

CITY OF SANTA MONICA

# 2025 PARKS AND RECREATION VISION PLAN

ADOPTED JANUARY 27, 2026



CITY OF SANTA MONICA

2025  
PARKS AND RECREATION  
VISION PLAN

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## Companion Documents & References

» <a href="https://smacproject.com">smacproject.com</a>
» <a href="#">Santa Monica Parks and Recreation Needs Assessment Report</a>
» <a href="#">2025 City of Santa Monica Community Interest and Opinion Survey</a>



# INTRODUCTION

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# WHAT IS THE PARKS & RECREATION VISION PLAN

The Parks and Recreation Vision Plan (2025 Plan) is a long-term strategic plan that responds to today's physical conditions, community needs, values and opportunities and offers a vision for the evolution of Santa Monica's system of parks, open space, community facilities, and recreation programs (park network). It is based on a comprehensive analysis of the system today and builds on the foundation of the 1997 Plan to guide the next 20 years of investment in the system.

The actions of this Plan reflect policies and plans articulated in the city's Open Space Element, Land Use and Circulation Element (LUCE), Downtown Community Plan, Bike and Pedestrian Action Plans, Climate Action and Adaptation Plan and Creative Capital, the city's Cultural Plan. See **Appendix H** for a full list of related plans and projects that were consulted as part of the project.

## WHAT IS A VISION PLAN?

A vision plan outlines a comprehensive vision to guide growth and development over the next 20–30 years. It sets out how the network can (as opposed to will) develop/redevelop in the future and includes objectives and strategies to manage change over time.



# STRATEGIES & COUNCIL PRIORITIES

In March 2017, the Recreation and Parks Commission established a three-member ad hoc committee to provide input throughout the planning process. An interdepartmental team of city staff from the Recreation and Arts Department (previously Community and Cultural Services), Planning & Community Development (now Community Development), and Public Works Departments collaborated with the planning consultants. An analysis of the existing park system and offerings was completed and a comparison to peer cities was conducted.

In 2018 and 2019, the Santa Monica community participated in a robust public engagement process involving a variety of events and activities for all ages. Lively discussions and interactive outreach tools stimulated participants' thinking about needs, preferences, and new ideas. Common threads from the community input formed the basis of eight strategies that set this Plan's direction. Detailed summaries from outreach events and activities are documented separately in a companion document, Santa Monica Parks and Recreation Needs Assessment (refer to companion documents).

**The Pandemic Pause**

*In March 2020, the Plan draft, based on 8 Strategies, was set to be released for community feedback. Unfortunately, the plan process was placed on pause due to the Covid-19 Pandemic. Parks served as respite for the community throughout the Covid-19 Pandemic. Families, friends, and visitors found opportunities to safely connect with nature and parks provided for much needed social services. With park usage growing exponentially throughout the Pandemic, investment in an inventory of recommended maintenance of park amenities began in Spring of 2023.*



Project Timeline

Synthesizing the input heard from nearly 3,000 community members and the comparative analysis, the companion document, Santa Monica Parks and Recreation Needs Assessment Report was released in spring 2019. **8 Strategies** were identified in this Report as the building blocks for the this Plan. In 2023, the Santa Monica City Council established a set of **5 Priorities** to help guide the development of the 2023–2025 biennial budget. In 2025, City Council’s priorities for “**Clean Streets and Safe Neighborhoods**”, “**Affordable, Livable, and Secure Housing For All**”, and “**Economic Opportunity and Growth**” have been utilized to guide the Plan’s framework to incrementally implement the vision through actionable recommendations.

Noticing three of the 2023 Council Priorities mirrored three of the 2019 Strategies (italicized below) , the 2025 Plan focuses on five of the original eight strategies. These **5 Strategies** would serve as the foundation for the 2025 Park and Recreation Vision Plan, validating the principles of the 2025 vision.

The 2025 Plan’s vision and actions support these 5 Strategies by addressing expansion of arts and recreational opportunities and programming capacity, inclusive access in and around parks, sustainable operations and infrastructure, improvements to existing parks and facilities, improving beach park experience, increasing park land in creative ways, and expanding acreage through ongoing planning efforts.

2019 8 PLAN STRATEGIES	2023 5 COUNCIL PRIORITIES	2025 5 PRVP STRATEGIES	2025 COUNCIL PRIORITIES
 <i>Enhance Play for All</i>	<b>Addressing Homelessness</b>	 <b>Strengthen Access to Parks, Facilities and the Beach</b>	<b>Clean Streets and Safe Neighborhoods</b>
 <b>Strengthen Access to Parks, Facilities and the Beach</b>	<i>Clean &amp; Safe Santa Monica</i>	 <b>Rethink Streets with Park Potential</b>	<b>Affordable, Livable, and Secure Housing</b>
 <b>Rethink Streets with Park Potential</b>	<b>Cultivate Economic Recovery &amp; Expand Community &amp; Cultural Offerings</b>	 <b>Foster Social Interaction</b>	<b>Economic Opportunity and Growth</b>
 <b>Foster Social Interaction</b>	<i>Racial Justice, Equity &amp; Social Diversity</i>	 <b>Optimize Existing Parks and Beach Experiences</b>	
 <i>Increase Green Infrastructure</i>	<i>Sustainable &amp; Connected Community</i>	 <b>Create New Park Land</b>	
 <b>Optimize Existing Parks and Beach Experiences</b>			
 <i>Design and Program Public Spaces with Safety in Mind</i>			
 <b>Create New Park Land</b>			

# PARKS & EQUITY: EXPANDING ACCESS, STRENGTHENING COMMUNITY

Parks are more than just open spaces—they are vital infrastructure for public health, social connection, and environmental resilience. Yet not all Santa Monica residents experience parks in the same way. Decades of land use policies and planning decisions have left some neighborhoods “park poor,” with limited access to safe, welcoming green space. For many low-income families, residents with disabilities, seniors, and communities of color, barriers to parks are not only physical but also cultural, economic, and historical.

Santa Monica’s own history reflects this. The creation of Virginia Avenue Park in the late 20th century responded to a long-standing need for safe outdoor space for Black and Brown families on the city’s south side—an area historically underserved by public investment. Conversely, the construction of the 10 Freeway cut through some of Santa Monica’s most racially and ethnically diverse neighborhoods, including Black, Latino, Japanese, and Jewish communities. In the process, it displaced residents and disrupted community life—likely eliminating informal gathering spaces, small gardens, and local parks that once served these neighborhoods. The destruction of homes and community landmarks near Belmar Triangle and the loss of access to the beach and parkland due to eminent domain further severed ties to shared public space.

An equity-focused approach to park planning ensures that the city’s open space system evolves to meet the needs of those historically excluded from its benefits. That means identifying where gaps in access persist, listening deeply to community priorities, and investing in spaces that promote health, belonging, and climate resilience across all neighborhoods.

The 2025 Parks and Recreation Vision Plan offers a timely opportunity to center equity by advancing the City as Habitat vision in ways that reflect the lived realities of residents. This includes prioritizing park improvements in high-need areas, designing inclusive amenities for all ages and abilities, and expanding programming that reflects the city’s cultural diversity. A truly equitable park system supports not only environmental goals like water sustainability and biodiversity but also the social and economic wellbeing of those most impacted by inequity.

By linking park access to community-identified equity priorities—from safety and wellness to mobility and representation—Santa Monica can ensure its parks serve as a foundation for collective thriving.

# CHAPTERS OF THE PLAN

The 2025 Plan is presented in four chapters: Vision and Network, Community Voices, Action, and Implementation. The Appendices provide detailed inventories, reports, and findings that support this Plan.

## Chapter 1: Vision and Network

Chapter 1 introduces the Vision for the 2025 Parks and Recreation Vision Plan. Picking up from the 1997 Plan, the 2025 Plan celebrates the history of Santa Monica, benchmarks the current network, and outlines a 2045 Vision to guide continued progress.

## Chapter 2: Community Voices

Chapter 2 summarizes the Plan's companion document, Santa Monica Parks and Recreation Needs Assessment Report, and proclaims a vision for the park system over the next 20 years. It summarizes the community outreach efforts conducted, summarizes the original eight community-identified strategies and compares Santa Monica to peer cities.

## Chapter 3: Actions

Chapter 3 translates the community's needs into short-, medium-, long-term, and ongoing actions that, over time, will improve Santa Monica's park system. Through **32 actions**, Santa Monica will incrementally plan and study the feasibility of improving existing parks for the future of its network.

## Chapter 4: Implementation

Chapter 4 explains next steps and the process for implementing the Plan's recommendations. Criteria for prioritizing projects and funding this Plan is discussed.

## The Appendices

The Appendices support this Plan with detailed findings and include:

- Implementation Action Matrix;
- Existing Amenity and Component Action Matrix;
- Community Recreation and Arts Needs Assessment;
- Potential Funding Sources and Strategies;
- Siting Criteria for Select Amenities;
- Open Space History, Airport to Park Conversion Report; and
- Related Plan and Program Documents.



1  
VISION &  
NETWORK

# CITY AS HABITAT: A VISION FOR 2050

A primary objective outlined in the 1997 Open Space Element was to preserve existing open space. Honoring that objective, which continues to be as essential today as it was 30 years ago, includes identifying ways to expand the city's open space acreage, amenities, and program in conjunction with an increase in population, securing an open space network that can responsibly serve the growing community, including its daytime population. The 1997 Plan benchmarked approximately 113 acres of parkland within Santa Monica, establishing a goal of increasing parkland acreage to a range of 143 to 170 acres with a "City as Park" vision for unifying the park network through design of pedestrian-friendly streets "making the experience of getting to the park as enjoyable as the experience of being there".

