



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Franklin Elementary School

Oct. 26, 2023



Overview/agenda

- Carey Upton, Chief Operations Officer, Intro
- Eran Zeevi, Principal, Discusses the Why Factor
- Campus Master Plan
- Historical Resources
- CEQA Compliance
- Questions



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT



Franklin Elementary School

Community Meeting

October 26, 2023





Existing Site

District Ed Specs



Elementary Model School: Future Planning by Room Type

Campus Capacity		Building & Site Requirements			
Capacity	600-700 Students	Parking	56 Stalls		
	QTY	STUDENT TEACHER RATIO	TOTAL STUDENT COUNT	SF/EACH	TOTAL SF
Academic Core					
PK	1	1:20	20	1,350	1,350
T-K	1	1:20	20	1,350	1,350
Kindergarten	3	1:24	72	1,350	4,050
1st Grade	4	1:24	96	1,200	4,800
2nd Grade	4	1:24	96	1,200	4,800
3rd Grade	4	1:30	120	1,200	4,800
4th Grade	4	1:30	120	1,200	4,800
5th Grade	4	1:30	120	1,200	4,800
Special Education	3	1:8	24	1,200	3,600
Total	25		688		34,350
Specialized/Flexible					
Teaming Area	4	--	--	2,200	8,800
Block Classrooms - 4	--	--	--	--	--
Flex Science/Art	2	1:30	--	1,400	2,800
Maker Lab	2	1:30	--	2,000	4,000
Multipurpose	1	400	--	5,200	5,200
Cafe/Culinary	1	400	--	8,000	8,000
Flex Music	2	1:30	--	960	1,920
Library	1	--	--	7,900	7,900
Total					38,620

Objectives:

- **Establish Future Instructional Delivery** That Aligns to Goals of the SMMUSD LCAP and Excellence Through Equity Initiative
- Provide **21st Century Learning Environments** That Encourage Individual, Small Group and All Class Collaboration That Embraces the Unique Programs at SMMUSD
- **Design Spaces for Students to Function at the Highest Level**
- Enlist Results Driven Approach to Student Success
- **Increase Student Engagement** as Part of a **Project Based Learning Model**
- **Enhance Student and Family Access** to Resources to Increase Student Success
- **Improve Technological Infrastructure** to Support Learning Spaces Designed for 21st Century Skills
- Provide **Safe and Secure Schools** Designed with a **Whole Child Approach** to Learning Aligned with SMMUSD Vision
- Provide **Healthful Learning Environments** Aligned with District **Sustainability** Goals and Designed to Contribute and Improve Student Performance
- Provide a **Road Map** Designed to Align With **Future Facilities Master Planning**

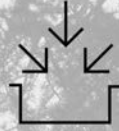
	QTY	STUDENT TEACHER RATIO	TOTAL STUDENT COUNT	SF/EACH	TOTAL SF	
Support						
Administration	1	--	--	4,330	4,330	
Other						
B/G Restrooms	--	--	--	2,200	8,800	1 for Every 6 Classrooms Use Inventory From Above Distributed as Campus Hubs Including Flex Sports
Staff Restrooms	--	--	--	--	--	
M/E/P Service Rooms	--	1:30	--	1,400	2,800	
MDF	--	1:30	--	2,000	4,000	
Circulation (15%)	--	400	--	5,200	5,200	
Total					23,760	
Outdoor Instructional						
Early Childhood Play	--	--	--	75/student	3,600	Included, Outdoor Learning
Kindergarten Play	--	--	--	75/student	5,400	
Elementary Play	--	--	--	100/student	57,600	
Lunch Shelter	--	--	--	--	1,800	
Outdoor Performance	--	--	--	--	5,200	
Cafe Garden	--	--	--	--	5,000	
Parking	--	--	--	--	56 Stalls	

Master Plan Process - Outreach & Design Meetings



DISTRICT ED SPECS

3+ YEAR REVIEW PROCESS
TEACHER & ED. PLANNER
REVIEW



STAKEHOLDER INPUT

TEACHERS, PRINCIPAL, PTA,
M&O, FOOD SERVICES,
FACILITIES



DRAFT PLANS

BASED ON INPUT
AND STANDARDS



COMMUNITY

DISCUSS WITH
BROADER
COMMUNITY



REVISE

BASED ON
FEEDBACK FROM
STAKEHOLDER

COMMUNITY MEETINGS

- SPRING COMMUNITY MEETING - JUNE 26, 2020
- FALL COMMUNITY MEETING - OCTOBER 20, 2020
- SPRING COMMUNITY MEETING - MARCH 8, 2022
- CEQA COMMUNITY MEETING - DECEMBER 14, 2022

CORE LEADERSHIP MEETINGS (DISTRICT, SITE ADMIN, TEACHERS & PTA)

- WORKSHOP #1 - APRIL 27, 2020
- WORKSHOP #2 - MAY 12, 2020
- WORKSHOP #3 - MAY 29, 2020
- CORE LEADERSHIP MEETING - SEPTEMBER 16, 2020
- BOARD MEETING - APRIL 29, 2021
 - 2021 MASTER PLAN RECEIVED BOARD APPROVAL
- MAKERSPACE DESIGN MEETINGS
 - JUNE 3, 2021
 - SEPTEMBER 30, 2021
 - APRIL 20, 2022
 - STAFF PRESENTATION - SEPTEMBER 6, 2023
 - SITE COMMITTEE MEETING - OCTOBER 17, 2023

ADDITIONAL GROUP MEETINGS

- PRINCIPAL MEETINGS
 - FEBRUARY 27, 2020
 - SEPTEMBER 1, 2020
 - AUGUST 5, 2021
 - SEPTEMBER 10, 2021
 - FEBRUARY 3, 2022
 - JUNE 14, 2023
 - AUGUST 8, 2023
 - M&O, FOOD SERVICES, & FACILITIES MEETING - APRIL 14, 2020
- PTA MEETINGS
 - FEBRUARY 3, 2021
 - SEPTEMBER 22, 2022
 - SEPTEMBER 7, 2023
 - FDAC MEETINGS
 - FEBRUARY 7, 2022
 - FEBRUARY 15, 2022
 - OCTOBER 27, 2022



YOUR PROJECT PRIORITIES:

● CRITICAL ● HIGH ● NORMAL ● LOW

- ### #3 • PERFORMING ARTS SPACE / AUDITORIUM

- DINING AND CULINARY EDUCATION / CAFETERIA ● ●

- #### #4 • PROJECT BASED LEARNING SPACES (LABS, STUDIOS, MAKER SPACES)

- LIBRARY

- FRONT OFFICE / ADMINISTRATION / CAMPUS SUPPORT SPACES

- ## #2 • CLASSROOM IMPROVEMENTS (TEAMING SPACES, BREAK-OUT AREAS, PROGRAMMED OUTDOOR CLASSROOM SPACES)

- **CAMPUS IDENTITY**

- ## #1 • SECURITY (PERIMETER, MAIN ENTRY)

- **• GROUNDS AND PLAYGROUNDS** ●●●●●●●●

- OUTDOOR CLASSROOMS ●

- OTHER?

+++ SECURITY, OUTDOOR IMPROVEMENTS
++ PERFORMING ARTS AND MAKER SPACE
+ SUPPORT, DINING, "NUTS AND BOLTS"

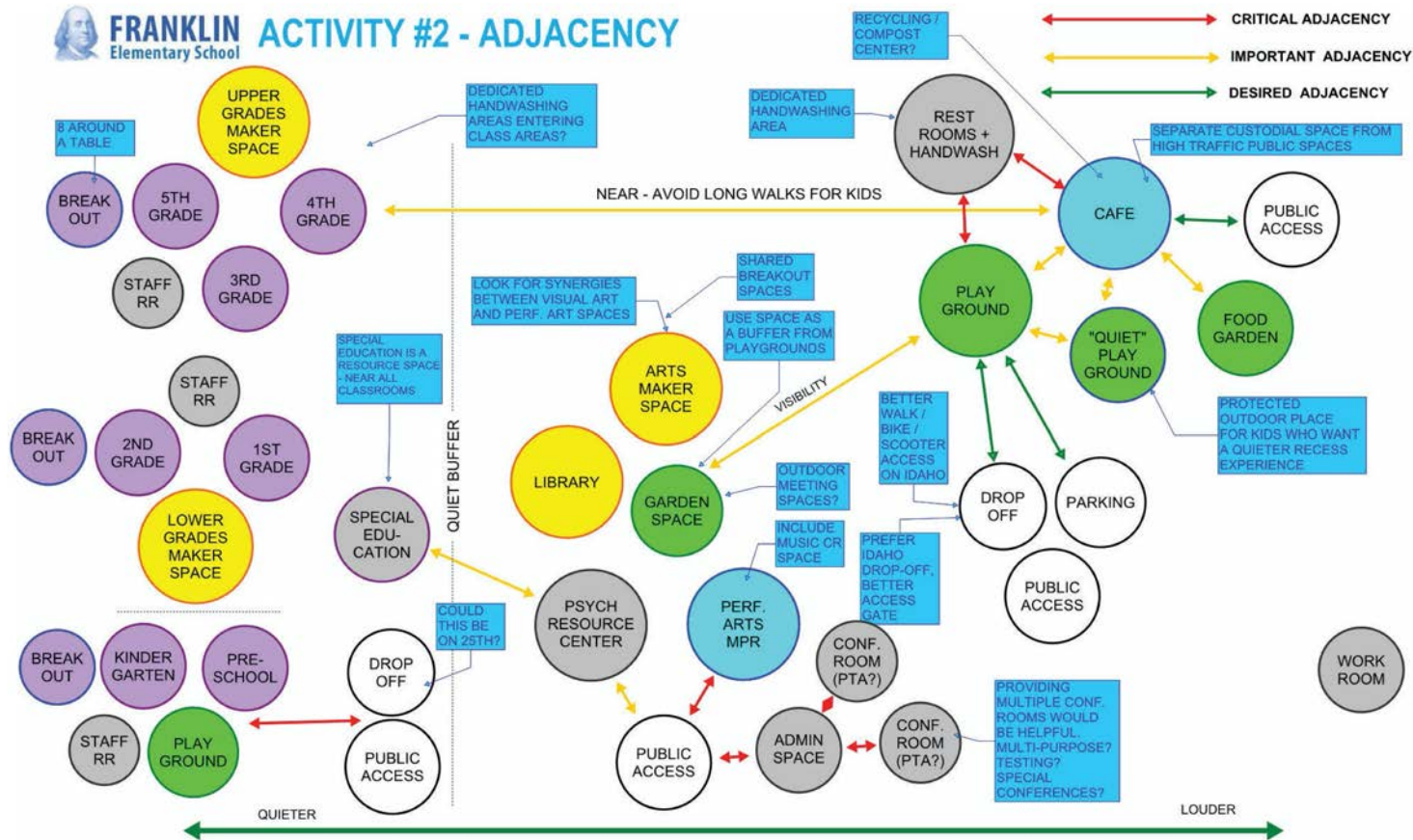


NOT EVERY SPACE IS AN "UP" SPACE.
MAKE ROOM FOR CALM, QUIET SPACES
AS WELL.

