



City of
**Santa
Monica**

the Future of SMO Airport Proposed Process

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

City Council
DECEMBER 19, 2023

AGENDA:

- Review the Recommended Actions from Staff
- Review the RFQ/P process
- Discuss the recommended consultant team
- Discuss the proposed process and timeline
- Discuss staffing and funding



Staff recommends that the City Council:

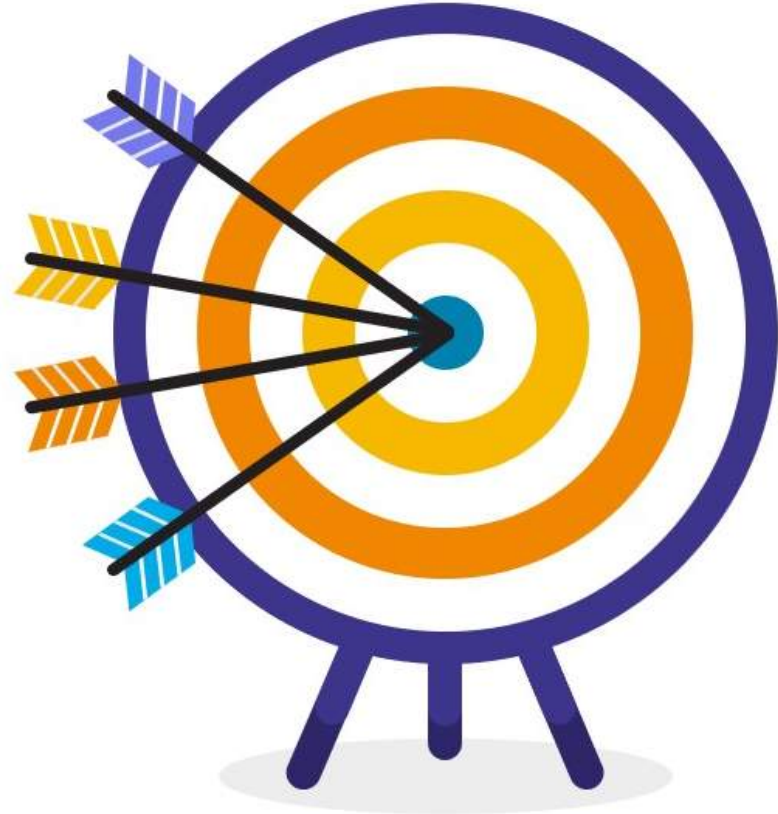
1. Adopt a finding of Categorical Exemption pursuant to Sections 15262 of the California Environmental Quality Act (CEQA) Guidelines.
2. Award RFP #SP2641 – Airport Conversion RFP to Sasaki Associates, Inc. for a community outreach process, visioning services, and a concept design (collectively, “the Process”), related to the future planning of the Airport land in anticipation of Airport closure, for the Public Works Department.
3. Provide direction and approve the scope of services for the Sasaki contract related to the RFP #SP2641, including the community outreach work.
4. Authorize the City Manager to negotiate and execute an agreement with Sasaki Associates, Inc. for a community outreach process, visioning services, and concept design, in an amount not to exceed \$2,070,000.00 (including a 12% contingency) for 21 months, as described in this report, with future year funding contingent on Council budget approval.
5. Approve the position and classification changes necessary to dedicate a project lead for the Airport Conversion project as described in the “Funding and Staffing Recommendations” section of this report.
6. Authorize budget changes as outlined in the Financial Impacts and Budget Actions section of this report.

HIERARCHY 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. 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.



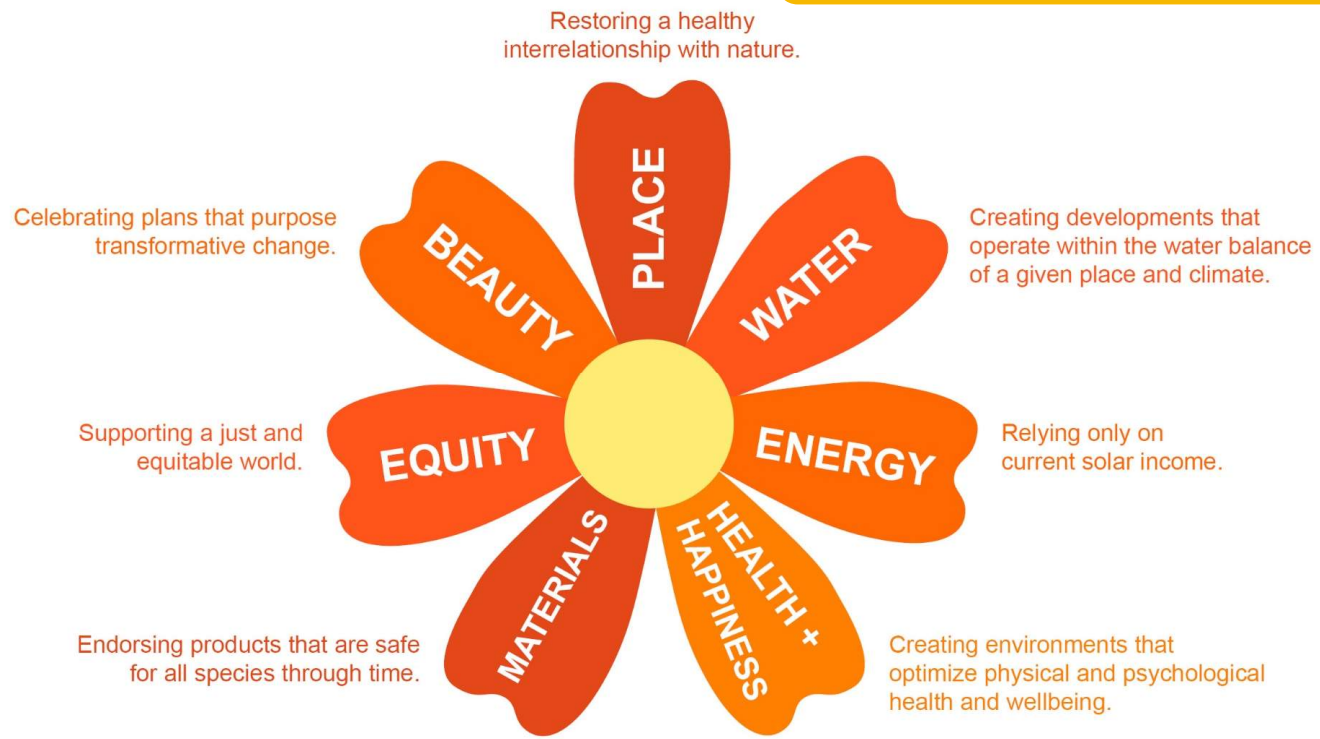
SELF-SUSTAINING.
Allow for revenue generating opportunities to support ongoing operations and maintenance of the park.



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

- Provides exemptions for:
 - Parks and public open spaces
 - Recreational facilities
 - Maintenance/replacement of existing cultural, arts, and education uses

<https://www.santamonica.gov/media/Document%20Library/Project/Future%20of%20Santa%20Monica%20Airport%20Project/Measure%20LC.pdf>

"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

An aerial photograph of an airport tarmac under a clear blue sky. In the center, a small white and blue airplane with the registration N20791 is parked. To the right, a red octagonal stop sign is visible on the pavement. The background shows airport buildings and a city skyline in the distance.

City of Santa Monica Airport Conversion

December 19, 2023

SASAKI

A Long History...

1542:

Juan R Cabrillo, spanish Conquistador dropped anchor

Prehistory (9,000-2,500 BPE):

area occupied by the Yaavitam- the first people in the region

1781:

Spanish Settlers arrived and built Mission San Gabriel forcing the Tongva out

1875:

Jones and R. Baker subdivide land to form town of Santa Monica

1920's:

Business is BOOMING on tourism and Santa Monica's population more than doubles!

1922:

Douglas Aircraft Co. opens at Clover Field (SMO)

1924:

First round the world flights in a Douglas aircraft! Santa Monica is on the map!

