



City of
**Santa
Monica**

the Future of SMO Airport Including a Traditional Outreach Process

Recreation and Parks
Commission

NOVEMBER 16, 2023

<http://www.santamonica.gov/future-of-santa-monica-airport-project>

AGENDA:

- Discuss project background
- Discuss the RFQ/P process
- Discuss the consultant team staff recommendation
- Discuss the proposed process including traditional outreach milestones
- Discuss next steps



HEIRARCHY OF GOALS TO PROVIDE ACCOUNTABILITY, SUSTAINABILITY AND INCLUSIVITY

21st Century Government

Great Park Goals

Living Community Challenge



ACCOUNTABILITY TO THE COMMUNITY

- Addressing Homelessness
- Clean and Safe Santa Monica
- Cultivate Economic Recovery and Expand Community & Cultural Offerings
- Racial Justice, Equity, & Social Diversity
- Sustainable & Connected Community

Council Priorities for FY 2023-2025



INCLUSIVE AND SELF-SUSTAINING COMMUNITY SPACE



CONNECTED.

Enhance connections and integration to local transit and regional connectors to provide multimodal transportation access to the park.



INCLUSIVE.

Provide programs and opportunities for all. Meet the broad recreational needs of Santa Monica and the regional community. Integrate inclusive play opportunities for all ages, abilities, and types of play.



FLEXIBLE.

Design the park with flexible and multi-use infrastructure to adapt to changing preferences and optimize programming capabilities.



SUSTAINABLE.

Support Santa Monica's sustainability and climate change resiliency priorities by advancing green infrastructure and urban greening initiatives at the park.

Great Park Goals



CELEBRATORY.

Celebrate the history of the site through design and interpretation and involve existing cultural and educational facilities.



INCREMENTAL.

Incrementally build improvements to allow for financial self-sustainability and changes in recreational and use preferences.



SELF-SUSTAINING.

Require the post-closure Airport Park to be a financially self-sustaining facility. Allow for revenue generating opportunities to support the development and ongoing operations and maintenance of the park.

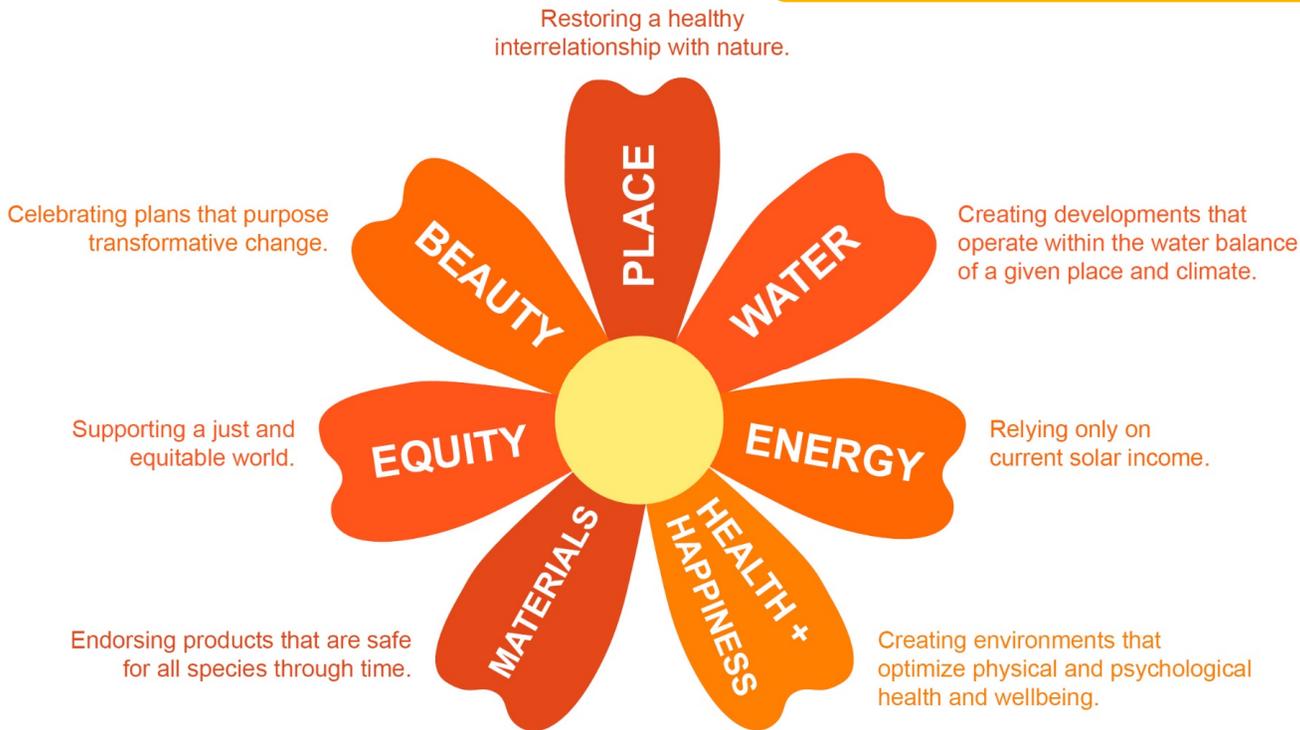


COLLABORATIVE.

