

## Central Avenue Senior's Housing Los Alamos, New Mexico

69 unit condominium project designed to be constructed on the original 1940's site of the theoretical research lab for Los Alamos. The site is a steep slope with accesses to the commercial Main Street at the top of the hill. It is surrounded by two-story faceless apartment buildings for as far as the eye can see, with no open space or park land, and a steep climb to the uphill commercial district.

For all these reasons, we designed a site plan which would preserve the original ponderosa pines as a park setting for the neighborhood and preserve the memory of the town's history and landscape. We designed two buildings nestled in the pine trees, with the ground floor at park level, and the top floor at Main Street level. Each building will have public elevators for the senior citizens so they can easily go to the park below or go to the city stores at the upper level, go to the underground garages or visit their friends at any level.

The buildings will include common eating rooms, library and gathering places, as well as each condominium unit being a full home with kitchen. Each unit will also have their own large balconies to overlook the adjacent pines. The landscape scheme will include sections of the woody-like plantings which will incorporate the latest landscape theories and educational data on the use of plants to heal polluted soils. The park graphics will reflect the history and future of the surrounding mountains and wildlife.

The buildings will be covered with ceramic (fireproof) tile surfaces, in predominately abstract, computerized and beautiful patterns to mimic the shadowing of trees and to mimic the disruption of the atomic forces at work on the site. At selected locations (at each homeowner's balcony, along the park and all public levels) will be placed custom tile patterns which would incorporate photos and stories of the history of New Mexico, Los Alamos, the Indians, the tenant's own stories, and the Bomb. The custom tiles will be akin to the Chicago Tribune Building with a momento from each state and a personalization of its inhabitants.

The buildings are estimated to be built for approximately \$100 a square foot, with possible cost reductions provided by the sale of the adjacent park land to the City of Los Alamos. Condominiums would sell for \$130,000 to \$200,00 with some possible subsidies to be provided for lower income conditions. Estimated Construction Cost: \$4,000,000.

