Resort Hotel

COLLEGE OF ARCHITECTURE
AND PLANNING

JOSEPH M. REBOULET

BALL STATE UNIVERSITY
MUNCIE, INDIANA

WINTER PARK
COLORADO
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preface</td>
<td>2</td>
</tr>
<tr>
<td>Credits</td>
<td>3</td>
</tr>
<tr>
<td>Project Selection</td>
<td>4</td>
</tr>
<tr>
<td>Goal Summary</td>
<td>5</td>
</tr>
<tr>
<td>Objectives</td>
<td>6</td>
</tr>
<tr>
<td>Approach</td>
<td>7</td>
</tr>
<tr>
<td>Programmatic Concept</td>
<td>8</td>
</tr>
<tr>
<td>Program Introduction</td>
<td>9</td>
</tr>
<tr>
<td>Program Summary</td>
<td>11</td>
</tr>
<tr>
<td>Process Sketches</td>
<td>14</td>
</tr>
<tr>
<td>Schematic Development</td>
<td>50</td>
</tr>
<tr>
<td>Schematic Solution</td>
<td>62</td>
</tr>
<tr>
<td>Appendix</td>
<td>82</td>
</tr>
<tr>
<td>A) Preliminary Program</td>
<td></td>
</tr>
<tr>
<td>B) Paris Prize Boards (ARCH 405)</td>
<td>105 - 110</td>
</tr>
</tbody>
</table>
It is the intent of this brochure to show both process and schematic solution for two projects attempted during thesis year. ARCH 404 and ARCH 406 were focused on a resort hotel in Winterpark, Colorado. During ARCH 405, I participated in the NIAE 72nd Annual Lloyd Warren Fellowship Competition (Paris prize).

The majority of this book is dedicated to the resort hotel complex in Winterpark, Colorado. My interest in hotels was generated during my internship with Allen-Williams Corporation; (AWC) a hotel design/development firm located in Dayton, Ohio. It was my intention to gain practical knowledge of hotel design and then produce a schematic design that fit both context and user needs.
Professor John R. Wyman - Studio Critic
Professor Marvin E. Roserman - Invited/Guest/Outside Critic
Professor Bruce Meyer - Studio Critic
Professor Qamar Faruque - Guest Critic

CREDITS
My reasons for choosing the Winterpark area were twofold. First, the design/development firm I was associated with was concurrently developing a resort hotel that I felt was inappropriate for this context. Fundamentally, AWC's approach was to adapt to this steeply sloping site a tower scheme the office has previously designed.

During my first quarter of thesis, I was associated with this firm on a part-time basis. During this time I witnessed the complex problems incurred in siting and providing parking for their scheme. Also, the ten story tower did not seem to fit into an area with predominantly one and two story wood-framed structures. Typical double loaded corridors provided less than 50% of the guest rooms with a view south to the continental divide. Also, their tower scheme did not provide the guest room with balconies or any other exterior areas.

Secondly, I felt that the internal relationships between traditional hotel services and health/resort activities should be examined closely. The accepted notion is that hotel service or "back house" activity should be physically separate from served or "front house" activity. This separation of "servant" and "served" space seems counter-productive in a health resort context because it distinguishes and separates people as well as activity. It is my contention that these spaces should freely interface in order to allow as much interaction between people as possible. The interaction between people is the essence of any public space.

PROJECT SELECTION
CREATE A UNIQUE AND EXCITING ATMOSPHERE
TERRACED INTERIOR LANDSCAPE

URBAN ENVIRONMENT IN RURAL CONTEXT
SIDEWALK ATMOSPHERE
ENCOURAGE HIGH USAGE

INTEGRATE RECREATIONAL & THERAPEUTICAL ACTIVITY

SELF SUFFICIENT ENTITY

SOCIAL ATMOSPHERE
ENCOURAGE INTERACTION
INTEGRATE VARIOUS HOTEL AMENITIES INTO AN ORGANIC WHOLE

HIGH-ENERGY SPACE
VISUALLY DIVERSE
MIXED TRAFFIC FLOW
INDEPENDENT
COMMUNITY

GOAL SUMMARY
Sympathetic to the landscape by fitting into the slope (form - image)

