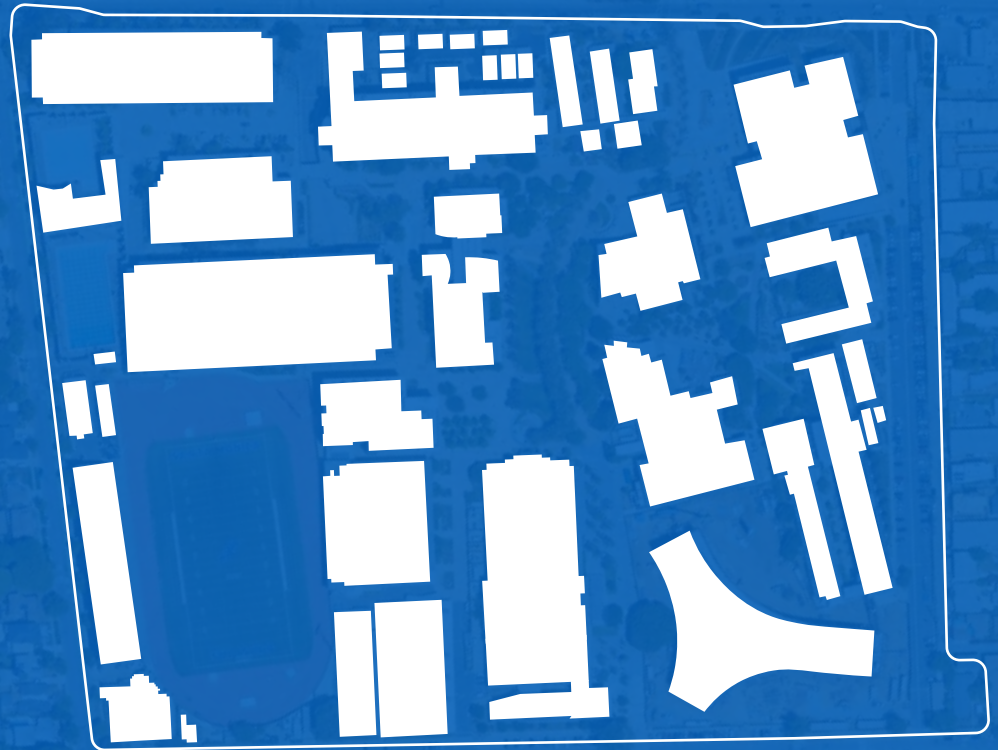


SANTA MONICA COLLEGE MAIN CAMPUS MASTER PLAN UPDATE

Spring 2024



SANTA
MONICA
COLLEGE

MAIN CAMPUS MASTER PLAN UPDATE

The facilities master plan is a living document that provides the long range planning framework for Santa Monica College (SMC) and flexibility to accommodate changes in future conditions.

The 2024 Main Campus Master Plan Update envisions a dynamic campus that preserves SMC's best physical assets and replaces aging facilities to meet future space needs. The plan is inspirational, but also provides a clear, realistic roadmap to implementation. It is an update of the Career and Educational Facilities 2010 Master Plan, which identified the guiding principles and parameters for future development.

The 2024 Main Campus Update outlines a framework for the college's growth and development amidst changes in educational modalities, new opportunities, and optimized use of financial resources.

The Santa Monica College campus and community have come together around a plan for a vibrant and connected campus.



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MESSAGE FROM LEADERSHIP

It is with enthusiasm that I invite you to explore this master plan update for the Main Campus of Santa Monica College, a visionary roadmap for how the campus will be transformed over the next decade. This comprehensive plan sets forth guiding principles for the development of SMC's facilities and infrastructure; it represents a shared vision for an inclusive, innovative learning environment designed to foster collaboration and academic excellence.

This master plan was developed and will be implemented alongside the Strategic Education Plan 2024-2029, aligning the college's mission and vision with how we plan, develop, and utilize our physical infrastructure and real estate. The higher education landscape has evolved significantly since the 2010 Master Plan. A hallmark of this plan is the continuation of the college's long-standing dedication to fostering the kind of environment that reflects and respects the diversity of our students and employees while inspiring them towards the fulfillment of their greatest potential.

Our spaces and places will reflect the diverse tapestry that makes our SMC community so extraordinary. Physical spaces play an integral role in welcoming students, employees, and the surrounding communities. The goal is to instill a sense of belonging and pride in each past, present, and future Corsair alum.

The SMC Master Plan reflects the college's longstanding ethos of adaptability. As we shape a future where Santa Monica College continues to shine as a force for change, my deepest gratitude goes out to all who have contributed to this endeavor.



Respectfully,
KATHRYN E. JEFFERY, Ph.D.

A handwritten signature in black ink that reads "Kathryn E. Jeffery". The signature is written in a cursive style.

Superintendent/President - Santa Monica College



01.

INTRODUCTION

INTRODUCTION

The Santa Monica College Main Campus Master Plan Update is a shared vision that will guide the physical development of Santa Monica College's Main Campus over the next decade.

To support the long-term strategic vision, Santa Monica College has undertaken a holistic, Comprehensive Campus Master Plan for the Main Campus to create a physical environment that supports the college's academic mission, informs critical decision-making, provides a sustainable framework for programs and capital development, and maximizes funding opportunities. **This plan represents a collective vision for an inspiring future campus.**

The planning effort originally kicked off in 2019 with extensive engagement and visioning. The significant uncertainty around the impacts of the COVID-19 pandemic on educational modalities delayed the master plan project by several years.

This report documents both the initial engagement and analysis efforts from 2019 and 2020 as well as updated information and context from the 2023 - 2024 academic year.



MASTER PLAN OPPORTUNITIES

THE ROLE OF THE CAMPUS MASTER PLAN

This master plan is the principal planning document for SMC's Main Campus. It defines and sets the direction for the ongoing development of the campus environment that supports the mission, core values, and heritage of the institution. **The focus of the plan is less about physical growth and more about optimizing the existing campus over the next ten years** through recommendations related to land use, open space, and infrastructure.

A FOCUS ON FLEXIBILITY

Planning is an ongoing process, and requires a flexible framework that can respond to current and future needs. While the goals, principles, and values of the master plan remain consistent over time, the physical implementation of the plan may evolve to adapt to the changing needs of the institution.

A COLLECTIVE VISION

The master plan is an ambitious yet realistic vision for the college, crafted primarily by listening to the needs of campus and community stakeholders. The collaborative process sought to create collective ownership over the actions and projects recommended in the plan to ensure a dynamic plan with many champions on campus.



Align the physical campus with **strategic and academic planning goals**



Create a visionary long-term plan that balances what is **achievable**



Inform critical **decision-making**



Address challenges and leverage **opportunities**



Maintain **flexibility to adapt to changing conditions**



Provide sustainable framework for programs and **capital development**

MISSION, VISION, AND GOALS

MISSION STATEMENT

Santa Monica College provides a safe, inclusive, and dynamic learning environment that encourages personal and intellectual exploration – one that challenges and supports students in achieving their educational goals. Students learn to contribute to the local and global community as they develop an understanding of their relationship to diverse social, cultural, political, economic, technological, and natural environments. The college recognizes that each individual makes a critical contribution to the achievement of this mission.

Santa Monica College provides open and affordable access to high-quality undergraduate degrees and certificates, and participates in partnerships with other colleges and universities to facilitate access to baccalaureate and higher degrees. The college's programs and services assist students in the development of skills needed to succeed in college, prepare students for careers and transfer, and nurture a lifetime commitment to learning.

Santa Monica College is committed to diversity, equity, and inclusion that enriches its mission and supports students in achieving their educational goals.

VISION STATEMENT

Santa Monica College will be a leader and innovator in learning and achievement. As a community committed to open dialog and the free exchange of ideas, Santa Monica College will foster its core values: knowledge, intellectual inquiry, research-based planning and evaluation, academic integrity, ethical behavior, democratic processes, communication and collegiality, global awareness, and sustainability.



GOALS

To fulfill this mission, Santa Monica College has identified the following Institutional Learning Outcomes and supporting goals.

Santa Monica College students will:

- Acquire the self-confidence and self-discipline to pursue their intellectual curiosities with integrity in both their personal and professional lives;
- Obtain the knowledge and skills necessary to access, evaluate, and interpret ideas, images, and information critically in order to communicate effectively, reach conclusions, and solve problems;
- Respect the inter-relatedness of the global human environment, engage with diverse peoples, acknowledge the significance of their daily actions relative to broader issues and events;
- Assume responsibility for their own impact on the earth by living a sustainable and ethical life style; and
- Demonstrate a level of engagement in the subject matter that enables and motivates the integration of acquired knowledge and skills beyond the classroom.

SUPPORTING GOALS

Innovative and Responsive Academic Environment

Continuously develop curricular programs, learning strategies, and services to meet the evolving needs of students and the community.

Supportive Learning Environment

Provide access to comprehensive student learning resources such as library, tutoring, and technology. Provide access to comprehensive and innovative student support services such as admissions and records, counseling, assessment, outreach, and financial aid.

Stable Fiscal Environment

Respond to dynamic fiscal conditions through ongoing evaluation and reallocation of existing resources and the development of new resources.

Sustainable Physical Environment

Apply sustainable practices to maintain and enhance the college's facilities and infrastructure including grounds, buildings, and technology.

Supportive Collegial Environment

Employ decision-making and communication processes that respect the diverse needs of the college community.

Sustainable Physical Environment

Apply sustainable practices to maintain and enhance the college's facilities and infrastructure including grounds, buildings, and technology.

ABOUT SANTA MONICA COLLEGE

Santa Monica College is proud to be a part of the rich tradition of community service and public education since it opened its doors as Santa Monica Junior College in 1929. In 1940, SMC began purchasing land for its Main Campus, at \$1,650 an acre.

SMC has been a nimble institution, adapting itself to the changing needs of its students and community. The college embraced its dual roles of academic and workforce education in 1945, renaming itself “Santa Monica City College,” to be shortened to “Santa Monica College” in 1970.

As a pioneer of the American community college movement, Santa Monica College fulfills the educational needs of a broad cross-section of its extended community. That extends beyond its district boundaries, to the students and employees who come from the surrounding Los Angeles County region and from all parts of the world. The college also responds to the ideals defined by the state’s Master Plan for Higher Education, aiming to be among the top colleges in transfer and a leading institution in career education and lifelong learning. The college has a strong relationship with the communities within its District, Santa Monica and Malibu. The voters of these two cities have funded a total of ten bond measures since 1946, helping to create and sustain facilities construction and improvements.

SMC’s academic culture is responsive to shifts in the local economy and evolving workforce needs. SMC leverages its standing as a trusted

higher education partner to inform the creation of new curriculum, creating programs that prepare students for the careers of the 21st Century in growing fields like interaction design, cloud computing, aquaculture, and global trade and logistics. SMC feeds students to top four-year institutions around the country and to top employers like technology giants in nearby “Silicon Beach” and in the film and television industry across Southern California.



1929 - Santa Monica Junior College opens on the second floor of the old Santa Monica High School

SMC is changing lives in the global community through excellence in education.

SMC AT A GLANCE



#1

IN TRANSFERS TO THE UC SYSTEM
FOR 33 YEARS



#1

IN TRANSFERS TO UCLA, USC, AND
LMU



1 OF 15

CALIFORNIA COMMUNITY
COLLEGES TO OFFER A BACHELOR
DEGREE



3,000+

INTERNATIONAL AND
NONRESIDENT STUDENTS
REPRESENTING MORE THAN 110
COUNTRIES



\$50 MILLION

IN FINANCIAL AID AND TEXTBOOK
VOUCHERS



200

DEGREES + CERTIFICATE
PROGRAMS

WILL ROGERS STATE
HISTORIC PARK

BRENTWOOD HEIGHTS

SAWTELLE

RANCHO PARK

TO SMC MALIBU
CAMPUS

PACIFIC COAST HIGHWAY (PCH)

CITY OF SANTA MONICA

I-10 FWY

TO LOS ANGELES

PICO BLVD.

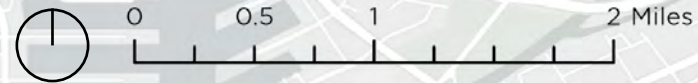
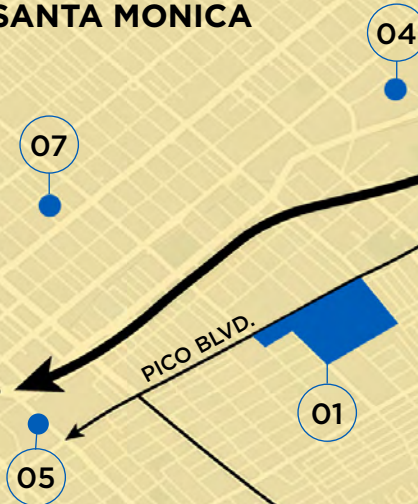
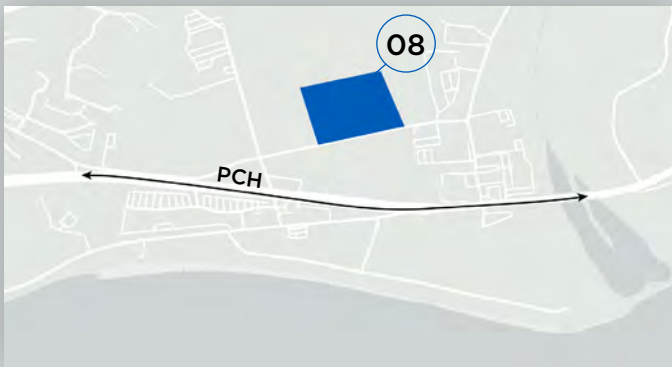
PCH

CULVER WEST

VENICE

DEL REY

MALIBU CAMPUS



CONTEXT

Santa Monica is located approximately 15 miles from downtown Los Angeles. The SMC Main Campus is located about 14 blocks from Santa Monica Pier and beach, and near the downtown area of Santa Monica.



SMC MAIN CAMPUS

Set on 43-acres less than two miles from the beach, SMC's Main Campus is the most comprehensive of the district, including: science labs, athletics, student services, counseling, library and media centers, and performance space.

01



ADMINISTRATION BUILDING

Located at 2714 Pico Boulevard in Santa Monica, this office building houses the Superintendent/President's office, procurement, contracts, logistics, business services, and human resources for the college.

02



BUNDY CAMPUS

The largest of the satellite campuses, the Bundy Campus houses the nursing program, teacher-training program, continuing and community education classes, and a host of general-education courses.

03



CENTER FOR MEDIA AND DESIGN

Within the City of Santa Monica's entertainment business district, the Center for Media and Design offers programs in entertainment technology, graphic design, and interior architectural design, along with Radio Station KCRW - 89.9 FM.

04



SANTA MONICA EARLY CHILDHOOD LAB SCHOOL

The Lab School, at the corner of 4th Street and Center Drive in Santa Monica, was developed in partnership with the City of Santa Monica and supports early childhood education and teacher preparation.

05



EMERITUS COLLEGE

Located in downtown Santa Monica, the Emeritus Campus offers programs designed for older adults, with free classes in a range of subjects and serves over 3,400 students annually. It is one of the largest programs of its kind in the state.

06



PERFORMING ARTS CENTER & MUSIC ACADEMY

In Central Santa Monica; this campus houses SMC's music program, the Barrett Art Gallery, Broad Stage, and Edye Second Space.

07



MALIBU CAMPUS

The Malibu Campus opened to students in Spring 2023 and features a two-story academic building with a 100-seat lecture hall, classrooms, offices, and a multipurpose physical activity space for dance and exercise.

08

THE PLANNING PROCESS

Robust engagement drove the decision-making at every step of the master plan process. The plan is strengthened by the inclusion of participants who have a vested interest in the future success of the campus. The collaborative approach provided opportunities for stakeholders to envision a plan through a dynamic process that established a sense of community and crafted a shared future vision.

The facilities master plan initially began in 2019 and a draft preliminary master plan was presented to the campus in early 2020. The master plan was paused while on-campus activities were suspended. This allowed the campus to better understand future impacts of the pandemic in terms of instructional modality and physical campus space needs. The planning process restarted in 2023 and backtracked to analyze updated course and enrollment data, taking into account the significant impact of online education. Subsequent workshops validated or revisited prior master plan proposed projects based on these impacts. Such a long planning process timeline is unusual, but further emphasized the need to build flexibility into the plan to adapt to future unknowns.



PARALLEL PLANNING PROCESSES

At Santa Monica College, educational master planning and facilities planning complement one another in pursuit of our mission to equitably support students in achieving their educational goals. A parallel planning process is currently underway for an update to the Strategic Education Plan covering the next five years until 2029. Both plans have built-in flexibility to accommodate evolving future needs.

The master plan helps determine the large physical changes to the campus and the education plan will help add a finer level of program detail to the proposed building blocks.



**FACILITIES
MASTER PLAN**

**STRATEGIC
EDUCATION PLAN
2024-2029**



ENGAGEMENT OVERVIEW

Through stakeholder engagement, the planning process defined goals, prioritized planning solutions, and encouraged participatory decision making. The SMC Main Campus Master Plan was developed in conjunction with frequent participation through a variety of tools and mediums. Listening sessions, focus group workshops, open houses, on-campus tabling, and presentations were the in-person methods used to connect with stakeholders. Most of these interactions included interactive components where stakeholders worked alongside the planning team to progress the plan in real-time. Over 30 meetings were held with more than 1,000 participants.

DIGITAL ENGAGEMENT

Digital communication through a project website and other digital platforms complemented in-person sessions by providing easy access to presentation materials and a conduit for stakeholders to ask questions and provide input. These methods became critical to the project during the pandemic when in-person workshops and meetings were not possible.

The project website served as a virtual homepage that charted the schedule and progress while providing a platform to transfer information and communication to the campus community. Throughout the planning process, the website logged over 3,500 unique visits, and 200 comments were submitted. The site also houses planning documents and progress updates.

A web-based and map-based survey of SMC students, faculty and staff, alumni, and community members was conducted to understand individual stakeholders' experiences and their ideas for the future. In total, over 250 individuals participated in the survey.



Faculty and Staff Big Ideas Workshop



Management Tabling Workshop



Department Chairs SWOT Workshop



Tabling in the Student Services Building



Community Engagement Workshop

BY THE NUMBERS...

WHO?



350+

STUDENTS
INVOLVED



225+

FACULTY + STAFF
INVOLVED



100+

COMMUNITY
MEMBERS
INVOLVED

HOW?



250+

SURVEY
PARTICIPANTS



1,000

TOTAL IN-PERSON
PARTICIPANTS



3,500+

TOTAL WEBSITE
PARTICIPANTS

WORKSHOPS



▲ WORKSHOP 1: SWOT ANALYSIS

The primary goal of the SWOT Analysis Workshop was to obtain information about the existing college campus by identifying strengths, weaknesses, opportunities, and off-campus points of interest. Activities included Ideas that Stick, Cultural Continuum, SWOT maps/diagrams, and numerous interviews.

WORKSHOP 2: LISTENING SESSIONS

A cross-section of stakeholders participated in sessions to discuss how the physical campus can better support the mission and vision of Santa Monica College. Through interactive activities, participants provided feedback on existing strengths, weaknesses, and opportunities in four categories – buildings and facilities, open space, sustainability, pedestrian circulation, and vehicular circulation.

▼ WORKSHOP 3: BIG IDEAS

The Big Ideas Workshop involved dynamic facilitation that blended interactive exercises and thought-provoking ideas to “Big Ideas” to formulate the concepts. These exercises included integrating seemingly disparate priorities and ideas into logical and realistic plans for the future.





▲ WORKSHOP 4: TABELING

Tabling approached students going about their usual days and gathered feedback regarding sustainability, learning and social environments, and student safety.



◀ WORKSHOP 5: DRAFT PLAN

During the Draft Plan Workshop, stakeholders reviewed the draft site plan with campus and community stakeholders through a variety of events including open houses and tabling both on and off campus. Attendees provided feedback on the strengths and weaknesses of the plan for the planning team to analyze and include in the final draft.

▼ WORKSHOP 6: FINAL PLAN

This series of open houses presented the Main Campus Master Plan to campus and community for final feedback and to build excitement around plan implementation.





02.

THE CAMPUS TODAY

THE CAMPUS TODAY

SMC's Main Campus is located at 1900 Pico Boulevard in the City of Santa Monica. Most of the Main Campus is located within the boundaries of Pico Boulevard to the North, Pearl Street to the South, 16th Street to the West, and 18th Court to the East. There is additional property adjacent, including on Pico Boulevard from 16th Street to 14th Street and on Pearl Street from 17th Street to 18th Court.

The Main Campus site consists of approximately 43 acres, 655,278 assignable square feet existing floor area, Corsair Field, swimming pools, parking structures, and other facilities. Parking spaces available on the Main Campus total to 2,860, including the underground parking structure at the Student Services Center. The Main Campus is also supported by an extensive network of light rail, bus, and shuttle services available for those on campus.

BLDG#	Name	ASF	GSF
1	PICO CLASSROOM COMPLEX	12,175	18,014
28	CAMPUS POLICE SUB-ANNEX	1,073	1,504
3	ART COMPLEX	15,065	22,127
5	M&O EXTENSION (FKA ESL)	4,811	6,450
6	BUSINESS	36,332	53,772
7	GREENHOUSE	1,188	1,470
8	GYMNASIUM	32,628	48,618
12	LIBRARY & MEDIA CENTER	78,020	108,673
13	THEATER ARTS	13,609	27,423
14	CORE PERFORMANCE CENTER	28,736	53,333
17	MATH COMPLEX	27,308	44,872
18	STADIUM SHOPS/FACILITIES OFFICES	17,043	23,236
19	STUDENT HEALTH & ACTIVITIES*	42,882	59,644
20	LIFE & PHYSICAL SCIENCES COMPLEX	56,801	98,400
21	HUMANITIES & SOCIAL SCIENCE	35,180	65,747
22	DRESCHER HALL	64,761	111,145
23	PICO VILLAGE	8,190	8,640
26	CAMPUS EVENTS	1,206	1,600
27	CAMPUS POLICE B	1,111	1,400
27	CAMPUS POLICE A	1,310	1,990
28	CAMPUS POLICE ANNEX	1,877	2,000
29	ENVIRONMENTAL CENTER	959	1,400
30	AUXILIARY SERVICES	1,685	1,890
32	PICO ANNEX 1510	4,808	14,970
33	PICO ANNEX 1516	1,939	2,825
44	FACULTY VILLAGE	1,177	1,920
45	STUDENT SERVICES CENTER	73,119	140,000
9	NEW MATH & SCIENCE	69,565	110,991
TBD	ART REPLACEMENT	20,720	31,877
		655,278	1,065,931

*Note: also often called Cayton Center or Cafeteria



THE CAMPUS TODAY

EVALUATING THE EXISTING CAMPUS

The master plan process included detailed analysis and observation of various campus physical systems and review of all prior planning work completed on campus. Stakeholders also weighed in on all of the following key questions about campus systems.

BUILDING USE

How are buildings used today? Are the right users adjacent to one another to maximize efficiency and collaboration?

SMC's compact campus means that no building is too long of a walk from the campus core. However, a few areas such as Faculty Village are a long walk from other academic uses and the low quality of the space generates feelings of inequity among occupants. There is also an opportunity for some academic services, such as tutoring, to be centralized in one location on campus.

FACILITIES CONDITION ASSESSMENT

Which buildings need investment to continue to meet the SMC mission? Should some buildings be demolished?

Modular and temporary structures detract from the campus environment and the user experience. Some buildings such as Cayton Center and Drescher Hall are in critical condition and need comprehensive renovation or replacement.

GATEWAYS AND WAYFINDING

What is the campus arrival experience? Is it welcoming and easy to navigate?

Campus edges could benefit from improved signage and branding similar to the Pico and 18th Court entrance. Better signage at the 17th Street driveway would enhance arrival experience. Overall, both Pico and Pearl frontages need improvement.

OPEN SPACE

How do open spaces on campus contribute to the overall sense of place?

SMC's high quality outdoor spaces define the campus experience. There is an opportunity for branded outdoor spaces with college signage or monuments for photo opportunities. There is also an opportunity to improve the campus edges.

SPACE ANALYSIS

Are existing spaces on campus meeting current program needs?

The space assessment revealed a surplus of classroom spaces on campus, which represents an opportunity to repurpose excess space to meet other program needs or to accommodate surge for renovation and construction projects across campus. Classrooms should also be gradually upgraded to meet today's more active and collaborative teaching and learning styles.

Overall, the space analysis confirmed that the campus is not in a growth period, but rather focused on optimizing and caring for the existing building portfolio with strategic replacements where needed.

VEHICULAR CIRCULATION

How do cars access the campus? Can service and emergency vehicles effectively reach all areas?

Cars are excluded from the majority of SMC's campus. New entry sequence and crossings established as part of the Student Services Center helped resolve most of the main issues with vehicular and pedestrian conflicts on campus.

PARKING

Is parking inventory adequate?

The increase in the proportion of courses delivered online has led to a decrease in the demand for parking on campus. The current parking inventory is adequate to meet needs for the foreseeable future. Campus should also take advantage of grants for installation of EV charging to meet expanding demand on campus.

PEDESTRIAN CIRCULATION

Is the pedestrian experience comfortable?

SMC provides a high quality pedestrian experience. Opportunity exists to emphasize east west connections to the main pedestrian spine and to improve the bus arrival plaza and experience.

SUSTAINABILITY

Is the campus meeting its sustainability goals? How can this vision plan support those goals?

The campus has many sustainable features and the Environmental Center supports building the next generation of climate activists. Santa Monica College has not yet responded to the 2021 California Community College Chancellor's Office's Sustainability Policy with an updated sustainability plan. In 2020, Superintendent Jeffery reaffirmed SMC's sustainability goals, including greenhouse gas reduction.

BICYCLE CIRCULATION

Can cyclists access campus and park their bikes in a safe manner?

Bike lanes along Pico and Pearl Streets have improved the campus cyclist experience as will a new Metro bike share station and bike parking adjacent to the new Math and Science building.

Full analysis as presented during planning process can be found in Appendix A.



BUILDING USE

The majority of academic and service buildings are focused around the Main Quad. However, there are some academic and service functions, such as the Faculty Village and the Math Complex, that are disconnected from the campus core by parking lots, major roadways, or athletic fields. These outlier programs create physical gaps between academic and service functions for students as well as unintentional silos on the campus, isolating students, faculty, and staff.

Engagement with stakeholders revealed that:

- **Students expressed a desire for better aesthetics.** Many of the older or modular campus buildings do not offer spaces for active learning, studying, or collaboration.
- **Lack of accessibility and equity in current buildings.** Buildings lack gender neutral bathrooms and ADA accessibility can be less than ideal.
- **Technology needs updating.** Throughout the campus, access to computers, digital resources, and WiFi should be improved - specifically in the library.
- **Better serve international students.** There is a strong desire for better spaces and resources for international students.
- **Need for improvements to delivery of academic services.** Faculty expressed a need for additional tutoring spaces within academic buildings. Learning Resource Center coordinators and students expressed a desire to a more centralized, accessible tutoring center for more efficient workflows and a better student experience.

UNDERSTANDING REMOTE LEARNING IMPACTS

The pandemic shifted students and faculty and staff online and required institutions to reassess how to create and maintain a vibrant campus. The increased proportion of courses delivered through online modalities also impacts demand for classroom and office space on campus. More online courses also means fewer cars on campus and lower peak parking demand.

The demand for hybrid learning also generates a need for more flexible learning environments on campus. The college has been investing in upgrading the learning environment post-pandemic to support new ways of teaching and learning. Mobile hybrid stations turn any space into a hybrid learning environment or meeting room and active learning set ups are becoming more prevalent across campus.

Additional in depth analysis of the classroom portfolio and enrollment projections (including modality split) can be found in Chapter 3, Campus Program.

FACILITIES CONDITION

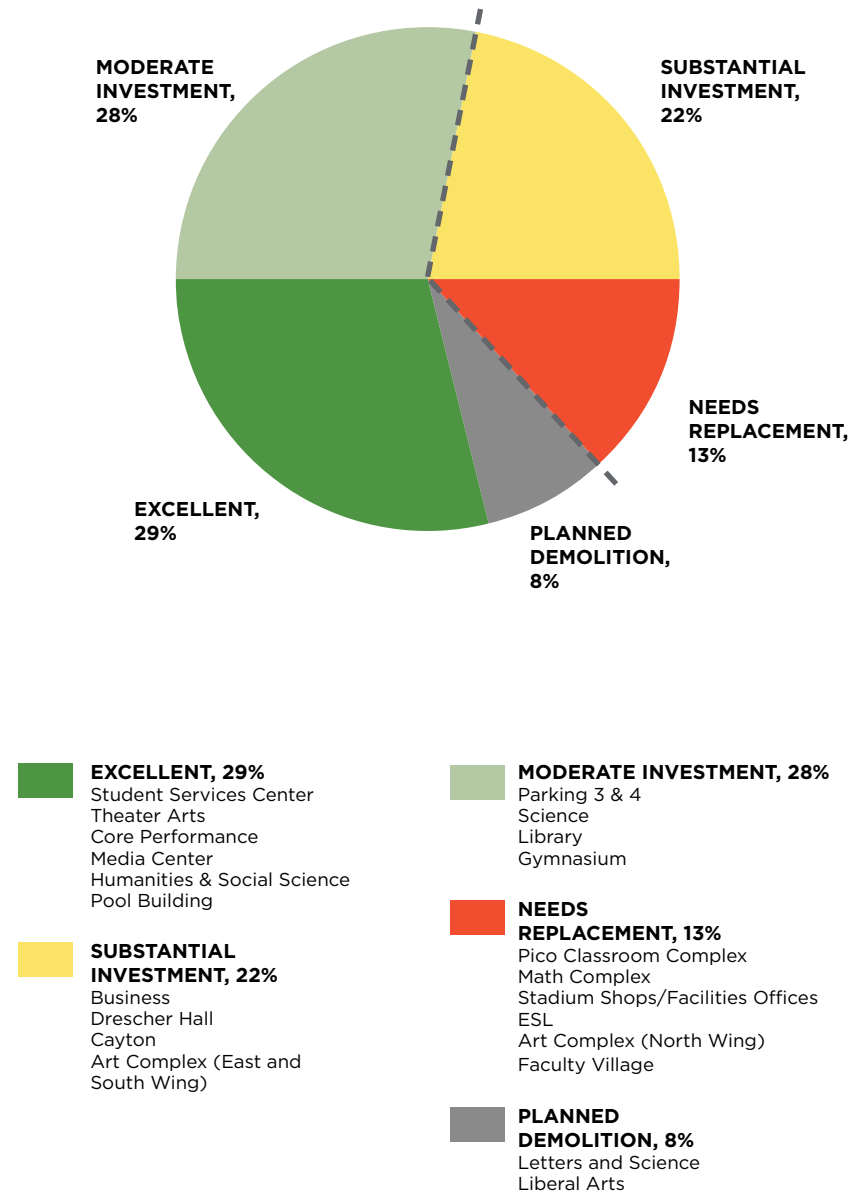
The 2019 Facilities Conditions Assessment evaluated each building on campus to understand future investment, infrastructure, and maintenance requirements and inform master plan decision-making. The assessment also considered reliability, safety and building code, asset preservation, and program improvement opportunity.

The assessment sorted Santa Monica's building portfolio into five categories:

- **Excellent condition** - primarily new or recently renovated buildings with periodic building repair and life cycle needs.
- **Moderate investment** - buildings that are beginning to show their age and may require more significant investment on a case-by-case basis.
- **Substantial investment** - need large-scale capital infusions/renovations or replacement.
- **Need replacement** - buildings that are in jeopardy of complete failure. The categories below describe the categories assessed by the team of architects and engineers.

Note: Buildings already slated for demolition were not assessed during this process (8% shown on the pie chart). Liberal Arts and Letters and Sciences have already been demolished.

It is crucial to ensure that the backlog of maintenance projects is steadily decreasing instead of growing each year, and to find ways to implement smaller, more manageable improvements alongside larger capital projects. While some facilities are candidates for demolition, it is important to also prioritize key renovations of existing assets.



ONGOING BUILDING PROJECTS

ART REPLACEMENT BUILDING

The Art Replacement building will consolidate the Art program into one single building from its two locations, the aging Art Complex on the Main Campus and the Ceramics Building at the satellite Airport Arts Campus. The proposed project of nearly 32,000 GSF will be located on the southeast corner of Pico Boulevard and 14th Street and will allow for the eventual demolition of the existing Art Complex and the deactivation of the Ceramics Building. The project will feature efficient and updated classrooms and laboratory spaces, as well as office spaces for faculty and staff. It will also improve accessibility and provide infrastructure to support modern arts technology and equipment.



Grimshaw Architect's rendering of Art Complex Replacement

NEW RESTROOM FACILITY

An all-gender restroom facility is planned for a new site adjacent to the Main Quad. The standalone facility will feature five standard stalls and one accessible stall. All-gender restrooms benefit all people, including transgender and gender diverse individuals, people who require the assistance of a caregiver of a different gender, and parents with children of different genders. All-gender restrooms provide safe(r) access to bathroom facilities for LGBTQ+ students and environmentally signal that they belong and are valued. Inclusive bathroom access supports racial equity and an overall sense of belonging at SMC.



TSK Architect's rendering of the Gender Neutral Toilet Building

NEW MATH AND SCIENCE BUILDING

The new 110,991 GSF Math and Science facility consolidates the largest and fastest growing disciplines - mathematics and science - in a single building to encourage interdisciplinary collaboration. The building includes interactive classrooms, science laboratories, library space, a planetarium and a rooftop observatory. The new building serves as a gateway from the community and as a crossroad on the campus. The classroom and research spaces spiral around a central courtyard with easy connections to a new Science Quad.



CannonDesign rendering of Math and Science

OPEN SPACE

Open spaces are a vital part of the SMC Main Campus, not only for the students, faculty, and staff but also for the surrounding community. The open spaces on campus serve multiple purposes through their functionality: Pedestrian use, active learning, recreation, social interaction, club space, and circulation.

SMC'S HIGH QUALITY LANDSCAPE DEFINES THE CAMPUS EXPERIENCE

The Main Quad and its connected network of green spaces serve as the primary open space for the campus. The Main Quad is the heart of the Main Campus and includes passive and active spaces and large historic trees.

Campus users stated outdoor spaces are among their favorite spaces on the campus, including the quad, seating areas, small pockets of open space, and garden areas. A pedestrian promenade connects numerous open space features and plazas throughout the central campus. Students typically utilize the tables and chairs throughout the covered seating areas.

The landscaping on campus includes a variety of plants and trees, which are either planted in mulch or decomposed granite, depending on location. Palm trees create visual interest down the central pedestrian spine, while other shade trees are planted throughout the campus.

Heritage trees like the iconic 75-foot tall and 100-foot wide Moreton Bay Fig tree provide shade and visual identity within the campus landscape. The campus today also has a wide variety of native trees such as oaks and sycamores, as well as imported trees like the date palms that line the Main Quad.

