



PIKES PEAK SUMMIT HOUSE

OCTOBER 7 2015



Pikes Peak Design Narrative

As they are difficult to reach, most fourteeners are pristine and only experienced by those hearty enough to hike to the top. However, one of the many things that makes Pikes Peak so special is that it is America's Mountain—the only fourteener that everyone, no matter age or fitness level, can access. As such, our goal for this important project at Pikes Peak is to give visitors the same pristine and untouched experience as those ascending other fourteeners. Experiencing it as if no one has been there, but yet everyone can get there.

A main consideration in all of our designs is staying mindful of siting and view sheds. As visitors ascend to the top, the sky and mountains monopolize the view and the building is secondary. Inside, the building will function to move visitors throughout the facility, dispersing them naturally to assist in crowd control and improving the overall experience. With the incorporation of additional interpretation, visitors will leave with a greater understanding of how the Peak was formed, discovered and its importance in American History. The building will also guide visitors to experience the Peak in its entirety through the incorporation of accessible trails and interpretive opportunities. Upon departure, it is our goal that visitors leave in awe and overwhelmingly satisfied with what they have just experienced.



STORIES



SUMMIT
MADE IT
1415



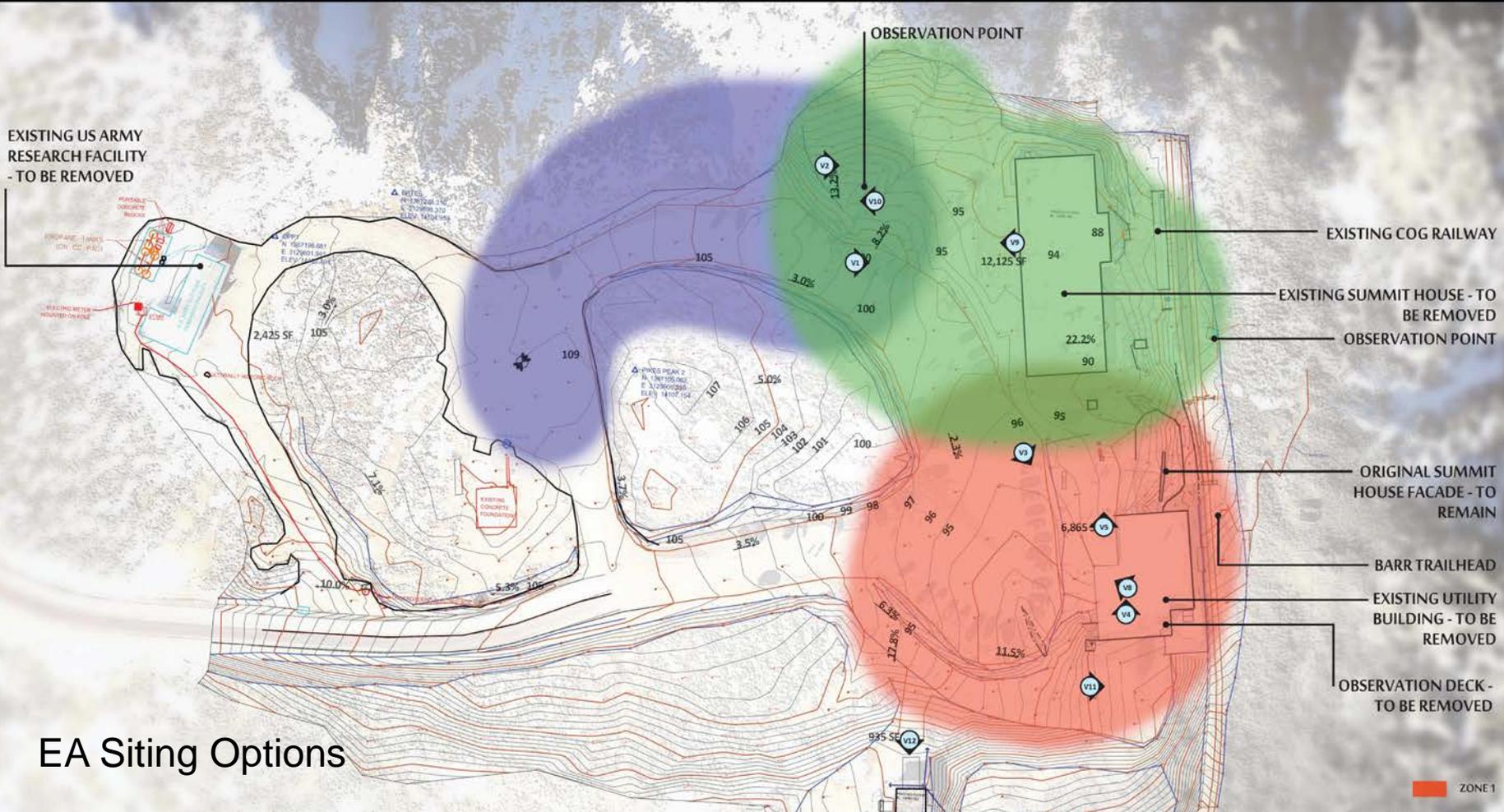






PRELIMINARY DESIGN OPTIONS

EXISTING US ARMY
RESEARCH FACILITY
- TO BE REMOVED



OBSERVATION POINT

EXISTING COG RAILWAY

EXISTING SUMMIT HOUSE - TO
BE REMOVED

OBSERVATION POINT

ORIGINAL SUMMIT
HOUSE FACADE - TO
REMAIN

BARR TRAILHEAD

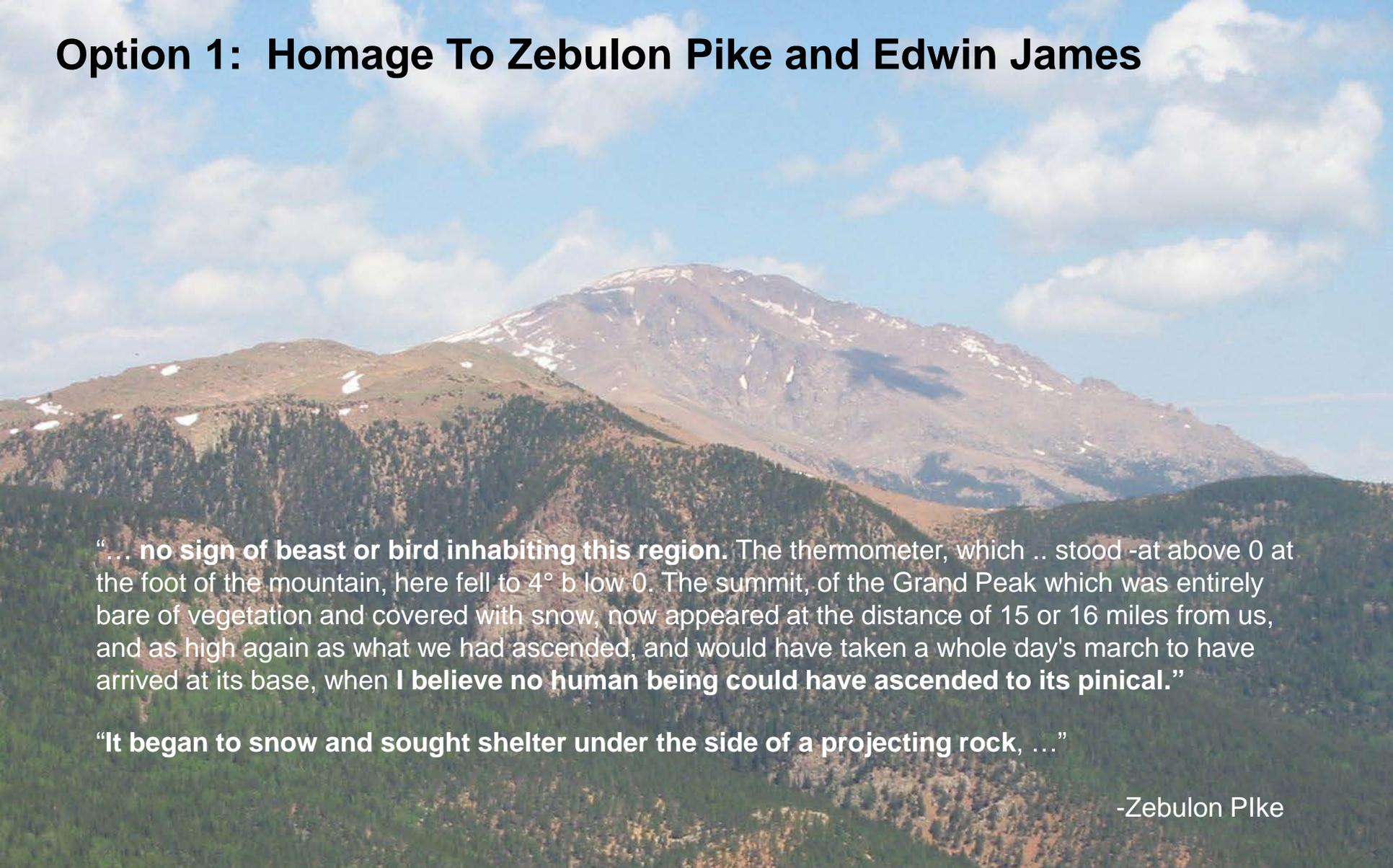
EXISTING UTILITY
BUILDING - TO BE
REMOVED

OBSERVATION DECK -
TO BE REMOVED

EA Siting Options

ZONE 1

Option 1: Homage To Zebulon Pike and Edwin James

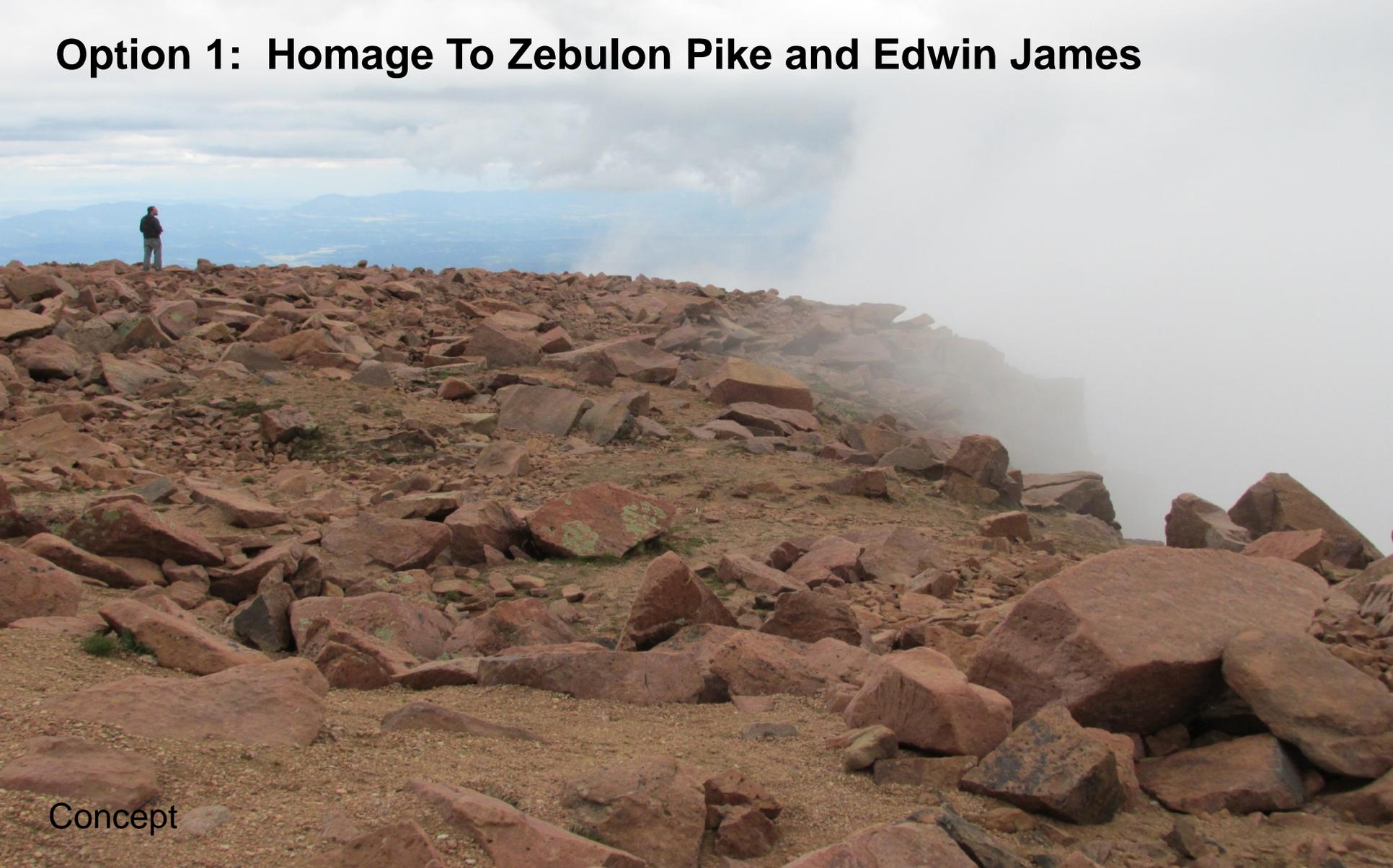


“... **no sign of beast or bird inhabiting this region.** The thermometer, which .. stood -at above 0 at the foot of the mountain, here fell to 4° b low 0. The summit, of the Grand Peak which was entirely bare of vegetation and covered with snow, now appeared at the distance of 15 or 16 miles from us, and as high again as what we had ascended, and would have taken a whole day's march to have arrived at its base, when **I believe no human being could have ascended to its pinical.**”

“**It began to snow and sought shelter under the side of a projecting rock, ...**”

-Zebulon Pike

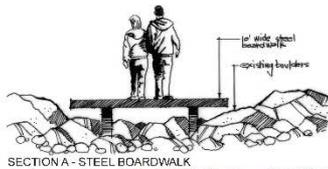
Option 1: Homage To Zebulon Pike and Edwin James



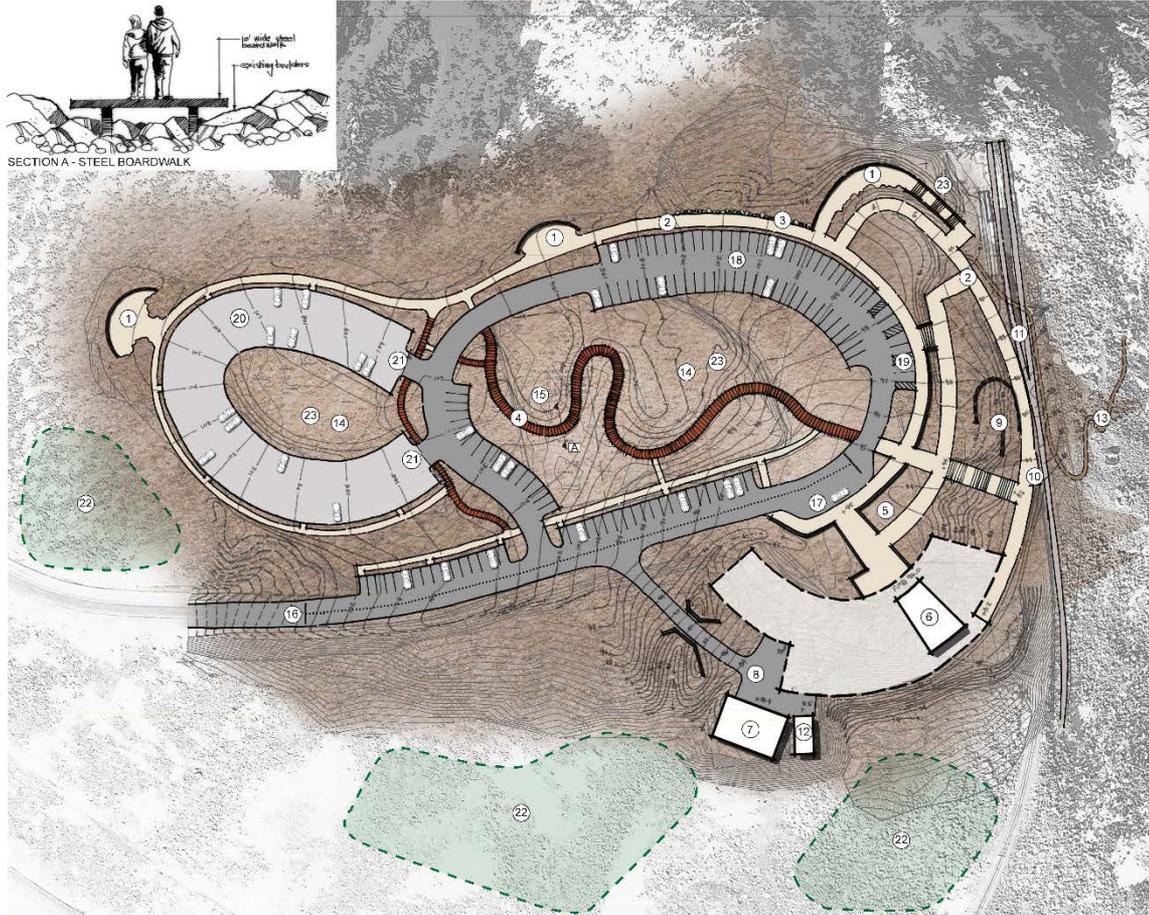
Concept

Pikes Peak Design Narrative Option #1:

Upon approach to the summit, visitors take in the expansive and pristine views, just as Zebulon Pike saw and Edwin James experienced. The only indication that this peak has been touched by man is the understated entry, which emerges from grade and is sited directly between the highest part of the Peak and Mt. Rosa, the location from where Pike viewed the Peak. For those arriving via car, the view to Mt. Rosa is framed in the distance as one enters the Summit House. Visitors can then walk on the roof terrace to take in the view just as James would have years ago. Those arriving via Cog train enter the Summit House and ascend a grand stair to bring them to the top of the Peak. The one story scheme is built into the mountain top on the southeast corner of the site, away from the Peak's most dramatic view sheds, and is essentially a non-building.