SWAP OUT SOME PAVING FOR MORE ARTIFICIAL TURF?

Core Leadership Meetings - Workshop Activities

ACTIVITY #2 - ADJACENCY



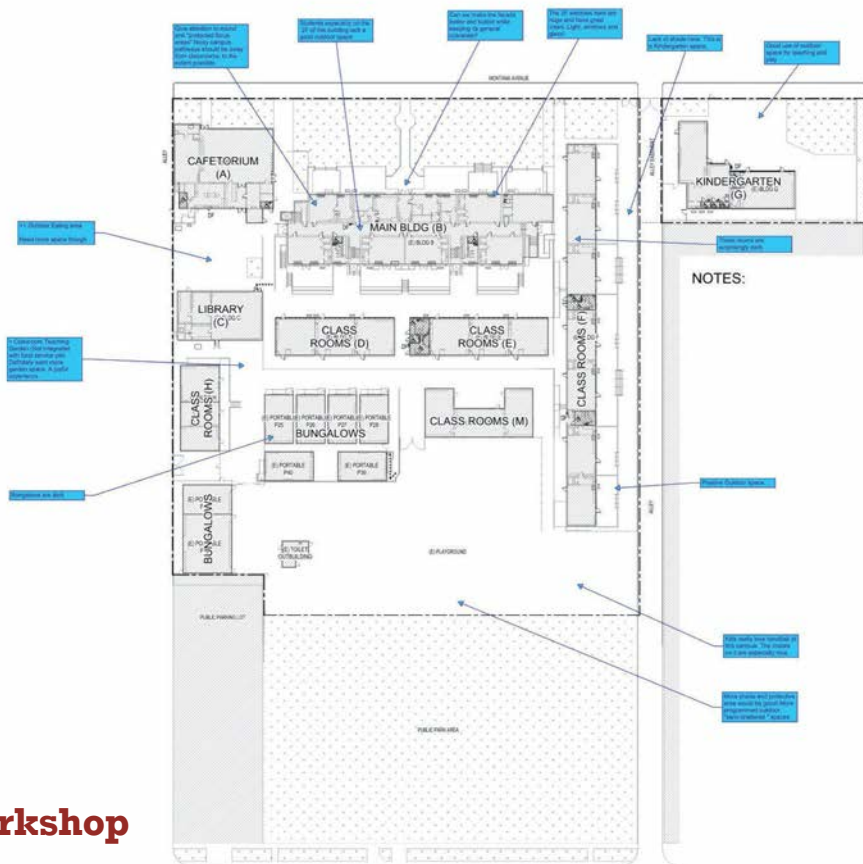


- + Campus Mural Program
- + Large Field and Playspaces

- Needs parent congregation area
- Theater, Music, and Art need a permanent space
- Shortage of Bathrooms

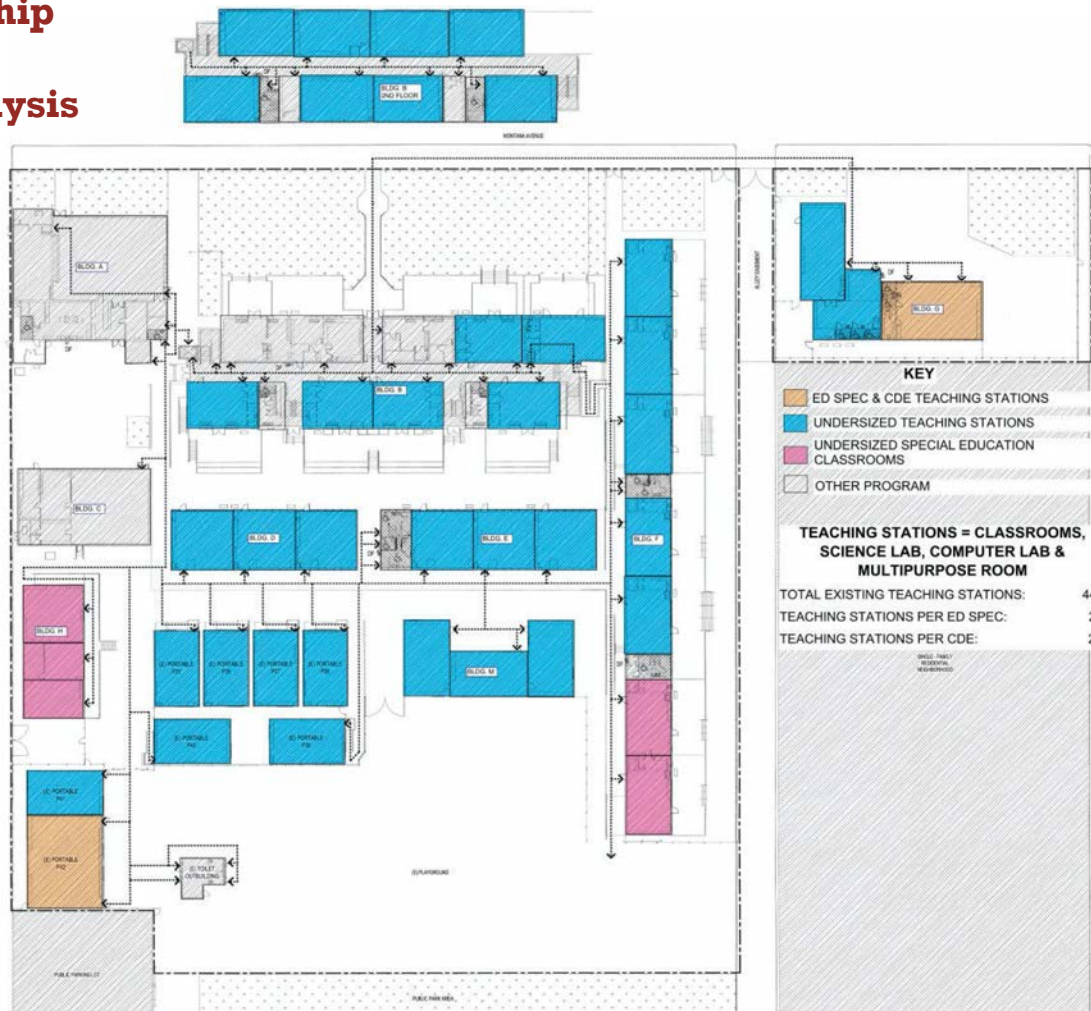
- Computer labs no longer needed - Could become Makerspaces.
- Excited about Cafeteria Improvements - Circulation / Pass-thru is a key issue

Core Leadership Meetings - Workshop Activities



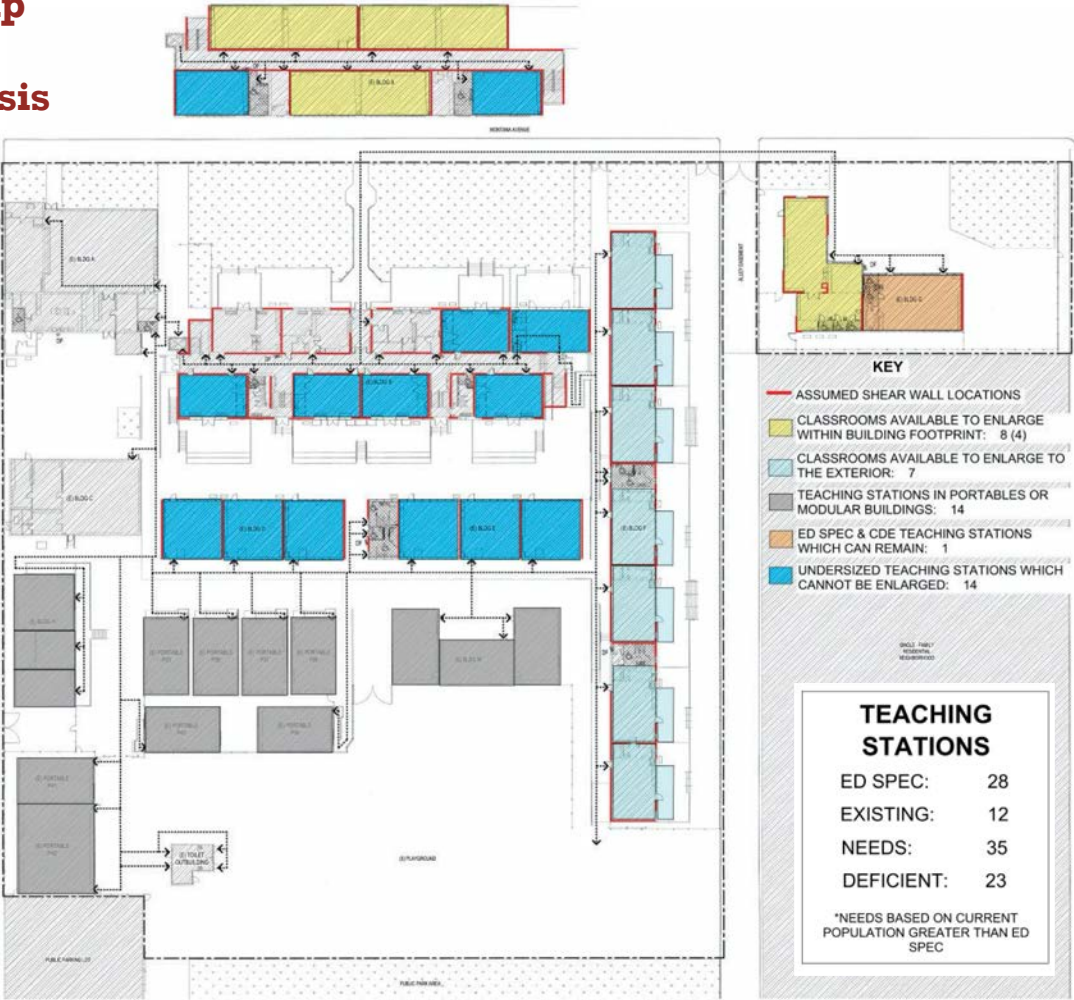


Core Leadership Meetings - Campus Analysis





Core Leadership Meetings - Campus Analysis



Core Leadership Meetings - Campus Analysis

4TH GRADE 3,910 SF	5TH GRADE 3,882 SF
D18 924 SF	B31 868 SF
B34 866 SF	B32 913 SF
B35 861 SF	B33 859 SF
B36 849 SF	B37 831 SF
	B38 821 SF

