

Monarch Road

Diagonal Highway

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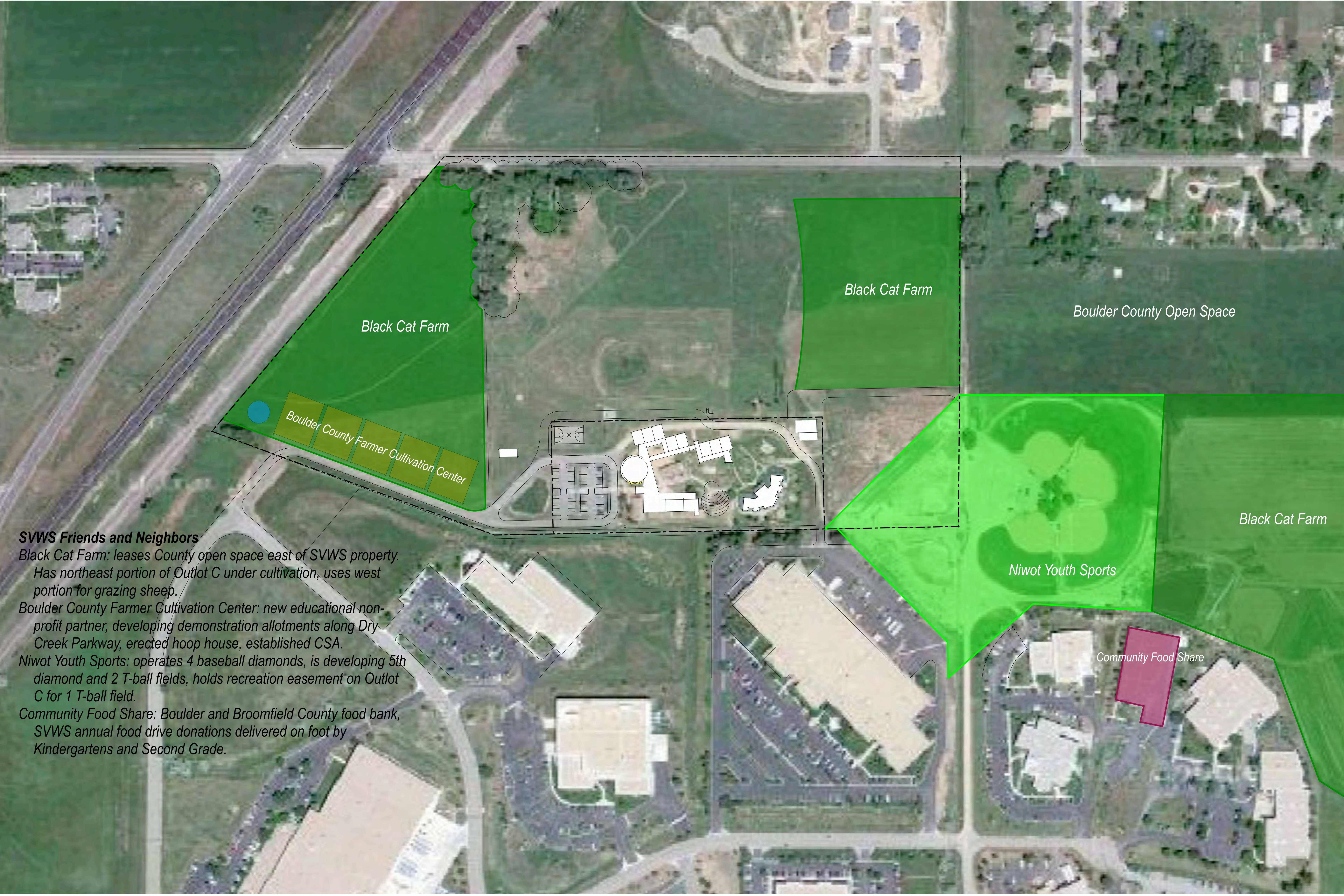
BNSF Railroad

Outlot C  
32.70 acres ±

Lot 1  
5.00 acres ±

Little League Lane

**SVWS Property**  
Lot 1: 33,000 sq. ft. allowable building area under special use permit with Boulder County Land Use Department  
Outlot C: Agricultural use only allowed under conservation easement with Boulder County Parks and Open Space Department