SMC's three water features are some of the most popular open space elements on the campus. Two fountains bookend the Main Quad and provide seating for campus users. A third fountain within the turnaround in front of the Student Services Center creates a strong brand presence at the main gateway to the campus.

CAMPUS EDGES

The campus edge offers an opportunity to better welcome visitors, students, faculty and staff. SMC can create a welcoming transition between the campus and the surrounding Santa Monica community through a thoughtful landscape, the incorporation of pedestrian-friendly pathways, and the integration of signage, art, and gathering spaces. The gateway at the Student Services Center is successful; continuing those improvements along Pico can enhance the overall campus approach.

Enhancing the campus edge can foster a stronger sense of connection and collaboration with the community, while also creating a positive first impression for visitors. Additionally, attention to safety, lighting, and accessibility can further improve the functionality and attractiveness of the campus edge, ensuring that it serves as a vibrant and engaging gateway to the college.



Water retaining planters within the existing Science building courtyard



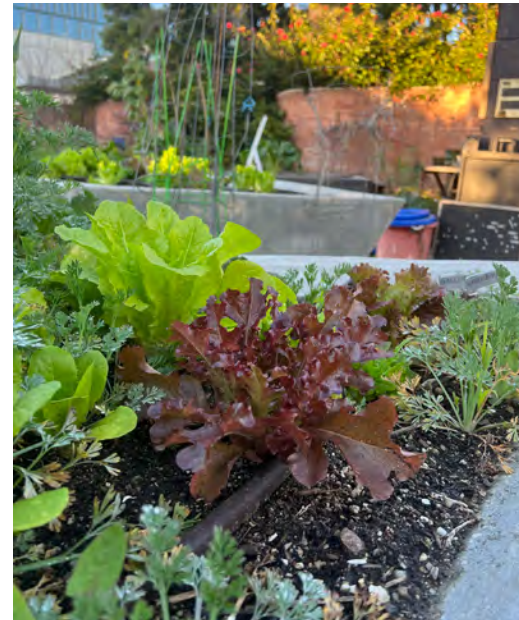
Public art creates visual interest



The SMC Main Quad hosts events, concerts, and career fairs. A cistern underneath the quad also helps manage stormwater.



Foliage of Moreton Bay Fig



Organic Learning Garden is a productive open space on campus



Date palms define the Main Quad and Pico frontage



Water features help to naturally cool the environment and create pleasing audio and visual experiences.



03.

CAMPUS PROGRAM

DETERMINING THE MASTER PLAN PROGRAM

ASSESSING CURRENT AND FUTURE SPACE NEEDS

The space assessment for Santa Monica College establishes a baseline understanding of space utilization and projects future space needs based on revised enrollment projections. Understanding current utilization clarifies how future capital projects can optimize space use on campus to benefit students, faculty, and staff with an optimal and flexible campus program. The space assessment utilizes Board of Governors of the California Community Colleges Policy on Utilization and Space Standards (referred to as CA BOG Standards) as its primary metric.

Space needs are assessed in the following categories:

- Instructional Space - classrooms, class labs, open labs
- Workspace - offices, conference rooms, support spaces
- Student-Centered Space - student support, campus support
- Library and Study Space
- Other Space Types - athletics, exhibition, assembly, general use, AVTV, dining

CALIFORNIA BOARD OF GOVERNORS STANDARDS

The CA BOG Policy on Utilization and Space Standards are also used to evaluate proposed future development for state funding. The standards were updated in 2020 and supersede previous utilization targets established by the State of California under Title V. These standards measure existing and future need for academic spaces such as classrooms, laboratories, library & technology space, and faculty offices. The standards are utilized in the space assessment to visualize how instructional spaces are being actively utilized and as the calculation guide to determining future need.

The CA BOG Standards represent intense instructional use for both class labs and classrooms. In some cases, the space assessment adapted the BOG standards to align with SMC's institutional goals and priorities. These adaptations are noted in the assessment.

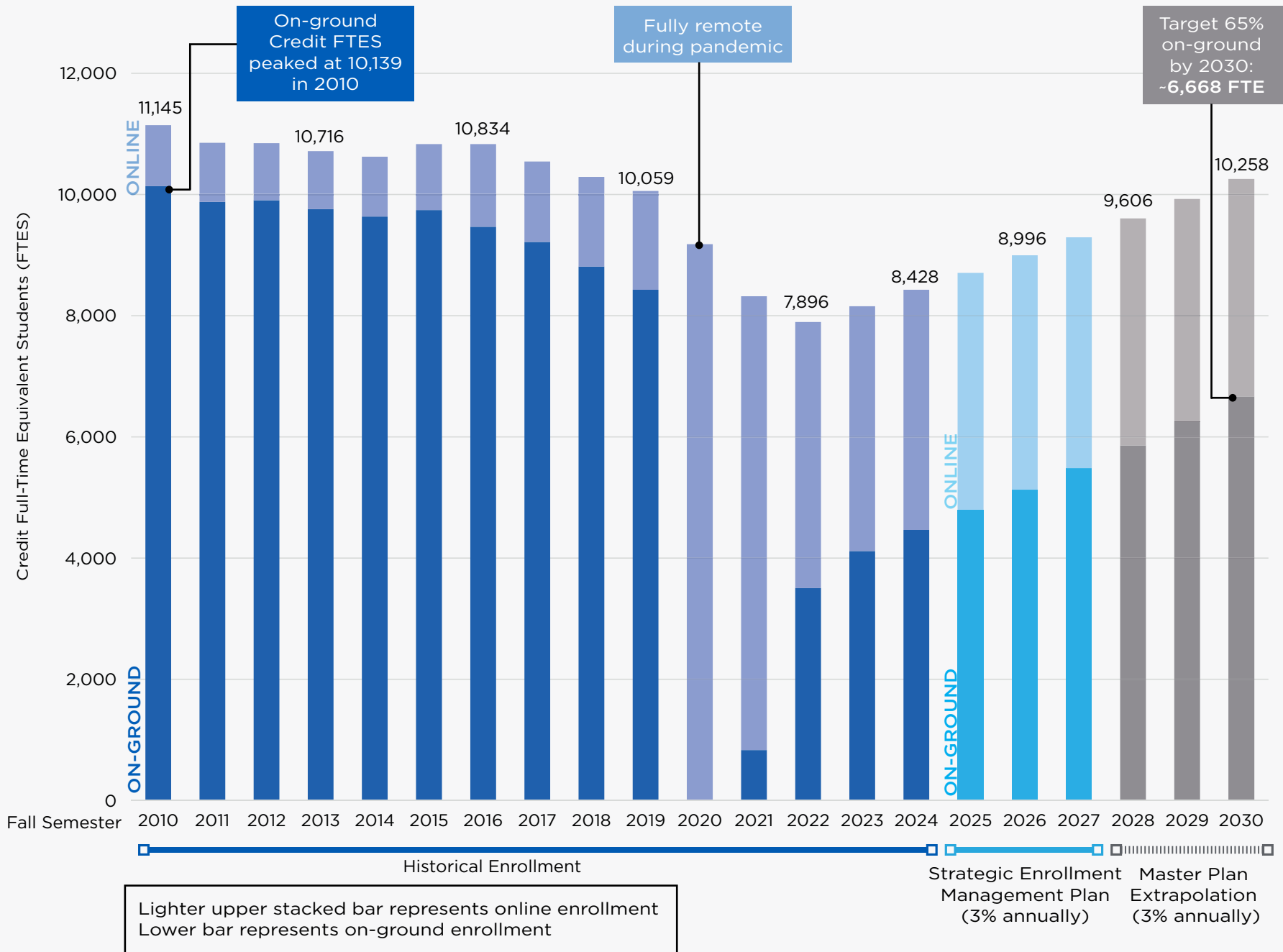
ENROLLMENT PROJECTIONS DRIVE FUTURE SPACE NEEDS

SMC's Strategic Enrollment Management (SEM) Plan is used in the assessment to establish space needs calculations. **The SEM plan projects enrollment growth of 3% annually through 2027.** This growth projection was extrapolated through 2030 for master planning purposes.

Space needs are determined by breaking down the target enrollment projection to focus on students that are likely to be on campus (on-ground instruction students and an additional factor to support online students that may come to campus to access services). This adapted measurement results in the Full-Time Equivalent Students (FTES) used as the baseline for future space needs calculations. Student FTE metrics are used to interpret faculty and staff needs to support the target enrollment.

The SEM Plan projects 3% enrollment growth, but more online instruction means a steady on-campus population.

HISTORICAL AND PROJECTED ENROLLMENT (FULL-TIME EQUIVALENT STUDENTS)



INSTRUCTIONAL ANALYSIS - CLASSROOMS

Santa Monica College had 104 classrooms on Main Campus as of Fall 2023. The addition of the New Math and Science building and the Art Replacement building will add additional high quality classrooms to the college’s portfolio.

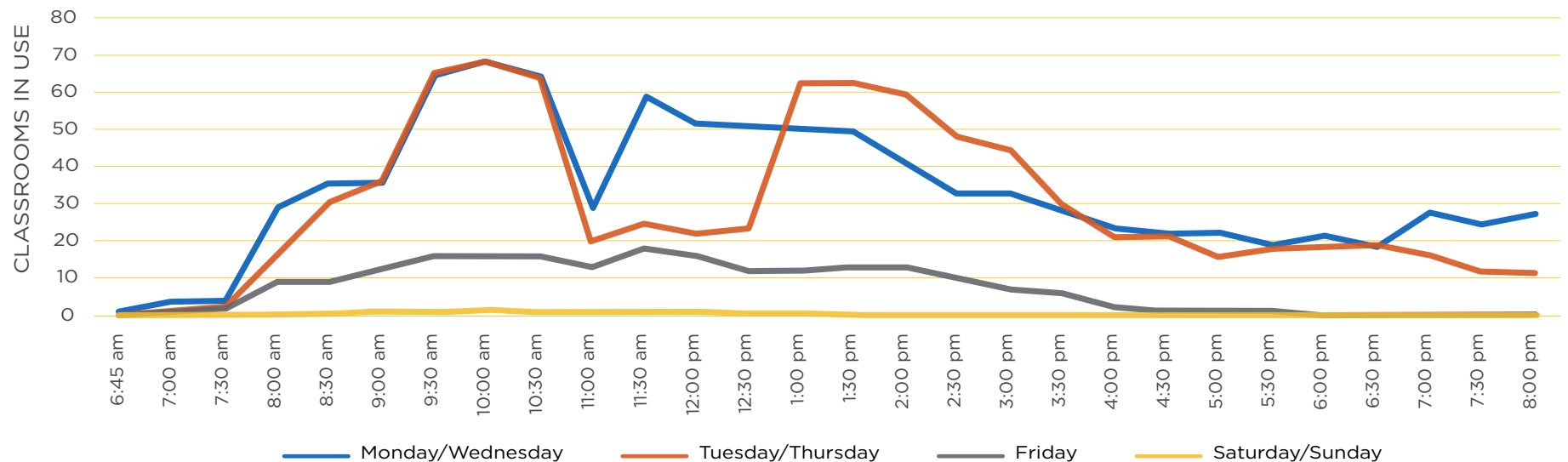
CLASSROOM UTILIZATION

CA BOG Standards include two utilization goals for classrooms, weekly room hours and average seats filled in the room. **CA BOG indicates a target metric of 47.5 weekly room hours (assumes a 70-hour week) and an average seat fill of 66%.** The dot chart

on the following page visualizes these two metrics by room.

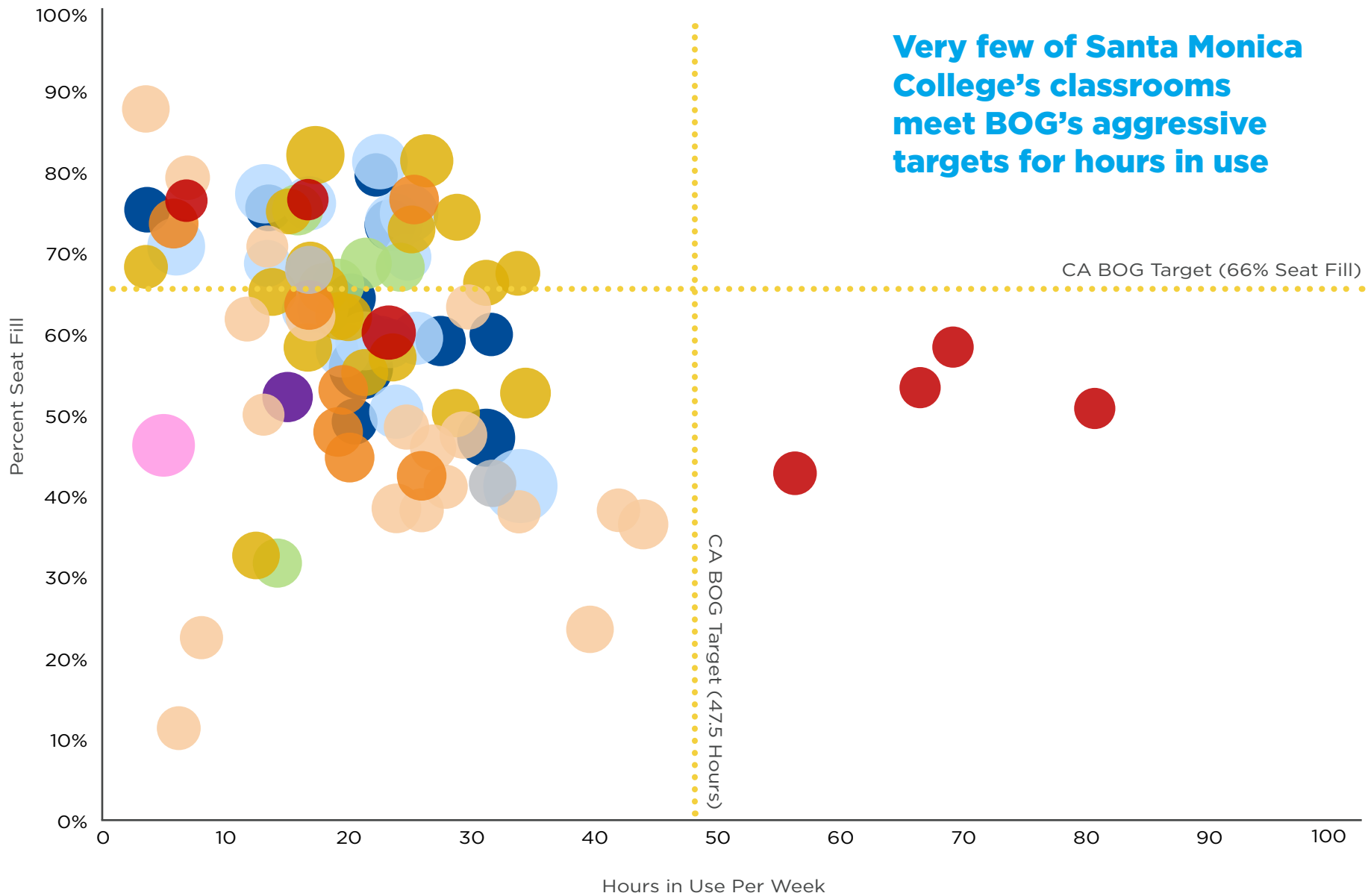
Each room is represented by a bubble on the chart; the X axis charts hours of scheduled use; the Y axis charts average seat fill. Many of SMC’s classrooms exceed the 66% seat fill target. However, just four classrooms on Main Campus meet the aggressive 47.5 hour room hour metric, due to overall classroom surplus and low-quality classrooms in modular buildings that are underutilized. SMC must also consider faculty and student work-life balance when scheduling beyond a typical 40-hour week.

Evaluating the classroom schedule to understand daily hours in use for each classroom provides another view of capacity. The time by day line chart below indicates peak classroom scheduled use from 9:00am-10:30am and 11:30am-3:00pm. There is low scheduled use on Friday and further capacity available in the evening hours to support classroom use increasing towards the 47.5 hour target. The target would most likely be achieved by increasing the hours rooms are scheduled by reducing the overall classroom inventory or increasing course section offerings.



CLASSROOM USE TIME BY DAY

FALL 2022 ON-GROUND COURSES CLASSROOM UTILIZATION



Very few of Santa Monica College's classrooms meet BOG's aggressive targets for hours in use

CA BOG Target (66% Seat Fill)

CA BOG Target (47.5 Hours)

- Business
- Core Performance Center
- Drescher
- ESL
- Humanities and Social Science
- Math Complex (Modular)
- Pico Village (Modular)
- Science
- Theater Arts

INSTRUCTIONAL ANALYSIS - CLASSROOMS

SEAT FILL ANALYSIS

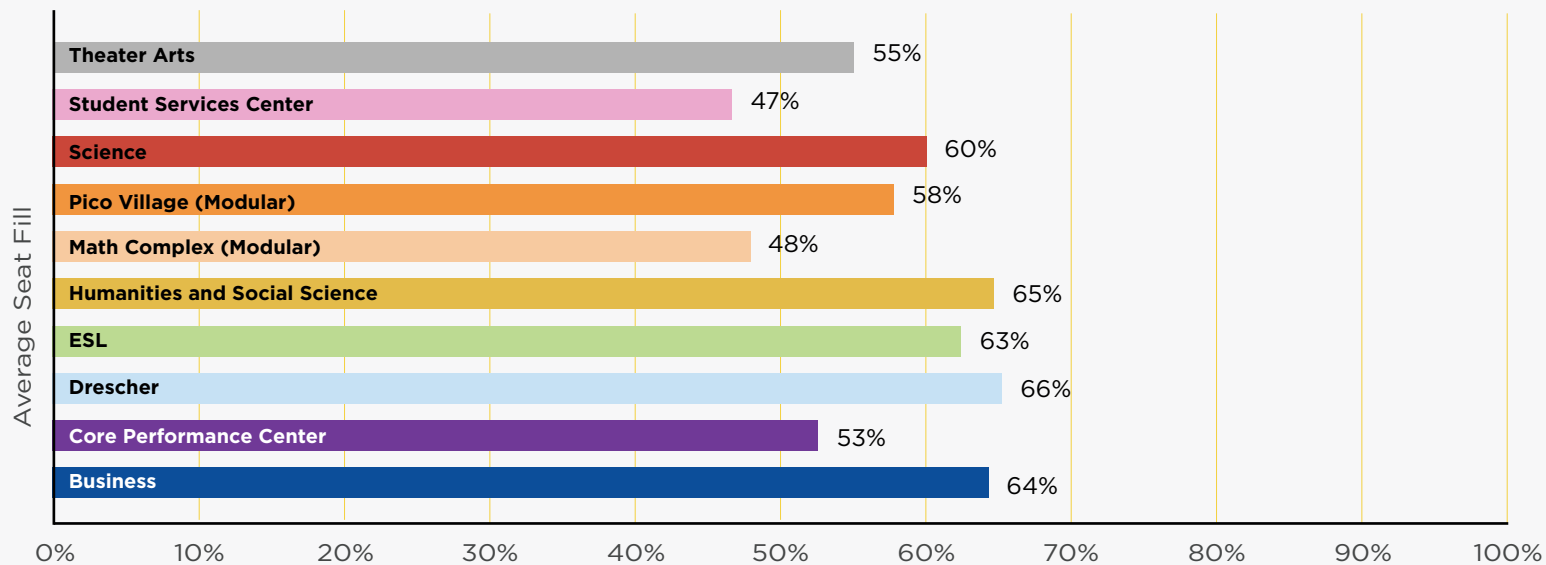
Seat fill occupancy is targeted to be 66%. As mentioned previously, many classrooms meet or exceed this goal. The bar chart below shows the average seat fill by building. We can see that five buildings are at 60% seat fill or higher on average. The Math Complex, Student Services Center, and Core Performance Center have the lowest average seat fill. This most likely means that courses are routinely being scheduled in rooms that have more available seats than the maximum enrollment for the particular course section.

The bar chart on the following page, Course Section Size Comparison, indicates the different courses with maximum enrollment seat count sections and available room hour section seat counts. **While over 45% of SMC’s courses have a maximum enrollment between 26-35 students, just over 10% of the available room hours are sized to meet that need.** This then requires courses to be scheduled in rooms with more seats than needed, dropping seat fill goals. Future facility planning efforts should incorporate the needs of the course sections in classroom design. Classrooms should be large enough

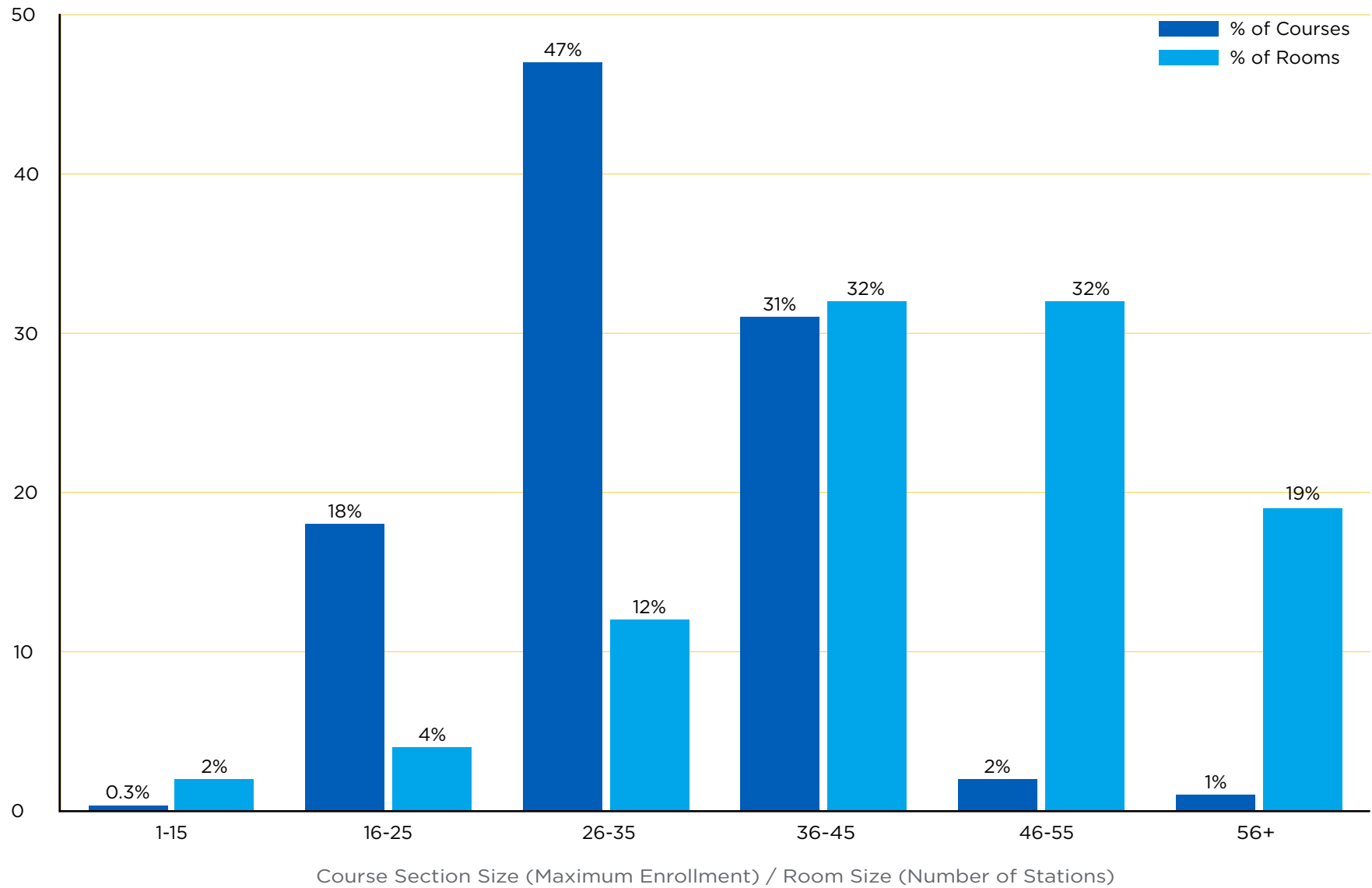
to be adaptable for multiple modalities of instruction and flexible to support a wide range of college needs.

As hyflex instruction increases, student learning embraces more fluid arrangements, and community partnerships become integrated in SMC, **the classroom setting has the opportunity to be designed to support the changing needs of the college** and projects identified within the master plan support that flexible efficiency.

CLASSROOM AVERAGE SEAT OCCUPANCY



COURSE SECTION SIZE COMPARISON



INSTRUCTIONAL ANALYSIS - CLASS LABORATORIES

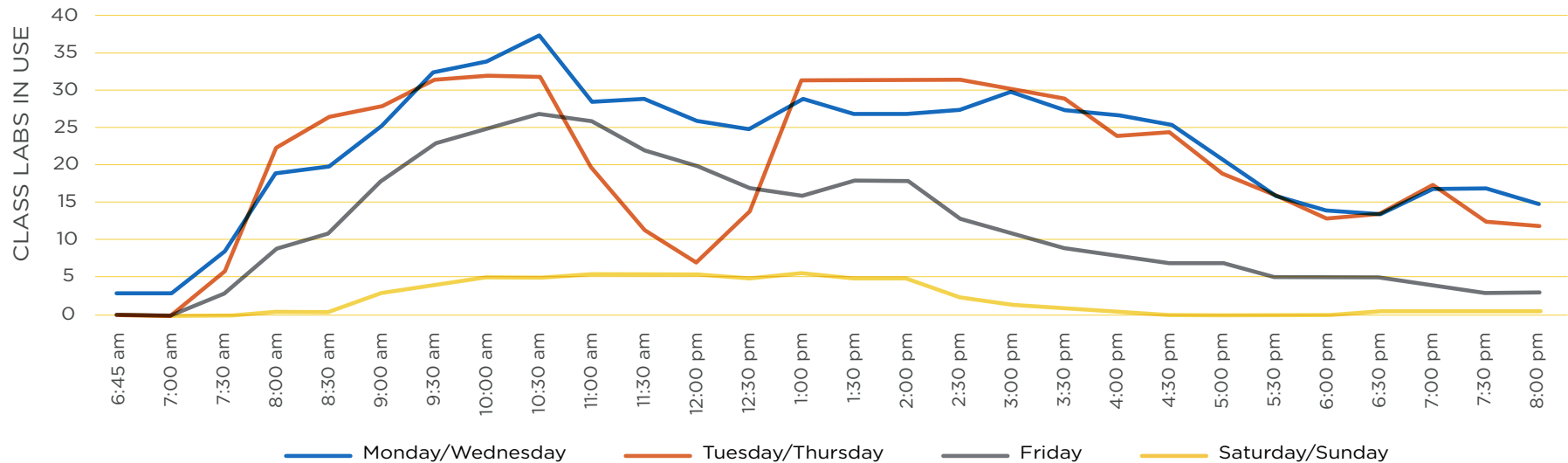
Santa Monica College had 53 class laboratories on Main Campus as of Fall 2023. CA BOG Standards include two main space utilization goals in regard to class labs – weekly room hours and average seats filled in the room. **CA BOG indicates a target metric of 27.5 room hours in use during a 70 hour week and an average seat fill of 80%.** The room hour goal is less than classrooms while the seat fill goal is higher. This is primarily due to the need for class labs to have more flexible setup and cleanup hours providing availability for students to access equipment

outside of course hours and wanting the room to have a higher seat fill since laboratories are more expensive to build and maintain.

The chart on the following page represents the same utilization metrics used in the classroom dot chart; the X axis indicates hours of scheduled use; the Y axis indicates average percentage of seats filled. Each dot represents a different class lab on campus. **Many class labs have hours in use routinely above the 27.5 hour target, the seat fill**

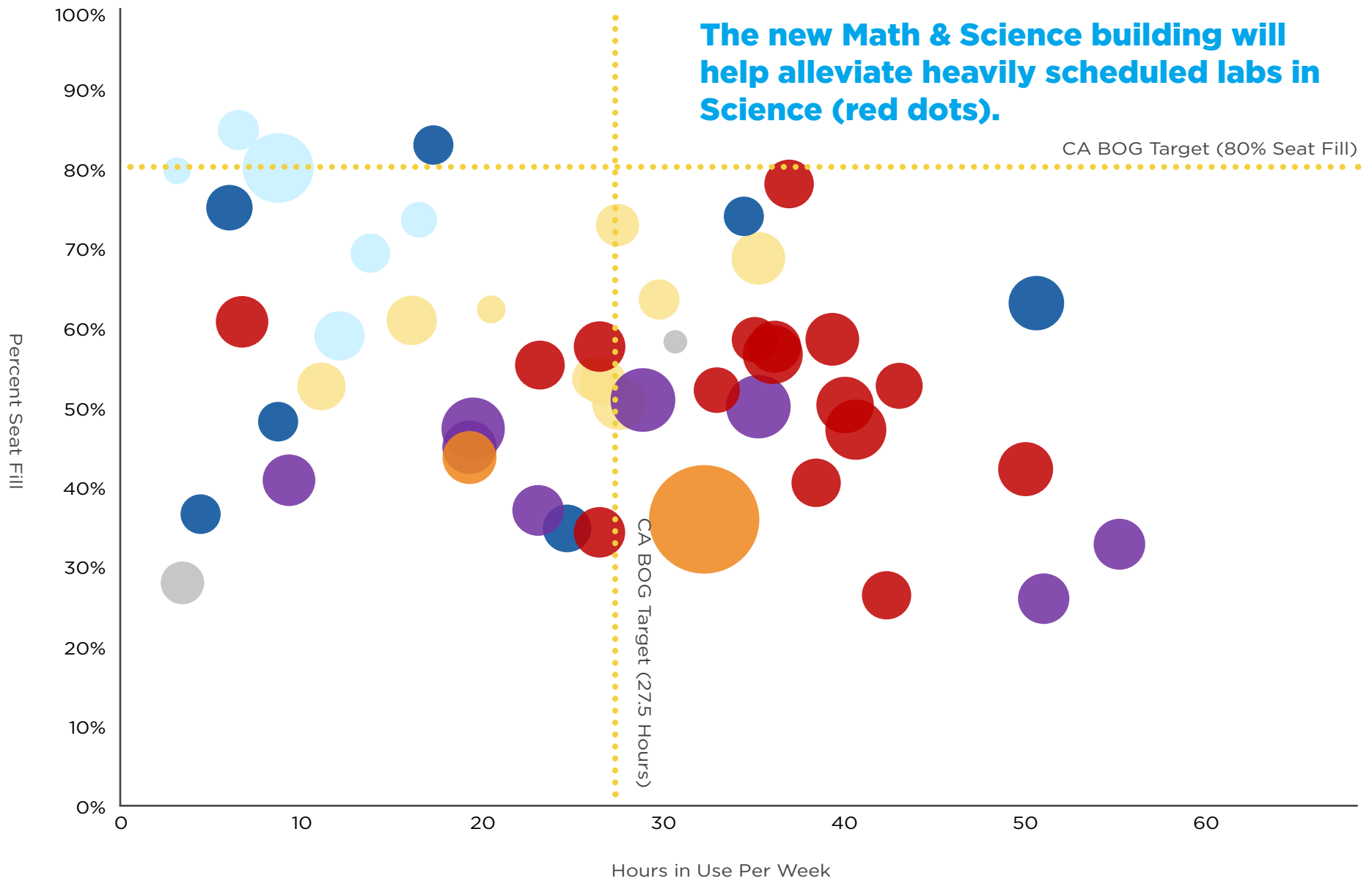
percentage in all but four rooms is not being met.

The chart below visualizes the scheduling pattern of class laboratories by time by day. Class labs have a steady scheduling pattern with less pressure around peaks of the day. We can also see that scheduling for class labs on Fridays aligns closely with Monday-Thursday scheduling patterns. **Overall, class labs on campus have a high use but future goals should include right-sizing rooms to increase seat fill.**



CLASS LABORATORY USE TIME BY DAY

FALL 2022 ON-GROUND COURSES CLASS LABORATORY UTILIZATION



● Business ● Core Performance Center ● Drescher ● Art ● Gym ● Science ● Theater Arts

INSTRUCTIONAL ANALYSIS - CLASS LABORATORIES

CLASS LABORATORIES

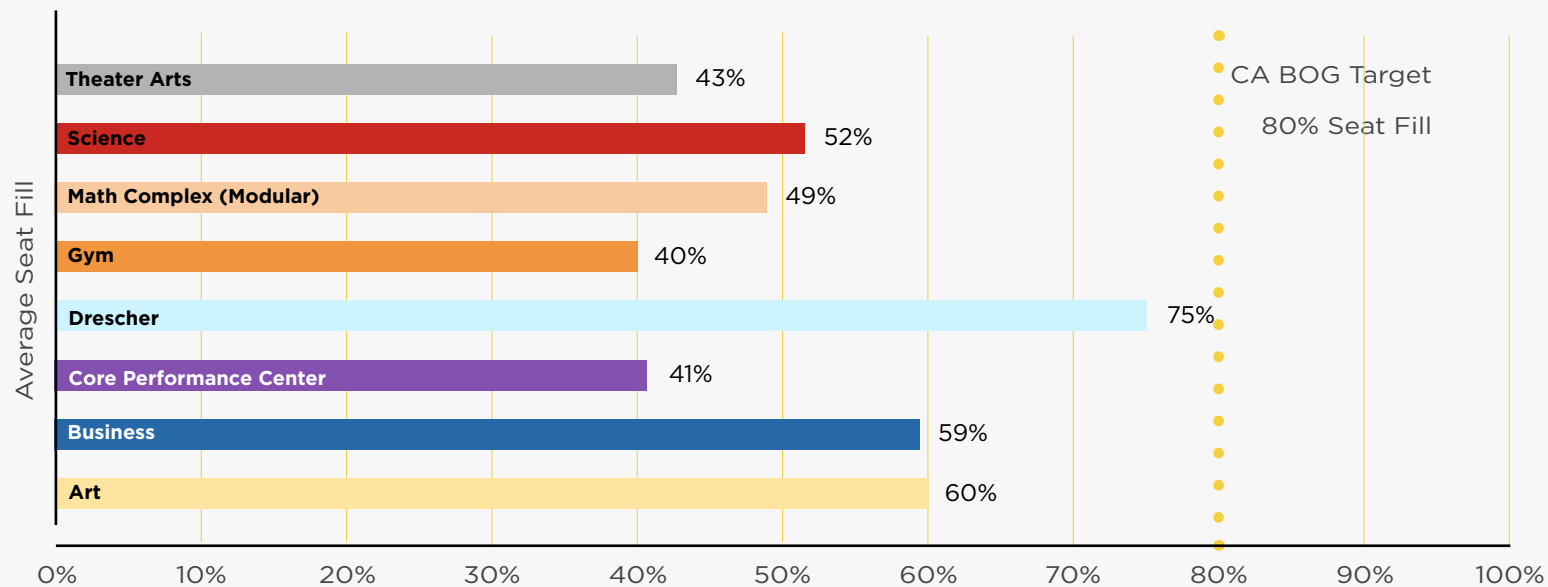
To understand this seat fill reduction a little more clearly, the average seat fill by building is shown below. **None of the class lab buildings meet the 80% target.** Drescher Hall is the closest at 75% of seats filled on average. This low seat fill indicates a potential change in program needs from when laboratory spaces were first built. The master plan impacts four of these buildings. Future class lab plans should be developed to more closely relate to course section enrollment and needs.

