APPENDIX I

SMC Career & Educational Facilities Master Plan 2010 Update, April 2010.

SANTA MONICA COLLEGE

Santa Monica College
Career & Educational Facilities
Master Plan 2010 Update
DRAFT

Gensler April 2010

"Changing Lives
in the Global Community
through Excellence in Education"

SANTA MONICA COLLEGE

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1.0 Executive Summary

1.1 Introduction

The 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 Master Plan 2010 Update incorporates an understanding of SMC, projects future needs and provides for an approach to implementation. It is an update of the 1998 Master Plan which identified the guiding principles and parameters for future development. This iteration of the Master Plan promotes sustainability and makes provisions for a superior educational environment.

Santa Monica College is an accredited two-year community college, founded in 1929. It is comprised of six campuses on approximately 60 acres located within and adjacent to the City of Santa Monica. Santa Monica College offers credit curriculum in about 100 subject areas which serve approximately 30, 000 students through traditional and on-line classes.

In order to prepare the future leaders of this world, Santa Monica College is tasked with providing exceptional educational programs for training and education in premier facilities that support this mission. With over 200,000 square feet of new educational facilities and acres of new open space planned on the various Santa Monica College campuses, it is the intent of the Career and Educational Facilities Master Plan 2010 Update to guide development so that the vision for Santa Monica College becomes a reality.

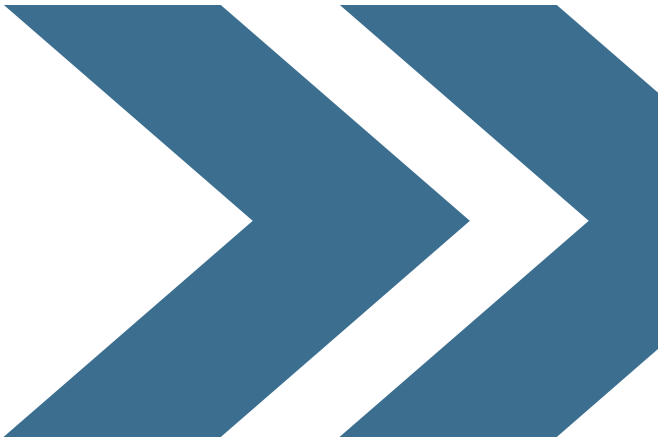
Proposed facilities providing superior learning environments for the Arts, Sciences, Humanities, Technology, and Physical Education programs are at the very heart of this vision. As educational needs change over time, flexible facilities will aid the College in adapting, and allow it to continue providing exceptional learning environments. These facilities will be havens for learning and creativity and serve as a model of sustainability. Attaining, at a minimum, a LEED Silver rating, these buildings will exemplify Santa Monica College's commitment to the environment through innovation and practice.

Equally as important, open spaces are planned to be renewed, revived and reinvented and newly created throughout the Santa Monica College campuses. These spaces will create venues where students, faculty, staff, and the neighboring community can come together to meet, learn, and play. Extending outwards and blurring the line between building and open space, these efforts will create an expansive and varied educational atmosphere.

This document describes existing, present, and proposed conditions. The existing conditions section references the 1998 Master Plan and what it accomplished. Present conditions describe the current physical infrastructure, facilities, and open spaces. Finally, the proposed conditions delineates what can be achieved through the implementation of the Master Plan 2010 Update.

Each proposed project, both facility and open space, is illustrated by a project criteria plan and statement of project performance. Descriptive components including setbacks, minimum dimensions, reference planes, use, orientation, access, and open space are defined in order to give the user a clear understanding of each project's objectives. Flexibility is the ultimate goal in the development of the project criteria so that each project responds to current educational needs, technology, and trends that are paramount in creating a campus system that can continue to thrive.

Just as the 1998 Master Plan outlined the development of the physical campus for the previous 10 years, the Career and Educational Facilities Master Plan 2010 Update will aid the planning and design of future facilities and open spaces so that they best respond to Santa Monica College's mission and guiding principles.



2.0 Background

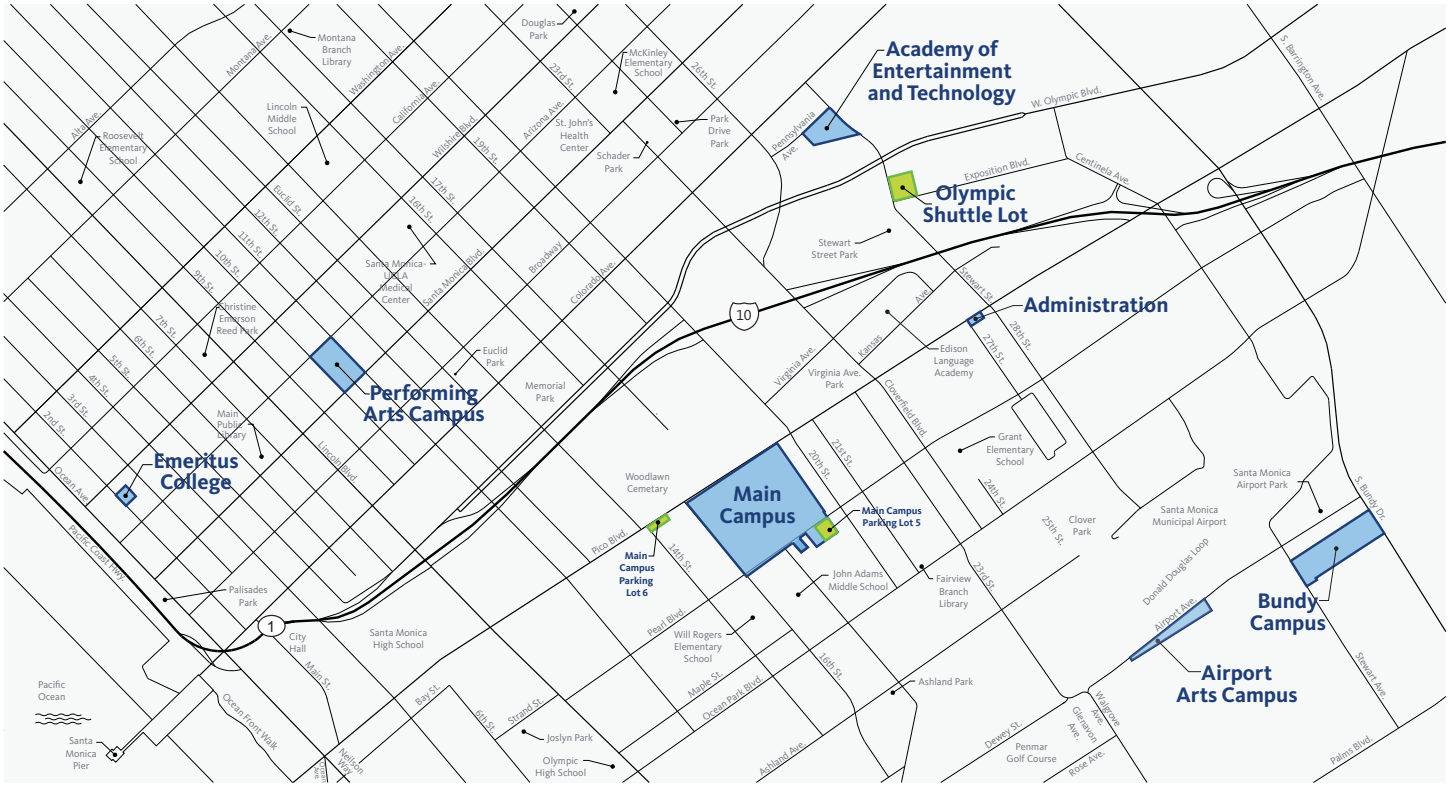


Exhibit 2.1 Santa Monica College Campus System Map

2.1 Description of Santa Monica College

Santa Monica College (SMC) is an accredited public two-year community college, founded in 1929. It became a separate district in 1970, and began operating with a separately elected Board in 1982.

Santa Monica College has six campuses, Main Campus, Academy of Entertainment and Technology (AET) Campus, Performing Arts Campus, Bundy Campus, Airport Arts Campus, and Emeritus College. The campus system is located on several sites within and adjacent to the City of Santa Monica. All of the SMC campuses are sited in urbanized areas served by existing infrastructure, including roadways, utility services, and public services. The various campuses are bounded by a mix of uses, including commercial, industrial, and residential uses depending on the particular campus.

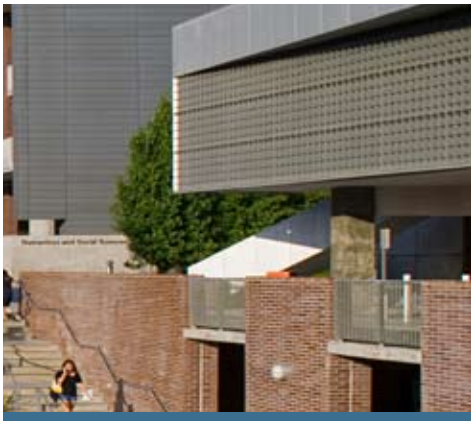
Santa Monica College provides exceptional educational programs that prepare students for successful careers through job training or as preparation for transfer to universities. The College offers credit curriculum in about 100 subject areas, which serves about approximately 30,000 students each semester on six campuses and through online courses. SMC also provides specialized continuing education, dual enrollment, non-credit, and senior programs, along with special programs for the public.

Main Quad

Humanities & Social Science (HSS)

Library

Swimming Pool



Parking Structure 3

Life and Physical Science Complex

Corsair Track

Student Services

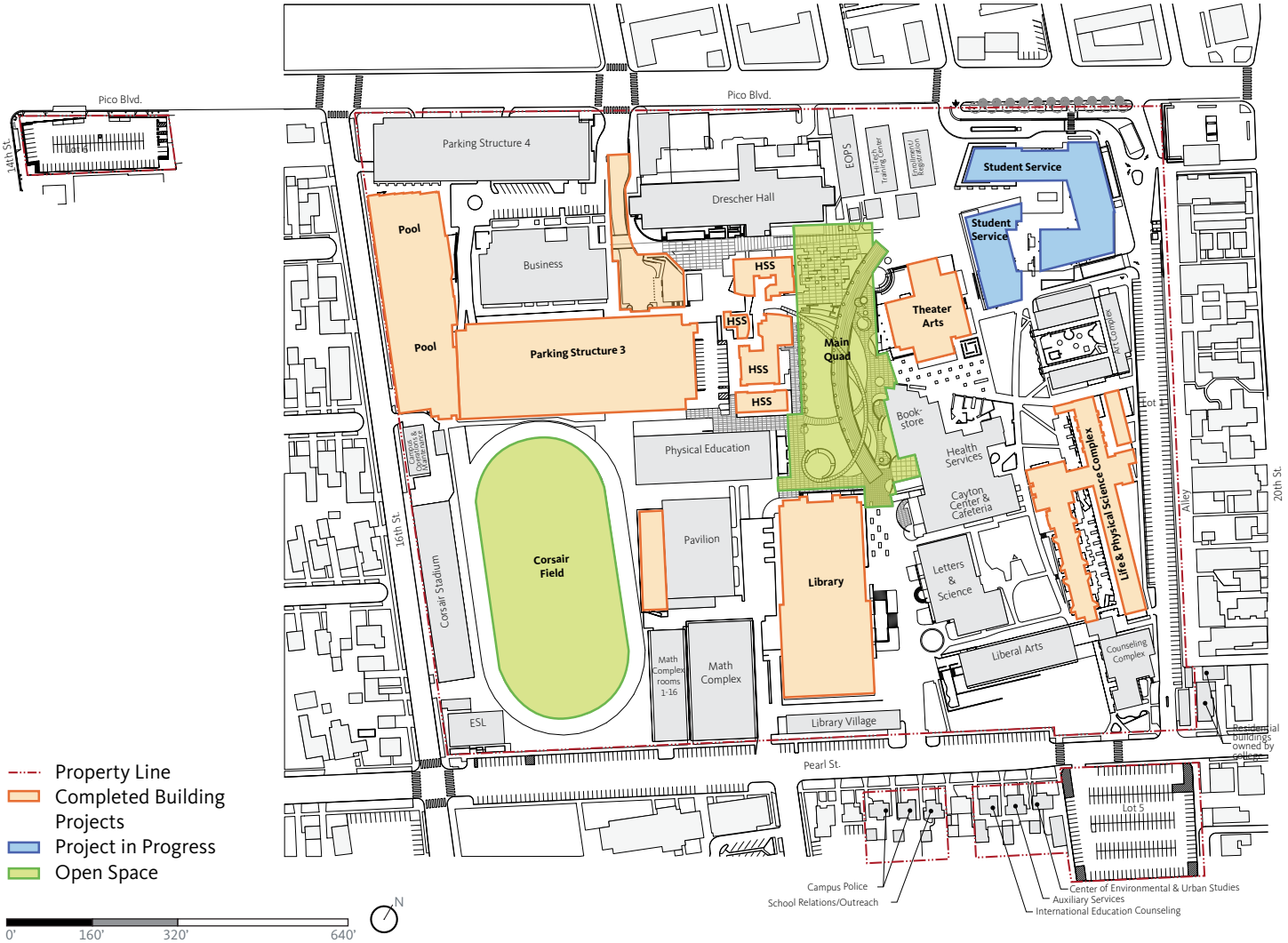


Exhibit 2.2 Completed Projects

2.2 Overview of the 1998 Master Plan

The Educational Facilities Master Plan, adopted by the Board of Trustees in 1998, is a strong statement of specific strategies to guide the College in meeting the needs of the present and anticipating the demands of the future.

It is a living document and provides overall development principles, such as encouraging interaction, program adjacencies, a campus design with clear logic, a balance of open space and density, sustainability, the use of technology, a vehicle free interior, parking self-sufficiency, celebrated arrival via public transportation, and developing the campuses as community resources with accessible public amenities.

The 1998 Master identified a number of projects that have been completed or are in progress. These are:

- Replacement Structures for Pool
- Parking Structure
- Life & Physical Science Complex
- Humanities & Social Science (HSS)
- Library
- Main Quad
- Student Services

The 1998 Master Plan was amended in 2002 to provide for facilities on the Bundy campus and for Parking Lot 6 on the Main Campus, in 2004 to adjust building placements on the Main Campus, and in 2007 to incorporate comprehensive planning for the Bundy Campus.

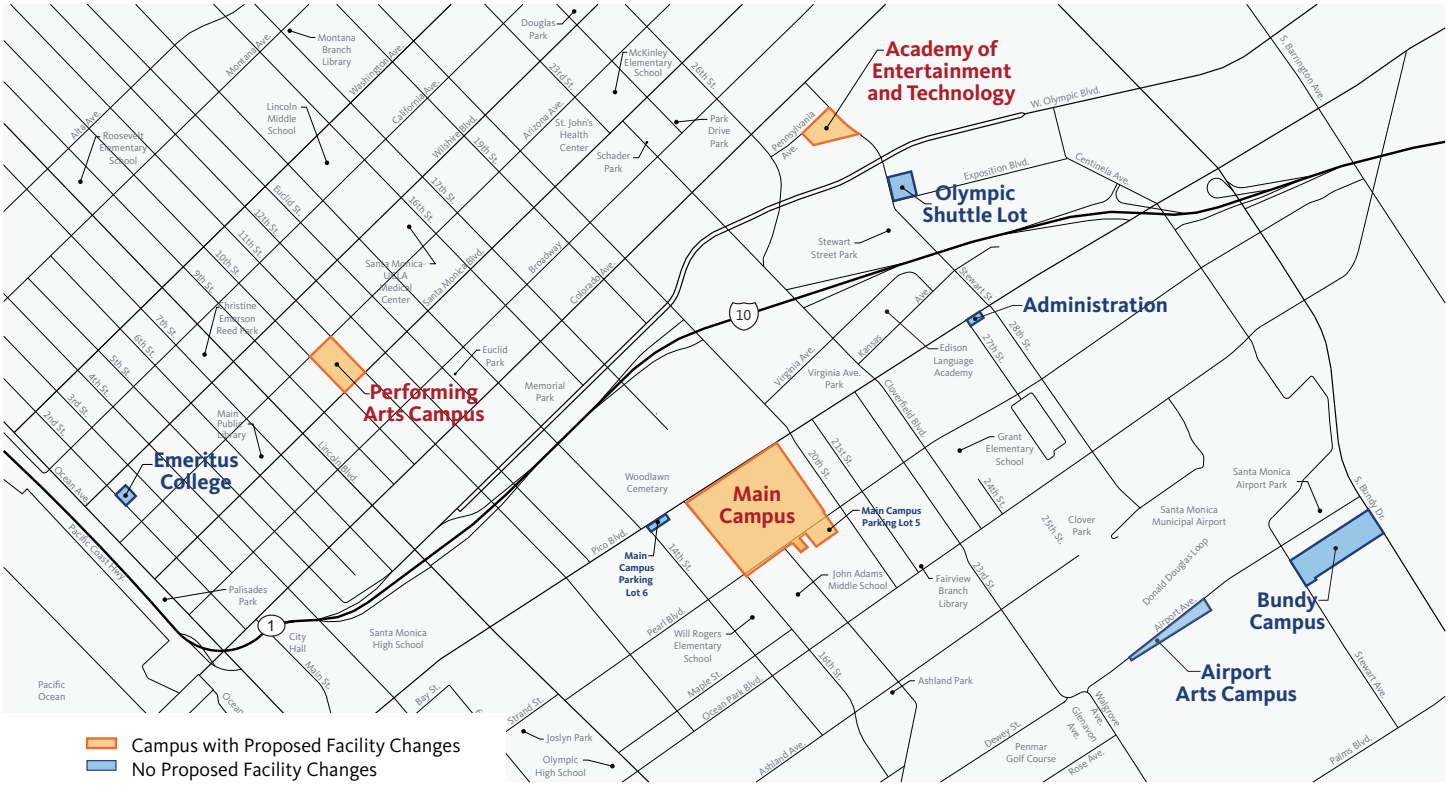


Exhibit 2.3 Campus with Facility Changes

2.3 Overview of the Master Plan Update 2010

Gensler was retained in May 2008 to update the goals and policies of the Santa Monica College Educational Facilities Master Plan 1998, with respect to acquiring, planning, developing, and maintaining facilities and equipment to provide a superior educational environment and promote the incorporation of sustainable resources.

Santa Monica College Facilities Master Plan 2010 Update identifies long-term planning goals for SMC facilities that will assist the Santa Monica Community College District in preparing students for the jobs of the 21st Century and competing in a global economy, including improving the teaching of math, science, and technology, identifying program improvements for specific projects and obtaining necessary project-specific approvals.

The Master Plan 2010 Update provides for the orderly implementation of capital improvement projects as identified in Measure AA, a local bond measure approved by the voters of the District in November 2008. It will involve renovation, new construction and demolition of facilities on the Main Campus, Academy of Entertainment and Technology Campus and the Performing Arts Campus. No facility changes are proposed at Emeritus College and the Airport Arts Campus nor the Administration Building. No amendments are proposed to the Bundy Campus Master Plan.

In February 2008, SMC approved an Initial Study/Mitigated Negative Declaration (IS/MND) for the Student Services Replacement, Bookstore Modernization and Pico Promenade Improvements Project on the Main Campus.

		Proposed Projects	Site Area (SF)	Building to be Demolished (ASF)	Proposed Building Area (ASF)	Parking to be Demolished (Spaces)	Proposed Parking (Spaces)
Main Campus	①	IT/Telecom Relocation	15,570	4,993	9,230	0	0
	②	Health/P.E./Fitness/Dance Central Plant	88,460	16,744	38,000	22	0
	③	Drescher Hall Modernization & Pico Promenade	140,517	23,819	14,200	0	0
	④	Replacement Math & Science Extension	162,959	46,575	70,057	0	0
	⑤	Corsair Stadium / ESL Relocation	60,158	21,346	20,047	0	0
	⑥	Temporary Math Complex Demolition	46,709	27,020	TBD	0	0
AET	⑦	Parking Structure AET Expansion & KCRW	158,758	0	47,172	255	450
	⑧	Olympic Shuttle Lot	102,300	0	48,750	211	630
Performing Arts Campus	⑨	East Wing Seismic Renovation/ Expansion	13,985	2,980	15,461	0	0
	⑩	West Wing Expansion	3,684	1,400	3,350	7	0
	⑪	Future Educational Facility	86,836	0	40,600	267	650

Exhibit 2.4 Proposed Projects Overall

2.4 Proposed Projects

The 2010 Master Plan calls for projects on the Main Campus, Academy of Entertainment and Technology Campus, the Performing Arts Campus, and the Olympic Shuttle Lot.

The proposed projects on Main Campus include:

- IT/Telecom Relocation
- Health/P.E./Fitness/Dance Central Plant
- Drescher Hall Modernization & Pico Promenade
- Replacement Math & Science Extension
- Corsair Stadium / ESL Relocation
- Temporary Math Complex Demolition

The proposed projects require the demolition of the Liberal Arts Building, the Letters and Science Building, the Math Complex, Library Village, the demolition of the Physical Education building, the ESL Building and the demolition of the stadium and related facilities.

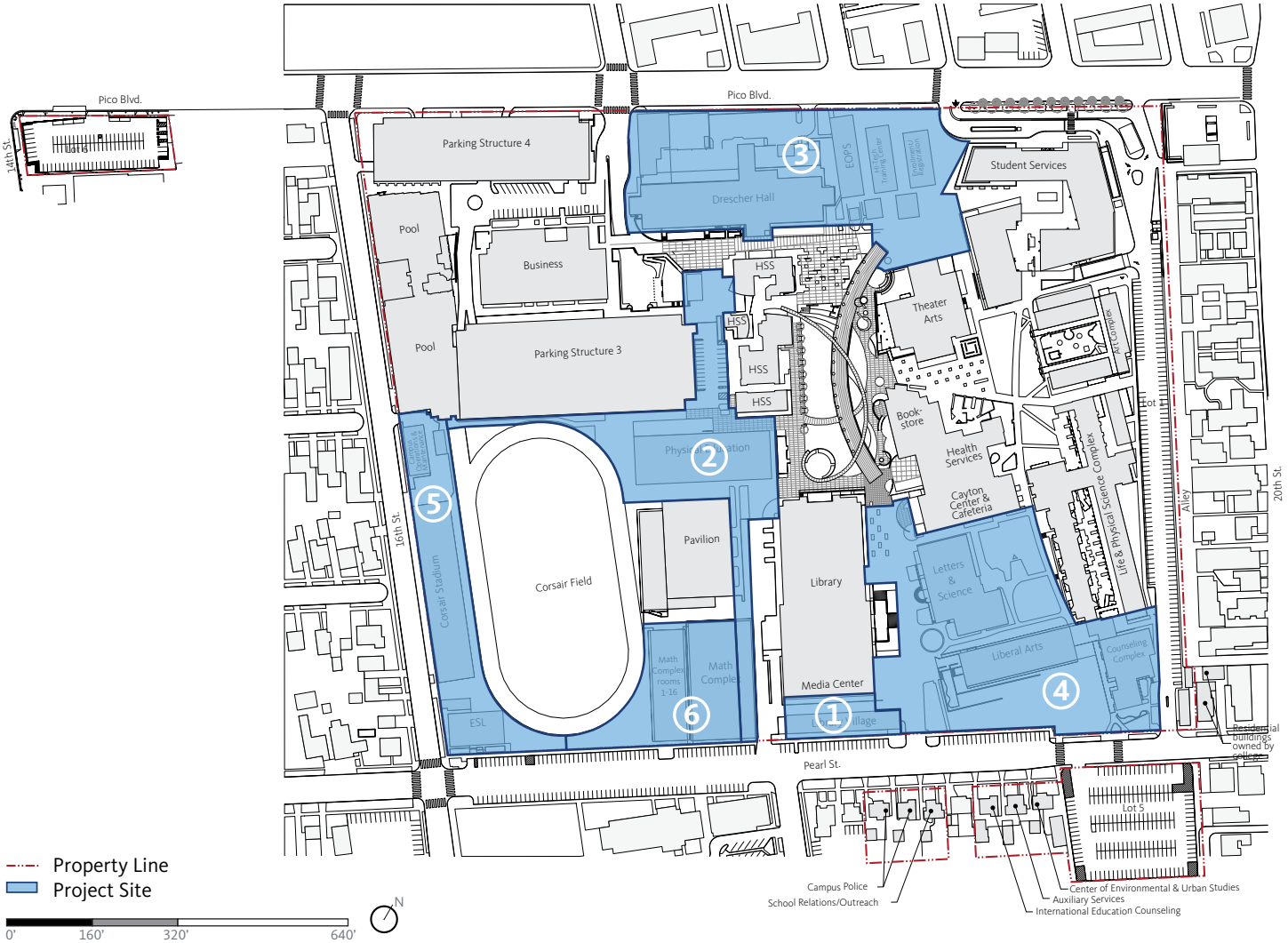
The proposed project on Academy of Entertainment and Technology Campus includes a parking structure, AET Expansion and KCRW.

Proposed projects on the Performing Arts Campus include:

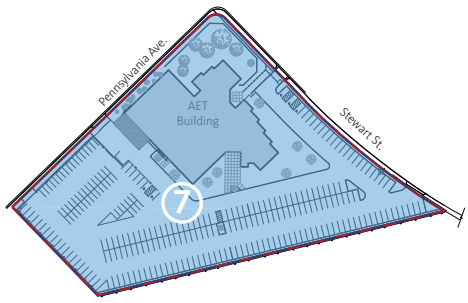
- East Wing Seismic Renovation/Expansion
- West Wing Expansion
- Future Educational Facility

Proposed projects on the Olympic Shuttle Lot include:

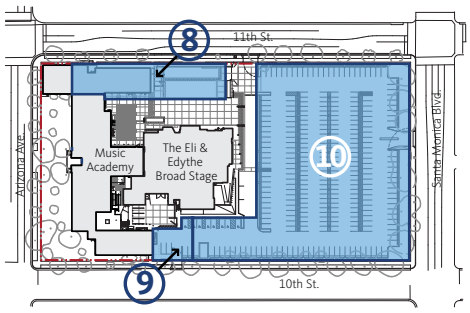
- Future Educational Facility
- Below-grade Parking Structure



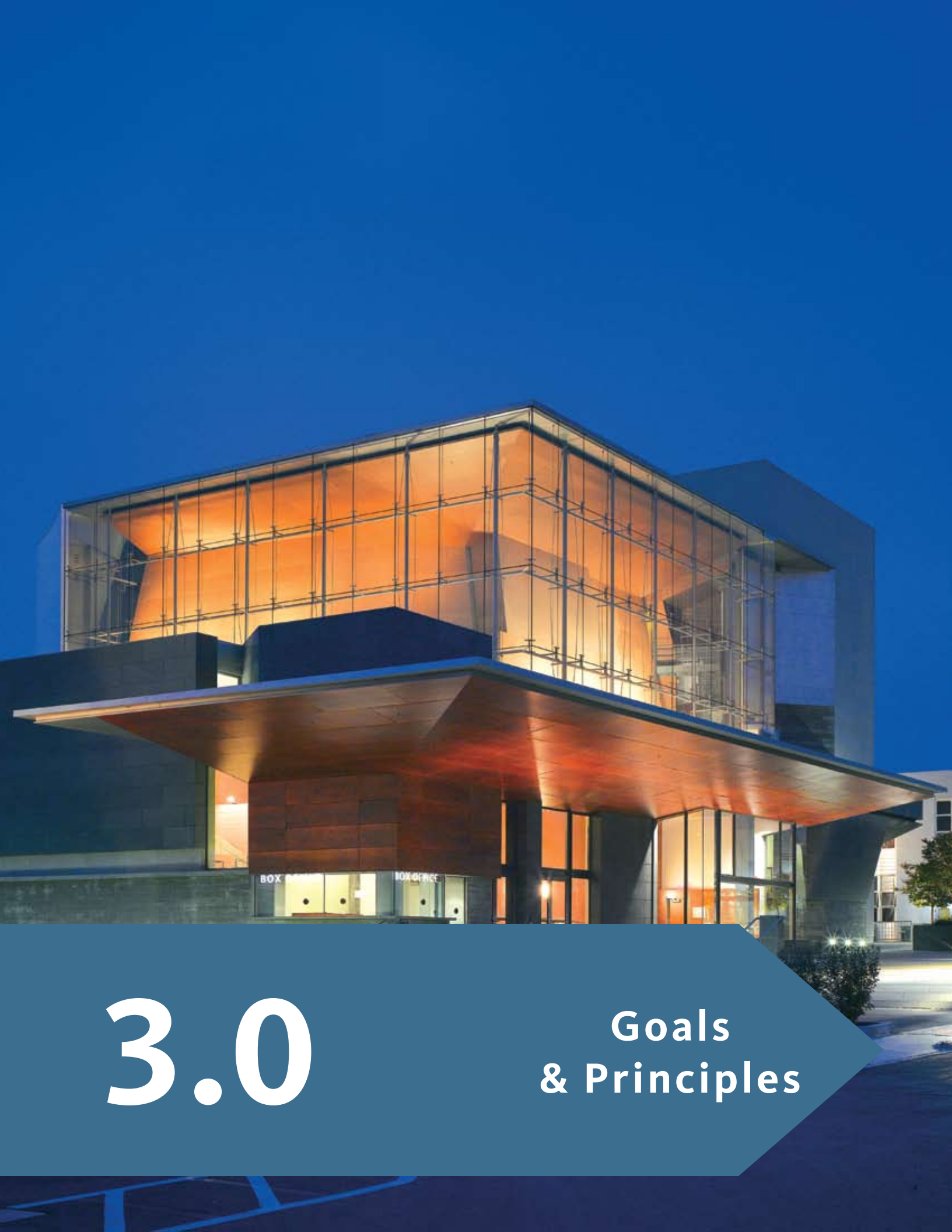
Main Campus



Academy of Entertainment and Technology



Performing Arts Campus



3.0

Goals & Principles

3.1 Goals

The primary goals of the Master Plan 2010 update are:

- Identifies options for SMC campus sites with regard to land use, transportation, and sustainability.
- Reduces the planned density and increases the planned open space for the Main Campus.
- Provides for expansion at the AET campus to bring together programs in digital arts, media, communication, journalism, and broadcasting, and incorporated parking; and the relocation of the College's radio station KCRW.
- Provides for program expansion at the Performing Arts Campus in music, art, and public programs, and related parking; and seismic repair.

3.2 Guiding Principles

The guiding principles describe intent, action, or desired character of the future environment and have served to establish a program and direction for arranging the key design elements on the site and providing framework to evaluate design solutions. They were established in the 1998 plan and have been incorporated into the 2010 update.

Sustainability

- Sustainability practices are integral with all other principles and goals of the master plan
- Adhere to vigorous sustainable practices
- Ensure resource-efficient buildings and open space development

Identity

- Image
  - Celebrate unique assets
  - Express cultural diversity
  - Establish each campus as a jewel in a system of city-wide educational resources
- Visibility
  - Prominent arrival and entry sequence
  - Legible signage and wayfinding graphics

Land Use

- Organize campus with zones of development
  - Commercial, recreational, academic, student activity zone
- Invigorate heart of campuses
- Create self-sufficient satellite campuses

Density and Space Utilization

- Maximize flexibility of spaces
- Increase cost effective use of space
- Promote interaction between users

Open Space

- Balance built and open space
- Ensure a variety of open space sizes and uses
- Create a hierarchy of open space and pathways
- Promote connectivity with clear and distinct linkages
- Use open space and landscape as organizing elements
- Respect landscape heritage
  - Enhance plant diversity
  - Celebrate historic contributors

Traffic and Transportation

- Emphasize commercial streets for vehicular circulation
- Use public transportation
  - Celebrate arrival on public transport
  - Convenient public transport nodes

Parking and Circulation

- Provide perimeter parking and a vehicle free interior
- Promote parking self-sufficiency
- Parking structures
  - Incorporate architectural interest
  - Consider alternate strategies for parking structure roofs
- Reduce conflicts between auto/service/pedestrian/bikes
- Limit bicycle circulation to the perimeter of campus

Telecommunications/Infrastructure

- Expand connectivity and high tech/high touch capability

College as a community resource

- Respond with sensitivity to neighbors
- Recognize the community of users
- Create more visible and accessible public amenities
- Mitigate impacts from development
- Integrate the college into the community

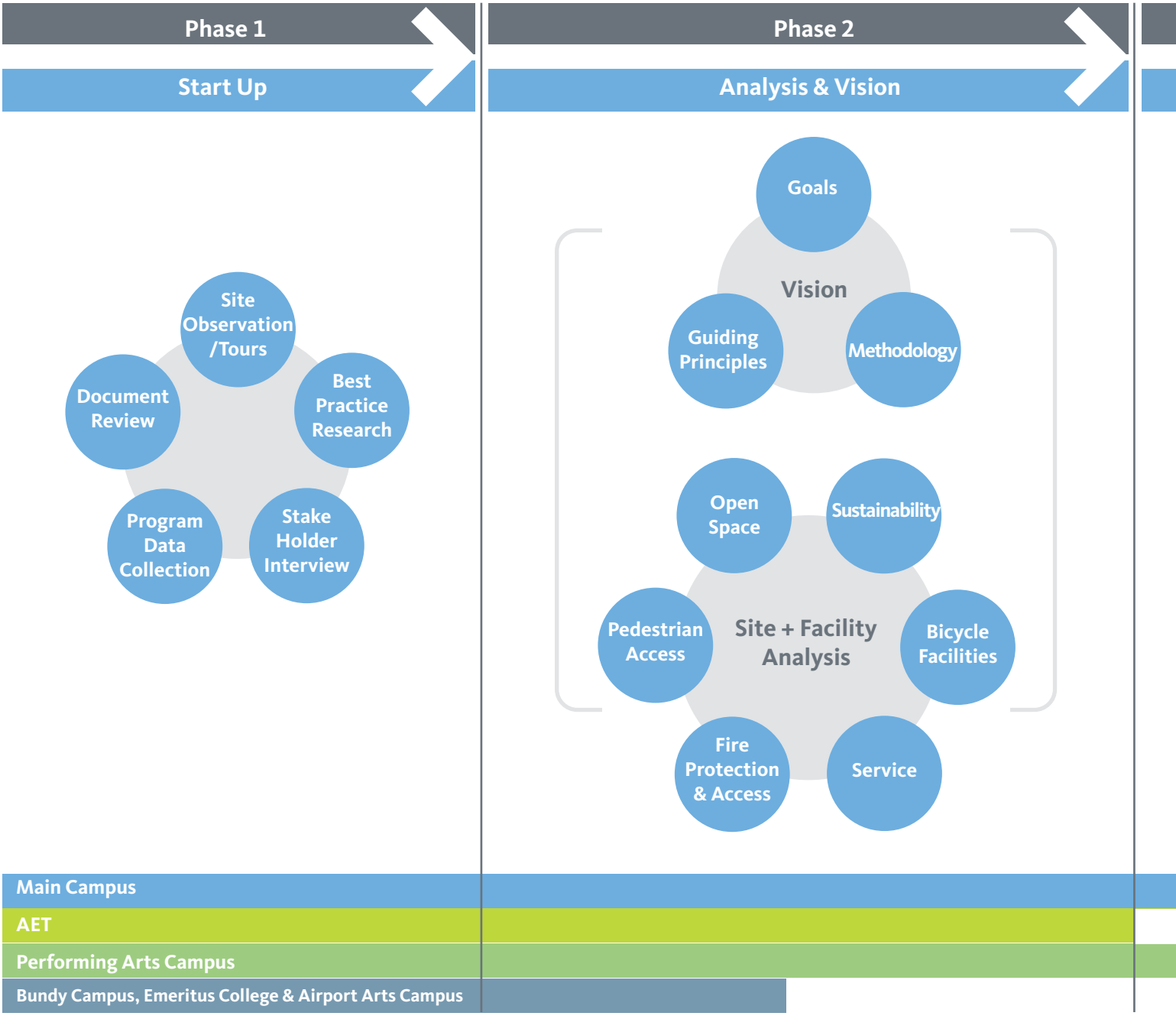
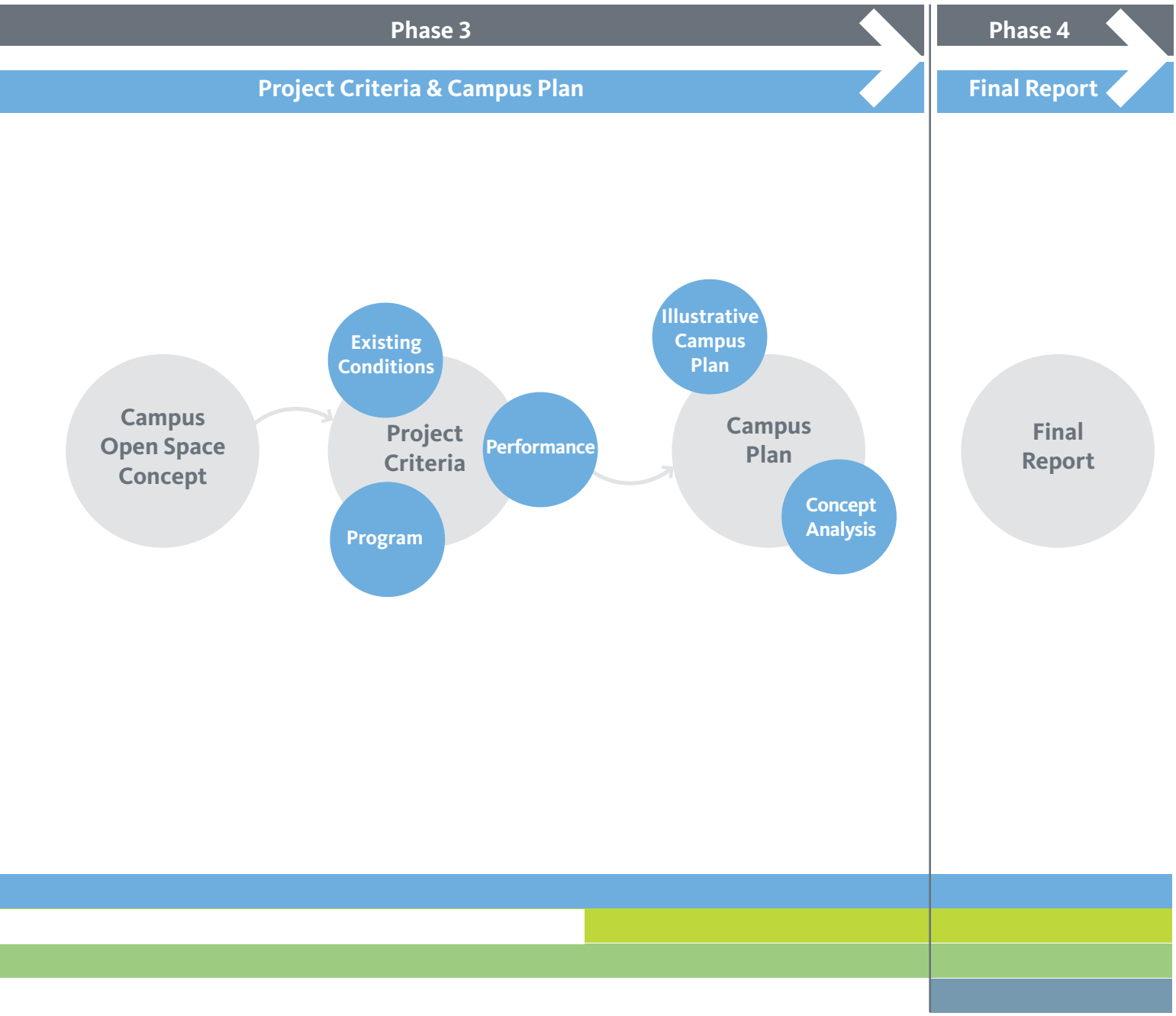


Exhibit 3.1 Master Plan 2010 Update Process

3.3 Project Process

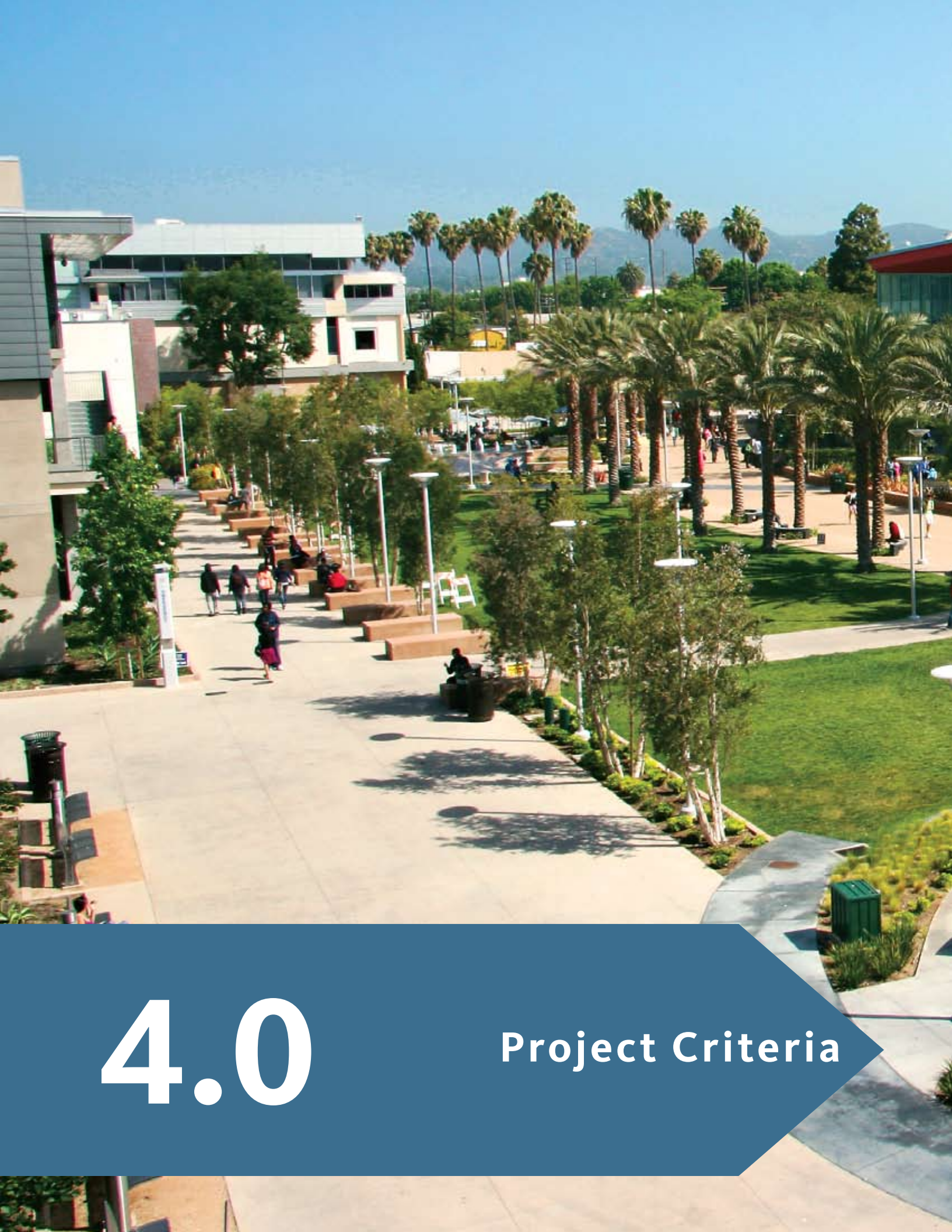
Santa Monica College Career & Educational Facilities Master Plan 2010 Update began in May 2008 with the final report submitted in April 2010. The process significantly relied on the work completed for the 1998 Master Plan with the 2010 Update focusing on the changes in conditions and goals of the College. The process culminates in the Final Master Plan which documents the analysis, the proposed projects and a framework for implementation..



