

Clifford Taylor Architect, AIA

*Pikes Peak Summit House*

**PIKES PEAK SUMMIT  
PROGRAMMING  
1995-1998**

Compiled 9/16/13

## **SCHEMATIC DESIGN PROCESS SUMMARY**

### **HISTORICAL PERSPECTIVE**

The Summit of Pikes Peak has been a central destination for vacationers, adventurous climbers, and scientists since the late 1800's. Pikes Peak, at an altitude of 14,110 feet, is a well known landmark in the United States, a symbol of the City of Colorado Springs, and a platform offering some of the most majestic views in Western America. All land above 14,000 feet is a National Landmark under the jurisdiction of the United States Department of the Interior.

As a designated National Historic Landmark, the summit of Pikes Peak has been identified as a significant part of American history. First recognized by people native to the land, the Peak itself became a beacon to European explorers and settlers as they crossed the early American West.

Pikes Peak's namesake, Zebulon Montgomery Pike, never did reach the summit, being turned back by weather and lack of provisions in November of 1806, on what was referred to at the time as "the Grand Peak". The first recorded ascent to the summit was accomplished by Dr. Edwin James of the Long Expedition in July of 1820, and the first woman to successfully complete this feat was Julia Archibald Holmes in August of 1858.

In 1889, with the completion of the first toll road for horse drawn carriages, the summit of Pikes Peak became accessible to the public. It was in 1893 that Katherine Lee Bates made the trip to the summit, inspiring the writing of the poem "America the Beautiful," published in July 1885. In 1901, the first horseless carriage made the journey, which ultimately led to the construction of an automobile road in 1915 as a result of a private commercial venture of Spencer Penrose. One year later, in 1916, the road was opened to the public and the first Auto Hill Climb was held. It was in 1948 that the City

of Colorado Springs took over the operation and maintenance of the Highway. Since that time, the summit itself has been readily accessible to the general public, as millions have made the journey to enjoy the unique alpine environment and stunning panoramas.

There has been a hospitality structure, in various forms, since 1891. The current Summit House was dedicated in the Spring of 1964.

### **CURRENT SUMMIT FACILITIES**

There are currently four structures on Pikes Peak: The 1964 Summit House; a Utilities Building providing mechanical space and auxiliary toilet facilities; a Radio Communications Building serving primarily tactical federal agencies; and an experimental research facility operated by the United States Army. The proposed Summit House would replace all facilities dedicated to tourist use of the Summit.

#### **Current Summit House**

The principal hospitality structure is dramatically inadequate to serve the needs of the more than 500,000 visitors reaching the Summit each year.

Designed more than three decades ago, the public areas of the building are overcrowded, requiring visitors to sidle through the building during peak visiting hours. This condition is in violation of life safety occupancy requirements established in the Uniform Building Code. Even more dangerous to the public safety is the existing structural condition of the building.

During the last decade, the current building was condemned as unsafe due to stresses in the existing steel moment frame structure which far exceeded those allowed by the Building Code. The structural distress was a result of improper thermodynamic engineering for the permafrost soil structure lying below the building. Heat from the building has melted the ice structures below its foundation, causing it to

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settle in a non-uniform and nearly unpredictable fashion. Repairs were made to the foundation of the building by tunneling below the floor and placing temporary shoring. Unfortunately, these costly repairs have since aggravated the problem by creating insulative air spaces below the building, which have allowed the permafrost to refreeze and heave in isolated areas. The result is a building that poses an ongoing threat to public safety. In the opinion of the team structural engineer, Mr. John Morgan, and the team permafrost consultant, Dr. Louis Goldberg, the building is so distressed that repairs and alterations would have a greater cost than the value of the severely warped structure.

### **Current Utility Building**

Aesthetically, the utility building has little value as an architectural statement complementing a National Landmark. Apart from the inappropriate visual qualities of the building, a serious problem experienced by visitors is the noxious odor of sewage stored in the building, particularly when there is a southerly wind. Unfortunately, the roof of the sewage storage area is the only terrace on-site capable of accommodating an increasing demand for wedding facilities on the Summit.

Structurally, the utility building is suffering the same fate as the Summit House. Although the floor of the building was suspended above the existing permafrost, the westerly wall of the building was designed as a retaining wall in direct contact with the permafrost zone. Heat from the building has caused substantial melting which has structurally distressed the facility. The ongoing structural movement combined with less than adequate workmanship in architectural finish and plumbing, has created a building with no net economic value.

### **Radio Building**

Structural and architectural examination of the radio building points to similar problems. Although creating less building heat than the Summit House or Utilities Building, the Radio

Building is suffering from settlement distress as it melts the underlying permafrost. In addition, microwave transmission dishes connected to the masonry walls of the building have caused severe cracking and distress to the general building envelope, exceeding code allowances. Expensive radio equipment inside the building, most of it owned by the Federal Government, is subjected to unacceptable exposure to the elements due to wind blowing through the walls. Team consultants concur that the existing building has no net economic value.

### **Current U.S. Army Bldg., Laboratory Facility**

The Pikes Peak Laboratory Facility has been operated by the U.S. Army since 1969, with the structure being renovated in 1982 to its current form. The facility is used four to six weeks per year for high altitude research, and operates under a permit issued by the U.S. Forest Service.

The Structure itself, in addition to restrictions imposed for site use in the immediate vicinity when in operation, is inconsistent with the future goals intended for the Summit facilities and visitation activities. The function of this facility could occur at alternate sites where the specific use is not interrupted by the activities associated with the Summit House and its thousands of visitors. It is recommended that with the expiration of the current permit, alternative locations for this type of facility be seriously explored. A primary goal for the Pikes Peak Summit is that the number of accessory structures to the Summit House be limited.

### **RESOURCE ECOLOGY**

The Summit of Pikes Peak, as an isolated super-alpine zone is unique in Western America. It does, however, support many of the typical plant species evident on other "Fourteeners", including tundra and wildflowers. These species, which have adapted to growth in such a harsh environment, are tolerant to very little change or disruption to current growing conditions.

As the existing buildings continue to pump heat into the subsurface soil structure, the ambient temperature of the melting permafrost is being artificially raised, posing a threat to the natural life systems of the Landmark. This threat is cumulative and ongoing as long as improperly constructed buildings remain on the Summit. Restoration of the Summit and its ecology, as mandated by the Forest Service, requires proper thermodynamic engineering as a prerequisite approach to all building systems located on the national resource.

### **SITE PROGRAMMING**

As a result of the public meetings and workshops, site issues became apparent which addressed the functional aspect of the current and future use of the Summit, which balances with the critical environmental concerns of this unique place. Development of an environment such as that of the summit of Pikes Peak requires the utmost care to preserve, enhance and restore, wherever possible, the alpine setting.

### **SITE CONSIDERATIONS**

The summit of Pikes Peak offers a unique opportunity to provide visitors with a one-of-a-kind experience. People of all ages and abilities can experience a mountain top setting with all of the associate amenities of the environment and vistas.

The resource and capacity of the summit itself must be recognized such that the use of the site does not result in the abuse of this unique environment. Whenever and wherever possible, previously disturbed ground will be utilized for the necessary circulation maneuvers. Restoration of those grounds disturbed by historic activities and buildings will be a primary goal in returning portions of the Summit, as much as possible, to an alpine condition.

With half a million visitors each year, the Summit of Pikes Peak is an attraction whose popularity and visitation will continue to grow. Site improvements provided in conjunction with the Summit House from a vehicular and pedestrian use must function efficiently and effectively so the Summit experience can be enjoyed by generations to come in a condition which is representative of this truly spectacular setting.