Opportunity for every room to have a private view of mountainscape

Opportunity for access to exterior decks

Economical due to light structure and shallow retaining walls

Creates private zones by separation from public hotel spaces

Sympathetic to historical lowrise, wood-framed structures in the immediate area both in scale & form.
The site and surrounding area present a dynamic, unique context for the building. The purpose of the building will be to provide opportunities for interaction between people and their environment. The major public activities should remain on grade to allow the accessibility to exterior areas. The public circulation spine runs parallel along the grade and acts as the organizing element that ties together the various activities in a mixed flow use.

The idea of mixed flow use is to overlay various circulation paths. This will help to encourage high-usage of their public spaces at lobby level. The diversity of activity will attract a variety of people for varying reasons. For example: Business services (conference and administration), Public service (health facilities, restaurants, and lounges), Commercial spaces, and support facilities required by a resort hotel (lobby desk, key & switchboard, reservations, etc. . .) This variety of services offers the opportunity for people to "see and be seen" by others that may not look or dress like themselves or that are in the complex for a different purpose. Mixing the usage along the circulation spine will help overlay these various groups of people and places and, in turn, create a richer, high energy, environment.

APPROACH
The program concept has taken on the character of discovery that will fully realize the special needs of a resort/health facility. Essentially, the task will be to develop the right type of facility to fit the right place. Winterpark, Colorado presents extremely good potential due to its unique location, spectacular scenery, and established skiing facilities. The task will be to develop a special and unique facility which will take the most advantage of these surroundings without destroying them. The hotel should sympathize with the special local character. More importantly, it should capitalize on its surroundings by encouraging guests to realize that they are in a unique place by providing views and access to specialized activities.
Health and physical fitness are viable economic and social factors in today's society. Emphasis on the look of youth and physical fitness has invaded almost every aspect of contemporary living from food and clothing to work and mental fitness. This is not a passing fad but rather a lasting trend. An increasing demand for recreational facilities and health spas give this viewpoint credibility.

An increasing number of professionals have invested in health spas and all sorts of sports clubs. This demonstrates a willingness of people with money to invest in themselves. Their goal is to improve their personal and business relationships by presenting the image of fitness and improving their performance level. Additionally, research supports the idea of a strong relationship between physical fitness and mental health.
As physical fitness becomes more and more prevalent, it will transcend from the realm of luxury to the realm of need. Great public demand shows a strong indication of this newly adopted need. Awareness of health has sustained health food stores and spas while elevating sportswear and athletic shoes into the fashion world. Diet foods and calorie counting have become much more than personal issues. Fitness and trimness are a large part of social acceptability and play a major role in financial success.

The market for health clubs has recently expanded into new areas. This is especially true in hotel and resort planning. Joint ventures of health clubs and resort hotels have included facilities ranging from tennis and racquetball courts to weightrooms and jogging paths. These hotels not only offer the traditional luxury of resort hotels but also focus on the therapeutic value of exercise and sports activities.
To create an ambiance that will provide both a unique experience and encourage interaction by allowing individuals to achieve and continue to achieve contact with other people.

