



City of  
**Santa  
Monica**

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

Wilmont

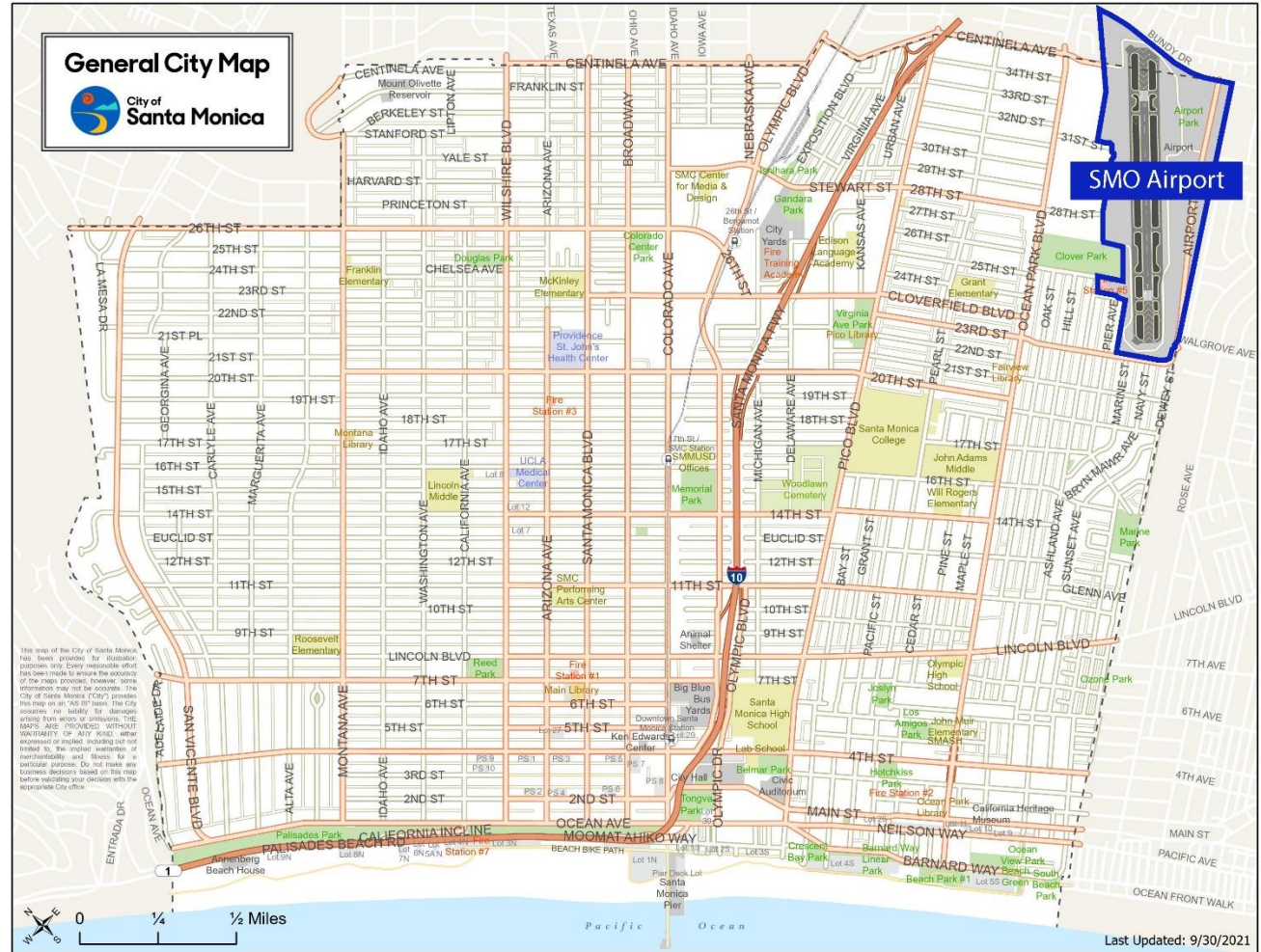
APRIL 4, 2023

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