3.4 Presentations & Outreach

EIR Team Meeting - November 2008
EIR Team Meeting - December 2008
D.P.A.C. Presentation - December 2008
EIR Team Meeting - January 2009
Board of Trustees Presentation - January 2009
Faculty and Staff Presentation - March 2009
Sustainability and the Master Plan Presentation - June 2009
Existing Facilities Analysis Meeting - July 2009
(2) EIR Team Meetings - July 2009

EIR Team Meeting - August 2009
EIR Team Meeting - September 2009
Senior Staff Presentation - September 2009
Community Meeting #1 - September 2009
Community Meeting #2 - October 2009
EIR Scoping Meeting #3 - October 2009



4.0 Project Criteria

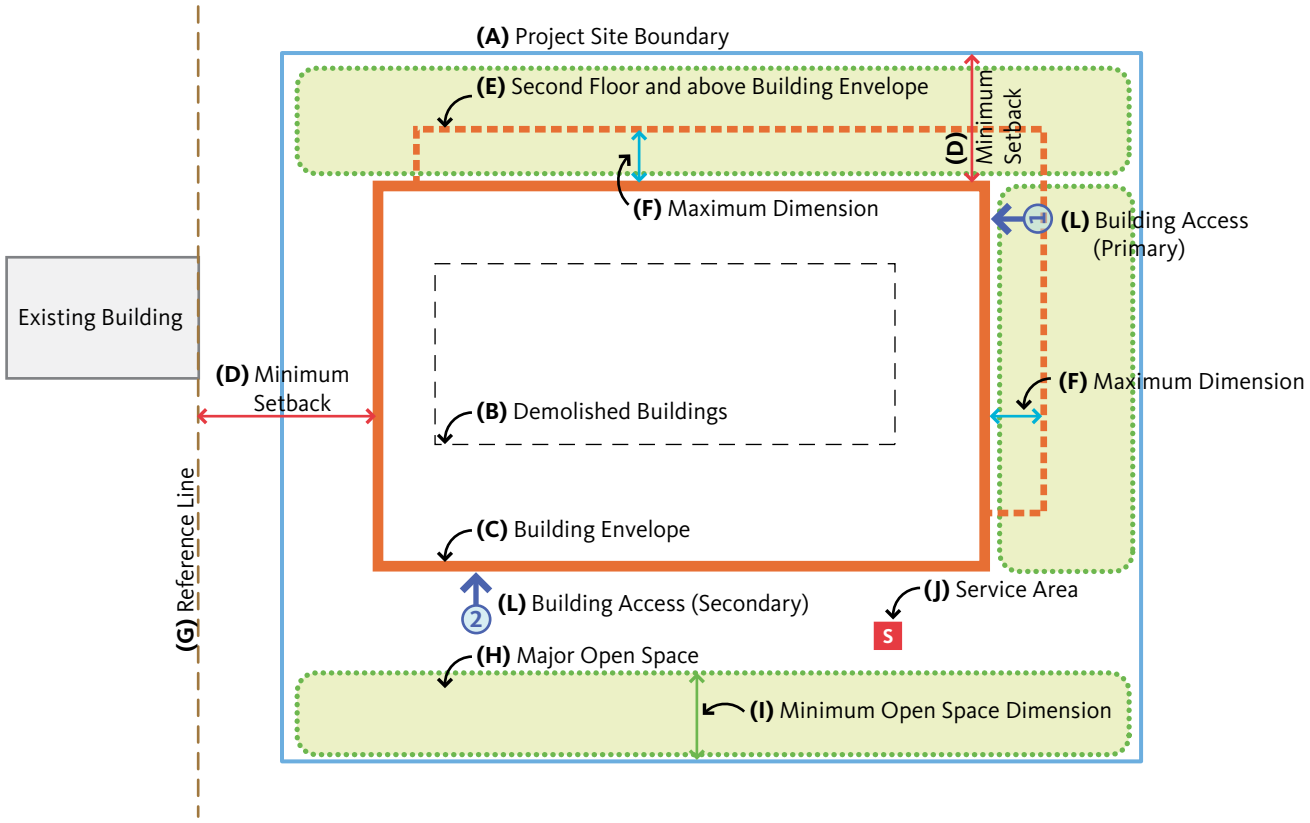


Exhibit 4.1 Project Criteria Definition

4.1 Project Criteria Methodology

The project criteria provides standards and guidelines for future development on the Santa Monica College campuses. Project criteria are determined by the necessity to conform to the principles established by the approved Master Plan. The over-arching factor for their inclusion is to safeguard the armature of the campus plans by providing a coherent approach to the physical plan including access, circulation and open space. Specific criteria are designed for flexibility, allowing a range of creative solutions to be applied for each proposed project.

The criteria for each project includes a description of existing conditions, proposed development, and proposed open spaces. Plans and perspectives are included to better define the individual parameters for each site. The Career & Educational Facilities Master Plan 2010 Update project criteria is organized by campus and then by individual project.

Each project site is defined by:

A. Project Site Boundary

The project site boundary includes the building site and its associated open spaces.

B. Demolished Buildings

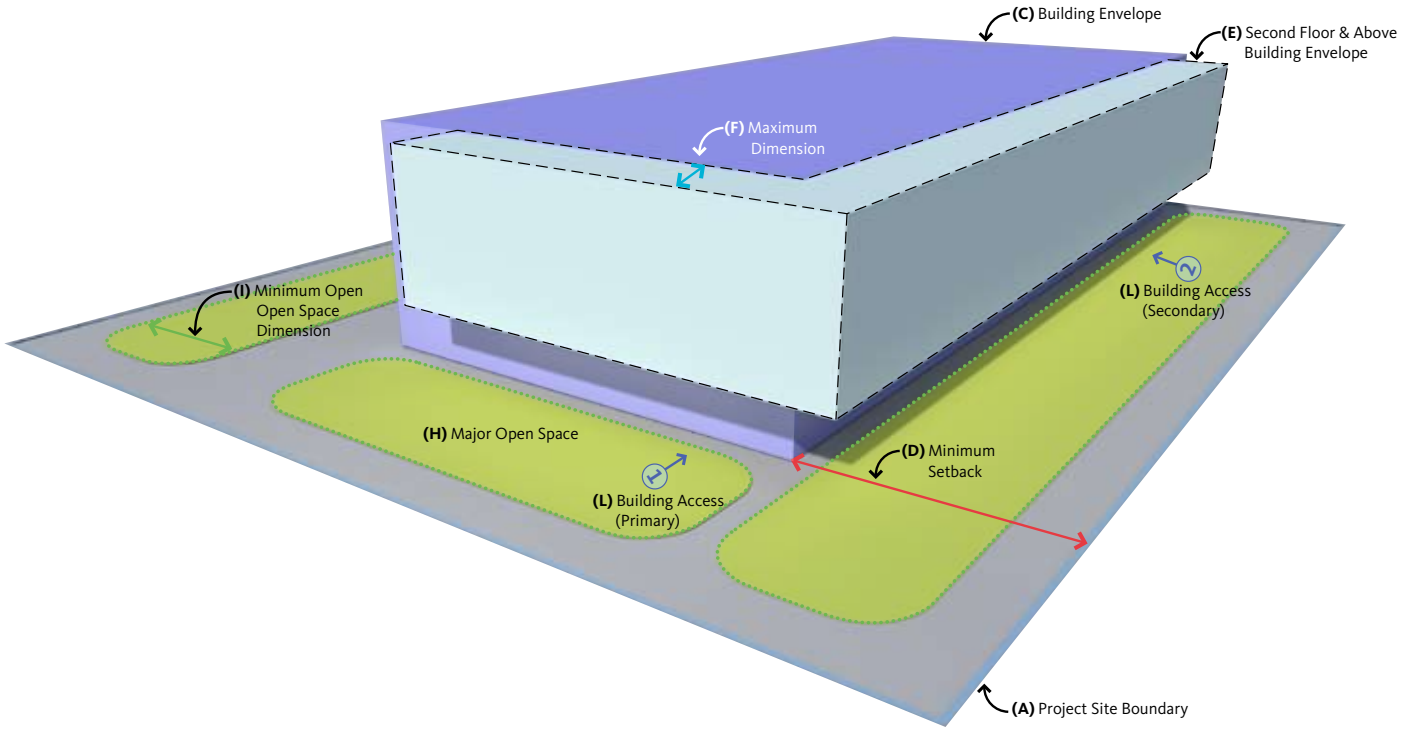
This identifies existing structures that are to be demolished during an individual project phase.

C. Building Envelope

The building envelope is the maximum footprint in any dimension that a proposed building may occupy. In all cases, it provides the perimeter for all floors unless a second floor and above envelope is separately identified.

D. Minimum Setback

The minimum setback is the minimum dimension by which the ground floor perimeter wall must be offset from an existing condition.



E. Second Floor and above Building Envelope

The second floor and above building envelope is defined by a maximum dimension taken from the furthest extent of the ground floor building envelope

F. Maximum Dimension

The maximum dimension is the maximum dimension by which the perimeter wall of the second floor and above can be extended beyond the perimeter wall of the ground floor.

G. Reference Line

Dimensions for maximum or minimum distances are referenced from an existing condition.

H. Major Open Space

Major open spaces have been defined by a minimum dimension and recommended location. They will be extended to the perimeter walls once the buildings have been designed, which allows for the potential infiltration of open spaces into the buildable envelope.

I. Minimum Open Space Dimension

Each defined open space is defined by a minimum dimension only.

J. Service Area

When necessary, service areas have been given a recommended location.

K. Maximum Building Height

The Maximum Building Height is defined by the maximum building stories.

L. Building Access

Primary (①), and when necessary, secondary (②) preferred building access points have been defined.

Main Campus

Site Area (Acres)			**41.5**
S.F. Total through Spring 2009 (ASF)			**528,681**
Parking Total through Fall 2008 (Spaces)			**2,519**
Parking Total through Winter 2010 (Spaces)			**2,495**
Parking Structure		Parking Structure 3	1,288
		Parking Structure 4	654
Surface Parking	North of Pearl Street	Parking Lot 1 East	146
		Parking Lot 2	37
		East of Structure 3	22
		North of Business	22
		Facilities	11
		Parking Lot 6	91
	South of Pearl Street	Parking Lot 5	187
		Campus Police	18
		Individual Lots	19
* Parking Through Fall 2012 (Net Spaces)		Structure 2 (Under Construction)	+499

4.2 Existing Campus

SMC's Main Campus is located at 1900 Pico Boulevard in Santa Monica. The Main Campus includes the area bounded by Pico Boulevard on the north, 16th Street on the west, Pearl Street on the south, and an alley (18th Court) on the east (this boundary is west of 20th Street), plus a number of properties on the south site of Pearl Street, and a property on Pico Boulevard near 14th Street.

The site area on the Main Campus consists of approximately 41.5 acres. The Main Campus contains existing floor area of approximately 528,681 asf, in addition to an athletic field (Corsair Field), swimming pool, parking structures and various other facilities. The Main Campus contains a total of approximately 2,495 parking spaces. An underground parking structure is under construction. The Main Campus is also supported by a series of shuttle parking lots, parking at other campus locations, and an extensive network of bus and shuttle service.

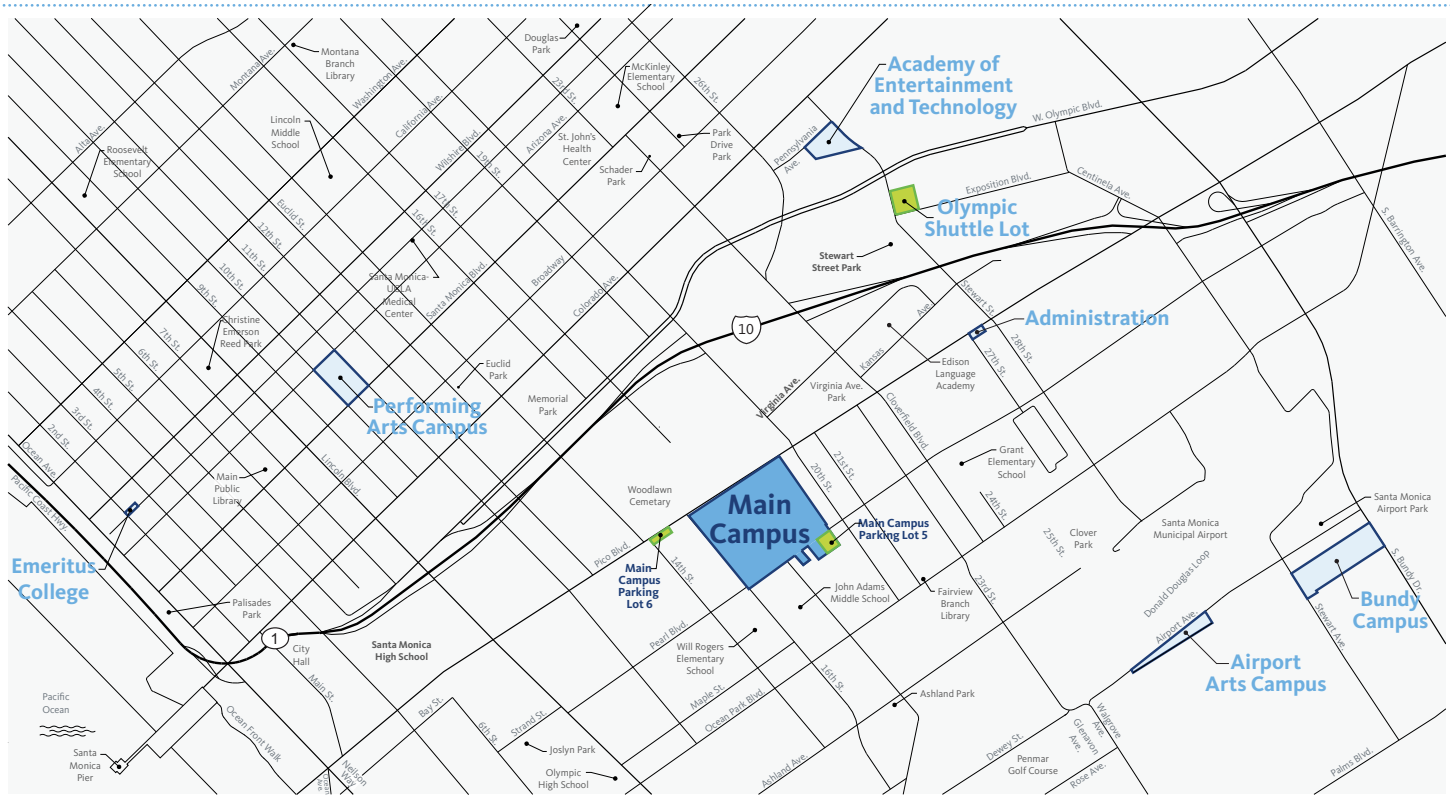


Exhibit 4.2 Main Campus Existing Campus Plan

Exhibit 4.3 Open Space Diagram

4.3 Site Analysis

4.3.1 Open Space Inventory

The Main Campus contains a diversity of open spaces, serving a variety of functions. There are areas for pedestrian and bicycle circulation, studying, contemplation, recreation, learning and interacting. Open spaces are organized around a primary open space (1), the Main Quad, serving the overall Main Campus, with secondary open spaces (2-4) serving grouping of buildings, and internal open spaces (5-8) related to individual buildings. Transitional open spaces (9-15) provide circulation and interstitial space.

As the Main Campus continues to evolve, open space should be an integral part of that metamorphosis. Building upon the existing variety of open spaces found predominately on the east side of campus, development on the west should seek to accomplish a similar mixture. As growth occurs, existing transitional spaces should evolve into secondary and internal open spaces eventually meeting the outer boundaries of the Main Campus where it interfaces with the adjacent community.

1 Main Quad

Passive & active spaces. Central "heart" of Campus. Strong north-south orientation. Provides storm-water management.

2 East Quad

Socializing/study areas. Front door to Health Services, Art Complex, & Science Complex.

3 Clock Tower

Monument location. Grassy space with large mature trees. Under-utilized/ passive space.

4 Library Quad

Front door from Pearl Street. Large bike storage facility. Zone for displays/open houses.

6 Art Quad

"Protected" open space. Display area for art programs.

7 Science Plaza

Internal plaza. Break/waiting area. Primarily used by Science Complex students.

8 Corsair Field

Sport-oriented open space. Used by athletic programs and students.

12 Bookstore Plaza

Transition space between the Main Quad and the East Quad.

*Open Spaces 5 & 15 are under construction as part of the Student Services Project.

*Open Spaces 9, 10, 11, 13, and 14 are described on pages 22-23.

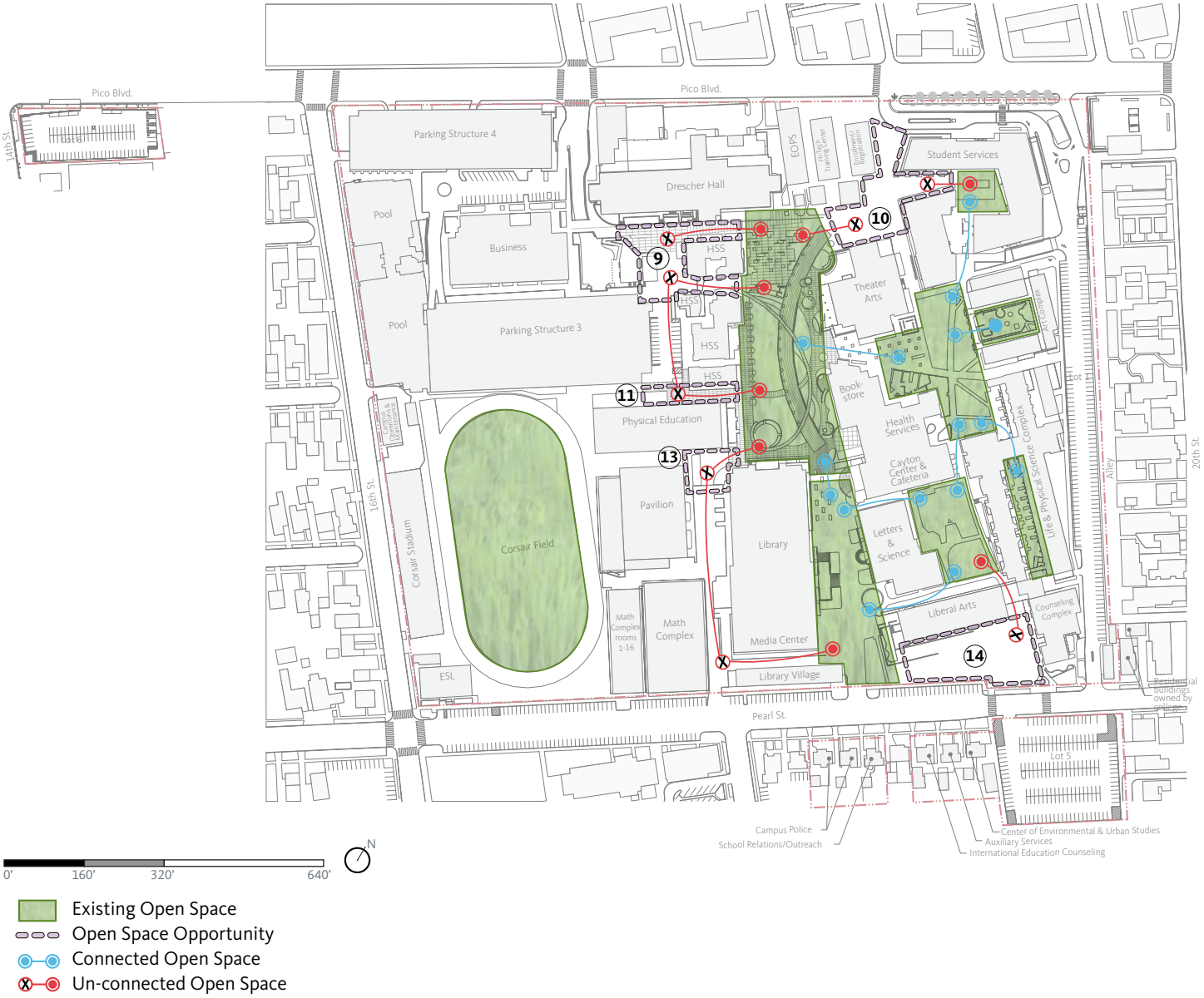


Exhibit 4.4 Open Space Linkage Diagram

4.3.2 Open Space Linkages

Defined connections from one open space to another provides clear orientation and circulation for students, faculty and staff. These connections should be anchored by high-quality open spaces that provide for a variety of functions, from circulation and access to studying and interaction. Currently, there are five zones (9-11, and 13-14) that possess opportunities for open space improvements.

The five zones have the opportunity to transform the periphery of the campus core with the addition of new open spaces. As the campus continues to reduce its density and provide further open space opportunities, these five key zones will be at the forefront of this shift.


9 HSS

Gateway to HSS and Drescher Hall from Parking Structures 3 and 4. First views of “campus”. Transitory space is lacking study, eating areas, and softscape. There is a lack of defined “arrival” space.


10 Pico Entry

Front door from Pico Blvd. Transition from public to private zones. Acts as a “spoke”, directing circulation east & west. This area poorly defines “arrival”, lacks identity, and does not provide connections for pedestrian circulation.


11 P.E. Quad

Entrance from 16th Street and Parking Structure 3. East-west corridor to/from Main Quad. This area is too narrow and confining for a major east-west pedestrian corridor. It is characterized by uninspired, left-over configuration.


13 Pavilion Quad

Small space for gathering. Make-shift area between service and student activity areas. The area is visually impacted by utilities and back-of-house areas that conflicts with pedestrian circulation.


14 Liberal Arts Green

Lawn area with mature trees. Under-utilized passive space. This area currently lacks definition and is too large and “unprotected”.

Exhibit 4.5 Sustainability Diagram

4.3.3 Sustainability

Currently the Main Campus is showcasing sustainability in five zones around campus. Strategies range from the use of synthetic turf, to campus-wide recycling programs, to the use of storm-water management systems.

Potential stress, created by future development and growth on campus should be minimized through the use of sustainable strategies. From “soft” strategies of proper site orientation to education, to “hard” strategies of photovoltaics or solar-thermal, a variety of methods should be implemented. Sustainable features should continue to be utilized on all building and open space development as the campus continues to evolve.


1 Corsair Field

Synthetic turf field reduces water consumption and maintenance costs.


2 HSS

This LEED Silver building utilizes drip irrigation, drought-tolerant landscaping, low-flow bathroom fixtures, natural ventilation, low-v.o.c. (Volatile Organic Compound) materials and F.S.C. (Forest Stewardship Council) wood products.


3 Main Quad

This area contains below-grade cisterns to capture and store storm-water runoff.


4 Student Services

This facility utilizes roof integrated solar panels, and is planned to be LEED certified.


5 Center of Environmental & Urban Studies

A demonstration native garden, drip irrigation, solar panels, and vermaculture bins are included in these spaces.

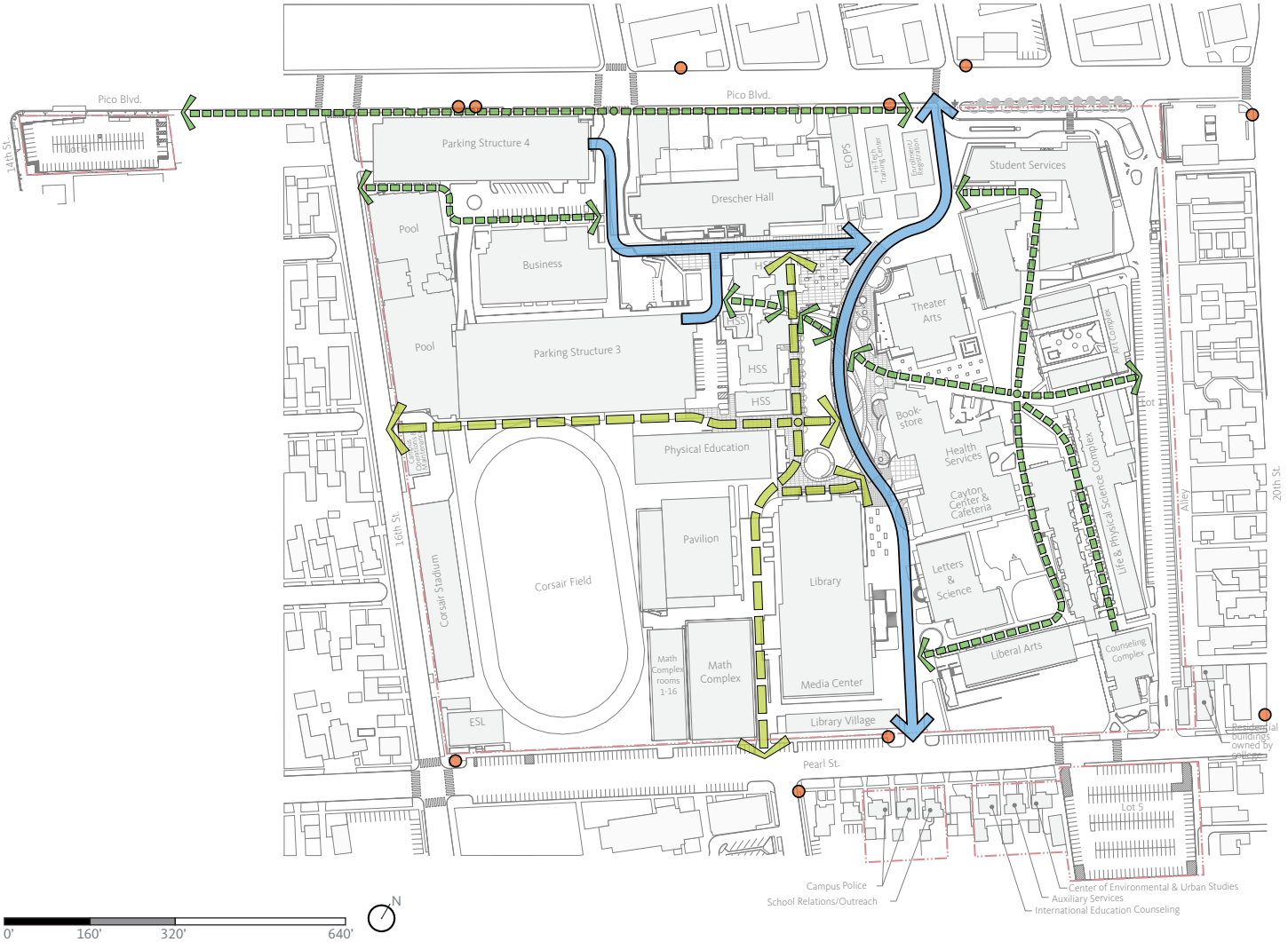


Exhibit 4.6 Pedestrian Access Diagram

4.3.4 Pedestrian Access

The primary pedestrian circulation is oriented north-south, with anchors on both Pico Boulevard and Pearl Street. Large amounts of pedestrian traffic move to and from the parking garages to the center of campus and secondary pedestrian routes bring users from the west (16th Street) and the south (Pearl Street). Tertiary routes are used by students, faculty, and staff to navigate between more nearby facilities.

While pedestrian movement should remain oriented north-south through the Main Campus, there are opportunities to better define secondary routes. The 16th Street connection to campus should be improved to provide a clear and distinct access route to campus. 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

Primary Circulation

Primary Circulation


Pathway through the Main Quad.


Pathway east of the Library.


Pathway south of Drescher Hall.

Secondary Circulation

Secondary Circulation


Access to campus core west of the Library.


Pedestrian connection between 16th Street and the Main Quad.


Pathway on the west edge of the Main Quad.

Tertiary Circulation

Tertiary Circulation


Pedestrian connection east to HSS.


Pathway west of the Art Complex.


Pathway to the bookstore from the Science Complex.

Bus Stop

Bus Stop


Bus stop on Pico Blvd.


Bus stop on Pico Blvd.


Bus stop on Pearl Street.

P	Permanent Storage	194 Spaces
NP	Non-permanent Storage	276 Spaces
	Total Bicycle Storage	470 Spaces

Exhibit 4.7 Bicycle Facilities Diagram

4.3.5 Bicycle Facilities

The Main Campus currently has a total of approximately 470 bicycle parking spaces available to cyclists. The majority of bicycle parking facilities are located on the perimeter of the Main Quad and adjacent to secondary campus access points. A large proportion of the provided facilities are well-used and near capacity.

The majority of permanent and non-permanent bike storage facilities are located on the periphery of campus. In order to retain and improve the pedestrian-oriented environment, all bicycle facilities should be moved to new “hubs” located at primary and secondary access points to campus.

Permanent Bicycle Storage Facilities

Bicycle storage outside Parking Structure 4.

Bicycle storage east of Parking Structure 3.

Bicycle storage outside the Pool.

Bicycle storage south of the Art Complex.

Non-permanent Bicycle Storage Facilities

Bicycle storage outside the Business Building.

Bicycle storage north of the Science Complex.

Bicycle storage north of Library Village.

Bicycle storage outside the Pavilion.

Fire Lane
20'-0" - 26'-0" Width

Hydrant Location
21 Campus-Serving Locations

Fire Lane (Future)
Concurrent with Student Sevices opening

Exhibit 4.8 Fire Protection & Access Diagram

4.3.6 Fire Protection & Access

There are currently five access points to the Fire Lane on campus. Two are located on Pico Boulevard and three are located on Pearl Street. With the completion of the Student Services Building, the Fire Lane utilizing the Main Quad will connect to the Pico Boulevard access point.

Future development should not hinder fire access and coverage on the Main Campus. All proposed access lanes and hydrants should be integrated into the landscape plan to the furthest extent feasible.

Fire Lane

Fire lane north of the Library.

Fire lane north of Theater Arts.

Fire lane east of the Life and Physical Science Complex.

Fire lane north of the Business Building.

Hydrant

Hydrant outside the Library.

Hydrant outside the HSS.

Hydrant outside the Pool.

Hydrant on Pico Blvd.

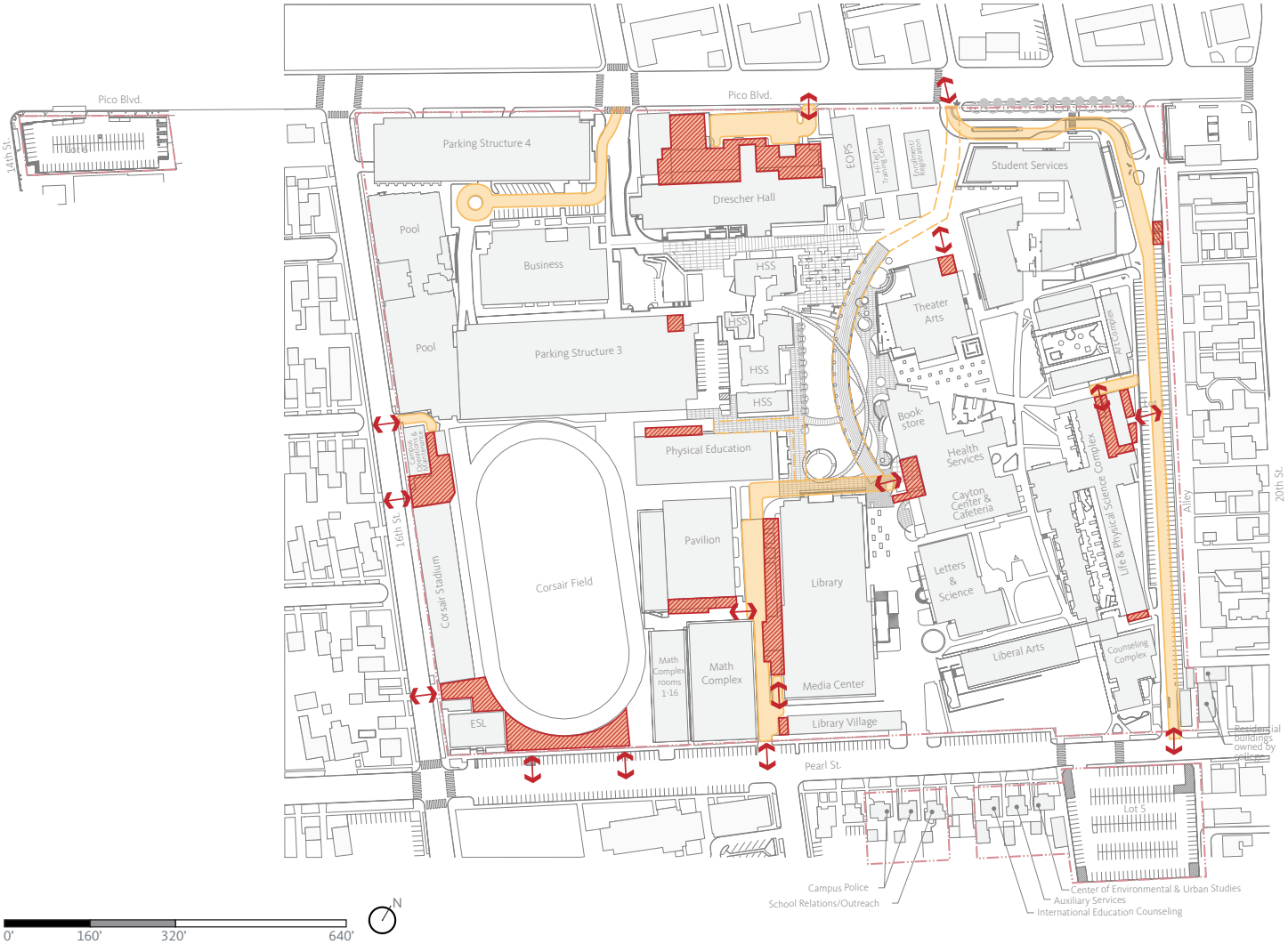


Exhibit 4.9 Service & Utility Zones Diagram

4.3.7 Service & Utility Zones

Service and utility zones are dispersed evenly across the Main Campus. The sole service lane that runs through the Main Campus serves the interior buildings of the campus. These include; the Cayton Center, the Physical Education building, the Pavilion building, the Library, and the Temporary Math Complex. There are seven total ingress/egress points dedicated to service and utility functions.

Conflicts between service-related activities and pedestrians should be minimized. Service activities should utilize existing corridors and lanes to the maximum extent feasible. Where possible, service zones should be separated from pedestrian and bicycle zones.

Service & Utility Zones

Service and utility zone at Corsair Stadium.

Service zone at the Bookstore/Health Service/Cayton Center & Cafeteria.

Service zone adjacent to Physical Education.

Utility zone at the Science Complex.

Service & Utility Access

Service and utility access west to the Library.

Service and utility access at the east edge of the campus.

Access to the service and utility zone at Corsair Stadium.

Service and utility access at Theater Arts.

	Proposed Projects	Site Area (SF)	Building to be Demolished (ASF)	Proposed Building Area (ASF)	Parking to be Demolished (Spaces)	Proposed Parking (Spaces)
1	IT/Telecom Relocation	15,570	4,993	9,230	0	0
2	Health/P.E./Fitness/Dance Central Plant	88,460	16,744	38,000	22	0
3	Drescher Hall Modernization & Pico Promenade	140,517	23,819	14,200	0	0
4	Replacement Math & Science Extension	162,959	46,575	70,057	0	0
5	Corsair Stadium / ESL Relocation	60,158	21,346	20,047	0	0
6	Temporary Math Complex Demolition	46,709	27,020	0	0	0

4.4 Proposed Projects

The Master Plan Update 2010 provides for a replacement Math and Science Extension building (70,057 asf); a replacement Health/P.E./Fitness/Dance building (38,000 asf); a new centralized plant for heating and cooling; additional renovations and additions related to the modernization of Drescher Hall and the Pico Promenade beautification project (14,200 asf); and the replacement of the stadium and related facilities (20,047 asf).