Circulation paths will take on the theme or image of a busy sidewalk that provides both the opportunity for contact and adequate means of retreat. This sidewalk path will act as a unifying element connecting the diverse activity of various hotel & resort functions by promoting mixed use traffic. The sidewalk should promote full use of hotel activities by directing guest & service traffic past all facilities and providing areas for casual rest much in the same character as a sidewalk cafe.
<table>
<thead>
<tr>
<th>FUNCTION</th>
<th>AREA/SPACE</th>
<th>NO. OF SPACES</th>
<th>TOTAL AREA</th>
<th>SPECIAL NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suites</td>
<td>400</td>
<td>144</td>
<td>57,600</td>
<td>Areas do not include dressing and bath rooms</td>
</tr>
<tr>
<td>Single Room</td>
<td>260</td>
<td>96</td>
<td>24,960</td>
<td></td>
</tr>
<tr>
<td>Double Room</td>
<td>360</td>
<td>96</td>
<td>34,560</td>
<td></td>
</tr>
<tr>
<td>ROOM TOTAL (INTERIOR SPACE)</td>
<td></td>
<td>336</td>
<td>117,120</td>
<td></td>
</tr>
<tr>
<td>Exterior Decks</td>
<td>126</td>
<td>192</td>
<td>24,192</td>
<td></td>
</tr>
<tr>
<td>Circulation</td>
<td>600</td>
<td>48</td>
<td>28,800</td>
<td></td>
</tr>
<tr>
<td>Exterior Decks</td>
<td>1800</td>
<td>2</td>
<td>3,600</td>
<td>One deck directly adjacent to lounge/bar</td>
</tr>
<tr>
<td>Lounge/Bar</td>
<td>3200</td>
<td>1</td>
<td>3,200</td>
<td></td>
</tr>
<tr>
<td>Viewing Deck 2nd level</td>
<td>3800</td>
<td></td>
<td>2,700</td>
<td>Located above the restaurant at the central core</td>
</tr>
<tr>
<td>Viewing Deck (Interior) 4th level</td>
<td>2700</td>
<td></td>
<td>2,250</td>
<td></td>
</tr>
<tr>
<td>FUNCTION</td>
<td>AREA</td>
<td>NO. OF SPACES</td>
<td>TOTAL</td>
<td>SPECIAL NOTES</td>
</tr>
<tr>
<td>-----------------------</td>
<td>------</td>
<td>---------------</td>
<td>--------</td>
<td>-------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Restaurant</td>
<td>3200</td>
<td>1</td>
<td>3200</td>
<td>Ext. Deck</td>
</tr>
<tr>
<td>Ext. Deck-Terrace</td>
<td>2000</td>
<td>2</td>
<td>4000</td>
<td>Kitchen</td>
</tr>
<tr>
<td>Kitchen</td>
<td>1200</td>
<td>1</td>
<td>1200</td>
<td>Services both conference and restaurant</td>
</tr>
<tr>
<td><strong>SUB TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>8400</strong></td>
<td></td>
</tr>
<tr>
<td>Conference</td>
<td>1000</td>
<td>4</td>
<td>4000</td>
<td>Must be capable of adapting to a variety of needs</td>
</tr>
<tr>
<td>Foyer</td>
<td>450</td>
<td>1</td>
<td>450</td>
<td></td>
</tr>
<tr>
<td><strong>SUB TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>4450</strong></td>
<td></td>
</tr>
<tr>
<td>Administrative Offices</td>
<td>1100</td>
<td>5</td>
<td>5500</td>
<td>Computer; Xerox &amp; typing available to public</td>
</tr>
<tr>
<td><strong>SUB TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>5500</strong></td>
<td></td>
</tr>
<tr>
<td>Lobby Desk Office</td>
<td>900</td>
<td>1</td>
<td>900</td>
<td></td>
</tr>
<tr>
<td></td>
<td>900</td>
<td>1</td>
<td>900</td>
<td></td>
</tr>
<tr>
<td><strong>SUB TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>1800</strong></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>4500</td>
<td>4</td>
<td>18000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6300</td>
<td></td>
<td>6300</td>
<td></td>
</tr>
<tr>
<td><strong>SUB TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>24300</strong></td>
<td></td>
</tr>
<tr>
<td>Public Facilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restrooms</td>
<td>200</td>
<td>6</td>
<td>1200</td>
<td>3 each (men's &amp; women's)</td>
</tr>
<tr>
<td><strong>SUB TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>1200</strong></td>
<td></td>
</tr>
<tr>
<td>Circulation</td>
<td>3500</td>
<td></td>
<td>3500</td>
<td></td>
</tr>
<tr>
<td><strong>SUB TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>3500</strong></td>
<td></td>
</tr>
<tr>
<td>FUNCTION</td>
<td>AREA</td>
<td>NO. OF SPACES</td>
<td>TOTAL</td>
<td>SPECIAL NOTES</td>
</tr>
<tr>
<td>--------------------------</td>
<td>------</td>
<td>---------------</td>
<td>-------</td>
<td>---------------</td>
</tr>
<tr>
<td>Control Desk/Offices</td>
<td>1750</td>
<td>1</td>
<td>1750</td>
<td></td>
</tr>
<tr>
<td>Health Suites</td>
<td>2450</td>
<td>2</td>
<td>4900</td>
<td>Men's &amp; Women's</td>
</tr>
<tr>
<td>Showers</td>
<td>250</td>
<td>2</td>
<td>500</td>
<td></td>
</tr>
<tr>
<td>Drying room</td>
<td>150</td>
<td>2</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Lockers</td>
<td>700</td>
<td>2</td>
<td>1400</td>
<td></td>
</tr>
<tr>
<td>Relaxation</td>
<td>150</td>
<td>2</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Steam room</td>
<td>150</td>
<td>2</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Sauna</td>
<td>150</td>
<td>2</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Massage</td>
<td>200</td>
<td>4</td>
<td>800</td>
<td></td>
</tr>
<tr>
<td>Tanning Booths</td>
<td>100</td>
<td>8</td>
<td>800</td>
<td></td>
</tr>
<tr>
<td>Whirlpool</td>
<td>100</td>
<td>2</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>SUB TOTAL</td>
<td></td>
<td></td>
<td>6650</td>
<td></td>
</tr>
<tr>
<td>Circulation</td>
<td>.10 x 4900</td>
<td></td>
<td>490</td>
<td></td>
</tr>
<tr>
<td>Ext. Deck Exercise</td>
<td></td>
<td></td>
<td>1800</td>
<td></td>
</tr>
<tr>
<td>TOTAL (ENTRY LEVEL)</td>
<td></td>
<td></td>
<td>8940</td>
<td></td>
</tr>
<tr>
<td>TOTAL (FIRST TERRACE)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PROCESS SKETCHES
Building form types: appropriate to snow and ice, sloping site carries its own inherent dynamic.

