


# LIMELIGHT HOTEL & CONFERENCE CENTER

UNIVERSITY OF COLORADO, BOULDER

DRB CONCEPT PRESENTATION  
OCTOBER 19, 2021



WATG

A hiker in a red jacket and backpack is seen from behind, standing on a rocky, grassy ridge. In the background, a sharp mountain peak rises above a layer of clouds under a grey, overcast sky. The overall mood is serene and adventurous.

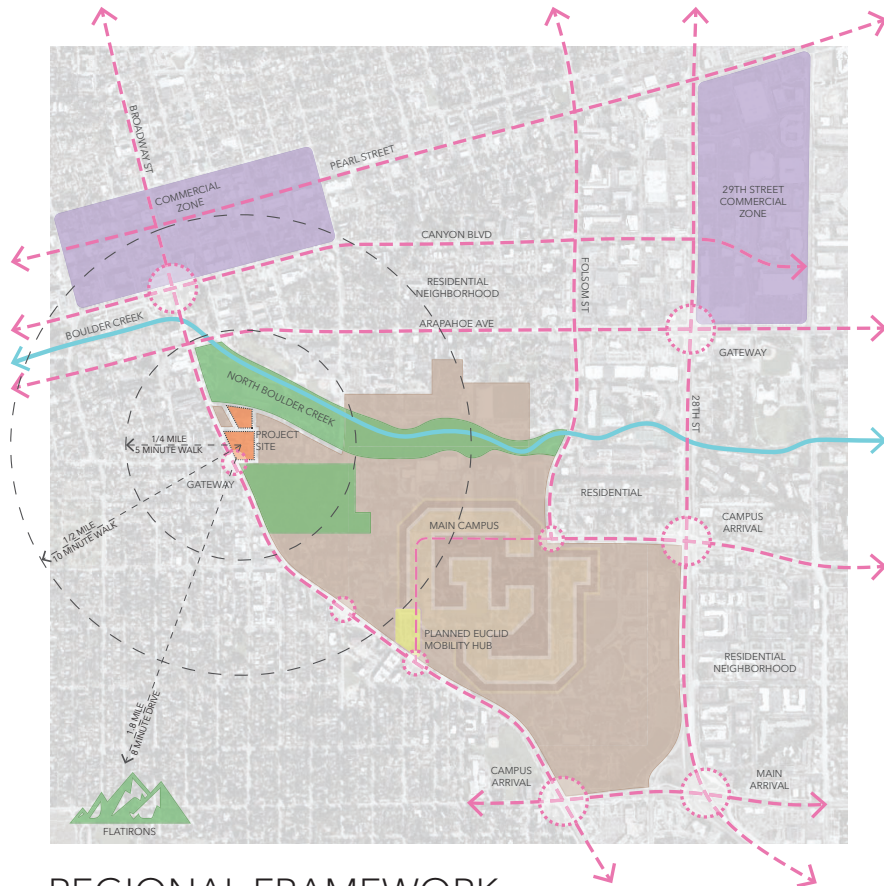
Our understanding of the  
Conceptual Design phase is to achieve a  
“preferred direction” on overall site  
planning, building location and massing,  
and related on-site and off-site  
improvements prior to proceeding  
to Schematic Design.



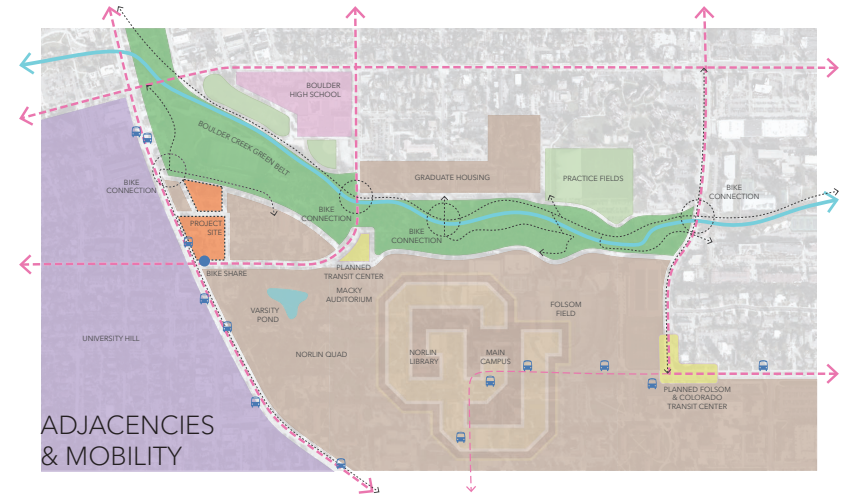


## THE MASTERS OF CASUAL

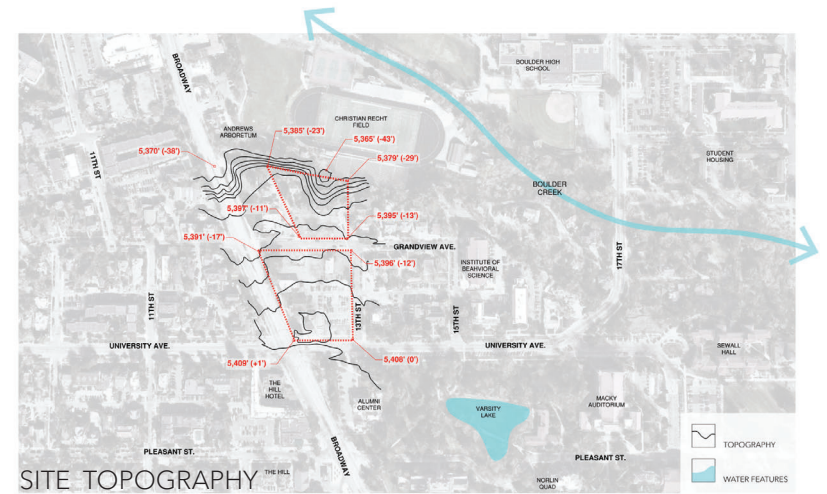
*Board shorts with a Breitling watch. Street tacos with artisanal cheese.  
SUP with the world's best ski instructor. The experience is exploration.*



REGIONAL FRAMEWORK

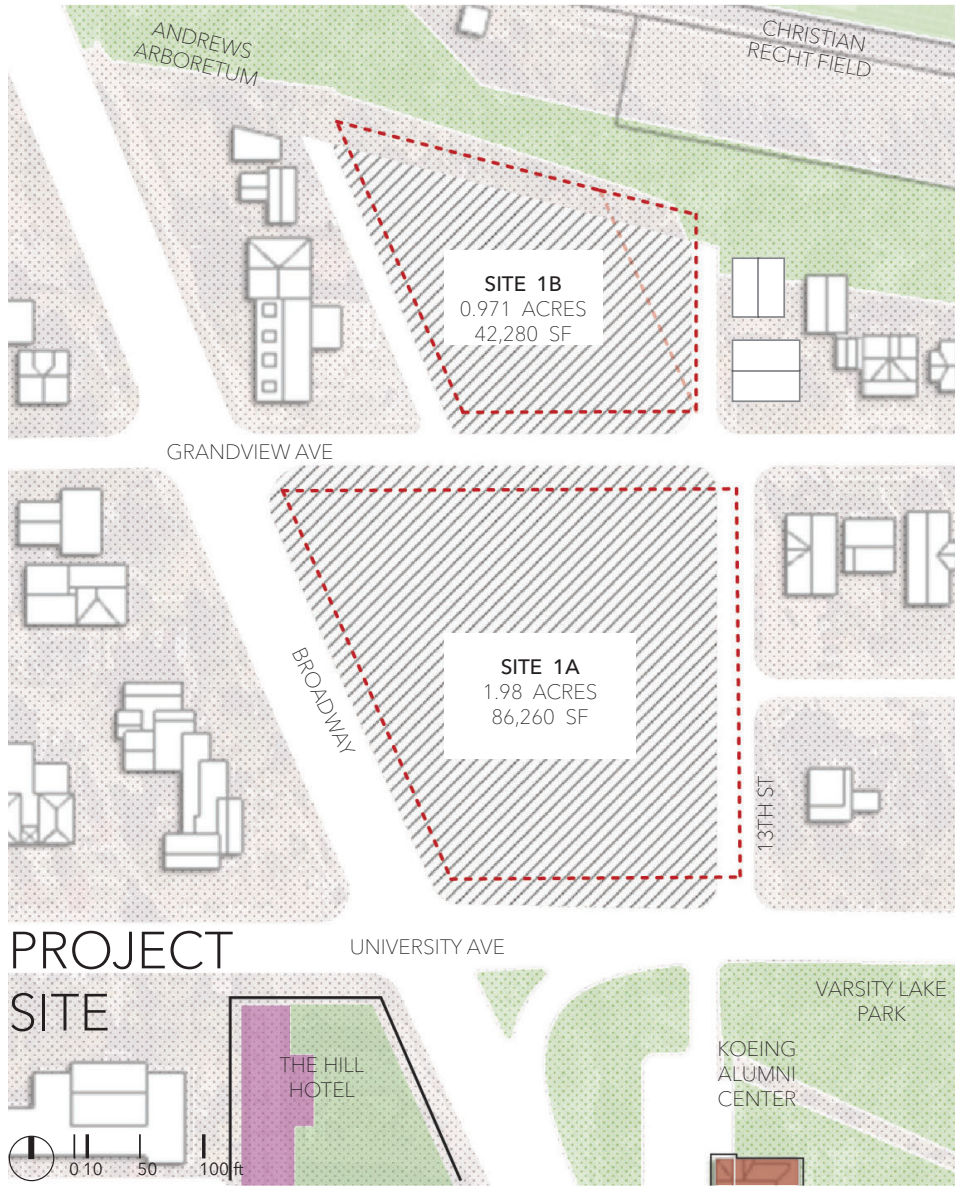


ADJACENCIES  
& MOBILITY



SITE TOPOGRAPHY





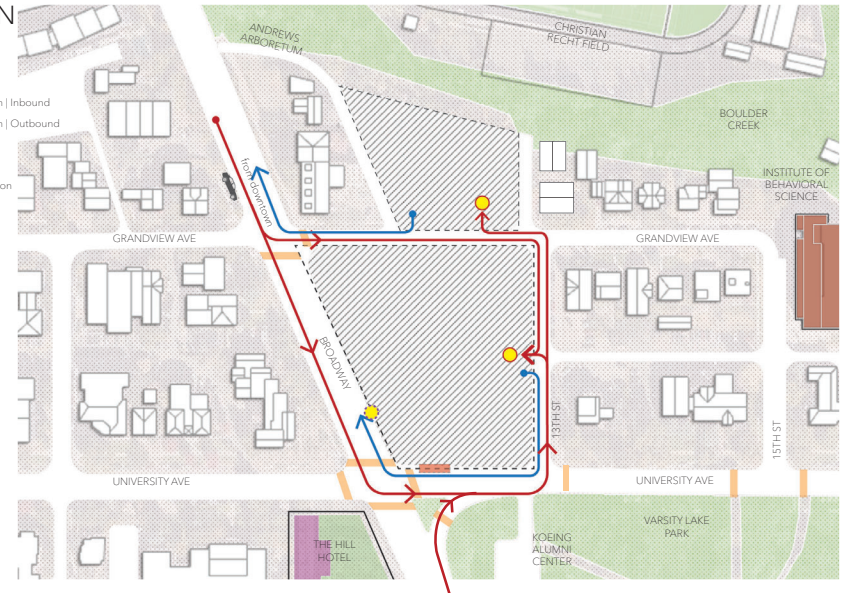
# PROJECT SITE

WATG

## CIRCULATION

### Vehicular

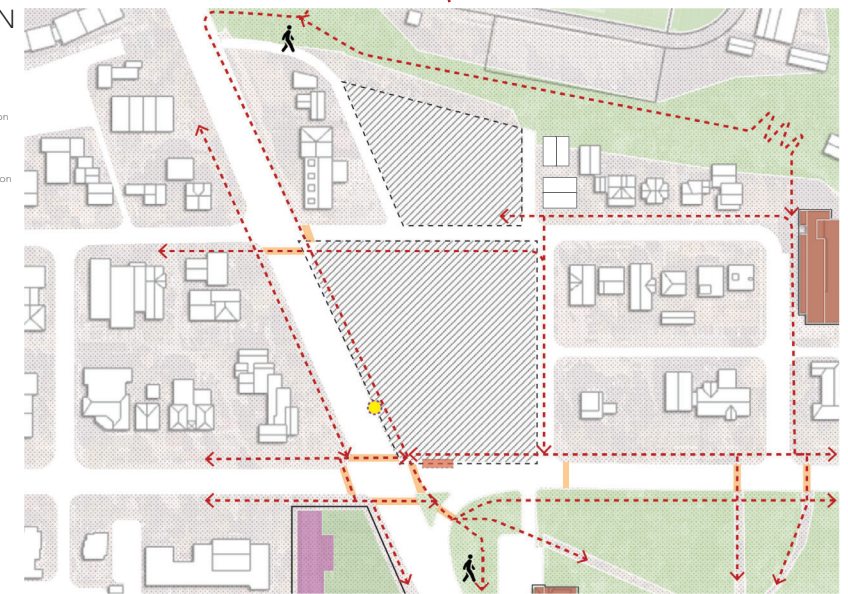
- Site Boundary
- Vehicular Circulation | Inbound
- Vehicular Circulation | Outbound
- Building Entrance
- RTD Bus Stop
- City Bike Rental Station
- Crosswalk



## CIRCULATION

### Pedestrian

- Site Boundary
- Pedestrian Circulation
- Building Entrance
- RTD Bus Stop
- City Bike Rental Station
- Crosswalk

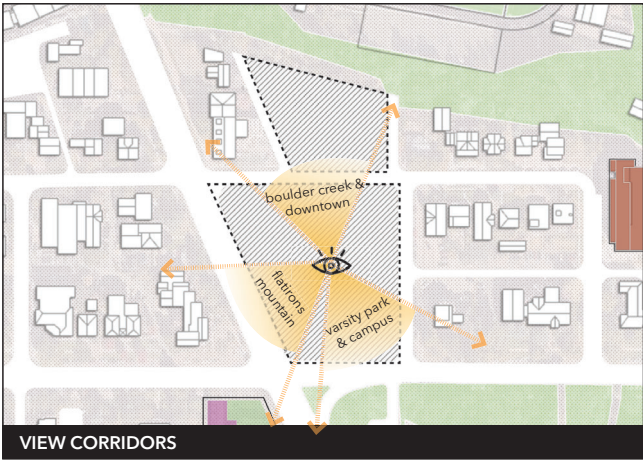
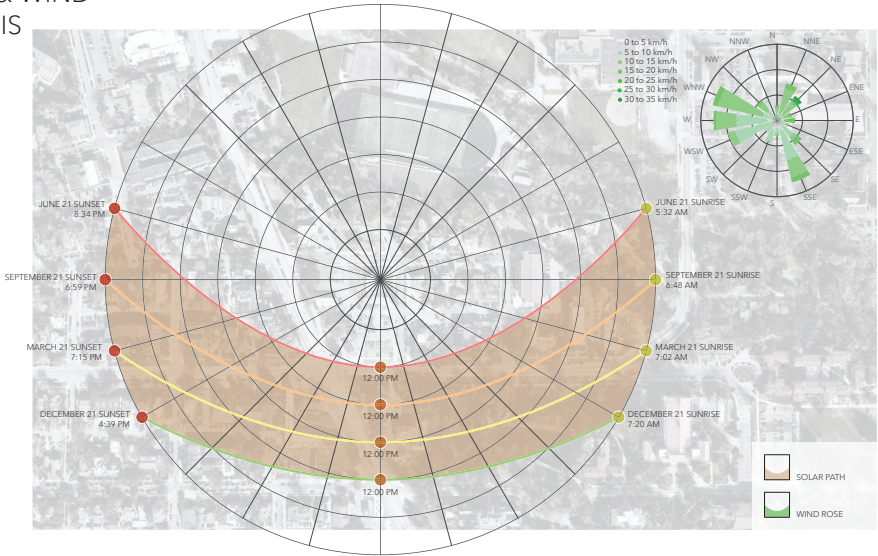