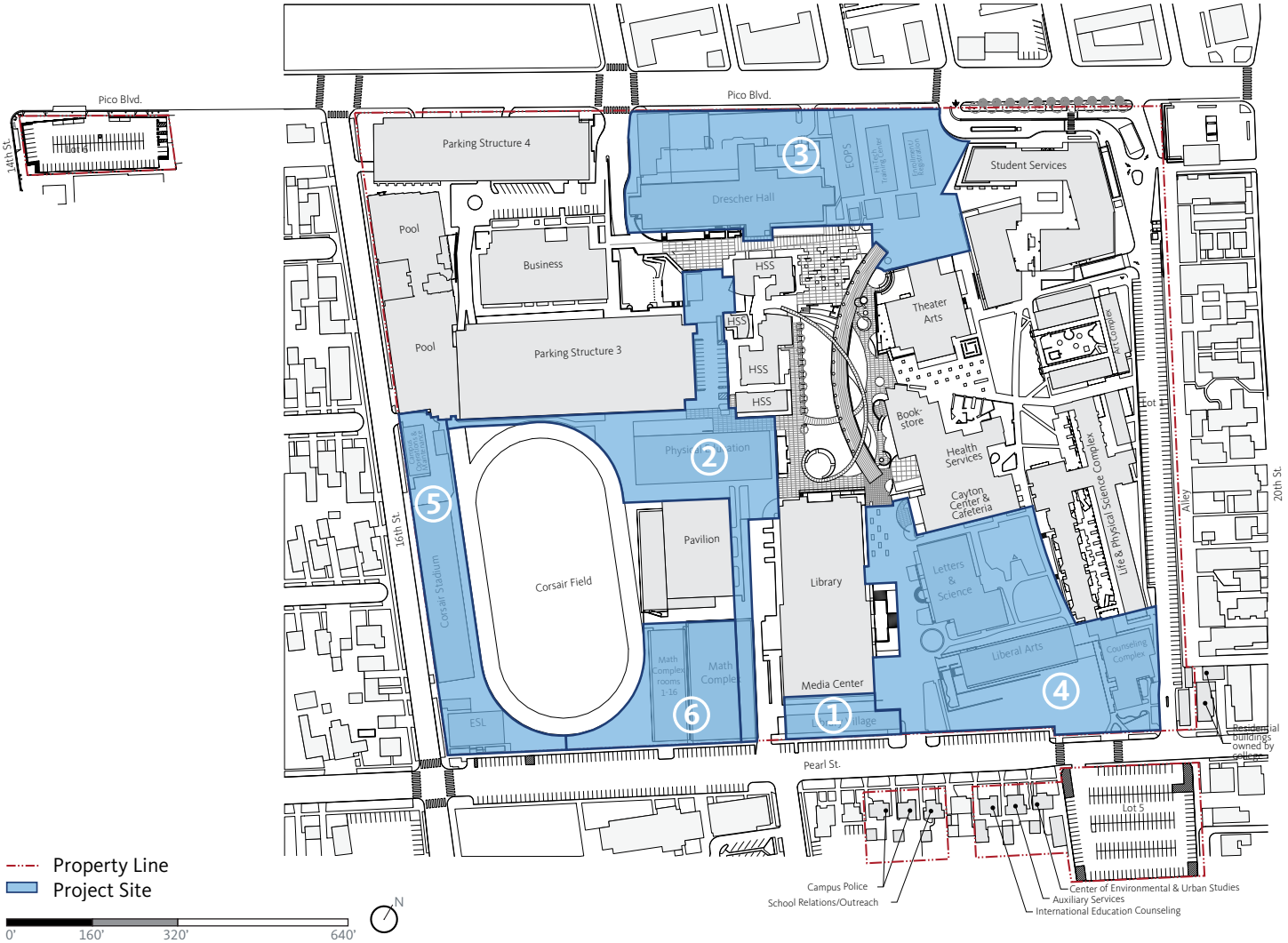
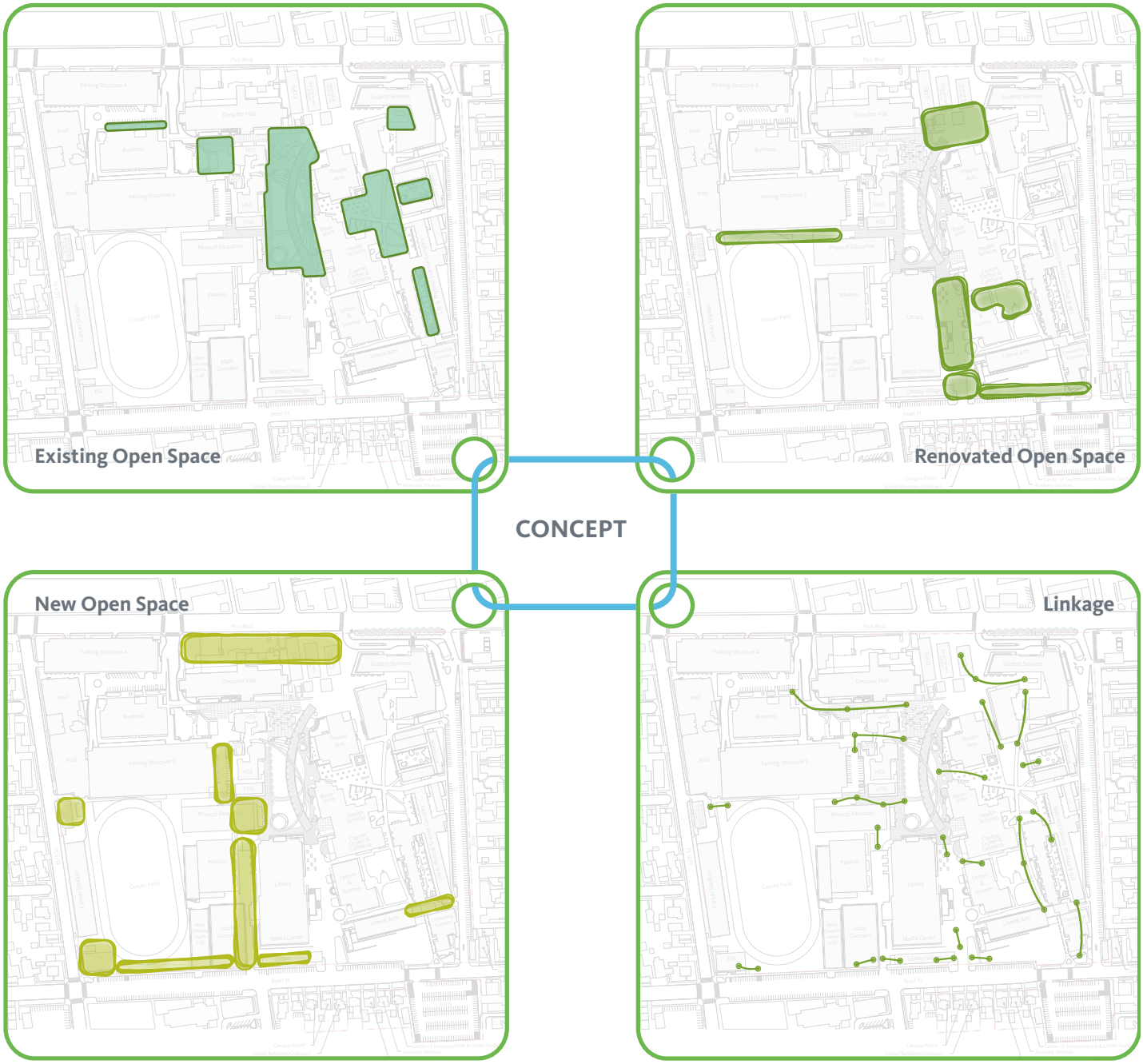


Exhibit 4.10 Proposed Projects

The Master Plan Update 2010 also includes the demolition of the Liberal Arts Building (-19,278 asf), the demolition of the Letters and Science Building (-14,892 asf), the demolition of the Math Complex (-27,020 asf), the demolition of Library Village (-4,993 asf), the demolition of the Physical Education building (-16,744 asf), the demolition of the ESL Building (-4,828 asf), and the demolition of the stadium and related facilities (-16,518 asf).

Implementation of the Master Plan Update 2010 at the Main Campus will result in a net increase of approximately 11,037 asf on the Main Campus. When the 2010 Master Plan is fully implemented, the total building area for the Main Campus, including all projects currently existing or entitled, will be approximately five percent below the gross square feet planned for in the 1998 Master Plan.



4.5 Campus Open Space Concept

Great campuses are defined not only by their architecture, but equally by their open space. Santa Monica College has a great tradition of balancing the open versus built environment, responding to the favorable environmental conditions of its setting. The Career & Educational Facilities Master Plan 2010 Update continues this tradition by guiding future building development on the various campuses and by defining new and improved open spaces.

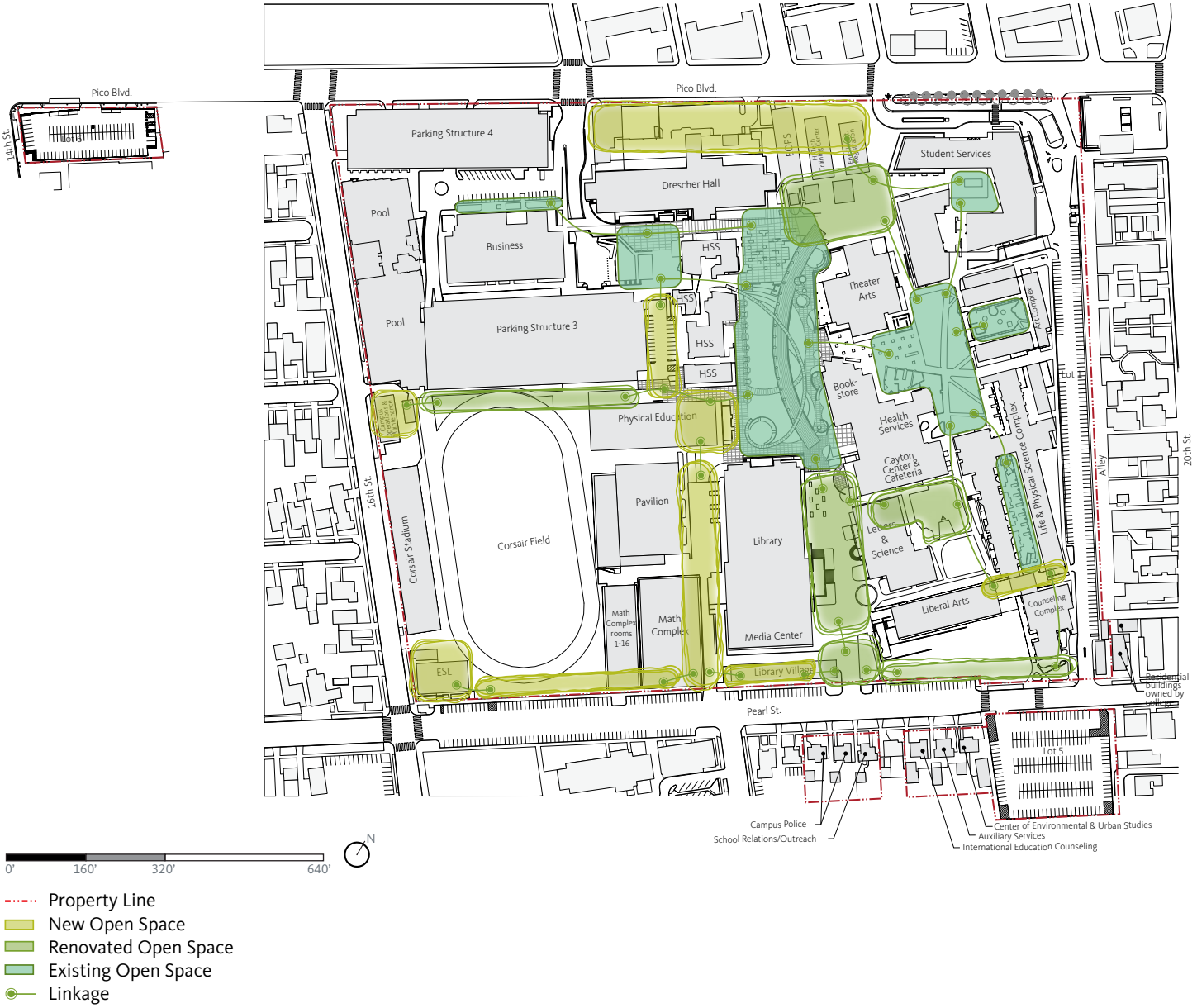


Exhibit 4.11 Main Campus Open Space Concept

If it can be said that the educational and facility buildings are the functional heart of the campus, it can also be said that the open spaces are the lungs. Santa Monica College's open spaces provide places for respite, for interaction, for passive and active recreation, and for learning. With a balance of buildings and landscape, where students, faculty, and staff are allowed to learn, explore, and express themselves, Santa Monica College is truly a special place.

The organizing principles of the Open Space Concept derive from a clear understanding of the current conditions of the existing open space and its relationship to the proposed projects. It is from this juxtaposition, between existing open space and proposed projects, that opportunities for modernization and improvement are delineated. These opportunities will provide for the creation of an enhanced outdoor environment, as well as for clear, direct pedestrian links and circulation.

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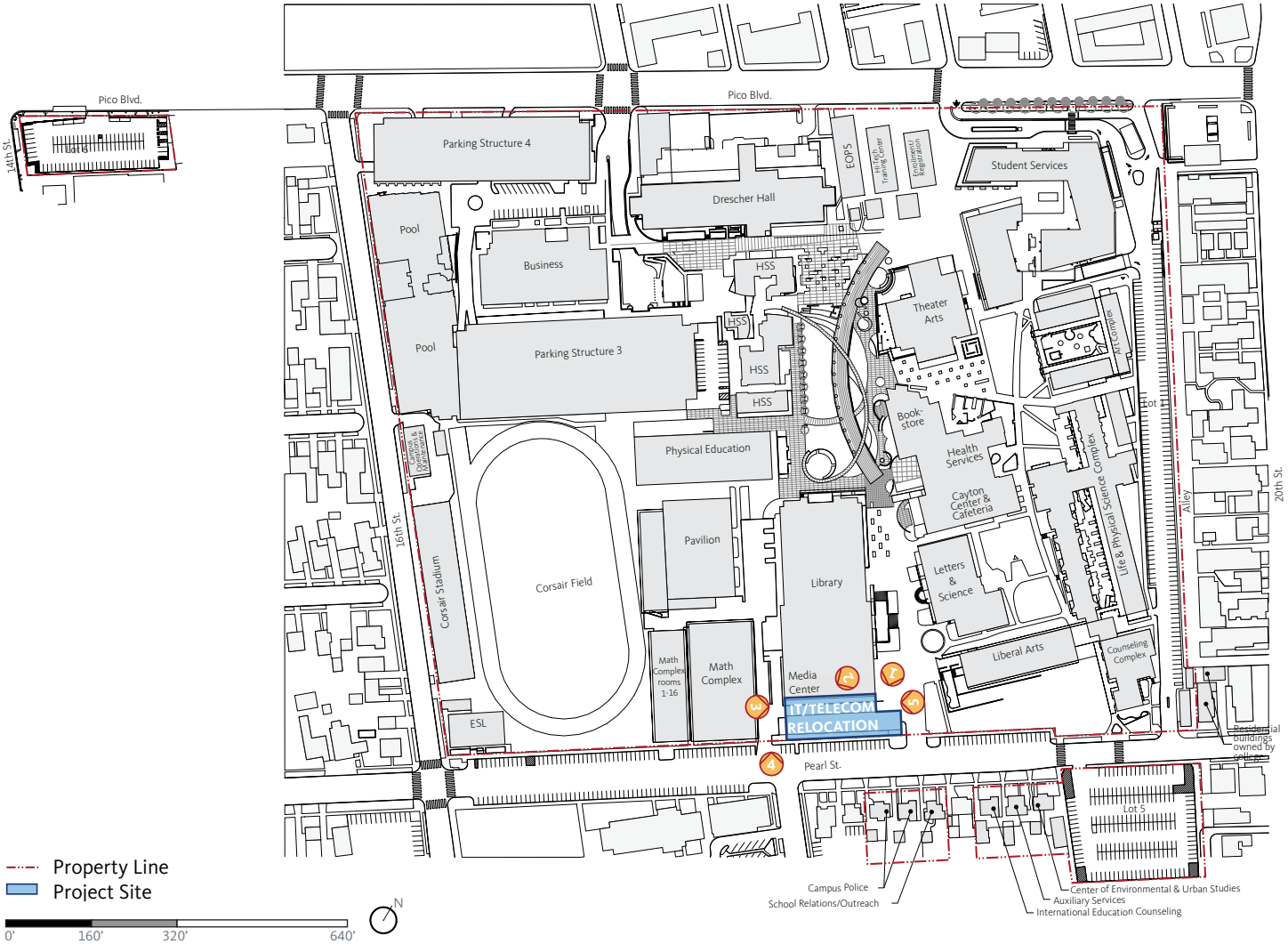


Exhibit 4.12 Location Map - IT/Telecom Relocation

4.6 Project Criteria

4.6.1 IT/Telecom Relocation

The Project Site for the IT/Telecom Relocation is located directly adjacent to the southern facade of the Library. The Project Site is straddled by a service lane to the west and the main southern pedestrian entrance to campus from Pearl Street on the east.

The site is currently occupied by temporary trailers put into place after the 1994 Northridge earthquake. These trailers are currently home to classrooms and faculty offices.

Program

Project Site:	IT/Telecom
Site Area:	15,570 SF
Building Area to be Demolished:	4,993 ASF
Proposed Building Area:	9,230 ASF
Parking to be Demolished:	0 Spaces
Proposed Parking:	0 Spaces
Maximum Building Height:	2 Stories

Performance

Function

The IT/Telecom Relocation project will provide a new consolidated home for Information Technology and Telecom related facilities on the Main Campus.

Relationship to Context

The Project Site is located in a prominent and highly visible location on campus adjacent to Pearl Street. Pearl Street has a significant amount of pedestrian traffic due to the metered parking, campus facilities on the south side of the street, and the proximity of John Adams Middle School. The primary entrance to the main campus from the south is located on Pearl Street.

The site and building design must respond to the Pearl Street edge of campus and the relationship of the adjacent neighborhood. The relationship of the built and open space should strengthen the Pearl Street entrance to campus and provide a visual edge to the street and adjacent neighborhood.

Access/Connectivity

Building: Primary access to the building should be from the main campus pedestrian route on the east with a secondary access provided from the campus walkway parallel to Pearl Street.

Open Space: Primary access to the open space should be from the east and west edges of the Project Site.

Orientation/Siting

While the entrances to the building should be from the west and east sides, the building massing and articulation of south façade should be cognizant of the view from Pearl Street and the surrounding neighborhood.

Views

Primary views to and from the Project Site will be to and from Pearl Street.

Service

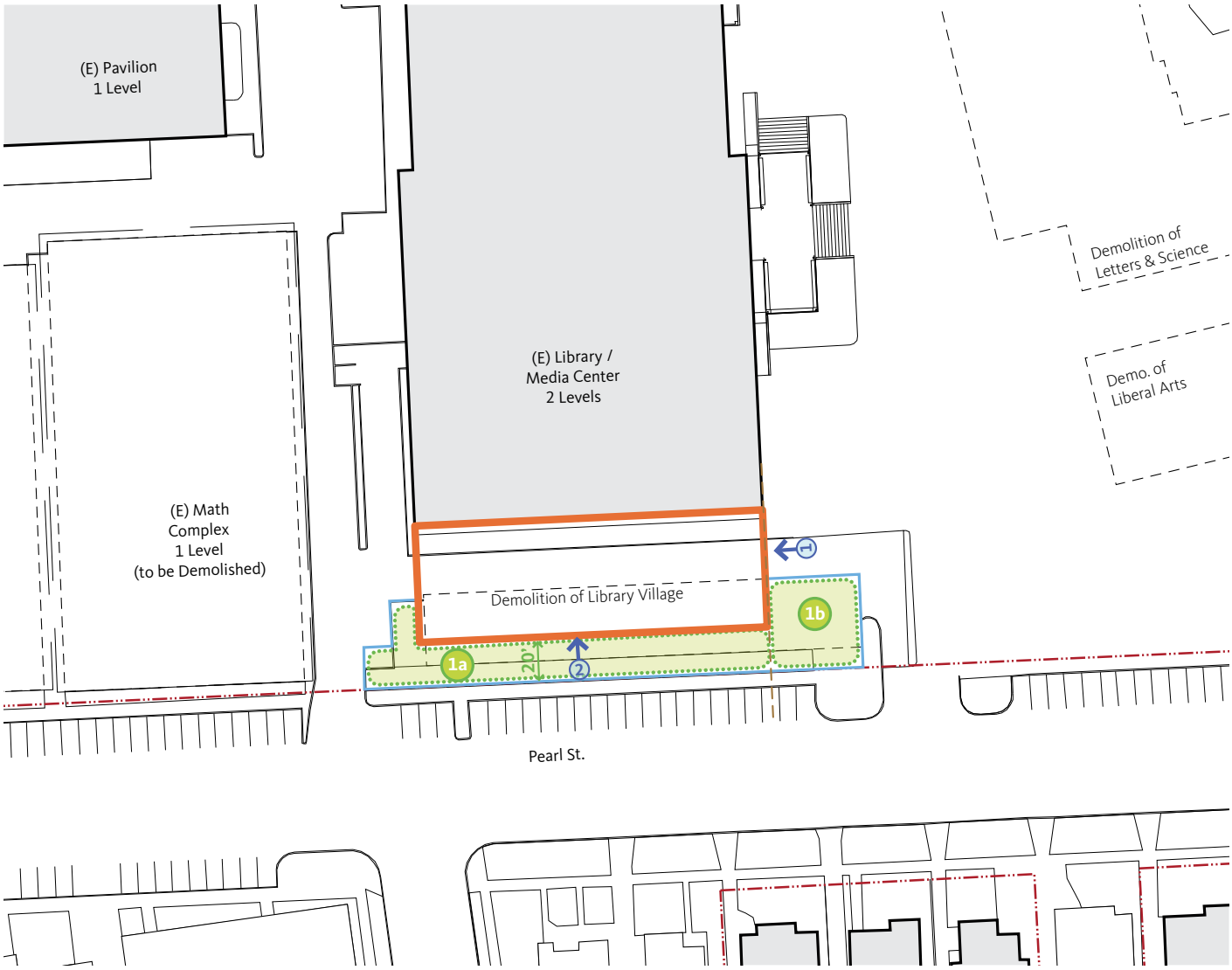
A service zone is currently located to the west of the Project Site and should be utilized for this project.

Open Space 1a

A continuous landscaped edge should serve as a boundary to the southern edge of campus and enhance the Pearl Street streetscape. It should also provide a transition from campus scale to the scale of the adjacent neighborhood. A secondary access to the new building should be provided. Where feasible, pedestrian amenities should be provided.

Open Space 1b

This open space will be temporarily landscaped until the construction of the Replacement Math & Science Extension project.



- Project Site Boundary
- Building Envelope
- Main New/Renovated Open Space
- Demolition of Existing Building
- Reference Line
- Building Access
- Property Line

0' 40' 80' 160'

N

Exhibit 4.13 Project Criteria - IT/Telecom Relocation

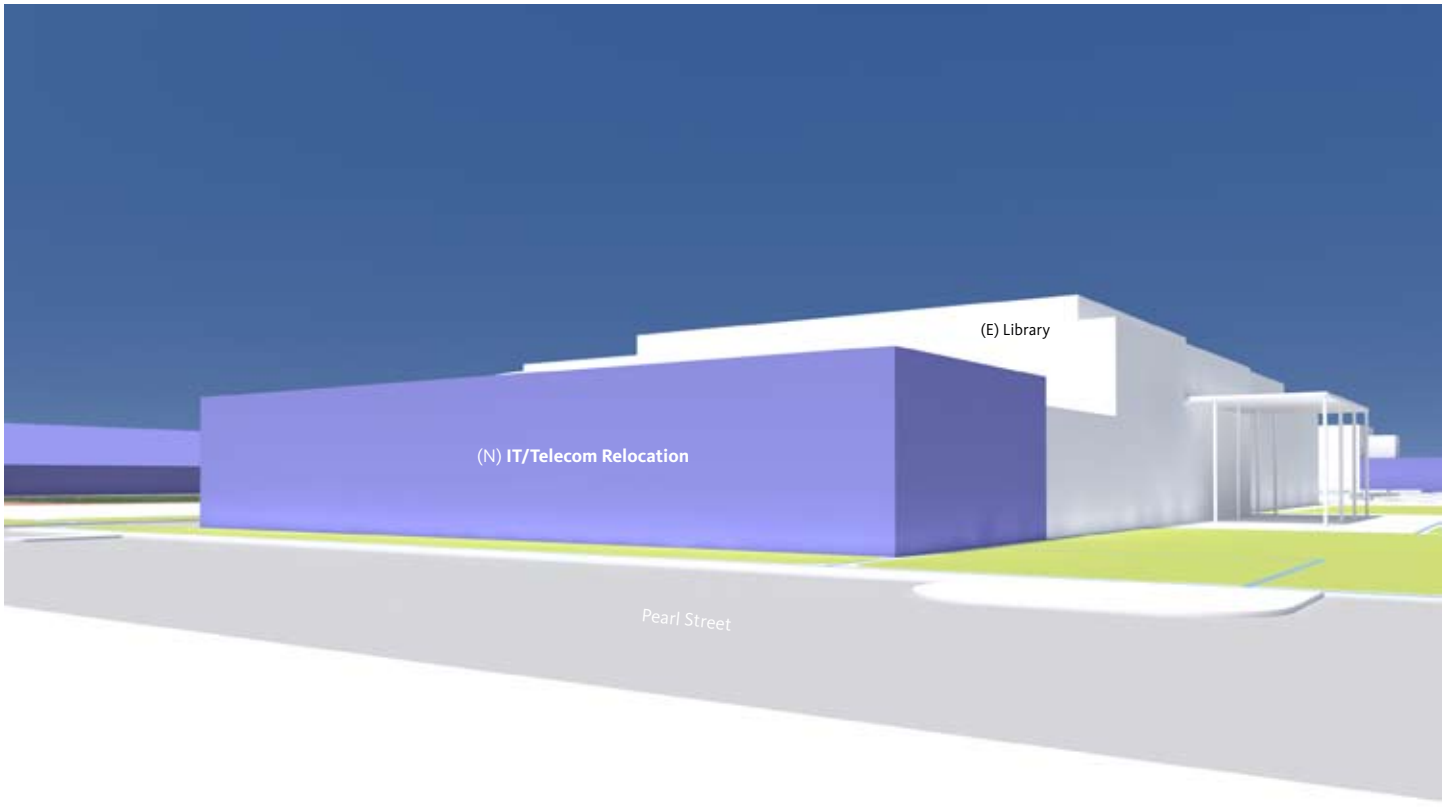


Exhibit 4.14 Massing Envelope - IT/Telecom Relocation - SE Pedestrian View

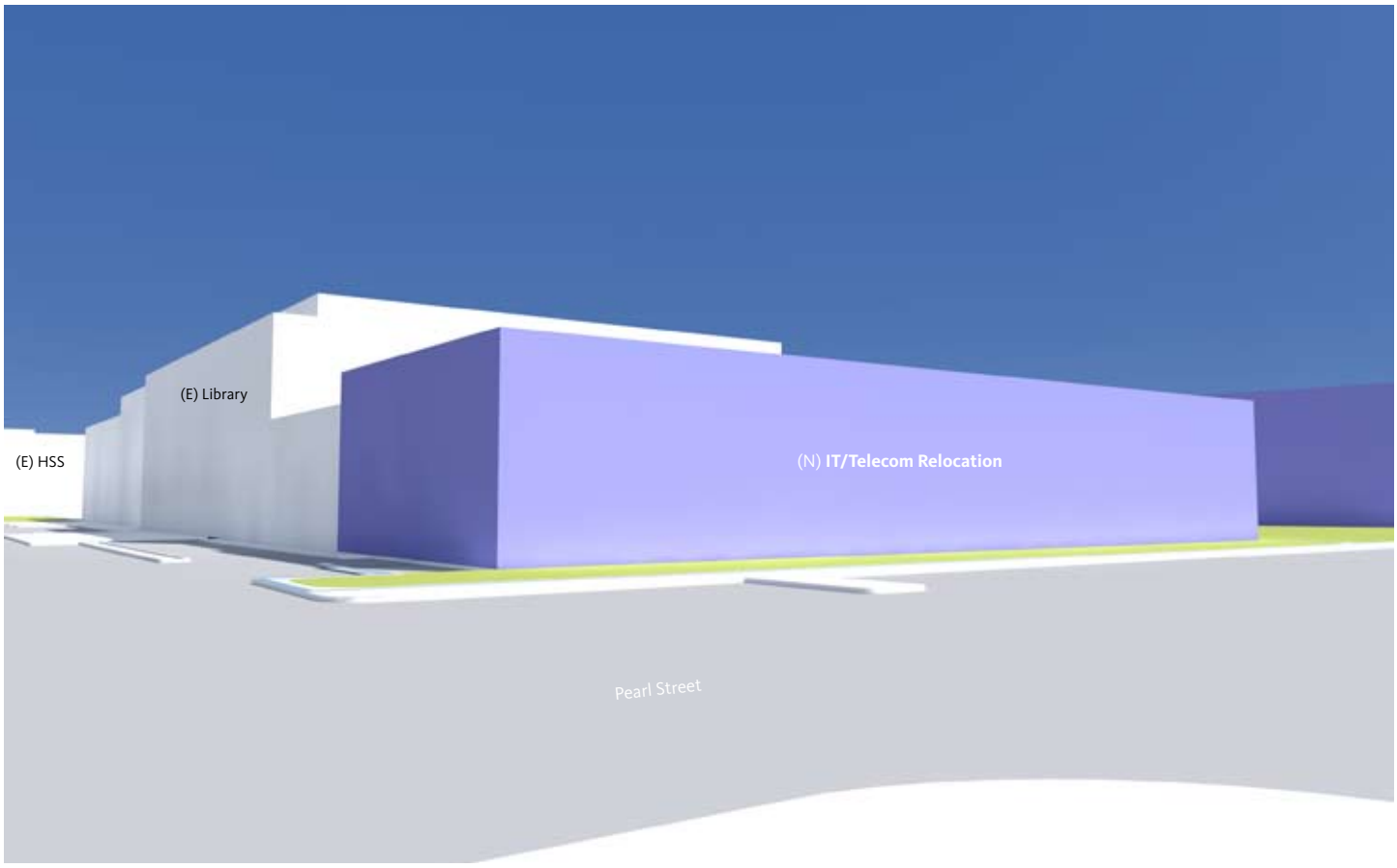


Exhibit 4.15 Massing Envelope - IT/Telecom Relocation - SW Pedestrian View

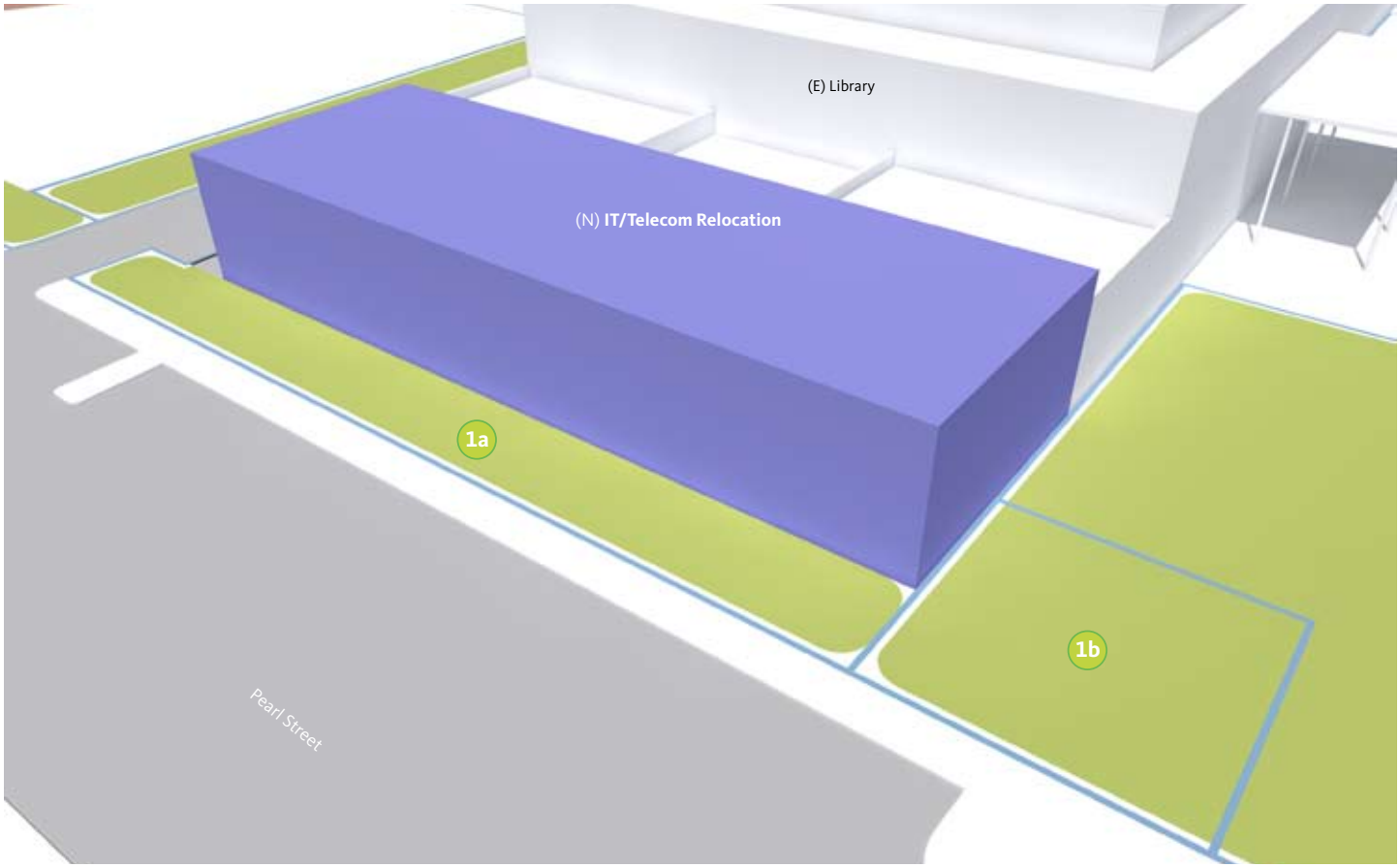


Exhibit 4.16 Massing Envelope - IT/Telecom Relocation - SE Aerial View

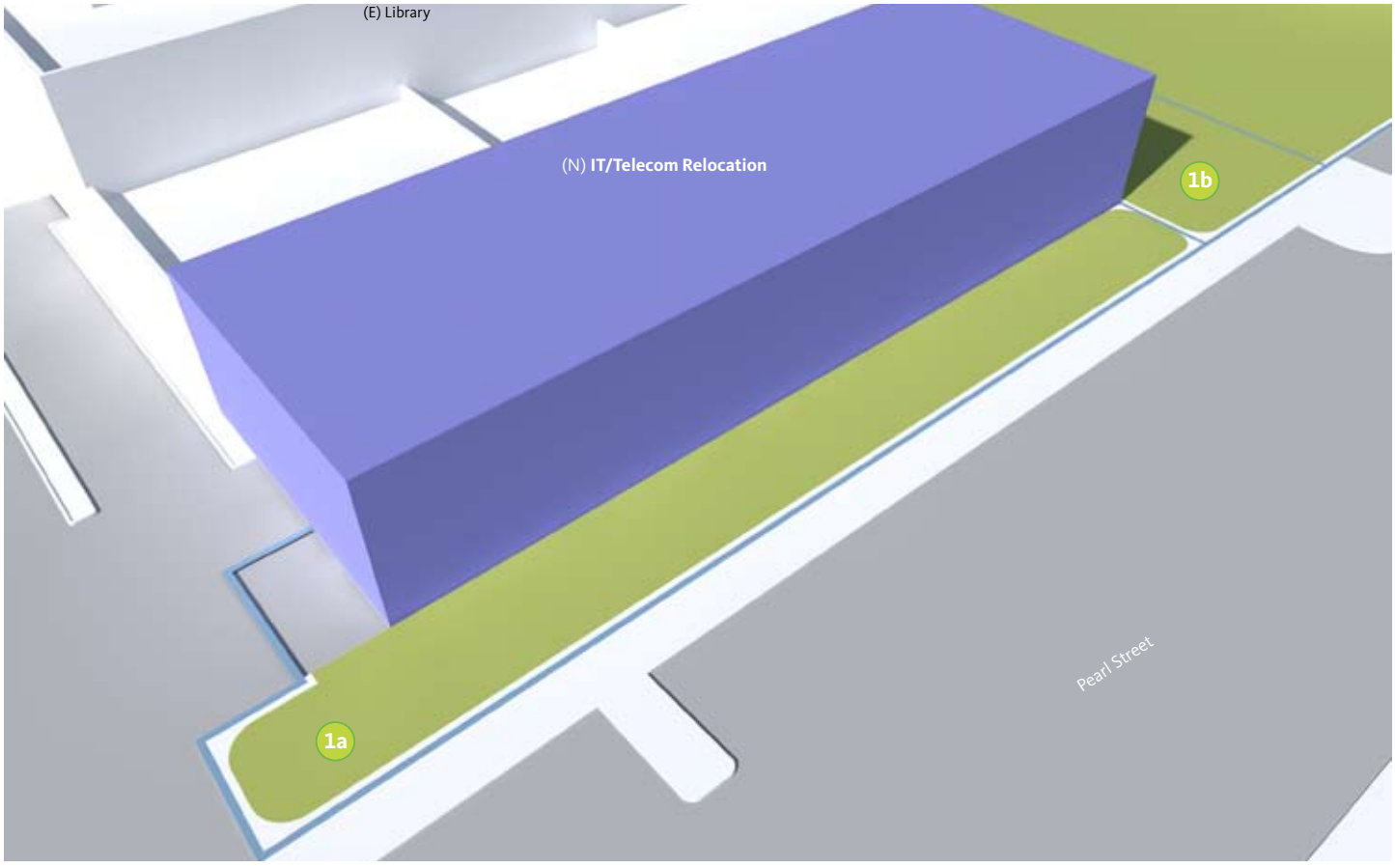


Exhibit 4.17 Massing Envelope - IT/Telecom Relocation - SW Aerial View

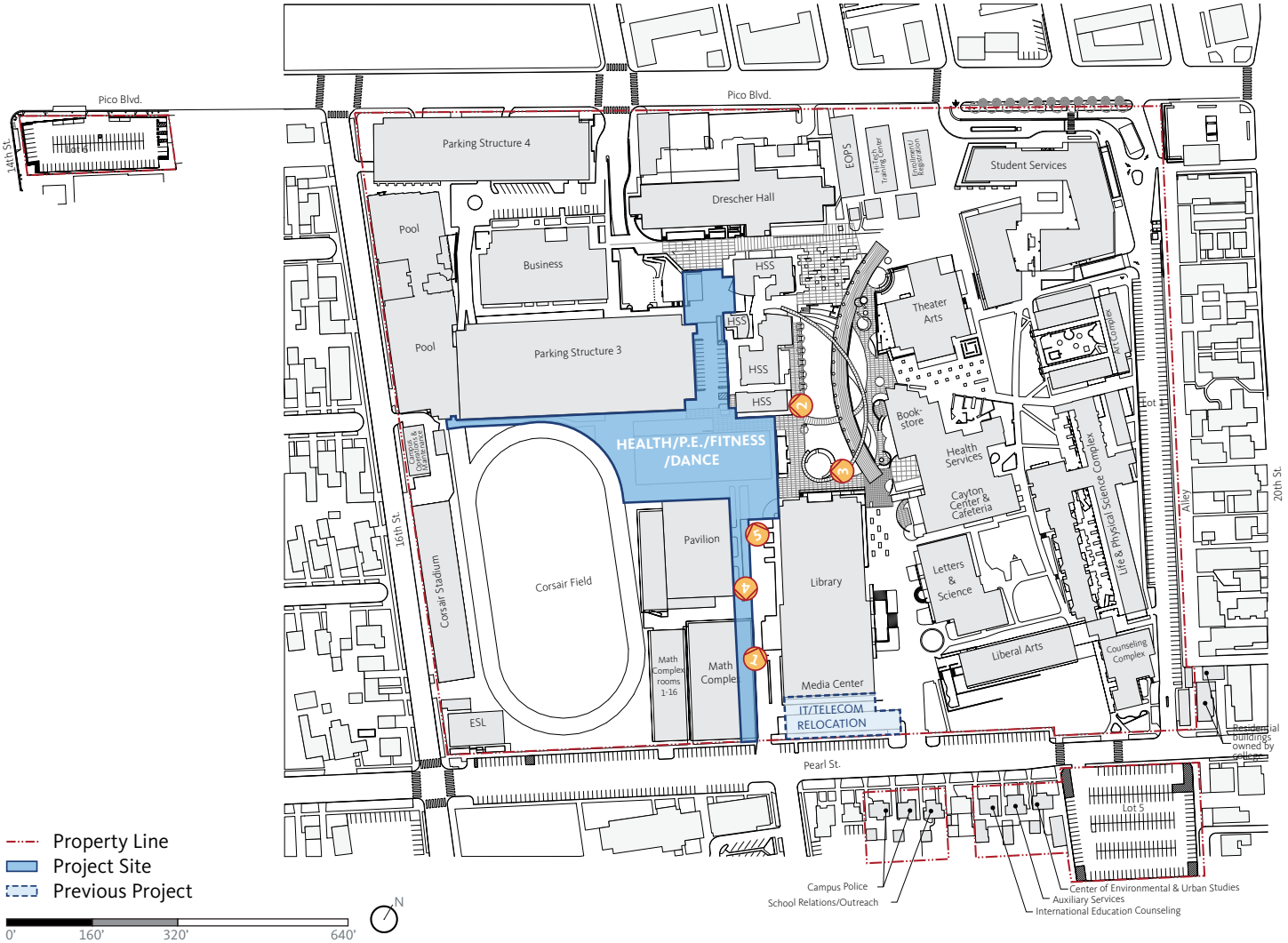


Exhibit 4.18 Location Map - Health/P.E./Fitness/Dance & Central Plant

4.6.2 Health/P.E./Fitness/Dance Central Plant

The Project Site for the Health/P.E./Fitness/Dance building and the Central Plant is located in the heart of the Main Campus on the southwestern edge of the Main Quad. It remains the final location adjacent to the Quad that has yet to be replaced by a modern facility. The Project Site is flanked by the HSS Building and Parking Structure 3 to the north, the Corsair track to the west, the Pavilion Building to the south, and the Main Quad and Library to the east.

