



Peikert Group Architects, LLP

Architecture and Development



Creating **Livable** Communities



The Children's Project Academy

VIEW OF LIBRARY
& ADMINISTRATION
FROM BELL STREET



PEIKERT GROUP ARCHITECTS, LLP



Project History



The Children's Project

- Steering committee of 30 convened in 2004
 - Review foster care issues
 - Develop ways to improve system
 - Involve private sector in solution
- Public boarding school concept developed
- TCP, a non-profit, formed in 2005
- School site purchased in 2009
- Public school charter approved in 2010



Academy Objectives

- Develop academically rigorous program
- 120 students; grades 7-12
- Create community of foster homes
- Create supportive & stable environment
- Ensure high school graduation
- Empower students to achieve



Project Elements

- State-of-the-art classrooms
 - 3 middle school
 - 6 high school
- On-site housing
 - Foster families
 - Faculty & staff
 - Foster grandparents
- Computer Lab
- Theater



Project Elements (cont.)

- Student Center
- Health Center
- Library
- Dining Commons
- Athletic fields & pool
- Student Programs
 - Vocational training
 - Visual and performing arts



Project Elements (cont.)

- Student Programs (cont.)
 - Sports
 - Agriculture and gardening
 - Summer school/camps
- Community access to proposed facilities
 - Trails
 - Athletic facilities
 - Health Center



Green Building Elements

- An energy & resource efficient campus
 - Photovoltaic panels
 - Greywater System
 - Non-toxic building materials
 - Recycled and reused materials
 - Local materials
 - Energy-efficient building materials & design



