

# Solstice Center

302 Pearl Street, Boulder CO

## Location! Location! Location!

Short walk to open space, parks and hiking trails. Bus stop nearby is 'adopted' by Solstice. Stroll down Pearl to shops and restaurants. The Creek Path 'bumps out' to Canyon at 3<sup>rd</sup> St.

- The premier training ground for healing arts, psychotherapy etc. in Boulder.
- Owner on site since 1993- property comes bundled with high credibility Company: Solstice Center LLC, including 1200+ person 'opt-in' client list, URLs, developed graphic identity, etc.
- Incredible one-of-a-kind solar heated, sprung oak yoga and dance floor- the beautiful 'Big Room'.
- Three gorgeous office spaces, with an upstairs specifically designed for healing treatments. Both Offices feature flatiron views, one is private with soundproofing, the other is spacious.
- Topside: no maintenance deck with double French door entry and Flatiron views.
- Nine panel solar hydronic heat with multiple timed heating zones features large storage tank and 'free' domestic hot water.
- Kitchen area, two bathrooms, entry hall, and three independent studio rooms- one of which features a beautiful enclosed deck area with secure electronic exterior access.
- Building is well organized with storage and various layers of tiered combo lock access.
- Remodeled historic structure (original house built 1897) features new electrical and extensive cat5/cat6 wiring for good connectivity and possible wifi free operation.
- New Remodel completely rebuilt historic structure (engineered posts and beams, insulation, new electrical and plumbing, new shed roof), and includes added insulation, fire board and new epdm on flat section.
- 2007 remodel features extraordinary efforts to reduce toxic component and maximize green performance. (See 302 Pearl Technical Package, guide document is 'PostPost Modernism'). There is also an extensive video documentary tour online. (Visit: [www.302pearl.com](http://www.302pearl.com) or [www.solsticecenter.com](http://www.solsticecenter.com) and click on 'more info' link on list in middle of home page.)
- Exceptional finish throughout. Well developed soundproofing in Big Room – a turnkey situation with installed soundmeter system and efficient new evaporative cooling.



# **302 PEARL STREET – DESCRIPTION TEXTS**

## **Seeking ‘Friendly Buyer’**

Seller is specifically interested in a "friendly buyer"- which means a party interested in working with and respecting what has been accomplished with this property - specifically with respect to history, environmental efficiencies, architectural design, and if possible, community benefits and historical reputation. There is only one of this item available. Enjoy this internationally renowned facility for training, healing, yoga, meditation - or whatever you imagine for this remarkable one of a kind opportunity. We would love someone to ‘adopt’ the Solstice Center forever. We can live with someone keeping current operations more or less as they are, honoring the standing contracts, etc through Spring 2017.

## **History**

Native Americans almost certainly danced and sang together on this land. Colonization brought John Brierley who built the original house in 1897. Brierly's daughter Emma hid text books under the stairs (they come with the building). It was Mr. Brierley who grew watermelons across the street for the miners and guarded them with shotguns - see photo. Neighbors Jack and Sue Smith, 308 Pearl, are real history buffs - they are the source of the watermelon patch image.

The buildings had other uses in future years including car body shop, electrical company headquarters, and in more recent years the Rolf Institute formally connected the structures and installed around skylight seen in the skylight room.

Ida Rolf was here. The Rolf Institute occupied the building as its international headquarters from 1977 to 1993, at which point the current owner organized a purchase on behalf of a nonprofit organization he was working with. Almost from day one the building was host to a community that enjoyed dancing and other activities. It has been operated without ‘money being the most important thing’ now for nearly 22 years, as a gift to the Boulder community. When the first nonprofit owner disbanded, Varadaan felt it was important for there to be a regular site where alternative cultural activities could occur, including trainings, meditations, dances and gatherings. Thus, in due time The Solstice Center LLC became the current owner, and particularly after the extensive remodel in accordance with ‘Post Post Modern Architecture’ principles, the building has become internationally famous as Boulder’s premier training ground for workshops, yoga events, classes, dances, etc. It is home to several spiritual sanghas, a psychotherapy training program and a quest oriented kids’ summer camp.

## **Magical Location**

Quiet and peaceful, In the Spring you can hear Boulder Creek. There is pedestrian traffic on Pearl Street, but not too many cars. Street parking is abundant. It is a short walk to Open Space, Eben G. Fine Park, and mountain hiking. Going the other way, the Old Pedestrian Downtown area is a short walk away. The Boulder Creek path swings over to Canyon right at 3<sup>rd</sup> Street. The Bus Stop for the 201 line is nearby and was actually adopted by Solstice.