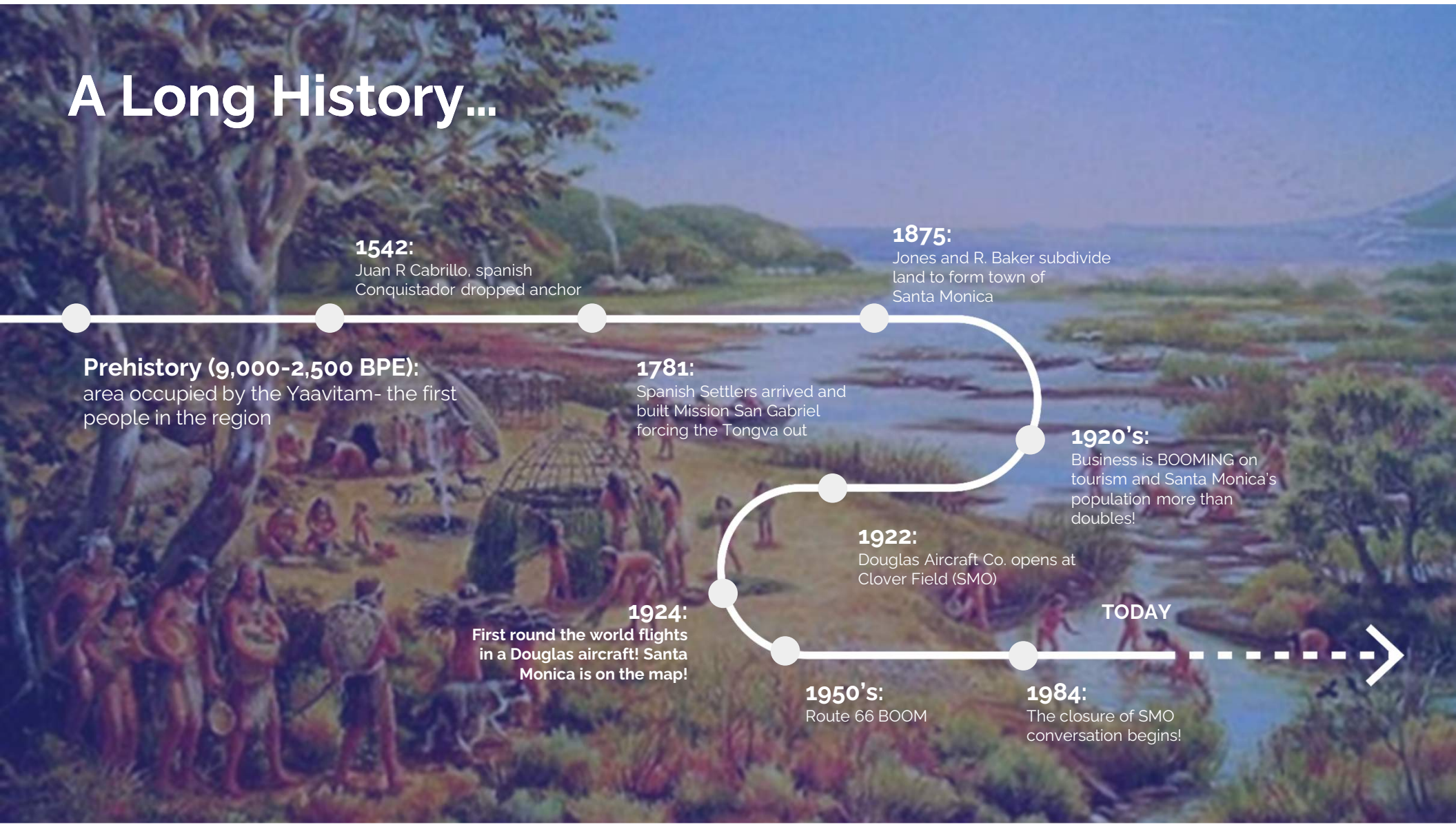
TODAY

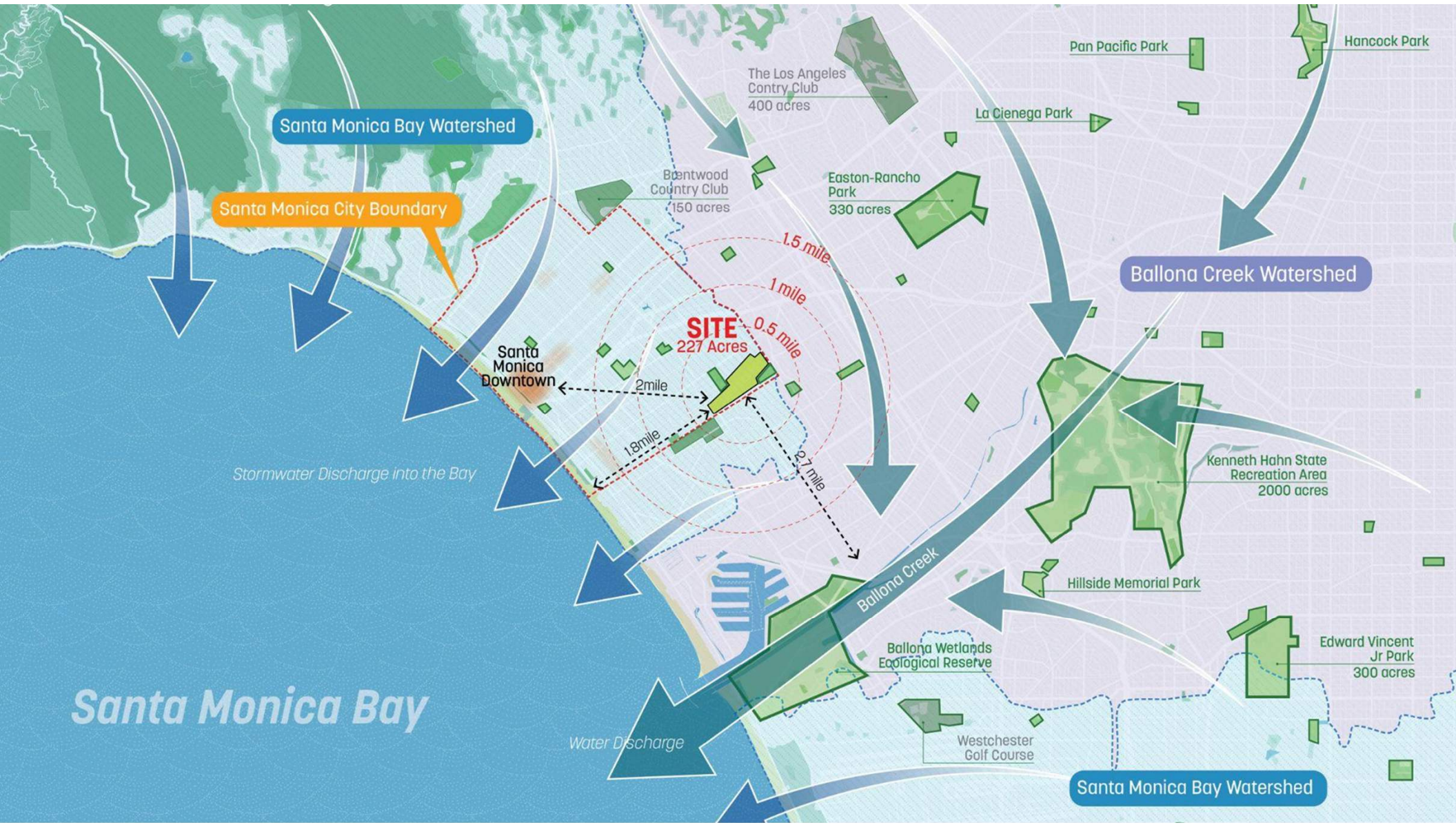
1950's:

Route 66 BOOM

1984:

The closure of SMO conversation begins!