Almost 30 years later, as the city remains **park poor** in many neighborhoods and the existing carrying capacity of parks continuing to be challenged, the 2025 Parks and Recreation Vision Plan builds upon the themes of City as Park, advancing "**CITY AS HABITAT**" as its fundamental vision. Reinforcing Santa Monica parks, open spaces, and streets as nourishing habitat for people, plants, animals, and program, amplifying the destinations the 1997 Plan sought to unify and celebrating Santa Monica as a world-class precedent in resiliency, reaffirming, as noted in the Sustainable Rights Ordinance, "***all residents of Santa Monica possess fundamental and inalienable rights to: clean water from sustainable sources; marine waters safe for active and passive recreation; clean indoor and outdoor air; a sustainable food system that provides healthy, locally grown food; a sustainable climate that supports thriving human life and a flourishing biodiverse environment; comprehensive waste disposal systems that do not degrade the environment; and a sustainable energy future based on renewable energy sources.***"

Current inventory and assessment of Santa Monica parkland reveals that the City provides 144 acres of parkland, achieving the acreage increase range identified in the 1997 Plan. However, 30 years later, many neighborhoods of Santa Monica remain "**High Need**" or "**Very High Need**" as defined by the 2016 LA Countywide Park and Recreation Needs Assessment with approximately 1.4 acres of parkland per 1,000 residents city-wide, roughly **42% below** the countywide average of 3.3 acres per 1,000 residents. As the City continues to grow, so must its available park network through opportunities in incremental expansion of existing parks, acquisition of new park land, transformation of municipal assets, evaluation of open space requirements on new development, and new capital, operations, and maintenance funding streams that create a platform for the implementation of strategies that support sustainable initiatives.

Emphasizing responsible preservation and expansion of parkland and open space for the Santa Monica community, it is **vital** for the city to continue to prioritize the implementation of sustainable policies and champion ongoing biodiversity and energy resilience opportunities within parkland acreage to combat the impacts of climate change.

## *What is this Plan's acreage goal??*

Community outreach conducted in Summer 2025 helped establish a new acreage goal for the city, echoing Santa Monica's commitment to being vision-driven, supporting innovative goals that celebrate the environment as a setting for habitat, culture, and community.

This Plan's goal is to provide **5 parkland acres per 1,000 residents**, not including beach acreage.

This acreage goal examined existing Santa Monica park inventory and level of service against county and national recommendations, putting forth an aspirational goal that looks beyond foreseeable expansion opportunities, calling for continued collaboration on innovative solutions to provide the community with opportunities to become immersed in a resilient natural environment.

The City as Habitat Vision serves in advancement of citywide goals to achieve water self-sufficiency, zero waste, and carbon neutrality, continuing the city's commitment in striving to prevent harm to the natural environment and human health, benefit environmental justice, and secure the equitable social and economic well-being of the community.





Early illustration of Santa Monica

# NETWORK INVESTMENT

Inspired by the city's grid of tree-lined streets punctuated by temperate climate, ocean breezes, sandy beaches, and vegetated hillsides, early founder Senator John P. Jones saw the value of Santa Monica's location within the region and developed a blueprint for the future of the community where parks and the beach would play an important role. Subsequently, the **park network** was established in 1875 with the founding of Santa Monica.

In 1926, the city purchased an extensive swath of land in the southeast portion of the city, with a **park bond**, introducing a golf course with other recreational and sports amenities for the community. At that time, the land consisted of a golf course along with many other recreational and sports amenities, including amateur aviation, that were common at the time to serve the needs of a growing, thriving city. The U.S. involvement in World War II, and the expansion of the aviation defense industry, led to the closure of the Great Park.

Post World War II, with the city's continuous efforts to close the airport, Measure LC was passed in 2014 with over 60% of voter approval. Measure LC amended the city's charter to declare, in large part, that no new development would be allowed on Airport land upon its closure apart from "the development of **parks, public open spaces, and public recreational facilities**; and the maintenance and replacement of existing **cultural, arts, and education** uses."

In 2014, Santa Monica voters likewise defeated a proposal to maintain the airport in perpetuity (Measure D), which led to the 2017 Consent Decree, enabling the runway to be shortened and allow for the closure of the airport. Based upon the authority to close the Airport in the Consent

Decree, City Council adopted Resolution 11026 on February 28, 2017, authorizing the City Manager and staff to take all actions necessary and proper to close the Airport effective as of midnight on December 31, 2028. The city has a legal obligation to continue operation of the Santa Monica Airport until December 31, 2028. After that, the city is released from any obligation to the FAA to operate the Airport.

As described in the city's Open Space Element, Santa Monica occupies a central position along the arching shoreline of Santa Monica Bay, atop a coastal plain within the open space setting of mountains and beach. With **30 parks** and other facilities and open spaces, Santa Monica serves as a local and regional resource, linking to the much larger system of parks, open spaces, and coastline. The city's history in its open space investment continues to evolve to this day.

As we look to the future, projects like Memorial Park Expansion (Chapter 3, Action 2.2.1) and the Airport Conversion Project, which kicked off in January 2023 and studies the **192 acres** of the Santa Monica Airport, present tremendous opportunity for the city's continued investment in its network, but,

***Where does Santa Monica's park system measure up today??***

# PARK NETWORK REFRESHER

The 2016 Los Angeles Countywide Comprehensive Park and Recreation Needs Assessment (City of Santa Monica Study Area Profile ID #182), and 2022 Park Needs Assessment Plus, notes Santa Monica park need as “moderate” with **134.91 acres** of park land with an average of **1.4 acres per 1,000 residents**, with the Countywide average being 3.3 acres per 1,000 residents. This need classification was based on park acreage per resident, park acre need, distance to parks, and population density. Additionally, common planning principles recommend targeting **5 acres per 1,000 residents**.

Though classified as ‘moderate’ as a city, **park need in many neighborhoods within Santa Monica remain in “High Need” or “Very High Need”**. Since the assessment, the city has added approximately 8.8 acres of park land, with the inclusion of parks that were once considered “outside the study area”, bringing the 2025 total to, approximately, **144 acres**, achieving the acreage expansion goals of the 1997 Plan. While this expanded acreage is to be celebrated, the reality is that the city remains “**park-poor**” in many areas.

Addressing that reality, the 2025 Plan provides a guideline for the next 20 years of Parks and Recreation investment though it is important that flexibility be retained as new ideas and opportunities emerge. Additionally, partnerships for funding and delivery of services must be implemented in order to sustain and grow the infrastructure and offerings over time. As a road map for the future expansion of the park network, the 2025 Plan must consider how best to continue providing safety and access, a world-class destination experience, and commensurate recreation and parks programming to both the city’s visitors and to the community of Santa Monica.

## Santa Monica’s Baseline Metrics

Acreage per 1,000 residents based on 2020 United States Census Bureau population of 93,076.

### 2025 baseline park land acreage: 144.0

Approximately 1.55 acres/1,000 residents.

\* Colorado Center provides 2.51 acres per Development Agreement.

The below represents sites with potential to contribute to the network acreage.

	Acreage	Potential total acreage
<p>Mt. Olivet Reservoir:  <i>The Mt. Olivet Reservoir is a secured site with below grade infrastructure. However, it remains a study area as, at grade, the site is natural lawn with open space viewsheds.</i></p>	3.0	147.0 (1.58/1,000)
<p>Woodlawn Cemetery:  <i>Woodlawn Cemetery is defined as “Natural Area” by the County. However, though a cemetery, it remains a study area to be considered relative to its urban forest and biodiversity contributions.</i></p>	26.5	170.5 (1.83/1,000)
<p>Santa Monica Airport:  <i>*The Santa Monica Airport is 192 acres, inclusive of Airport Park (8.3 acres). Refer to <b>Appendix G</b> for more information on the Santa Monica Airport Conversion Project.</i></p>	192	336.0 (3.61/1,000)
<p>Santa Monica State Beach acreage:  <i>*Beach acreage is not typically included in park acreage in cities adjacent to a beach and was not included in the 2016 assessment. It is noted herein for reference only. The Santa Monica State Beach is approximately 900 feet wide in the north, 500 feet wide in the south.</i></p>	202.9*	NA

\*\*Refer to Tables 1.1, 1.2, 1.3 for facilities inventory.



\* This map of the City of Santa Monica has been provided for illustration purposes only. Every reasonable effort has been made to ensure the accuracy of the maps provided, however, some information may not be accurate. The City of Santa Monica ("City") provides this map on an "AS IS" basis. The City assumes no liability for damages arising from errors or omissions. The maps are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this map before validating your decision with the appropriate City office.

# UNDERSTANDING THE INVENTORY TABLES

The below is a template to help illustrate the structure of the park network inventory defined in this chapter.

	Acreage	Public Art	Open Grass 10,000 sf & Flat	Tennis Court	Pickleball Court	Pickleball Court Striped on Tennis Court	Basketball Court	Sand Volleyball Court	Bocce Court (informal)	Lawn Bowling	Baseball Field	Softball Field	Beach Soccer Field	Multi-purpose Field (Rugby, Soccer, Football, Lacrosse)	Fitness/Gymnasium Equipment	Walking Loops & Trails	Skate Park	Bike Campus	Reservable Picnic Area & BBQs	Non-reservable Picnic Area and Tables	Playground	Gaming Tables	Swimming Pool	Splash Pad	Water Feature	Dog Park/Run	Community Garden	Focal Garden	Trellis	Free Wifi	Resatroom Building	Community Buildings/Rooms	Parking Lot	
<b>CITY PARKS - Neighborhood</b> (Neighborhood organization)																																		
Park	XX XX																																	
Park	XX XX												(1)																					
Park	XX XX																				(1)						(1)							
Park	XX XX						(1)																			(2)								
Park	XX XX																								(1)									
Park	XX XX			(1)			(3)				(1)										(1)													



\*SOME AMENITIES ARE PART OF GENERAL SITE OR GENERAL SITE LANDSCAPE. REFER TO **APPENDIX B** FOR MORE INFORMATION

### PARK CLASSIFICATION

- (PP) Pocket Park: Less than one-acre, adjacent to commercial uses or multi-family and mixed-use development, and integrates program that compliments adjacent urban uses.
- (NP) Neighborhood Park: Up to 3-acres, serves an area within a 5-minute walk, and provides a setting for informal, passive program.
- (CP) Community Park: Typically 3 to 10-acres, serves multiple communities by offering both active and passive recreation and arts opportunities.
- (RP) Regional Park: Varies in acreage and provides everyday and seasonal experiences unique to the region.
- (PR) Nature Preserves: Varies in acreage and provides opportunities for undisturbed habitat.
- (GT) Greenways and trails: Varies in acreage and provides for pedestrian-oriented uses within a natural setting, with little, or well-integrated, urban intervention.
- (SU): Special use: Varies in acreage and offers a unique amenity or program use not available in other locations within the network.