Project Site



Aerial View/Site Context



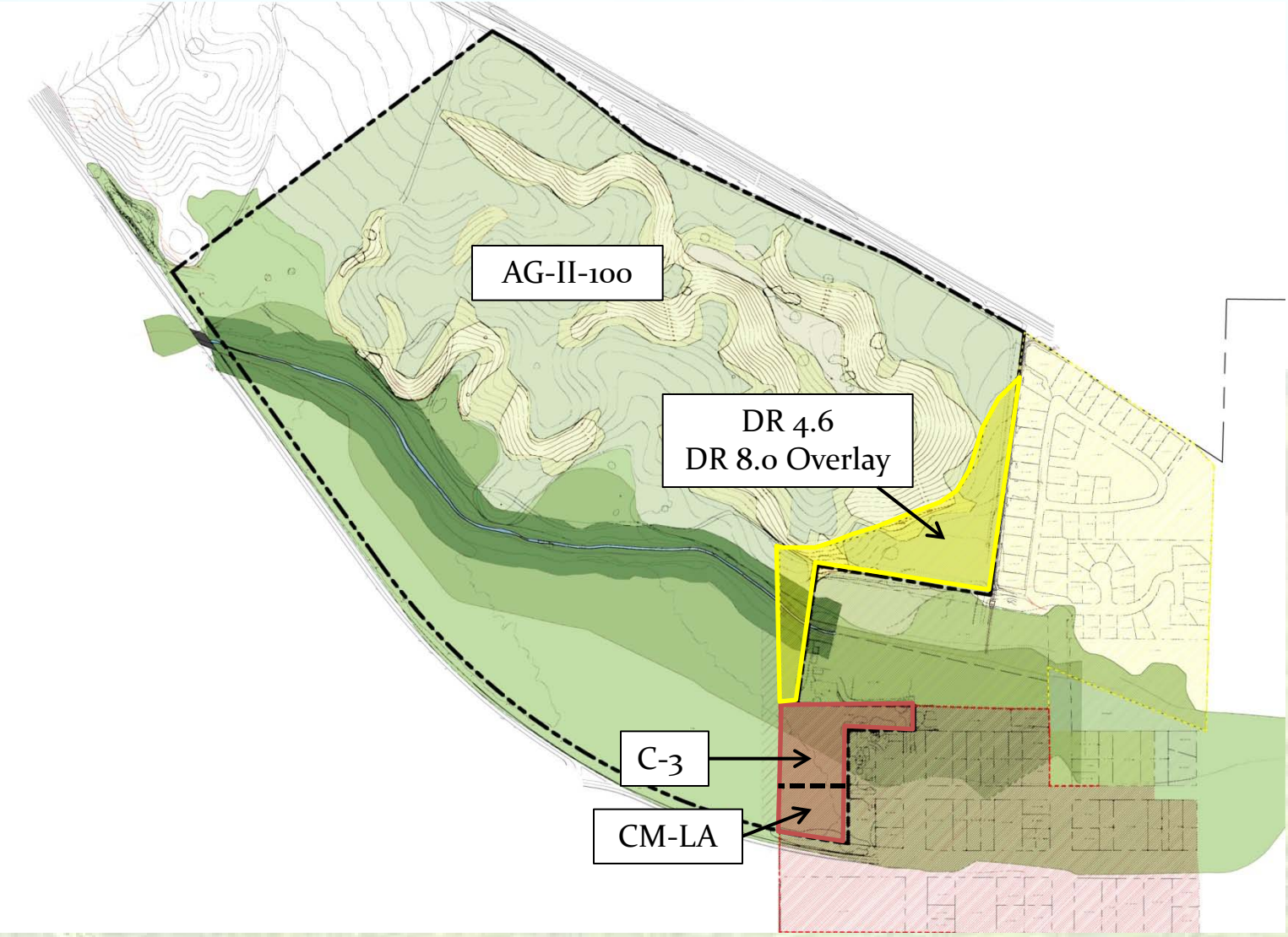
Site Information

- 114 acres
 - 18 acres south of creek
 - 96 acres north of creek
- Mix of land use & zoning designations

Area	Zoning	Land Use Designation
5.8 acres	Design Residential 4.6 & AHO allowing 8 u/ac	RES 4.6
2.1 acres	C-3 General Commercial	General Commercial
1.1 acres	CM-LA Community Mixed Use-Los Alamos	General Commercial
105 acres	Agriculture II	Agriculture