OPEN LABS

There are 17 open laboratories on campus resulting in 16,226 square feet of space. Open labs are intended to support learning outside of course instruction. Many institutions favor a flexible approach when it comes to open labs by allowing students to access the space as needed for study or practice. Santa Monica College course schedule indicates several open specialized labs have required course hours assigned to the open lab room but no assigned date and time indicating students may access the space as needed.

While this flexible approach supports student learning it is difficult to track utilization data for open lab rooms. The California BOG standards do not include a utilization standard for open labs, but typical benchmarks aim for 15 hours a week in use for an average cohort program size of 30 students. Future planning should include open labs for programs that include specialty equipment and student practice hours.

CLASS LAB AVERAGE SEAT OCCUPANCY



INCORPORATING SPACE GOALS

Space utilization and space needs are further integrated into the master plan process by identifying surplus of space that can be adapted to support gaps or low utilization focus points that need facility project focus to increase student use. The master plan focuses on renovations and replacements in anticipation of supporting future students.

The space needs calculations indicate a surplus in several instructional space categories providing an opportunity to develop more flexible classrooms that serve multiple purposes such as student gathering, community gathering, and training space.

SMC's goals to adopt the latest technology in student learning including hyflex and hybrid environments allows the future projects of the master plan to capitalize on current spaces by adapting buildings to support growing programs and future student needs.

SPACE NEEDS

The space needs analysis indicated no need for growth in overall square footage, rather, a need to optimize space use to best meet SMC's mission.

INSTRUCTIONAL

Instructional space indicates a high surplus of square footage for both current and future need. This is primarily due to SMC's increase in online instruction and single use classrooms that provide limited ability to serve additional needs of students and the community. While at first glance this surplus appears to indicate too many classrooms, it also presents the opportunity to redefine classroom spaces to be more flexible and increase use outside of instruction and to remove classrooms in modular buildings. Class lab surplus is primarily a result of class laboratories not being sized in alignment with program needs. This was further represented in the utilization assessment of low seat fill providing an opportunity to demolish low quality classrooms in modular and aging buildings.

WORKSPACE

Workspace includes the calculated need of offices, conference rooms, and office

support spaces. Workspace currently shows a very small surplus but current workspace is primarily sufficient square footage to support both current and future faculty, staff, and administration. Surplus space in traditionally laid out offices can translate, with minor renovation, into workspace that supports greater collaboration and modern ways of working.

STUDENT-CENTERED SPACE

Student-centered space square footage meets the overall current and projected needs of students and results in a surplus of space in this category. However, there are a number of spaces classified as student-centered that are not always distributed or designed in a way that aligns with the needs of students. These spaces may need renovation to support SMC's institutional goals.

For example, various Learning Resource Centers (LRCs) occupy 5,400 assignable square feet in nine different spaces across campus. Students must seek out tutoring in a specific subject area. Both LRC coordinators and student stakeholders expressed frustration at the decentralized approach to tutoring and poor quality of their spaces. **The master plan explores how surplus capacity**

might be used to create a more student friendly and resource efficient centralized Learning Resource Center.

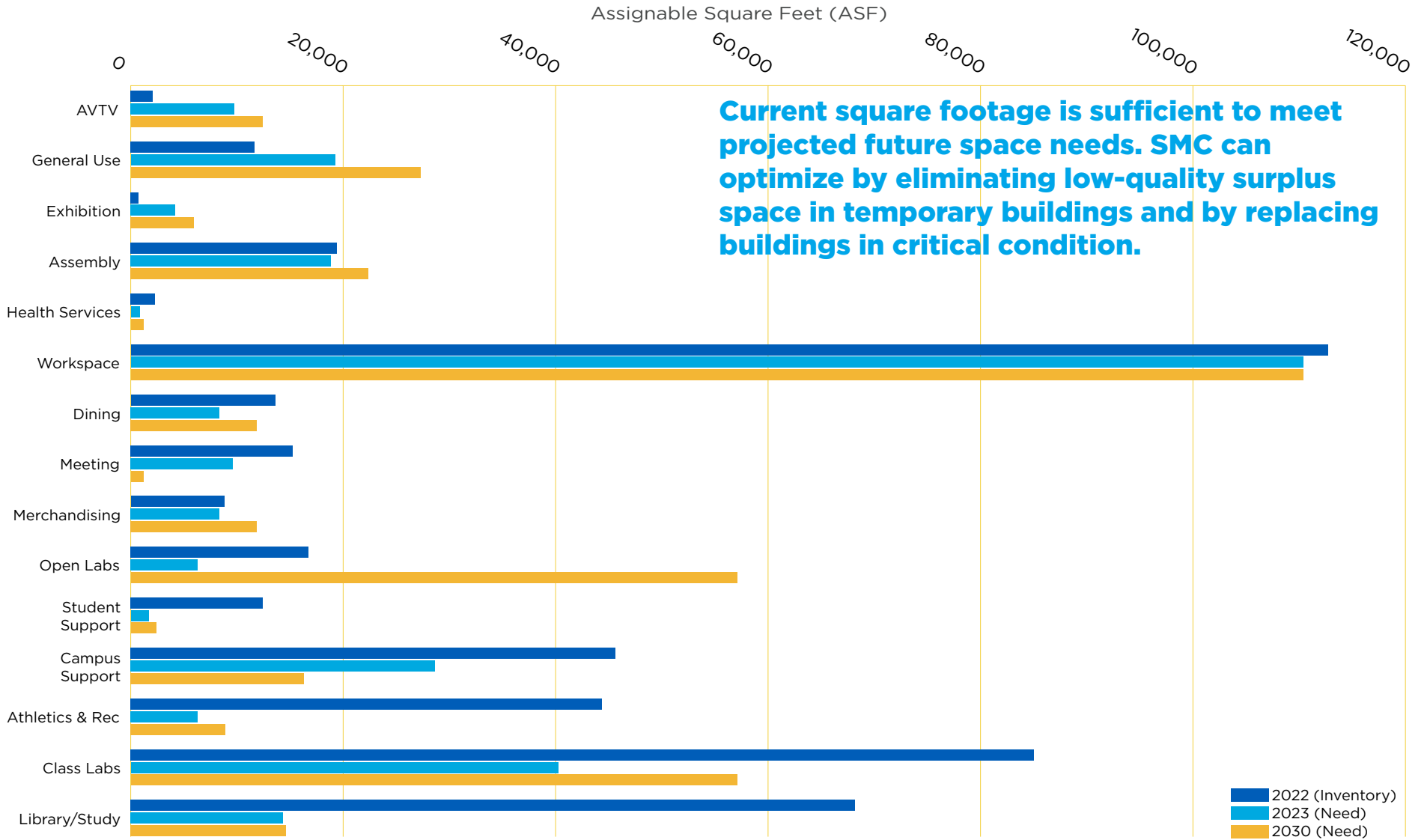
STUDY SPACE

Study space was calculated to be at a surplus for current and future needs. However, the library space calculation fails to consider the active outside SMC community that interacts in the space. Therefore, though the space calculation reports a surplus, the space assessment ultimately does not indicate a need to reduce library square footage in future planning efforts.

OTHER SPACE TYPES

AVTV and general use space were indicated to be at a square footage deficit. AVTV is composed of recording space, multimedia, and technology based spaces for students. This deficit is more closely aligned with SMC's need to develop private media spaces for faculty to pre-record online lectures and students to access online courses. General use space deficit aligns with SMC's need to develop more meeting rooms and gathering spaces available for the community. Adaptive classrooms may support this deficit in future projects.

CURRENT AND FUTURE SPACE NEEDS





04.

**CAMPUS DEVELOPMENT
PLAN**

PLANNING GOALS



Campus master plan goals integrate SMC aspirations, stakeholder input, and the planning team’s assessment.

The eight master plan goals (right) were developed in the early phases of the project to serve as an overarching filter and guide to physical planning. Altogether, they were a tool to:

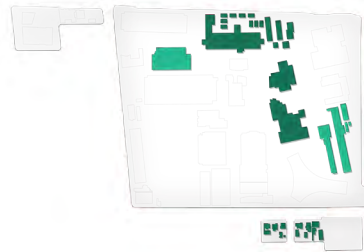
- Suggest and define planning concepts,
- Inform and evaluate planning alternatives,
- Ensure and optimize synthesized strategies
- Illuminate planning priorities, and
- Build consensus and support for implementation.

The SMC planning goals provided a framework for identifying the required improvements to the campus environment, facilities, and infrastructure to support students and elevate the campus experience.

GOALS AT A GLANCE



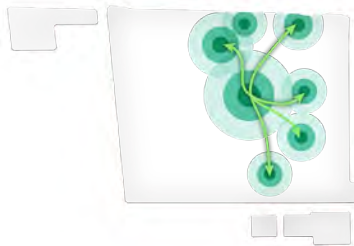
MODERNIZE ACADEMIC AND STUDENT SPACES



REPLACE OR RENOVATE BUILDINGS IN CRITICAL CONDITION



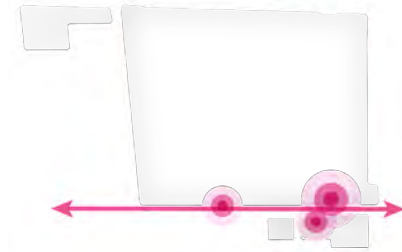
DEMOLISH TEMPORARY AND MODULAR BUILDINGS



MAINTAIN THE QUALITY AND CHARACTER OF THE CAMPUS OPEN SPACE



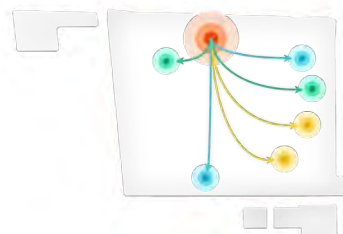
BEAUTIFY AND ACTIVATE PICO BOULEVARD



BEAUTIFY AND ACTIVATE PEARL STREET



MOVE THE COLLEGE TOWARD SUSTAINABILITY GOALS



CREATE A FLEXIBLE PLAN THAT CAN SHIFT WITH UNKNOWNNS

CAMPUS MASTER PLAN

The Main Campus Master Plan Update establishes a vision for the future of Santa Monica College's largest campus site.

The plan envisions a dynamic campus that addresses both the current and future needs of the college. Instead of focusing on physical expansion, the plan optimizes existing physical assets of the campus and replaces buildings that are beyond their useful life to support an environment of discovery, innovation, societal change, and learning.

The plan emphasizes priority facility projects that will be implemented in the coming decade. These projects encompass strategies for preserving and repurposing existing buildings while also proposing new and replacement structures amidst a vibrant landscape environment.

A key aspect of the plan is the integration of a unique and distinctive landscape strategy and investment in transforming Santa Monica College's frontage along Pico Boulevard. Together, these components ensure seamless movement and connectivity across the entire campus and a welcoming front door to the local community.

The plan proudly:

- Focuses on students on campus today and promises to embrace students of the future
- Promotes an inclusive campus environment
- Reflects the thoughts and passionate ideas of a variety of voices
- Aligns with the strategic priorities outlined in the Strategic Education Plan 2024-2029





GOAL: MODERNIZE ACADEMIC AND STUDENT SPACES

The college will provide environments for learning, studying, collaborating, and gathering that support the engagement and success of students.

HOW WE GET THERE:

- Increase the space standard in classrooms to 25 ASF/station (minimum) and potentially to 35 ASF/station.
- Ensure classrooms and learning spaces are equipped with flexible furniture that encourages active and collaborative learning.
- Ensure classrooms and learning spaces have access to natural daylight, views to outdoors, as well as thermal and acoustical comfort.
- Renovate library space to improve study space for students.
- Provide new or renovated student-centered space that activates the campus and brings students together.
- Provide space for centralized tutoring services to streamline the student experience.



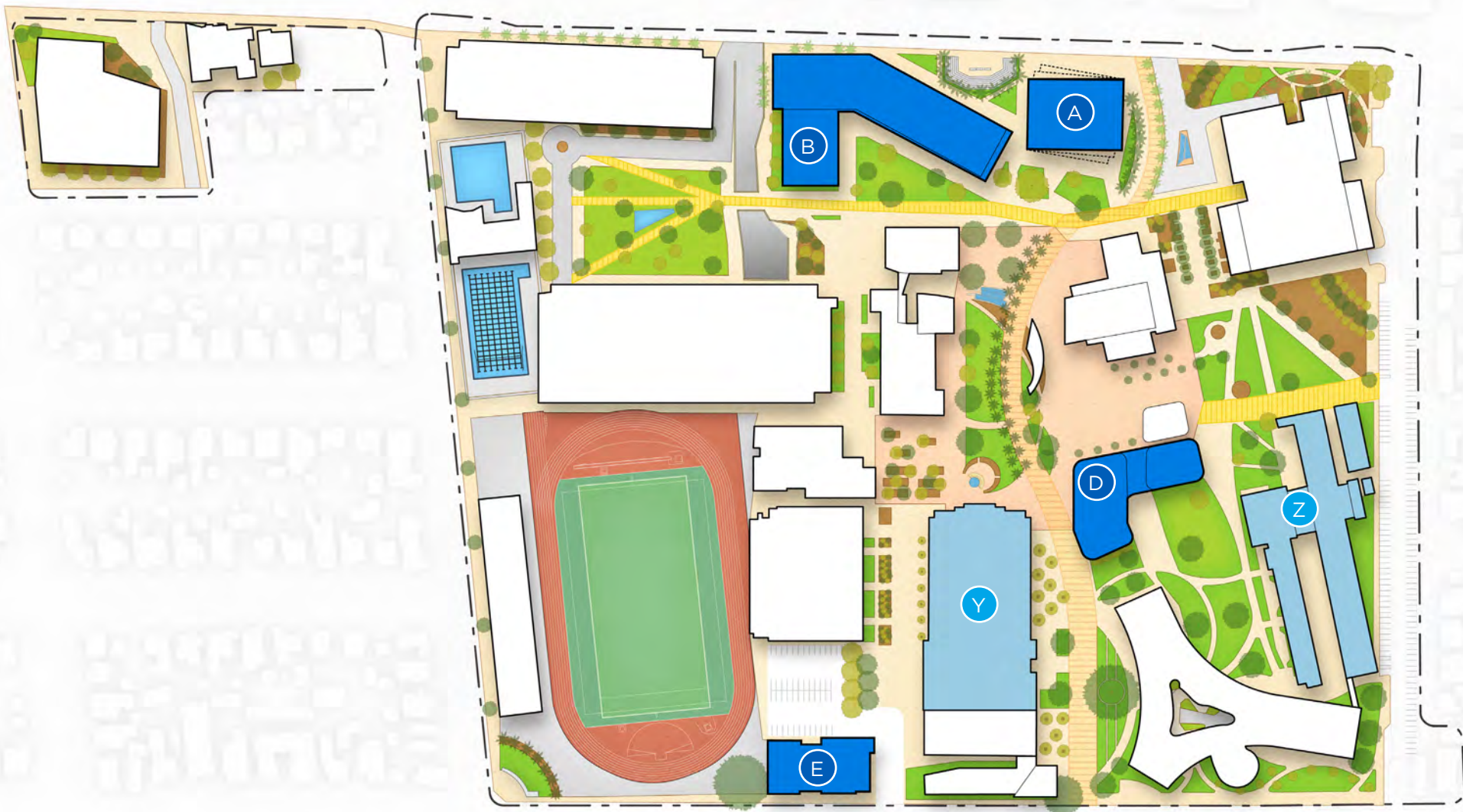


GOAL: REPLACE OR RENOVATE BUILDINGS IN CRITICAL CONDITION

About one third of the campus building inventory is in poor condition. The college will strategically replace, renovate, or demolish structures that are not able to meet SMC's mission in their current condition.

HOW WE GET THERE:

- Strategic replacement projects for Business and Drescher will transform the Pico campus edge and meet the program needs of the future.
- Demolition of modular and temporary structures.
- Demolish buildings that do not have the flexibility to transition to future learning environments.
- Plan for strategic investments over the next two decades to modernize aging facilities, keep new buildings in excellent condition, and keep buildings requiring moderate investment at or above the level they operate at today.



Proposed Building Projects

- New Construction
- Renovation



PROPOSED NEW CONSTRUCTION

The master plan proposes construction of five major buildings totaling over 170,000 gross square feet at the realization of the vision plan. Pico 1 and Pico 2, replacements for existing Business and Drescher Hall, will transform SMC's Pico frontage, creating a welcoming front door to campus and edge with the local community.

A new Student Union will be placed at the heart of campus to provide student-centered spaces. This will provide a consolidated Learning Resource Center to centralize tutoring spaces.

The new Maintenance and Operations building will consolidate M&O functions into a state of the art facility with immediate campus access. A new police station will be a purpose-built modern facility to allow more effective police operations.

Finally, there will be a replacement or wholesale renovation of the Pearl Street houses that currently house Auxiliary Services, the Environmental Center, and Campus Events. Flexible future programs could feature up to 9,000 GSF of instructional space on Pearl.

Detailed information for each major project can be found on the following pages. Note that proposed massings are for master plan purposes only, buildings will be programmed and refined during future design processes.

#	Proposed New Construction	ASF	GSF
A	PICO 1 - BUSINESS REPLACEMENT	49,708	76,474
B	PICO 2 - DRESCHER REPLACEMENT	64,832	99,742
C	NEW POLICE HEADQUARTERS	8,400	12,000
D	STUDENT UNION	27,300	42,000
E	MAINTENANCE & OPERATIONS	16,900	26,000
F	PEARL STREET REPLACEMENTS	5,850	9,000
		172,990	265,216

PROPOSED RENOVATIONS

The master plan proposes ongoing renewal of existing buildings. The Science renovation will update spaces vacated by occupants moving into new Math and Science, refresh building finishes like paint and flooring, replace the building roof, and modernize aging building systems.

The Library renovation will focus on the main Library building and will upgrade the building HVAC system, replace the roof, and update building finishes to better serve the need for student study space and other activities and programs supported by the Library.

#	Proposed Renovation	ASF	GSF
Z	PHYSICAL & LIFE SCIENCE COMPLEX	56,801	98,400
Y	LIBRARY & MEDIA CENTER	78,020	108,673
		134,821	207,073

PICO 1 - BUSINESS REPLACEMENT

PROJECT DESCRIPTION

The proposed project will replace the Business building at Santa Monica College to upgrade instructional space and house critical services and programs for students in a prominent and visible locations on campus. The original Business building was constructed in 1980 and has received no major renovations since its construction. The project will house academic departments currently located in the existing building as well as student-focused spaces that are currently housed in Cayton Center such as clubs, the Veterans Resource Center, and the Equity Center. The project will be located on the current site of the Pico Classroom Complex which will be demolished.

SIZE

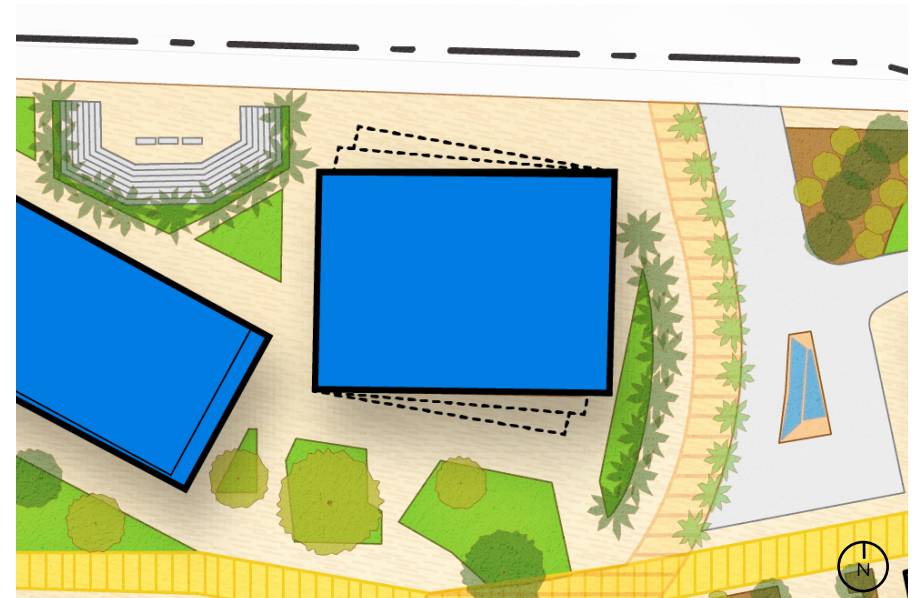
- 49,708 ASF | 76,474 GSF
- Three Stories

BUILDING PROGRAMS

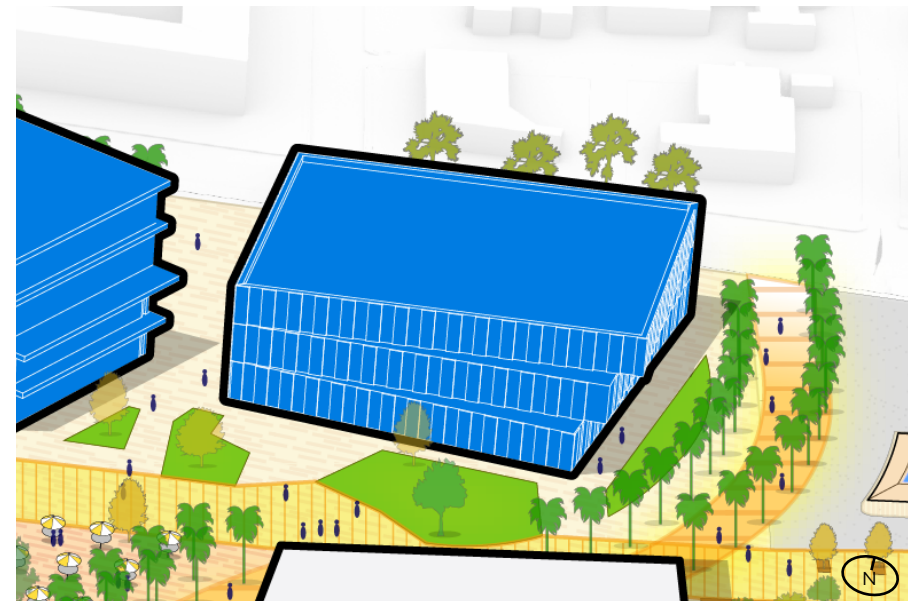
Fashion, Cosmetology, Business and Commerce, Information Technology Lab, Accounting, Interdisciplinary Studies, Photography Studios, Learning Resource Center, Clubs and Study Space, Veterans Resource Center, Associated Students and Equity Center

ADJACENCIES:

- Pico 2
- Student Services Center
- Theater Arts



Proposed Site Plan For Pico 1 - Business Replacement



Proposed Master Plan Massing For Pico 1 - Business Replacement

PICO 2 - DRESCHER REPLACEMENT

PROJECT DESCRIPTION

The proposed project will replace Drescher Hall, which was constructed in 1969 and has been recommended for replacement based upon a State survey of the building. The project will house the remaining academic departments currently located in the building (Earth Sciences, STEM, and Engineering will relocate to other locations, including Math and Science) as well as general assignment classrooms and a multipurpose room. The building will reinforce the campus boundary with Pico, protecting the core campus from traffic noise while still providing a welcoming and differentiated façade to the community.

SIZE

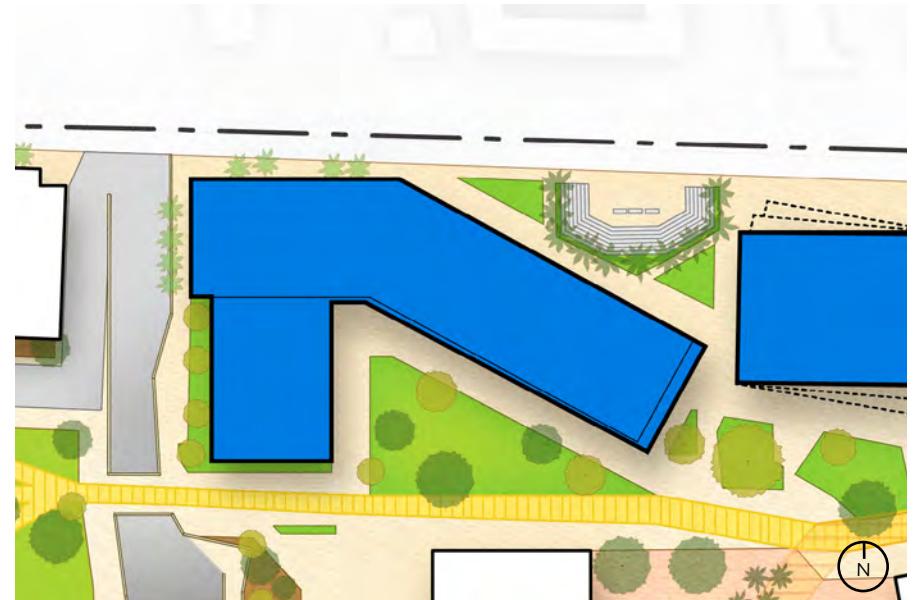
- 64,832 ASF | 99,742 GSF
- Four Stories

BUILDING PROGRAMS

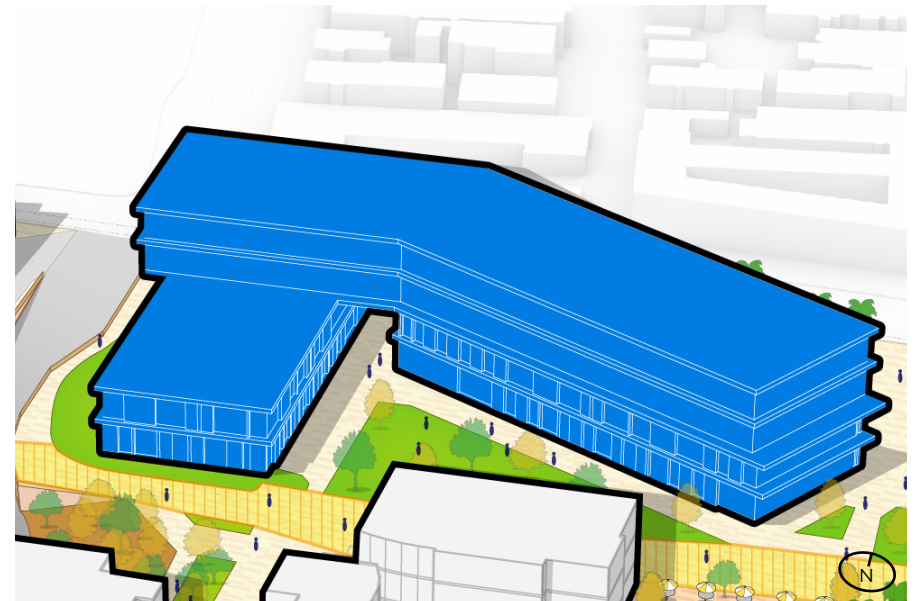
- Photography
- English
- English as a Second Language
- Modern Languages
- Communications and Media Studies
- Speech and Debate
- Bicycle Repair
- Cheerleading
- Learning Resource Center
- GA Classrooms
- Meeting Rooms
- Offices

ADJACENCIES

- Pico 1
- Humanities and Social Sciences



Proposed Site Plan For Pico 2 - Drescher Replacement



Proposed Master Plan Massing For Pico 2 - Drescher Replacement

CAMPUS POLICE HEADQUARTERS

PROJECT DESCRIPTION

The replacement police building will be located on the current site of the police headquarters on Pearl Street. The location enjoys a clear line of sight up the main pedestrian spine of the campus. The purpose-built modern facility will allow for more effective operations compared to the adapted houses the police operate from today. The project would also allow for consolidation of the 24-hour police dispatch that is currently located in the Media Center.

SIZE

- 12,000 ASF | 18,000 GSF
- Two Stories

BUILDING PROGRAMS

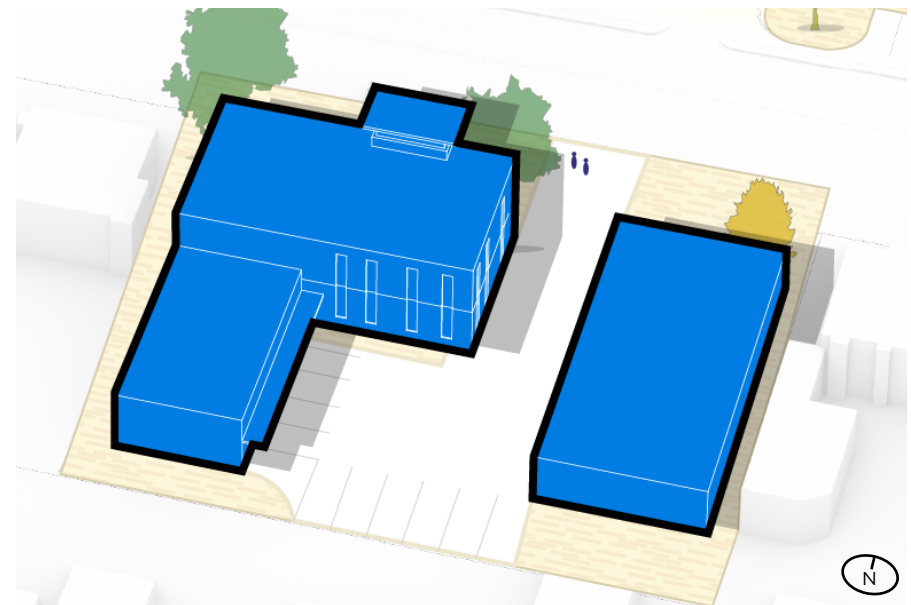
- Campus Police
- 24-hr Police Dispatch

ADJACENCIES

- Pearl Street



Proposed Site Plan For Campus Police Headquarters



Proposed Master Plan Massing For Campus Police Headquarters

MAINTENANCE AND OPERATIONS

PROJECT DESCRIPTION

The new Maintenance and Operations building on the site of the current Math Complex will support the facilities team in their work to keep the entire campus beautiful and operational and allow for demolition of spaces that are in critical condition. The adjacent yard will provide parking and recharging for carts.

SIZE

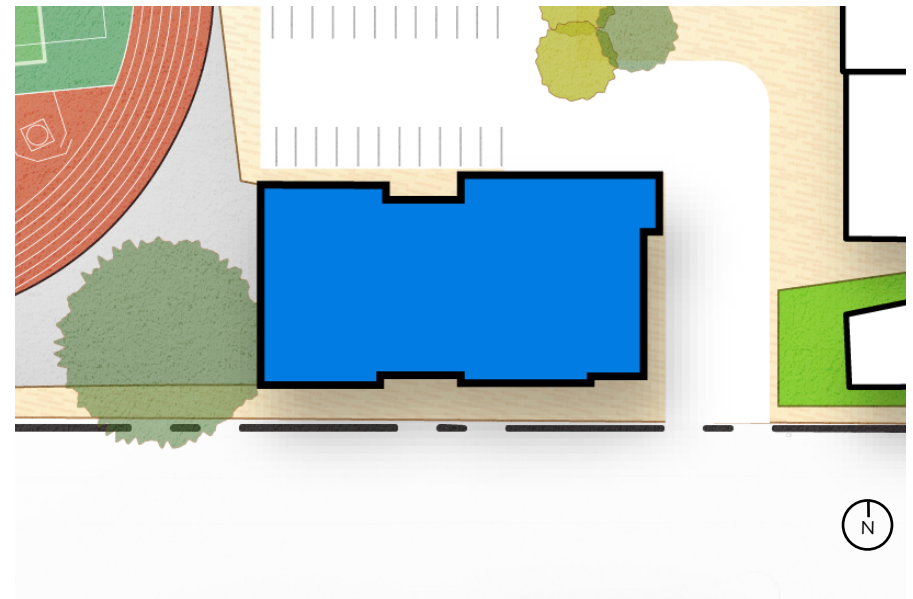
- 16,900 ASF | 26,000 GSF
- Two Stories

BUILDING PROGRAMS

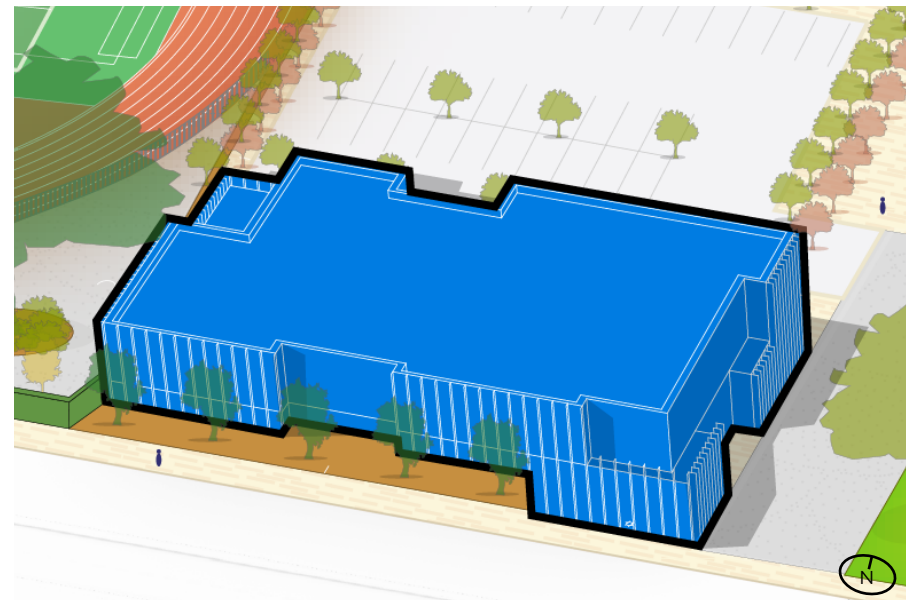
- Maintenance and Operations
- Facilities Offices
- Mailroom

ADJACENCIES

- Gymnasium
- Pearl Street



Proposed Site Plan For Maintenance & Operations



Proposed Master Plan Massing For Maintenance & Operations

STUDENT UNION (CAYTON REPLACEMENT)

PROJECT DESCRIPTION

The proposed Student Union will replace the outdated and underutilized Cayton Center, also called the Student Health and Activities Center or the Cafeteria. The new Union will be a modern facility suited to the 21st Century campus and student. It will feature updated dining vendors, a right-sized book store, health and wellness offices, the SMC Bodega food pantry, a maker space, as well as relocated uses from Pearl Street (Auxiliary Services, Campus Events, and the Environmental Center). Finally, the project will bring together scattered tutoring resources into a centralized Learning Resource Center.

