

LIMELIGHT HOTEL & CONFERENCE CENTER
UNIVERSITY OF COLORADO, BOULDER

DRB CONCEPT DESIGN WORKSHOP
NOVEMBER 8, 2021



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DRB CONCEPT DESIGN WORKSHOP:

Sustainability Goals

Site Context

Building & Site Planning

Massing Options

Appendix

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

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SUSTAINABILITY & CONSCIOUS COMMUNITY

DRB CONCEPTUAL WORKSHOP | LIMELIGHT HOTEL | BOULDER, CO | 3



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



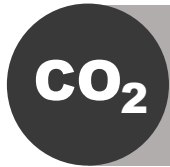
INDOOR LIGHTING
CONTROL & COMPLY
WITH DARK SKY



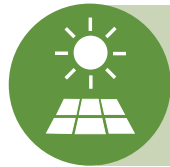
PROVIDE QUALITY
VIEWS IN 50% OF
PUBLIC AREAS



PROVIDE 30%
OPEN SPACE



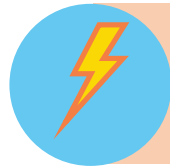
REDUCE ON-SITE
CARBON EMISSIONS
BY 50%



GOAL OF 1%-10%
RENEWABLE
ENERGY ON SITE



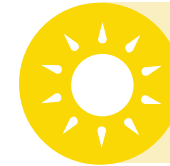
MAXIMIZING INDOOR
AIR QUALITY & NATURAL
VENTILATION



ENERGY USE
REDUCTION OF 30%

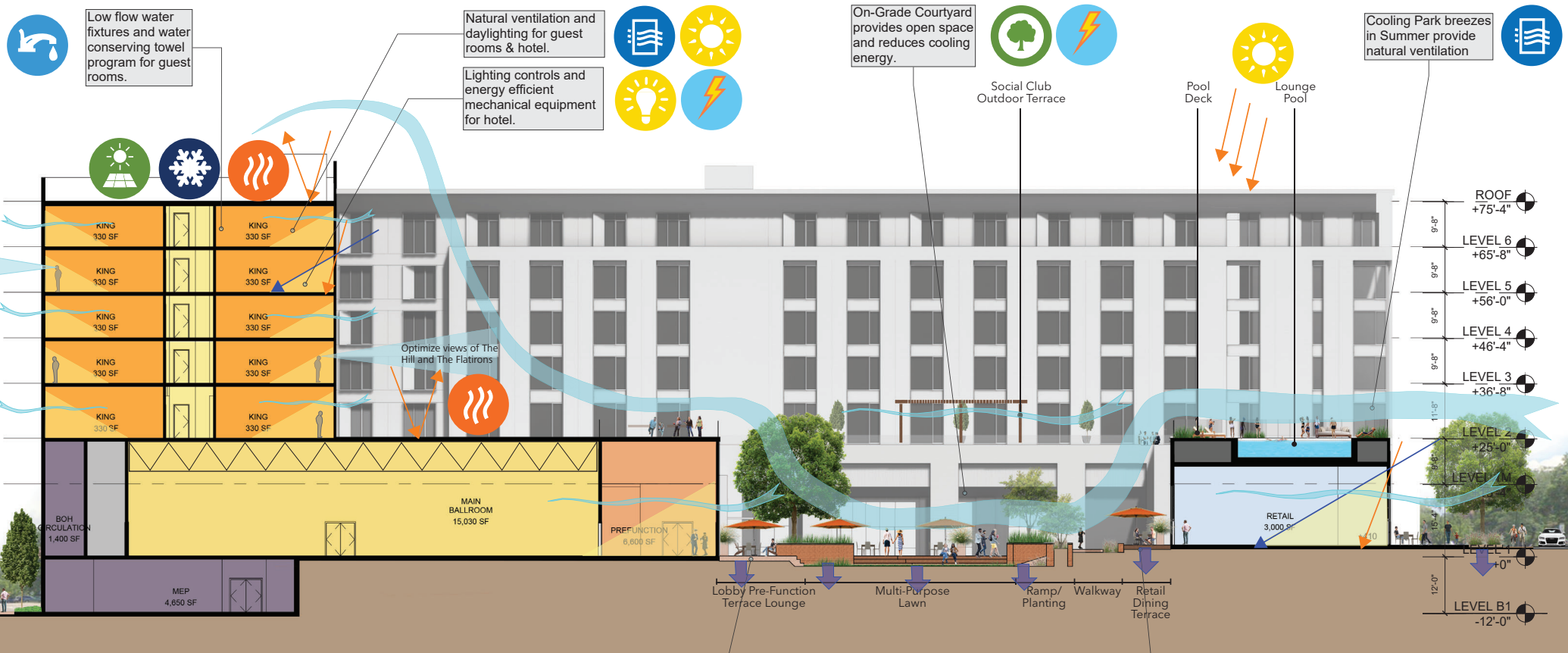


PROVIDE EFFICIENT
BUILDING ENVELOPE &
THERMAL CONTROLS



PROVIDE 55% NATURAL
DAY LIGHTING IN
PUBLIC AREAS

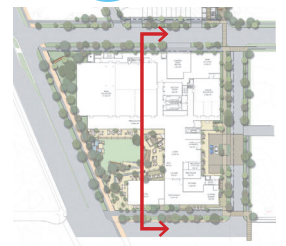
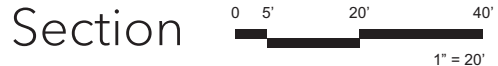
SUSTAINABILITY GOALS

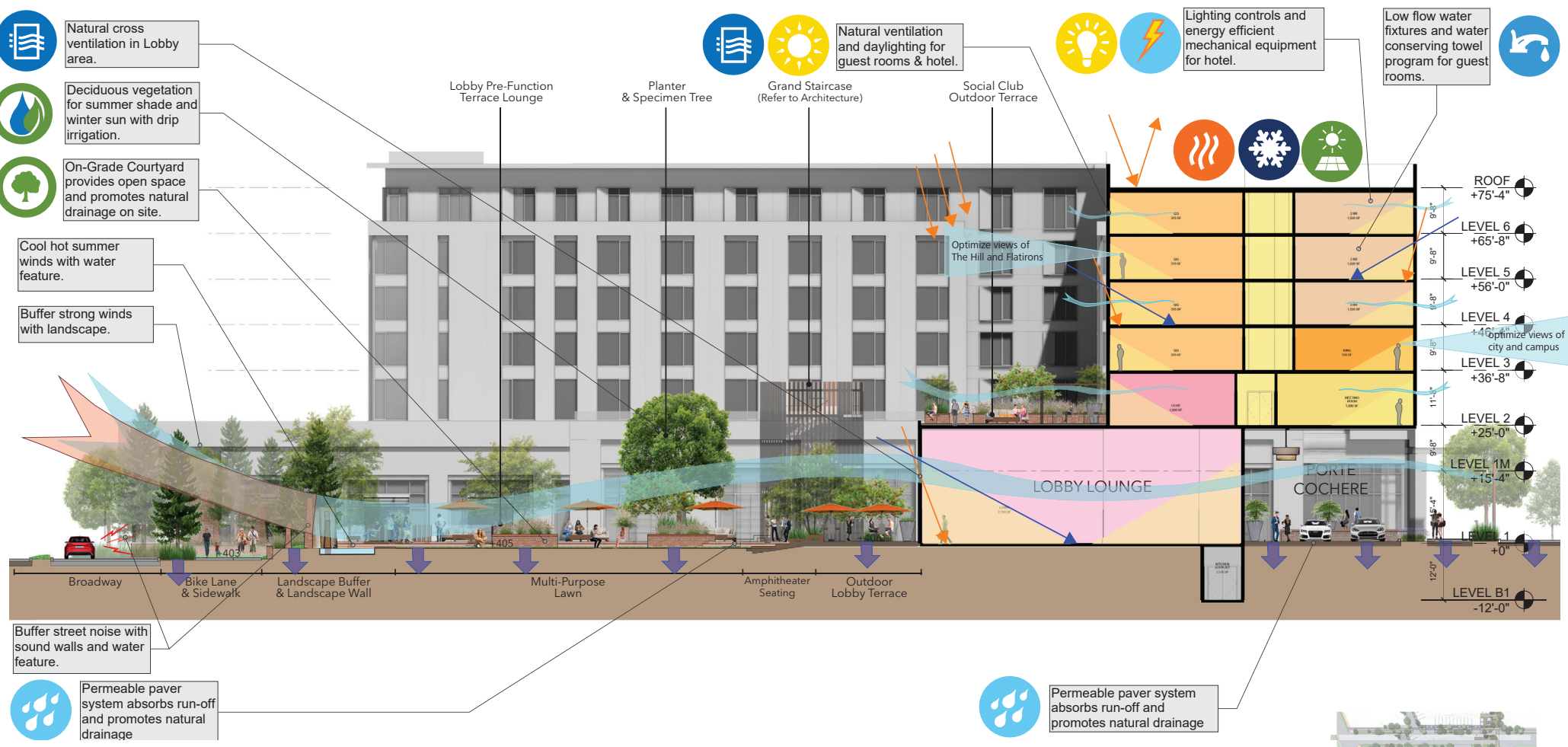


Permeable paver system absorbs run-off and promotes natural drainage

Permeable paver system absorbs run-off and promotes natural drainage

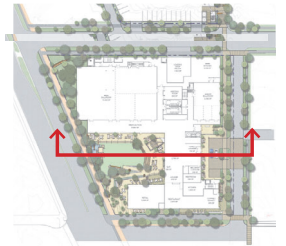
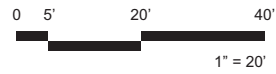
BALLROOM - RETAIL





PORTE COHERE - CENTRAL COURTYARD

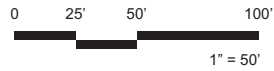
Section



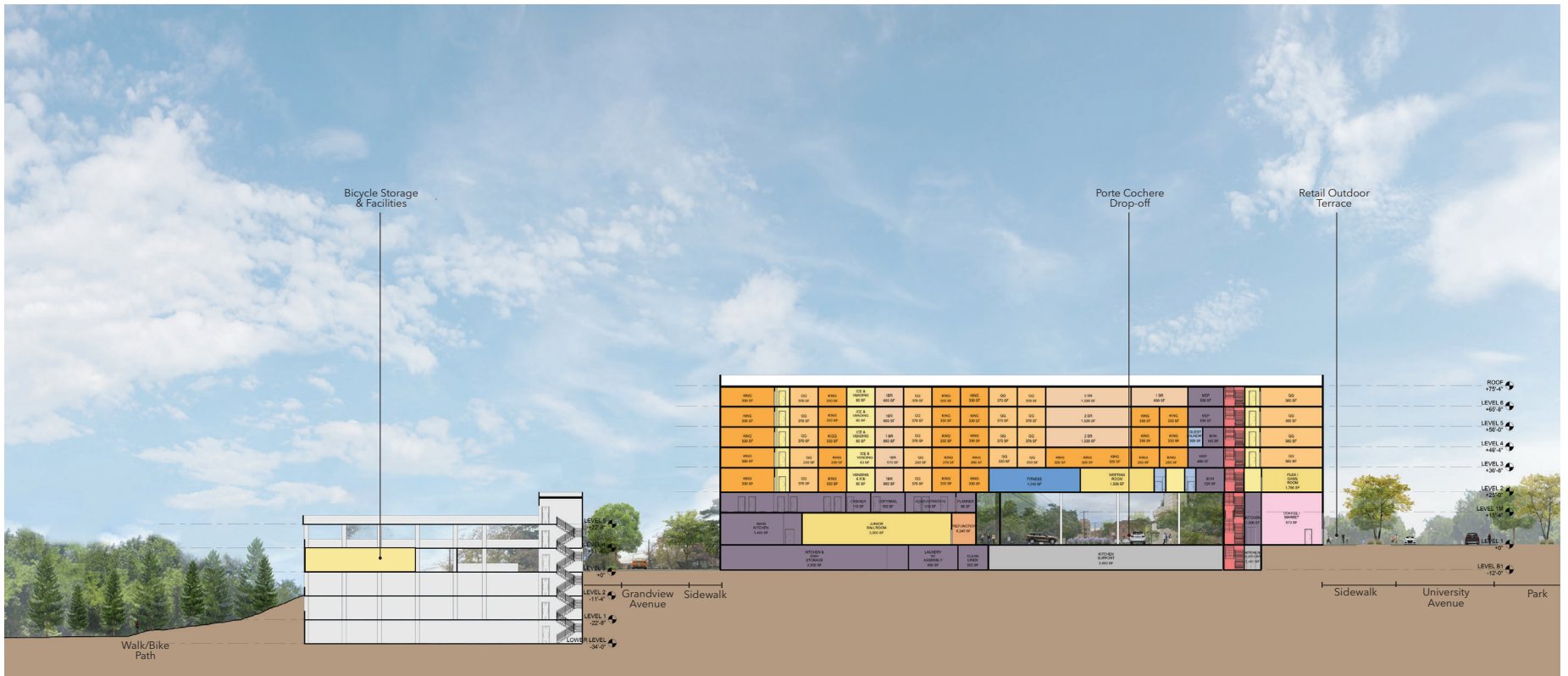


OVERALL SITE

Section A

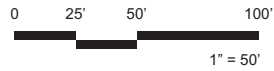


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OVERALL SITE

Section C

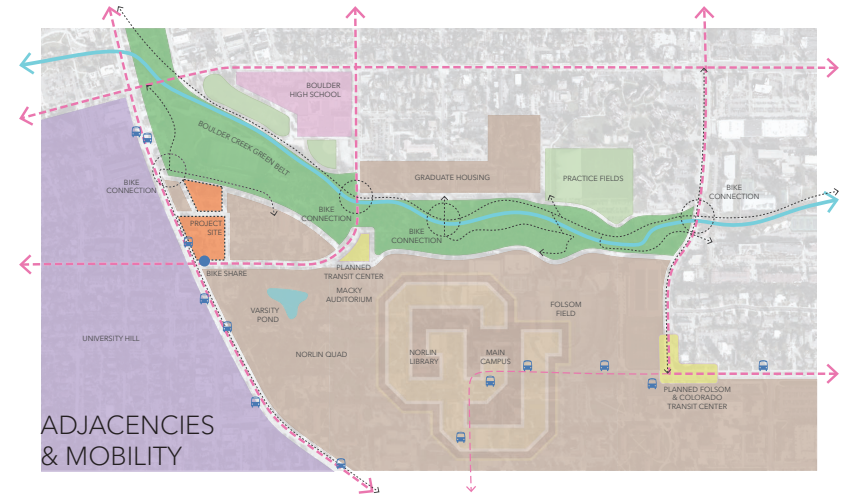


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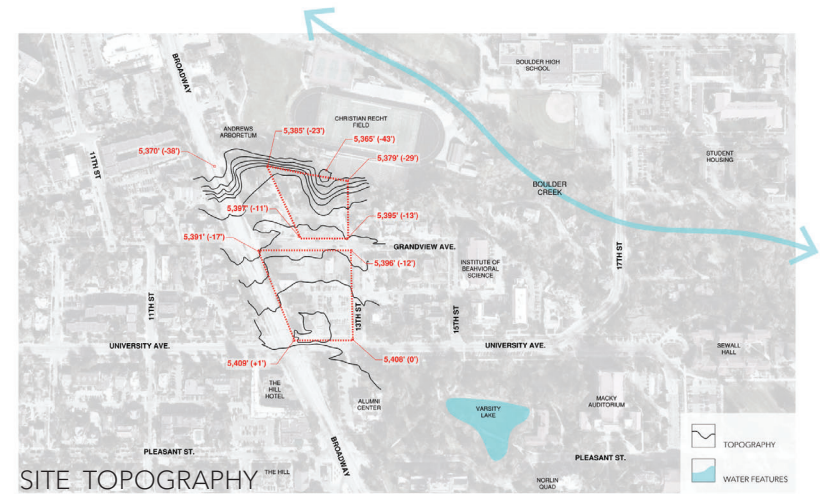
SITE CONTEXT