<span style="display:inline-block; width:15px; height:15px; background-color:#92d050; border:1px solid black;"></span> Amenity currently provided	<span style="display:inline-block; width:15px; height:15px; background-color:#ffff00; border:1px solid black;"></span> Opportunity for existing amenity integration based on acreage available but does not preclude study of new uses not noted herein.	<span style="display:inline-block; width:15px; height:15px; background-color:#add8e6; border:1px solid black;"></span> Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)
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TABLE CELL COLOR LEGEND



Ozone Park

# OUTDOOR FACILITIES

OUTDOOR FACILITIES <i>Table 1.1</i>		Acreage	Public Art	Open Grass 10,000 sq ft & Flat	Tennis Court	Pickleball Court	Pickleball Court Striped on Tennis Court	Basketball Court	Sand Volleyball Court	Bocce Court (informal)	Lawn Bowling	Baseball Field	Softball Field	Beach Soccer Field	Multi-purpose Field (Rugby, Soccer, Football, Lacrosse)	Fitness/Gymnasium Equipment	Walking Loops & Trails	Skate Park	Bike Campus	Reservable Picnic Area & BBQs	Non-reservable Picnic Area and Tables	Playground	Gaming Tables	Swimming Pool	Splash Pad	Water Feature	Dog Park/Run	Community Garden	Focal Garden	Trellis	Free Wifi	Restroom Building	Community Buildings/Rooms	Parking Lot			
<b>CITY PARKS - Downtown</b> (does not have a formal Neighborhood Organization)																																					
Beach Park #4 2440 Barnard Way	0.6 PP								(4)																												
Chess Park 1652 Ocean Front Walk	0.2 PP																																				
Palisades Park Ocean Ave	32.7 RP																																				
<b>CITY PARKS - Mid City</b> (Santa Monica Mid City Neighbors)																																					
Park Drive Park 2415 Broadway	0.3 NP																																				
Schader Park 1425 Cloverfield Blvd	0.2 NP																																				
<b>CITY PARKS - Northeast</b> (Santa Monica Northeast Neighbors)																																					
Douglas Park 2439 Wilshire Blvd	4.5 CP				(2)																																
<b>CITY PARKS - North of Montana</b> (North of Montana Association)																																					
Holbrook Park (Formerly Goose Egg Park) 600 Palisades Ave	0.7 NP																																				

Amenity currently provided  
 Opportunity for existing amenity integration based on acreage available but does not preclude study of new uses not noted herein.  
 Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# OUTDOOR FACILITIES

OUTDOOR FACILITIES Table 1.1 Cont.		Acreage	Public Art	Open Grass 10,000 sf & Flat	Tennis Court	Pickleball Court	Pickleball Court Striped on Tennis Court	Basketball Court	Sand Volleyball Court	Bocce Court (informal)	Lawn Bowling	Baseball Field	Softball Field	Beach Soccer Field	Multi-purpose Field (Rugby, Soccer, Football, Lacrosse)	Fitness/Gymnasium Equipment	Walking Loops & Trails	Skate Park	Bike Campus	Reservable Picnic Area & BBQs	Non-reservable Picnic Area and Tables	Playground	Gaming Tables	Swimming Pool	Splash Pad	Water Feature	Dog Park/Run	Community Garden	Focal Garden	Trellis	Free Wifi	Restroom Building	Community Buildings/Rooms	Parking Lot				
<b>CITY PARKS - Ocean Park (Ocean Park Association)</b>																																						
Barnard Way Linear Park 2440 Barnard Way	2.7 RP																																					
Beach Park #1 (Dorothy Green Park) 2600 Barnard Way	3.8 RP																		(1)																			
Crescent Bay Park 2000 Ocean Ave	2.1 RP																																					
Hotchkiss Park 2302 4th St	2.1 NP																																					
Joslyn Park 633 Kensington Rd	2.5 CP							(1)																														
Los Amigos Park 500 Hollister Ave	2.8 CP			(1)				(3)				(1)																										
Ocean View Park 2701 Barnard Way	5.6 CP			(6)				(1)																														
Ozone Park 720 Ozone St	0.7 NP																																					
Pacific Street Park Pacific St & Main St	0.4 CP																																					
South Beach Park 3400 Barnard Way	1.9 RP																																					

Amenity currently provided  
 (x) Quantity of amenity provided

Opportunity for existing amenity integration based on acreage available but does not preclude study of new uses not noted herein.

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# OUTDOOR FACILITIES

OUTDOOR FACILITIES Table 1.1 Cont.		Acreage	Public Art	Open Grass 10,000 sq ft & Flat	Tennis Court	Pickleball Court	Pickleball Court Striped on Tennis Court	Basketball Court	Sand Volleyball Court	Bocce Court (informal)	Lawn Bowling	Baseball Field	Softball Field	Beach Soccer Field	Multi-purpose Field (Rugby, Soccer, Football, Lacrosse)	Fitness/Gymnasium Equipment	Walking Loops & Trails	Skate Park	Bike Campus	Reservable Picnic Area & BBQs	Non-reservable Picnic Area and Tables	Playground	Gaming Tables	Swimming Pool	Splash Pad	Water Feature	Dog Park/Run	Community Garden	Focal Garden	Trellis	Free Wifi	Restroom Building	Community Buildings/Rooms	Parking Lot	
<b>CITY PARKS - Pico (Pico Neighborhood Association)</b>																																			
Euclid Park 1525 Euclid St	0.3 NP																											(1)							
Ishihara Park 2909 Exposition Blvd	2.4 NP																											(1)							
Gandara Park 1819 Steward St	3.9 CP						(1)					(1)			(1)																				
Historic Belmar Park	3.7 CP														(1) **																				
Ken Genser Square 1685 Main St	0.7 PP																								(1)										
Memorial Park 1401 Olympic Blvd	10.3 CP				(4)	(16)						(3)	(3)					(1)																	
Tongva Park 1615 Ocean Ave	6.1 RP																							(1)	(2)										
Virginia Avenue Park 2200 Virginia Ave	9.3 CP						(2)																(3)	(1)											
<b>CITY PARKS - Sunset Park (Friends of Sunset Park)</b>																																			
Airport Park 3201 Airport Ave	8.3 CP														(1) **																				
Ashland Park 1650 Ashland Ave	0.4 NP																																		
Clover Park 2600 Ocean Park Blvd	18.7 CP				(2)		(1)	(1)				(1)	*		(2)																				
Marine Park 1406 Marine Street	6.9 CP				(3)		(2)		(2)		(1)	(1)		(1)													(1)								

\* Clover Park does not have a formally designated "Multi-purpose Field". However, large areas of open lawn are used for informal practices.

\*\*Historic Belmar Park and Airport Park Field are the city's only regulation multi-purpose fields. Both are also artificial turf. Other multi-purpose fields are informal and natural grass.

# OUTDOOR FACILITIES

OUTDOOR FACILITIES Table 1.1 Cont.	Acreage	Public Art	Open Grass 10,000 sq ft & Flat	Tennis Court	Pickleball Court	Pickleball Court Striped on Tennis Court	Basketball Court	Sand Volleyball Court	Bocce Court (informal)	Lawn Bowling	Baseball Field	Softball Field	Beach Soccer Field	Multi-purpose Field (Rugby, Soccer, Football, Lacrosse)	Fitness/Gymnasium Equipment	Walking Loops & Trails	Skate Park	Bike Campus	Reservable Picnic Area & BBQs	Non-reservable Picnic Area and Tables	Playground	Gaming Tables	Swimming Pool	Splash Pad	Water Feature	Dog Park/Run	Community Garden	Focal Garden	Trellis	Free Wifi	Restroom Building	Community Buildings/Rooms	Parking Lot			
<b>CITY PARKS - Wilshire Montana (Wilshire Montana Neighborhood Coalition)</b>																																				
Reed Park 133 7th St	5.5 CP			(6)			(2)																													
<b>OTHER CITY FACILITIES</b>																																				
Colorado Center Park* 26th St & Broadway	2.5 NP			(1)			(.5)																													
Main Street Community Garden 2224 Main St	0.6 SU																																			
North Beach Playground** 810 CA-1	0.6 SU																																			
Santa Monica Swim Center 2225 16th St	2.0 SU																																			
Triangle Square 3rd St & Broadway	0.6 PP																																			
Woodlawn Cemetery 1847 14th St	26.5 PR																																			

\* Colorado Center Park is privately owned but operates as a city park, per development agreement, and is counted as such in the LA County Needs Assessment.

\*\* North Beach Playground is not part of a park and is considered a beach amenity.

Amenity currently provided  
 Opportunity for existing amenity integration based on acreage available but does not preclude study of new uses not noted herein.  
 Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

(x) Quantity of amenity provided

# INDOOR FACILITIES

**INDOOR FACILITIES**  
Table 1.2

	Art Studio/Gallery Space	Performance Space	Child/Youth/Teen Space	Classroom Space	Dance Studio	Fitness Rooms	Gymnasium	Kitchen Space	Lockers and Showers	Meeting Rooms	Staff Office Space
Annenberg Community Beach House 415 Pacific Coast Highway											
Auditorium Joslyn Park - 633 Kensington Rd											
Auditorium* Marine Park - 1406 Marine St											
Camera Obscura Art Lab Palisades Park - Ocean Ave											
Clubhouse Douglas Park - 2439 Wilshire Blvd											
Community Building Euclid Park - 1525 Euclid St											
Education Facilities Clover Park - 2600 Ocean Park Blvd											
Education Facilities Marine Park - 1406 Marine St											
Joslyn Hall Reed Park - 133 7th St											
Ken Edwards Center 527 4th St											
Gym & Fitness Room Memorial Park - 1401 Olympic Blvd											
Miles Memorial Playhouse Reed Park - 133 7th St											
PAL Youth Center Memorial Park - 1401 Olympic Blvd											
Park Center Virginia Avenue Park - 2200 Virginia Ave											
Patio Room Virginia Avenue Park - 2200 Virginia Ave											
Santa Monica Civic Auditorium - 1855 Main St											
Teen Center Virginia Avenue Park - 2200 Virginia Ave											
Thelma Terry Building Virginia Avenue Park - 2200 Virginia Ave											

Amenity currently provided  
 Location, or amenity within the location, is part of the Historic Resource Index  
 (x) Quantity of amenity provided (requires review prior to any modifications)

\*Theater space at Marine Park Auditorium is also used for meetings and can be reserved.