The site is currently occupied by the Physical Education building which is planned to be demolished and replaced with this updated facility that accommodates additional needed program area.

Some facilities of the Central Plant are built underground and may be located in the Corsair Field area. The Central Plant is not discussed in the following Program and Performance sections.

Program

Project Site:	Health/P.E./Fitness/Dance
Site Area:	88,460 SF
Building Area to be Demolished:	16,744 ASF
Proposed Building Area:	38,000 ASF
Parking to be Demolished:	22 Spaces
Proposed Parking:	0 Spaces
Maximum Building Height:	3 Stories

Performance

Function

The Health/P.E./Fitness/Dance building will provide a new home to the Health, Physical Education, Fitness, and Dance programs. A central plant facility, and energy saving project for the Main Campus, is planned to be incorporated into this project and may occupy space adjacent and below the Health/P.E./Fitness/Dance building.

Relationship to Context

The Project Site provides for the extension of the Main Quad through the addition of a plaza or open space at the east side of the new building. Improved open space to the north, between Parking Structure 3, HSS, and the Corsair Track will strengthen an important east-west pedestrian access through the campus.

Access/Connectivity

Building: Primary access to the building should be from the Main Quad. Secondary access should be provided for on the north from Parking Structure 3 and the HSS building.

Open Space: The pedestrian circulation along the north boundary of the Project Site should promote pedestrian movement between 16th Street and the campus.

Orientation/Siting

The primary façade of the Health/P.E./Fitness/Dance building should be oriented towards the Main Quad with secondary facades on the north and west. The Central Plant should be concealed to the maximum extent feasible to minimize any potential negative visual impact.

Views

Primary views to and from the Project Site will be to and from the Main Quad, HSS, and the Corsair Track.

Service

Service access should occur on the southern side of the Project Site, adjacent to the Pavilion building. The service access should take advantage of the existing service road located on the eastern side of the Project Site.

Open Space 2a

A pedestrian corridor leading from 16th Street to the Main Quad should provide clear and direct access to Campus. Planting, lighting, hardscape, seating and other pedestrian amenities should be used to enhance student, faculty, staff, and visitor orientation and circulation. This open space should also welcome those coming to the Health/P.E./Fitness/Dance building from the west and north.

Open Space 2b

A secondary quad should be provided in this area which welcomes users from the parking structures and the Business building to the campus core. Seating and waiting areas should be incorporated to provide opportunities for interaction with other students, faculty, and staff. Pathways should define linkages to the HSS building, the Health/P.E./Fitness/Dance building, the Business building, the Main Quad and the parking structures. A combination of hardscape and planting should be used in this area with the design complementing that of the Main Quad.

Open Space 2c

This area is an extension to the Main Quad and the front door to the Health/P.E./Fitness/Dance building. It is conceived as an active open space. The design of this quad should maintain a strong relationship with the elements of the main quad while maintaining an identity that belongs to the Health/P.E./Fitness and Dance building. This open space should also function as an arrival/departure point guiding students, facility, and staff to and from the Main Quad, the HSS building, Corsair athletic complex, and to Pearl Street.

Open Space 2d

As a shared space for pedestrians and service, this area should provide a solution for the potential conflict that maintains pedestrian dominance and service functionality. A comfortable pedestrian connection should be provided from the Pearl Street edge of campus directly to the Pavilion building, the Health/P.E./Fitness/Dance building, and the Main Quad.

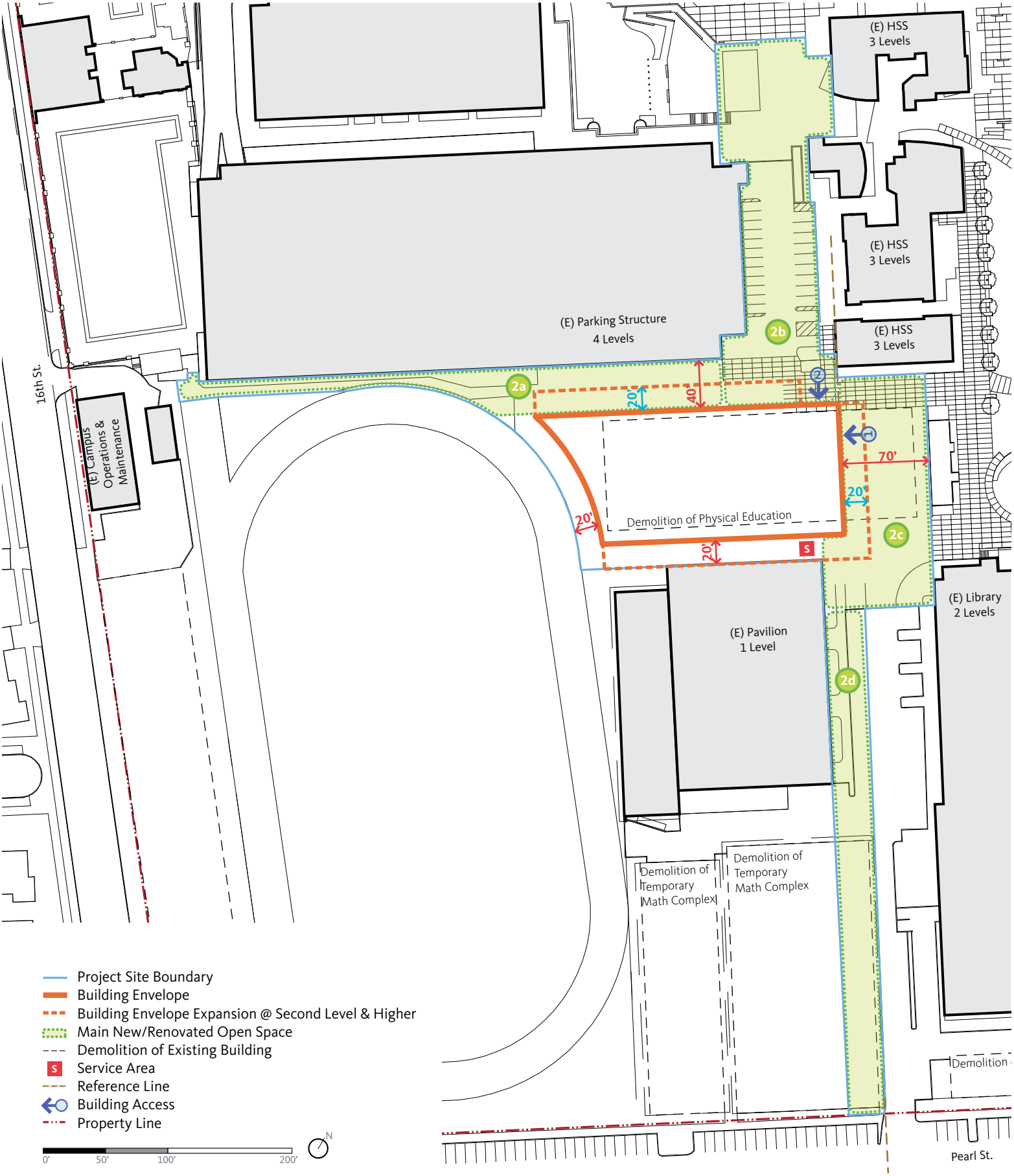


Exhibit 4.19 Project Criteria - Health/P.E./Fitness/Dance & Central Plant

Exhibit 4.20 Massing Envelope - Health/P.E./Fitness/Dance & Central Plant - E Pedestrian View

Exhibit 4.21 Massing Envelope - Health/P.E./Fitness/Dance & Central Plant - W Pedestrian View

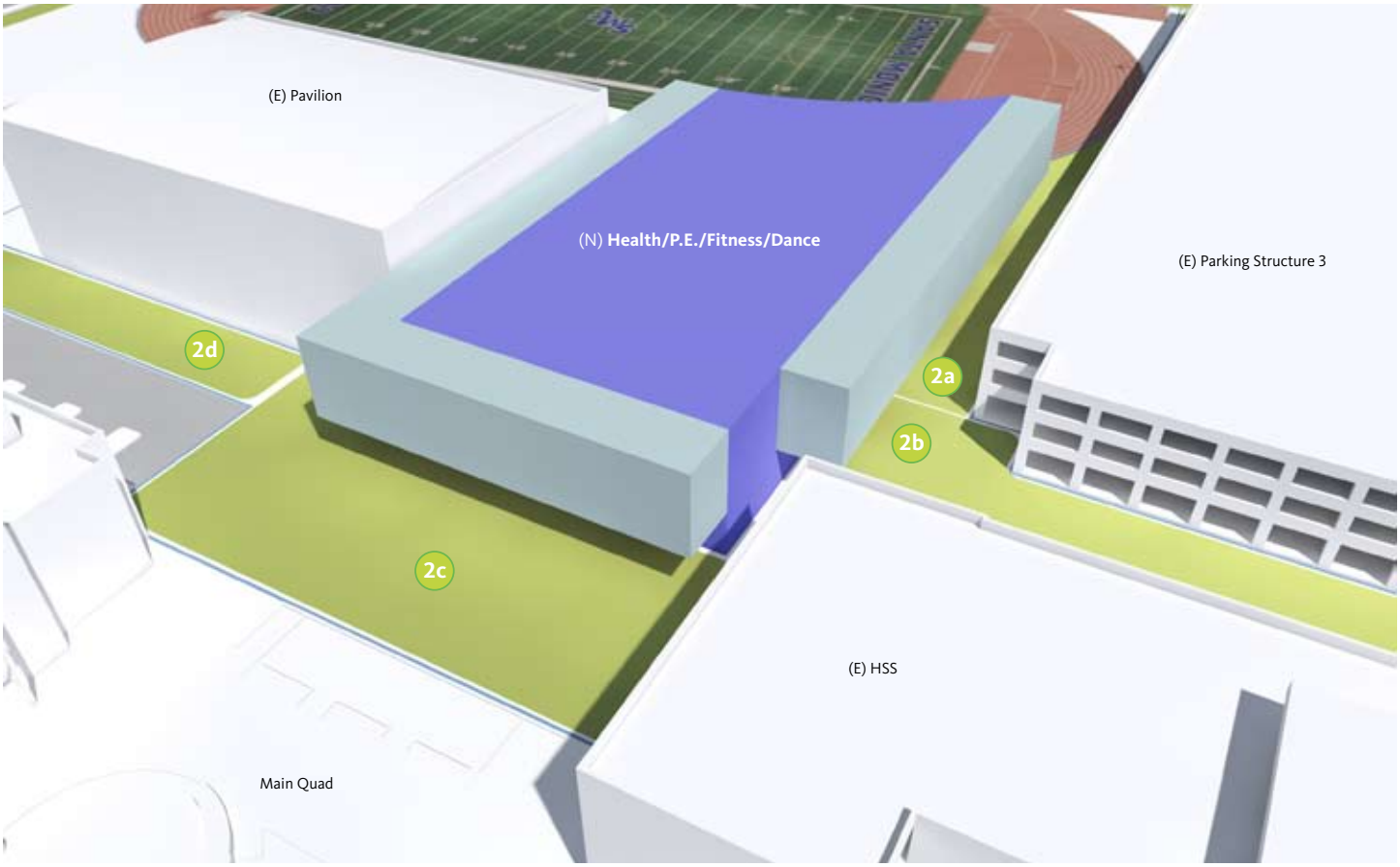


Exhibit 4.22 Massing Envelope - Health/P.E./Fitness/Dance & Central Plant - NE Aerial View

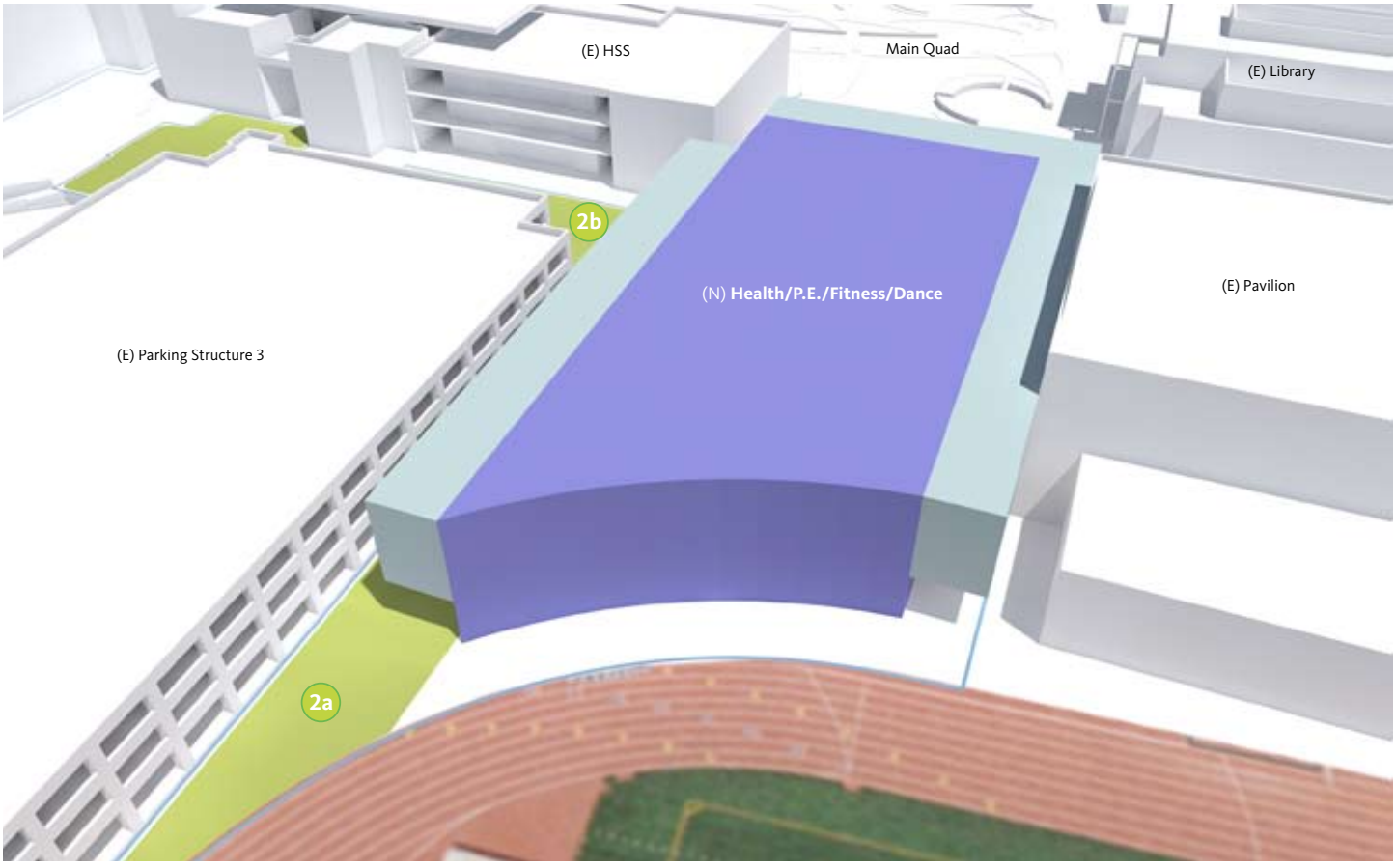


Exhibit 4.23 Massing Envelope - Health/P.E./Fitness/Dance & Central Plant - SW Aerial View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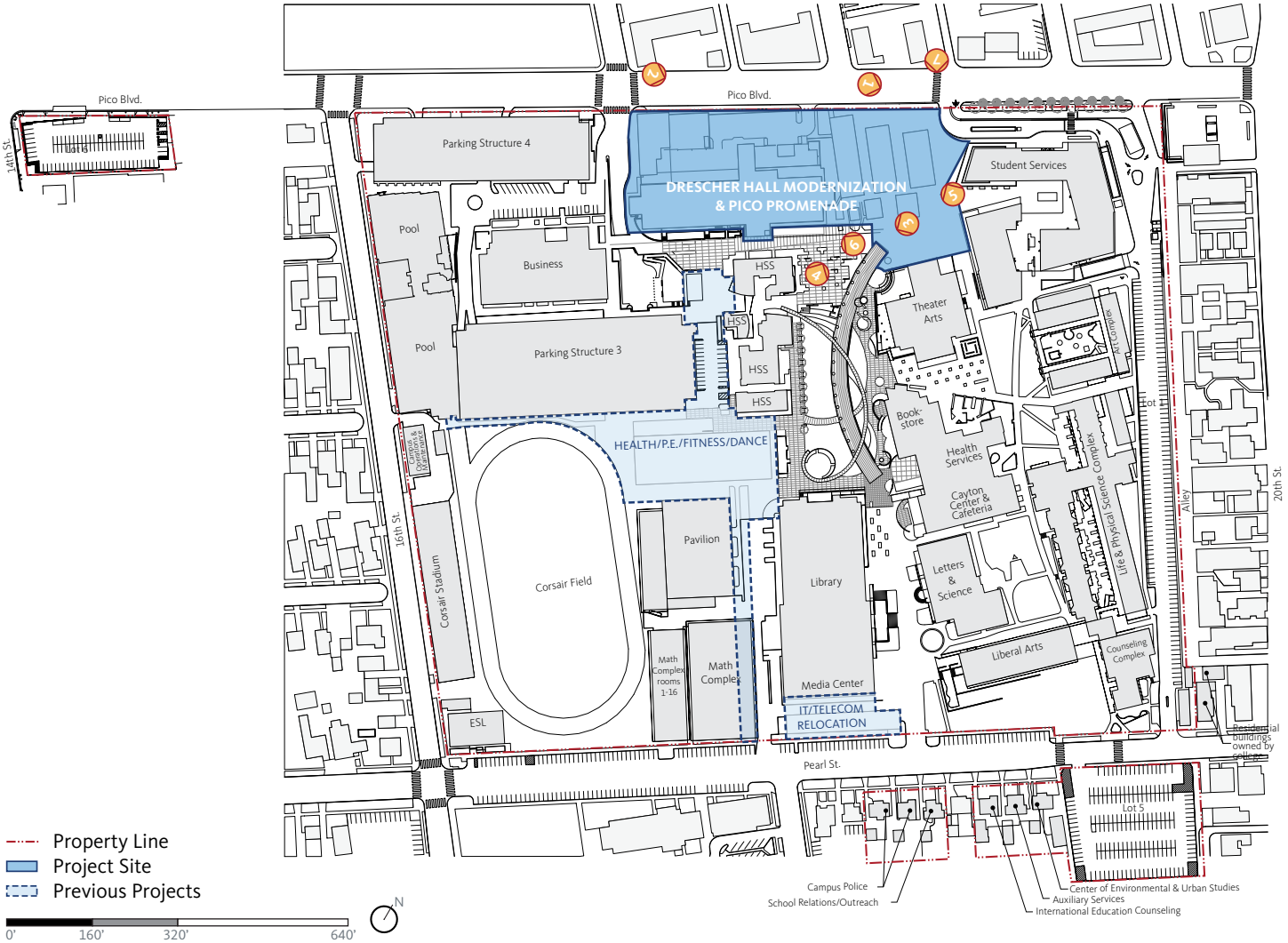

Exhibit 4.24 Location Map - Drescher Hall Modernization & Pico Promenade

4.6.3 Drescher Hall Modernization & Pico Promenade

The Drescher Hall Modernization and Pico Promenade project is located on the northern edge of campus, with more than 1,500 feet of street frontage on Pico Boulevard. It is directly adjacent to the new Student Services building on the east. The project site includes the main pedestrian access and circulation to the campus from the north, as well as the primary location for bus pick-up and drop-off.

Currently, the Project Site is home to Drescher Hall, Student Services, a service yard, and a faculty/staff surface parking lot.

Program

Project Site:	Drescher Hall
Site Area:	140,517 SF
Building Area to be Demolished:	23,819 ASF
Proposed Building Area:	14,200 ASF
Parking to be Demolished:	0 Spaces
Proposed Parking:	0 Spaces
Maximum Building Height:	2 Stories

Performance

Function

The project will upgrade and modernize the existing Drescher Hall building. In addition to the renovation, new space for a bookstore and small-scale retail space will be added to the building. The open space associated with this project provides the main arrival area to campus and a transitional area from a public zone to a campus zone. In addition, along Pico Boulevard, designated open space will function as a transit plaza that provides a turnout for multiple buses simultaneously.

Relationship to Context

The Project Site is located in a prominent and highly visible location on campus at Pico Boulevard. The frontage of the project along Pico Boulevard should reinforce the existing urban fabric of the surrounding retail community and enhance the pedestrian experience at the street. This will complement the Student Services building, the other major building on Pico Boulevard.

Access/Connectivity

Building: Primary access to the small-scale retail should be from Pico Boulevard. Primary access to the bookstore should be from the Main Quad, with a potential for secondary access from Pico Boulevard. Drescher Hall should retain its existing primary access points.

Open Space: The arrival plaza, its relationship to Pico Boulevard and the rest of campus is the critical aspect of the open space. The primary access and circulation to, from, and through campus runs north-south through the Project Site. Access to campus should be reinforced though appropriate design along the Pico Boulevard edge.

Orientation/Siting

The bookstore should be prominently located so that it is oriented to welcome students, faculty, staff, and visitors. The bookstore, in conjunction with the modernized Drescher Hall, should act as an architectural beacon, announcing the front-door of the Main Campus. The adjacent small-scale retail space, similar to the nearby public shops, should front Pico Boulevard and serve the Campus and community.

Views

Primary views to and from the Project Site will be to and from Pico Boulevard. Secondary views to and from the Project Site will be to and from the Main Quad and Student Services.

Service

A new service zone should be located on the western edge of the Project Site.

Open Space 3a

A new transit plaza will provide a more efficient and safer configuration in which to receive students, faculty, staff and visitors as well as provide a space for arriving and departing buses. The transit plaza will also accommodate the buses by a dedicated pull-out at least three bus-lengths in size. The plaza should provide shade, shelter, and seating for transit users, adjacent retail and pedestrians.

Open Space 3b

Functioning as the “Front Gate” of the Main Campus, the area should be understood as an arrival space that welcomes student, faculty, staff, and visitors. As the primary public face of the Main Campus, the space should also serve as a pre-function area before entering the inner realms of campus. This space should accommodate security measures protecting the interior of campus from vehicular intrusion. A generous mix of hard and soft-scapes should be implemented to define areas of active circulation and areas of passive recreation.

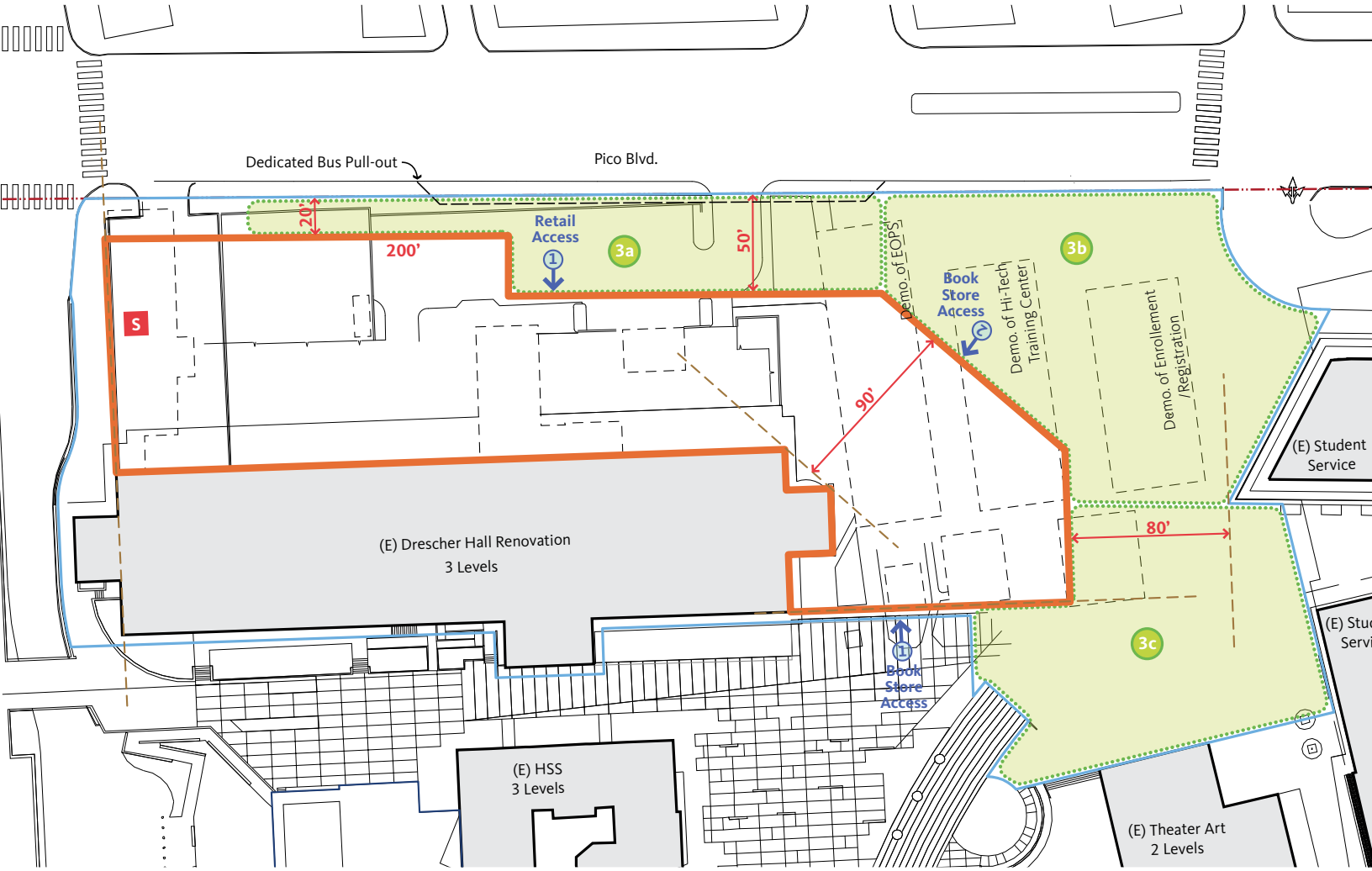

Exhibit 4.25 Project Criteria - Drescher Hall Modernization & Pico Promenade

Open Space 3c

This open space will be a transitional space which guides users to their ultimate destination on campus. Acting as hub of a greater spoke, the space should provide clear way-finding tools to help visitors navigate the Campus. Areas should support a variety of uses including exterior bookstore functions, smaller individual study space and more lively areas in which to interact with others. This open space should acknowledge the relationship of the Main Quad in its design.

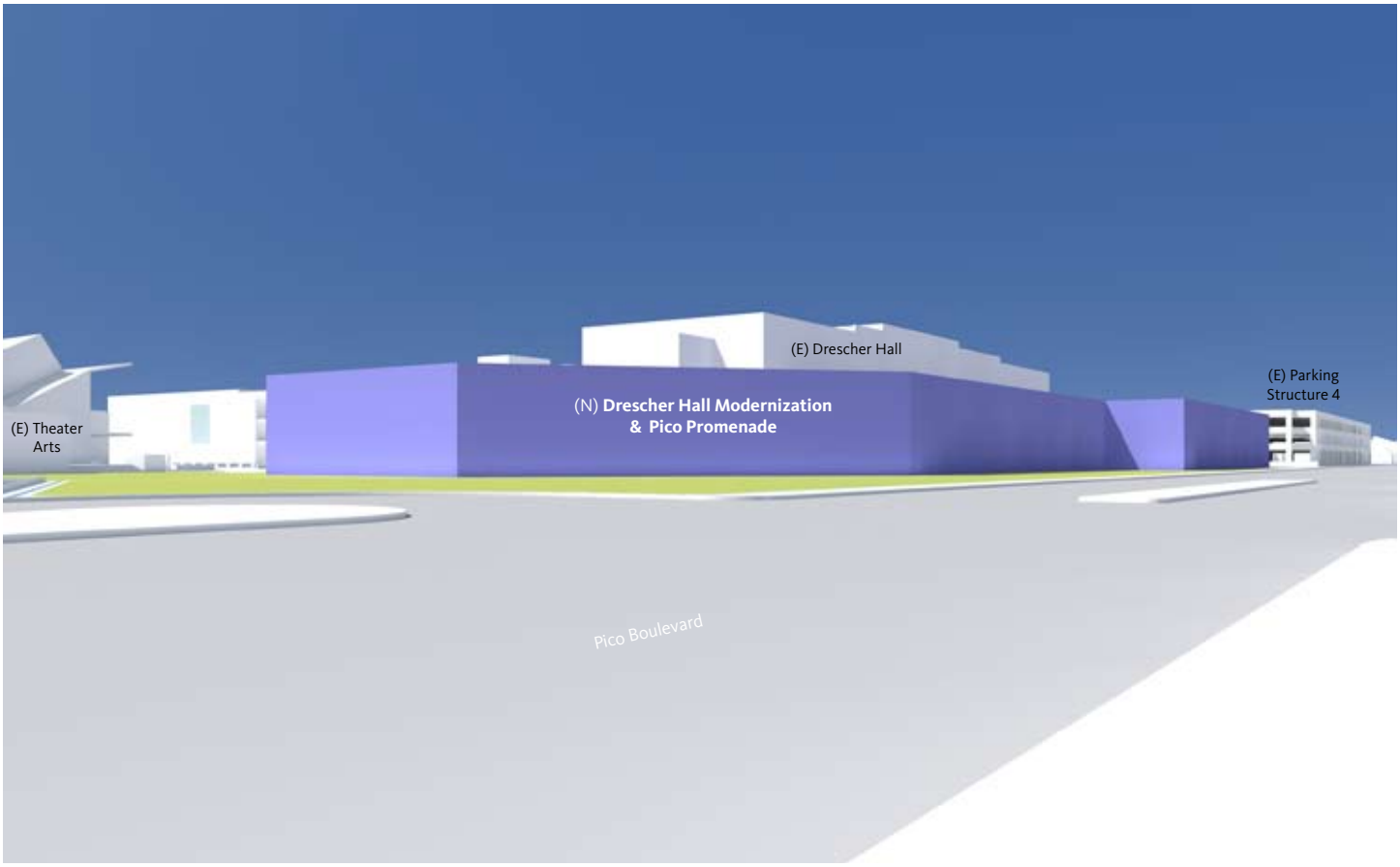

Exhibit 4.26 Massing Envelope - Drescher Hall Modernization & Pico Promenade - E Pedestrian View

Exhibit 4.27 Massing Envelope - Drescher Hall Modernization & Pico Promenade - S Pedestrian View

Exhibit 4.28 Massing Envelope - Drescher Hall Modernization & Pico Promenade - NW Aerial View

Exhibit 4.29 Massing Envelope - Drescher Hall Modernization & Pico Promenade - NE Aerial View


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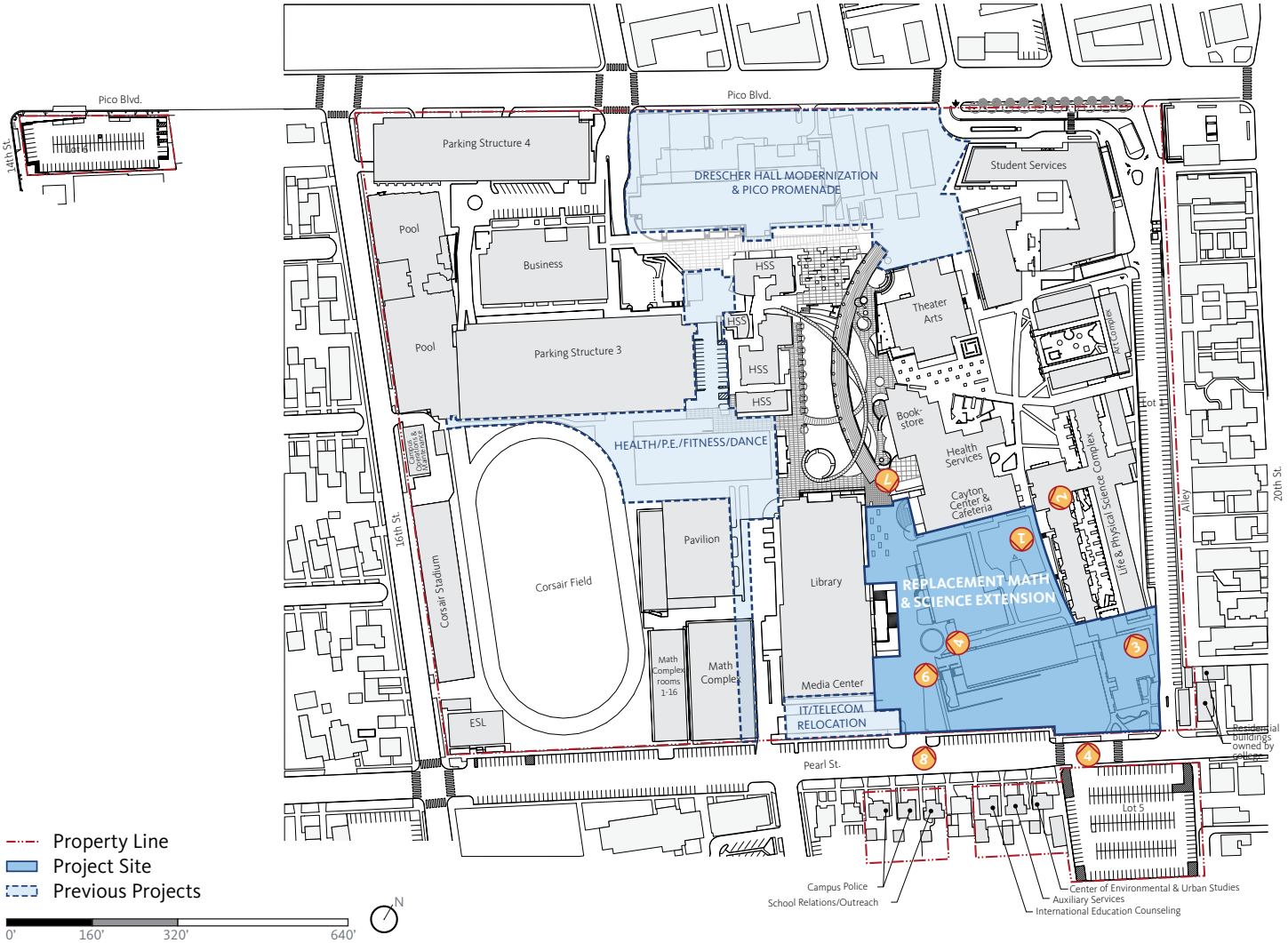


Exhibit 4.30 Location Map - Replacement Math & Science Extension

4.6.4 Replacement Math & Science Extension

Located in the south-eastern corner of campus, the Replacement Math & Science Extension site is occupied by the Liberal Arts building, the Letters and Science building, and the Counseling Complex. The Project Site has more than 450 feet of street-frontage along Pearl Street and includes the primary southern access to campus. The site is home to the Clock Tower, an iconic element in the College's history.

Program

Project Site:	Math/Science
Site Area:	162,959 SF
Building Area to be Demolished:	46,575 ASF
Proposed Building Area:	70,057 ASF
Parking to be Demolished:	0 Spaces
Proposed Parking:	0 Spaces
Maximum Building Height:	3 Stories

Performance

Function

The Replacement Math & Science Extension building will provide modern facilities for programs in the Math and Science departments from various locations around campus. The Project Site, with other projects located along Pearl Street, will contribute to the improvement of the southern entrance to campus through additional and renovated open space areas.

Relationship to Context

The Replacement Math & Science Extension site is located adjacent to an existing residential neighborhood. As an "extension" building, the Life and Physical Science complex is an integral component to the project and will be connected to the new building.

The Project Site area will define three key open spaces on Campus: the Pearl Street entrance, the Pearl Street edge, and the Clock Tower square.

Access/Connectivity

Building: Primary access to the building should be from the Library Quad with direct access to the main circulation route of Campus. Secondary access may be located off of the Clock Tower Square and from Pearl Street.

Open Space: As the Project Site is fairly large and occupies a corner of the campus, considerable connectivity and permeability to and from adjacent buildings and open spaces is necessary.

Orientation/Siting

The Replacement Math & Science Extension building should be sited so that it reinforces the existing geometry found on adjacent buildings. The building should frame and define the Library Quad and Clock Tower Square. To be respectful to neighbors, the building should be situated away from the east and south edges of the project site to the maximum extent feasible.

Views

Primary views to and from the Project Site will be to and from Pearl Street and the Library Quad. Secondary views to and from the Project Site will be to and from the Cayton Center and Life and Physical Science complex.

Service

Service zones are located adjacent to the Project Site and should be utilized for this project. The first service area is located on the western-edge of the Cayton Center and the second is located on the eastern-edge of the Life and Physical Science complex.

Open Space 4a

An arrival space should be created, which welcomes students, faculty, staff and visitors to the southern "Front Gate" of the Main Campus and creates a bookend to the Pico Promenade entrance. This space should create an inviting entrance to the Campus and provide clear guidance and wayfinding for users. This space should accommodate security measures that protect the interior of campus from automobile intrusion.

Open Space 4b

This open space will be a secondary quad providing a front door to both the Library and the Replacement Math & Science Extension. Defined entrances to both buildings should reinforce a clear axis between the two. The major pedestrian circulation route leading to and from the Main Quad should be generous in scale to promote comfort.

Open Space 4c

The Clock Tower square should be designed as place of respite and contemplation while informing users of the history and heritage of SMC and the Clock Tower. As a secondary front door to the Replacement Math & Science Extension, the space should also provide clear links to building access points.