ACADEMIC CORE ED SPEC AREA = 34,350 SF

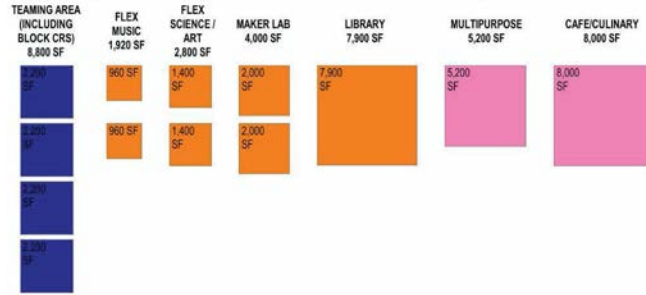
PK 1,350 SF	T-K 1,350 SF	KINDER GARTEN 4,050 SF	1ST GRADE 4,800 SF	2ND GRADE 4,800 SF	3RD GRADE 4,800 SF	4TH GRADE 4,800 SF	5TH GRADE 4,800 SF	SPECIAL EDUCATION 3,600 SF
1,350 SF	1,350 SF	1,350 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF
		1,350 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF
		1,350 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF
			1,200 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF	

ACADEMIC CORE EXISTING CAMPUS AREA = 30,450 SF

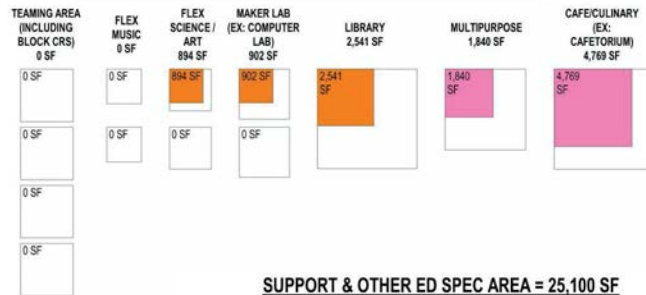
PK 932 SF	T-K 0 SF	KINDER GARTEN 5,244 SF	1ST GRADE 4,474 SF	2ND GRADE 4,525 SF	3RD GRADE 3,617 SF	4TH GRADE 3,910 SF	5TH GRADE 3,882 SF	SPECIAL EDUCATION 3,866 SF	UNASSIGNED CR'S 5,615 SF
G30 932 SF	0 SF	F8 891 SF	F10 891 SF	E15 919 SF	D19 919 SF	D18 924 SF	B31 868 SF	F13 888 SF	B2 771 SF
		F9 889 SF	F12 888 SF	E16 919 SF	P28 894 SF	B34 866 SF	B32 913 SF	F14 887 SF	B3 761 SF
		F11 888 SF	P27 894 SF	E17 919 SF	P39 902 SF	B35 861 SF	B33 859 SF	H23 899 SF	B4 760 SF
		G29 1,096 SF	M43 897 SF	P26 894 SF	P40 902 SF	B36 849 SF	B37 831 SF	H24A 592 SF	B5 774 SF
		G31 1,481 SF	M44 904 SF	M45 874 SF		B38 821 SF		H24B 601 SF	B6 767 SF
									B7 863 SF
									D20 919 SF

Core Leadership Meetings – Campus Analysis

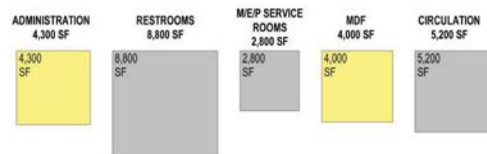
SPECIALIZED/FLEXIBLE ED SPEC AREA = 38,620 SF



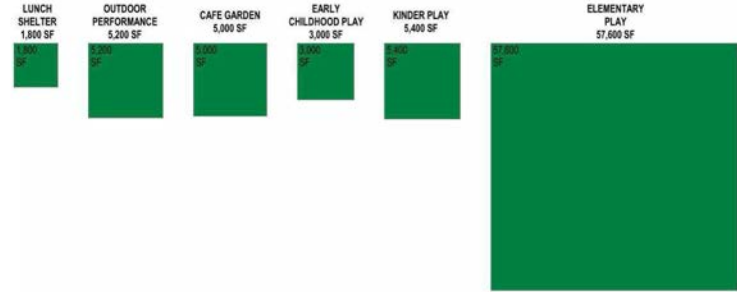
SPECIALIZED/FLEXIBLE EXISTING CAMPUS AREA = 10,946 SF



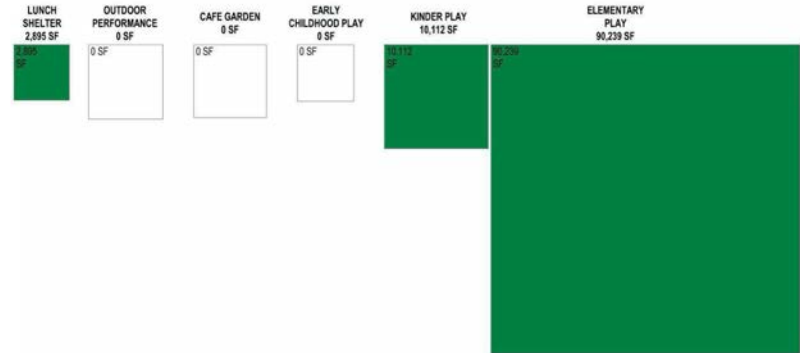
SUPPORT & OTHER ED SPEC AREA = 25,100 SF



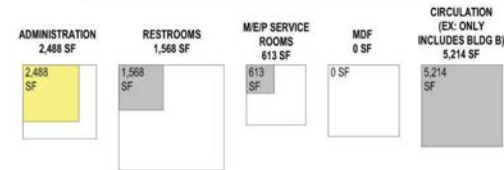
OUTDOOR INSTRUCTION ED SPEC AREA = 78,000 SF



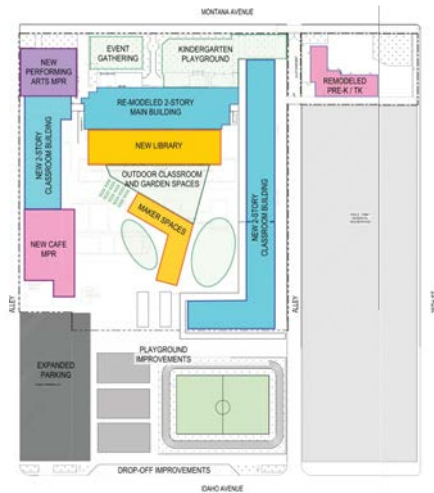
OUTDOOR INSTRUCTION EXISTING CAMPUS AREA = 103,246 SF



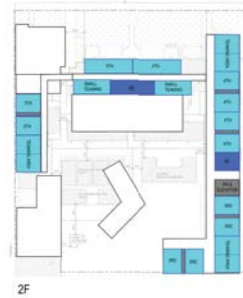
SUPPORT & OTHER EXISTING CAMPUS AREA = 9,883 SF