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

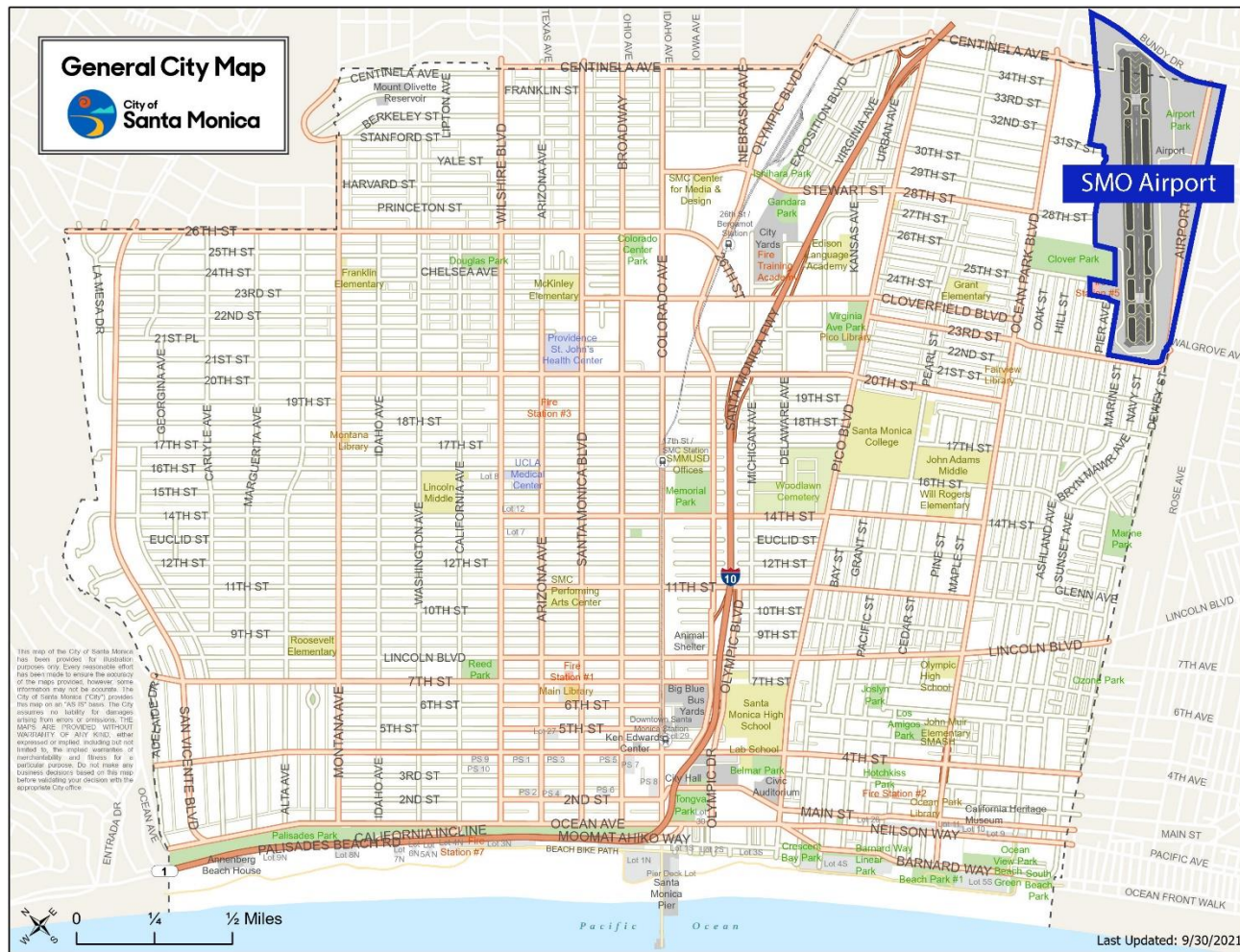
- Process for community engagement, testing and refinement
- Scope of work including Existing Conditions, Outreach and Scenario Planning