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



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



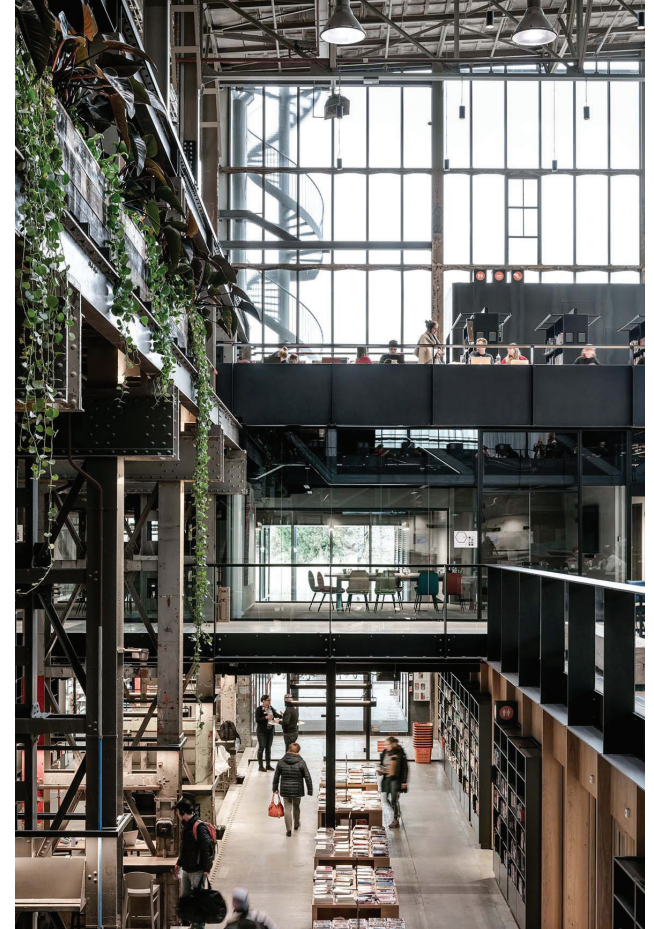
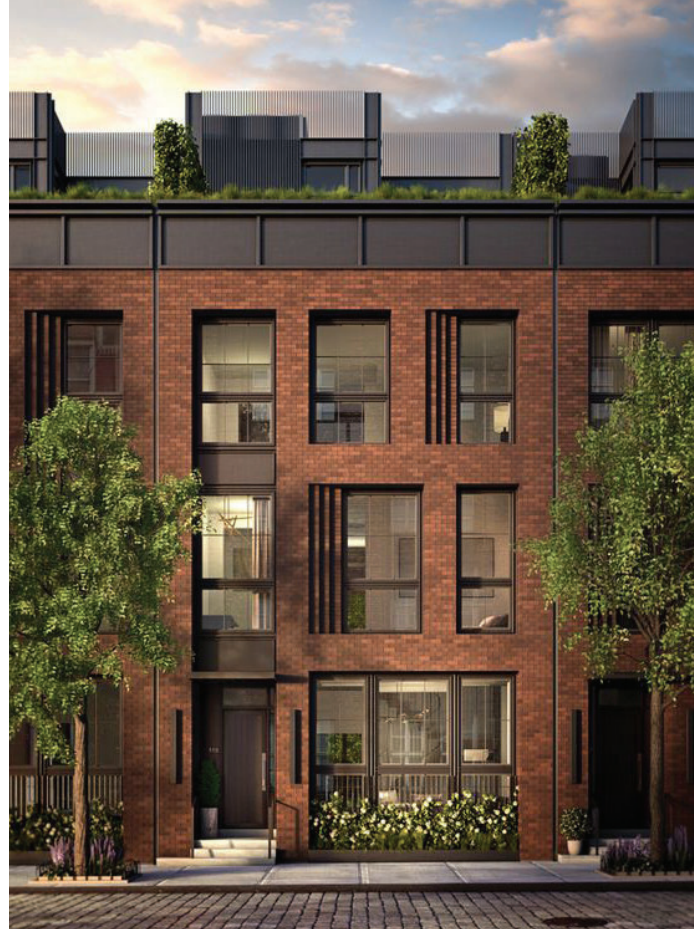
Access to multiple bus routes and a bikeshare nearby encourage an active lifestyle and connection to the local community. The use of bicycles reduces overall greenhouse gas emissions



SITE PLAN

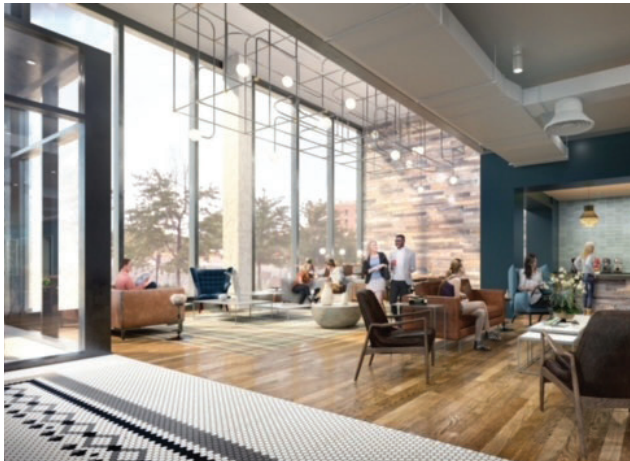


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INSPIRATION

WATG



INSPIRATION

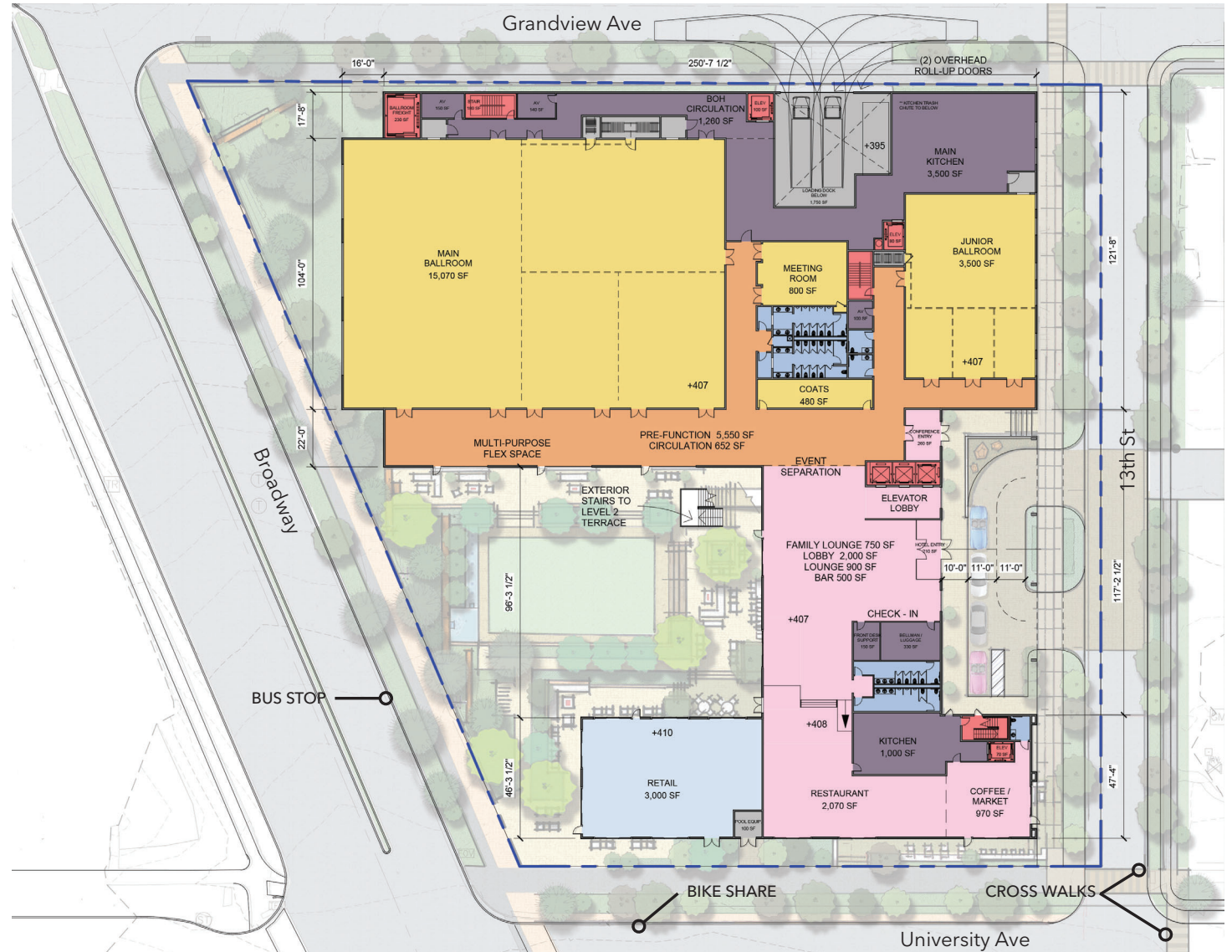
WATG



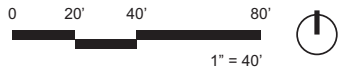
Providing outdoor space such as a courtyard will reduce the heat island effect and provide a connection to the outdoors to reduce stress, build community relationships, increase physical activity and foster better social interactions



Utilizing pervious pavers and removing the underground parking from the hotel site both encourage natural site drainage



LEVEL 1





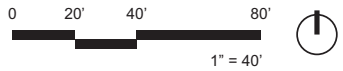
Providing a dedicated area for the collection, separation and storage of recyclable materials encourages the reuse and recycling of materials and waste



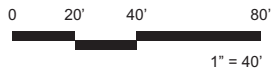
Opportunity for the hotel kitchens and restaurants to develop a commercial composting program of both pre and post-consumer waste; by composting, organic waste is being diverted from the landfill and less harmful methane is being produced



LEVELS B1 & 1M



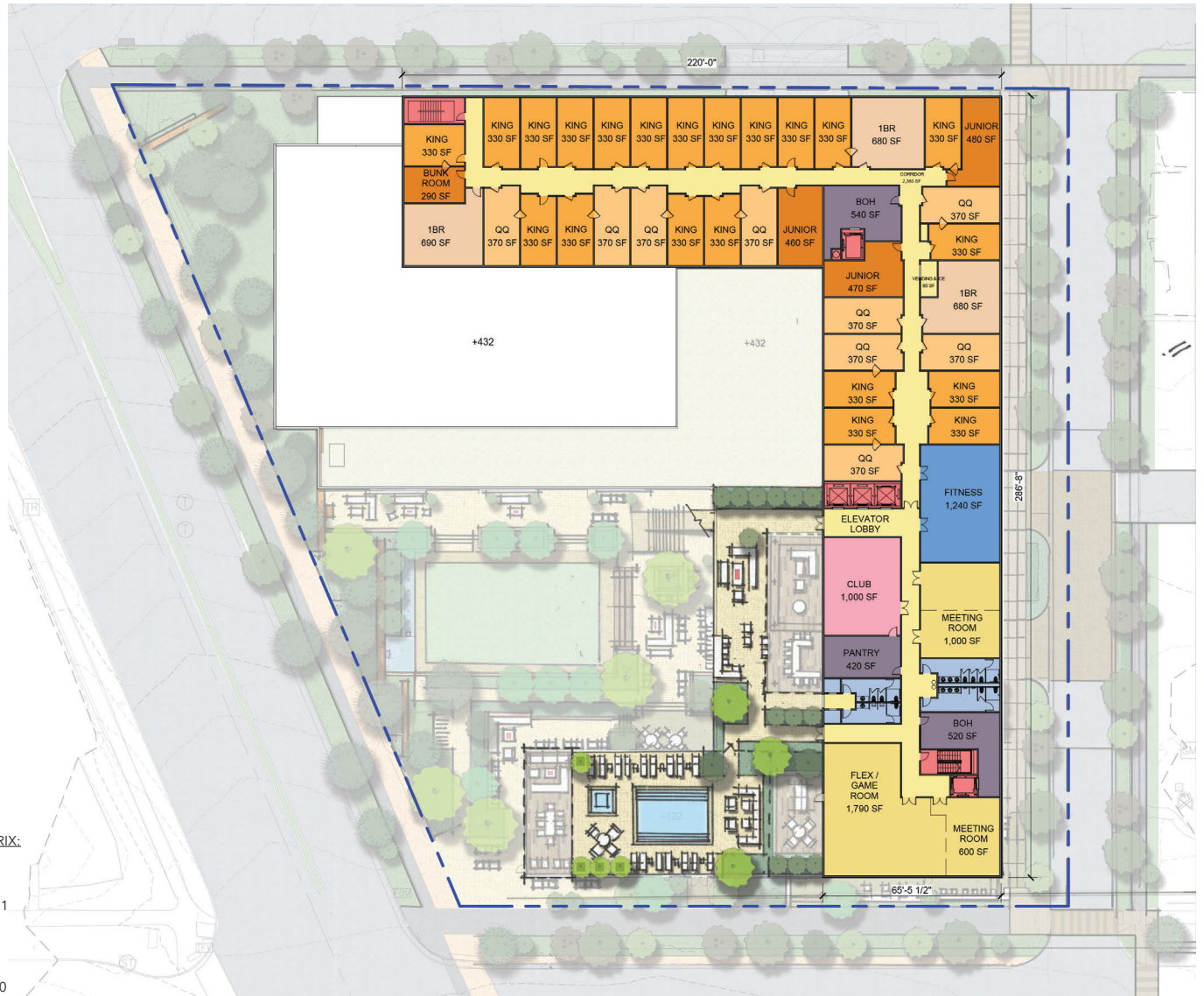
LEVEL 2



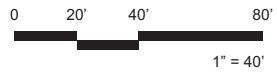
TOTAL ROOM MATRIX:

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

TOTAL ROOMS - 250



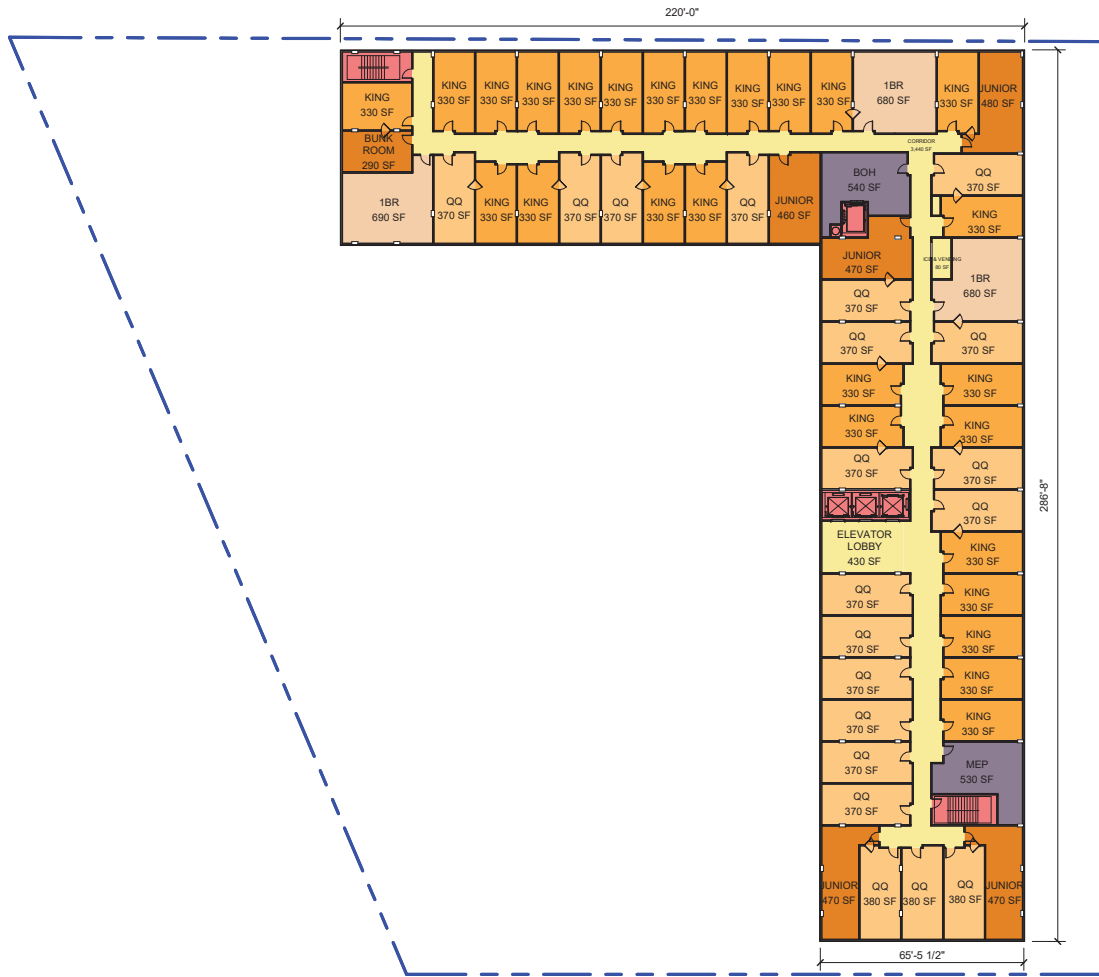
LEVEL 3-6



TOTAL ROOM MATRIX:

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

TOTAL ROOMS - 250

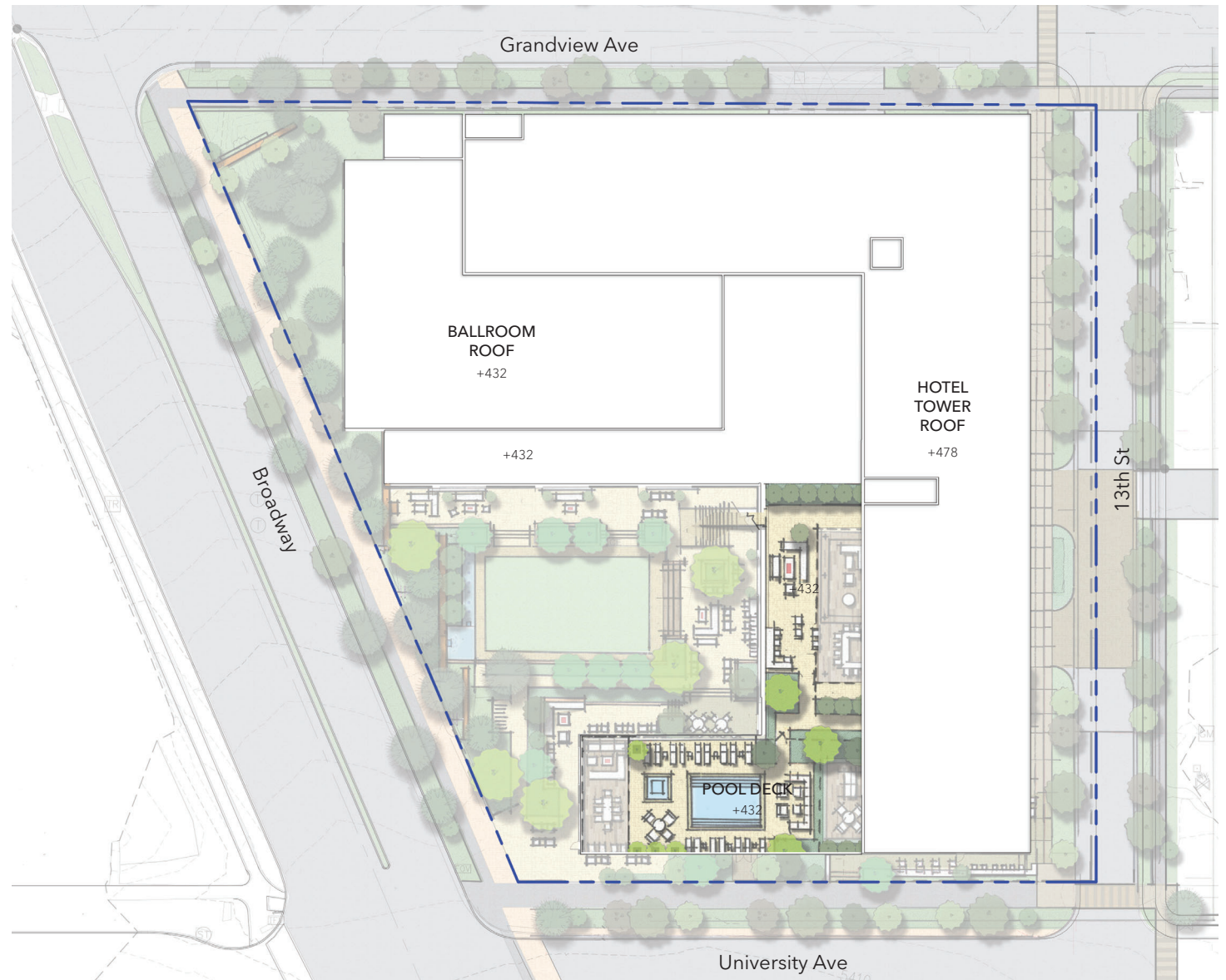




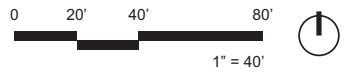
Providing shaded areas, high reflective roof coverings, and the use of covered parking structures reduces the average temperature on the site and can increase the overall comfort of the site while reducing energy use

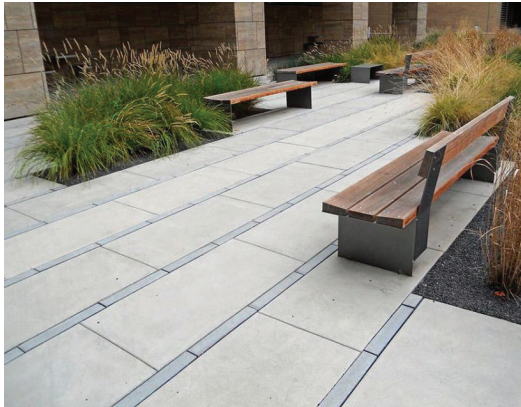
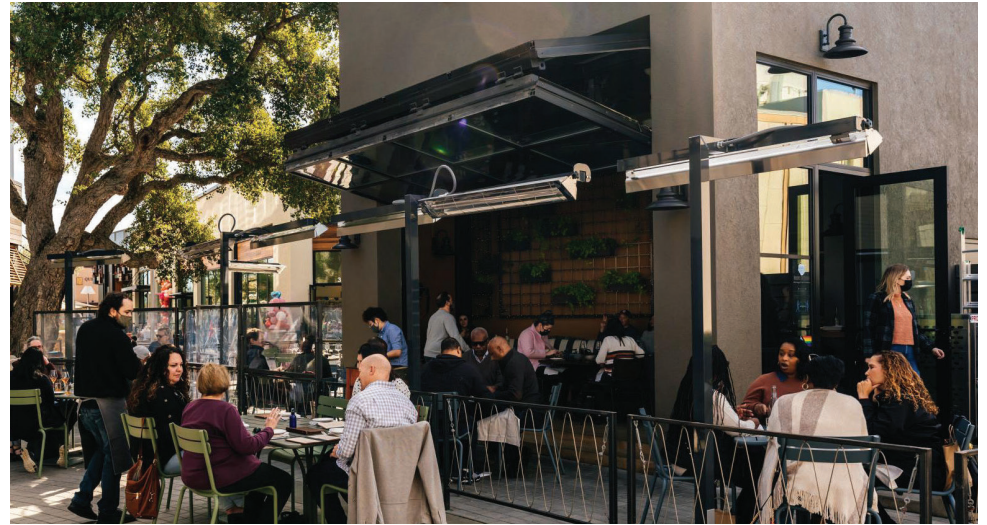
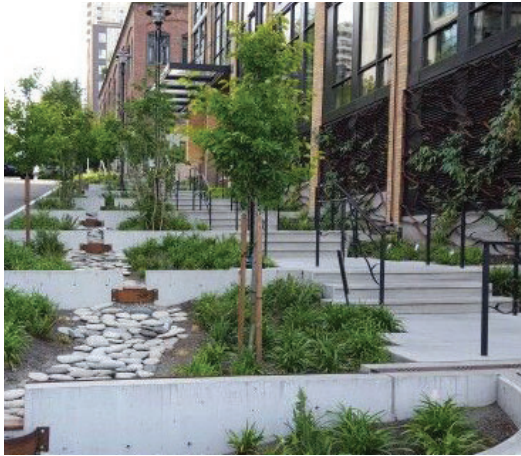


The use of on-site renewable energy systems such as solar voltaic panels or solar water heating systems can produce significant energy, environmental, and economic benefits



ROOF PLAN





LANDSCAPE EDGES Design Imagery

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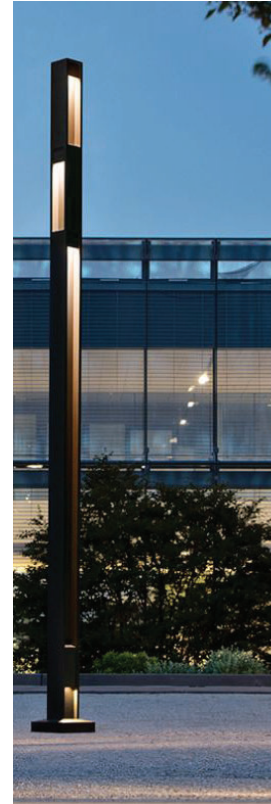


- Proposed New Enhanced Crossing (Pavers, raised)
- Main Pedestrian Crossing
- Pedestrian Route

ENHANCED CROSSING

Landscape Diagram Plan





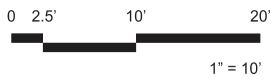
SITE FURNISHING

Design Imagery

WATG



13th STREET Elevation

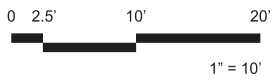


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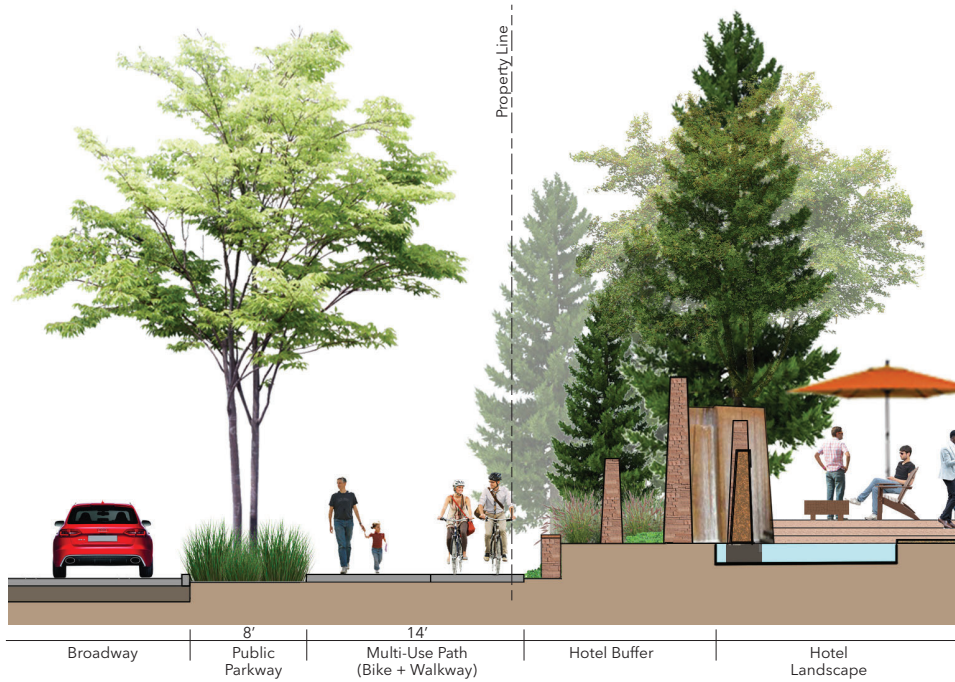
BROADWAY Elevation



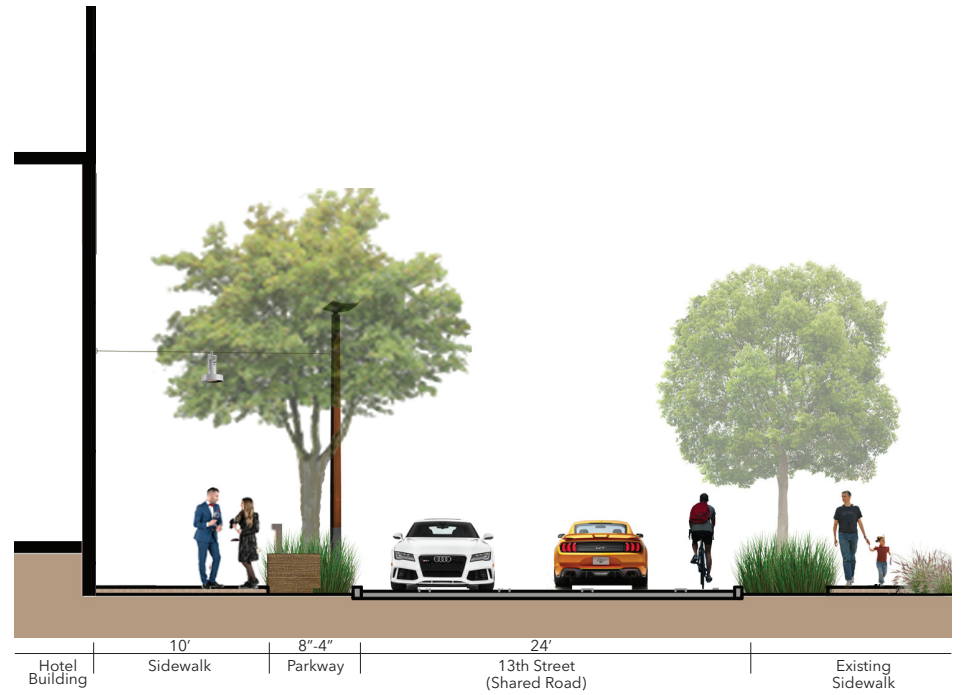
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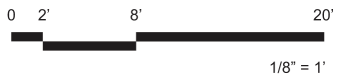
A. Broadway Streetscape



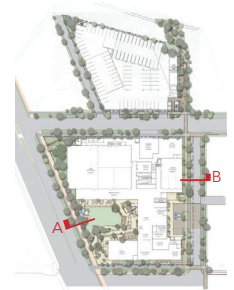
B. 13th Street Streetscape



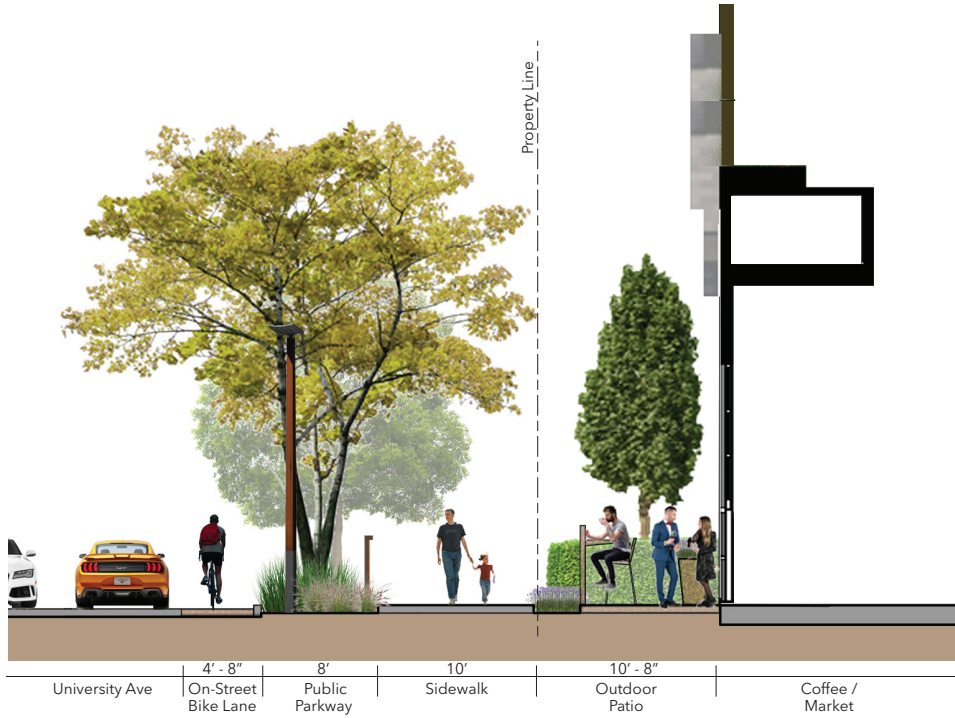
STREETSCAPE
Typical Section



WATG



C. University Avenue Streetscape

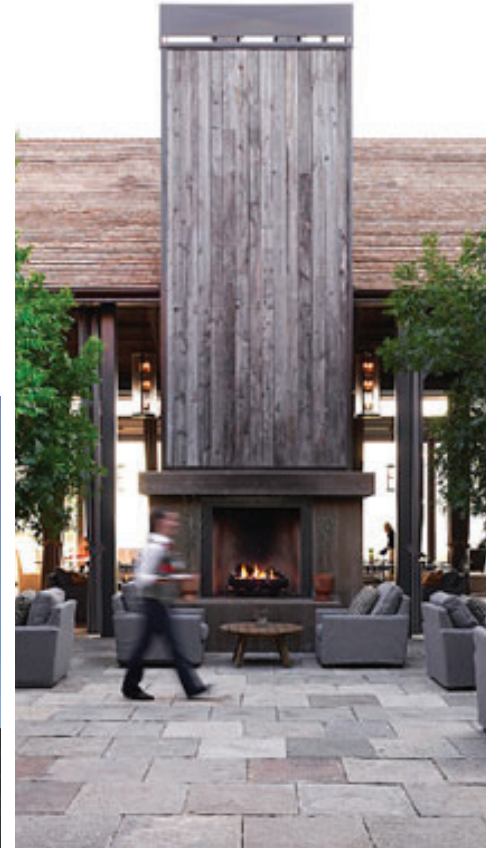


STREETSCAPE
Typical Section



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CENTRAL COURTYARD Design Imagery