Black Cat Farm

Black Cat Farm

Boulder County Open Space

Boulder County Farmer Cultivation Center

Black Cat Farm

Niwot Youth Sports

Community Food Share

**SVWS Friends and Neighbors**

*Black Cat Farm: leases County open space east of SVWS property. Has northeast portion of Outlot C under cultivation, uses west portion for grazing sheep.*

*Boulder County Farmer Cultivation Center: new educational non-profit partner, developing demonstration allotments along Dry Creek Parkway, erected hoop house, established CSA.*

*Niwot Youth Sports: operates 4 baseball diamonds, is developing 5th diamond and 2 T-ball fields, holds recreation easement on Outlot C for 1 T-ball field.*

*Community Food Share: Boulder and Broomfield County food bank, SVWS annual food drive donations delivered on foot by Kindergartens and Second Grade.*



Prairie Restoration

Playing Field

**Tangible Resources and Opportunities**

*Irrigation water: 20 shares of Left Hand Ditch water used to flood irrigate west pasture and drip irrigate Cultivation Center plots. Star Lateral Ditch on south edge of Lot 1 (buried east of SE corner) supplies County irrigation pond, water is surface piped back to Outlot C by Black Cat for west field row crops. SVWS could draw directly from Star Lateral in exchange for contributing to cost of lining and burying ditch.*

*Cottonwood stand/prairie restoration: natural habitat for study and play, extends around playing field to edge of inner campus.*

*Agricultural preserves: immediately east and west of Lot 1, for future curriculum development.*