SIZE

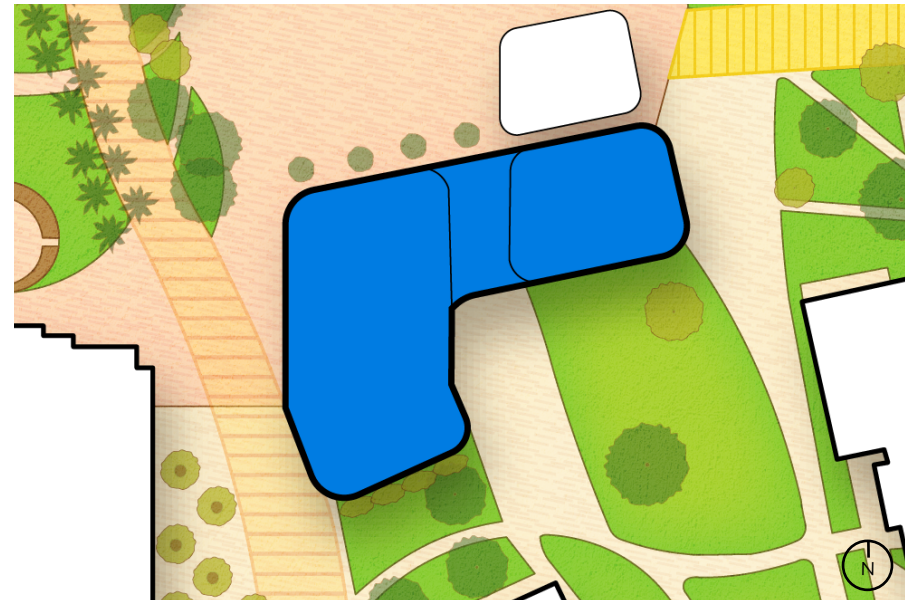
- 27,300 ASF | 42,000 GSF
- Two Stories

BUILDING PROGRAMS

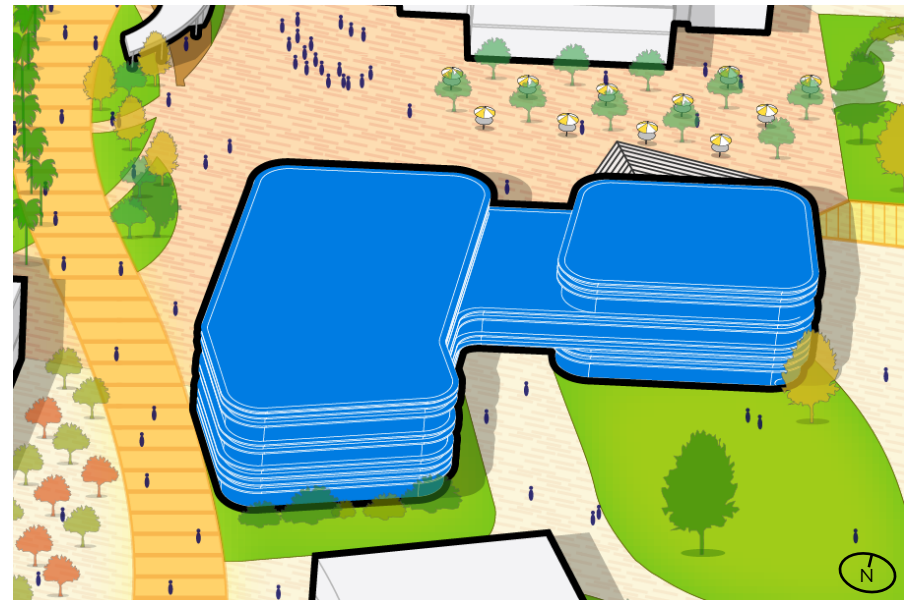
- Bookstore
- Health and Wellness Offices
- The Bodega Food Pantry
- Maker Space
- Auxiliary Services
- Campus Events
- Environmental Center
- Centralized Learning Resource Center

ADJACENCIES

- Math and Science
- Library
- Theater Arts



Proposed Site Plan For Student Union



Proposed Master Plan Massing For Student Union

PEARL STREET INSTRUCTIONAL

PROJECT DESCRIPTION

The Pearl Street Instructional buildings will be programmed at a later date. Depending on future building condition and proposed program, this proposed building project could also be a renovation of the existing structures or a single larger replacement structure. In any option, the structure(s) will not exceed two stories in order to gracefully bridge to the adjacent residential neighborhood.

SIZE

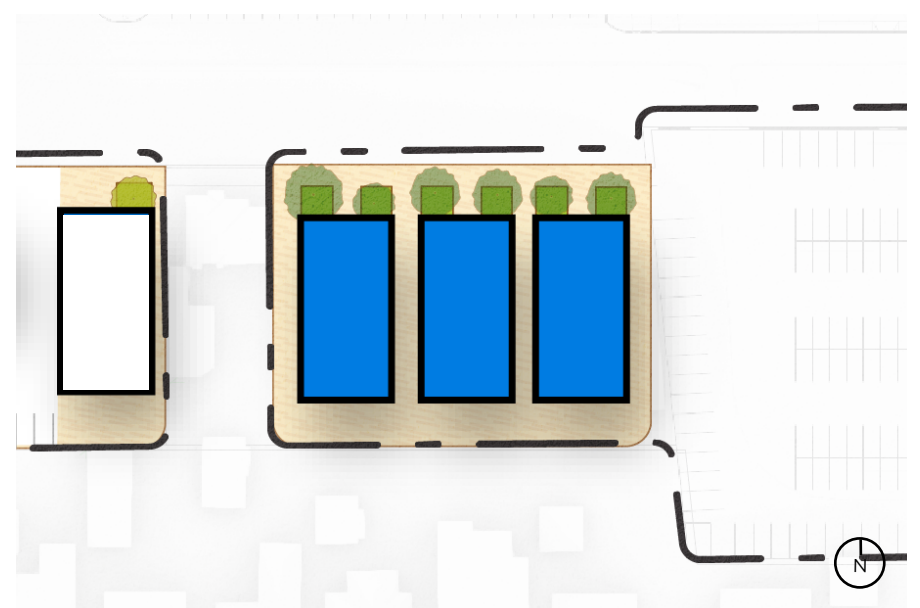
- Three individual buildings
- 5,850 ASF | 9,000 GSF
- Single story

BUILDING PROGRAMS

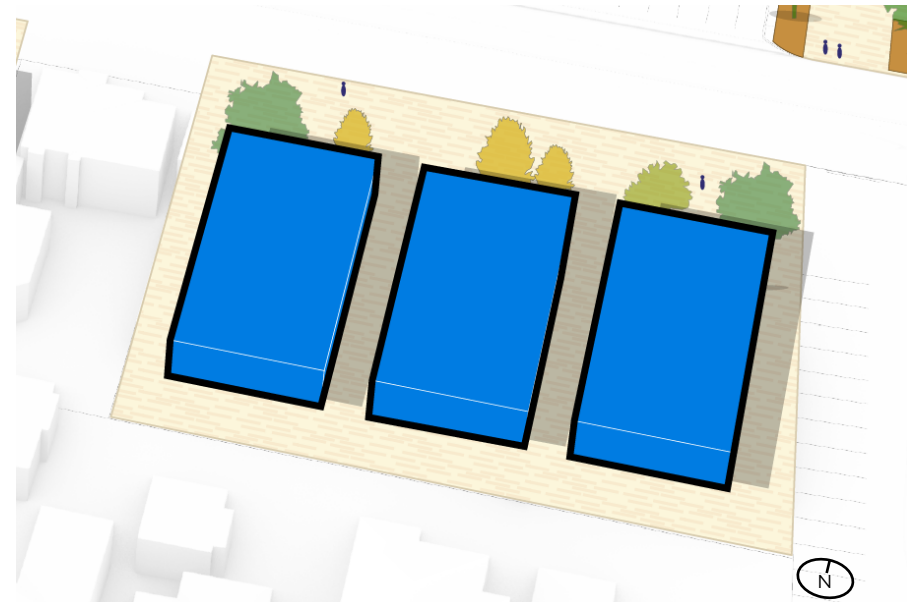
- Future program development and campus growth

ADJACENCIES

- Residential Neighborhood
- Pearl Street



Proposed Site Plan For Pearl Street Instructional Buildings



Proposed Master Plan Massing For Pearl Street Buildings

GOAL: DEMOLISH TEMPORARY & MODULAR BUILDINGS

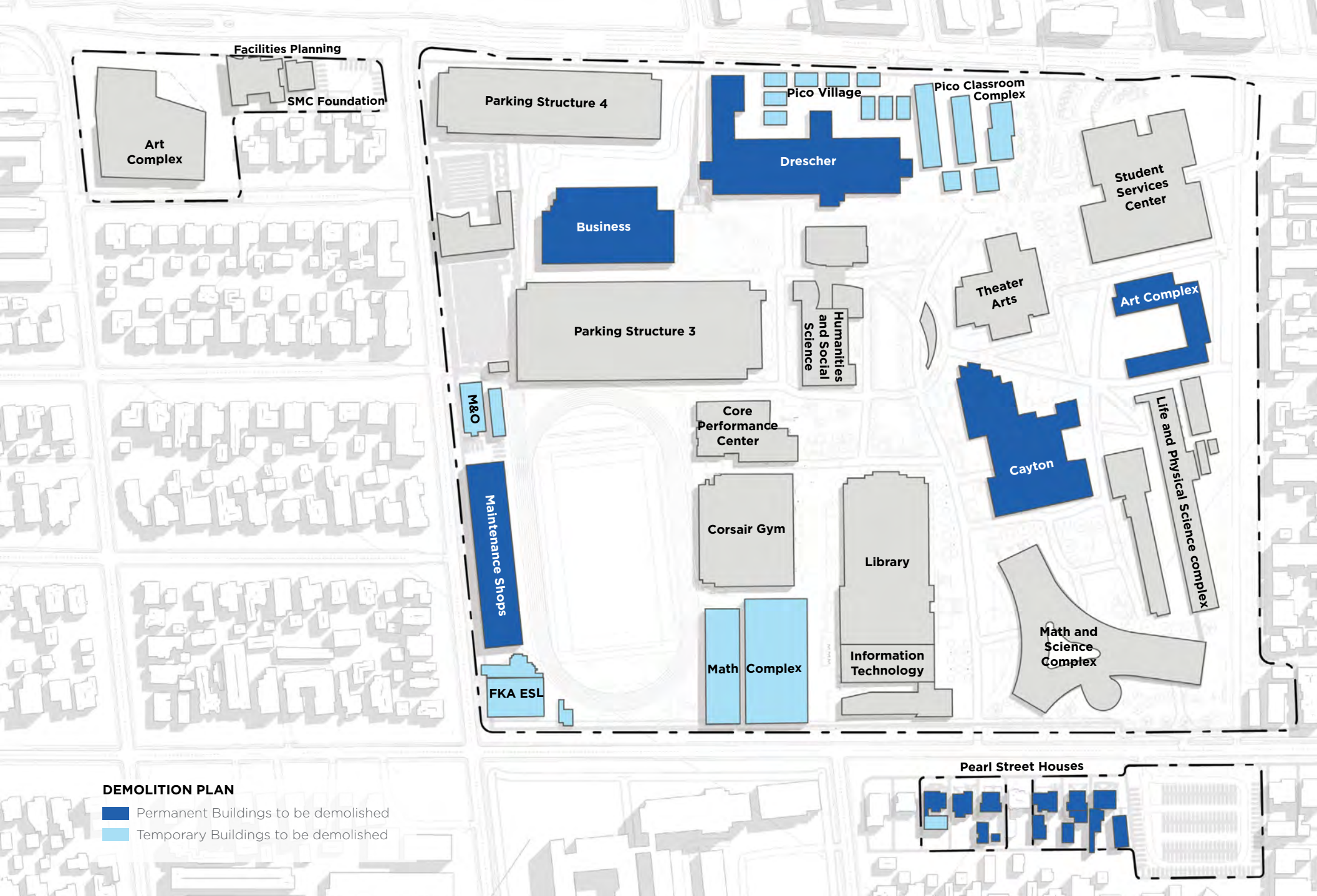
To provide adequate space for academic and student service functions, the college will relocate mission-critical functions from modular or temporary buildings to permanent buildings.

HOW WE GET THERE:

- Demolish English as a Second Language Building, Math Complex, Pico Village, Pico Classroom Complex, and Faculty Village.
- Build a new classroom building that replaces the temporary classroom buildings on the campus.
- Create new open spaces and gateway opportunities to provide better connectivity through strategic demolitions.

Proposed Demolition	ASF	GSF
M&O EXTENSION (FKA ESL)	4,811	6,450
EXISTING POLICE (A&B)	2,421	3,390
DRESCHER HALL	64,761	111,145
PICO CLASSROOM COMPLEX	12,175	18,014
PICO VILLAGE	8,190	8,640
MATH COMPLEX	27,308	44,872
FACULTY VILLAGE	1,177	1,920
STADIUM SHOPS/FACILITIES OFFICES*	17,043	23,236
STUDENT HEALTH & ACTIVITIES (CAYTON)	42,882	59,644
BUSINESS	36,332	53,772
ART COMPLEX	15,065	22,127
ENVIRONMENTAL CENTER	1,206	1,600
AUXILIARY SERVICES	959	1,400
CAMPUS EVENTS	1,685	1,890
	236,015	358,100

*NOTE: BLEACHERS ABOVE REMAIN



DEMOLITION PLAN

- Permanent Buildings to be demolished
- Temporary Buildings to be demolished

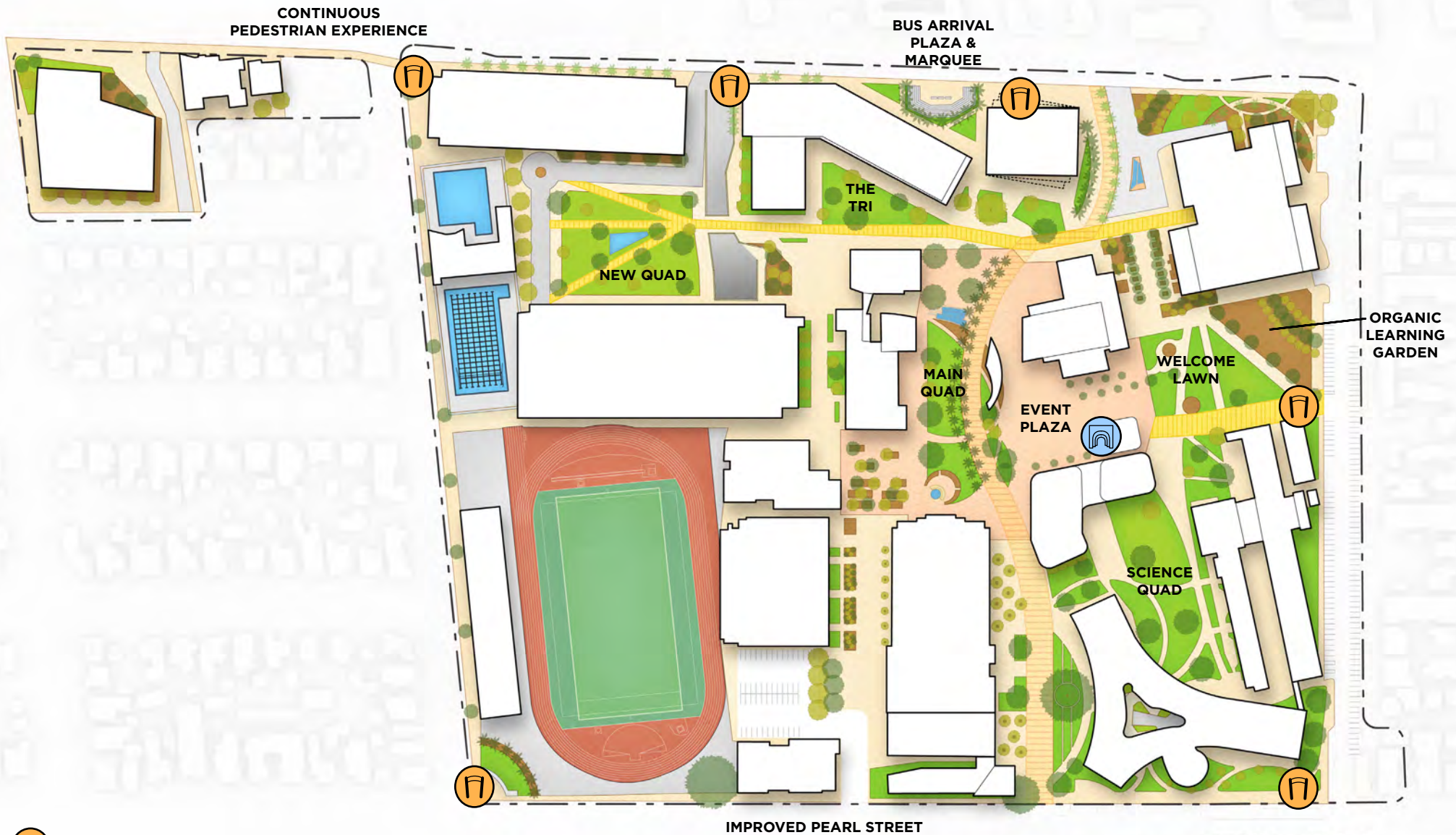
GOAL: MAINTAIN THE QUALITY AND CHARACTER OF THE CAMPUS OPEN SPACE

Santa Monica College's beautiful open spaces define its campus identity and impact every campus user's experience.

HOW WE GET THERE:

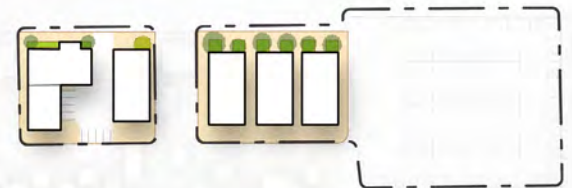
- Maintain and preserve the quality of the existing Main Quad as the central organizing feature of the campus.
- Enhance open spaces along the campus edge to provide a welcoming arrival sequence for visitors, students, and faculty and staff.
- Create new open spaces throughout the campus that front new and renovated buildings, and support indoor-outdoor events and gathering.
- Ensure campus landscaping is aligned with the existing campus character and quality.
- Include native and drought-tolerant plantings as part of campus landscaping that aligns with campus sustainability goals.
- Create a new water feature to add visual interest and calming water sounds to the campus.





 Improved Gateway

 Amphitheater



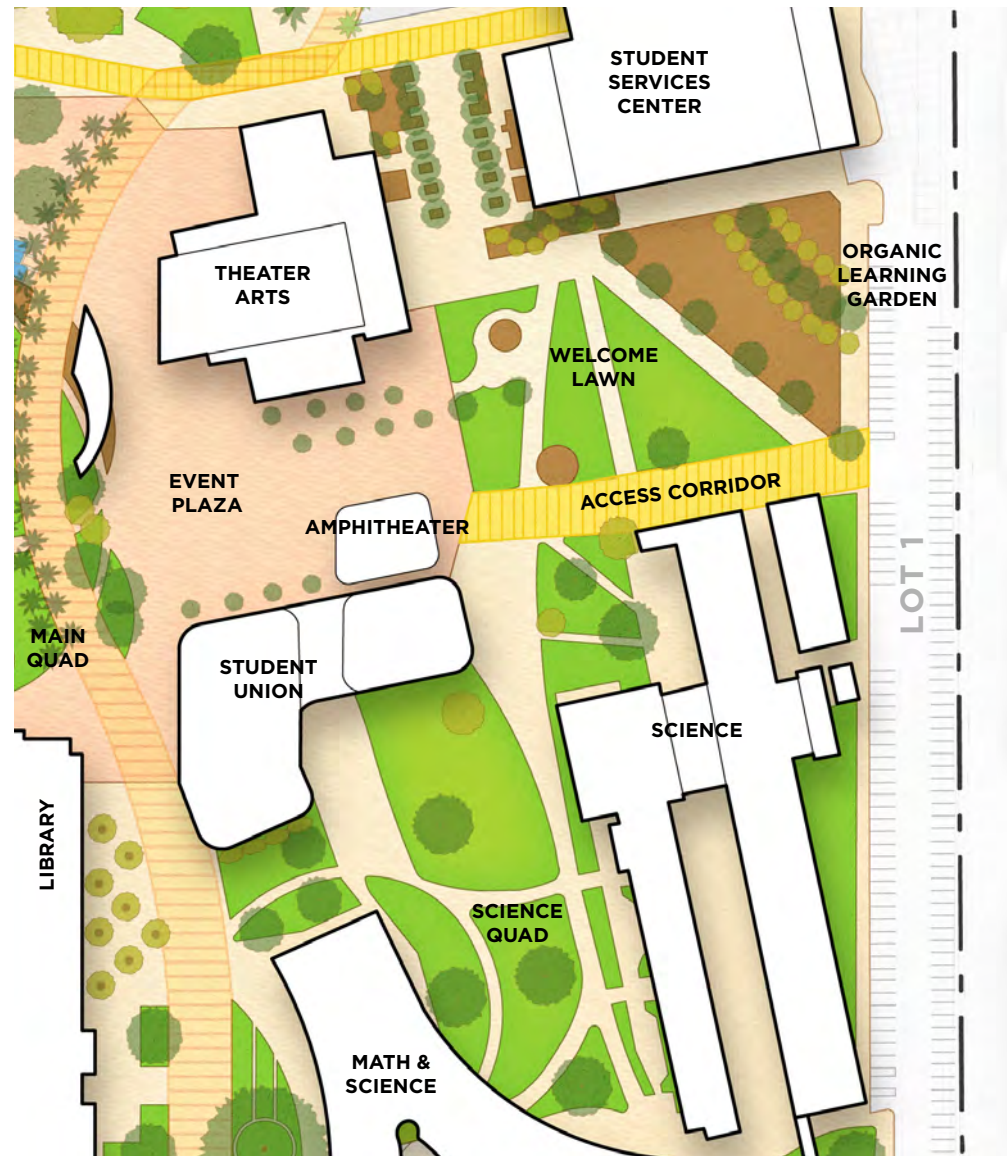
PROPOSED OPEN SPACE PROJECTS

STUDENT UNION LANDSCAPING

The proposed Student Union allows for a pedestrian connection between the Science Quad and the Main Quad open spaces. The side facing the Science Quad will likely support the transition to a quieter, more academic secondary open space. The side facing the Main Quad and core of campus is the likely location of outdoor dining areas and a future socializing hub of campus. Planning for the landscape will also create suitable connections with the adjacent amphitheater. An event plaza will bridge the Main Quad and the future Amphitheater, adding energy and capacity to the already-vibrant heart of campus.

ART COMPLEX BUILDING SITE - WELCOME LAWN

When the Art Complex building is eventually demolished it will free up a site for a small future building or for landscape development. The master plan recommends the site be cultivated as secondary campus quad. The outdoor space will serve the adjacent Student Services Center and it is also a campus gateway for anyone parking in Lot 1 to access the core of campus. Landscaping for the site should be well branded and welcoming and could also include an expansion of the Organic Learning Garden.



Site Plan For Open Spaces Surrounding Proposed Student Union

AMPHITHEATER

The proposed amphitheater will be a multi-use outdoor venue intended to serve both the Santa Monica College student and teaching functions as well as greater Los Angeles performance communities. The covered amphitheater will serve as an informal flexible shaded space for student socializing when events are not taking place. Exact siting and design of the project will be determined during the design phase, but the amphitheater will enjoy adjacencies to the proposed Student Union and the Main Quad as a new campus focal point. The project has potential to be implemented as part of the Student Union project or as a standalone project. A structural covering will help protect from sun and rain as well as define the space.

SCIENCE QUAD

The Science Quad, located between the Math and Science building and the existing Science complex, is home to SMC's iconic Clock Tower. This open space will likely have a quieter, more academic feel that gradually transitions to the social hub of the Student Union. The open space will feature drought tolerant landscape plantings and seating.



Rendering Of Math and Science Building And Science Quad (CannonDesign)

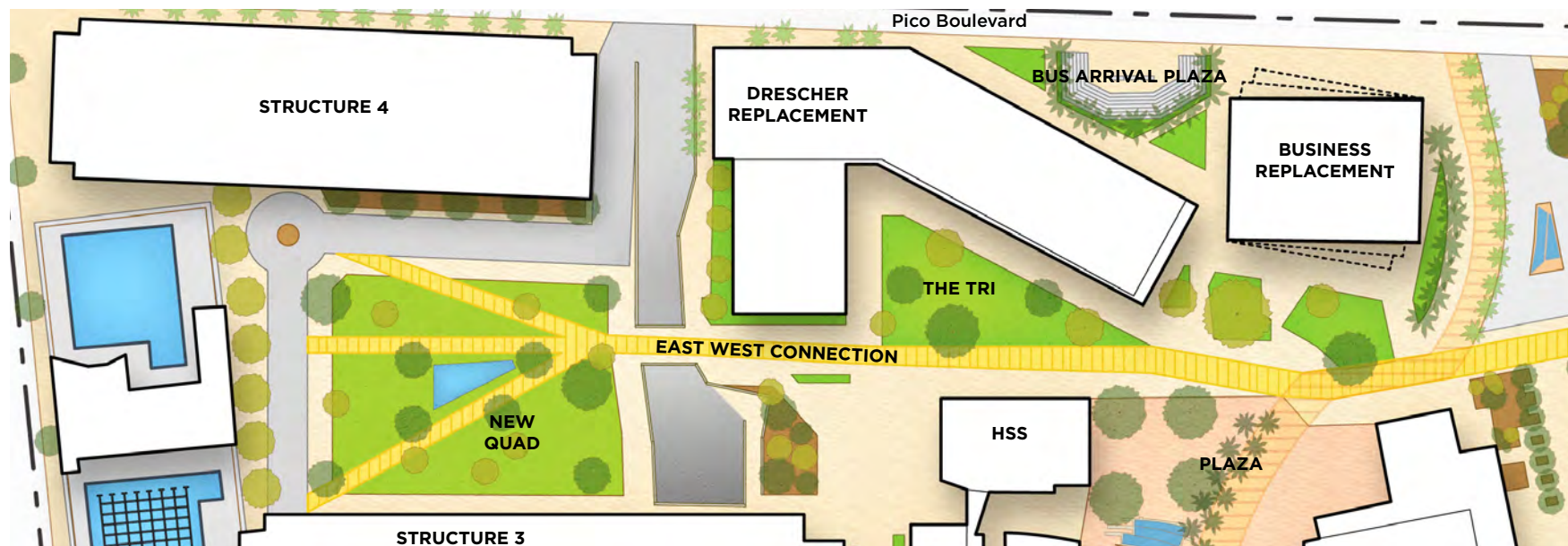
PROPOSED OPEN SPACE PROJECTS

THE TRI

The triangular open space formed as part of the project site for Drescher Replacement will serve as an approach to the building and will be the first open space that users encounter when coming from Parking Structure 3 or 4 into Main Campus. When combined with the transitional landscapes to the south it will form a triangular open space that has a similar quiet quality to the Science Quad. A place slightly sheltered from the bustle of the Main Quad where studying or napping under a tree might be possible.

NEW QUAD

When existing Business is eventually demolished it will free up a site for landscape development. The master plan recommends the site be cultivated as a secondary campus quad with support for student recreation. New Quad will serve as a gateway for those parking in Structures 3 and 4 as well as those using the swimming pool. A water feature will continue SMC's unique branding and provide a cooling atmosphere.



Site Plan For Open Spaces In Northernmost Area Of Campus

FUTURE PROOF LANDSCAPE PLANNING

MANAGING STORMWATER

New building and open space projects should feature stormwater management best practices such as bioswales and cisterns to reduce stormwater runoff. Cleverly designed functional stormwater features can also benefit the campus as amenities.

WATER CONSERVATION

Water is a critical aspect of sustainable outdoor spaces. Stormwater areas can both be used as amenities and educational opportunities by utilizing green infrastructure techniques throughout the campus. Strategies SMC can consider for water conservation: localized filtration planters, permeable hardscape surfaces, evolve landscape maintenance practices, evaluate the benefits of existing water-efficient landscapes. Recent connection to the City of Santa Monica's purple pipe reclaimed water supply is a significant advance in this area.

KEEPING COOL IN A WARMING CLIMATE

Although SMC enjoys cooling coastal breezes the majority of the year, an in-depth shade study can help investigate potential impacts of the urban heat island effects on the campus in current and future climates. For areas along existing pedestrian circulation routes, it is possible to better understand the location where additional trees or structured shade would be beneficial for increased comfort. Minimizing urban heat island helps in temperature regulation of the sites, health and comfort of the users, and ecological balance for the flora and fauna of the campus. New open spaces need to consider thermal comfort of users and orientation to maximize building performance.

NATIVE AND DROUGHT TOLERANT SPECIES

SMC landscapes will prioritize planting of native and drought-tolerant species on campus grounds. Native and drought-tolerant plants provide opportunity to indigenize landscaping that will help to conserve water and to support local ecosystems.



GOAL: BEAUTIFY AND ACTIVATE PICO BOULEVARD

As the natural front door to the Main Campus and a main thoroughfare within the City of Santa Monica, Pico Boulevard will transform into a welcoming and vibrant campus edge.

HOW WE GET THERE:

- Demolish Drescher Hall, Pico Classroom Complex, and Pico Village.
- Place active programs and retail (salon services) at ground-level to promote activity.
- Create an appealing and welcoming bus arrival plaza.
- A digital marquee and college branding will ensure recognition and create photo opportunities.
- Expand setbacks and pedestrian pathways to create a continuous pedestrian experience along Pico to the Art Replacement building.
- Add landscape elements along the streetscape such as plantings, trees, seating, and lighting consistent with other campus areas and aligned with campus sustainability goals.



PROPOSED PICO FRONTAGE

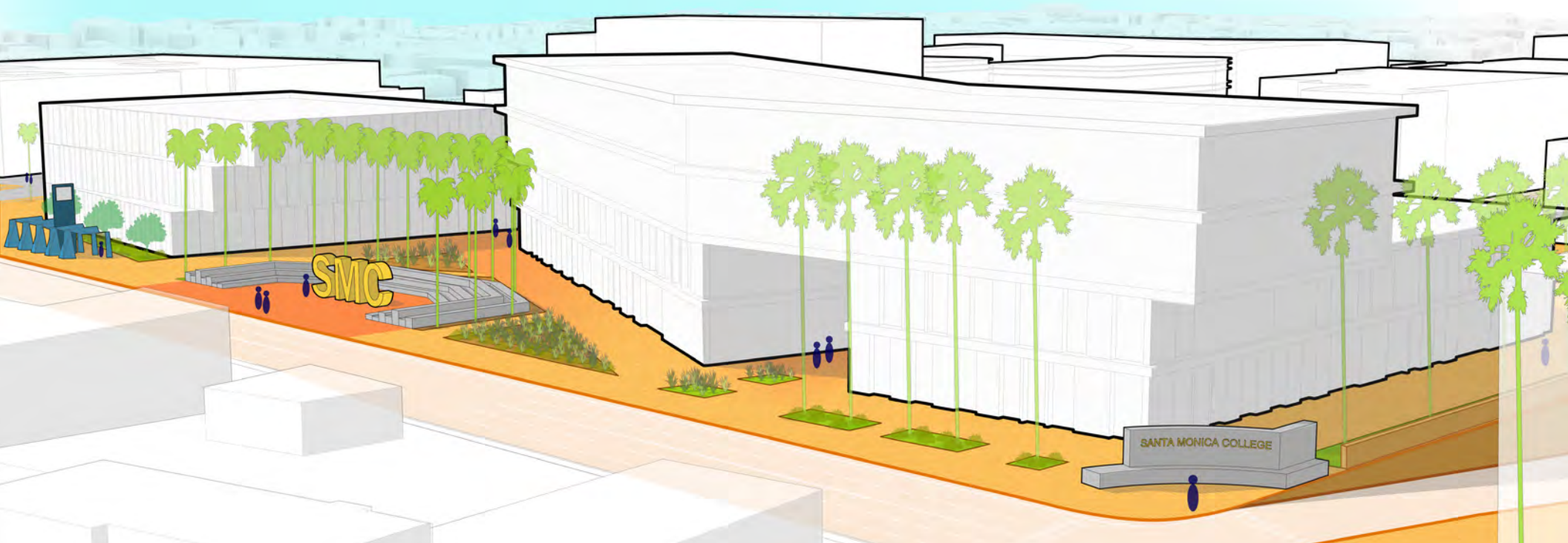
LANDSCAPING

Improved landscaping and circulation along Pico Boulevard will create a dynamic and welcoming front door to the campus. Pico 1 and Pico 2, the new academic buildings on Pico Boulevard, will have community facing programs that encourage a mix of academics and community engagement. The proposed landscape treatments echo the style of the 18th Court Gateway adjacent to the Student Services Center with large date palms, drought tolerant landscaping, and branded signage. Improved wayfinding will also help visitor experience when parking in Parking Structures 3 and 4.

BUS ARRIVAL PLAZA AND DIGITAL MARQUEE

An improved Bus Arrival Plaza with campus branding and a digital marquee will complement the Student Services Center gateway and create a seamless arrival sequence for those arriving by transit. The larger entrance plaza will allow room for pedestrians to wait for the bus. The marquee will provide those waiting and those driving by with relevant information about upcoming campus events.

The plaza on the Pico side of Drescher Replacement will provide visual interest with public art and a photo opportunity for campus events. It will be a celebration of the relationship between the City of Santa Monica and the college. It will provide an attractive space for those waiting for the bus and beauty for those driving by the campus as well.



GOAL: MOVE THE COLLEGE TOWARD SUSTAINABILITY GOALS

The college will commit to requiring proactive and forward-thinking design decisions over the next decade and beyond.

HOW WE GET THERE:

- Complete a Climate Action Plan that includes an Integrated Energy Master Plan.
- Prioritize building metering projects to increase accountability and transparency of energy use on campus.
- All new buildings on campus will include solar energy and battery storage.
- Construct all new buildings and major renovations to SMC's sustainability goals, including greenhouse gas reduction.
- Maintain strong relationships with public transportation to continue the reduction of single occupancy vehicles traveling to and from campus.



SUSTAINABILITY

SMC'S CLIMATE COMMITMENTS

In order to meet the ambitious goal of Carbon Neutrality by 2050 set in the President's Climate Commitment, SMC will need to take aggressive measures to decarbonize. Santa Monica College must better track energy and water use in order to create a plan to reach carbon neutrality by 2050. The Board of Trustees also approved a resolution in 2020 committing Santa Monica College to a 40% reduction in GHG levels from 1990 levels by 2030 and a 50% increase in renewable energy consumption by 2030.

CLIMATE ACTION PLAN

A Climate Action Plan (CAP) is currently underway on campus. CAPs are essential for colleges to fulfill their environmental responsibilities, provide educational opportunities, achieve cost savings, attract stakeholders, engage with the community, and build resilience to climate change impacts. It is important that the SMC Climate Action Plan include both energy and emissions planning as well as climate adaptation assessment and planning.