Site Zoning



Site Design

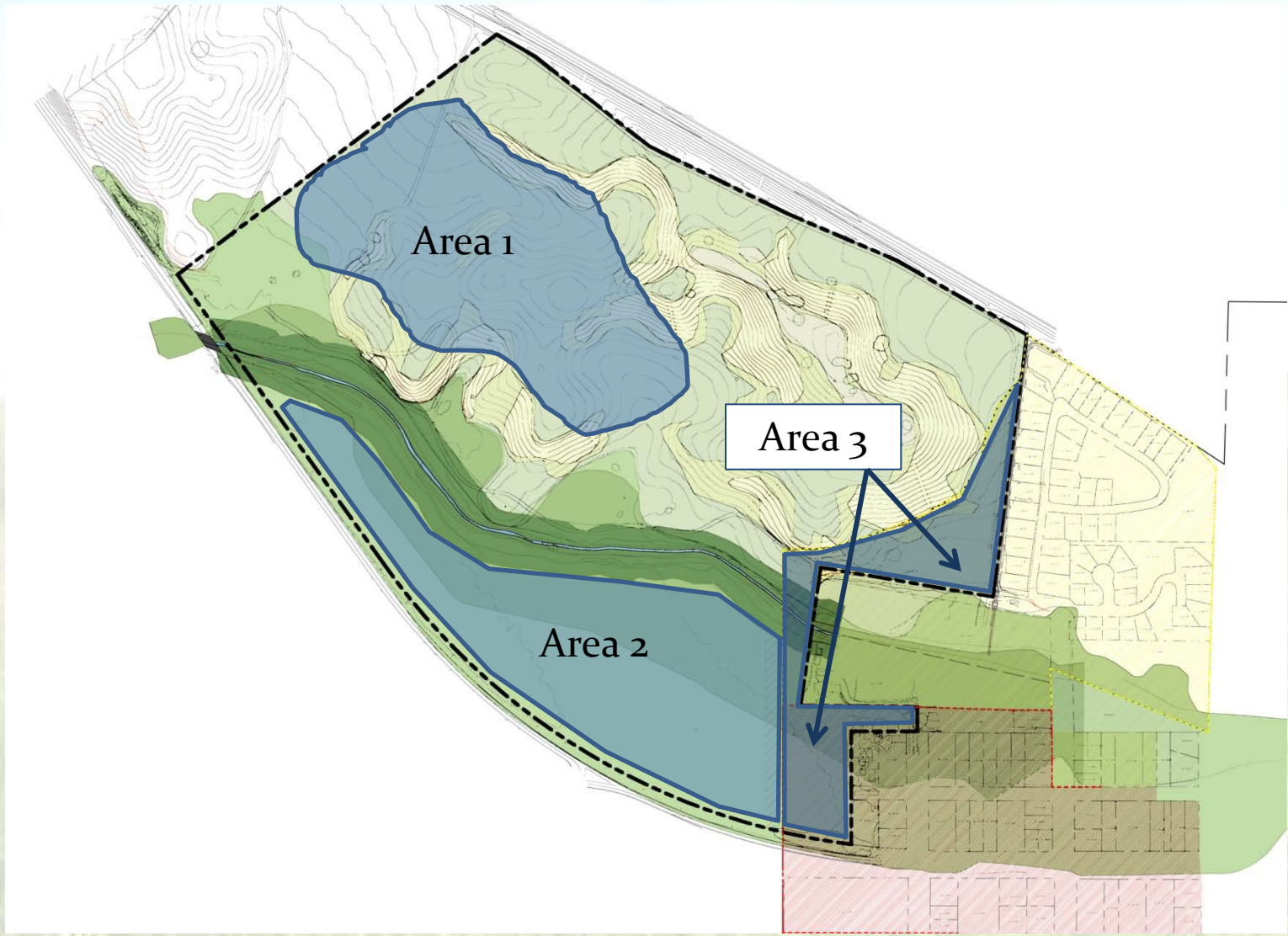


Site Planning Process

- Studied environmental constraints
 - Biological, flooding, noise, slopes
- Reviewed LACP objectives & policies
- Developed three options
 - Bell St.
 - Within LACP Boundary
 - North of San Antonio Creek
- Shared options with community focus group
- Incorporated comments
- Presented revised concept to focus group



Site Plan Options



Focus Group Comments

- Liked open space areas
- Liked public access to trails
- Liked plan for on-site farming
- Liked public access to:
 - Athletic facilities
 - Health facilities
- Requested buffer between homes & Campus
- Requested pedestrian access to campus from town



Focus Group Comments (cont.)

- Suggested using land north & south of creek
- Voiced concern about:
 - Security/safety along Bell St.
 - Traffic along Bell Street
- Suggested integration of residential & academic uses