### **ARCHITECTURAL PROGRAMMING**

Beginning in January of 1995, for a period of 12 weeks, a comprehensive study was conducted regarding the needs of all users of the resource. Over two dozen interviews were conducted by the offices of Clifford Taylor Architect, and Thomas and Thomas Landscape Architects, with both public and private entities. Preliminary results were reviewed and revised during a public workshop meeting and a subsequent public presentation. The nature and size of all spaces presented in the schematic drawings are a direct product of requirements outlined by the various user and policy groups interviewed.

Beyond functional requirements, the program also included more technical considerations, including thermodynamic engineering; the efficiency of labor at 14,000 feet; potential transportation of materials to the site; potential income streams created from various facilities; and the sustainability of all building systems during inevitable isolation during inclement weather.

The most significant change in spatial requirements between the proposed Summit House and the existing structure is the inclusion of appropriate interpretive facilities. These facilities, mandated by the Forest Service, and outlined by an interpretive team under the guidance of the Colorado Springs Parks Department, focus on the social and natural history of lands seen from the Summit.

Unlike the existing Summit House, which does not provide panoramic views to be enjoyed from

sheltered space, the proposed design features a second floor dedicated to observation and configured so that all of the 360 degree view can be appreciated

## **SPATIAL ALLOCATION**

The proposed design is approximately 35,000 square feet--approximately twice the enclosed area of existing facilities supporting tourist activity. Functions requiring the greatest increase in square footage to meet programmed needs are: Interpretation, representing the majority of the total increase; retail sales, and food service.

A monumental lobby is provided as public space to accommodate periods of heavy visitation; to provide for special events, such as the Pikes Peak Hill Climb; and to efficiently link all public areas without the use of corridors.

In order to assure building survivability, all mechanical systems have been spatially integrated with the structure.

## **STYLISTIC CONSIDERATIONS**

### **Historical Perspective**

Design guidelines for the project stipulated that the building be an extension of the history of the Pikes Peak region; and be a reflection of the materials and forms found in the tradition of Western American architecture.

Before proceeding from programming to schematic design, a comprehensive study was made of several thousand images of hospitality structures in the West built since the late nineteenth century. A slide presentation of over 150 of these images was presented to both city officials and the public in order to form a consensus of design approach.

The proposed design parallels in spirit and detail the environmentally sensitive approach developed by the National Parks Service, particularly during the administration of its first Director, Stephan Mather. The style developed in the early years of

Park Service came to be called "rustic", and generally evoked imaginative associations to dramatize the scenery and enhance the experience of visitors. Principal devices of Rustic architecture include the heavy use of native materials, especially stone combined with rough or hand-hewn timbers and logs. Wild beauty is suggested by oversized elements, and massive "outdoor" proportions for interior as well as exterior construction. As the style matured between 1916 and 1940, elements of the late nineteenth century Arts and Crafts movement were included to create a sophisticated vocabulary of joinery, fixtures and furniture. The Rustic style also made broad, and generally sensitive allusions to Native American decorative design.

Among the finest Rustic statements enjoyed by generations of visitors from all parts of the world are the Old Faithful Lodge; Zion Lodge; Brice Canyon, Timberline Lodge at Mt. Hood; North Rim Grand Canyon Lodge, and the eloquent majesty of the Ahwahnee Hotel in Yosemite Valley. A contemporary extension of this design philosophy has recently been completed by Disney Enterprises--The Wilderness Lodge in Orlando, Florida. The Wilderness is a direct interpretation of the Old Faithful Lodge, Yellowstone, built in 1903 and designed by Robert Reamer.

## **BUILDING CONFIGURATION**

General building configuration must take into account the extreme weather and adverse foundation conditions present at the site. Of greatest concern is the creation of a structure that does not transmit occupancy heat loads to the permafrost. Although there are several different approaches to thermally decoupling the structure from the site, the most reliable is a passive approach in which the building is elevated above site, and ventilated to the atmosphere only when subfreezing conditions exist.

*Pikes Peak Summit House*

In this way, the health of the permafrost can be maintained, and with proper engineering increased in order to provide a factor of safety for years in which mean temperatures on the Summit are unusually high.

A second element of concern in general building configuration is the general wind and snow drifting pattern on the site. Building structure, detailing fenestration and access must be designed to account for predictable drifting patterns.

### **CONSTRUCTION TECHNOLOGY**

Because of the extreme altitude, weather conditions and isolation of the Summit, the means and methods of construction are particularly important in the design process. The extreme altitude greatly affects labor efficiency, mandating that labor-intensive Work be prefabricated at the base of the Front Range and transported to the Summit for erection. Simplified detailing for all architectural, structural, and mechanical systems is required to insure cost effective assembly on site. Because the image of the building should reflect traditional Western American design and craft, innovative prefabrication technique will be required to insure that the final product appears to be "hand-built" on site. For reasons of simplified erection, resistance to extreme weather, and fire resistance, precast concrete panels represent the principal wall component system in the proposed design. Our community is fortunate to have one of the most progressive precast concrete industries in the country located along the Front Range.

## **PUBLIC AREAS SITE PROGRAM**

*Thomas and Thomas, Landscape Architects*

### **Parking:**

160 Spaces	48,000 SF
4 Accessible Spaces	1,560 SF
4 Bus Parking (40' x 12')	1,920 SF
10 Employee Parking ARA, Highway	3,000 SF

Parking areas are to be clustered and visually screened, using boulder berms, from the pedestrian use areas. The goal is to create an environment where the vehicle takes a secondary role in the experience of the pedestrian.

### **Vehicle Circulation:**

One Way Loop  
Drop Off/Loading (2-12' lanes, 1-12' bypass)  
Service Access  
Defined Routes  
Surfacing  
Signage

Pikes Peak Highway vehicular traffic, upon arrival at the Summit, has no significant sense of arrival, which a journey up the Highway warrants. Entry monumentation, which would also serve as the Auto Hill Climb finish line, is planned at the site's entry. From there, vehicle circulation will be clearly delineated with the use of native boulders creating the edge and discrete signage to provide directional information.

A one-way loop road will access the porte-cochere of the Summit House, allowing for drop-offs with bypass lanes. Parking is designated for the perimeter of the Summit, with the intent of creating a naturalistic alpine environment for the pedestrian user by utilizing native stone to screen parked vehicles. To preserve the existing alpine ecosystem,

parking and maneuvering areas are designed for those areas which have already been disturbed.

At the schematic design stage, specific recommendations regarding surfacing materials (asphalt, gravel, etc.) are still being studied. The ultimate goal is to provide a material which is consistent within the environmental framework and does not result in further degradation of the natural environment through erosion, sedimentation, etc.

### **Pedestrian Circulation:**

Defined Routes  
Overlooks  
Interpretive Nodes  
Surface Treatment  
Signage

Three important aspects were considered in the development of pedestrian circulation: access to the Summit House; an interpretive trail system; and a pedestrian plaza at the actual summit. These routes will be defined similar to those for the vehicles, with the use of native boulders to designate the path. The intent is to create an easily identifiable circulation system which is unobtrusive in the setting of the alpine environment.

In addition, it is important to recognize the accomplishment of those users who arrive via Barr Trail. If possible, the necessity of crossing the Cog's tracks is to be eliminated in the attempt to create a somewhat more pristine setting for those individuals who have tackled a Fourteener.

### **Signage:**

Three types of signage were determined to be necessary for the Summit to improve the visitor's experience.

Informative - indicate location, activities, etc.  
Interpretive - typically educational regarding the area's history, geology, climate, ecology, wildlife, etc.  
Directional - provide instructions for vehicular and pedestrian circulation.