BUILDING METERING

Currently, Santa Monica College electricity, gas, and water usage are monitored on a campus-wide level. This means that electricity, gas and water data is not tracked at the building level. Building level tracking is critical to identify the energy and water demanding buildings that need mitigation.



RESILIENCE TO CLIMATE HAZARDS



EXTREME STORMS

Campus drainage infrastructure needs to be able to withstand extreme storms and campus needs to understand future flood risk conditions.



EXTREME HEAT

Landscape species must be able to withstand heat. Heat also presents major health risks, especially among vulnerable populations. Heat waves also strain campus energy infrastructure.



DROUGHT

Water conservation is critical in drought conditions. Connections to the City of Santa Monica recycled water is a step in the right direction. Selection of landscape species should also consider water usage.



WILDFIRES

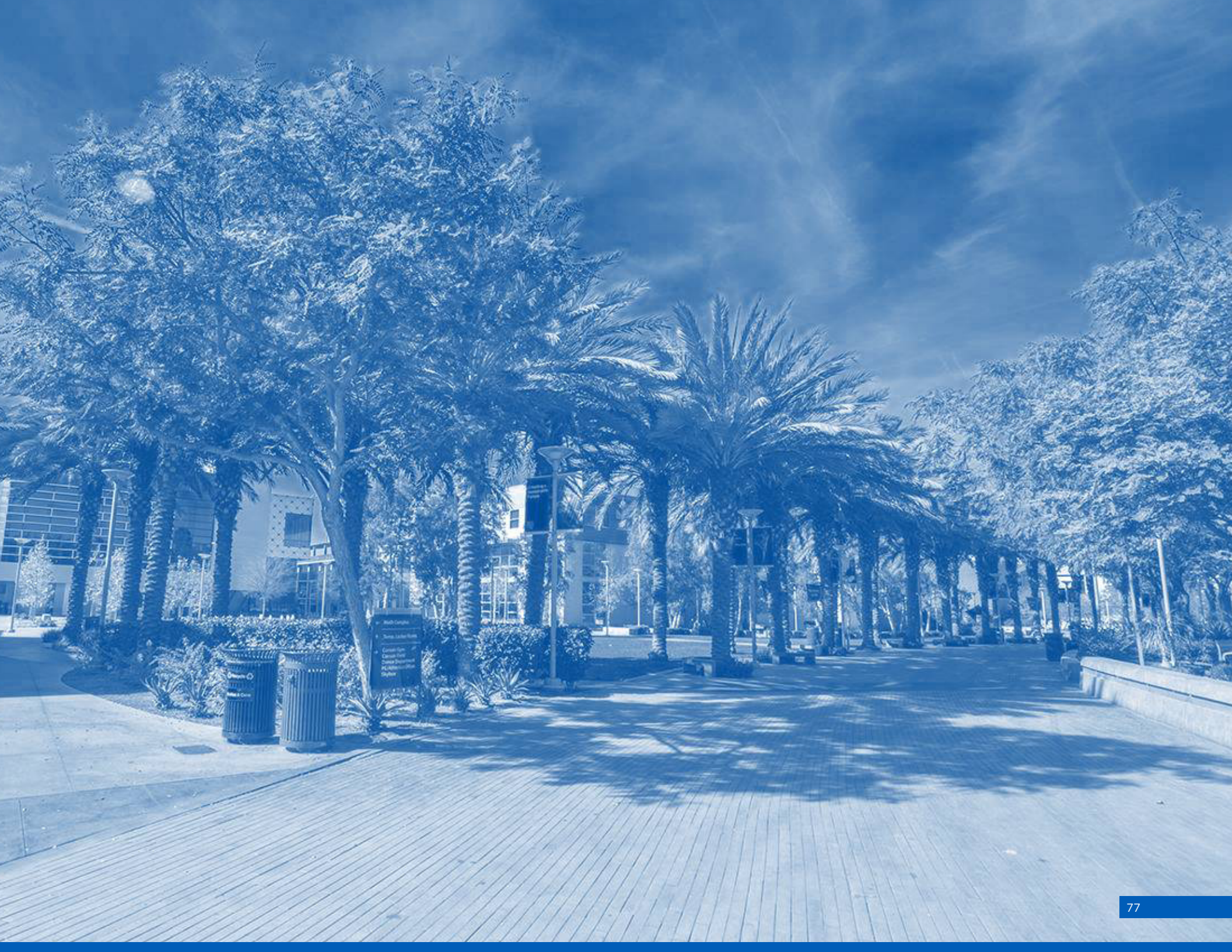
A campus does not need to be in a fire prone area to be impacted by California's wildfire season. Smoke impacts air quality throughout the Los Angeles Basin and campus air filtration and fire day protocol need to be prepared.



ENERGY RESILIENCE (ALL HAZARDS)

Campus must be able to communicate to community during potential power outages especially when a transition to remote learning is needed. SMC's success at managing energy demand will contribute to overall energy resilience across Southern California.

RESILIENCE ON CAMPUS IS SUPPORTED THROUGH PHYSICAL ADAPTATIONS AND ROBUST EMERGENCY PLANNING.



GOAL: BEAUTIFY AND ACTIVATE PEARL STREET

As the natural boundary between Santa Monica College and residential neighborhoods to the south, Pearl Street can be improved as a more welcoming and vibrant campus edge.

HOW WE GET THERE:

- Replace Police Headquarters with purpose-built facility.
- Build upon vibrant new edge created by Math and Science and the planetarium.
- Work in partnership with the City of Santa Monica and Santa Monica-Malibu Unified School District to design and plan Pearl Street improvements that serve all stakeholders.
- Addition of bike lanes and bike parking to ensure safe arrival for cyclists.
- Expand setbacks and pedestrian pathways to encourage outdoor mobility.
- Add landscape elements along the streetscape, such as shade trees, seating, and site lighting as part of campus landscaping that aligns with campus sustainability goals.





CannonDesign rendering of Math and Science Building showing inspiration for future improved Pearl Street.

GOAL: CREATE A FLEXIBLE PLAN THAT CAN SHIFT WITH UNKNOWNNS

As funding availability and enrollment trends ebb and flow over the next decade and beyond, the master plan provides flexible recommendations to ensure implementation.

HOW WE GET THERE:

- Establish a standing planning committee to ensure the initiatives remain relevant.
- As each project is implemented, the engagement process with future building users will revisit detailed program to ensure it aligns with current and projected needs.
- Each project will be implemented according to adaptable space principles.
- Check progress every two years and update the master plan at five-year increments to ensure that the initiatives contained in this document remain relevant through 2040.



A FLEXIBLE AND REALISTIC PLAN

Discussions during the master plan process covered many different potential future implementation scenarios. Projects and phasing were evaluated and prioritized by considering how SMC can best maximize resources and benefit to college and community.

ENROLLMENT PROJECTIONS

The master plan enrollment projections estimate three percent growth to estimate future space needs, however, we know that factors outside of SMC's control can impact the number of students enrolled and the number of students physically using space on campus.

What if SMC grows faster than projected? While demographic indicators in California make this scenario seem unlikely, it is not impossible. The master plan includes some accommodation of program growth, and if needed and if funding were available, SMC could accelerate implementation of the master plan. Second, the split between distance and in-person learning is another lever that can be used to balance the demand for physical classroom space and potentially bridge the time of an enrollment boom and the time it takes to build the additional space needed. Third, class scheduling windows can be better maximized. Today, courses are clustered around popular hours, maximizing available hours is another way that SMC could accommodate additional students within current and proposed portfolio. Finally, scheduled demolitions of interim use projects could be delayed to accommodate additional students if needed.

MAXIMIZING FUNDING OPPORTUNITIES

Master planning helps SMC be prepared to best pursue state resources, grant funding, and donor funding opportunities. Diversity of projects proposed in the master plan make suitable for different funding sources. If one fund source is realized before another, exact phasing may shift while still meeting the overall drivers and goals of the master plan.

PHYSICAL FLEXIBILITY

The master plan outlines logical physical placement of buildings and open spaces and explores programs within these buildings, but has built-in flexibility to potentially accommodate areas of interest and interdisciplinary collaboration in ways that have yet to be explored and proposed. The buildings are the casing for the program building blocks within that can be stacked and reconfigured as SMC and pedagogies evolve.

Adaptable Space Principles

- New proposed classroom space standard allows for active learning styles and can better accommodate different disciplines as needed.
- Adaptable, movable furniture in variety of heights, styles, and configurations
- Multiroom interconnected AV/IT equipment
- Reconfigurable partitions can also enable a wider variety of uses in a space.



05.

IMPLEMENTATION PLAN

INTRODUCTION

Phasing was determined after meetings with the steering committee and college leadership and considered many factors, including prioritization, sequencing, swing space needs, cost assumptions, and funding opportunities. The plan evaluates which buildings can alleviate high levels of deferred maintenance by renovation or replacement versus which buildings are worth reinvestment and renovation. Proposed demolitions consider many factors such as condition, buildings that are well below average (poor or critical), beyond the return on investment, and poor programmatic fit. Renovations are critical as SMC continues to address deferred maintenance. Proposed new buildings were carefully considered.

MASTER PLAN FUNDING

OPTIMIZING RESOURCES

Santa Monica College is a complex higher education environment in which the college must balance capital needs across Main Campus and satellite campuses. SMC seeks to maximize funding opportunities in order to enable the college's mission and maximize positive impact on students and the community.

MEASURE V

Measure V was passed by the voters of Santa Monica and Malibu in 2016 and dedicated \$345 million in funding for Santa Monica College for classroom repair, career training, and higher education access. Many of the proposed projects in Measure V have been implemented, including SMC match funding for the Math and Science building on the Main Campus, contribution to SMC's satellite Malibu campus, and funding for the Memorial Park Expansion in partnership with the City of Santa Monica.

A portion of this funding remains to be invested in proposed master plan projects.

MEASURE SMC

In 2022, the voters of Santa Monica and Malibu approved Measure SMC, authorizing \$375 million for student housing, instructional labs, repairs, upgrades, and replacement of aging facilities.

STATE OF CALIFORNIA FUNDING

In addition to local efforts, the state's capital outlay program distributes voter-approved statewide general obligation bond funds through grants to fund capital outlay projects on community college campuses. These grants are developed pursuant to the annual state capital outlay grant application process and approved by the Board of Governors of the California Community Colleges.

The California Community College Chancellor's Office Facilities Planning and Utilization Unit administers the state capital outlay grant application process for the community college system on behalf of the Board of Governors. Under the policy guidance and direction of the Board of Governors, the Facilities Planning and Utilization unit assists districts in meeting guidelines, regulations, and other requirements to receive state funding for capital construction projects. The capital outlay grant application process is based on priority funding categories and has three district inputs that culminate in the annual capital outlay spending plan:

1. District five-year capital outlay plans
2. Initial Project Proposals, and
3. Final Project Proposals.

Santa Monica College has submitted applications for state funding for both of the Pico Boulevard classroom buildings. An Initial Project Proposal has been submitted for the Drescher Replacement building and both an Initial Project Proposal and Final Project Proposal have been submitted for Business Replacement.

UNDERSTANDING PROJECTED COSTS AND ESCALATION

ASSUMPTIONS

Cost estimates at the master plan level are determined based on recent projects at Santa Monica College and recent projects underway at other peer institutions.

COST ESCALATION

Cost escalation in a construction project refers to the phenomenon where the actual costs of building a structure or completing a project exceed the initial budget or estimated costs. **General economic inflation can cause prices of construction materials, labor, and equipment to increase over time.** As the project progresses, the purchasing power of the initial cost estimate diminishes, leading to higher expenses for the same quantity of resources. Fluctuations in market conditions, such as changes in supply and demand dynamics, can influence the pricing of construction materials and labor. Shortages, increased demand, or disruptions in the supply chain can drive up costs, impacting the overall construction estimate.

Because costs tend to increase over time, the more efficiently the college can move forward on projects, the further the bond funding will stretch.

IMPACTS ON MASTER PLAN PHASING

The master plan considered tradeoffs between waiting for state funding to proceed on the Pico buildings or proceeding on design.

Cost escalation underscores the importance of acting quickly on building projects when state funding is received for several key reasons:

Mitigating Cost Increases: Construction costs tend to rise over time due to factors like inflation, market conditions, and changes in material prices. By initiating building projects promptly upon receiving state funding, institutions can minimize the impact of future cost escalation. Acting quickly allows them to lock in current prices for materials, labor, and services, thereby reducing the risk of budget overruns associated with delayed construction.

Avoiding Opportunity Costs: Delaying building projects in the face of cost escalation can result in opportunity costs associated with lost productivity, missed revenue opportunities, or compromised quality of services. For instance, delays in constructing academic facilities may hinder the expansion of educational programs or research initiatives, limiting the institution's ability to attract and retain students, faculty, and research funding.

Maintaining Stakeholder Confidence: Acting quickly helps maintain positive relationships with stakeholders, including legislators, taxpayers, students, faculty, staff, and community members, by demonstrating proactive stewardship of resources and timely delivery of essential infrastructure projects.



Math and Science building construction

2025 BASELINE

The map to the right shows the master plan baseline that will be used as the starting point for environmental analysis. It includes two projects that were under construction upon completion of this master plan report: Math and Science (9), which will open in late 2024 and the Art Replacement (TBD) which is scheduled to open late 2025.

The 43-acre Main Campus has just over a million gross square feet of buildings to serve its instructional, administration, student services, and recreational needs.

BLDG#	NAME	ASF	GSF
1	PICO CLASSROOM COMPLEX	12,175	18,014
28	CAMPUS POLICE SUB-ANNEX	1,073	1,504
3	ART COMPLEX	15,065	22,127
5	M&O ANNEX (FKA ESL)	4,811	6,450
6	BUSINESS	36,332	53,772
7	GREENHOUSE	1,188	1,470
8	GYMNASIUM	32,628	48,618
9	NEW MATH & SCIENCE	69,565	110,991
12	LIBRARY & MEDIA CENTER	78,020	108,673
13	THEATER ARTS	13,609	27,423
14	CORE PERFORMANCE CENTER	28,736	53,333
17	MATH COMPLEX	27,308	44,872
18	STADIUM SHOPS/FACILITIES OFFICES	17,043	23,236
19	STUDENT HEALTH & ACTIVITIES*	42,882	59,644
20	LIFE & PHYSICAL SCIENCES COMPLEX	56,801	98,400
21	HUMANITIES & SOCIAL SCIENCE	35,180	65,747
22	DRESCHER HALL	64,761	111,145
23	PICO VILLAGE	8,190	8,640
26	CAMPUS EVENTS	1,206	1,600
27	CAMPUS POLICE B	1,111	1,400
27	CAMPUS POLICE A	1,310	1,990
28	CAMPUS POLICE ANNEX	1,877	2,000
29	ENVIRONMENTAL CENTER	959	1,400
30	AUXILIARY SERVICES	1,685	1,890
32	PICO ANNEX 1510	4,808	14,970
33	PICO ANNEX 1516	1,939	2,825
44	FACULTY VILLAGE	1,177	1,920
45	STUDENT SERVICES CENTER	73,119	140,000
TBD	ART REPLACEMENT	20,720	31,877
		655,278	1,065,931

*Also often called Cayton Center or Cafeteria



2025 Baseline

PHASE 1 ENDPOINT

INTERIM USES SUPPORT FUTURE PROJECTS

The Art Complex will be renovated to create temporary space for the black and white and color photography labs to enable the demolition of Drescher Hall. The Math Complex (vacated by the completion of Math and Science) will support occupants of Drescher Hall while the replacement building is under construction. Cayton Center will also accommodate some surge uses from Drescher Hall, with modest renovations required.

At the end of Phase 1 following completion of Pico 2 - Drescher Replacement, the Math Complex will be demolished. When Pico 1 - Business Replacement is completed and existing Business is vacated, existing Business will serve as an interim use to enable Phase 2 projects.

TRANSFORMATION OF PICO FRONTAGE

The proposed instructional buildings on Pico will replace program space currently in Drescher Hall and in Business. In addition to providing cutting edge teaching spaces and support, the buildings will create a new campus front door.

CAMPUS POLICE

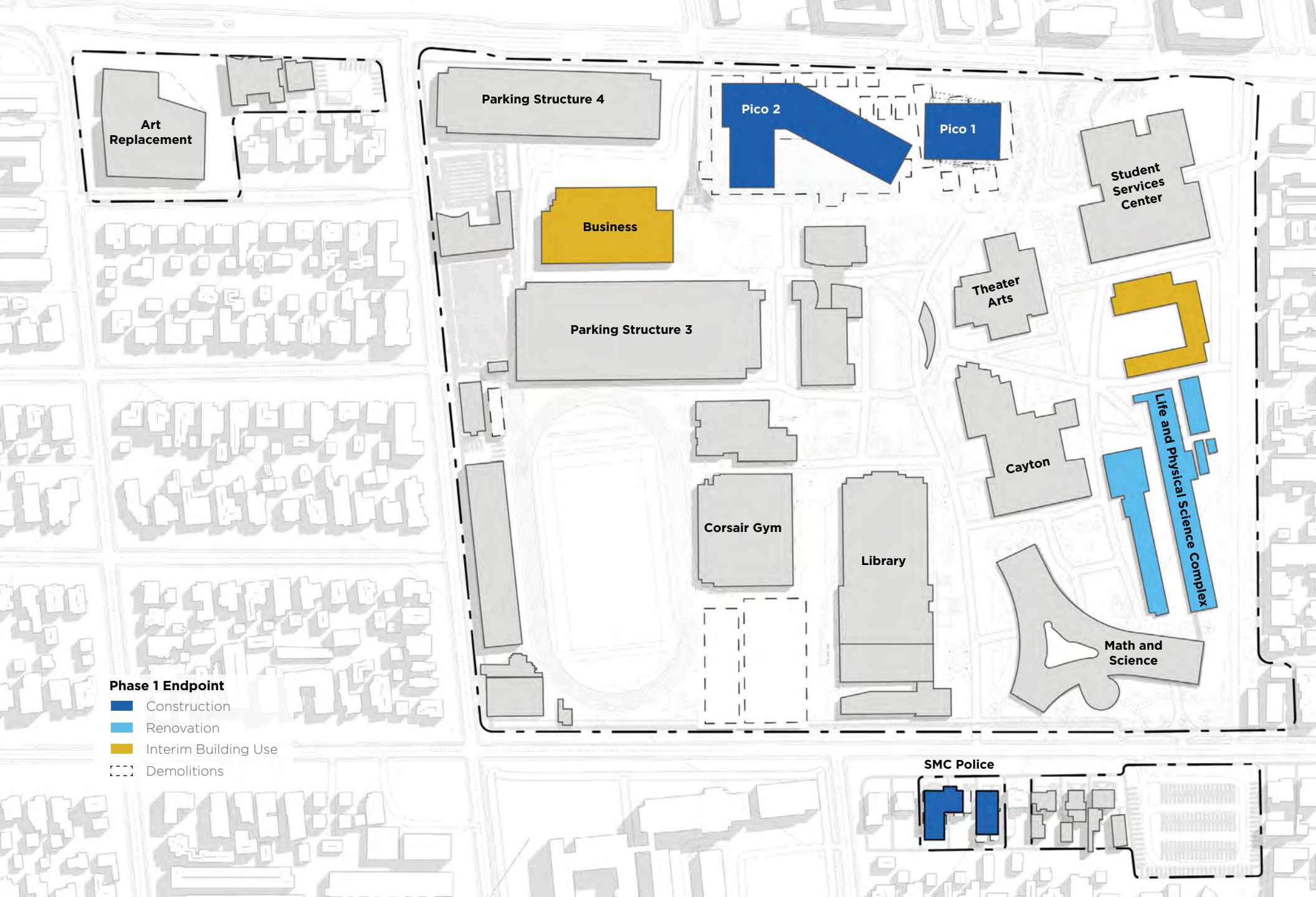
The replacement police building will be located on the current site of the Police Headquarters on Pearl Street. To enable demolition and construction, the one-story eastern building will be constructed first, followed by the two-story western building. Most operations will remain on site during construction.

Proposed New Construction	ASF	GSF
PICO 1 - BUSINESS REPLACEMENT	49,708	76,474
PICO 2 - DRESCHER REPLACEMENT	64,832	99,742
POLICE HEADQUARTERS	8,400	12,000
	122,940	188,216

Proposed Renovation	ASF	GSF
LIFE & PHYSICAL SCIENCES COMPLEX	56,801	98,400
	56,801	98,400

Interim Building Use	ASF	GSF
BUSINESS	36,332	53,772
ART COMPLEX	15,065	22,127
	51,397	75,899

Demolitions	ASF	GSF
MATH COMPLEX	27,308	44,872
DRESCHER HALL	64,761	111,145
FACULTY VILLAGE	1,177	1,920
PICO VILLAGE	8,190	8,640
PICO CLASSROOM COMPLEX	12,175	18,014
CAMPUS POLICE A	1,310	1,990
CAMPUS POLICE B	1,111	1,400
CAMPUS POLICE ANNEX	1,877	2,000
	117,909	189,981



PHASE 2 ENDPOINT

A NEW CAMPUS HEART

A new Student Union and Amphitheater will reinvigorate the heart of campus and open up east west pedestrian flow into the Main Quad. A new Maintenance and Operations building will consolidate functions that are currently spread across buildings, impacting efficiency.

INTERIM USES

Business and Art will serve as surge space for Cayton to allow for the construction of the new Student Union. Business is already suitable for office and administrative uses; Art can be adapted to accommodate other Cayton users.

LIBRARY RENOVATION

An interior refresh of the Library will create a welcoming environment for student studying. The renovation will address aging finishes and building systems.

DEMOLITIONS

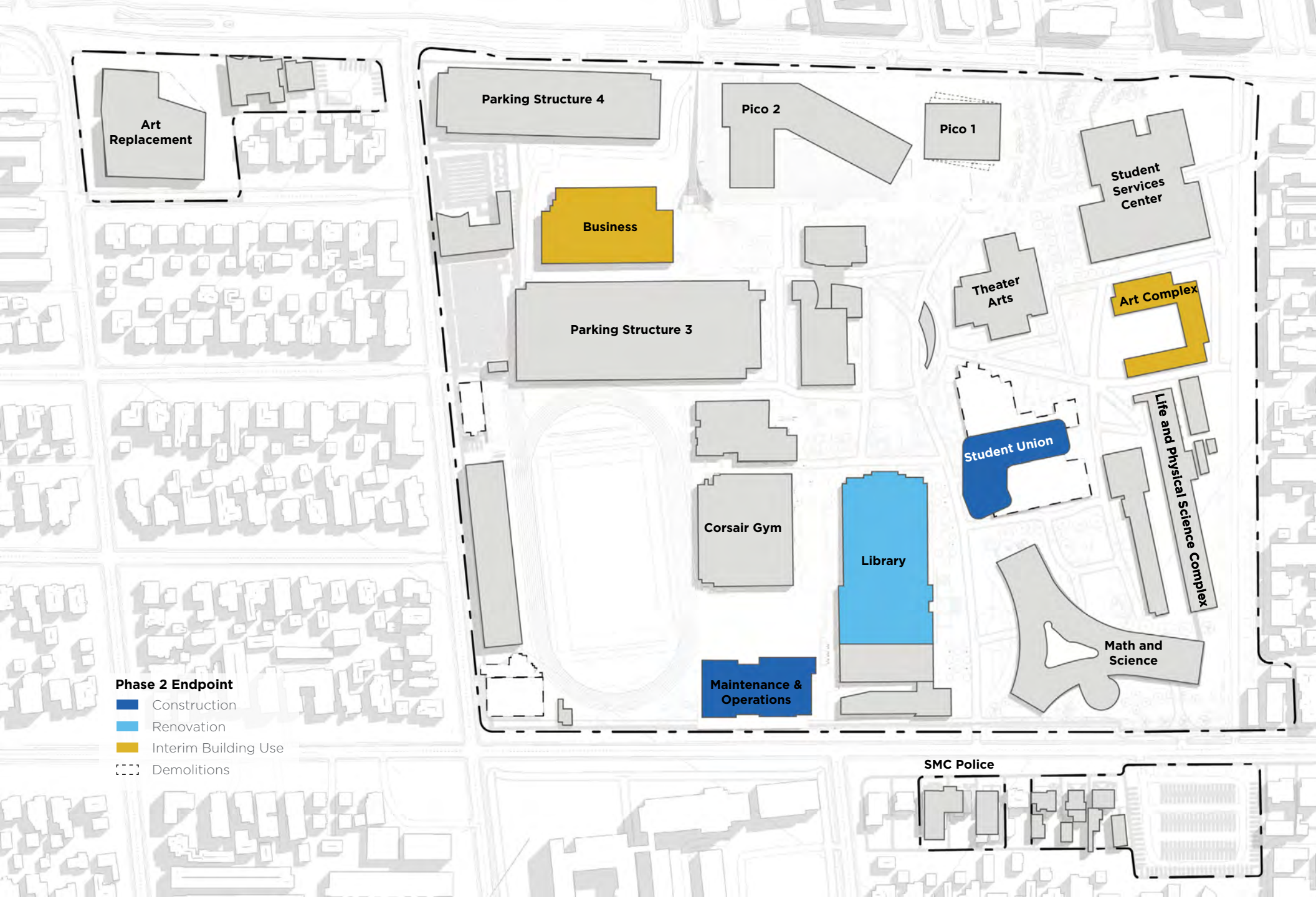
Student Health and Activities (Cayton Center) will be demolished to make way for a new student union on its footprint. After existing Maintenance and Operations functions underneath the bleachers and in adjacent modular structures (M&O and ESL) are relocated to the new Maintenance and Operations building, those functions will be demolished. The stadium structure and bleachers will remain.

Proposed New Construction	ASF	GSF
MAINTENANCE AND OPERATIONS	16,900	26,000
STUDENT UNION	27,300	42,000
	41,200	64,000

Proposed Renovation	ASF	GSF
LIBRARY & MEDIA CENTER	78,020	108,673
	78,020	108,673

Interim Building Use	ASF	GSF
BUSINESS	36,332	53,772
ART COMPLEX	15,065	22,127
	51,397	75,899

Demolitions	ASF	GSF
STUDENT HEALTH & ACTIVITIES (CAYTON CENTER)	42,882	59,644
ENGLISH AS SECOND LANGUAGE	4,811	6,450
STADIUM SHOPS/FACILITIES OFFICES	17,043	23,236
	64,736	89,330



PROJECT ENDPOINT

PEARL STREET PROGRAMS

The Pearl Street buildings will be programmed at a later date. Depending on future building condition and proposed program, this proposed building project could also be a renovation of the existing structures or a single larger replacement structure. In any option, the structure(s) will not exceed two stories in order to gracefully bridge to the adjacent residential neighborhood.

DEMOLITIONS

At the conclusion of the master plan sequencing, both the Art Complex and existing Business will be demolished.

OPEN SPACE

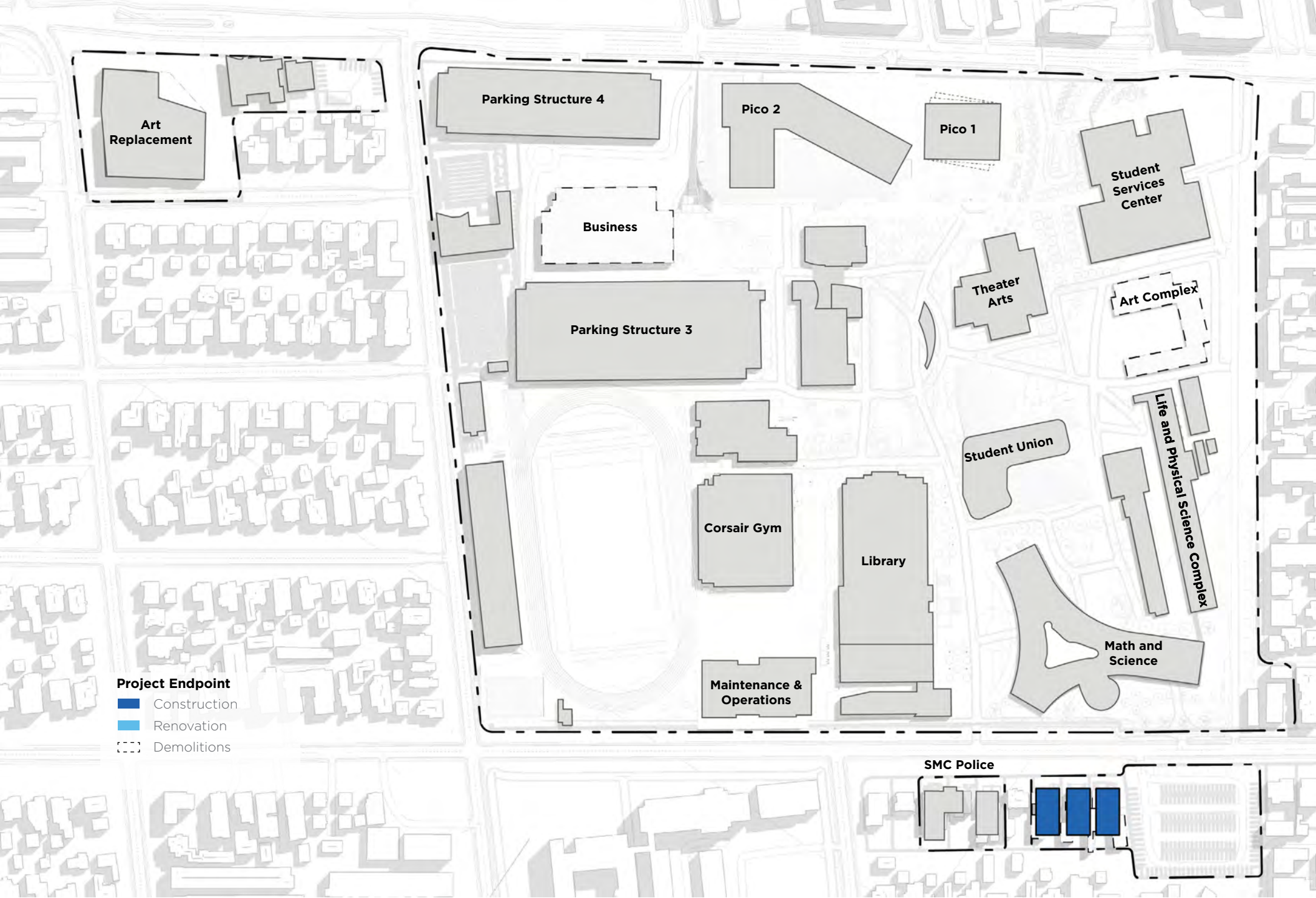
Following demolition of the Art Complex, a new Welcome Lawn and relocated Organic Learning Garden will create an improved campus gateway from Lot 1 to access the core of campus.

The outdoor space will serve events in the adjacent Student Services Center. Landscaping for the site should be well branded and welcoming. It will also connect seamlessly to the new amphitheater and event plaza.

Demolition of the existing Business building will create space for a new quad with a water feature. This quad will form a new campus gateway for those parking in Lots 3 and 4 and will also serve visitors to the pool.

Proposed New Construction	ASF	GSF
PEARL ST REPLACEMENTS (3X)	5,850	9,000
	5,850	9,000

Demolitions	ASF	GSF
BUSINESS	36,332	53,772
ART COMPLEX	15,065	22,127
CAMPUS EVENTS	1,206	1,600
ENVIRONMENTAL CENTER	959	1,400
AUXILIARY SERVICES	1,685	1,890
	55,247	80,789





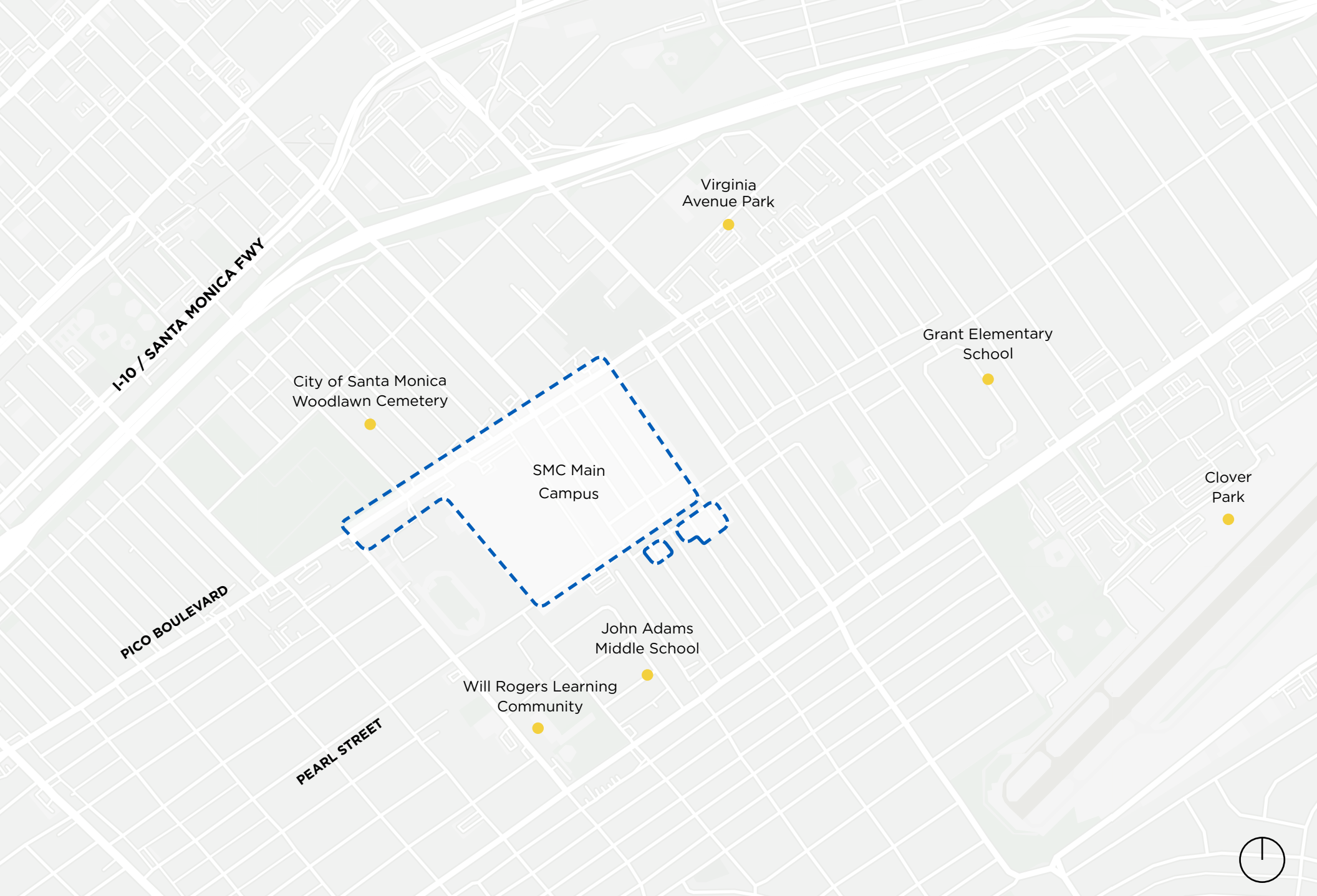
APPENDIX A - ANALYSIS



ANALYSIS OVERVIEW

SMC's Main Campus is located at 1900 Pico Boulevard in the City of Santa Monica. A majority of the Main Campus is located within the boundaries of Pico Boulevard to the North, Pearl Street to the South, 16th Street to the West, and 19th Street. There is additional property on the corner of Pico and 14th Street and other property on Pearl Street's south side between 16th and 20th Streets.

