

City of
**Santa
Monica**

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

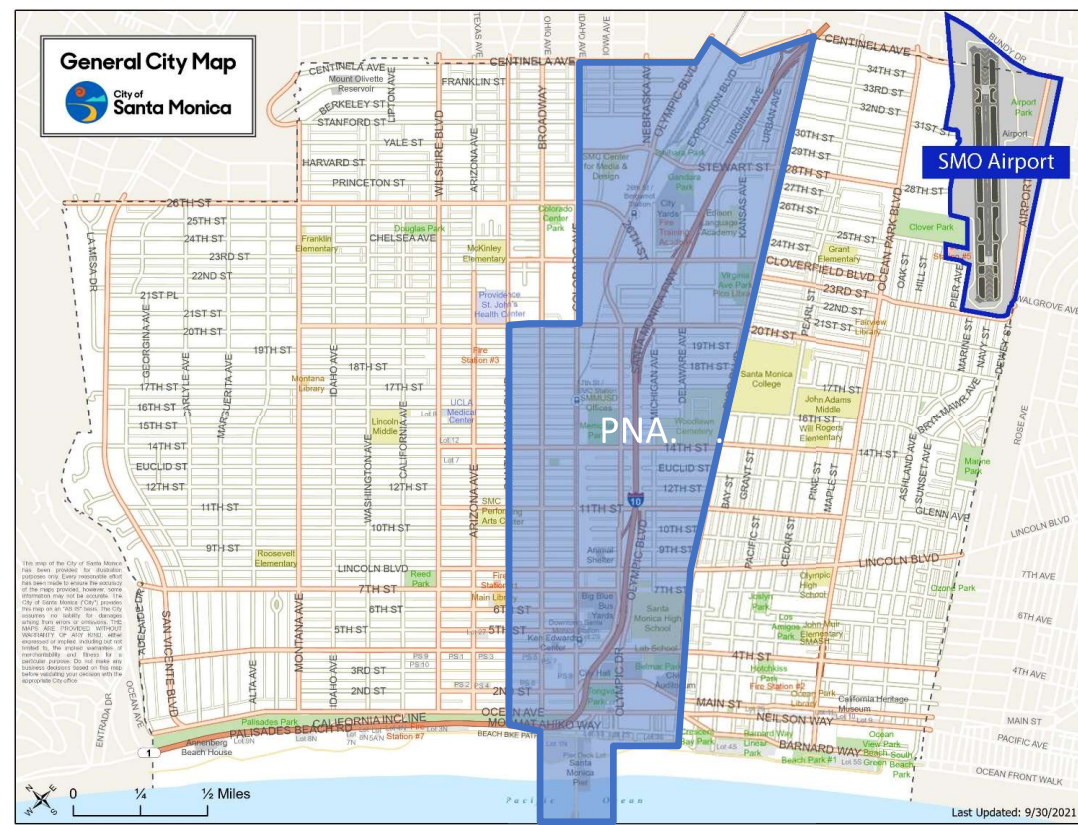
Pico Neighborhood Assoc.
Neighborhood Group