All signage will be designed to be discrete and not detract from the natural environment which is the highlight of the Summit.

**Interpretive:**

Site Specific  
Geologic Features/History  
Alpine Environment  
Flora  
Fauna

Off-Site  
Geography  
Climate

Loop Trail  
Signage

The Summit offers the opportunity to provide unique interpretive tools to the visitors to describe an ecosystem which is often difficult to experience. Site interpretation will focus on those elements which are best experienced outdoors, such as climate, geology, geography and wildlife.

The interpretive nodes will be associated with the overlooks and actual mountain summit. Interpretive tools will consist primarily of signage with descriptive text and figures. The signage itself will be kept low to the ground, so as not to protrude into the horizon and view line of the summit.

**Site Furniture:**

Benches  
Trash Receptacles  
Ash Urns

Any site furnishings on the Summit will be provided only if a functional need has been determined. The amount of man-made clutter on the Summit is to be limited. Seating would be appropriate at pedestrian gathering spaces, to include the interpretive nodes and the Summit "plaza".

Accessory furnishings would include ash urns and trash receptacles limited in number and provided in the principle gathering/transition areas, between building and parking.

Materials for such furnishings would be consistent with the native stone predominating the site, in harmonious colors and textures.

**Emergency:**

Vehicle Access/Ambulance  
Flight for Life Access  
100' x 100' Landing Area  
Designation/Definition  
Flight Path  
Gurney Access  
Staging Areas  
North, East and South Faces

The Summit often serves as a staging area for rescue operations taking place on the faces of Pikes Peak. For Search and Rescue, it was recognized that areas must be available, particularly near the north, east and south faces, from which to conduct their rescues. It is not the intent to provide specific improvements for such operations, but rather to ensure that access to these locations is maintained.

A clear area is designated for Flight for Life helicopters, providing 24 hour

availability of a landing area for the evacuation of the ill or injured.

#### Monuments

- USGS Benchmarks
- Summit
- America the Beautiful
- Kansas Masons
- Jet Engine Testing
- Original Summit Wall

The monuments and plaques serve an important function in commemorating significant events associated with the Summit of Pikes Peak. USGS benchmarks will be preserved in existing locations as required. Commemorative plaques are to be incorporated into the overall site design as an element of the site but not as features in and of themselves.

#### Special Events

- Adaman
  - Fireworks Display
  - Sheltered Area (Wind Block)
  - Vehicular Access
  - Use East Side
- Pikes Peak Hill Climb
  - Finish Line Monuments
  - "Welcome" Signage
  - Sufficient Run Out Area
  - Car Parking
  - Winners Circle
  - "Kodak" Moment
- Pikes Peak Marathon
  - Observation
  - Reception Area

The special events which occur each year on the mountain and Summit are an important part of the area's history. These one to two day events typically do not warrant special design considerations to provide site specific improvements for any one particular activity. The occurrence of these events has been integrated into the site design in terms of access and the incorporation of multi-functional facilities.

**ARCHITECTURAL PROGRAM**

*Clifford Taylor Architects*

**The following requirements are directly compiled from user-group interviews found in the Addenda**

**PUBLIC AREAS**

***Porte-cochere***

2 lanes @ 12'

14' clear overhead for bus access

***Vestibule/Highway Entrance***

Bench seating

Air curtain

***Cog Station***

Platform - 3' - 4" ± above rail (confirm)

Clock - 10' to 12' from building line to track

Benches

Timetable

Post board - "next train leaves at"

"clock dial for departure"

Direct access to lobby

**Dispatcher's office**

Possible full-time agent

Could have interpretive function

Required for "diverse route" (one way by bus)

Desk with radio communications

Counter/tickets

Locked cabinet

P.A. jack

View of platform

**Crew room**

Access to radio

Table and chairs

Crew of 2 - engineer and conductor

Accommodation for bus drivers (6)

PUBLIC AREAS - Continued

Tool storage

- Jacks
- Wooden blocks
- Battery charger and extension cords
- Bus driver locker
- May be located in Workshop

***Vestibule/Station Entrance***

Bench seating

Air curtain

***Lobby***

Lounge seating

Fireplace

22' ceiling height (minimum)

Skylight

***Food Service***

*(See also Kitchen Facilities listed at  
BACK OF HOUSE)*

Service line

- Soda and 2 ice machines
- 6 registers for food
- 2 registers for coffee and donuts
- 1 register for dessert and espresso

Dining Room

- Seating for 200
  - 1/3 deuces
  - 2/3 four tops
- Bus station
- Condiment station
- Silverware
- Condiments
- Napkins
- Water

PUBLIC AREAS - continued

Terrace Dining

Seating for 50  
Adjacent to Dining Room  
Covered  
Heat lamps above tables

Espresso Bar

Located in Interpretive viewing area  
Seating for 12  
Counter with register, espresso machine

Fudge sales

Prep Area

3' x 6' marble table  
2' x 6' counter with sink and storage  
2 scales  
2 registers  
8' fudge display

View of donut-making in kitchen area

**Retail Sales**

Gift Shop

Fixtures (partial requirement)  
Soft goods - 200 hooks  
Hats - 4' wide x 1' deep  
8 - 2' x 4' displays  
16 - 3' x 3' displays  
8' jewelry case  
Current sales percentages  
45% - soft goods  
35% - souvenirs  
10% - books  
10% - jewelry  
4 cash stands, parallel at exit  
9 cash registers  
9 screen grid video display  
Surveillance cameras (to Manager's office)

Natural and Cultural History Bookshop

Located in Interpretive viewing area  
Lounge seating for reading  
Display shelves for books, VCR, tapes  
Display fixture for slides  
Wall display of historical photographs

PUBLIC AREAS - continued

***Post Office***

Postal counter for clerk

2 mail boxes

Postcard sales

Stamp vending

Writing station

***Interpretive Area***

Lobby

Interpretive focal point of Summit House  
Natural history element

Integrated Interpretive areas

10 @ 500 cubic feet each

Information Center

6' counter with telephone  
Storage and display of maps/brochures  
Video event/time/weather display

Viewing Area

At second floor balcony  
360° view  
8 non-coin binocular machines  
80 L.F. reader rail

Interpretive Theater

Bench seating for 80  
Stage with rostrum  
35mm film projection (rear)

Interpretive Workroom

Desk with telephone, computer  
Guest chair  
3' x 6' worktable  
50 L.F. bookshelf (future Pikes Peak Natural  
and Cultural History Library)  
Film and VCR/CD library  
VCR/Monitor

PUBLIC AREAS - continued

Meeting Room/Private dining room

- Seating for 18
- Audio/visual aids
- Outside terrace access
- Link to kitchen

***E.M.T. Facilities***

Exterior Entrance (separate)

- Out of public view
- Easy vehicle access
- Covered entry
- Well lighted
- Vestibule

Office

- Desk, 30" x 5'
- Phone
- Radio communications with highway patrol,  
COG
- Small file cabinet
- Guest chair
- Vision panel to public area view
- Access to toilet room with shower
- Separate thermostat
- Music
- Access to vehicle with equipment

Treatment room

- Current staff is 3-4 maximum
- Out of public view
- Four stations
  - Exam station/trauma (1) with  
gurney, draw curtain, heat source,  
adjustable lighting
  - Oxygen stations (2) with oxygen,  
semi-reclining chair
  - Fourth station oxygen with wheelchair  
access
- Cascade system for filling oxygen bottles
- Storage cart (hand equipment)
  - On wheels
- Three shelves