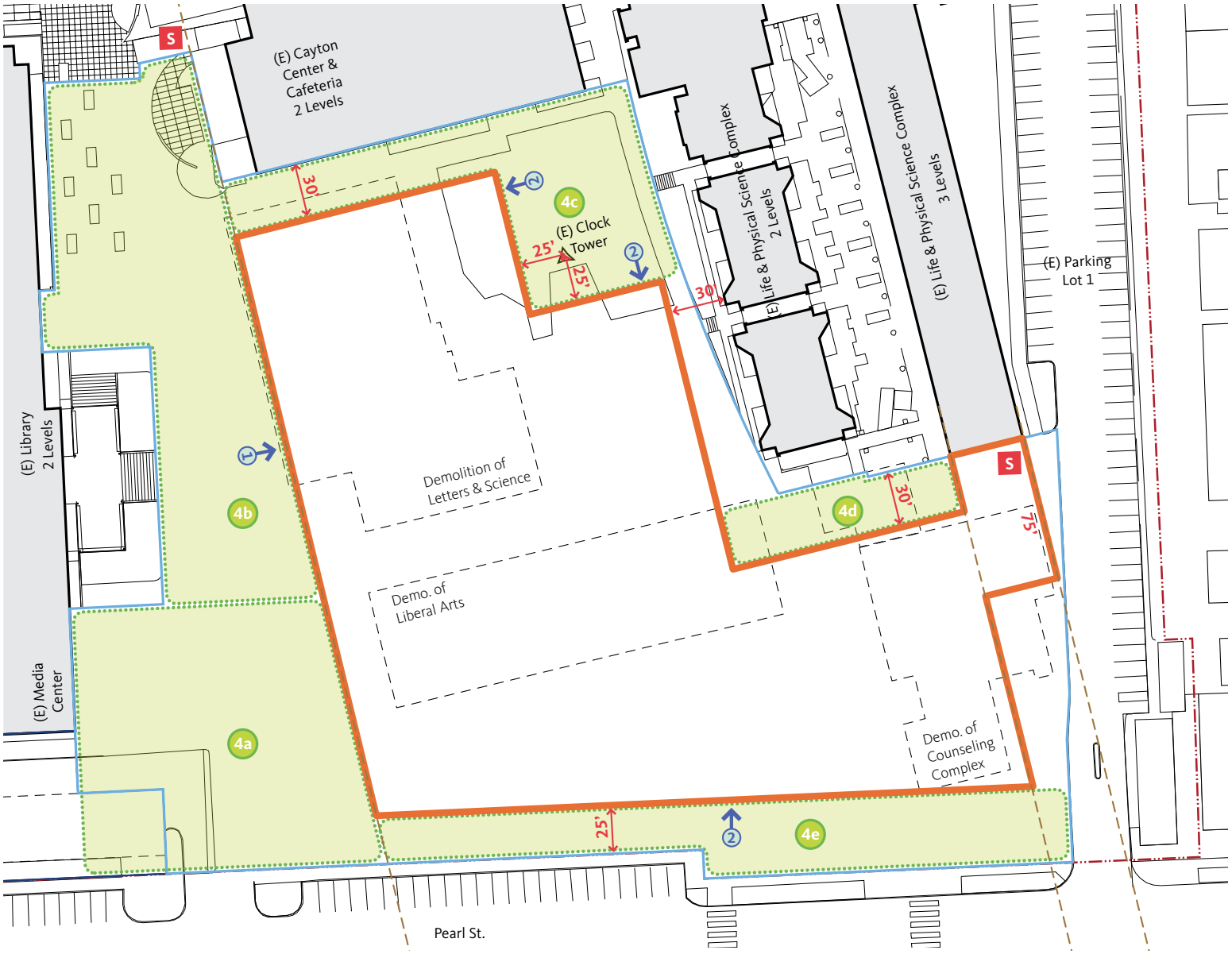


Exhibit 4.31 Project Criteria - Replacement Math & Science Extension

Open Space 4d

The open space is critical to the success of the Life and Physical Science Complex courtyard, and should be large enough to let light and air penetrate into the more secluded spaces of the neighboring buildings. This area may provide access to and from Parking Lot 1.

Open Space 4e

A landscape zone should provide continuity from other projects along the southern campus edge, functioning as a green edge to campus and enhancing the streetscape along Pearl Street.

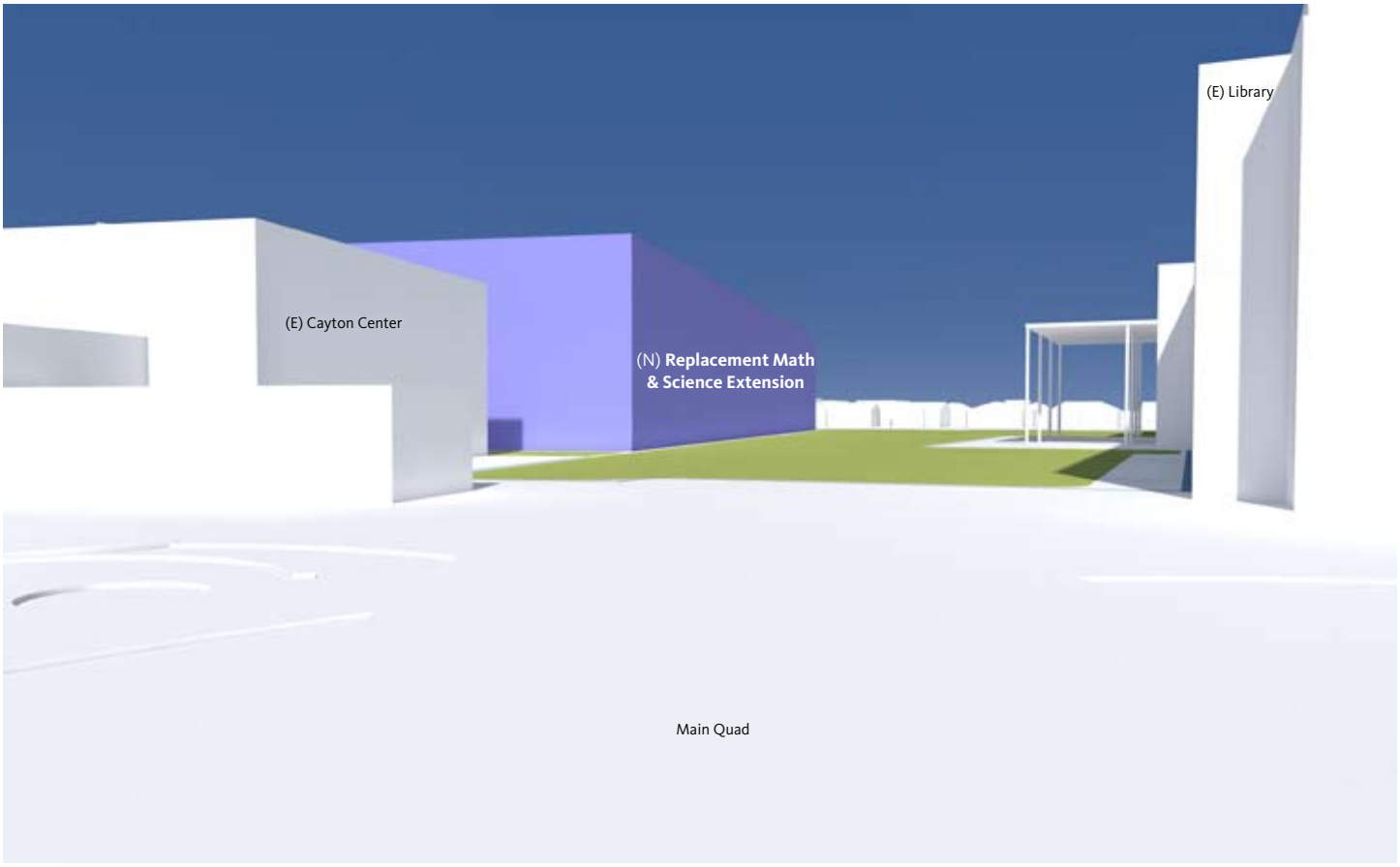


Exhibit 4.32 Massing Envelope - Replacement Math & Science Extension - N Pedestrian View

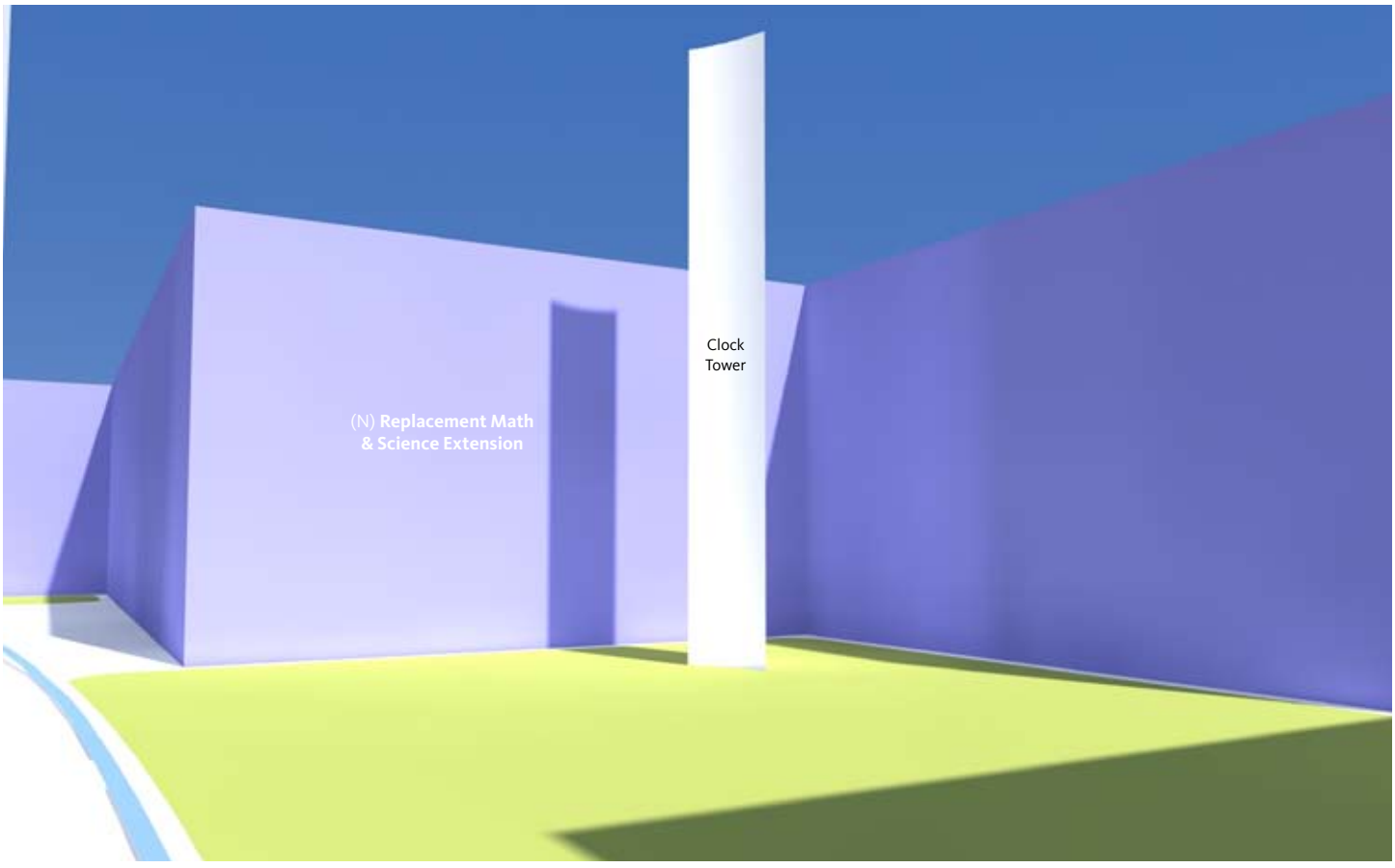


Exhibit 4.33 Massing Envelope - Replacement Math & Science Extension - NE Pedestrian View

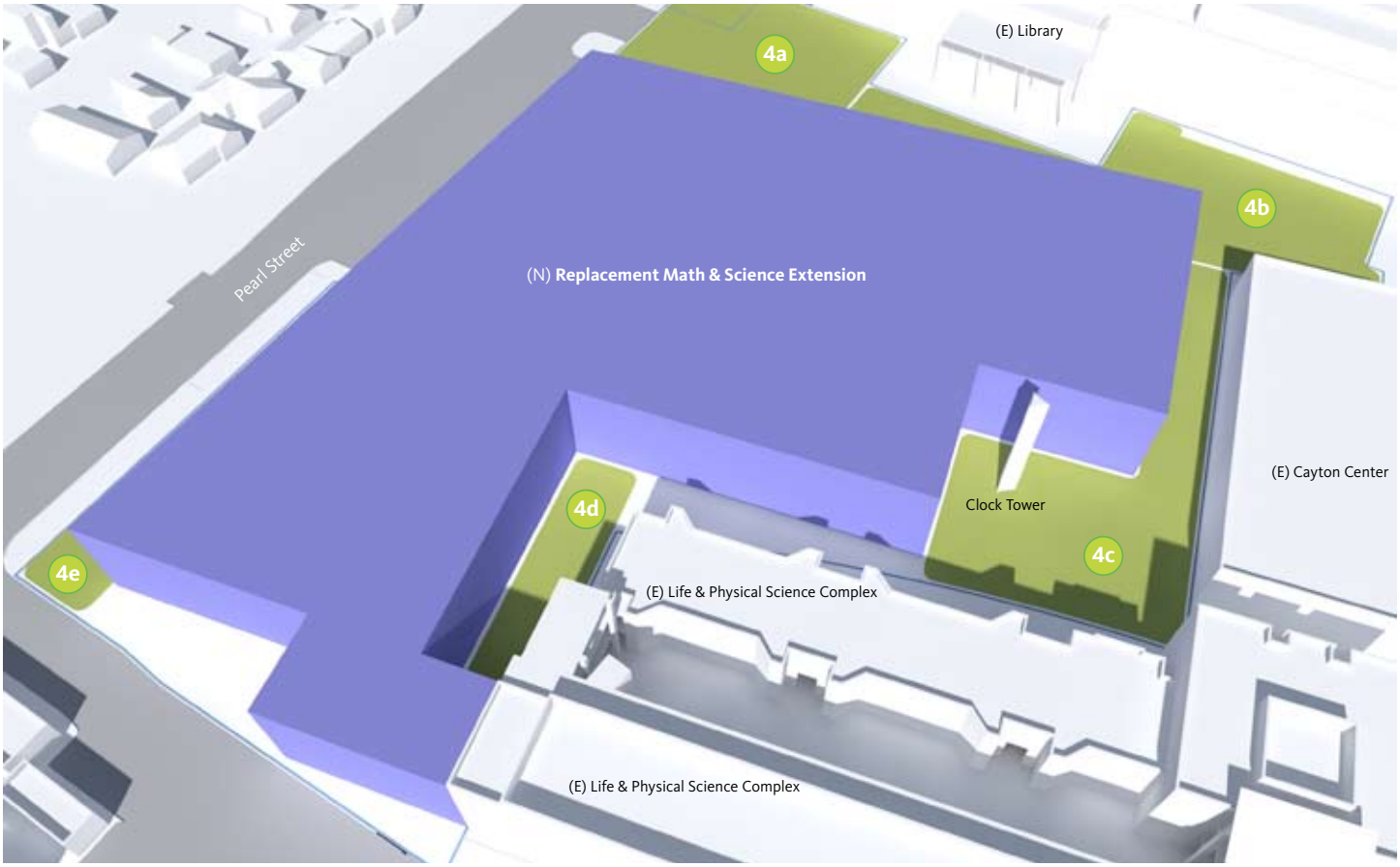


Exhibit 4.34 Massing Envelope - Replacement Math & Science Extension - NE Aerial View

Exhibit 4.35 Massing Envelope - Replacement Math & Science Extension - SW Aerial View

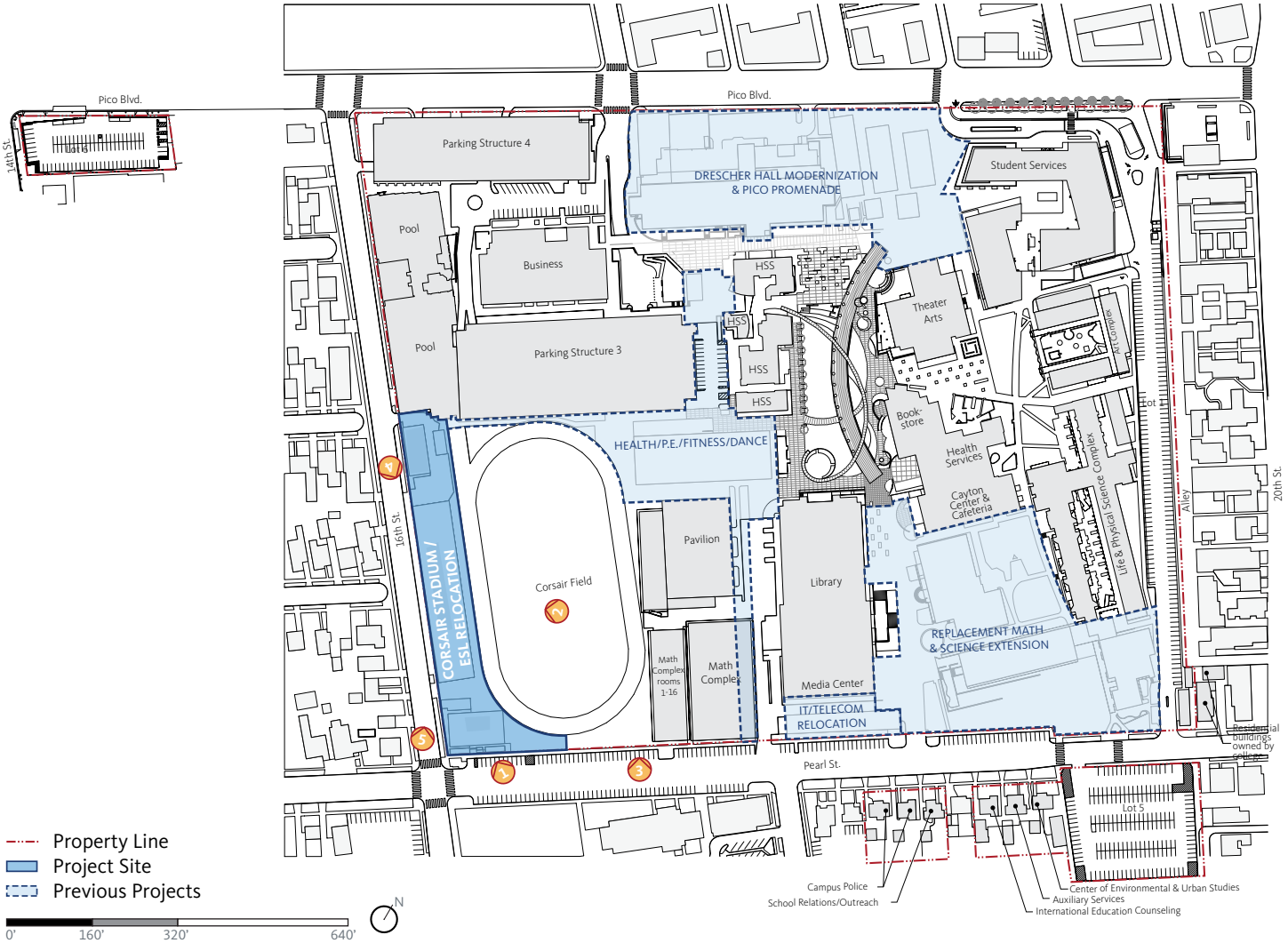


Exhibit 4.36 Location Map - Corsair Stadium / ESL Relocation

4.6.5 Corsair Stadium / ESL Relocation

The Corsair Stadium / ESL Relocation project is located in the southwestern corner of the Main Campus at the intersection of Pearl Street and 16th Street. It includes more than 600 feet of street-frontage along 16th Street and more than 200 feet of street-frontage along Pearl Street. The Project Site is currently home to Corsair Stadium, English as Second Language (ESL), and Campus Operations and Maintenance. The site directly fronts Corsair field, a water-saving, synthetic turf field.

Program

Project Site:	Corsair Stadium
Site Area:	60,158 SF
Building Area to be Demolished:	21,346 ASF
Proposed Building Area:	20,047 ASF
Parking to be Demolished:	0 Spaces
Proposed Parking:	0 Spaces
Maximum Building Height:	3 Stories

Performance

Function

The Corsair Stadium / ESL Relocation project will replace an outdated facility that was damaged in the 1994 Northridge Earthquake. The proposed facility will consolidate numerous smaller programs currently scattered around the Project Site and place them under one roof. This consolidation will free up and provide new open space on this side of Campus.

Relationship to Context

The Project Site is located on 16th Street across the street from a residential neighborhood and shares the 16th and Pearl intersection with John Adams Middle School. The design of the building and open space in this project area is critical in minimizing potential impacts to the street and adjacent neighborhood. Built and unbuilt space, as part of the Corsair athletic complex, should solidify the project components as a cohesive whole.

Access/Connectivity

Building: Primary Access should be located at the corner of 16th Street and Pearl Street with secondary access located at the northern edge of the Project Site.

Open Space: This site establishes a primary east west pedestrian axis through the campus providing connectivity from 16th Street just north of the site leading into the heart of campus, as well as Parking Structure 3. The pedestrian zones parallel to Pearl Street and 16th Street should be improved in this project.

Orientation/Siting

Building orientation and siting should minimize the visual, light, and noise impact to the adjacent residential neighborhood.

Views

Primary views of the Project Site will be to and from the residential neighborhood on 16th Street and the corner of 16th Street and Pearl Street.

Service

A service zone should be provided as an integral piece to the development with buffers provided to minimize the visual impact to residential neighbors. Existing curb-cuts should be utilized for onsite access.

Open Space 5a

An arrival area which accommodates student, faculty, staff, and visitors to the western side of the Main Campus should be provided at this location. It should also function as an area for bicycle parking and transition users from bicycles to walking reinforcing the pedestrian environment of the campus core.

Open Space 5b

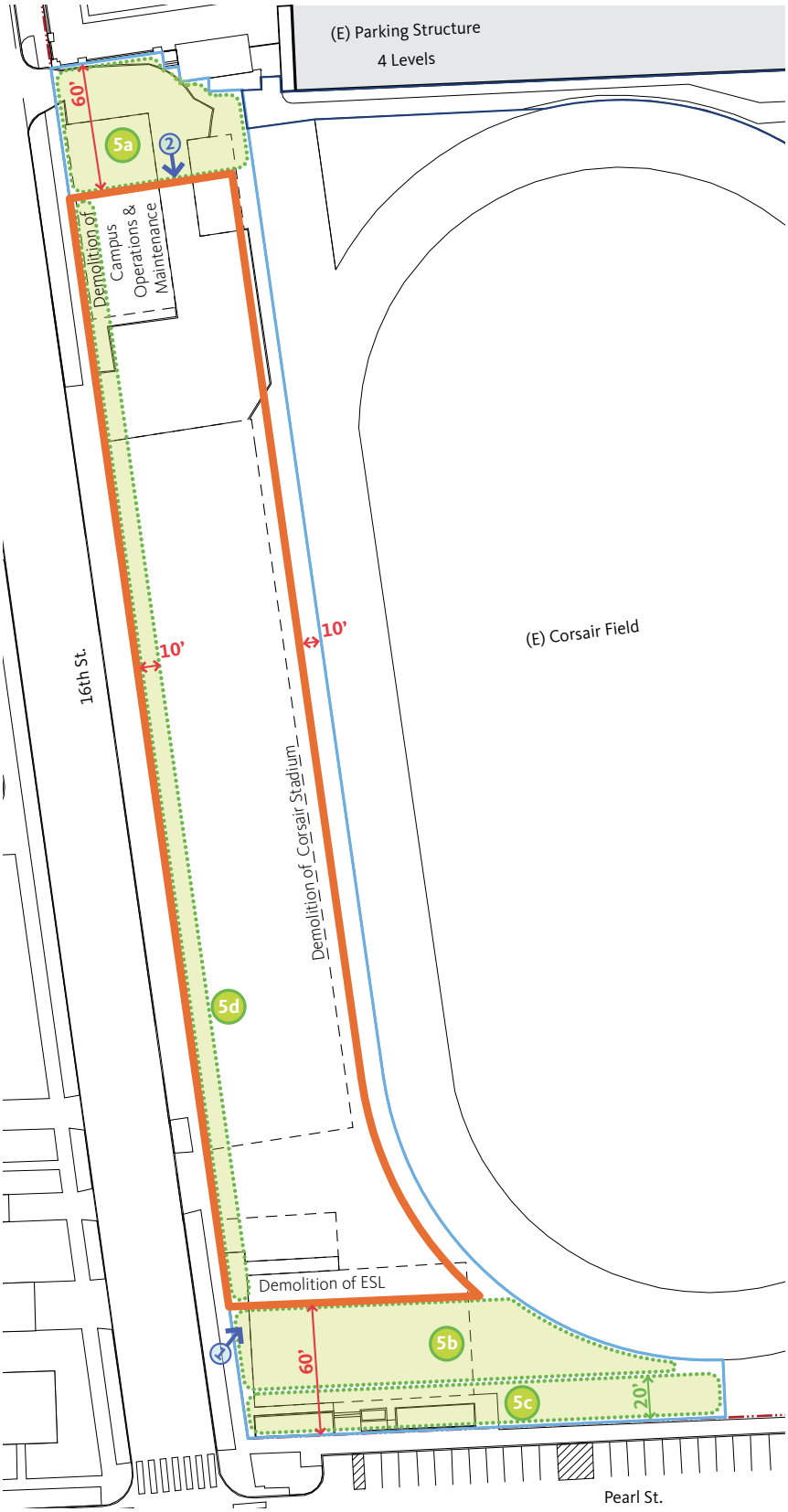
Corsair Plaza should be a space where people gather prior to and after events at the Corsair athletic complex. The design should comfortably provide for intermittent crowds of people, and provide landscaping and pedestrian amenities.

Open Space 5c

A landscape zone should provide continuity from other projects along the southern campus edge, functioning as a green edge to campus and enhancing the streetscape along Pearl Street. It can be integrated with Corsair Plaza at the corner of 16th Street and Pearl Street.

Open Space 5d

A landscape edge should provide a visual buffer between Corsair Stadium circulation and internal functions and the 16th Street neighborhood. This zone may be incorporated within in the overall design of Corsair Stadium itself.



Project Site Boundary
Building Envelope
Main New/Renovated Open Space
Demolition of Existing Building
Reference Line
Building Access
Property Line

0' 40' 80' 160'

N

Exhibit 4.37 Project Criteria - Corsair Stadium / ESL Relocation

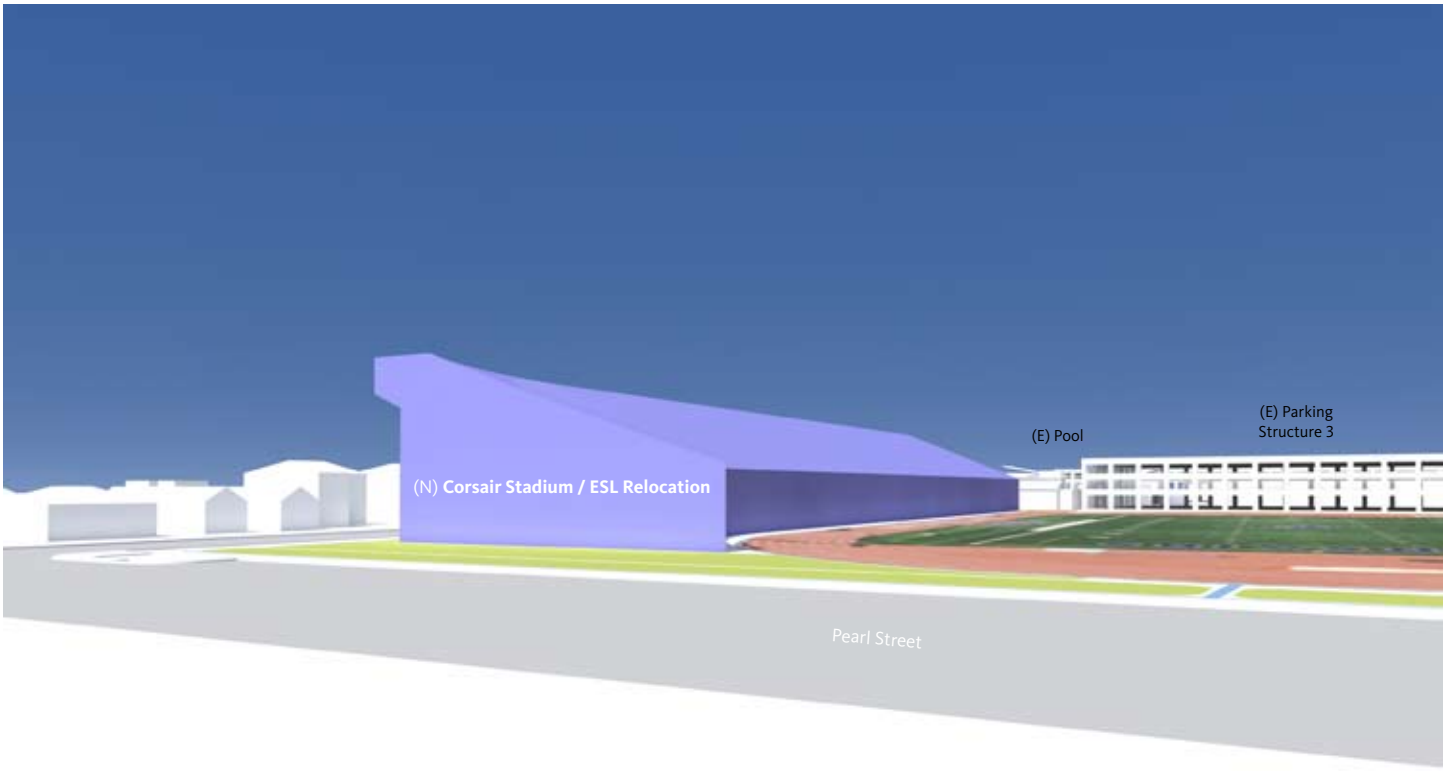


Exhibit 4.38 Perspective Diagram - Corsair Stadium / ESL Relocation - SE Pedestrian View

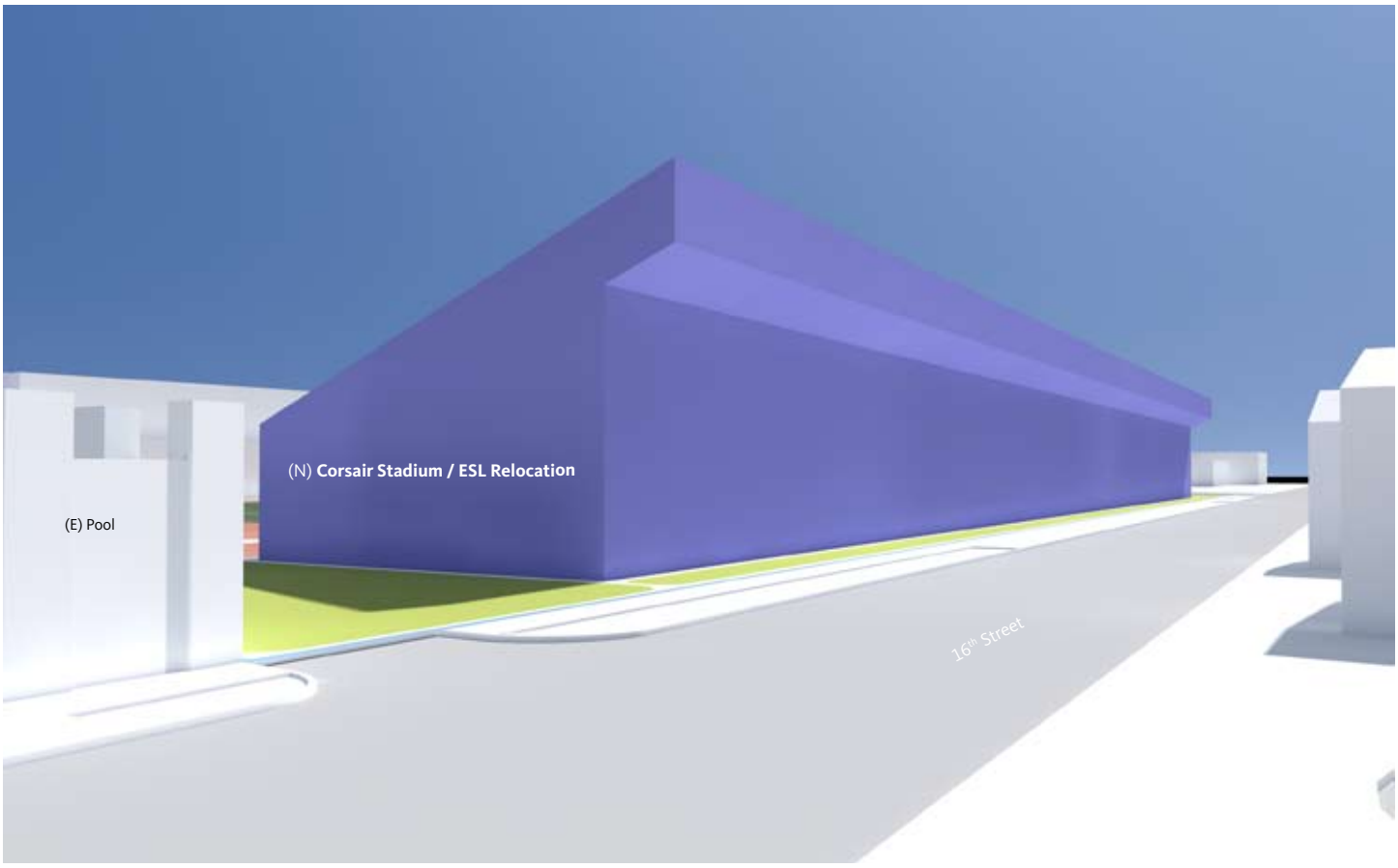


Exhibit 4.39 Massing Envelope - Corsair Stadium / ESL Relocation - NW Pedestrian View

Exhibit 4.40 Massing Envelope - Corsair Stadium / ESL Relocation - SE Aerial View

Exhibit 4.41 Massing Envelope - Corsair Stadium / ESL Relocation - NW Aerial View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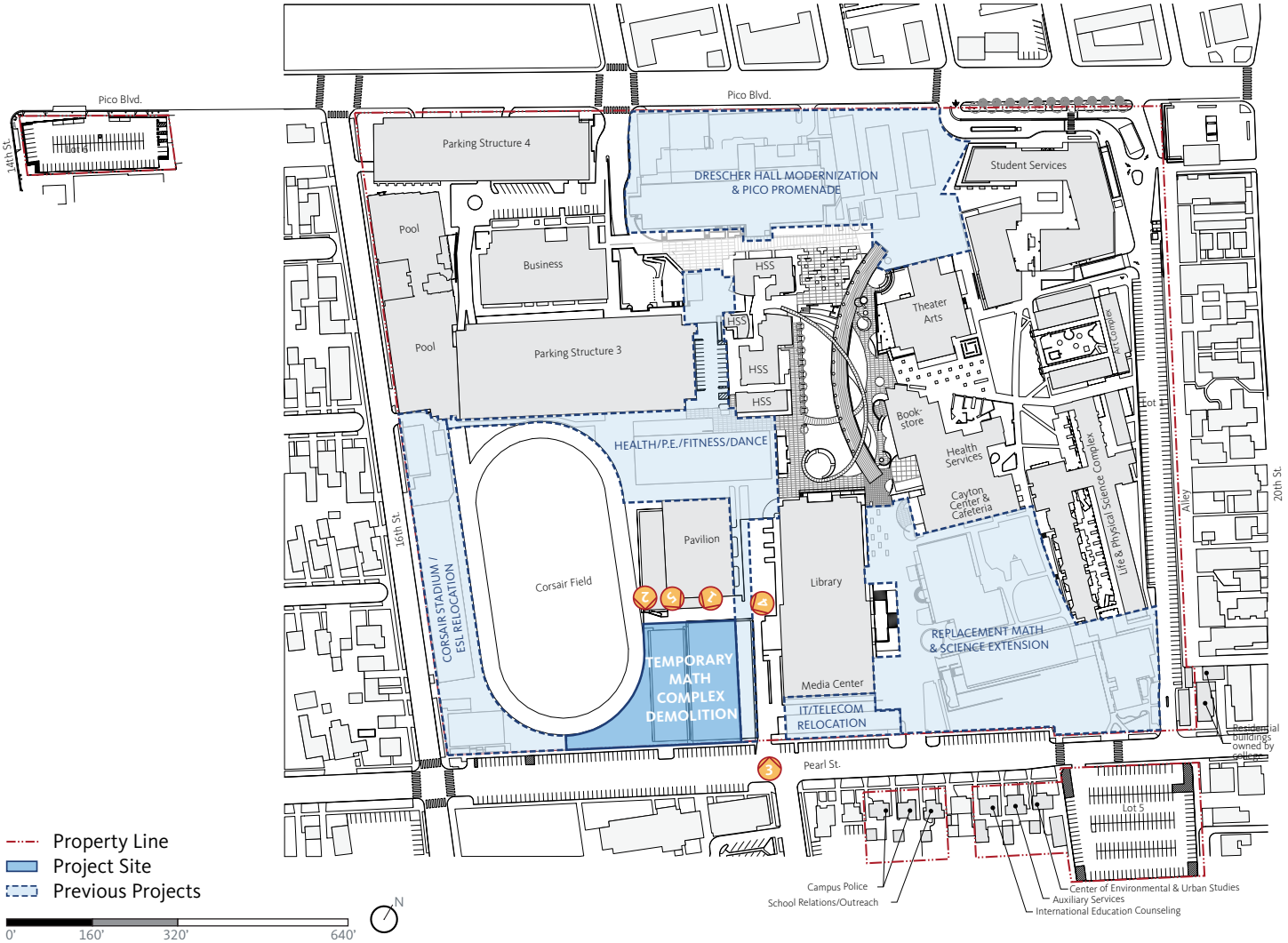


Exhibit 4.42 Location Map - Temporary Math Complex Demolition

4.6.6 Temporary Math Complex Demolition

The Project Site is located on the southern edge of campus south of the Pavilion building and east of Corsair track. The site is currently occupied by temporary trailers put into place after the 1994 Northridge earthquake. These trailers are currently home to classrooms and faculty offices. The site has approximately 350 feet of street frontage on Pearl Street.

Exhibit 4.43 Project Criteria - Temporary Math Complex Demolition

Program

Project Site:	Temporary Math Complex
Site Area:	46,709 SF
Building Area to be Demolished:	27,020 ASF
Proposed Building Area:	0
Parking to be Demolished:	0 Spaces
Proposed Parking:	0
Maximum Building Height:	N/A

Performance

Open Space 6a

A landscape zone should provide continuity from other projects along the southern campus edge, functioning as a green edge to campus and enhancing the streetscape along Pearl Street.