March 8, 2023

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

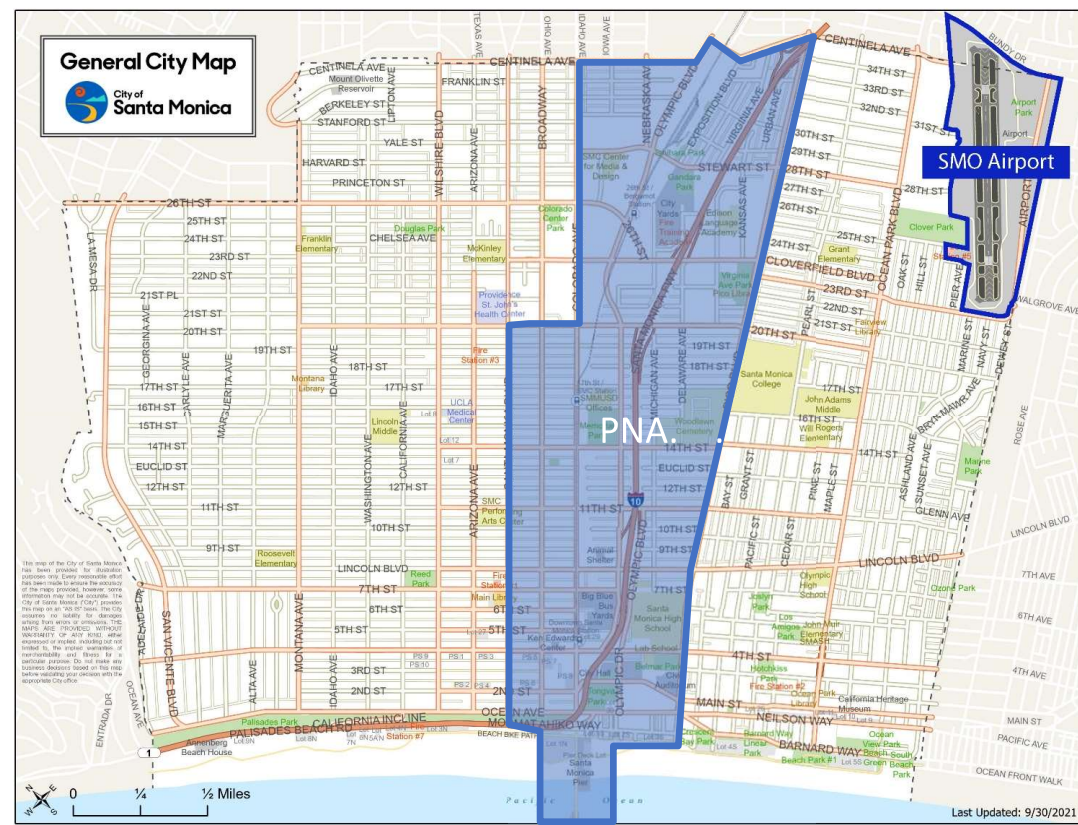
INTRODUCE PUBLIC PROCESS TO PLAN THE FUTURE OF THE SANTA MONICA AIRPORT LAND

- Process for community engagement, testing and refinement
- Scope of work including Existing Conditions, Outreach and Scenario Planning



GET YOUR INPUT FOR THE UPCOMING REQUEST FOR PROPOSALS

- Things to study
- Ideas for outreach
- Local history and context





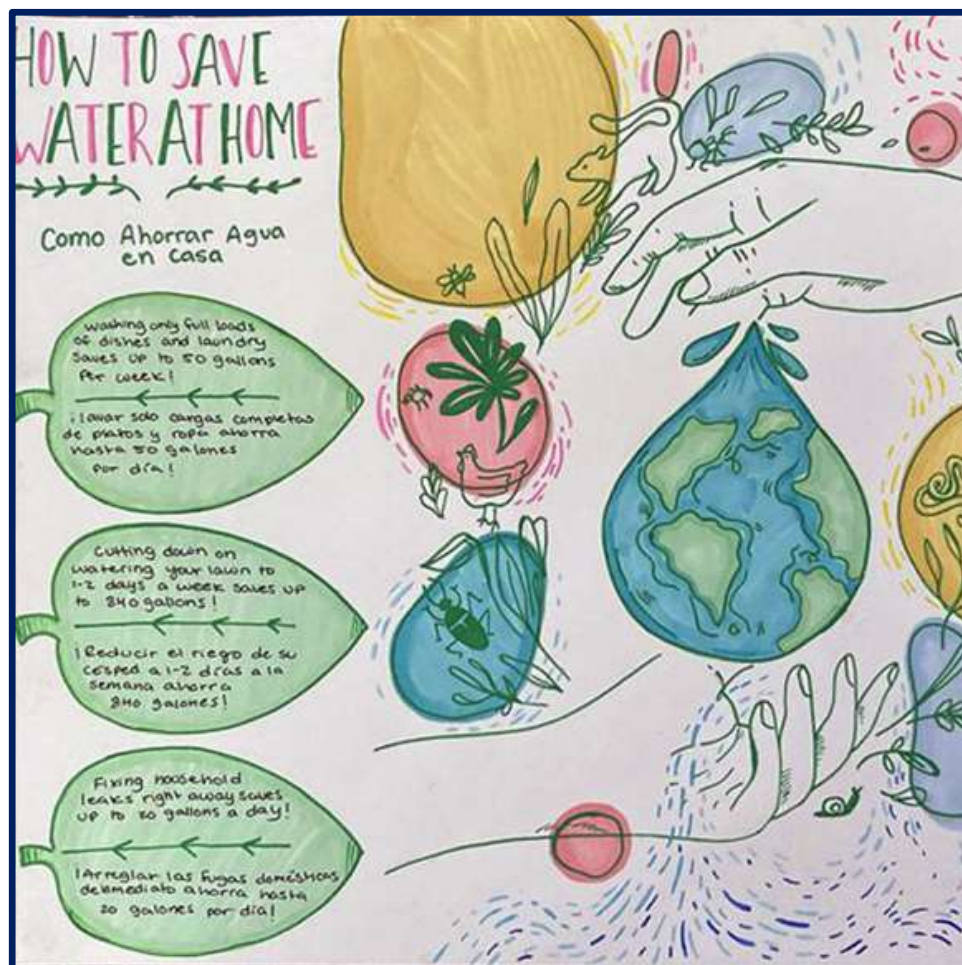
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The Role of Sustainability