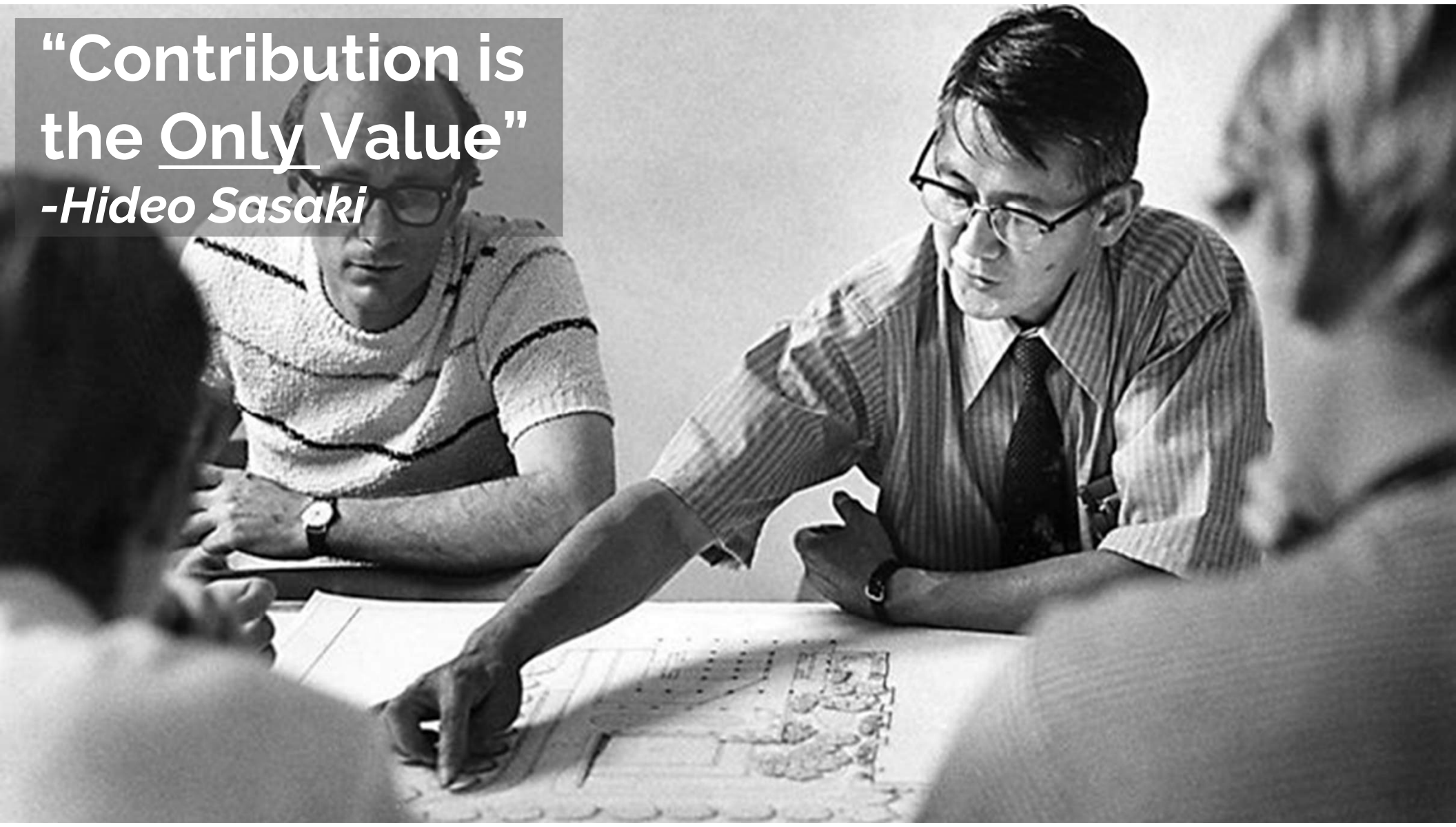


Once in a Generation Opportunity.

- Ecosystem **Restoration** on a Mega Scale
- Creating a Beacon of **Sustainability**
- Reuse, Repurpose & Revitalize
- Balancing **Community** Needs
- Design with **Implementation** in Mind
- Quick Wins Change Hearts & Minds



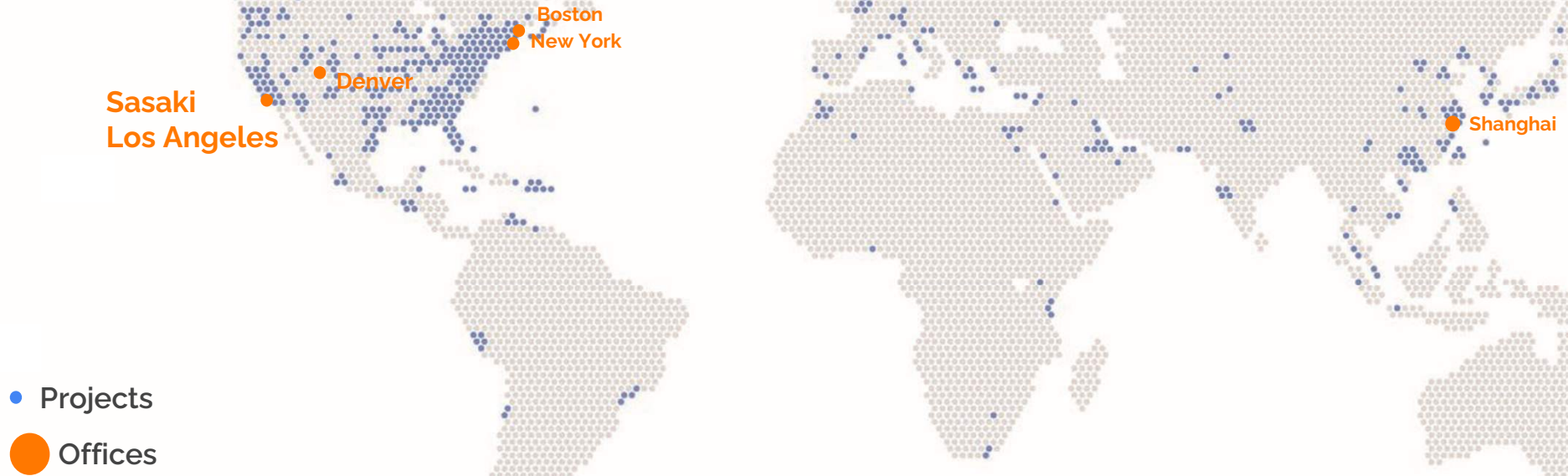
“Contribution is
the Only Value”
-Hideo Sasaki





Sasaki has a deep bench, across multiple disciplines with over 350 professionals

Together, we hail from 30 countries,
speak 45 languages, and are over
50% female.



