

City of
**Santa
Monica**

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

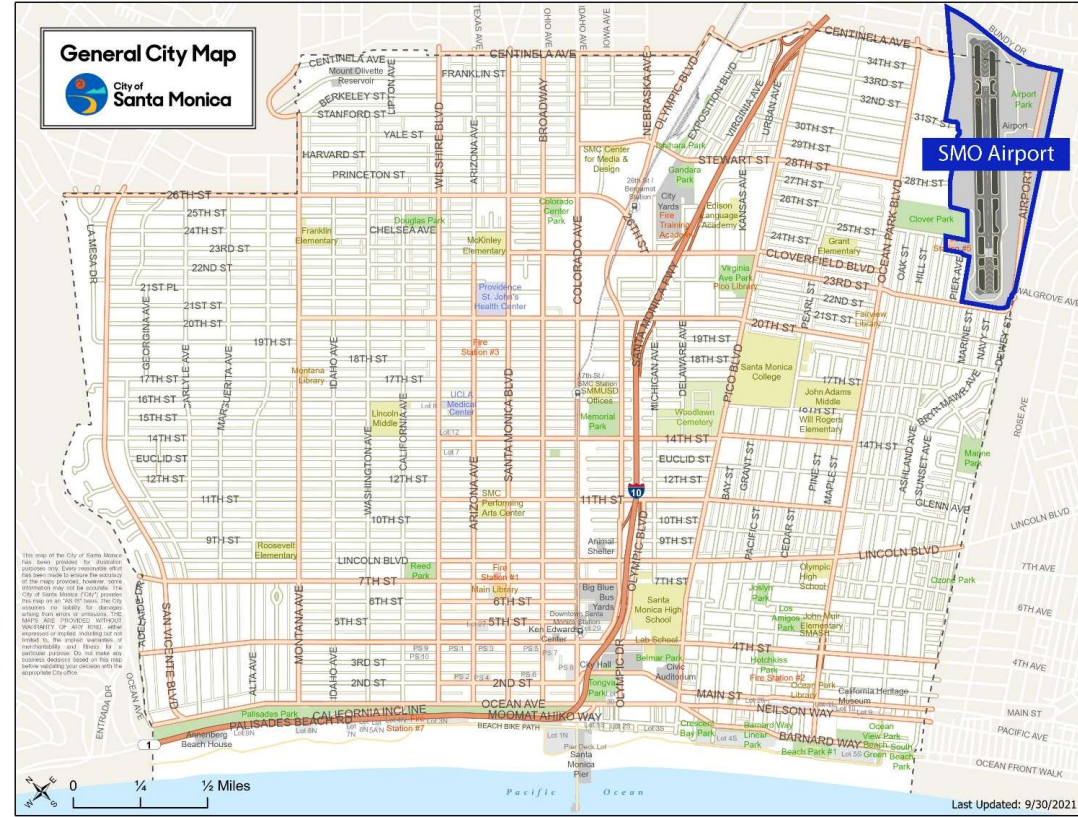
Commission on Sustainability,
Environmental Justice, and
the Environment

Feb. 27, 2023

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

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

- The role of sustainability
- 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