PROJECT PRESENTS SUSTAINABLE, GENERATIONAL OPPORTUNITIES FOR SANTA MONICA

- Sustainable land management
- Resource conservation
- Regenerative design
 - Water, Energy, Nature & Wildlife
- Equity and inclusion
- Health and happiness



Keira Yanez, Santa Monica High School



City of
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Background



Sunset Park

Business Park

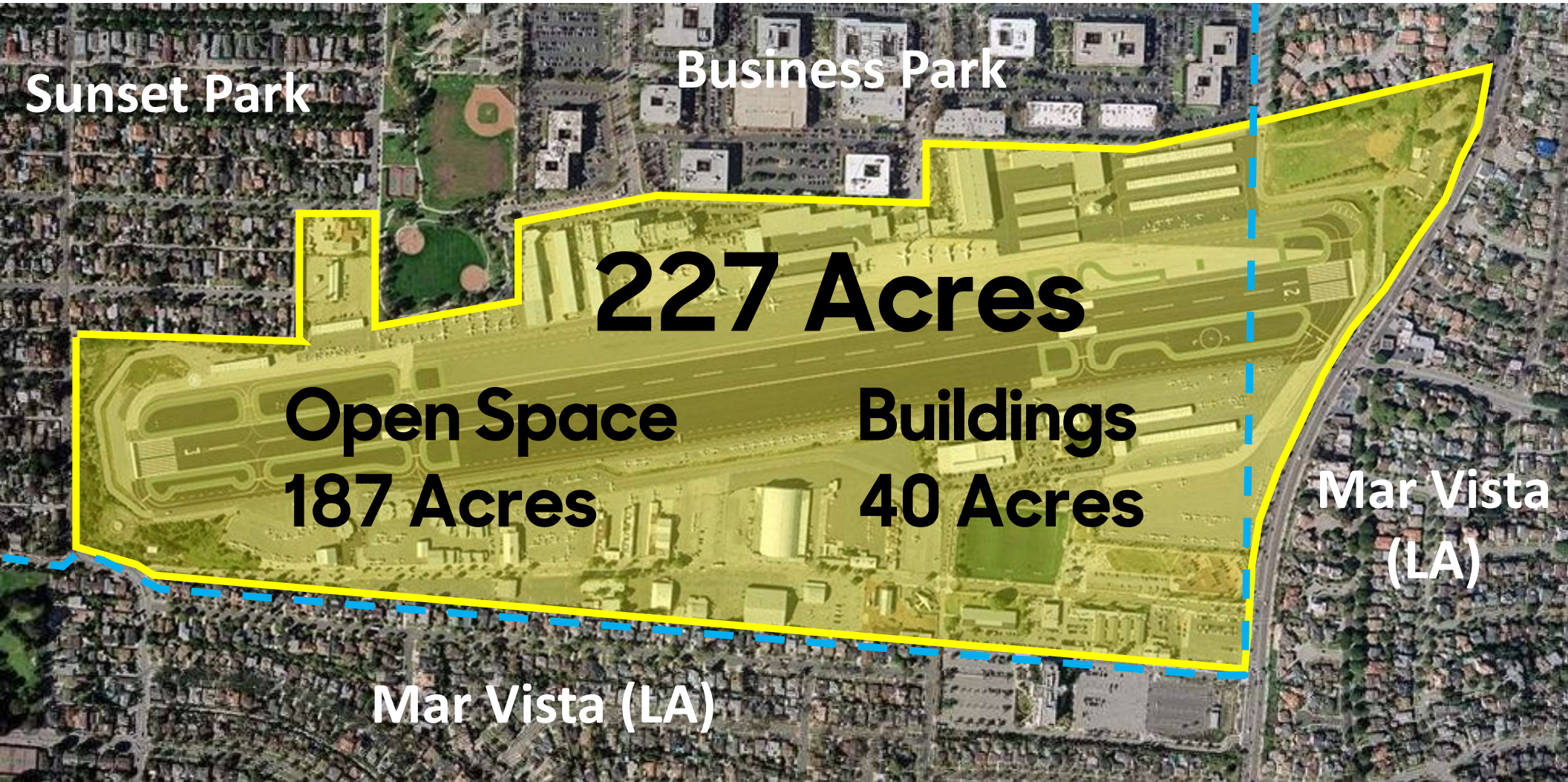
227 Acres

**Open Space
187 Acres**

**Buildings
40 Acres**

Mar Vista
(LA)

Mar Vista (LA)



FROM FARMLAND TO AVIATION AND MANUFACTURING CENTER

- Airfield dedicated 1923 as "Clover Field."
- Santa Monica buys airport land through a park bond in 1926

pg. 111

NATION ACCEPTS AIRPLANE FIELD.

Fifty Thousand Persons See Dedication

Santa Monica Landing-Place Pleases Army Chief

Dozens of Flyers Give Thrill to Spectators

NOTABLES AT BANQUET

The banquet was attended by about 100 reserve officers and was held at the Miramar Hotel. Many officers flew their own planes from Rockwell Field at San Diego, Crissey Field at San Francisco and Mather Field at Sacramento to attend.

The ceremonies at the field began at 3 p.m. when S. L. Berkeley presented the new field on behalf of the City of Santa Monica. In the group that surrounded him were members of the County Board of Supervisors, of the Santa Mon-

SANTA MONICA. — Clover, M., To SE. of city. Alt. 150 ft. Rectangular. 83 A., asphalt surface. Runways, 3,000 by 250 ft., entire. Gold available. Pole line, buildings, radio towers. N. Beacon, boundary, approach, construction, landing area. Good lights. Beacon, rotating green. Service day and night. Left hand turns permitted in landing and taking off SE.; right hand turns in landing or taking off to E. or N.

