAINABILITY GOALS

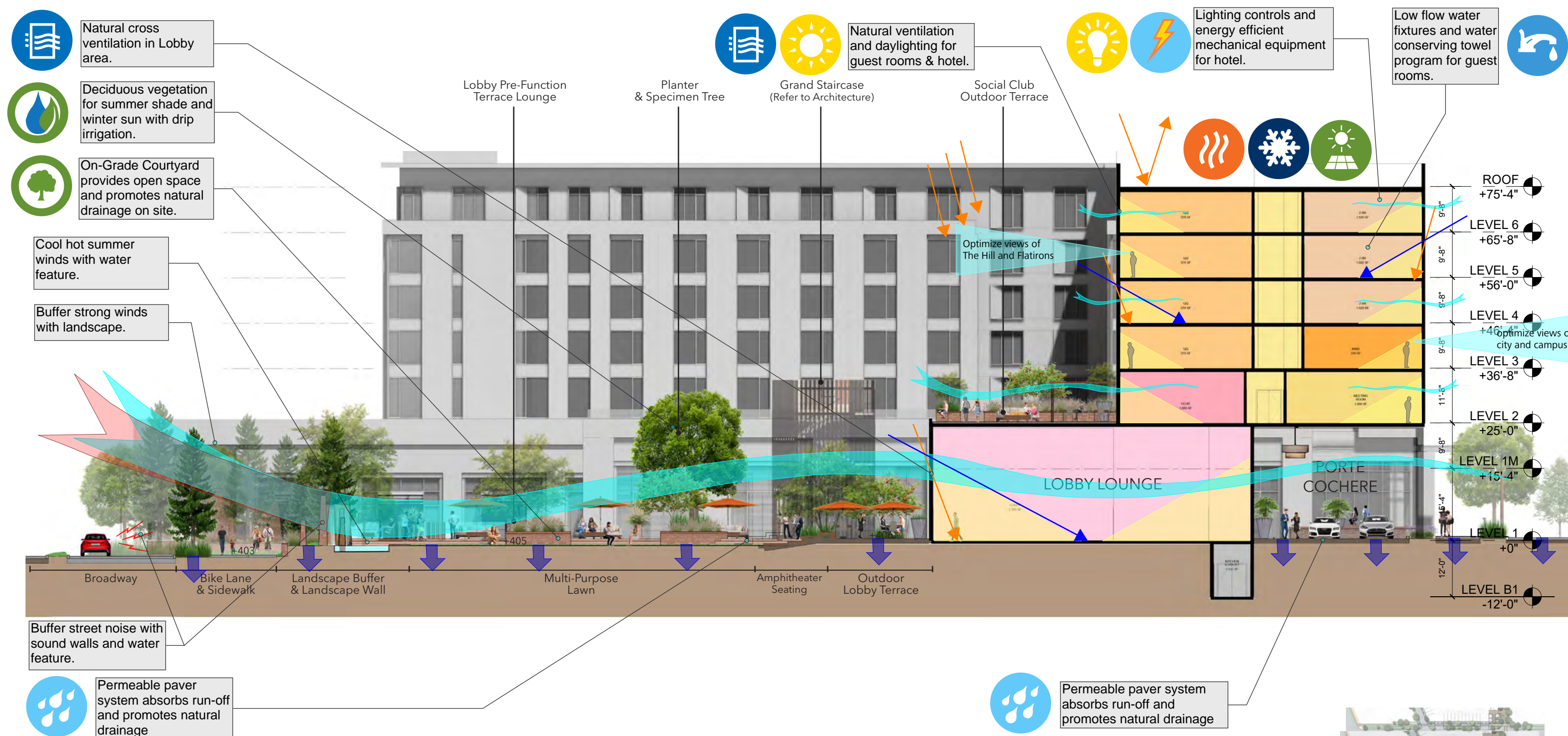


Permeable paver system absorbs run-off and promotes natural drainage

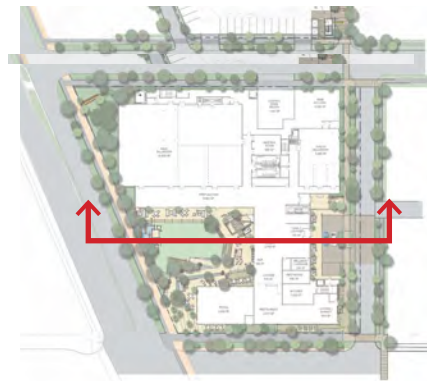
Permeable paver system absorbs run-off and promotes natural drainage

