

Larchmont Schools Facilities Strategy

June 7, 2011

Who Are We?

- **Civic Enterprise Associates LLC.** Planning & Development.
- **Mott Smith**, Principal, former acting Director of Planning, LAUSD
- **Jeff Jacobberger**, Planner
- **Jela Ellefson**, Planner

Our Work with LCS

- Started in March, 2011
- Facilities Consultation/Owner's Representation.
- Help LCS make improvements to conditions at Hollygrove
- Help LCS be as effective as possible in acquiring a site and opening a high school facility.

Establishing Priorities

- **Phase I (2011-2013): Address the most immediate needs**
 - Identify and secure a high school facility
 - Address the current limitations of the LCS K-5 campus
 - Ensure LCS 6-8 and LCW have adequate space on ~3 year leases
- **Phase II (2013 and beyond): Develop a longer-term (10+ year) facilities strategy for K-8 at LCS and LCW**

Why Focus on Hollygrove & High School?

- LCW campus appears to work well.
- Hollygrove
 - Teacher and parent concerns about space constraints
 - Need for long-term stability in light of landlord-tenant relationship
- High School
 - Mission: offer students complete K-12 experience
 - Lack of HS makes creates student retention challenges, even in ES grades

Hollygrove Charrette: The Problem

- Teachers expressed the following concerns:
 - Classrooms are too small (limitations on PBL, differentiation, and optimal classroom management)
 - Noise (from outside and from within) is a disruption
 - Storage is inadequate for a materials rich curriculum
- Parents were largely pleased with the space and cited location and outdoor space as top things that drove satisfaction; Parents also expressed support for what teachers needed

Hollygrove Charrette: Potential Solutions

- *Both groups indicated the top priority should be reconfiguration of the existing campus.*
- Both groups were willing to explore alternative campuses (teachers slightly more so than parents), but stressed that ***only a campus that offered comparable or better open space and larger classrooms in a geographically acceptable area should be considered.***
- ***Neither group was receptive to splitting the K-5 campus***

Hollygrove Charrette: Potential Solutions

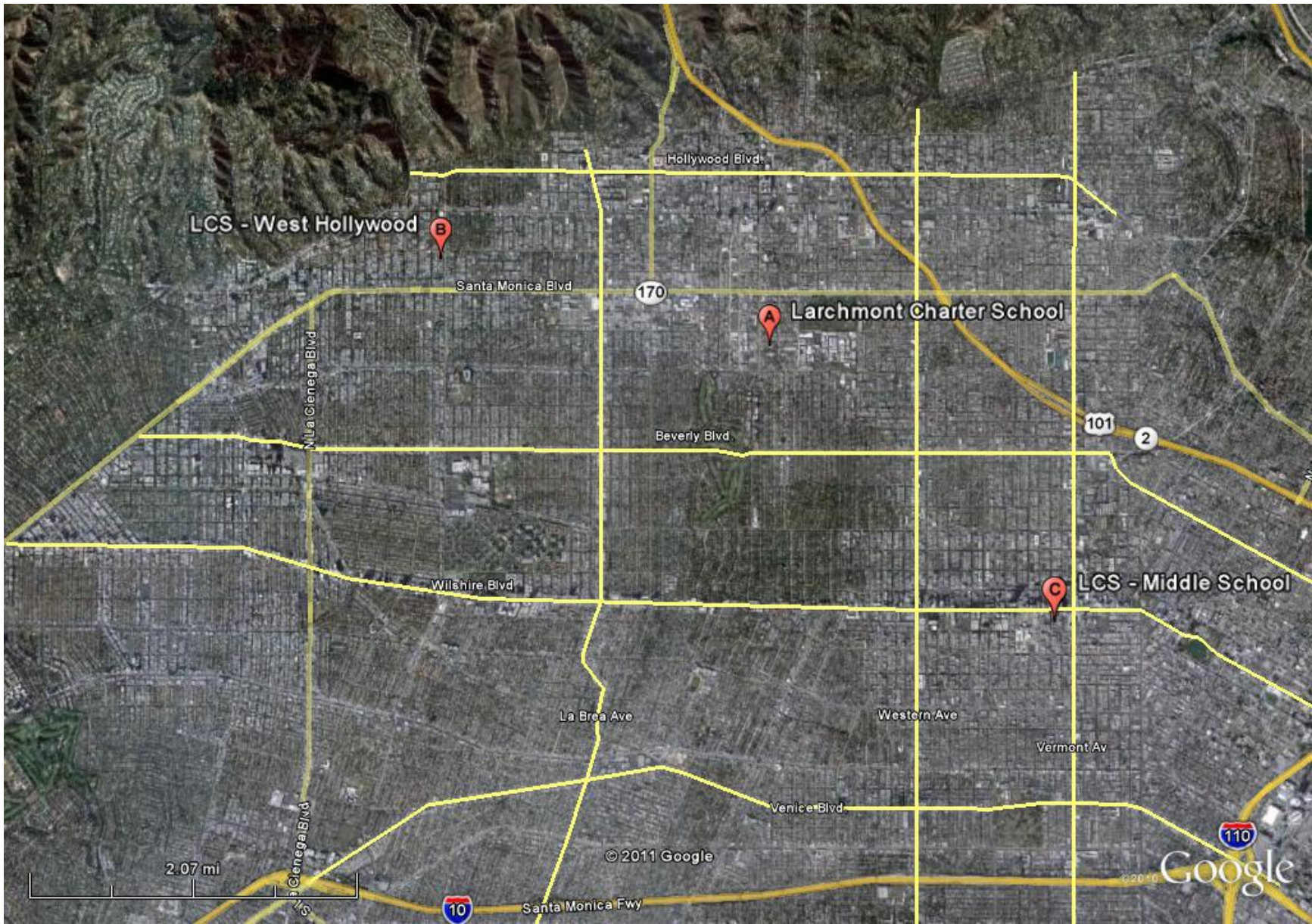
- Option 1: Optimize Hollygrove
 - What changes can be made to the current site to make it more optimal?
 - The more permanent a change (remodeling/reconstruction vs. adding modulars) , the longer term guarantee we would need from Hollygrove to merit us pursuing it
- Option 2: While option 1 is our **strongly preferred** option, we will survey the landscape with brokers to see what other replacement campuses may exist