SECTION A - STEEL BOARDWALK



LEGEND

- ① OVERLOOK
- ② INTERPRETIVE LOOP
- ③ BOULDER WALL
- ④ STEEL BOARDWALK
- ⑤ POSSIBLE MICROCLIMATE ALPINE TUNDRA 'COLD FRAMES'
- ⑥ SUMMIT HOUSE
- ⑦ PLANT
- ⑧ SERVICE ACCESS
- ⑨ HISTORIC SUMMIT HOUSE FACADE
- ⑩ COG PLATFORM
- ⑪ COG RAIL
- ⑫ COMMUNICATION TOWER
- ⑬ BARR TRAIL
- ⑭ BOULDER FIELDS
- ⑮ APPROXIMATE SUMMIT LOCATION
- ⑯ PIKES PEAK INTERNATIONAL HILL CLIMB FINISH LINE / 500' RACE RUNOUT
- ⑰ DROP OFF
- ⑱ PERMANENT PARKING
- ⑲ ACCESSIBLE PARKING STALLS
- ⑳ OVERFLOW PARKING
- ㉑ GATE
- ㉒ UNDISTURBED PLANT COVER
- ㉓ RECLAIMED ALPINE TUNDRA

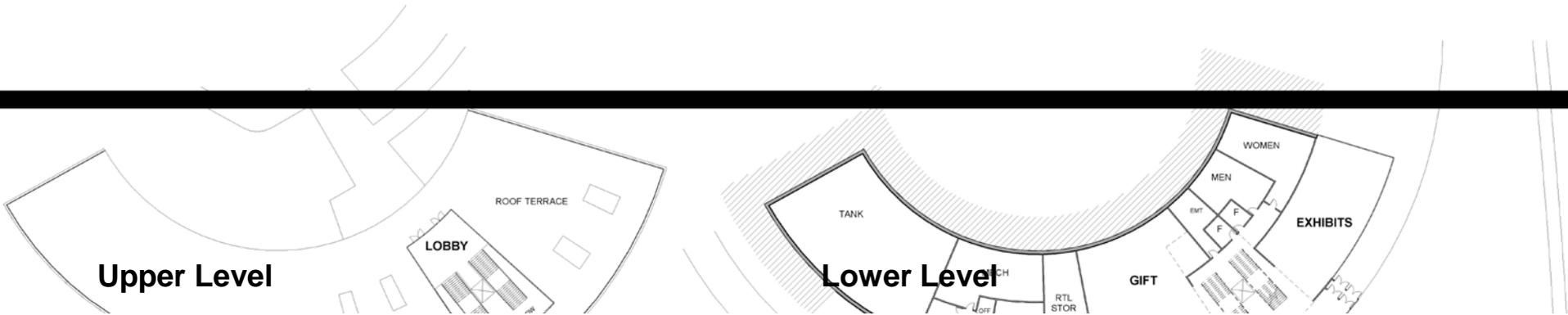
PARKING TABULATION

EXISTING PARKING	±206
PROPOSED PARKING	233
(TWO WAY 90 DEGREE PERMANENT)	(116)
(TWO WAY 90 DEGREE OVERFLOW)	(110)
(ACCESSIBLE - 90 DEGREE)	(7)
STAFF	14
SHUTTLE BUS	0
FUEL EFFICIENT	TBD
TOUR BUS	0