Support public agency partnerships and consider public-private partnerships to develop and maintain the park, as well as to provide community benefits, improvements, and park safety.

TRIPLE BOTTOM LINE SUSTAINABILITY FOR MULTIPLE GENERATIONS

Living Community Challenge



2014 - MEASURE LC LIMITS LAND USE AT SANTA MONICA AIRPORT

- No new development until voters have approved limits on uses
- Provides exemptions for:
 - Parks and public open spaces
 - Recreational facilities
 - Maintenance/replacement of existing cultural arts and education uses

"Shall the City Charter be amended to:

- (1) Prohibit new development on Airport land, except for parks, public open spaces and public recreational facilities, until the voters approve limits on the uses and development that may occur on the land; and**
- (2) Affirm the City Council's authority to manage the Airport and to close all or part of it"**

60% yes, 40% no

TIMELINE OVERVIEW

1. January 2023 = Council authorization
2. February 2023 = RFQ released
3. March 2023 = RFQ closed (27 teams responded, eight short-listed)
4. May 2023 = RFP released to short-list
5. June 2023 = RFP closed, five teams invited to interviews in July
6. August 2023 = Notice of recommendation, subject to Council review and approval



City of
Santa Monica

Request for Proposals
The Santa Monica Airport Conversion Project
SP 2641

Department of Public Works
Architecture Services Division
1685 Main Street, Mail Stop 15
Santa Monica, CA
90401

ISSUE DATE: **MAY 15, 2023**

VIRTUAL PRE-PROPOSAL CONFERENCE: **MAY 25, 2023 @ 10AM PT**

[CLICK HERE FOR ZOOM LINK](#)

MEETING ID: 870 8212 0025

PASSCODE: 791923

QUESTIONS DUE: **JUNE 5, 2023 BEFORE 4PM PT**

SUBMITTALS DUE: **JUNE 29, 2023 BEFORE 4PM PT**

APPROVED FOR ADVERTISEMENT:



Amelia Feichtner, Capital Program Manager



WHY SASAKI

1. Award-winning landscape architecture, ecology, planning, and architecture design firm with over 350 professionals and five offices including LA.
2. More than 10 airport to park conversion projects ranging from 36 to 650 acres.
3. Proven outreach and engagement strategist, sustainability experts, and skills to bring landscape architecture projects from inception to completion.
4. Engagement is part of the entire design process. Each project starts with listening to the community and creating a design that is reflective of the community's needs.



Ellinikon Park: Athens, Greece

SASAKI SAMPLE PROJECTS



Bonnet Springs Park



Greenwood Community Park



University Lakes Park



Olin Park



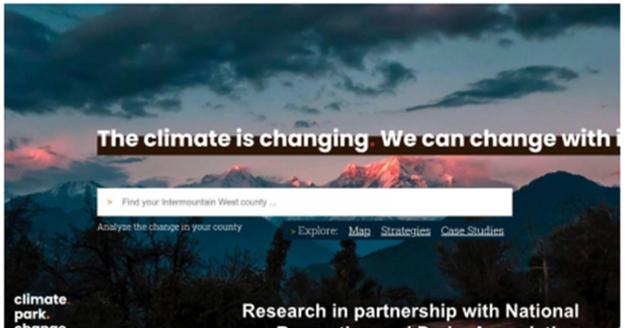
The Ellinikon Park



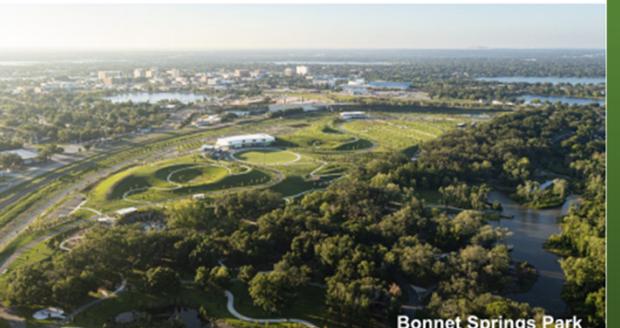
Gene Reid Park



The Huntington Gardens



Research in partnership with National



Bonnet Springs Park

Flexible tools with a shared intention of meaningful, responsive engagement



Build Community Ownership



Connect People to Grow Empathy Between Neighbors

“It can be as beautiful as you want, but if our children don’t see people that look like them and feel comfortable, it isn’t valuable to us.”
- Roxbury mother