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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



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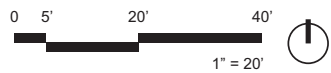




Key Plan

- 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 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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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

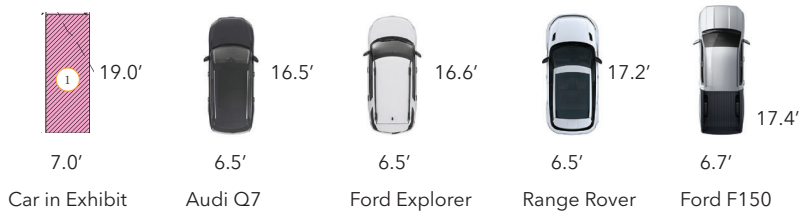


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Key Plan



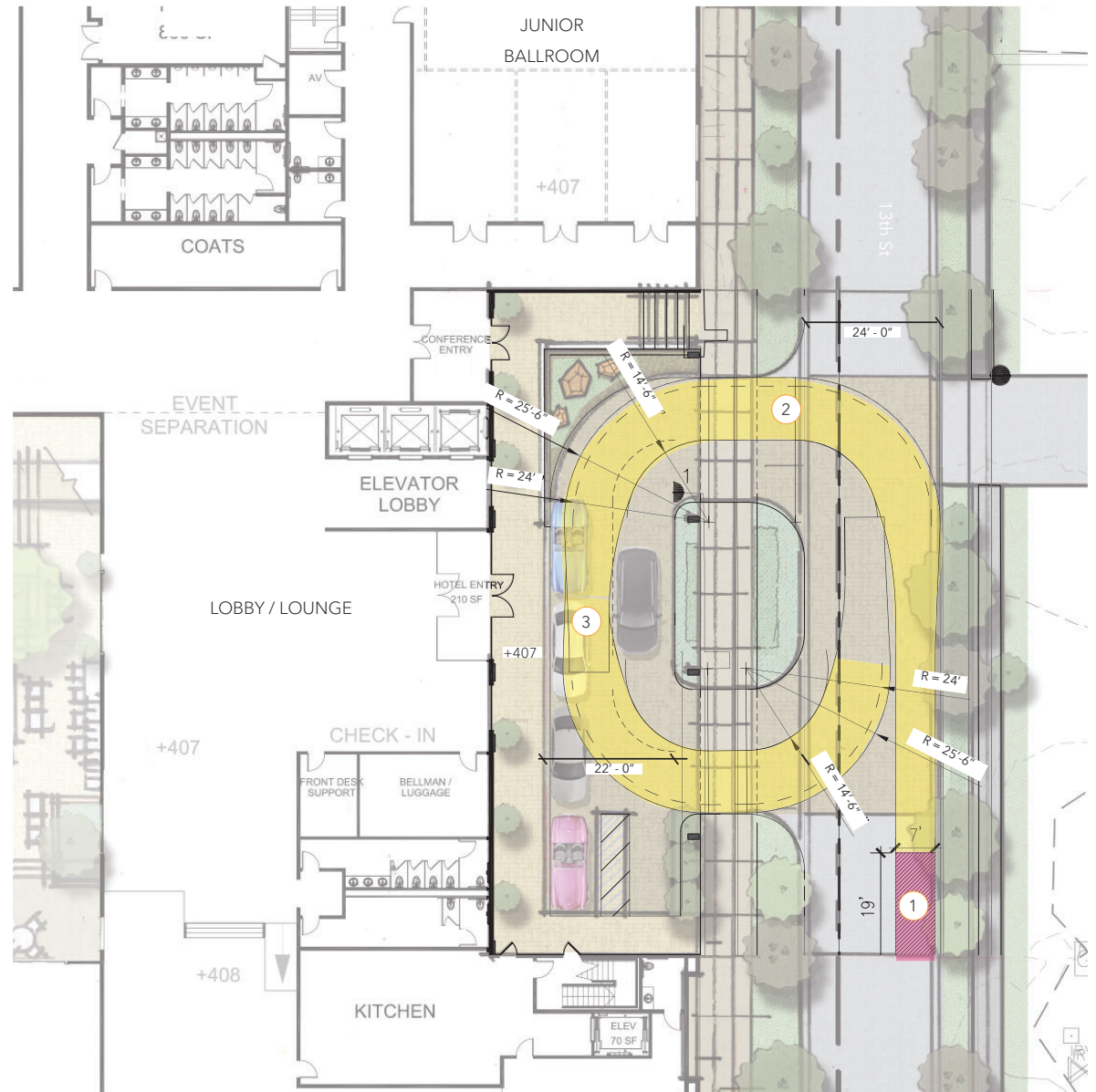
- ① Large SUV (Width 7' x Length 19')
- ② Turning Area
- ③ Parking Spot

PORTE COCHERE

Turning Study - Northbound

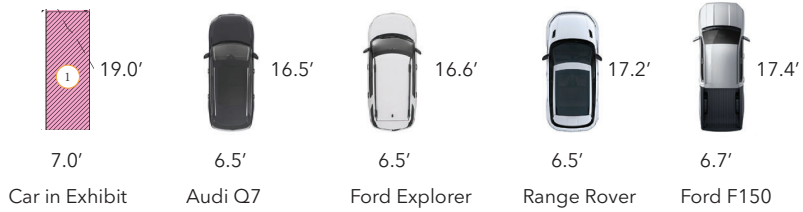


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Key Plan



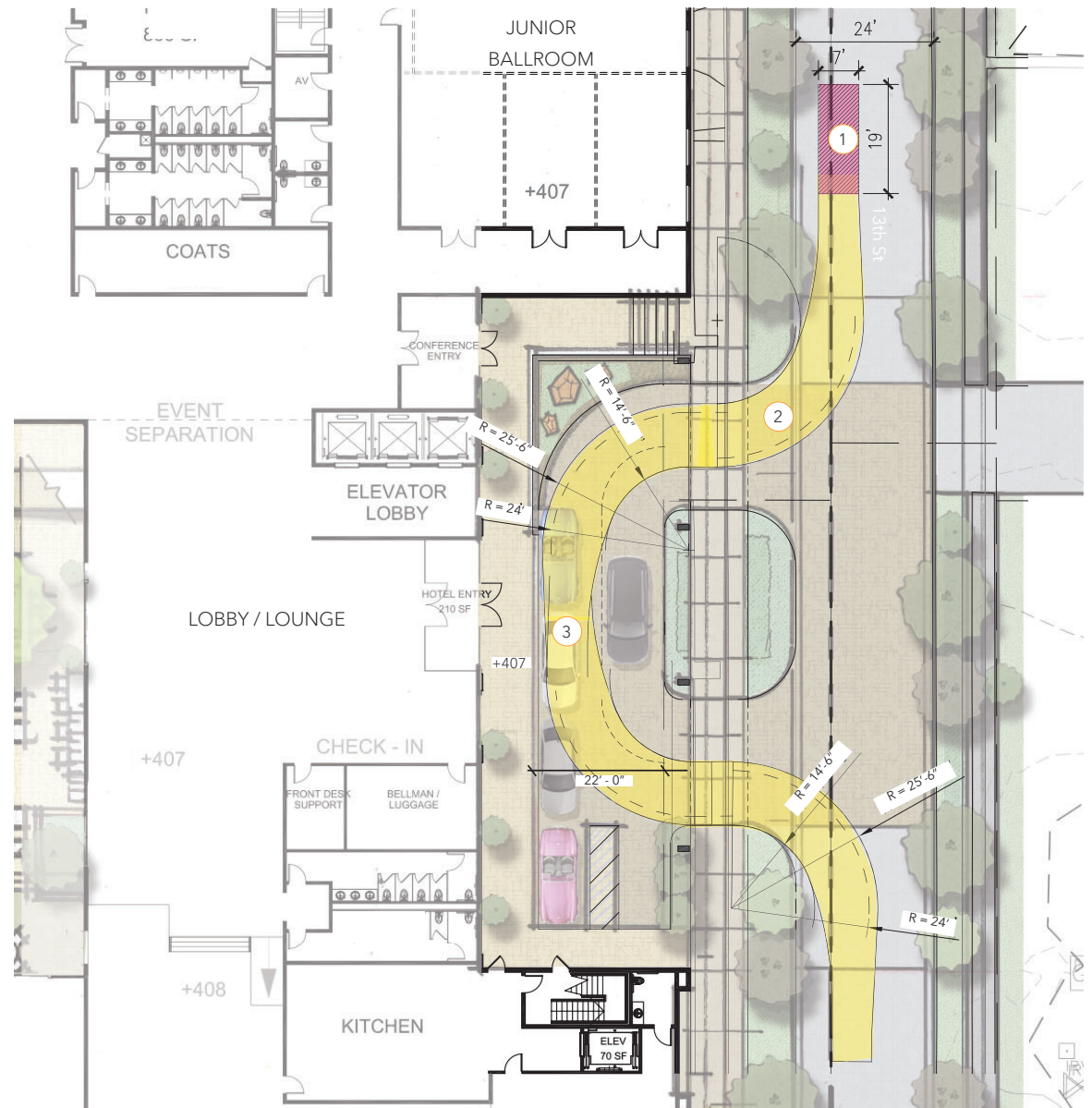
- ① Large SUV (Width 7' x Length 19')
- ② Turning Area
- ③ Parking Spot

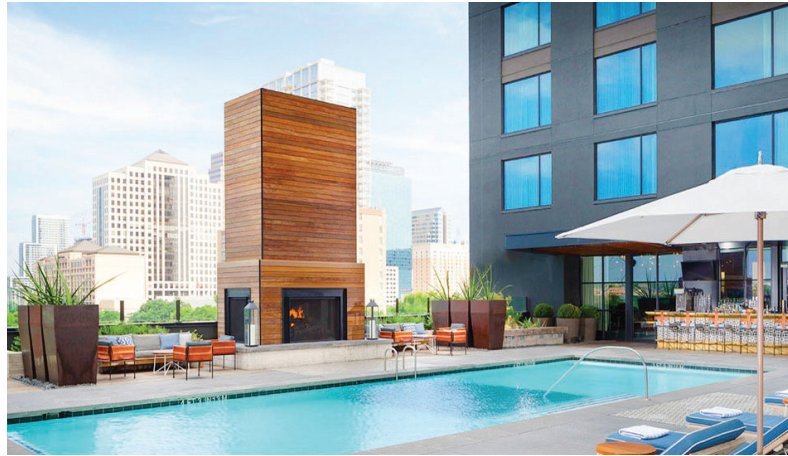
PORTE COCHERE

Turning Study - Southbound



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ROOFTOP POOL TERRACE

Design Imagery

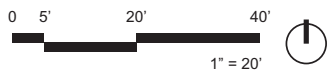
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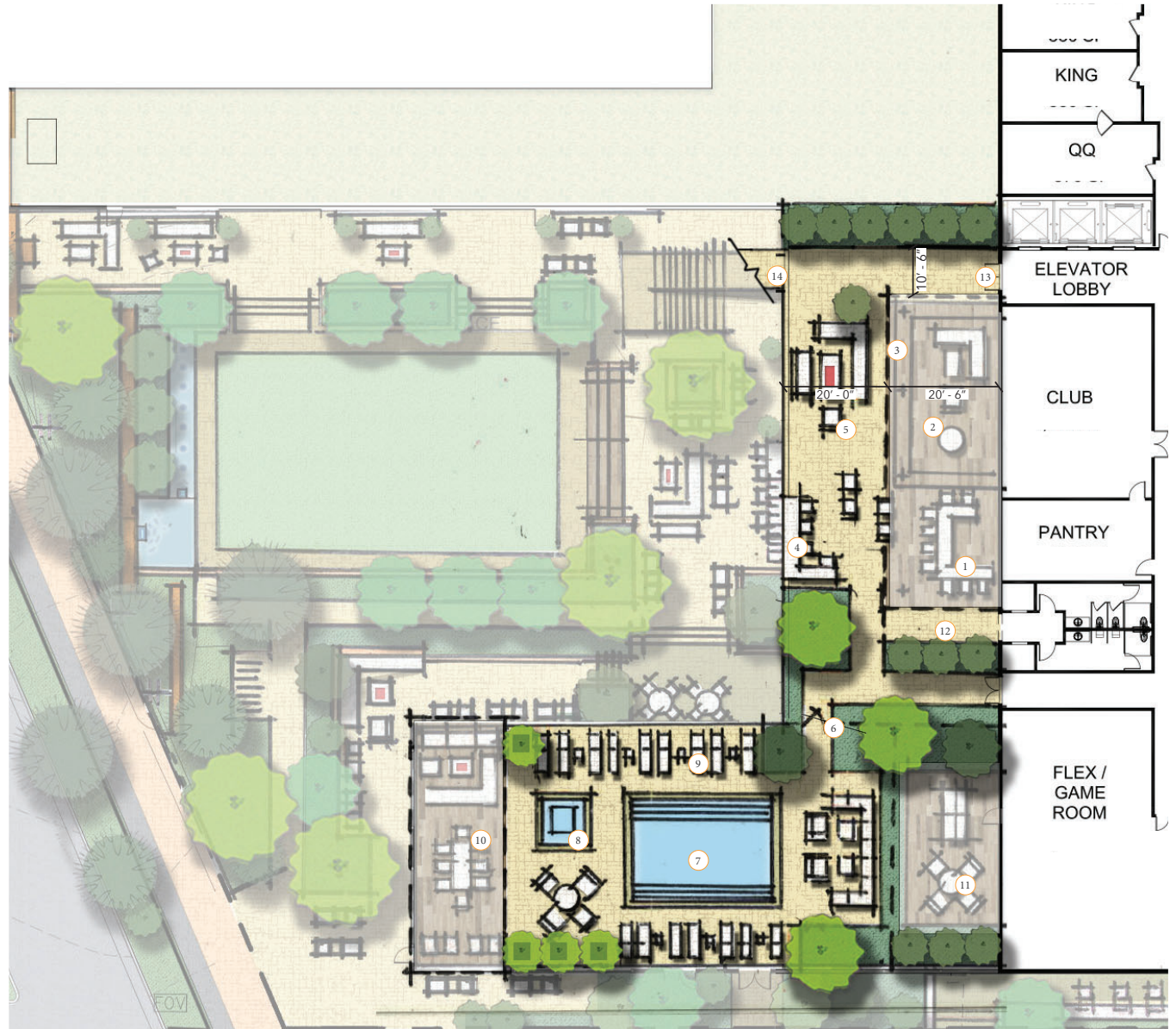
Key Plan

- 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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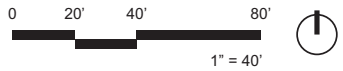
Key Plan