The Main Campus site consists of approximately 43 acres, 655,278 ASF existing floor area, Corsair Field, swimming pools, parking structures, and other facilities. Parking spaces available on the Main Campus total to approximately 3,000; including the new underground parking structure at the Student Services Center. The parking of Main Campus is also supported by an extensive network of bus and shuttle services available for those on campus.



I-10 / SANTA MONICA FWY

PICO BOULEVARD

PEARL STREET

City of Santa Monica
Woodlawn Cemetery

SMC Main
Campus

Will Rogers Learning
Community

John Adams
Middle School

Virginia
Avenue Park

Grant Elementary
School

Clover
Park



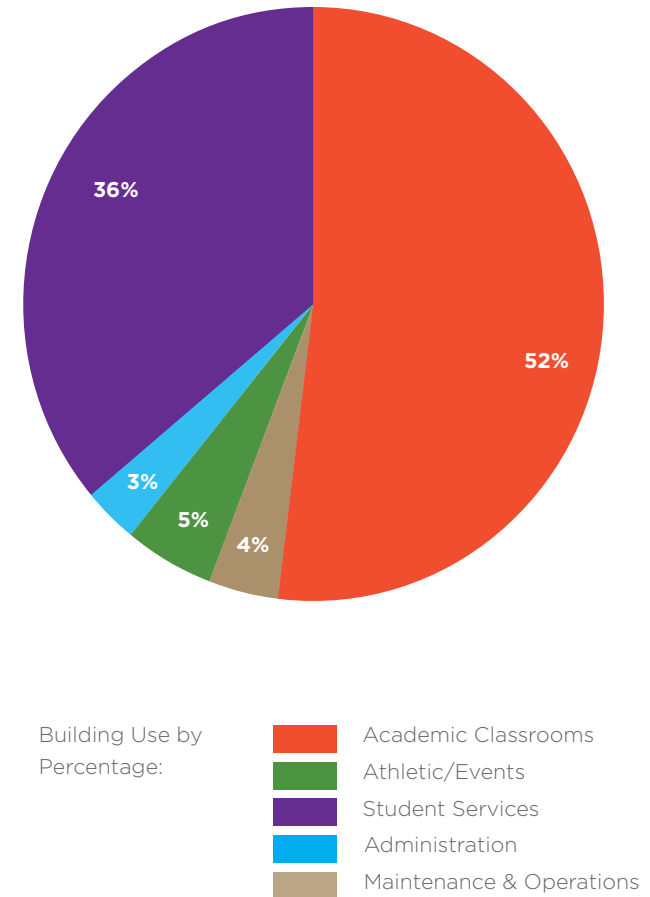
LOCAL CONTEXT

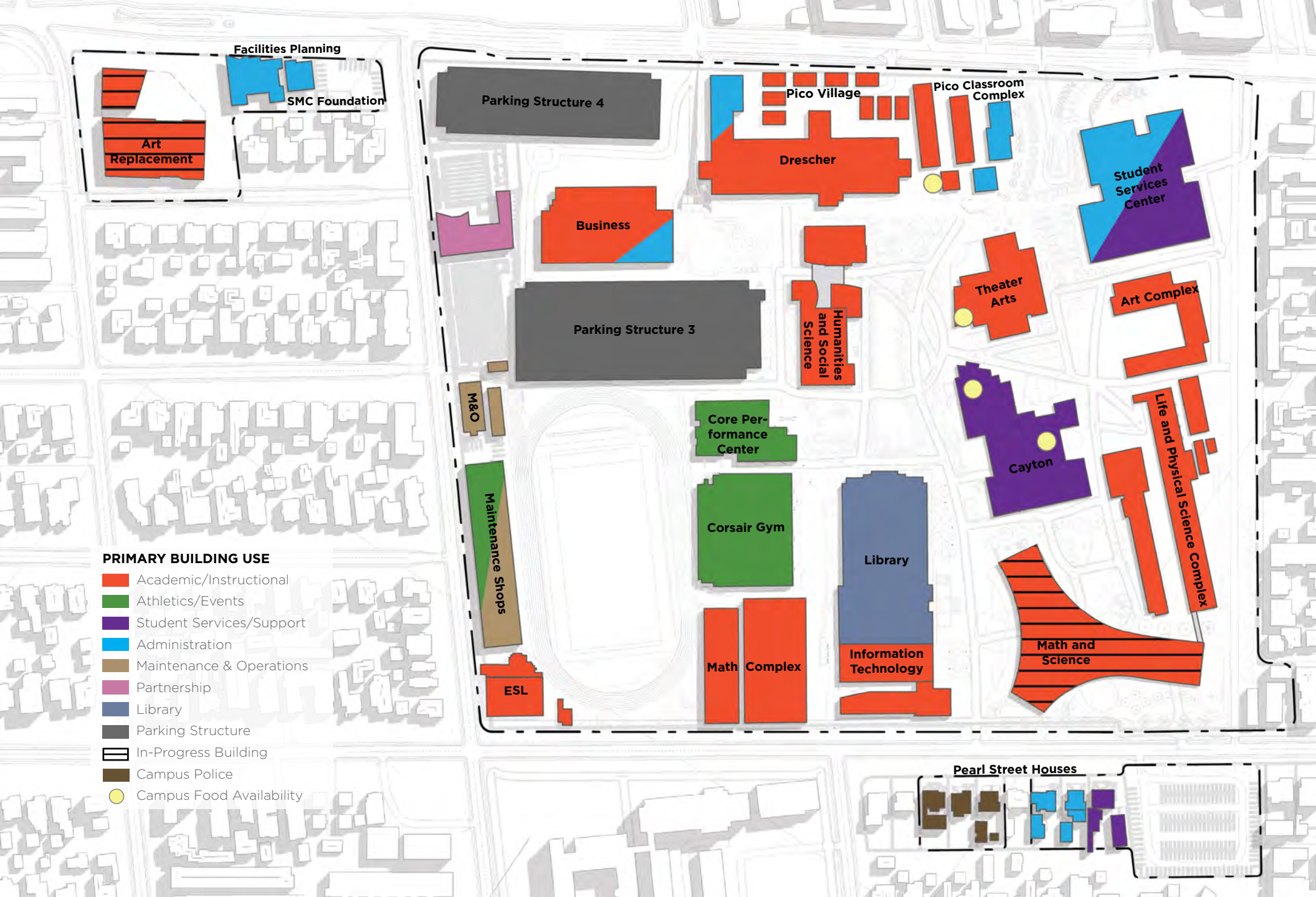
BUILDING USE

The majority of academic and service buildings are focused around the Main Quad. However, there are some academic and service functions, such as the Faculty Village, Pearl Street Houses, and Math Complex, that are disconnected from the campus core by parking lots, roadways, or athletic fields. These outlier programs create physical gaps between academic and service functions for students as well as unintentional silos on the campus, isolating students, faculty, and staff.

Engagement with stakeholders revealed that:

- **Students expressed a desire for better aesthetics.** Many of the older or modular campus buildings do not offer spaces for active learning, studying, or collaboration.
- **Lack of accessibility and equity in current buildings.** Buildings lack gender neutral bathrooms and ADA accessibility is less than ideal.
- **Technology needs updating.** Throughout the campus, access to computers, digital resources, and WiFi should be improved - specifically in the library.
- **Better serve international students.** There is a strong desire for better spaces and resources for international students.
- **Faculty expressed need for additional academic service space.** Faculty expressed a need for additional tutoring spaces within academic buildings.





CAMPUS ARCHITECTURE

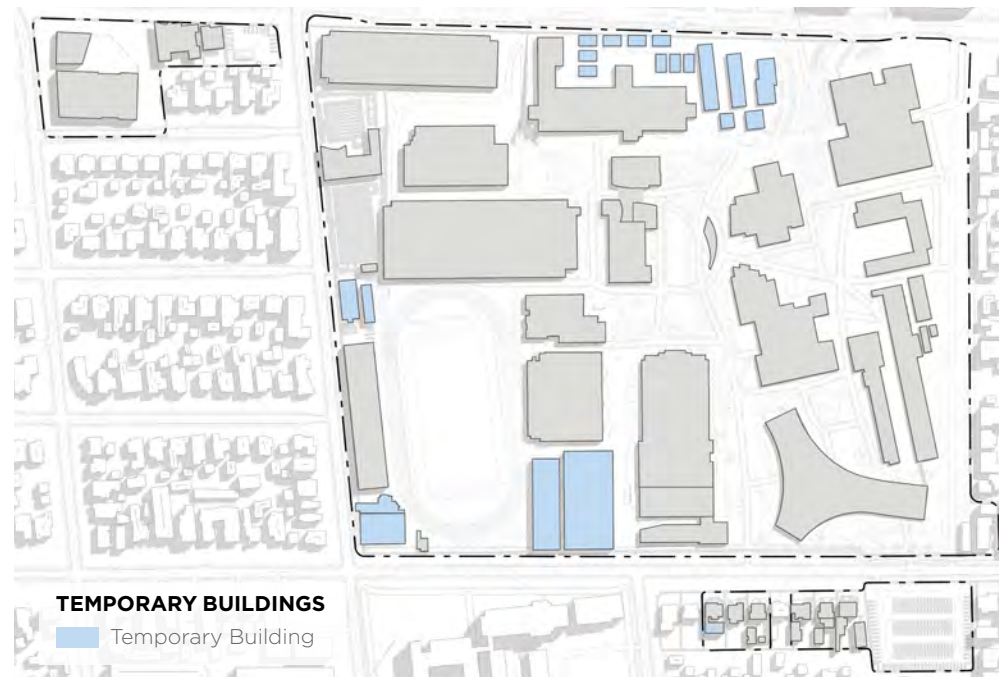
The Main Campus has a variety of architectural styles, which make up its diverse and historical significance as part of the local community. The first building constructed on the Main Campus was the stadium, which is currently still in use. This stadium opened in the early 1950s, and hosts both campus events and local high school track and field events. The campus is historically significant; Corsair Field was the starting point of the Olympic Marathons hosted by Los Angeles in 1984.

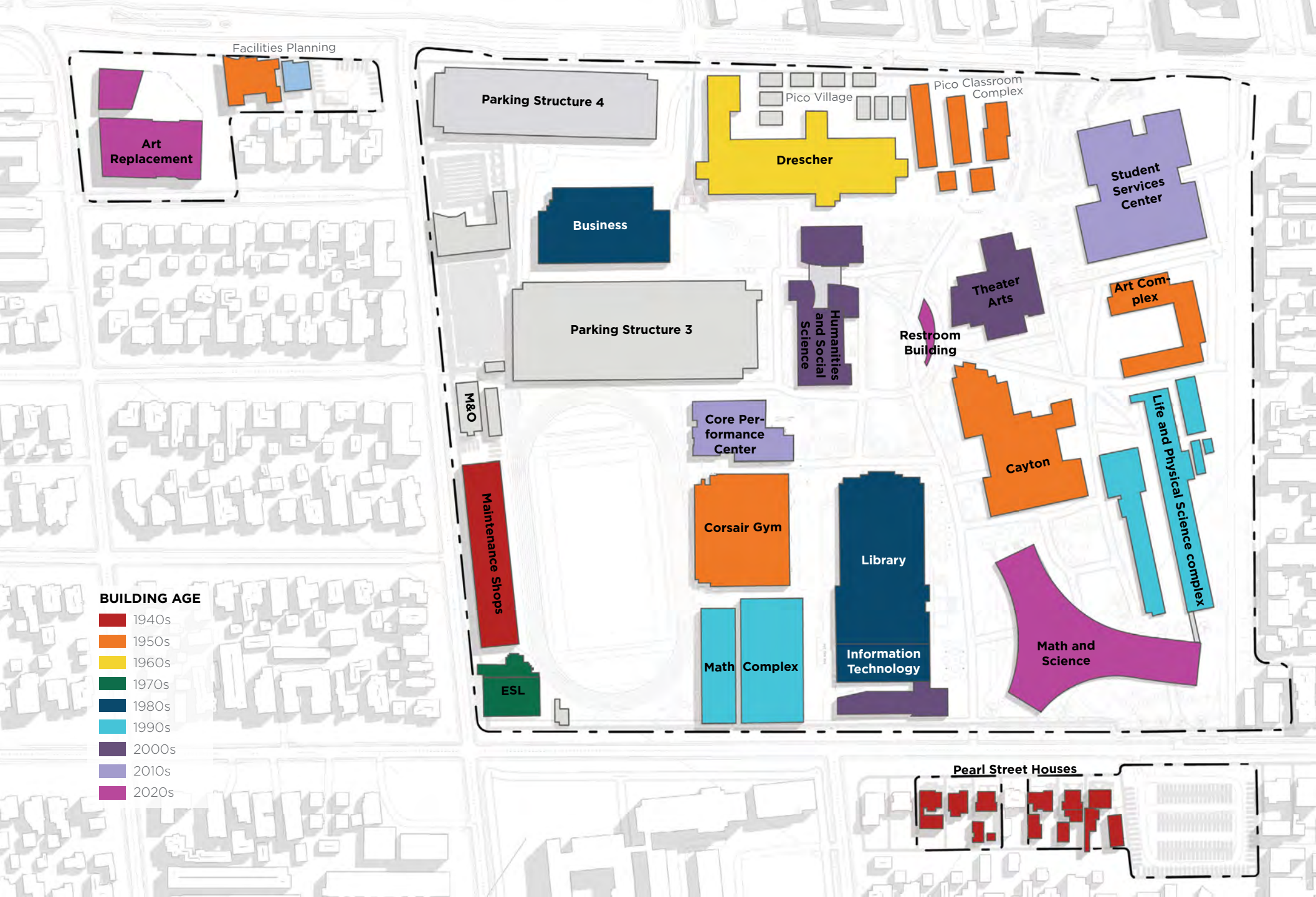
The average age of buildings on the SMC Main Campus is 54 years old.

Over the years SMC has added temporary and modular buildings to the Main Campus; all of which are proposed for demolition. While these modular and temporary structures were originally slated to only be in use for a specified amount of time, all modulares have overstayed that duration - some by as many as 20+ years. The demolition of these structures will add flexibility to the campus. These buildings include the Math Complex, English as a Second Language, the Pico Classroom Complex, Pico Village, Faculty Village, and the Facilities Offices building.



Early Santa Monica City College aerial





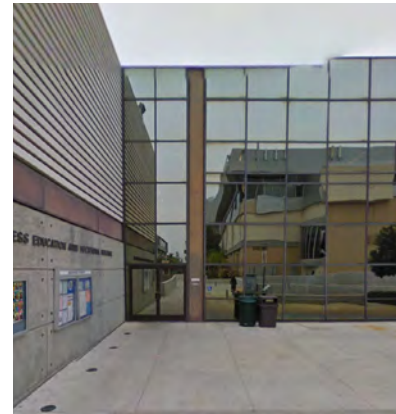
CAMPUS ARCHITECTURE



Student Services/Admissions



Drescher Hall



Business



Gymnasium



Library & Media Center



Theater Arts



Core Performance Center



Information Technology



Student Health & Activities (Cayton Center)



Science



Humanities & Social Sciences



Campus Police



Pico Annex 1516



Student Services Center

FACILITIES CONDITION

During 2019, the consultant team completed a Facilities Conditions Assessment to assess each building for project categories and investment criteria. The project categories included: repair/maintenance, modernization, and infrastructure. Types of investment criteria included: reliability, safety/code, asset preservation, economic opportunity, and program improvement. Through assessment of buildings on campus, five categories were created as described below. Buildings slated for demolition were not assessed during this process (8% shown on the pie chart).

- **Buildings deemed to be in excellent condition** are primarily new or recently renovated buildings with periodic building repair and life cycle needs.
- **Buildings requiring moderate investment** are buildings that are beginning to show their age and may require more significant investment on a case-by-case basis.
- **Buildings which require a substantial investment** inevitably need large-scale capital infusions/renovations.
- **Buildings needing replacement** are in jeopardy of complete failure. The categories below describe the categories assessed by the team of architects and engineers.

Assessment Categories

Site: Accessibility, Wayfinding

Architecture: Roof, Building Envelope, Elevators

Interiors: Accessibility, Lighting, Corridor Widths

Environmental Quality: Acoustics, Daylight, Views, Thermal Comfort

Furnishings + Equipment: Transparency, Collaboration Capacity,

Layout Flexibility, Writable Surfaces

Tech/AV: Panels, Cabling, AV, Wifi

Electrical: Switchboards, Panelboards, Transformers

Plumbing: Domestic Hot Water, Water Closets, Urinals, Lavatories

Mechanical (HVAC): Equipment, Fans, Controls, Piping

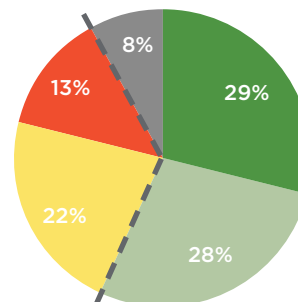
Fire Sprinklers/Fire Alarm

Approximately one-third of the existing building inventory was deemed necessary to be demolished or replaced.

The Facilities Condition Assessment informed decisions regarding which buildings to be strategically demolished or renovation. A majority of the buildings that are scheduled to be demolished or replaced are:

- Modular and temporary structures;
- Those that take up a larger footprint than they require; and
- Buildings that do not have the flexibility to transition to future learning environments.

The buildings in excellent condition and those requiring moderate investment can remain, but require strategic investments over the next two decades in maintenance and projects to keep them functioning at least at the level and condition that they exist in today.



Approximately 1/3 of buildings were in need of substantial investment or replacement from today through 2040. Buildings that were slated to be demolished were not assessed which comprised 8% of buildings including: Liberal Arts and Letters and Sciences

FACILITY CONDITION

- Excellent Condition - Minimal Investment
- Requires Moderate Investment
- Requires Substantial Investment
- Needs Replacement
- New Building - In Progress



OPEN SPACE

Open spaces are a vital part of the SMC Main Campus, not only for the students, faculty, and staff but also for the surrounding community. The open spaces on campus serve multiple purposes through their functionality: pedestrian use, active learning, recreation, social interaction, club space, and circulation. The Main Quad and its connected network of green spaces serve as a primary open space for the campus. The Main Quad is the “heart” of the campus and includes passive and active spaces in its north south orientation across campus. Established and large historic trees are also existing benefits of the Main Campus green corridors.

Campus users stated outdoor spaces are among their favorite spaces on the campus, including the Main Quad, seating areas, small pockets of open space, and garden areas. A pedestrian promenade connects numerous open space features and plazas throughout the central campus. Students typically utilize the tables and chairs throughout the seating areas covered with shade.

Pico Boulevard and 18th Court both have surface parking lots and lack engagement for pedestrian use. These areas are utilized by students, faculty, staff and visitors arriving at campus and could be used as a pedestrian thoroughfare, and active spaces for the community to utilize on campus.

The southern and western edges of the campus are comprised of recreational spaces, including the athletic field and pools. Fields are open to all students and the public with approval and a formalized facility use agreement.

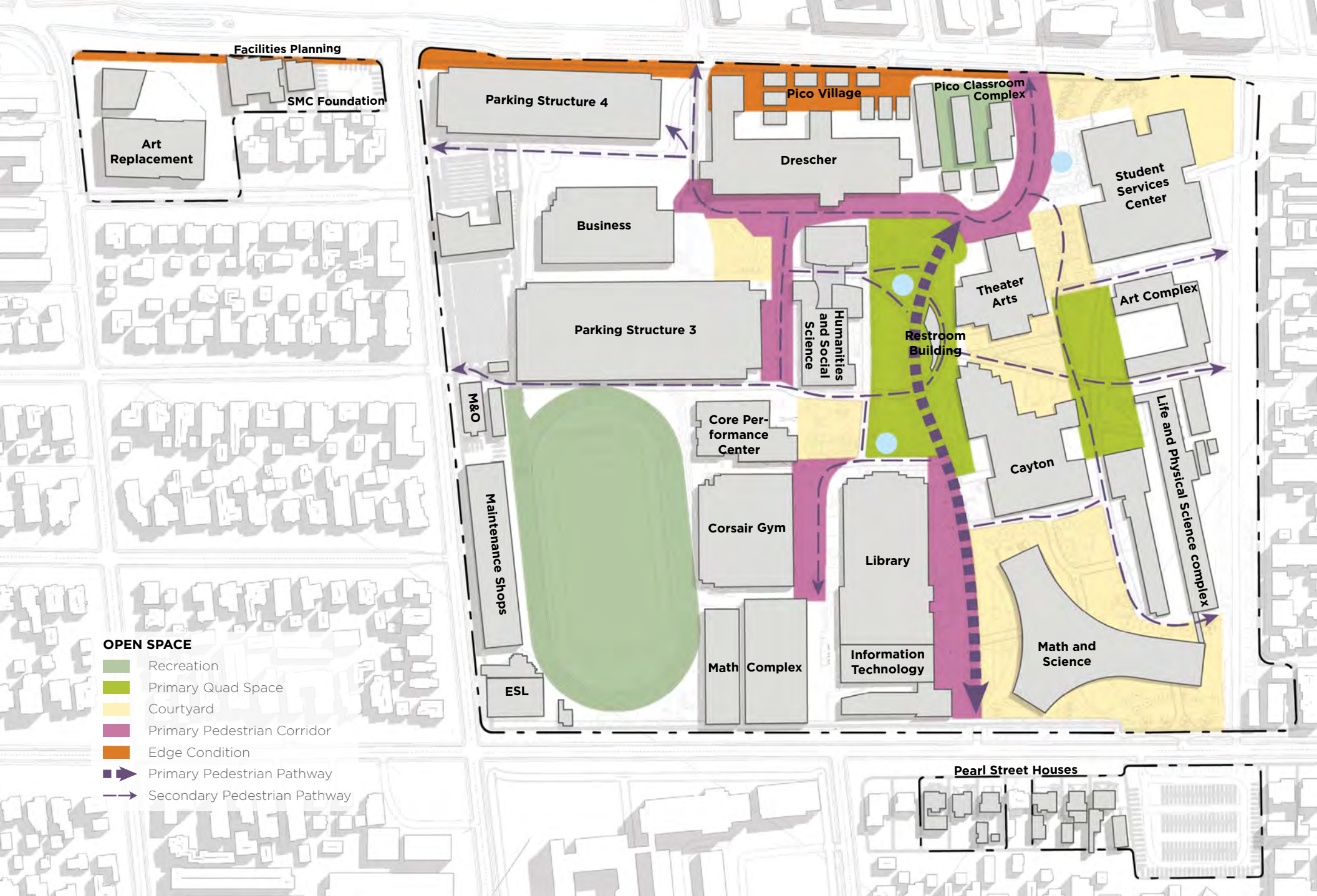
The landscaping on campus includes a variety of plants and trees, which are either

planted in mulch or decomposed granite, depending on location. Palm trees create visual interest down the central pedestrian spine, while other shade trees are planted throughout the campus.

A few steps away from the Pearl Street entrance to SMC’s Main Campus, standing at around 75 feet high and 100 feet across, is the ‘Rubber Tree.’ This Moreton Fig tree has been on campus since 1952 and provides shade and consistency in the campus’ landscape. The campus today also has a wide variety of native trees such as oaks and sycamores, as well as imported trees like the date palms that line the quad.



The Main Quad holds events such as student events, concerts, and college/career fair. Its open space also provides stormwater management.



Facilities Planning

OPEN SPACE

- Recreation
- Primary Quad Space
- Courtyard
- Primary Pedestrian Corridor
- Edge Condition
- Primary Pedestrian Pathway
- Secondary Pedestrian Pathway

Pearl Street Houses

MAIN QUAD

The iconic Main Quad is the most popular space on campus, with its lush landscaping and connectivity to the entire campus. The quad includes a shaded walkway that creates a seamless path, running north and south through the center of campus, surrounded by trees, outdoor seating, and greenery.



COURTYARDS AND PLAZAS

Courtyards and plazas provide green transitional spaces between buildings, as well as the oldest tree on campus outside of the Math and Science building. These spaces are utilized by students between classes, for eating and gathering with classmates.





PRIMARY PEDESTRIAN CORRIDORS

Primary pedestrian corridors on campus include the major thoroughfares that bring students, faculty, staff, and visitors to their destinations. While these areas include some green space, they are more inclined to be transitional areas from within one building to the next.



RECREATIONAL SPACES

Recreational spaces occupy nearly one-third of SMC's Main Campus acreage. These spaces are open to not only those attending and working for SMC but also to the surrounding community. These areas include Corsair Field, and the community swimming pools.

PEDESTRIAN CIRCULATION

The main pedestrian promenade at Santa Monica College begins at the primary drop-off circle along Pico Boulevard and terminates adjacent to the Library and Media center on Pearl Street. While pedestrian movement is mostly oriented north-south through the Main Campus, there are opportunities to better define secondary east-west routes. The 16th Street connection to campus should be improved to provide a clear and distinct access route to campus for both maintenance and operations staff, as well as other SMC staff, students, and visitors. Additionally, a secondary north-south pedestrian route paralleling the existing primary route should move users from Drescher Hall on the north to Pearl Street on the South.

Wayfinding and signage are limited throughout campus making it difficult for visitors and first time students to navigate. The campus would benefit from additional wayfinding and signage to include: increasing productivity and efficiency, improved quality and safety of experience, enhanced visibility of facilities, and brand reinforcement.

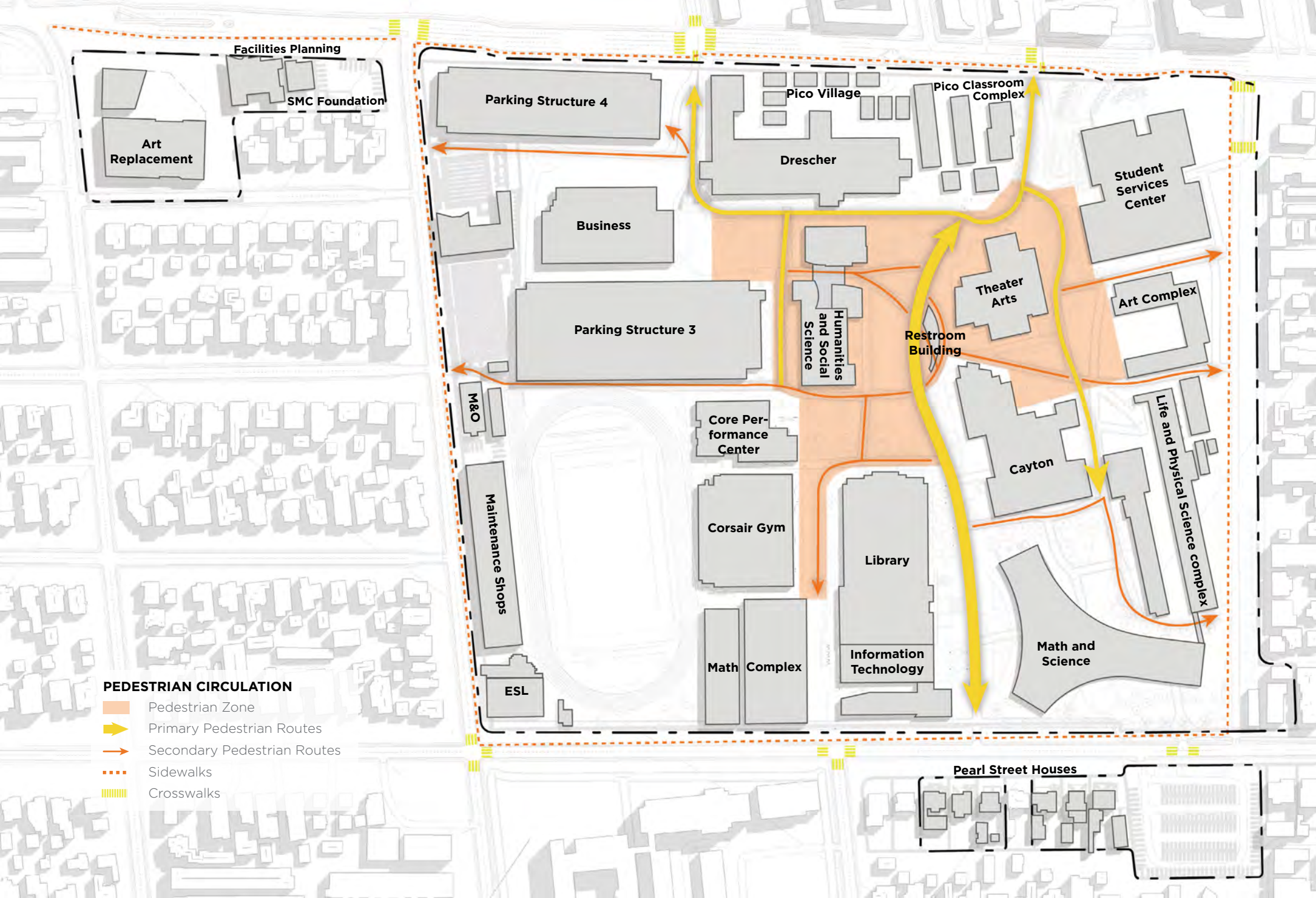
The transit arrival experience has improved significantly following completion of the Student Services Center. The intersection and sidewalk of 17th Street and Pico have been upgraded to improve safety when crossing this busy intersection. Additionally, the traffic light leading to the Student Services Center has been redone to improve pedestrian safety and the bus stop now has increased space to aid in drop off and pick up of campus users.



Main Quad from a pedestrian perspective



SMC Main Quad from an aerial perspective



BICYCLE CIRCULATION

Santa Monica College received a Silver-level Bicycle Friendly University (BFU) recognition for achievements in promoting and enabling safe, accessible bicycling on campus. There are bike lanes on 16th Street and Pearl Street. The City of Santa Monica added a protected bike lane on 17th Street from Wilshire Boulevard to the SMC Main Campus. The Santa Monica College Main Campus does not currently, nor does it plan to provide bicycle routes on internal roadways or on-campus pathways.

Future planned bike parking should be placed along the perimeter of the campus and near the bike lanes to further discourage the use of bicycles on campus. Two Metro bike sharing locations serve the campus today, one on Pico Boulevard with twelve bikes available, and one on Pearl Street, with six shared bikes available. When the Math and Science building opens, one additional bike share location will be activated.

Bicycle parking is strategically located near frequently-used buildings throughout campus. During peak hours on campus, bicycle counts were taken at campus bike parking hubs, including the Student Services building, adjacent to Drescher Hall, and near the Math Complex revealed very low levels of parking utilization. Stakeholders suggested that the reallocation of space that is blocking pedestrians but not serving bike users may benefit the campus community and that more strategic study of where cyclists want to park their bikes is needed to located new bike parking.



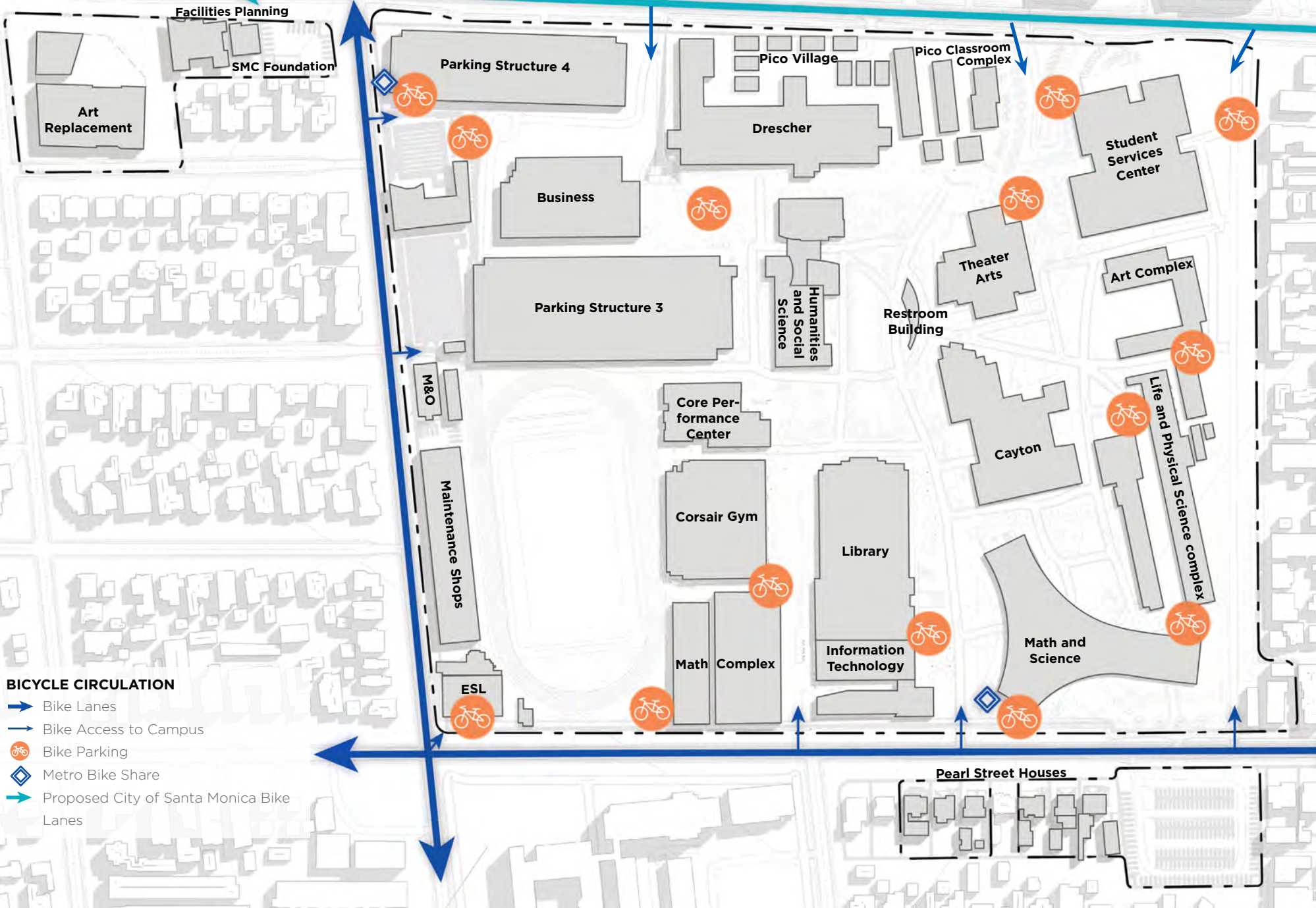
City of Santa Monica bike paths provide a safe way for alternative access to campus.