Following the contour — low-rise — modular.
Linear or clustered (compact).

Contrary to the contour — dominant form — "get on the landscape."

Modular element.

High-rise — dominant form.

Low-rise and modular systems much more sympathetic to sloping site and small scale structures around the site. Overall scale will determine harmony with existing str.

Organic (flâneur), the building should become an integral "part" of its context, not dominate it.
BREAK-UP LONG
CORRIDORS

ROOM SIZED BY FURNITURE DIMENSIONS
- BAY WIDTH
- STRUCTURAL ORIENTATION

LUXURY OF SPACE

OVER-SIZED BATHROOM

IMPORTANT THAT EACH ROOM HAS VIEW (PRIVATE) OF MOUNTAINSCAPE.

PROVIDE FOR MEETING AREAS (NODES) OFF THE CORRIDOR.

MUST BE AN OPTION, NOT A DICTATE.
ODD ANGLED GEOMETRY

- DIFFICULT TO USE SPACE EFFICIENTLY
- NEED TO STICK TO BASICALLY ORTHOGONAL GEOMETRY TO ESTABLISH AND MAINTAIN SIMPLICITY.
- NEED TO RELATE TO PEOPLE EXPECTATION (HENCE THE FAMILIAR)

LOOK AT SEA RANCH - RESEARCH
ALTERNATIVE ROOM ORGANIZATIONS

PAIRED OR
COMBINATION OF
PAIRS & SINGLE UNITS

SECTION

SITE SLOPE 3:1 TO 4:1

3 TO 1 RATION

BAN

VIEW

CORRIDOR

FOYER

BALCONY

GROUPED

SKY LIGHT INTO BATHROOM AND STAIRWELLS

Balcony space (area) adjustable to fit variety of need

Room area flexible to accommodate (20'-25')

