Architectural and Engineering Services for the Design and Construction of the

PIKES PEAK SUMMIT COMPLEX

CIRCULATION

EXISTING TABULATIONS
132,235 SF - ROADS AND PARKING
22,350 SF - TOTAL BUILDING FOOTPRINT
±206 PARKING SPACES

SUMMIT ARRIVAL FROM PIKES PEAK TOLLROAD

END OF ASPHALT

END OF ASPHALT AND COMMUNICATION TOWER

APPROACH TO SUMMIT HOUSE WITH SNOW

VIEW LOOKING EAST

SUMMIT HOUSE AND COG

EAST SIDE OF SUMMIT HOUSE

VIEW LOOKING NORTH

VIEW LOOKING EAST TOWARD SUMMIT HOUSE

UTILITY BUILDING, COMMUNICATION TOWER

VIEW WEST

HARL

ABANDONED FOUNDATION

NORTH FACE HIKING APPROACHES

EXISTING US ARMY RESEARCH FACILITY

EXISTING COG RAILWAY

EXISTING SUMMIT HOUSE

TRASH

BIKE RACK

ORIGINAL SUMMIT HOUSE FACADE

BARR TRAILHEAD

EXISTING UTILITY BUILDING

BUS PARKING

EXISTING RADIO BUILDING

2,425 SF

12,125 SF

6,865 SF

935 SF

Vehicular Circulation
Pedestrian Circulation
Trails
Parking
Cog
Wood Decking

Architectural and Engineering Services for the Design and Construction of the

PIKES PEAK SUMMIT COMPLEX

VEGETATION & DRAINAGE

SNOW DRIFTS

EXISTING TABULATIONS
±108,270 SF - VEGETATION

EXISTING US ARMY RESEARCH FACILITY

18,024 SF

2,425 SF

47,634 SF

42,612 SF

12,125 SF

6,865 SF

935 SF

FLAT

EXISTING COG RAILWAY

EXISTING SUMMIT HOUSE

ORIGINAL SUMMIT HOUSE FACADE

BARR TRAILHEAD

EXISTING UTILITY BUILDING

EXISTING RADIO BUILDING

DRAINAGE

DRAINAGE

ALPINE VEGETATION

Existing Conditions

- Deep winter snows
- Constant winds
- Short growing season - tundra grasses, mosses, sedges and lichens growing on boulders

Drainage

Alpine Tundra Vegetation
Boulder Field/Open Space

Architectural and Engineering Services for the Design and Construction of the

PIKES PEAK SUMMIT COMPLEX

MONUMENTS & EVENTS

SUMMIT MONUMENT

MEMORIAL PLAQUE
LT. ZEBULON PIKE 100TH
ANNIV. OF EXPEDITION, 1906

MOSAIC TIME CAPSULE, 1999

SUMMIT BENCH MARK
4' X 6' STONE W/ ALUMINUM
TABLET STAMPED "14107"