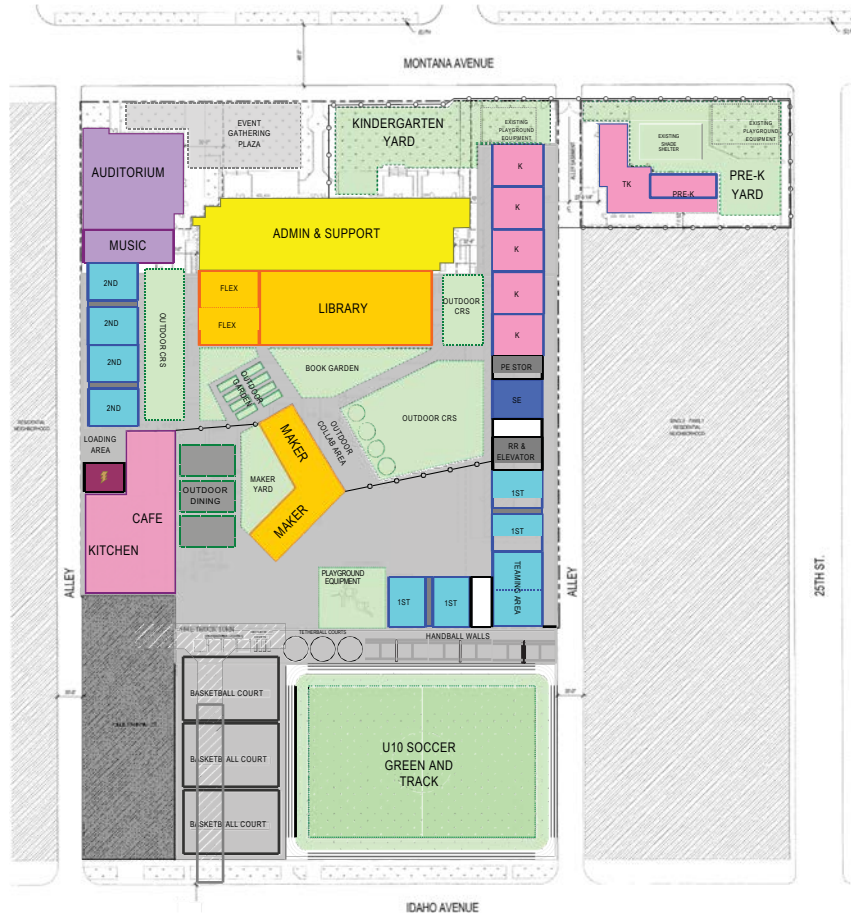
Master Plan Iterations 2020



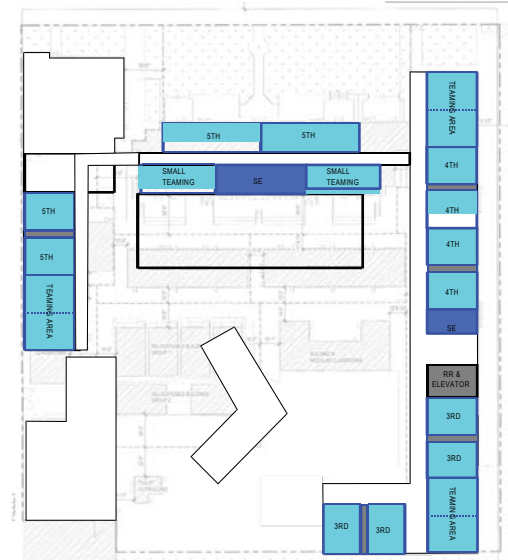
Master Plan Iterations 2021



Master Plan Presented at April 2021 Board Meeting



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PHASE 1 PROJECTS



4. Bldg. B Front Lawn Improvements



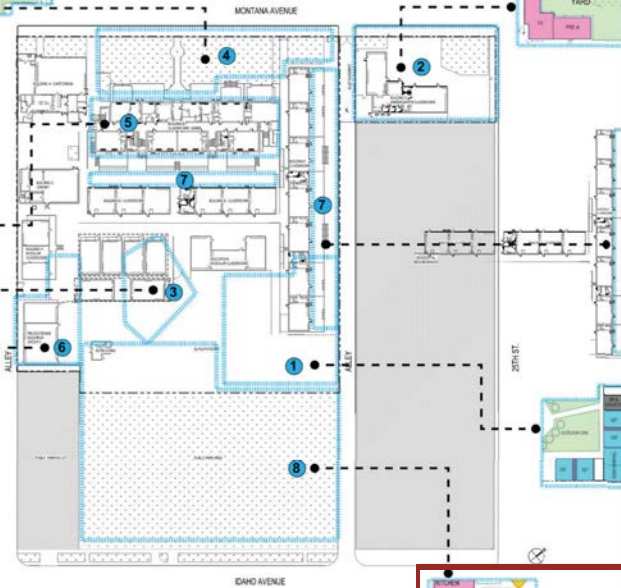
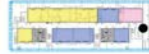
5. Bldg. B First Floor Renovation



3. New Makerspace Building



6. New Cafe / Dining Building



2. PK/TK Satellite Campus Improvements



7. Patio / Outdoor Classroom Improvements



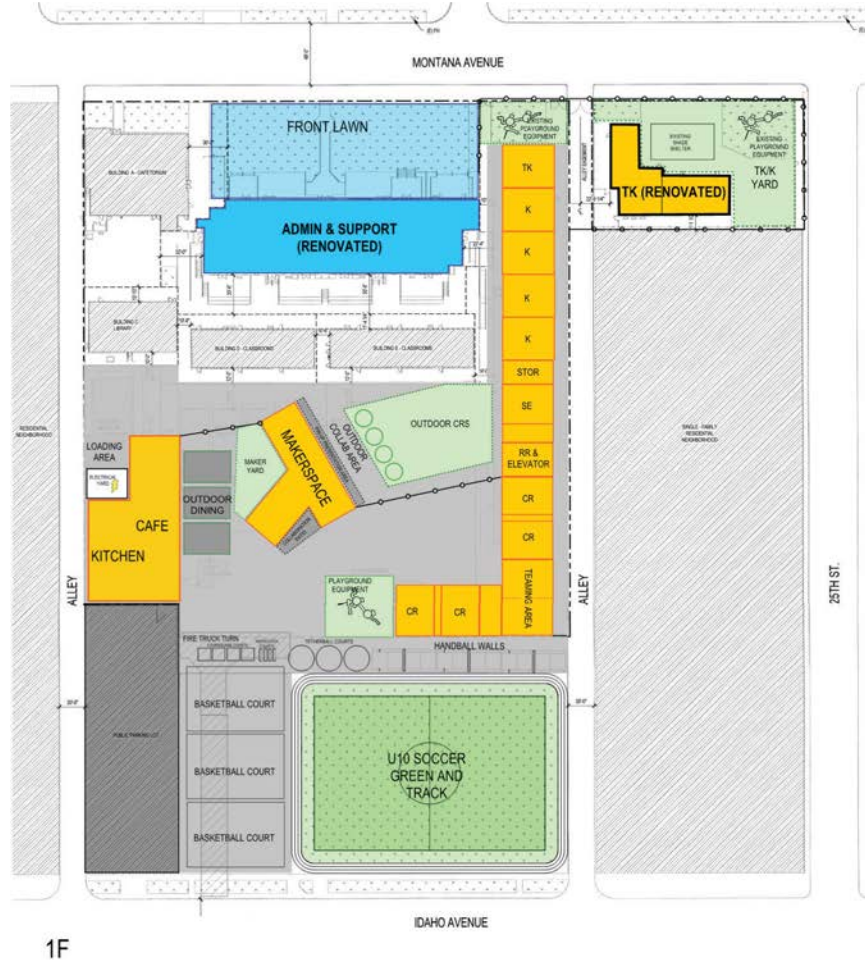
1. New 2-Story Classroom Bldg.



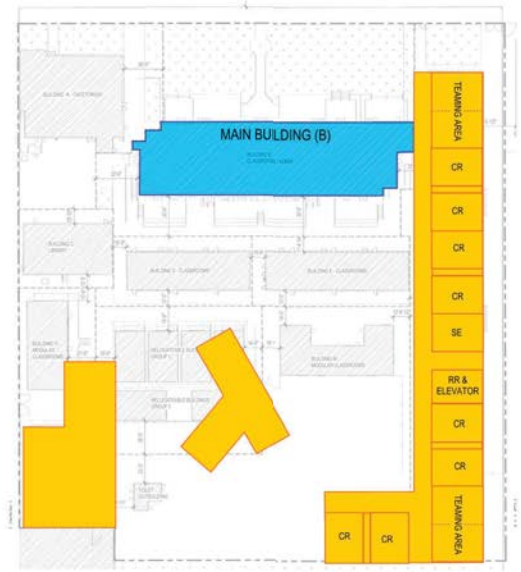
8. Playfield & Yard Improvements

Phase 1 Project: Makerspace & Field Improvements

CEQA Community Meeting December 2022



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Presented at Meeting:

- 2022 Campus Master Plan (revised aGer 2021 April Board Meeting)
- Makerspace & Field Improvement Project
- HRI Findings & Impact Presented
- CEQA DraG Initial Study / Mitigated Negative Declaration





Makerspace & Field Improvements Project



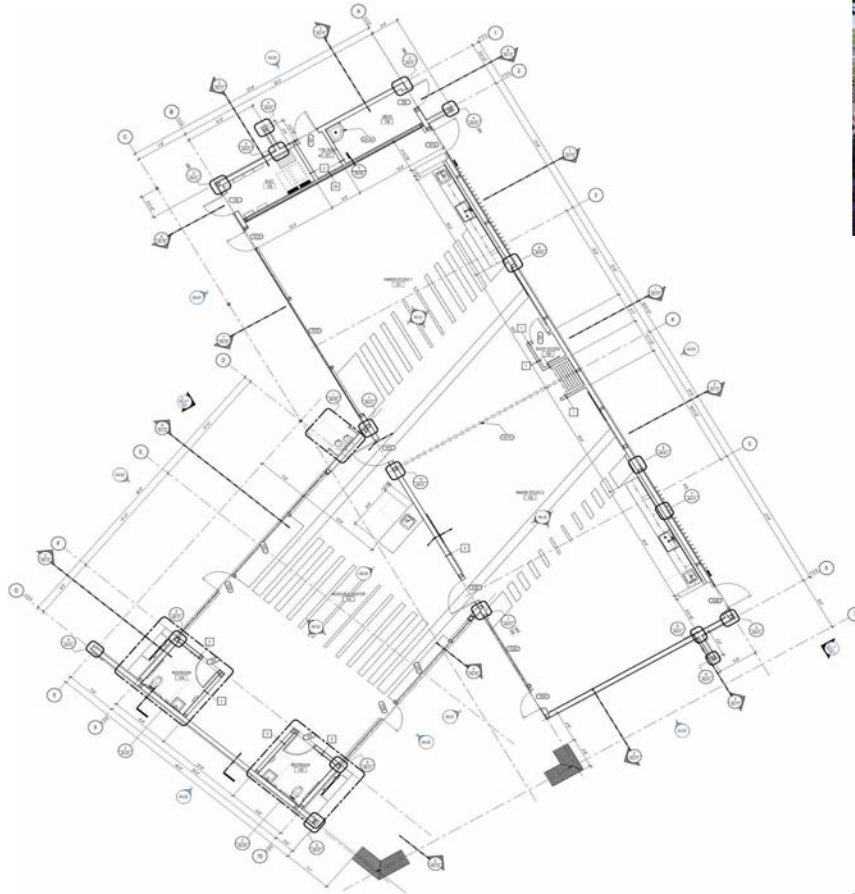


Makerspace & Field Improvements Project





Makerspace & Field Improvements Project





Makerspace & Field Improvements Project



Historic Resources Inventory (HRI) Findings

- One building (Building B) found to be an eligible historical resource for listing in the California Register of Historical Resources under Criteria 1 and 3, and for local (City of Santa Monica) listing under Criteria 1, 4, and 5
 - Associated with important patterns of history related to Santa Monica's civic and institutional development
 - Significant for its association with Depression-era institutional development
 - Singularly significant work of master architects Marsh, Smith and Powell
- Front landscape a contributing feature of the historical resource
- No other buildings or improvements on the campus are historical resources
- No historic district present on the campus