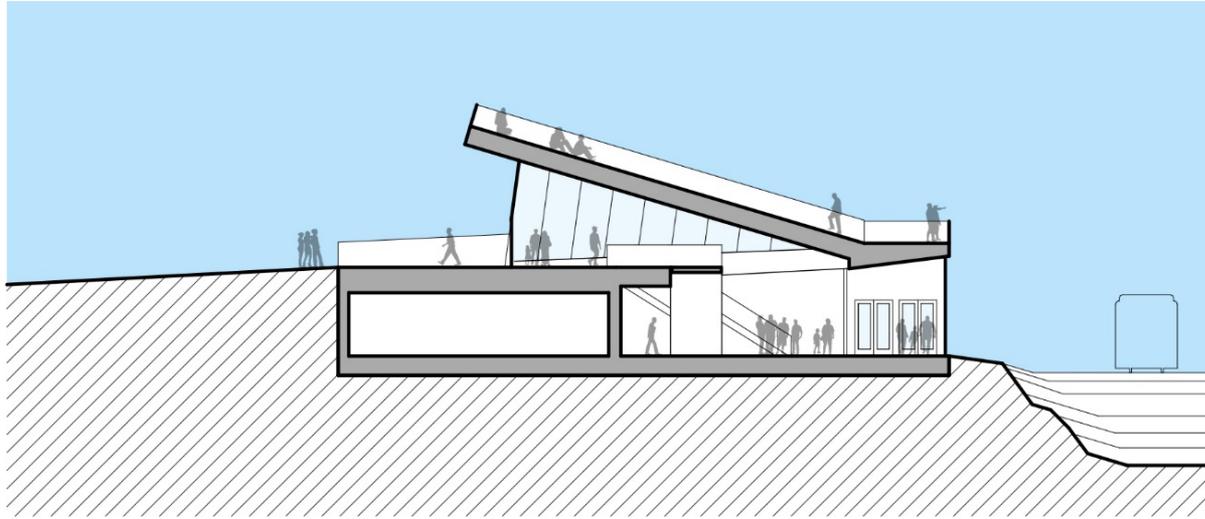
Pikes Peak Summit Complex - Option 1

Option 1

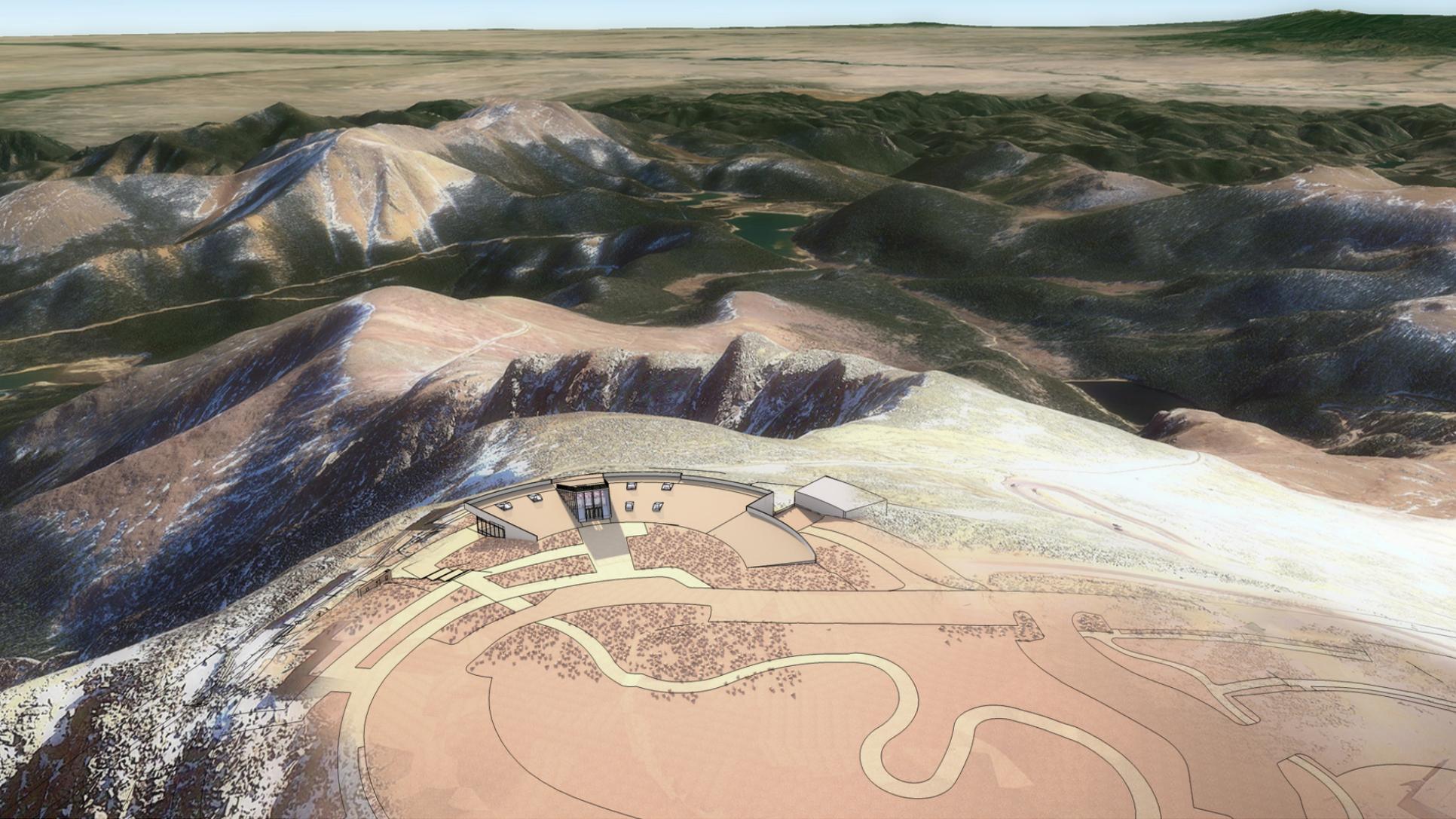


Floor Plans

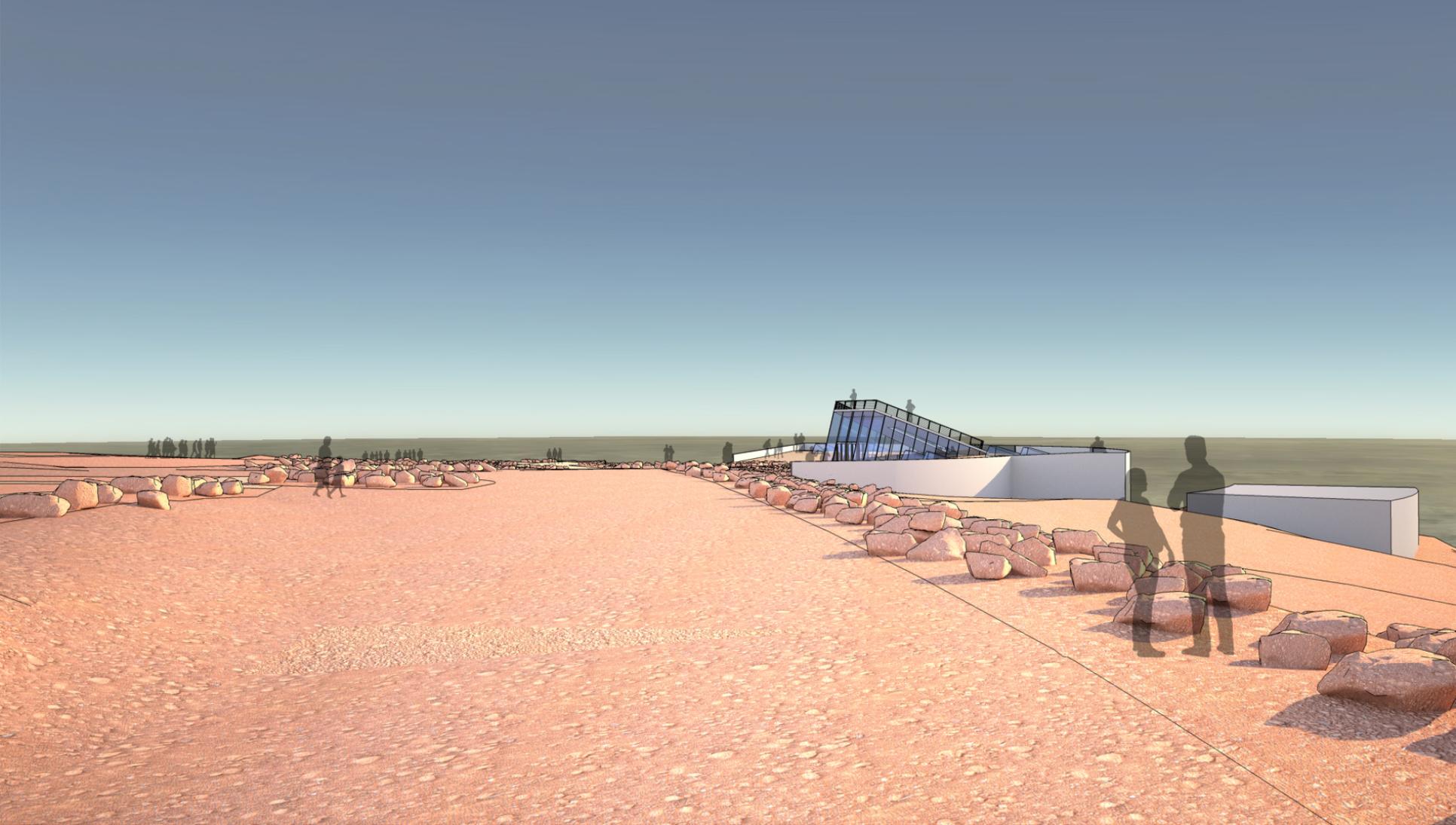
Option 1



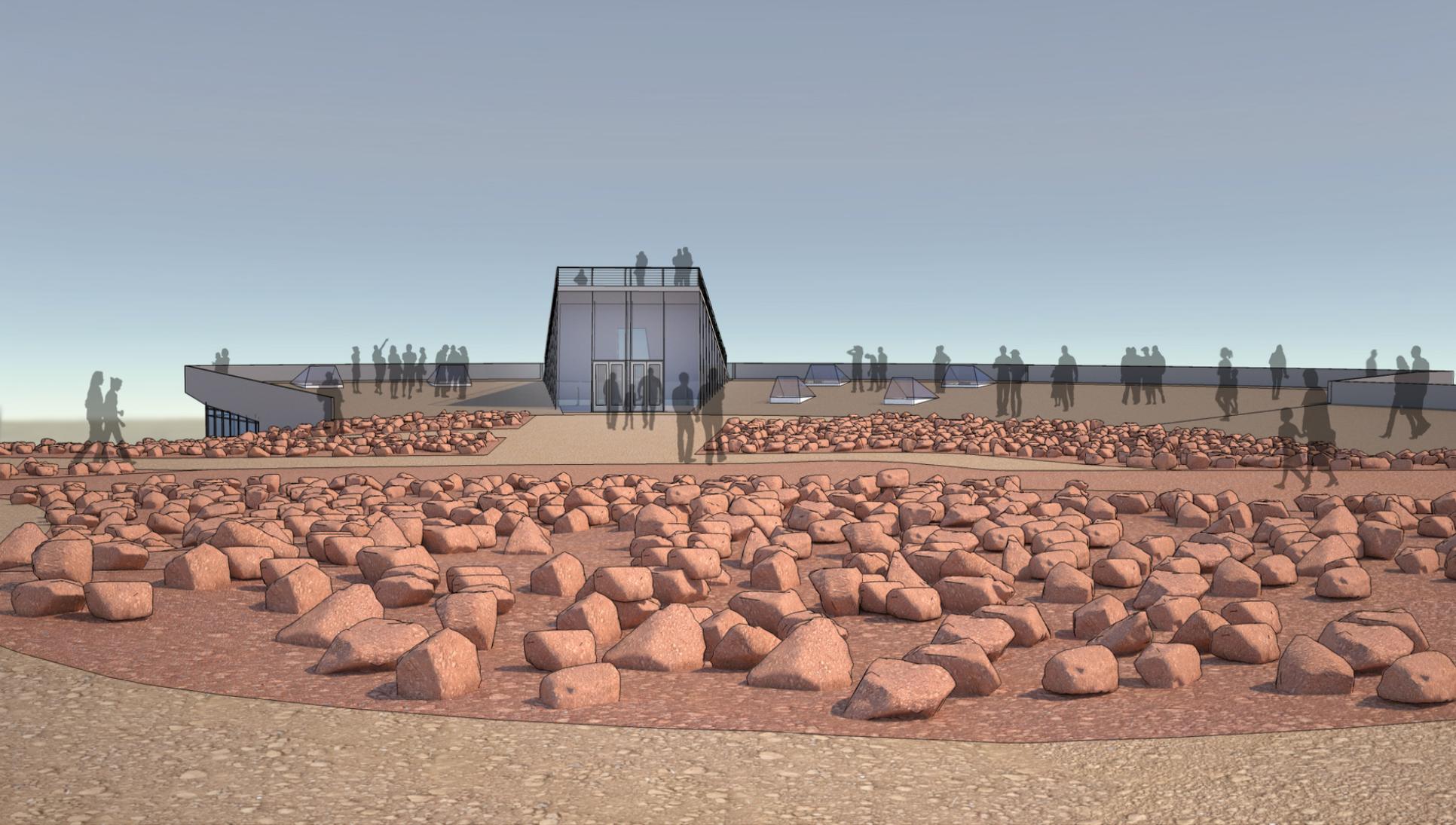
Building Section



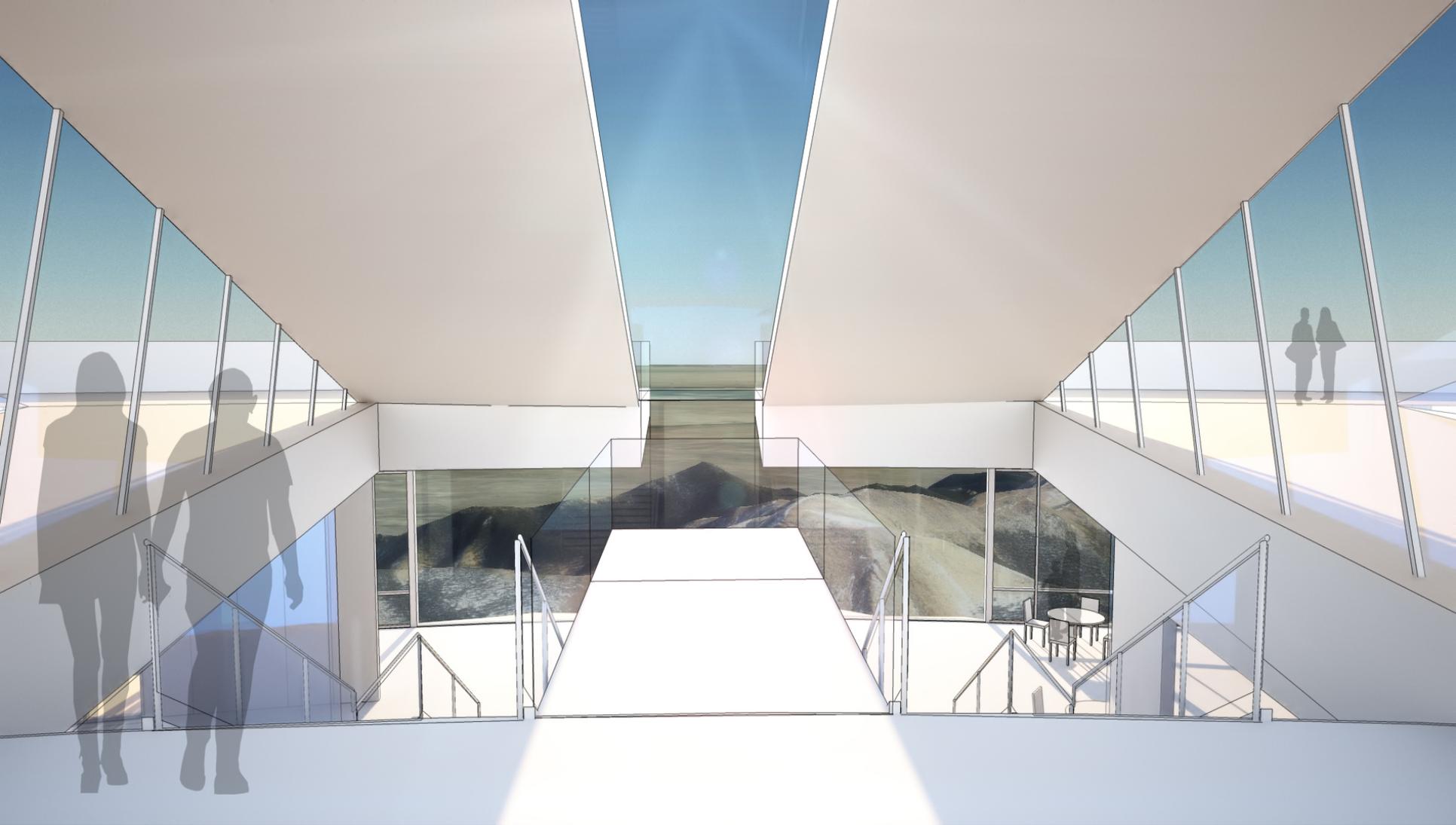
Aerial View Looking Southeast



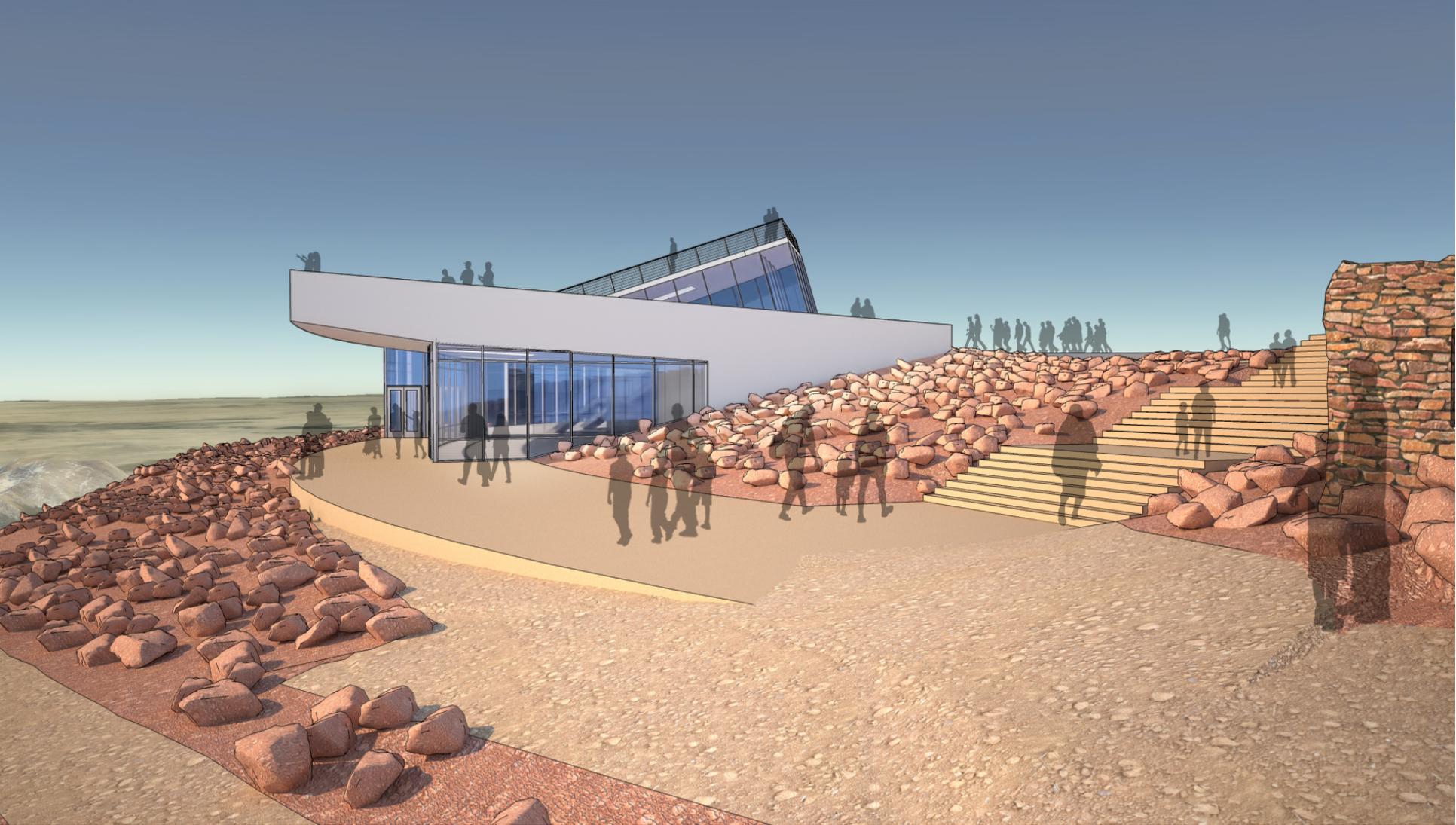
Vehicular Approach



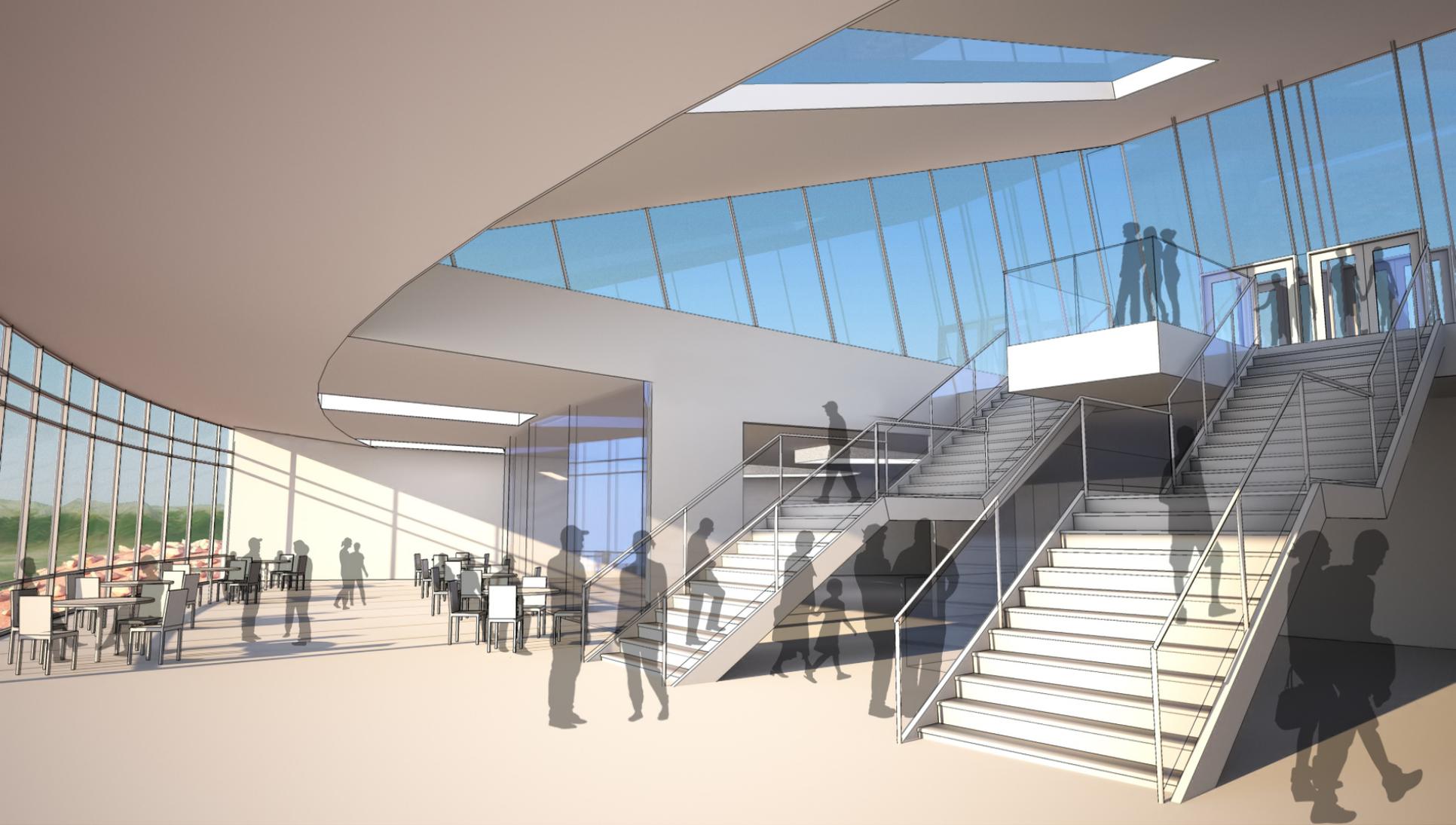
Entry View



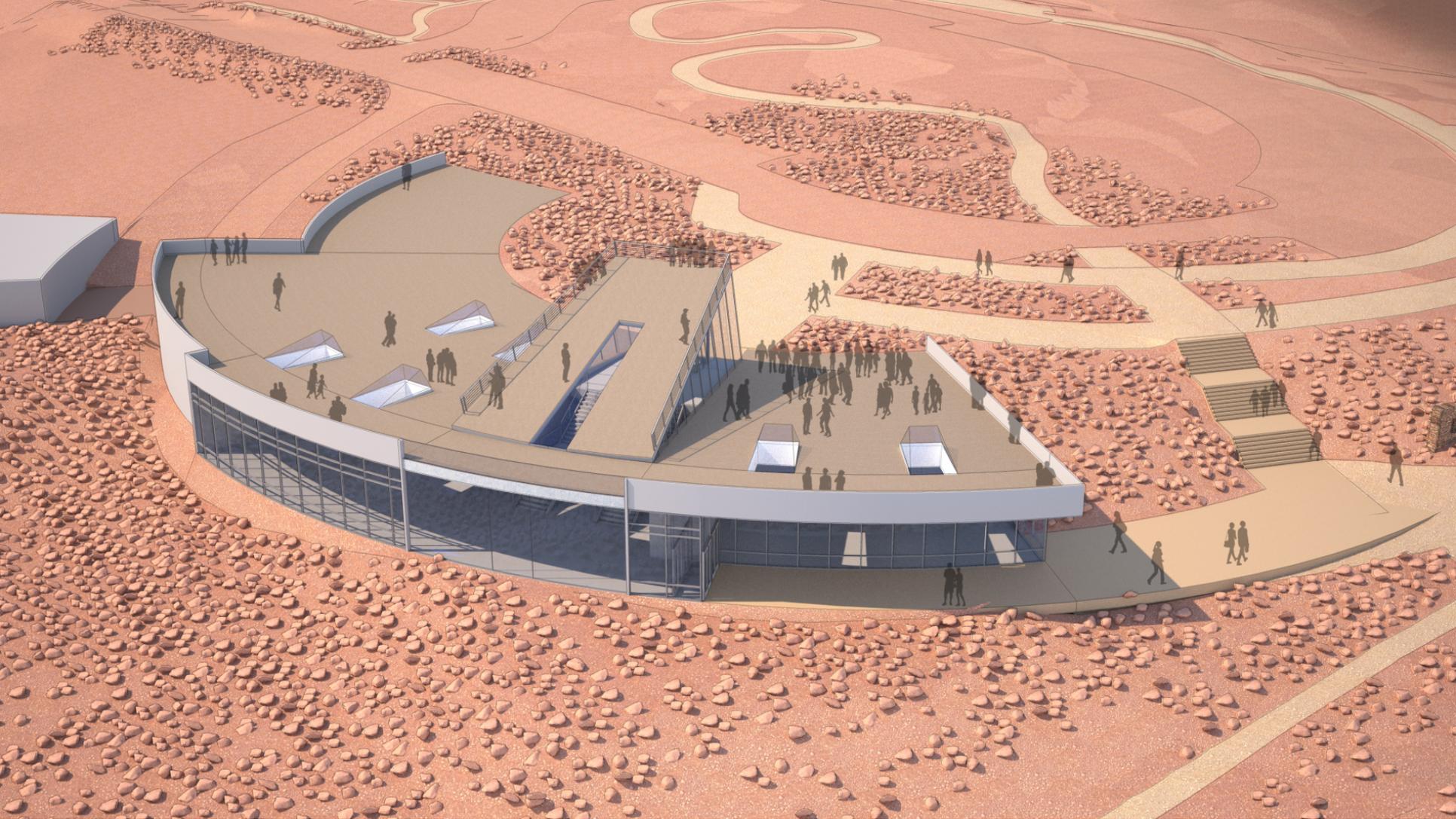
Entrance - View of Mount Rosa



Approach from Cog Railroad



Cog Entrance/Lower Lobby



Aerial View Toward Peak



Aerial View from South



View from Southeast

Option 2: The Outcropping



Pikes Peak Design Narrative Option #2:

Reminiscent of the crags and rock formations found above the tree line, the design of this option uses shade, shadows and fragmentation to blend into the Peak. As a two-story form nestled into the northeast side of the mountain, it is minimally impactful on the land. Viewed from below, this option blends seamlessly with the mountain, yet as one arrives at the peak, it is viewed as a clear destination. Upon entering the two-story lobby, visitors are treated to an expansive and spectacular view down the mountain. Those arriving via the Cog train will enter on the ground floor of the lobby and be drawn through the building in order to experience the views from both levels. In this option, interpretation and the gift shop are located on the second floor and the dining area, restrooms and support spaces are located on the first floor.

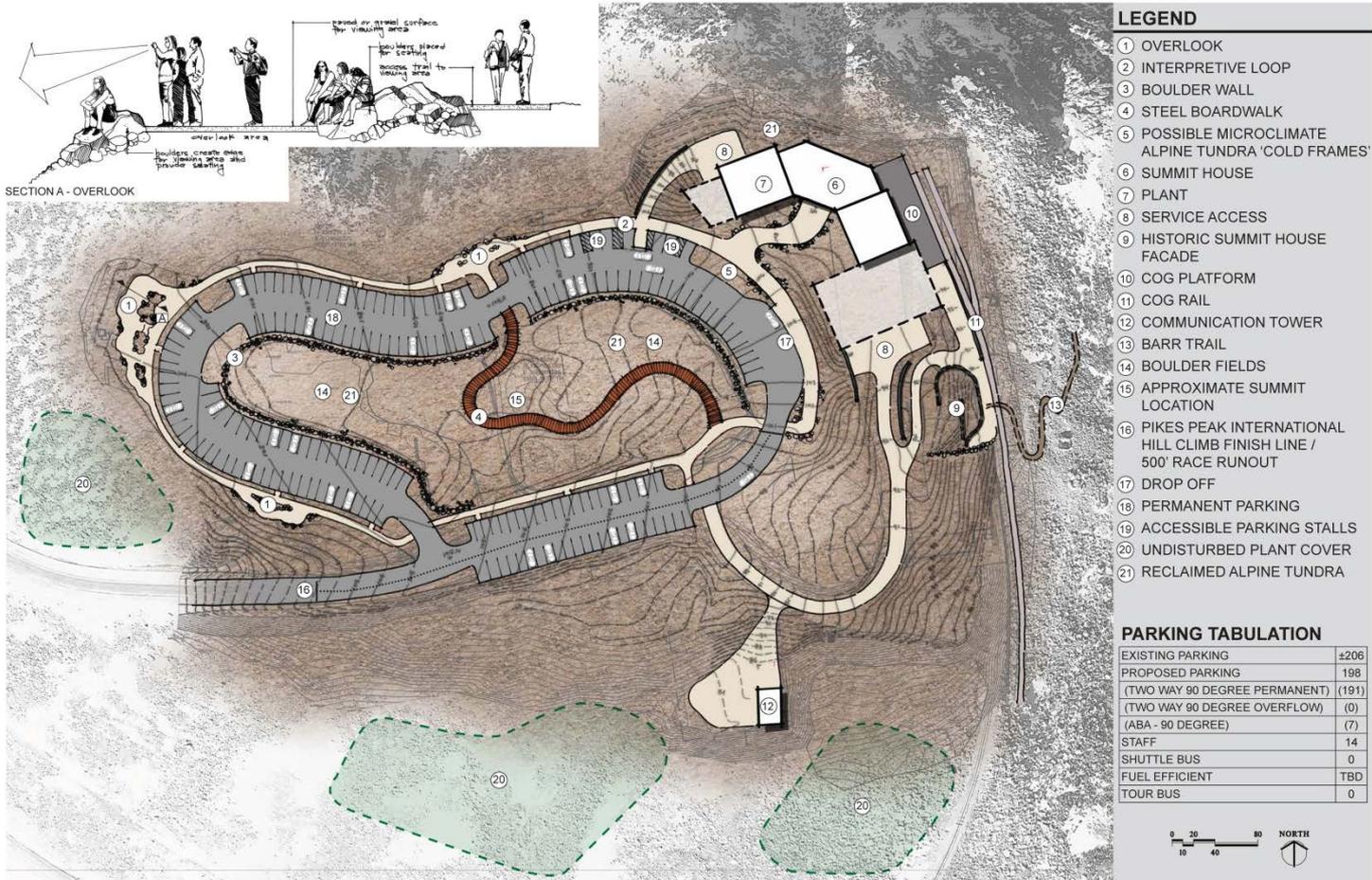
Option 2: The Outcropping



Option 2: The Outcropping

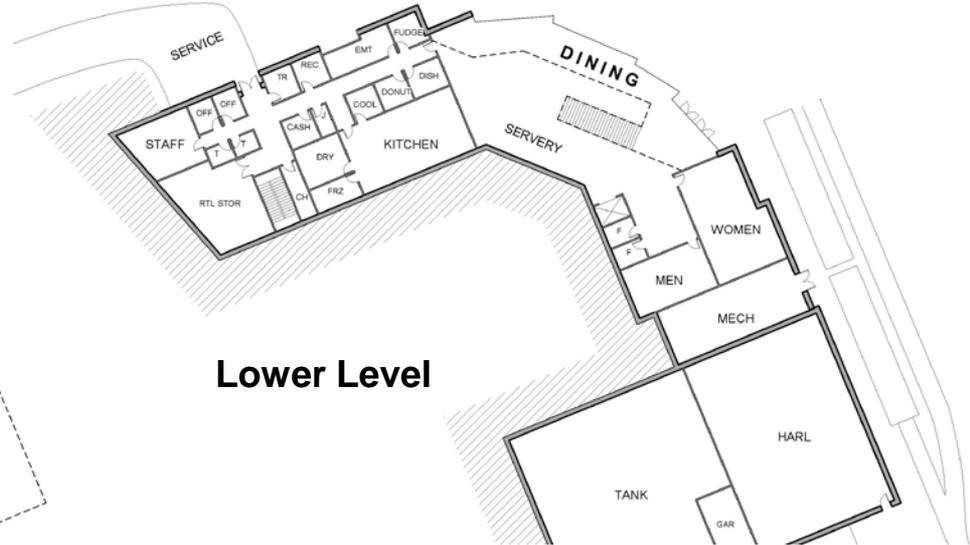
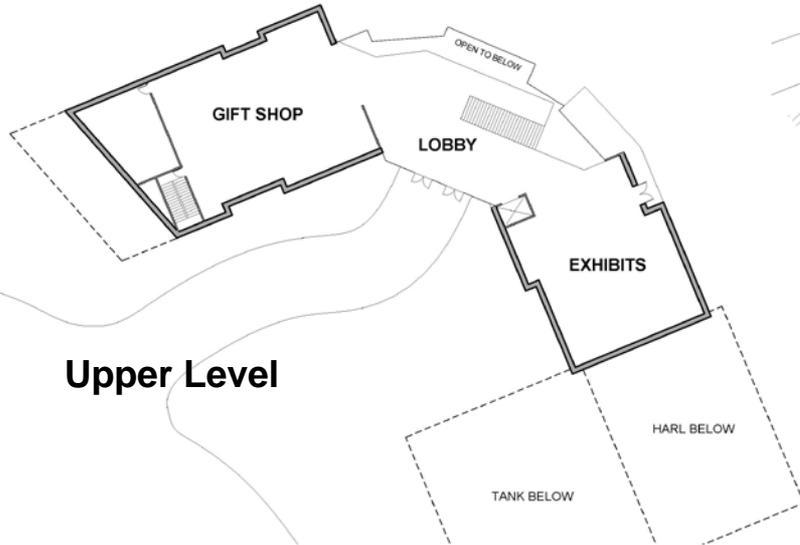