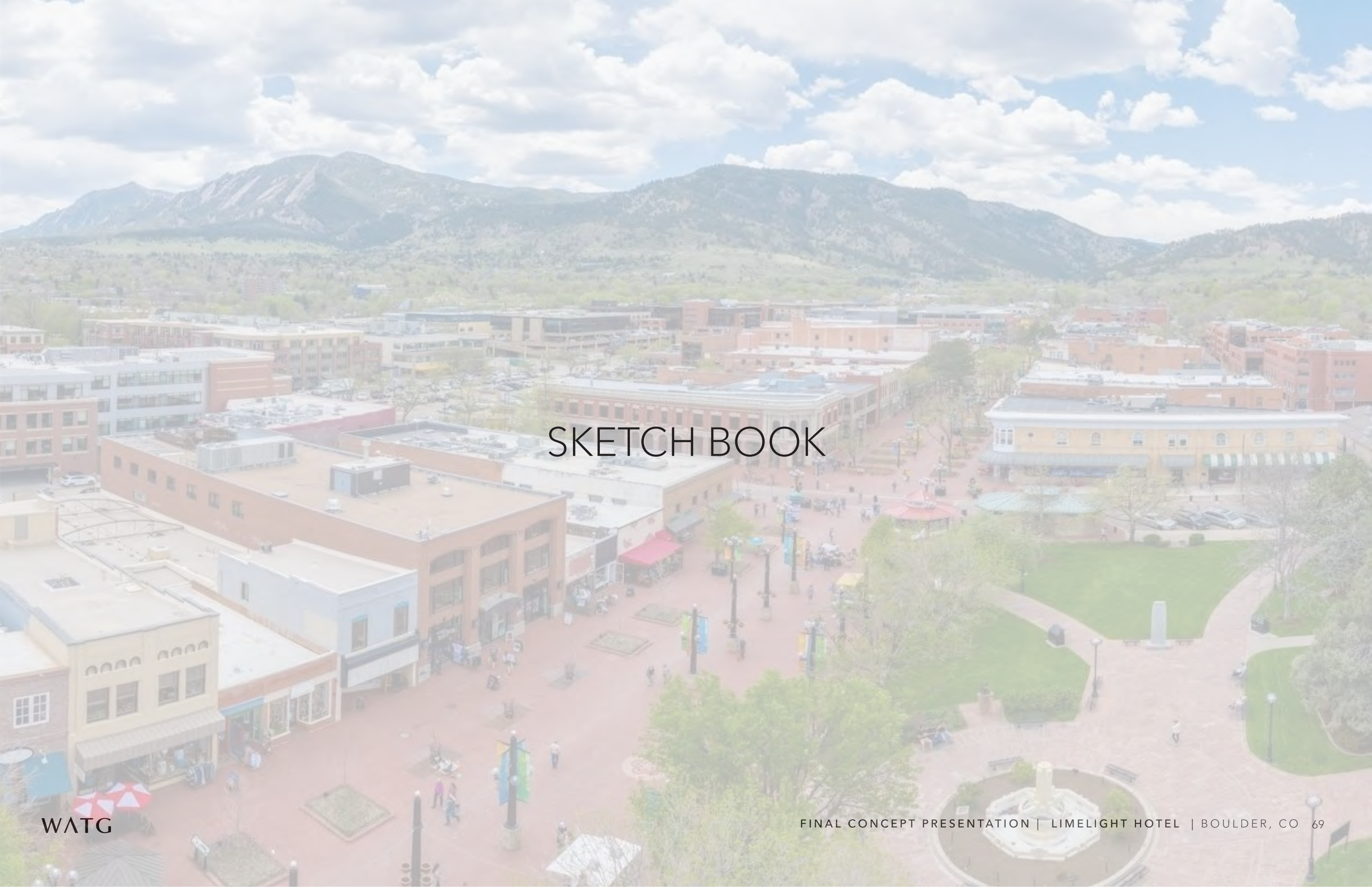
# BALLROOM - RETAIL





# PORTE COHERE - CENTRAL COURTYARD

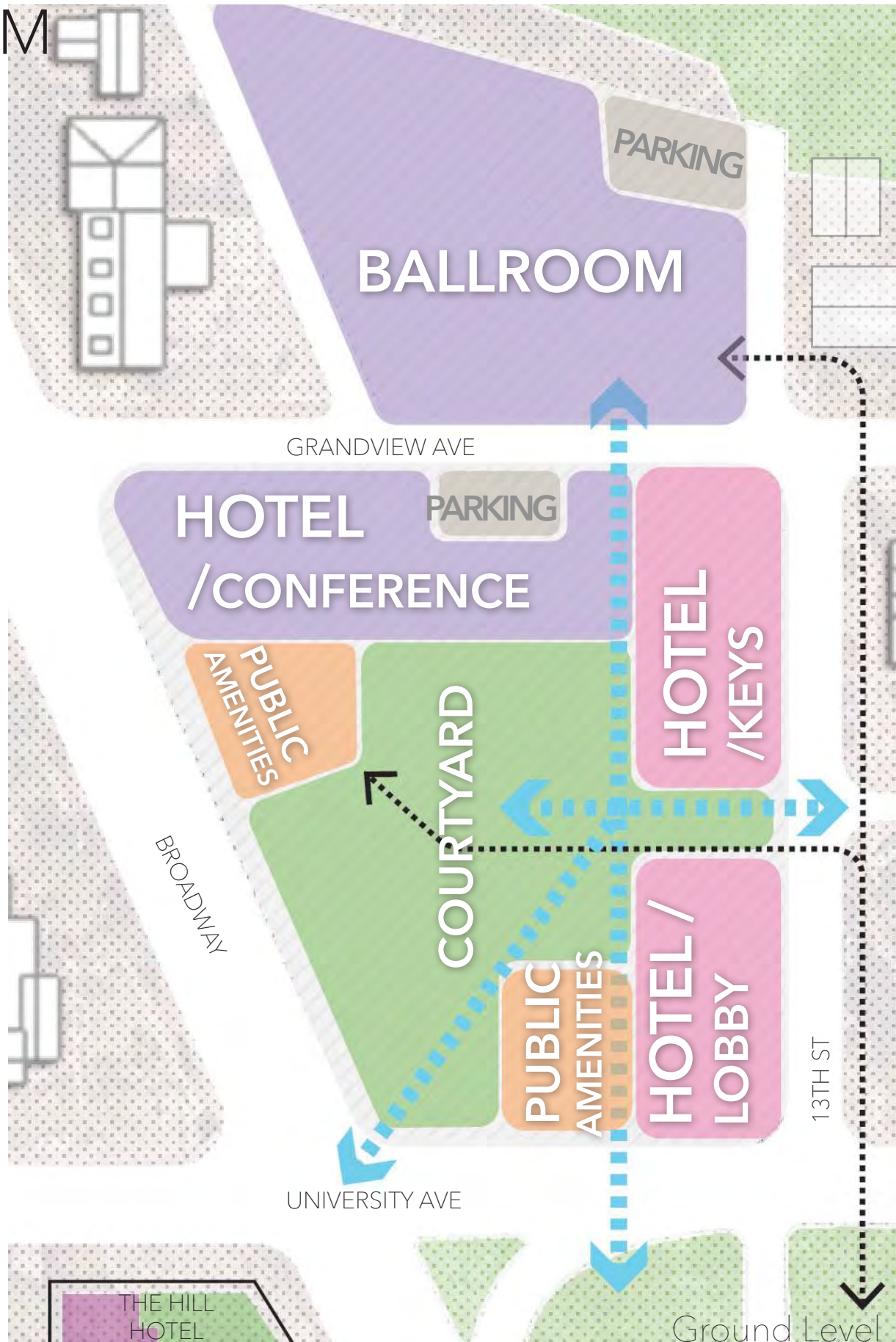




# SKETCH BOOK

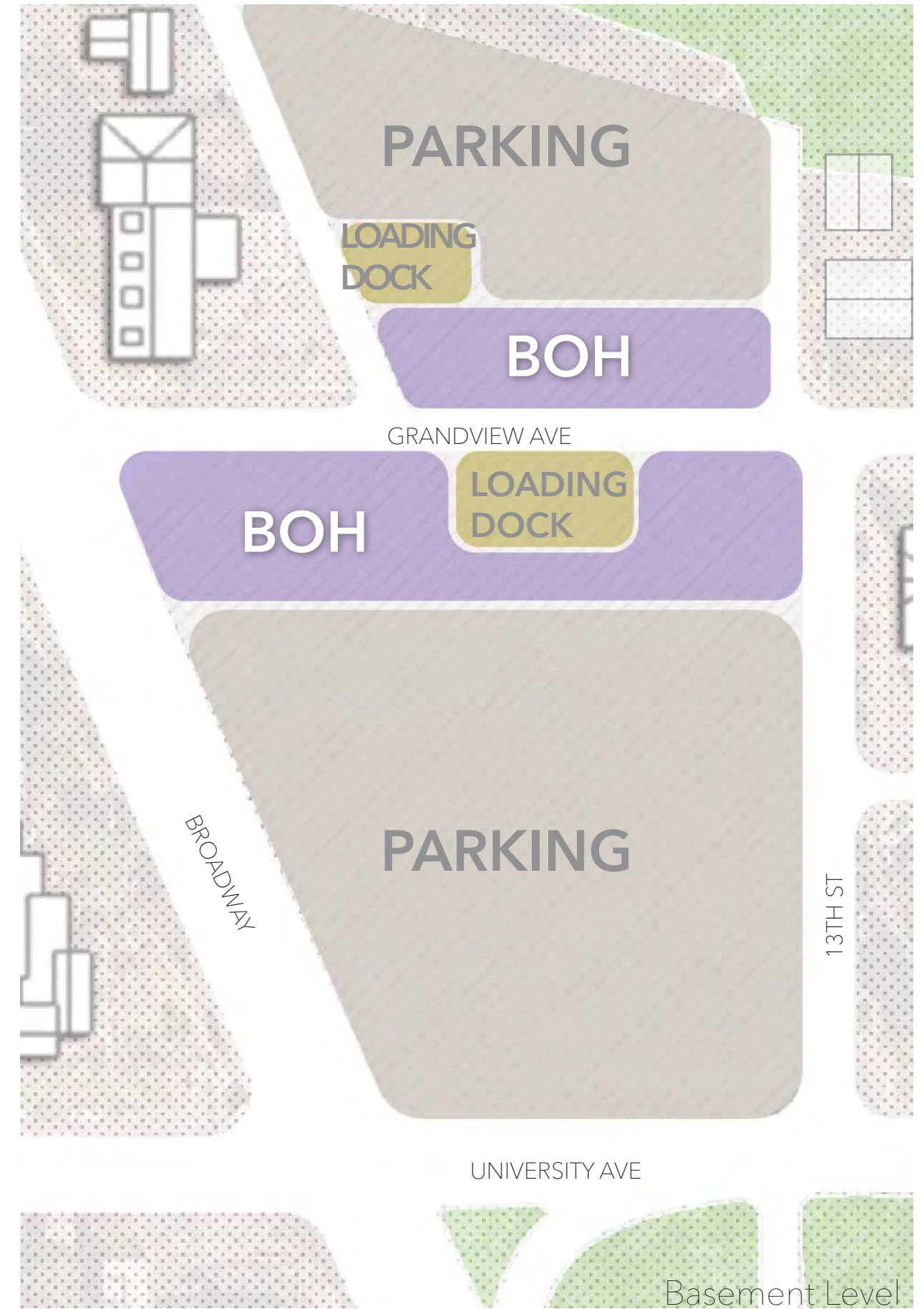
# SITE DIAGRAM

Option 1



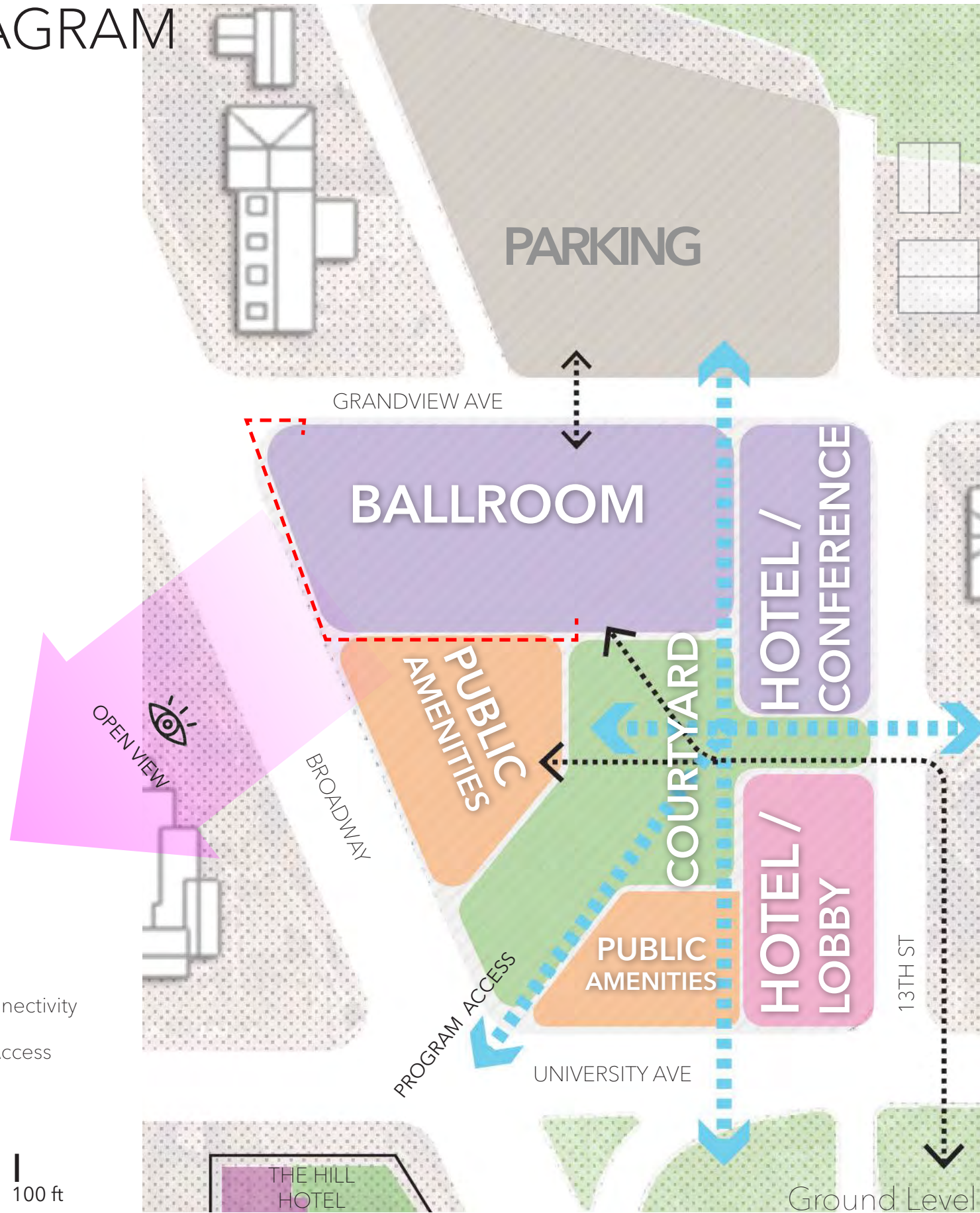
Visual Connectivity  
 Program Access

WATG



# SITE DIAGRAM

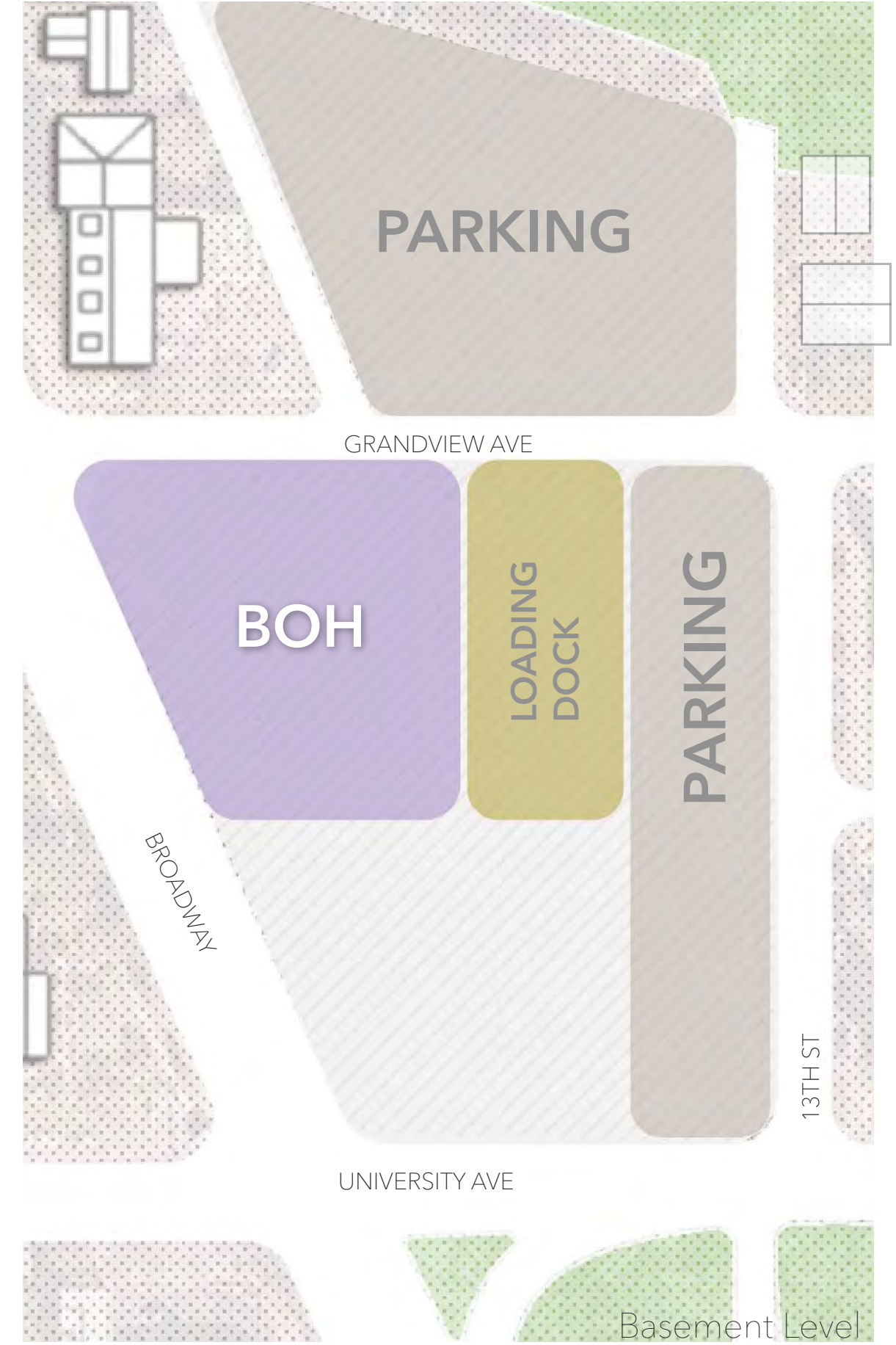
Option 2



←---→ Visual Connectivity  
←---→ Program Access

0 10 50 100 ft