Hollygrove Charrette: Next Steps

- Engage architect to analyze opportunities
- Explore portable classroom options with manufacturers
- Explore potential replacement sites
- Establish lease parameters with landlord

High School Charrette

- Met with parents, board members, teachers and staff on March 30.
- Need space for 125 9th graders in 2012-2013.
- Ultimately, the school should have 18-20 classrooms for 500 students.
- Location: N of 10, W of Downtown, E of Beverly Hills, S of the Hills.
- Include Silver Lake, Atwater, USC area if a gem of a site is found



LCS - West Hollywood

Larchmont Charter School

LCS - Middle School

2.07 mi

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High School Charrette: Needs (1 of 2)

- *Sufficient space for up to 500 students*
- *Priced appropriately (to be defined through subsequent work)*
- *Can be acquired and renovated within a LCS' required timeframe (based in part on the capacity and ongoing availability of any temporary facilities LCS occupies)*
- *Building that can be upgraded feasibly to City of L.A. educational occupancy standards (cost feasibility to be defined)*
- *Student pick-up and drop-off area*
- *Staff and faculty parking*
- *Effective sound isolation in classrooms*
- *Sufficient space for enrichment areas including art, music, drama, library, club meeting rooms, study areas, etc.*
- *Indoor assembly area*
- *Accessibility for disabled students and teachers*

High School Charrette: Needs (2 of 2)

- *Safety features, so teachers and students coming early or staying late feel secure*
- *Teachers' lounge*
- *Teacher and students storage space*
- *Science and computer labs*
- *On-campus or adjacent P.E. facilities*
- *Outdoor space*
- *Access to team sports facilities, though not necessarily onsite*

High School Charrette: Wants

- *Classrooms large enough to hold 30 to 32 students*
- *One swing classroom for every four core classrooms*
- *Student parking*
- *Lockers*
- *On-site or adjacent team sports facilities*
- *Locker rooms with showers*
- *Parent center*
- *Good natural light*
- *Green space*
- *Curb appeal*

High School: Recommended Next Steps

1. Convene a HS advisory group
2. CEA will produce conceptual cost analysis
3. In consultation with advisory group, CEA will draft HS “business plan”
4. Larchmont will retain architect for site analysis
5. CEA will work with brokers to screen potential sites.