# SMMUSD PARTNERSHIPS

For many years it was common practice for the community to have access to and use Santa Monica-Malibu Unified School District (SMMUSD) playgrounds, open spaces, and other recreational facilities after school, during weekends, during breaks, and over the summer in an effort to offset the city’s park need. This access has been critical as school facilities functionally and essentially are part of the city’s parks network. This practice was formally recognized to help memorialize community access to these public spaces.

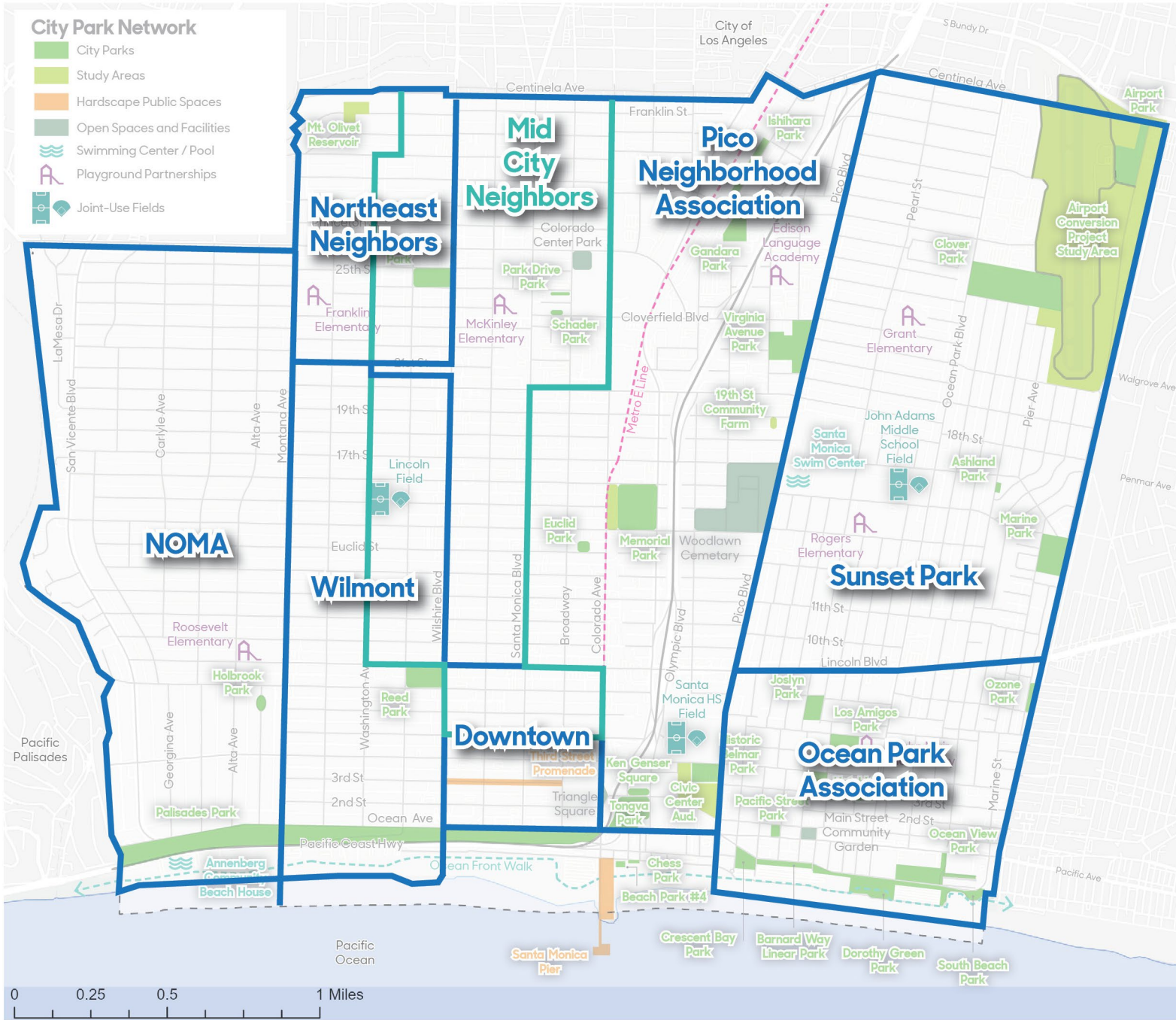
<b>FIELD, POOL, AND PLAYGROUND PARTNERSHIPS</b>
<i>Table 1.3</i>
<b>JOINT-USE FIELDS AND POOLS</b>
John Adams Middle School Multi-Use Field 2425 16th St
Lincoln Middle School Multi-Use Field 1501 California Ave
Santa Monica High School Multi-Use Field 601 Pico Blvd
<b>PLAYGROUND PARTNERSHIP SITES</b>
Edison Language Academy 2402 Virginia Ave
Franklin Elementary School 2400 Montana Ave
Grant Elementary School 2368 Pearl St
John Muir Elementary School 2526 6th St
McKinley Elementary School 2401 Santa Monica Blvd
Roosevelt Elementary School 801 Montana Ave
Will Rogers Elementary School 2401 14th St

## WAYS TO GET INVOLVED IN THE FUTURE OF OPEN SPACE

The city of Santa Monica has created a variety of Boards and Commissions to help guide and advise decision-makers in a variety of topics, providing opportunity for community members to participate, voice their opinion, and introduce new topics for collaboration. It is recommended that each new project review the most-recent published list of Boards and Commissions to identify those most relevant to engage throughout the project duration.

- **Airport Commission**
- **Architectural Review Board**
- **Arts Commission**
- **Building and Fire-Life Safety Commission**
- **Commission on Sustainability, Environmental Justice, and the Environment**
- **Disabilities Commission**
- **Housing Commission**
- **Human Services Commission**
- **Landmarks Commission**
- **Library Board**
- **Personnel Board**
- **Planning Commission**
- **Public Safety Reform and Oversight Commission**
- **Recreation and Parks Commission**
- **Urban Forest Task Force**
- **Special City Boards**
- **Boards of Certain Non-Profit Agencies**
- **District Boards**

Visit the City’s “Boards, Commissions, and Other Appointed Bodies” [website](#) for information on meeting dates and times to effectively plan collaboration within the project schedule.



\* This map of the City of Santa Monica has been provided for illustration purposes only. Every reasonable effort has been made to ensure the accuracy of the maps provided, however, some information may not be accurate. The City of Santa Monica ("City") provides this map on an "AS IS" basis. The City assumes no liability for damages arising from errors or omissions. The maps are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this map before validating your decision with the appropriate City office.

# NEIGHBORHOOD ORGANIZATIONS

In Winter 2024, outreach began to neighborhood organizations, at their monthly meetings, with the goal of understanding what members of the community love about their neighborhood, thoughts on opportunities for improvement to their parks and open space, and what they envision for their neighborhood and city-wide open space in the future.

Unique points of view on the city-wide network as it relates to their neighborhood helps to inform future conversations related to opportunities associated with planning and incremental implementation of improvements and expansion to the park network. Some themes, however, resonate across all neighborhoods.

**Public safety** within the parks and open spaces are a top priority for all neighborhoods as many of the activities enjoyed by the community rely on this. Conversations around the **walkability** of tree-lined streets to neighborhood parks and local businesses emphasized the role of nature as a key characteristic of **neighborhood identity**. As the city continues to grow, ensuring the **proportional expansion of open space** was a consistent concern expressed by the organizations, emphasizing park program availability, maintenance, and life cycle of existing amenities as key indicators of park need.

The following narratives represent additional key takeaways. Outreach to neighborhood organizations should be an integrated component of project scope as observations have shown that meaningful engagement with the community before design, throughout design, and in celebration of design demonstrates a commitment to authentic collaboration.

## Friends of Sunset Park

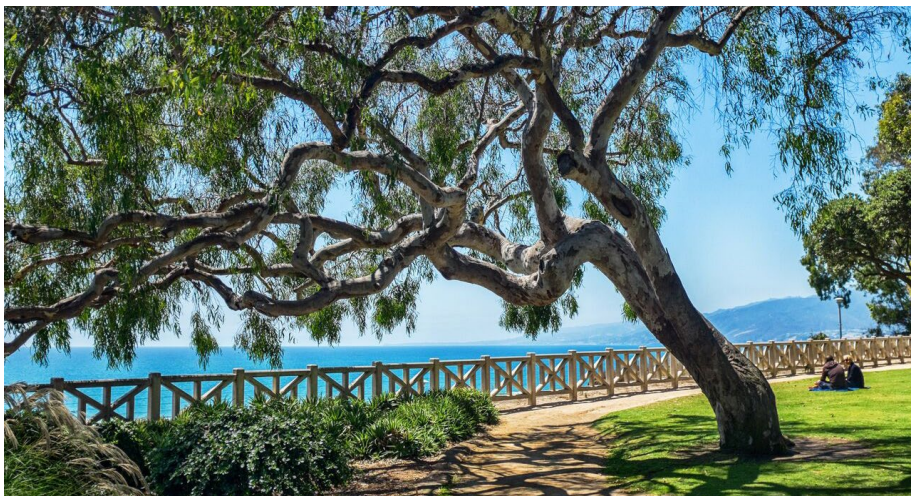
Friends of Sunset Park take great pride in their tree-lined streets and walkable “small-town” vibe with parks they can enjoy with visiting friends and family. Magnificent views of the mountains and the ocean create a beautiful setting for neighbors to meet and retreat to parks, participating in both passive and active programs. Neighbors emphasize a need for continued safety and improved lighting in parks and streetscapes and look forward to expansion of existing parks, improvement of amenities such as Airport Park playground, sustainable maintenance strategies, continued care for the urban forest, more public art, and integration of open space dedicated to wildlife and public gardens. As Sunset Park is adjacent to Santa Monica Airport, many continue to track the Airport Conversion Project.



*Clover Park Playground*

### North of Montana Association (NOMA)

NOMA remains an advocate for more parkland throughout the city, recognizing that land is at a premium within the neighborhood. NOMA recognizes themselves as the gateway to Santa Monica Canyon and looks forward to continued integration of tree and shrub species throughout the city that help to combat the impacts of climate change. With a limited amount of parks within the neighborhood boundary, NOMA celebrates parks such as Douglas Park and Reed Park and have suggested continued study of opportunities to expand joint-use agreements with schools to increase park amenity. Integration of smaller pocket parks, parks for teens, unprogrammed grass areas for informal use, adaptive reuse of street medians, and city-wide park planning that recognizes operations and maintenance were also proposed by the neighbors.