Newspaper spread announcing construction of the new Marsh, Smith and Powell - designed campus, Nov. 1935 (Evening Outlook)



Franklin Elementary School, main building (Building B), ca. 2000 (David Kaplan, provided courtesy of Nina Fresco)



HRI Impact on Campus

- Project will not impact adjacent historical resources
 - Improvements are confined to the boundaries of the campus
 - Contextual relationship between the campus and the adjacent historical resource would remain the same at Project completion

Landscape

Building B

- Project will not impact the one historical resource located on the campus
 - Building B (including its lawn) will remain intact
 - Renovations to Building B will be confined to non-historic interior spaces
 - New construction will be confined to non-historic portions of the campus and will be physically removed from Building B



CEQA Process

Overview & Objectives:

- Disclose to decision makers and the public the significant environmental effects of proposed activities
- Identify ways to avoid or reduce environmental damage and prevent environmental damage by requiring implementation of mitigation measures
- Disclose to the public reasons for the District's approval of projects
- Foster interagency coordination in the review of projects
- Enhance public participation



The District prepared a Mitigated Negative Declaration for the Original Master Plan Project

- Released for a Public Review Period:
 - November 14 – December 14, 2022
 - Document shelved with development of new Master Plan



California



Environmental



Quality

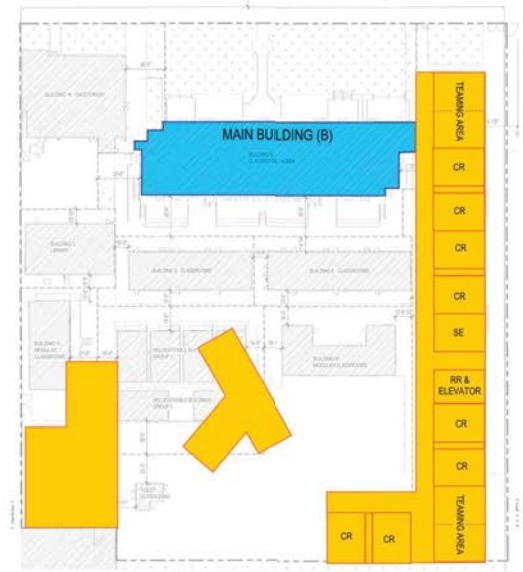
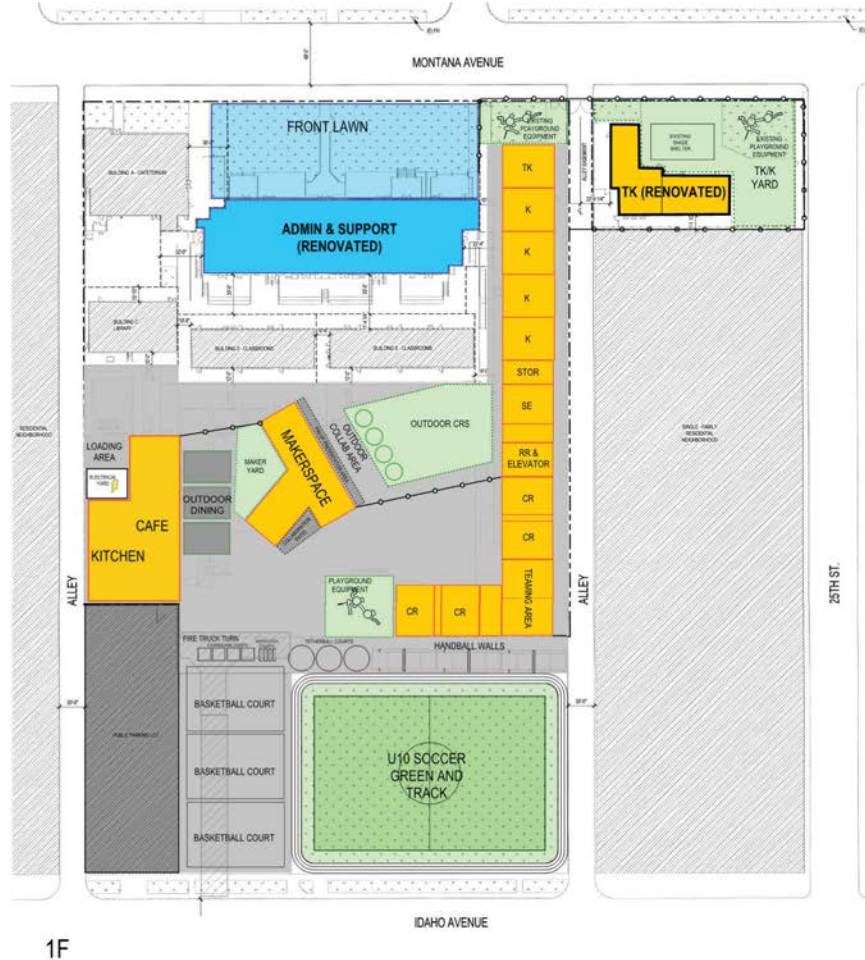


Act

The District will prepare a new CEQA Document for the revised Master Plan

- New project, new review
- CEQA Document is anticipated for public review in late spring 2024

CEQA Community Meeting December 2022



- Determined at meeting the 2022 Campus Master Plan needed to be revised to accommodate current campus needs, enrollment, and post COVID services



Master Plan Refinement 2023





Proposed Master Plan - First Floor

Administration & Support - First Floor 10,950 Square Feet

- Interior Building Renovation

Auditorium

- 4,769 square feet
- Interior Building Renovation
- Outdoor Performance Area

Flex Science, Music, and Art 4,300 Square Feet

- Music, Science, and Art Classrooms

Library

- 5,000 Square Feet
- Modern Library, Book Storage, and Book Garden

Kitchen / Cafe 7,600 Square Feet

- Complete Culinary Kitchen
- Indoor / Outdoor seating

Makerspace

- 4,200 Square Feet
- Indoor / Outdoor Maker Studios
- Presentation Yard w/ Flexible Outdoor Spaces

Classroom Building - First Floor

15,500 Square Feet

- 11 Classrooms
- Student and Staff Restrooms
- Elevator and Stairs

- Outdoor Classrooms

Kindergarten / Transitional

Kindergarten Complex

- 10,700 Square Feet
- 4 Kindergarten and 3 Transitional Kindergarten Classrooms
- Student Restrooms within the classrooms
- Teacher Workroom and Staff Restroom
- Enclosed K / TK Play Yard

Outdoor Spaces

- U-10 Soccer Field w/ Running Track
- Hardscape Play Area including 3 Basketball Courts and 3 Handball Courts
- New Play Equipment
- New Parking Lot with approximately 44 spots



