

NAME OF PROJECT

The Berkeley Hotel

TYPE OF PROJECT

New Construction (Over 15,000 SF)

PROJECT SIZE

30,000 SF

COST PER SQUARE FOOT AND OVERALL CONSTRUCTION COST

Withheld per owner's request

PROGRAM SUMMARY

The Berkeley Hotel is a boutique three-story hotel located on the commercially and culturally significant Tennyson Street in the heart of Northwest Denver. This boutique accommodation features 17 luxury hotel suites, 3,100 square feet of restaurant space, office space, and a parking structure. The design heavily considers the interaction of interior and exterior space as well as the relationship between the new hotel and existing neighborhood.

PROJECT COMPLETION DATE

January 2021

PROJECT LOCATION

4160 Tennyson Street, Denver, Co

PROJECT NARRATIVE

The Berkeley hotel is located on a small-scale commercial main street of a primarily residential area. In recent years, the neighborhood has seen exponential growth with eclectic shops and restaurants popping up all along the main corridor. A local developer commissioned our firm to design a mixed-use development to add a transformative infill project to one of Denver's most cherished and up-and-coming neighborhoods. As Denver grows, smaller neighborhoods like Berkeley become destinations themselves. Lodging options in close proximity to the main street were limited and a large-scale hotel would not have fit in with the context and style of the neighborhood.

The design team set out to create a building fitting of the neighborhood context, and carefully selected natural building materials that have a handmade quality and scale, and which convey a timeless feel. In an effort to create meaningful and connective space, multi-story wrapping porches were incorporated as a modern take on the buildings that line the streets of New Orleans' French Quarter. Hotel patrons are drawn to the exterior by these porches promoting human interaction between the building inhabitants and people at the street level. A layered façade composed of unique brick screening and a concrete exoskeleton provides visual access to the streetscape but also allows for privacy when needed. The multifunctional brick screens also create circulation boundaries and provide shading of afternoon sunlight. The intentional utilization of materiality and natural light extends to the building interior with intricately detailed brick and metal work in the lobby and a two-story centralized atrium around which interior circulation corridors are organized. Connectivity is the central theme of the design. The project team strove to create a building that would connect occupants to the outdoors, to light and nature, and to the people of the neighborhood. A rooftop amenity deck provides additional common space for hotel patrons.

COTE MEASURES

DESIGN FOR INTEGRATION

Central to the concept for the Berkeley hotel is to create an experience where guests integrate with the local community upon their visit to Denver. While it may not seem like a novel idea, most urban hotel development in Denver is created under a flagship brand in large structures with centralized downtown locations, a model that elevates visitors in rooms with inoperable windows high above street level. And it is generally the downtown business district that supports the high-density development that meets these brands' scaling needs. The Berkeley Hotel offers a unique Denver experience by embedding visitors in the heart of the neighborhood, and incorporating a design that encourages community engagement.

The project offers those who visit Denver a unique perspective of the city seen by Denverites, with access to local restaurants and retail within the heart of the Tennyson Street Cultural District. The building, inspired by the residential structures that line New Orleans' French Quarter, is three stories tall with a wraparound porch. A concrete exoskeleton with intermittent brick screening creates zones of semi-transparency and privacy where patrons can enjoy mountain views, fresh air, and interact with the locals. Large operable fenestration reinforces the connection between the hotel rooms and the world beyond, creating an inspiring new take on an urban hotel. The outdoor wraparound porch filters light into the hotel rooms and establishes an activity zone around the building's perimeter. The building is designed to engage the pedestrian streetscape and to activate this important neighborhood corridor.

DESIGN FOR COMMUNITY

The Berkeley Hotel infills an important site within the Tennyson Street Cultural District. The property, previously occupied by two decrepit, vacant single family structures sits at the midpoint of the ¼ mile stretch of Tennyson Street, a neighborhood enclave with dozens of beloved local restaurants and retail shops. Directly across the street is Cesar Chavez park, an active community centerpiece with a playground, ping pong tables, basketball and bocci ball courts.

The design of the hotel, with three levels of active, street-facing exterior space, integrates patrons and guests with the neighborhood. The design is human-scaled, with textures of brick and concrete that have a tactile and authentic feel. It's siting is positioned along a walkable corridor with local bus transportation to downtown Denver and other popular North side neighborhoods. By virtue of the Berkeley Hotel's location

and use, access to shopping, restaurants, and public transportation, reliance upon vehicular transportation is minimized.

A local bakery with a Denver cult following occupies the entirety of the first floor street frontage and incorporates a large front porch into the design. The Ownership sought local business owners in pursuit of filling this space with the goal of adding a shop that would fit seamlessly into the vibe of the neighborhood. The design team assisted the client in this process and designed the tenant interior of that space.