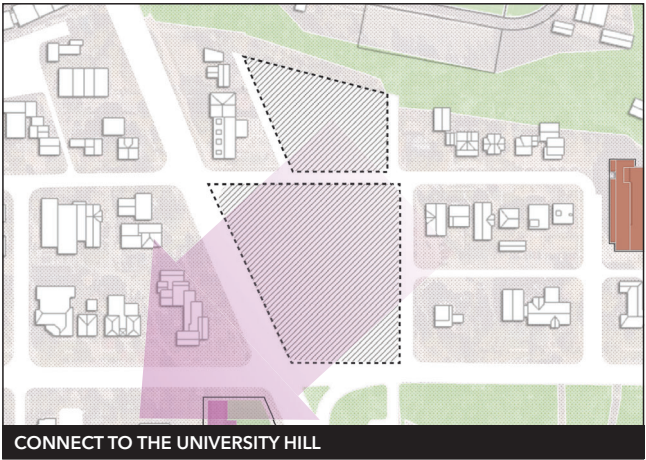
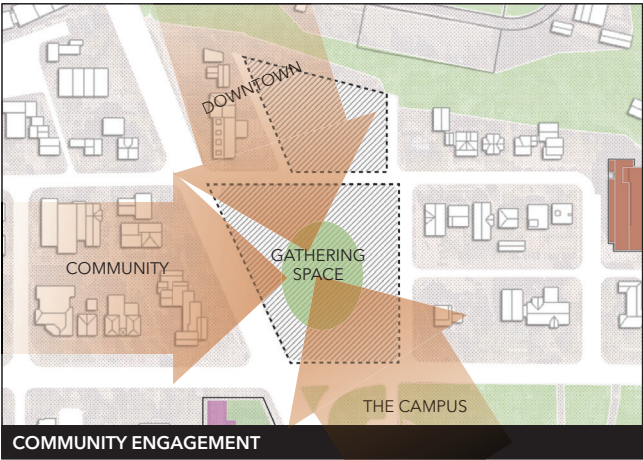
SITE DESIGN  
INFLUENCES



SOLAR & WIND  
ANALYSIS



DESIGN DRIVERS

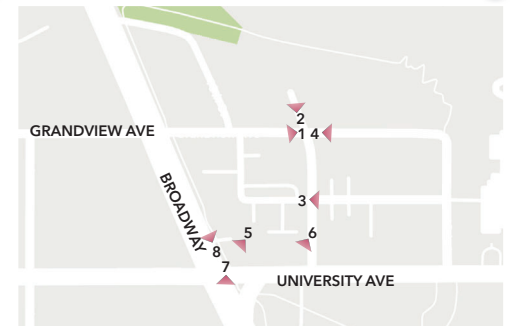






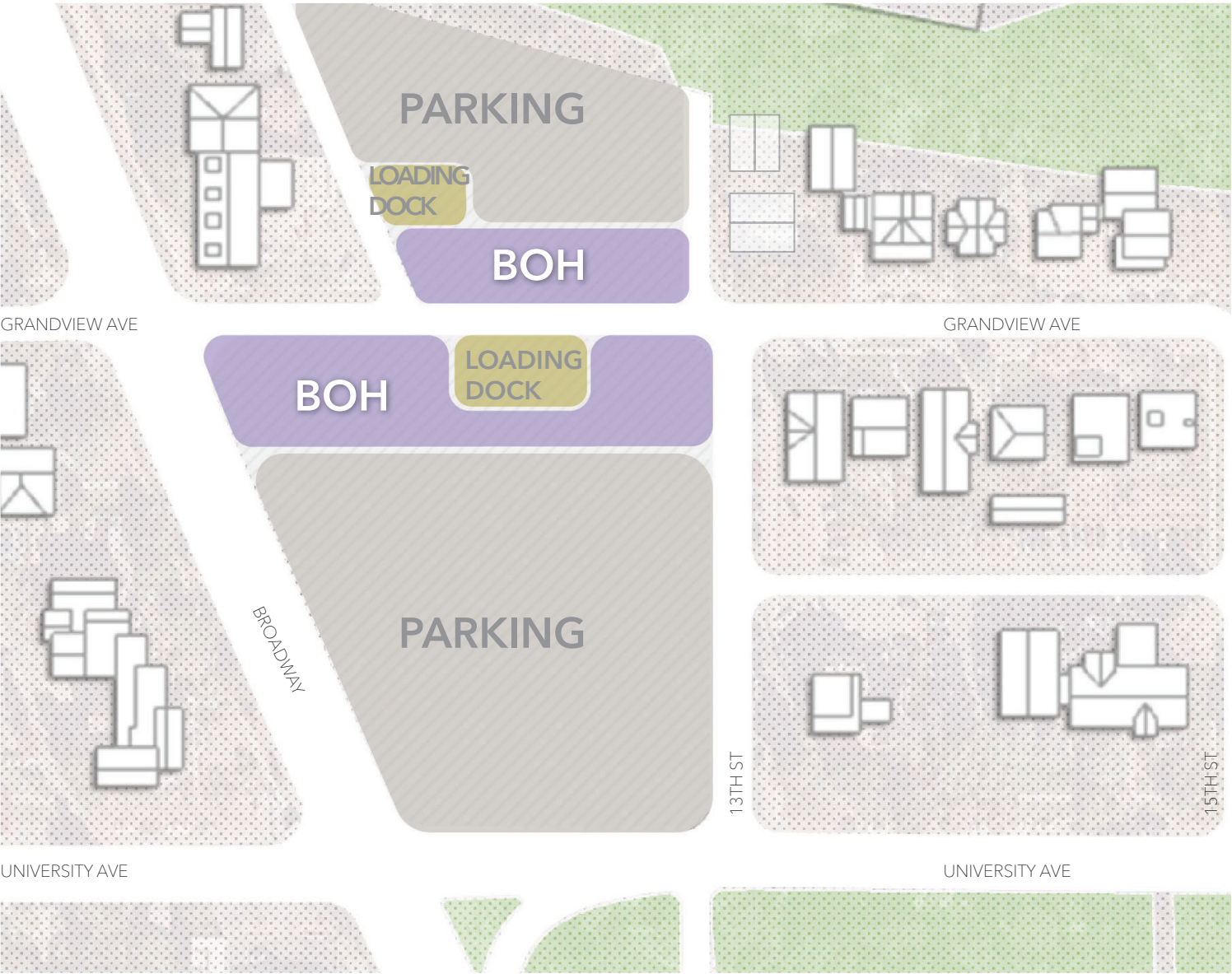
## EXISTING PHOTOS

WATG



# SITE DIAGRAM

Option 1 | Basement Floor Level



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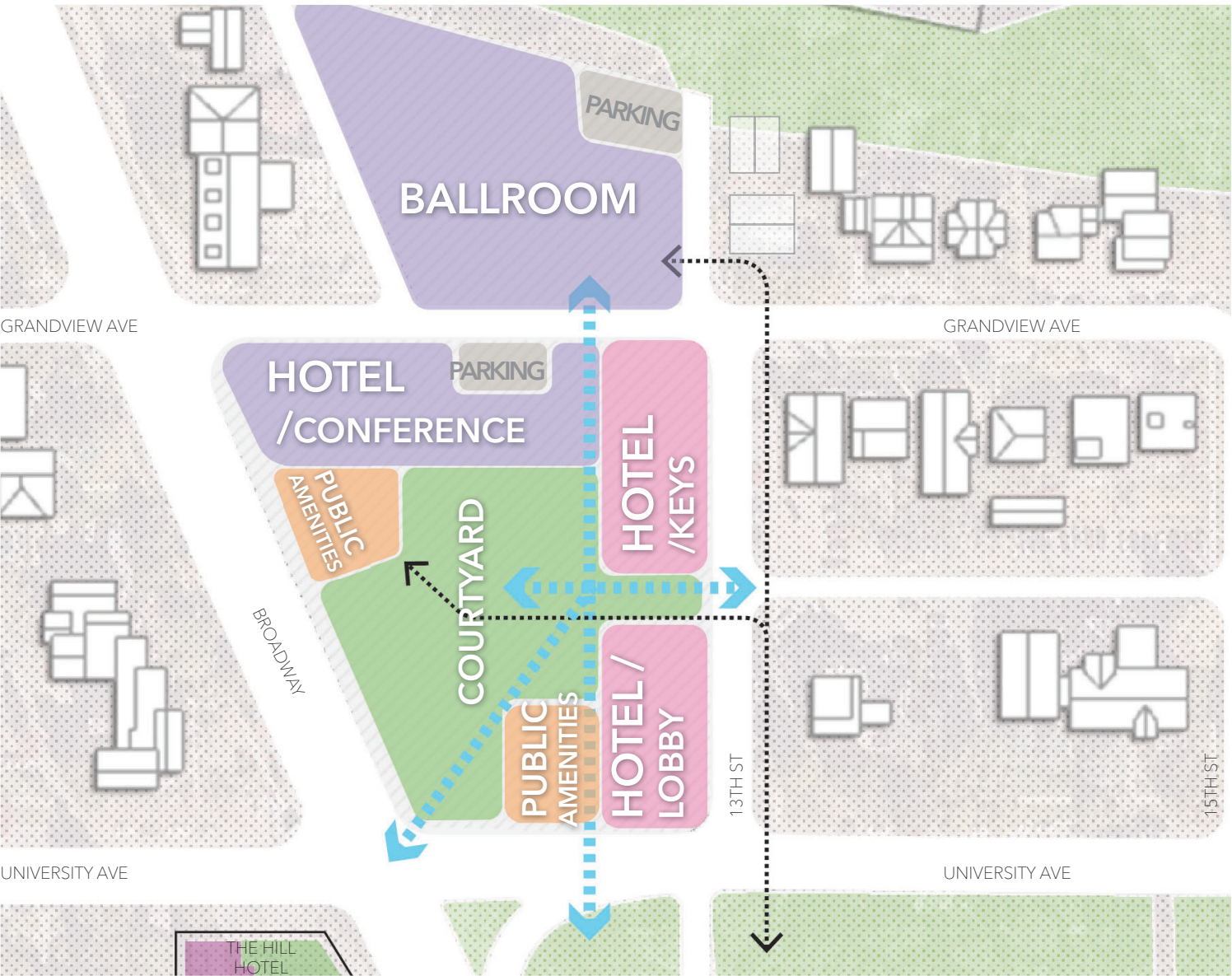
# SITE DIAGRAM

Option 1 | Ground Floor Level

Visual Connectivity  
Program Access

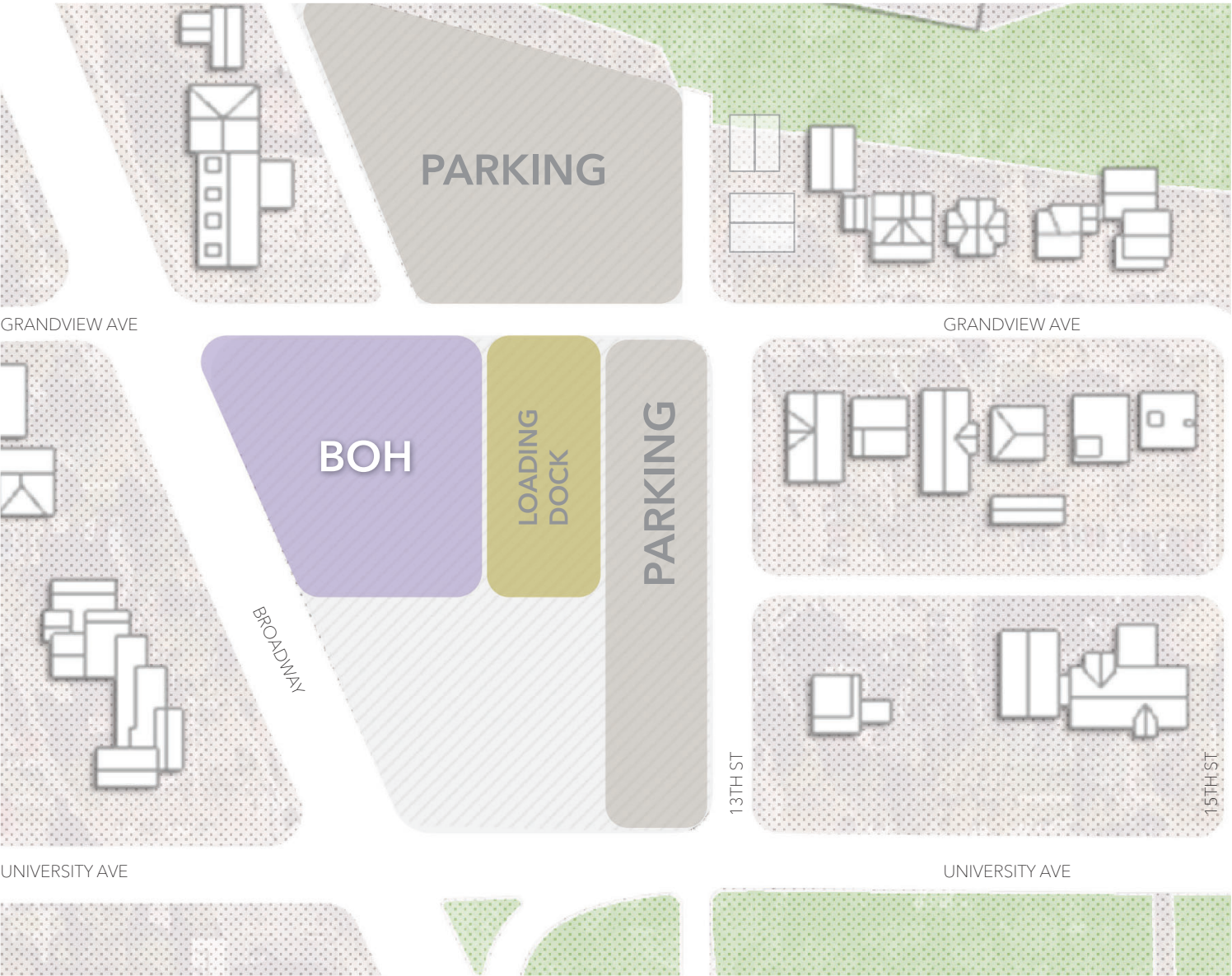
0 10 50 100 ft

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# SITE DIAGRAM

Option 2 | Basement Floor Level



WATG



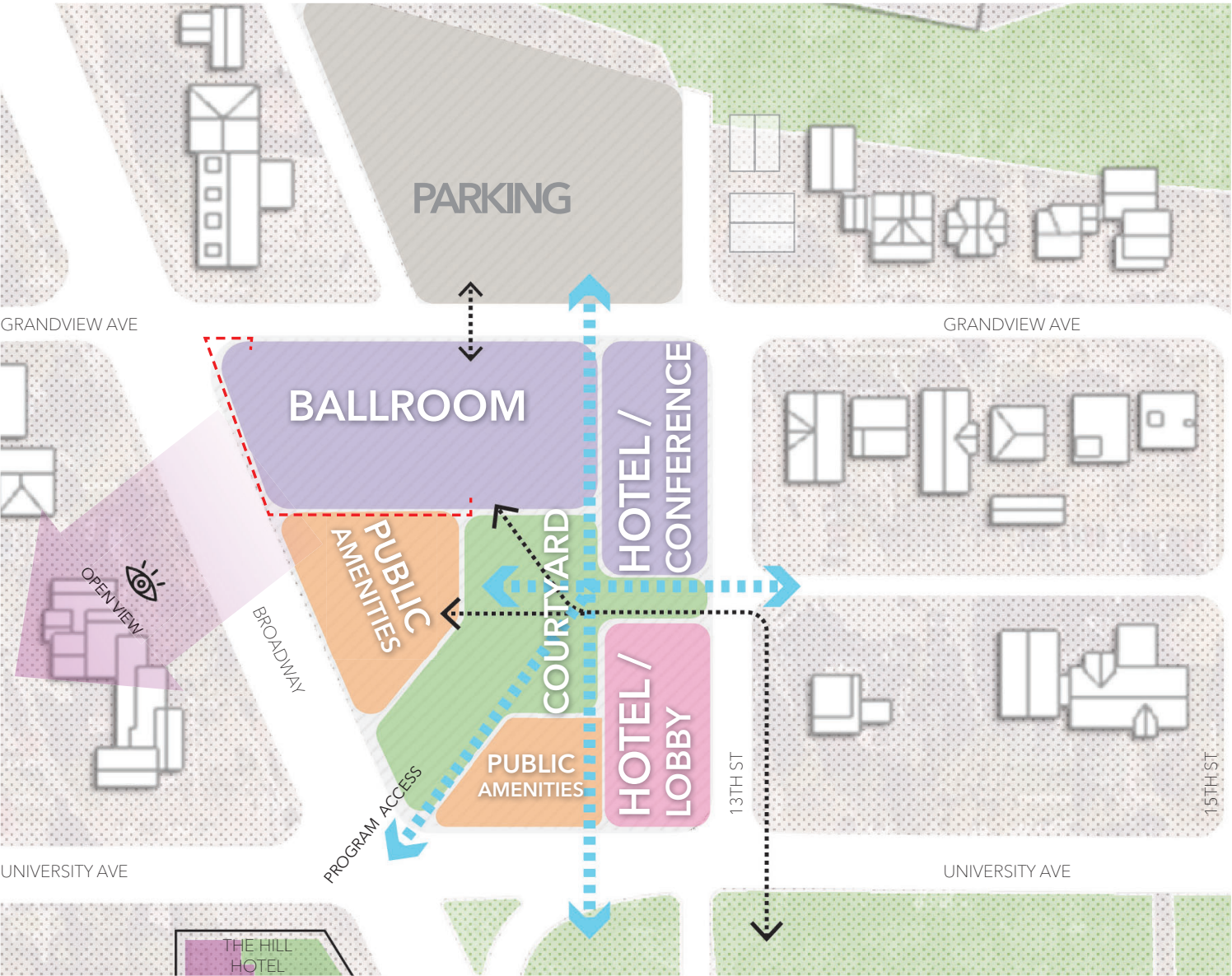
# SITE DIAGRAM

Option 2 | Ground Floor Level

- Visual Connectivity
- Program Access



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A full-page background image showing a hiker in an orange jacket and backpack standing on a rocky, grassy ridge. In the distance, a sharp mountain peak rises above a thick layer of white clouds under a grey, overcast sky.

