

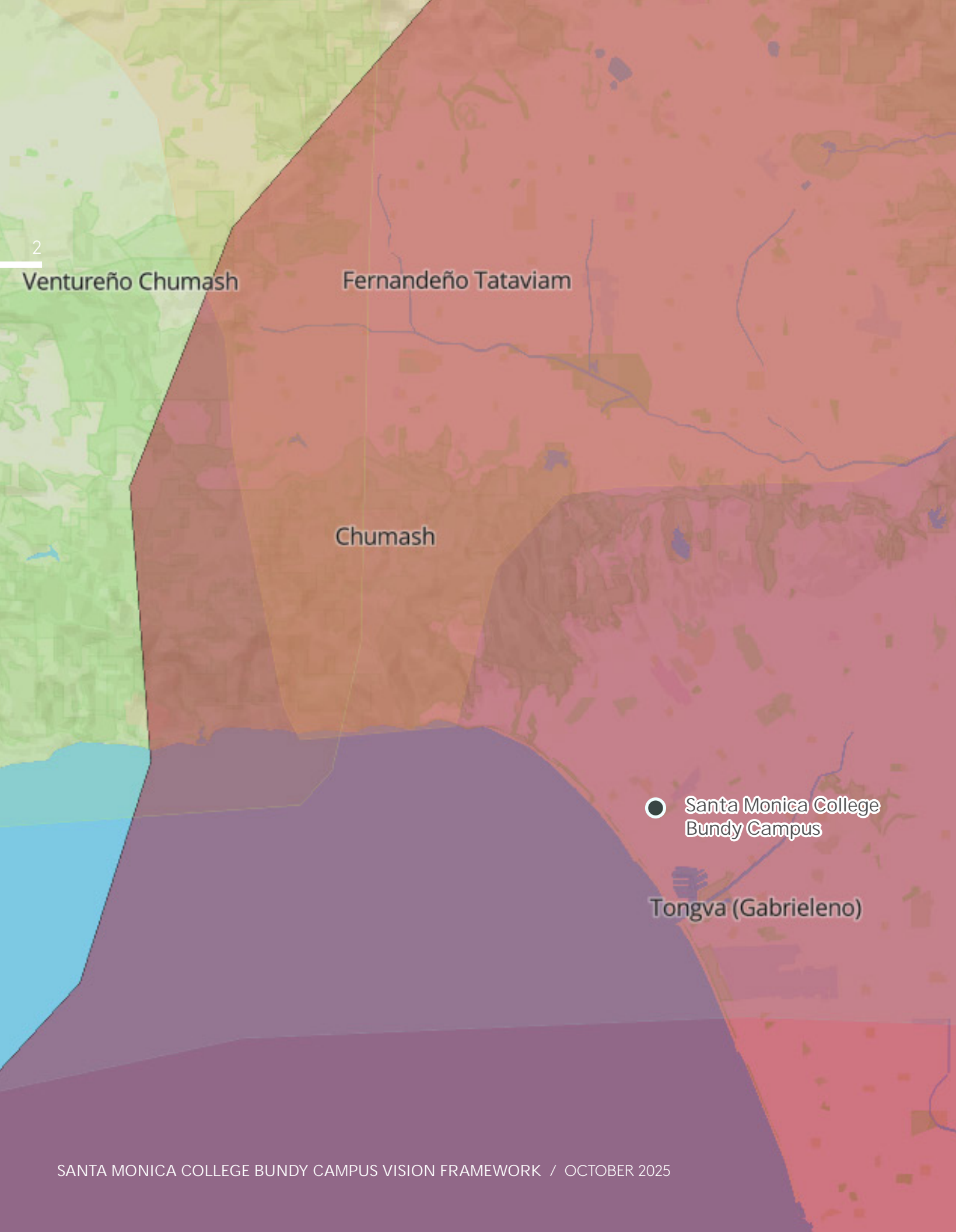


Santa Monica College Bundy Campus Vision Framework—

Prepared by: Mithun

October 2025

SANTA
MONICA
COLLEGE



Santa Monica College is on Kizh, Tongva, and Chumash Land.

LAND ACKNOWLEDGEMENT

We respectfully recognize that the land on which Santa Monica College (SMC) currently stands is the ancestral unceded territory of the Tongva or Gabrielino, Kizh, and Chumash peoples.

We honor the indigenous caretakers of these lands and their elders, past, present, and future.

What is a land acknowledgement? What does it mean, and why is it important? We invite you to peruse the research and resources our friends at the [USC Dornsife Department of History](#) have to offer on the Tongva and neighboring indigenous communities.

For more information, [Native Land Digital](#) (map to the left) offers an interactive map where you can see historical and current indigenous lands, languages, and treaties in a layered format.

TABLE OF CONTENTS—

01. EXECUTIVE SUMMARY	04
INTRODUCTION	05
OBJECTIVES AND GUIDING PRINCIPLES	06
THE VISION	07
02. CAMPUS FRAMEWORK	08
CAMPUS FRAMEWORK OVERVIEW	09
SANTA MONICA COLLEGE CAMPUSES AND PROGRAM SITES	10
CONTEXT	11
EXISTING SITE FEATURES	12
CAMPUS ZONES AND PHASING	13
EXISTING CONNECTIVITY	14
CONNECTIVITY FRAMEWORK	15
EXISTING CAMPUS OPEN SPACE AND TREE CANOPY	16
OPEN SPACE FRAMEWORK	17
OPEN SPACE CHARACTERS	18
PEDESTRIAN CIRCULATION	19
THE ARRIVAL EXPERIENCE	20
03. STUDENT HOUSING CAPACITY	22
LAYERS OF COMMUNITY	23
BUILDING A COMMUNITY	24
BUILDING ASSUMPTIONS	26
STUDENT HOUSING PHASE 1 & 2 OPTIONS	27

01 Executive Summary

PROJECT BACKGROUND

The Santa Monica College campuses include the 43-acre Main Campus and five satellite campuses: the Bundy Campus, the Performing Arts Center campus, the Center for Media and Design campus, the Emeritus campus, and the Malibu campus. (SMC is phasing out use of the Airport Arts campus and will close it in 2026.) The original 10.4-acre Bundy Campus site was acquired in 2001. The parcel is located near Santa Monica Airport in the City of Los Angeles. An additional 3.2-acre connected site within the Santa Monica city boundary was added in 2013 to provide parking and future educational uses. The Bundy Campus has been supporting and enhancing SMC’s professional and continuing education programs.

Today, the Bundy Campus houses the nursing program, teacher-training program, continuing and community education classes, and a host of general education courses. A pickleball and tennis facility is designed and out to bid. The Bundy Campus Master Plan, adopted in 2007, has been a blueprint of a series of site upgrades on this previously industrial site leading to the campus today.

After the COVID 19 Global Pandemic, travel behavior and the shifts to online attendance has influenced the utilization of parking, allowing for consideration of other uses for underutilized parking lots.

Started in 2024, the Santa Monica Airport has been undergoing planning and community engagement processes to be converted and transformed into an open space with community amenities and mixed-use. With parks, sports fields, Museum of Flying, and other public spaces and amenities present along Airport Avenue, there is an opportunity for the campus to response to the activities and offering of its surroundings.

ADDRESSING PRESSING HOUSING NEEDS

Although SMC does not have student housing today, the college has emphasized the important of access to affordable housing to student success and has been providing resources for students to

access safe, comfortable, and convenient student housing.

The Bundy Campus is in a neighborhood with a high median income household and high housing prices. The Mar Vista neighborhood has a median household income of \$120,000 and above according to the City of Los Angeles 2021-2029 Housing Element. The median rent is \$2,749 according to data provided by CoStar Group’s Market Trend report.

On-campus housing improves student performance and quality of life, reduces their housing cost burden, provides choice, and intentionally connects and engages students with SMC. Under this context, this effort was initiated to explore campus frameworks that can better support the development of student housing on the Bundy Campus and to test potential capacity and feasibility of such development.

California’s AB 648 (Zbur) provides an opportunity for community college districts to develop affordable housing projects and aims to streamline the process. Under AB 648, California Community Colleges have the authority to build housing on property they own or lease – just as they do for educational facilities. The recently chaptered legislative acts of AB 130 and AB 648 are available to resolve zoning issues and to eliminate the need for CEQA review, reducing barriers and costs for the proposed Bundy Campus Student Housing project.

PURPOSE

This Vision Framework Plan explores student housing potential on Bundy Campus through a focus on student life and experience in the next twenty years. It guides how the physical environment of the Bundy Campus will be dynamically shaped over time to support SMC’s mission, core values, and goals.

The plan is guided by three of today’s critical changes: the need for affordable student housing, the reduced parking usage, and the evolving campus context.

This is only an initial exploration of housing potential on Bundy Campus. Subsequent studies and planning will be needed to ensure compliance to regulatory context, community and stakeholder engagement processes, and coordination with an updated facility plan.



OBJECTIVES AND GUIDING PRINCIPLES

6

The SMC Main Campus Master Plan (2024 Update) identified the college's mission to 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. 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. The campus vision is critical to creating supportive, inclusive, and regenerative physical environment where individuals can make contribution to the achievement of this vision.

The objectives of Bundy Campus Vision Framework Plan are:

- To develop a long-term framework for student housing and infrastructure and set the stage for the SMC Bundy Campus Master Plan Update.
- To visualize the potential development capacity for meeting the needs of SMC students.
- To create learning-centered residential communities.
- Reconsider the amenity programs in the existing academic building to support collaborative and independent learning.

The campus vision is driven by the following six Guiding Principles:



Foster a Vibrant, 24-Hour Campus



Design for Flexibility and Future Opportunities



Enhance Mobility for All and Accessibility to Transit



Expand and Connect Green and Open Spaces

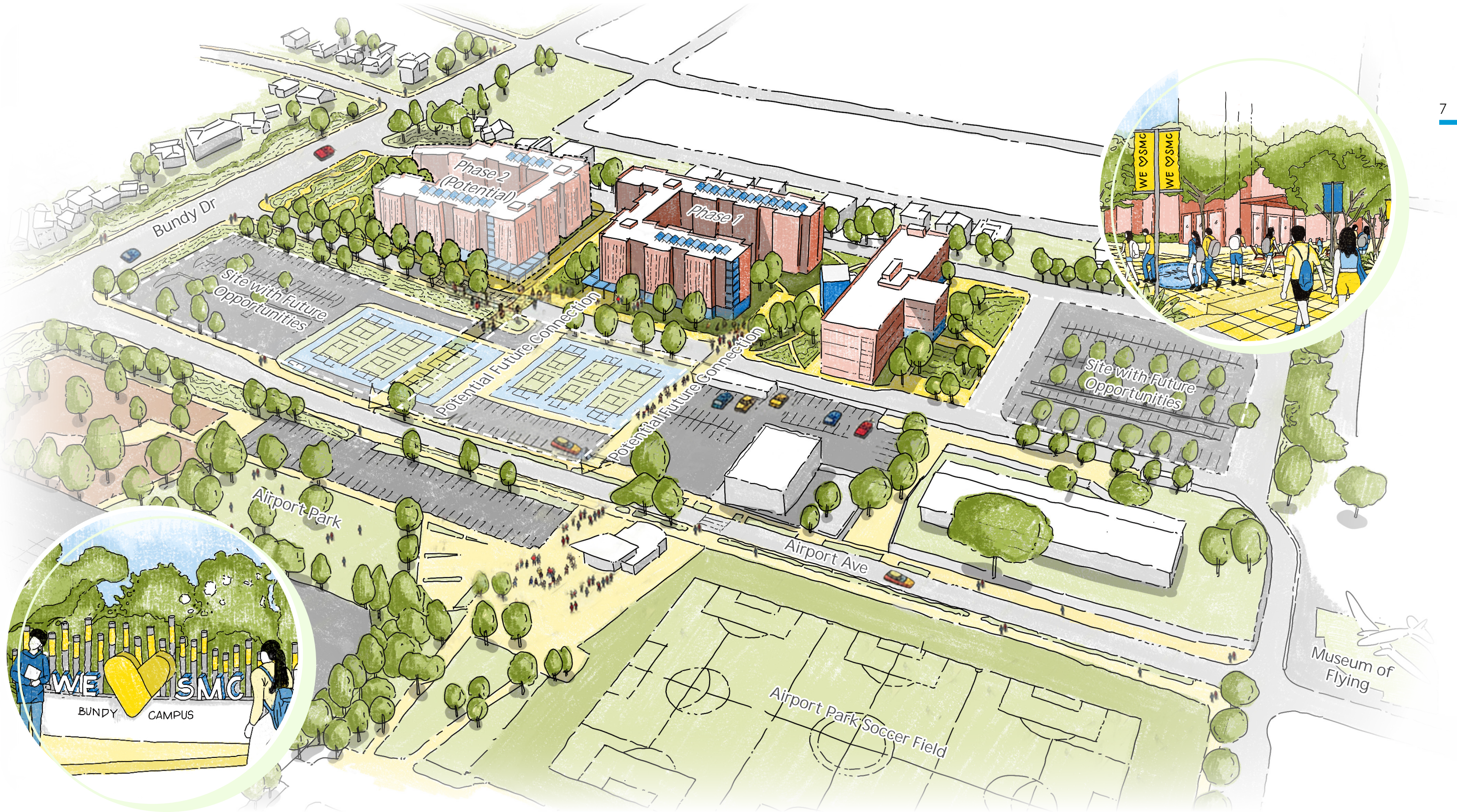


Embed Strategies for Sustainability and Climate Resilience



Celebrate Campus Identity and Community

THE VISION



02 Campus Framework

CAMPUS FRAMEWORK OVERVIEW

This section establishes the campus opportunity zones, open space, circulation based on analysis of the context and existing conditions. It identifies placemaking strategies to support student life and a sense of belonging. The approach is grounded in guiding principles identified with SMC, providing a foundation for future engagement and planning processes.