*Palisades Park*

### Ocean Park Association (OPA)

Located in the southwest corner of Santa Monica, the Ocean Park neighborhood prides itself on nurturing a safe and resilient community that is relaxed, friendly, and walkable. Community members emphasize the important roles the urban forest, from canopy trees to palm trees, and dune restoration play in the city's climate resiliency initiatives, advocating for increased biodiversity within parks, streetscapes, beach, and homes, supporting increased wildlife habitat. OPA celebrates parks as a healthy, natural respite from the urban environment and encourages study of opportunities to revitalize Crescent Bay Park, explore the use of natural materials within playgrounds, increase site furnishings opportunities within Hotchkiss Park and Ozone Park, champion privately-owned public spaces that promote sustainability initiatives, and continue public outreach to solicit feedback on recommended park improvements that reinforce the identity of Ocean Park and Santa Monica.



*Ocean View Park*

### Pico Neighborhood Association (PNA)

The Pico Neighborhood Association (PNA) focuses on providing a family-centered approach to leadership in the community, maintaining participation in social issues related to crime and safety, housing, development, youth, and parks. The parks within the Pico Neighborhood host many cultural events throughout the year, celebrating the rich history of diversity within Santa Monica. As the city continues to grow, community members emphasize the need to preserve open spaces as settings for nurturing neighborhood identity through continued awareness of improvements and opportunities to engage in authentic dialogue with staff.



Virginia Avenue Park Farmer's Market

### Santa Monica Mid City Neighbors

Mid City Neighbors express great enthusiasm for the opportunities within the small parks within their neighborhood. Park Drive Park hosts one of the city's community gardens with many neighbors expressing a desire to study the opportunity for its expansion, which would also increase safety within this park. Neighbors pointed out that many visitors to Park Drive Park utilize the open lawn as an informal dog park and suggest studying the feasibility of transforming Schader Park into a formal dog run. Recognizing parks within the neighborhood are small and most utilize Colorado Center, neighbors expressed interest in pop-up style park program. Neighbors also shared a desire for continued analysis of solar and wind impacts of development to the neighborhood and opportunities for integration of community-serving uses, such as community meeting rooms, within developments.



Euclid Park

## Santa Monica Northeast Neighbors

Northeast Neighbors love their quiet, walkable community where one can run into their neighbors and friends while on the way to the grocery store or to grab a coffee. Many celebrate Douglas Park as an oasis from the city with its large trees, boulders, ponds, and integrated art installations. Neighbors expressed concern for safety, cleanliness of park and park facilities, and resources dedicated to maintenance. Continued development along Wilshire Boulevard creates worry that without proportional expansion of park space, existing parks will be overburdened. Studying the feasibility of pocket parks, continued stewardship of the urban forest, and preservation and amplification of nature throughout city-wide park improvements are actions that resonate with the neighborhood and are enthusiastic to participate in ongoing outreach.



*Douglas Park Duck Pond*

## Wilshire Montana Neighborhood Coalition (Wilmont NC)

Wilmont is a walkable neighborhood with strong community resources, beautiful weather, and proximity to the beach and Palisades Park. Increasing connectivity to other parks and open spaces through an increase in protected bike lanes and enhanced streetscapes would continue to promote Wilmont as a safe neighborhood for children and the community. Neighbors expressed a desire to increase safety at Reed Park through revitalization of program within the park and activation at the Miles Memorial Playhouse. Recognizing that Wilmont is one of the most dense neighborhoods within Santa Monica, neighbors suggested studying the feasibility of introducing new park amenities such as a dog park, more playgrounds, and walking loops through pop-up or pilot programming in order to understand their opportunities and constraints.



*Reed Park*



Memorial Park Spring Break Camp 2025



2  
COMMUNITY  
VOICES

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# COMMUNITY VOICES

Santa Monica is an engaged and participatory community. When engaging the community to develop the 2025 Plan, creating an inclusive process was a top priority so this Plan would accurately represent the vision of a diverse community. To accomplish this, seven different types of outreach opportunities were planned: face-to-face community group interviews, informal pop-up events across the city, a community workshop with small group discussions, an online survey, a community open house with interactive booths and focus groups with City staff. The planning approach encouraged participation from a broad range of stakeholders, including Santa Monica community members, local organizations, park and beach visitors, facility user groups, and representatives from boards, commissions and diverse interest groups. In total, nearly 3,000 community members weighed in to shape the future of Santa Monica's parks and recreation system. This input was extensively documented and synthesized to create this Plan's companion document, Santa Monica Parks and Recreation Needs Assessment Report, that was released in Spring 2019 ahead of the 2025 Plan.

The Needs Assessment Report details the outreach opportunities and what was heard from the community and compares Santa Monica's parks and recreation system to peer cities to contextualize existing offerings. Analyzing how community desires overlap with comparable figures, the Needs Assessment Report proposes eight strategies to carry forward and inform this Plan which will guide future development and investment decisions. The Report's findings were vetted by community members who participated in the final outreach opportunity, the Community Open House in Spring 2019.



# OUTREACH OPPORTUNITIES

In 2018 and 2019, the Santa Monica community participated in a robust public engagement process involving a variety of events and activities for all ages. Lively discussions and interactive outreach tools stimulated participants' thinking about needs, preferences, and new ideas. Common threads from the community input formed the basis of the original **8 Strategies** that set this Plan's direction.

In 2025, additional outreach was conducted through the **Community Recreation and Arts Needs Assessment**. The goal of the assessment was to determine, quantifiably, the facility and program needs of the community through evaluation of existing facilities, program and class enrollment and waitlist metrics, and suggestions of new program opportunities.



*Santa Monica Little League*

 **1,667** PARTICIPANTS } 25,527 comments  
IN ONLINE MAP SURVEY

 **461** COMMUNITY } 278 prioritization exercises  
OPEN HOUSE } 862 comments  
PARTICIPANTS

 **160** COMMUNITY } 129 prioritization exercises  
WORKSHOP } 387 comments and ideas  
PARTICIPANTS } 143 web presentation views

 **9** POP-UP } 224 big ideas for the future  
EVENTS } 534 participant surveys

 **9** COMMUNITY MEMBER } 30+ participants  
GROUP INTERVIEWS

**23** PRESENTATIONS TO   
BOARDS, COMMISSIONS,  
 COMMUNITY GROUPS

# 2018-2019

## OUTREACH TYPOLOGIES

### Community Interviews

Interviews with representatives from key community groups yielded detailed information about needs and opportunities for the parks and recreation system. These conversations involved representatives from neighborhood groups, advisory boards, education providers, local tourism experts, sports organizations, and others.

### Pop-Up Events

The City hosted a series of fun, informal pop-up events in a variety of locations, including some in conjunction with local festivals and events. Staff encouraged participants to contribute to the planning process by sharing big ideas on a Think Tank, playing Parks & Rec BINGO and completing surveys (English/Spanish) with an assortment of prizes.

### Community Workshop

A citywide workshop on August 25, 2018 provided a forum for people to voice opinions about the future direction of Santa Monica's park system. One hundred and twenty-two community members attended the workshop in-person to confirm emerging themes, identify supporting strategies and further define a preferred character for the park system. The interactive exercises and presentation from the workshop were available for online input and viewing the two weeks following the workshop; 38 participants provided additional online input and 143 individuals viewed the presentation online.

### Online Map Survey

A mobile-friendly, web-based survey tool allowed respondents to describe how they use the system, indicate where they would like to see improvements and drop pins on a map to put comments in context. The

English/Spanish survey was active for six weeks, promoted via project website, social media, press releases, pop-up events and by community partners.

### Community Open House

A Community Open House on March 9, 2019 drew approximately 230 community members who reviewed the Needs Assessment Report findings and airport to park conversion case studies. Participants shared feedback on the draft Report, prioritized development of new parks and amenities at existing parks and locations where new programming should be added. The in-person Open House was repeated through an online interface in which 231 additional community members participated.

### Staff Focus Groups

Focus groups with over 30 participating City staff from Community & Cultural Services (now Recreation and Arts), Public Works, Planning & Community Development and the Police Department provided feedback on current operations and management of the parks system and how to improve practices. Continuing interdepartmental coordination, staff representatives from these divisions sat on the project team throughout the planning process.

### Presentations & Discussions

City staff presented information about the Plan update to numerous boards, commissions and community groups. Each presentation concluded with a facilitated discussion and questions related to what participants like about the park system, what may be missing, and how they envision the system evolving over the next 20 years.



Americana in the Park at Gandara Park

## COMMUNITY ENGAGEMENT

Successful community engagement occurs when those who participate feel that their voice, in any form of communication and language, has been heard. This Plan process has sought to provide Santa Monicans with opportunity to voice their hopes for the future of their parks and open spaces through strategies that aim to ignite conversation and enthusiasm within a setting of comfort, equity and inclusivity. The below typologies recommend ways to integrate community feedback throughout project duration.

- **Project Kickoff Event:** Educates the community on the project scope, schedule of project and outreach, and goals while inviting community members to voice their opinion on opportunities and constraints.
- **Project Website:** Provides the community with a central hub for project information and updates.
- **Surveys (representative and general public):** Establishes data metrics associated with the project. Conducting surveys before, during, and post design nourishes participation and project excitement. Understanding not all community members may have access to the latest technology, mailers should also be considered.
- **Social Media:** Allows the community to stay engaged through updates and links to the project website or surveys and notifies the public of any upcoming in-person outreach events.
- **Community Conversations:** Empowers community members with opportunity to host small focus groups through a micro-grant process and has proven to reach a broader demographic.
- **Community Open House or Workshop:** Invites community members to be hands-on with their participation through accessible presentations, activities, conversations, and charrettes.
- **Transparency of Data:** Demonstrates to the community that Staff have heard their thoughts and have thoughtfully analyzed the data in an effort to present information to Council.

# 2024 - 2025

## OUTREACH TYPOLOGIES

Building upon the 2018–2019 public outreach, the Public Works and Recreation and Arts Departments collaborated with PROS Consulting on the Community Recreation and Arts Assessment (also referred to as the Community Interest and Opinion Survey). This process established park classifications and level of service metrics based on Public Works and Recreation and Arts inventory of park acreage, population served, length of stay, and amenity types and services, helping inform facility and program need. This inventory was further assessed alongside the 2016 Los Angeles Countywide Parks and Recreation Needs Assessment and national recommendations to help establish this Plan’s park acreage goal of 5 parkland acres per 1,000 residents.