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



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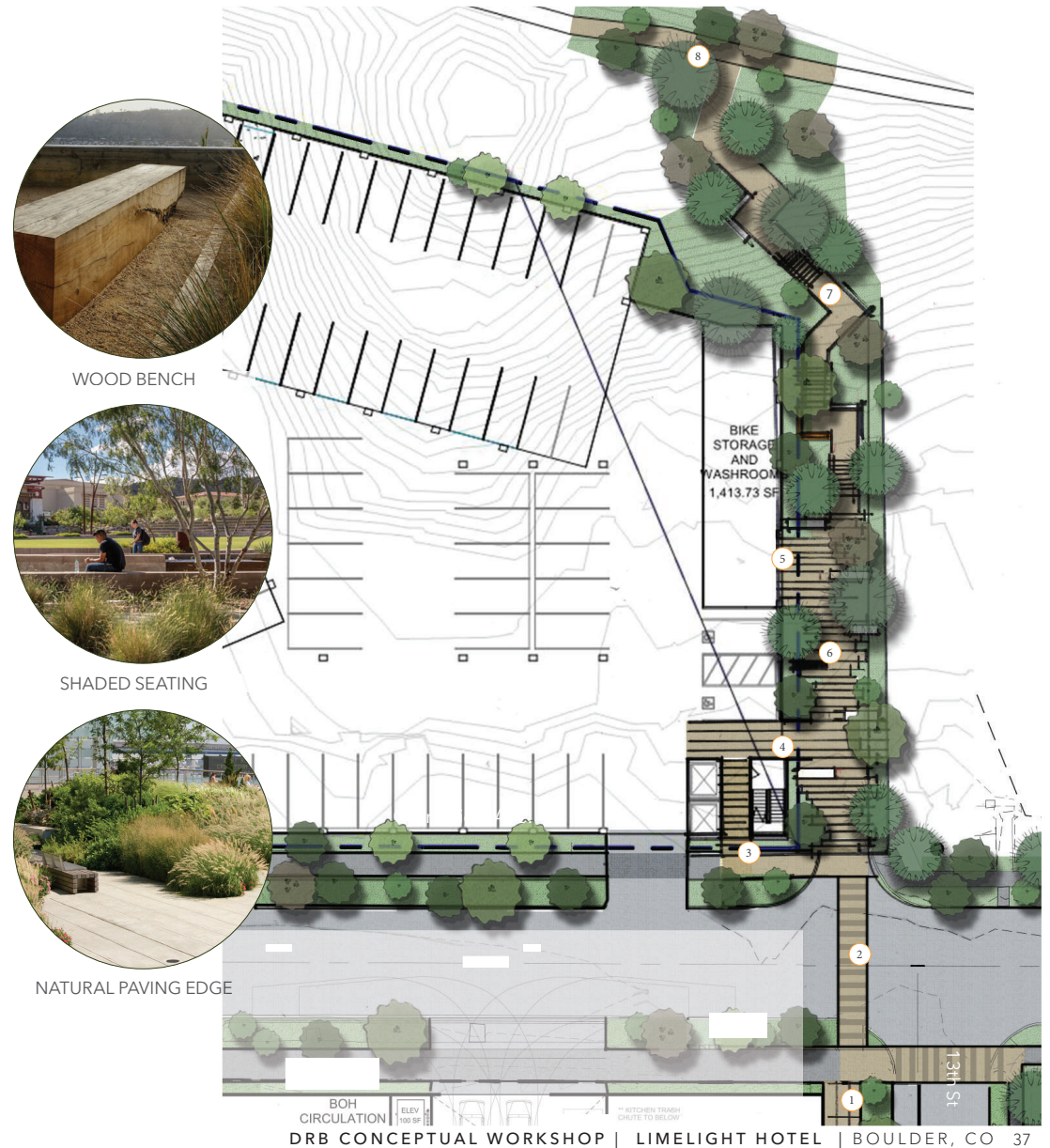
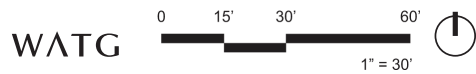


 Consolidating the overall parking footprint of the site with the use of a parking structure will help to reduce the overall heat island effect

 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





Key Plan

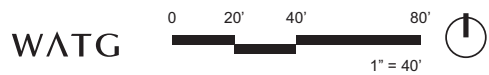
- A Malus spp/Crabapple (Dia. at Breast Height 5")
- B Picea spp/Spruce (Dia. at Breast Height 3")
- C Salix spp/Willow (Dia. at Breast Height 4")
- D Abies concolor/White Fir (Dia. at Breast Height 20")
- E Pinus ponderosa/Ponderosa Pine (Dia. at Breast Height 12")
- F Pseudotsuga menziesii/Douglas 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

- A Evergreen
- A Deciduous

EXISTING TREES

Pocket Park Area



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PARKING STRUCTURE

Facade Studies

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PARKING STRUCTURE

Material Study

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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

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MASSING STUDY 1 Openings & Transparency

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MASSING STUDY 1
Broadway & University

WATG



MASSING STUDY 1
University & 13th

WATG



MASSING STUDY 1
13th & Grandview

WATG



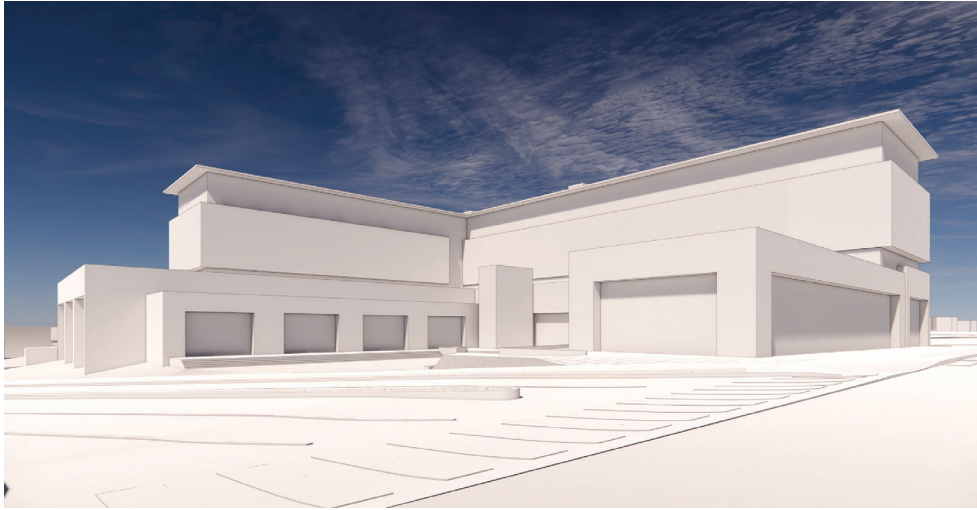
MASSING STUDY 1
Grandview & Broadway

WATG



MASSING STUDY 1
Material Studies

WATG



MASSING STUDY 2 Form Generation

WATG



MASSING STUDY 2 Openings & Transparency

WATG



MASSING STUDY 2
Broadway & University

WATG



MASSING STUDY 2
University & 13th

WATG



MASSING STUDY 2
13th & Grandview

WATG



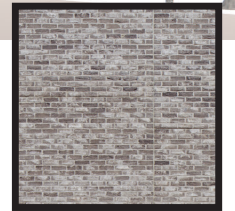
MASSING STUDY 2
Grandview & Broadway

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MASSING STUDY 2 Material Studies

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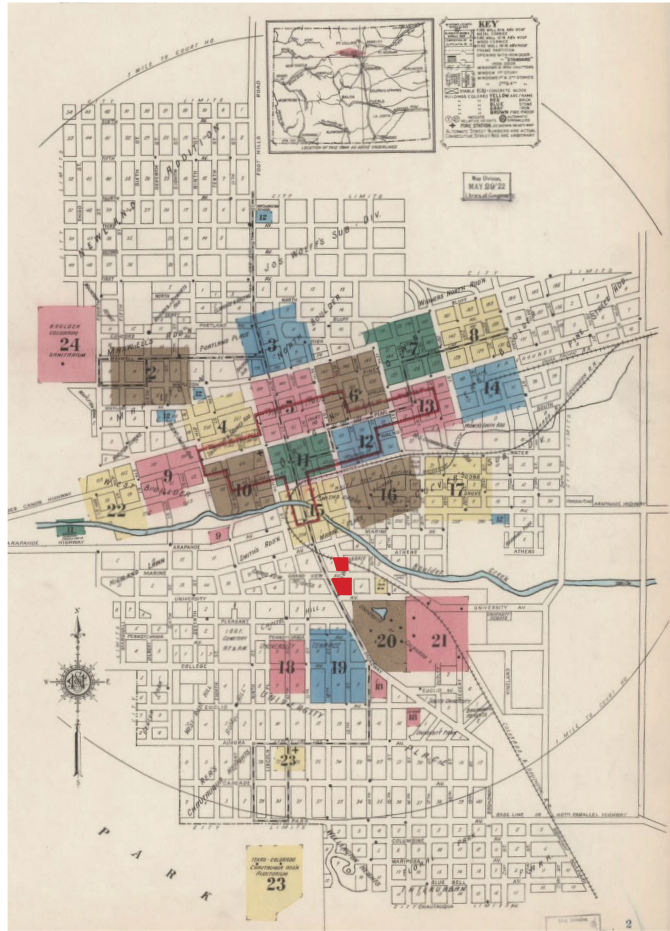
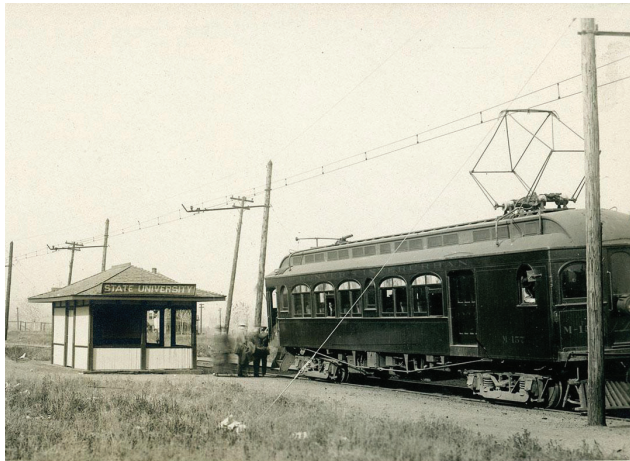
APPENDIX



GEOLOGY

Celebrating and embracing the natural beauty of the outdoors

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RAILROAD

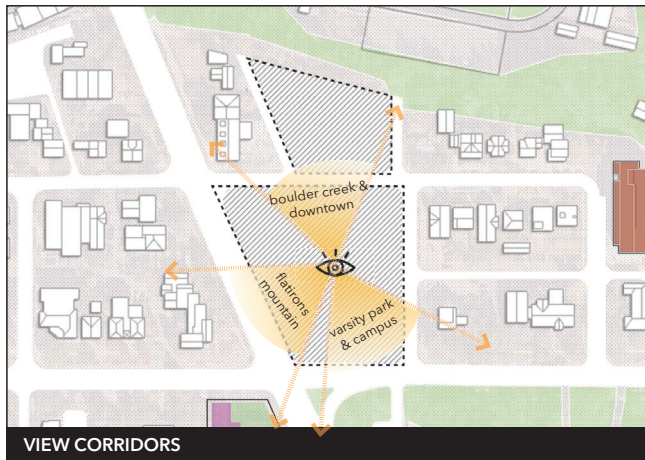
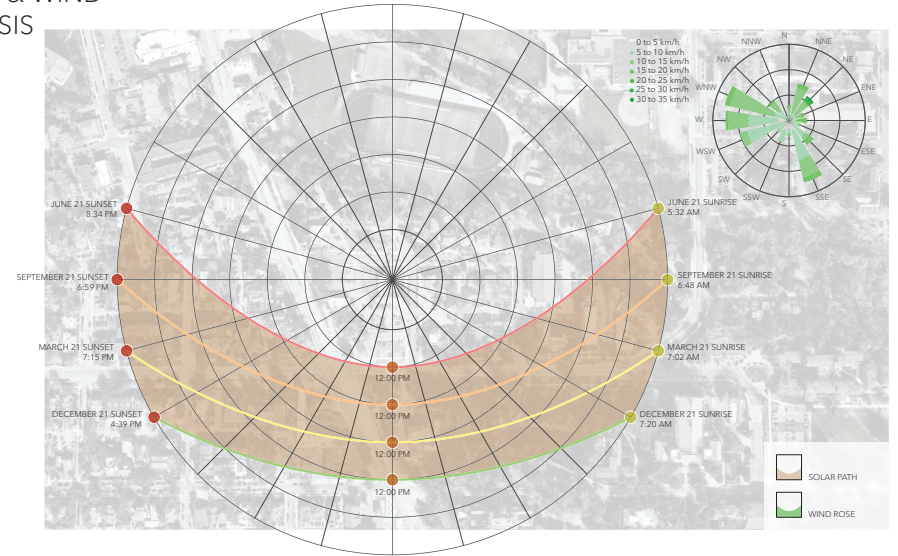
Facilitating connection to the community, culture and history of Boulder.

WATG

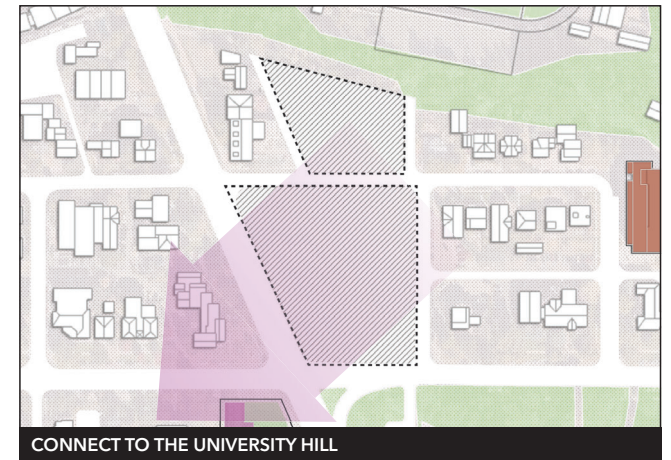
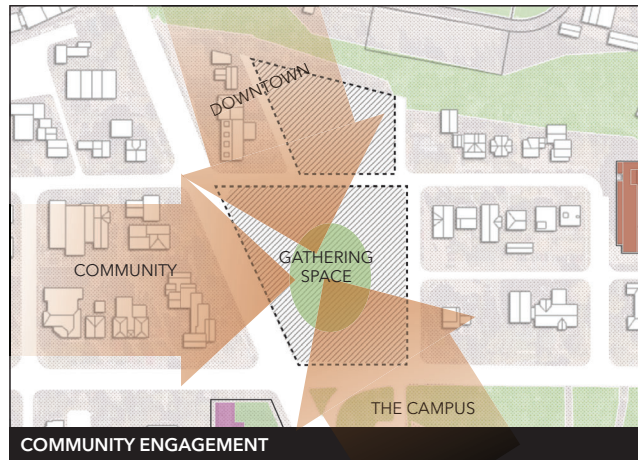
SITE DESIGN INFLUENCES