We Plan and Build Civic Spaces

Chicago Riverwalk



Smale Riverfront Park



University Lakes Park

Greenwood Community Park



RINO Streetscape Design



Losner Park

Bonnet Springs Park

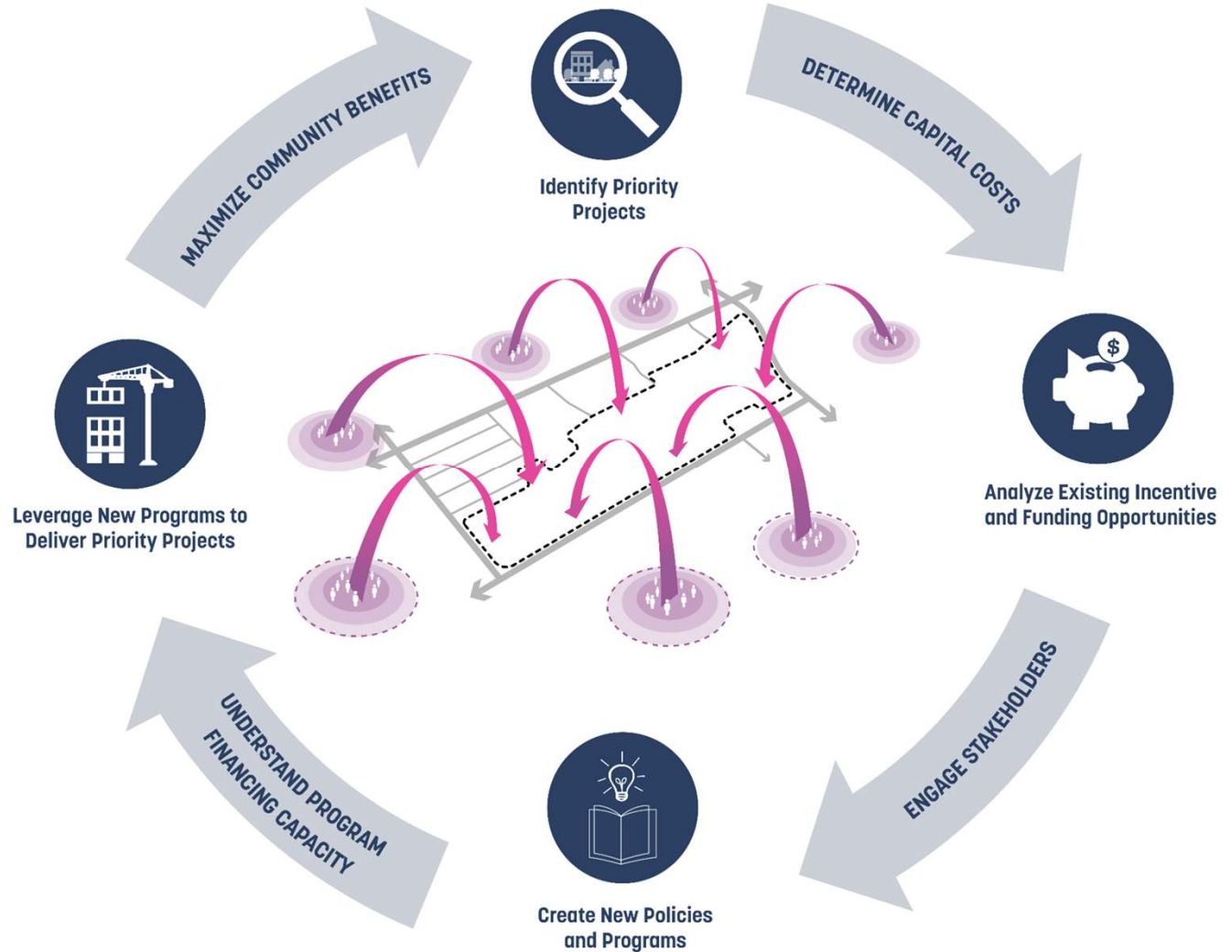


Gene Reid Park



Moore Square

WE THINK IN TERMS OF IMPLEMENTATION THROUGH ALL STAGES OF THE DESIGN





\$9.8M
in State Grant Funding
Main Street Landing, Davenport



\$37M
in Philanthropic Gifts
Town Branch Park, Lexington



\$5.7M
in Federal CDGB Funding
Greenwood Park, Baton Rouge



Over \$7M
Stormwater Infrastructure, New York

Friends of Bonnet Springs Park

Cost

\$120 Million

Size

186 Acres

Status

2014–2022 (now open!)

Sasaki Scope

Master Plan–CA

Sasaki Services

Landscape Architecture
Civil Engineering
Architecture
Interior Design
Environmental Graphics



\$8M Annual Operations &
Maintenance Costs
\$3M Estimated Annual
Revenue



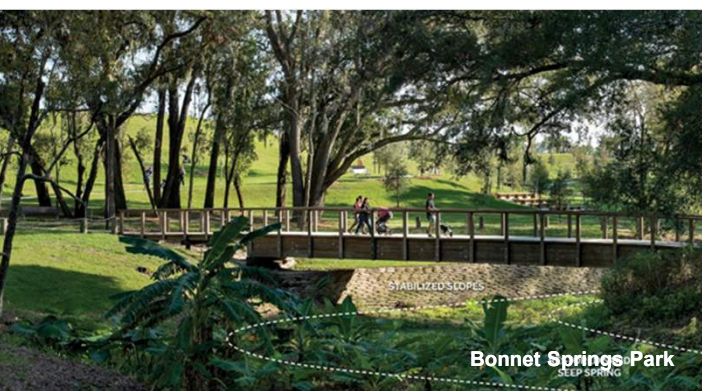


*Every team
is crafted*



Airport conversion Projects

1. **Xuhui Runway Park (Shanghai Longhua Airport)- 36.15 acres**
2. Calverton Air Facility Reuse Plan- 2,923 acres
3. Minsk Forest City: A Regeneration of the Minsk-1 Airport- 791 acres
4. Plattsburgh Air Force Base Reuse Plan- 3,447 acres
5. **The Ellinikon Park (Athens International Airport)- 650 acres**
6. Lowry Air Force Base Redevelopment- 1,866 acres
7. **Confidential Small Regional Airport Conversion Master Plan- 1,200 acres**
8. **DEN Real Estate Strategic Development Plan- 16,000 acres**
9. Tompkins County Airport- 531 acres
10. Reno/Tahoe International Airport- 1,450 acres
11. Nantucket Airport Park
12. Panama City Airport Redevelopment- 700 acres



Bonnet Springs Park
SLEEP SPRING



Greenwood Community Park



University Lakes Park



Olin Park



Gene Reid Park



The Huntington Gardens

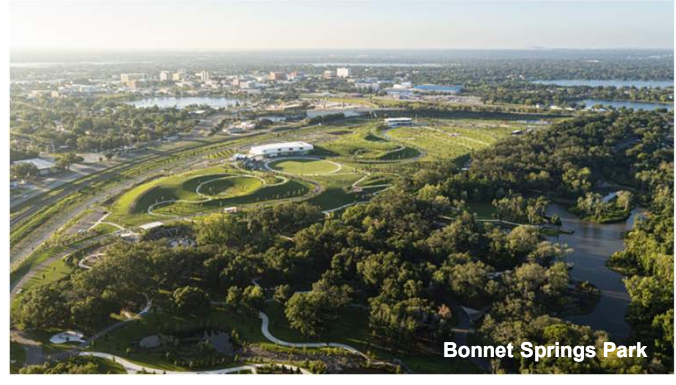
The climate is changing We can change with it

Find your Intermountain West county ...

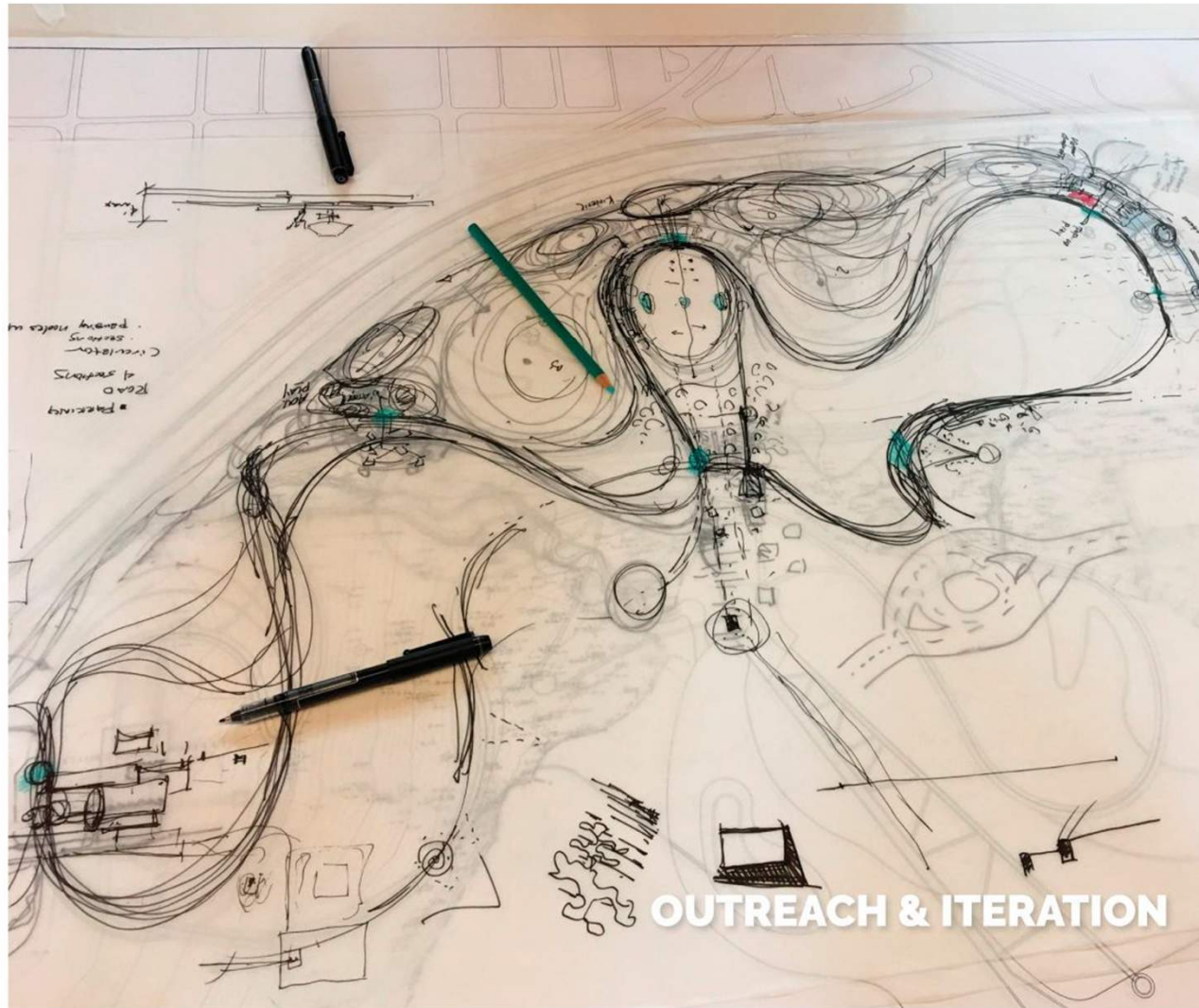
Analyze the change in your county > Explore: [Map](#) [Strategies](#) [Case Studies](#)

climate park change

Research in partnership with National Recreation and Parks Association



Bonnet Springs Park





SITE PLAN

BONNET SPRINGS PARK BY THE NUMBERS

- 300,000**
YD³ CONTAMINATED SOIL REMEDIATED
- 85,000**
SQ. FEET COMMUNITY, CULTURAL,
AND EDUCATIONAL BUILDINGS
- 3,000**
TREES PLANTED
- 300**
ACRES URBAN RUNOFF TREATED
- 168**
ACRES OF NEW PARK SPACE
- 120**
SPECIES OF PLANTS ADDED
- 36**
TONS GARBAGE REMOVED
- 30**
ACRES WETLAND PROTECTED