Three key moves contribute to the vision for Bundy Campus are:

Foster a Connected Campus: coordinate multimodal access, building programs, and ecological systems to create an integrated network of open spaces, amenities, and infrastructure that supports a resilient and sustainable future.

Prioritize Placemaking and Identity: shape a distinctive campus character through intentional design, with a focus on a welcoming arrival experience and cohesive public realm.

Plan for Inclusive Housing Growth: identify opportunities for future housing that respond to evolving needs, support phased development, and respect the surrounding community context.

The material contained in this report is a summary of the planner and architect’s preliminary research based on publicly available resources that existed at the time the study was performed and represents its best effort to provide accurate information in accordance with the standard of care as limited by scope, schedule, and budget. The recipient acknowledges that the information is preliminary, that development potential for any particular site is estimated, and that further refinement and involvement by the relevant authorities having jurisdiction is required before any binding decisions on use, scale, area of development, or financial return are made. The information and data of this report may be affected by the passage of time, by manmade or natural events, or changes in laws, codes or regulations. The material contained in this report was prepared for the exclusive use of Santa Monica College. The information contained herein is not applicable to other sites and this report should not be applied for any other purpose or project. No party other than Santa Monica College may rely upon the material contained in this study unless Mithun agrees in advance in writing to such reliance. Any use by a third party of the information, data, or analysis included in this report shall be at the third party’s risk. Any such third party must exercise its own due diligence with regard to the project and the information and data contained within this report.

SMC CAMPUSES AND PROGRAM SITES

10



CONTEXT

The Bundy Campus is located at the corner of Bundy Drive and Airport Avenue. Big Blue Bus Route 44 connects Bundy Campus with the SMC Main Campus and the Metro E Line 17th St/SMC Station.

A Metro E Line Light Rail stop is approximately one mile to the north of the campus at Bundy Drive and Exposition Boulevard. A future Sepulveda Transit Corridor light rail project will connect to the E Line at either Bundy Drive or at Sepulveda Boulevard. The line, with a planned opening in 2033, will connect directly to UCLA and to the San Fernando Valley.

There are several cultural, recreational and entertainment venues immediately outside the campus along Airport Avenue: Museum of Flying, Airport Park Soccer Field and Dog Park, the Barker Hangar, and the nearby Ruskin Group Theater. Planning work has been ongoing to repurpose Santa Monica Airport. The current City Council direction is to study the site as a future park.

On the south side, the campus is surrounded by low-scale single family homes. On the eastern side of Bundy Drive, the Westdale neighborhood overlooks the campus from up the hill.



1 Museum of Flying



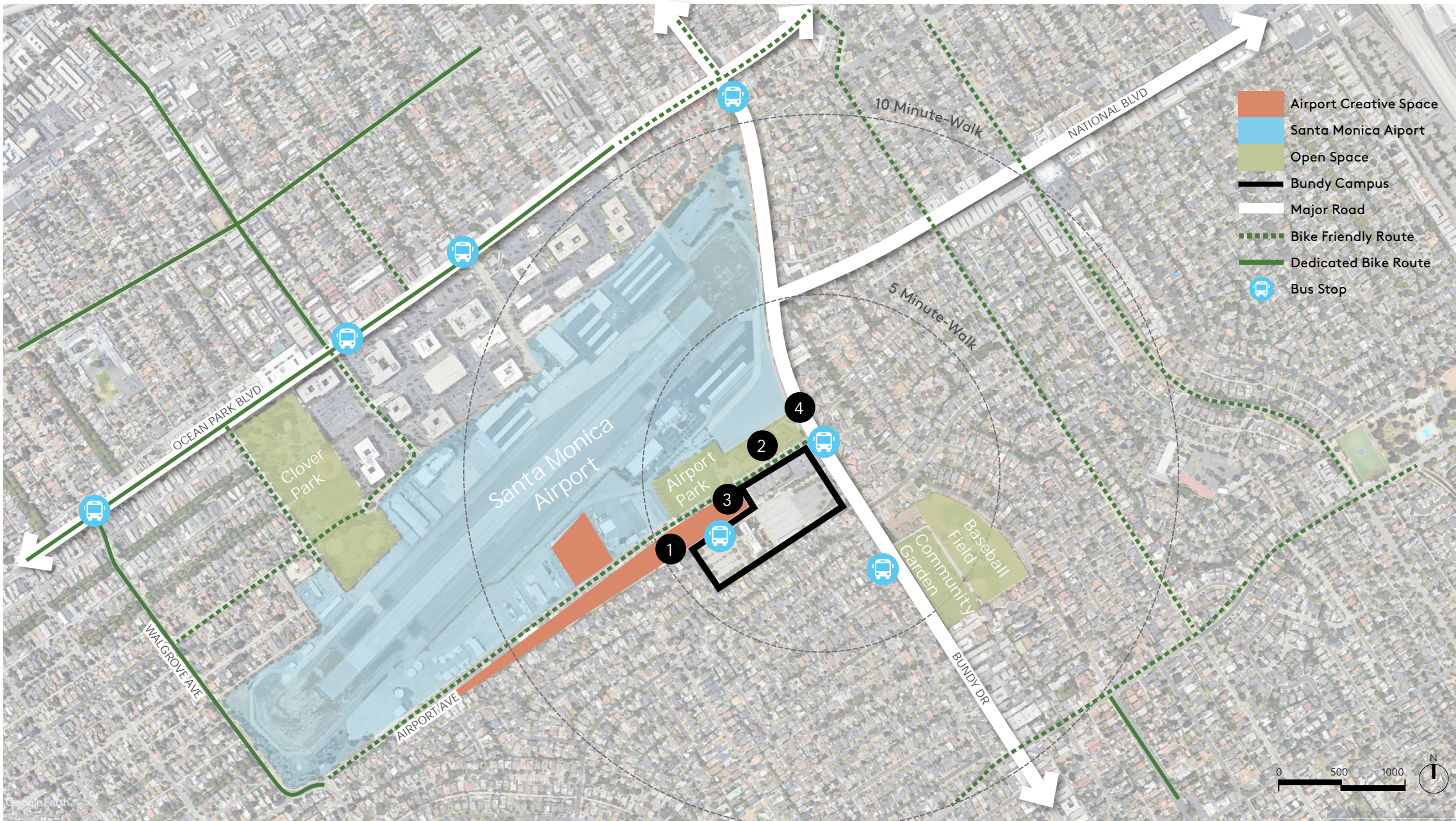
2 Airport Park



3 Airport Avenue



4 Bundy Drive



EXISTING SITE FEATURES

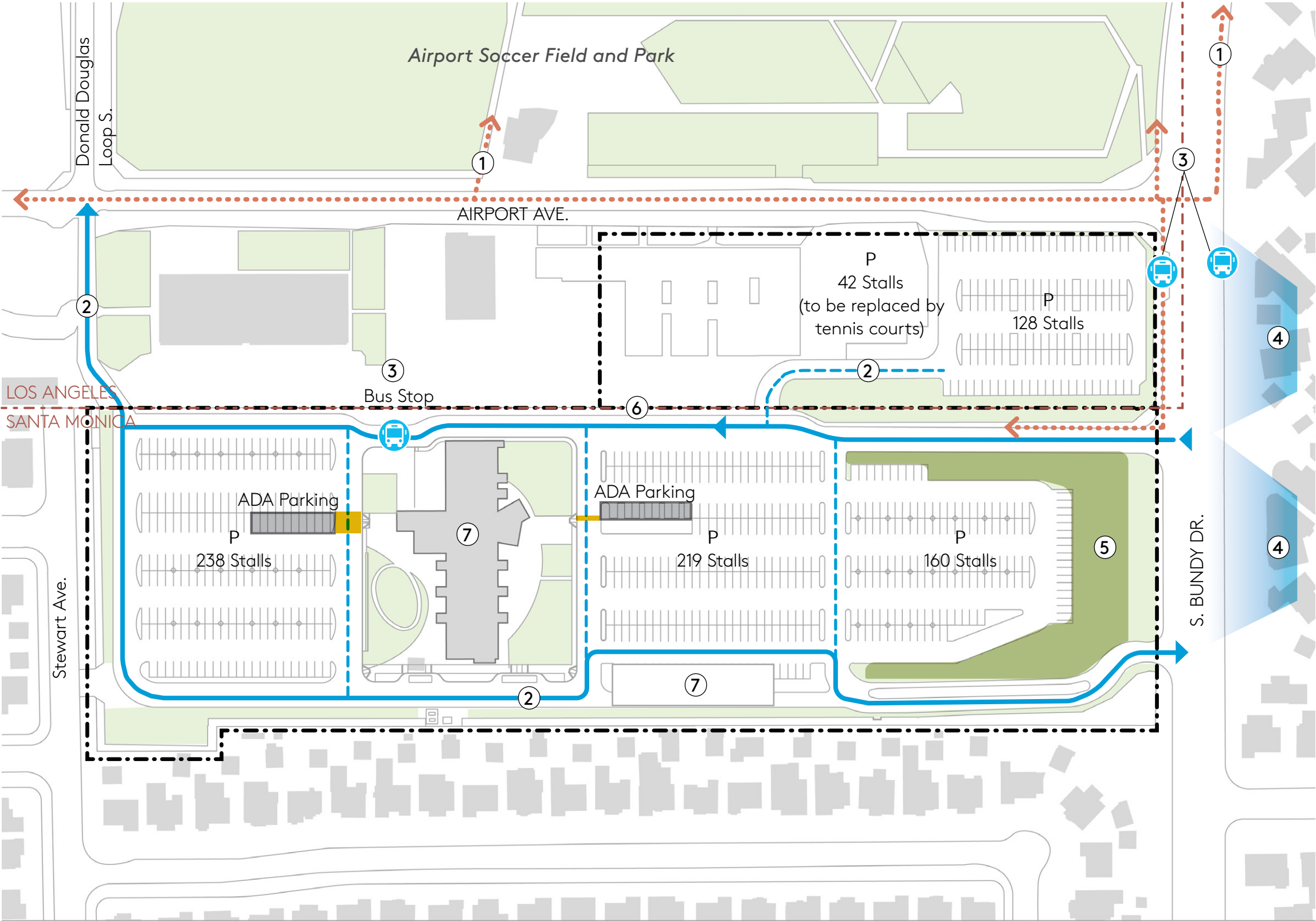
12

There is one existing academic building on site surrounded by 745 parking spaces (with an additional 42 spaces that will be replaced by future tennis courts). The ground floor of the existing building is considered as a part of this Vision Framework and will provide common programs to support student life.

- 1 Pedestrian flow
- 2 Vehicular circulation
- 3 Transit access
- 4 Eastern neighbor's viewshed
- 5 Significant slope
- 6 Property over two jurisdictions
- 7 Existing campus structure

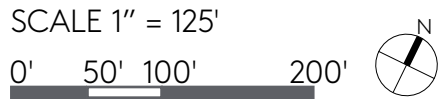
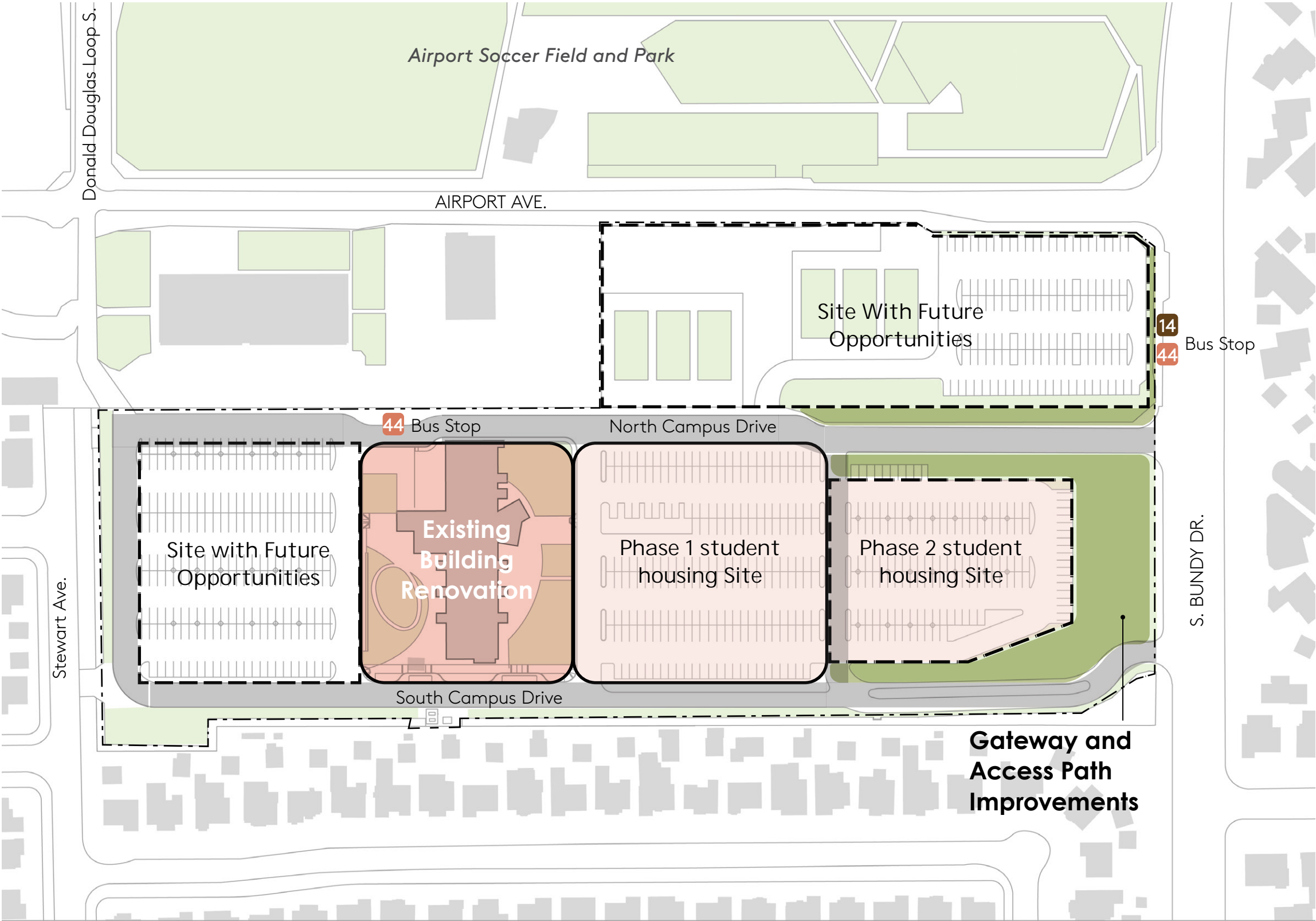
SCALE 1" = 125'

0' 50' 100' 200'



CAMPUS ZONES AND PHASING

The parking lot northeast to the existing building will be a potential phase 1 student housing site with a potential capacity for up to 780 beds. The parking lot tucked under the slope along Bundy can be a potential Phase 2 site and provide additional housing capacity. Other sites could be considered for future phases on the long term though further parking needs assessment will be needed.