SOLAR & WIND ANALYSIS

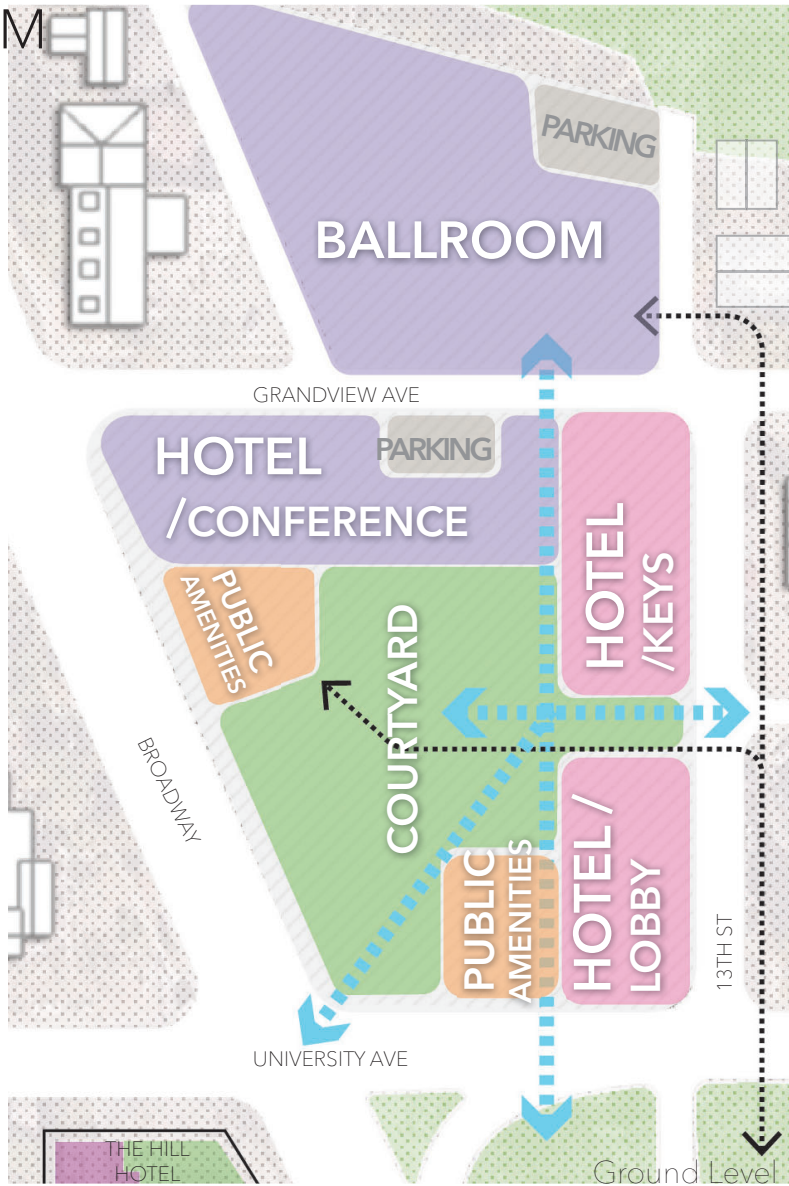


DESIGN DRIVERS



SITE DIAGRAM

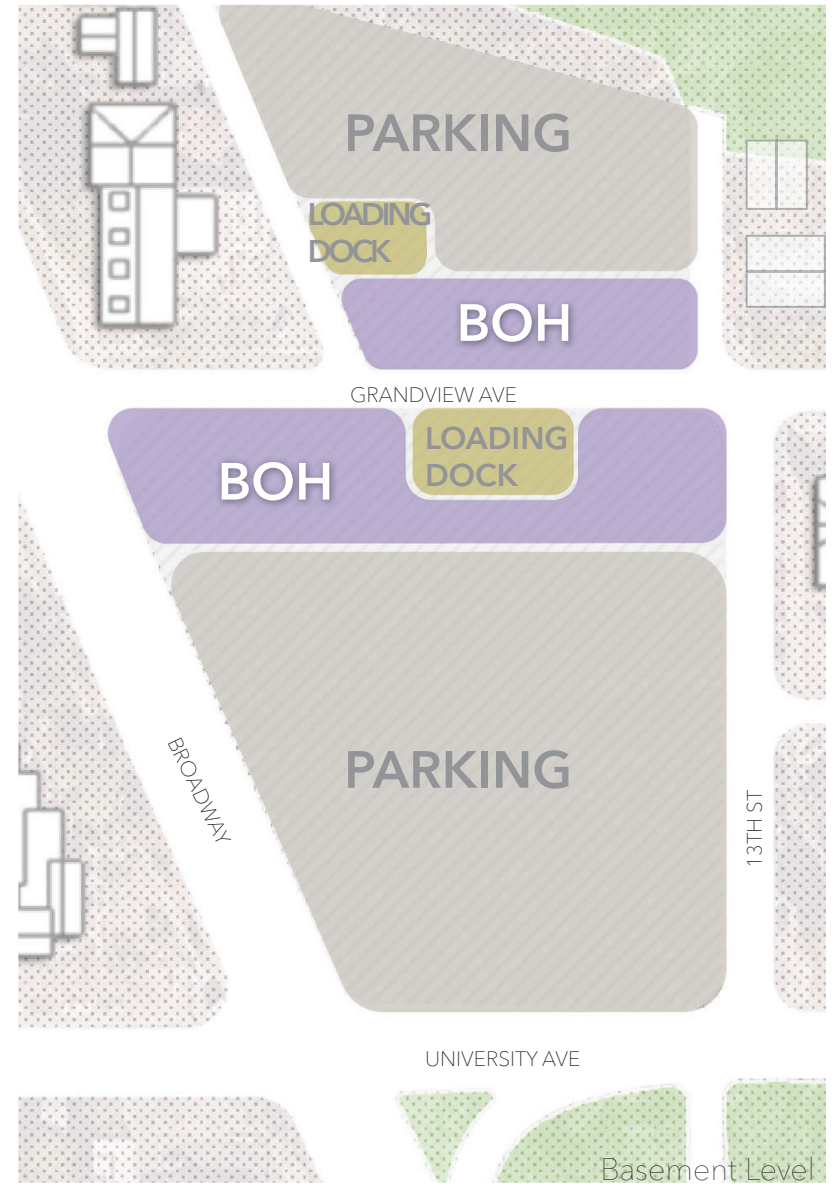
Option 1



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

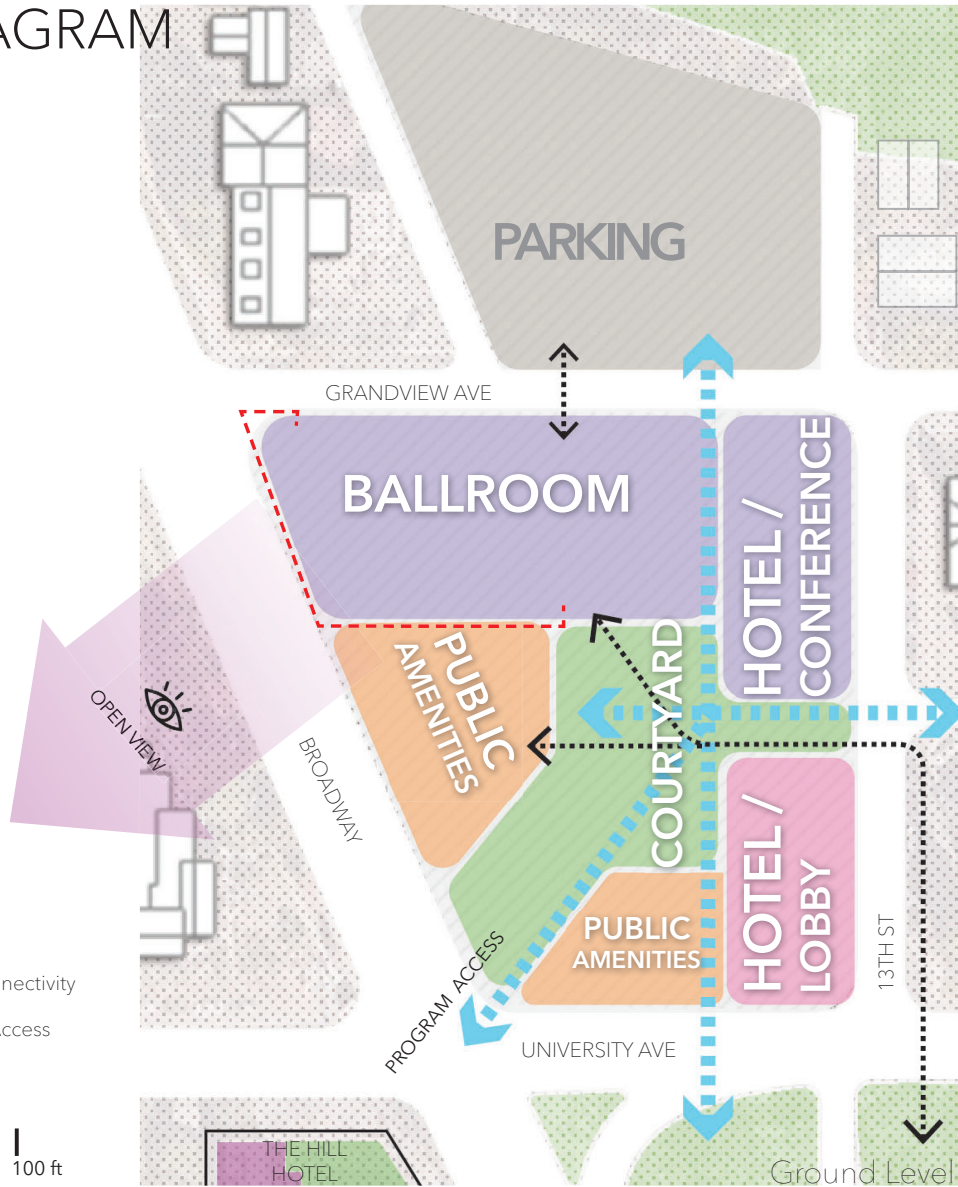


WATG



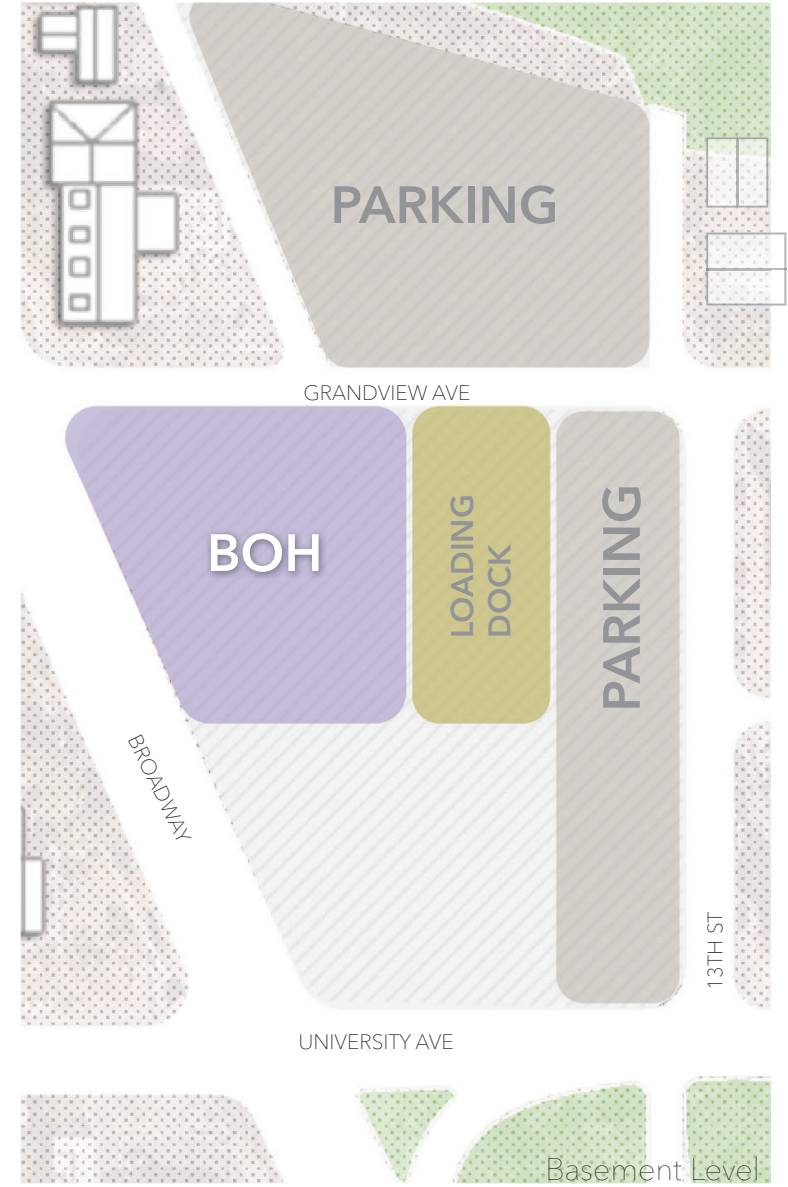
SITE DIAGRAM

Option 2



Visual Connectivity
 Program Access

WATG

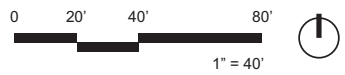


FLOOR PLAN

Design Evolution



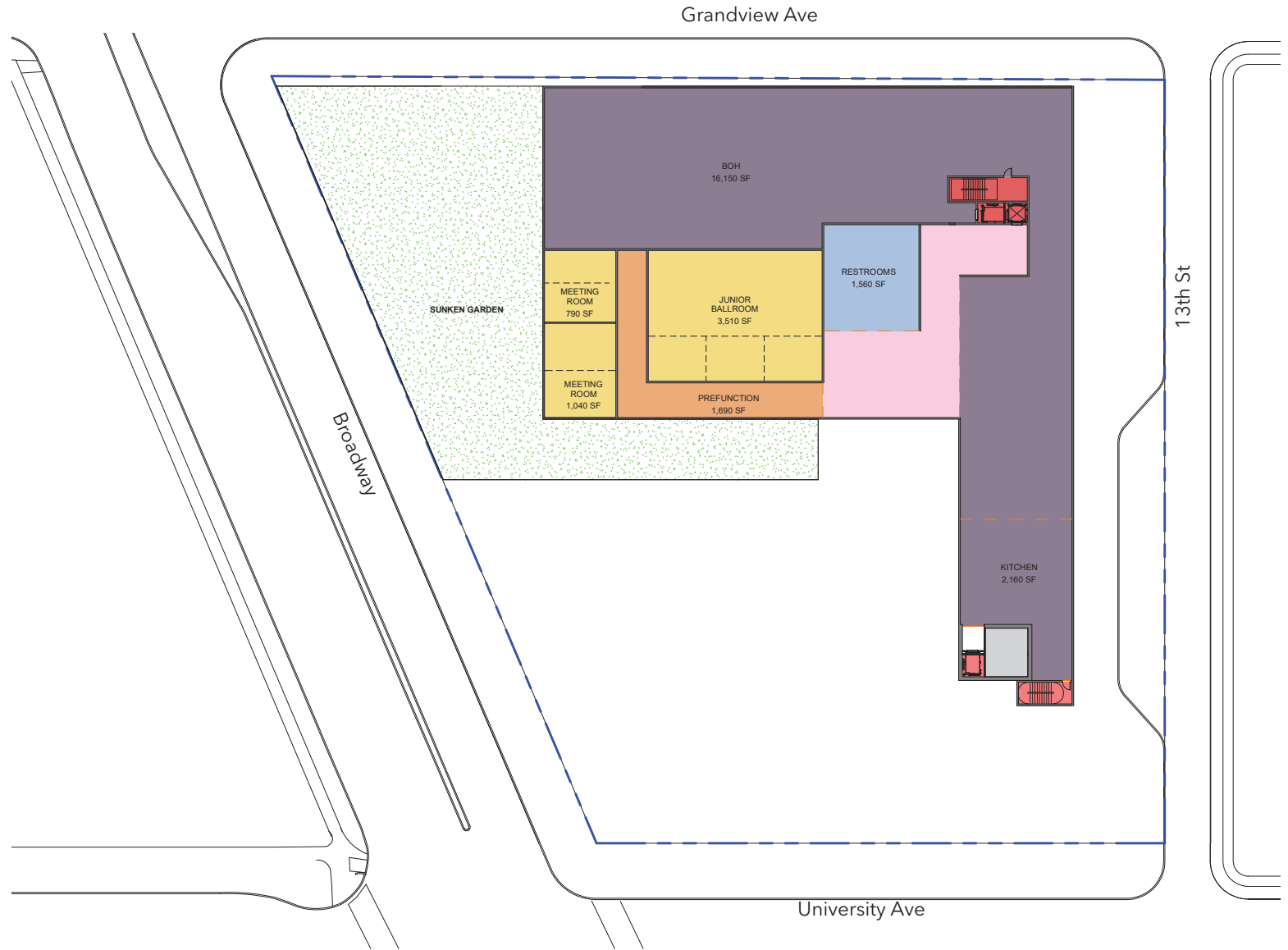
LEVEL 1



WATG

FLOOR PLAN

Design Evolution

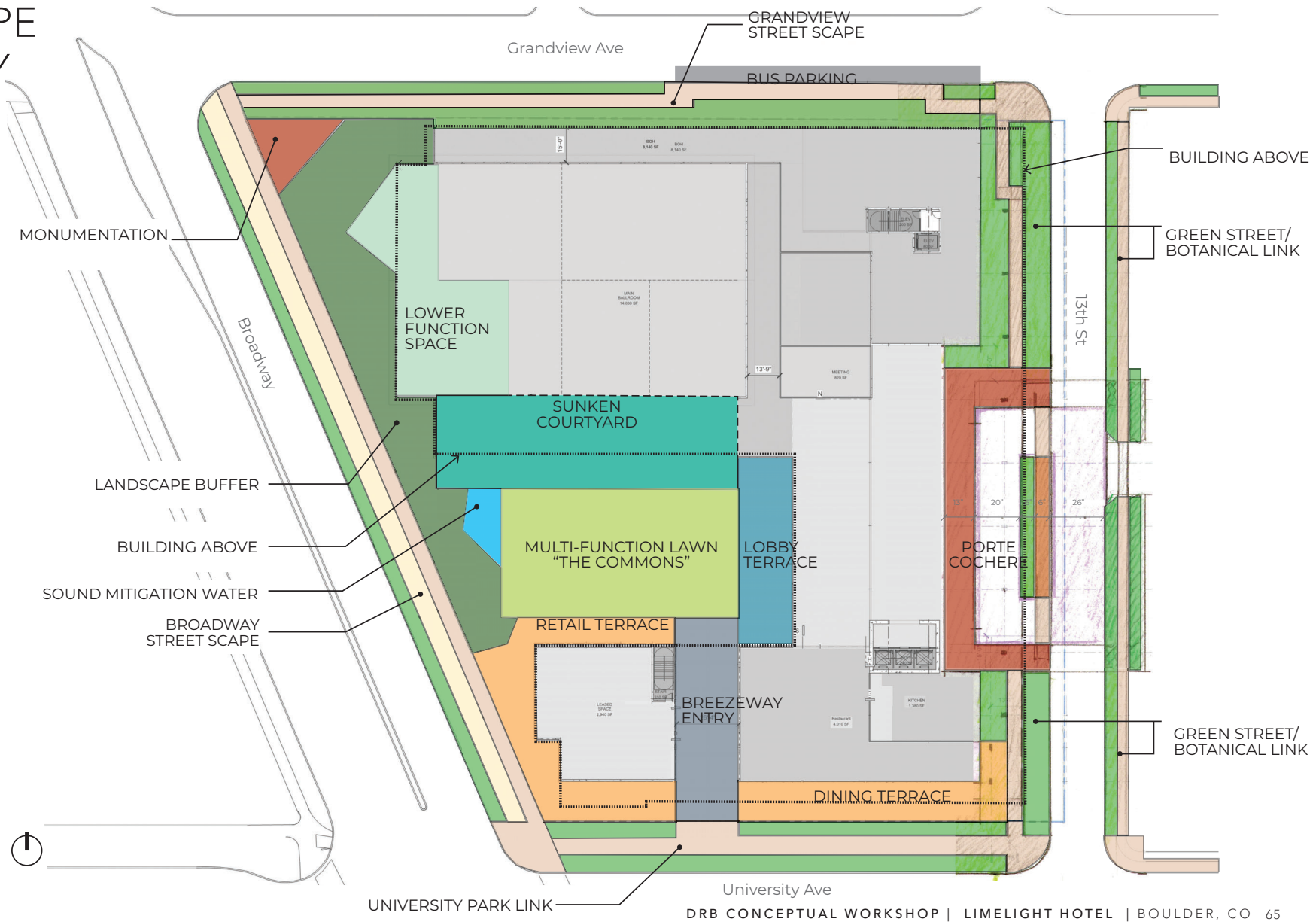


LEVEL B1



WATG

LANDSCAPE TYPOLOGY





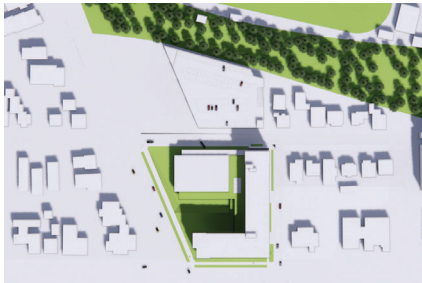
OPTION 1 | AERIAL VIEWS



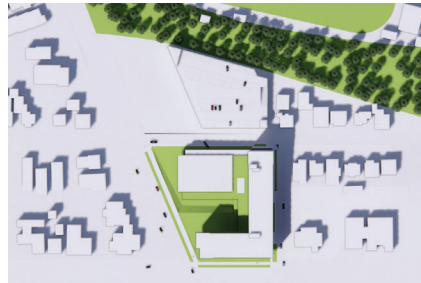
OPTION 2 | AERIAL VIEWS

OPTION 1
SPRING EQUINOX
MARCH 21

12PM



3PM

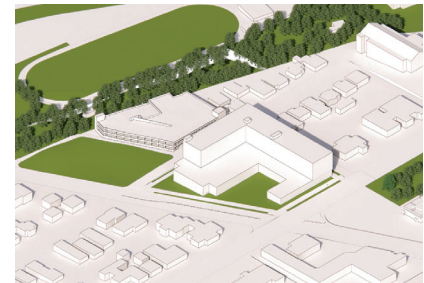