# GUIDANCE RECEIVED



## A. Site & Landscape Architecture:

The DRB prefers site Option 2, which locates the parking structure on the north side of the site.

- Consider constructing two floors of guest rooms above the parking structure to take advantage of the views and quiet to the north. This addition would also create a more attractive structure when viewed by south-bound traffic along Broadway.

The DRB prefers the small courtyard shown in Option 2.

- How can the courtyard be used for conference events/meals?

The connectivity of the site to Broadway and The Hill is key.

- Continue to study the steep slope along Broadway.
- Study ways to connect to Broadway that don't rely exclusively on the building edge.
  - Investigate moving the ballroom away from intersection of Broadway and Grandview in order to activate the northwest edge of the site with public amenities or a view corridor.
- How will the site relate to the new Hill Hotel?

## B. Architecture:

The DRB does not expect the design and materiality of the hotel and conference center to echo the Klauder design aesthetic. There is no campus precedent for a hotel.

- Draw inspiration from the campus, the site and neighboring buildings across Broadway, and Downtown Boulder.
  - The DRB is looking forward to a collaborative exploration of the design.
  - The hotel should have a contemporary design. It should offer some through views/transparency.
- Design the buildings to integrate ("nestle") into the site.
- Consider how to design approachable spaces to encourage use by faculty and students.
- Continue to study and seek inspiration from the Boulder community.

## C. Energy and Sustainability:

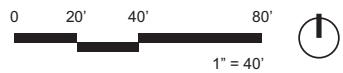
- Create a "sustainability story" to complement a "mind, body, spirit story" to inform the hotel and conference center design.
- Design to sustainability strategies that transcend LEED Gold.
  - Consider indoor/outdoor connections, the well-being of guests, and ways to create a healthy conference center space that guests don't mind inhabiting for an entire day.
  - Study major topics such as water in the west and drought, energy, carbon, solar roofs and solar-ready roofs.
- Identify sustainability and energy metrics and goals in future submissions

A full-page background image showing a hiker in a red jacket and backpack standing on a rocky, grassy ridge. In the distance, a sharp mountain peak rises above a layer of clouds under a grey, overcast sky.

# DESIGN PROCESS



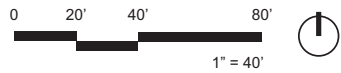
# LEVEL 1



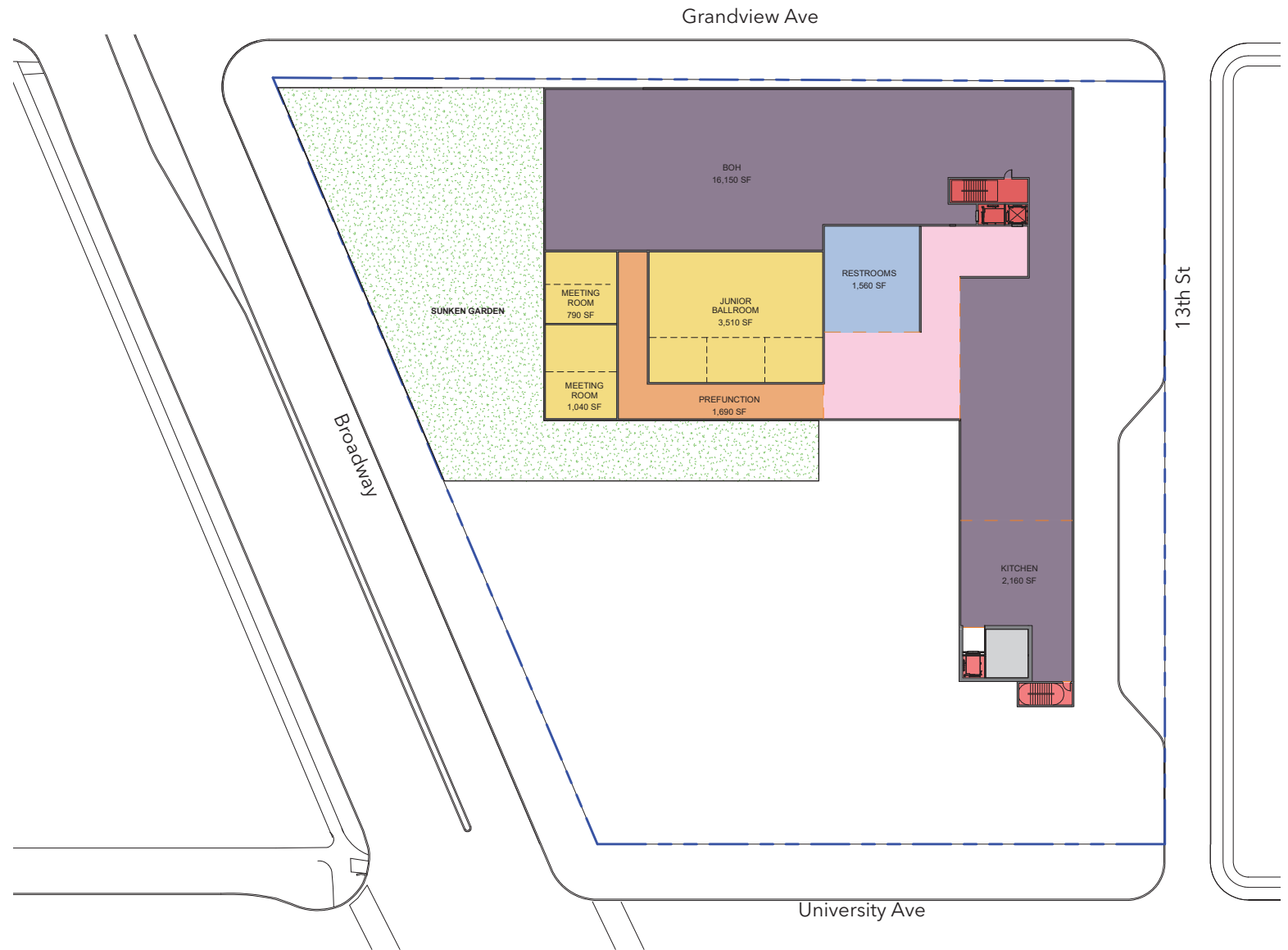
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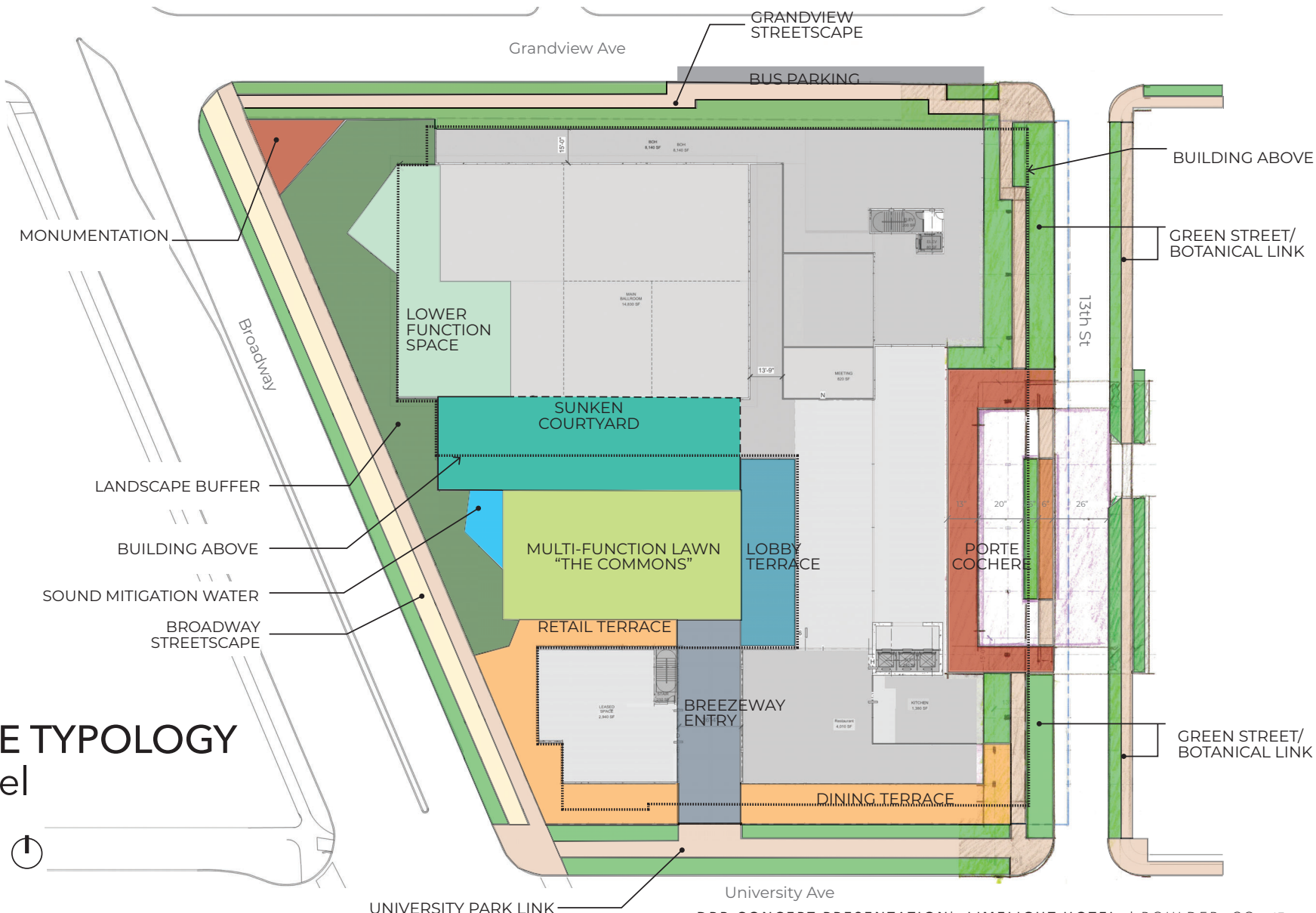


# LEVEL B1



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# LANDSCAPE TYPOLOGY Ground Level



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## OPTION 1 | AERIAL VIEWS

WATG





## OPTION 1 | AERIAL VIEWS



## OPTION 2 | AERIAL VIEWS

WATG

DRB CONCEPT PRESENTATION | LIMELIGHT HOTEL | BOULDER, CO 20





## OPTION 2 | AERIAL VIEWS

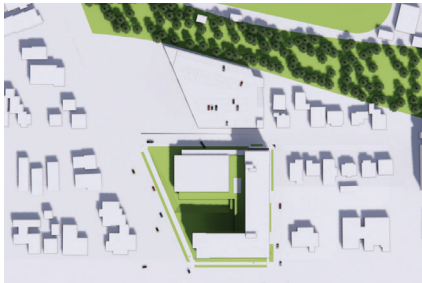
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DRB CONCEPT PRESENTATION | LIMELIGHT HOTEL | BOULDER, CO 21

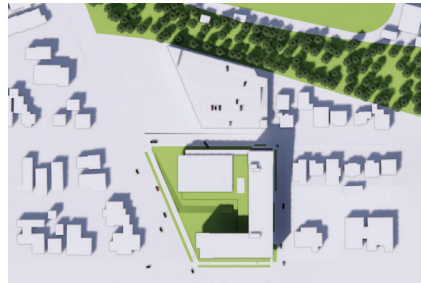
## OPTION 1

SPRING EQUINOX  
MARCH 21

12PM



3PM

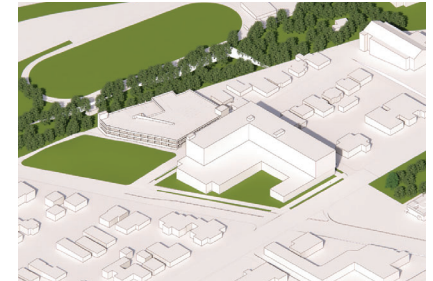
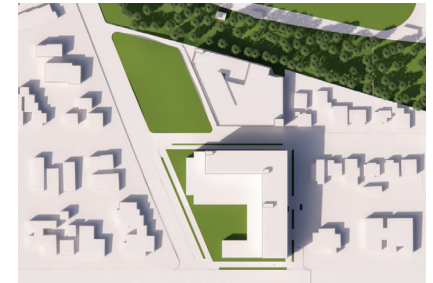


## OPTION 2

12PM



3PM

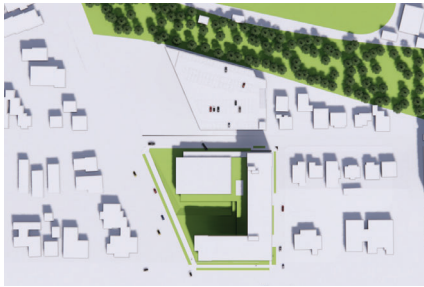




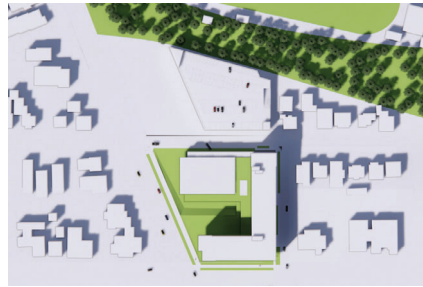
## OPTION 1

AUTUMN EQUINOX  
SEPTEMBER 22

12PM



3PM

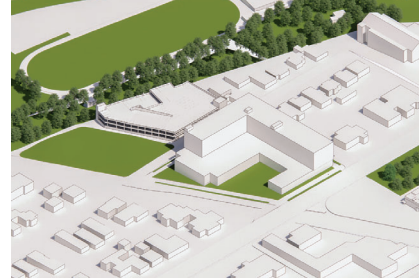


## OPTION 2

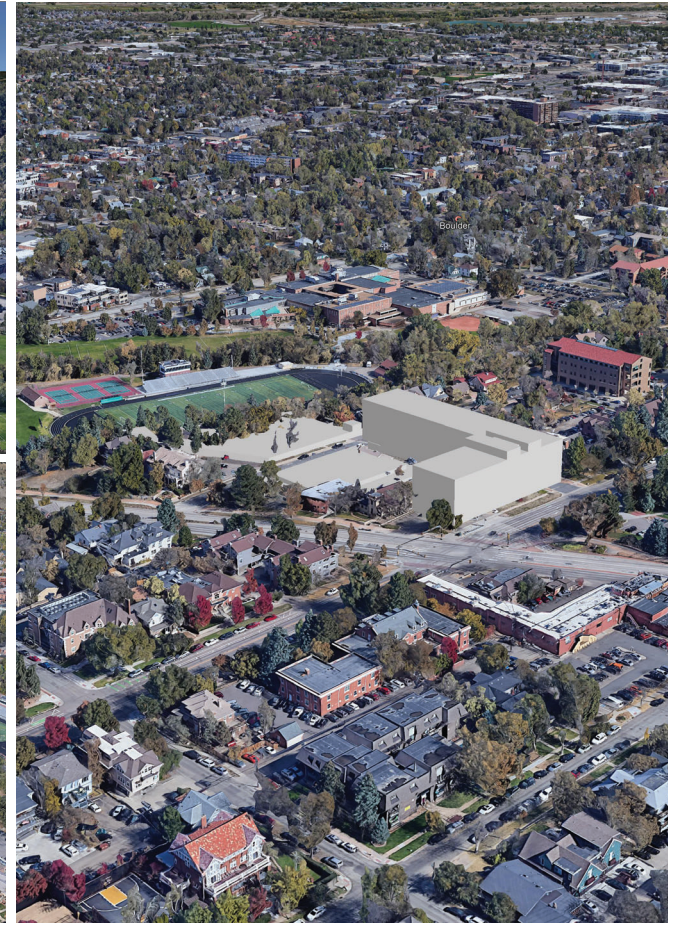
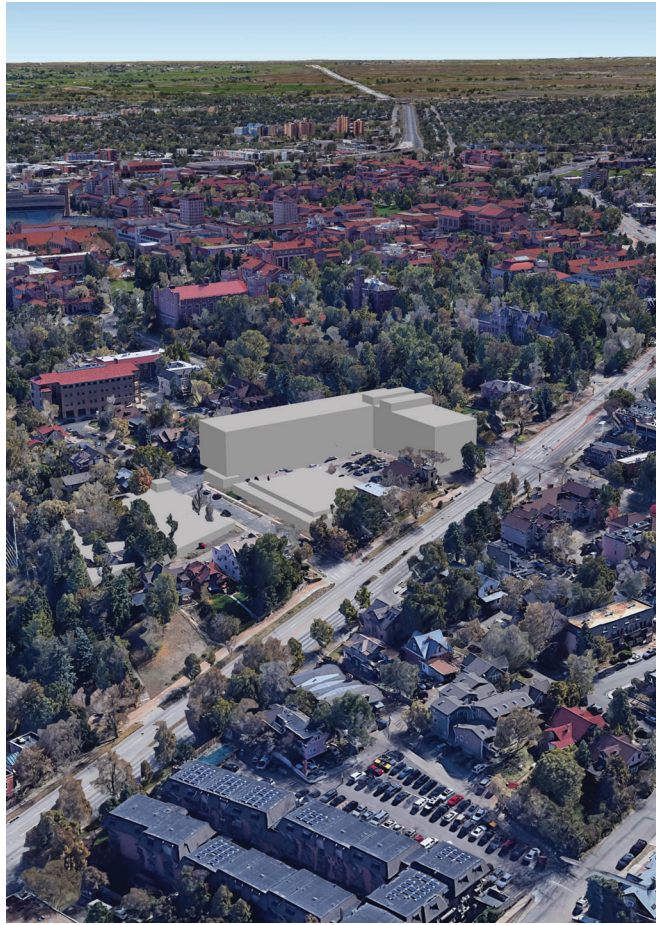
12PM