EXISTING CONNECTIVITY

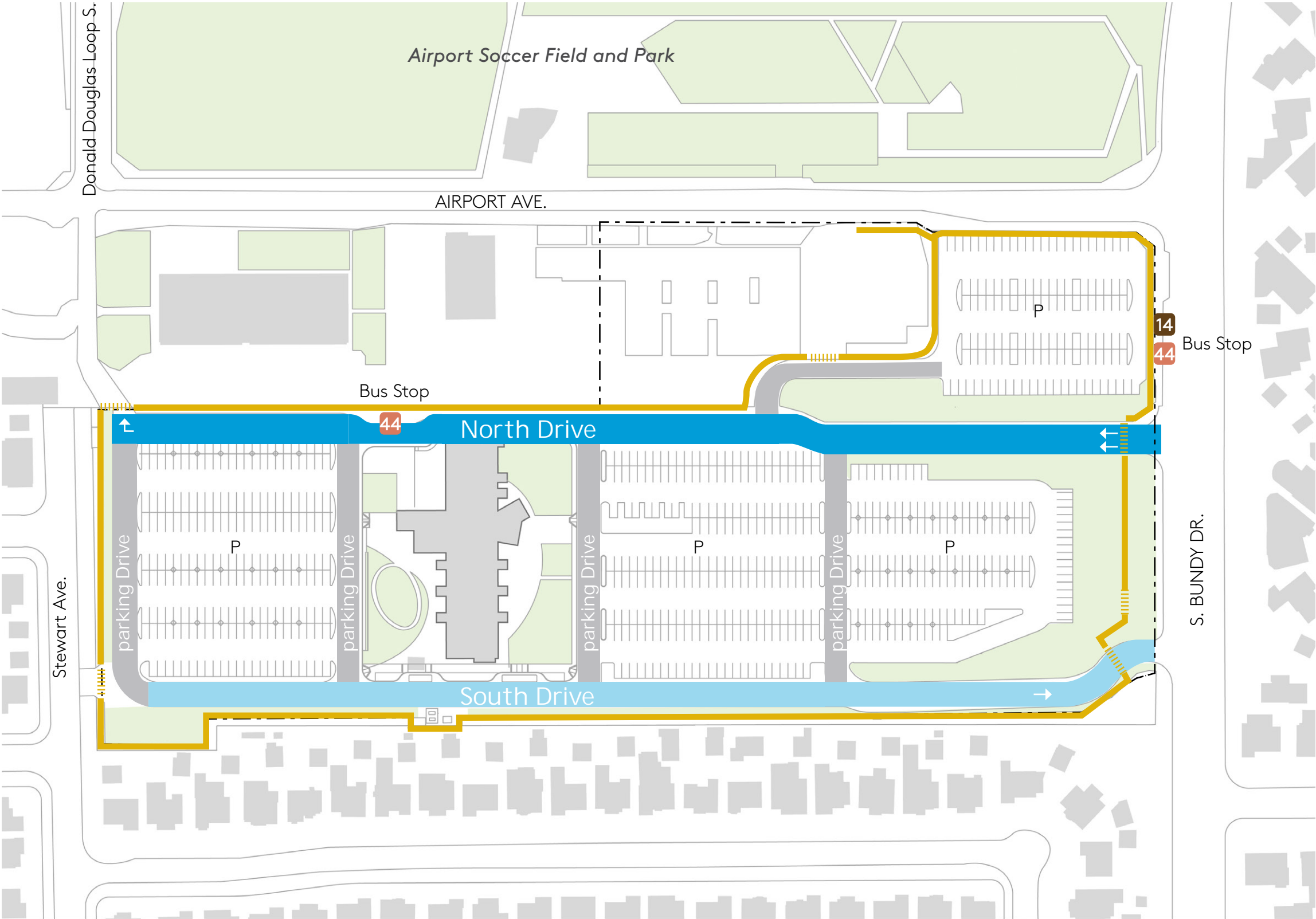
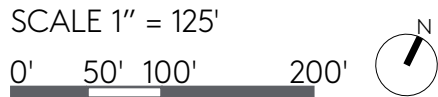
14

Campus vehicular access has been provided from and to Bundy Drive through the one-way signalized entry drive and one-way exit drive. Vehicles can also exit from the western corner of the campus via Donald Douglas Loop South to Airport Avenue.

The slope along the North Drive from Bundy is 12.5%, making its sidewalk not compliant to ADA. The South Drive slope connecting to Bundy is 9.3%. It provides a steep one-way bike lane to access Bundy Drive.

CONNECTION








- North Drive
Gateway, campus entrance, bus, pedestrian
- South Drive
Service, campus exit, bike, pedestrian
- Parking Drive
- Fence
- Campus gate



CONNECTIVITY FRAMEWORK

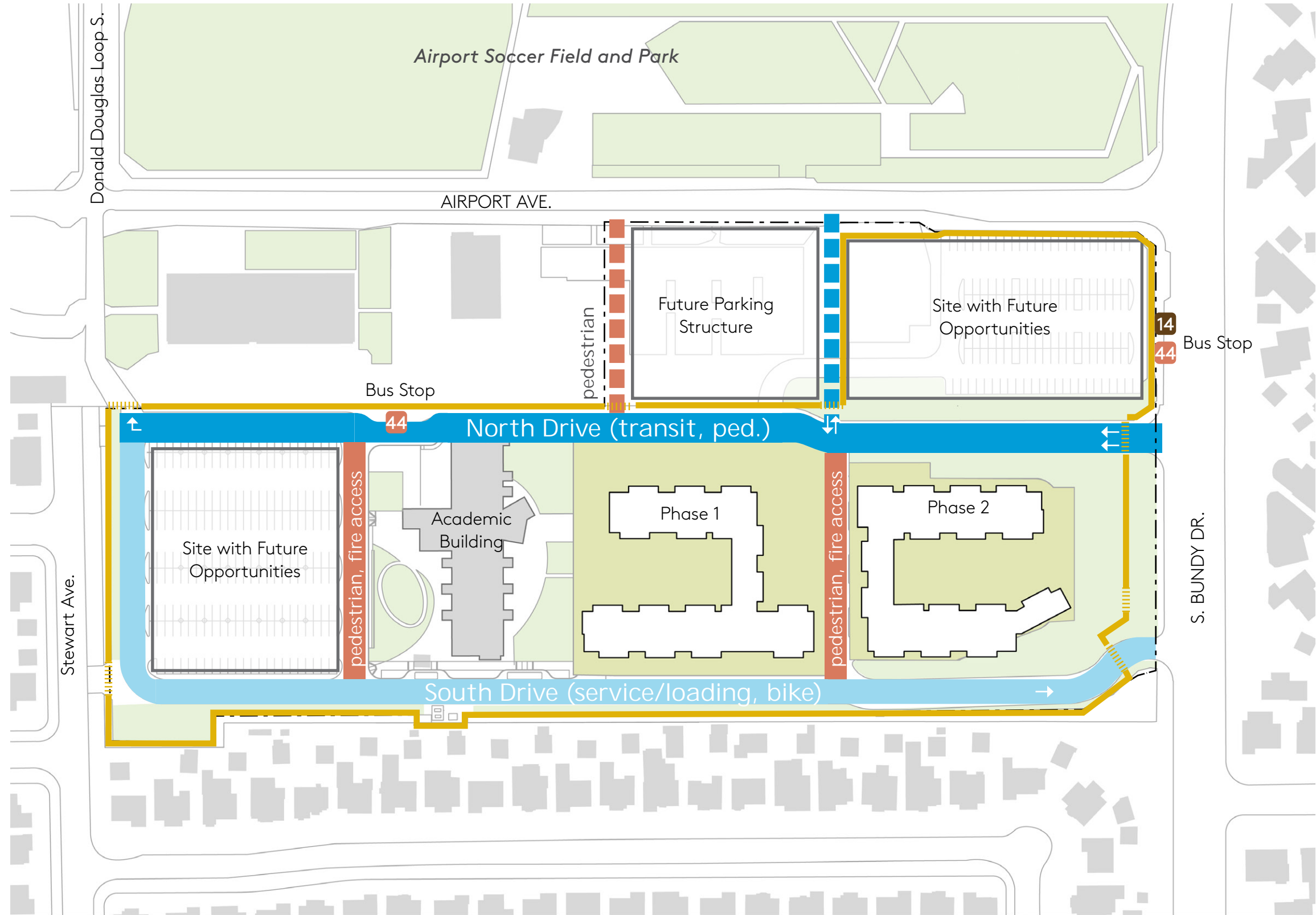

The connectivity framework prioritizes a pedestrian-friendly campus while maintaining efficient vehicular access. North Drive and South Drive remain the primary circulation routes for vehicles, while a potential parking structure along Airport Avenue is proposed to intercept vehicular traffic at the edge of campus. This approach reduces internal traffic and supports a more walkable environment. Potential vehicular and pedestrian connections to Airport Avenue are introduced to better integrate the campus with adjacent amenities. Internally, the north-south driveways between the existing academic building and future development phases are reimagined as pedestrian-only pathways, with fire access preserved, enhancing campus connectivity and safety.

CONNECTION

-  North Drive
Arrival, main vehicular connection, bus, pedestrian
-  South Drive
Service/loading, campus exit, bike
-  Pedestrianized driveway, fire access
-  Potential future pedestrian connection
-  Potential future driveway
-  Campus security fence
-  Gate

SCALE 1" = 125'

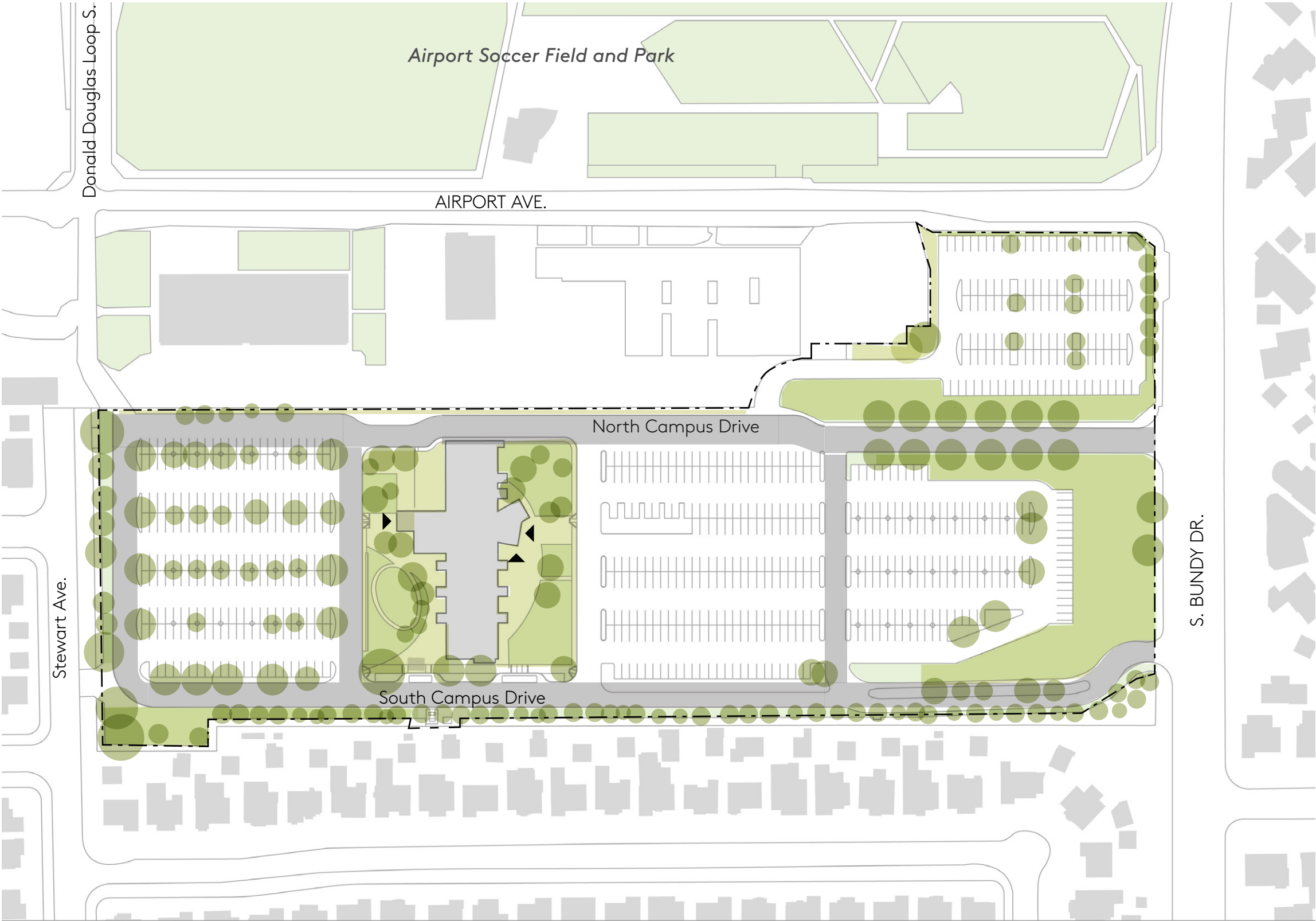
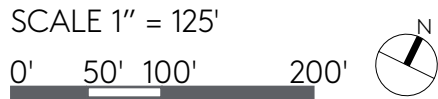
0' 50' 100' 200'