AIRPORT AT S.E. CORNER OF SANTA MONICA

AIRPORT IS HOME TO AVIATION AND NON-AVIATION INDUSTRIES

- 166 total businesses
- 43 industry sectors
- Approx. \$20M annual revenue (Airport Fund)
- Recreational uses
- Arts, culture, education
- Retail and restaurant
- Many more...



CITY HAS LEGAL AUTHORITY TO CLOSE AIRPORT, IF DESIRED

- Consistent direction from Council to close Airport over past several decades
- Authorized for closure after December 31, 2028
 - Requires Council action
 - Written Notice to FAA
 - Environmental Review
 - Ordinance for closure
- Budget established for planning process to determine future use of land
- History of local measures and community preferences

GENERAL AVIATION

FAA Caves In to City Demand To Close Santa Monica Airport

by Matt Thurber - January 29, 2017, 8:14 PM



After the city of Santa Monica shortens SMO airport's runway to 3,500 feet, large business jets like those in the background will no longer be able to use the iconic airport. (Photo: Matt Thurber)

 California's Santa Monica Airport (SMO), both historically important and a key part of the National Airspace System (NAS), will close at the end of 2028, the FAA said on Saturday following two weeks of negotiations between city leaders and the agency. Somewhat sooner, possibly within a year, the city of Santa Monica, which owns the 227-acre airfield, will cut the 4,973-foot runway down to 3,500 feet, effectively eliminating access to the larger jets that currently fly there.