3PM



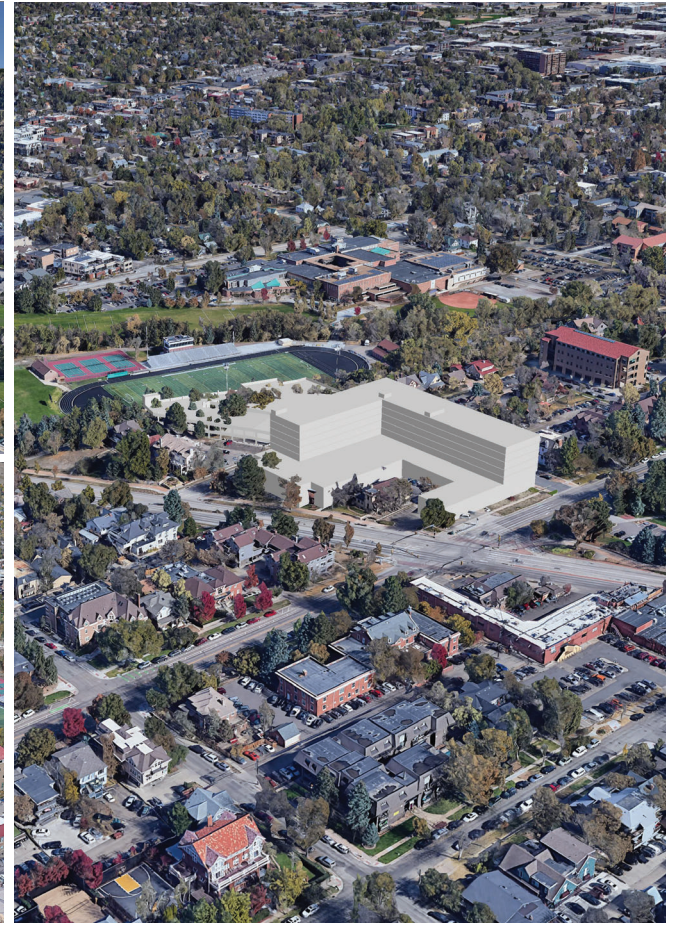




# OPTION 1 EARTH 3D

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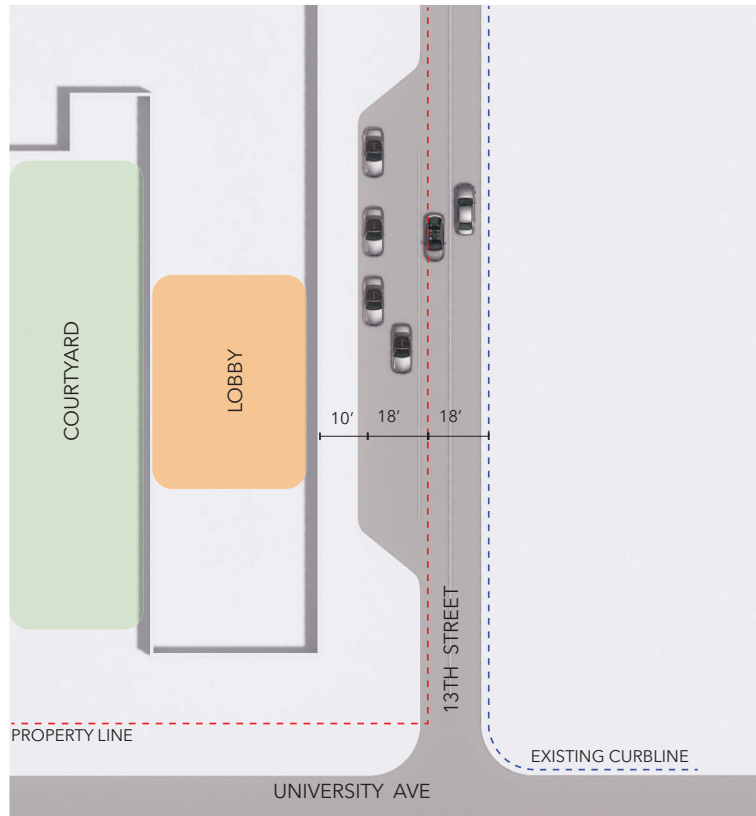




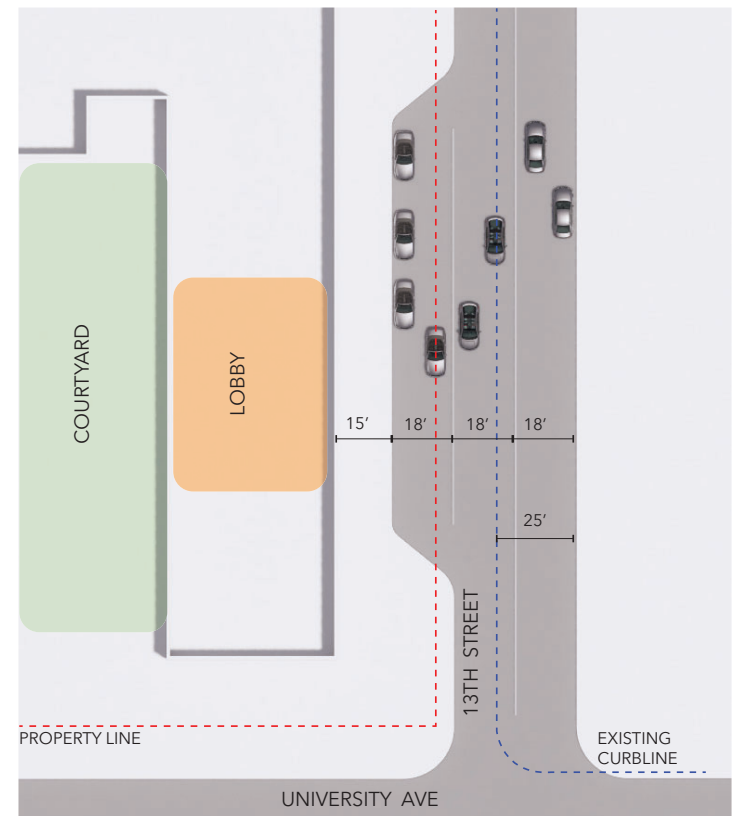
## OPTION 2 EARTH 3D

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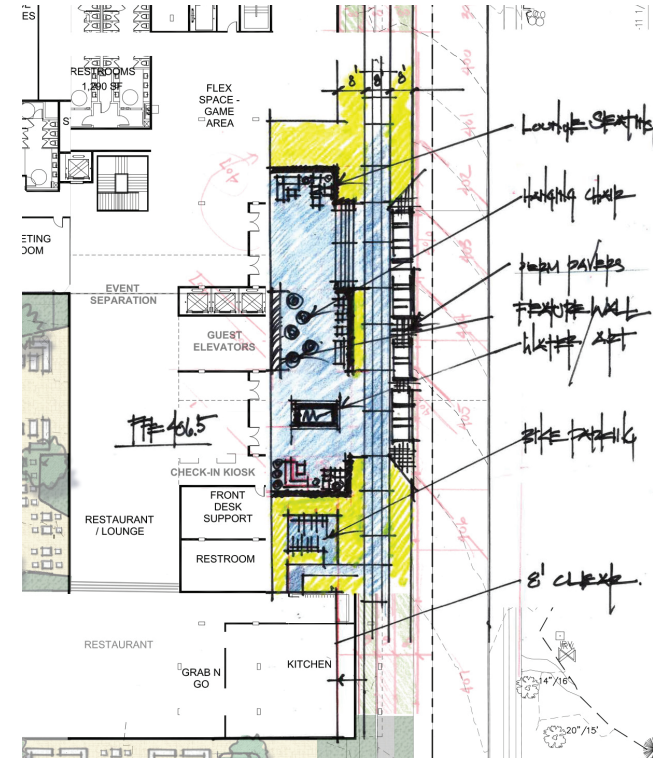
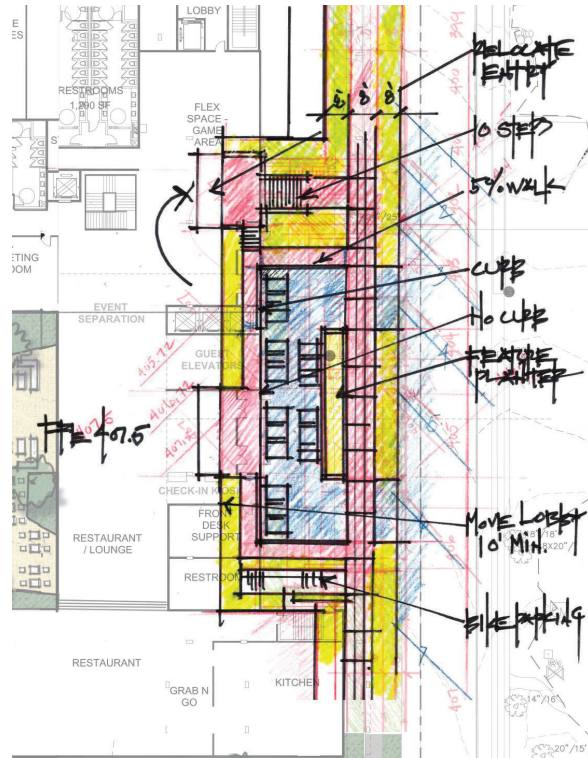
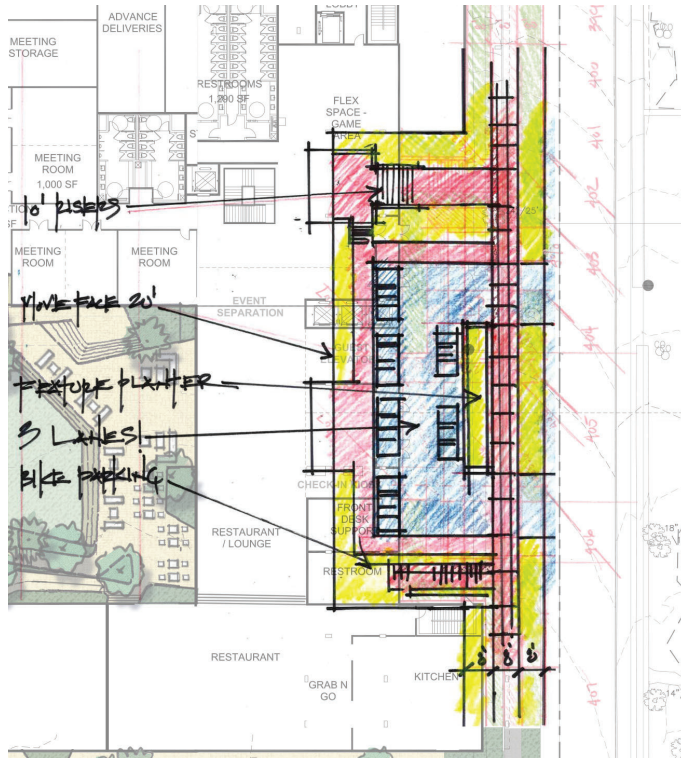
OPTION 1



OPTION 2

## DROP-OFF STUDIES

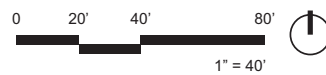


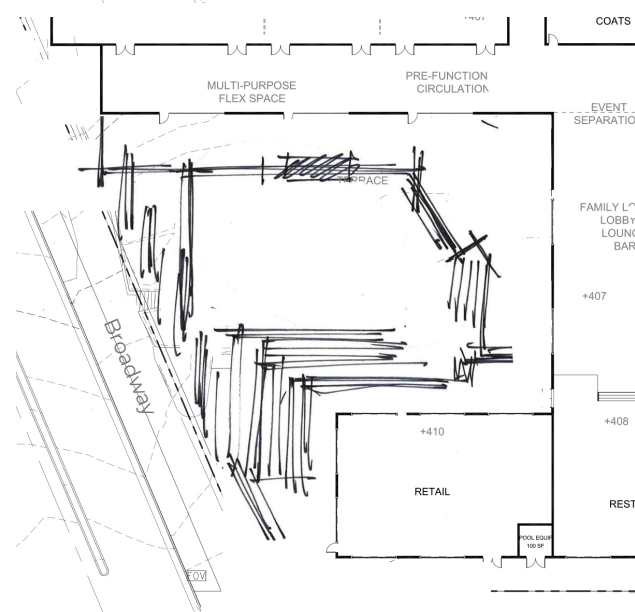
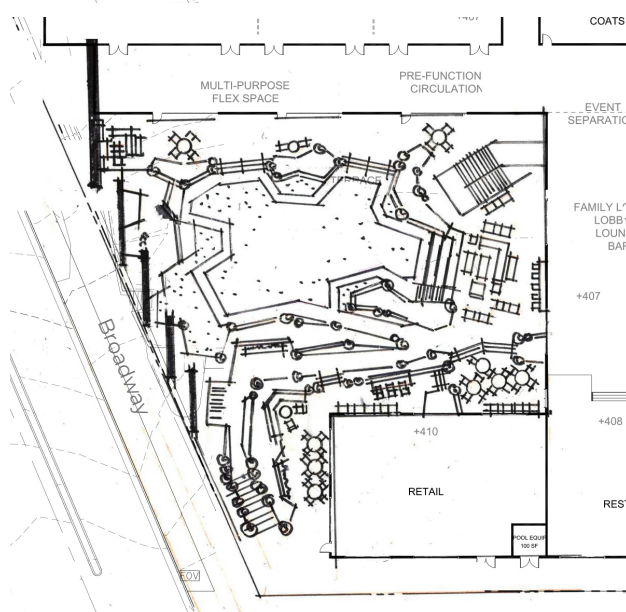
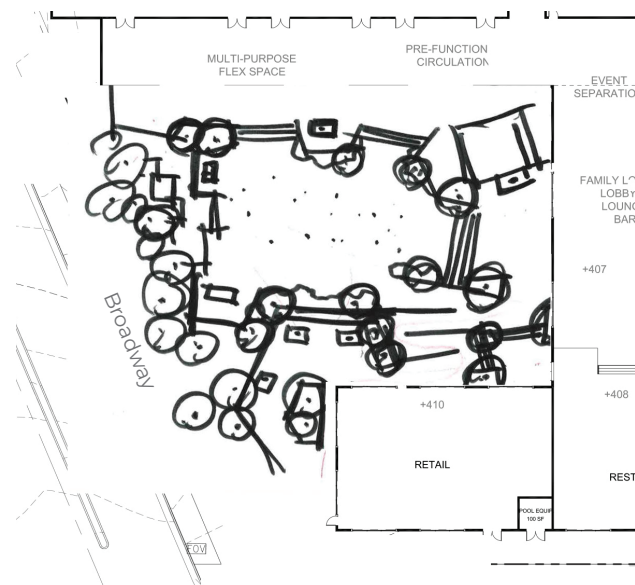
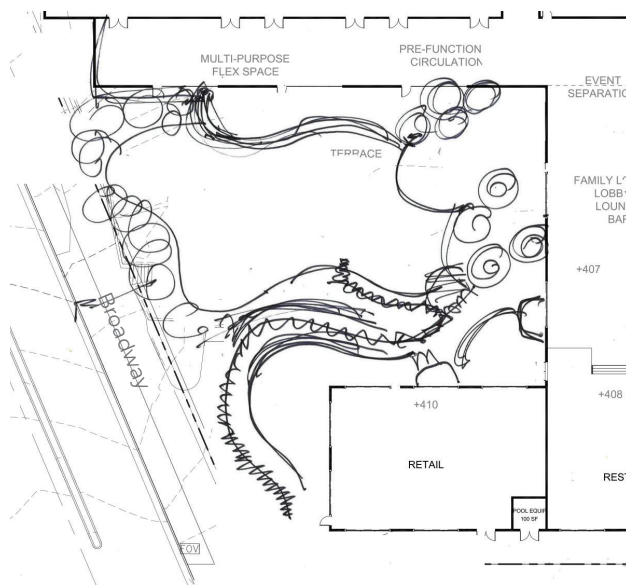
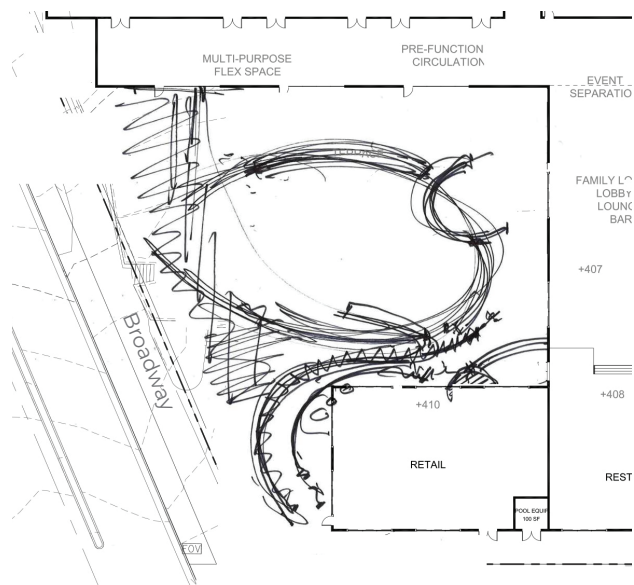