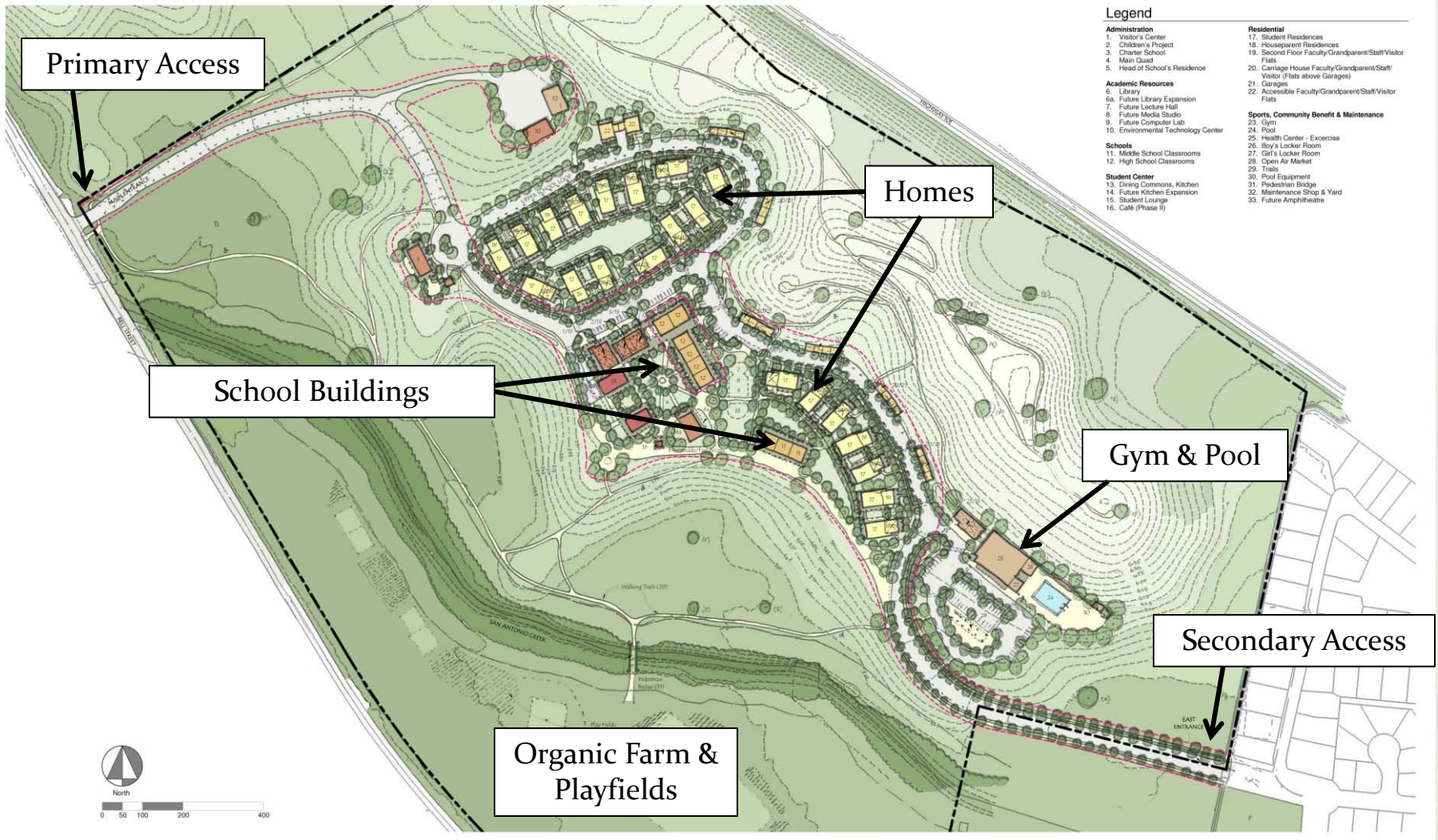
Proposed Site Plan



Aerial with Site Plan



Site Plan



Elements of Site Plan

- Integrates residential & academic uses
- Nestles campus into hillside
- Preserves views of ridgeline
- Locates primary entrance west of town
- Provides pedestrian access via Gonzales St.
- Provides buffer from for existing homes
- Preserves Class I and II soils
 - Play fields & organic farm



Elements of Site Plan (cont.)

- Avoids floodplain & eliminates fill
- Provides significant creek setback
- Minimizes impacts to on-site vegetation
- Maintains open space along Bell St.
- Preserves distinct urban/rural boundary
- Avoids noise, traffic & safety issues associated with Bell St.



Perspectives



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Perspectives



Public Services



Capacity Concerns

- Los Alamos Community Plan EIR
 - Water service
 - Wastewater service
- EIR assumes development on land in LACP
- School demand is less than anticipated demand



Water Demand Comparison

Use	Units/SF	Estimated Demand (AFY)
LACP Residential	46 units	10.35
LACP Commercial	55,756 s.f.	<u>12.55</u>
Total LACP Water Use		22.90
TCP Residential	65 units	14.63
TCP Students	120 Students	2.43
Pool	0.086	0.34
TCP Landscaping	N/A	<u>0.00</u>
Total TCP Water Use		17.40



Wastewater Demand Comparison

Use	Units/SF	Estimated Demand (GPD)
LACP Residential	46 units	8188
LACP Commercial	55,756 s.f.	1208.23
Total LACP Wastewater		9396.23
TCP Residential	65 units	10413.00
TCP Students	120 students	1200.00
Pool	N/A	0.00
Total TCP Wastewater		11613.00
Total TCP Demand with 50% Greywater Reduction		5806.5



Public Process



Permitting Options

- Two permitting options
 - Public charter school – State process
 - Public boarding school – County process
- Pre-application submitted to County
 - Seeking public input/participation
 - Seeking County input
- Following boarding school permit model
 - CUP on agriculturally zoned land
 - Cate, Dunn, Midland



Process to Date

- Introduced concept to LAPAC – Oct. 2009
- Public school charter approved 2010
- Created campus plan – July/August 2010
- Submitted pre-application - Sept 2010
- Conceptual BAR review – January 2011
- LAPAC Review – March 2011



Community Benefits

- Adds economic vitality
- Access to state-of-the-art facilities
- Provides public trail
- Provides recreational opportunities for Los Alamos youths
- Provides Day school opportunities for high school





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