## GET YOUR INPUT FOR THE UPCOMING REQUEST FOR PROPOSALS

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





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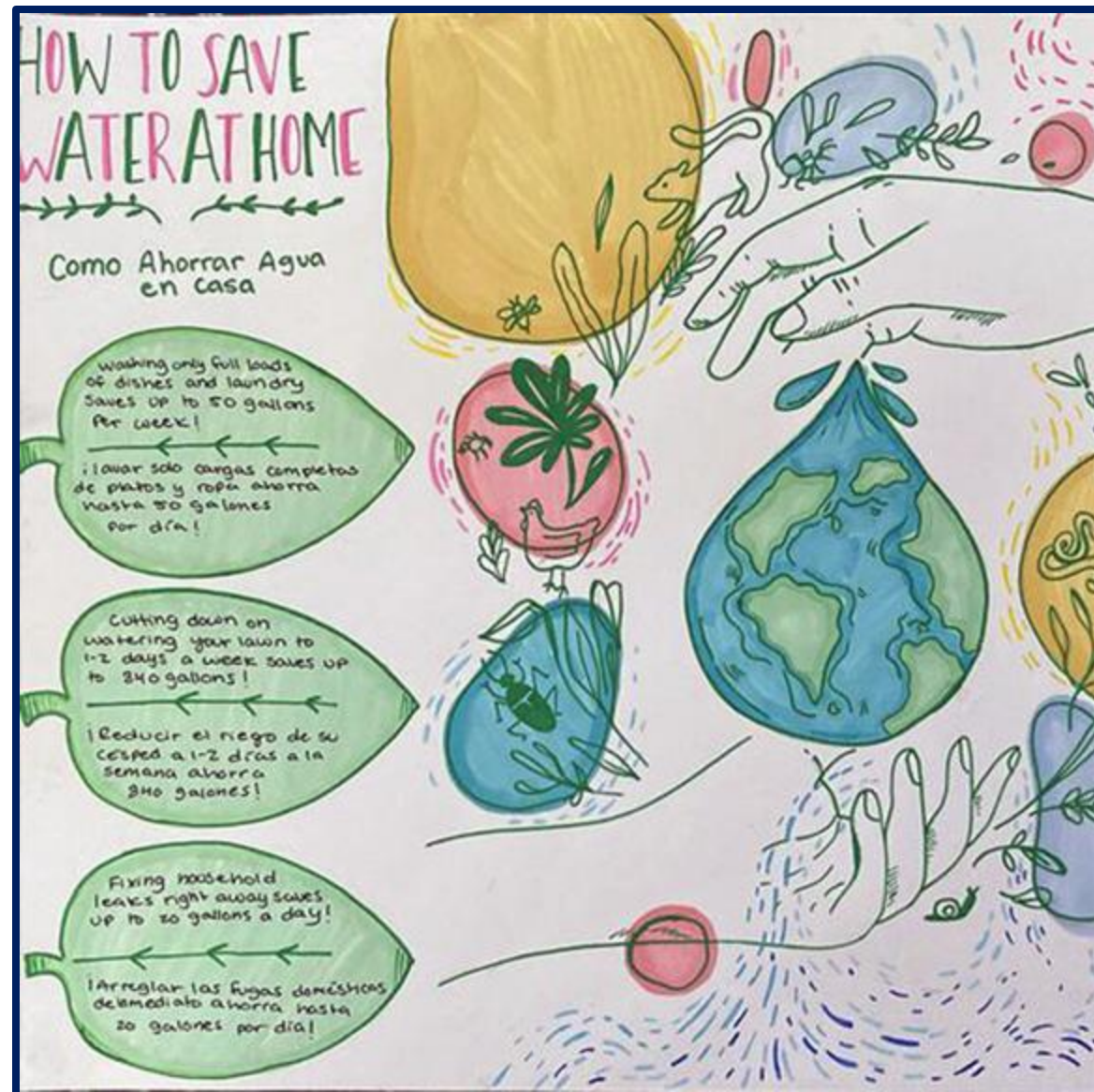
# The Role of Sustainability

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## 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