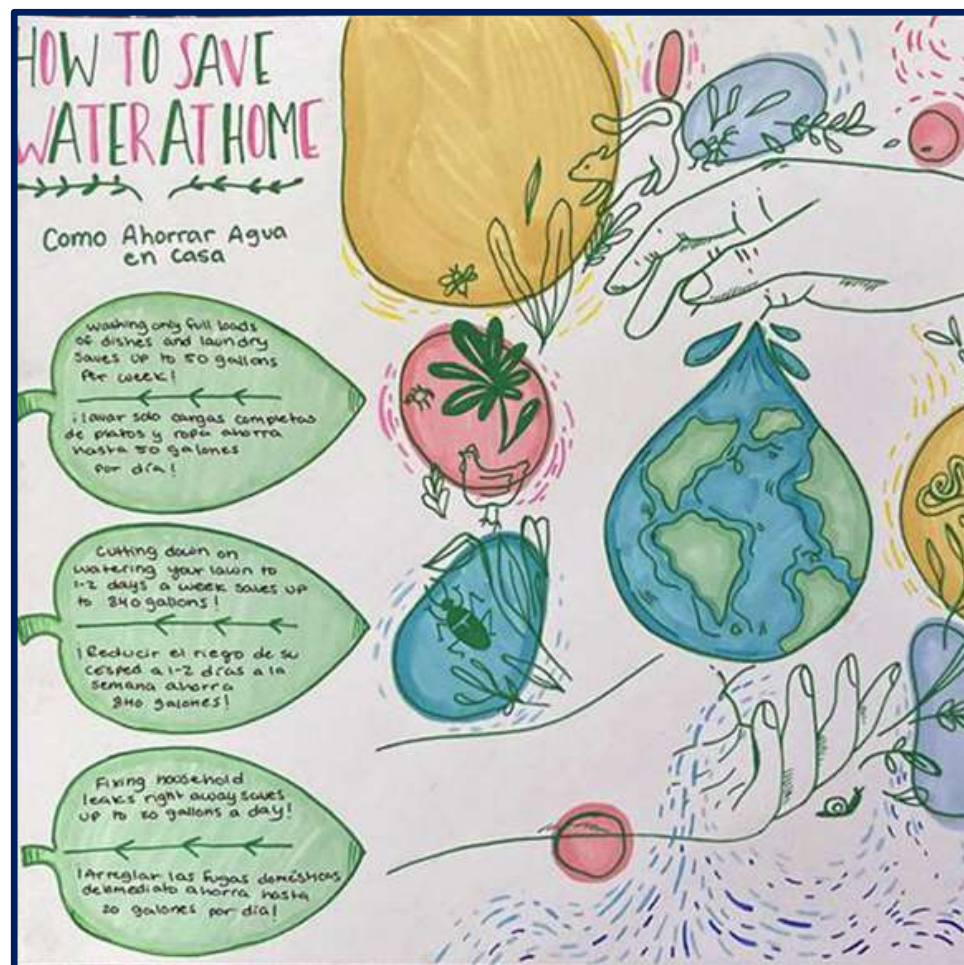
City of
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The Role of Sustainability