Sasaki Team



Anna Cawrse
PLA, ASLA
Principal-in-Charge



Joshua Brooks
AICP, PLA, ASLA
Planning Principal



Benjamin Boisclair
PLA, ASLA
Project Manager



Chris Hardy
PLA, LEED AP+ND, CA
Sustainability



Ruth Siegel
PLA, ASLA
Senior Landscape Architect

Specialists



Shuai Hao
PLA, ASLA
Senior Landscape Architect



Andrew Sell
PLA, ASLA
Ecologist



Chris Frieda
PLA, ASLA
Senior Planner



Einat Rosenkrantz
PLA, ASLA
Senior Urban Designer

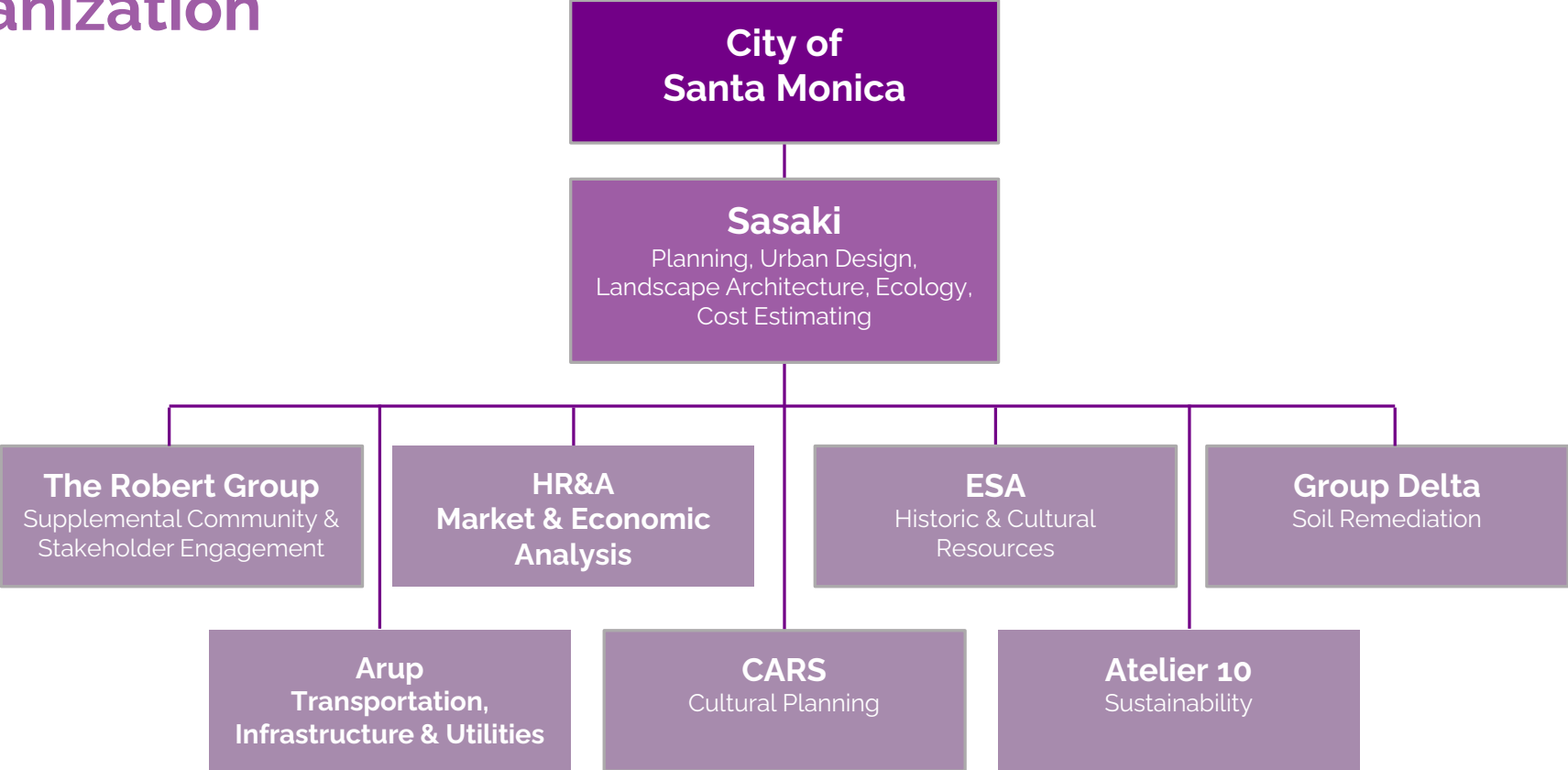


Tanvi Sharma
AIA
Planner



Steve Engler
PE, LEED AP
Civil Engineer

Team Organization



A photograph of two women participating in a workshop or community event. The woman on the left, with her hair in a bun and wearing a grey sweater, is leaning forward and looking at a table. The woman on the right, wearing glasses and a dark blazer, is also leaning over the table, focused on a task. On the table, there are several dark, round objects, possibly chocolate-covered almonds, and a white paper cup with orange text. The background is a busy indoor space with other people and colorful posters or artwork on the walls. The entire image has a blue color cast.

Engagement is not a Phase

No “Best Practices”

Every Community is Different!



Reid Park Reimagined Survey Two - Paper Version

Concept 1	GOOD IDEA	NEUTRAL	BAD IDEA	Concept 2
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Large land area dedicated to sports and recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Large land area dedicated to native plantings representative of diverse desecan habitats
Consolidation of manmade into spaces around dog pathways and amenity features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Removal of all but one baseball field to create a natural landscape that aids in flood control
Replacement of two baseball fields with multi-purpose fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The reclamation of Chilton Wash to create floodable landscape that improve water quality
The creation of a desert-inspired garden to complement the rose garden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Observation structure and bird blinds to enjoy scenic views and wildlife watching throughout the park
Small community gathering areas located throughout the park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduced quantity of turf in favor of native desert landscaping practices
An enlarged dog park accessible to two parking areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduction in land area dedicated to the dog park
An overlook hovering over the north pond	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Removal of parking from the south side of the park along 2nd Street
An additional outdoor performance area and event lawn next to the north pond	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Controlled approach to maintain that status

Foundations of Engagement Approach

Flexible tools with a shared intention of meaningful, responsive engagement



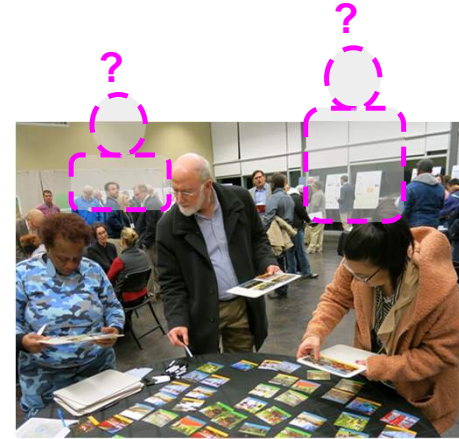
**Build Community
Ownership**



**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**

Tools Follow Purpose:

Making it Accessible and Flexible

Synchronous
Participate live with others

Socially distanced conversations / intercept surveys*

Outdoor, de-densified public workshop*

Socially distanced walking tour*



Public Workshop Virtual Event

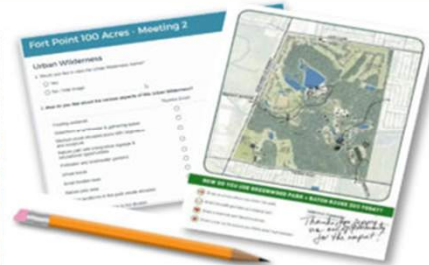
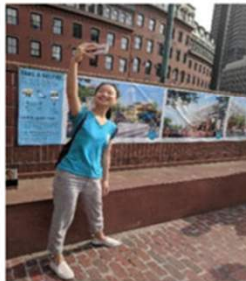
Attend virtual existing event

Virtual Focus Groups

No-tech required

Distributed paper survey + mapping activity

Self-guided, unstaffed outdoor public workshop



Virtual

Public Workshop Website

Online survey

Sasaki's CoMap

Asynchronous
Participate anytime



Pop-Ups and Non-traditional Outreach



An aerial photograph of a city map with two hands placed on it. The hands are positioned over various icons and labels on the map. The icons include a dollar sign, a bar chart, a recycling symbol, a leaf with a plug, and a handshake. The map labels include 'CAPLISITE' and 'PLEASANT HILL'. The overall image has a blue tint.