Before Saturday's surprise settlement, the city and FAA had been embroiled in multiple lawsuits, with the city council and its airport commission firmly arguing for closing the airport while the FAA and pro-airport proponents repeatedly pointed out that after World War II, the city had signed an instrument of transfer to keep the airport

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



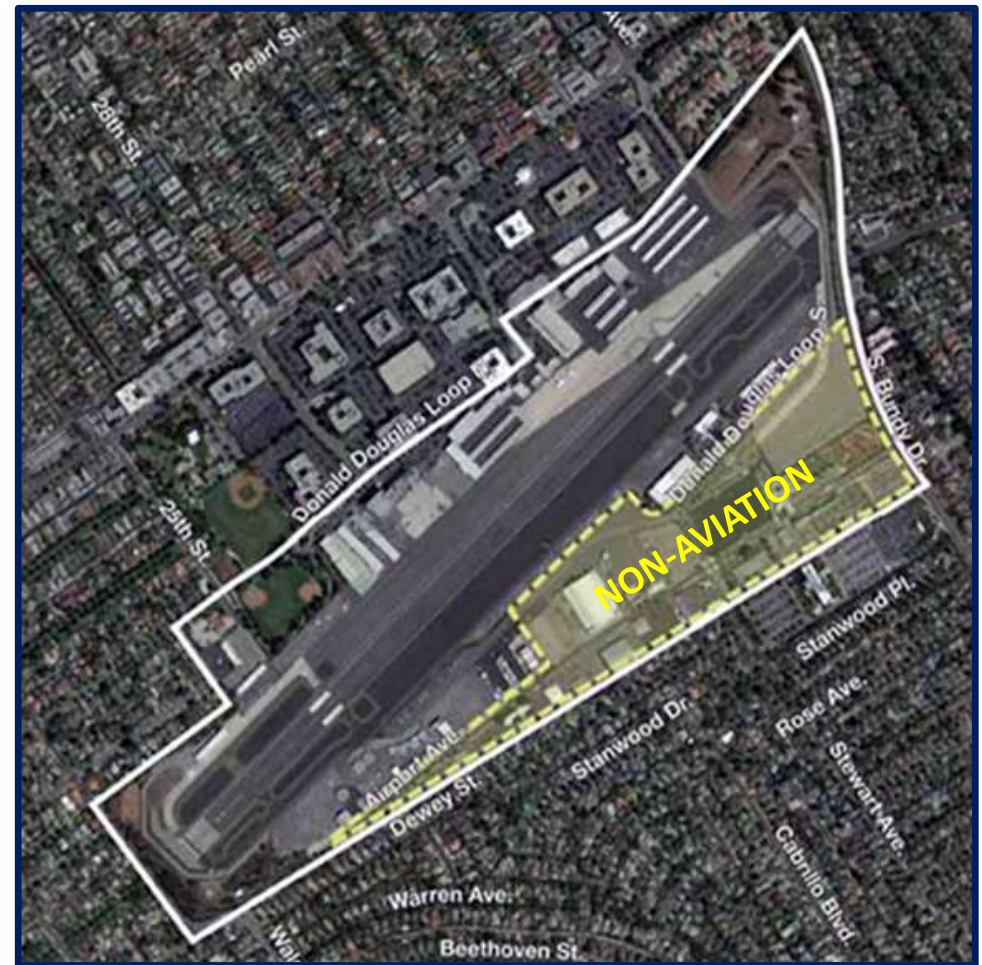
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What We've Heard



2010-2013 FOCUS ON “NON-AVIATION” LANDS

- Community open space
- Access for pedestrians, cyclists, and transit
- Reduce traffic impacts
- New uses for the benefit of the community (arts, culture, education, housing, light retail, etc.)
- Sustainable agriculture projects
- Incubator for green startup businesses
- Green building practices and sustainability
- Infrastructure improvements
- Improve aesthetics



COMMUNITY DIRECTION ON AIRPORT



HIGH-LEVEL OUTLINE OF PROCESS AND SCOPE FOR FUTURE STUDY

- Global case studies
- Implementation pathways
- Funding approaches
- Staffing and consultant recommendations