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



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Background



Sunset Park

Business Park

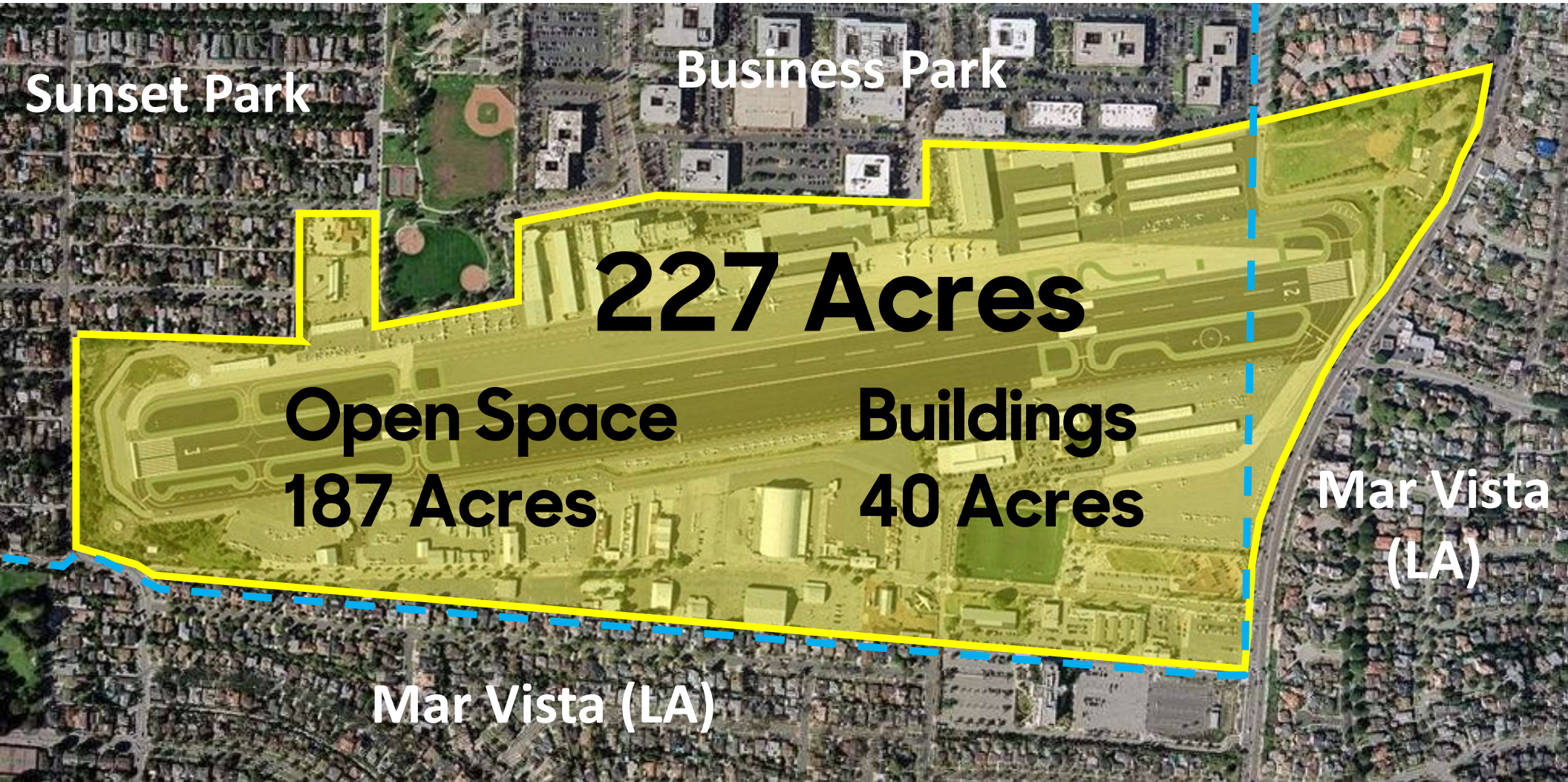
227 Acres

**Open Space
187 Acres**

**Buildings
40 Acres**

Mar Vista
(LA)

Mar Vista (LA)



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

- Authorized for closure after December 31, 2028
 - Requires Council action
- 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



City of
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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

