

Attachment A

Project Title: Grant Elementary School Campus Master Plan Project

PROJECT LOCATION: The Grant ES campus (Project Site) is located at 2368 Pearl Street (Assessor’s Parcel Number [APN] 4273-009-900) in the Sunset Park neighborhood of the City of Santa Monica, Los Angeles County, California. The campus consists of a 6.01-acre parcel that includes the existing Grant ES campus and is entirely District-owned. The campus is approximately 0.50 miles north of Interstate 10 (I-10); 2 miles east of the Pacific Coast Highway (PCH) and Santa Monica State Beach; and is bounded by Pearl Street to the north, 24th Court to the east, Pearl Place to the west, and 24th Street and residential properties to the south.

PROJECT DESCRIPTION: The Proposed Project is designed to redevelop the campus facility to align with the Districtwide Educational Specifications. The Proposed Project would modernize the existing campus to develop new and renovated facilities that would support a project-based learning approach at Grant ES; expand instructional strategies currently in place in the District; and address future learning that is flexible, adaptable, and project centered in its delivery. The Proposed Project would be constructed in three phases on approximately 5.41 acres of the 6.01-acre campus. Redevelopment and modernization of Grant ES includes the demolition and removal of some existing structures, renovation of three structures to remain, construction of two new buildings, new and reconfigured playfields and playgrounds, and two new and reconfigured parking lots.

As listed in **Table 1, Summary of Building Removal and Demolition**, 11 existing portable classrooms (P70 through P79), one modular building (playground restrooms), the existing parking lot, shade structures, a portion of one permanent building (Building B), and the existing playfield would be selectively demolished and removed as part of the Proposed Project, for a total of 76,415 square feet of demolition. The remaining buildings would remain as is. Each phase of the Proposed Project is dependent on funding availability. Phase 1 is funded and the design is complete; Phases 2 and 3 would occur in the future, anticipated to be complete by 2030.

Table 1 Summary of Building Removal and Demolition

Name	Square Footage
Phase 1	
No demolition would occur during Phase 1	0
Phase 1 Demolition Square Footage	0
Phase 2	
Six Portable Classrooms (P70-P75)	5,760 (960 x 6)
Playground Restrooms (Modular Building)	400
Existing Parking Lot and Playground	61,350
Shade Structures	1,500
Phase 2 Demolition Square Footage	69,010
Phase 3	
Four Portable Classrooms (P76-P79)	3,860 (965 x 4)
Building B – One Kindergarten Classroom	1,810
Building B – One Special Education Classroom	1,735
Phase 3 Demolition Square Footage	7,405
Total Demolition Square Footage	76,415

Source: SMMUSD 2023.

The Proposed Project would provide 21 new classrooms in two new buildings (net 12 new classrooms), new and reconfigured playfield and playgrounds, and parking lots, for a total of 73,701 square feet of building space on the Grant ES campus (see **Table 2, Summary of Total Proposed Project Development and Renovation**). At completion, the Proposed Project would result in a total of 46 classrooms, from preschool through 5th grade, including special education, and dedicated outdoor play areas for preschool through kindergarten for a total of 120,091 square feet of building space. New building heights would not exceed 34 feet above natural grade.

Table 2 Summary of Total Proposed Project Development and Renovation

Building	Status	Classrooms	Square Footage	Maximum Height
RENOVATION AND IMPROVEMENTS				
Phase 1				
Library Renovation and Expansion (Buildings F and G)	Existing	-	5,955	No Change
Transitional Kindergarten and Kindergarten Classroom Renovation (Building A)	Existing	3 ¹	4,415	No Change
Central Garden Renovation	Existing	-	7,625	N/A
Subtotal – Renovation and Improvements		3	17,995	
NEW CONSTRUCTION				
Phase 2				
New Elementary Classroom Building	New	6	10,626	32 feet
Reconfigured Playfields and New Open Space ²	New	-	3,800	N/A
Relocated Parking Lots Along 24 th Court and Pearl Place	New	-	35,000	N/A
Phase 2 Development Square Footage	-	-	49,426	-
Phase 3				
New Two-Story Classroom Building	New	15	23,645	34 feet

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

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Table 2 Summary of Total Proposed Project Development and Renovation

Building	Status	Classrooms	Square Footage	Maximum Height
<i>Phase 3 Development Square Footage</i>	-	-	23,645	-
<i>Subtotal – New Development</i>		21	91,066	
EXISTING BUILDINGS TO REMAIN				
Building A	Existing	4	4,415	12 feet-1 inches
Building B	Existing	4	3,285	16 feet-2 inches (Original) 12 feet-1 inches (Addition)
Building C	Existing	4	5,815	16 feet-2 inches
Building D	Existing	2	5,110	30 feet-7 inches
Building E	Existing	-	5,105	22 feet-8 inches
Building F	Existing	-	3,125	15 feet
Building G	Existing	-	2,830	16 feet-2 inches
Building H	Existing	5	13,965	20 feet
Building K	Existing	3	3,370	18 feet-6 inches
<i>Subtotal - Existing Development to Remain</i>		22	47,020	
TOTAL		46	138,086	

Source: SMMUSD 2023.

¹ Consolidating Existing Classrooms In Building A from 4 to 3.

² Includes Outdoor Classrooms