DESIGN FOR WELLNESS

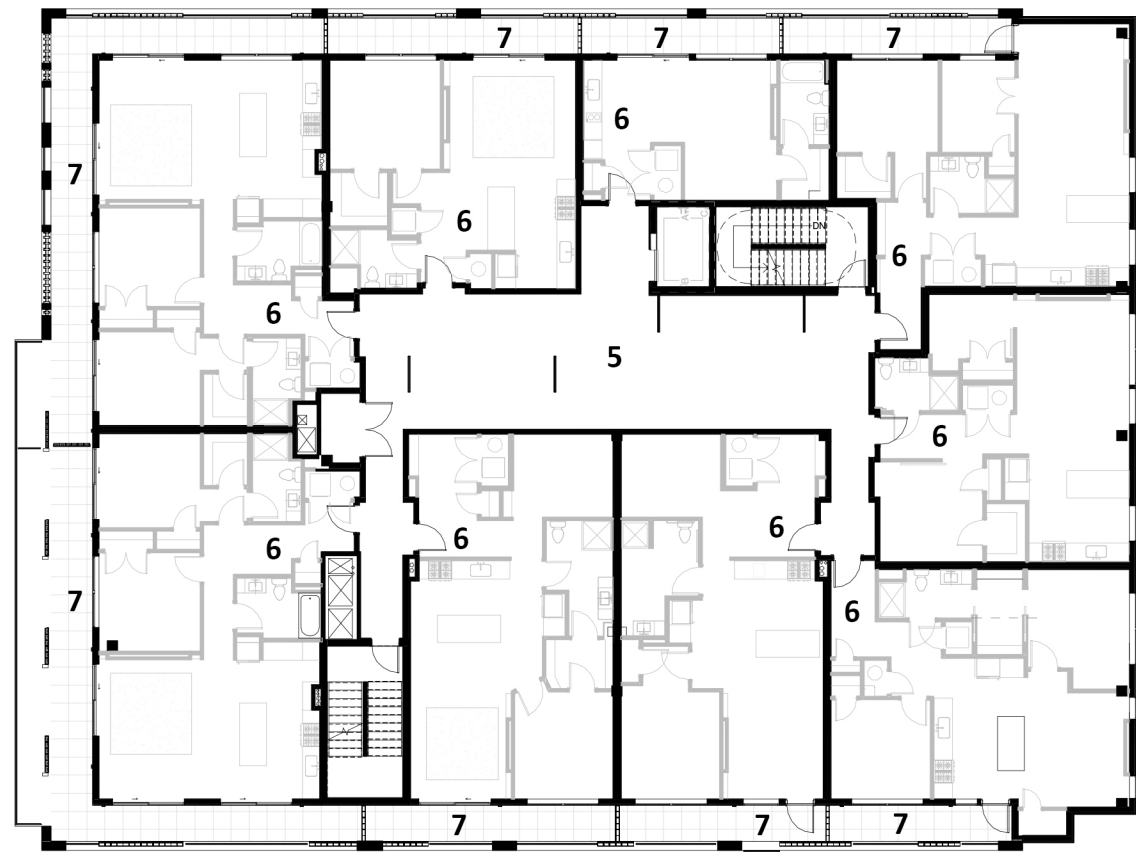
The Berkeley hotel design incorporates a serene and inviting space with connectivity to the outdoors. The building is designed with a floor plan organized around a centralized atrium with overhead skylights that bring in natural light to each of the two levels of guest room suites. Guest rooms are reached by circulating through the atrium, and each incorporates a large private exterior balcony with mountain, park, and street views. Each bedroom and living room is equipped with either a large sliding glass door and/or an operable window, giving each occupant access to light and fresh air. And operable window shading provides guests with the ability to customize the amount of natural lighting within their space. At the perimeter of the building, a detached concrete exterior skeleton creates an occupiable zone outside of the building enclosure that captures and filters light into each guest room.

The building incorporates a creative use of brick and concrete. These materials were selected because they are minimally processed, closely resemble their natural origins, and contribute to an authentic, human scaled design. The inherent imperfections & surface texture was embraced and incorporated into the final design.