### City of Santa Monica Community Interest and Opinion Survey

This survey highlighted that **96%** of respondents visit a parks, arts, or recreation facility in a typical year, 15% above the national average, and **49%** of respondents participate in a city program in a particular year, 36% above the national average. **Park safety** was noted as most important relative to parks, arts, and recreation services, aligning with City Council’s priority for **Clean Streets and Safe Neighborhoods**.

Facility and amenity priorities are:

1. **Walking trails and loops**
2. **Community parks**
3. **Large regional parks**
4. **Neighborhood parks**
5. **Aquatics facility**
6. **Pocket parks**
7. **Community gardens**

Program and activity priorities are:

1. **Arts and culture events**
2. **City-sponsored events**
3. **Beach House events**

Arts and culture priorities are:

1. **Art in public places**
2. **Theater programs and events**
3. **Art gallery spaces**
4. **Adult fine art and visual arts**
5. **Youth and adult enrichment camps and classes**
6. **Art studios**
7. **Adult Performing arts**

Additionally, there is support for acquisition or repurposing of land to address these priorities and to conduct renovations or develop new facilities for **ecological habitat, outdoor recreation, and nature preserves**.

Representative surveys were conducted via mail and online from a statistically representative sample of 418 community members (a minimum of 250 participants was required). The general public survey was promoted on the City website, social media, and public meetings and received 203 community member participants. Please visit the [Parks and Recreation Vision Plan website](#) to review the opinion survey results.

## Level of Service

The National Recreation and Parks Association (NRPA) provides recommended median metric service levels for population. Santa Monica is a city with approximately 100,000 residents and a daytime population of about 250,000. However, per the NRPA, "Park and recreation agencies are as diverse as the communities they serve, what works well for one agency may not be best for all." The NRPA recommends approximately 6-10 park acres per 1,000 residents for a population range of 100,000 to 250,000 and includes beach acreage (the 2016 county assessment did not include beach acreage as not all cities within the county have a beach). Utilizing Santa Monica's current inventory, the NRPA metrics, and county assessment data, the community considered available opportunities for expansion. This Plan's parkland acreage goal of 5 parkland acres per 1,000 positions the city above the county average and, when adding beach acreage, addresses the national acreage range recommendation.

Median metrics also apply to quantity of amenities provided to serve the community. **Available land area, available capital, amenity and program need, demand, hours of service, distribution of existing program, and park identity** are elements of park planning decision-making that are ever-changing. The Level of Service matrix (Appendix C) provides a starting point for evaluating amenity need based solely on population. The Community Interest and Opinion Survey provides a roadmap for providing open space to compliment **Affordable, Livable, and Secure Housing For All** initiatives, and establishes a baseline from which to study the feasibility of parks and opens spaces to contribute to **Economic Opportunity and Growth** through increased programs.

Refer to **Appendix C** to review the level of service matrix

## Staff Focus Groups & Presentations

Staff conducted focus groups from Fall 2024 through Summer 2025 in an effort to collect commission, advisory council, and neighborhood organization feedback on needs, enhancement opportunities, and expansion considerations. Feedback from the following commissions, councils, and organizations helped guide recommendations reflected within Chapter 3: Actions.

- Continued focus groups with internal staff
- Community Garden Advisory Council
- Field Sports Advisory Council
- Santa Monica Aquatics Advisory Council
- Urban Forest Task Force
- Seven Neighborhood Organizations
- Recreation and Parks Commission
- Disabilities Commission
- Commission on Sustainability, Environmental Justice, and the Environment
- Planning Commission
- Airport Commission
- Arts Commission

# COMMUNITY ACTION

The actions of the following chapter are organized to support **8 Principles** to enacting the Vision of this Plan. Each approach will be defined by their ability to address each of the **5 Strategies**, further supported by **Actions** and **Recommendations**.

## 8 Principles

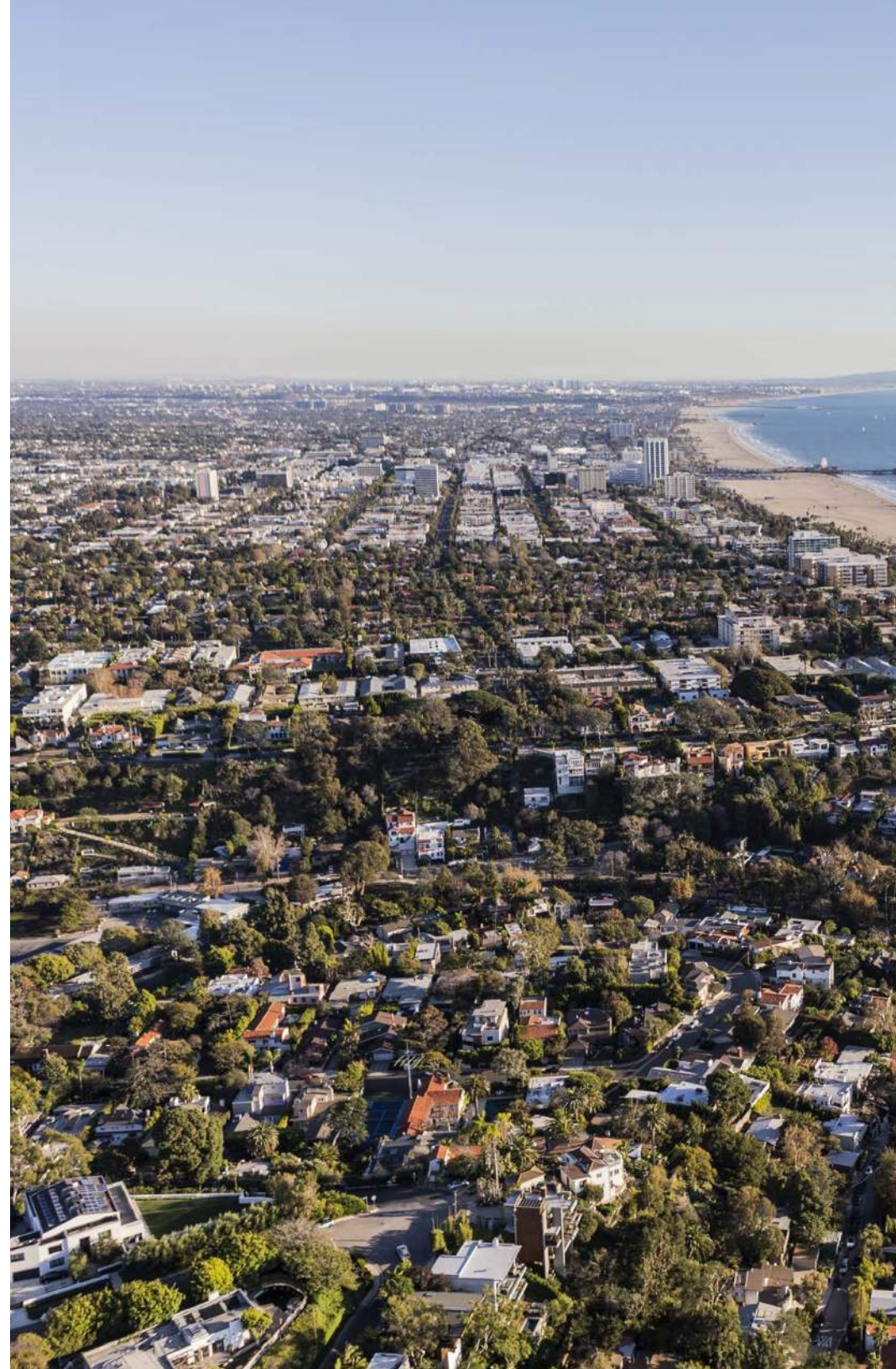
- A network-wide response to action.

## 5 Strategies

- A lens by which the authenticity of a Principle can be evaluated.

## 32 Actions

- The process framework under which implementation of recommendations can be qualified and quantified.



# THE FIVE STRATEGIES



## Strengthen Access to Parks, Facilities and the Beach

Santa Monicans are frequent park and beach visitors and want comfortable options to walk, ride a bicycle, or take transit to nearby places to play, exercise, and enjoy nature.



## Rethink Streets with Park Potential

Santa Monica's streets should enable physical activity and social gathering opportunities and reflect a commitment to sustainability. The streets of Santa Monica are the city's largest public asset; there is still more potential in streets and alleys for recreation.



## Foster Social Interaction

Parks provide space for Santa Monicans to come together across neighborhoods, cultures, and experiences to enjoy recreational activities, appreciate nature, and feel a sense of identity and community connectedness.



## Optimize Existing Parks and Beach Experiences

Reinvestment in existing parks, facilities, and the beach should maximize comfort, flexibility, functionality, and enrich the overall visitor experience.



## Create New Park Land

A major desire of the community is to continue to grow the parks network, through both large and small opportunities that embrace innovation and provide additional park amenities.





# 3 ACTIONS

# 1.0 NOURISH

## EXISTING PARKS & FACILITIES

- ◆ **1.1** Build upon city sustainability initiatives.
- ◆ **1.2** Address public safety in parks.
- ◆ **1.3** Continue to enhance accessibility to and through the park network.
- ◆ **1.4** Evaluate opportunities to enhance amenity offerings at existing parks and facilities.
- ◆ **1.5** Restore and renovate as park infrastructure ages.
- ◆ **1.6** Renovate existing indoor facilities to enhance flexibility, function, and visitor experience.
- ◆ **1.7** Reinvest in landmarked parks and historically significant recreational facilities.

# 2.0 EXPAND

## NEW PARK LAND & OPEN SPACE

- ◆ **2.1** Build new parks.
- ◆ **2.2** Expand existing parks and open spaces.
- ◆ **2.3** Redesign wide medians for art and recreational use.
- ◆ **2.4** Develop small spaces in creative ways.

# 3.0 RAISE

## NEW FACILITIES

- ◆ **3.1** Refurbish the existing Memorial Park Gymnasium and build new gymnasiums.
- ◆ **3.2** Build a new city-owned aquatics facility and expand water play options.
- ◆ **3.3** Build additional fields and courts.
- ◆ **3.4** Expand the pet-friendly network.
- ◆ **3.5** Add more community gardens and farms.
- ◆ **3.6** Incorporate indoor community rooms in new and retrofitted facilities.