EXISTING CAMPUS OPEN SPACE AND TREE CANOPY

LEGEND

- Existing tree canopy
- Existing open space and landscape area
- Primary building entrance

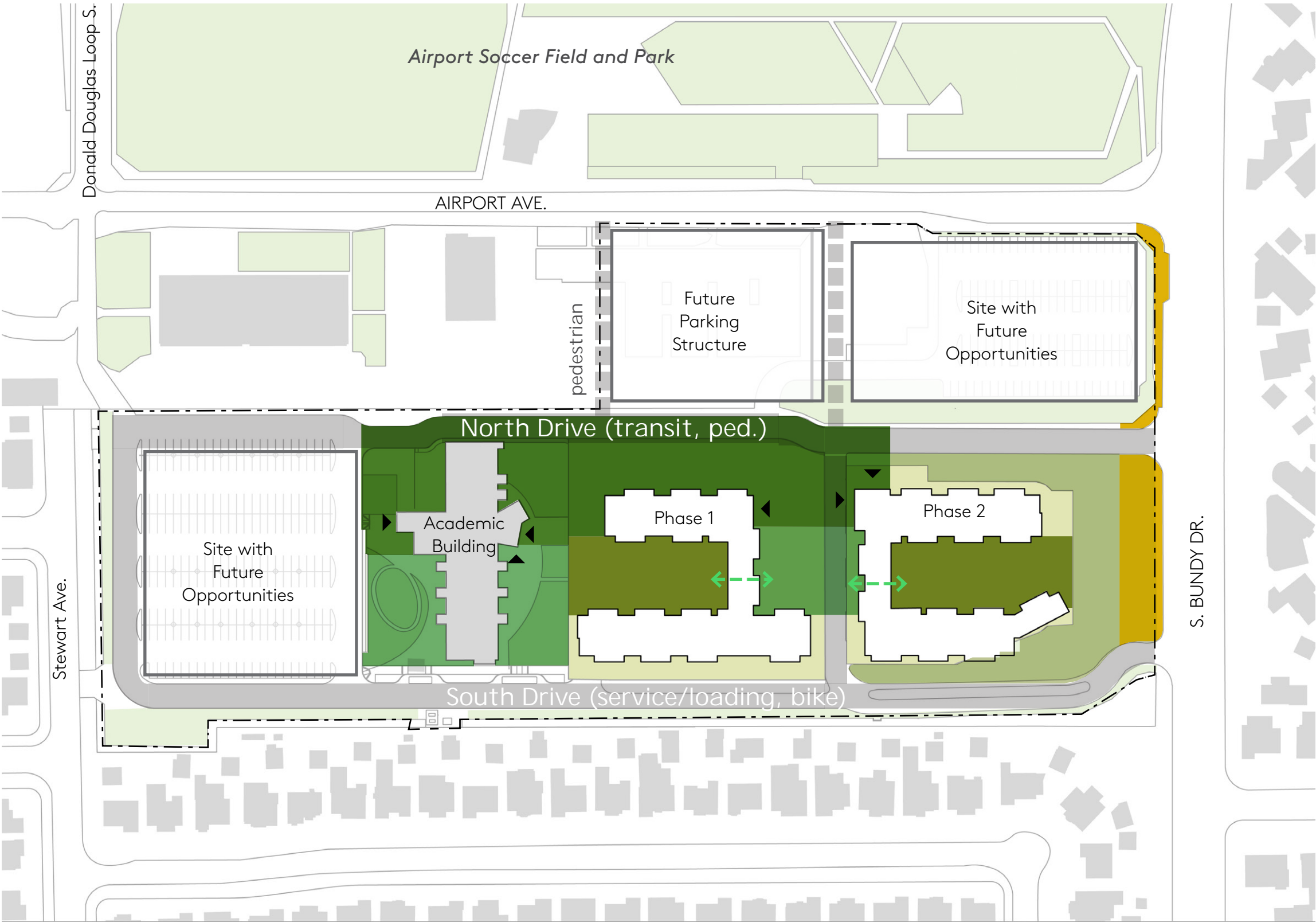
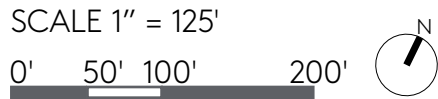


OPEN SPACE FRAMEWORK

The open space typologies and framework described in the following pages will help establish a vibrant identity, expanding space for campus activities and student interactions. This plan highlights the opportunity to preserve the existing landscape and tree canopies around the academic building while establishing an open space network which expands through new development phases. The Gateway and Terrace areas along Bundy Drive support a gentle transition between campus and the neighborhood to the east, and provide a valuable ecological resource.

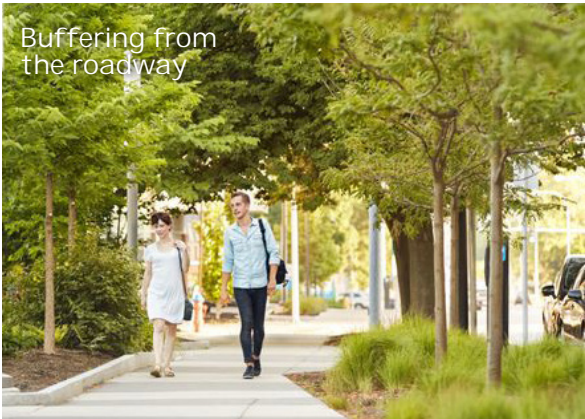
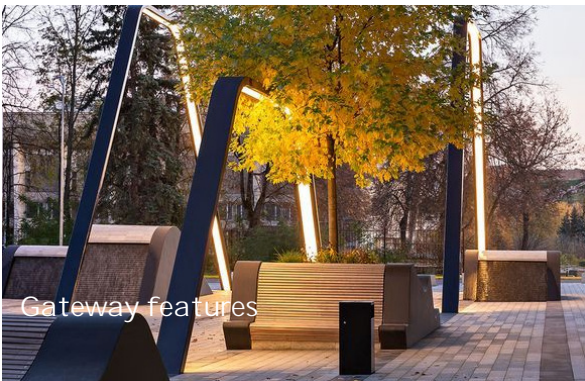
OPEN SPACE TYPOLOGY

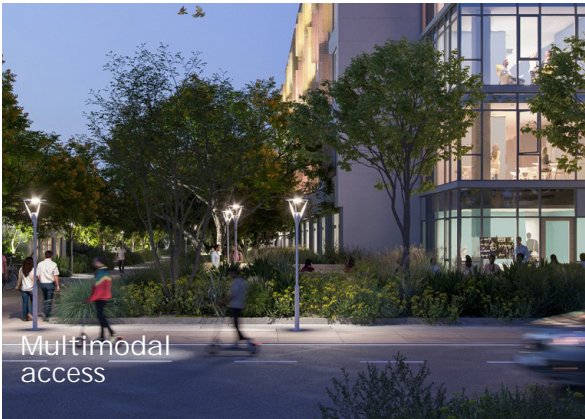
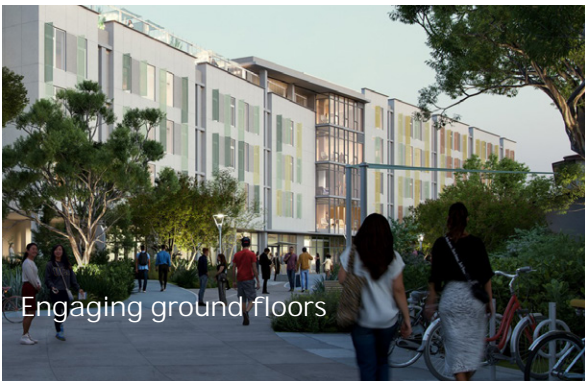
- Gateway
- Terrace
- Promenade
- Porch
- Courtyard



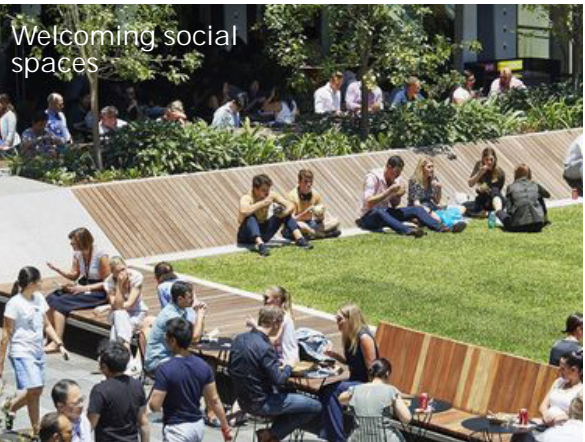
OPEN SPACE CHARACTERS

Gateway

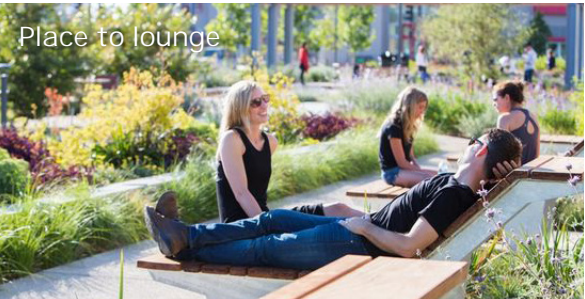
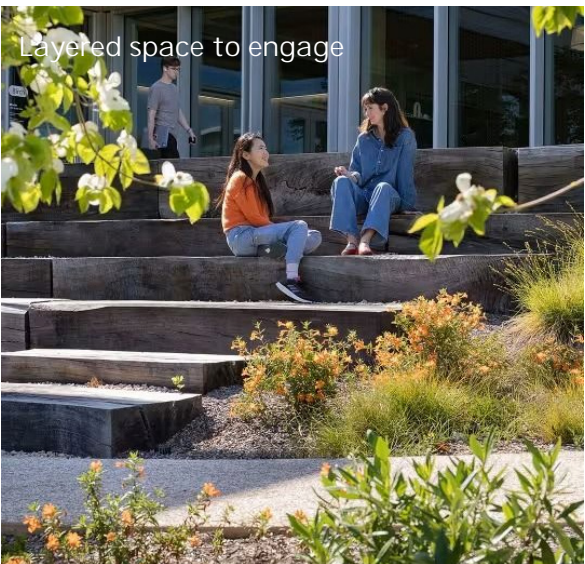