Engagement is Tied to the Design

ORVSP

Ohio River Vision and Strategic Plan

Take the Design Concepts Survey below to share your input!






[English Survey →](#)

[Encuesta Español →](#)



Program gap analysis

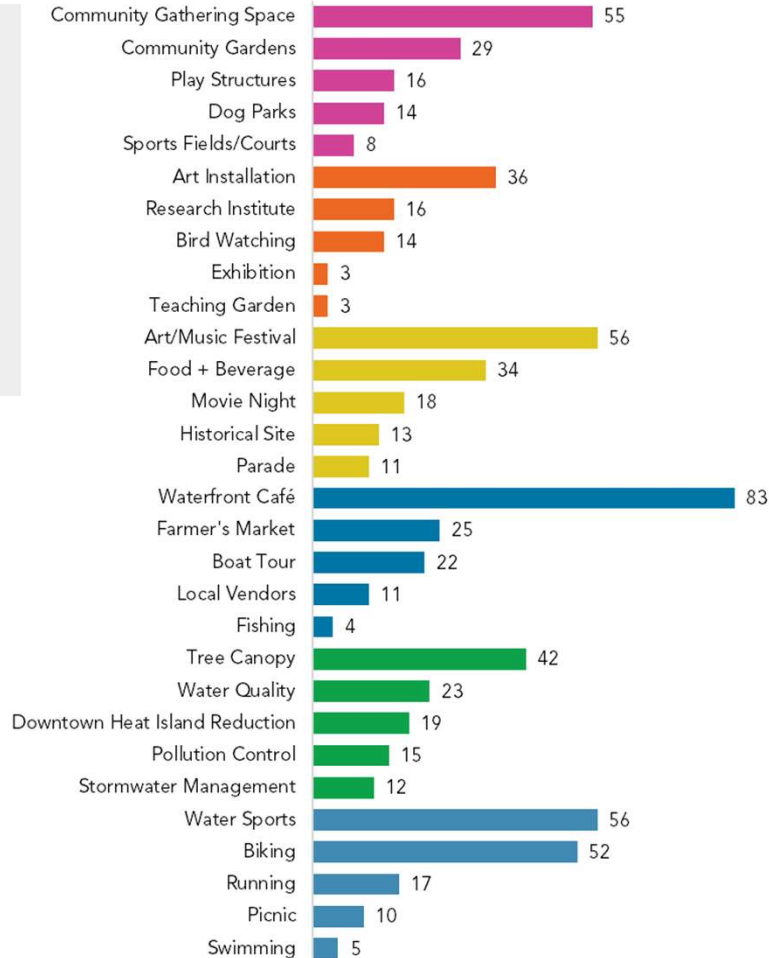


-  10-minute walking distance for existing waterfront access
-  10-minute walking distance to Lake Monona's New Waterfront Park
-  View Corridor
-  Water Access Points
-  15-minute Paddling Distance

What kinds of activities would you like to participate in along the riverfront?

Activities receiving the most votes:

1. **Waterfront cafe**
2. **Art/Music Festival**
3. **Water Sports**
4. **Community Gathering Space**
5. **Biking**

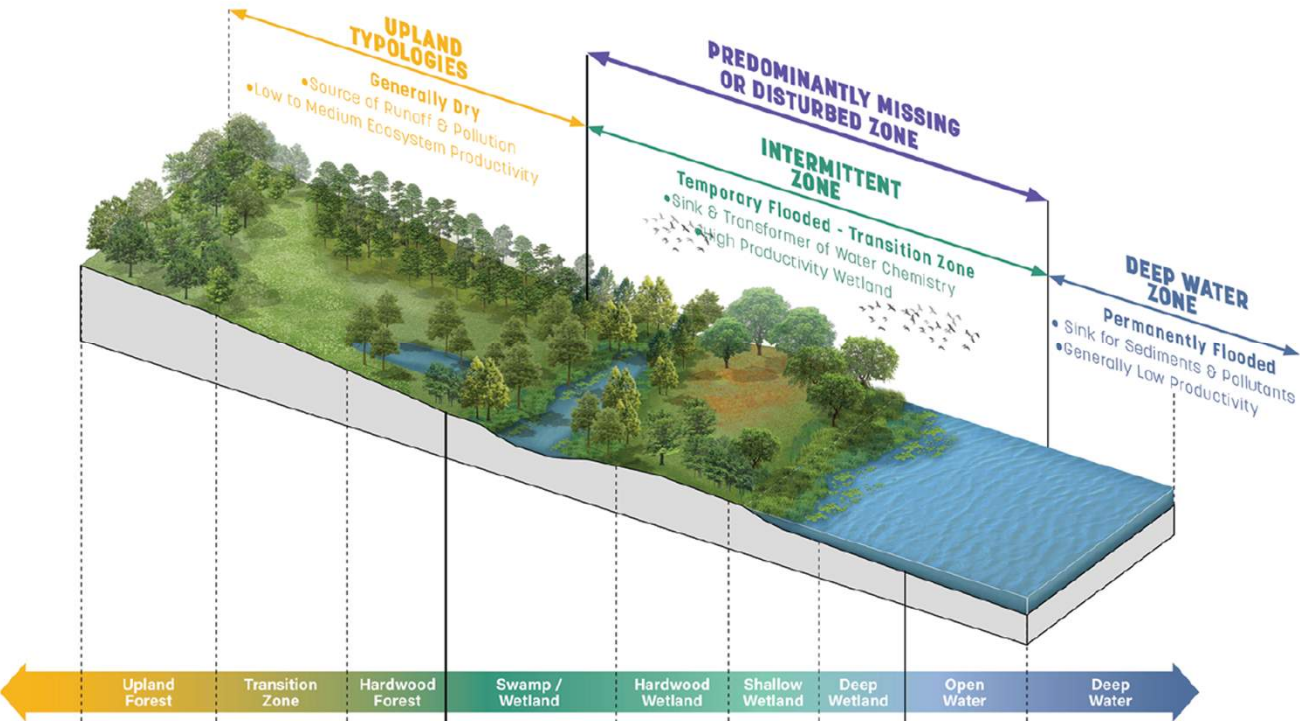


Additional suggestions received:

- Boat racing
- Hydroplane racing
- Ferry service or boat taxi
- Repurposing parts of the Wabash-Erie Canal for recreation
- Shade for pedestrians and bicyclists
- Public safety
- Shopping district
- Affordable living
- Less concrete
- Gardening on abandoned lots
- Labyrinths
- Dance for everyone
- Connection with local neighborhoods
- Multi-use, multi-generation trail
- New boat docks in Newburgh and Evansville
- Music amphitheater with space for food trucks
- Riding wheelchairs
- Internet in a shaded structure where people can go to recharge