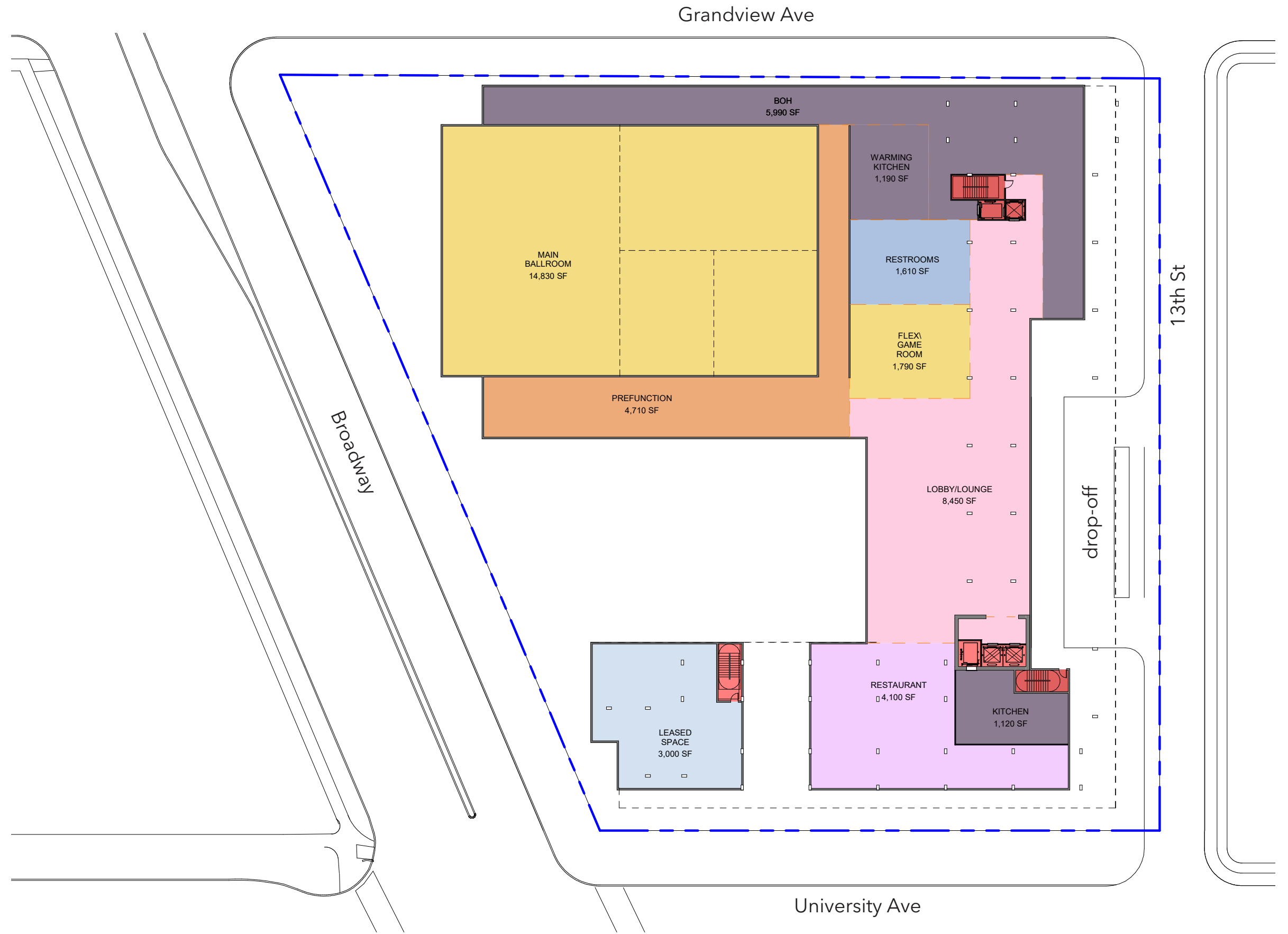
WATG



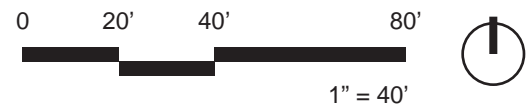


# FLOOR PLAN

## Design Evolution



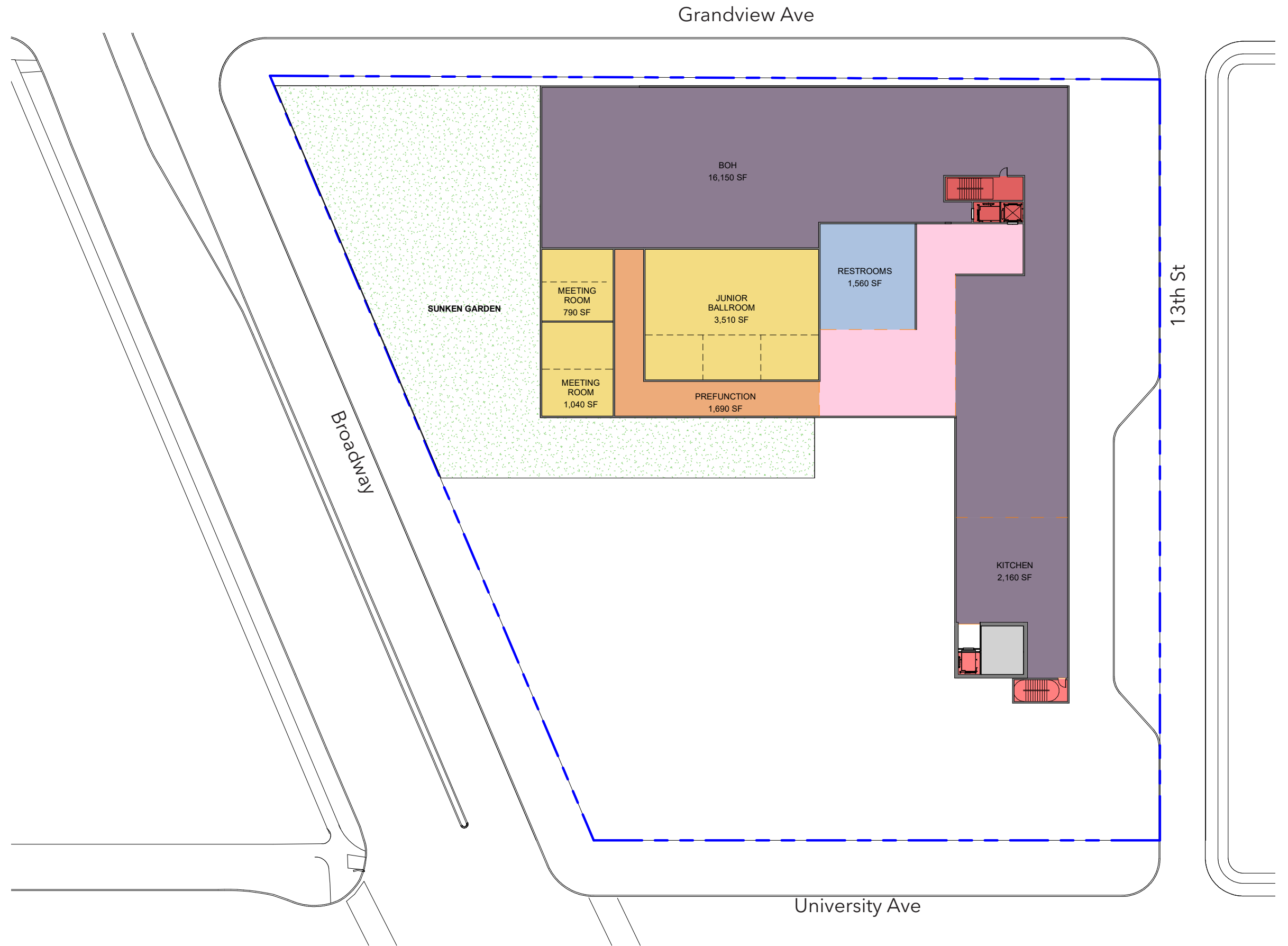
LEVEL 1



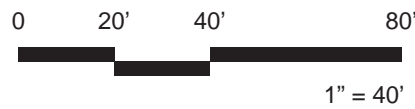
WATG

# FLOOR PLAN

## Design Evolution



LEVEL B1



WATG

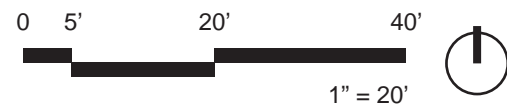


Key Plan



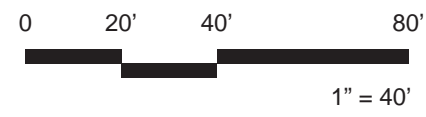
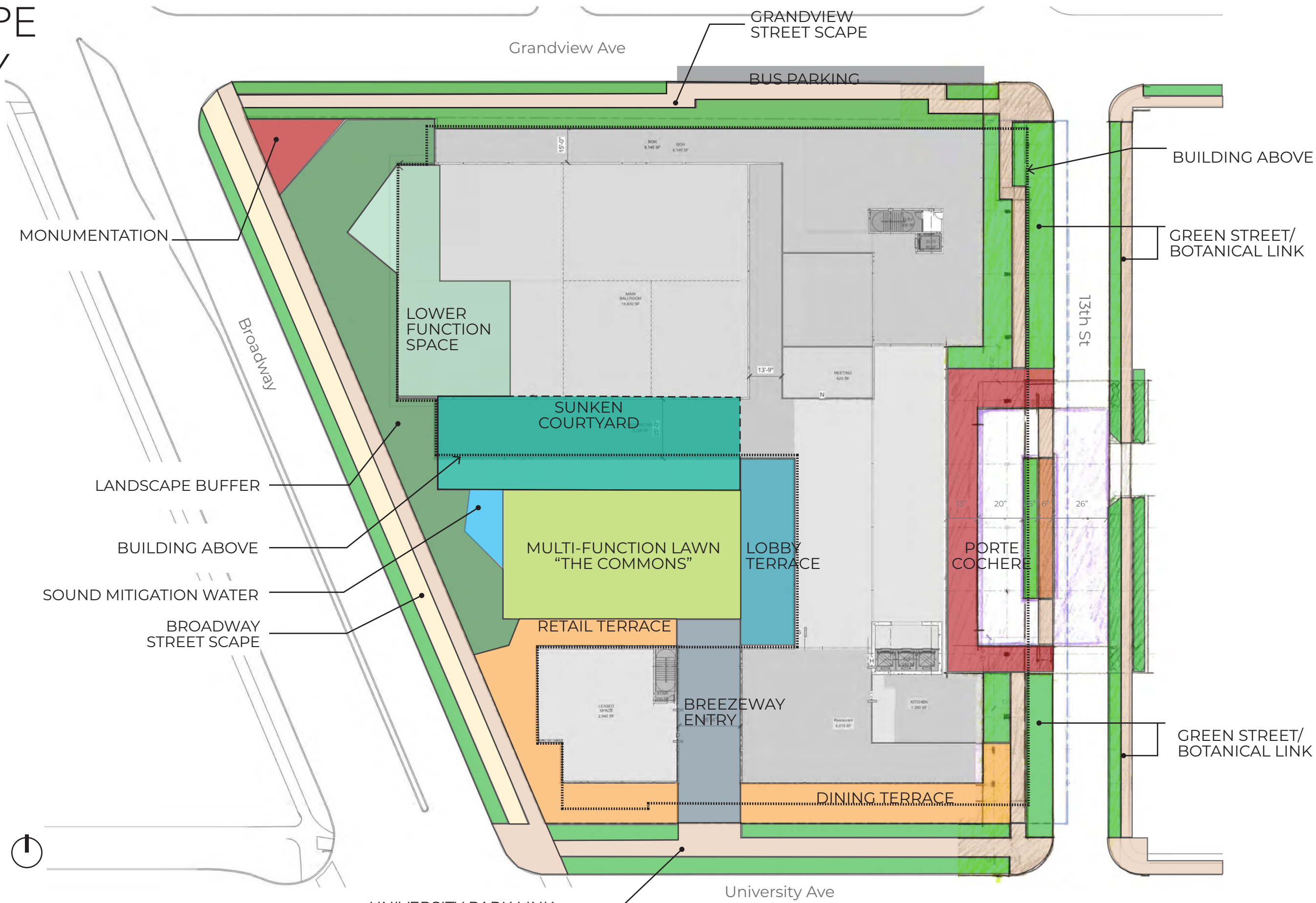
---●--- Circulation (ADA)

# CENTRAL COURTYARD Zoning Diagram



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# LANDSCAPE TYPOLOGY





Key Plan

- A Malus spp/Crabapple (Dia. at Breast Height 5")
- B Picea spp/Spruce (Dia. at Breast Height 3")
- C Salix spp/Willow (Dia. at Breast Height 4")
- D Abies concolor/White Fir (Dia. at Breast Height 20")
- E Pinus ponderosa/Ponderosa Pine (Dia. at Breast Height 12")
- F Pseudotsuga menziesii/Douglas Fir (Dia. at Breast Height 20")
- G Pinus ponderosa/Ponderosa Pine (Dia. at Breast Height 17")
- H Cercis canadensis/Eastern Redbud (Dia. at Breast Height 3")
- I Catalpa speciosa/Western Catalpa (Dia. at Breast Height 17")
- J Juniperus scopulorum/Rocky Mountain Juniper (Dia. at Breast Height 10")
- K Acer saccharum/Sugar Maple (Dia. at Breast Height 16")
- L Quercus rubra/Northern Red Oak (Dia. at Breast Height 22")
- M Robinia pseudoacacia/Black Locust (Dia. at Breast Height 8")
- N Tilia cordata/Littleleaf Linden (Dia. at Breast Height 13")