*The Airport Conversion Report was not published due to delays with the Recreation and Parks Masterplan





City of
**Santa
Monica**

The Planning Process



ADVANCE PLANNING WORK TO ANTICIPATE 2030 ENVIRONMENT

- Lengthy process to plan and reach consensus for entire 227 acres
- Decommissioning process in parallel with planning

What to Expect Proximate to Closure Period

Now: Los Angeles Community Plan Updates

December 2028: Airport Closure Authorized

October 2029: Housing Element 7th Cycle Due

2030ish: General Plan Update (LUCE) Due

Always: Surplus Lands Act

WHICH WAY DO WE GO?



THREE FUNDAMENTAL QUESTIONS TO START THE CONVERSATION

What are We Working With?

What work needs to be done to prepare the land?

What Do We Want & Need?

Inclusive, multi-generational vision

What Can We Afford?

Economic Sustainability

IDENTIFYING CONSENSUS AROUND COMMUNITY PREFERENCES



THREE SCOPE COMPONENTS RECOMMENDED

1. Establish the baseline.
Comprehensive site evaluation and existing conditions.
2. Work with the community.
Outreach and engagement – vision, testing, consensus.
3. Scenario planning.
Concept exploration, alternatives planning and refinement around a great park and supporting uses.



Park – Non-revenue generating. Costly to build/maintain.



Mixed Use – Revenue generating. Growth concerns.

PUBLIC – CITY FINANCED

- Scaled up version of conventional park.
- City leads with public funds.
- Traditionally done in large cities, would be challenging for Santa Monica.

Figure 6: Public Approach Example



PUBLIC + BENEFACTOR

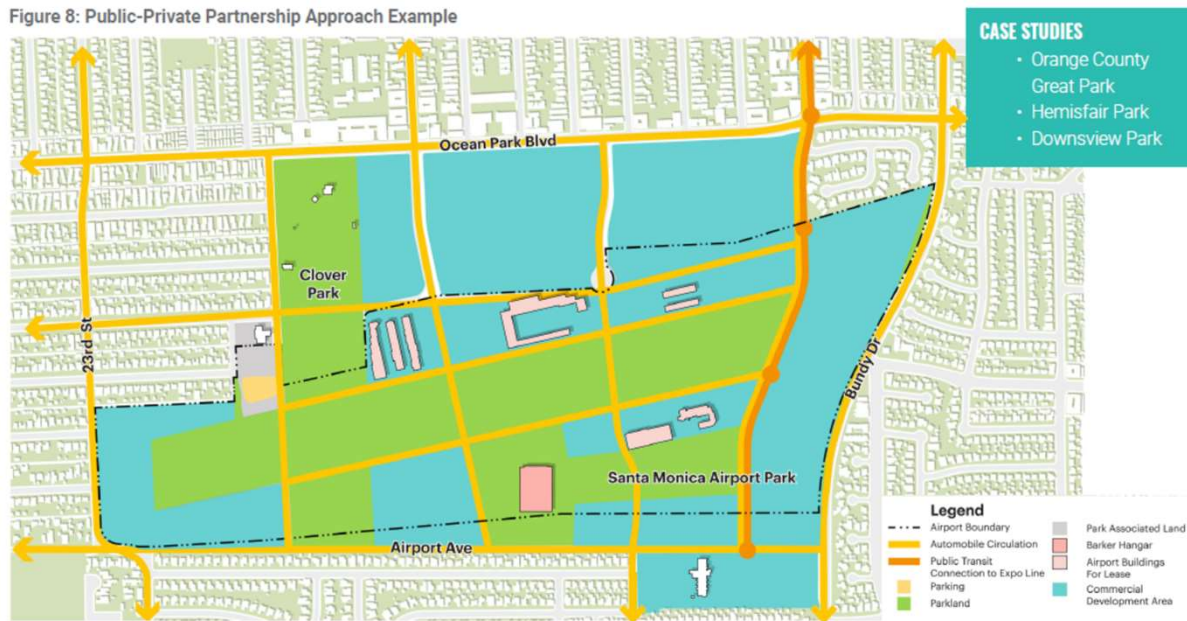
- Requires significant private donations
- More conversion of hardscape to parkland and increased access



PUBLIC PRIVATE PARTNERSHIP

- City partnership with neighborhood development interests.
- Increased access including public transportation connection to the Expo line possible.
- Airport Avenue could be realigned to allow multimodal access and improve intersections.