Bicycle Hub at Pearl Street on Campus.



Bike Share Location on Campus.



VEHICULAR CIRCULATION

The Big Blue Bus system, as well as the Los Angeles Metro Rail, have a variety of options heading to and from campus throughout the day. For users arriving by car, the nearby freeway system and the campus's proximity to the 405, PCH and the I-10 are great connections to the rest of the region.

Pico Boulevard is the major arterial street running north-south through the city connecting to SMC. 16th and 17th Streets run east-west and also give vehicular access to the college. Vehicular circulation is a large concern for all users on campus and the surrounding community. Traffic congestion occurs at the traffic lights along Pico, causing delays during the peak pick-up and drop-off and creating congestion for SMC users. The most frequently used entrance into the campus is along Pico Boulevard, which leads to a drop-off area and access into the underground parking garage. This primary drop-off is also host to the Big Blue Bus bus stop. Currently, the Big Blue Bus routes 7, 7R, 8, 16, 41, and Metro's Expo Train serve the campus. A secondary drop-off area is located along 18th Street and less frequently used.



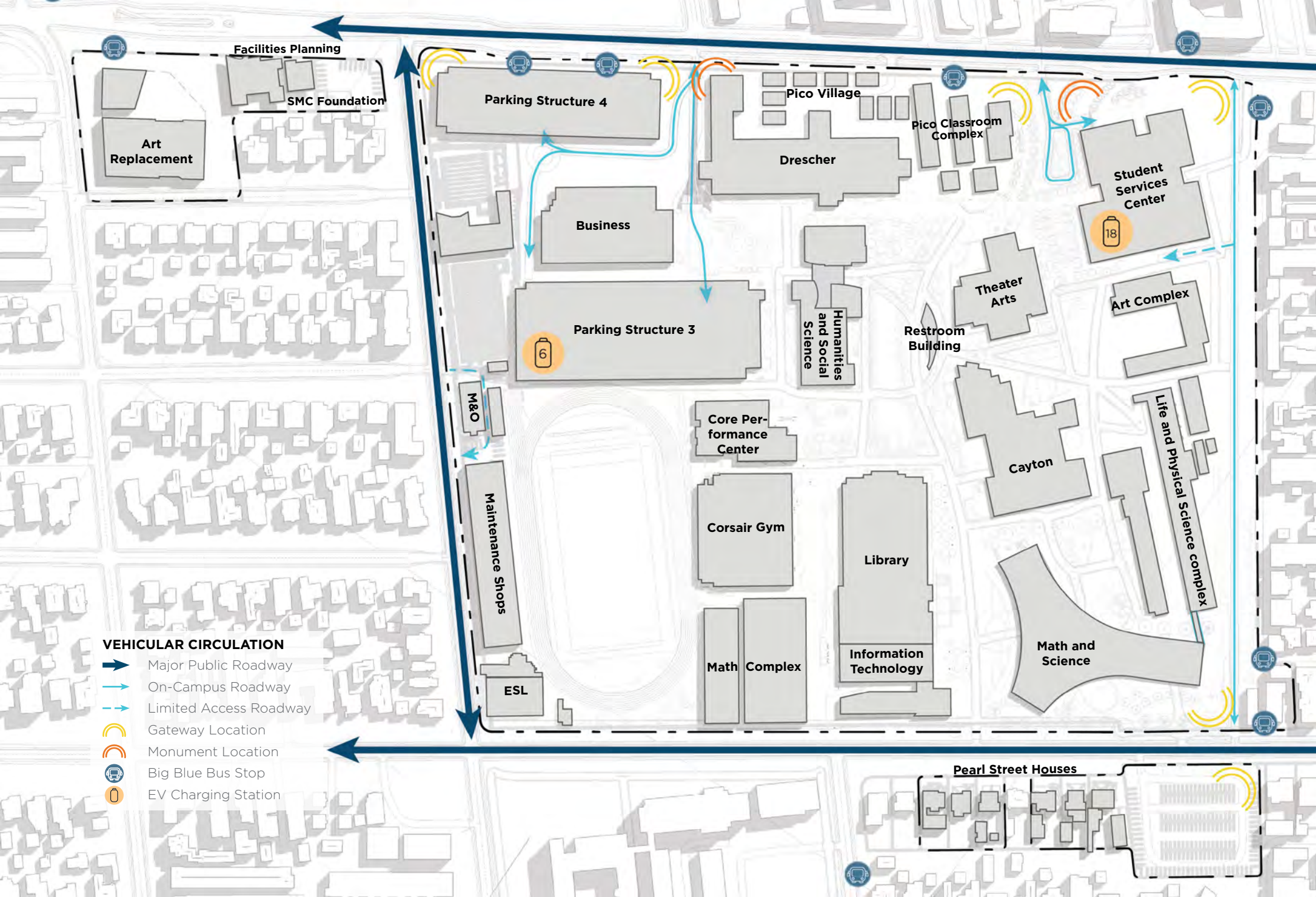
Surface Parking 18th Street



EV Parking in SMC underground garage



EV Parking in SMC underground garage



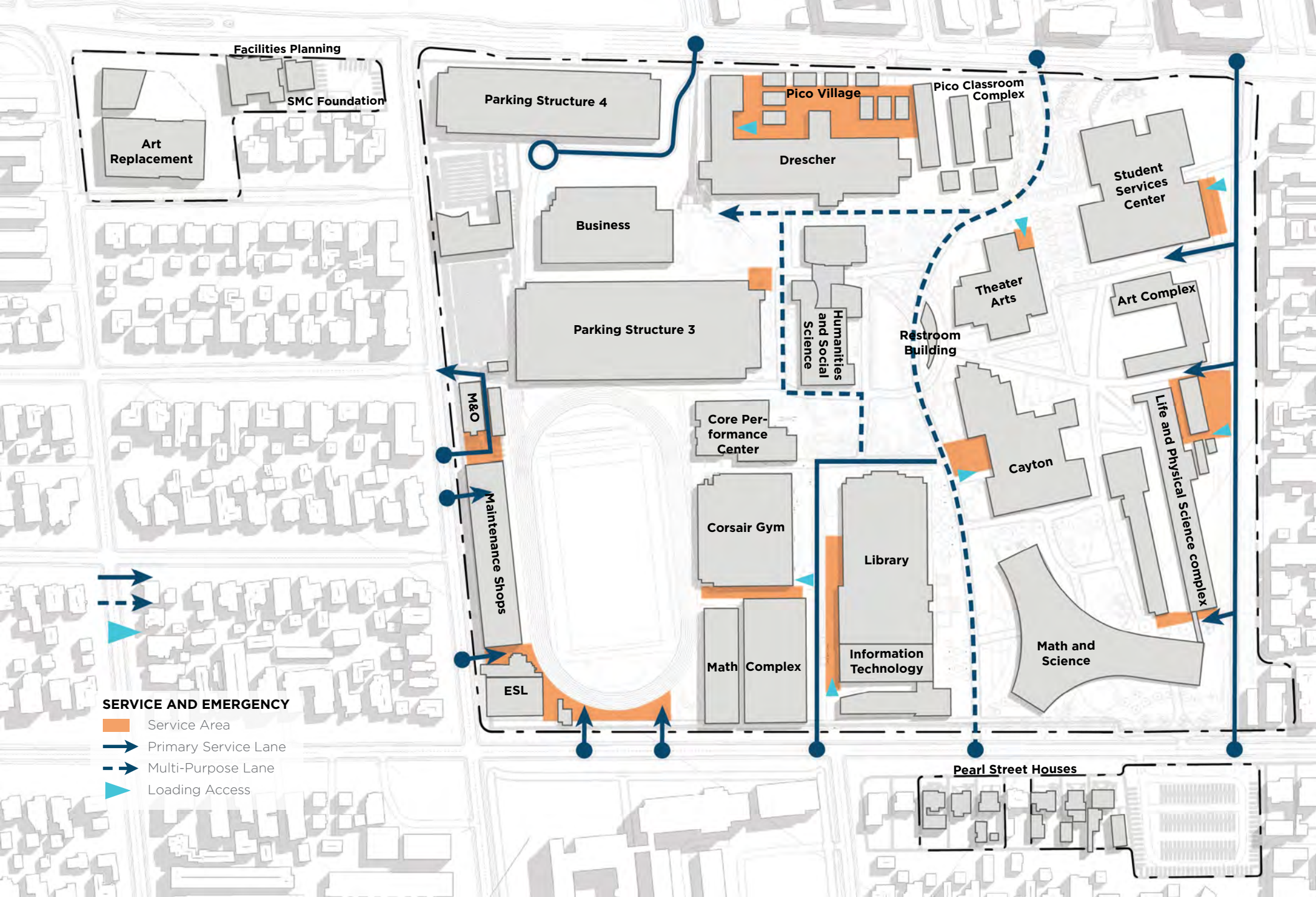
SERVICE AND EMERGENCY CIRCULATION

Santa Monica College enjoys the many benefits of a central campus free from vehicles, which can make loading and service for buildings a challenge. Service and emergency routes located throughout campus are not clearly delineated or restricted, causing private vehicles to occasionally end up on central campus along the pedestrian spine. Other campuses address these issues through use of signage and bollards.

Service and loading are well located away from central pedestrian routes near back entrances to campus and tucked away to minimize visual impact.

Ambulance and emergency lanes are located toward the edges of campus or are used primarily as pedestrian corridors when not in use. Use of pavers and lack of curbs help keep these fire lanes from detracting from the overall campus.





PARKING

The SMC Main Campus has a total of 2,843 parking spaces currently and will have 2,860 parking spaces with the opening of the new Art Complex on 14th Street and Pico Boulevard by the end of Fall 2025. Parking is sufficient to accommodate both current usage and new demand from enrollment generated by SMC's Strategic Enrollment Management plan. The Main Campus is additionally supported by parking at other campus locations connected by public transit routes specifically tailored to match SMC class schedules.

Reaching the Main Campus is also supported by an extensive network of bus and light rail connections. Ridership for SMC students and staff is free on the Big Blue Bus at all times and for all lines through a program funded by SMC. Ridership for all SMC students is free on Metro buses and light rail through Metro's GoPass program, funded by Metro.

The Project Endpoint will retain the Project Baseline parking inventory. Some parking realignments are planned (see chart) by relocating some existing parking to an area behind the new Maintenance & Operations building.

MAIN CAMPUS PARKING SPACE INVENTORY (FALL 2024 AND 2025)

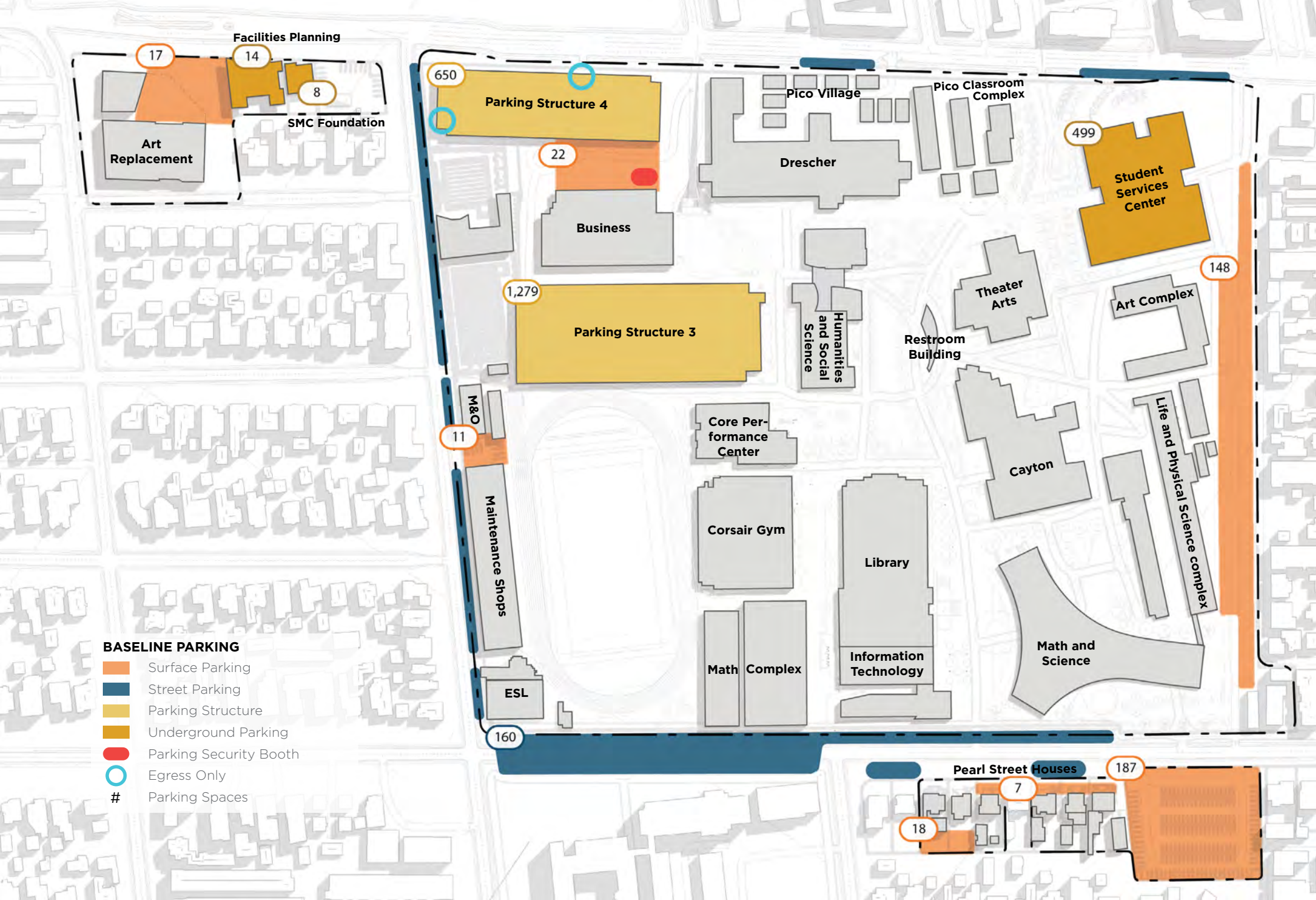
Parking Total as of Spring 2024		2,843	
Parking Total end of Fall 2025 (Baseline)		2,860	
Parking Structure	Parking Structure 2	499	
	Parking Structure 3	1,279	
	Parking Structure 4	650	
Surface Parking	North of Pearl Street	Parking Lot 1	148
		North of Business	22
		Facilities	11
		1510 Pico (Facilities Planning)	14
		1516 Pico (SMC Foundation)	8
	Art Replacement*	17	
	South of Pearl Street	Parking Lot 5	187
		Campus Police	18
		Individual Lots	7

*New Art Replacement Parking opens end of Fall 2025

MAIN CAMPUS PARKING SPACE INVENTORY (PROJECT ENDPOINT)

Parking Total through Project Endpoint		2,858	
Parking Structure	Parking Structure 2	499	
	Parking Structure 3	1,279	
	Parking Structure 4	650	
Surface Parking	North of Pearl Street	Parking Lot 1	148
		North of Business	9
		Facilities	0
		1510 Pico (Facilities Planning)	14
		1516 Pico (SMC Foundation)	8
		Art Replacement	17
	North of New M&O	30	
	South of Pearl Street	Parking Lot 5	187
		Campus Police	10
		Individual Lots	7

Impacted lots indicated in bold.



SUSTAINABILITY

CAMPUS LEADERSHIP

President Jeffery signed on to the American College and University President's Climate Commitment in 2018, reaffirming a previous administration's commitment to carbon neutrality by 2040.

The Sustainability Center was established in 1994 with the help of the Earth Sciences, Social Sciences, and Life Science departments. It provides internships, work study, professional development, and performs important research for the college's environmental programs such as the Environmental Audit, Clean and Green campaign, and most recently the Greenhouse Gas Inventory. It provides students, faculty, and staff a place to connect their actions toward broader policy initiatives and build a community around environmental interest. Sustainable Works is a nonprofit housed in Santa Monica College's Sustainability Center.

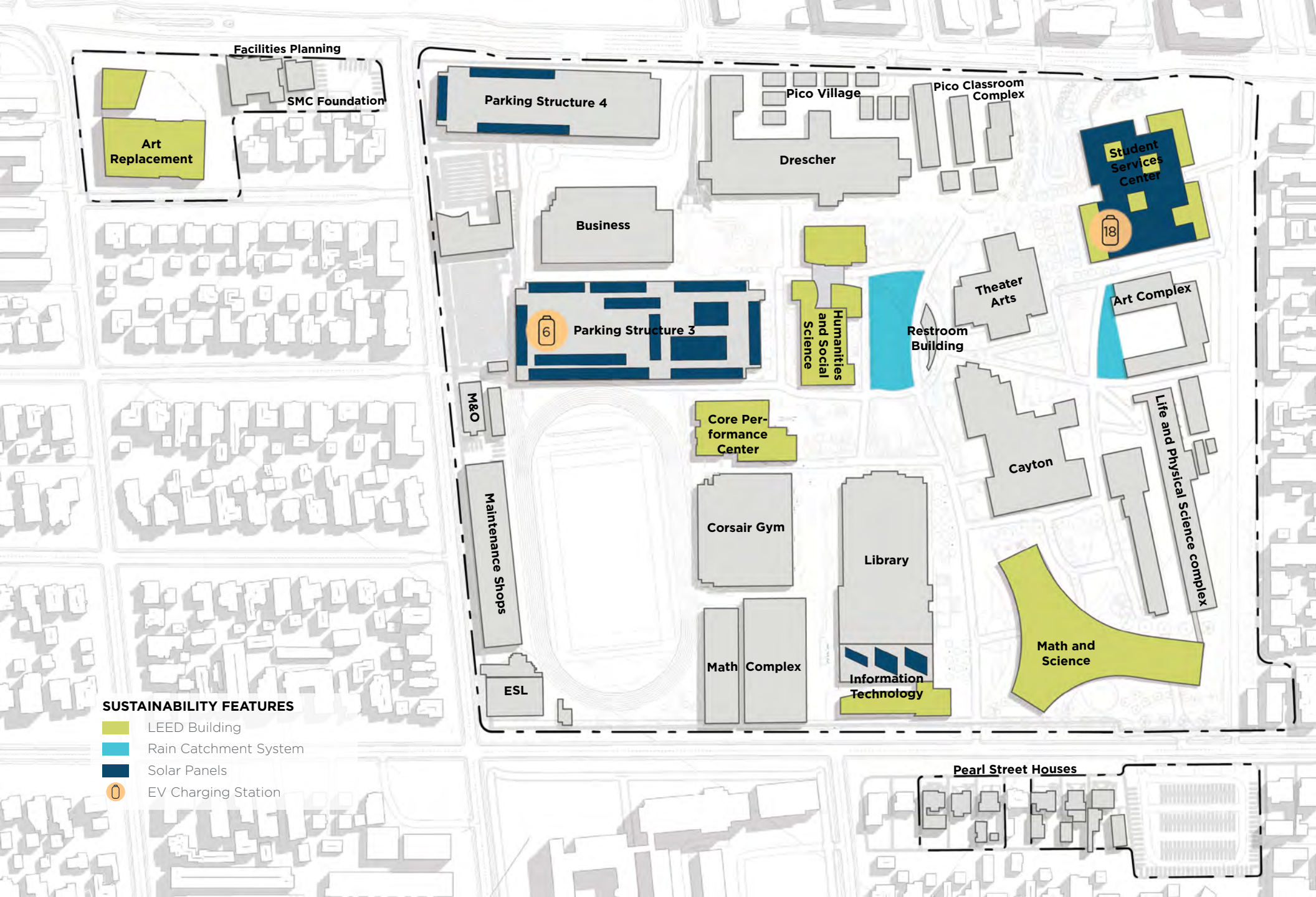
The Sustainable Works student program is designed to educate Santa Monica College students about major issues affecting our environment and simple actions they can do to reduce their personal environmental impact.

SUSTAINABLE BUILDINGS AND INFRASTRUCTURE

All recently constructed buildings on campus are LEED certified, the Student Services and CORE Performance Center are LEED Platinum, the Center for Media and Design and the Performing Arts Center are LEED Gold and the IT/Media Building and the HSS building are LEED Silver. Considerations for LEED include building energy performance, daylighting, indoor environmental air quality, stormwater, and renewable energy.

As existing campus buildings are renovated and maintained, they are upgraded to energy efficient fixtures whenever possible. This includes replacing lighting in interior and exterior fixtures, and adding occupancy sensors to reduce energy use when buildings are not occupied. Condensing boilers and other more sustainable building systems are added as existing systems reach the end of their useful life. Projects are also underway to add energy management systems to optimize building operations across campus.

SMC's central plant uses chillers to freeze liquid in off-peak hours and then use the chilled water as refrigerant during the day to provide cooling to all buildings on Main Campus. These systems provide energy efficiency by centrally cooling, using off-peak electricity, and by replacing harmful CFS (a powerful greenhouse gas) with chilled water as a refrigerant.





SUSTAINABLE LANDSCAPES

SMC retains as much stormwater on campus as possible with use of two cisterns, one cistern underneath the quad and another under the Organic Learning Garden. This reduces stormwater runoff and pollution, promotes groundwater recharge, and improves water quality.

Drought tolerant and native plants are found throughout many areas of campus, supporting local wildlife, requiring little maintenance and conserving water.

EDUCATING TOMORROW'S CLIMATE ACTIVISTS

Sustainability is core to the day to day campus operations, but also one of the pillars of Santa Monica College's educational mission. One of SMC's four institutional learning outcomes is directly related to sustainability:

“SMC STUDENTS WILL TAKE RESPONSIBILITY FOR THEIR OWN IMPACT ON THE EARTH BY LIVING A SUSTAINABLE AND ETHICAL LIFESTYLE.”

SMC is the only community college in the country to have an ecological literacy component as part of graduation requirements. They achieve their learning outcomes through dozens of academic offerings from the Solar Installation certificate to their Environmental Studies and Environmental Science degrees.





B.

APPENDIX B - MEETING LIST

OUTREACH MEETINGS

A master plan impacts many different stakeholders. This planning process made a point of engaging with various stakeholder groups at different stages of the process in different types of settings to ensure maximum participation. The following summarizes all the engagement meetings held in addition to regular meetings with the core planning group to collect data and feedback from different groups on and off campus.

MASTER PLAN WORKSHOPS & OUTREACH

Visioning Workshop - April/May 2019

- Board of Trustees
- Management
- Students

Listening Sessions - June/July 2019

- Senior Staff
- Department Chairs
- Community

Analysis & Big Ideas Workshop - September/October 2019

- General Advisory Board
- District Planning Advisory Council
- Academic Senate
- Classified Staff
- Management
- Neighborhood Outreach Meetings
- On-Campus Tabling

Concepts Workshop - November 2019

- District Planning Advisory Council
- Academic Affairs
- Senior Staff
- SMC Associates

Plan Preview with President Jeffery - January 2020

Draft Plan Workshop and Presentations - February 2020

- Board of Trustees
- District Planning Advisory Council
- Faculty Senate
- Senior Staff
- SMC Associates
- Community Meetings

Board of Trustees Update Presentation - December 2022

Analysis Workshop 2.0 - September 2023

Concepts Workshop 2.0 - November 2023

Draft Plan Workshop 2.0 - November 2023

Prioritization Workshop - November 2023

Master Plan Presentations

- Community Meeting** - January 2024
- SMC Campus Community Forum** - February 2024
- SMC Impacted Users Forum** - February 2024
- Board of Trustees Presentation** - April 2024

IMPACTED USERS / FACILITIES NEEDS MEETINGS

- Maintenance & Operations** - March 2024
- Faculty Association** - February 2024
- Sustainability** - February 2024
- Bookstore** - February 2024
- Theater Arts Storage/Operations** - February 2024
- California School Employees Association (CSEA)** - February 2024
- Cheer** - February 2024
- Bike Maintenance** - January 2024
- Mailroom** - January 2024
- Modern Language** - December 2023
- ESL** - December 2023
- Communication & Media Studies** - November 2023
- English** - November 2023
- Campus Police** - October 2023
- Photo** - September 2023
- Learning Resource Center** - September 2023
- Information Technology** - September 2023
- Library** - July 2023
- Information Technology** - July 2023

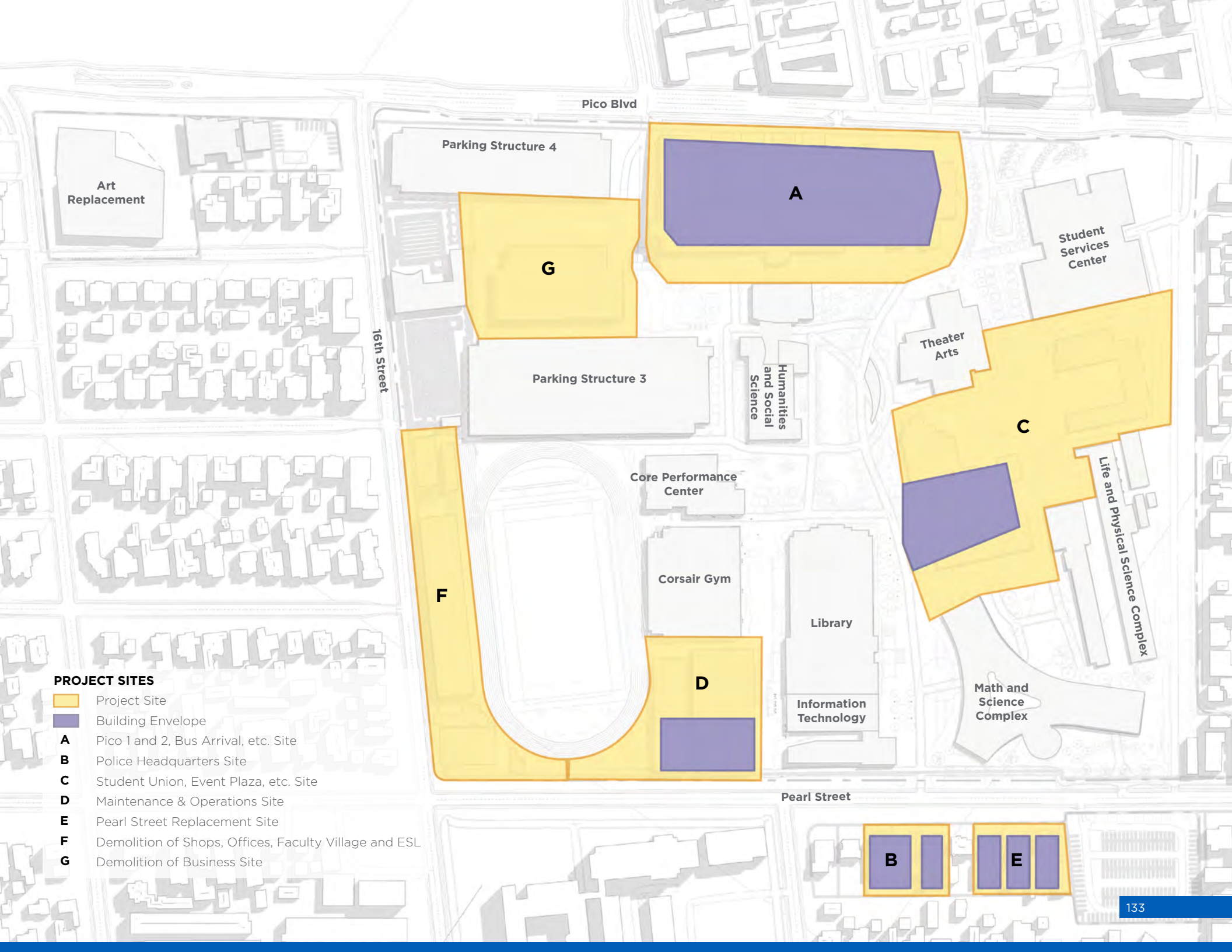




APPENDIX C - BUILDING ENVELOPES

PROPOSED PROJECTS

#	Proposed Master Plan Project	Project (SF)	Buildings to be demolished	Building to be Demolished (ASF)	Proposed Building Area (ASF)
A	Pico 1 And 2, Bus Arrival Plaza, Marquee, and Open Space	148,000	Drescher Hall Pico Classroom Complex Pico Village	64,761 12,175 8,190	114,540
	<i>Drescher Replacement</i>				64,832
	<i>Business Replacement</i>				49,708
B	New Police Headquarters	52,000	Campus Police A Campus Police B Campus Police Annex	1,310 1,111 1,873	8,400
C	Maintenance & Operations	102,000	Math Complex	27,308	16,900
D	Student Union, Event Plaza, Amphitheater, and Welcome Lawn	149,000	Student Health And Activities Art Complex	42,882 15,065	27,300
E	Pearl Street Replacements	28,000	Campus Events Auxiliary Services Environmental Center	1,206 1,685 959	5,850
F	Demolition of Stadium Shops and Facilities Offices, and M&O Annex (FKA ESL)	50,000	Stadium Shops/Facilities Offices Faculty Village M&O Annex (FKA ESL)	17,043 1,177 4,811	0
G	Demolition of Business	67,000	Business	36,332	0
		596,000		237,888	172,990



Pico Blvd

Parking Structure 4

Art Replacement

A

Student Services Center

G

Theater Arts

16th Street

Parking Structure 3

Humanities and Social Science

C

Core Performance Center

Life and Physical Science Complex

F

Corsair Gym

Library

D

Information Technology

Math and Science Complex

PROJECT SITES

Project Site

Building Envelope

A Pico 1 and 2, Bus Arrival, etc. Site

B Police Headquarters Site

C Student Union, Event Plaza, etc. Site

D Maintenance & Operations Site

E Pearl Street Replacement Site

F Demolition of Shops, Offices, Faculty Village and ESL

G Demolition of Business Site

Pearl Street

B

E

PROJECT CRITERIA

PROJECT SITE: PICO 1 AND 2, BUS ARRIVAL PLAZA, AND OPEN SPACE

Site Area: 148,000 SF
Building Area to be Demolished: 85,126 ASF
Proposed Building Area: 114,540 ASF
Parking to be Demolished: 0 spaces
Proposed Parking: 0 spaces
Maximum Building Height: 4 stories

PERFORMANCE

Function: This project will replace Drescher Hall and the Business Building to modernize the academic functions. In addition, this project will allow for public facing programs such as Cosmetology to have a street level presence on Pico. This building will also house student-centered spaces such as the Veterans Resource Center, Equity Center, and student clubs and organizations.

Relationship to context: Pico 1 and 2 will sit in a prominent space on campus with its frontage on Pico Blvd. The facade will guide students and community members into the core of campus with porous building massings. The buildings will complement existing retail across Pico with community facing programming.

Orientation/Siting: Pico 1 and 2 will have a main entrance for academic functions located to the south of the building and a public facing entrance to the north for public facing programs such as Cosmetology.

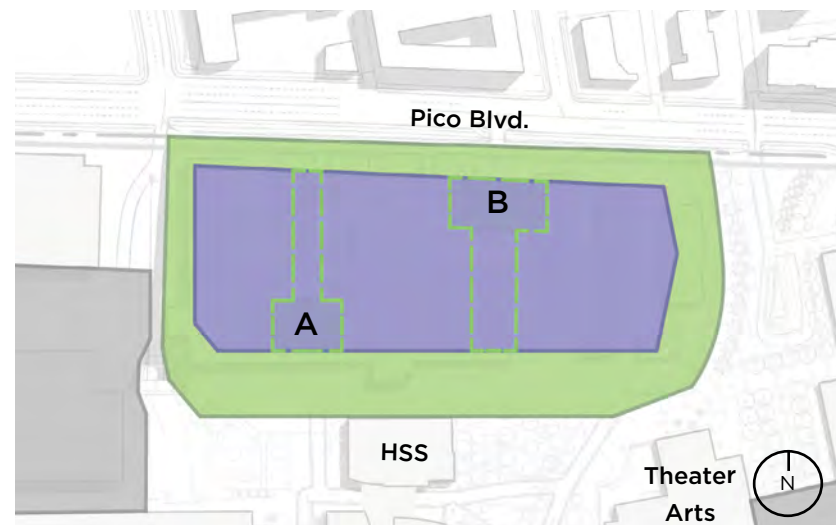
Views: The main views from Pico 1 and 2 will be to and from the Main Quad and to and from Pico Blvd.

Service: A new service zone should be located to the western

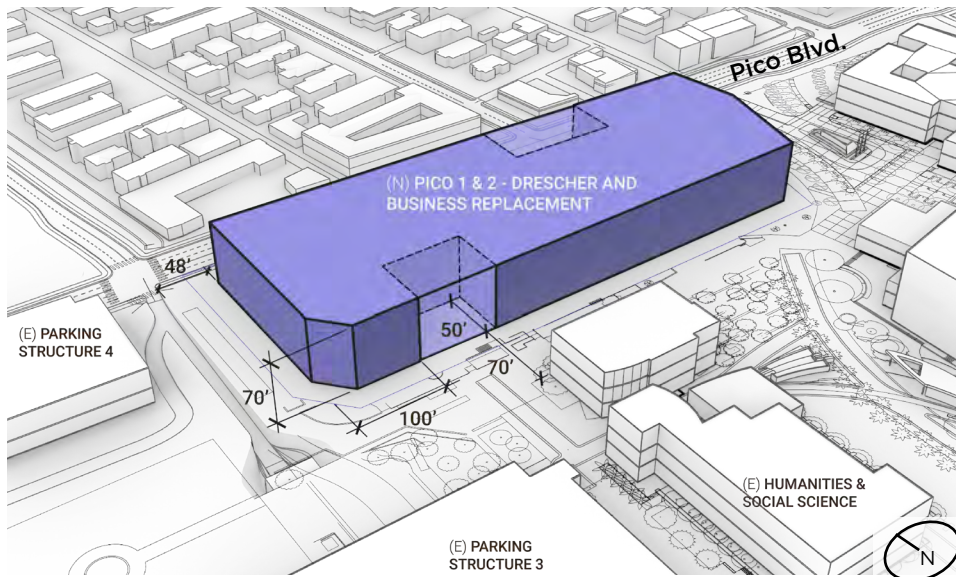
portion of the project site

The Tri Open Space: This open space (A) will serve as an approach to the building and will be the first open space that users encounter when coming from Parking Structure 3 or 4 into Main Campus. This space will be a natural landing spot for users traveling north along the main spine of campus.