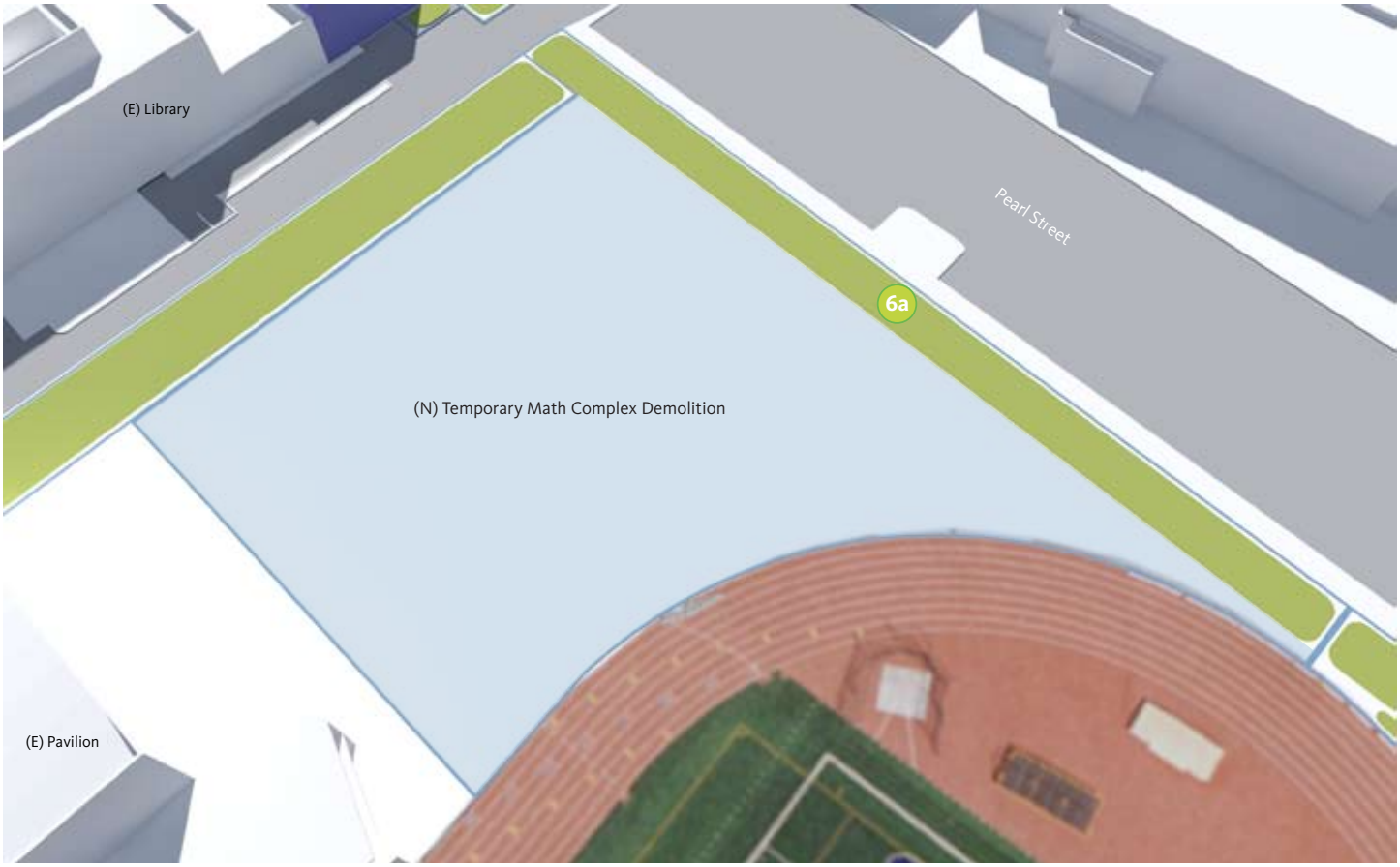


Exhibit 4.44 Massing Envelope - Temporary Math Complex Demolition - NW Aerial View

Exhibit 4.45 Massing Envelope - Temporary Math Complex Demolition - S Aerial View

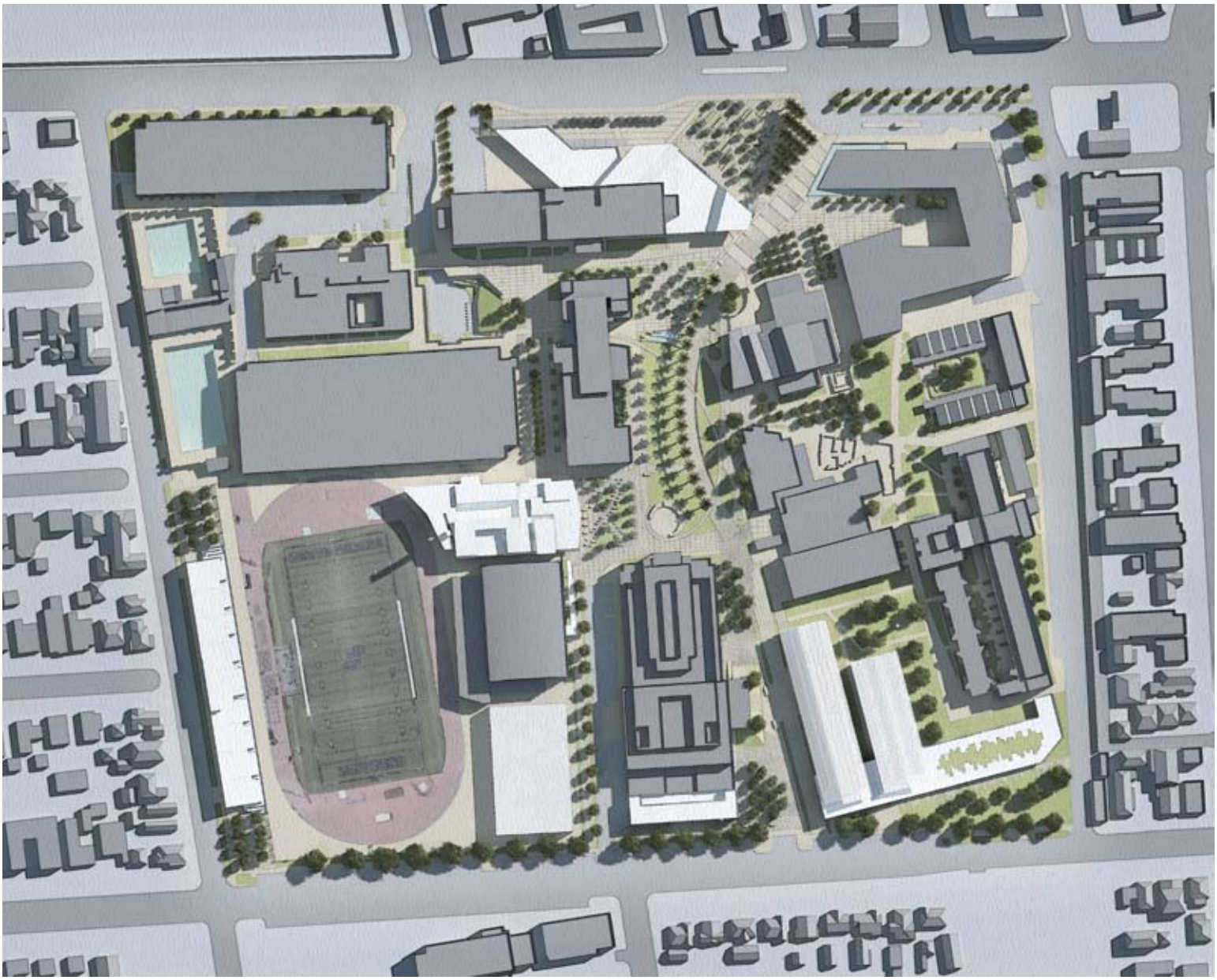


Exhibit 4.46 Illustrative - Plan

4.7 Illustrative Campus Plan

Exhibit 4.47 Illustrative - View from the Northeast

Exhibit 4.48 Illustrative - View from the Southeast

Exhibit 4.49 Illustrative - View from the Southwest

Academy of Entertainment and Technology

Site Area (Acres)	AET Campus	**3.65**
	Olympic Shuttle Lot	**2.35**
S.F. Total through Fall 08 (ASF)		**30,908**
Parking (Spaces)		**471**
	AET Campus	255
	Olympic Shuttle Lot	211

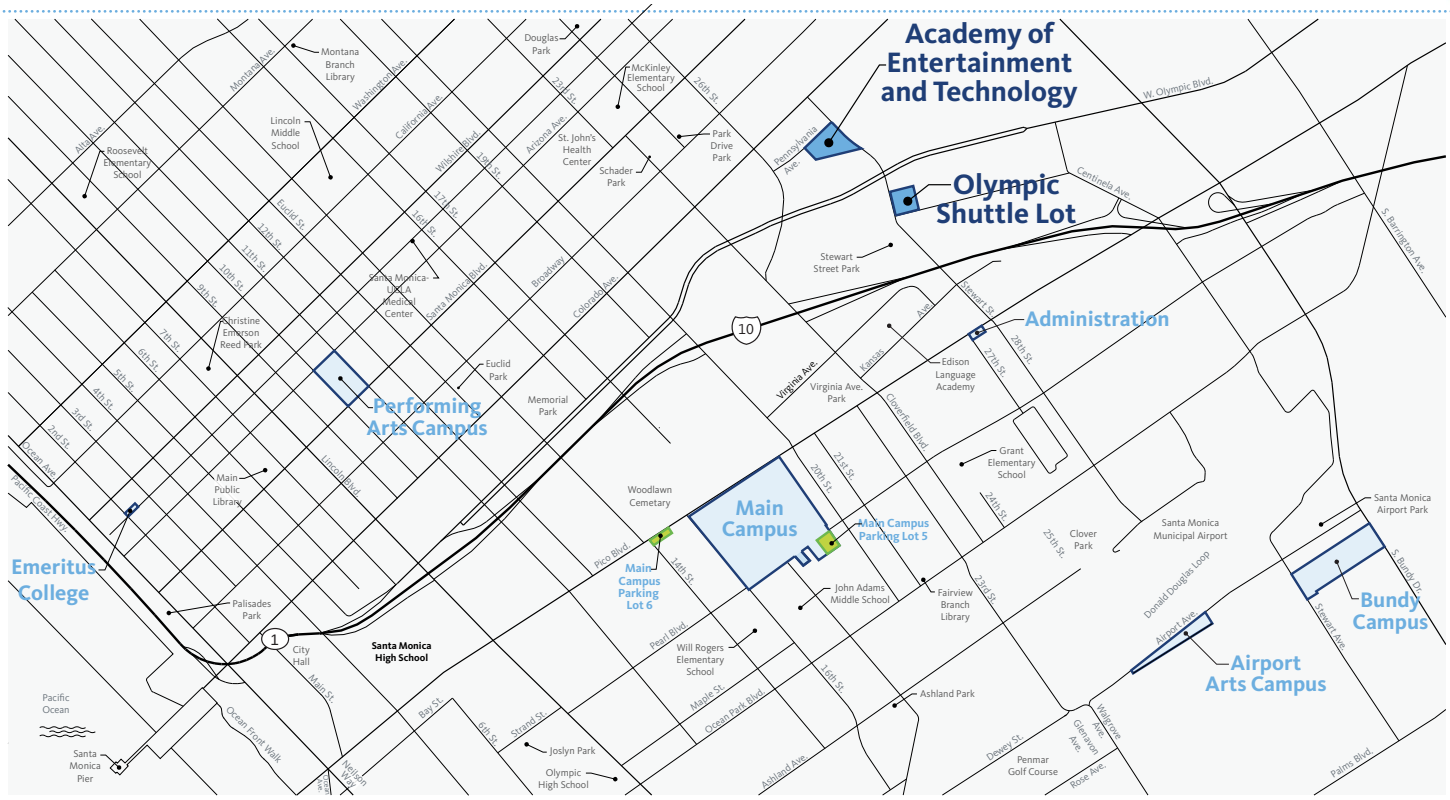
4.8 Existing Campus

Established in 1998, the Academy of Entertainment and Technology (AET) campus is located at 1660 Stewart Street in Santa Monica.

The AET campus is located west of Stewart Street and south of Pennsylvania Avenue. It consists of approximately 3.65 acres. The campus currently contains approximately 31,521 asf of floor area in a two-story building constructed in 1985. It provides 255 surface parking spaces.

The Olympic Shuttle Lot is located at 1831 Stewart Street in Santa Monica. It is bounded by Stewart Street on the west and Exposition Boulevard on the south. It consists of approximately 2.35 acres and provides 211 surface parking spaces.

The Olympic Shuttle Lot is presently used to provide off-campus parking for SMC students. There are no proposed projects on the Olympic Shuttle Lot.



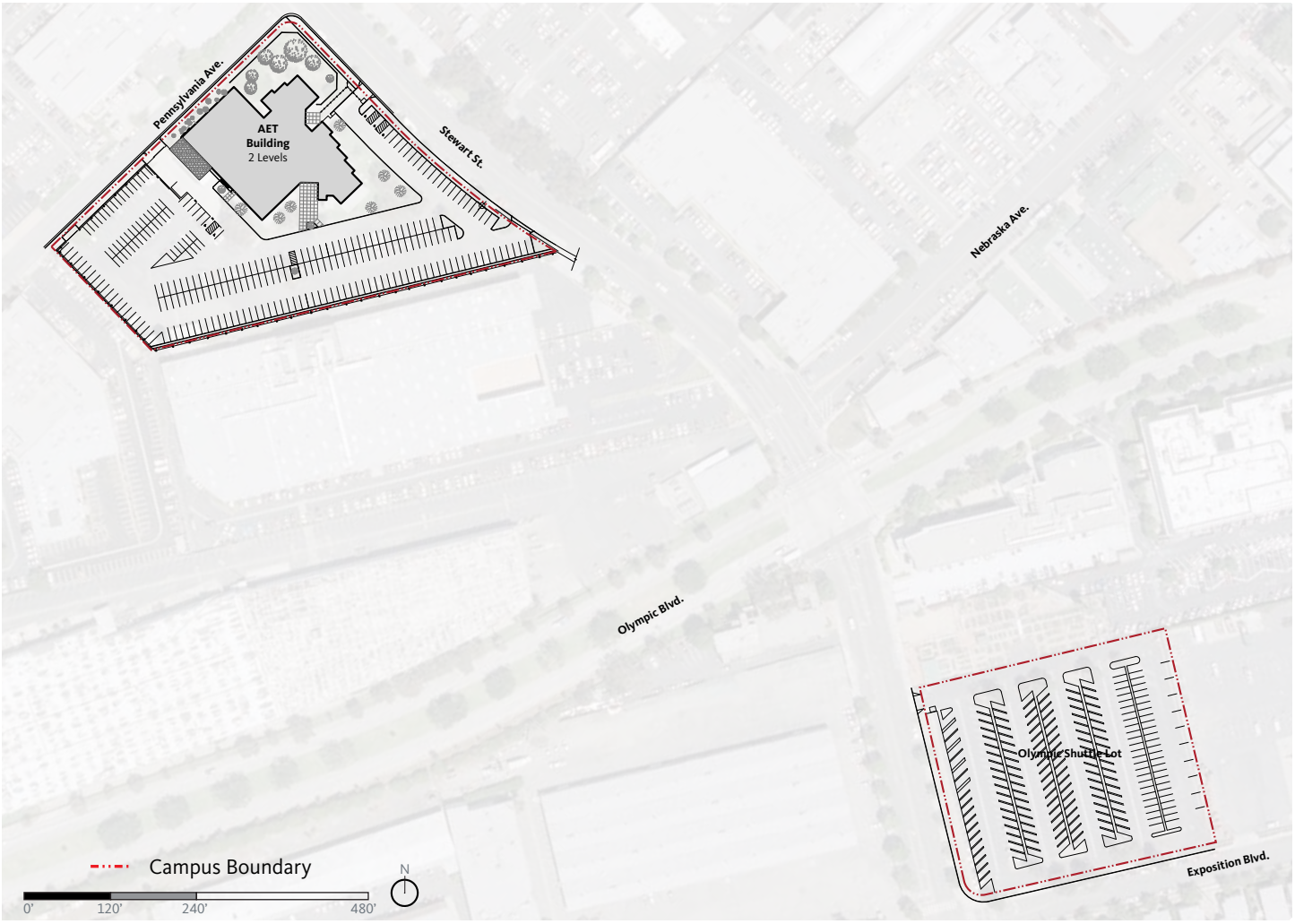
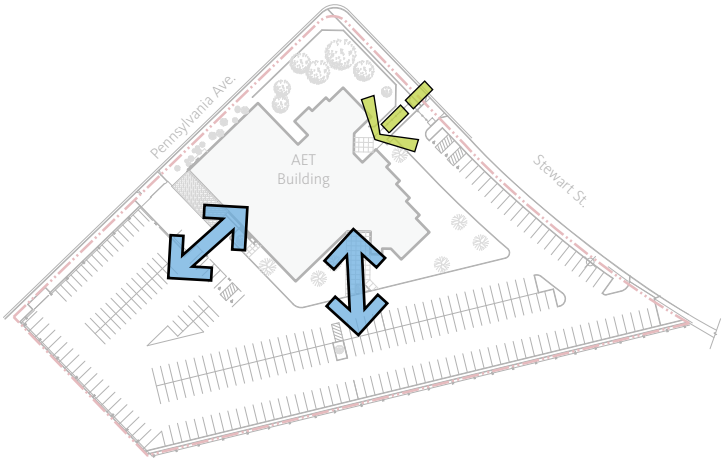


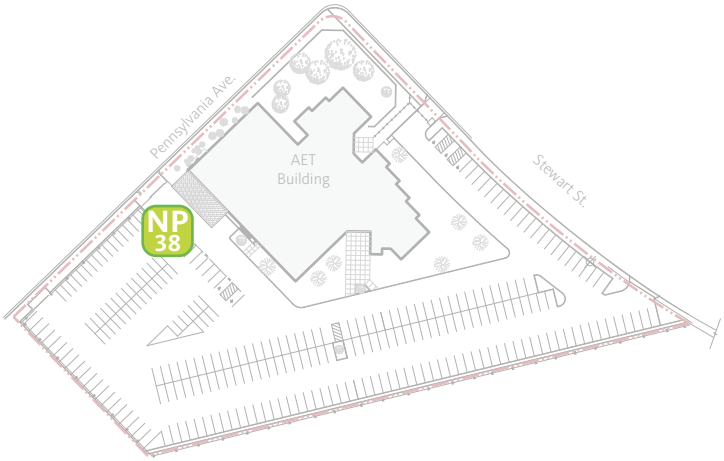
Exhibit 4.50 The AET Campus Existing Campus Plan



Primary Circulation

Secondary Circulation

0' 100' 200' 400' N



P	Permanent Storage	0 Spaces
NP	Non-permanent Storage	38 Spaces
	Total Bicycle Storage	38 Spaces

0' 100' 200' 400' N

Primary access from parking lot to the AET Building.

Secondary access from Stewart St.

Exhibit 4.51 Pedestrian Access Diagram

Bicycle storage.

Bicycle storage.

Exhibit 4.52 Bicycle Facilities Diagram

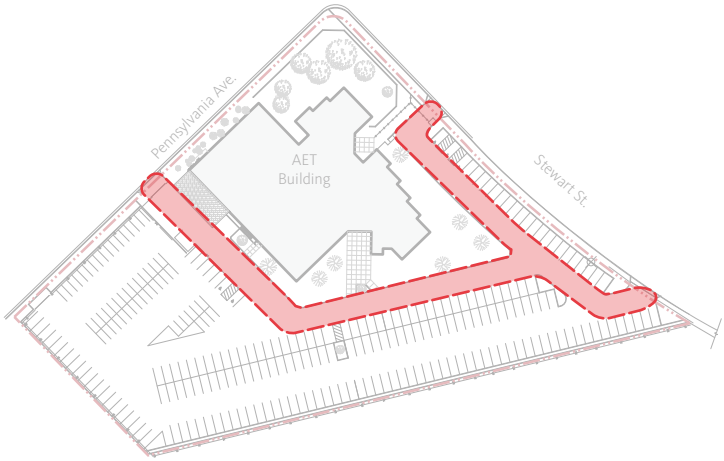
4.9 Site Analysis

4.9.1 Pedestrian Access

Primary pedestrian circulation occurs between the surface parking lots and the Arts, Entertainment, and Technology building's south and west entrances. Secondary circulation access is from Stewart Street and the bus drop off. A minor amount of pedestrian circulation originates from outside of campus.

4.9.2 Bicycle Facilities

The Arts, Entertainment, and Technology campus currently has a single bicycle parking facility located in the west surface parking lot adjacent to the building. There is currently bicycle storage for approximately 38 bikes.



Fire Lane
20'-0" Width

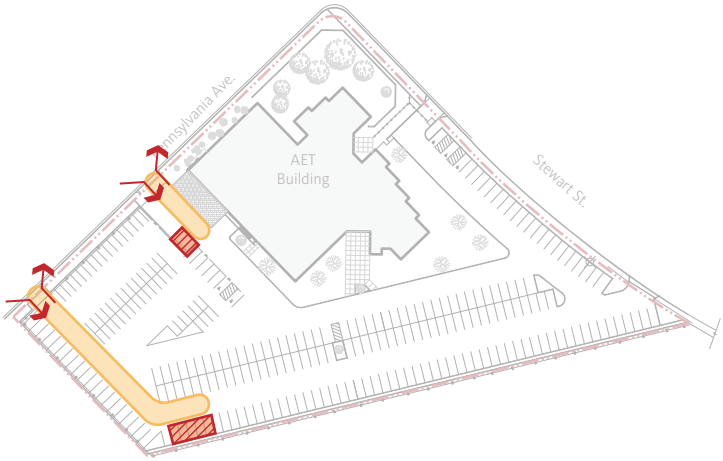
Hydrant Location
TBD Campus-Serving Locations

0' 100' 200' 400' N


Fire lane along Stewart St.


Fire lane in the parking lot.

Exhibit 4.53 Fire Protection & Access Diagram



Service & Utility Zones
Service & Utility Access
Ingress & Egress

0' 100' 200' 400' N


Service zone at the south corner of the AET campus.


Service zone west of the AET Building.

Exhibit 4.54 Service & Utility Zones Diagram

4.9.3 Fire Protection & Access

There are currently three access points for fire service on the Arts, Entertainment, and Technology campus; one on Pennsylvania Avenue and two on Stewart Street. The fire lanes are located within the surface parking lots.

4.9.4 Service & Utility Zones

The Arts, Entertainment, and Technology campus currently has two service zones. Both zones have access to and from Pennsylvania Avenue.


1


2


3


STOP
4


5

Proposed Projects		Site Area (SF)	Building to be Demolished (ASF)	Proposed Building Area (ASF)	Parking to be Demolished (Spaces)	Proposed Parking (Spaces)
1	Parking Structure AET Expansion & KCRW	158,758	0	47,172	262	450

Exhibit 4.55 Proposed Projects

4.10 Proposed Projects

At the Academy of Entertainment and Technology Campus, the existing building with approximately 31,521 asf is proposed to be reduced to a building area of approximately 29,297 asf. A new wing with approximately 19,419 asf will be added to the existing building and a new parking structure with 450 parking spaces will replace 262 surface parking spaces. A new building to house SMC's radio station (KCRW) with approximately 27,753 asf will be also located on the AET Campus. As a result, the AET Campus will have a net increase of approximately 44,948 asf and the net addition of approximately 188 parking spaces.

The proposed parking structure will be two levels below grade and four levels above grade plus rooftop parking, with entry and egress from a relocated driveway on Pennsylvania Avenue, currently a one-way street flowing to the east. A commercial project pending with the City of Santa Monica proposes the conversion of Pennsylvania Avenue to a two-way street, and the Master Plan Update 2010 accommodates this anticipated change by the City of Santa Monica.

The proposed projects in the AET Campus are in the progress of design and documentation.

Clive Wilkinson Architects + Meléndrez

Clive Wilkinson Architects + Meléndrez

Exhibit 4.56 Academy of Entertainment and Technology (Renderings)

Clive Wilkinson Architects + Meléndrez

Exhibit 4.57 Academy of Entertainment and Technology Campus Plan

4.11 Proposed Campus Plan

Current plans for a Parking Structure, AET Expansion and the KCRW building in the AET Campus are in progress. The plans shown in this section were produced March 13, 2009.

Program

Project Site:		AET/KCRW
Site Area:		158,758 SF
Building Area to be Demolished:		0 ASF
Proposed Building Area:		47,170 ASF
Parking to be Demolished:		262 Spaces
Proposed Parking:		450 Spaces
Maximum Building Height:	KCRW	3 Stories
	AET Expansion	2 Stories
	Parking Structure	4 levels

4.12 Olympic Shuttle Lot

Program

Project Site:	Shuttle Lot
Site Area:	102,300 SF
Building Area to be Demolished:	0 ASF
Proposed Building Area:	48,750 ASF
Parking to be Demolished:	211 Spaces
Proposed Parking:	630 Spaces
Maximum Building Height:	3 Stories

Performance

Function

The Olympic Shuttle Lot project will replace the existing shuttle lot for Santa Monica College. The proposed project will provide for a future educational facility as well as surface and below-grade parking.

Relationship to Context

The Project Site is located at the intersection of Stewart Street and Exposition Blvd. The Project site is adjacent to the Expo Line R.O.W. and across the street from a residential neighborhood. The design of the building and open space in this project area is critical in minimizing potential impacts to the street and adjacent neighborhood.

Access/Connectivity

Building: Primary Access should be located from the surface parking lot as well as from the below-grade parking structure.

Open Space: A substantial open space should provide access from the surface parking lot to the proposed educational facility. Open space buffers located on the periphery of the project site should allow of access from the surrounding community.

Orientation/Siting

Building orientation and siting should minimize the visual, light, and noise impact to the adjacent residential neighborhood.

Views

Primary views of the Project Site will be to and from the residential neighborhood on Exposition Boulevard.

Service

A service zone should be provided within the proposed surface parking lot, located as far away from residential neighbors as possible.

Open Space 1a

An arrival area which accommodates student, faculty, staff, and visitors from the surface parking lot should be provided at this location. It should also function as an area for passive and active recreation, allowing opportunities for study and play.

Open Space 2b

This open space, serving as a green edge, is located on the periphery of the project site and should help minimize potential visual impacts that the future educational facility and parking may have. These open spaces should also serve as a porous boundary allowing users to easily access the campus.

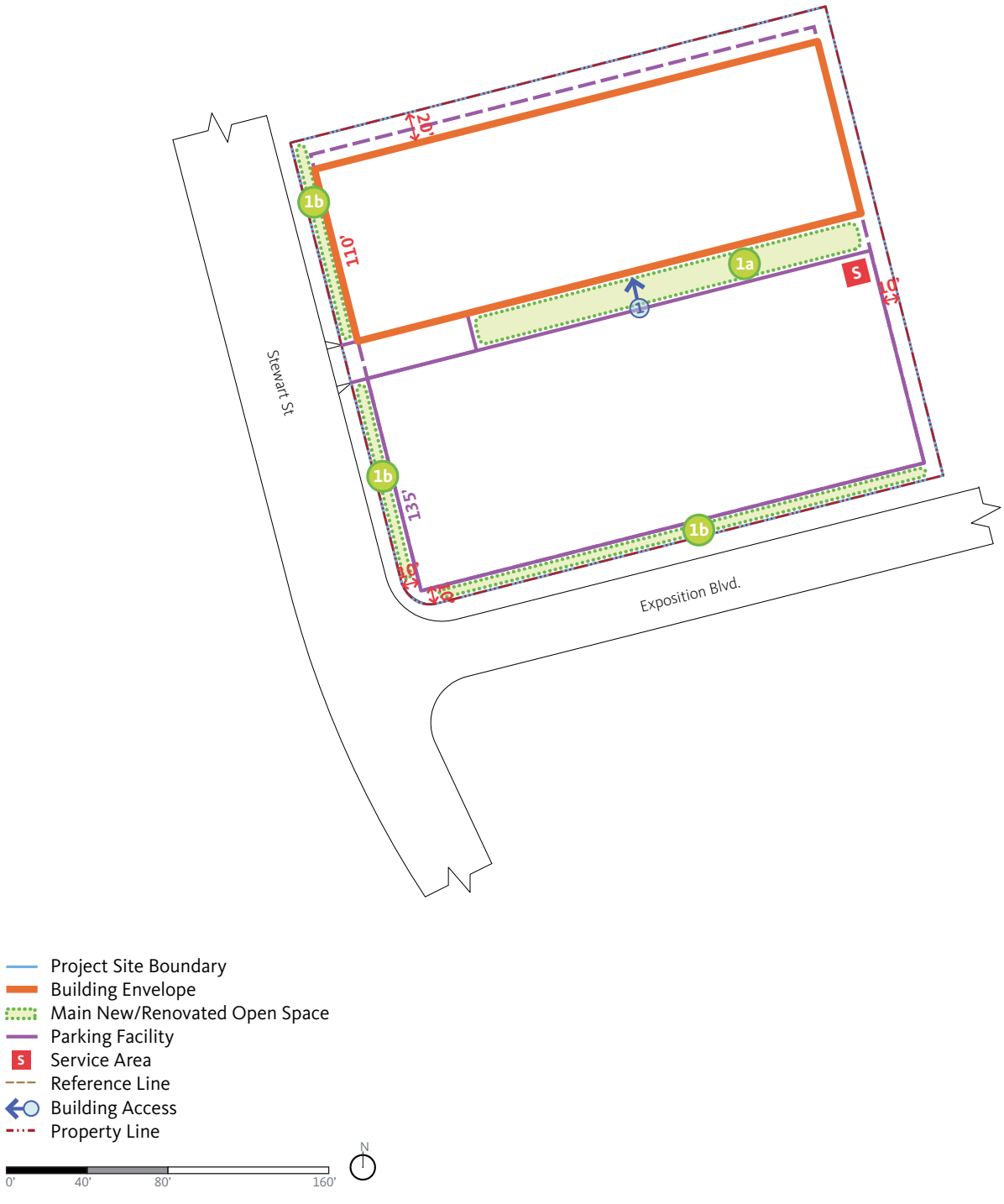


Exhibit 4.58 Project Criteria - Olympic Shuttle Lot

Performing Arts Campus

Site Area (Acres)	4.5
S.F. Total through Fall 08 (ASF)	38,463
Parking (Spaces)	285

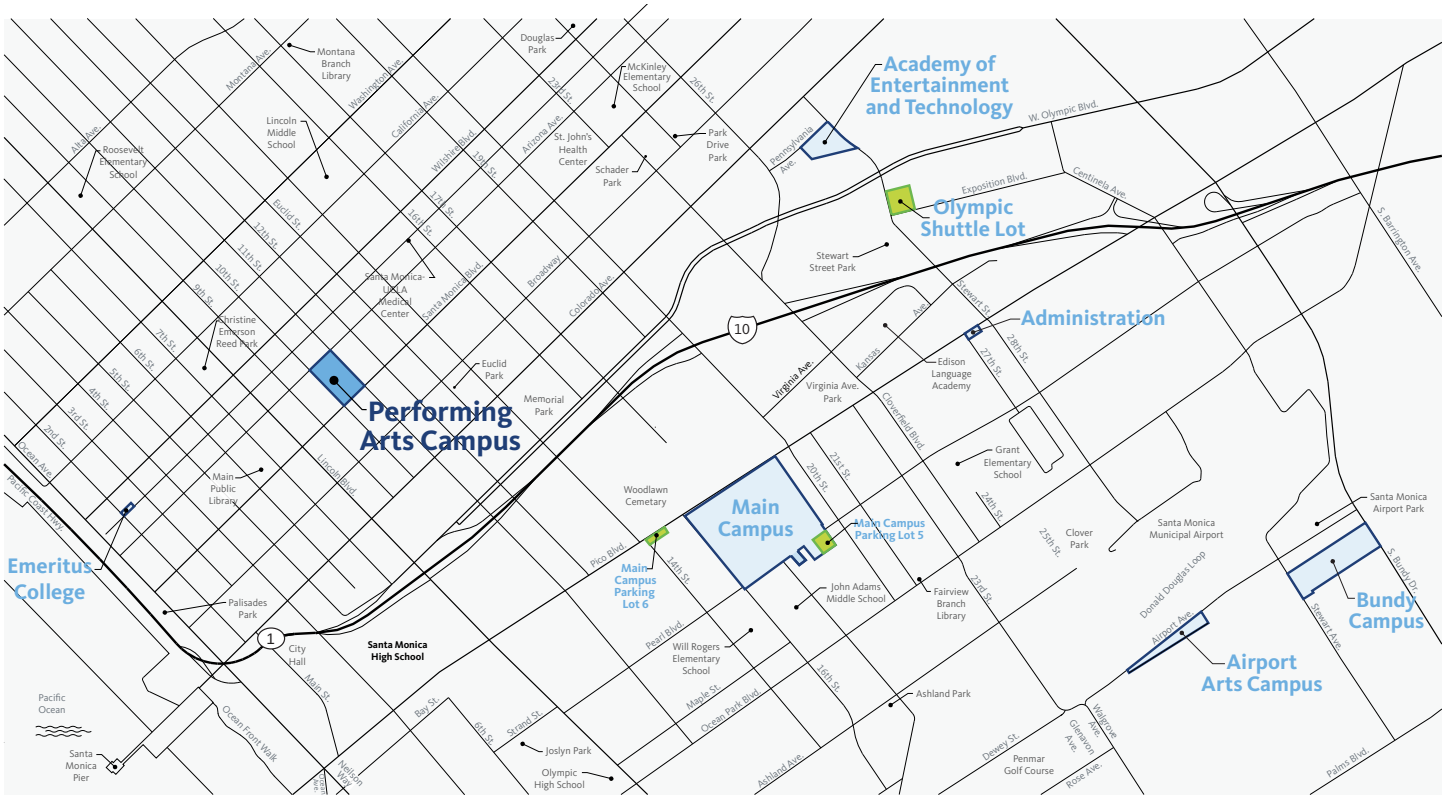
4.13 Existing Campus

The SMC Performing Arts Campus, formerly known as the Madison Campus, is located at 1310 11th Street in Santa Monica. SMC began holding classes at this location in 1990.

The Performing Arts Campus includes an area bounded by Santa Monica Boulevard to the south, 11th Street to the east, 10th Street to the west, and Arizona Avenue to the north. The campus consists of approximately 4.5 acres.

The campus buildings currently contain approximately 38,463 asf, including a 500-seat performing arts theater, the Eli and Edythe Broad Stage. The Music Academy is a two story building originally constructed as an elementary school in 1925 and subsequently remodeled in 1937. The Pete & Susan Barrett Art Gallery is located within the Music Academy. Year 2008 was the theater's inaugural season.

The site provides approximately 285 surface parking spaces with the primary access from Santa Monica Boulevard.



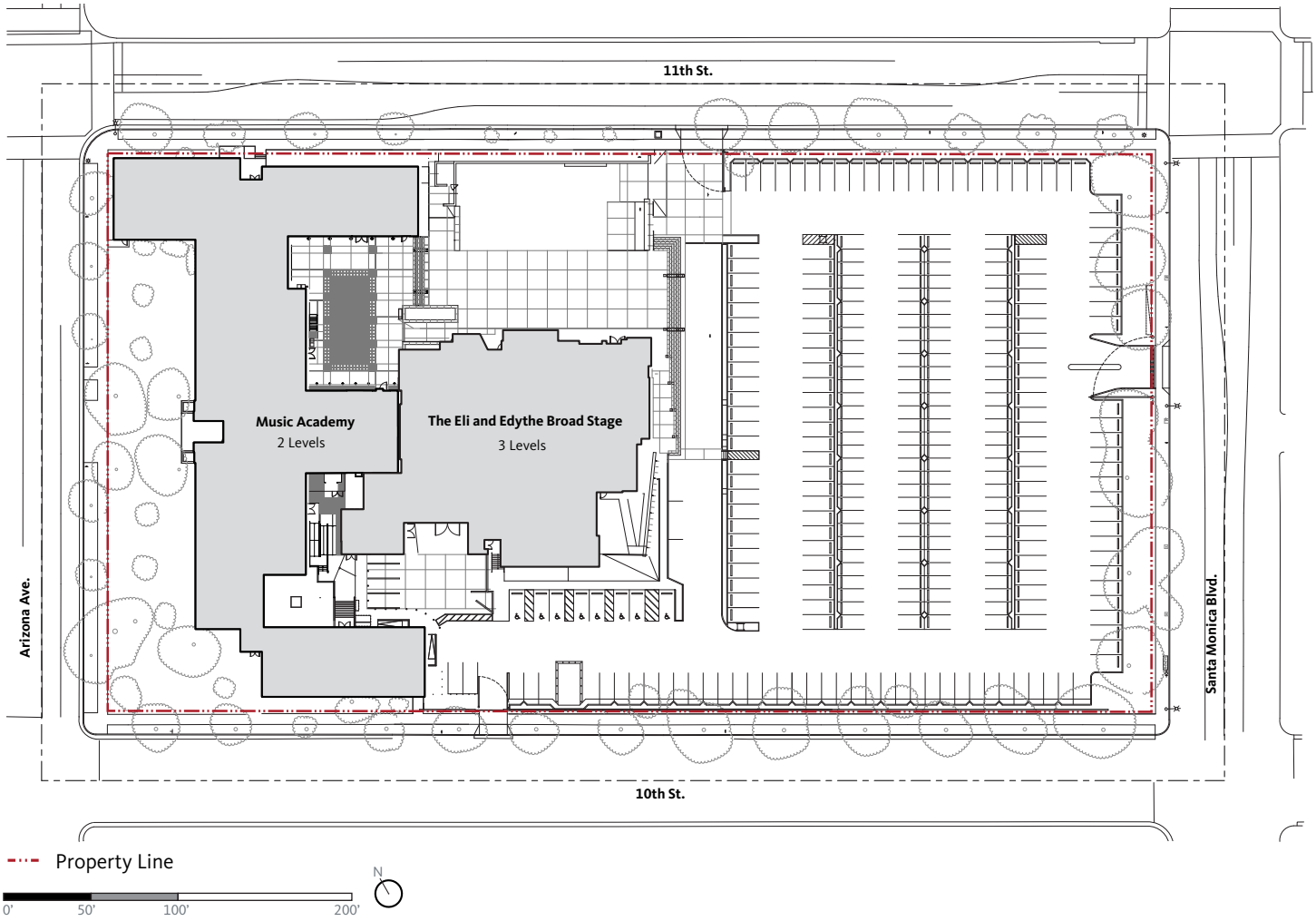


Exhibit 4.59 Performing Arts Campus Existing Campus Plan

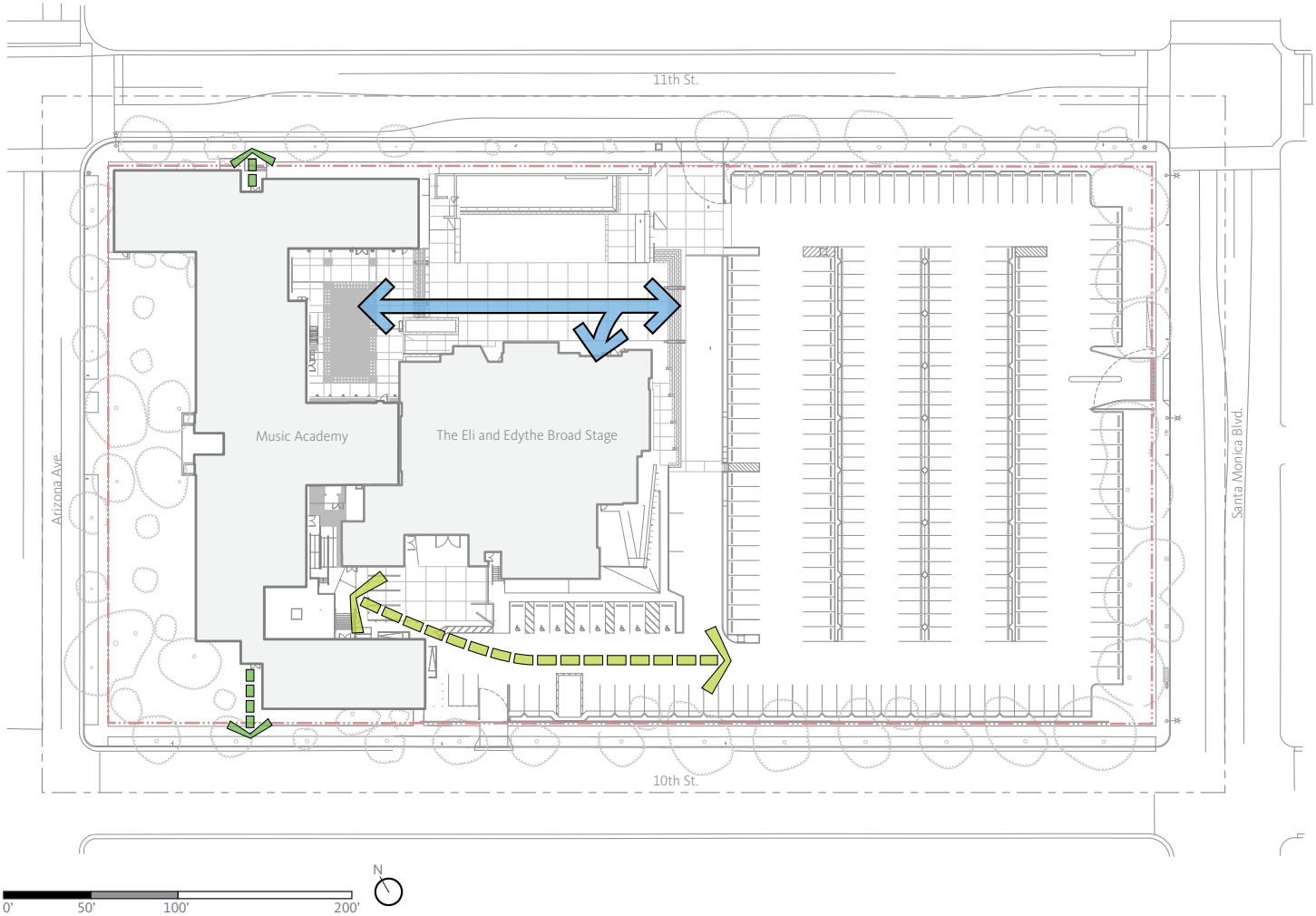


Exhibit 4.60 Pedestrian Access Diagram

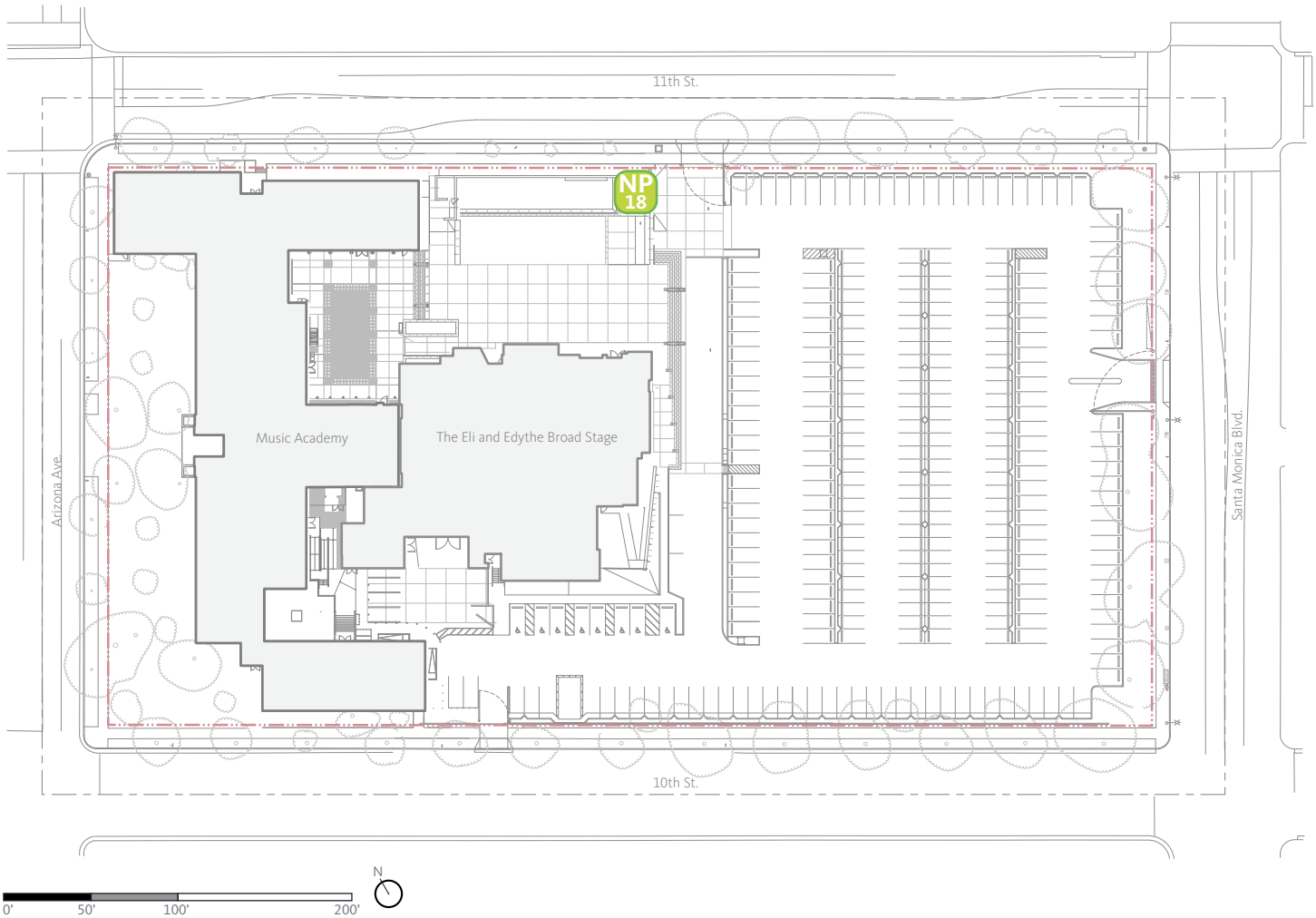
Primary access to the Music Academy.