Proposed Master Plan - Second Floor

Administration & Support - Second Floor 10,950 Square Feet

- Interior Building Renovation
- 2 Teaming Rooms
- 1 Classroom

Classroom Building - Second Floor 15,500 Square Feet

- 11 Classrooms
- Student and Staff Restrooms
- Elevator and Stairs



Proposed Master Plan





Proposed TK/K Classroom Complex





Proposed Makerspace



Proposed Kitchen / Cafe



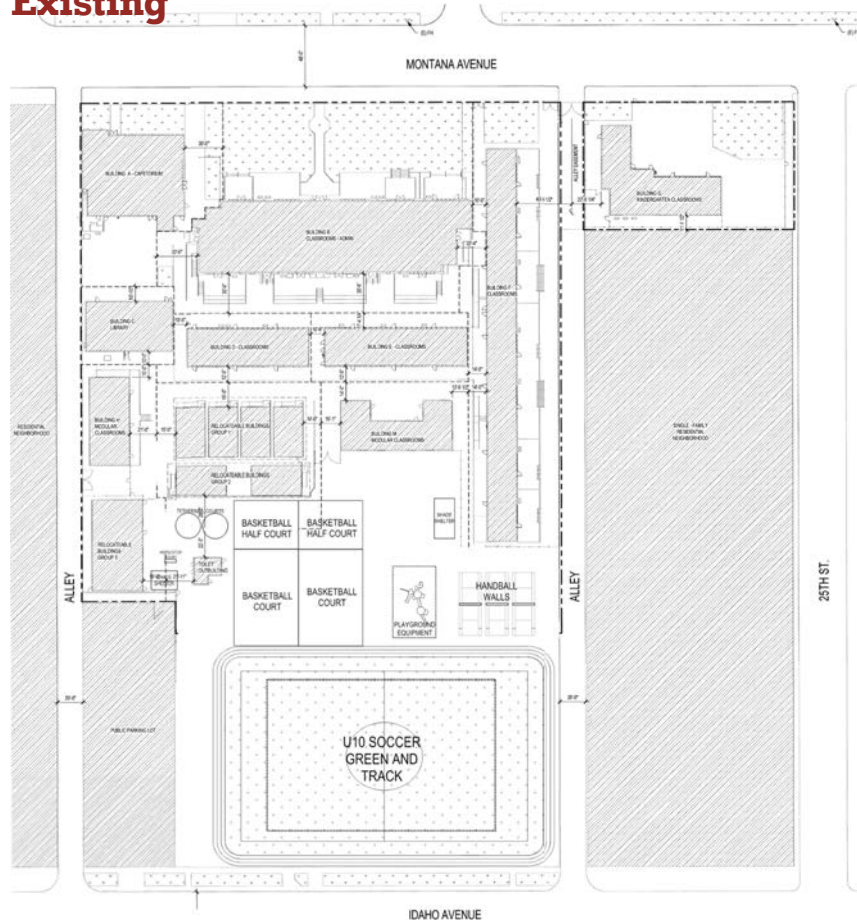


Proposed Library & Flex Building

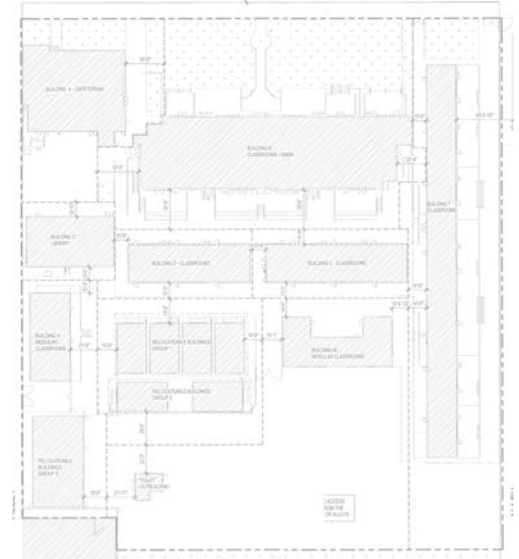




Proposed Phasing: Existing



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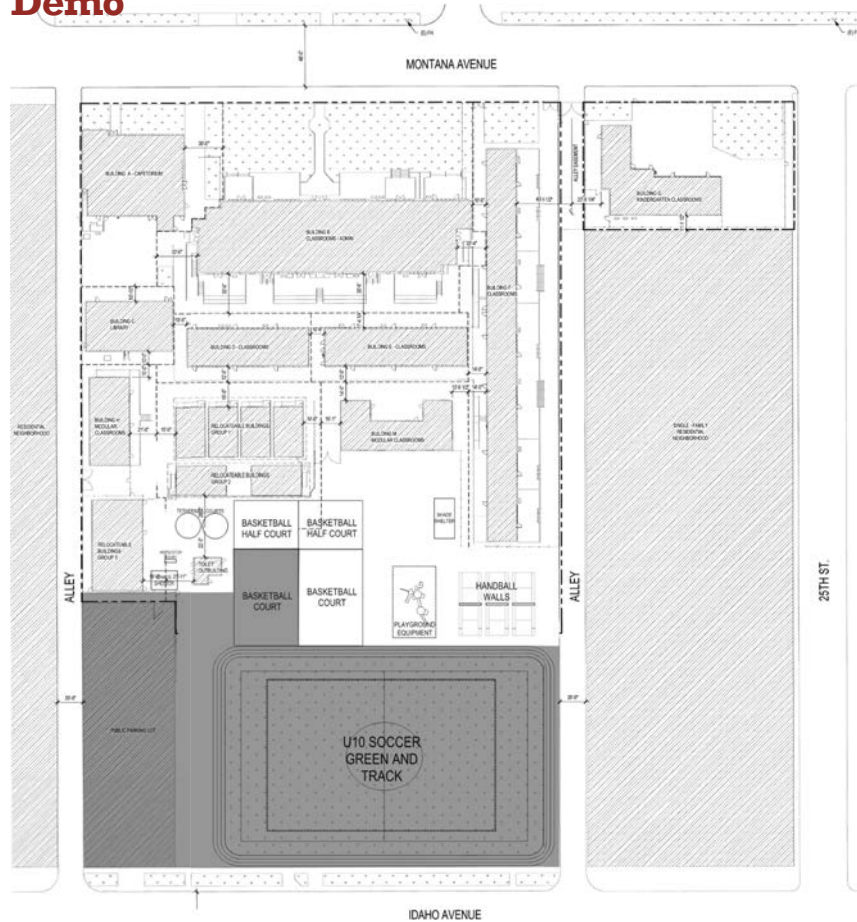


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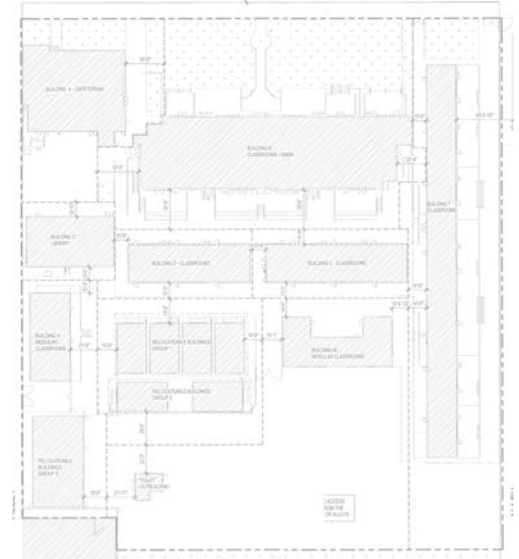




Proposed Phasing: 1A Demo



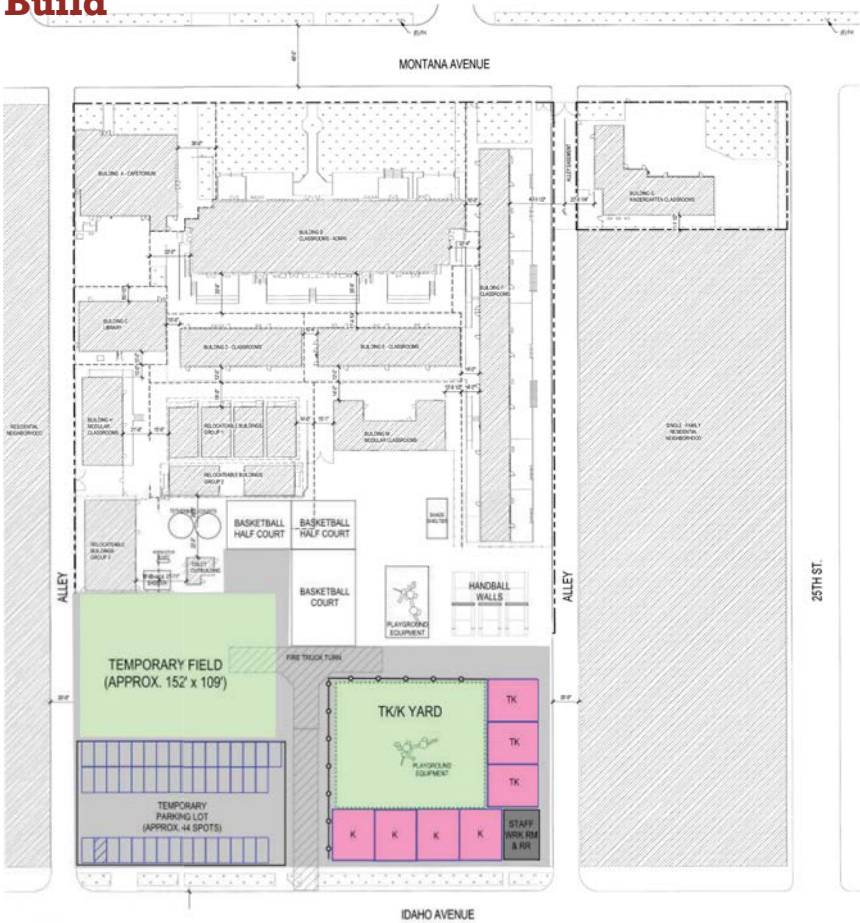
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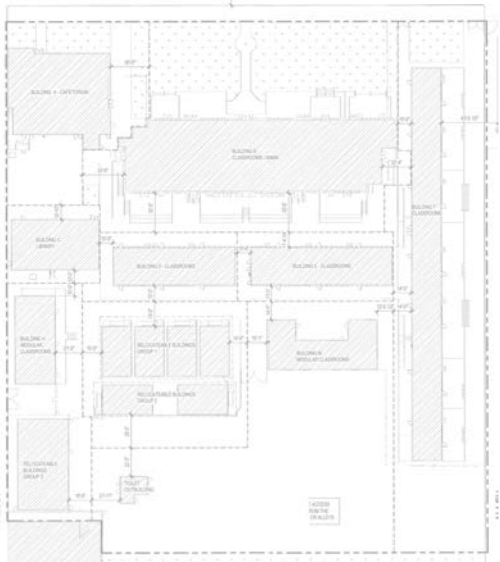
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Proposed Phasing: 1A Build



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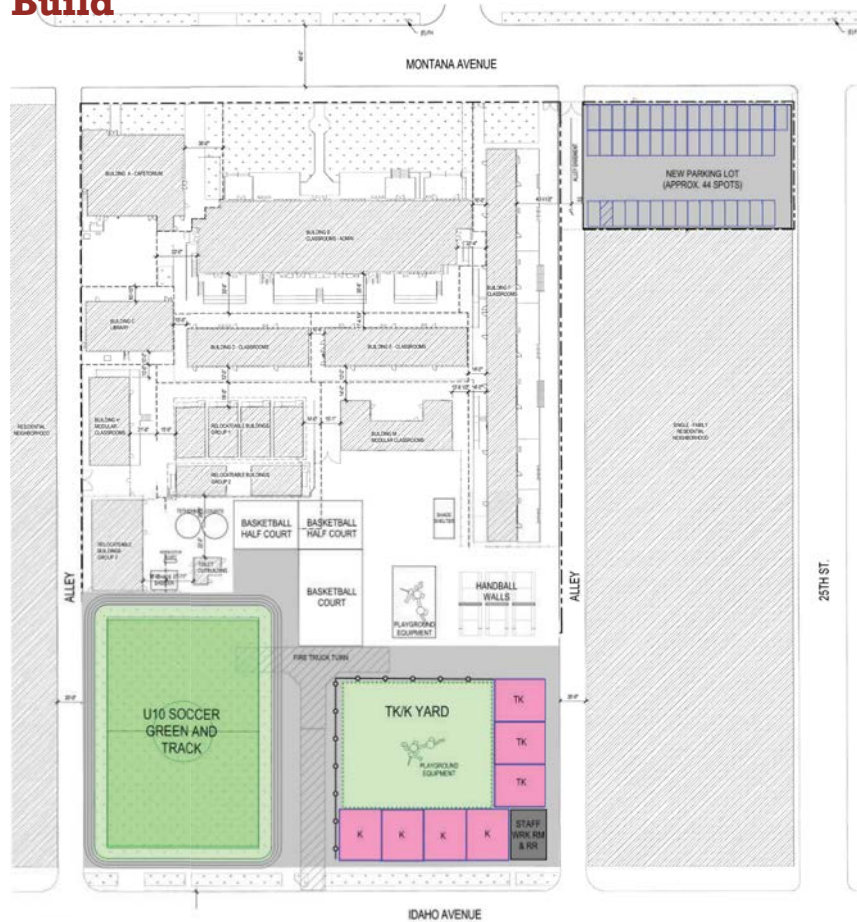