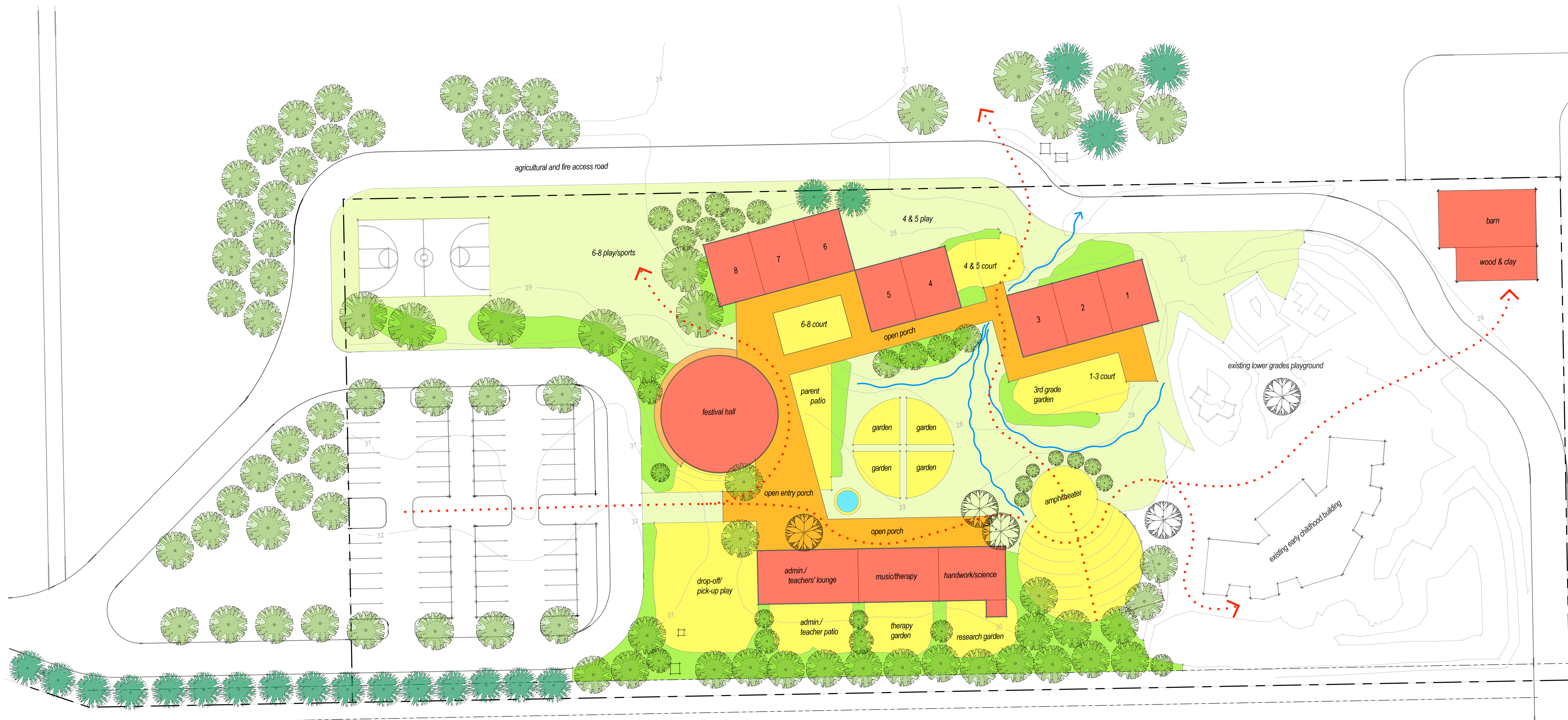


**Ethereal Resources and Opportunities**  
Winds: harsh from west and northwest, benign from south.  
Acoustic pressures: steady and moderate from highway,  
intermittent and high from railroad, both from northwest.  
Solar access: unobstructed from south.  
Views: foreground (to northwest) of fields, prairie, and  
cottonwoods; background (to west and northwest) of  
mountains.





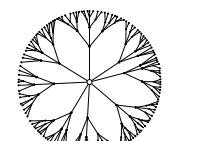
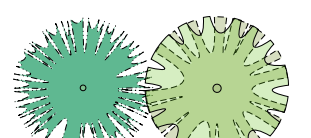


**Traffic Flow and Access:**

*Vehicular: primary access from W. Dry Creek Pkwy., possible future secondary access from Little League Ln.*  
*Pedestrian: primary access from parking lot, secondary (inc. bicycle) access from Monarch Rd. via existing farm road.*  
*Agricultural: traffic between east and west fields on partially relocated emergency access road, possible future access from Little League Ln.*

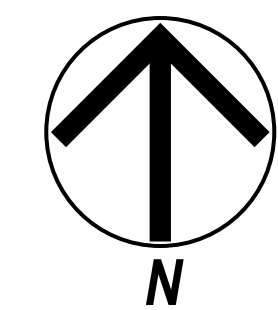


**Key:**

-  processional path
-  storm water run-off
-  new enclosed building
-  new covered walk or porch
-  existing tree
-  new trees




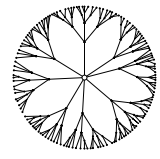
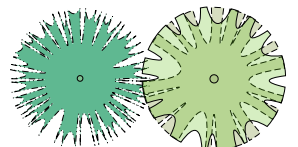
Site constraints and imperatives are best resolved by a courtyard plan - open to east and southeast, sheltered to north and west - which offers:  
 Well defined campus heart.  
 Protection from hostile environmental forces from north and west.  
 Access to benign environmental forces from south.  
 Connection with agricultural and community resources to east.

Courtyard is formed by a number of individual buildings connected by covered walkways allowing:  
 Natural zoning by function: i.e. Grades buildings are optimally grouped, and positioned for access to both inner and outer campus; Festival Hall is located for immediate access from parking lot and maximum visual impact; Administration is situated at campus entry, with direct visual control of inner campus and east and west approaches.  
 Spaces between buildings to permit framed views to northwest and west, while preserving wind and acoustic protection. The same spaces also allow routine and processional passage through the inner campus, and between inner to outer campuses; and storm water runoff from inner campus without drastic site regrading.  
 Each classroom building access to southerly breezes for natural ventilation, southern exposure for optimal solar gains, and northern exposure for maximizing daylighting opportunities.  
 Phased build-out as funding becomes available. Construction can begin with any building, depending on community needs and resources.





*All Grades classrooms and Festival Hall can be constructed without disturbing existing modular classrooms. Parking lot and southern property line landscaping can be installed immediately.*

-  *existing temporary building*
-  *new enclosed building*
-  *new covered walk or porch*
-  *existing tree*
-  *new trees*