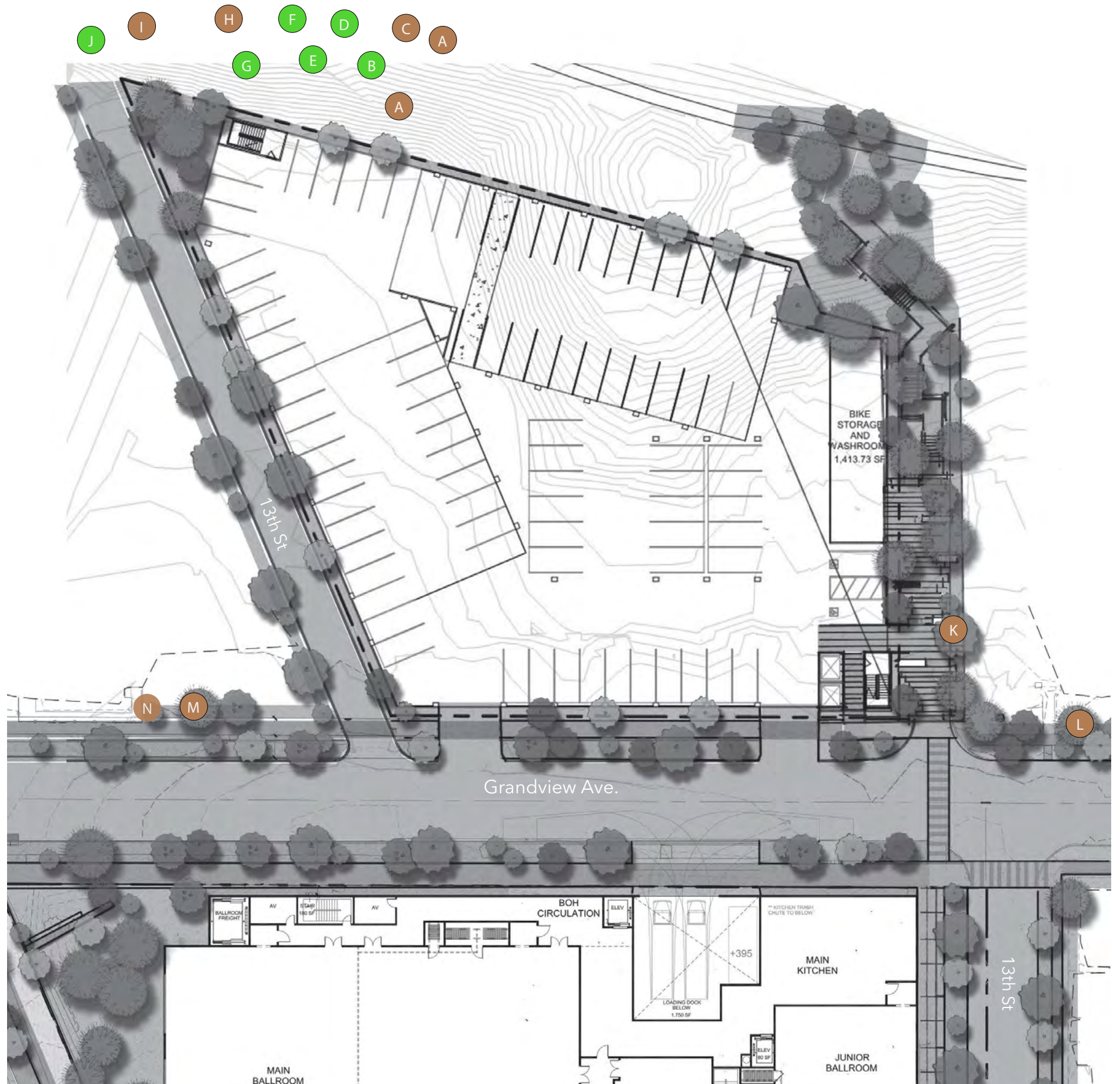
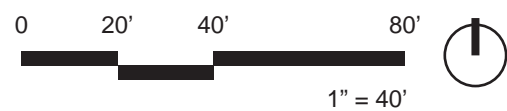
Source: [bouldercolorado.gov/forestry/apps](http://bouldercolorado.gov/forestry/apps)

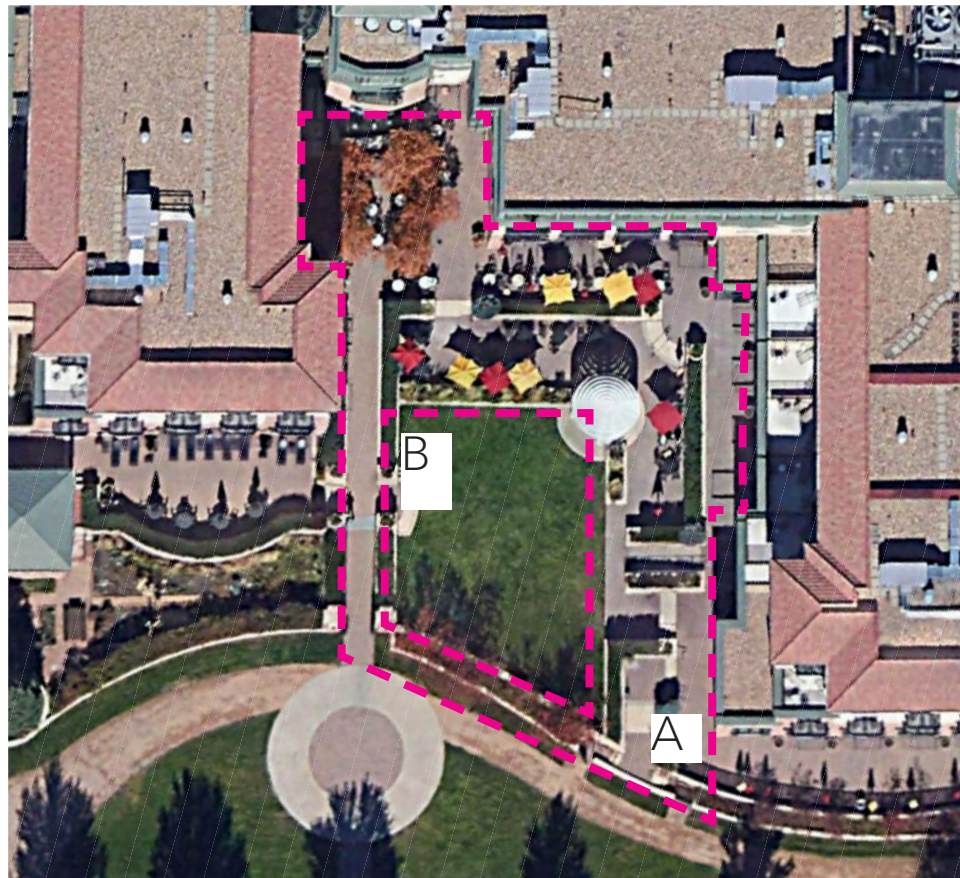
- A Evergreen
- A Deciduous

# EXISTING TREES

## Pocket Park Area

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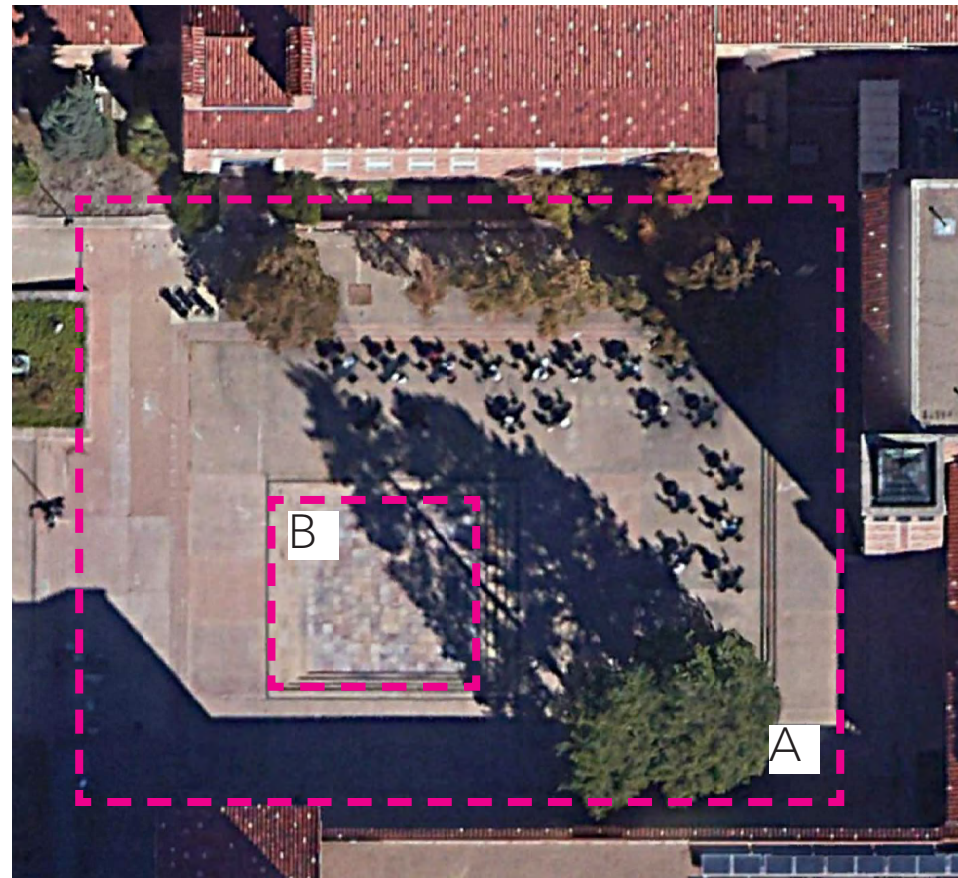




St Julien Hotel

Full Space: 9,566 SF (A)

Lawn: 2,568 SF (B)



CU Dalton Trumbo Fountain Court

Full Space: 21,330 SF (A)

Plaza: 2,300 SF (B)