Honor Lived Experience



New Event



Adapt to Reach Missing Perspectives

Summary

The Santa Monica community has been resolute in its preference and intention to close the Santa Monica Airport (Airport), as afforded in the [Consent Decree](#) (and in accordance with [Resolution 11026](#)) on January 1, 2029, and turn it into a “Great Park” focusing on public open spaces and public recreational facilities as noted in [Measure LC](#). Using this framework, and as directed by Council at the January 24, 2023, meeting (Attachment A), staff undertook a Request for Qualifications (RFQ) and subsequent Request for Proposals (RFP) process to determine the best team of consultants to help the community and staff understand the existing conditions of the Airport and Santa Monica, provide meaningful engagement with community members, and envision potential land-planning scenarios leading to a preferred design concept for the “Great Park”.

principles that become planning scenarios to be reflected upon and considered deeply by the community and City Council. To do this Sasaki and team propose the following steps:

- **Continuous Engagement & Outreach** (21 months)
- **Phase 1:** Charting the Course – Project Kick-off, Alignment, Document Review (2 months)
- **Phase 2:** Discovering the Place and Setting the Stage – Existing Conditions (4.5 months)
- **Phase 3:** Defining the Future of Place - Scenario Testing and Plans (8 months)
- **Phase 4:** The Path Ahead – Potential Implementation Planning (3 months)
- **Phase 5:** Preferred Scenario Plan Vision Book (3.5 months)

TRADITIONAL OUTREACH MILESTONE TOUCHPOINTS

Sasaki and team propose to work with the community, City Council, and staff using the following milestone touchpoints that describe what are the goals at each step targeting a smooth process. Each of these milestones have a distinct goal to keep the project on track and make recommendations back to City Council at each step.

- A. Setting the Stage & Existing Conditions: Phase 1**
- B. Opportunities, Constraints, & Guiding Principles: Phase 2**
- C. Scenario Plan Alternatives: Phase 3**
- D. Preferred Concept Scenario Plan: Phase 3**
- E. Final Presentation to Council: Phase 4**

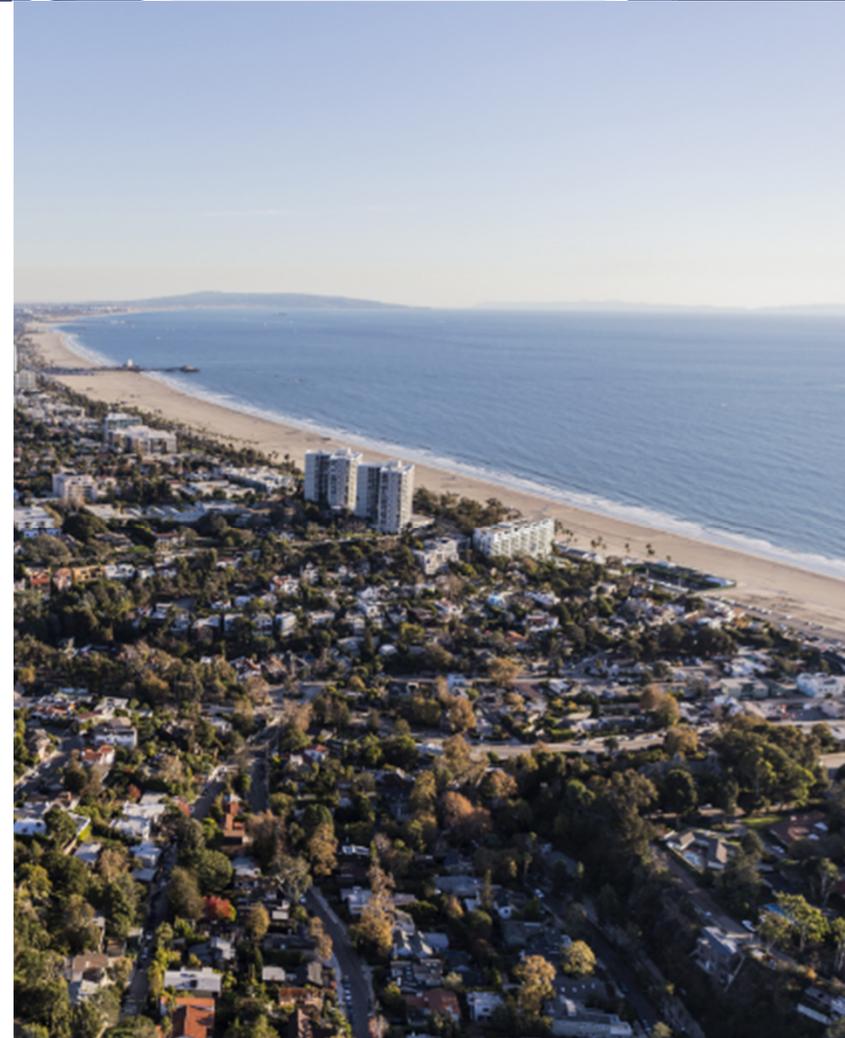
At each of the first four milestones noted above the following activities are proposed to maximize community participation and reach out to a diverse group of stakeholders and community members in Santa Monica:

- **One (1)** Large community event (in-person)
- **One (1)** Virtual community event (virtual)
- **One (1)** Digital survey (digital via project website AND in person when necessary)
- **Five (5)** Diverse pop-up style events: these are to reach the broader community where they already are, such as PTA meetings, farmer's markets, community events, etc.
- **Four (4)** Focus Group meetings: each focus group would be categorized around topic areas for more in-depth small group discussions and would be open to all.
- **One (1)** Presentation to three to five Boards/Commissions, as applicable to the milestone work
- **One (1)** Presentation to City Council



ANTICIPATED TIMELINE OVERVIEW

1. December 12, 2023 = contract award
2. Early 2024 = Project kick-off
3. Spring 2024 = Document Review and Existing Conditions
4. Summer 2024 = Guiding Principles
5. Winter 2024 = Alternative Scenarios
6. Spring 2025 = Preferred Scenario
7. Summer 2025 = Final Vision Book



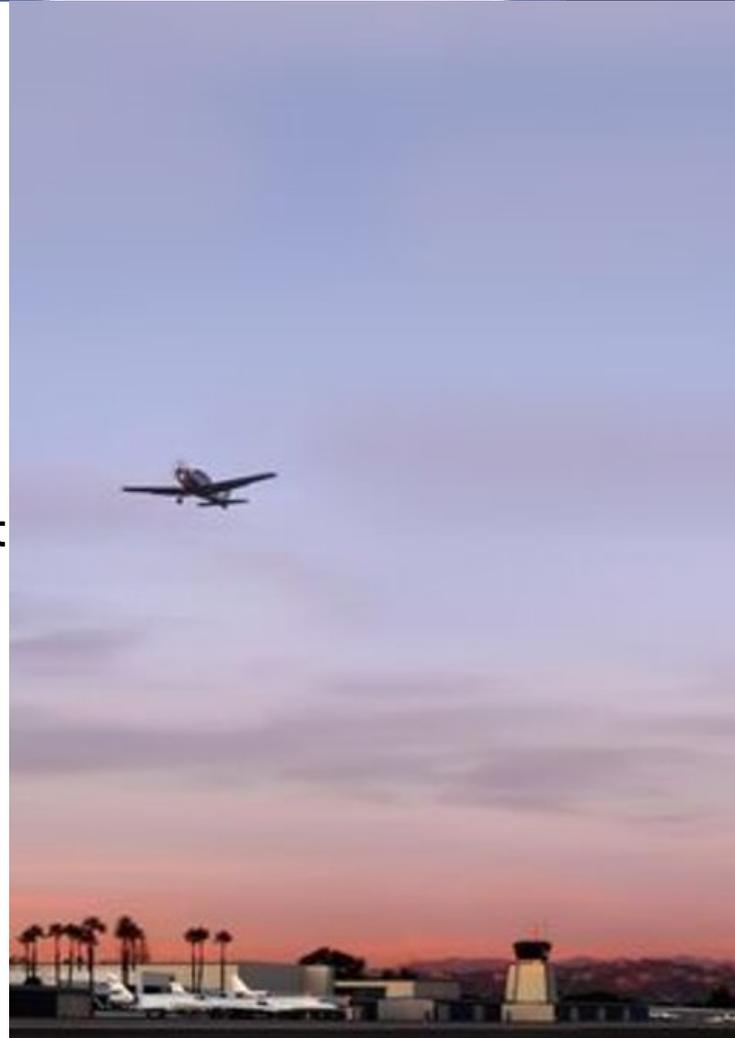


Staff is exploring adding:

- a Deputy Director – Special Projects
- an Assistant Park Planner

At the 12/12/23 City Council meeting staff is exploring adding for these positions to be dedicated to the Airport Conversion Project for a limited-term of 10 years per their direction.

Another option to be explored is to significantly delay or cancel currently scheduled projects so current staff resources could deliver the Airport Conversion Project.



**We would
love your
support!
Thank you.**



City of
**Santa
Monica**

**A Public Process to
Determine the Future of the
Santa Monica Airport**