# PORTE COCHERE

## Design Evolution

WATG





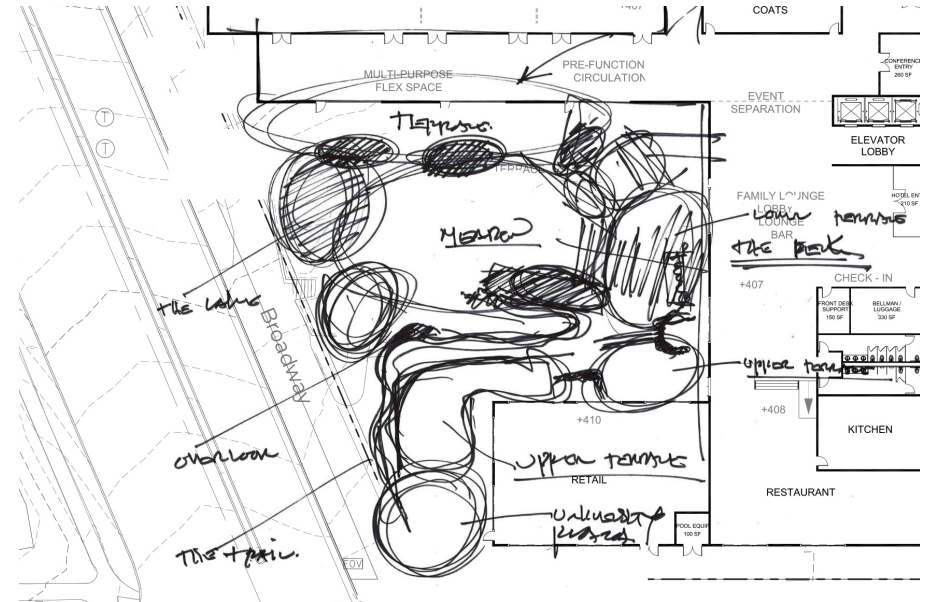
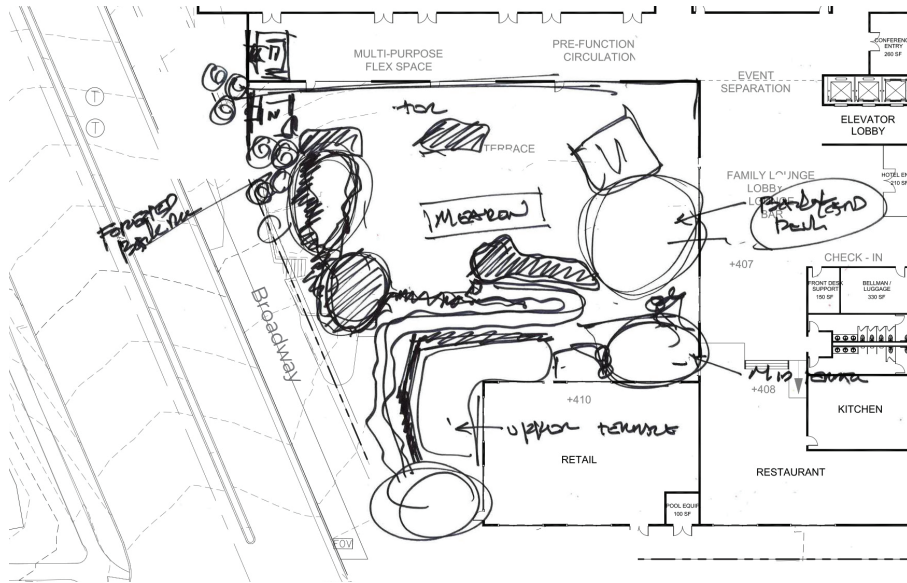
# CENTRAL COURTYARD

## Design/Form Evolution

WATG





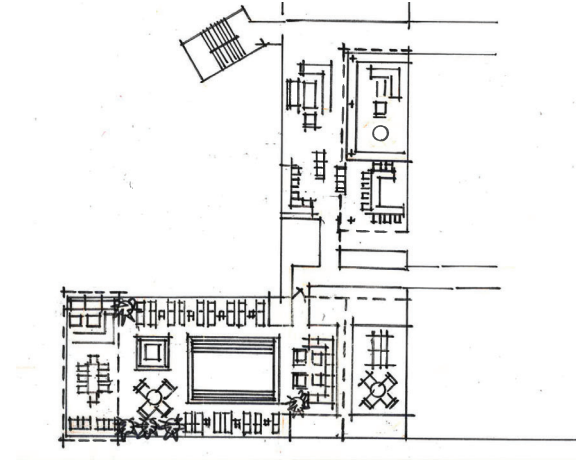
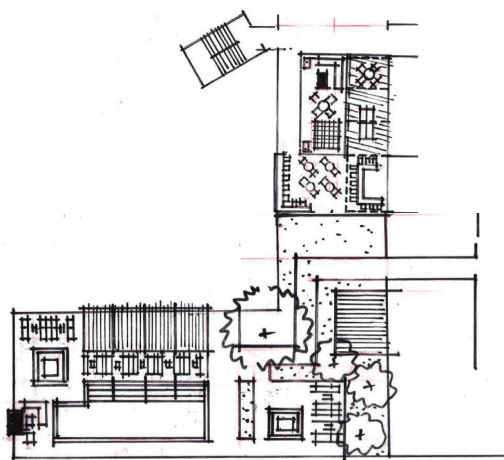
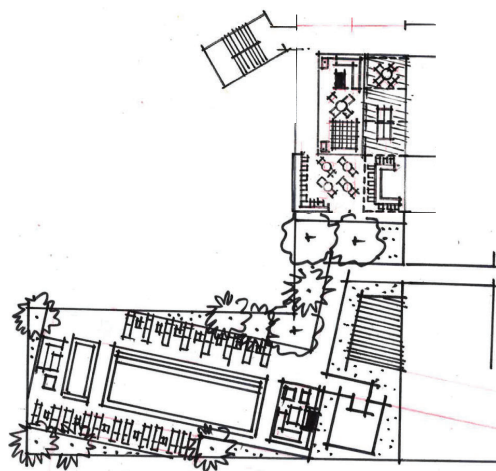


# CENTRAL COURTYARD

## Space Organization Evolution



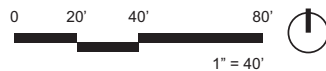
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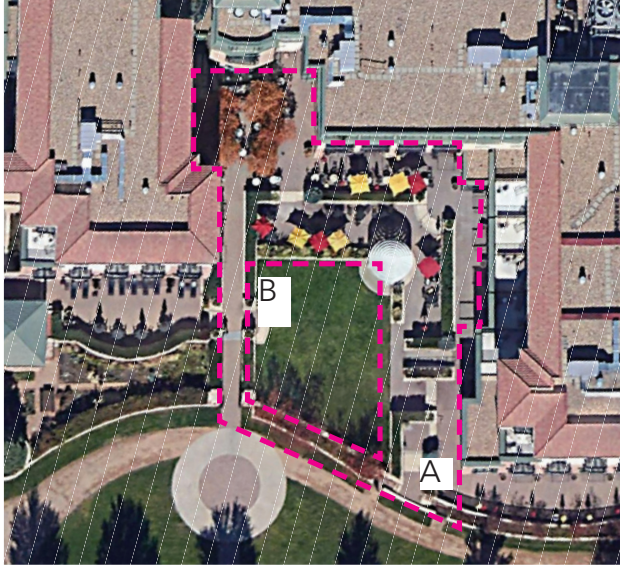
## ROOFTOP POOL TERRACE

### Design Evolution

WATG



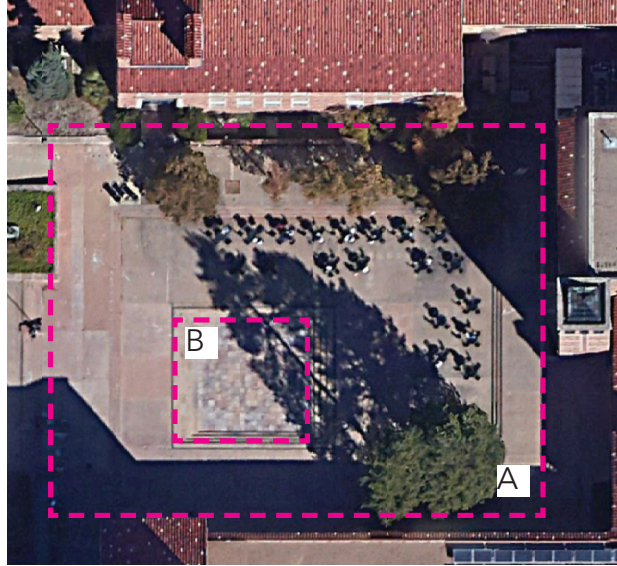




St Julien Hotel

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

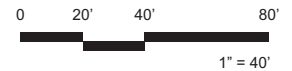
Full Space: 14,984SF (A)

Lawn: 3,172 SF (B)



## CENTRAL COURTYARD

### Open Lawn Comparison



A full-page background image showing a hiker in a red jacket and backpack standing on a rocky, grassy ridge. In the distance, a sharp mountain peak rises above a layer of white clouds under a grey, overcast sky. The overall mood is serene and adventurous.

# WHERE WE ARE TODAY



# “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 Colorado University Campus.





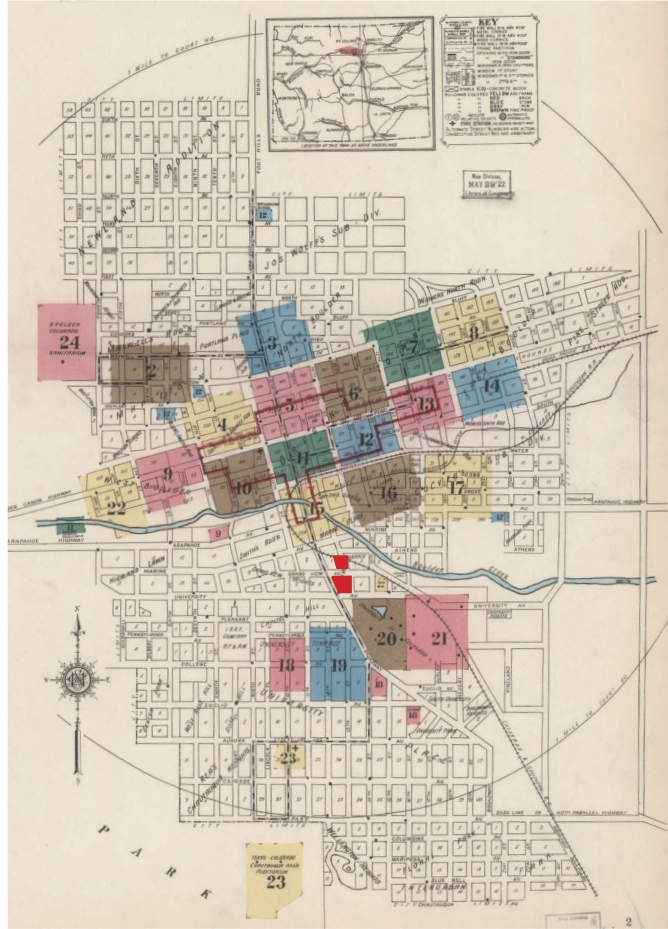
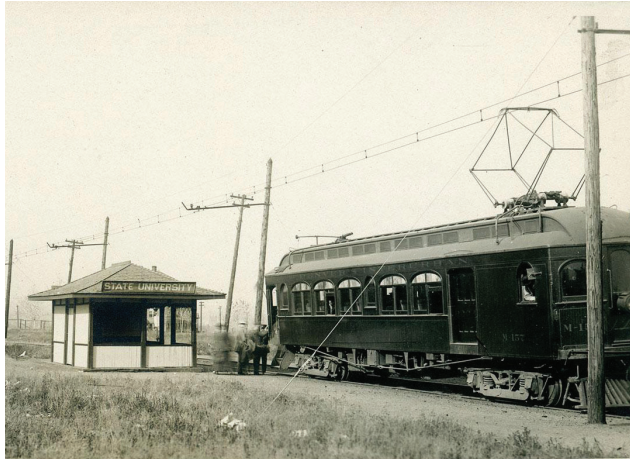


## GEOLOGY

Celebrating and embracing the natural beauty of the outdoors

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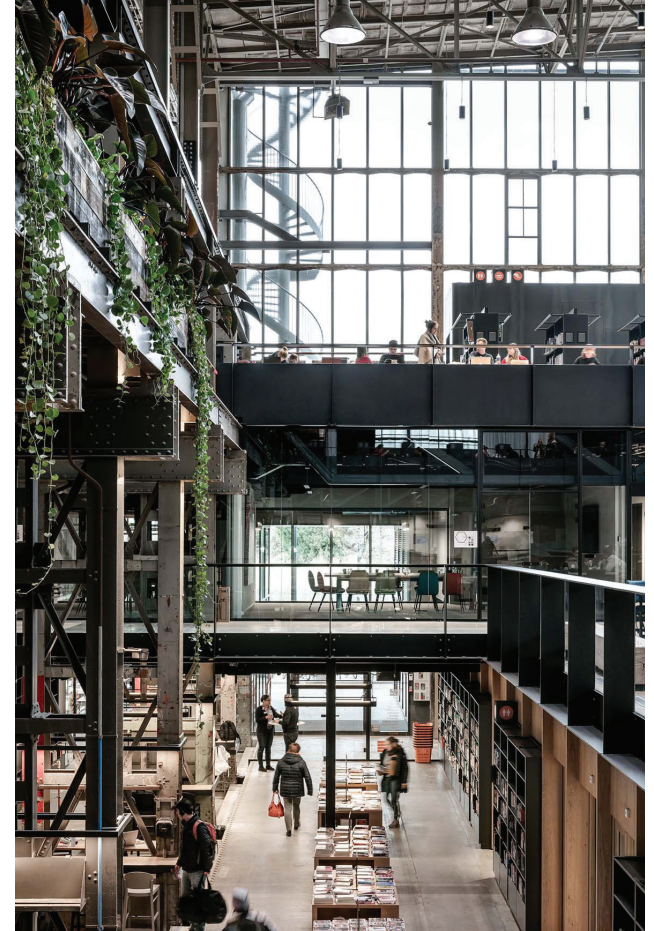


## RAILROAD

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

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INSPIRATION

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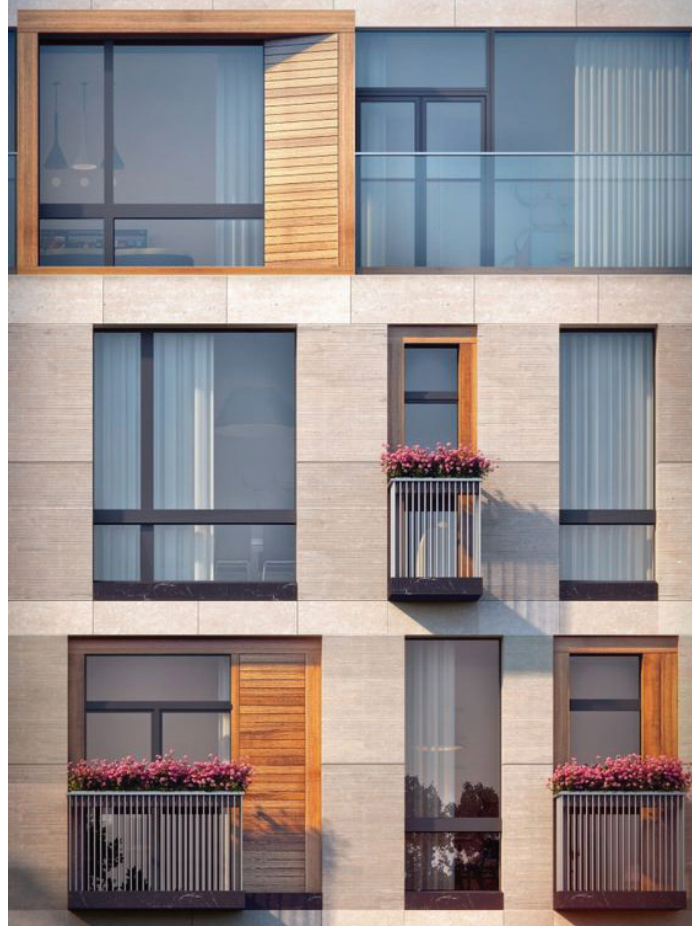




INSPIRATION

WATG





INSPIRATION

WATG



A full-page background image showing a hiker in a red jacket and backpack standing on a rocky, grassy ridge. In the distance, a sharp, rocky mountain peak rises above a layer of clouds under a grey, overcast sky.