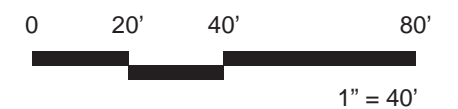
Limelight Hotel

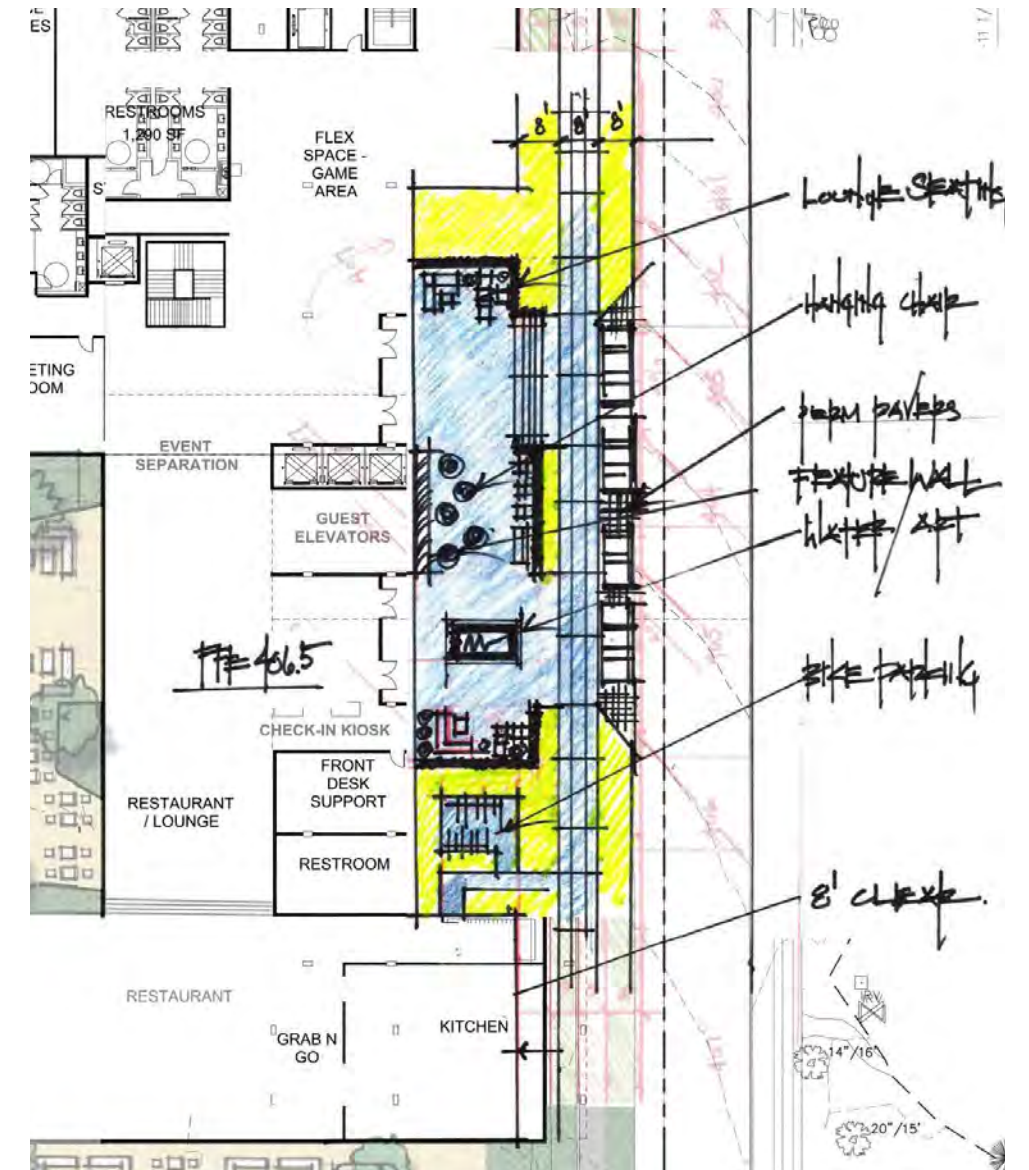
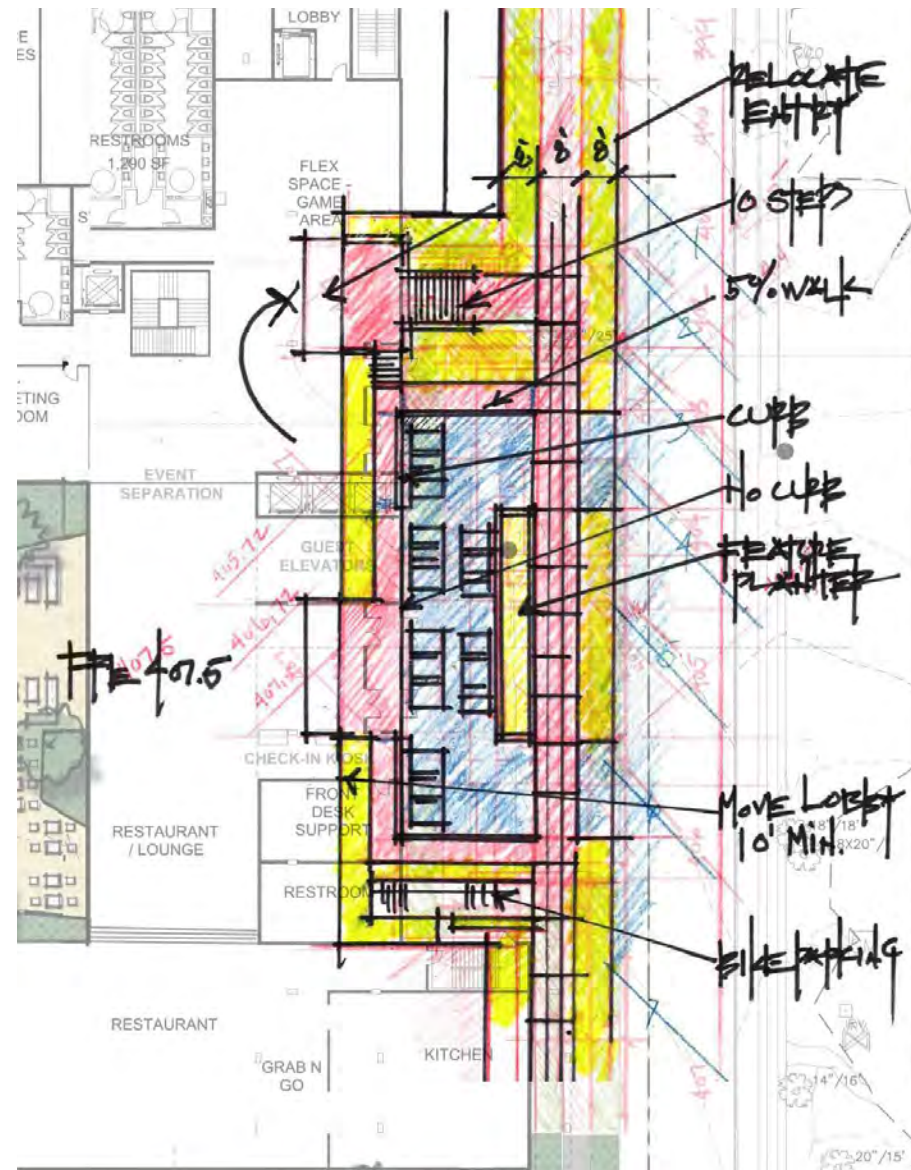
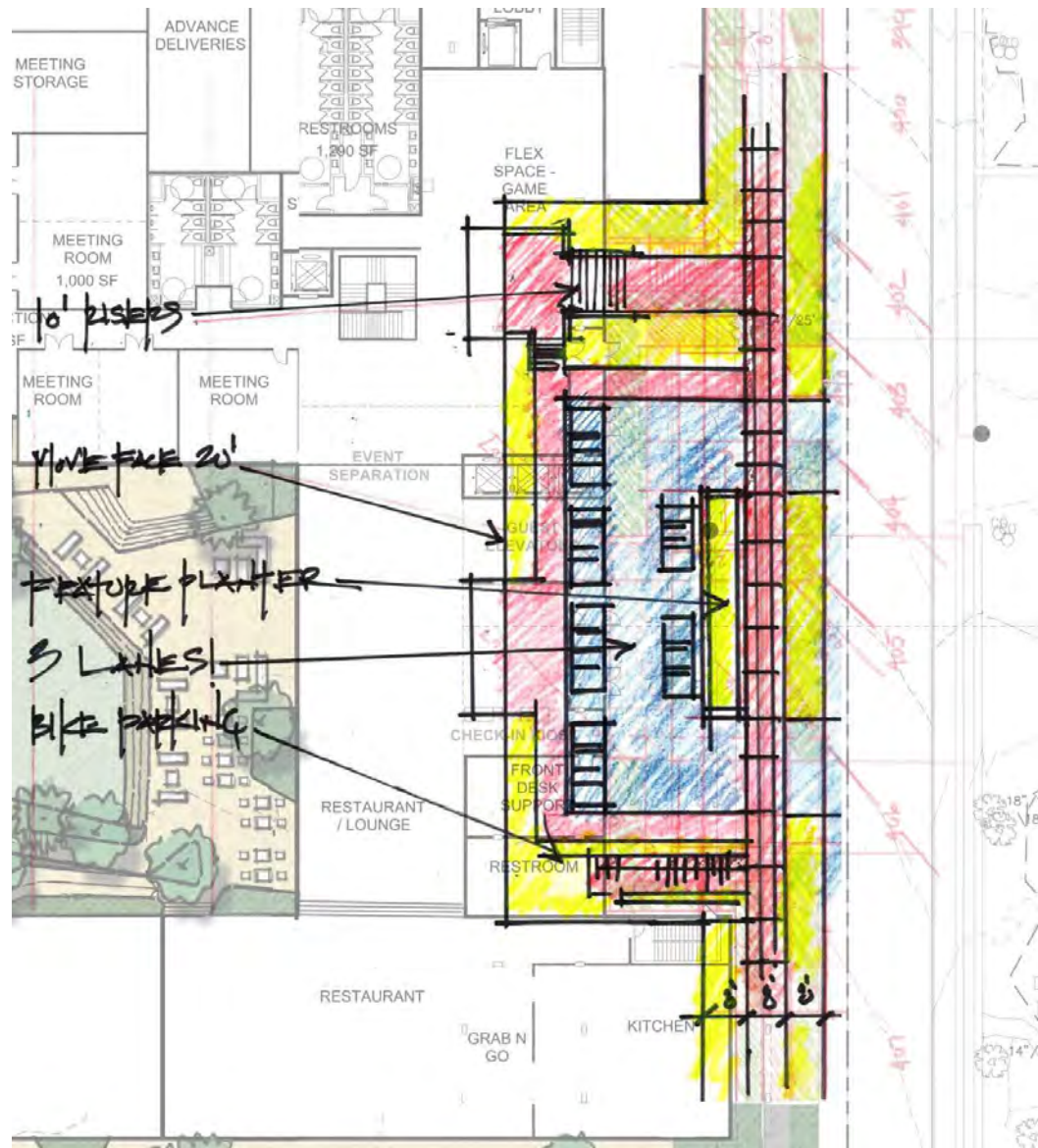
Full Space: 14,984SF (A)