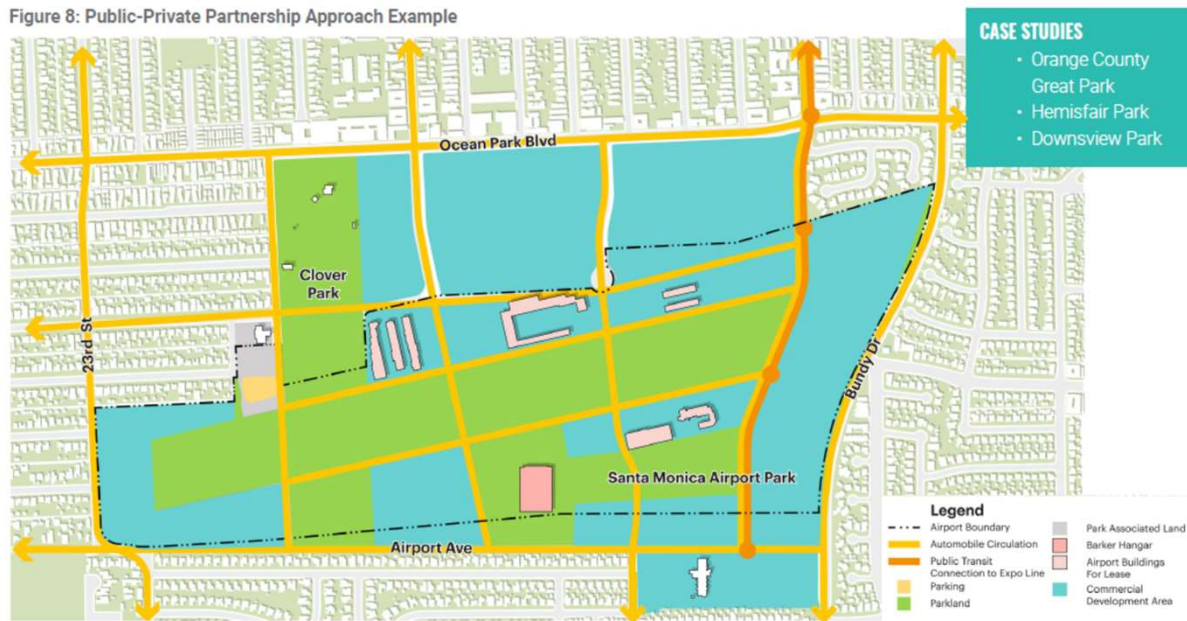
- Requires significant private donations
- More conversion of hardscape to parkland and increased access



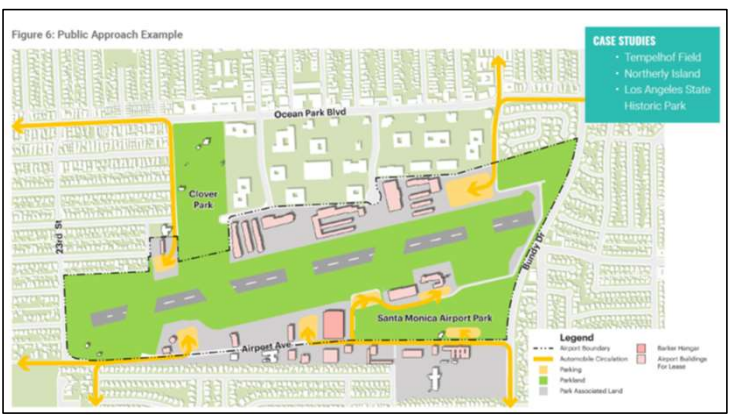
PUBLIC PRIVATE PARTNERSHIP

- 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
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Outreach & Engagement



JUST, DIVERSE, EQUITABLE & INCLUSIVE

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



WORKSHOPS



CITIZEN ASSEMBLIES



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
21-Feb	Tuesday	Virtual Site Visit
27-Feb	Monday	Commission on Sustain., Enviro. Justice, and Enviro.
2-Mar	Thursday	NOMA
5-Mar	Sunday	Airport 2 Park
6-Mar	Monday	Northeast Neighbors
6-Mar	Monday	Disabilities
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
27-Mar	Monday	Airport
4-Apr	Thursday	Wilmont