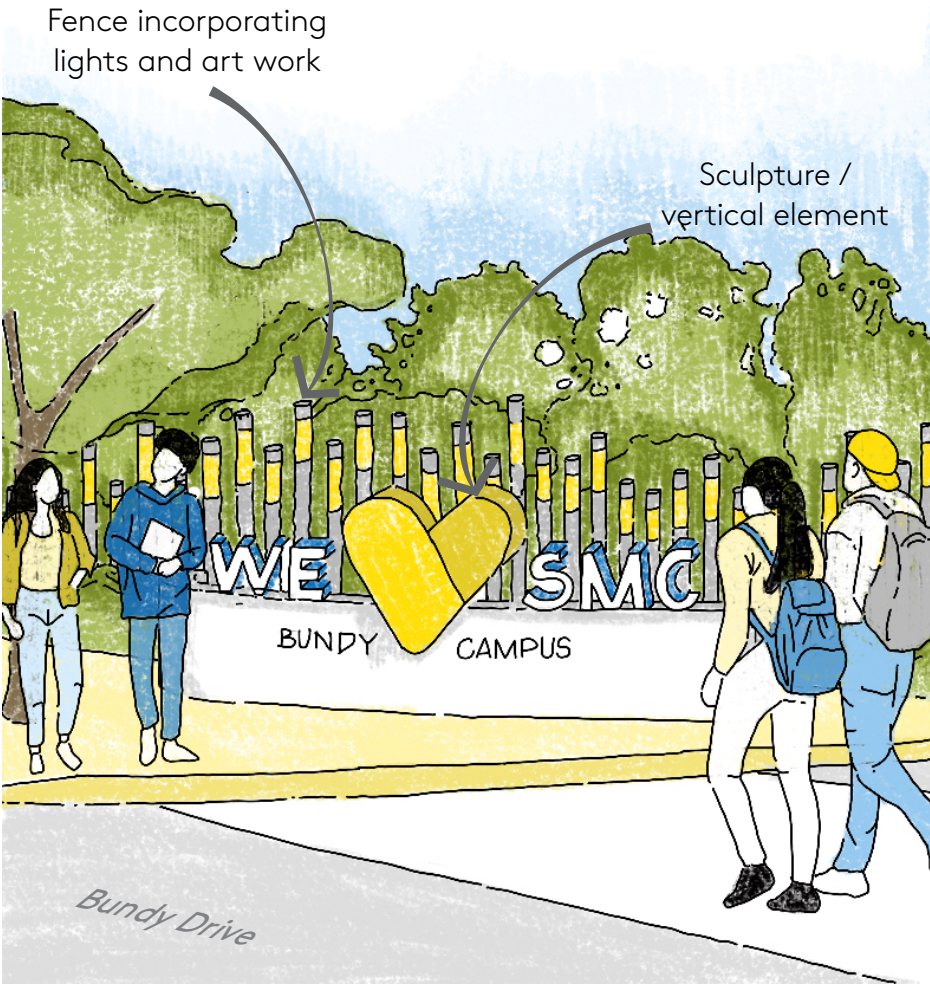
Porch



Courtyard



THE ARRIVAL EXPERIENCE

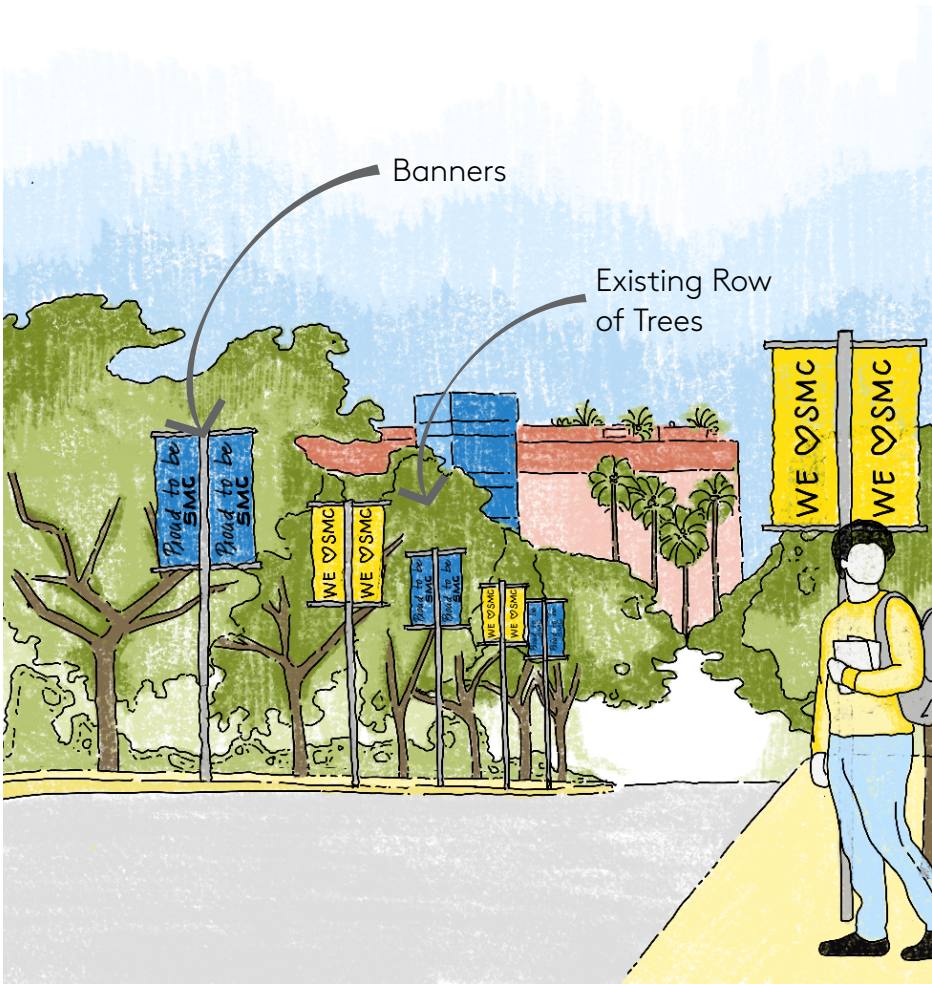


A

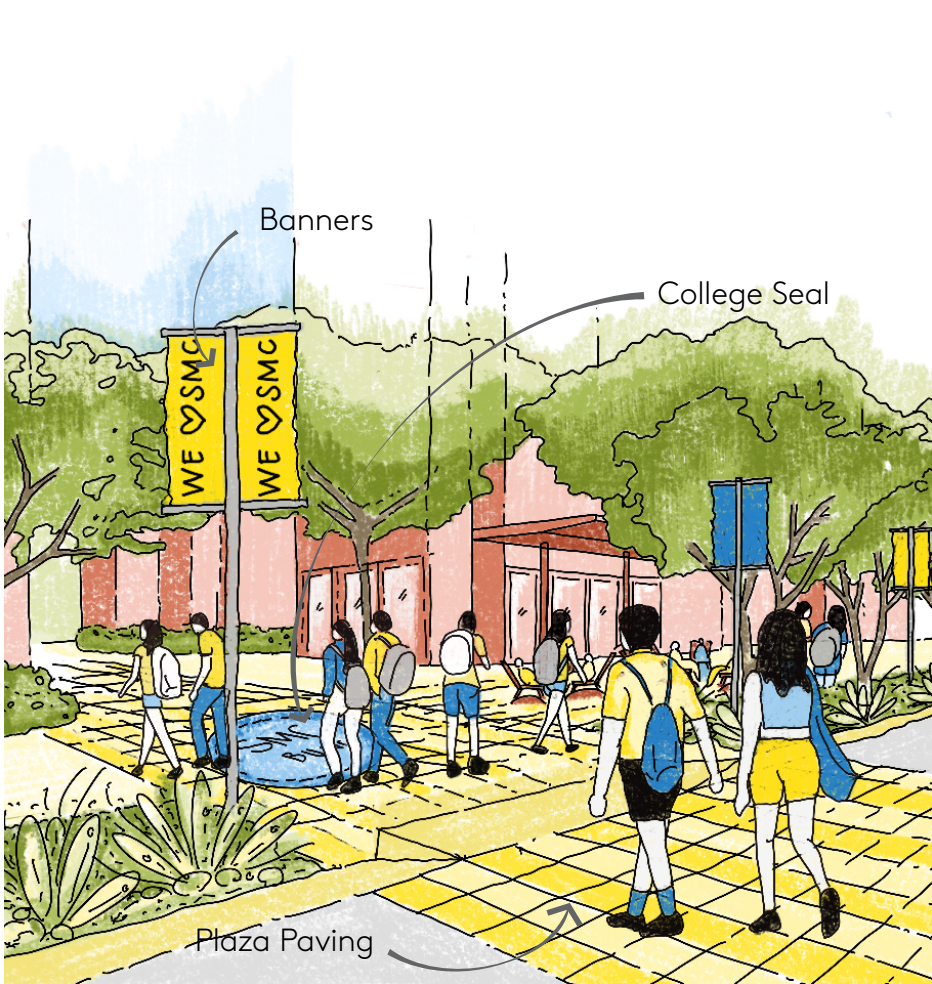
To establish a memorable arrival experience, a sequence of gateway features and landscape strategies guide visitors from approach to entry. The journey begins with sculptural and vertical elements prominently displaying the Bundy Campus' name, creating a strong visual identity from a distance.

As one moves down the driveway slope, banners and a defined tree canopy form a threshold that signals transition into campus.

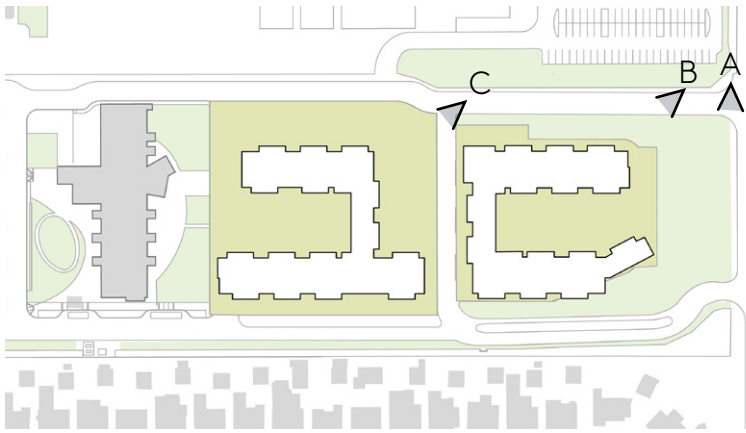
Finally, distinctive plaza paving extends into the driveway, seamlessly blending vehicular and pedestrian zones to signify a clear and welcoming point of arrival.



B



C



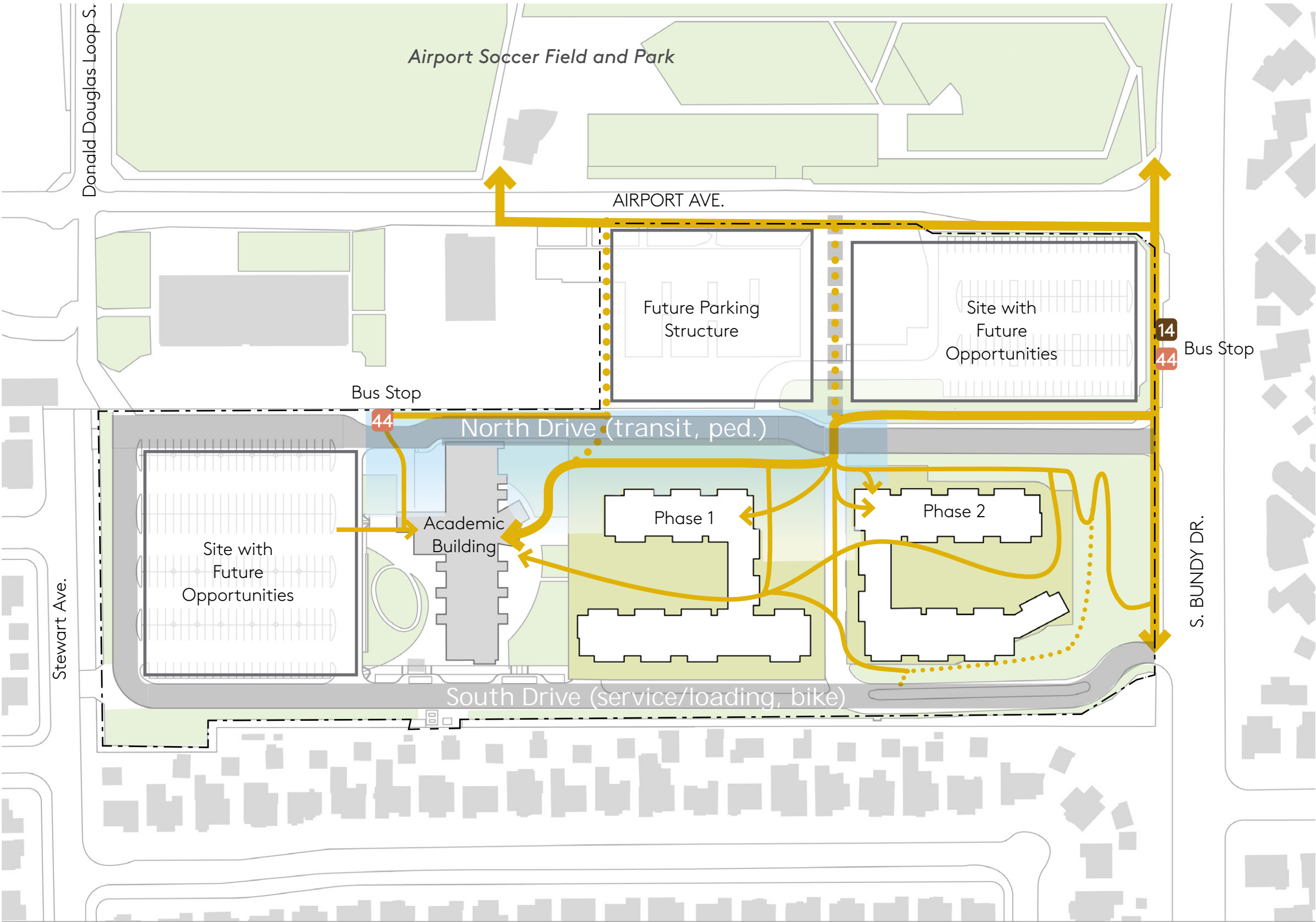
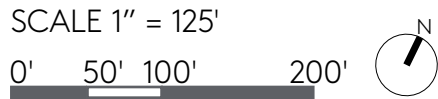
Key Plan