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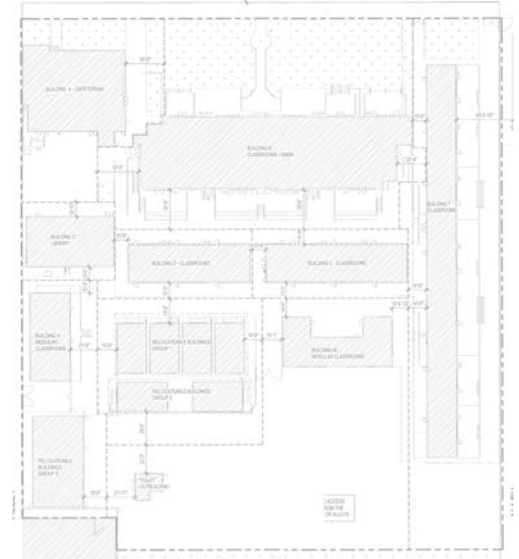




Proposed Phasing: 1B Build



1F

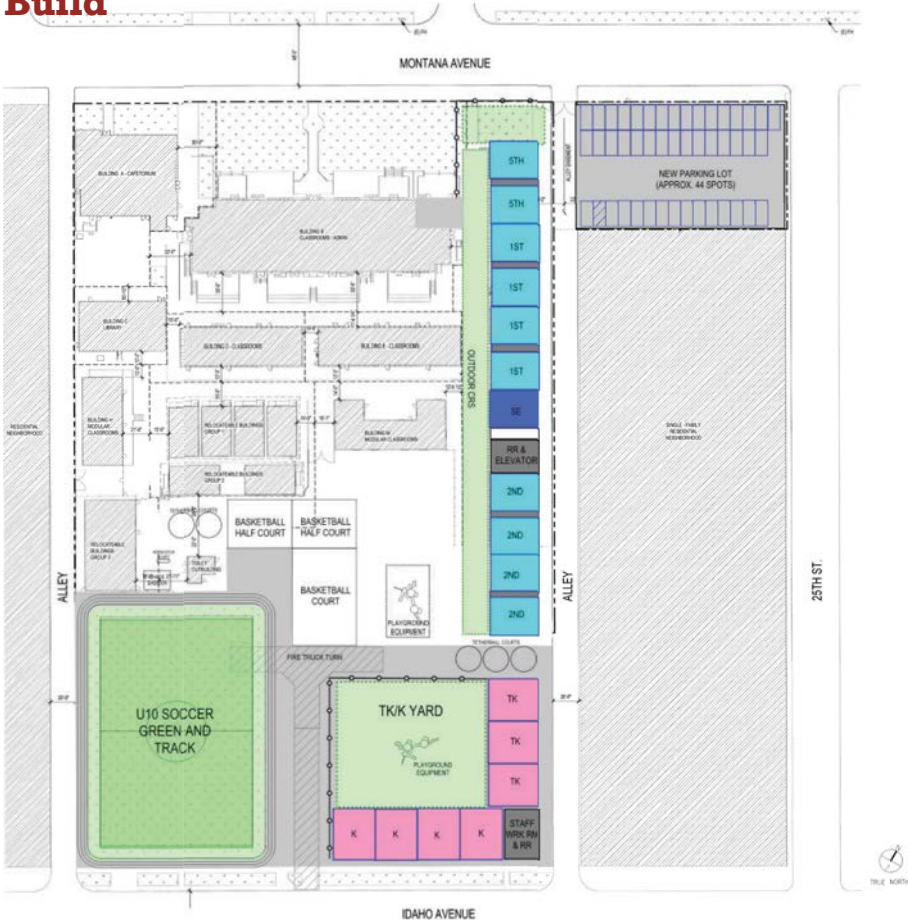


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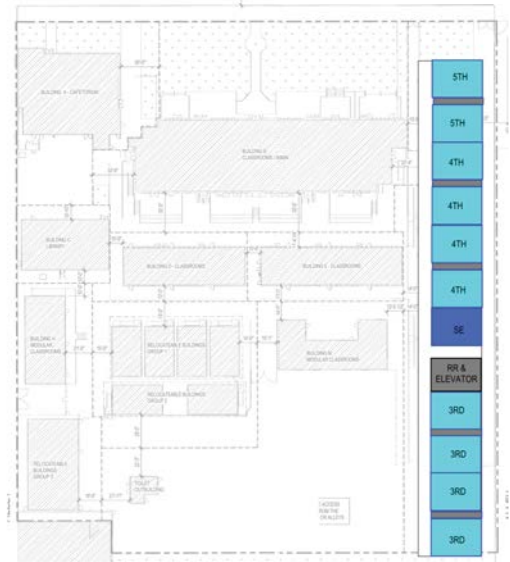
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Proposed Phasing: 2 Build

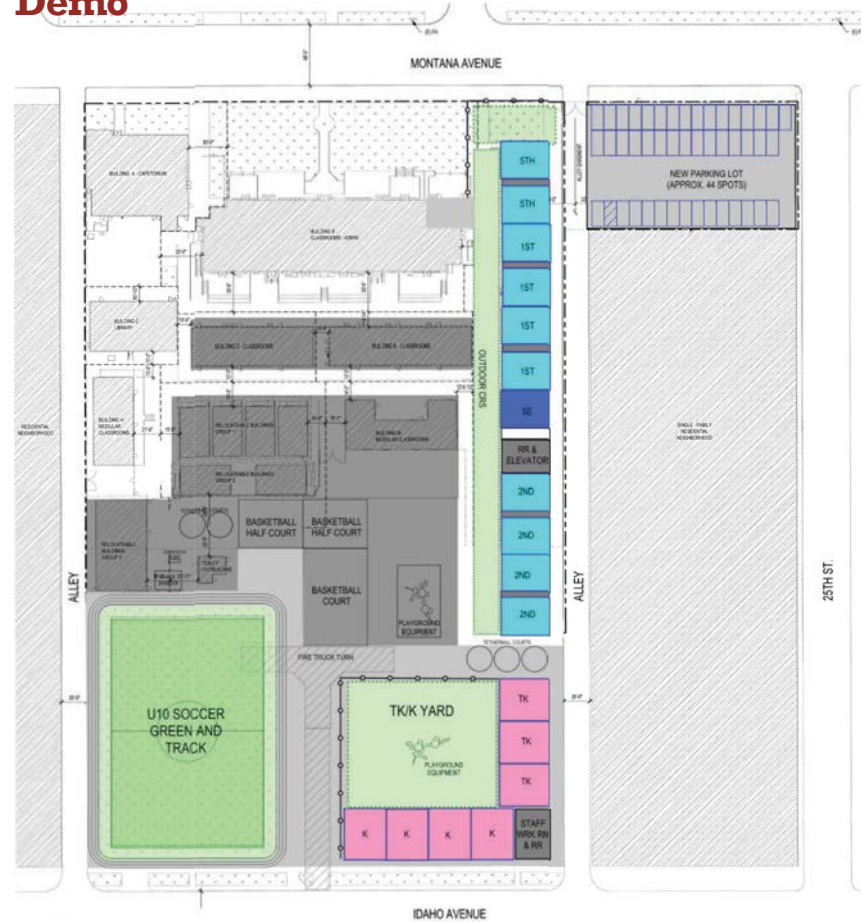


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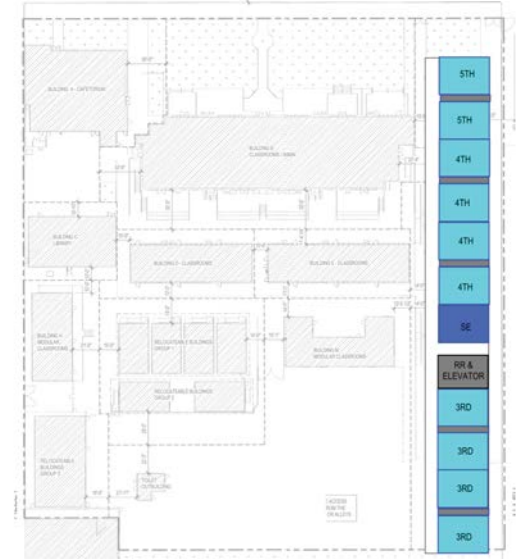


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Proposed Phasing: 3 Demo



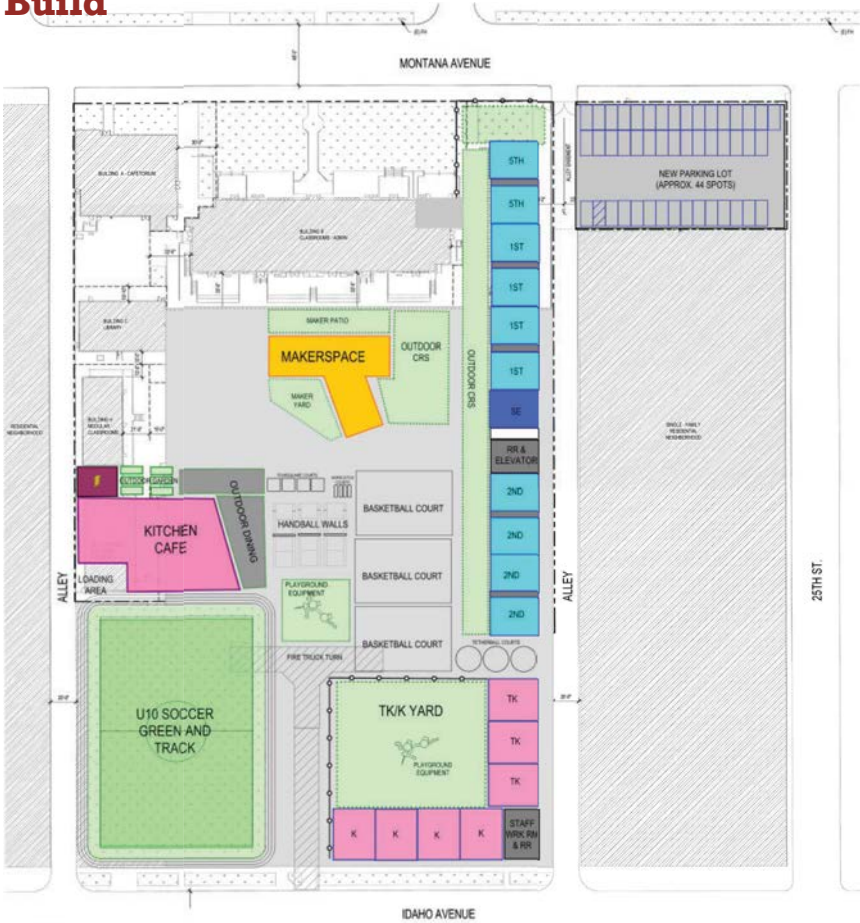
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Proposed Phasing: 3 Build