PUBLIC AREAS - continued

Storage

- Equipment closet (walk in)
  - Wheelchair (1)
  - Backboards with headblocks (2)
  - Packs (4) ± 2' x 2' x 3'
  - K.E.D. ± 2' x 2' x 40"
  - Traction splint 2' x 2' x 40"
  - Dufflebag with cervical collars . . .
  - Blankets
- Supplies closet
  - Oxygen tanks -8 - "D" cylinders 6" x 24"  
6 - "E" cylinders 6" x 40"
  - Medical supplies, Band-Aids

Toilet room

- Toilet
- Lav
- Shower

**Public Restrooms**

- Convenient to public areas
- Entrances clearly visible

Women's (*current fixture counts in parenthesis*)

- 20 toilets (12)
- 8 sinks (4)
- Changing table

Men's (*current fixture counts in parenthesis*)

- 7 toilets (4)
- 8 urinals (3 - 3' troughs)
- 8 sinks (4)
- Changing table

Seating area outside restrooms

BACK OF HOUSE

***Service Entrance***

Covered loading area

Sized for one van

Out of public view

***Personnel Entrance***

Adjacent to loading door

Opens to locker room

Time Clock

Cards for 40 employees

Within view of supervisor's office

***Locker Room***

Current staff is 31-33 including:

12 Gift Shop employees

16 Food Service employees

1-3 E.M.T. staff members

2 Managers

Design for potential staff level of 40

Coat rack for 40

Two changing rooms

Two toilet rooms

***Manager's office***

Full view of personnel entry and loading

Telephones and radio communications

2 Management stations - each with:

Desk with computer terminals

Guest chair

2-drawer lateral file

20 L.F. bookshelves

BACK OF HOUSE - continued

Telephone-based intercom with kitchen and Gift Shop  
Coat closet for 4  
Mail drop - assume 3-4 cubic feet of mail per day  
Locked closet for back-up register and business equipment

**Cash room**

42" x 84" cash counting table with power  
Windowless  
Supervisor's desk  
Safe  
    20 cash drawers  
    10 cubic feet for change fund  
    20 cubic feet for receipts

**Supervisor's office**

May be combined with Manager's office  
One desk shared by 4 supervisors  
Files, telephone, bookshelf

Coat closet for 2

**Workshop**

3' x 6' workbench (minimum)  
Hand and power tool storage

**Janitor's Closet**

Include cleaning supply storage

BACK OF HOUSE - continued

**Storage**

Food Service storage

- Refrigerated walk-in.
- Pantry - dry foods
- Paper storage
- Freezer - Located in walk-in

Retail Sales

- Gifts
- Clothing

Equipment Storage

- Spare hot beverage machines; steamer trays
- Assume 70 square feet
- Located with access to Repair Shop

Soiled linen storage

- Assume 2 laundry bags
- Near locker room

CO2 storage

- Chained storage for 6 CO2 tanks
- Near Soda room

Recycle storage

- Adequate for 10 cases of bottles
- Can compactor

Refuse storage

- Near loading dock
- Compactor
- Refrigerated garbage storage preferred

Hazardous materials storage

BACK OF HOUSE - continued

***Kitchen***

Cooking Line

- 8' griddle
- 2 French fryers (doubles) with dump
- 8-burner range
- 2 microwaves
- 4 stacked ovens
- 2 pizza ovens

Prepline

- Sandwich table
- Fudge table
- Table for deli, soup, nacho cheese, pretzels
- Burger table

Donut Making

- Visible to the public
- 30 gallon flour and sugar barrels
- Prep table
- Hobart mixer (2' x 2')
- Donut maker (4' x 6')
- Display racks

Dish Room

- Garbage Disposal
- Dishwasher (vented)
  
- Scullery sink
- Storage
- U-shaped configuration

Scullery Storage

- Adjacent to Dish Room

RESIDENTIAL

***Employee's Lounge***

Day function: All employee lounge

Night function: Residential living area

TV/VCR

TV/Video Game

Satellite dish if feasible

Pay phone

Small kitchen with refrigerator and microwave

Size sufficient for 30 residents

***Dorm Rooms - Seven required***

Sleep four with two bunk beds

Eight locked closets

Common table

Desk areas

***Manager's Rooms - Two required***

One double bed

Sleep sofa or Murphy bed

Phone

TV with VCR (cable from dish if available)

Radio communication with Search and Rescue and Highway employees

Fixture count to be determined

GENERAL

*Monumental Stair*

*Secondary Stair*

*Elevator*

4' x 6' cab

Assume holeless hydraulic

*Mechanical Areas*

Boiler room

Electrical room

Fuel storage

Emergency generator

Potable water storage

Wastewater storage

PROGRAM SUMMARY

ARAMARK

February 3, 1995

Attendees: Cliff Taylor, Clifford Taylor  
Architects  
Parry Thomas, Thomas &  
Thomas  
Kevin Kelly, Aramark  
Derek Zwickey, Aramark  
Cendy Mayer, Aramark

USER NEEDS

Patrons arriving by Highway

Sense of arrival  
Delineated site circulation  
Delineated parking  
Porte-cochere for buses/autos  
Water (for radiators) and trash  
receptacles  
Public address system to  
announce  
COG arrivals

Patrons arriving by COG

Sense of arrival  
Outdoor access to toilets  
Public address system to  
announce departures

All patrons

water/sewage  
Accessible facilities (ADA)  
Mitigation of garbage odors and  
unsightliness  
Mitigation of waste  
odors

Health and safety

Visibility in fog  
Helicopter landing area for  
evacuations  
Public address system for  
lightning alerts

Aramark Staff

Six parking spaces  
Sheltered loading area out of  
public view  
Security at night (particularly  
from hikers)

General

Pay telephones - One with  
exterior access  
Wedding facilities (covered)  
Flagpole

PROGRAM SUMMARY

AD AM AN CLUB

February 8, 1995

Attendees:Cliff Taylor,  
Clifford Taylor Architects  
Ron Bevans, Thomas & Thomas  
Dr. Bill Willhoit, AdAmAn Club

*On December 31-*

*Building accommodates 30 hikers arriving between 2:30 and 4:00 p.m. and an advance party of six arriving at noon.*

USER NEEDS

Club currently uses employee lounge/TV while waiting for display

Portable oxygen delivery located in Summit House, is used to assist some participants

Infirmary for ill or injured participants

Safe storage area for pyrotechnics before display

Fire extinguishers (or sup-pression systems) which are immediately visible

## PROGRAM SUMMARY

### COG RAILWAY

March 14, 1995

Attendees: Cliff Taylor, Clifford Taylor  
Architects  
Douglas Doane, General

Manager Martin Frick, Past President

### USER NEEDS

#### DISPATCHER'S STATION

- Possible full-time agent
- Could have interpretive function
- Required for "diverse route" (one way by bus)
- Desk
- Counter - tickets
- Locked cabinet
- P.A. jack
- View of platform

#### RADIO FACILITIES

- Current radio in Summit House
- Small transmitter in office with antenna on roof
- Microphone at cash register
- Use in times of medical distress
- Advise of ridership
- Ticketing information for one-way

PLATFORM - 3' - 4' ± above rail (confirm)  
Clock -10 - 12' from building line to track  
Benches  
Timetable  
Post board - "Next train leaves at"  
"Clock dial for departure"

#### CREWROOM

- Access to radio
- Table and chairs
- Crew of 2 - engineer and conductor

#### TOOL STORAGE

- Jacks
- Wooden blocks
- Battery charger and extension cords
- Dispatcher's station or Aramark workshop

#### LOBBY

- Direct access from station
- Public space should have seating
- Fireplace

PROGRAM SUMMARY  
E.M.T. FACILITIES

March 21, 1995

Attendees: Craig Steel, Job Captain,  
Clifford Taylor Architects  
Jeff Blough, E.M.T.,

Aramark

USER NEEDS

Exterior Entrance (separate)

Out of public view  
Easy vehicle access  
Covered entry  
Well lighted  
Vestibule

Outer office (Jeff's) - 80 S.F.