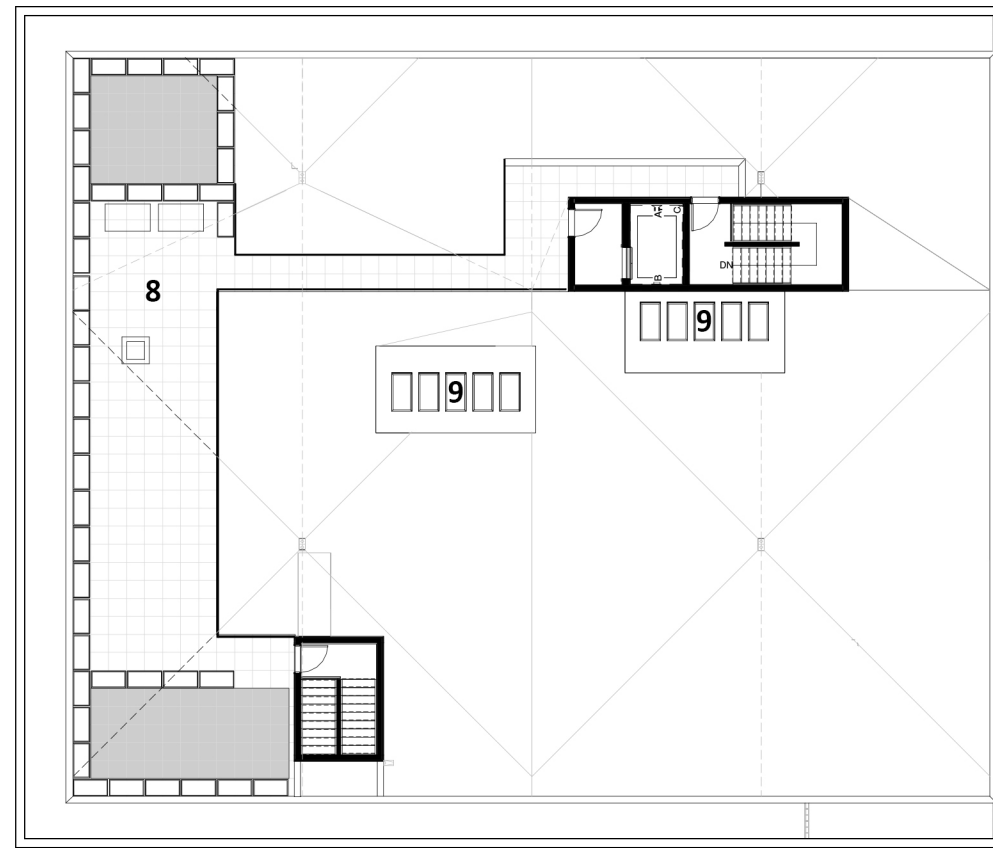




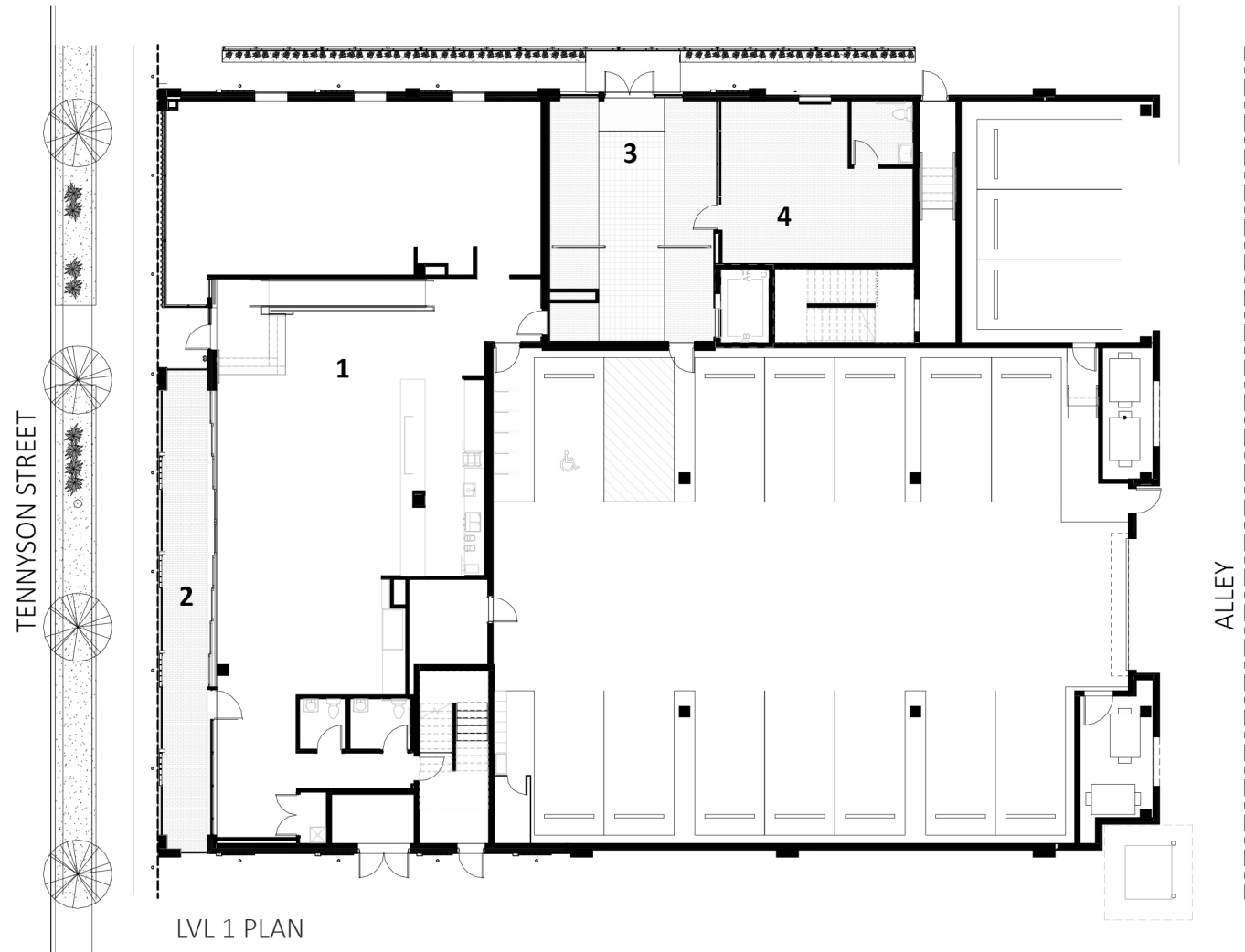




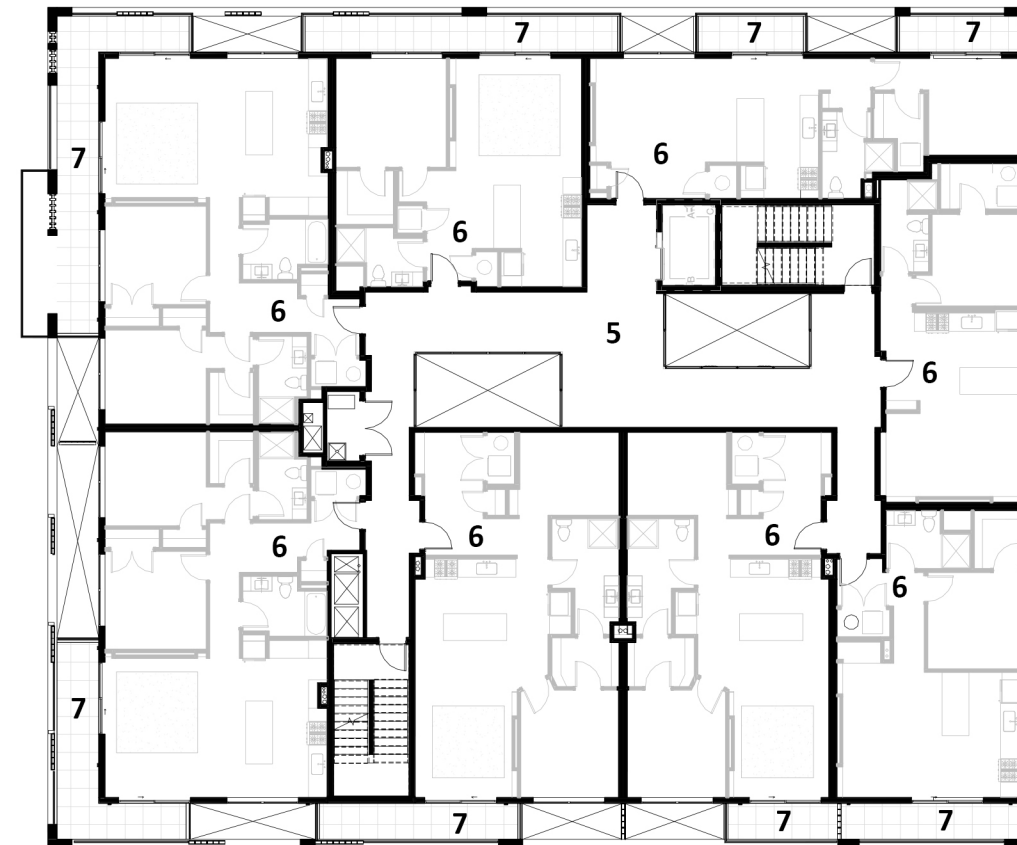
LVL 2 PLAN



ROOF DECK



LVL 1 PLAN



LVL 3 PLAN

- 1 - BAKERY
- 2 - BAKERY PORCH
- 3 - HOTEL LOBBY
- 4 - OFFICE
- 5 - ATRIUM
- 6 - GUEST ROOM
- 7 - GUEST ROOM BALCONY
- 8 - OBSERVATION ROOF DECK
- 9 - ATRIUM SKYLIGHTS