### **302 Garden**

An established low maintenance garden features abundant outdoor seating. The garden provides flowers from April through September, nourishing a gentle colony of wild bees that reside up and out-of-the-way in perhaps the most Majestic silver maple on Pearl Street. The Seven rose bushes along the Pearl Street Sidewalk were selected for fragrance, with the guidance of Rose Master Mikl Brawner of Harlequin's Gardens. The garden is planted with drought resistant plants, and features an embedded two zone irrigation system. The lovely walkway on the West side has mature Rose of Sharon, White on one side and pinks and purples on the other – the planned living archway has almost completely grown in. The garden features many hand selected stones, carefully placed to make beautiful beds. In summer this partitions the various tiered plantings, and in winter, the stones make a their own scultural garden. Seating is offered strategically throughout the outdoor spaces.

### **Flood Mitigation That Worked**

Part of establishing the garden included preparation for 100 year flooding. Many truckloads of soil, rocks and so forth were brought to this corner of 3<sup>rd</sup> and Pearl with one specific intention: to harden the corner for flooding from Sunshine Creek. When the building was first purchased the property was not within the FEMA flood area, but the map was later corrected to show this corner in the flood plain. In the recent 1000 year flood event, the corner and the stone walls that protect the property actually protected the whole block: Silt spilled 1 ½ blocks down both 3<sup>rd</sup> Street and Pearl Street, and nobody in the protected block had floodwaters come in their front doors, although there was a thin crust of silt at the threshold of the Solstice Center at the Pearl Street entrance. The rich loam has nourished the garden, and there has been no need for expensive flood insurance.

### **Grandfathered Illuminated Signage**

In addition to the large illuminated sign over the 3<sup>rd</sup> Street Entrance, embedded in the Garden on Pearl Street is a large circular illuminated sign. This sign is an established grandfathered use, and would not be permitted today. Both illuminated signs employ modern electronic timing systems.

### **Skylights!**

Solstice Center features three special skylights: the lovely round skylight of the 'Skylight Room', the lofty skylight in the gathering area of the entry hall off 3<sup>rd</sup> Street, and a remote control, rain-sensing velux skylight above the office stairs.

### **More Features**

- New, modern standard. 6-gang high security multi-key mailbox system – Postal service sorts the mail as you need it. Use extra box(es) for client access, etc. Includes parcel box.
- Facility is operational. Purchase can include the owner, Solstice Center LLC and all its assets and resources, including an established (and staffed) calendar and contracting system, integrated with two websites. Email and phone systems are integrated, and there is an online newsletter/list system with 1200 subscribers.
- Facility is fully equipped. Purchase can include high performance music system, two standard

stereos in the two main rooms, dozens of chairs, backjacks and meditation cushions, carpets, etc etc. Cleaning, repair and garden tools are included with the building.

- Computer network equipment can be included with purchase. Building has Ethernet wired to the large room for webcasting, etc.
- Large room features an 'art wall' – an ongoing art gallery feature – work is mounted by cables hanging from a secure ceiling rail – completely adjustable without requiring holes in the wall.
- The upstairs area was specifically built to support psychotherapy and Ayurvedic healing, including panchakarma treatments.
- There is a lighted glass display case in the main entry hall, set with a programmable timer.

### 302 Pearl development / improvement opportunities

- Put the Art Wall in the Big Room back online. The building comes with a collection of paintings. Hardware and Installed hanging rack is on site.
- Solar heat domestic hot to back bathroom, repair second hose bib in sky porch. **Both are Low Cost, High Benefit**
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- Install hot tub upstairs- provision for structural engineering and heat exchanger from Buderus boiler are already installed by permit.
- Expand the deck upstairs.
- Planters instead of short walls at roof perimeter- as originally designed.
- Raccoon-proof the roof under decking with hardware cloth.
- Activation of kitchen area already permitted for light commercial use.
- Photovoltaics on shed roof area- so far we have gone with wind power.
- Install extra storm windows for historic windows downstairs.
- Put high performance windows in Sky Room.
- Eventually it may be necessary to put in a new skylight in Sky Room.
- Get middle bank of track lighting working in Lotus Room.
- Get Soffit and other insulation of hydronic heating pipes done (outside). **Low Cost, High Benefit**