

**PROJECT TITLE:** McKinley Elementary School Campus Master Plan Project

**PROJECT LOCATION:** The McKinley ES campus (Project Site) is located at 2401 Santa Monica Boulevard (Assessor’s Parcel Number [APN] 4276-023-900) in the Mid-City neighborhood of the city of Santa Monica, Los Angeles County, California. The campus consists of a 6.48-acre rectangular parcel that includes the existing McKinley ES campus and is entirely District-owned. The campus is approximately 0.60 mile north of Interstate 10 (I-10), 2.0 miles east of the Pacific Coast Highway (PCH) and Santa Monica State Beach, and is bounded by Santa Monica Boulevard to the southeast, Chelsea Avenue to the northeast, Arizona Avenue to the northwest, and 23rd Court (alley) to the southwest.

**PROJECT DESCRIPTION:** The Proposed Project would renovate and modernize the existing campus to develop new and renovated facilities that would support a project-based learning approach at McKinley ES that would expand instructional strategies currently in place within the District and would address future learning that is flexible, adaptable, and project-centered in its delivery. The Proposed Project would be constructed in three phases and would occur over approximately 5.70 acres of the 6.48-acre campus. Redevelopment and modernization of McKinley ES includes the demolition and removal of some existing structures, renovation of structures to remain, and construction of two new buildings and outdoor facilities. As listed in **Table 1, Summary of Building Removal and Demolition**, 11 existing portable classrooms (B1 through B11), playground restrooms, one modular building (Building D), and one elevator (serving Building B and C) would be selectively demolished and removed as part of the Proposed Project, for a total of 82,505 square feet of demolition over 3 phases. Each phase of the Proposed Project is dependent on funding availability. Phase 1 is funded, and design is complete.

**Table 1 Summary of Building Removal and Demolition**

Name	Square Footage
<b>Phase 1</b>	
Eleven Portable Classrooms (B1-B11)	10,560
Playground Restrooms	468
Existing Parking Lot	35,284
<b>Phase 1 Demolition Square Footage</b>	<b>46,312</b>
<b>Phase 2</b>	
Removal of Elevator that serves Buildings B and C	397
<b>Phase 2 Demolition Square Footage</b>	<b>397</b>
<b>Phase 3</b>	
One Modular Building (Building D)	3,796
Interim Parking Lot	32,000
<b>Phase 3 Demolition Square Footage</b>	<b>35,796</b>
<b>Total Demolition Square Footage</b>	<b>82,505</b>

Source: SMMUSD 2023.

The Proposed Project would provide 14 new classrooms in two new buildings, new and reconfigured playfields/playgrounds and parking lots, for a total of 137,030 square feet of building space on the McKinley ES campus (see **Table 2, Summary of Proposed Project’s Total Development**). At completion, the Proposed Project would result in a total of 33 classrooms, from preschool through fifth grade, including special education, and dedicated outdoor play areas for preschool through kindergarten for a total of 182,284 square feet of building space. New building heights would not exceed 38 feet-8 inches above natural grade.

**Table 2 Summary of Proposed Project’s Total Development**

Building	Status	Classrooms	Square Footage	Maximum Height
<b>New Construction</b>				
<b>Phase 1</b>				
One New Classroom Building (New Elementary Classrooms and New Front Office and School Support Spaces)	New	8	24,410	38 feet- 8 inches
New Parking Lot (Arizona Avenue/Chelsea Avenue)	New	-	32,000	-

**Table 2 Summary of Proposed Project's Total Development**

Building	Status	Classrooms	Square Footage	Maximum Height
Renovated Library	Existing	-	1,354	No Change
Interim Playground <sup>1</sup> and New Open Space	New	-	15,587	-
<b>Phase I Demolition Square Footage</b>	-	-	<b>73,351</b>	-
<b>Phase 2</b>				
Renovation of Building C	Existing	-	2,330	-
Lunch Shelter along Building A	New	-	3,500	-
New Elevator and Stair core for Building B and C.	New	-	870	-
<b>Phase 2 Demolition Square Footage</b>	-	-	<b>6,700</b>	-
<b>Phase 3</b>				
New Two-Story Building for T-K/Kindergarten and Elementary Classrooms	New	6	26,500	38 feet- 8 inches
New Parking Lots (Arizona Avenue/23rd Court)	New	-	23,000	-
Reconfigured Playfields and New Open Space <sup>2</sup>	New	-	7,479	-
<b>Phase 3 Demolition Square Footage</b>	-	-	<b>51,979</b>	-
<b>Subtotal – New Development</b>		<b>14</b>	<b>137,030</b>	-
<b>Existing Buildings</b>				
Building A	Existing	-	4,439	23 ft-8 in
Building B	Existing	8	13,425	41 ft-4 in
Building C	Existing	11	27,390	38 ft-6 in
<b>Subtotal - Existing Development</b>		<b>19</b>	<b>45,254</b>	-
<b>Total</b>		<b>33</b>	<b>182,284</b>	-

Source: SMMUSD 2023.

1 Interim playground located in place of portable buildings

2 Include outdoor classrooms