Amazonite can be found in many areas within 4 miles of the summit (Barr Trail + Glenn Cove)



Pikes Peak Summit Complex - Option 2

Option 2

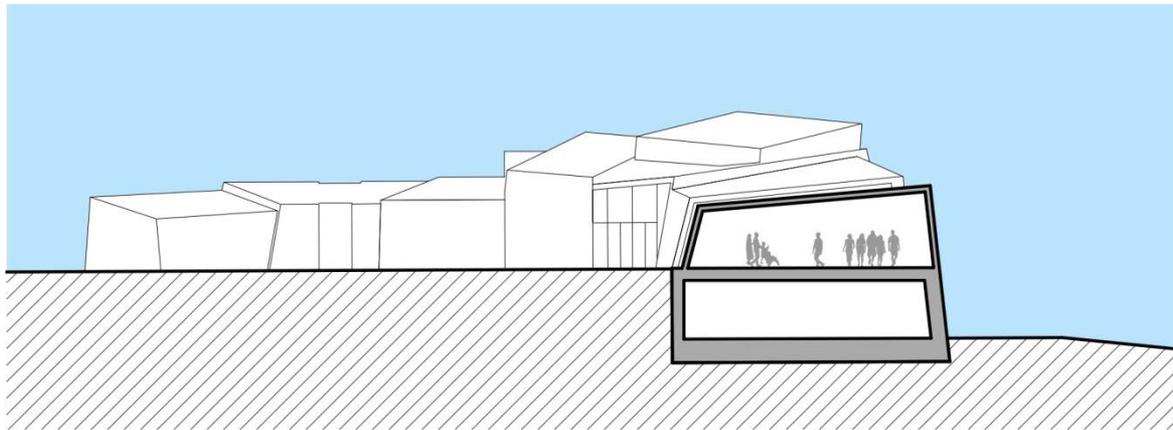
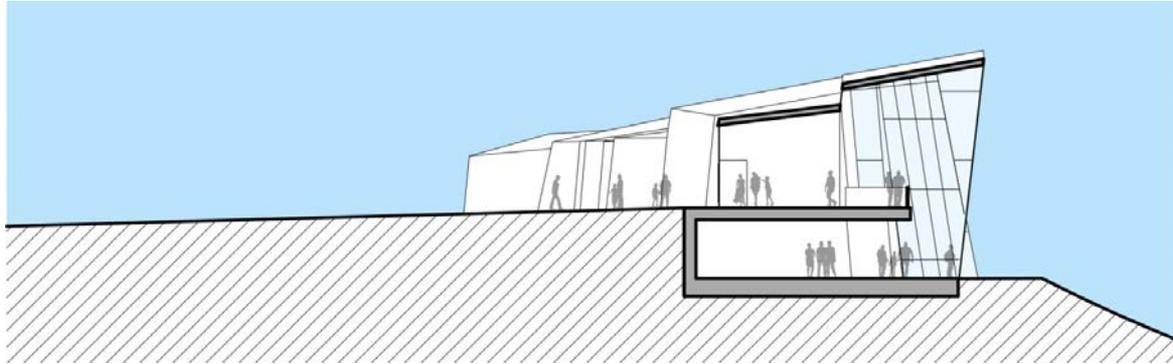