# 4.0 IDEATE

## SANTA MONICA STATE BEACH

- ◆ **4.1** Develop a Beach and Pier Vision Plan.

# 5.0 CONNECT

## OPEN SPACE & THE COMMUNITY

- ◆ **5.1** Strengthen access to and between parks.
- ◆ **5.2** Strengthen access to the beach and water's edge.
- ◆ **5.3** Increase community connection to open space improvements and expansion.

# 7.0 SUSTAIN

## PARKS & FACILITIES SUSTAINABILITY & MAINTENANCE

- ◆ **7.1** Update existing maintenance plans for the park system.
- ◆ **7.2** Create maintenance plans for new capital assets in the park system.
- ◆ **7.3** Create a Landscape Vision Plan.

# 6.0 GATHER

## RECREATION & ARTS PROGRAMMING

- ◆ **6.1** Refresh community recreation and arts program and events and experiment with new activities.
- ◆ **6.2** Expand capacity to meet demand for popular programs.
- ◆ **6.3** Enrich programming through renewed marketing strategies.

# 8.0 SUPPORT

## FUNDING & MEANINGFUL PARTNERSHIPS

- ◆ **8.1** Develop a funding strategy for land acquisition to increase park land.
- ◆ **8.2** Diversify funding resources.
- ◆ **8.3** Routinely study city fees, pricing, and agreements.
- ◆ **8.4** Expand the "We are Santa Monica Fund" and grow community partnerships.
- ◆ **8.5** Study opportunities to partner with private entities to create more open space.

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# ACTING ON THE VISION

This chapter represents the heart of the 2025 Plan and will guide staff in advancing the overarching community vision. The 2025 Plan proposes **32 Actions** organized by the following **8 Principles**.

1. **NOURISH** Existing Parks & Park Facilities
2. **EXPAND** New Park Land & Open Space
3. **RAISE** New Park Facilities
4. **IDEATE** Santa Monica State Beach
5. **CONNECT** Open Space & The Community
6. **GATHER** Recreation & Arts Programming
7. **SUSTAIN** Parks & Facilities Sustainability & Maintenance
8. **SUPPORT** Funding & Meaningful Partnerships

These principles and supporting actions, will be defined by their ability to strengthen their relationship to the **5 Strategies** derived from the community engagement.

 **Strengthen Access to Parks, Facilities and the Beach**

 **Rethink Streets with Park Potential**

 **Foster Social Interaction**

 **Optimize Existing Parks and Beach Experiences**

 **Create New Park Land**

# UNDERSTANDING THE ACTIONS

Each action is linked to an estimated timeframe for implementation, capital cost assumption, supporting city departments, and supporting city documents that would be responsible for assisting in implementing the action. Some projects can be initiated and completed within a single timeframe. However, many actions will be ongoing or will require phasing across multiple timeframes. Four implementation timeframes have been established as part of the 2025 Plan:

**Short-term:** 1-5 years

**Medium-term:** 6-10 years

**Long-term:** 11-20 years

**Ongoing:** On a continuous basis with no start or end

Actions may adjust their timeframes for implementation as priorities and/or funding changes.

The action estimates are based on 2025 dollars and reflect the city's historic costs associated with analogous projects, industry standard assumptions about costs associated with planning and development (including Trust for Public Land ParkScore® data), plus an added escalation factor for elevated land costs and specially designed facilities.

**Low Cost (\$):** Less than \$2M

**Medium Cost (\$\$):** \$2M-\$20M

**Medium-High Cost (\$\$\$):** \$20M-\$50M

**High Cost (\$\$\$\$):** More than \$50M

**N/A:** Not a Capital Cost

Supporting departments will play important roles in implementing this Plan. Responsibilities include initiation, collaboration, evaluation, and/or reporting of actions.

**CAO:** City Attorney's Office

**CC:** City Clerk

**CDD:** Community Development

**CMO:** City Manager's Office

**FIN:** Finance

**FD:** Fire

**HHS:** Housing and Human Services

**HR:** Human Resources

**ISD:** Information Services

**PD:** Police

**LIB:** Library

**PW:** Public Works

**RAD:** Recreation and Arts

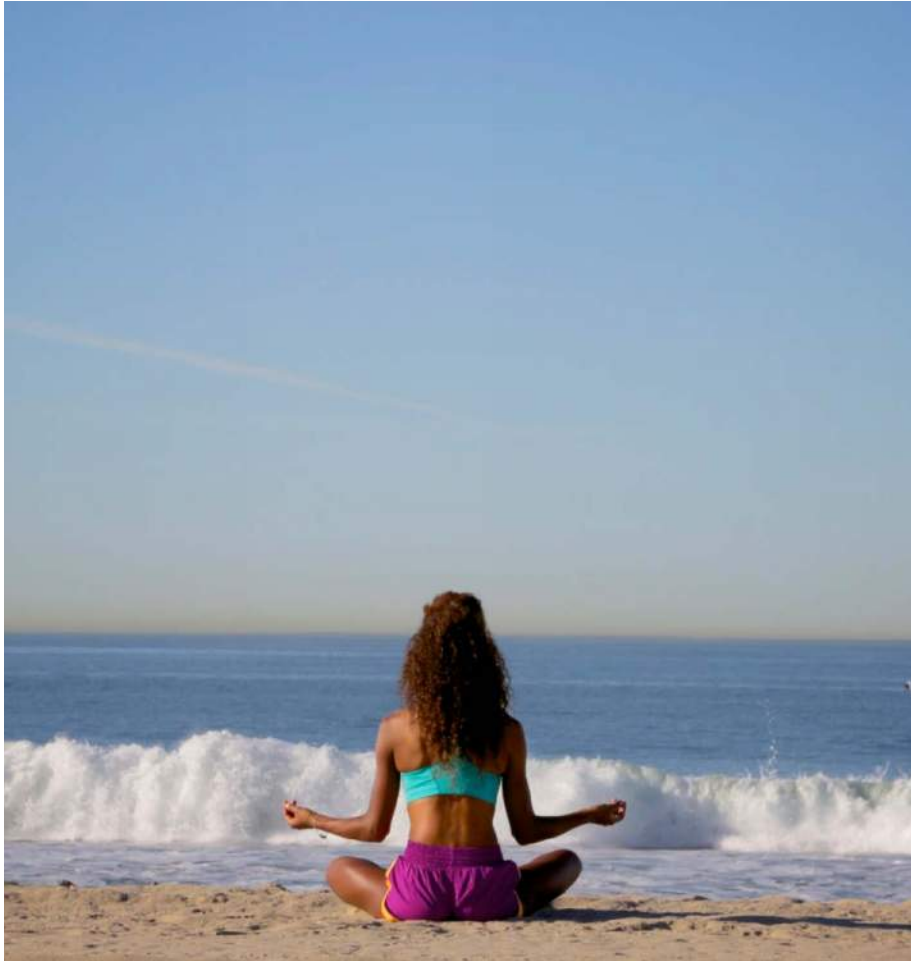
**RC:** Rent Control

**DOT:** Department of  
Transportation

Each action also references supporting documents which help provide additional framework for the action.

Estimated timeframes and costs within Chapter 3: Actions are based on addressing all recommendations. See **Appendix A** for a summarized Implementation Action Matrix to see estimated timeframes and estimated capital costs of the individual recommendations associated with each action.

# READING THE ACTIONS



Yoga at Santa Monica State Beach

The below is a template to help illustrate the narrative framework of actions defined in this chapter.

## **ACTION X.X**

**THE RECOMMENDED ACTION THAT SUPPORTS ONE OF 8 PRINCIPLES**

*Narrative: Describes the context for the recommended action. This narrative may be based on interdepartmental collaboration, existing data and assessment, or community outreach.*

- ◇ **X.X.X** Recommended objectives by which to implement the action by identifying and analyzing, promoting and developing, reviewing, and establishing.

**TIMEFRAME:** Estimated timeline for addressing recommendations and or incremental implementation of the action.

**CAPITAL COST:** Estimated capital cost associated with the action.

**SUPPORTING DEPARTMENT(S):** Departments associated with the action.

**SUPPORTING DOCUMENT(S):** Planning documents that provide framework for the proposed action and should be referenced for each project.

PRINCIPLE

1.0

NOURISH

EXISTING PARKS & PARK FACILITIES

 **Strengthen Access to Parks, Facilities and the Beach**

Investigating expansion of the parks system through inventory of the existing network demonstrates attention to enrichment through thoughtful planning.

 **Rethink Streets with Park Potential**

Studying successes of greener connections establishes a precedent for the prioritization of the pedestrian experience, inclusive of safety and comfort.

 **Foster Social Interaction**

Continuing to cherish existing parks as the social stages of neighborhoods amplifies the culture of the communities they support.

 **Optimize Existing Parks and Beach Experiences**

Prioritizing opportunities to enhance amenities underlines a commitment to comfort and convenience for visitors.

 **Create New Park Land**

Securing a foundation of a well-maintained parks system establishes an experiential benchmark for the expansion of acreage, amenities, and program.

PRINCIPLE 1.0  
**NOURISH**  
EXISTING PARKS & PARK FACILITIES

Santa Monica's existing network of parks and open spaces have provided for generations of play, program, and memories. Nurturing their legacy requires celebration of history, commitment to long-term vitality, and empowering a sense of place.



*Picnic event at Gandara Park*

# ACTION 1.1

## BUILD UPON CITY SUSTAINABILITY INITIATIVES.

Santa Monica's Climate Action and Adaptation Plan (CAAP) lays out a framework for enhancing the city's resilience to climate change through four sectors: Climate Ready Community, Water Self-Sufficiency, Coastal Flooding Preparedness, and Low Carbon Food & Ecosystems. The 2025 Plan's ability to compliment actions outlined in the CAAP and Sustainable City Plan demonstrate the city's commitment to preventing harm to the natural environment and human health, and benefiting the social and economic well-being of the community.

### ◆ 1.1.1 Climate Ready Community

- Expand education programs within park facilities that empower community members to integrate CAAP actions into their daily lives. Refer to Guiding Principle 5 of the Sustainable City Plan.
- Identify strategies that address impacts of extreme heat events. For example, increasing tree canopy, green spaces, and shade.
- Continue to advance energy resilience of park facilities to serve the community in the event of power grid outages.