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# Background

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Sunset Park

Business Park

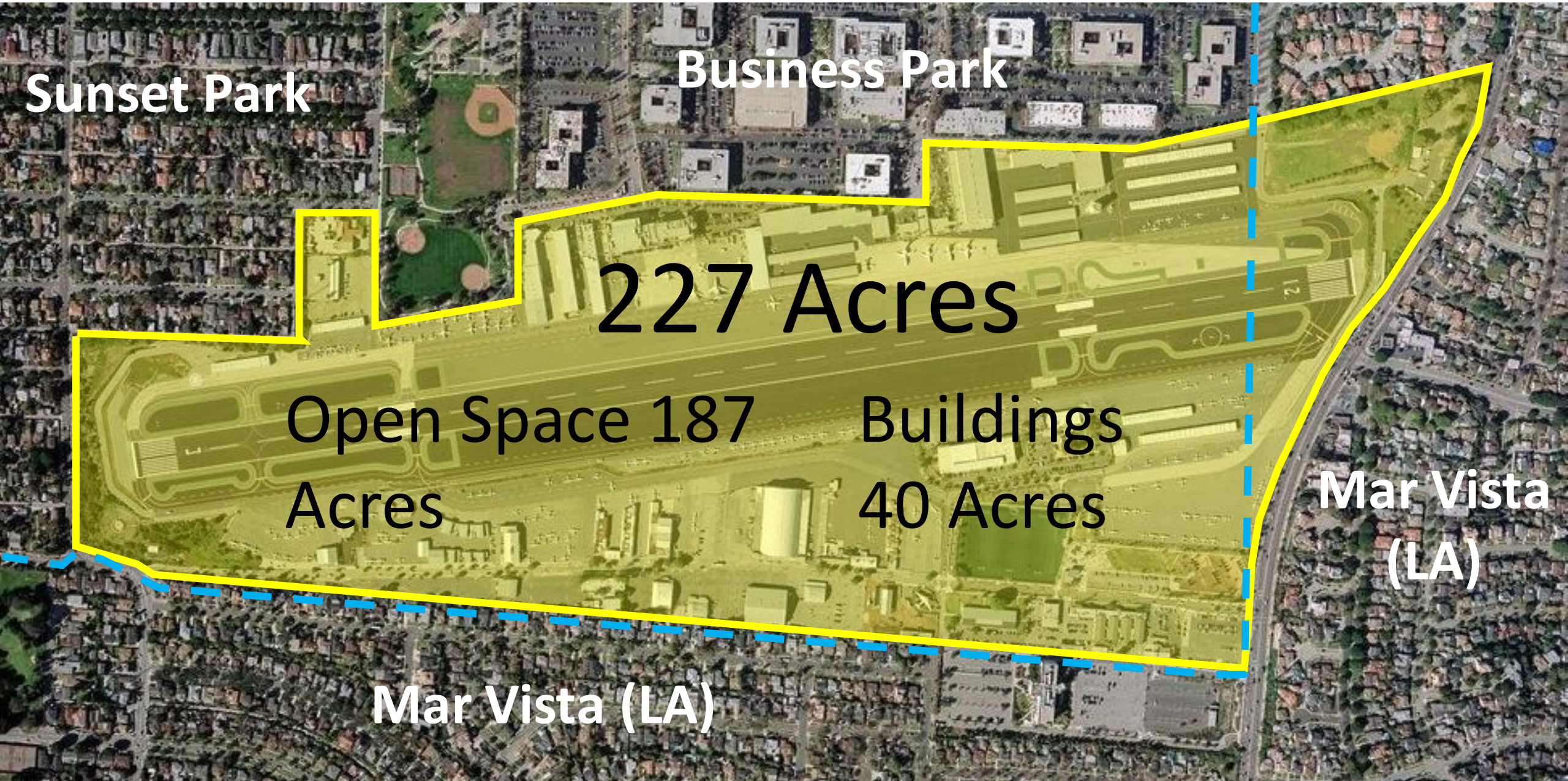
227 Acres

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. 63 A., asphalt surface. Runways 3,000 by 200 ft., entire field available. Pole line, buildings, radio towers. N. Beacon, boundary, approach, obstruction, landing area flood 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 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

- 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

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## 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





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# The Planning Process

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## 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