Upper Level

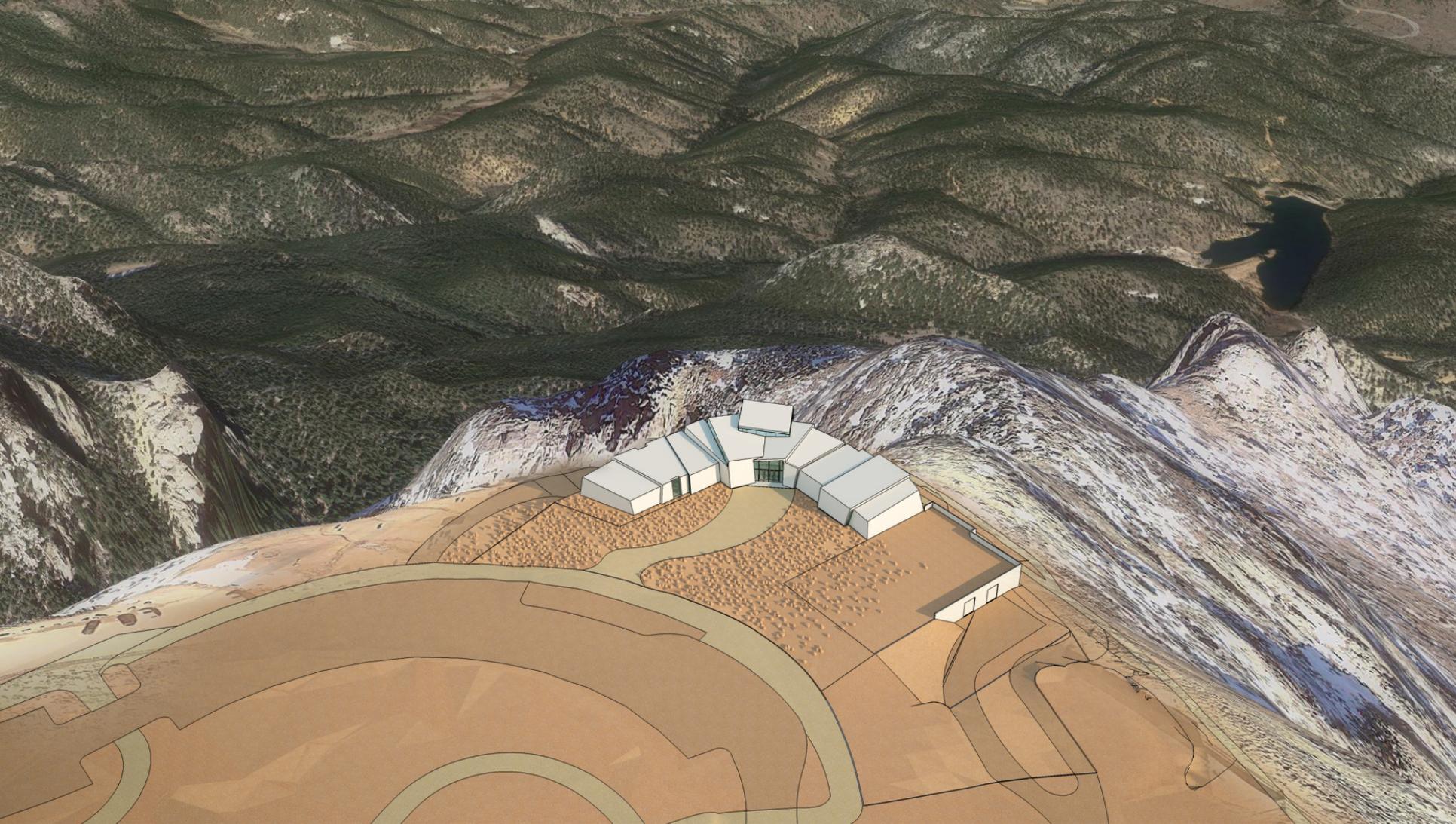
Lower Level

Floor Plans

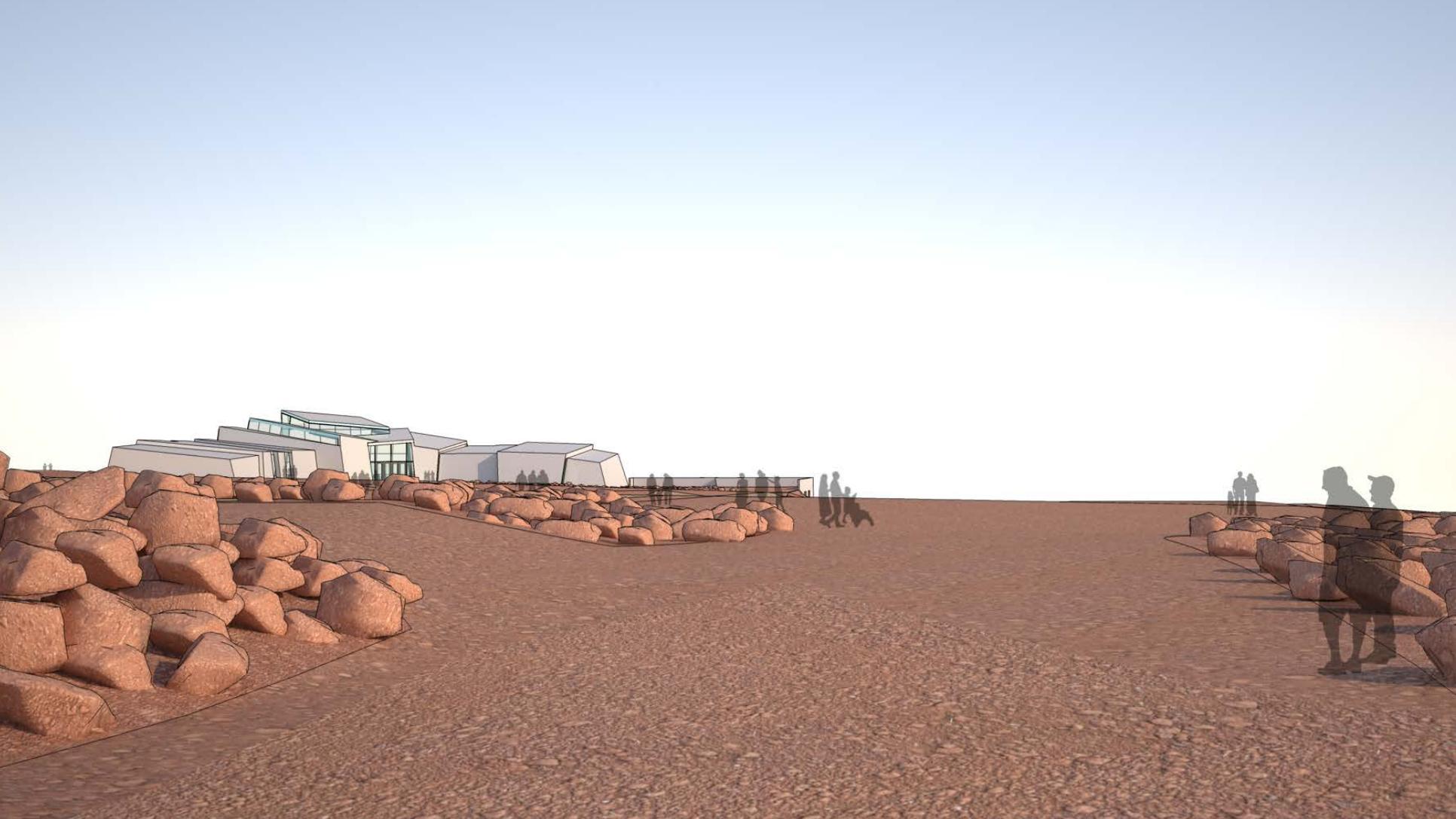
Option 2



Building Sections



Aerial View Looking Northeast



Vehicular Approach



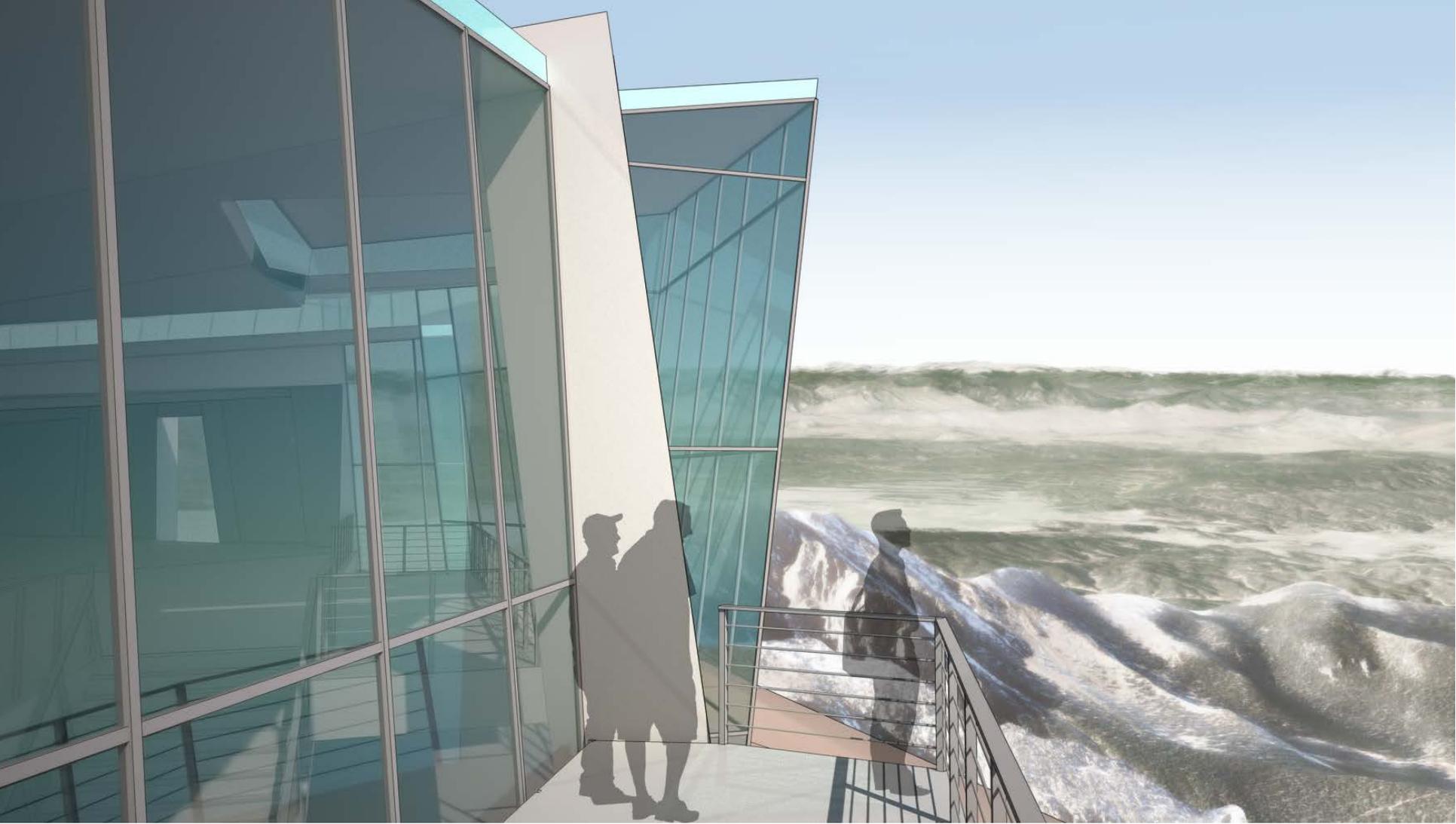
Entry View



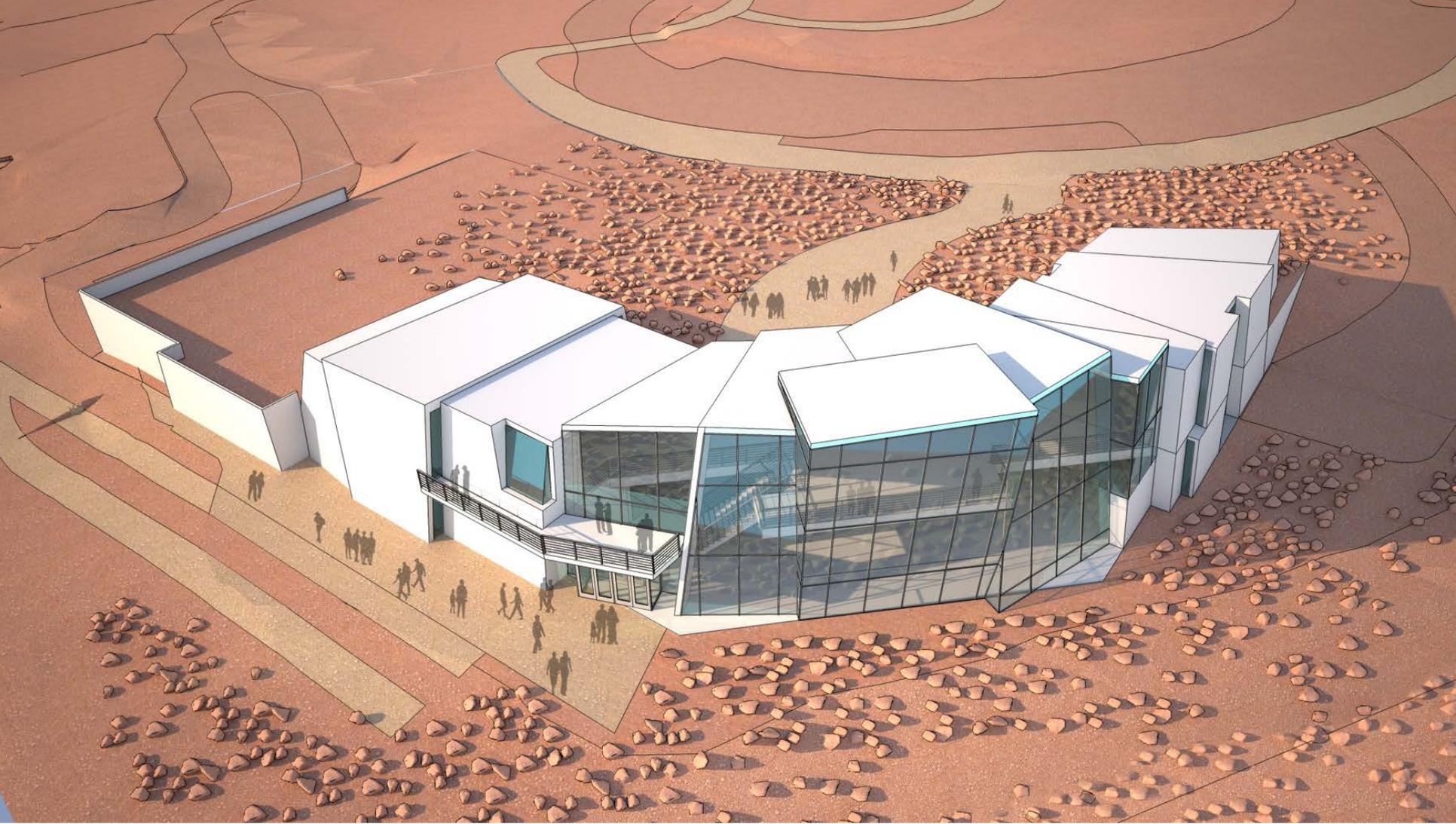
Lobby - View looking Northeast



Approach from Cog Railroad



View from Balcony Looking West



Aerial View Toward Peak



Aerial View from South

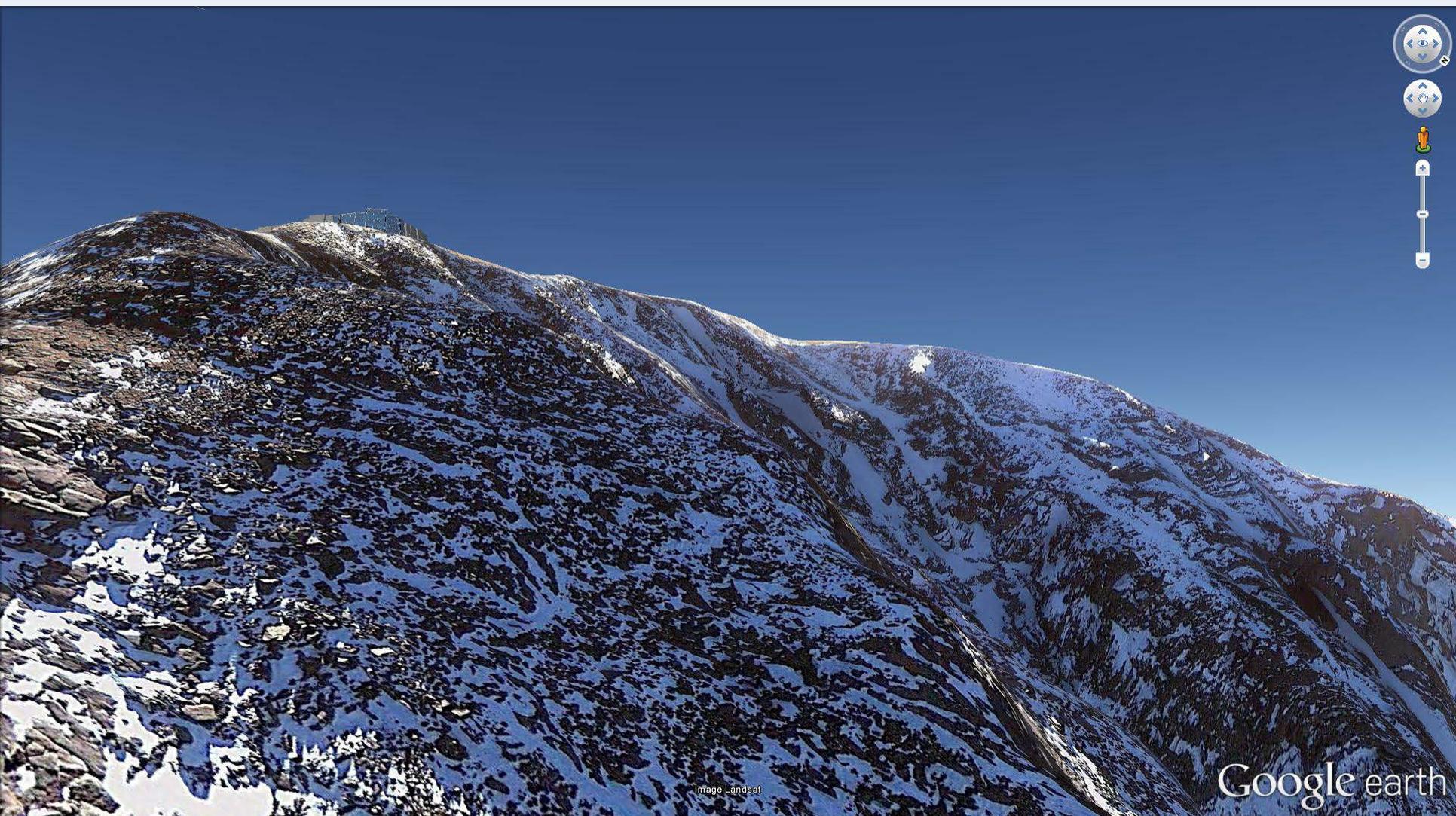


Image Landsat

Google earth

View from Northeast



Option 3: Biomimicry – Learning from Nature



Pikes Peak Design Narrative Option #3:

Similar to the flora and fauna that inhabit the Peak above the tree line, option 3 is derived from the natural forces prevalent at the Peak. Like the lichens and tundra vegetation, this option takes full advantage of solar orientation and is shaped to minimize the impact of the unceasing wind. Located on the northeast corner of the site, this aerodynamic structure is clearly a destination. As visitors walk towards the Summit House from their cars they are shielded from the Peak's most dramatic views, but as they enter on the second level, they are treated to a spectacular vista of the distant mountains. A balcony that extends over the Cog approach on the east offers an unprecedented panoramic view. The Cog arrives below, dropping off visitors on the first level where they have access to the gift shop and restrooms. The second level houses the dining area and interpretation.

Option 3: Biomimicry – Learning from Nature



Option 3: Biomimicry – Learning from Nature

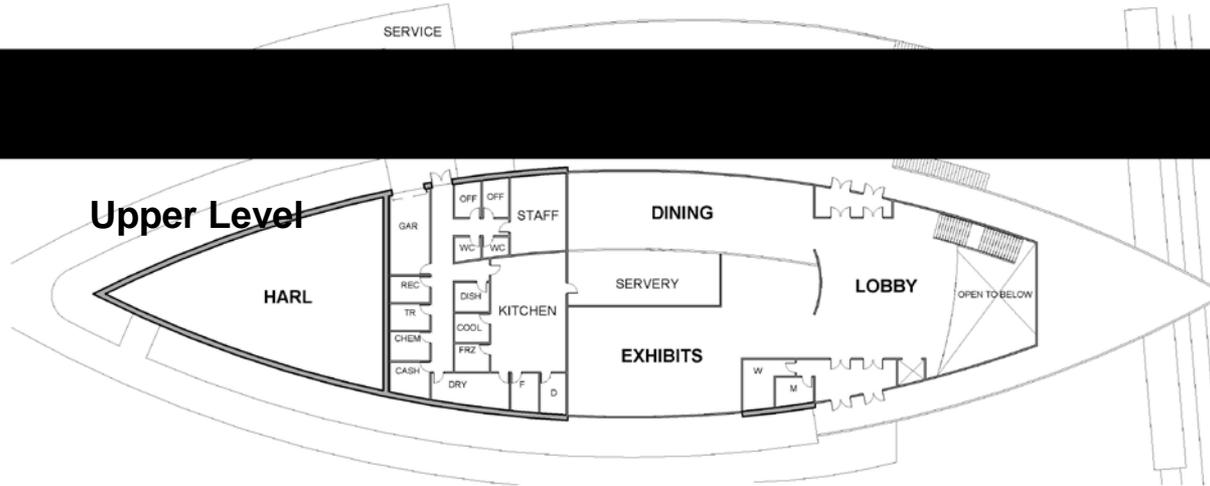


Option 3: Biomimicry – Learning from Nature

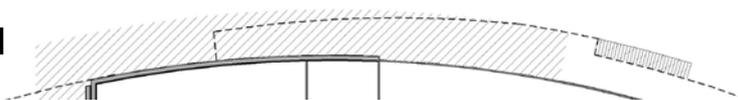


“A defense-minded flower ekes out a living at the knife edge of a lichen-encrusted block of Pike's Peak granite.”

Option 3

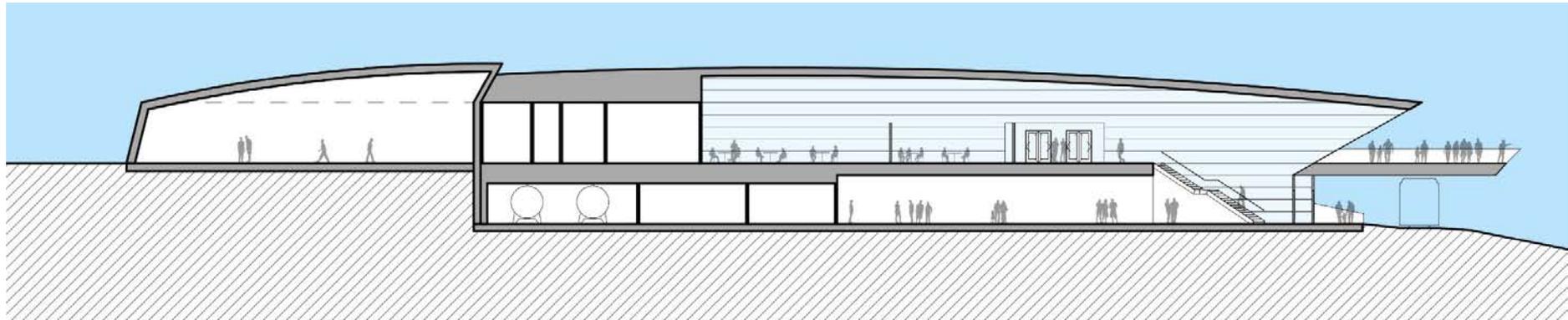
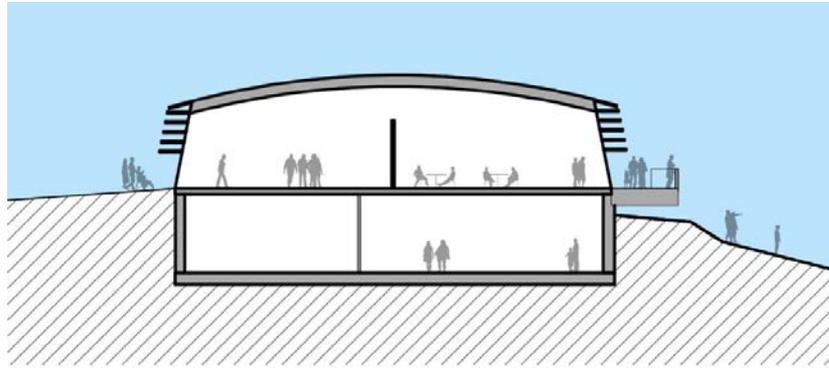