PEDESTRIAN CIRCULATION

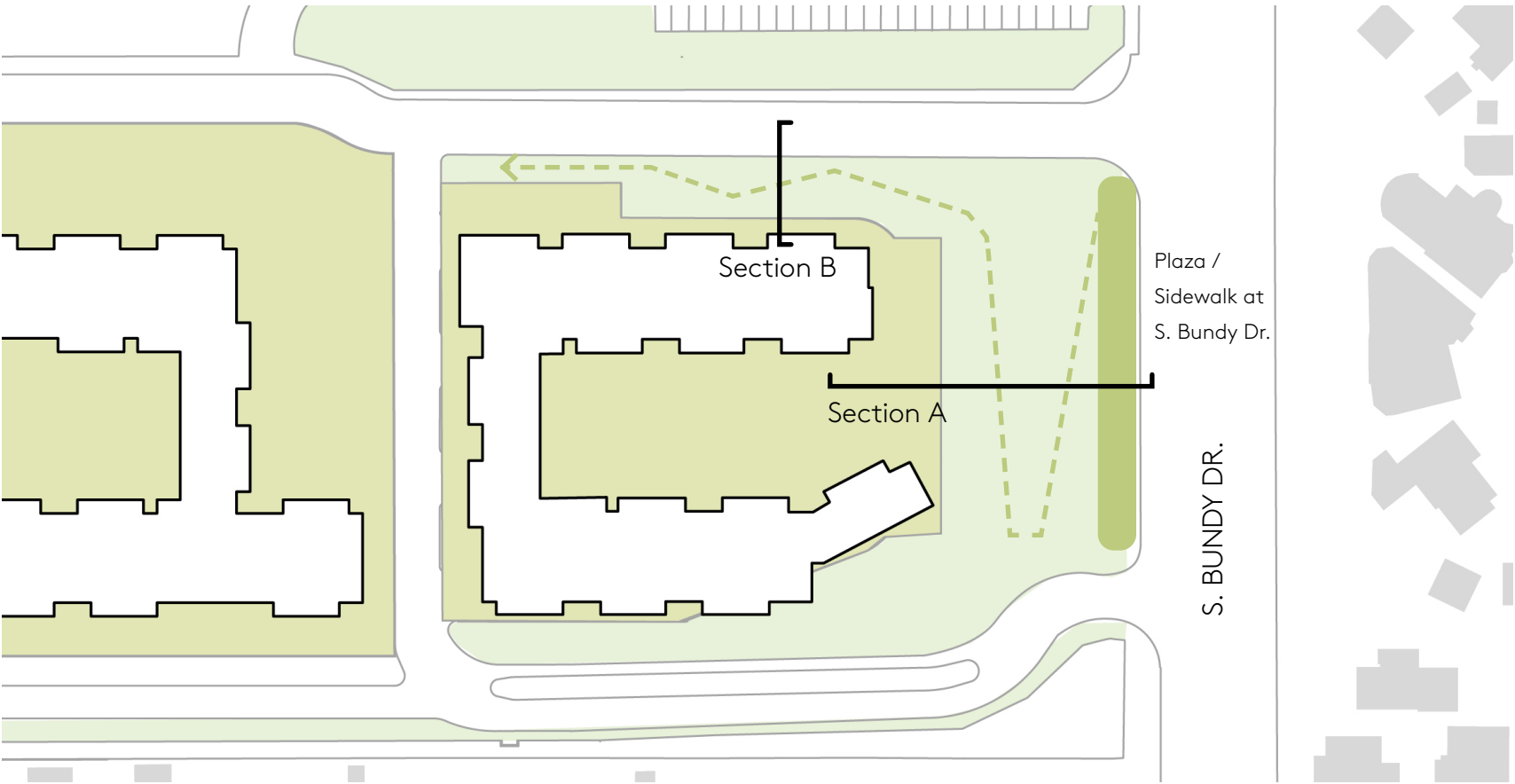
20 With additional density of student housing, new pedestrian and bicycle infrastructure is needed to support safe, legible, and accessible campus connections.

Pedestrian safety improvements, such as textured or colored crosswalks, speed table or tabled crosswalk, ADA curb ramps, will be needed at the North Drive to enhance pedestrian safety and establish an arrival experience.

- Primary pedestrian paths
- Area with pedestrian safety improvements
- Open space
- Circulation drive

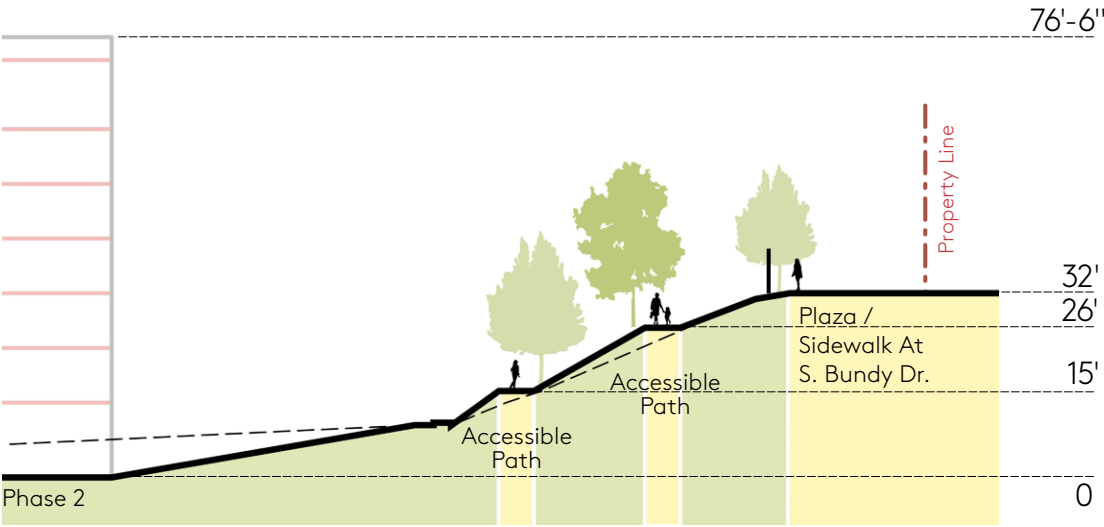
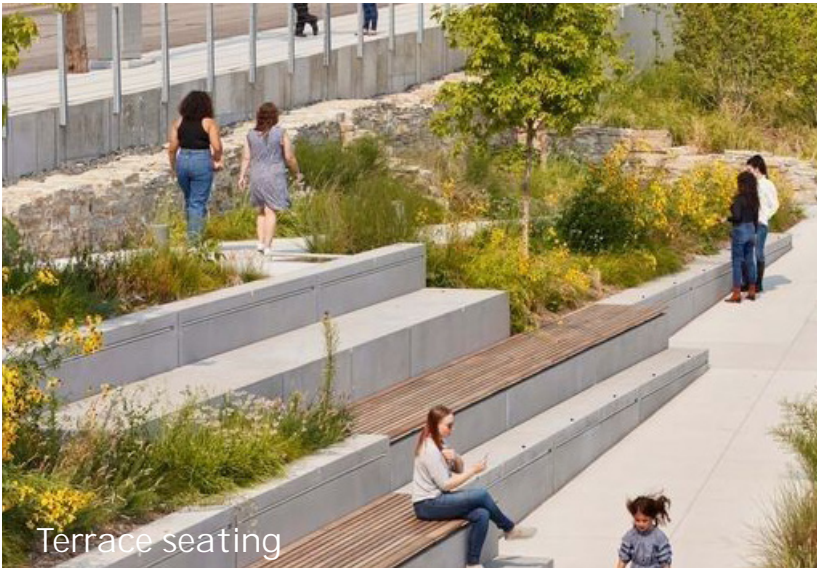


UNIVERSAL ACCESS

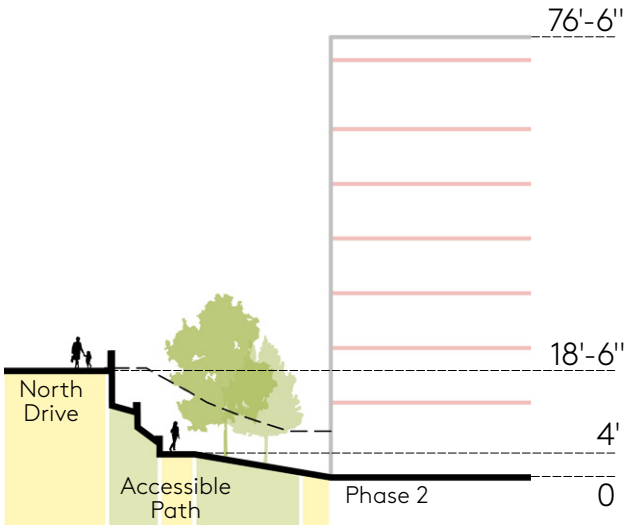


Potential Ramp Configuration

The proposed accessible ramp connecting the public right-of-way of Bundy to the academic building and future student housing sites is a critical infrastructure that enhances campus accessibility. The illustration represents the potential configuration of a 5%-8% sloped ramp connecting 169 elevation (Bundy Drive) to 136 elevation (Phase 1 and 2 sites). Engineering study and regrading will be needed to advance this idea.