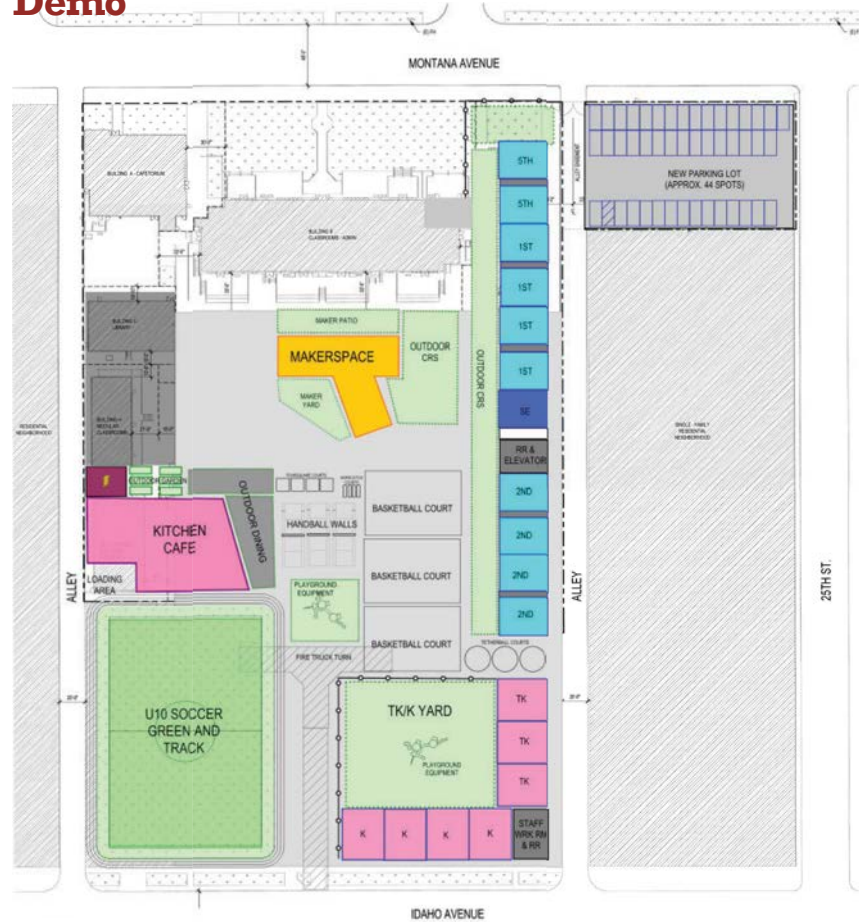


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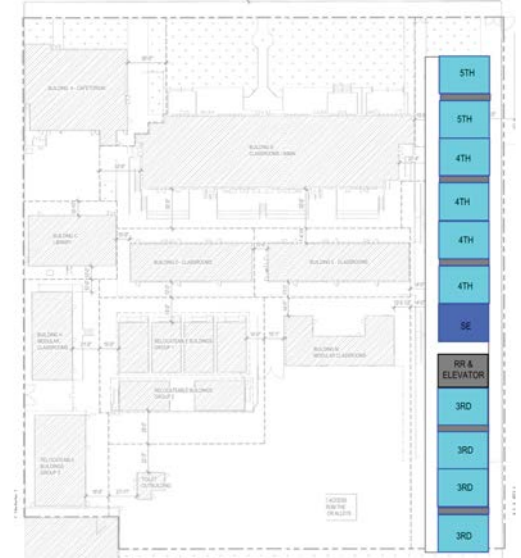


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Proposed Phasing: 4 Demo

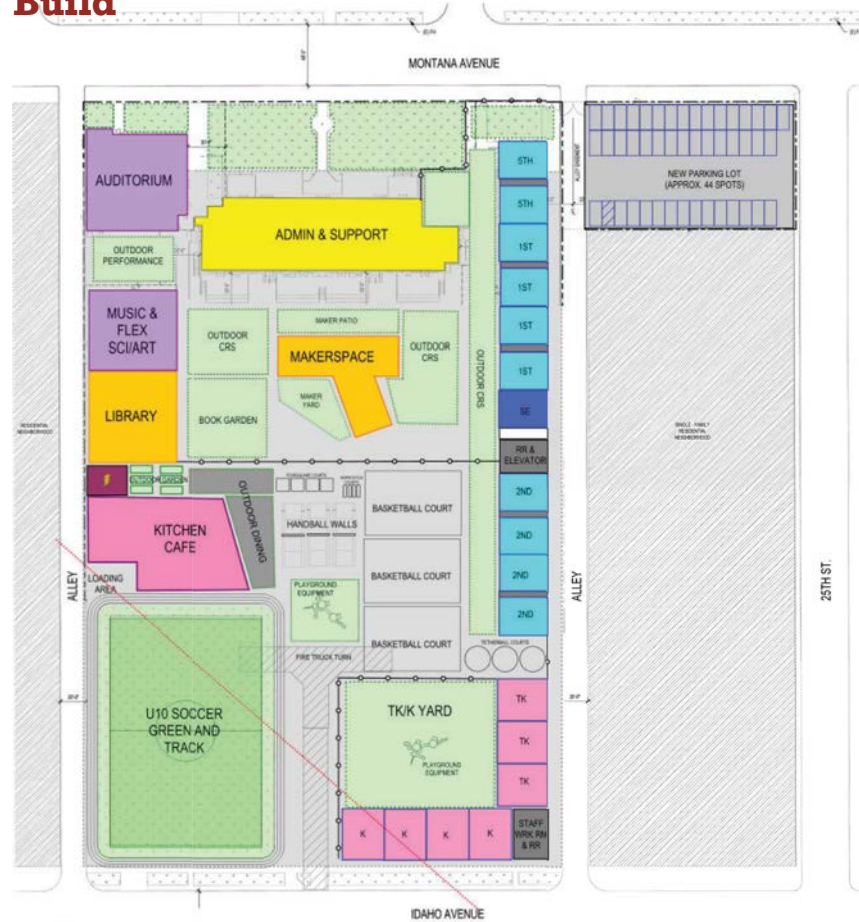


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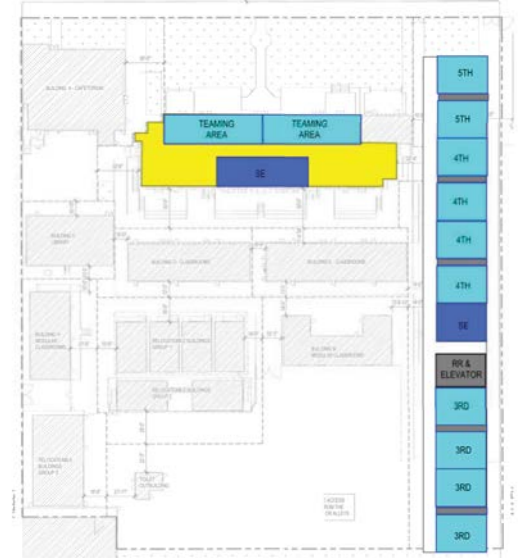


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Proposed Phasing: 4 Build

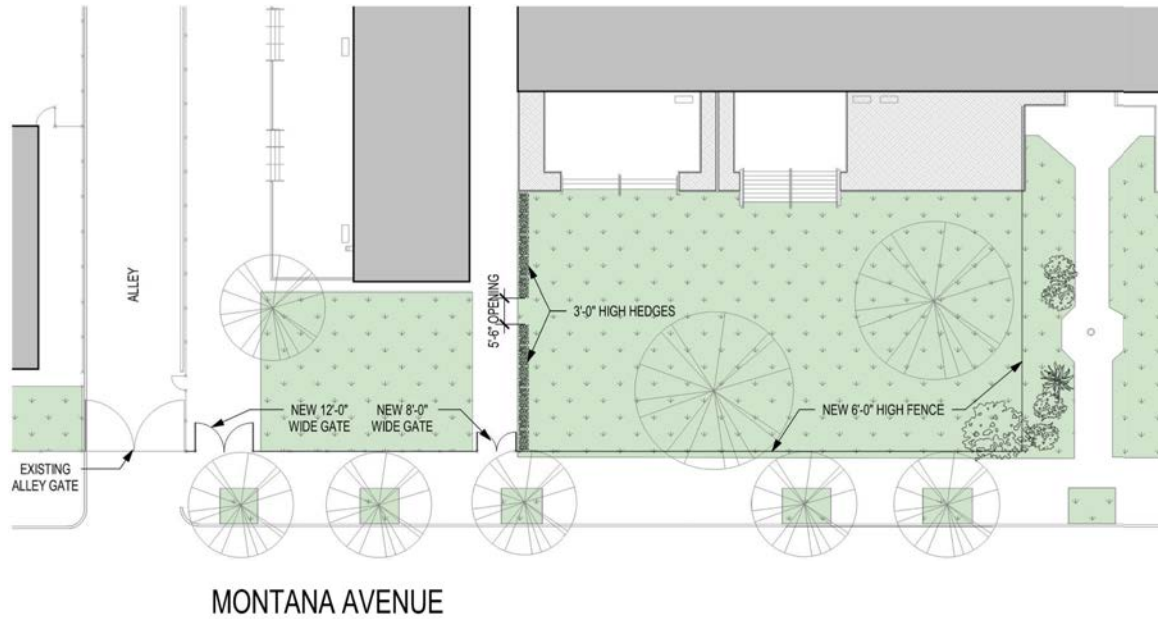


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2F

Front Lawn Fence



1 SITE PLAN - FRONT LAWN FENCE



2 REFERENCE - ORNAMENTAL FENCE

Thank You





SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Questions?