Lower Level

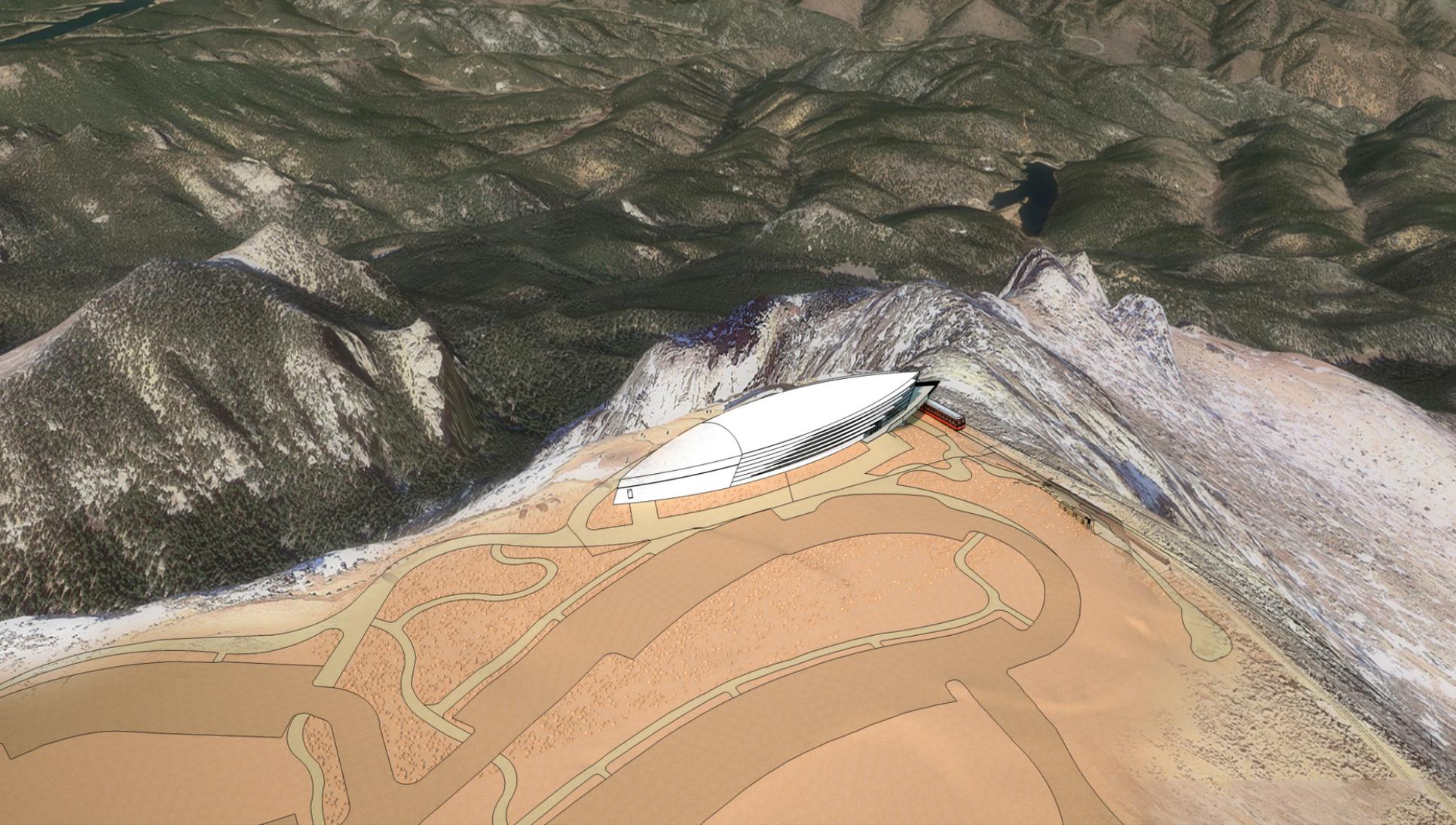


Floor Plans

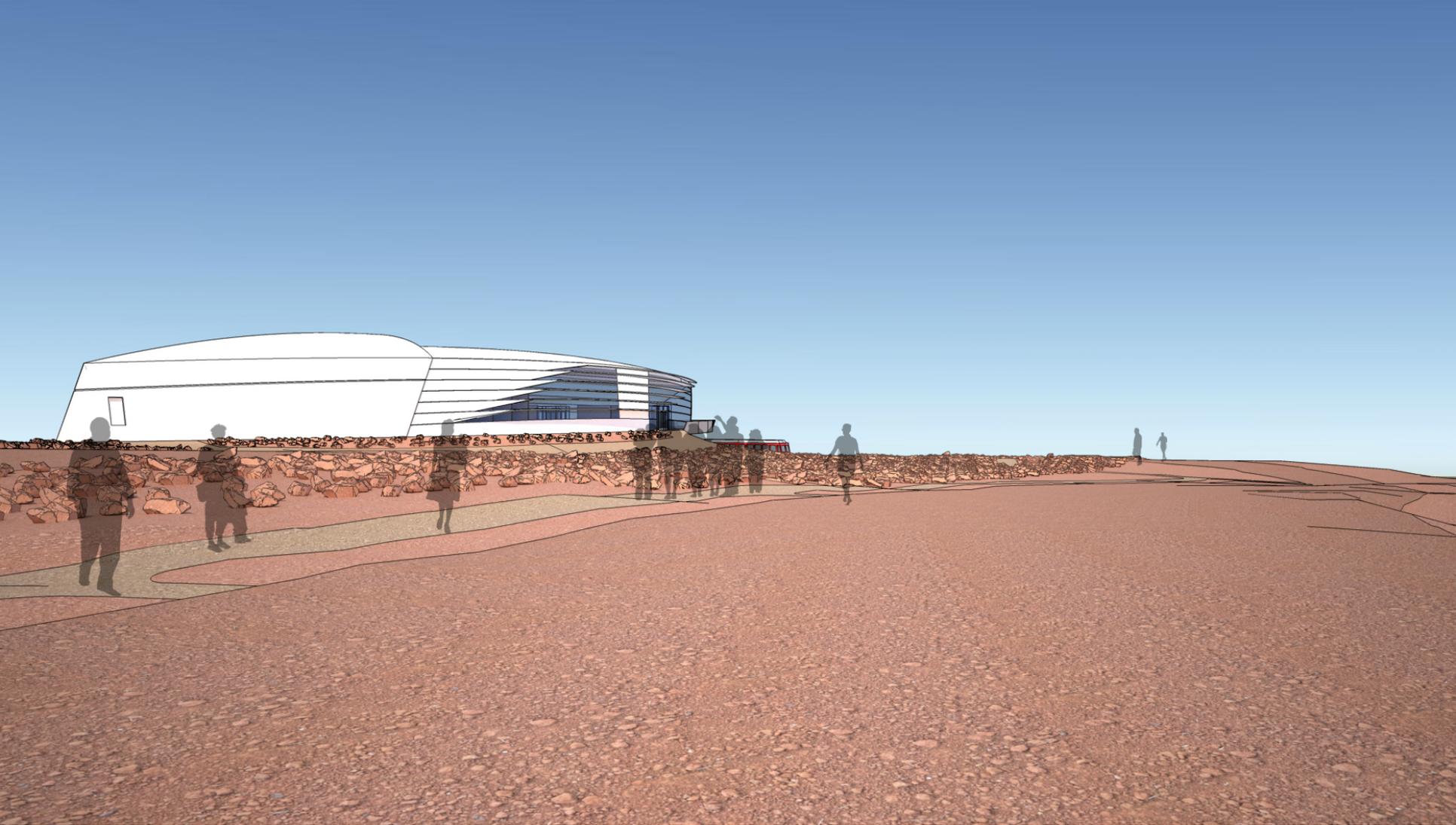
Option 3



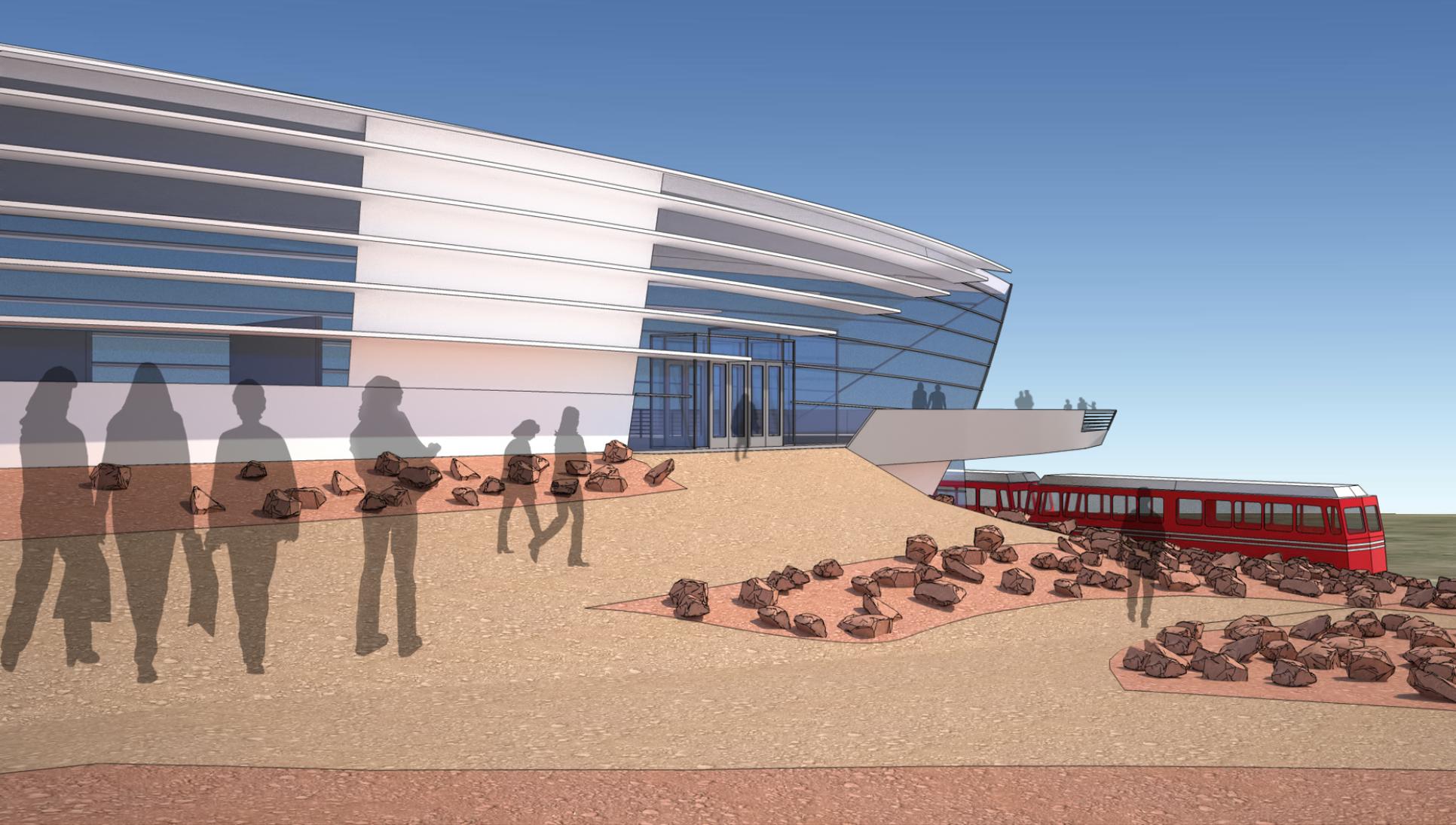
Building Sections



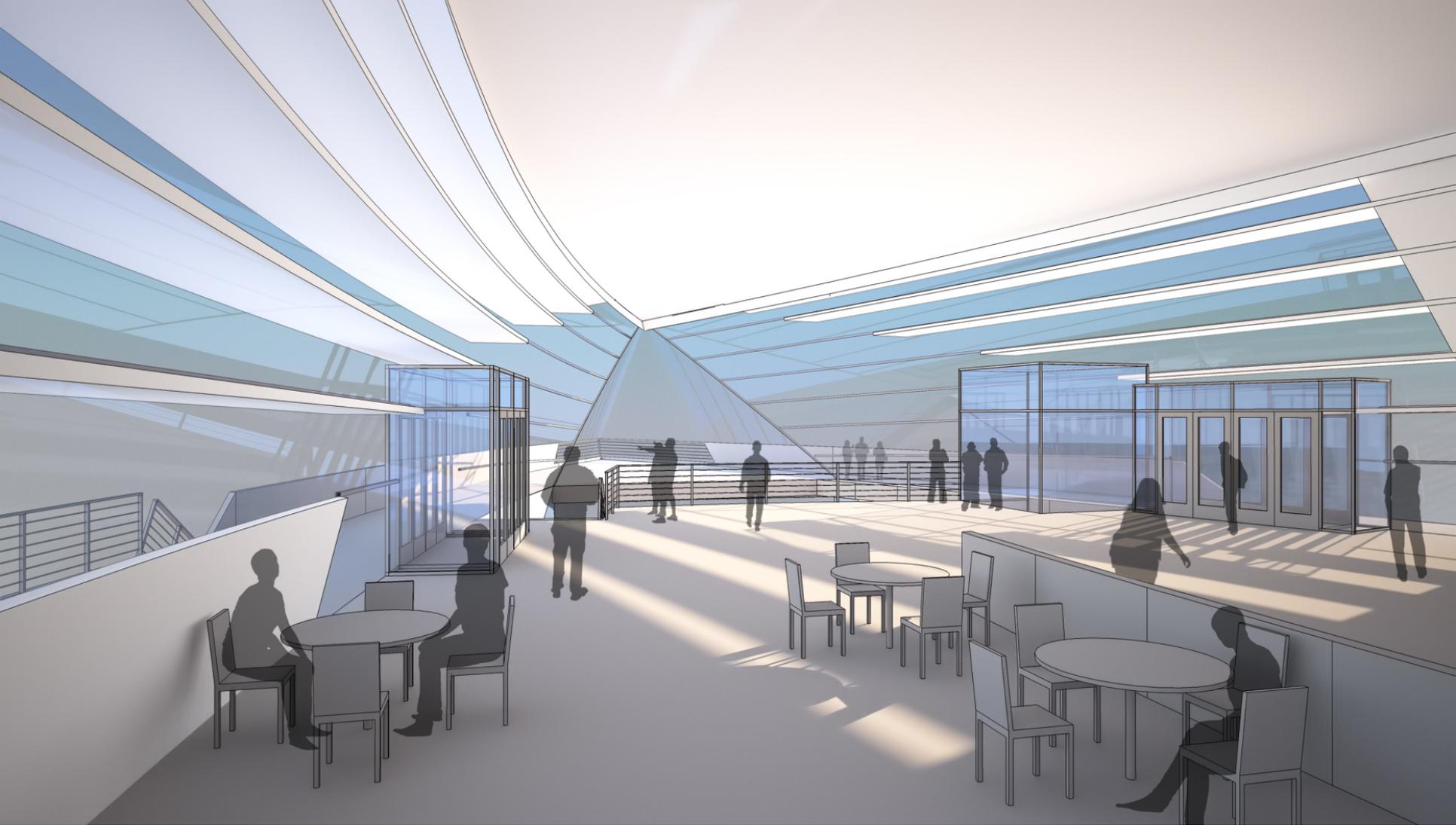
Aerial View Looking Northeast



Vehicular Approach



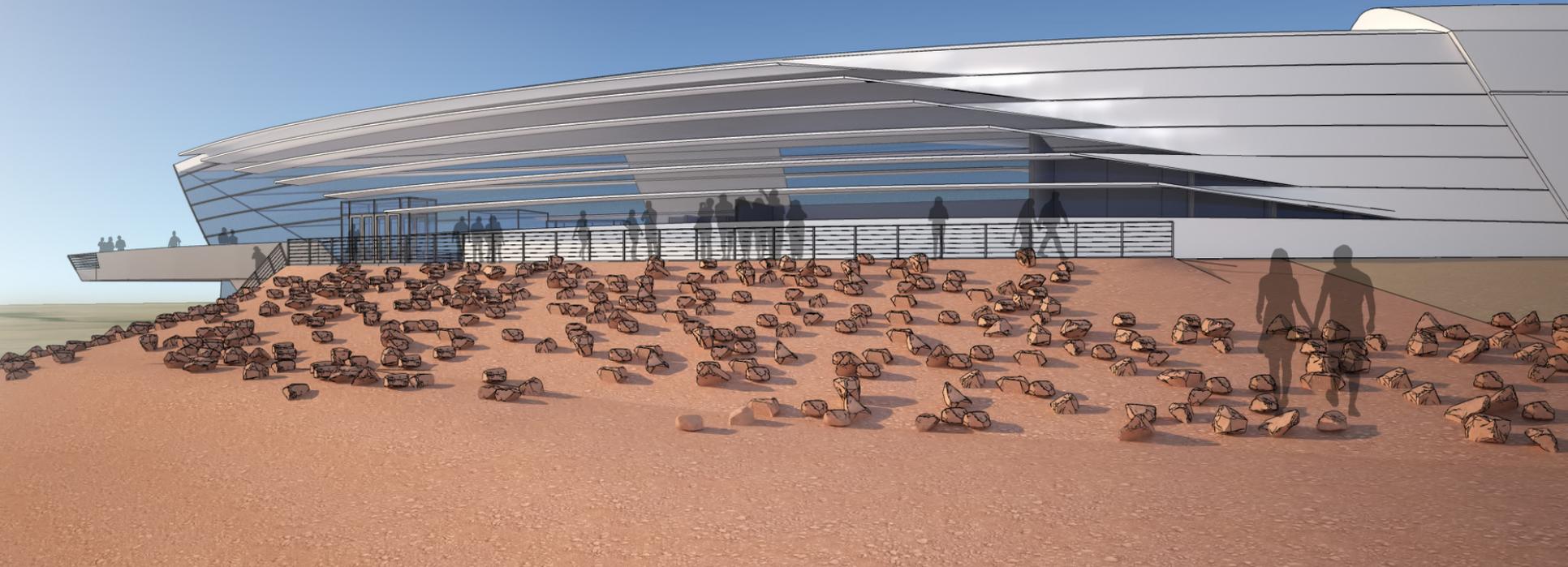
Entry View



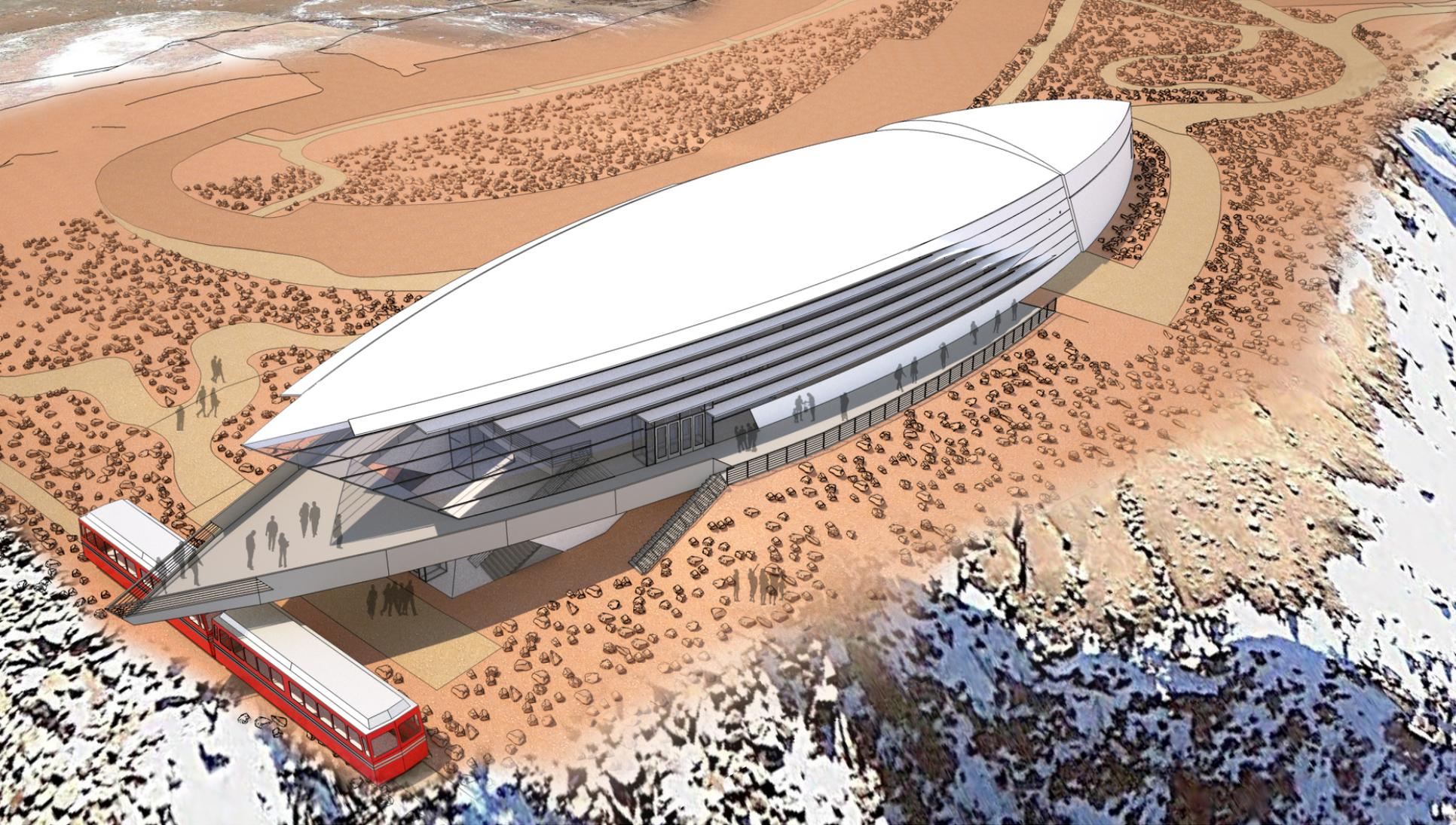
Lobby - View Looking East



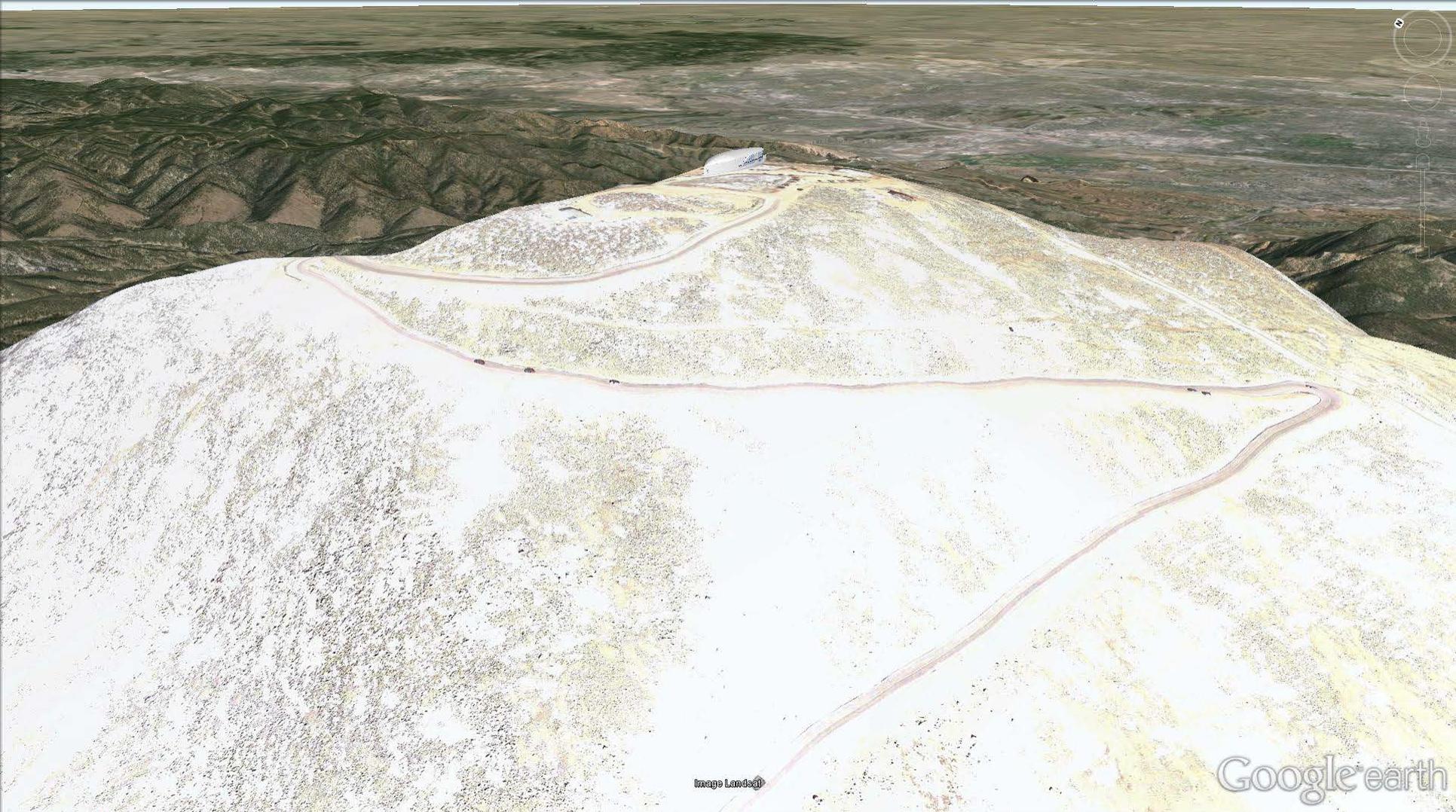
Approach from Cog Railroad



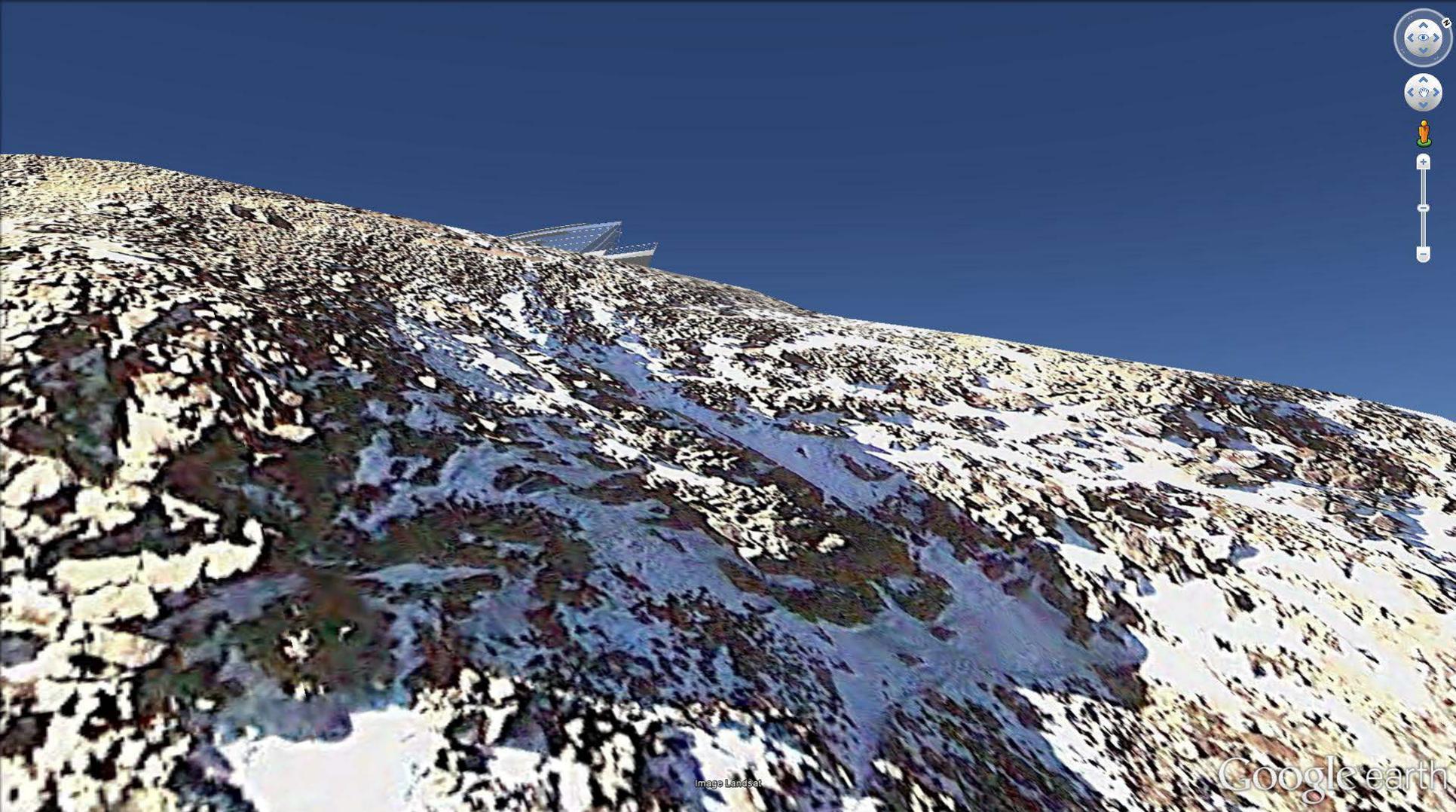
North View



Aerial View Toward Peak

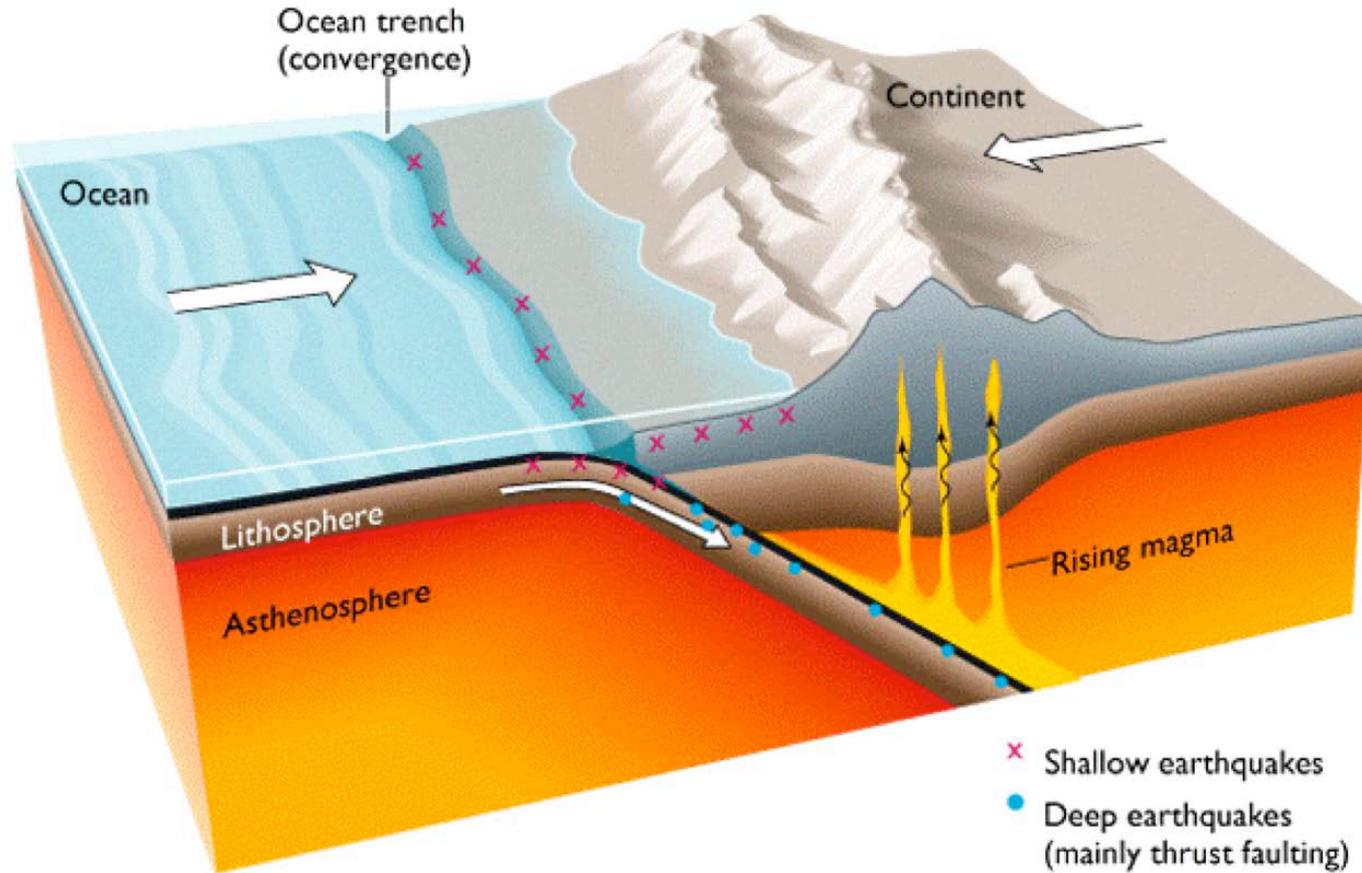


Aerial View from Southwest



View from East

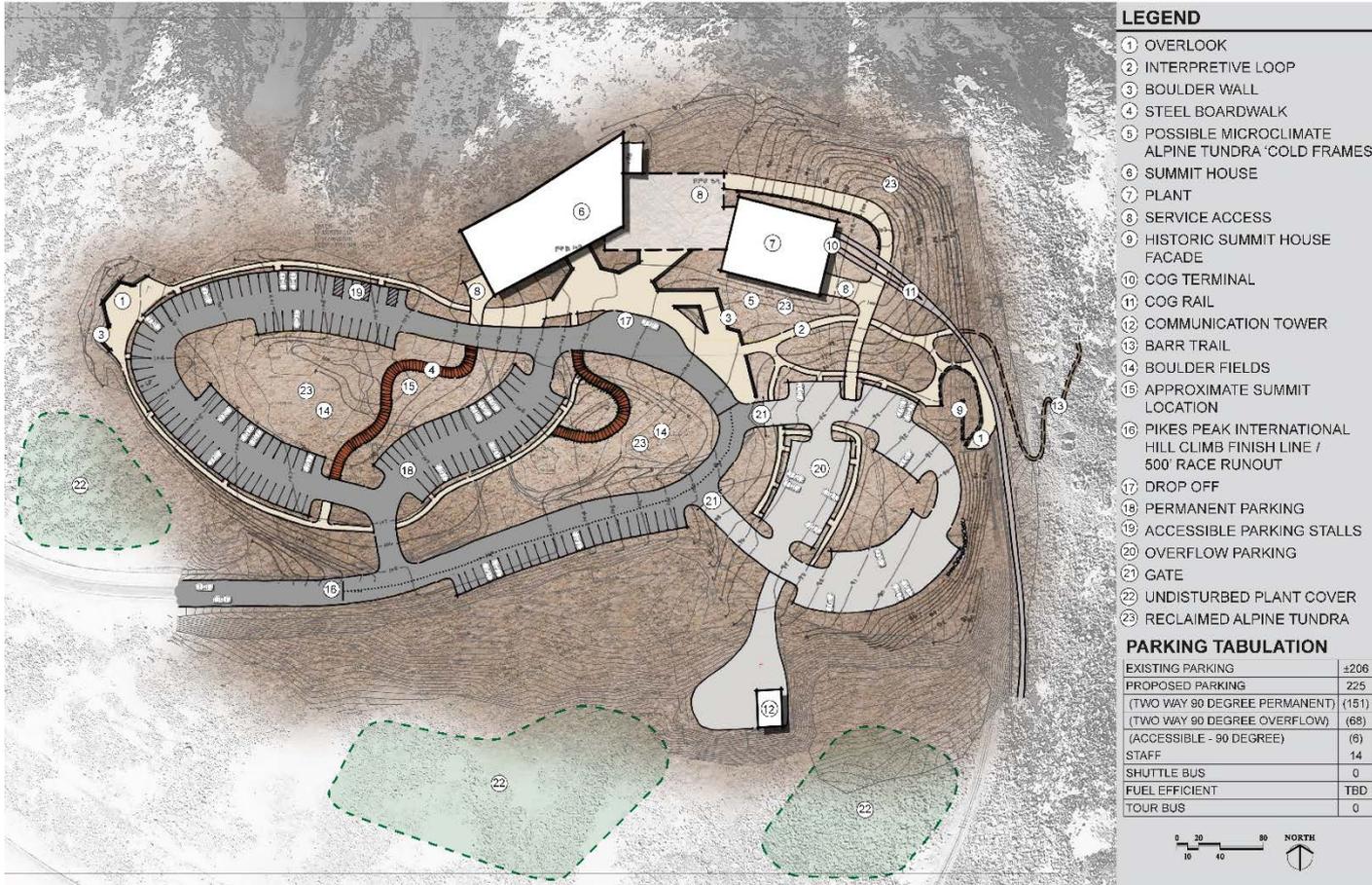
Option 4: Geomorphology



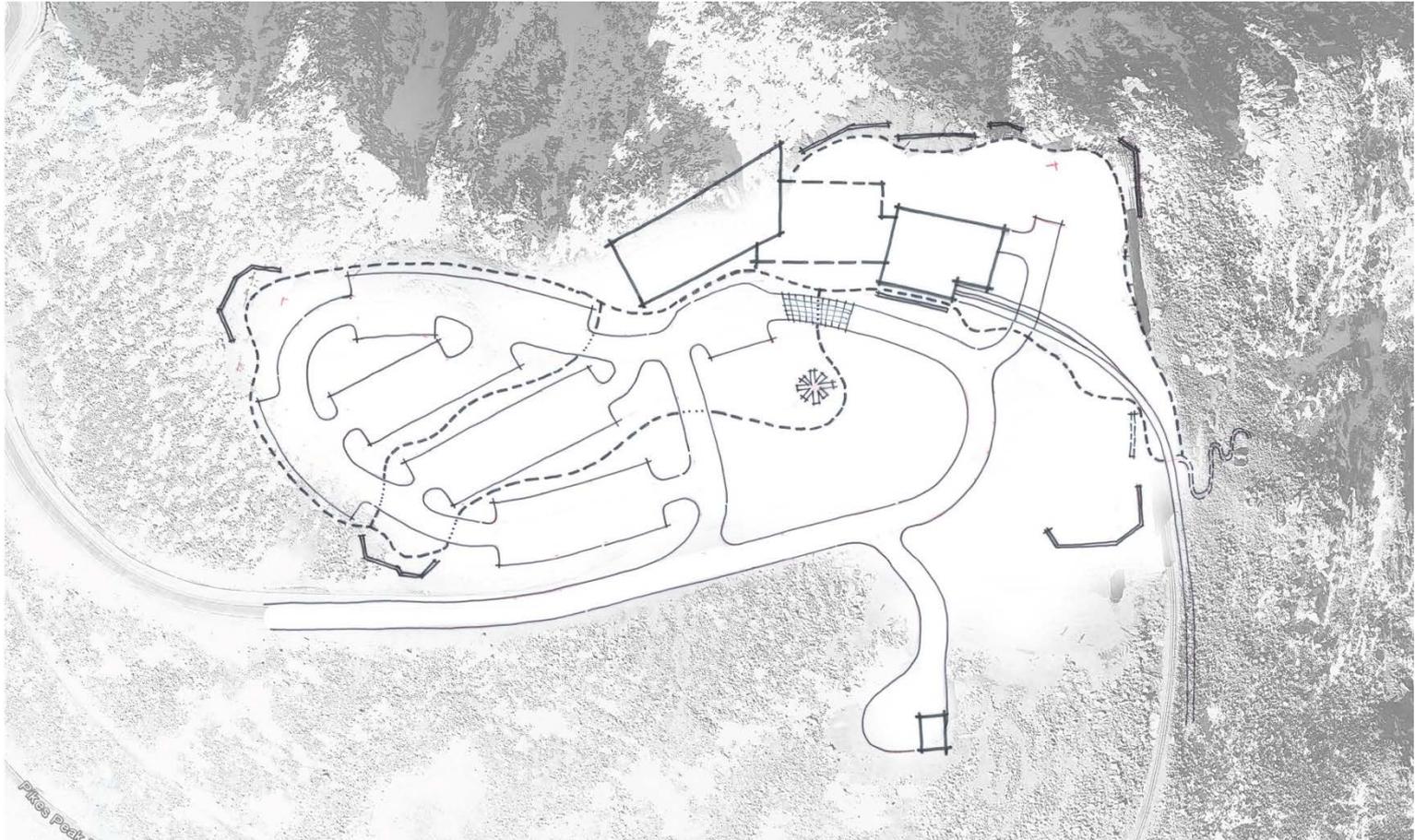
Pikes Peak Design Narrative Option #4:

Geomorphology – noun; the study of the characteristics, origin, and development of landforms

Mimicking the way in which the Peak itself was formed, the building forms rise from the surrounding landscape. Located to the north, this option respects critical view sheds to the east and west and is unseen from Colorado Springs. Upon approach, the magnificent view to the north is framed by the two-story lobby of the Summit House and HARL building, focusing one's attention to the mountains beyond. Experienced in the same manner whether one arrives by car or Cog, visitors may choose to visit the actual Peak or take in the aforementioned view prior to entering the Summit House. In addition, visitors are given an opportunity to ascend the roof of the lobby space—essentially the highest point on the Peak—to experience a 360 degree view of the summit. In this option, the gift shop and restrooms are located on the second level with the dining area and interpretation located below.