# FLOOR PLANS



KEY SITE PLAN FACTORS

- Approachability
- Connectivity to Broadway & The Hill Hotel
- View Corridor
- Functionality

SITE PLAN



WATG







## WATG





## WATG



LEVEL 2 ROOM MATRIX:

BUNK	1
JUNIOR	3
KING	21
Q/Q	9
1 BEDROOM	3
2 BEDROOM	0

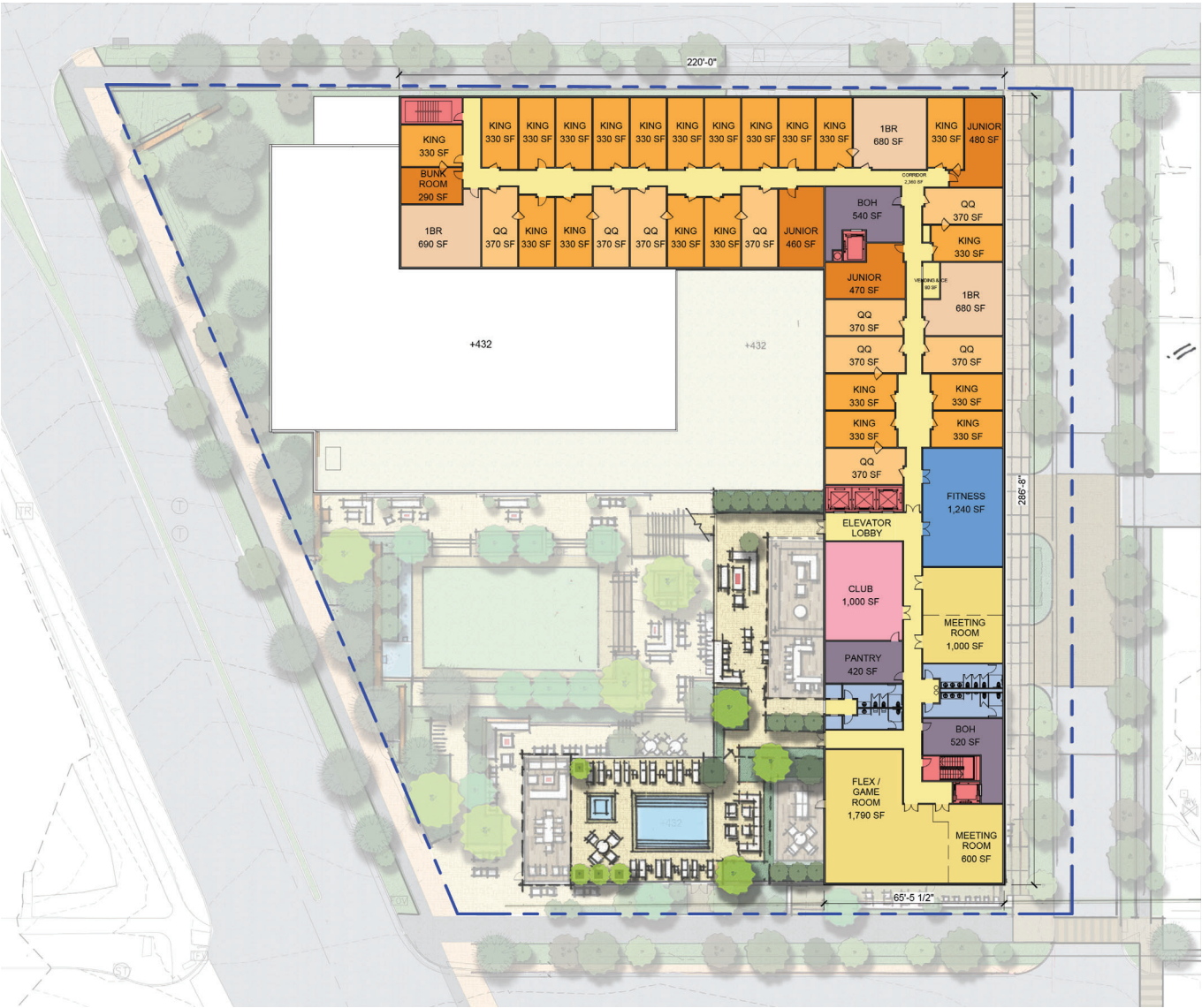
LEVEL 2 TOTAL ROOMS - 37

TOTAL ROOM MATRIX:

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

TOTAL ROOMS - 250

LEVEL 2





LEVEL 3 ROOM MATRIX:

BUNK	1
JUNIOR	5
KING	26
Q/Q	20
1 BEDROOM	3
2 BEDROOM	0

LEVEL 3 TOTAL ROOMS - 55

LEVEL 4&5 ROOM MATRIX:

BUNK	1
JUNIOR	4
KING	24
Q/Q	20
1 BEDROOM	3
2 BEDROOM	1

LEVEL 4 TOTAL ROOMS - 53

LEVEL 5 TOTAL ROOMS - 53

LEVEL 6 ROOM MATRIX:

BUNK	1
JUNIOR	4
KING	26
Q/Q	16
1 BEDROOM	4
2 BEDROOM	1

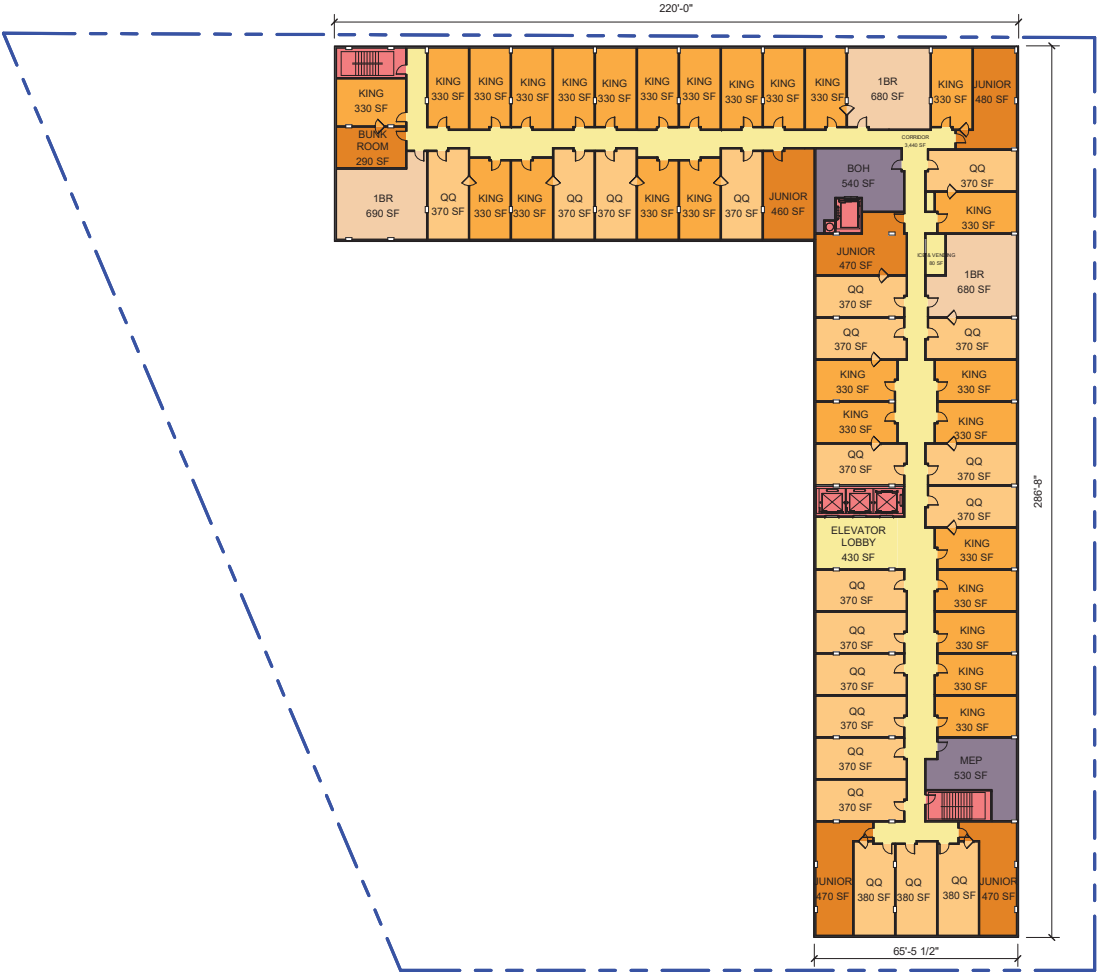
LEVEL 6 TOTAL ROOMS - 52

TOTAL ROOM MATRIX:

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

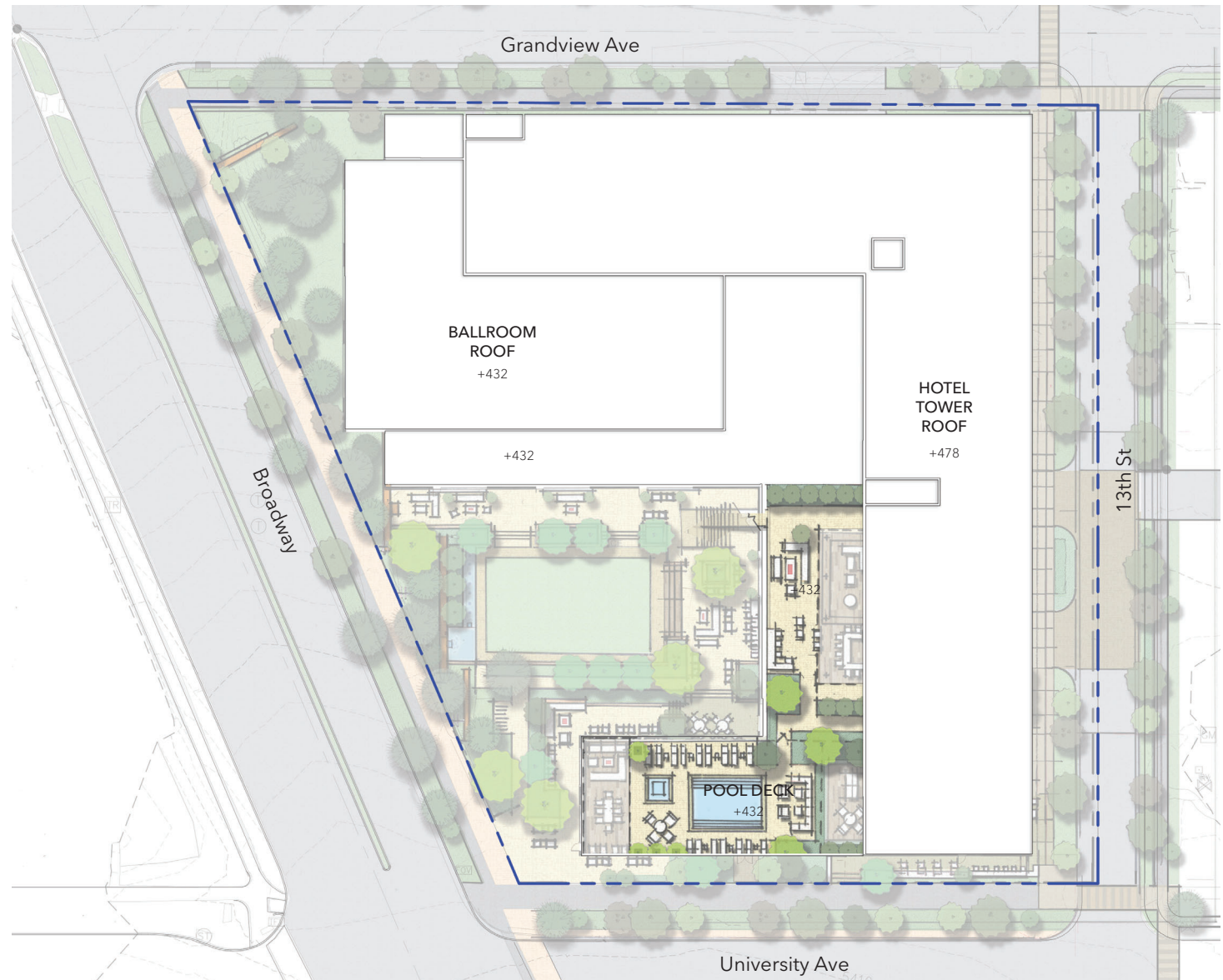
TOTAL ROOMS - 250

LEVEL 3-6



ROOF

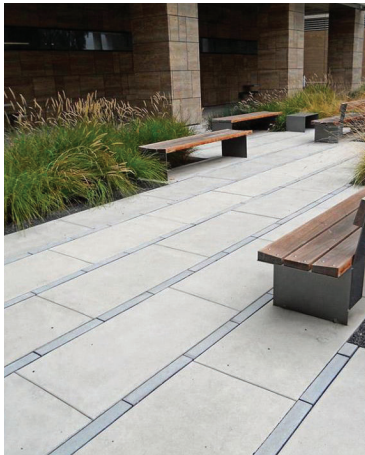
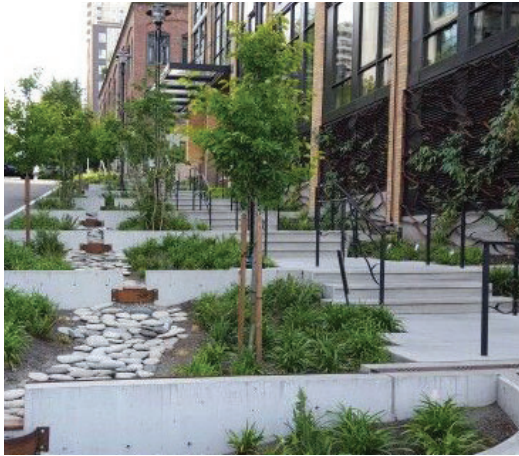
WATG





A full-page background image showing a hiker in a red jacket and backpack standing on a rocky, grassy ridge. In the distance, a sharp mountain peak rises above a layer of clouds under a grey, overcast sky.