Figure 8: Public-Private Partnership Approach Example



PUBLIC – CITY FINANCED



PUBLIC + BENEFACTOR



PUBLIC PRIVATE PARTNERSHIP



OTHER?





City of
**Santa
Monica**

Outreach & Engagement



JUST, DIVERSE, EQUITABLE & INCLUSIVE

- Multi-year community dialogue requiring a modern approach to outreach.



WORKSHOPS



DEMOCRATIC LOTTERIES



ONLINE SURVEYS



YOUTH & SENIOR EVENTS



SM+LA NEIGHB. GROUPS



BIZ GROUPS



STAKEHOLDER MTGS



THE BOARD OF SUPERVISORS

REGIONAL PARTNERS

UPCOMING: OUTREACH TO HELP DEFINE THE REQUEST FOR PROPOSALS

13-Feb	Monday	Landmarks	✓
20-Feb	Monday	FoSP	✓
21-Feb	Tuesday	CD11	✓
27-Feb	Monday	Sustainaiblity	✓
2-Mar	Thursday	NOMA	✓
5-Mar	Sunday	Airport 2 Park	✓
6-Mar	Monday	Disabilities	✓
6-Mar	Monday	Northeast Neighbors	✓
7-Mar	Tuesday	Westside Planners	✓
8-Mar	Wednesday	PNA	
10-Apr	Monday	Ocean Park	
15-Mar	Wednesday	Planning	
16-Mar	Thursday	Rec and Parks	
20-Mar	Monday	Arts	
21-Mar	Tuesday	Mid-City Neighbors	
4-Apr	Thursday	Wilmont	
24-Apr		Airport Commission	



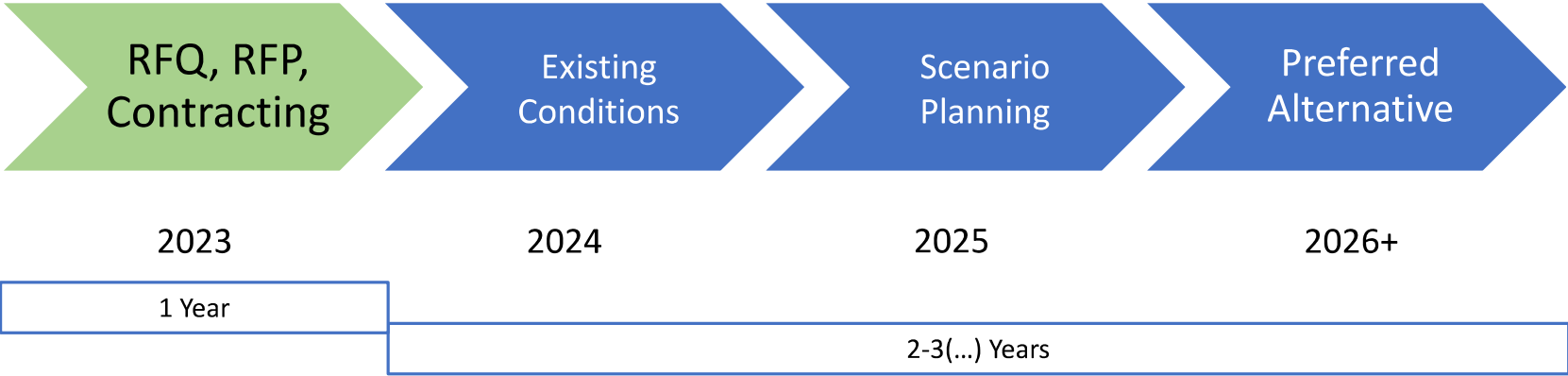
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Timelines



Project Completion - 2026(ish)

Project Process



EMAIL:

thefutureofsmo@santamonica.gov

WEBSITE:

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



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THANK YOU!