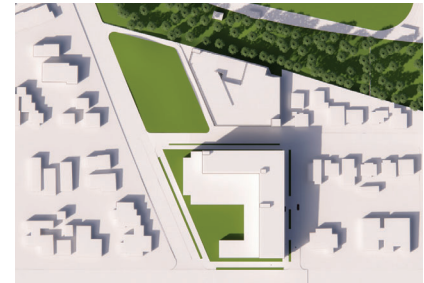


OPTION 2

12PM

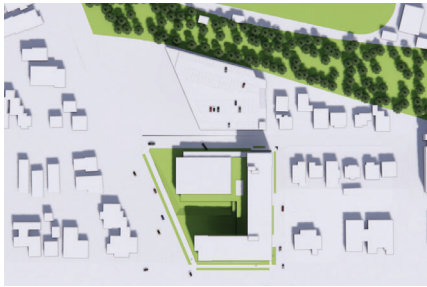


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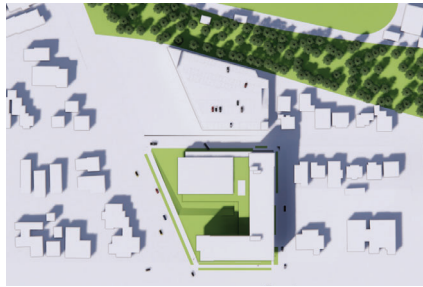


OPTION 1
AUTUMN EQUINOX
SEPTEMBER 22

12PM



3PM



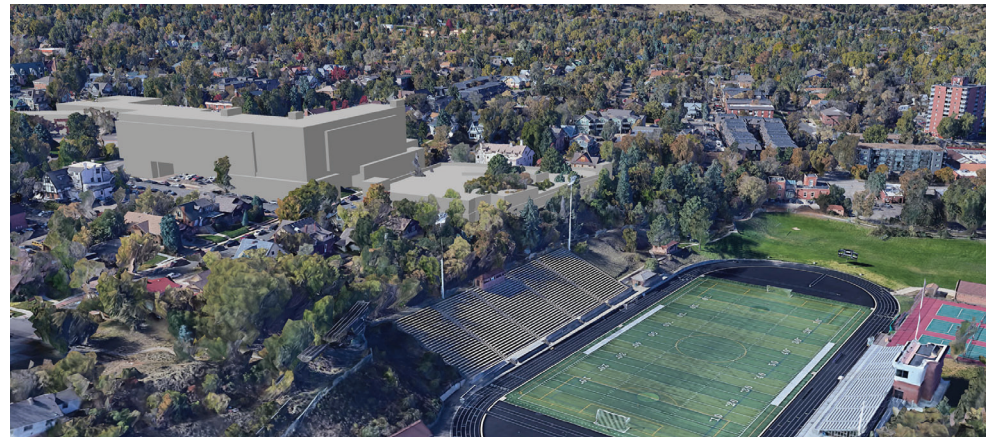
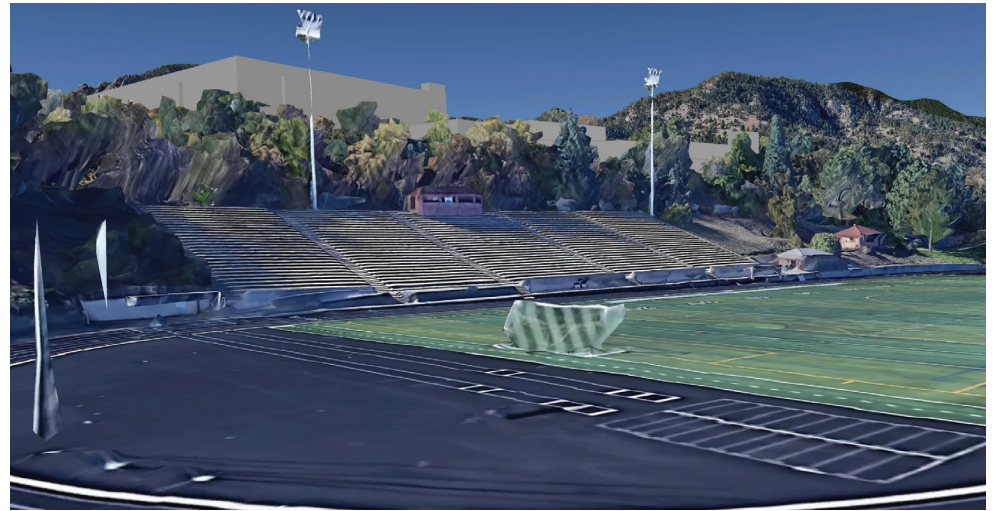
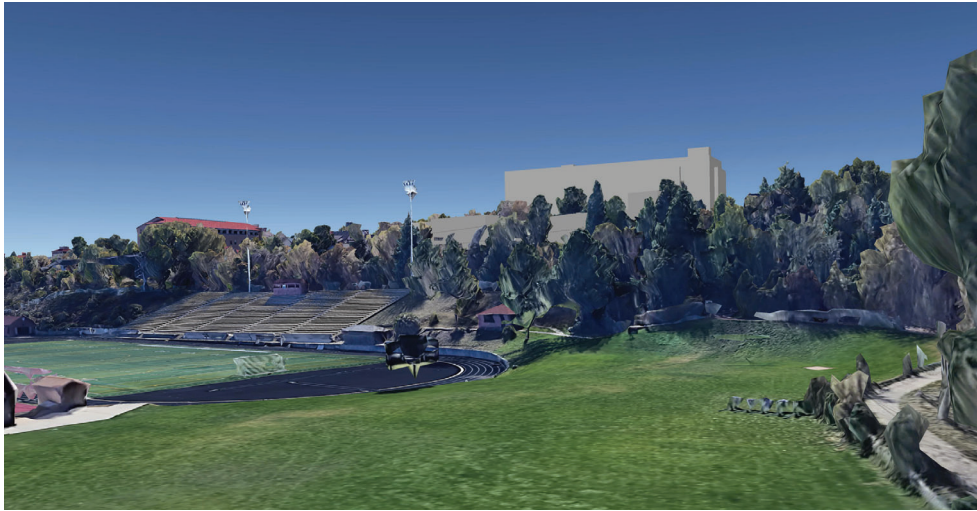
OPTION 2

12PM



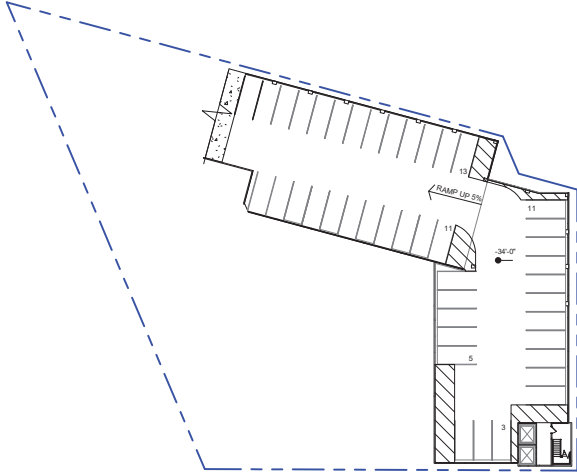
3PM



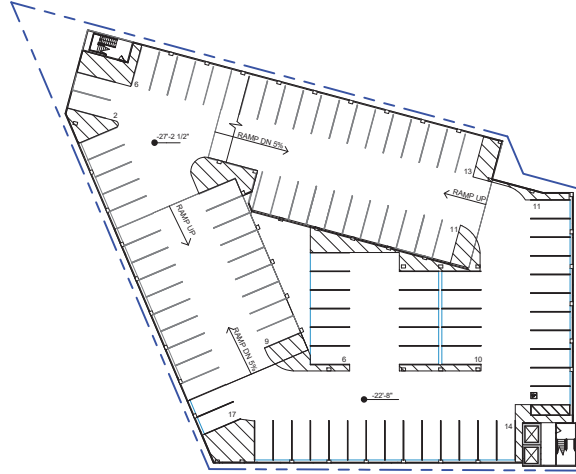


GOOGLE EARTH
Views from the North

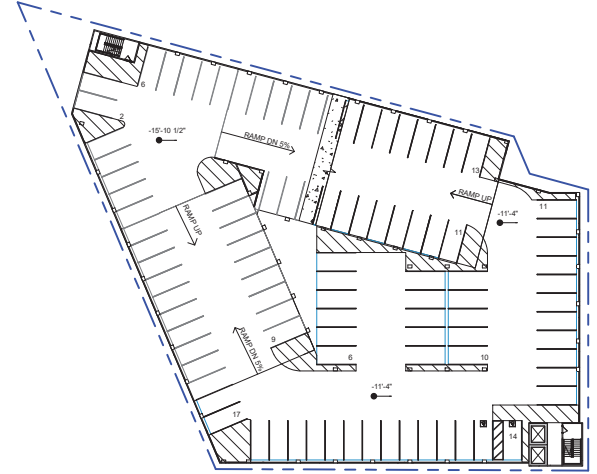
WATG



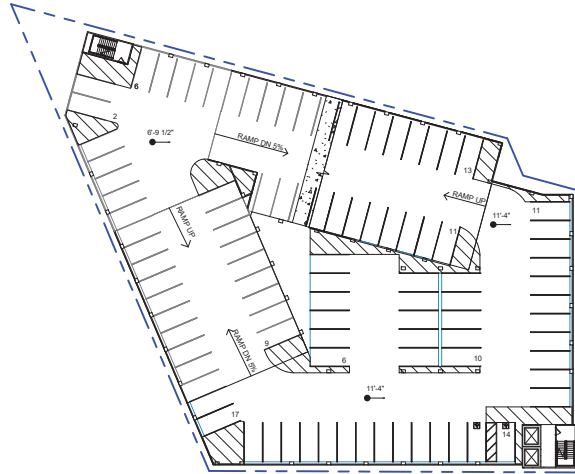
PARKING
LOWER LEVEL



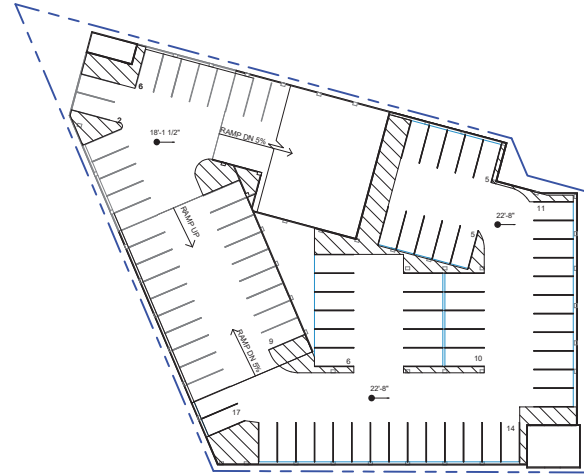
PARKING L1



PARKING L2



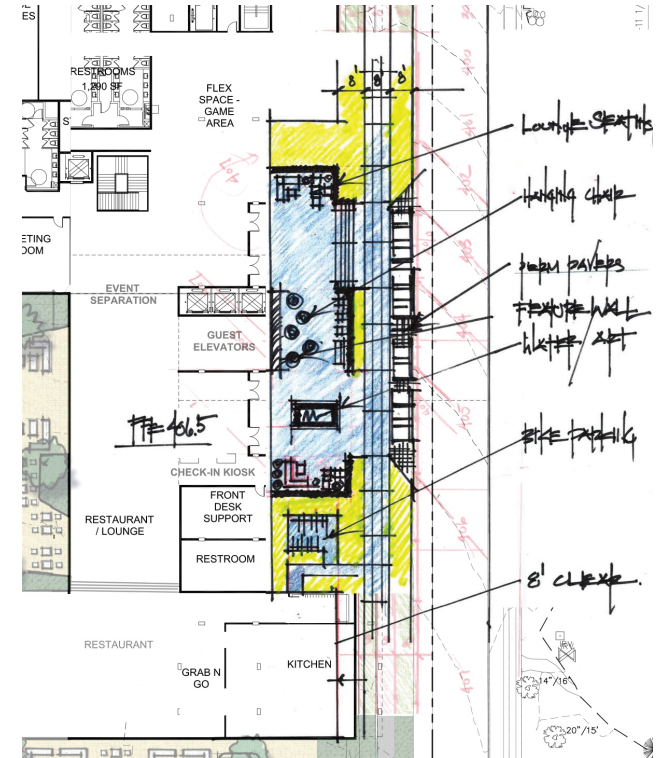
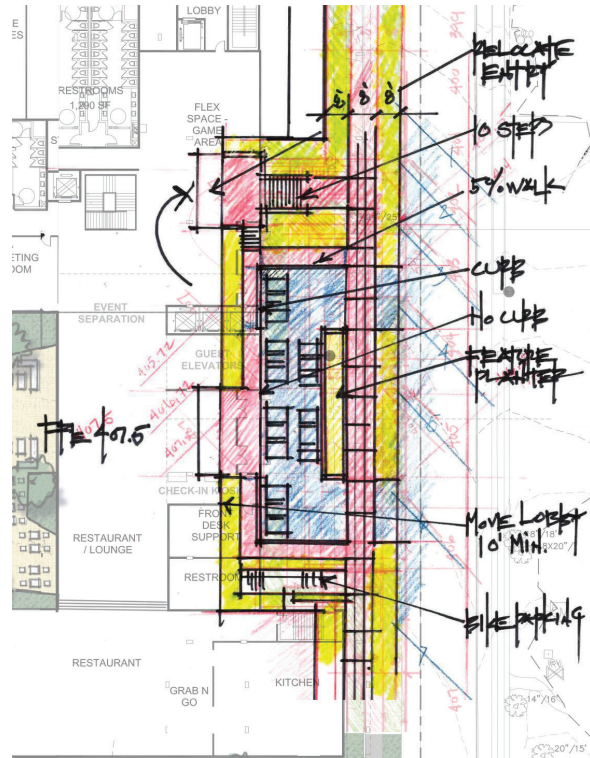
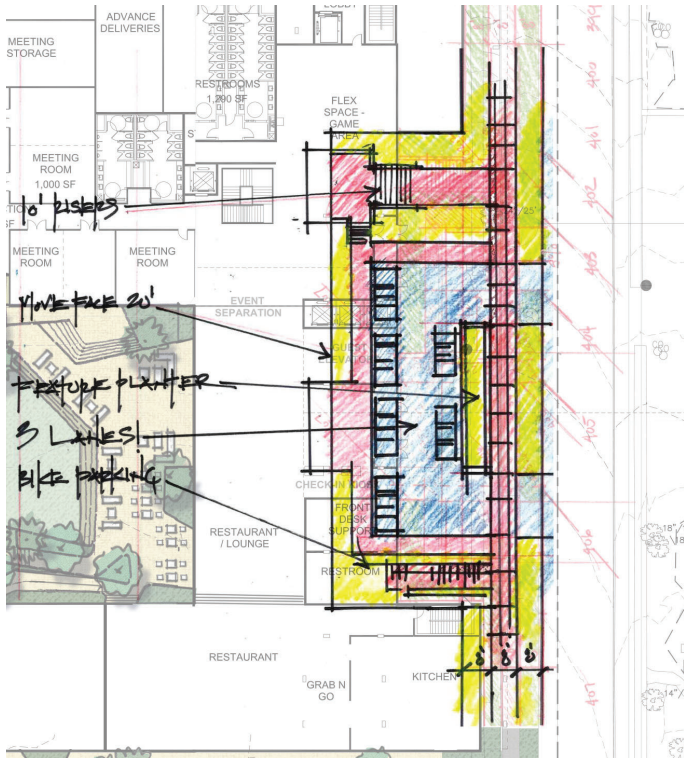
PARKING L4