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Project Goals

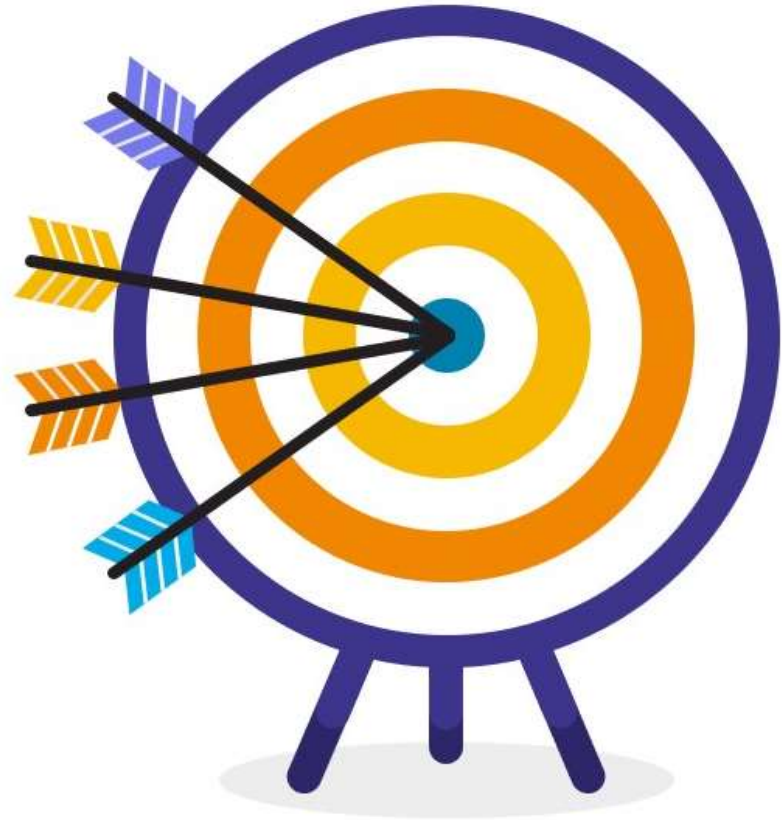


HEIRARCHY OF GOALS TO PROVIDE ACCOUNTABILITY, SUSTAINABILITY AND INCLUSIVITY

21st Century Government

Living Community Challenge

Great Park Goals



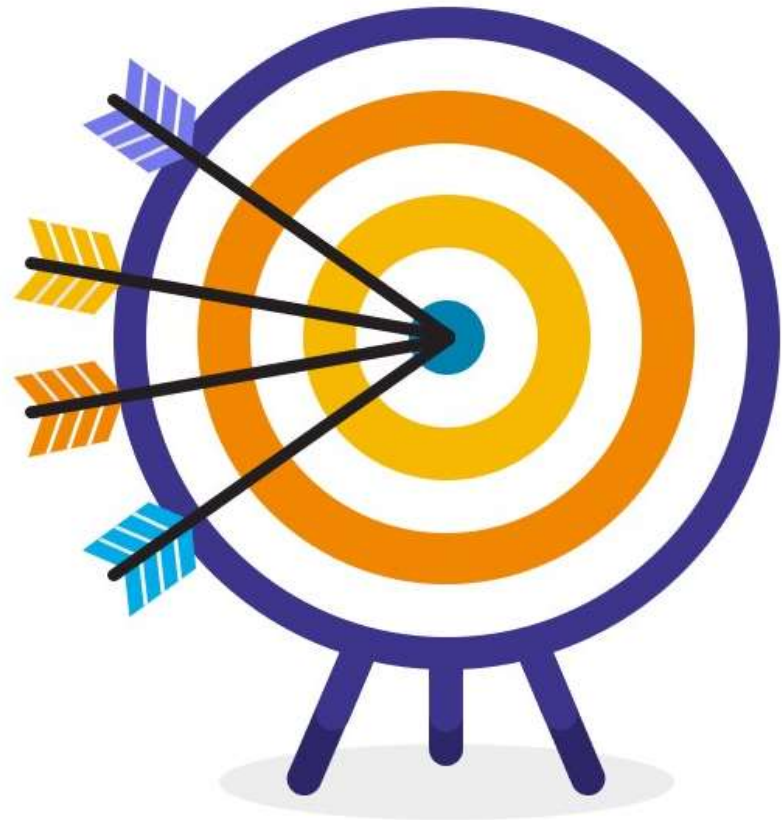
HEIRARCHY OF GOALS TO PROVIDE ACCOUNTABILITY, SUSTAINABILITY AND INCLUSIVITY

21st Century Government

Great Park Goals

Living Community Challenge

- Sustainability
- Resiliency
- Regenerative
- Multigenerational



ACCOUNTABILITY TO THE COMMUNITY

FRAMEWORK - VALUES (GOVERNANCE)