# LANDSCAPE



## LANDSCAPE EDGES

### Design Imagery

WATG

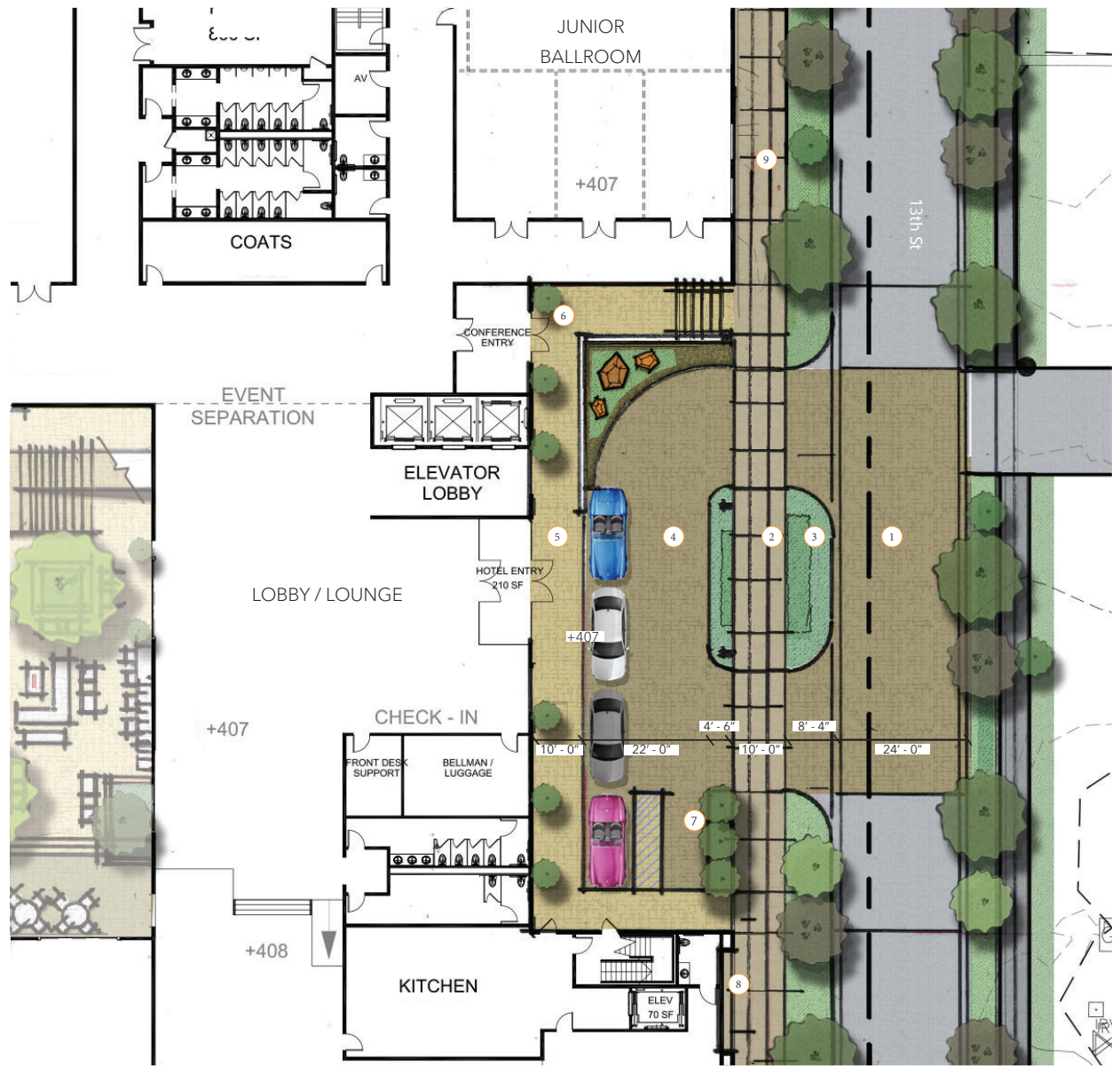
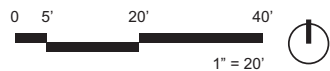


- 1 Enhanced Road
- 2 Enhanced Sidewalk
- 3 Feature Planting
- 4 Car Lanes
- 5 Lobby Terrace Lounge
- 6 Conference Terrace
- 7 ADA Parking
- 8 Bike Rack
- 9 Sidewalk to Parking Structure

# PORTE COCHERE

## Landscape Plan

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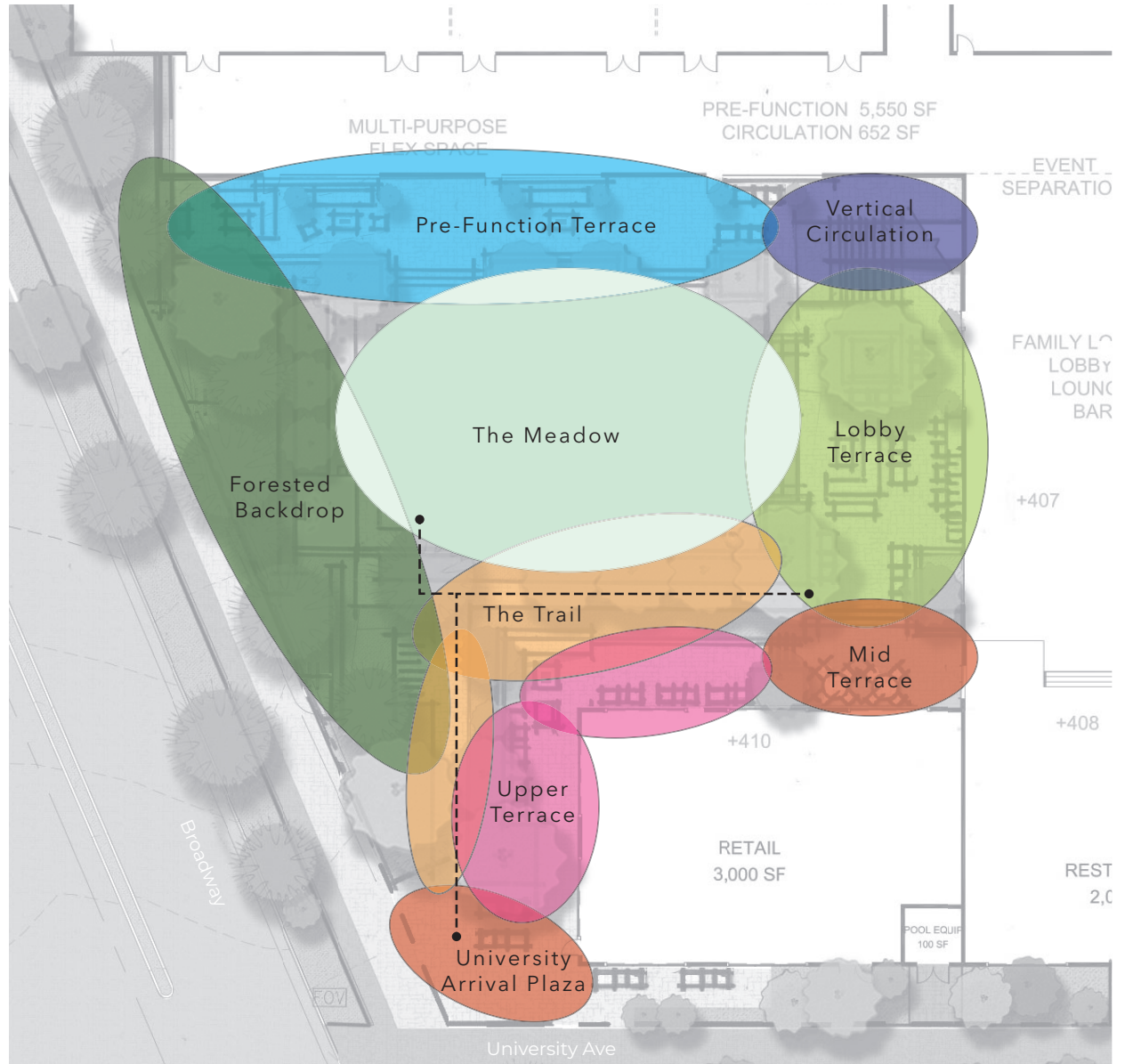


# CENTRAL COURTYARD

## Zoning Diagram

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----- Circulation (ADA)



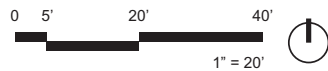


- ① Outdoor Lobby/Bar Terrace
- ② Outdoor Restaurant Terrace
- ③ Grand Staircase to Rooftop Pool
- ④ Amphitheater Seating
- ⑤ Multi-Purpose Lawn (artificial turf)
- ⑥ Water Feature
- ⑦ Outdoor Ballroom/Function Terrace
- ⑧ Garden Path
- ⑨ Retail/Dining Terrace
- ⑩ Entry Plaza
- ⑪ Bike Rack/Charging Station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

# CENTRAL COURTYARD

## Landscape Plan

WATG

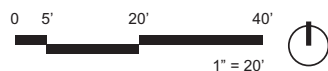


- 1 Outdoor Lobby/Bar Terrace
- 2 Outdoor Restaurant Terrace
- 3 Grand Staircase to Rooftop Pool
- 4 Amphitheater Seating
- 5 Multi-Purpose Lawn (artificial turf)
- 6 Water Feature
- 7 Outdoor Ballroom/Function Terrace
- 8 Garden Path
- 9 Garden Lounge
- 10 Retail/Dining Terrace
- 11 Entry Plaza
- 12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

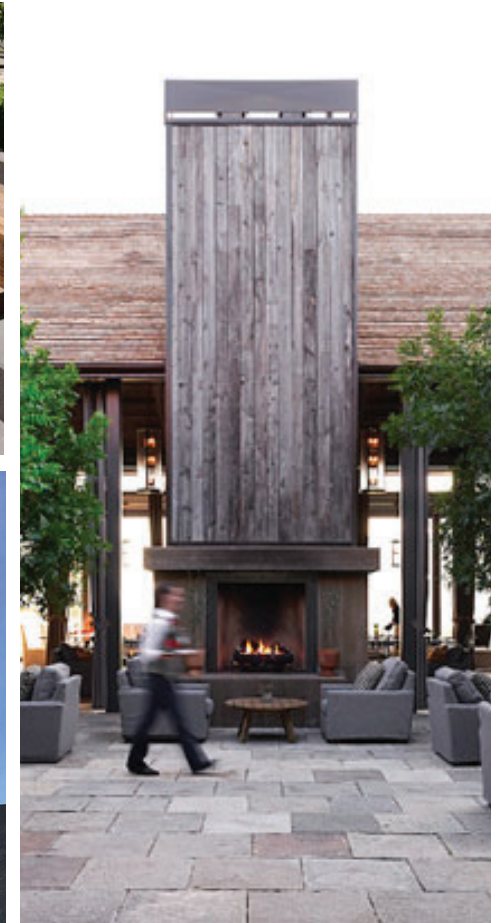
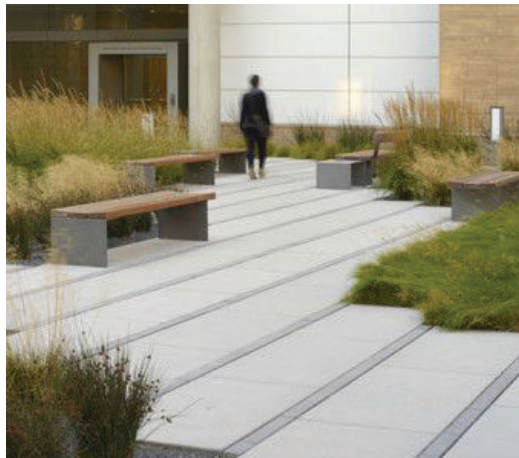
## CENTRAL COURTYARD

### Landscape Plan - Option

WATG







## CENTRAL COURTYARD

### Design Imagery

WATG

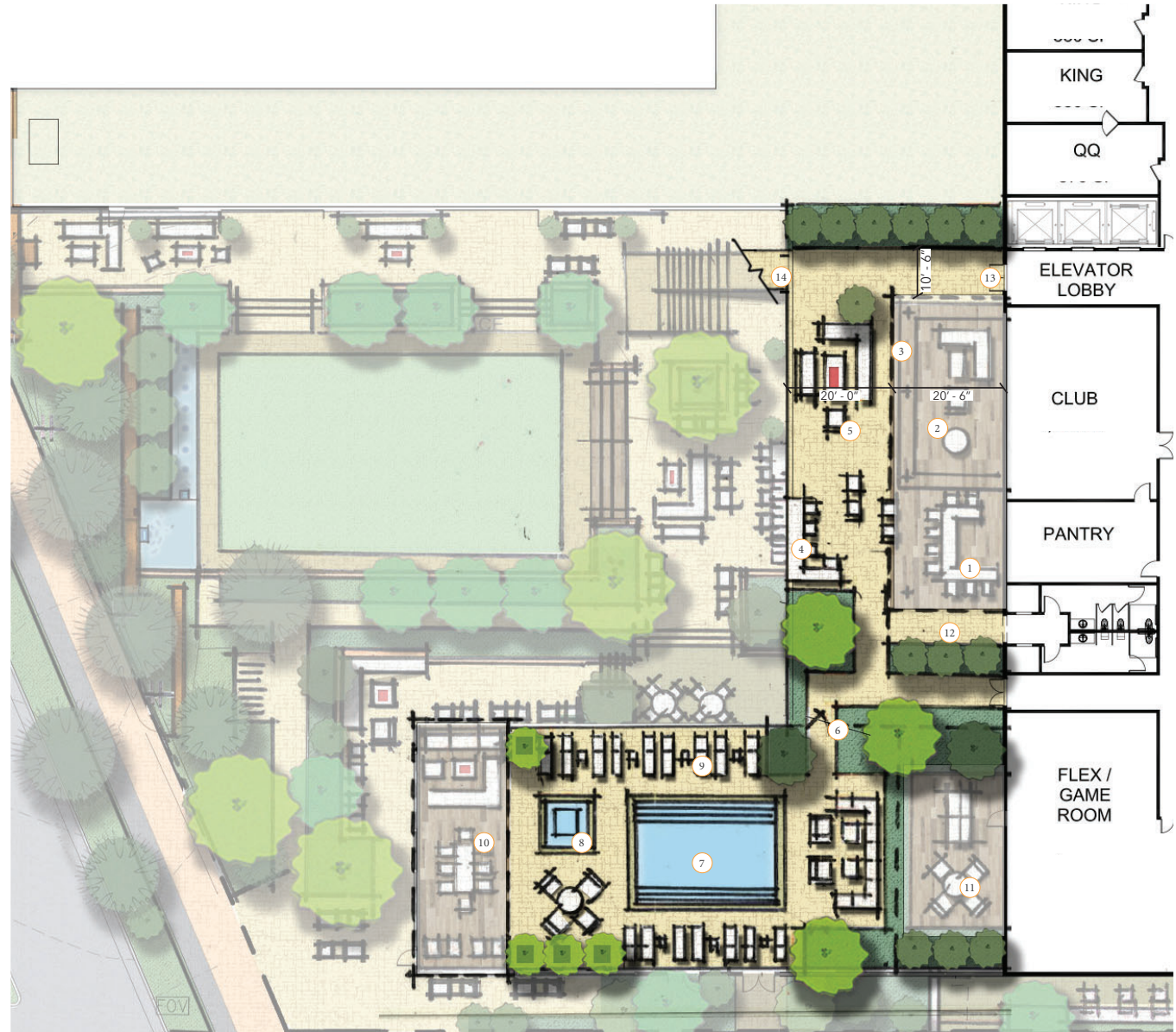
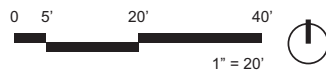


- ① Social Club Outdoor Bar
- ② Social Club Terrace Lounge
- ③ Social Club Terrace Trellis
- ④ Drink Rail Table
- ⑤ Fire Table Lounge
- ⑥ Pool Gate/Fence
- ⑦ Lounge Pool (26' x 20')
- ⑧ Spa Pool (8' x 8')
- ⑨ Pool Deck
- ⑩ Poolside Shade
- ⑪ Flex Room Outdoor Deck with Shade
- ⑫ Access to Pool Restroom/Shower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

## ROOFTOP POOL TERRACE

### Landscape Plan

WATG







# ROOFTOP POOL TERRACE

## Design Imagery

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A full-page background image showing a hiker in a red jacket and backpack standing on a rocky, grassy ridge. In the distance, a sharp mountain peak rises above a layer of clouds under a grey, overcast sky.

# MASSING STUDIES





## UNIVERSITY & 13TH

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DRB CONCEPT PRESENTATION | LIMELIGHT HOTEL | BOULDER, CO 57





## UNIVERSITY & BROADWAY

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DRB CONCEPT PRESENTATION | LIMELIGHT HOTEL | BOULDER, CO 58





# GRANDVIEW & BROADWAY

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DRB CONCEPT PRESENTATION | LIMELIGHT HOTEL | BOULDER, CO 59





## GRANDVIEW & 13TH

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DRB CONCEPT PRESENTATION | LIMELIGHT HOTEL | BOULDER, CO 60



A full-page background image showing a hiker in a red jacket and backpack walking up a rocky, grassy mountain trail. In the distance, a sharp, rocky mountain peak rises above a layer of white clouds under a grey, overcast sky.

