This 13 story dual branded high rise hotel is situated in an urban downtown market with historical context. The 379 rooms are divided into two Marriott hotel brands, 206 keys of Fairfield Inn and Suites and 173 keys of TownPlace Suites. Total areas is 189,972 GSF including amenities and back of house. The structure is Type 1B construction with 11 levels of load bearing light gauge metal stud system over a two-level, cast-in-place concrete podium. Just a block from the Colorado Convention Center, the hotel is designed to blend contemporary and traditional elements while enhancing the pedestrian experience with warm tones and rich materials at the base.