Site and variety of room types 3 to 1 ratio

Single
Double
Double Queen
King
OVERALL FORM - SLOPED ROOF - GABLED GABLES
POSSIBLE ORGANIZING FACTOR: TRADITIONAL FORMS

CENTRAL SKEPTICAL SPACE
- LOBBY
- COMMERCIAL
- MEETING
- FOOD & BEVERAGE

ROOMS ARE THE MAJORITY OF BUILD PROGRAM
Groups of Two Rooms

Two Rooms per Sandwich

Even Numbers

Possibility of Separate but Connected Block.
MEETING ROOMS

- Double Function - Meeting/Suite
  - Offer used as retreat suite
  - Smaller meeting rooms for double as guest rooms

- Wet Bar in larger suites
- Bar (wet) in meeting rooms essential
ARAPAHO NATIONAL FOREST R.R.

PRIVATE SERVICE ENTRY

PRIVATE

PLACED PER CORRECT AND SOINT 4210 BETWEEN GAPS OF WEST FLOOR WALL.

WINTER PARK 1/2 MILE SOUTH

VEHICULAR

ENTRY

TERRAINED LANDSCAPE

STEPPED DOWN THE SLOPE
SINGLE ROOM PER BAY
SHIFTED BAYS

ROOMS FOLLOWING THE CONTOURS

STACKED ROOMS

ROOM CORRIDORS BUILT AT GROUND LEVEL FOR DIRECT ACCESS TO EXIT.

LINEAR

RELATIONSHIPS OF PUBLIC AND PRIVATE AREA TO SITE.

MULTI-LEVELLUM SPACE - PUBLIC/PRIVATE ENERGY SPACE.
- COMMERCIAL
- RESTAURANTS
- BANQUET/BALLROOM
- EXERCISE/PRIVATE
- BAR/Lounge

Determine what function/activities anticipated for roof plant & air/view.
Important that

Guest be given choices:

Opportunity for contact
With adequate means
To retreat

Corridors on grade would allow
direct access to exterior

*Shuttle bus to ski slopes
*Shuttle bus to town

Allow for option: circulation
Through lobby or room corridor
Allow is for choice
RESTAURANT
TO MAINTAIN STRONG
RELATIONSHIP TO
INTERIOR SPACES.

PULLING APART
ONE UNIT

VIEW OVER
GUEST ROOMS

INTEGRATION OF GUEST ROOMS
AND COMMERCIAL SPACES
(IN PLAN AND SECTION)

FOR ACCESS, VIEW, AND LIGHT
INTERIOR VS. EXTERIOR SPACES
STREETS CAPING WILL HELP TO GIVE AMBIENCE OF HIGH ENERGY SPACE WHERE PEOPLE INTERACT.

 PROVIDE FOR URBAN STREETSCAPE WITHIN ATRIUM SPACE.
STRAIGHT FORWARD POST & Beam Section

Lobby/Entry Level

Multi-Level Streetscape adds a new dimension in visual excitement.
CENTRAL NODE: HEART SUCCESSION
GIVES IDENTITY TO ENTIRE COMPLEX

MUST SYMPATHIZE WITH ROOMS EITHER BY FUNCTIONAL POSITION (CONTRAST) OR BY USING SIMILAR AESTHETIC.
CROSS MEMBERS GIVE AN OPPORTUNITY FOR SIGNAGE, PLANTING, LIGHTING.
VIEW DOWN
PUBLIC
ROOM CORRIDOR
TOWARD CENTRAL CORE...