21st Century Government



THE FRAMEWORK
VALUES
(GOVERNANCE)

Reliable, Effective and Efficient Government

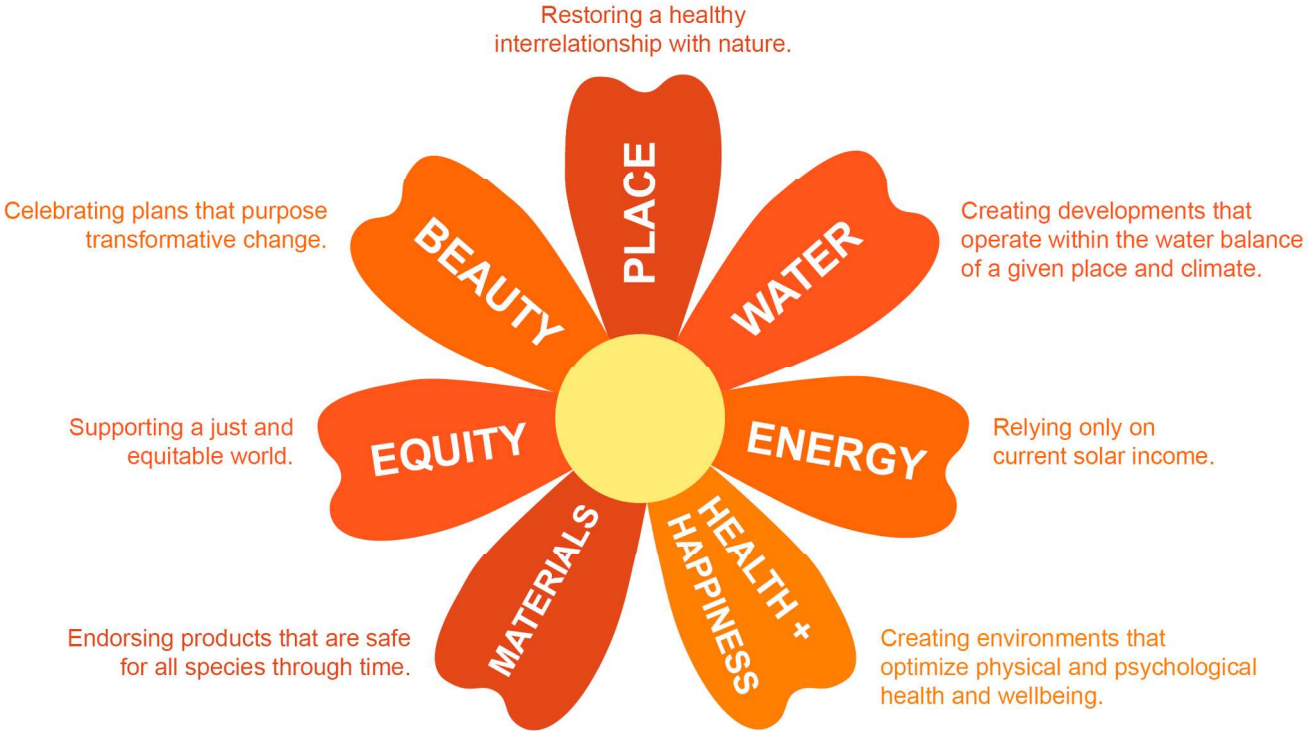
DEFINED

The City Council identified seven values which underpin all of our efforts to achieve a Sustainable City of Wellbeing. They define who we are and who we aspire to be, and will help us develop a 21st Century Government.