Desk, 30" x 5'  
Phone  
Radio communications with highway  
patrol, COG  
Small file cabinet  
Guest chair  
Vision panel to public area  
view  
Access to toilet room with  
shower  
Adjacent to public  
Music  
Access to vehicle with  
equipment

Inner office (treatment area) -  
200 S.F.

Current staff is 3-4 maximum  
Out of public view  
Four stations  
Exam station/trauma  
(1) with  
gurney, draw  
curtain, heat  
source, adjustable lighting  
Oxygen stations (2) with  
oxygen, semi-rec. chair

Fourth station oxygen with wheel-chair  
access

Storage Closet (walk-in)  
Wheelchair (1)  
Backboards with  
headblocks (2)  
Packs (4) ± 2' x 2' x  
3'  
K.E.D. ± 2' x 2' x  
40"  
Traction splint 2' x  
2' x 40"  
Dufflebag with  
cervical collars . . .  
Blankets

Medical storage closet  
Oxygen tanks - 8 - "D"  
cylinders 6" x 24"  
6 - "E" cylinders  
6" x 40"  
Medical supplies, Band-

Aids,

Storage cart (hand  
equipment)  
On wheels  
Three shelves

Toilet room

Toilet  
Lav  
Shower

PROGRAM SUMMARY

EL PASO COUNTY SEARCH AND RESCUE

March 20, 1995

Attendees: Cliff Taylor, Clifford Taylor Architects  
Ron Bevans, Thomas & Thomas  
Keith Conquest, Search & Rescue

USER NEEDS

Building

Dedicated medical facilities not required

Radio equipment may be remote, as  
necessary

interior access should be available by  
phone for both Aramark manager and  
cashier

## PROGRAM SUMMARY

### FLIGHT FOR LIFE

March 27, 1995

Attendees: Gordon Hildebrandt, Director  
Carol, Flight Nurse  
Rex Prickett, Pilot  
Cliff Taylor, Clifford Taylor  
Architects  
Ron Bevans, Thomas &

Thomas

### SITE

Approach depends on wind, but typically approach from south, landing on west or northwest side, near edge to catch the updrafts.

Would prefer to pick-up below summit (Devil's Playground), if possible.

65' x 65' typical minimum area, prefer 100' x 100' (night requirements) on summit.

White square landing area.

Landing area needs to be accessible by vehicle.

Maximum grades - 6° nose down, 10° nose up and 8° side to side.

Avoid the use of small materials (pea gravel) for landing area. It is scattered by rotor wash, river rock is ok.

Land now on native rock area.

Will not approach summit if weather conditions bad (VFR).

Flight path and landing area critical parameters, come in at low angle.

### FACILITY

Helicopter is self-contained, no specific needs in building.

Siting of building within east half of summit would not impact flight operations.

PROGRAM SUMMARY

GRAY LINE - PIKES PEAK TOURS

Feb. 6, 1995

Attendees: Cliff Taylor, Clifford Taylor Architects  
Parry Thomas, Thomas & Thomas  
Ron Bevans, Thomas & Thomas  
Chuck Murphy, Pikes Peak Tours

VISITOR LOADS

Off Season -One coach of 39 passengers,  
twice per day

On Season -*Maximum*, four coaches of 39  
passengers, three times per day  
*Typical*, 20-80 passengers,  
three times per day

DURATION OF VISITS

30-40 minutes

SUGGESTED BUILDING FACILITIES

Covered area for loading/unloading  
during inclement weather

Promotional area (staffed) for Pikes  
Peak area attractions

Gray Line may share cost

Diaper changing areas in restrooms

Drivers room, out of public view

Small locker for motor oil, antifreeze  
and miscellaneous supplies

PROGRAM SUMMARY

INTERPRETIVE PLANNING

March 9 & 16, 1995

Attendees: Cliff Taylor, Clifford Taylor  
Architects  
Eugene Smith, Parks &  
Recreation  
Maureen Kimmel, Kimmel  
Graphics  
Kevin Kelly, Aramark

SPECIFIC SPATIAL REQUIREMENTS

Interpretive Theater  
Bench seating for 80  
Stage with rostrum  
35mm film projection (rear)

Interpretive Workroom  
Desk with telephone, computer  
Guest chair  
3' x 6' worktable  
50 L.F. bookshelf (future Pikes  
Peak Natural History Library)  
Film and VCR/CD library  
VCR/Monitor

Meeting Room  
Seating for 18  
Audio/visual aids

**PROGRAM SUMMARY**

**PIKES PEAK HILL CLIMB**

February 15, 1995

Attendees: Nick Sanborn, Pikes Peak Hill  
ClimbAssoc.  
Cliff Taylor, Clifford Taylor  
Architects  
Parry Thomas, Thomas &  
Thomas

Primary Concern of Pikes Peak Hill Climb is the  
finish line and staging area.

**WISH LIST**

New sign for finish line  
rock pillars  
sign "Welcome to Pikes  
Peak Summit"  
partner cost of new sign  
concern for wind load  
on  
sign - metal portion  
removable for high  
winds

Move finish line downhill  
finish line 200 feet back  
downhill, move start  
line 200 feet also  
wider spot in the road  
runoff area limited to  
existing area

At end of race, cars are lined up  
and parked. Need similar  
parking area as exists now for  
race day only.

Need existing straight away  
even if race finish line moved  
back.

Press room one day only  
currently at Utilities building.

No paving of parking/road, soil  
stabilizing only

Photo opportunity for racers -  
currently use existing sign.

Interpretive space in new  
building: old cars, plaques, etc.

Winners circle area

**PEAK HISTORY**

Existing Summit House on  
gravel, sewer leak melted  
permafrost.

City built a Summit House for  
highway which burned down in  
1953 on the west side.

Spencer Penrose built original  
Summit House foundation-wall  
still there. Old building had  
observation towers.

Highway ownership:  
Spencer Penrose, 1916  
Gave to State of  
Colorado, 1936  
City took over, 1947

**OBSERVATIONS FROM YEARS AT THE PEAK**

Most erodible side of peak is the  
east, northeast. Notice erosion  
at end of COG tracks. Plaque in  
that area seems to be shifting  
downhill.

Believe Summit House is in  
wrong place -- more central for  
views to the west. Return east  
side to nature.

**Weather**

Violent storms  
Building must be  
designed with weather  
conditions in mind, i.e.,  
wind protection (no  
funnel effect) and snow  
build-up.

Sewage problem  
Could line go down  
COG?

Sewage car?

Need many photo opportunities

PROGRAM SUMMARY

PIKES PEAK MARATHON

Attendees: Cliff Taylor, Clifford Taylor  
Architects  
Ron Bevans, Thomas &  
Thomas  
Carl McDaniel, Race Director

Do not want racers  
to cross tracks during race.

Site of finish, summit reception  
area is industrial.

RACE ACTIVITIES

Race is held third weekend in  
August.

Use east side of sewage  
building for post race  
refreshments.

Ascent on Saturday, round-trip  
Sunday. Most racers run  
ascent, 16-1800.

Attempt to shuttle racers off  
summit as soon as possible.

Average time is 4.5 hours, peak  
time on summit is 11:30 - 12:30  
when most racers are arriving.