EXISTING US ARMY RESEARCH FACILITY

EXISTING COG RAILWAY

EXISTING SUMMIT HOUSE

CULTURALLY HISTORIC ROCK

ORIGINAL SUMMIT HOUSE FACADE

BARR TRAILHEAD

PIKES PEAK ASCENT/MARATHON FINISH LINE

EXISTING UTILITY BUILDING

500' RACE RUNOUT

PIKES PEAK INTERNATIONAL HILL CLIMB FINISH LINE

AMERICA THE BEAUTIFUL MONUMENT

TOP CAIRN

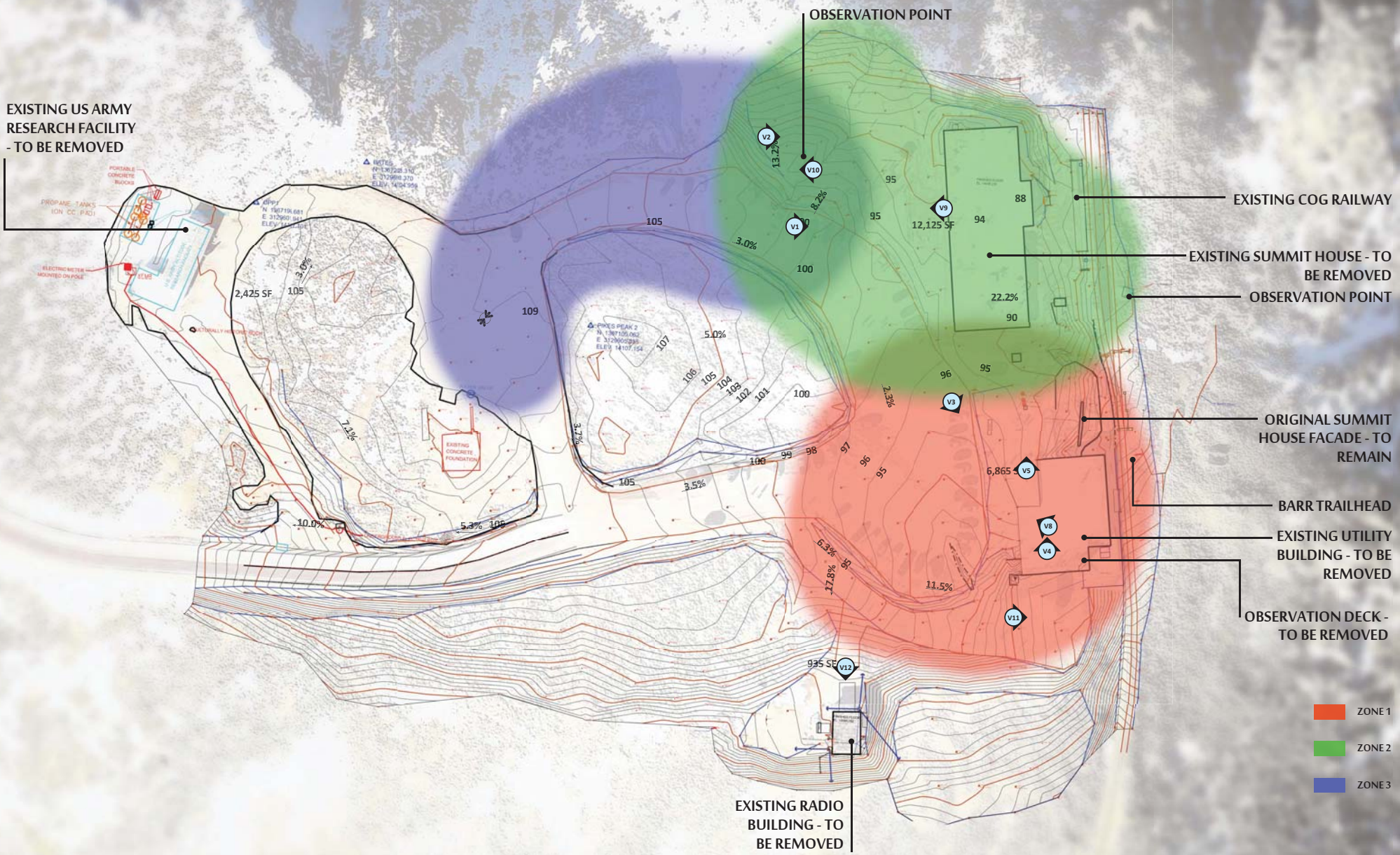
GRAVE STONE

EXISTING RADIO BUILDING

Architectural and Engineering Services for the Design and Construction of the

PIKES PEAK SUMMIT COMPLEX

POTENTIAL BUILDING SITES



ORTHOGONAL VIEWS

VIEW EAST

VIEW WEST

VIEW SOUTH

VIEW NORTH

EXISTING CONDITIONS

MAIN SUMMIT HOUSE ENTRANCE, UNDEFINED CIRCULATION, GRAVEL SURFACE, ACCESSIBLE STALLS

OBSERVATION AREA, OPEN GRAVEL SURFACE AREA, APPROX 13% SLOPE, BOUNDARIES ARE PRIMARILY DEFINED BY DRAMATIC TOPOGRAPHIC GRADE CHANGES