Primary access.

4.14 Site Analysis

4.14.1 Pedestrian Access

Primary pedestrian circulation is to and from the surface parking lot, the Broad Stage and the Music Academy. Secondary circulation is on western side of the campus, through the service zone, connecting the surface parking and the Music Academy. Tertiary circulation is from the adjacent streets, Arizona Avenue, 11th Street, and 10th Street, to the Music Academy.



P	Permanent Storage	0 Spaces
NP	Non-permanent Storage	18 Spaces
	Total Bicycle Storage	18 Spaces

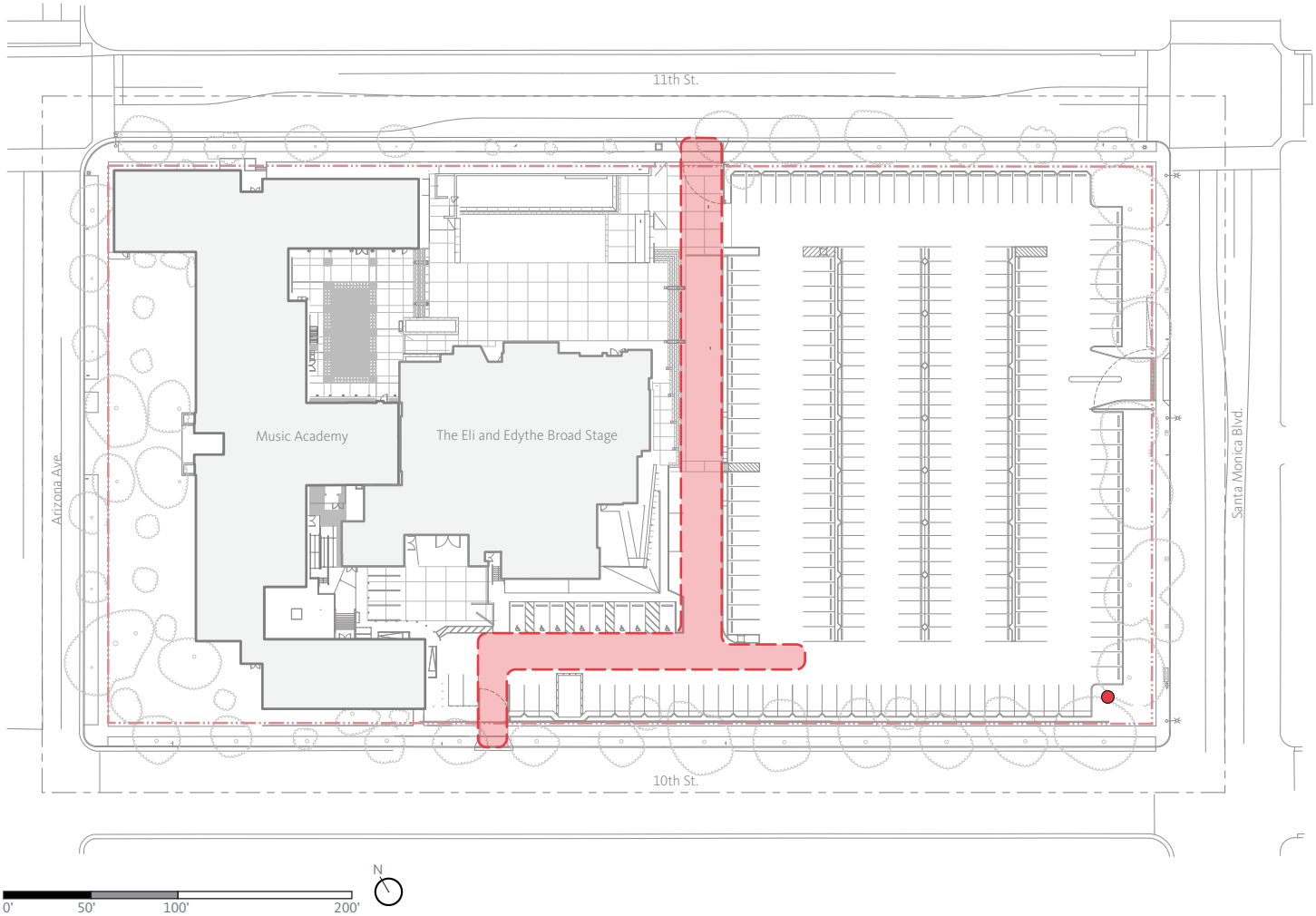
Exhibit 4.61 Bicycle Facilities Diagram


Bicycle storage.


Bicycle storage.

4.14.2 Bicycle Facilities

The Performing Arts Campus currently has one bicycle parking facility that is located adjacent to the 11th Street entrance. It can accommodate approximately 18 bikes.



Fire Lane
20'-0" Width

Hydrant Location
1 Campus-Serving Locations

Exhibit 4.62 Fire Protection & Access Diagram


Fire lane south of the Broad Stage.


Fire hydrant at the corner of 10th St. and Santa Monica Blvd.

4.14.3 Fire Protection & Access

The Performing Arts Campus has two fire access points; one off of 11th Street and the other off of 10th Street. The fire lane runs parallel to the Broad Stage south and west facades.

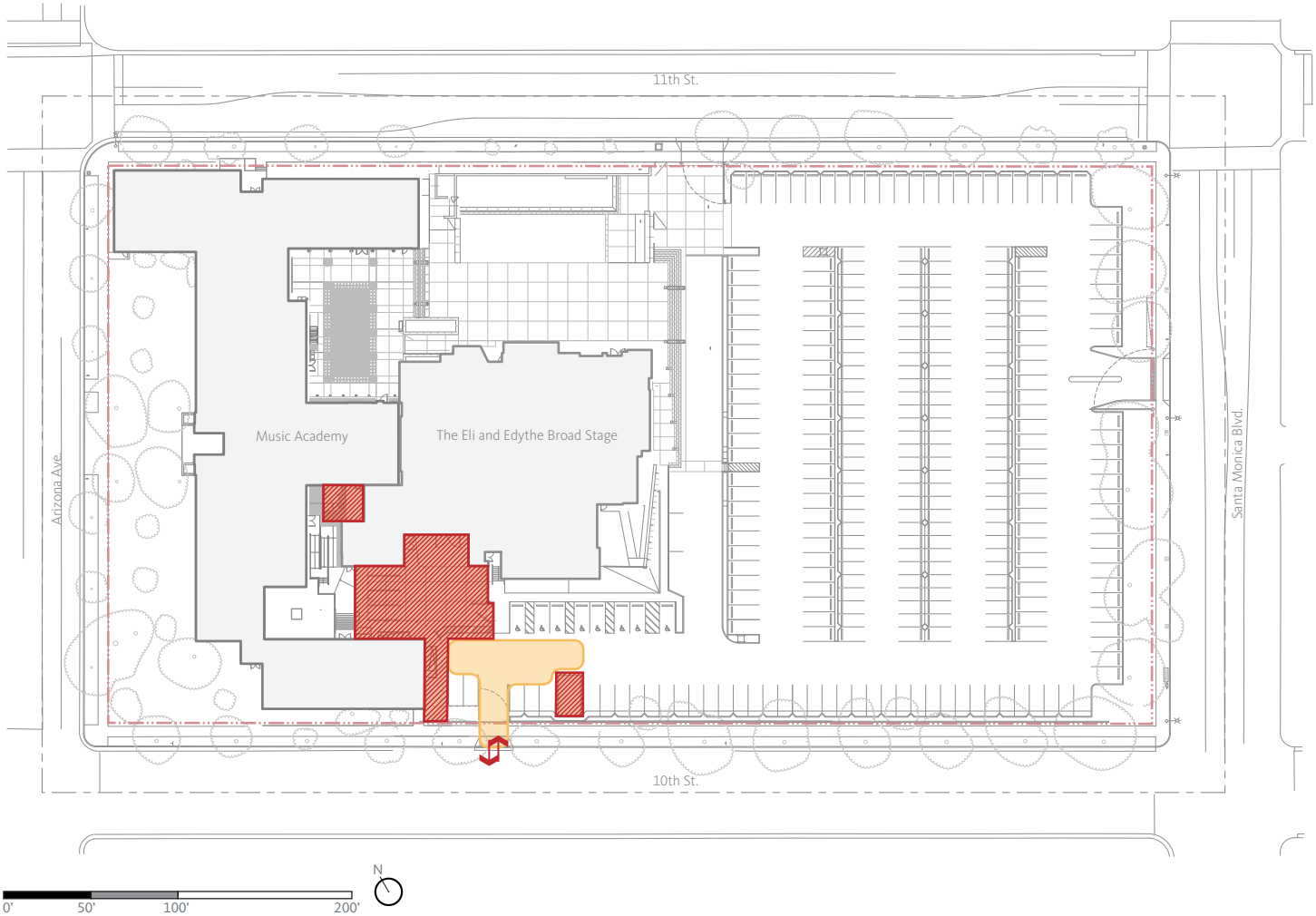


Exhibit 4.63 Service & Utility Zones Diagram


Service & utility zone.


Service & utility zone.

4.14.4 Service & Utility Zones

The primary service zone is located on the west side of the Broad Stage with access from 10th Street. Currently, this driveway is shared with non-service related vehicles.

	Proposed Projects	Site Area (SF)	Building to be Demolished (ASF)	Proposed Building Area (ASF)	Parking to be Demolished (Spaces)	Proposed Parking (Spaces)
①	East Wing Seismic Renovation/ Expansion	13,985	2,980	15,461	0	0
②	West Wing Expansion	3,684	1,400	3,350	7	0
③	Future Educational Facility	86,836	0	40,600	278	650

4.15 Proposed Projects

Three projects are proposed for the SMC Performing Arts Campus, including replacement of the east wing of the main classroom building at 1310 Santa Monica Boulevard with a new two-story wing that connects at both levels to the main structure (approximately 15,461 asf); a new extension to the west wing of the main building (approximately 3,350 asf); and a future educational facility (approximately 40,600 asf).

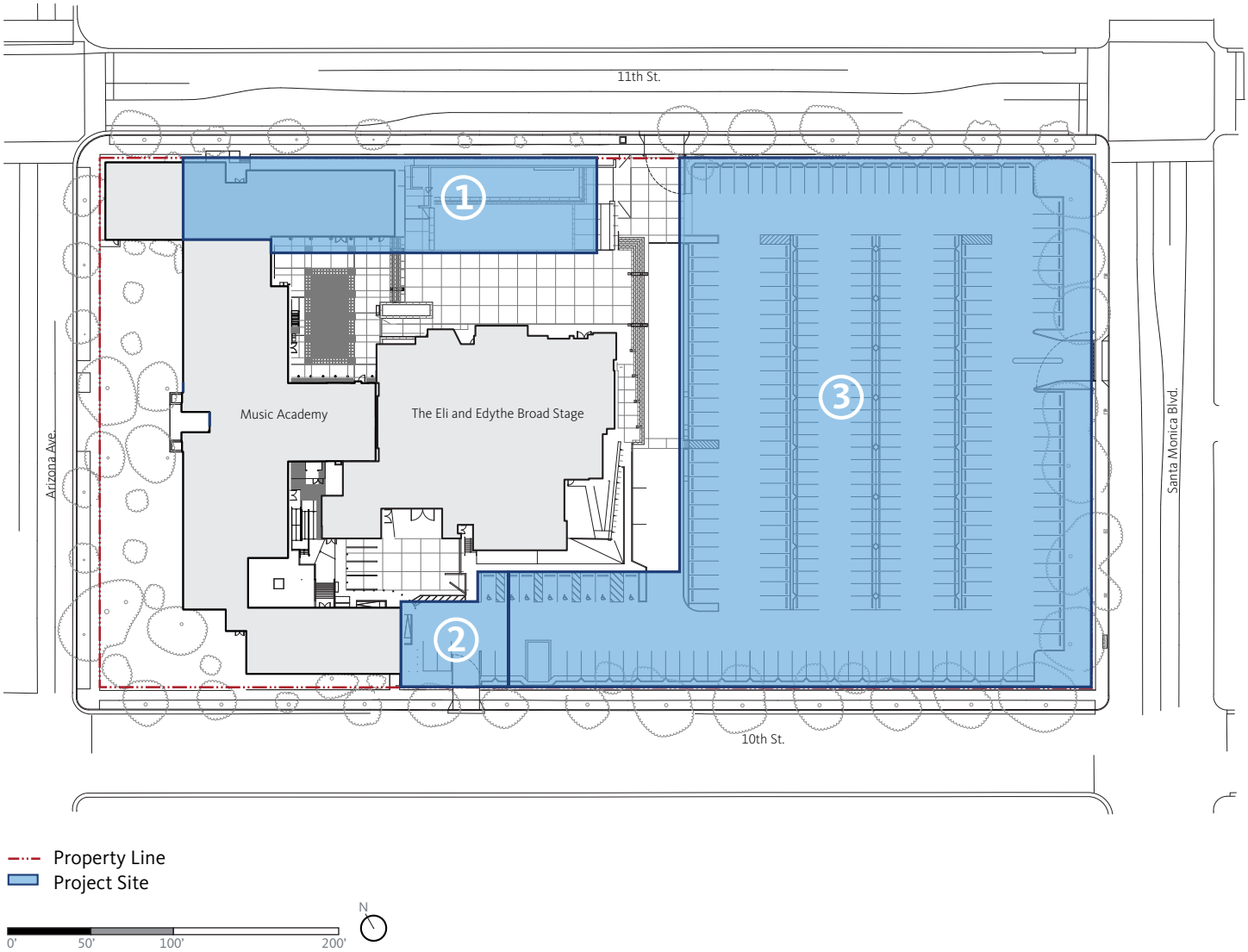


Exhibit 4.64 Proposed Projects

Corresponding to the new construction, the existing east wing (approximately 2,980 asf) will be demolished and the temporary office trailers (approximately 1,400 asf) will be removed.

A new three-level underground parking structure and surface parking with approximately 650 spaces is proposed to replace the existing surface parking lot which accommodates approximately 285 spaces.

Implementation of the proposed projects at the Performing Arts Campus will result in a net increase of approximately 55,031 asf on the Performing Arts Campus and a net increase of approximately 365 parking spaces.


1


2

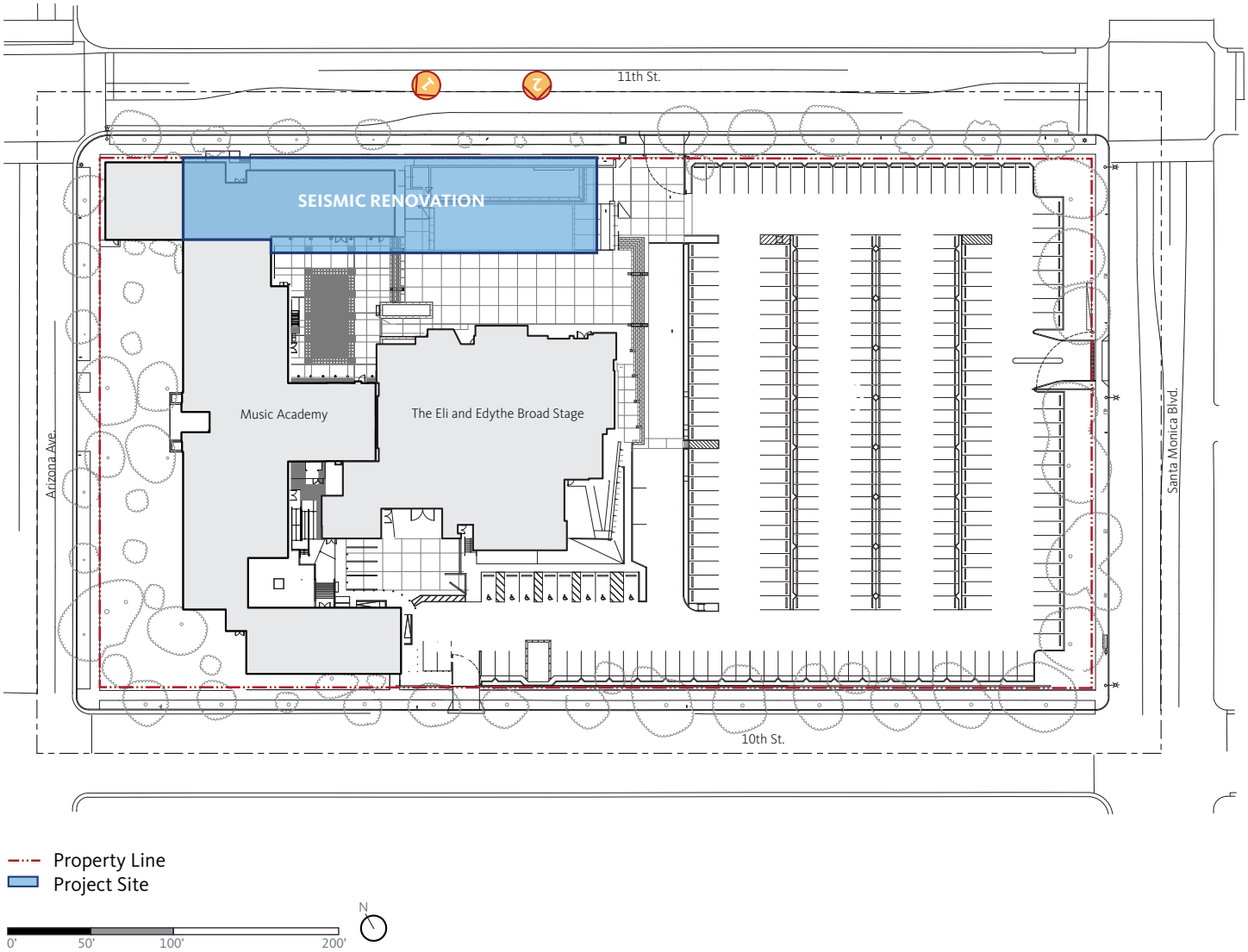


Exhibit 4.65 Location Map - East Wing Seismic Renovation/Expansion

4.16 Project Criteria

4.16.1 East Wing Seismic Renovation/ Expansion

The Project Site is located partially within the Music Academy's East Wing, with the remainder located adjacent to the east side of the Broad Stage and bounded by 11th Street on the east. Currently unoccupied and in need of seismic renovation and upgrades, this area has been little-used since the 1994 Northridge earthquake.

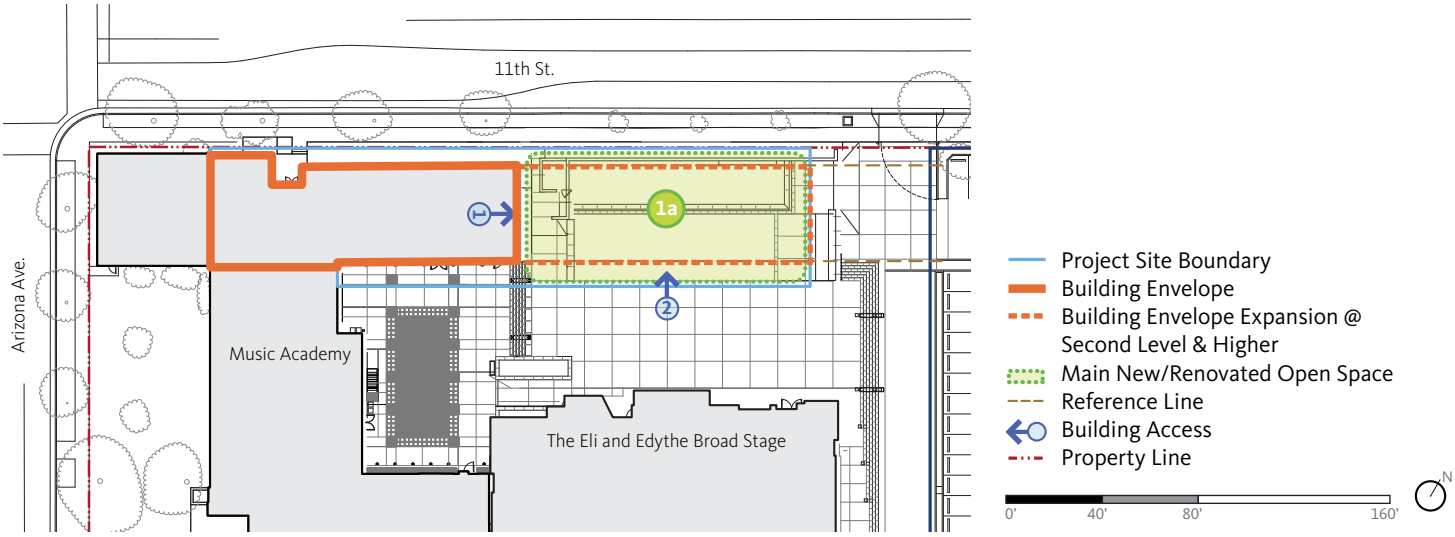


Exhibit 4.66 Project Criteria - East Wing Seismic Renovation/Expansion

Program

Project Site:	East Wing Seismic Renovation/Expansion
Site Area:	13,985 SF
Building Area to be Demolished:	2,980 ASF
Proposed Building Area:	15,461 ASF
Parking to be Demolished:	0 Spaces
Proposed Parking:	0 Spaces
Maximum Building Height:	2 Stories

Performance

Function

The seismic renovation of the East Wing will allow Santa Monica College to reclaim space that has been under-utilized since the 1994 Northridge earthquake. The expansion will provide for new lab space and for faculty and staff offices.

Relationship to Context

The Project Site is located adjacent to a primary point of access for the Broad Stage, as well as occupying a large proportion of the eastern side of the Campus. As an extension to the Music Academy, the project will reinforce its presence on 11th Street and provide a new entryway to the site.

Access/Connectivity

Building: Primary access to the building should be from within the existing Music Academy, utilizing existing access and circulation patterns. Secondary access should be from the proposed open space.

Open Space: Primary access to the open space should be shared from both the 11th Street side and the adjacent edge of the Broad Stage.

Orientation/Siting

The renovation and expansion should orient itself to 11th Street and to the Broad Stage, providing carefully thought through facades at both. The potential view and shadow impacts to the Broad Stage should be minimized where feasible.

Views

Primary views to and from the site will be to and from 11th Street and from the Broad Stage.

Service

Service access should utilize existing access and circulation patterns.

Open Space 1a

Functioning as a pre-function and welcoming area to both the expansion and the Broad Stage, the space should provide a space suitable for small events, but able to function as a garden or contemplative space at other times. The use of lighting, water features and interactive landscape should be included in the landscape palette.

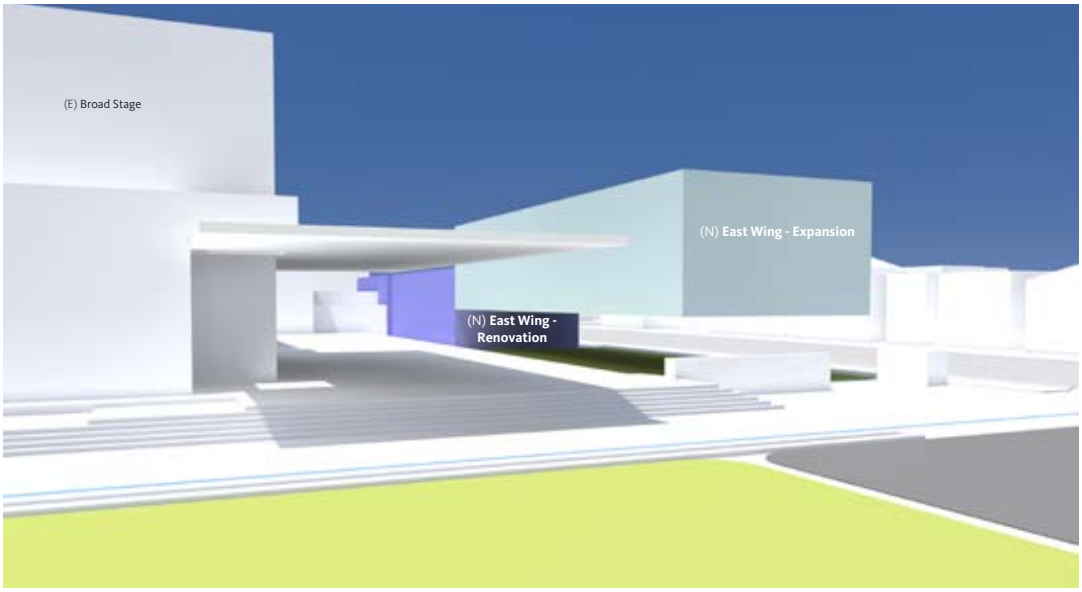


Exhibit 4.67 Massing Envelope - East Wing Seismic Renovation/Expansion - SW Pedestrian View

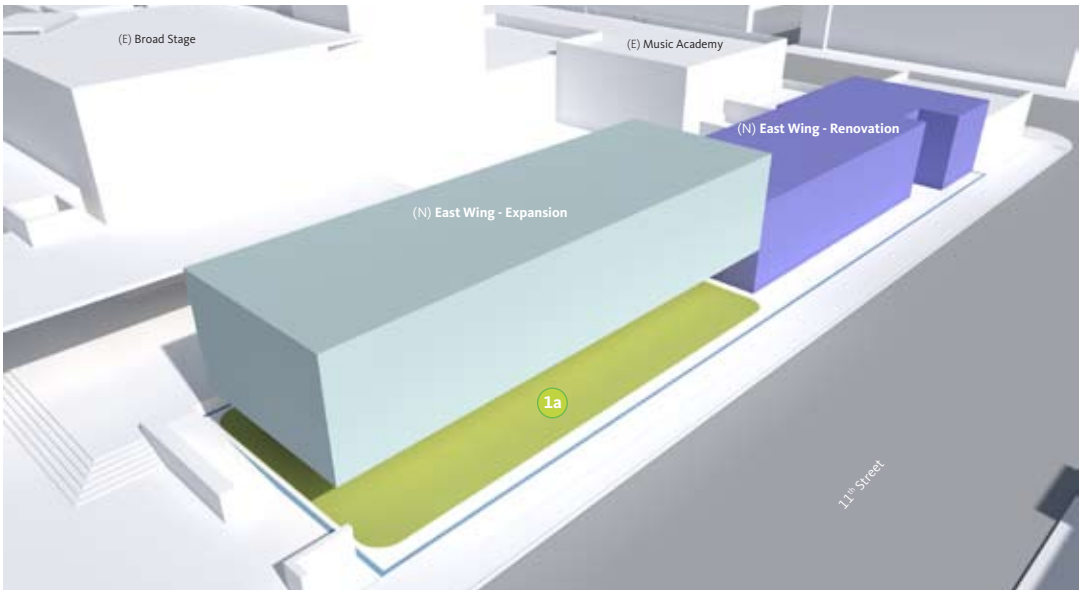


Exhibit 4.68 Massing Envelope - East Wing Seismic Renovation/Expansion - SE Aerial View

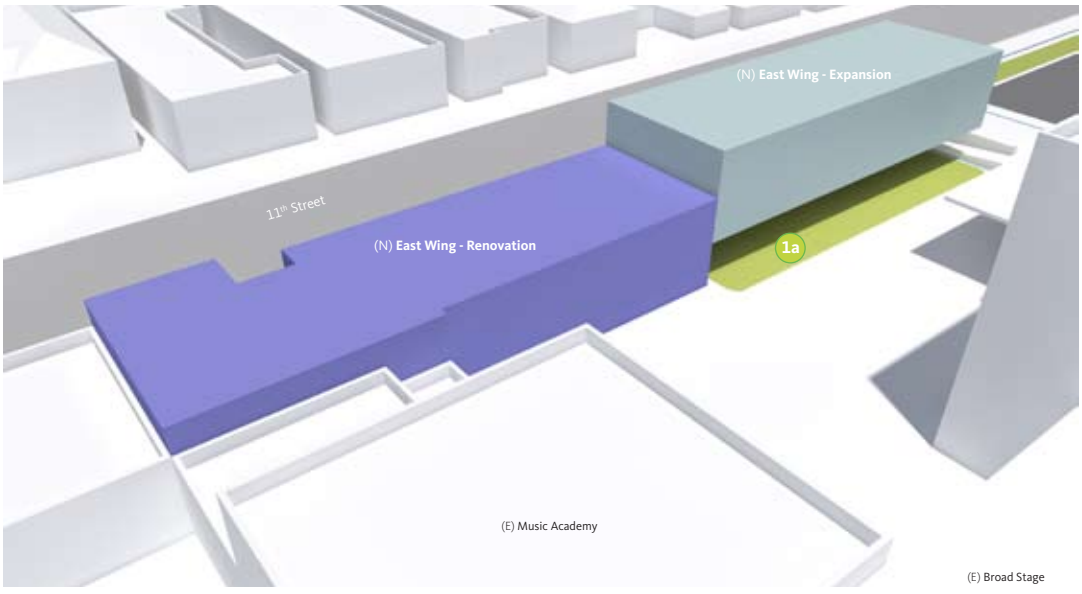


Exhibit 4.69 Massing Envelope - East Wing Seismic Renovation/Expansion - NW Aerial View


1


2

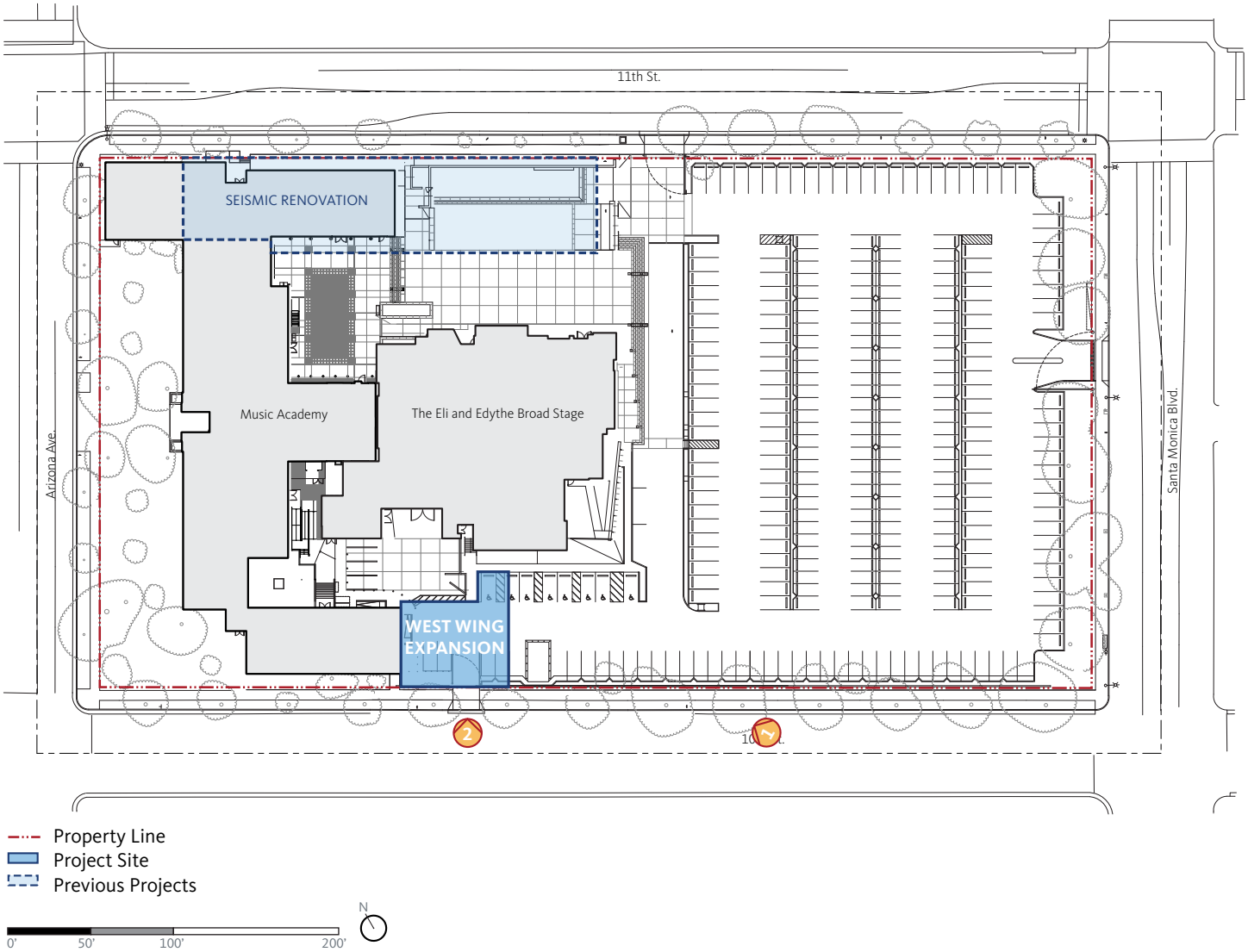


Exhibit 4.71 Location Map - West Wing Expansion

4.16.2 West Wing Expansion

The Project Site is located on the West Wing of the Music Academy, adjacent to 10th Street on the west and the Broad Stage on the east. It provides for expansion to the south, using a small portion of the existing service area.

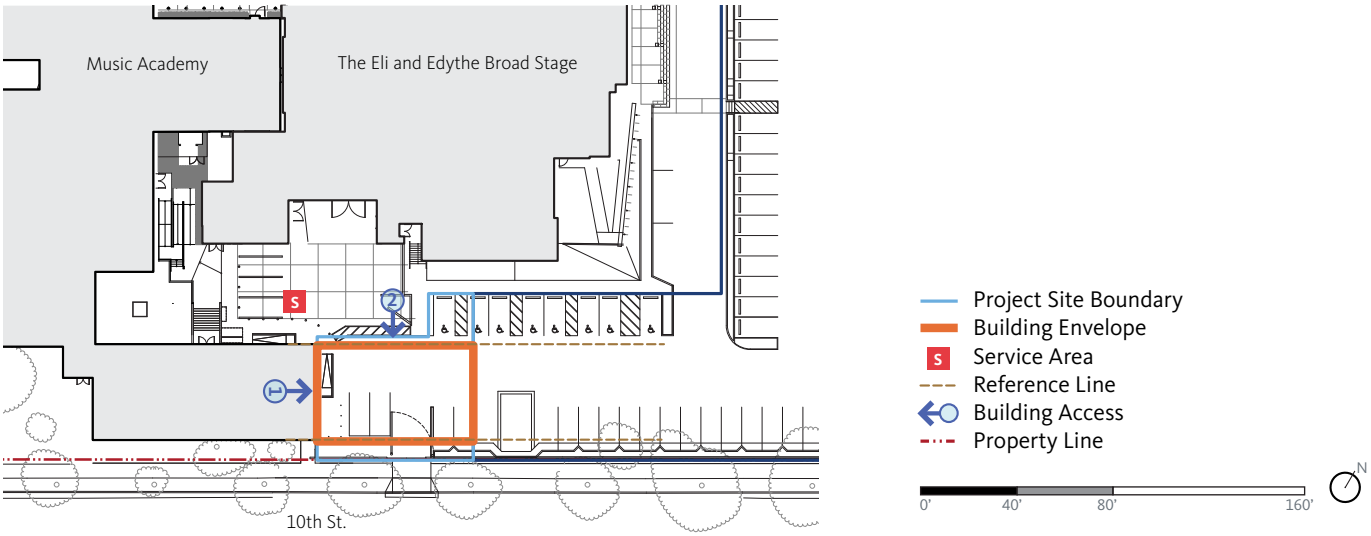


Exhibit 4.72 Project Criteria - West Wing Expansion

Program

Project Site:	West Wing Expansion
Site Area:	3,684 SF
Building Area to be Demolished:	1,400 ASF
Proposed Building Area:	3,350 ASF
Parking to be Demolished:	7 Spaces
Proposed Parking:	0 Spaces
Maximum Building Height:	2 Stories

Performance

Function

The West Wing Expansion will provide additional classrooms and offices for the Music Academy.