Transparency and Clarity

Clear graphic communication to demystify information



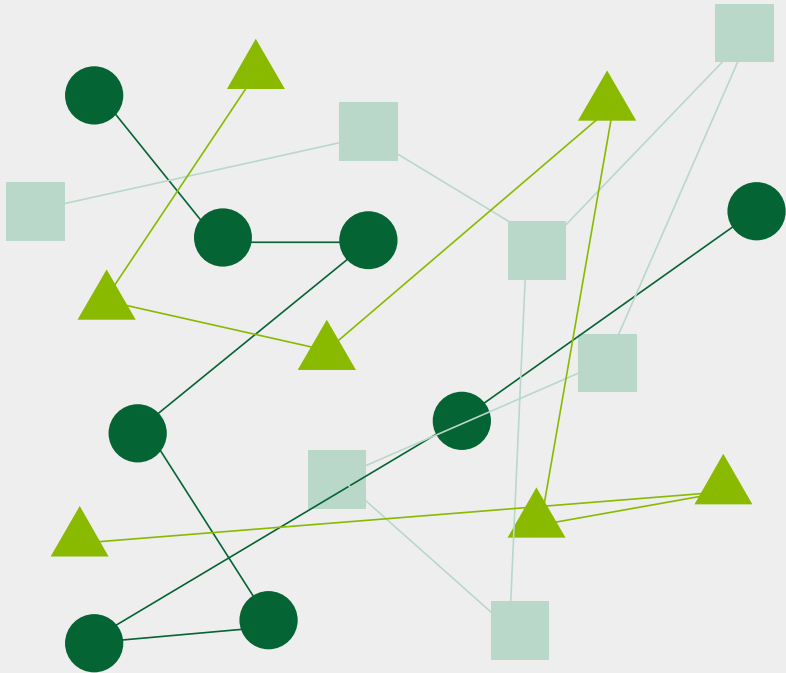
	BUILT ENVIRONMENT	SURFACE	ECOLOGY
INFRASTRUCTURE			
BUILDING ASSESSMENT			
CIRCULATION & PARKING			
PROGRAM			

SITE ANALYSIS FACTORS

Embedding Feedback into Decision Making

Developing Guiding Principles

FINDING PATTERNS IN THE FEEDBACK...



...TO IDENTIFY GUIDING PRINCIPLES FOR THE PLAN

Celebrate Louisiana's Nature



Embracing the ecology of Greenwood Park and creating sustainable opportunities for people to experience the landscape

A Park for Everyday & the Big Day



Providing a balance of everyday neighborhood amenities and destination activities that are a regional draw

Open Up and Reach Out



Providing physical connectivity for walkers, bikers, and drivers alike to make the park a connected heart of the parish

Welcome and Grow



Putting community at the heart of the park's design and implementation

Don't pick an option, choose ideas

Different approaches to creating a Great Park

EBR's Heart



Braided Bayou



Eco Constellation



Concept Comparison



Big Idea

Which concept best addresses your biggest concerns about and highest priorities for the Downtown Evansville riverfront?



Ripple Park
52%

Urban Wilderness
48%

Connectivity

Which concept does a better job of connecting the downtown with the riverfront?



Ripple Park
52%

Urban Wilderness
48%

Plaza programs

Which concept does a better job of providing a variety of spaces for events and activities on Dress Plaza?



Urban Wilderness
56%

Ripple Park
44%

Waterfront attractions

Which concept does a better job of creating amenities, resources, and attractions that will retain and attract more people to Downtown Evansville?



Urban Wilderness
57%

Ripple Park
43%

Water's edge

Which concept does a better job of creating a variety of hard (built) and soft (natural) edge conditions along the riverfront?



Both concepts
48%

Ripple Park
33%

Urban Wilderness
19%



- ① Waterfront Building
- ② Adventure Playground/ Splash Pad
- ③ Waterfront Cafe
- ④ Picnic Pavilion
- ⑤ Fish Pier
- ⑥ Outdoor Concert Venue
- ⑦ Event Lawn/Overflow Parking
- ⑧ Bayou Promenade
- ⑨ Sports Facilities
- ⑩ Disc Golf
- ⑪ Soccer Fields with Lights
- ⑫ Stormwater Sediment Pond
- ⑬ Grass Beach
- ⑭ Rental/Team Building/ Wedding/Retreat
- ⑮ Canopy Walk
- ⑯ Community Garden
- ⑰ Bird Observation
- ⑱ Boat Ramp
- ⑲ Zipline
- ⑳ Expanded J.S. Clark Golf Course
- ㉑ Driving Range
- ㉒ Mini Golf and Beer Garden
- ㉓ Restored Bayou
- ㉔ Park and Zoo Parking
- ㉕ Pump Bike Track
- ㉖ Dog Park
- ㉗ Equestrian Trail
- ㉘ Playground
- ㉙ Cross-country Loop
- ㉚ Picnic Core
- ㉛ Public Art
- ㉜ Military Shed
- ㉝ Upland Landform

GREENWOOD COMMUNITY PARK MASTER PLAN

A re-envisioned large neighborhood park and regional destination arises out of robust engagement with the Baton Rouge community