Lawn: 3,172 SF (B)

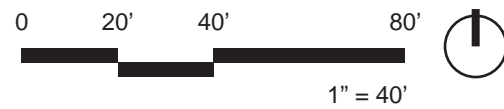


# CENTRAL COURTYARD Open Lawn Comparison



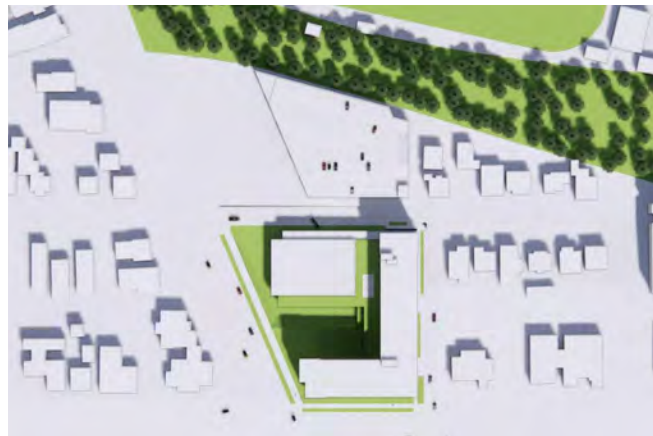


PORTE COCHERE  
Design Evolution

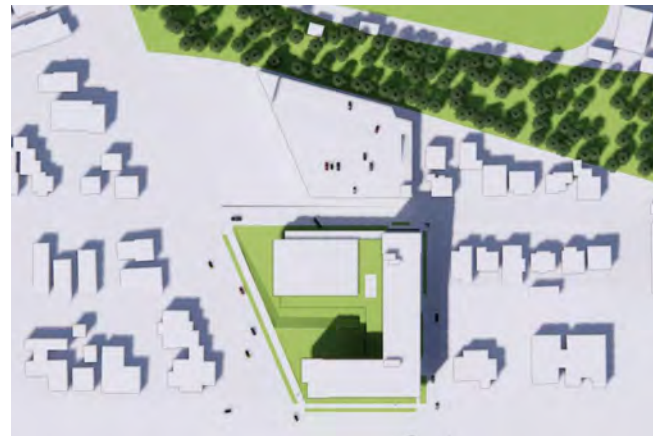


# OPTION 1 SPRING EQUINOX MARCH 21

12PM



3PM



# OPTION 2

12PM



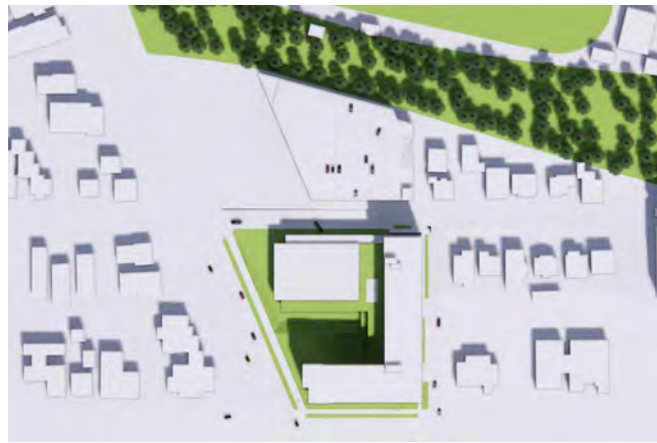
3PM



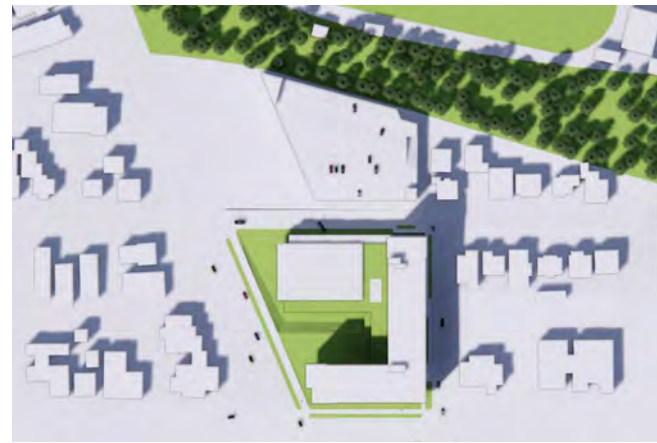


# OPTION 1 AUTUMN EQUINOX SEPTEMBER 22

12PM



3PM



# OPTION 2

12PM



3PM

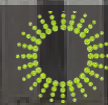




## OPTION 1 | AERIAL VIEWS



## OPTION 2 | AERIAL VIEWS



limelight  
HOTELS

WATG

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