PARKING L5

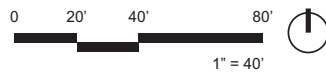
PARKING PLANS



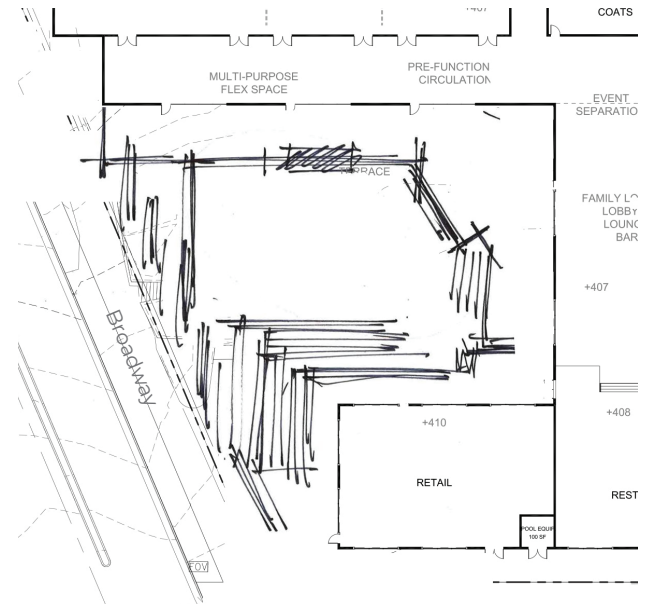
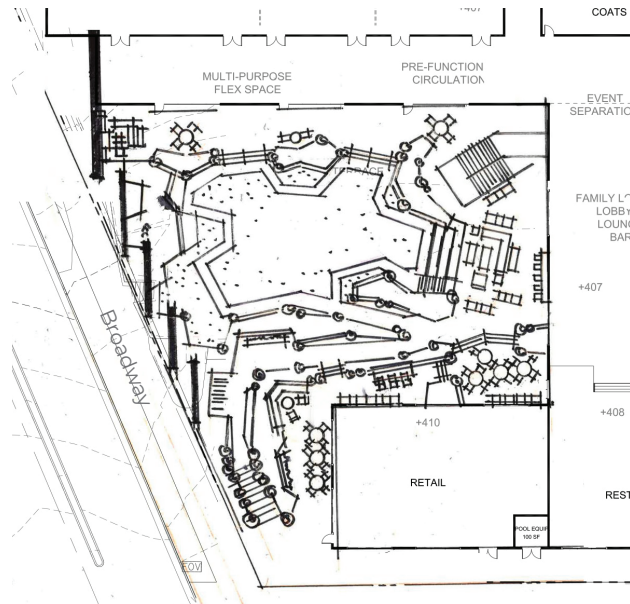
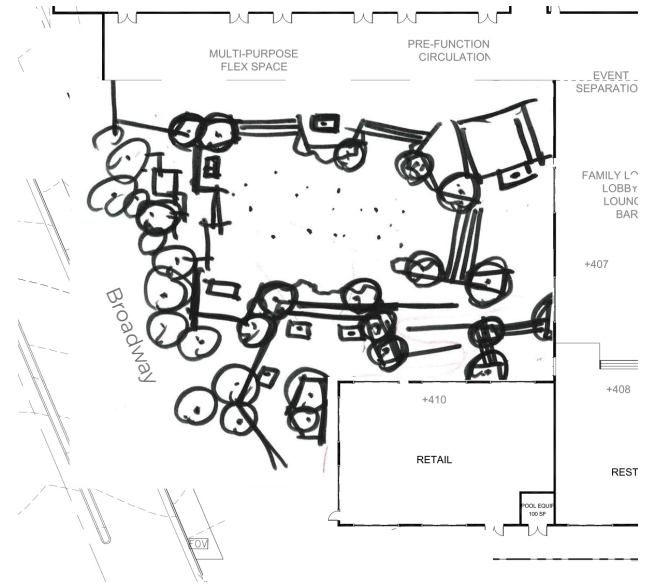
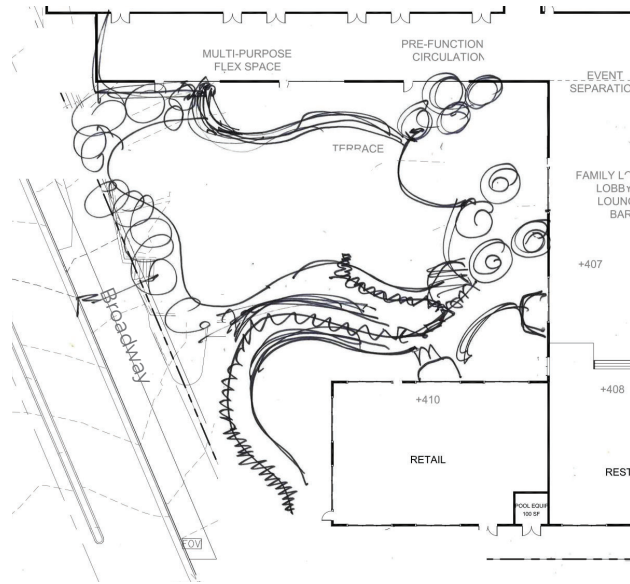
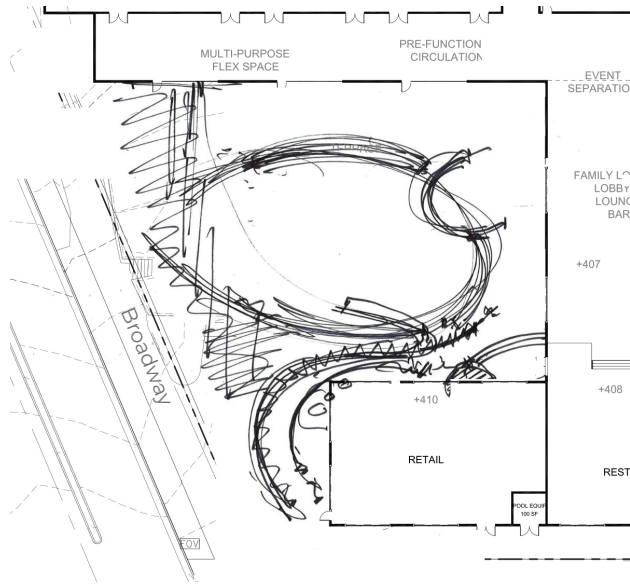


PORTE COCHERE

Design Evolution

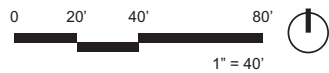


WATG

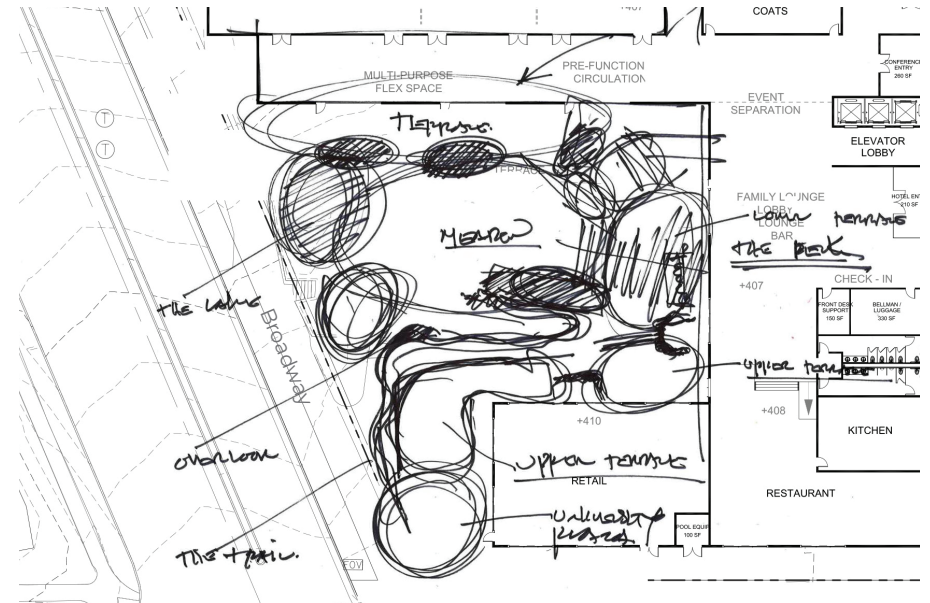
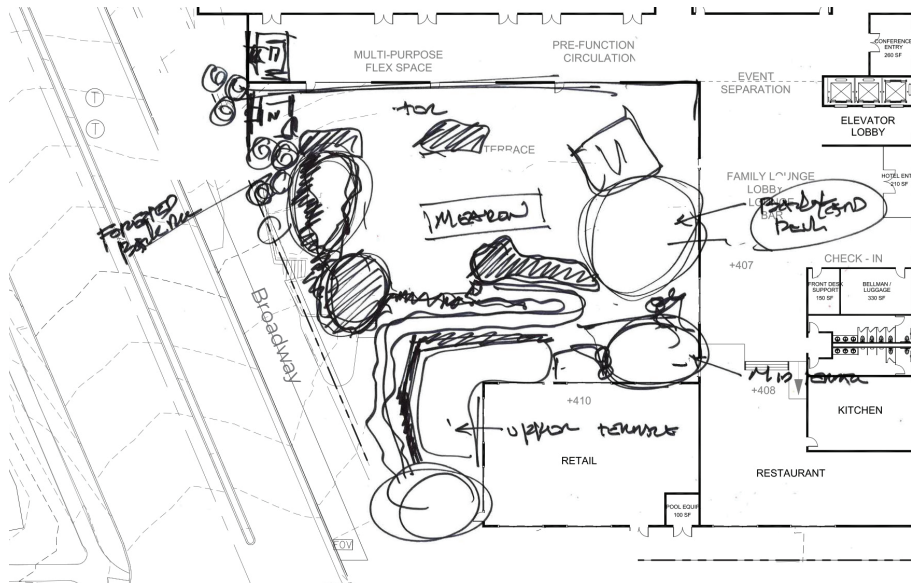


CENTRAL COURTYARD

Design/Form Evolution



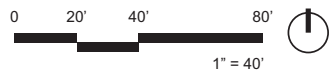
WATG

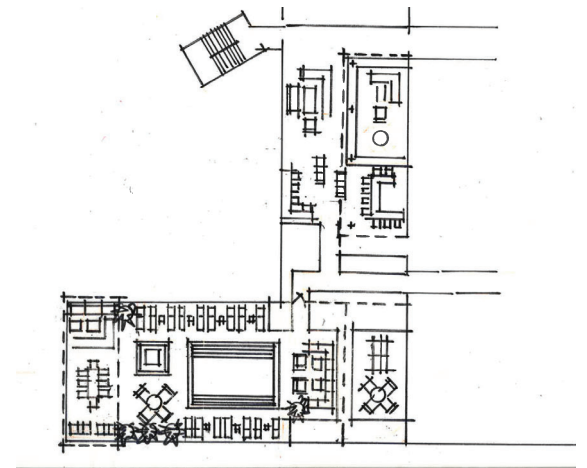
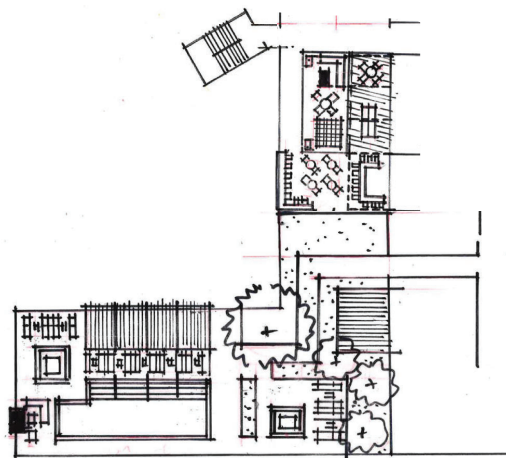
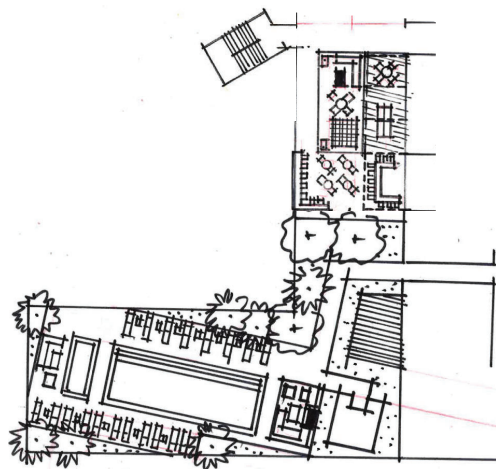


CENTRAL COURTYARD

Space Organization Evolution

WATG

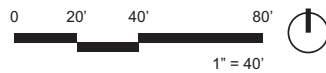


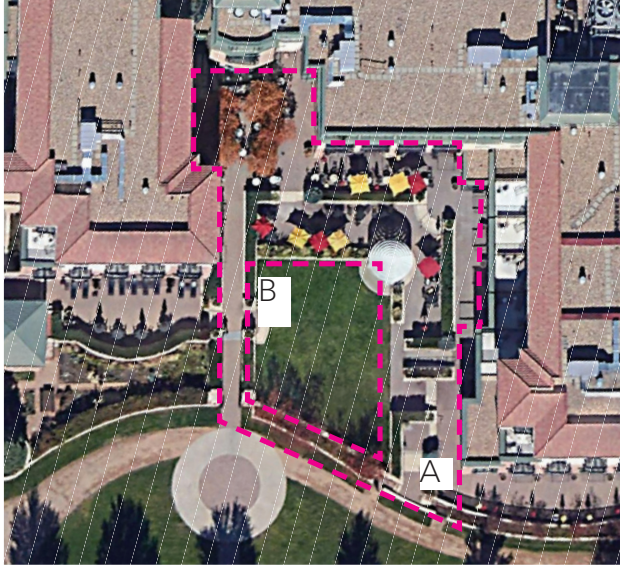


ROOFTOP POOL TERRACE

Design Evolution

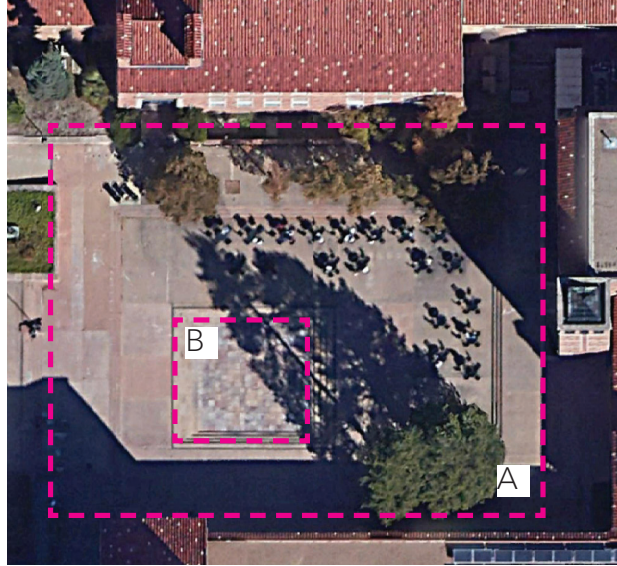
WATG





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)

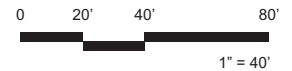


Limelight Hotel

Full Space: 14,984SF (A)
Lawn: 3,172 SF (B)



CENTRAL COURTYARD Open Lawn Comparison





Key Plan

CENTRAL COURTYARD Zoning Diagram

WATG

---●--- Circulation (ADA)