Reduction of the 100-year Flood Elevation
leaving the park by **6 inches**



200% Increase in Tree Canopy



100 acres of forest returned to a healthier maintenance and ecological state



16 acres of added Wetland and Bayou Habitat

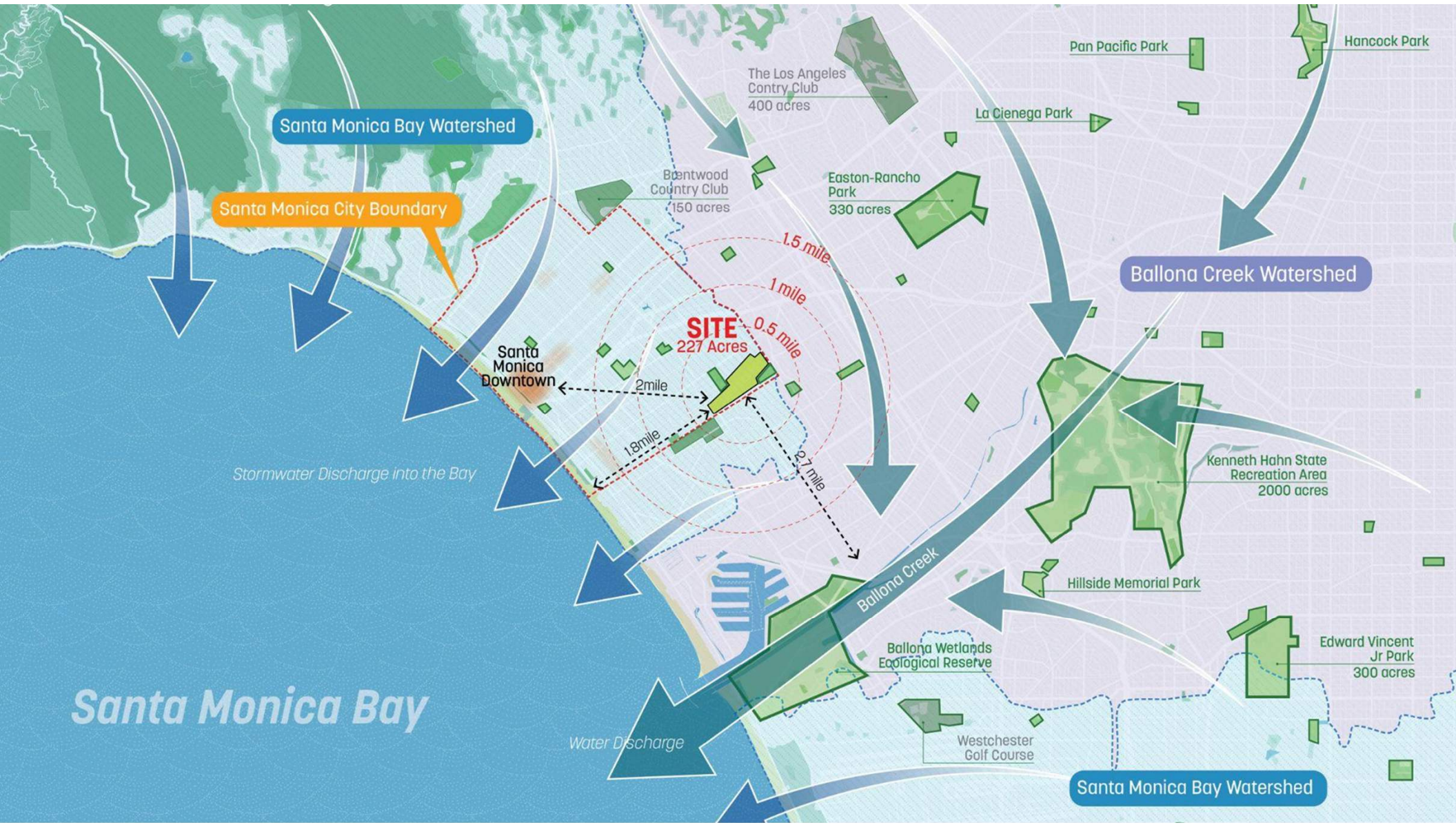


43 programs added from the Community's needs



1 Million Sunflowers at Lakeview Village DAY 1





SASAKI



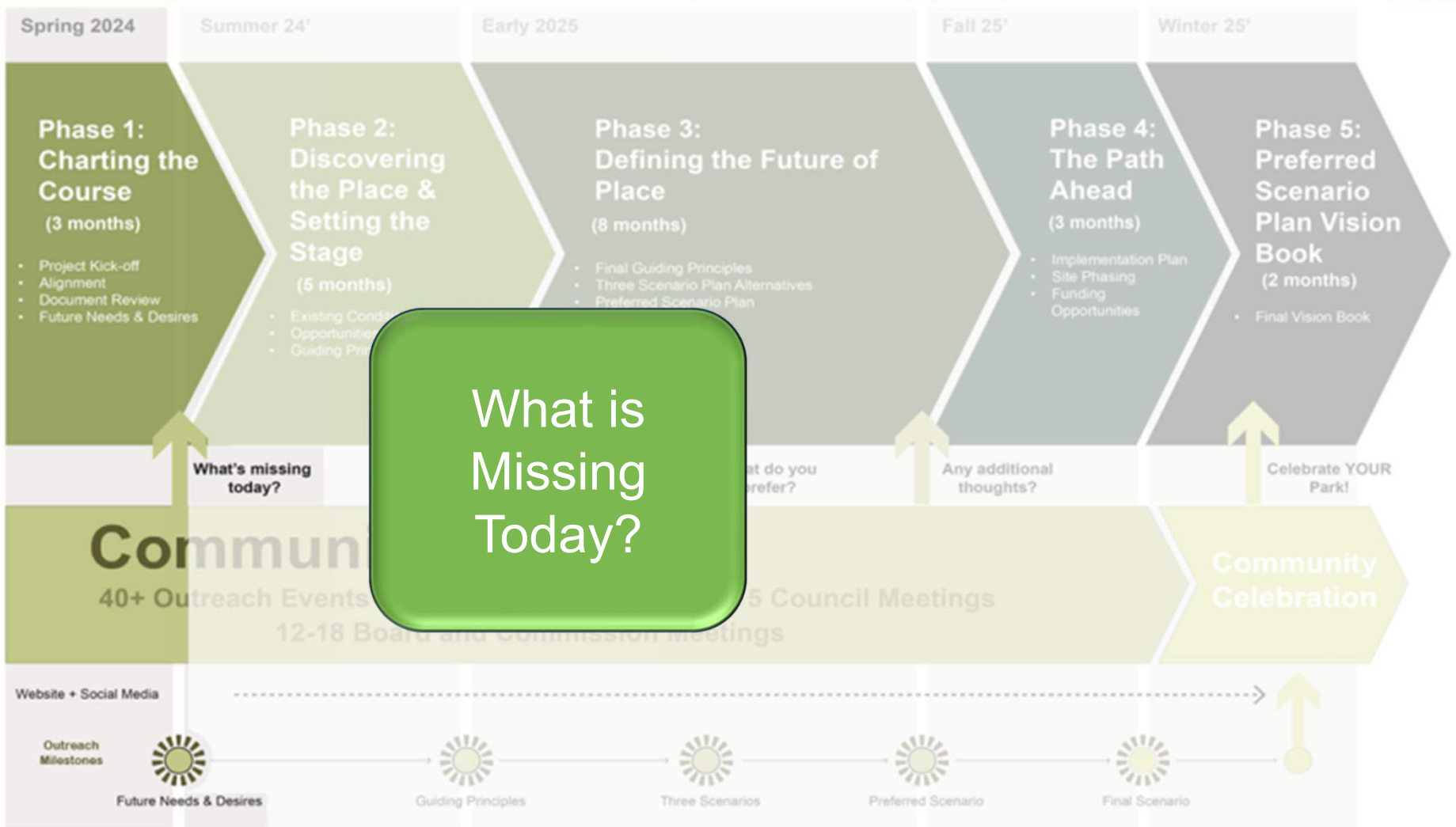
PROCESS DIAGRAM



Leading up to each of the four outreach milestones noted above, the following types of activities are proposed to maximize community participation and reach a diverse group of stakeholders and community members in Santa Monica:

- **One (1)** Large community event (in-person)
- **One (1)** Virtual community event (virtual)
- **Up to One (1)** Digital survey (digital via project website AND in person when necessary)
- **Up to 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.
- **Up to 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 (the culmination of the outreach activities for each milestone where Council gets to provide direction)

PROCESS DIAGRAM - Phase 1



What is Missing Today?

PROCESS DIAGRAM - Phase 2



PROCESS DIAGRAM - Phase 2



PROCESS DIAGRAM - Phase 3



What do You Prefer?

PROCESS DIAGRAM - Phase 3



Any Additional Thoughts?

PROCESS DIAGRAM - Phase 4



PROCESS DIAGRAM - Phase 5



We are here

We will be here

Early Visioning
completed but conditions have changed

**Scenario Planning
(Airport)**

**Specific Plan
(Airport + Biz Park)**

Implementation

**UNDERSTANDING
TRADEOFFS**
Scenario Planning
Economic Feasibility
Remediation
Engagement

**GUIDED
DEVELOPMENT**
Zoning
Master Planning
Governance
Financing
Environmental

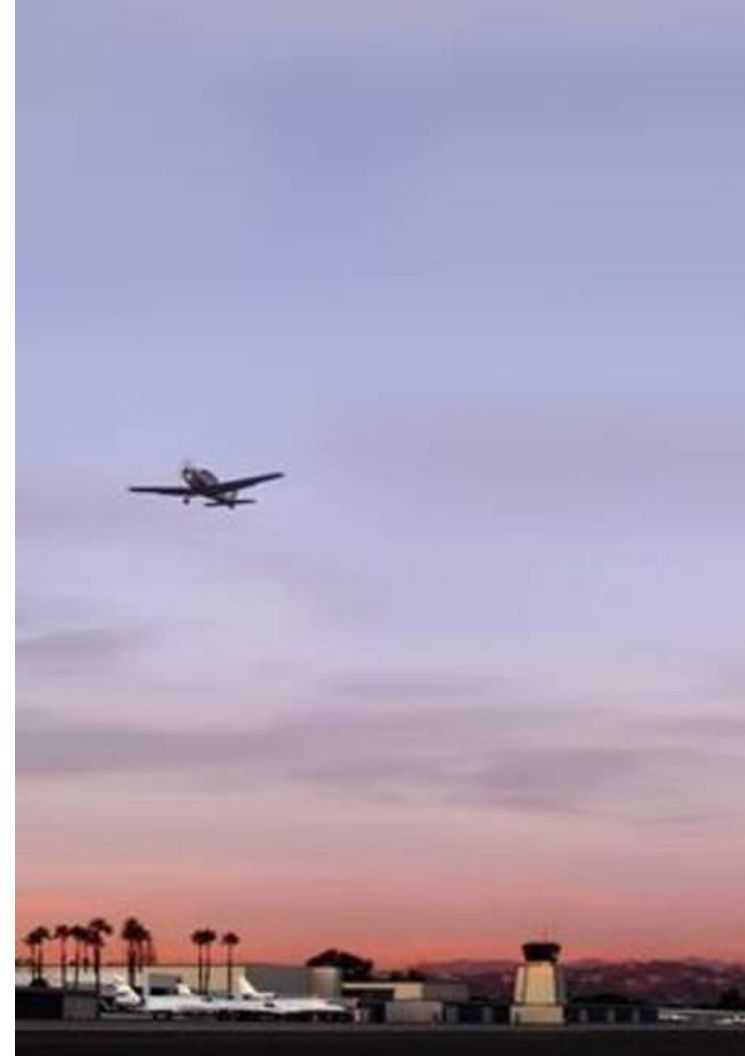


**Staff is recommending the addition of
(1) limited-term of 5 years position**

**a Principal Design and Planning Manager within
the Architecture Services Division of Public Works**

**Staff is recommending using Park and
Recreation Development Impact Fund**

**To fund the Sasaki contract and the staffing
augmentation recommendations**



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

THANK YOU!

Questions?