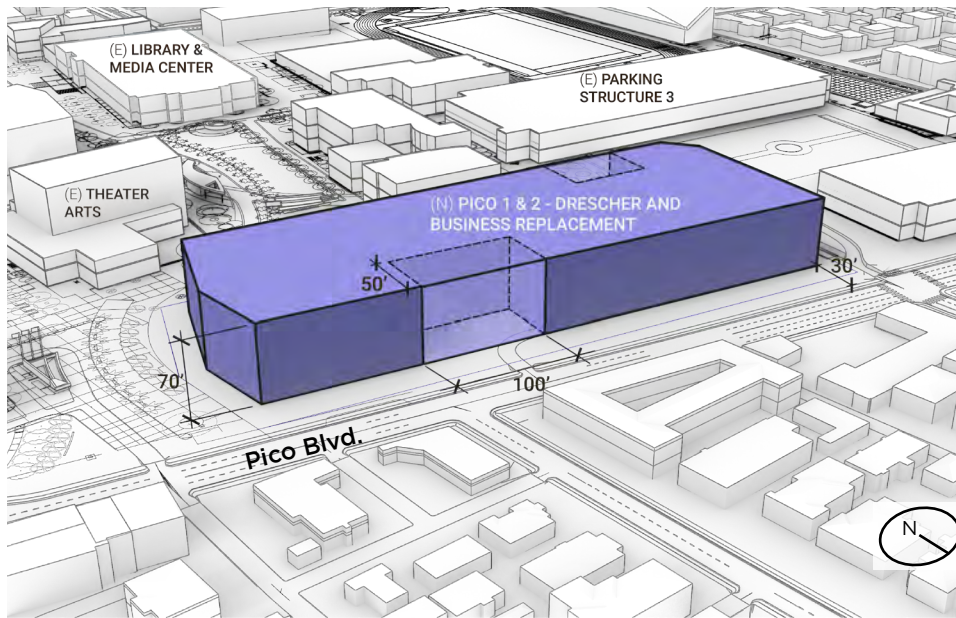
Bus Arrival Plaza Open Space: This open space (B) will help students, faculty, and community members transition from the bus into the campus. The plaza will serve as a destination point and a welcome onto the Santa Monica College campus. The plaza will guide users into the campus through Pico 1 and 2.



Site plan view of proposed Pico 1 and 2 project site (green) and proposed building envelope (purple)



View from south of proposed Pico 1 and 2 building envelope (purple)



View from north of proposed Pico 1 and 2 building envelope (purple) and setbacks

Setbacks and Dimensions: Pico 1 and 2 will be set back 30 feet from the curb to prevent these large buildings from encroaching on the public realm. Currently, Drescher Hall appears to loom over pedestrians. To prevent this, the buildings will be set back and have intentional cut outs. Exact locations and dimensions of proposed open spaces can be flexible with future building architecture.

Building Height: Pico 1 and 2 will have a maximum height of 70' and allow up to 4 stories. This scale is needed as Pico 1 and 2 will house many academic and student centered functions. To prevent the feeling of an imposing building, the design can terrace the upper floors and allow for visual transition.

Project Implementation: Pico 1 and 2 can be implemented as a single project or as two (or even three) separate building projects as funding allows. They are shown together as a single envelope to allow for design flexibility in splitting the program between the two (or three) buildings if needed. However, it is critical that buildings are separated sufficiently to allow for pedestrian passage from the Bus Arrival Plaza to the Main Campus.

PROJECT CRITERIA

PROJECT SITE: CAMPUS POLICE HEADQUARTERS

Site Area: 52,000 SF
Building Area to be Demolished: 4,294 ASF
Proposed Building Area: 8,400 ASF
Parking to be Demolished: 18 spaces
Proposed Parking: 10 spaces
Maximum Building Height: 2 stories

PERFORMANCE

Function: This project will replace the current Campus Police Station on the Pearl Street. The purpose-built modern facility will allow for more effective operations compared to the adapted houses the police operate from today.

Relationship to context: The Campus Police Headquarters will be situated at the south end of SMC with a direct line of sight down the main spine of the campus. This location allows quick access to the campus when needed while also accommodating patrol vehicles and parking needs outside of the campus core.

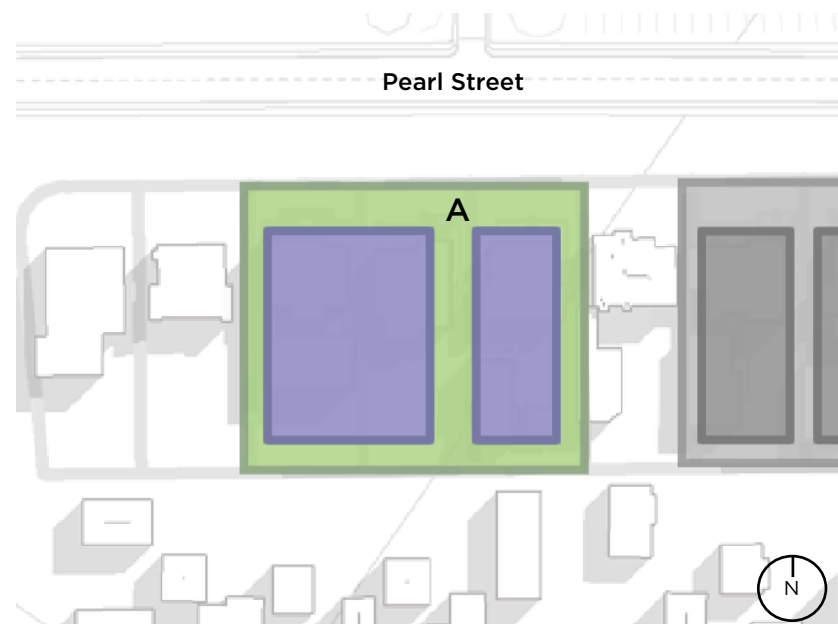
Orientation/Siting: The Campus Police Headquarters will have the entrance facing north toward the campus.

Views: The main view from the Campus Police Headquarters is a direct line of sight to and from the main spine of campus toward the Main Quad.

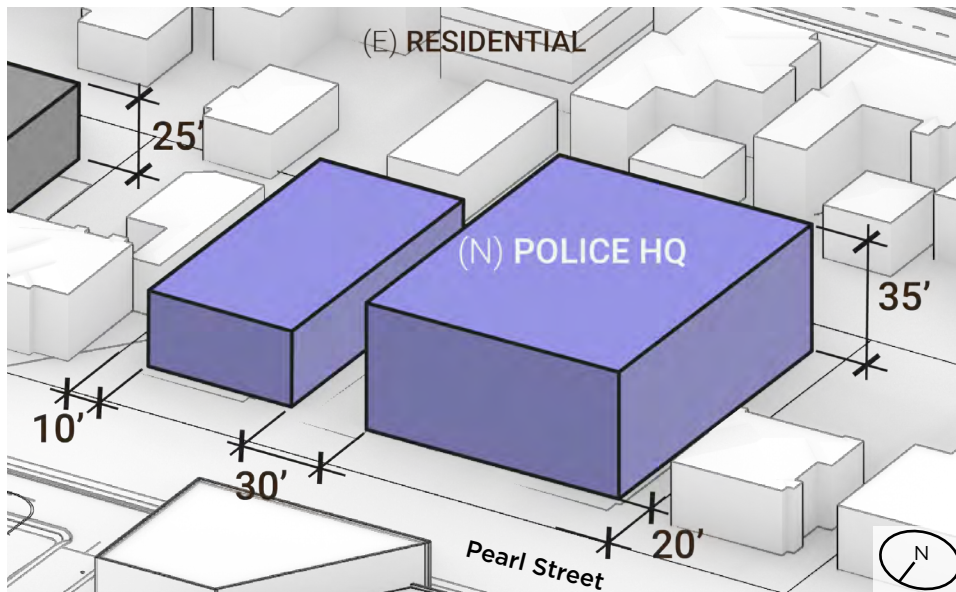
Service: A new service zone should be located at the rear of the police buildings.

Relocated Parking: Seven existing parking spaces will be relocated to parking north of the new M&O building.

Open Space: The frontage of the Campus Police Headquarters (A) will help to define Pearl Street and help to transition from SMC's academic property to the residential properties directly adjacent.



Site plan view of proposed Campus Police Headquarters project site (green) and proposed building envelope (purple)



View from north of proposed Campus Police Headquarters building envelope (purple)



View from south of proposed Campus Police Headquarters building envelope (purple)

Setbacks and Dimensions: The Campus Police Headquarters is set back 20 feet from the curb to match the existing context. A 30 foot gap between the two police buildings allows for a driveway to accommodate parking at the rear of the eastern police buildings

Building Height: The main police building on the west of the lot will have a maximum of 35 feet, while the smaller building to the east transitions to a maximum height of 25 feet. This change in scale allows for a seamless transition to the neighboring buildings while also providing visual interest while moving down Pearl Street.

Project Implementation: The replacement police building will be located on the current site of the Police Headquarters on Pearl Street. To enable demolition and construction, the one-story eastern building will be constructed first, followed by the two-story western building. Most operations will remain on site during construction.

PROJECT CRITERIA

PROJECT SITE: MAINTENANCE AND OPERATIONS (M&O)

Site Area: 102,000 SF
Building Area to be Demolished: 27,308 ASF
Proposed Building Area: 16,900 ASF
Parking to be Demolished: 0 spaces
Proposed Parking: 30 spaces
Maximum Building Height: 2 stories

PERFORMANCE

Function: The new Maintenance and Operations building on the site of the current Math Complex will support the facilities team in their work to keep the entire campus beautiful and operational and allow for demolition of spaces that are in critical condition.

Relationship to context: The new M&O building sits north of Pearl Street and has access to the campus between the Library and the Gymnasium.

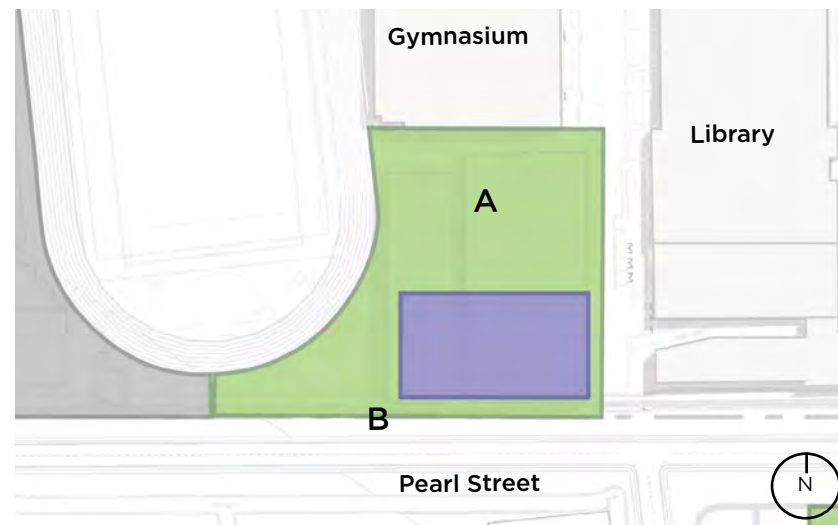
Orientation/Siting: The main entrance of the building will be on the east of the building with secondary entrances to the north.

Views: The main views from M&O will be the Stadium, the Gymnasium, the Library, and Pearl Street.

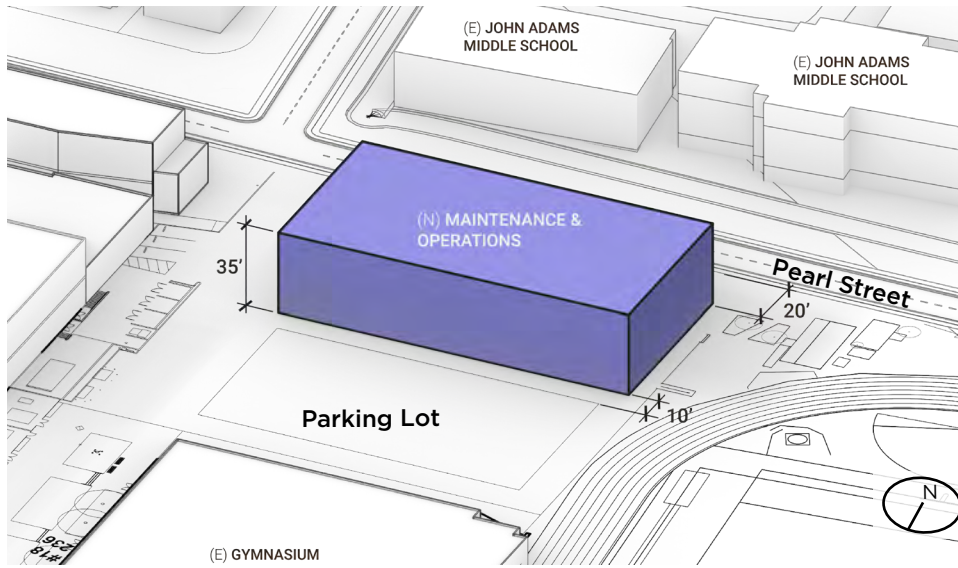
Service: A new service zone will be located north of the building.

Proposed Parking: A total of 30 parking spaces will be relocated from other locations on the Main Campus to the service zone north of the new M&O Building.

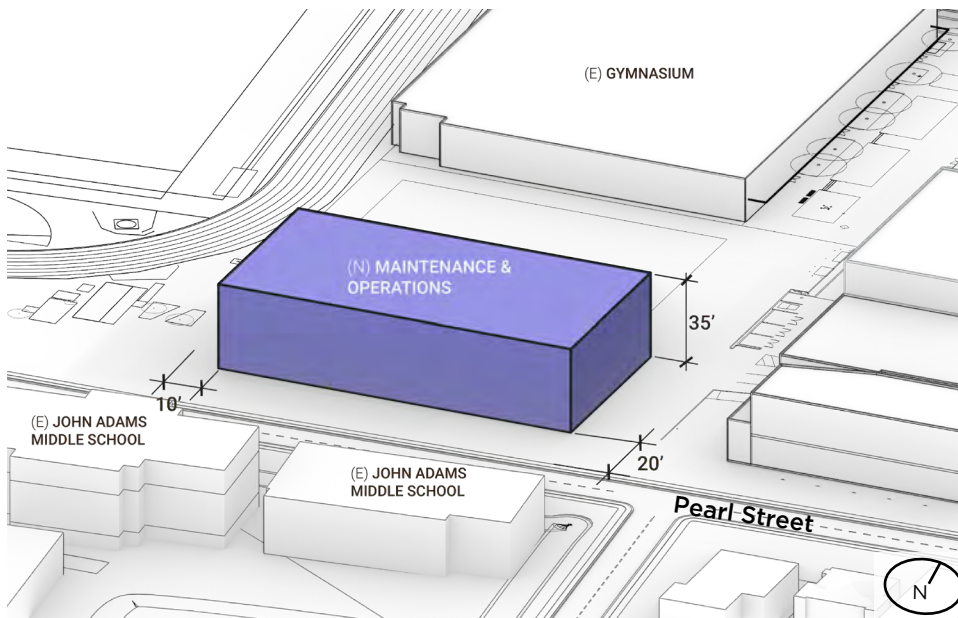
Open Space: The open space to the north (A) can be used as a parking lot for the maintenance vehicles with foliage used to screen the vehicles from being seen by campus users. The open space lining Pearl Street (B) will be landscaped to define the edge of campus while beautifying the experience of walking or driving along Pearl Street.



Site plan view of proposed Maintenance and Operations project site (green) and proposed building envelope (purple)



View from north of proposed Maintenance and Operations building envelope (purple)



View from south of proposed Maintenance and Operations building envelope (purple)

Setbacks and Dimensions: The M&O building will be set back 20 feet from Pearl Street to allow a landscaping buffer and to match the existing context.

Building Height: The M&O building will be a maximum of 30 feet to match the existing context and allow the M&O building to blend seamlessly into the existing campus.

PROJECT CRITERIA

PROJECT SITE: STUDENT UNION, EVENT PLAZA, AND OPEN SPACE

Site Area: 149,000 SF
Building Area to be Demolished: 57,947 ASF (Student Health and Activities and Art Complex)
Proposed Building Area: 27,300 ASF
Parking to be Demolished: 0 spaces
Proposed Parking: 0 spaces
Maximum Building Height: 2 stories

PERFORMANCE

Function: This project will feature updated dining vendors, a right-sized book store, health and wellness offices, the SMC Bodega food pantry, a maker space, as well as relocated uses from Pearl Street (Auxiliary Services, Campus Events, and the Environmental Center). The event plaza (A) and new open space (B) will work harmoniously to create a lively student centered outdoor space where events can be hosted.

Relationship to context: The Student Union and welcome lawn will be situated in the center of campus directly adjacent to the Main Quad. This central space allows students to access various amenities and resources in a convenient space on campus.

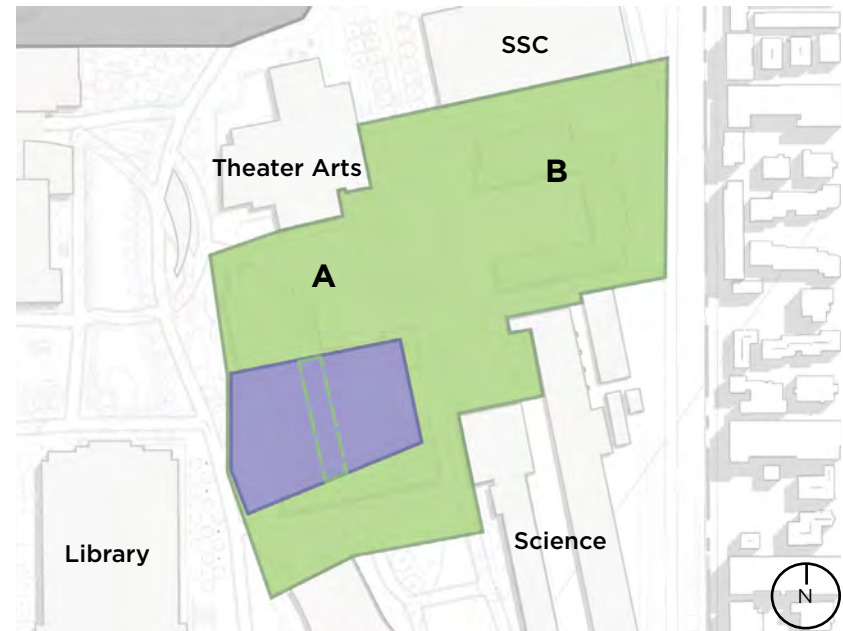
Orientation/Siting: The Student Union will have an entrance in the breezeway on the first floor allowing students to access the entrance from both the north and south of the building.

Views: The main views from the project site will be the Main Quad, Theater Arts Building, Science Building, and the Math and Science Building.

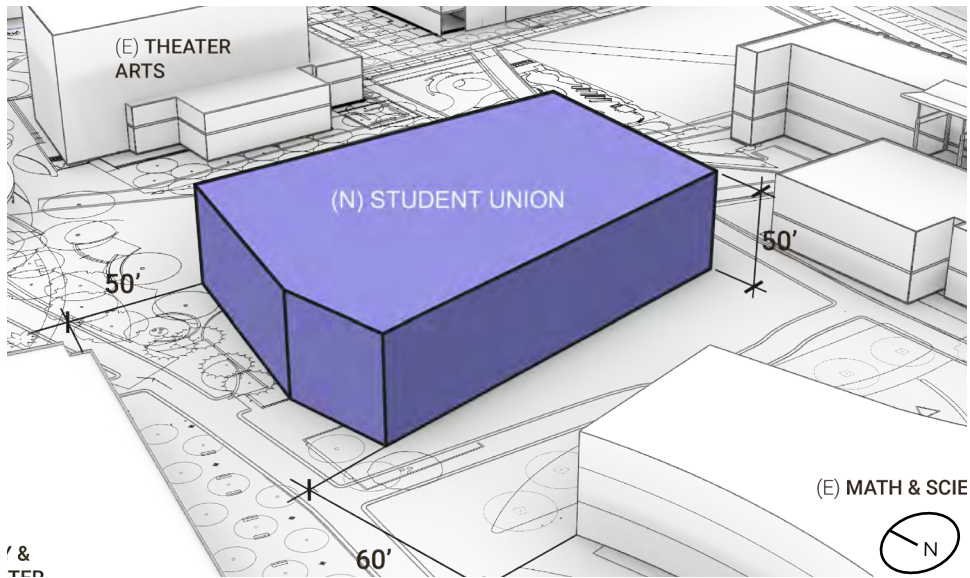
Service: A new Service zone should be located at the west of the building.

Event Plaza: The event plaza (A) will be located north of the new Student Union and allow for student events to spill out from the center. This provides an indoor-outdoor experience at the Student Union.

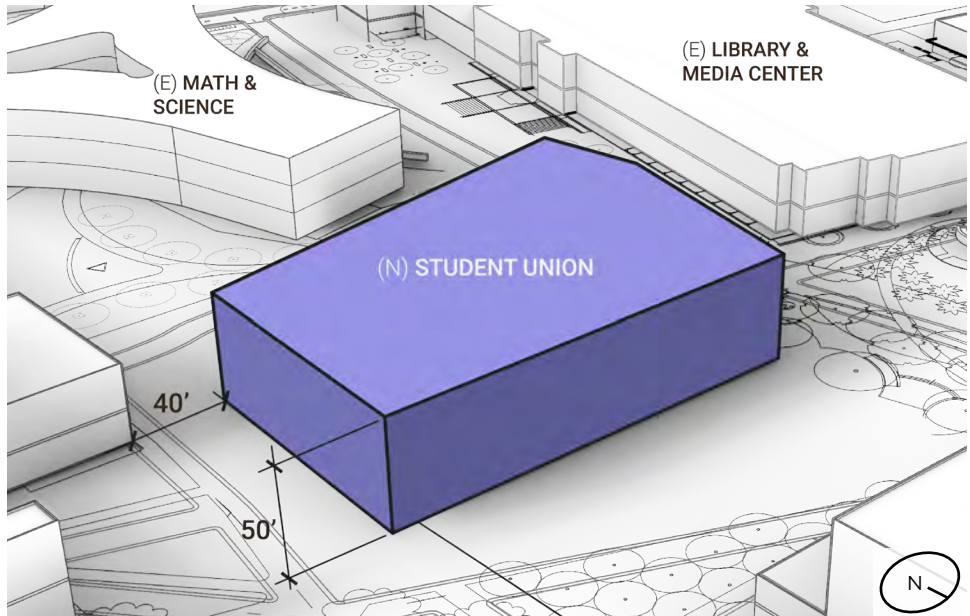
Open Space: The new Welcome Lawn and relocated Organic Learning Garden (B) will serve the adjacent Student Union and it is also a campus gateway for anyone parking in Lot 1 to access the core of campus.



Site plan view of proposed Student Union project site (green) and proposed building envelope (purple)



View from south of proposed Student Union building envelope (purple)



View from north of proposed Student Union building envelope (purple)

Setbacks and Dimensions: The Student Union has generous setbacks (none lower than 40' from a neighboring building) to allow ample space for movement around the building. The large setbacks fit large trucks for events and allow for emergency vehicles to easily pass through the campus.

Building Height: The new Student Union will be a maximum height of 50 feet to respect the existing fabric of the campus and to fit proportionally with its surrounding context.

PROJECT CRITERIA

PROJECT SITE: PEARL STREET REPLACEMENTS

- Site Area: 28,000 SF
- Building Area to be Demolished: 3,850 ASF
- Proposed Building Area: 5,850 ASF
- Parking to be Demolished: 7 spaces
- Proposed Parking: 7 spaces
- Maximum Building Height: 2 stories

PERFORMANCE

Function: The Pearl Street Instructional buildings will be programmed at a later date. Depending on future building conditions and proposed program, this proposed building project could also be a renovation of the existing structures or a single larger replacement structure. In any option, the structure(s) will not exceed two stories in order to gracefully bridge to the adjacent residential neighborhood.

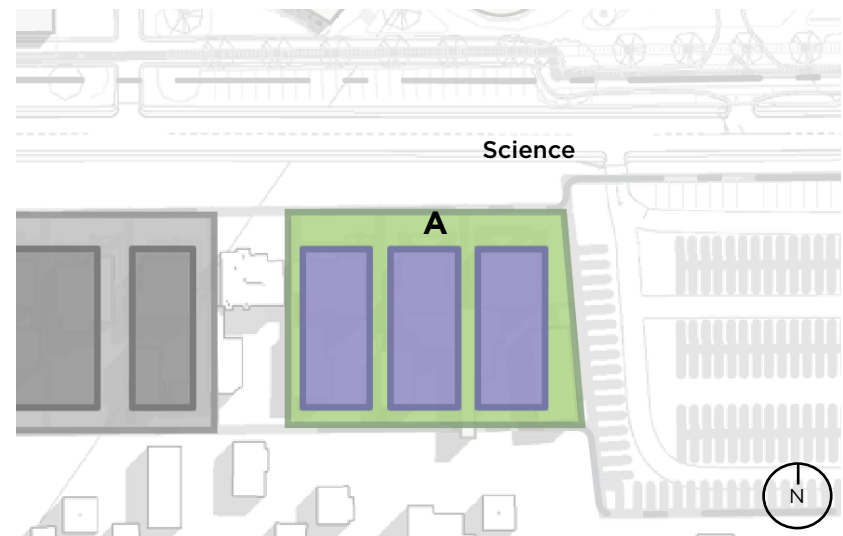
Relationship to context: The Pearl Street replacements will be located south of Pearl Street and across from the Math and Science Building.

Orientation/Siting: Entrances to the replacements will front on Pearl Street.

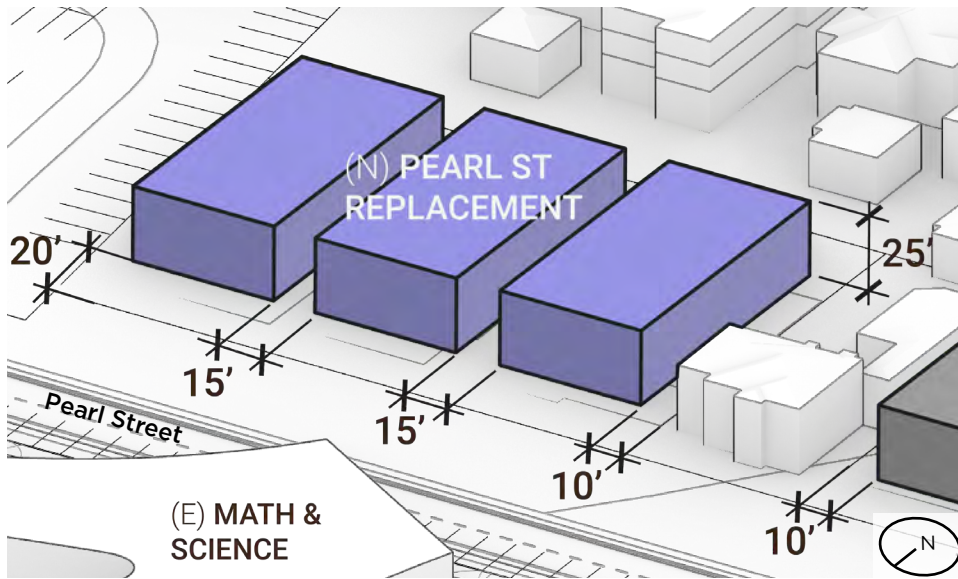
Views: The main views from the Pearl Street replacements will be to and from the Math and Science Building.

Service: A service zone should be located at the rear of the buildings.

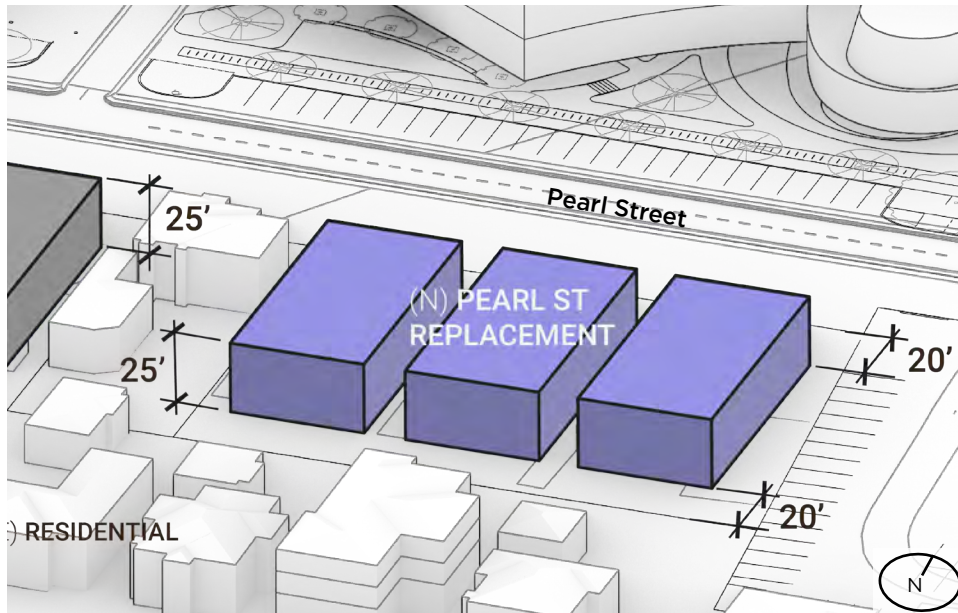
Open Space: The frontage of the Pearl Street replacements (A) will help to define Pearl Street and help to transition from SMC's academic property to the residential properties directly adjacent.



Site plan view of proposed Pearl Street project site (green) and proposed building envelope (purple)



View from north of proposed Pearl Street building envelopes (purple)



View from south of proposed Student Union building envelope (purple)

Setbacks and Dimensions: The buildings will be set back 20 feet from the street edge to match the existing context currently on Pearl Street.

Building Height: The buildings will have a maximum height of 25 feet to respect the height of the neighboring residential homes and blend into the urban fabric surrounding the SMC campus.

PROJECT CRITERIA

PROJECT SITE: DEMOLITION OF STADIUM SHOPS, FACILITIES OFFICES, FACULTY VILLAGE, AND M&O ANNEX (FKA ESL)

Site Area: 50,000 SF

Building Area to be Demolished: 23,031 ASF

Proposed Building Area: 0 ASF

Parking to be Demolished: 18 spaces

Proposed Parking: 0 spaces

Maximum Building Height: 0 stories

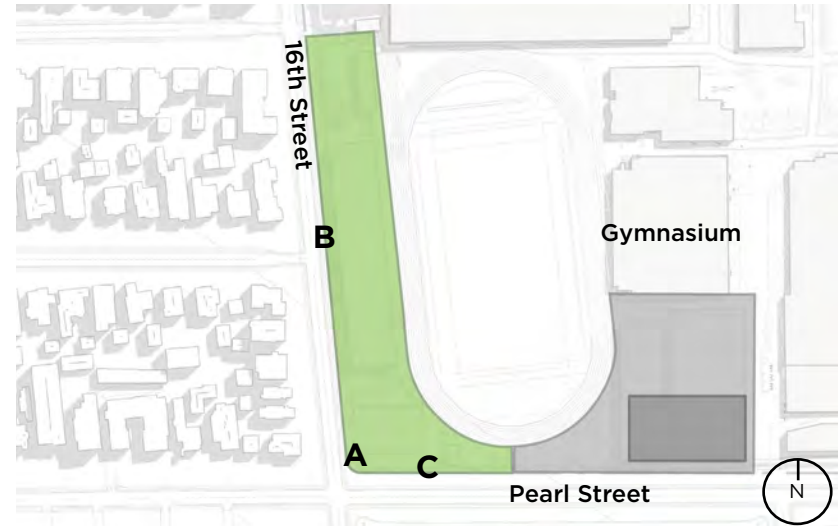
PERFORMANCE

Function: The maintenance shops underneath the Stadium bleachers will be deactivated, but the Stadium structure and bleachers will remain. This project will demolish the Facilities Office building, the Faculty Village building, and the M&O Annex (FKA ESL).

Relationship to context: This project site is along 16th Street and Pearl Street. The site wraps around the existing track and football field.

Parking Relocation: Parking will be relocated to the service zone north of the new M&O building.

Open Space: The corner of Pearl Street and 16th Street (A) can be used as a site for a SMC monument and serve as a gateway to the campus from the Pearl and 16th intersection. The street facing edges (B&C) will be landscaped to define the edge of the SMC campus and beautify the experience of walking or driving along Pearl Street and 16th Street.



Site plan view of proposed project site (green)

PROJECT CRITERIA

PROJECT SITE: DEMOLITION OF BUSINESS BUILDING

Site Area: 67,000 SF

Building Area to be Demolished: 36,332 ASF

Proposed Building Area: 0 ASF

Parking to be Demolished: 11 spaces

Proposed Parking: 0 spaces

Maximum Building Height: 0 stories

PERFORMANCE

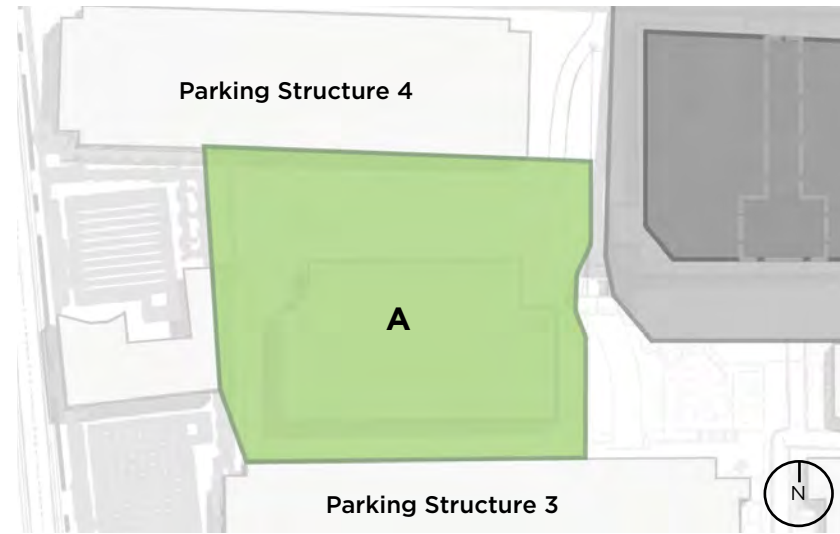
Function: This project site will turn into an open space that serves as an entrance to the campus when coming from parking structures 3 and 4. A water feature will continue SMC's unique branding and provide a cooling atmosphere.

Relationship to context: The new outdoor space will be sandwiched between parking structures 3 and 4.

Views: The views from this site will be the existing pools, the parking structures, and the new Pico 1 and 2 buildings.

Parking: Parking north of the roadway leading to the parking structures will be retained. Eleven spaces south of the roadway and north of the Business building will be removed and relocated to the service area north of the new M&O building.

Open Space: The majority of this site (A) will serve as a new quad and gateway for campus users coming from parking structures 3 and 4. This will provide a beautiful transition from the parking garage into the core of campus. The open space can also be used as a recreation space for relaxing or activities.



Site plan view of proposed project site (green)