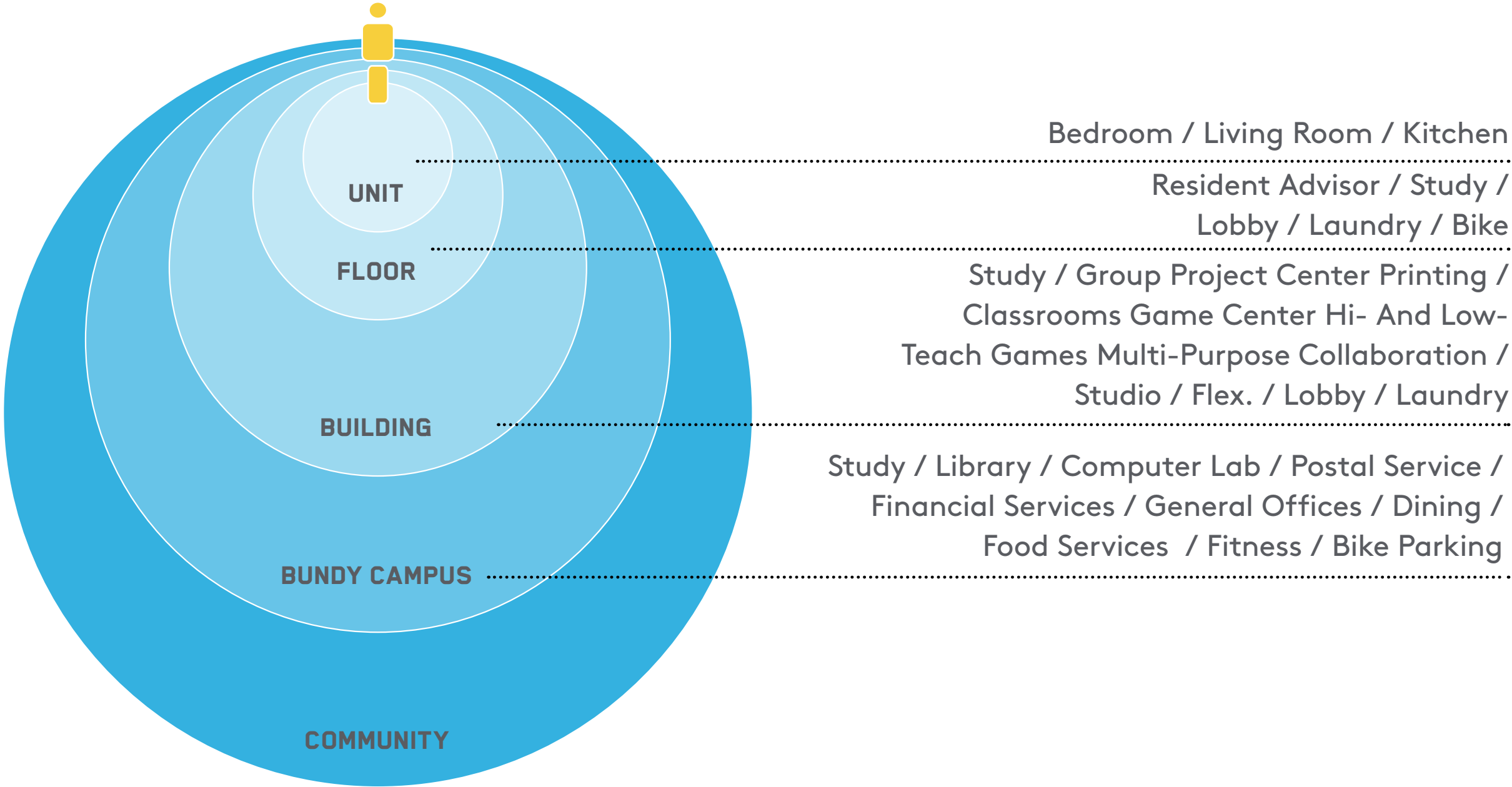
Section A



Section B

03 Student Housing Capacity

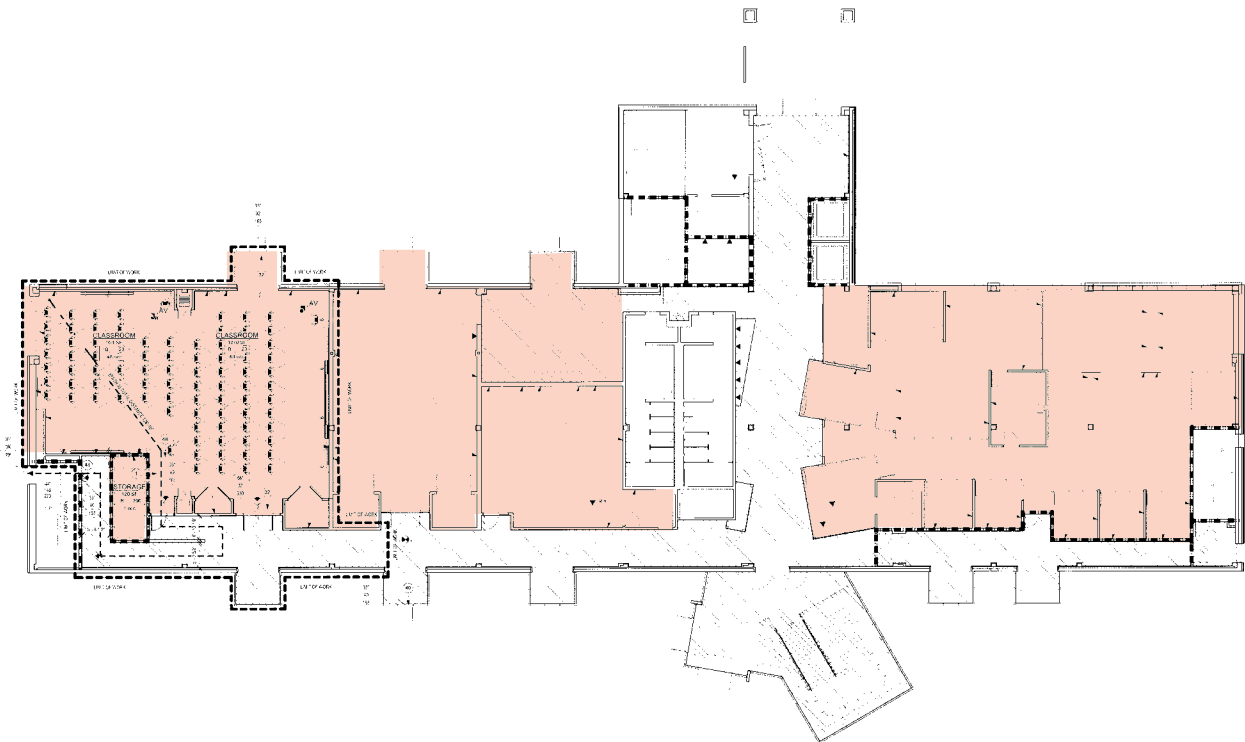
LAYERS OF COMMUNITY



BUILDING A COMMUNITY — COMMON PROGRAMS IN EXISTING BUILDING

24

- Ground floor - south wing approx 6,000sf
- Ground floor - north wing approx 4,000sf
- Level 4 - south wing approx 5,200sf



UCLA - Olympic Hall - Grab and Go



Tech Company - Individual Study Space



Chatham University Eden Hall Campus Everett Community College Cascade Learning Resource Center



Chatham University Eden Hall Campus

BUILDING A COMMUNITY — COMMON PROGRAM IN STUDENT HOUSING



UC San Diego - Mesa Nueva - Community Desk



Tech Company - Lounge



Casa Adelante at 681 Florida - Laundry



University of Oregon - Community Kitchen



University of Oregon Hamilton & Walton

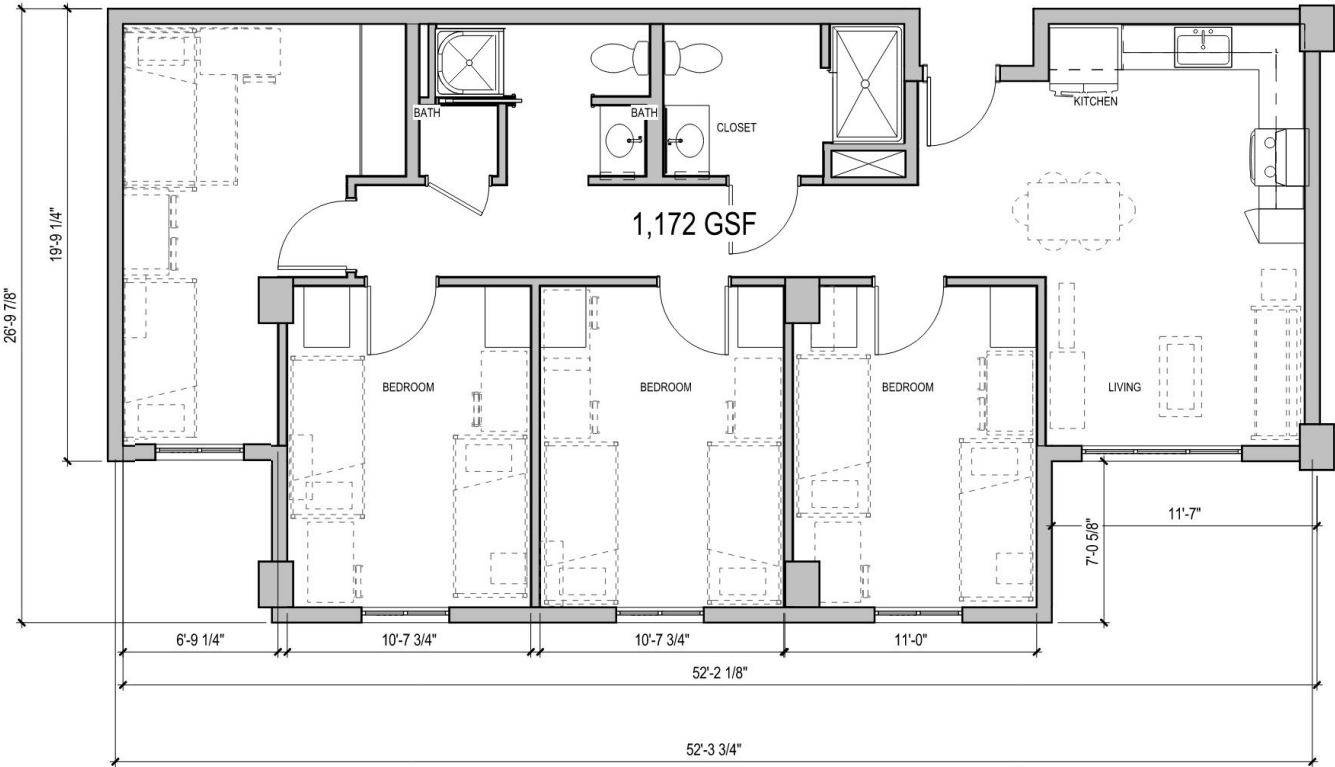


UC Irvine - Verano 8 - Games Room

BUILDING ASSUMPTIONS

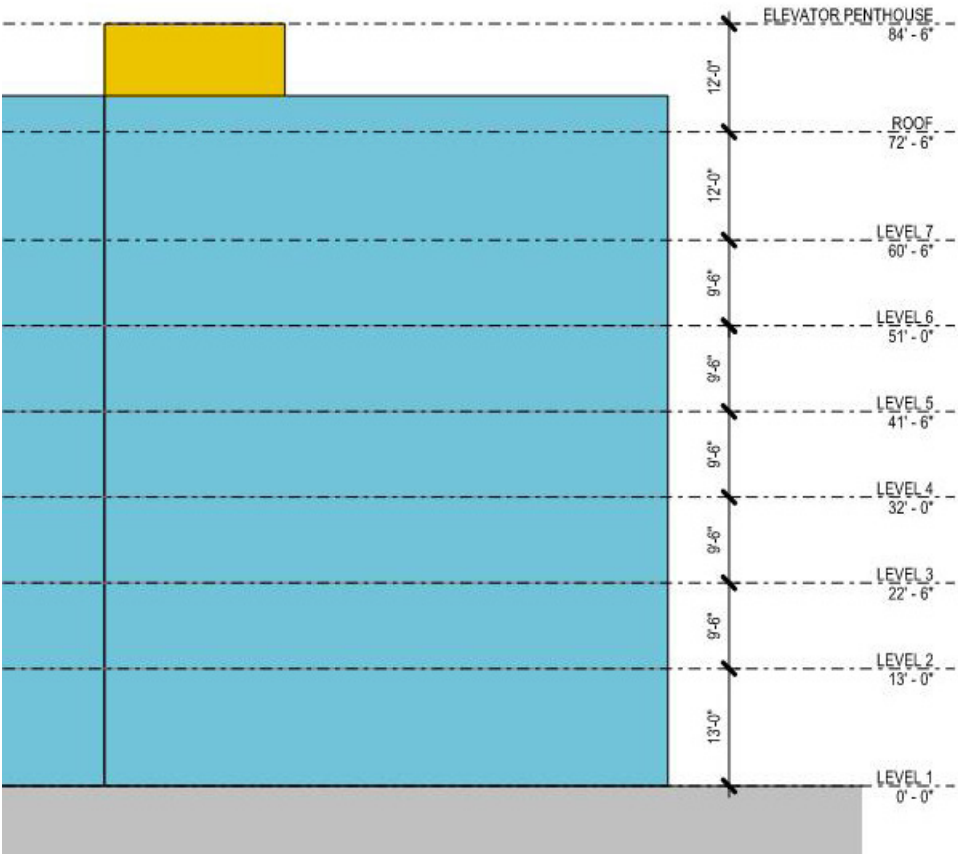
- 84'-6" maximum building height
- Standard 9'-6" floor to floor height
- LADWP - transformers in the building or pad mounted
- 5000lb elevators (traction with machine room)

26



Apartment Layout

1,172 sqft
8 beds
2 bathrooms
147 sqft / bed



Maximum Building Height

STUDENT HOUSING PHASE 1 & 2 OPTIONS

Option A



Phase 1 & 2 Total
363,000 GSF
7 floors
185 4 bedroom/ 8 bed apartment
26 1-bedroom RA
1,506 beds (including RA)
15,900 GSF amenity

Option B



Phase 1 & 2 Total
347,800 GSF
7 floors
179 4 bedroom/ 8 bed apartment
26 1-bedroom RA
1,458 beds (including RA)
16,400 GSF amenity

OPTION A — UPPER FLOOR

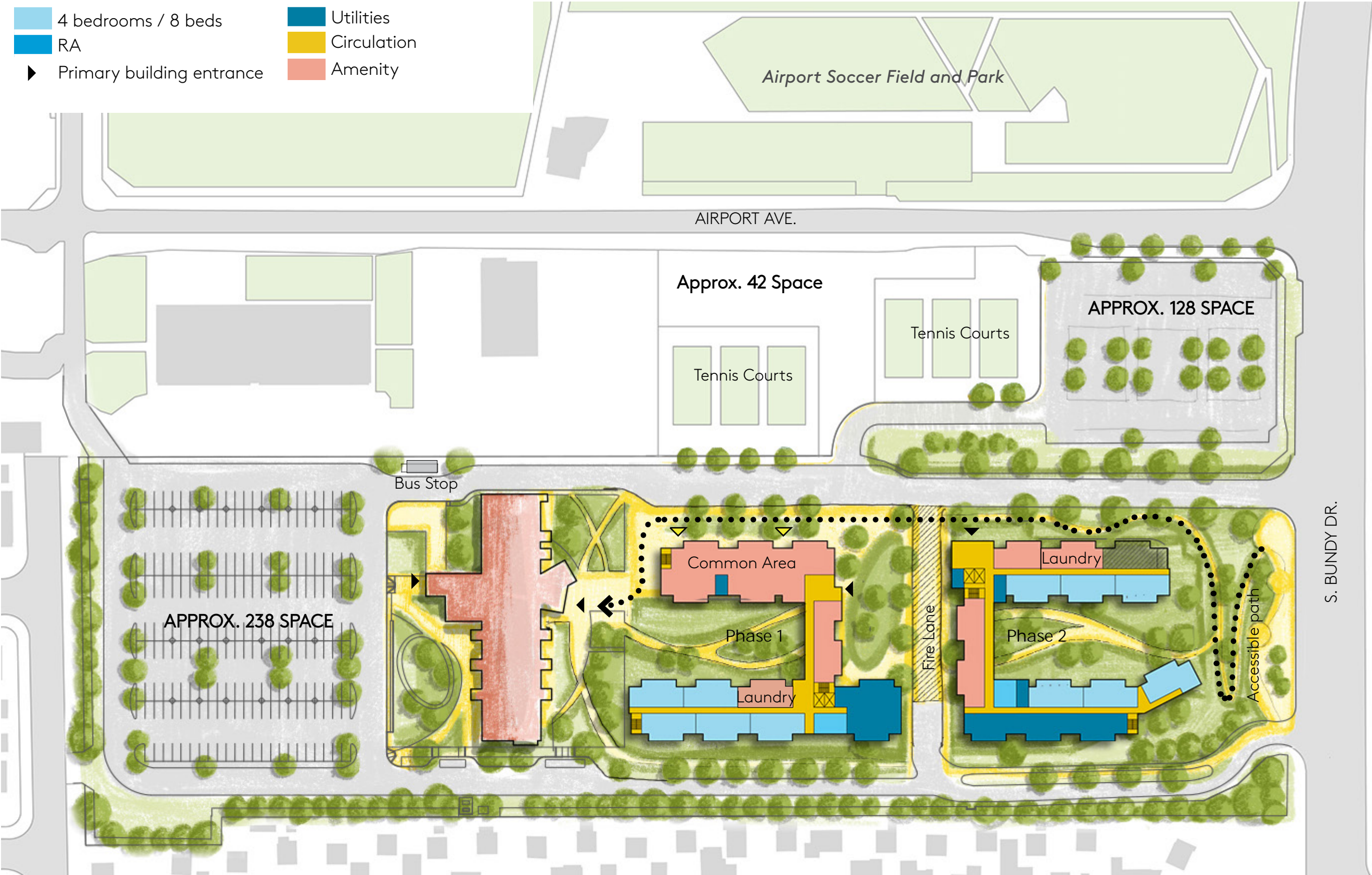
28

Phase 1	Phase 2
185,600 GSF	177,400 GSF
7 floors	7 floors
95 4 bedroom/ 8 bed apt	90 4 bedroom/ 8 bed apt
13 1-bedroom RA	13 1-bedroom RA
773 beds (including RA)	733 beds (including RA)
10,700 GSF amenity	5,200 GSF amenity