Parking inadequate on race day,  
race day is one of the busiest  
days with respect to traffic at the  
summit.

Typically like to shuttle racers off  
summit as soon as possible, at  
peak time could mean 45  
minutes wait.

Observation area to  
accommodate spectators.

Remain outside on nice day,  
seek shelter on cold days  
anywhere possible, can be up to  
500 racers gathered and  
waiting.

Truck up san-o-lets (4-6) for the  
race, locate at west side of  
sewage building.

Out-of-state tourists are allowed  
to drive to summit on race day,  
in-state spectators are shuttled  
in from Devils Playground or  
elsewhere.

General site conditions,  
particularly east face, trashy.

Typical attendance is 1600  
racers, 100 volunteers and 1000  
spectators.

Use portion of sewage building  
east side, approximately 1200  
SF, for first aid area.

Typical 15 passenger van  
shuttle.

Racers use other facilities  
(Summit House, radio building)  
if weather is particularly bad  
while waiting to be shuttled off  
summit.

Do have some year-round  
storage in sewage building,  
radio room.

Need the continued use of an  
area for first aid facilities.

SITE

Organization pays \$3-5,000 for permit  
to Forest Service to conduct the race.

Finish line is actually off summit,  
short  
distance down Barr Trail, located with  
respect to distance from start line.

BUILDING

GENERAL:

East side location for view to east.  
Multi-purpose use of rooms within  
Summit House to allow for first aid  
facilities.

PROGRAM SUMMARY

UNITED STATES FOREST SERVICE

March 7 & 21, 1995

Attendees: Cliff Taylor, Clifford Taylor  
Architects  
William R. Nelson, District  
Ranger  
Frank Landis, Recreation Staff  
Parry Thomas, Thomas &  
Thomas

SITE

Consolidation of site amenities to provide efficient use of the Summit resource

Removal of commercial and industrial debris, particularly from the east face of the Summit

Restoration of the Summit ecology wherever possible

Properly engineered erosion control

STRUCTURES

Correction of all conditions not meeting building codes, including accessibility per ADA standards

Consolidation of facilities to provide the greatest public service with the least impact to site resources

Removal of structures which inadequately serve current public need

Emphasis on public health; safety; and education through appropriate interpretive facilities

RADIO COMMUNICATIONS

*No new permanent, commercial, private, or non-profit transmission facilities will be permitted on the summit of Pikes Peak.*

Consolidation of existing equipment and antennas to create the minimum visual and ecological impact

## PROGRAM SUMMARY

### U.S. ARMY RESEARCH INSTITUTE OF ENVIRONMENTAL MEDICINE

March 24, 1995

#### Phone

Attendees: Dr. Allen Cymerman, US A.R.I.  
Dr. Paul Rock, US A.R.I.  
Parry Thomas, Thomas & Thomas

## PARKING ISSUES

Facility used 4-6 weeks per year.

Try to block off parking at drive lane loop near research building.

4-5 cars park to east side of building, occasionally a trailer.

Water and sewer access on north and west sides.

Need enough space for 24 foot truck to park next to building in addition to regular parking. Truck provides equipment and water.

## FACILITY

Facility is self-contained. Has four (4) 1,000 gallon tanks, two of which are for water, two for sewage. City will refill and remove tanks for a fee.

Propane tanks are enclosed in chain link fence.

Tourists wander through area.

Army trailers 1966, renovated prefab building built in 1984. Facility is the highest research laboratory, a resource in itself.

Problems of altitude, basic research, emergency care oxygen supply available. Physician available when there.

Facilities include full bathroom, kitchen, laboratory, dormitory, to hold 16 people. Need full access to road if another building, size of current building, can be incorporated to include blood testing, exercising, dry ice, storage and medical equipment. Could save money by combining with the University, but need all facilities for time there. Need capability of housing 16 people undergoing testing. Also use Ft. Carson hospital.

Helipad is a good idea. Helicopters land at Devil's Playground currently (Search and Rescue).

## AESTHETICS

This is a unique facility, highest with best access.

Army had an old Army weather station. Concern upon renovation was for a better laboratory and a more aesthetically pleasing look, such as nice signs and stone foundations. No threat of budget cuts for facility presently.

Dr. Cymerman has 25 years of experience at facility. Have shared facility with universities, Ft. Lewis, Navy and Army, Stanford University, and University of Connecticut. Limitations are the user's financial ability to operate, Facility loaned at no cost.

## BUILDING USE

Building is sealed up by a local contractor in fall and opened back up in summer. Two forced entries during the history of the building for emergencies. Last year, emergencies used building for three days And saved their lives.

Size of building 79 x 42.5 (see attached information)

PROGRAM SUMMARY

U.S. MARSHALL

EQUIPMENT AT SUMMIT

Equipment Required

Repeaters - One standard rack  
Antenna - OMNI

Service area includes:

Castle Rock  
Limon  
Pueblo  
Canon City  
Florence

Mobile to Mobile only

PROGRAM SUMMARY

U.S. OLYMPIC COMMITTEE

February 23, 1995

Attendees:

Parry Thomas, Thomas & Thomas  
Peter Kautza, Director of Facilities  
Ken Wiseman, Architect to U.S.O.C.

Met with representatives of USOC to determine needs and desires for Pikes Peak display. Mr. Kautza has discussed issue with his senior management and they all believe that the initial reasons for the Olympic display and torch were for rare occasions of lighting the torch for events such as the Sports Festival. The USOC has completed plans for a Visitor Center in Phase II redevelopment of the Training Center in Colorado Springs which will house the torch and display areas so there is no need for these facilities at the Peak. Construction of the Visitor Center is scheduled to begin June, 1995 for completion in 1996.

It was discussed that some display or acknowledgment of the location of the USOC headquarters in Colorado Springs would be appropriate in an interpretive area at the Summit House. Ken Wiseman will write a letter expressing his recommendations to the USOC regarding this matter.

LOCATION	SQUARE FOOTAGE	
	7-18-97	10-21-97
<b>PORTE-COCHERE</b>	3355	1850
<b>Total Square Footage - Porte-Cochere</b>	<b>3355</b>	<b>1850</b>
Cog Station	7452	0
Vestibule/Cog Entrance	1233	429
<b>PUBLIC AREAS</b>		
Vestibule/Highway Entrance	900	245
Lobby	4000	2385
Vertical Circulation (Lobby)		
Main Stair	343	322
Stair Landing (2 <sup>nd</sup> floor)	220	
Elevator	100	107
Elevator Alcoves	0	
Fire Stair	<u>287</u>	<u>213</u>
Totals	950	642
Food Service		
Service Line	250	192
Dining Room	3240	1969
Espresso Bar	225	
Espresso Seating	450	
Fudge Sales	<u>112</u>	
Totals	4277	2161
Retail Shops		
Museum Shop	590	0
Gift Shop	<u>3246</u>	<u>2146</u>
Totals	3836	2146
Interpretive Area		
Integrated Interpretive Area	1977	9331
Information Center	111	124
Viewing Area	4668	
Theater Vestibule	450	
Interpretive Theater	1350	
Interpretive Workroom (Office)	225	
Meeting Room	<u>0</u>	<u>0</u>
Totals	8781	9455

**PUBLIC AREAS (continued)**

	<b>7-18-97</b>	<b>10-21-97</b>
Public Restrooms		
Women's	698	607
Men's	526	416
Family	<u>0</u>	<u>96</u>
Totals	1224	1119
E.M.T. Facilities		
Exterior Entrance (Garage)	449	352
Office	172	227
Treatment Room	337	217
Storage	53	50
Toilet Room	<u>90</u>	<u>86</u>
Totals	1101	932
Post Office	67	90
Balcony	963	
Upper Level		288
Main Level		<u>1620</u>
<b>Total Square Footage - Public Areas</b>	<b>25,799</b>	<b>21,407</b>