OMIT LIGHT IN AN ALTERNATING PATTERN ALONG CIRCULATION SPINE.
+ DEMARKATION OF PATH
+ VISUAL INTEREST
+ CONTROL AMOUNT OF LIGHT
Health Facilities

Schematic - Vertical Relationship
LOCKER AREA PRIMARY ORGANIZER OF TITI'S AND WOMEN'S SUITES

ORGANIZING ELEMENT (SUITES)
LOCKER, SHOWER CENTRAL

CHANGING ROOMS OF LOCKERS

ARMS NOT SUBJECT
THROUGH LOCKER BAY

PRIVATE DRESSING CAROUSELS

IMAGE OF INTERIOR RELATED TO CURRENT THEME
- DYNAMIC
- HIGH ENERGY
- CONTRAST
- BRIGHT

P Emirates

VENT, VIEW, POOL
WHIRLPOOL

IF PROJECTIONS ON A SIDE
REGULARITY - ALTERNATING - PATTERN

BREAK-DOWN OF PATTERN (SYSTEM) AT CENTER TO EMPHASIZE PUBLIC/PRIVATE INTERFACE

DEMAKKATE
OVERALL IMAGE - BUILDING FORM
- ORGANIZING ELEMENT - STRUCTURE -

PHOTO ELECTRIC CELLS
(VOLT)

CONTRARY TO SLOPE

CHALET TYPE - STRONG SINGLE IMAGE
- STOPING ROOF
- TRADITIONAL MATERIAL (WOOD)

INDIVIDUAL UNITS
FOLLOWING THE CONTOUR

SETS OF UNITS
FOLLOWING THE CONTOUR
(OVER CONTROL) SIMPLIFIED

CONTRARY TO THE SLOPE
COMMERCIAL ENTRY / SIDEWALK PATH
PLUMBING - DRAINAGE
VENTS, STORM (MELT-OFF)

PRIVACY SCREEN
BUILT-IN GUTTERING (COLLECTOR)
NEED TO SEPARATE & DEFINE CORRIDOR

TOO MUCH EARTH

BREAK DOWN INTO 10' RETAINING WALL
- ECONOMY

PARK 1 WAY

PARK

2 WAY

PARK

PED

OUTDOOR ACTIVITY

DECK

ENTRY LEVEL

ALLOW FOR NATURAL LIGHT IN THE PARKING GARAGE.

PARKING (UNCONTROLLED) EXT.

INTERIOR
VEGETATION TO
SOUTH PARKING
EDGE
DO NORTH ELEVATION AT (10'-0'"")
HEALTH CENTER | RESTAURANT LOUNGE

IMAGE OF CONTINUOUS BAND / SERVICE SANDWICH
HELP TIE ROOM SECTIONS TOGE

CONTINUOUS PATTERNING OF LIGHT | DARK
Simplified
Elevation
SCHEMATIC DEVELOPMENT
Schematic site context section

**Key**

A. Idlewild Road (High Duty) 2 lanes
B. U.S. State Rt. 40 (Medium Duty) 2 lanes
C. Frazier River
D. Denver and Rio Grande Western Railroad

Schematic Development
ROOF PITCH TO ALLOW FOR WINTER PARK CLIMATE

DROP-OFF/ENTRY IN SHADOW DURING THE WINTER.

EXTREMELY DIFFICULT FOR NATURAL LIGHT TO PENETRATE INTO PUBLIC SPACE.

ROOM CORRIDORS WITH ANY NATURAL LIGHTING.

ALLOW FOR NATURAL LIGHT ALONG ENTIRE LENGTH OF CORRIDOR.

PULL ROOMS AWAY FROM RETAINING WALL TO ALLOW FOR NATURAL LIGHT.

HOBIST LEVEL MUST BE OPENED UP TO MORE LIGHT.

SCHEMATIC DEVELOPMENT
FILTER LIGHT INTO PUBLIC SPACE
  * INDIRECT
  * DIFFUSED

INTEGRATE LOUNGE BARS INTO GUESTROOM
  * SOLAR ACCESS
  * RELATIONSHIP TO EXTERIOR (DIRECT ACCESS, ACCESS TO VIEW)
  * ACCESSIBLE TO GUESTS

SCHEMATIC DEVELOPMENT