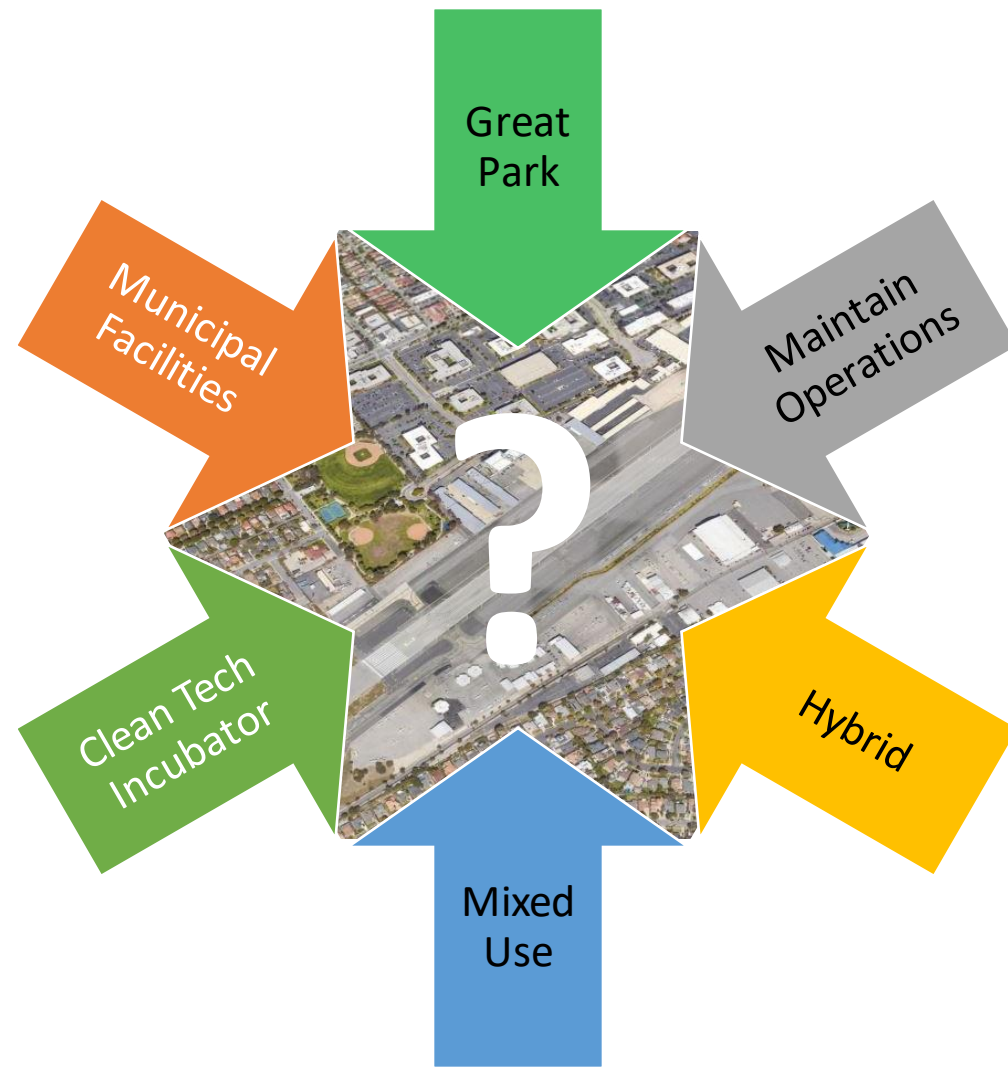
December 2028: Airport Closure Authorized