**SHELTER** 794 112

**RADIO COMMUNICATIONS** 393 168

**MECHANICAL**

Mechanical Rooms	3621	2378
Mechanical Office	338	125
Garage/Workshop	0	516
Elevator Machine Room	87	142
Tank Building		
Tank Room	2040	
Vault	1850	
Radio Room	225	
<b>Total Square Footage - Mechanical</b>	<b>8,161</b>	<b>3,161</b>

<b>BACK OF HOUSE</b>	<b>7-18-97</b>	<b>10-21-97</b>
<b>Staff Support</b>	<b>678</b>	
Corridor	295	527
Personnel Entrance	129	0
Locker Room	302	360
Manager's Office	225	226
Cash Room	206	186
Supervisor's Office	162	136
Workshop	128	
Janitor's Closet	<u>55</u>	<u>166</u>
Totals	2180	1590
<b>Storage</b>		
Food Service Storage (Include. Cold Storage)	336	415
Retail Sales	860	389
Equipment Storage	0	0
Soiled Linen Storage	0	0
CO2 Storage	30	118
Recycle Storage	35	80
Refuse Storage	156	178
Flammable Storage	0	0
Linens	<u>91</u>	<u>45</u>
Totals	1508	1225
<b>Kitchen</b>		
Cooking Line and Prep Line	514	451
Donut Making	112	0
Dish Room	124	103
Scullery Storage	<u>0</u>	<u>0</u>
Totals	750	554
<b>Total Square Footage - Back of House</b>	<b>4,438</b>	<b>3,375</b>

Clifford Taylor Architect, AIA

*Pikes Peak Summit House*

**RESIDENTIAL**

	<b>7-18-97</b>	<b>10-21-97</b>
Employee Lounge	245	1027
Dorm Rooms	782	720
Corridor	285	0
Manager's Rooms	317	286
Storage	28	0
Common Bathrooms	382	377
<b>Total Square Footage - Residential</b>	<b>2,039</b>	<b>2,410</b>

**SUMMARY**

Total Sq. Ft. - PORTE-COCHERE	3,355	1850
Total Sq. Ft. - COG STATION/ENTRANCE	8,685	429
Total Sq. Ft. - PUBLIC AREAS	25,799	19,499
Total Sq. Ft. - SHELTER	794	112
Total Sq. Ft. - RADIO COMMUNICATIONS	393	168
Total Sq. Ft. - MECHANICAL	8,161	3,168
Total Sq. Ft. - BACK OF HOUSE	4,438	3,375
Total Sq. Ft. - RESIDENTIAL	2,039	2,473
<b>TOTAL SQUARE FOOTAGE</b>	<b>53,664</b>	<b>31,004</b>

**COMPARATIVE ANALYSIS OF SCHEMES**                      **7-18-97**                      **10-21-97**

**SUMMARY OF SQUARE FOOTAGE**

Total Sq. Ft. - PORTE-COCHERE	3,355	1,850
Total Sq. Ft. - COG STATION/ENTRANCE	8,685	429
Total Sq. Ft. - PUBLIC AREAS	25,799	19,499
Total Sq. Ft. - SHELTER	794	112
Total Sq. Ft. - RADIO COMMUNICATIONS	393	168
Total Sq. Ft. - MECHANICAL	8,161	3,168
Total Sq. Ft. - BACK OF HOUSE	4,438	3,375
Total Sq. Ft. - RESIDENTIAL	2,039	2,473
<b>TOTAL SQUARE FOOTAGE</b>	<b>53,664</b>	<b>31,004</b>

**COMPARATIVE CONSTRUCTION COST**

Gross Square Footage	48,200	31,004
Estimated Project Costs		
7-18-97 Scheme PSI 5-27-97 \$14,210,874/48,800	\$291.20	-----
10-21-97 Scheme Assume 120% x 291.20		\$349.44
Project Cost	\$14,210,874	\$10,834,038

**SPATIAL PROGRAM**

FUNCTION/SPACE 05/27/98

SQUARE FOOTAGE

<b>PORTE-COCHERE</b>		<b>1850</b>
<b>VESTIBULE/COG ENTRANCE</b>		<b>429</b>
<b>PUBLIC AREAS</b>		
Vestibule/Highway Entrance		245
Lobby		2385
Vertical Circulation (Lobby)		
• Main Stair		322
• Elevator		107
• Fire Stair		<u>213</u>
	Total	642
Food Service		
• Service Line		192
• Dining Room		<u>1969</u>
	Total	2161
Gift Shop	Total	2146
Interpretive Area		
• Integrated Interpretive Area		9331
• Information Center		124
	Total	9455
Public Restrooms		
• Women's		607
• Men's		416
• Family		<u>96</u>
	Total	1119
E.M.T. Facilities		
• Exterior Entrance (Garage)		352
• Office		227
• Treatment Room		217
• Storage		50
• Toilet Room		<u>96</u>
	Total	932
Post Office		90
Balcony		
• Upper Level		288
• Main Level		<u>1620</u>
	<b>Total Square Footage - Public Areas</b>	<b>21,407</b>
<b>SHELTER</b>		<b>112</b>
<b>RADIO COMMUNICATIONS</b>		<b>168</b>

*Pikes Peak Summit***MECHANICAL**

Mechanical Room	2378
Mechanical Office	125
Garage/Workshop	516
Elevator Machine Room	142
<b>Total Square Footage - Mechanical</b>	<b>3,161</b>

**BACK OF HOUSE**

## Staff Support

• Corridor	527
• Locker Room	360
• Manager's Office	226
• Cash Room	186
• Supervisor's Office	136
• Janitor's Closet	<u>166</u>
<b>Total</b>	<b>1590</b>

## Storage

• Food Service Storage (Include. Cold Storage)	415
• Retail Sales	389
• CO2 Storage	118
• Recycle Storage	80
• Refuse Storage	178
• Linens	<u>45</u>
<b>Total</b>	<b>1225</b>

## Kitchen

• Cooking Line and Prep Line	451
• Dish Room	<u>103</u>
<b>Total</b>	<b>554</b>

**Total Square Footage - Back of House** **3,375**

**RESIDENTIAL**

• Employee Lounge	1027
• Dorm Rooms	720
• Manager's Rooms	286
• Common Bathrooms	377
<b>Total Square Footage - Residential</b>	<b>2,410</b>

**SUMMARY**

Total Sq. Ft. - PORTE-COCHERE	1850
Total Sq. Ft. - VESTIBULE/COG ENTRANCE	429
Total Sq. Ft. - PUBLIC AREAS	19,499
Total Sq. Ft. - SHELTER	112
Total Sq. Ft. - RADIO COMMUNICATIONS	168
Total Sq. Ft. - MECHANICAL	3,168
Total Sq. Ft. - BACK OF HOUSE	3,375
Total Sq. Ft. - RESIDENTIAL	2,410
<b>TOTAL SQUARE FOOTAGE</b>	<b>31,011</b>