VIEW NORTH, APPROXIMATELY 6365 SF OBSERVATION AREA

PEDESTRIAN ACCESS BETWEEN OBSERVATION AREA AND SUMMIT HOUSE

VIEW NORTHWEST OF PARKING LOT

UNDEFINED PEDESTRIAN ZONE SOUTH OF SUMMIT HOUSE

VIEW FROM SUMMIT HOUSE FRONT DOOR

VIEW WEST - CARS VISIBLE FROM OBSERVATION AREA

TERMINUS OF SERVICE DRIVE

COMMUNICATION TOWER

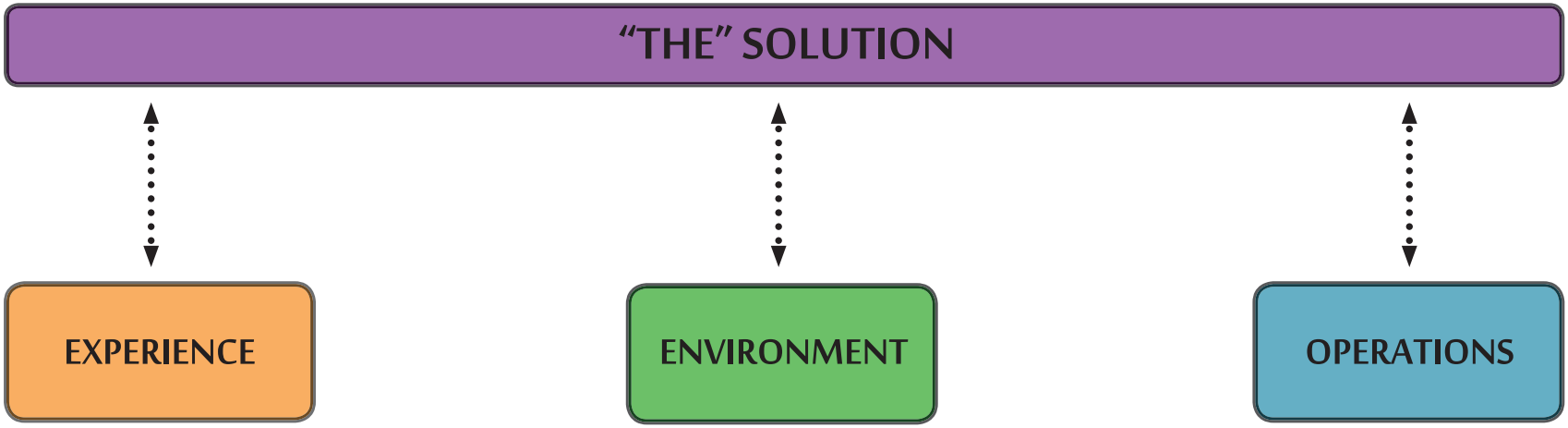
EVENT LOGISTICS

PIKES PEAK INTERNATIONAL HILL CLIMB (PPIHC)

FINISH LINE - EVENT STAFF AND MEDIA

	SPACE IDENTIFICATION	PROPOSED SQUARE FOOTAGE	
COG	COG Railway Entrance	400	400
PUBLIC	Lobby	2,000	5,750
	Interpretive	2,000	
	Women's Restroom	1,000	
	Men's Restroom	600	
	Family Restroom (2)	150	
FOOD SERVICE	Dining Room	2,000	4,675
	Servery (Serving, Beverage, Cashier Lines)	900	
	Kitchen	850	
	Walk in Cooler	100	
	Walk in Freezer	80	
	Dry Storage	225	
	Donut Prep + Fry	100	
	Fudge Prep + Staging	100	
	Dishwashing	120	
	Trash Room	100	
	Recycle Storage	100	
RETAIL	Retail Area	3,200	4,840
	Apparel Storage Room	800	
	Glassware / Hard Goods Storage	600	
	Cash / Security Room	80	
	Cash Counting Room	80	
	Display Fixture Storage	80	
EMT	Patient Assessment Area	125	585
	Patient Treatment Area	50	
	EMT Work Area	70	
	Storage	40	
	EMT Garage	300	

	SPACE IDENTIFICATION	PROPOSED SQUARE FOOTAGE	
STAFF SUPPORT	Staff Room	400	750
	Supervisor Offices (2)	160	
	Staff Restrooms (2)	100	
	Staff Storage	40	
	Staff Entrance	50	
MAINT	Janitorial	80	240
	Chemical Storage	75	
	Tool / Supply Storage	85	
	Radio Communications	80	5,280
	Mechanical Room	1,000	
	Tank Building	4,000	
	Electrical Room	200	
	TOTAL NET SF		22,520
	TOTAL GROSS SF (+25%)		28,150



- Reinforce significance and sensitivity of Pikes Peak
- Blend with the natural environment
- Minimize night sky disturbances
- Low visibility from major view corridors
- Culturally sensitive
- Low profile or flat roofs
- Focus on the authentic experience (indoors and outdoors)

- Wise use of resources
- Provide for building sustainability
- Restore the summit to natural setting

- Efficiency of space and systems
- Balanced and appropriate uses
- Appropriate and durable materials
- Redundancy of systems

Tell us your thoughts and ideas: http://surveymonkey.com/s/PPSummitComplexDesign

*Design giudelines as provided by the USFS, Pikes Peak Americas Mountain, Manitou & Pikes Peak Cog Railway, and US Army

FORBS, GRASSES, & LICHENS

Moss Pink Campion
Silene acaulis

Alpine Avens
Geum rossii

Sky Pilot
Polemonium eximium

Pyrenean Sedge
Carex pyrenaica

Alpine Primrose
Primula angustifolia

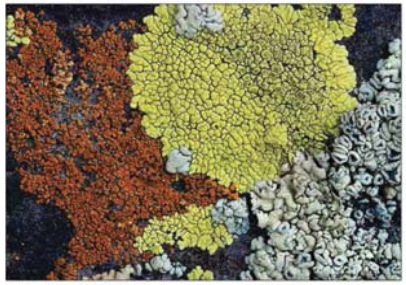
Alpine Forget-Me-Not
Myosotis alpestris

Big Rooted Spring Beauty
Clytonia megarhiza

Acaropspora

Spike Trisetum
Trisetum spicatum

Spike Wood-Rush
Luzula spicata


Pleopsidium

Rhizoplaca chrysoleuca