# SUSTAINABILITY

## TOWARDS A GREEN FUTURE

"92% of students state that it is important that CU Boulder has a strong commitment to environmental sustainability."

- Fall 2017 CU Boulder student survey

### KEY CONCEPTS

- BE IN BUSINESS FOREVER
- ATTAIN LEED GOLD CERTIFICATION
- ENERGY EFFICIENT MECHANICAL SYSTEMS
- UTILIZE LOCAL AND SUSTAINABLE MATERIALS
- ENHANCE OCCUPANT COMFORT AND HEALTH
- REDUCE WASTE, POLLUTION, AND IMPROVE QUALITY OF ENVIRONMENT



When community members, event attendees, guests, the University, and others engage and subsequently return home, the new ideas to which they're exposed can have a ripple effect and change the world.

We want to be ambitious.

We will provide a forum for the sharing of ideas.

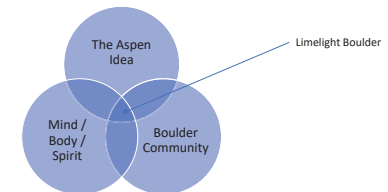
This translates to the design being (i) accessible and approachable and (ii) conducive to collaboration.



HUB AT WILLITS



ELECTRIC PASS LODGE



# SUSTAINABILITY & CONSCIOUS COMMUNITY





## Location and Transportation

- 1 **Utilize Previously Developed Land:** by recycling or re-using the existing land, which help to conserve existing open space or undeveloped natural land areas
- 2 **Brownfield Remediation:** redevelopment of former industrial sites helps to clean up existing contaminated soils
- 3 **Connections to Diverse Uses:** multiple uses in the community such as restaurants, bars, retail stores & etc; the new development stimulates local economic growth and access for the community.
- 4 **Walkable Location:** walkable neighborhoods provide better health, safety, reduce demands on transportation
- 5 **Access to Quality Transit:** provides access to employment, education, and other destinations; it also reduces congestion on the roads and greenhouse gas emissions
- 6 **Bicycle Facilities:** inspire the community to utilize existing bike paths and encourage an active lifestyle, and connect to the local community; it also reduces congestion on the roads and overall greenhouse gas emissions
- 7 **Reduced Parking Footprint:** with the use of parking structures helps to reduce the overall heat island effect and to keep more open space; programs also include bikeshare, carshare parking and electric vehicle charging



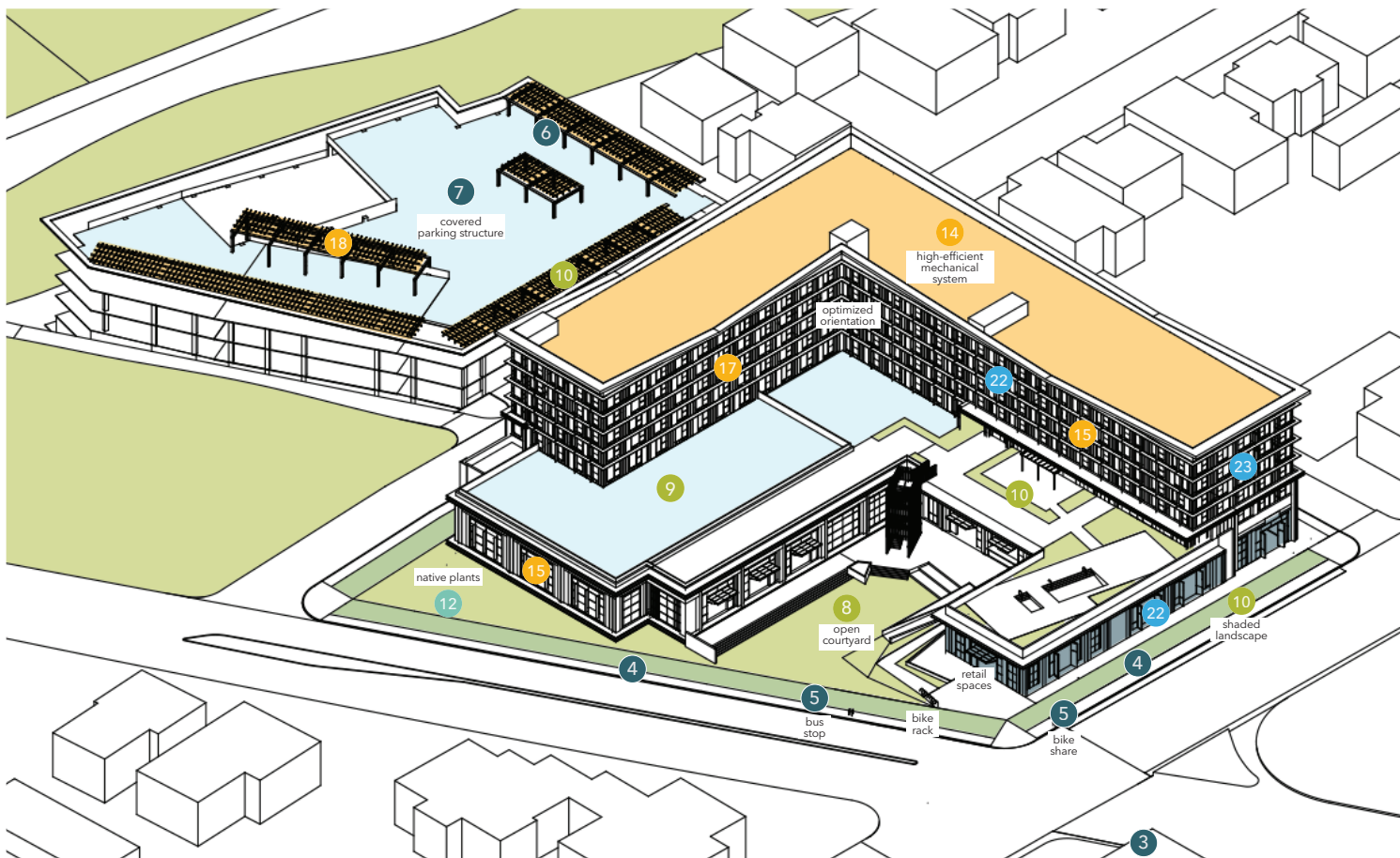
## Sustainable Sites

- 8 **Open Space:** providing outdoor space to reduce the heat island effect and to fosters better social interactions
- 9 **Rainwater Management:** retaining rainfall runoff on site helps to reduce surface water contamination and minimize erosion impact on local creeks, streams, rivers and aquifers
- 10 **Heat Island Reduction:** providing shaded landscaped areas, high reflective roof coverings and the use of covered parking structures to reduce the average temperature on the site can increase the overall comfort of the site and reduces energy use
- 11 **Light Pollution Reduction:** helps to increase the number of stars visible at night, improve the well-being of both people and wildlife, and cut down on energy usage.



## Water Efficiency

- 12 **Outdoor Water Use Reduction:** reducing the project's landscape and irrigation water, utilizing native plants, efficient watering systems, and recycling water will help to conserve water and save energy.
- 13 **Indoor Water Use Reduction:** use of low flow water fixtures, water metering, utilizing energy star compliant laundry fixtures, and implementing a towel program can reduce water usage



## Energy and Atmosphere

- 14 **Maximizing Energy Performance:** utilize high efficiency electrical and mechanical systems, LED Lighting, heat exchangers, and energy metering
- 15 **High Performance Glazing:** glazing that has low SHGC and U-values decreases heat gain in the building to demand less heating and cooling energy
- 16 **Optimize Building Orientation:** successful building orientation can, provide thermal and visual comfort and help lower the total energy usage
- 17 **Natural Lighting:** maximizing floor plate depth and providing natural lighting with the use of large windows, light shelves, solar screens, and operable shading devices will provide pleasant places to live and work.
- 18 **Renewable Energy:** the use on-site renewable energy systems such as solar voltaic panels can produce significant energy by supplementing building energy use and reduce emissions of Green House Gases and other pollutants



## Materials and Resources

- 19 **Storage and Collection of Recyclables:** provide a dedicated area for the collection, separation and storage of recyclable materials to encourage the reuse and recycling of materials and waste
- 20 **Composting:** hotel kitchens and restaurants can 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
- 21 **Material Selection:** utilizing renewable materials, local/responsible source and rapidly renewable materials like bamboo or steel and selecting non-toxic materials with Low Volatile Organic compounds (VOC's) can reduce the environmental impacts and can contribute to the environmental health of a facility



## Indoor Environmental Quality

- 22 **Maximizing Indoor Air Quality Performance:** prohibiting the use of tobacco smoking inside and outside of a building; supplying outdoor air monitoring equipment; high efficiency air filters; operable window systems; entry vestibules; CO2 monitoring; increased ventilation in public spaces to improve occupant health, comfort and wellbeing
- 23 **Provide Quality Views:** providing occupants in the building with views to the outdoor natural or urban environment increases productivity, improves cognitive performance and reduces stress

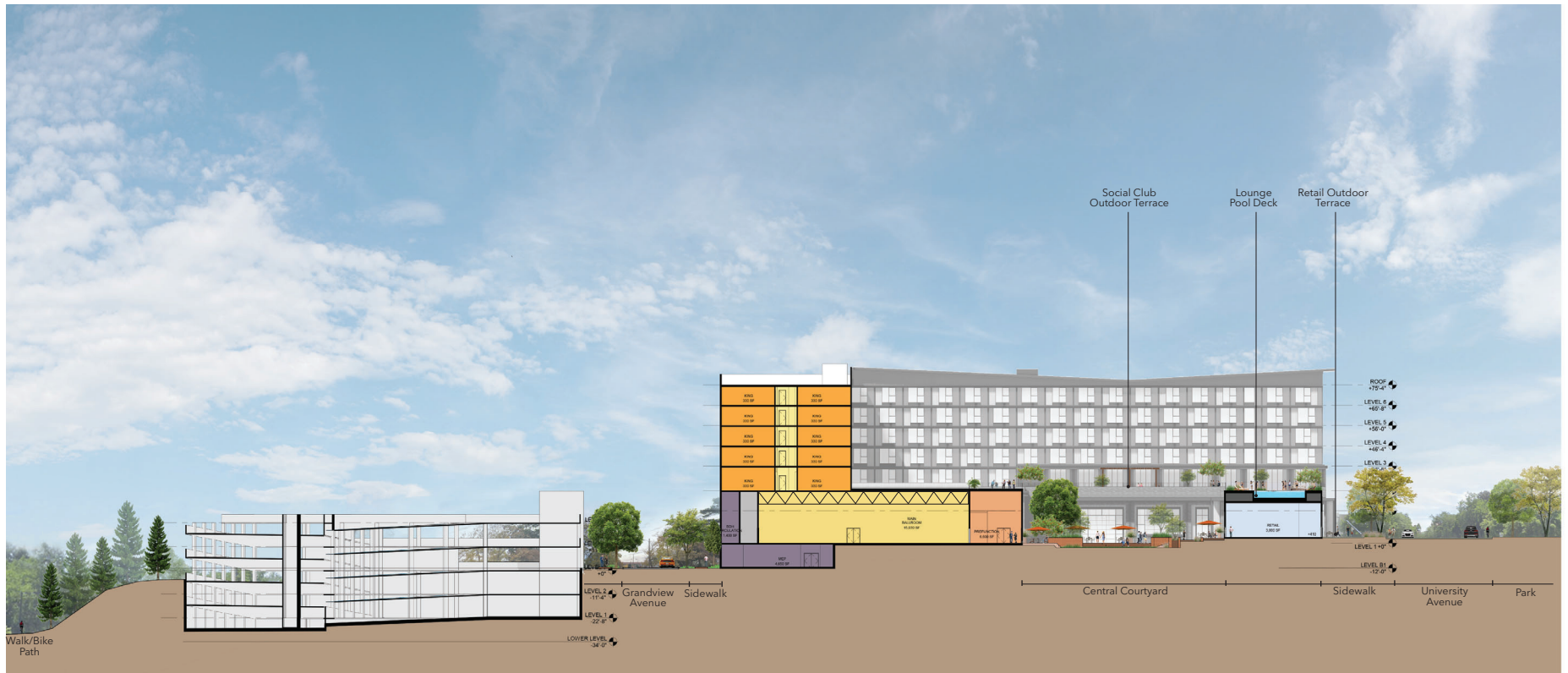
# SUSTAINABILITY STRATEGY

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A full-page background image showing a hiker in a red jacket and backpack standing on a rocky, grassy ridge. In the distance, a sharp mountain peak rises above a layer of clouds under a grey, overcast sky.

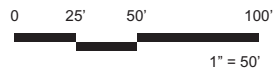
# SECTIONS



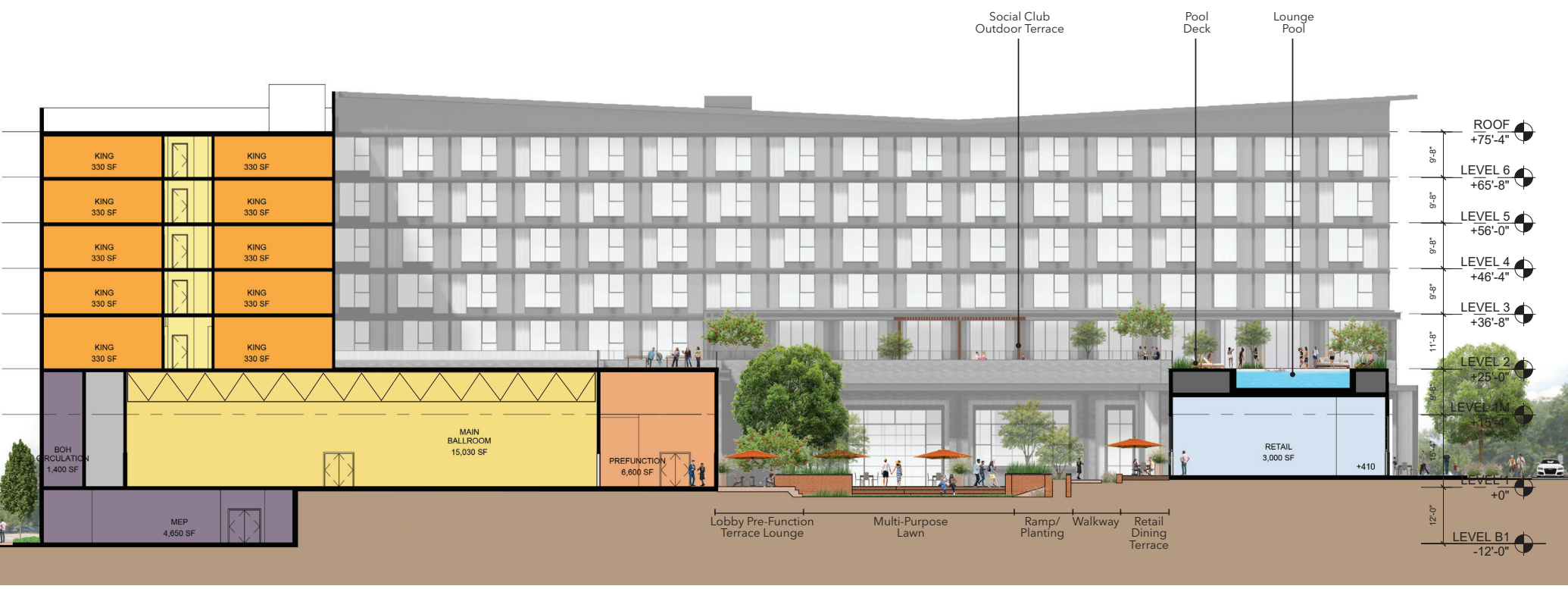


## OVERALL SITE

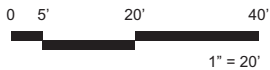
### Section



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BALLROOM - RETAIL  
Section

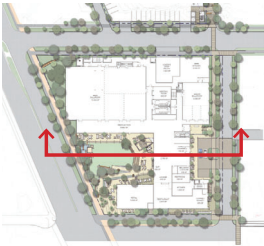
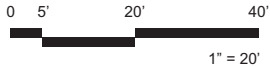






# PORTE COHERE - CENTRAL COURTYARD

## Section



A full-page background image showing a hiker in a red jacket and backpack standing on a rocky, grassy ridge. In the distance, a sharp, rocky mountain peak rises above a layer of clouds under a grey, overcast sky.

# MATERIAL STUDIES





## SITE CONTEXT

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# LIMELIGHT HOTEL & CONFERENCE CENTER

UNIVERSITY OF COLORADO, BOULDER

DRB SKETCHBOOK  
OCTOBER 19, 2021



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PARKING GARAGE FACADE STUDIES

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