*Pikes Peak Summit House*

<b>LOCATION</b>	<b>SQUARE FOOTAGE</b>	
	<b>10-21-97</b>	<b>1-15-98</b>
<b>COG STATION/ENTRANCE</b>		
Vestibule/Cog Entrance	429	373
Ticket Sales	<u>0</u>	<u>91</u>
<b>Total Square Footage</b>	<b>429</b>	<b>464</b>
<b>PUBLIC AREAS</b>		
Vestibule/Highway Entrance	245	260
Lobby	2385	3246
Vertical Circulation (Lobby)		
Main Stair	322	315
Elevator	107	90
Fire Stair	<u>213</u>	<u>175</u>
Totals	642	580
Food Service		
Service Line	192	288
Dining Room	<u>1969</u>	<u>1800</u>
Totals	2161	2088
Retail Shops		
Gift Shop	<u>2146</u>	<u>2008</u>
Totals	2146	2008
Interpretive Area		
Integrated Interpretive Area	9331	9378
Information Center	<u>124</u>	<u>84</u>
Totals	9455	9462
Public Restrooms		
Women's	607	725
Men's	416	420
Family	<u>96</u>	<u>83</u>
Totals	1119	1228

**Pikes Peak Summit House**

<b>PUBLIC AREAS (continued)</b>	<b>10-21-97</b>	<b>1-15-98</b>
E.M.T. Facilities		
Exterior Entrance (Garage)	352	341
Office	227	194
Treatment Room	217	215
Storage	50	46
Toilet Room	<u>86</u>	<u>84</u>
Totals	932	880
Post Office	90	89
<b>Total Square Footage - Public Areas</b>	<b>19,175</b>	<b>19,841</b>
<b>SHELTER</b>	<b>112</b>	<b>157</b>
<b>RADIO COMMUNICATIONS 168</b>	<b>288</b>	
<b>MECHANICAL</b>		
Mechanical Rooms	2378	2945
Mechanical Office	125	111
Garage/Workshop	516	341
Elevator Machine Room	142	170
<b>Total Square Footage - Mechanical</b>	<b>3,161</b>	<b>3,567</b>
<b>BACK OF HOUSE</b>		
Staff Support		
Corridors	527	(370 + 117) 487
Locker Room	360	360
Manager's Office	226	210
Cash Room	186	196
Supervisor's Office	136	99
Loading	0	268
Janitor's Closet (2 total)	<u>166</u>	(84 + 77) <u>161</u>
Totals	1601	1781

**Pikes Peak Summit House**

<b>BACK OF HOUSE (continued)</b>	<b>10-21-97</b>	<b>1-15-98</b>
Storage		
Pantry (Include. Cold Storage)	415	405
Retail Stockroom	389	373
CO2 Storage/Soda	118	120
Recycle Storage	80	73
Refuse Storage	178	172
Linen	<u>45</u>	<u>42</u>
Totals	1225	1185
Kitchen		
Cooking Line and Prep Line	451	378
Dish Room	<u>103</u>	<u>135</u>
Totals	554	513
<b>Total Square Footage - Back of House</b>	<b>3,380</b>	<b>3,479</b>
<b>RESIDENTIAL</b>		
Employee Living/Kitchen	1027	651
Dorm Rooms	720	708
Manager's Rooms	286	288
Common Bathrooms	377	364
<b>Total Square Footage - Residential</b>	<b>2,410</b>	<b>2,011</b>

*Pikes Peak Summit House*

	10-21-97	1-15-98
<b>SUMMARY</b>		
COG STATION/ENTRANCE	429	464
PUBLIC AREAS	19,175	19,841
SHELTER	112	157
RADIO COMMUNICATIONS 168	288	
MECHANICAL	3,161	3,567
BACK OF HOUSE	3,380	3,479
RESIDENTIAL	2,410	2,011
<b>TOTAL SQUARE FOOTAGE - Heated</b>	<b>28,835</b>	<b>29,807</b>
PORTE-COCHERE	1,850	2,453
<b>TOTAL SQUARE FOOTAGE - SUMMIT HOUSE</b>	<b>30,685</b>	<b>32,260</b>
<b>EXTERIOR STAIR TOWERS - (N/S ends of building)</b>		
Balcony	288	(151 ea.) 302
Terrace & Stairs	1,620	(789 ea.) 1578
Storage under Balconies	0	(137 ea.) 274
<b>Total Square Footage - Exterior Stair Towers</b>	<b>1,908</b>	<b>2,154</b>
<b>TOTAL GROSS SQUARE FOOTAGE</b>	<b>32,593</b>	<b>34,551</b>
Tank Building		
Tank Room	2,040	2,040
Pipe Tunnel	2,450	2,450
Radio Room	225	225
<b>Total Square Footage - Tank Building</b>	<b>4,715</b>	<b>4,715</b>
<b>Total Army Building (To be Programmed)</b>	<b>--</b>	<b>3,200</b>
<b>GRAND TOTAL SQUARE FOOTAGE</b>	<b>37,308</b>	<b>42,466</b>

**SPATIAL PROGRAM**

<b>FUNCTION/SPACE 05/27/98</b>	<b>SQUARE FOOTAGE</b>
<b>PORTE-COCHERE</b>	<b>1850</b>
<b>VESTIBULE/COG ENTRANCE</b>	<b>429</b>
<b>PUBLIC AREAS</b>	
Vestibule/Highway Entrance	245
Lobby	2385
Vertical Circulation (Lobby)	
• Main Stair	322
• Elevator	107
• Fire Stair	<u>213</u>
Total	642
Food Service	
• Service Line	192
• Dining Room	<u>1969</u>
Total	2161
Gift Shop	2146
Interpretive Area	
• Integrated Interpretive Area	9331
• Information Center	124
Total	9455
Public Restrooms	
• Women's	607
• Men's	416
• Family	<u>96</u>
Total	1119
E.M.T. Facilities	
• Exterior Entrance (Garage)	352
• Office	227
• Treatment Room	217
• Storage	50
• Toilet Room	<u>96</u>
Total	932
Post Office	90
Balcony	
• Upper Level	288
• Main Level	<u>1620</u>
<b>Total Square Footage - Public Areas</b>	<b>21,407</b>
<b>SHELTER</b>	<b>112</b>
<b>RADIO COMMUNICATIONS</b>	<b>168</b>

**MECHANICAL**

Mechanical Room	2378
Mechanical Office	125
Garage/Workshop	516
Elevator Machine Room	142
<b>Total Square Footage - Mechanical</b>	<b>3,161</b>

**BACK OF HOUSE**

Staff Support	
• Corridor	527
• Locker Room	360
• Manager's Office	226
• Cash Room	186
• Supervisor's Office	136
• Janitor's Closet	<u>166</u>
<b>Total</b>	<b>1590</b>
Storage	
• Food Service Storage (Include. Cold Storage)	415
• Retail Sales	389
• CO2 Storage	118
• Recycle Storage	80
• Refuse Storage	178
• Linens	<u>45</u>
<b>Total</b>	<b>1225</b>
Kitchen	
• Cooking Line and Prep Line	451
• Dish Room	<u>103</u>
<b>Total</b>	<b>554</b>
<b>Total Square Footage - Back of House</b>	<b>3,375</b>

**RESIDENTIAL**

• Employee Lounge	1027
• Dorm Rooms	720
• Manager's Rooms	286
• Common Bathrooms	377
<b>Total Square Footage - Residential</b>	<b>2,410</b>

**SUMMARY**

Total Sq. Ft. - PORTE-COCHERE	1850
Total Sq. Ft. - VESTIBULE/COG ENTRANCE	429
Total Sq. Ft. - PUBLIC AREAS	19,499
Total Sq. Ft. - SHELTER	112
Total Sq. Ft. - RADIO COMMUNICATIONS	168
Total Sq. Ft. - MECHANICAL	3,168
Total Sq. Ft. - BACK OF HOUSE	3,375
Total Sq. Ft. - RESIDENTIAL	2,410
<b>TOTAL SQUARE FOOTAGE</b>	<b>31,011</b>