Relationship to Context

The expansion should respect the existing character of the Music Academy and the Broad Stage, while maintaining a strong street presence.

Access/Connectivity

Building: Primary access to the building should be from within the existing Music Academy, utilizing existing access and circulation patterns. Secondary access should be located from the existing service area.

Orientation/Siting

The renovation and expansion should orient itself to 11th Street and to the Broad Stage, providing well designed facades to both. The potential view and shadow impacts to the Broad Stage should be minimized where feasible.

Views

Primary views to and from the site will be to and from 10th Street and from the Broad Stage.

Service

Service access should utilize existing access and circulation patterns.

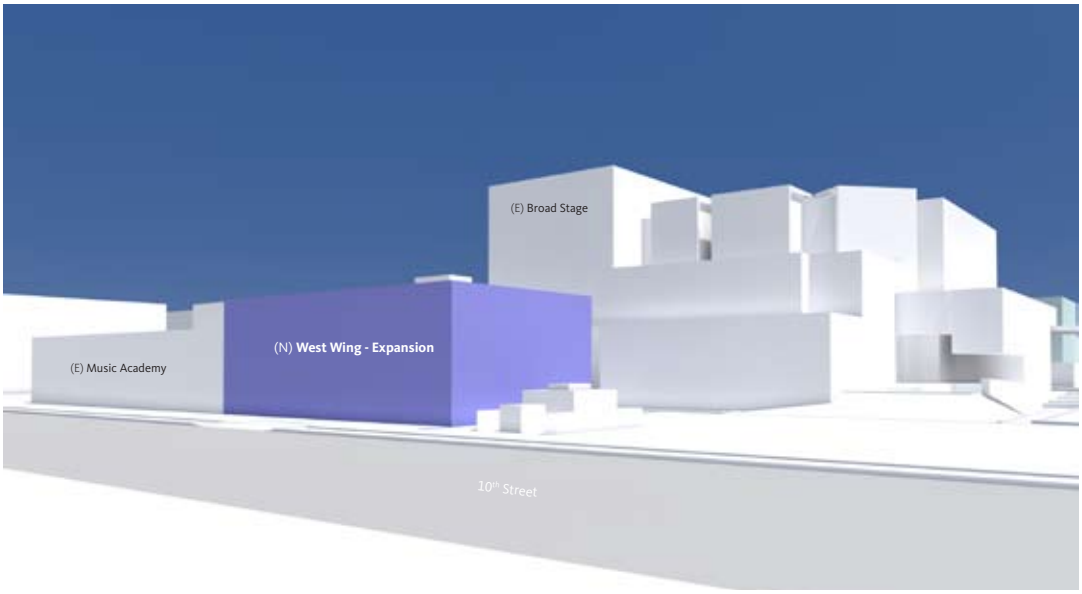


Exhibit 4.73 Massing Envelope - West Wing Expansion - SW Pedestrian View

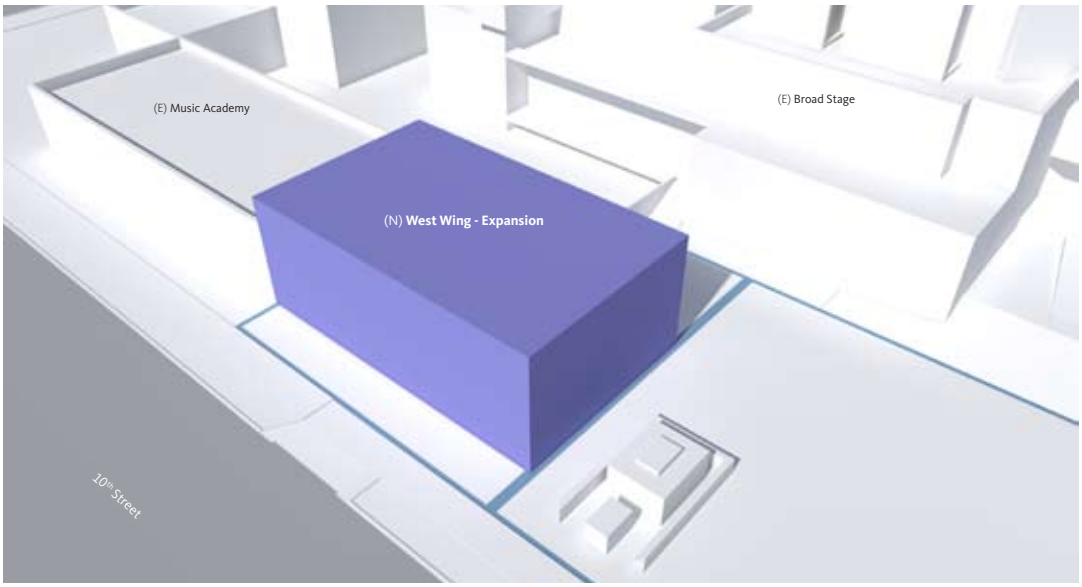


Exhibit 4.74 Massing Envelope - West Wing Expansion - SW Aerial View

Exhibit 4.75 Massing Envelope - West Wing Expansion - NE Aerial View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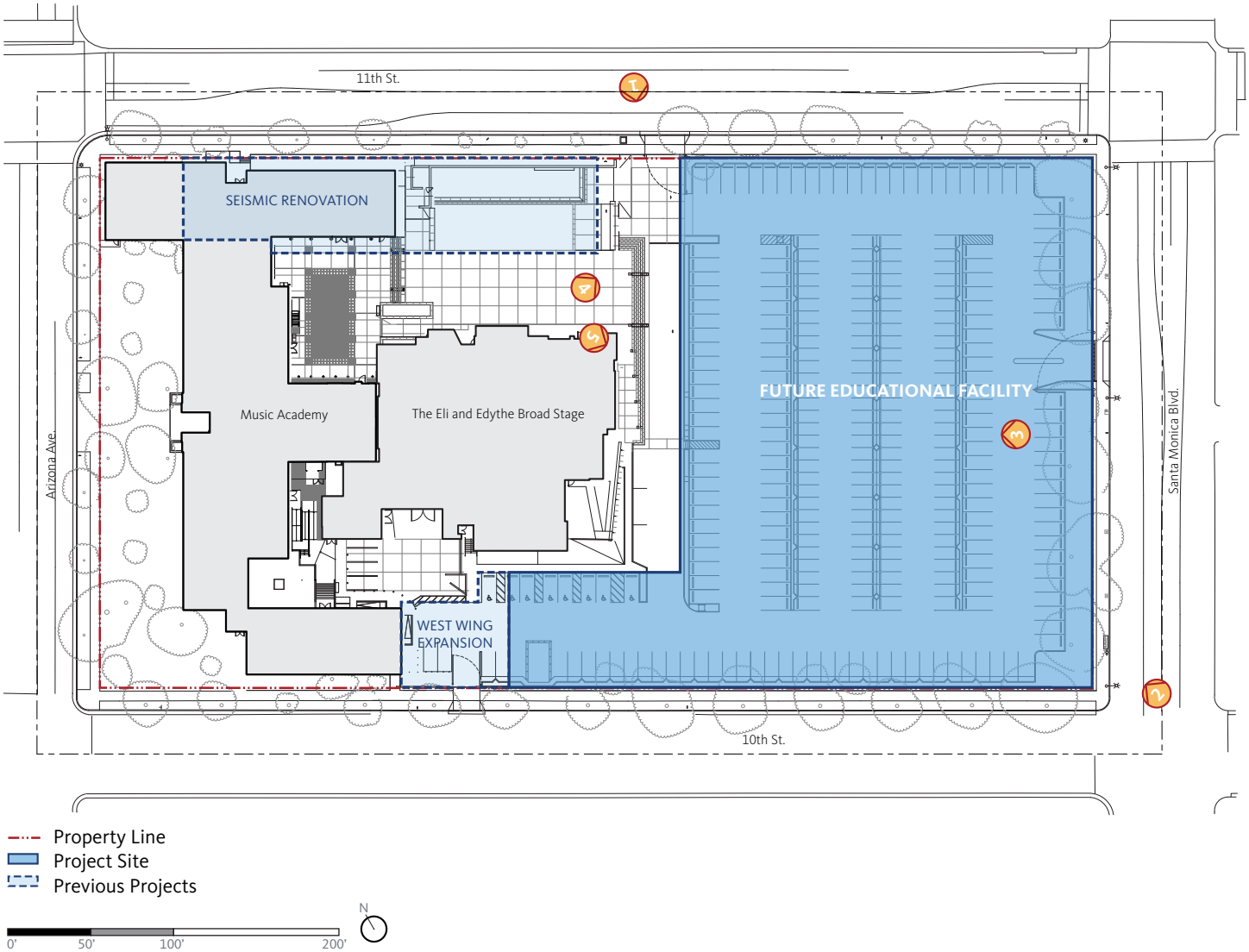


Exhibit 4.76 Location Map - Future Educational Facility

4.16.3 Future Educational Facility

The Project Site is situated within the most prominent view of the Performing Arts Campus. It is planned to be located on the current surface parking lot. The project will transform the Santa Monica Boulevard edge of campus. The Future Educational Facility with its associated open space, is the largest project on the Performing Arts Campus.

Program

Project Site:	Future Educational Facility
Site Area:	86,836 SF
Building Area to be Demolished:	0 ASF
Proposed Building Area:	40,600 ASF
Parking to be Demolished:	278 Spaces
Proposed Parking:	650 Spaces
Maximum Building Height:	3 Stories

Performance

Function

This project will provide for the future growth of educational programs on the Performing Arts Campus. The project site will define a hierarchy of open spaces. The site is planned to be home to a new building and open spaces, a below-grade parking structure and a small surface parking lot.

Relationship to Context

Sitting on the highly visible and highly traveled Santa Monica Boulevard, the project site, in conjunction with the Broad Stage, will be become a significant component of the campus. Located on the corner of 10th Street and Santa Monica Boulevard and in front of the Broad Stage, the future educational facility should be a 4-façade building, with no clearly defined back door.

Access/Connectivity

Building: Primary access to the future educational facility should be from the east, utilizing the new open space. Secondary access points should be provided from the Broad Stage and from Santa Monica Boulevard. A new curb cut should be provided to create a straight drive aisle from pick-up and drop-off and fire access. Access to the below-grade parking structure should not conflict with the open space and will be provided from curb cuts at Santa Monica Boulevard, 10th Street, and 11th Street.

Open Space: Primary access to the main open space should be located along the axis linking the Broad Stage and Santa Monica Boulevard. Advancing the pedestrian nature of Santa Monica Boulevard will be assisted by an expanded green edge.

Orientation/Siting

The future educational facility should be oriented in such a manner that minimizes any visual impacts to the Broad Stage, while maintaining a well thought out architectural presence on all sides. To the extent feasible, the new facility should engage the architectural language of the Broad Stage.

Views

The future educational facility will be visible from all four directions. Primary views will be of the 10th Street, Santa Monica Boulevard, and 11th Street facades.

Service

Service access should utilize the Broad Stage back of house and loading area located off of 10th Street.

Open Space 3a

This open space should serve as a green edge to the Campus on 10th Street.

Open Space 3b

This open space should serve as a green edge to the Campus on Santa Monica Boulevard, expanding and incorporating the pedestrian realm into the edge treatment. Clear signage and way-finding should announce arrival to the Performing Arts Campus and direct student, faculty, staff, and visitors to their destination.

Open Space 3c

As the primary open space on the Project Site, it should provide a pre-function and welcoming space, and clearly define the main entrance of the Future Educational Facility. This area should ultimately be a grand promenade announcing both the new building and the the Broad Stage. The open space should clearly define links to the Broad Stage and the Music Academy.

Open Space 3d

This open space should serve as a green edge to the Campus on 10th Street.

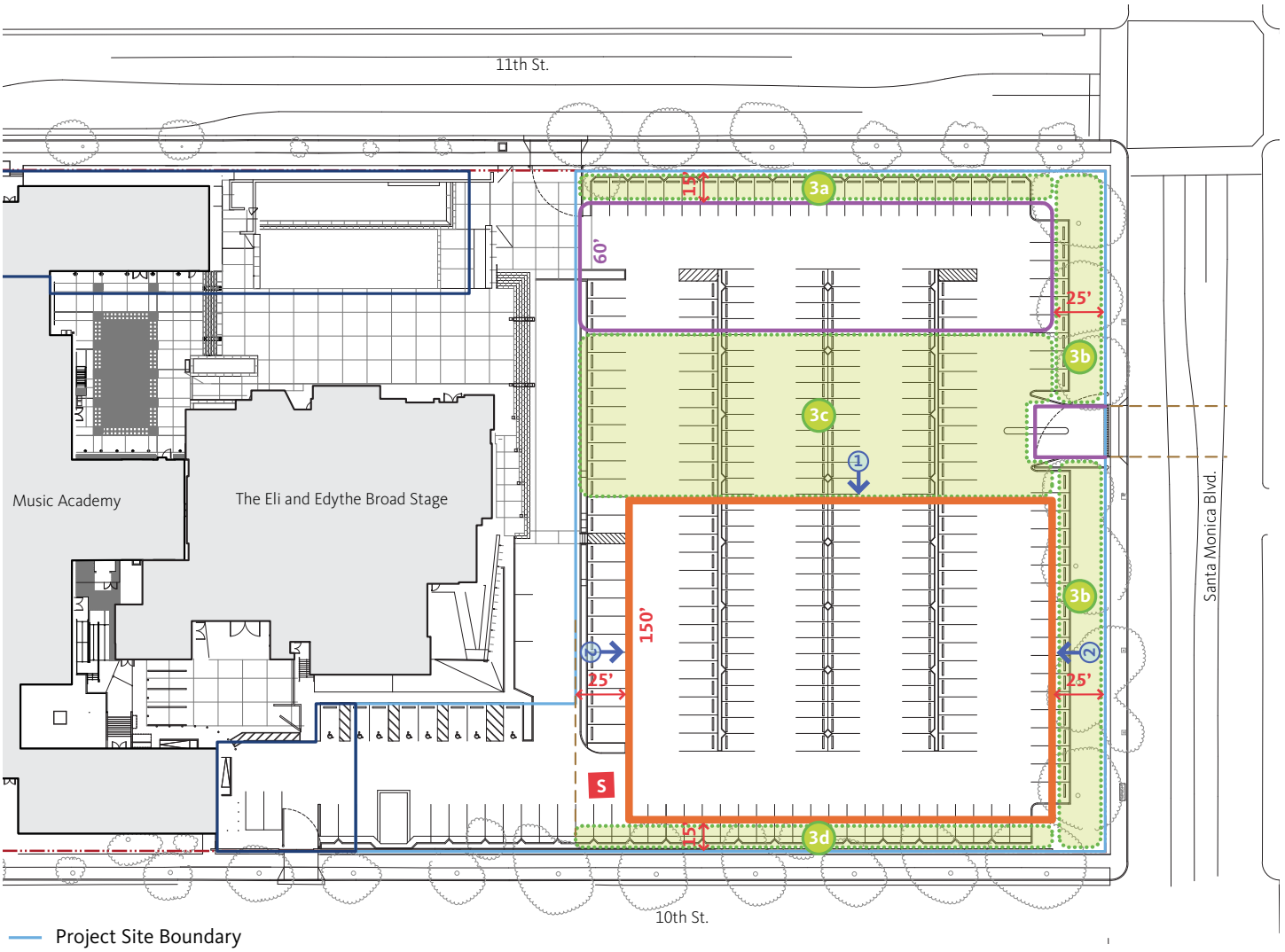


Exhibit 4.77 Project Criteria - Future Educational Facility

Exhibit 4.78 Massing Envelope - Future Educational Facility - SW Pedestrian View

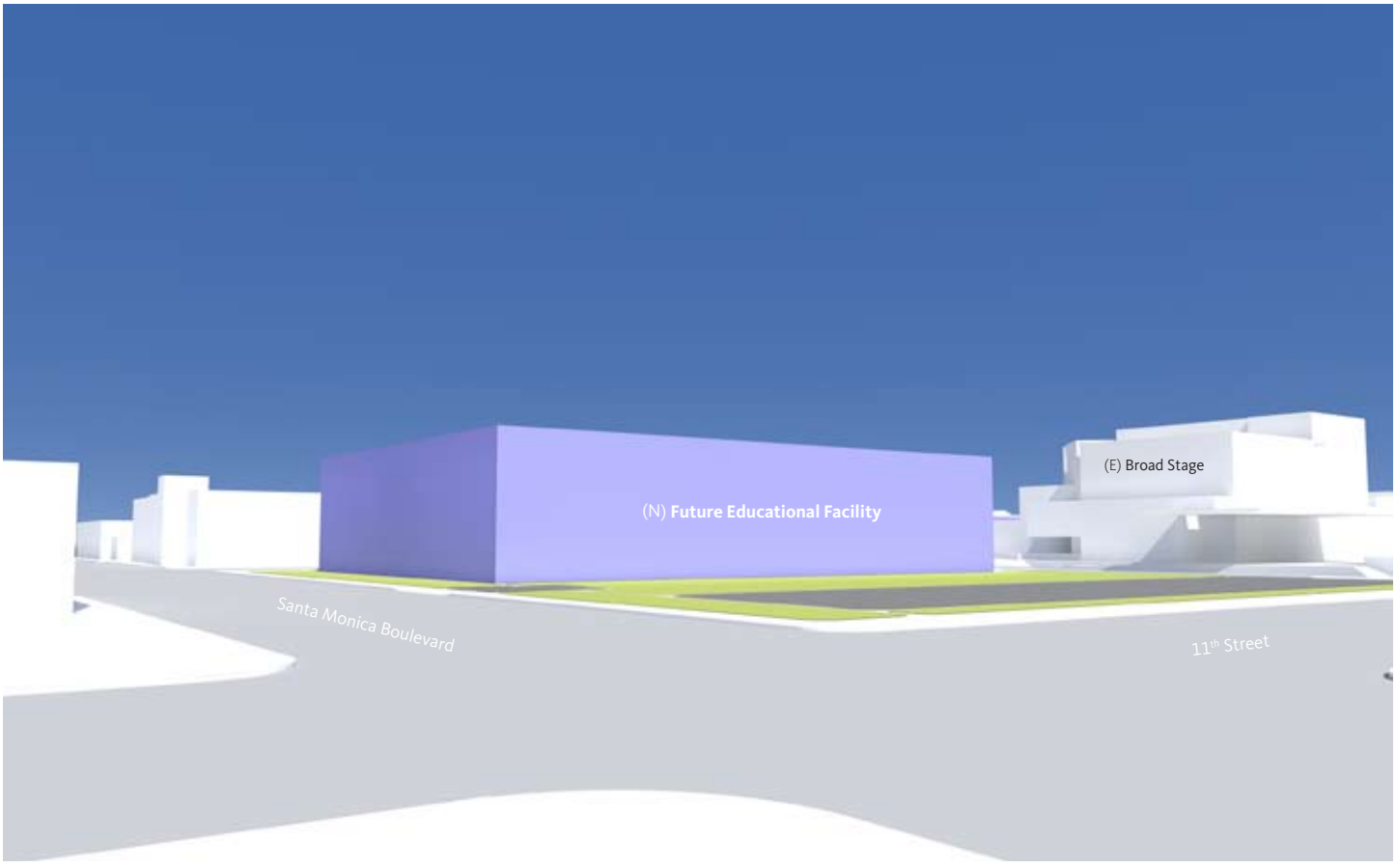


Exhibit 4.79 Massing Envelope - Future Educational Facility - SE Pedestrian View

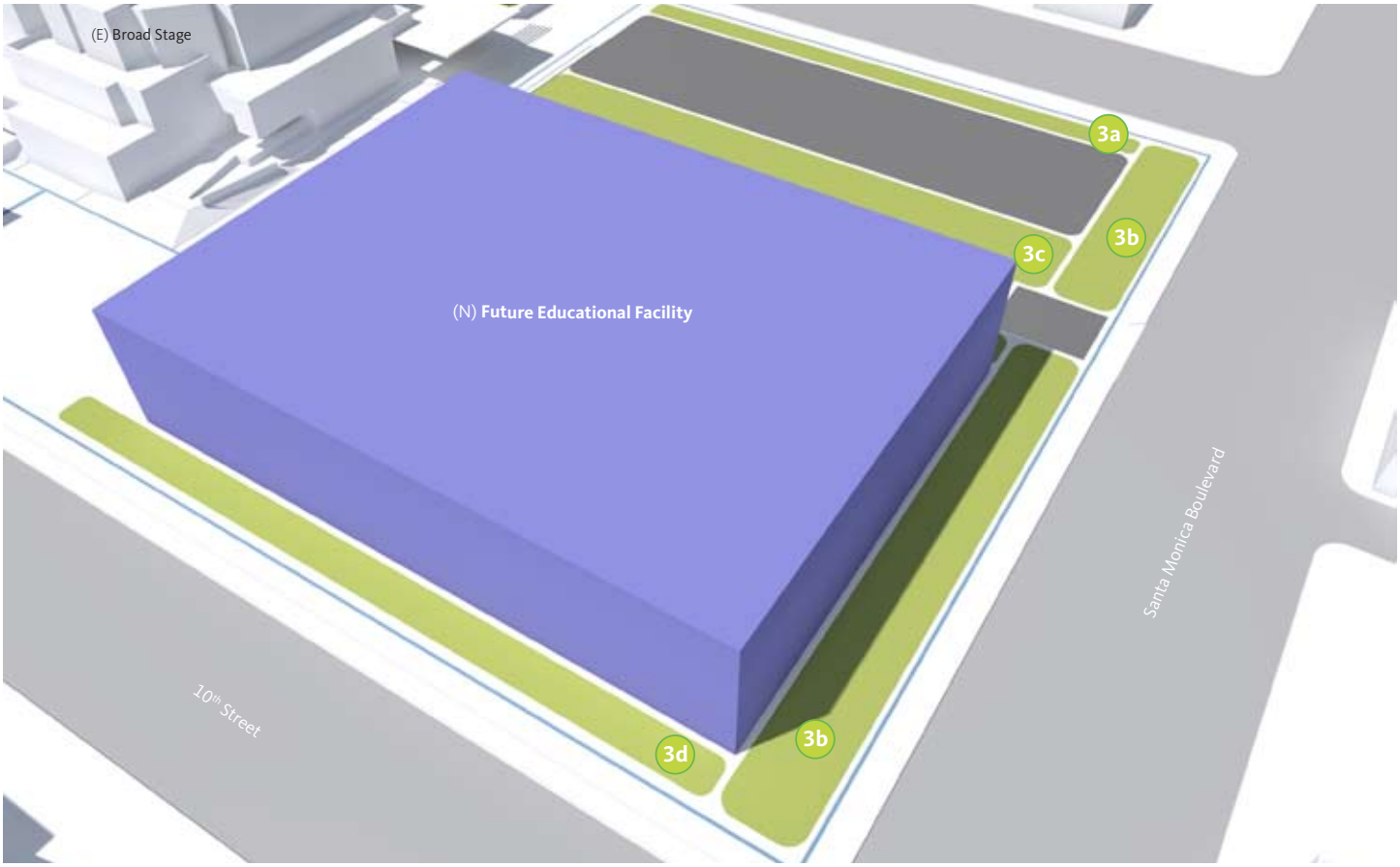


Exhibit 4.80 Massing Envelope - Future Educational Facility - NW Aerial View

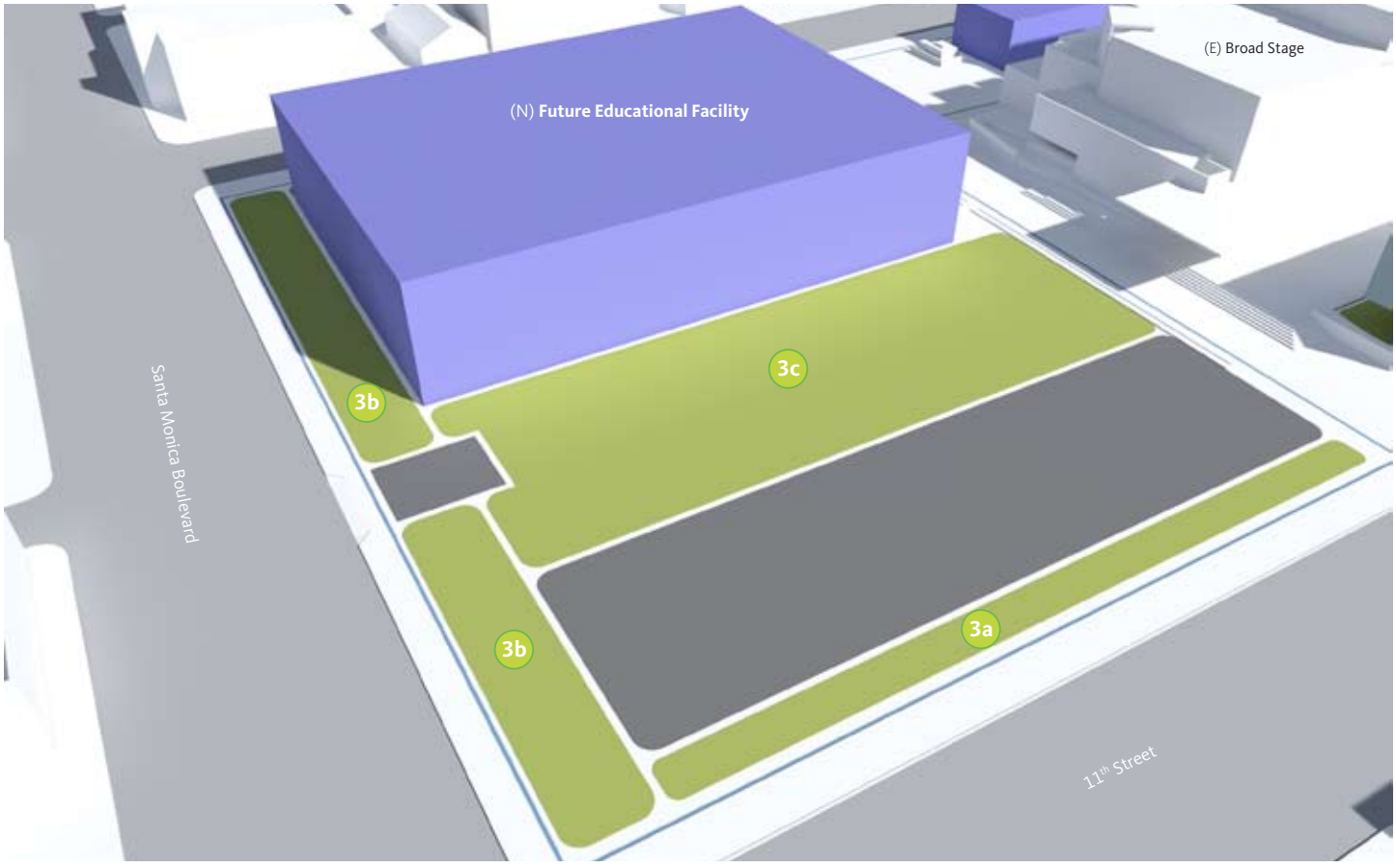


Exhibit 4.81 Massing Envelope - Future Educational Facility - SE Aerial View

Bundy Campus

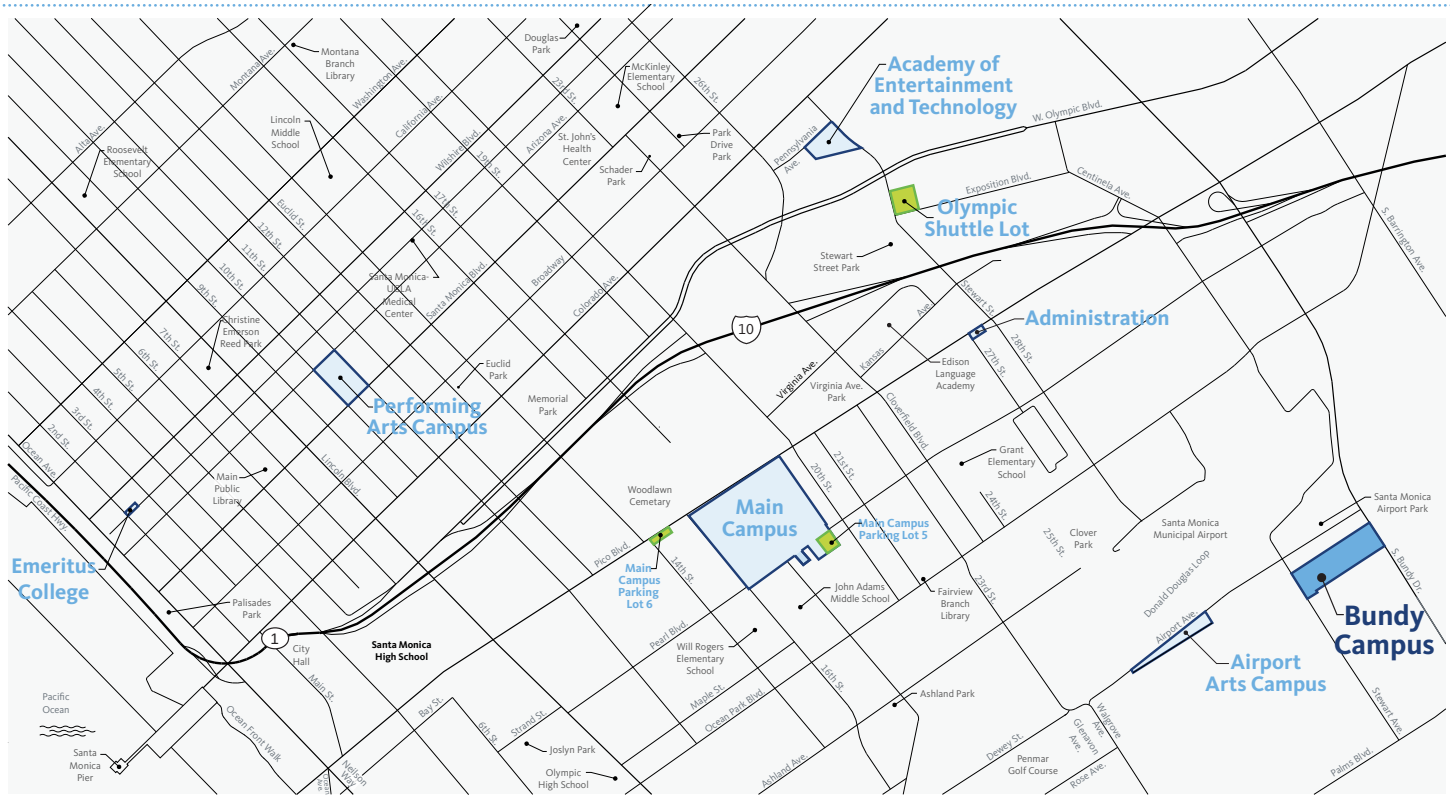
Site Area (Acres)	10.31
S.F. Total through Fall 08 (ASF)	34,371
Parking (Spaces)	±610

4.17 Existing Campus

The Bundy Campus is located at 3171 South Bundy Drive in West Los Angeles. Classes at this campus began in the Summer of 2005. The campus is located west of Bundy Drive, also known as Centinela Avenue, in the City of Los Angeles. It consists of 10.31 acres.

The campus is improved with the West Building, a 1980 structure that was renovated in 2004. The West Building contains four stories and approximately 34,913 asf. The two-story East Building has been demolished, and construction of a replacement two-story building containing approximately 24,833 asf and an underground parking structure is underway to the east of the West Building pursuant to the SMC Bundy Campus Master Plan EIR certified in February 2007. Upon completion in 2014, the Bundy Campus will provide approximately 780 parking spaces.

No amendments are proposed to the Bundy Campus Master Plan.



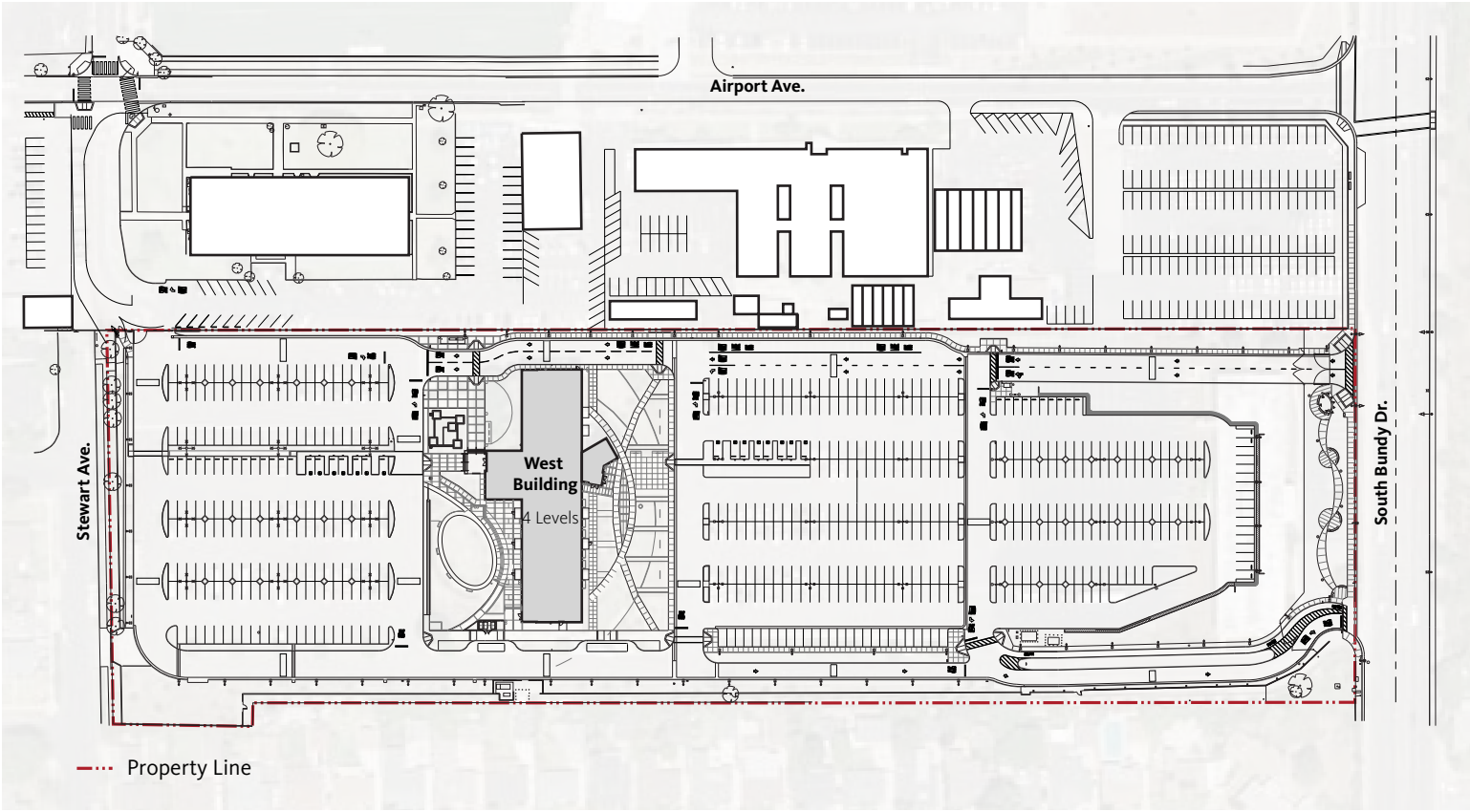
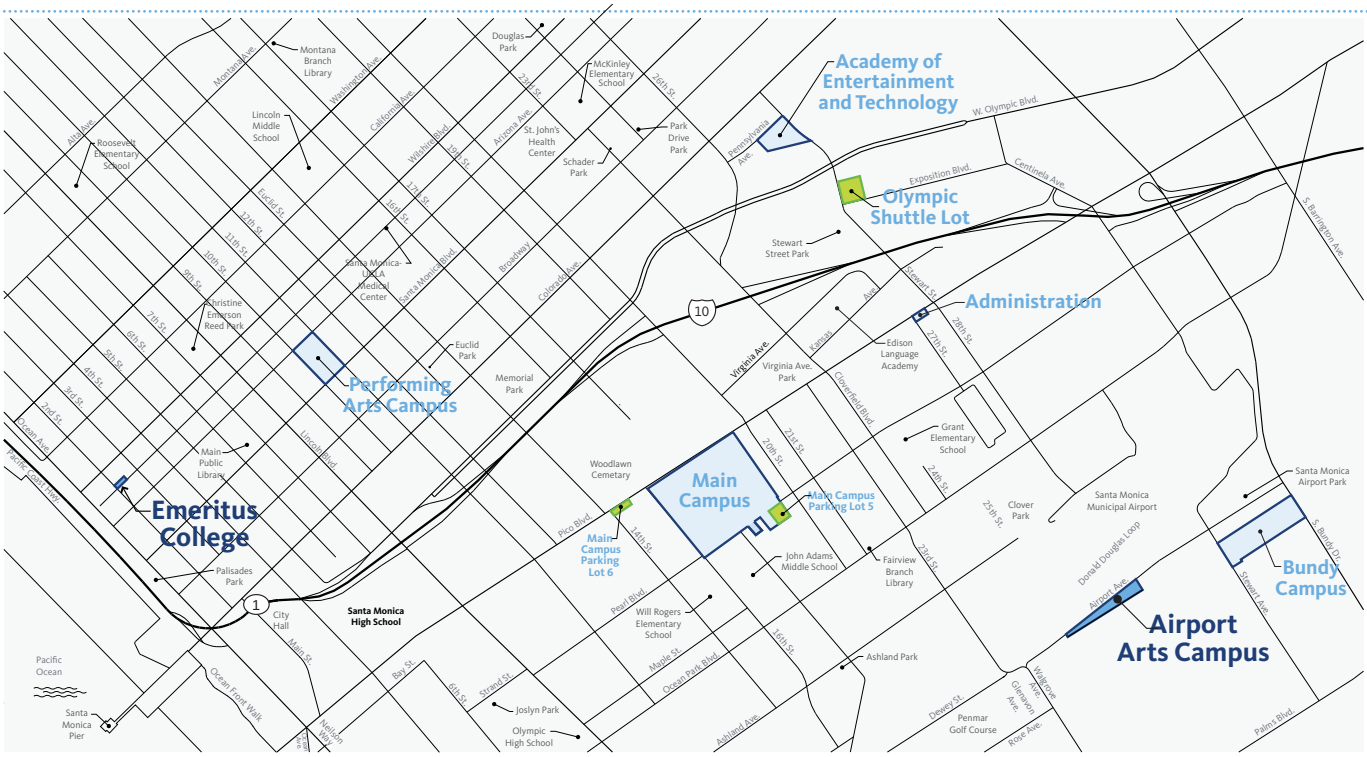


Exhibit 4.82 Bundy Campus Existing Campus Plan



Site Area (Acres)	0.20
S.F. Total through Fall 08 (ASF)	14,800
Parking (Spaces)	11

Exhibit 4.83 Emeritus College Existing Campus Plan

4.18 Existing Emeritus College

SMC's Emeritus College is located at 1227 Second Street in Santa Monica. The Emeritus College program started in 1975, and it targets senior citizens.

This campus is located on the east side of Second Street mid-block south of Wilshire Boulevard. It consists of approximately 0.20 acres. The campus building contains approximately 14,800 asf built in 2002. There are eleven parking spaces.

No facility changes are proposed at the Emeritus College.

Site Area (Acres)	2.20
S.F. Total through Fall 08 (ASF)	21,123
Parking (Spaces)	239

0' 90' 180' 360' N

Exhibit 4.84 Airport Arts Campus Existing Campus Plan

4.19 Existing Airport Arts Campus

The Airport Arts Campus is located at 2800 Airport Avenue in Santa Monica. Classes at this campus began in 1988.

The campus is located south of Airport Avenue, on the north side of which is Santa Monica Municipal Airport. The campus consists of approximately 2.20 acres. It includes approximately 21,123 asf of floor area built in 1953 and provides 239 parking spaces.

No facility changes are proposed at the Airport Arts Campus.