- ACCOUNTABILITY
- EQUITY
- INCLUSION
- RESILIENCE
- STEWARDSHIP
- SAFETY
- INNOVATION

TRIPLE BOTTOM LINE SUSTAINABILITY FOR MULTIPLE GENERATIONS

Living Community Challenge



LIVING COMMUNITY CHALLENGE



	LIVING COMMUNITY CHALLENGE	
PLACE		01. LIMITS TO GROWTH
	SCALE JUMPING	02. URBAN AGRICULTURE
		03. HABITAT EXCHANGE
		04. HUMAN-POWERED LIVING
WATER	SCALE JUMPING	05. NET POSITIVE WATER
ENERGY	SCALE JUMPING	06. NET POSITIVE ENERGY
HEALTH & HAPPINESS		07. CIVILIZED ENVIRONMENT
		08. HEALTHY NEIGHBORHOOD DESIGN
		09. BIOPHILIC ENVIRONMENT
		10. RESILIENT COMMUNITY CONNECTIONS
MATERIALS		11. LIVING MATERIALS PLAN
		12. EMBODIED CARBON FOOTPRINT
		13. NET POSITIVE WASTE
EQUITY		14. HUMAN SCALE + HUMANE PLACES
		15. UNIVERSAL ACCESS TO NATURE & PLACE
		16. UNIVERSAL ACCESS TO COMMUNITY SERVICES
		17. EQUITABLE INVESTMENT
		18. JUST ORGANIZATIONS
BEAUTY		19. BEAUTY + SPIRIT
		20. INSPIRATION + EDUCATION

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.



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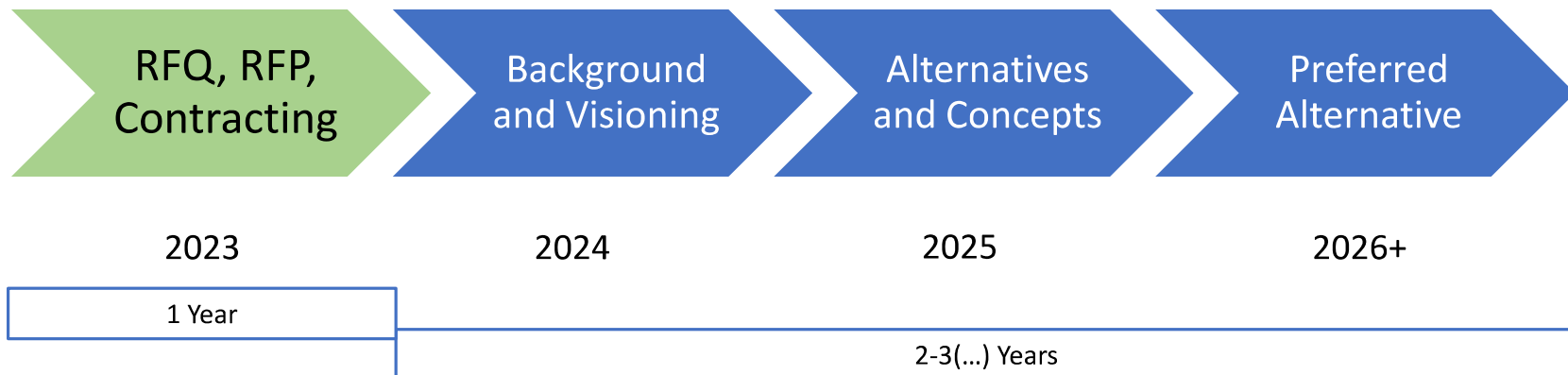
Timelines



Project Initiation - 2023 *Project Completion - 2026(ish)*

- Council January 24, 2023
- RFQ issued: February 13
- RFQ deadline: March
- Vetting of Quals: April-May
- RFP Issued: April
- RFP Deadline: May
- Candidate interviews: June
- Selection: June
- Council Authorization: August
- Contract Execution: October
- Project Kickoff: October 2023 - January 2024

Project Process



EMAIL:

thefutureofsmo@santamonica.gov

WEBSITE:

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



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THANK YOU!