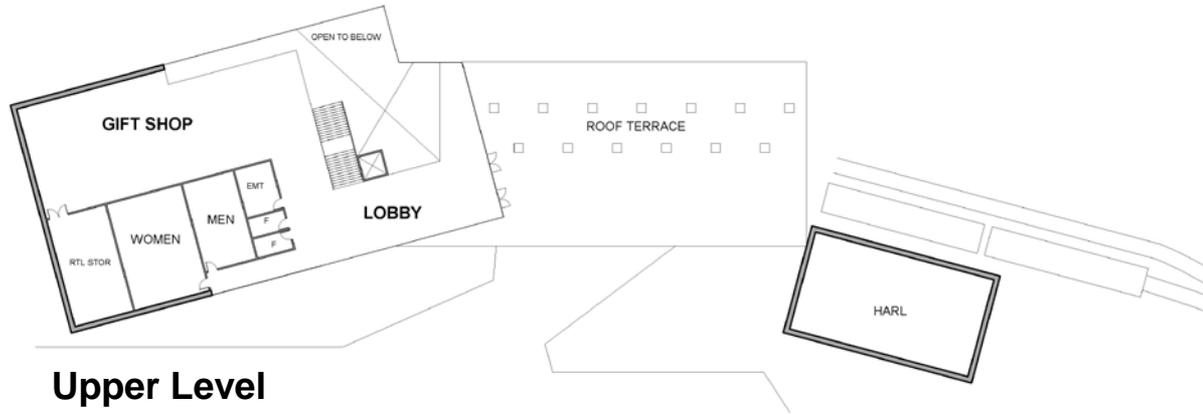


Pikes Peak Summit Complex - Option 4

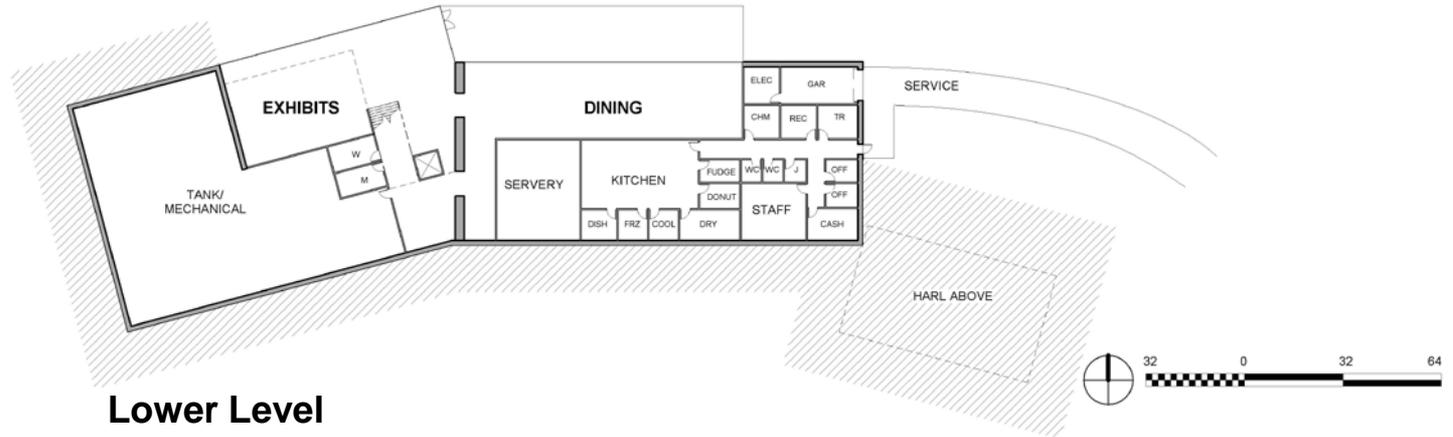


Pikes Peak Summit Complex - Option 4b

Option 4

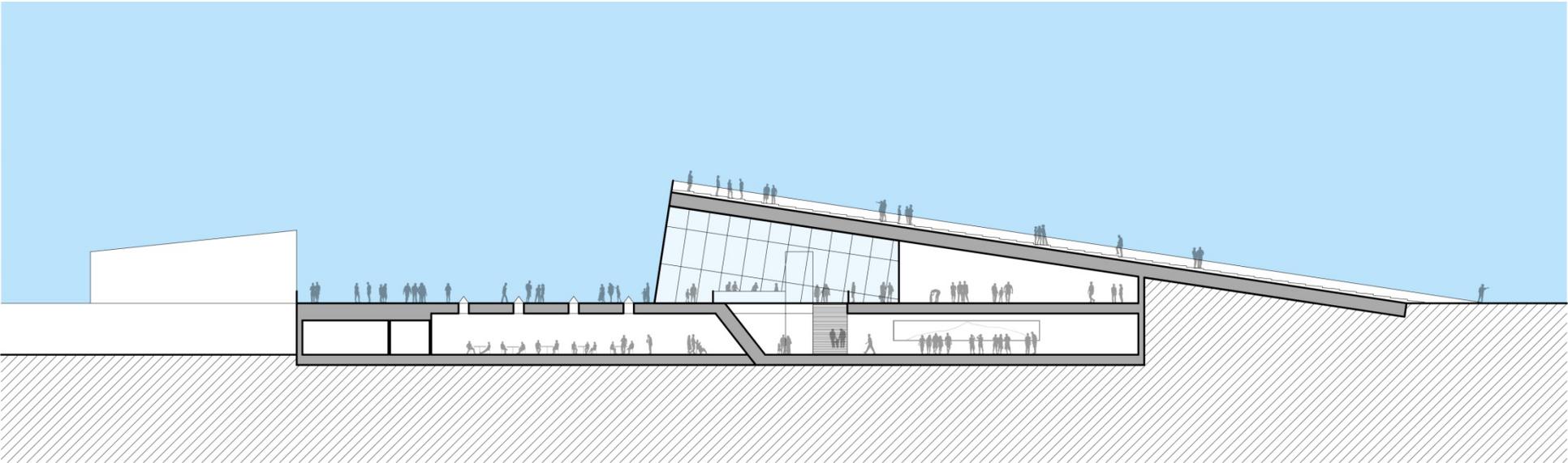


Upper Level

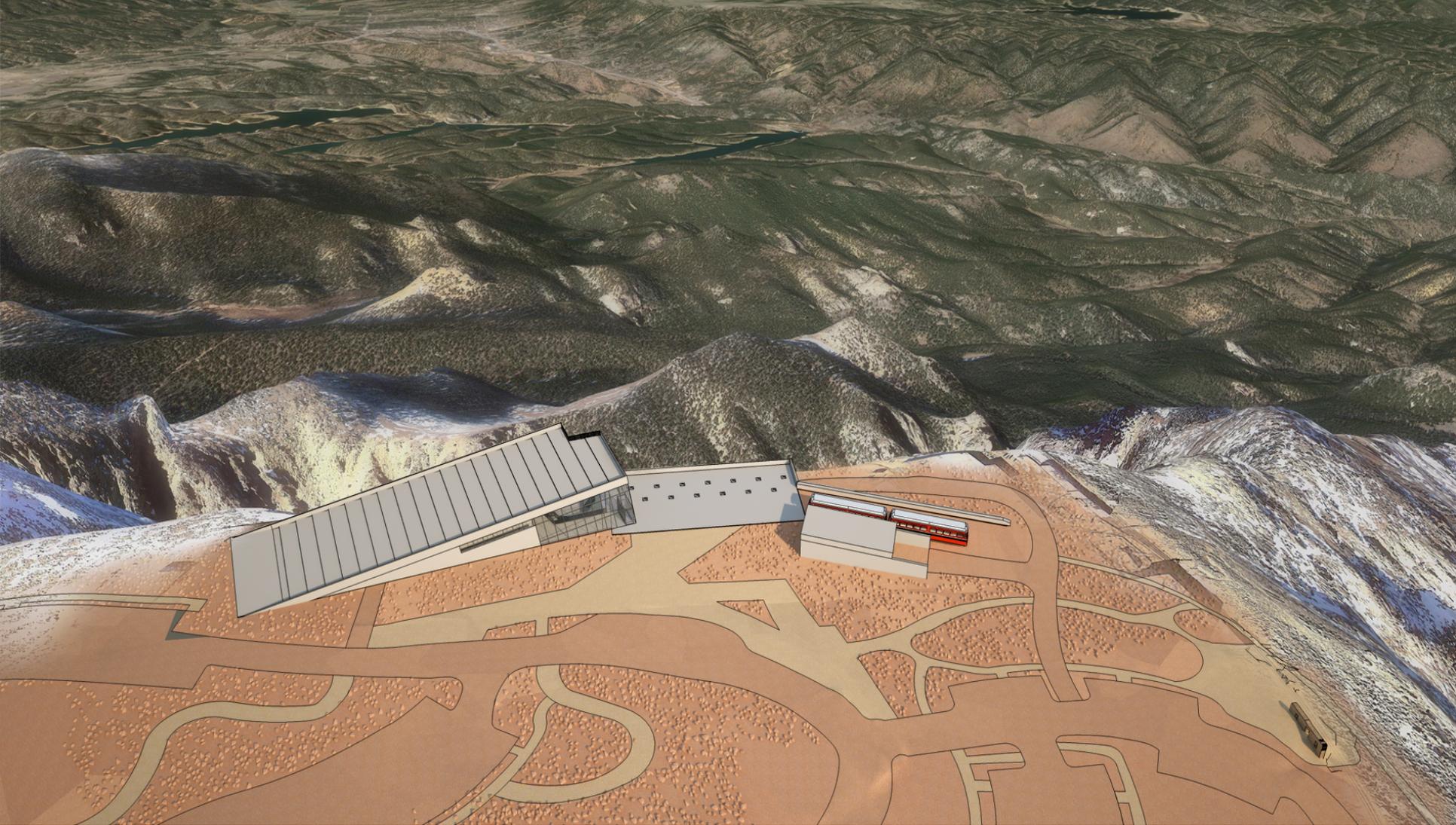


Lower Level

Option 4



Building Sections



Aerial View Looking North



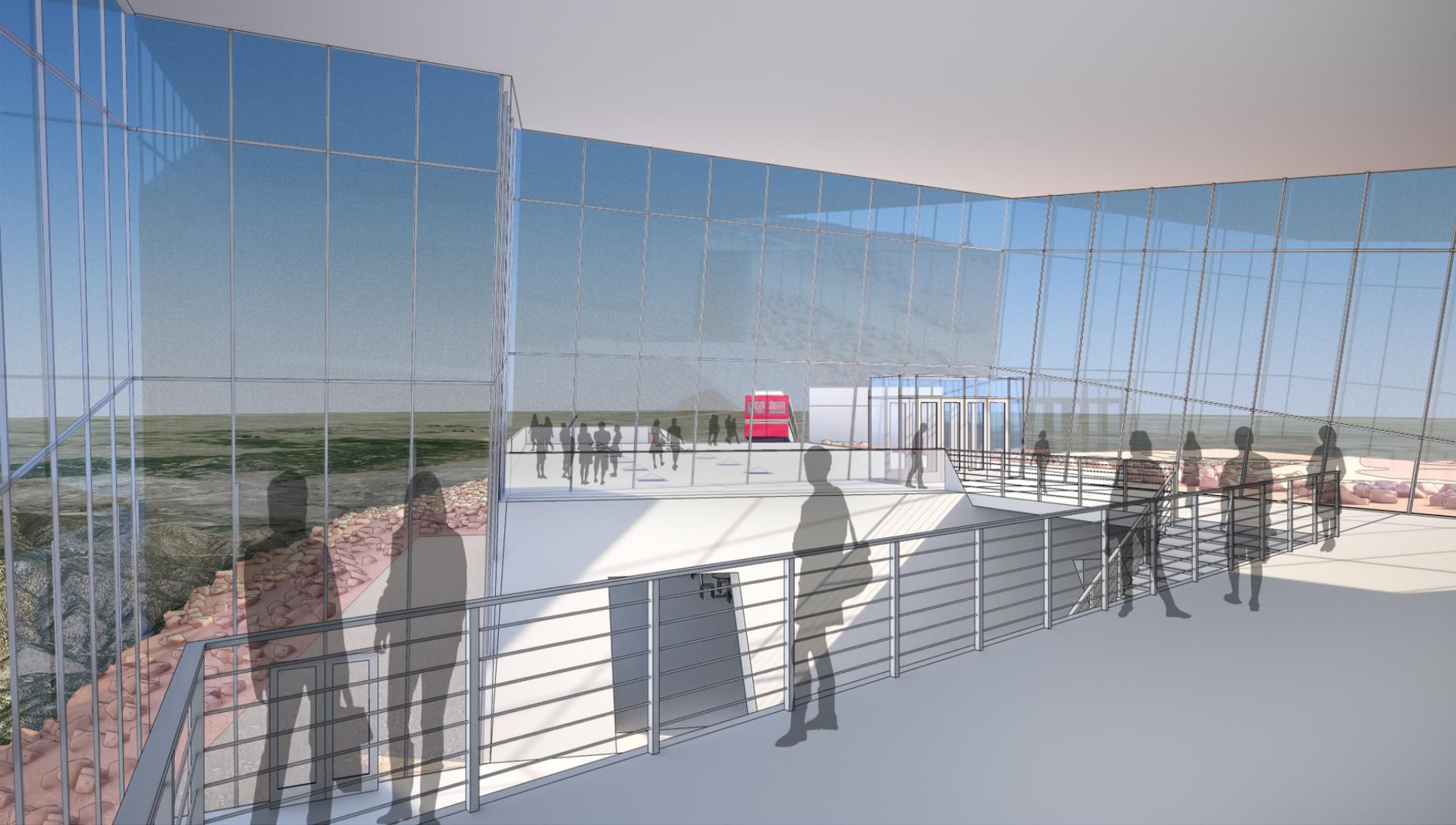
Vehicular Approach



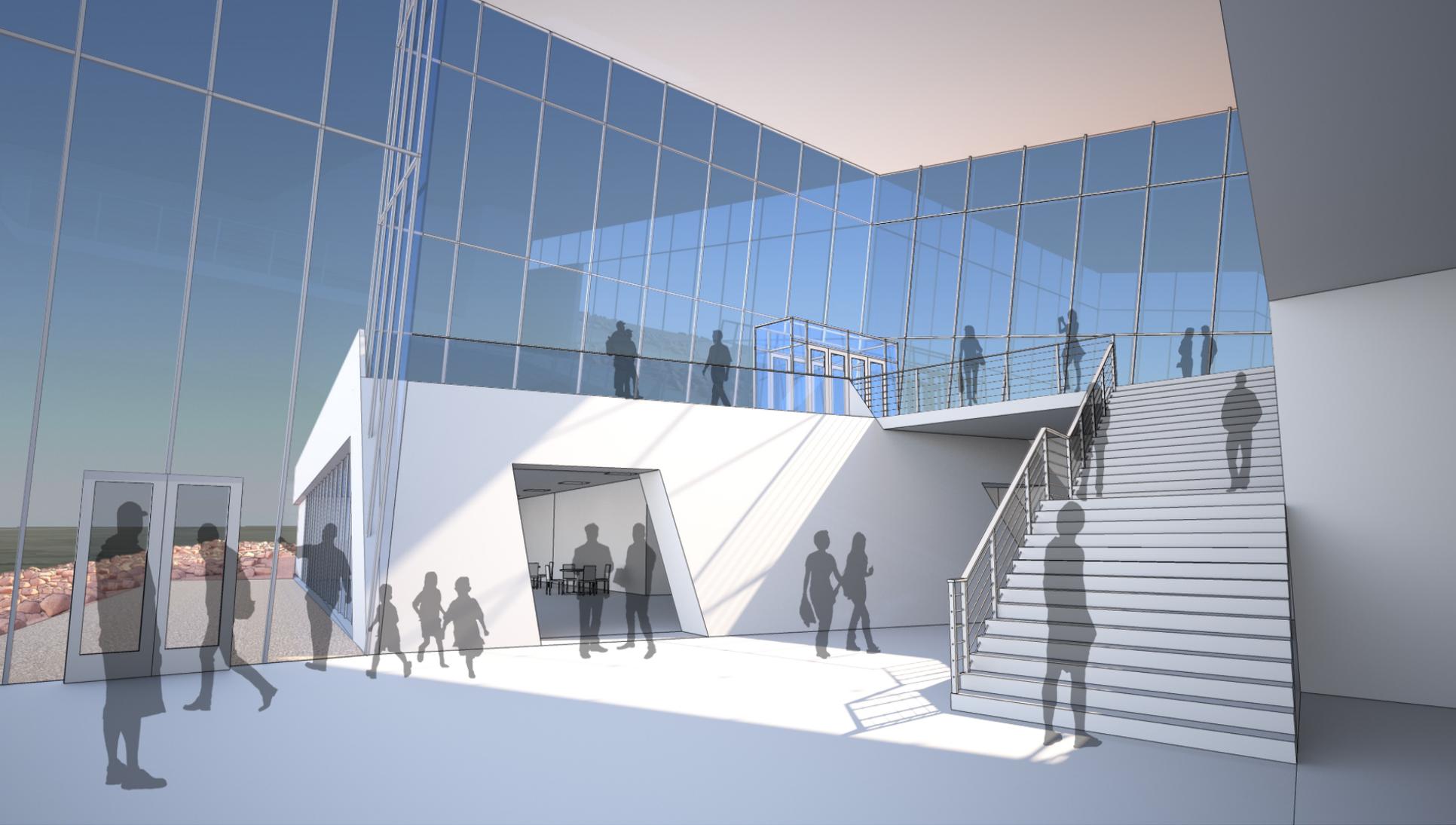
Entry View



Approach from Cog Railroad



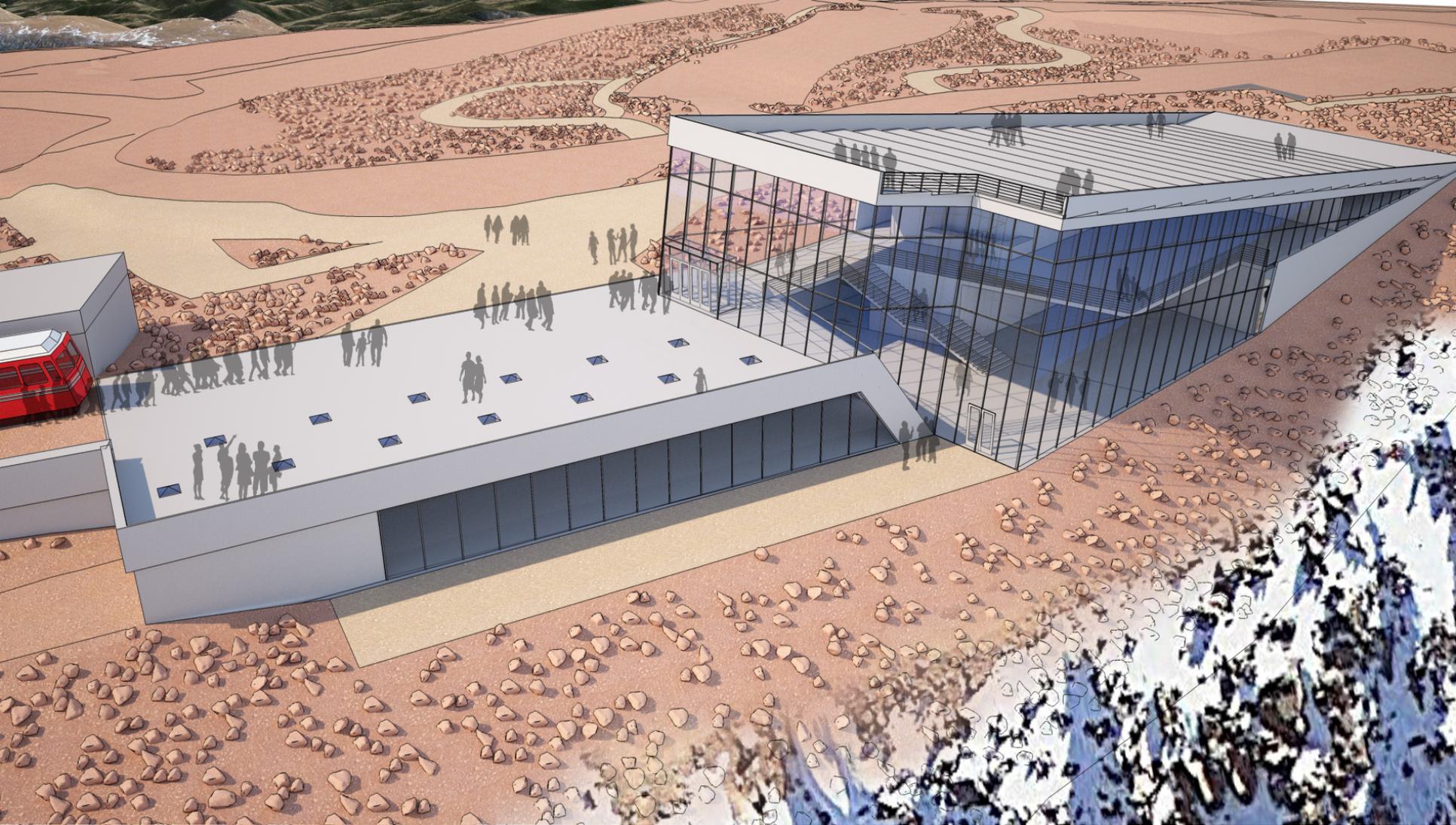
Lobby - View Looking East



View of Lower Lobby



View from Roof Looking East



Aerial View Toward Peak



Aerial View from Southeast



Image Landsat

Google earth

View from North



About GWWO, Inc.

GWWO, Inc./Architects is a full service architectural firm that specializes in the planning and design of cultural and educational facilities, with emphasis on responsible design that is inspirational, evocative and progressive. Firm projects include the Exploration Tower at Port Canaveral in Cape Canaveral, FL; The Donald W. Reynolds Museum & Education Center and Ford Orientation Center at George Washington's Mount Vernon Estate & Gardens in Mount Vernon, VA; the Fort McHenry Visitor Center in Baltimore, MD; the Cade Museum for Creativity + Invention in Gainesville, FL; and the Homestead National Monument of America Heritage Center in Beatrice, NE. The firm is celebrating its 25th Anniversary in 2015.

Tell Us Your Thoughts

The design options presented are preliminary structural schematics/concepts and site locations only. None of the building materials/aesthetics or landscaping have yet been applied.

Share your likes and dislikes about each of the design concepts presented by taking our short survey.

Thank you for taking the time to share your thoughts.

[https://www.surveymonkey.com/r/PP Design Concept](https://www.surveymonkey.com/r/PP_Design_Concept)



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OCTOBER 7 2015

