



April 24, 2018

Community Notification

Scheduled Demolition of Buildings at 2019 and 2023 14th Street (the former YWCA property) and at 1530 Pico Boulevard (the former Foster's Freeze property)

Santa Monica College will be demolishing the three buildings at the 14th Street property and the single building at the Pico Boulevard property in the near future. The buildings are in poor condition and do not meet State life and safety codes for educational use.

Prior to demolition, Santa Monica College is hosting a community outreach meeting for interested parties, including residential neighbors, civic groups, and governmental agencies.

Community Outreach Meeting
Thursday, May 10, 2018
7 pm
Santa Monica Swim Center Meeting Room
2225 16th Street

Santa Monica College staff will be on hand to present information and answer questions about the demolition; also about SMC's plans for interim uses of the two sites; and also about SMC's plans for the long-term educational uses of the two sites.

No reservation is needed. For additional information, please contact Grace Smith, SMC Public Information Officer, at 310-434-4454 or Don Girard, SMC Senior Director of Government Relations and Institutional Communications, at 310-434-4287.

For your convenience, background information and a summary of current planning by SMC for these two sites is provided with this notice.

BACKGROUND

The YWCA closed its doors at its 14th Street location in June of 2016, ending some of its programs and incorporating other of its programs into offerings by different local groups. Santa Monica College purchased the one-acre site in January 2017.

The owner of the food stand at Pico and 16th gave up his franchise with Foster's Freeze in 2017 and remained open as Ricky's Tacos while preparing the property for sale. Santa Monica College's purchase of the one-quarter acre property finalizes in April 2018.

Santa Monica College owns the remaining properties on Pico Boulevard between 14th Street and 16th Street. These three parcels include the parking lot (Lot 6) at 14th Street, the SMC Alumni Office at 1510 Pico Boulevard, and the SMC Foundation building at 1516 Pico Boulevard.

INTERIM USES FOR 2019 & 2023 14th Street and 1530 Pico Boulevard

2019 & 2023 14th: SMC will demolish the three buildings and thoroughly clean up the site. A small retaining wall will remain on the north side of the property separating it from Lot 6, SMC's visitor and staff parking lot. The retaining wall along Bay Street and on the east side of the property will remain. The walls will be cleaned up to provide a uniform look and feel. A fence will be installed on the west side of the property. SMC currently uses the property for parking for several of its vans and shuttle buses and will continue to do so. Other than that, the property will be vacant and secured until plans are approved for new facilities for educational uses. SMC will not be using the property for student parking.

1530 Pico: SMC will demolish the building and thoroughly clean up the site. The walls on the south and west sides will remain. SMC is proposing to install several modular trailers for use by SMC's construction management team during construction of the new science wing and replacement math classrooms on the main campus.

LONG-TERM USES FOR 2019 & 2023 14th Street and 1530 Pico Boulevard

2019 & 2023 14th: SMC intends to create a new Fine Arts Complex to replace the existing 70-year old art studios and classrooms on the main campus. The Fine Arts program at SMC offers studio classes in Drawing, Design, Digital 2-D and 3-D Design and Printing, Watercolor, Acrylic Painting, Oil Painting, Sculpture, Glass Sculpture, Ceramics, and Printmaking. SMC would combine the 14th Street property with its Lot 6 property immediately to the north, to create a new community resource center for the Fine Arts. The proposal would also relocate the ceramic kilns now in operation at the Santa Monica Airport Arts campus.

SMC has included this proposed use in its Draft 2018 Facilities Master Plan. An initial presentation was made to SMC's Board of Trustees in July 2017. The State of California has preliminarily approved providing \$8.9 million in funding for this project.

Before proceeding, the proposed plan requires an environmental review and public input. The timeline for that work is not yet established.

1530 Pico: SMC has not identified a long-term use for this property at this time. SMC is studying how best to use this property in connection with an overall plan of how to improve its Pico frontage. SMC is including the 1510 Pico, 1516 Pico, and 1530 Pico properties in this study, along with the Pico frontage on the main campus between the 17th Street vehicular driveway and the new 18th Court vehicular driveway and drop off now under construction.