October 2029: Housing Element 7<sup>th</sup> Cycle Due

2030ish: General Plan Update (LUCE) Due

Always: Surplus Lands Act

## WHICH WAY DO WE GO?



## HEIRARCHY OF GOALS TO PROVIDE ACCOUNTABILITY, SUSTAINABILITY AND INCLUSIVITY

21<sup>st</sup> Century Government

Great Park Goals

Living Community Challenge

- Sustainability
- Resiliency
- Regenerative
- Multigenerational



## 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.

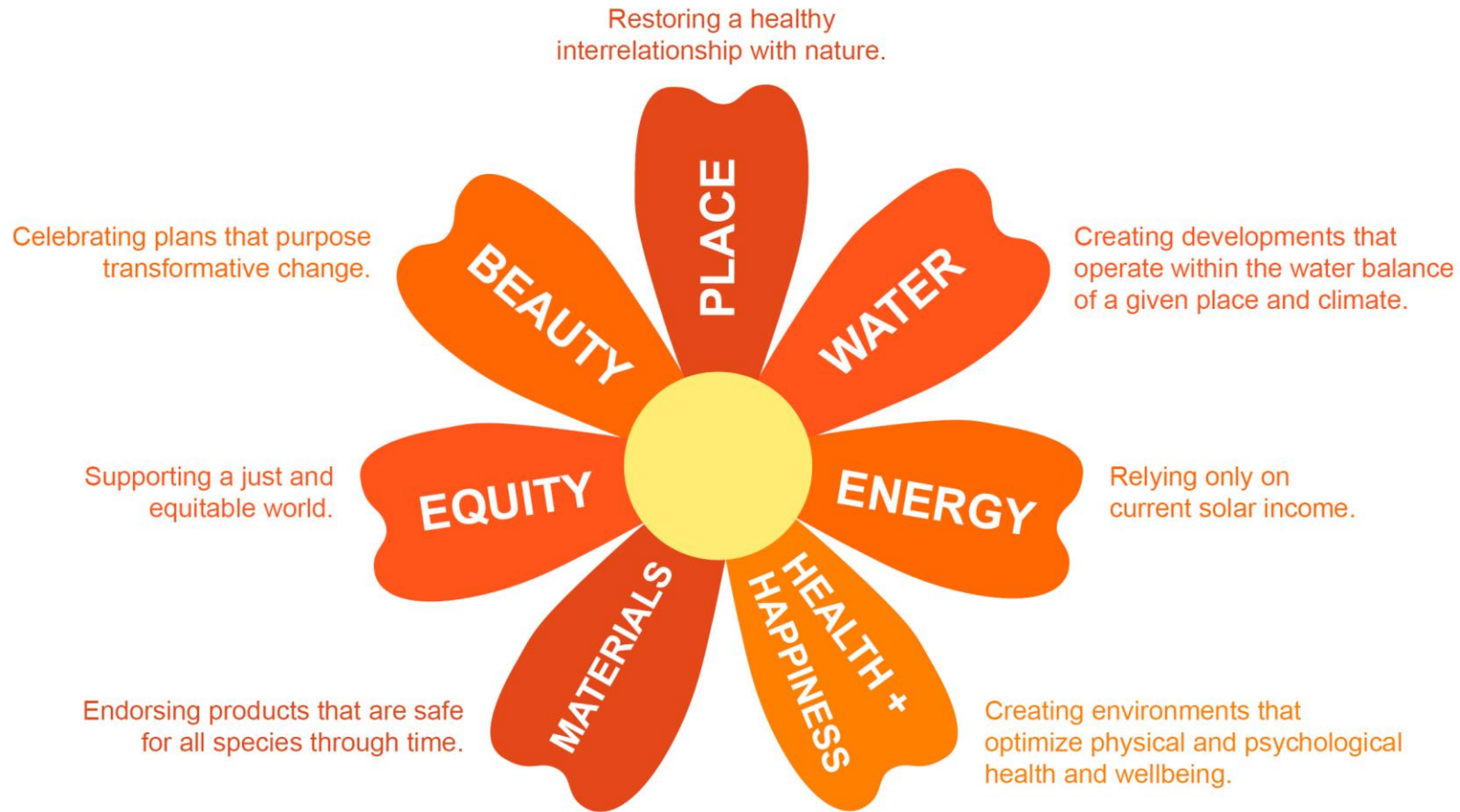


### COLLABORATIVE.

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**



## 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

case studies.

Figure 7: Public+ Approach Example



## 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?





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# Outreach & Engagement

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## 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**



**REGIONAL PARTNERS**



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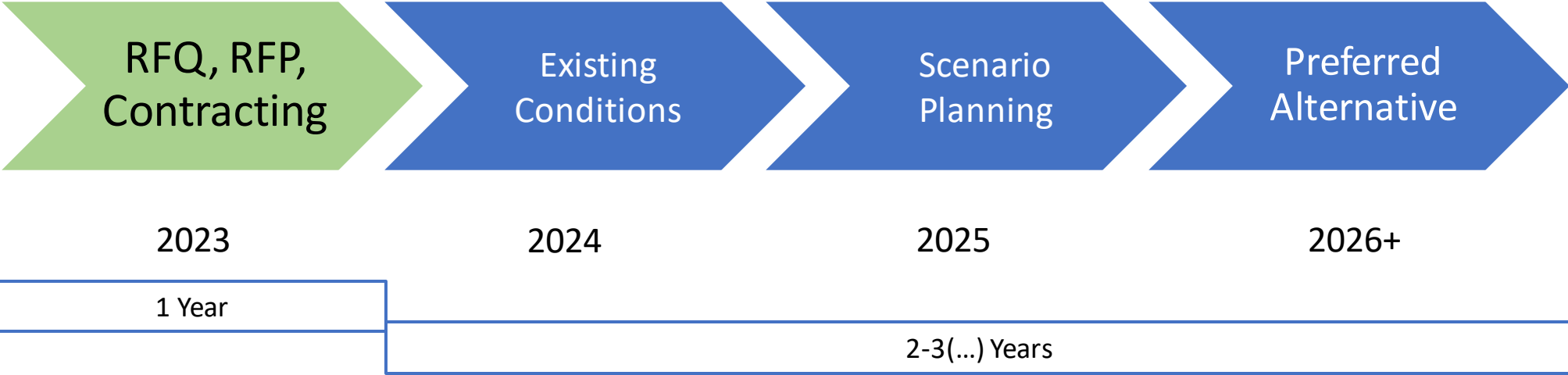
# Timelines

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*Project Completion - 2026 (ish)*

### Project Process





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**WEBSITE:**

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



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**A Public Process to Determine  
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**THANK YOU!**