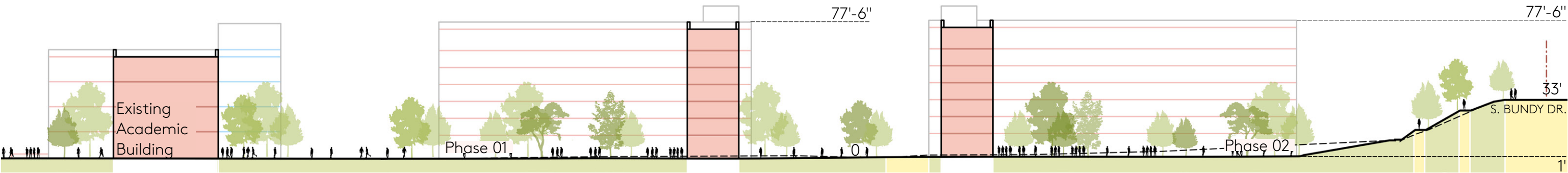
Phase 1 Site	Phase 1 Parking
1.6 acres	Approx. 568 Stalls
<div>4 Bedrooms / 8 Beds</div>	<div>Utilities</div>
<div>RA</div>	<div>Circulation</div>



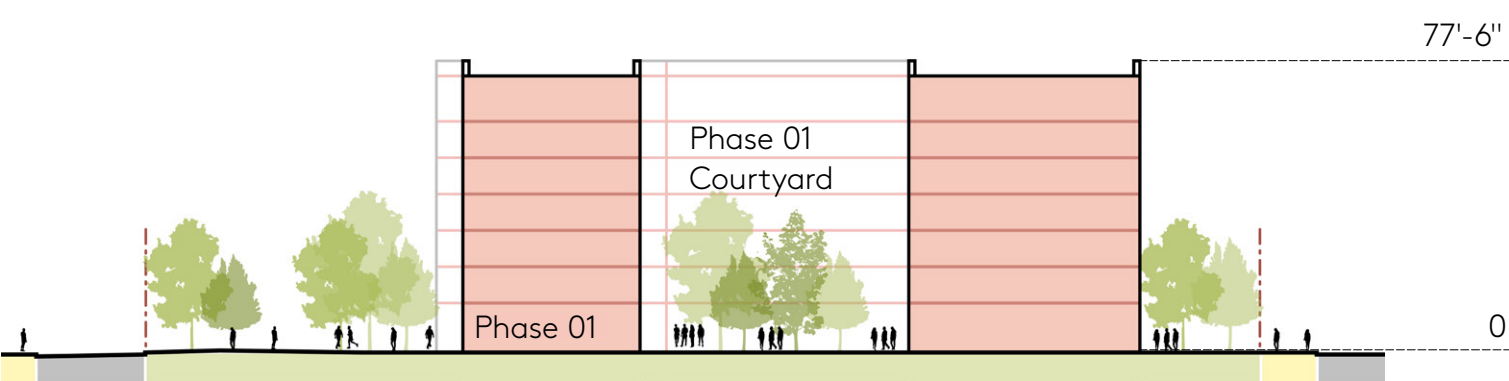
GROUND FLOOR



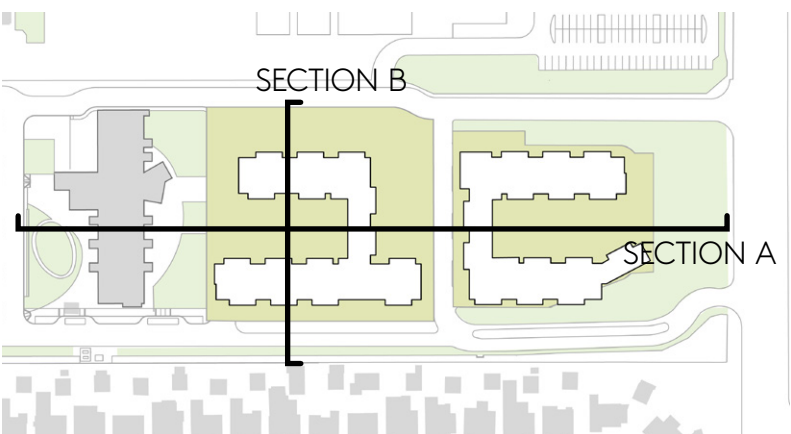
SITE SECTION



Section A



Section B



KEY PLAN

MASSING



OPTION B — UPPER FLOOR

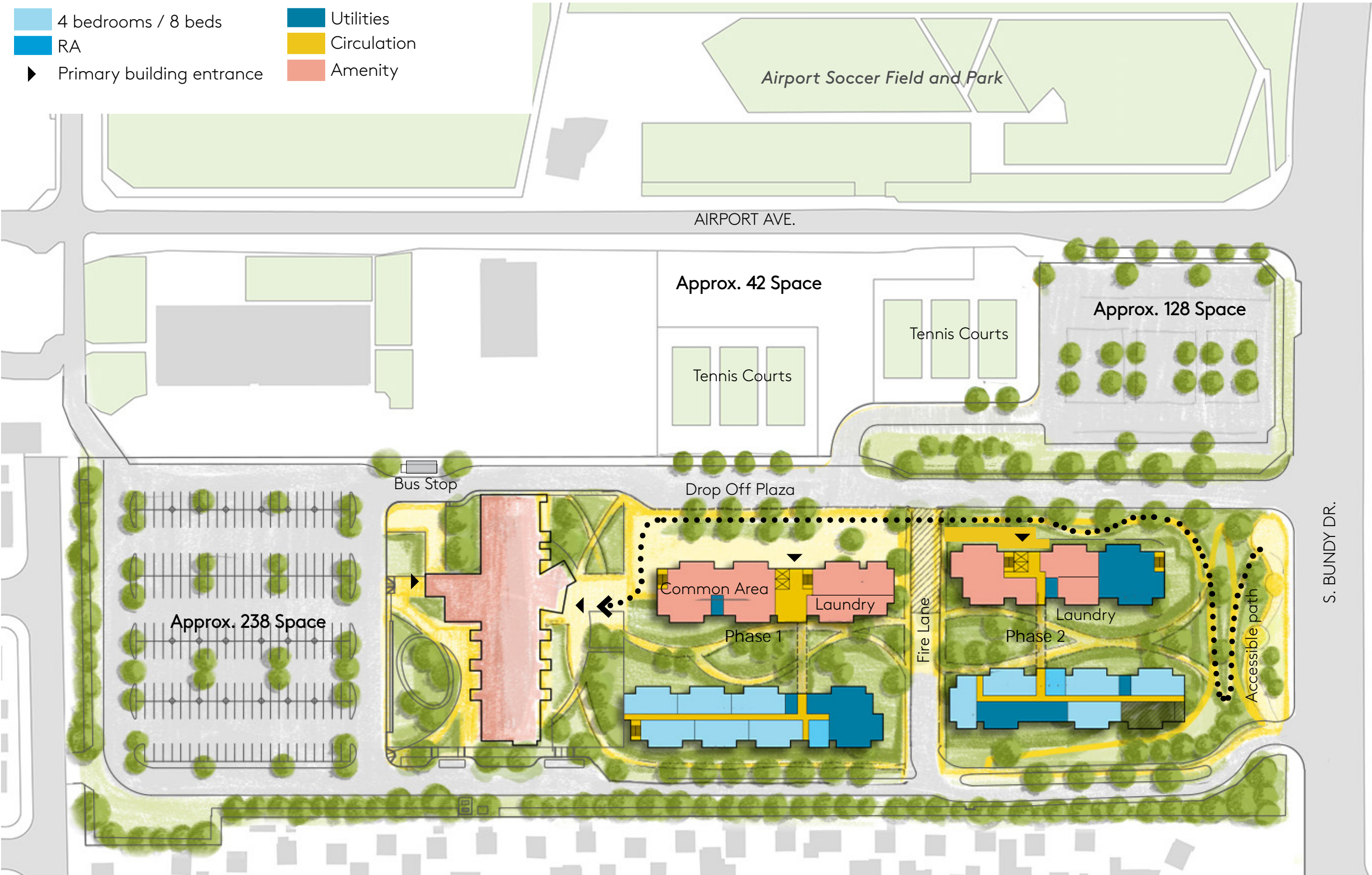
32

Phase 1	Phase 2
180,500 GSF	167,300 GSF
7 floors	7 floors
96 4 bedroom/ 8 bed apt	83 4 bedroom/ 8 bed apt
13 1-bedroom RA	13 1-bedroom RA
781 beds (including RA)	677 beds (including RA)
10,200 GSF amenity	6,200 GSF amenity

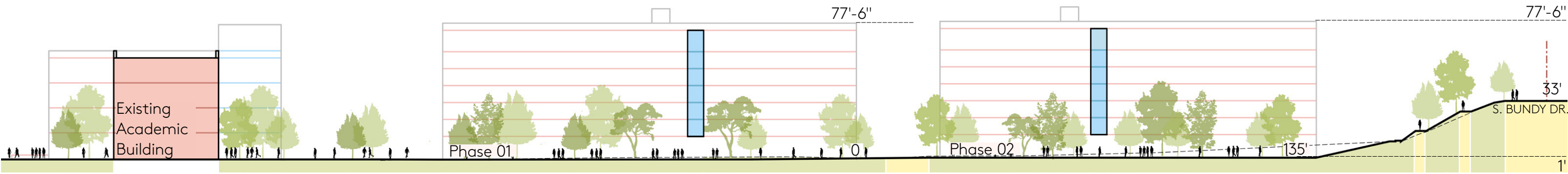
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<div>RA</div>	<div>Circulation</div>



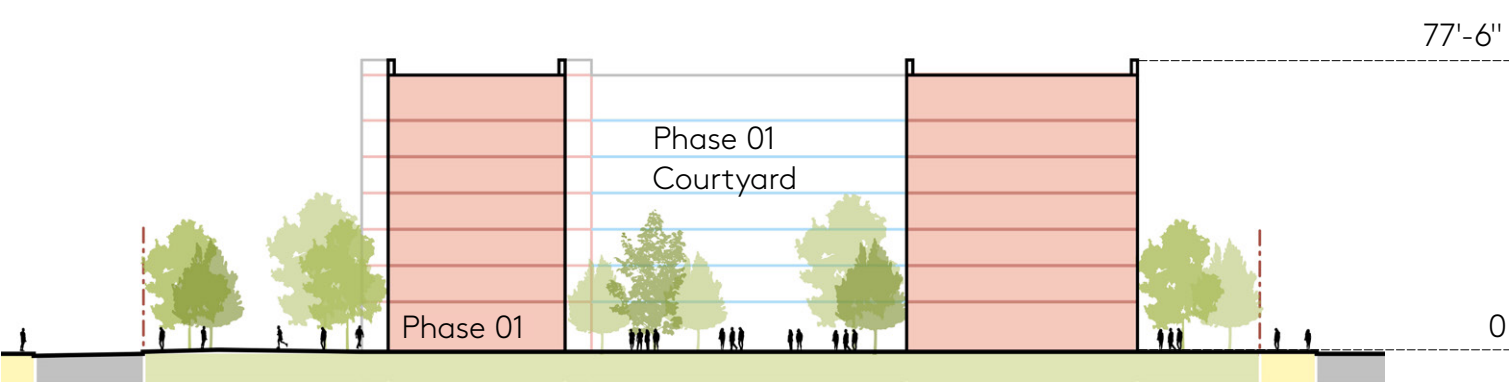
GROUND FLOOR



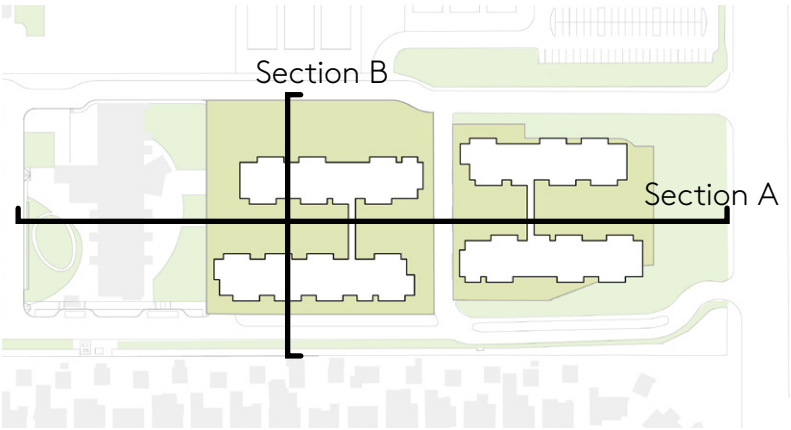
SITE SECTION



Section A



Section B - Phase 01



Key Plan



MASSING





October 2025