### ◆ 1.1.2 Water Self-Sufficiency

- Continue to collaborate with City Planning on stormwater collection, existing/proposed/replacement tree policies and landscape planting and irrigation requirements associated with City-owned and privately-owned new development.

### ◆ 1.1.3 Coastal Flooding Preparedness

- Reference the LA County Sea-Level Rise Vulnerability Report, Department of Beaches and Harbor Coastal Resiliency Study, and the Local Coastal Plan for opportunities to implement design intervention strategies that alleviate effects of climate change for new capital projects, and improvements to existing projects, at Santa Monica State Beach and within The Coastal Zone.

### ◆ 1.1.4 Low Carbon Food & Ecosystems

- Develop environmental justice initiatives prior to the start of proposed park projects and review implementation strategies with applicable commissions at project milestones.
- Routinely explore rewilding as park network expansion opportunities arise including, but not limited to, reforestation, wetlands, and nature preserves.
- Identify opportunities to equitably expand community gardens by 1,200 sf annually across all neighborhoods of the city.
- Explore potential of integrating composting hubs within existing parks.
- In planning new projects, present current sustainability certification options (LEED, SITES, etc), demonstrating that they meet or exceed the minimum requirements established by the City.
- At the start of new projects, establish environmental benchmarks for the existing site in order to exceed metrics associated with, but not limited to, tree canopy, carbon sequestration, and stormwater runoff. For example, The Urban Forest Master Plan targets a 5% increase in urban tree canopy every ten years, therefore, a new project should target the same increase in tree canopy on site. Refer to Guiding Principle 2 of the Sustainable City Plan.

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$\$\$\$ (More than \$50M)

**SUPPORTING DEPARTMENT(S):** PW, RAD

**SUPPORTING DOCUMENT(S):** CAAP, Sustainable Water Master Plan, Zero Waste Plan Update, Sustainable City Plan, Water Efficient Landscape and Irrigation Standards, Local Coastal Plan, Urban Forest Master Plan

# ACTION 1.2

## ADDRESS PUBLIC SAFETY IN PARKS.

Aligning with City Council priority to establish Clean Streets and Safe Neighborhoods, creating site-specific strategies to address issues related to safety, public health, maintenance and activation helps to ensure that parks thrive throughout the day, encouraging exponential growth of opportunity to infuse additional programming into the City's public spaces.

- ◆ **1.2.1** Identify safety components, such as lighting, signage, and fencing, and evaluate, quarterly, the Existing Amenity and Component Action Matrix to confirm maintenance strategies.
- ◆ **1.2.2** Develop a Crime Prevention Through Environmental Design (CPTED) Program to examine opportunities to remove visually abrasive park components that erode a visitor's sense of safety.
- ◆ **1.2.3** Expand partnership with the Police and Fire Departments to review, quarterly, safety in parks and recommended arts and recreation programming integration to promote safety.
- ◆ **1.2.4** Expand the partnership with the Recreation and Parks Commission to review opportunities to expand inclusive, recreational and arts program within parks to promote safety through positive, enlivened activity.
- ◆ **1.2.5** Review, annually, hazard mitigation strategies that relate to parks including, but not limited to, site access, integration of emergency operations, short and long-term staging, and distribution.

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$\$ (\$2M - \$20M)

**SUPPORTING DEPARTMENT(S):** FD, PD, PW, RAD

**SUPPORTING DOCUMENT(S):** Open Space Element, Homelessness Strategic Plan, Safety Element, Local Hazard Mitigation Plan

## SAFETY IN PUBLIC SPACES

*The city can and does place reasonable expectations on behavior in public spaces. Where drug use and criminal activity enter public spaces, the city will continue to respond to ensure protection of community spaces and strive to maintain equitable access to safe, fun, and healthy open spaces.*

*The management of public spaces also benefits from the active community-based use of those spaces, which helps reinforce the social fabric of neighborhoods, models appropriate use, and deters criminal behavior.*

*One dimension of both the reality and perception of safety, in the parks and at the beach, is the local impact of the regional homelessness crisis, though it should be stressed that homelessness is not a crime and that those experiencing homelessness are often victims of crime, including in parks and at the beach. The Santa Monica **Homelessness Strategic Plan** (see **Appendix H**) proposes strategies to better coordinate and allocate resources between city departments, local service providers and regional partners.*

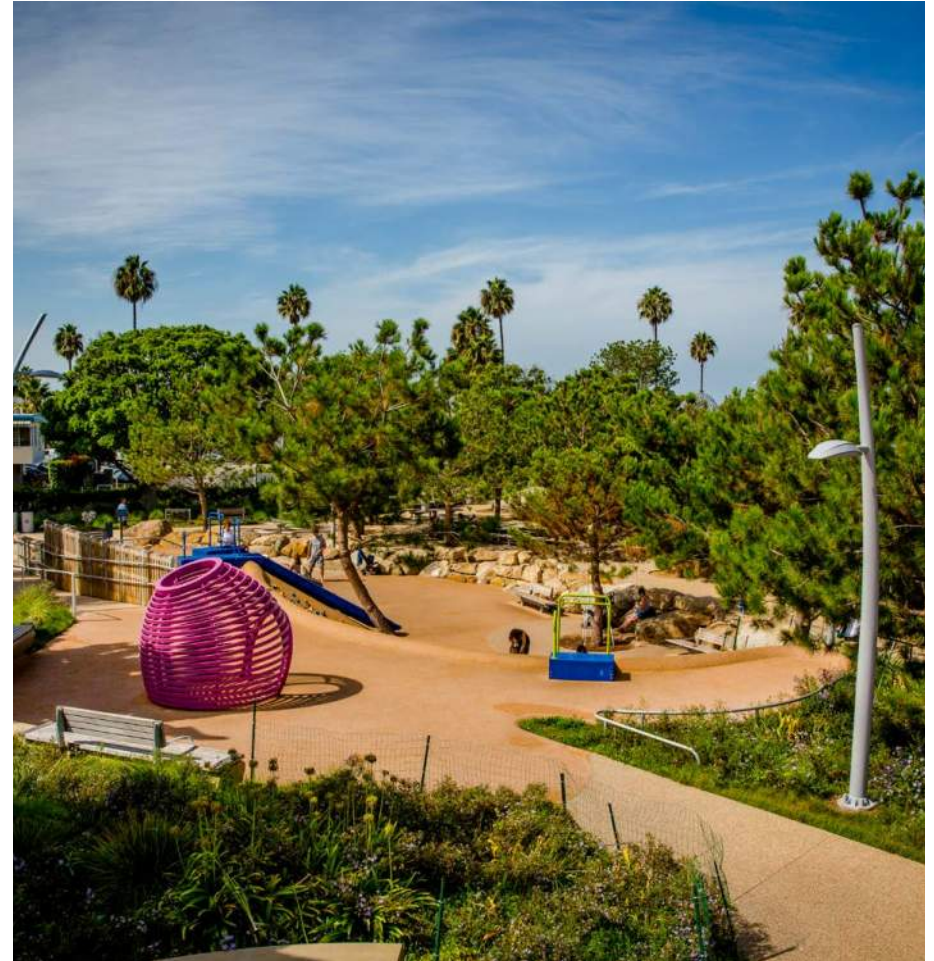
**Crime Prevention Through Environmental Design (CPTED)** seeks to reduce crime through meaningful design interventions in public spaces that increase physical safety, surveillance, and points of access. CPTED strategies include reinforcing site lines through positioning of plantings and furnishings, creating vehicular barriers through the placement of larger specimen trees and boulder compositions, location and typology of lighting systems, irrigation system programming, and defining points of access with hardscape hierarchy.

# ACTION 1.3

## CONTINUE TO ENHANCE ACCESSIBILITY TO AND THROUGH THE PARK NETWORK

Santa Monica champions continued integration of inclusive strategies within its open space destinations, promoting an accessible environment that enhances equity for children and adults of all abilities and nurtures physical, cognitive, emotional, and social development and connection to nature.

- ◆ **1.3.1** Retrofit existing parks for increased accessibility and design new parks to be universally inclusive, expanding inclusive outreach strategies to all age and ability demographics.
- ◆ **1.3.2** Maintain smooth, safe paths and include accessible trail options.
- ◆ **1.3.3** Study the integration of ADA-compliant stalls, sinks, and gender-neutral options at all parks and facilities.
- ◆ **1.3.4** Prioritize accessible parking and continuous accessible pathways to and through parks and open spaces.
- ◆ **1.3.5** Study the feasibility to adapt facilities and offer inclusive programming.
- ◆ **1.3.6** Ensure clarity with tactile, Braille, and digital options.
- ◆ **1.3.7** Support a culture of accessibility and continuous opportunities for feedback.



*Tongva Park Playground*

**TIMEFRAME:** Medium-term (6-10 Years)

**CAPITAL COST:** \$\$ (\$2M - \$20M)

**SUPPORTING DEPARTMENT(S):** PW, RAD

**SUPPORTING DOCUMENT(S):** Open Space Element, Airport Conversion Report

# ACTION 1.4

## EVALUATE OPPORTUNITIES TO ENHANCE AMENITY OFFERINGS AT EXISTING PARKS AND FACILITIES

Incrementally enhancing high value amenities such as rectangle and diamond sports fields, sports courts, playgrounds, barbecue and picnic areas, dog parks, trails, furnishings, concessions, restrooms, lighting, shade, public art, and other basic comforts would improve the visitor experience, encouraging further investment programming.

- ◆ **1.4.1** Establish project guiding principles at the inception of any new project to ensure alignment with actions within this Plan.
- ◆ **1.4.2** Identify opportunities to integrate food and beverage concessions within parks.
- ◆ **1.4.3** Demonstrate potential to increase species biodiversity and canopy coverage, in accordance with the Urban Forest Master Plan, in existing parks and open spaces.
- ◆ **1.4.4** Study potential to integrate equipment and supplies kiosks to offer an expanded variety of passive play in parks, including arts and crafts, ping pong, chess, bocce ball, badminton, and frisbee.
- ◆ **1.4.5** Expand partnership with the Arts Commission to review existing policies associated with permanent and temporary art integration within parks.
- ◆ **1.4.6** Expand partnership with Santa Monica Aquatics Advisory Committee, Field Sports Advisory Committee and the beach to review opportunities to expand pop-up events.
- ◆ **1.4.7** Analyze Airport Conversion Project engagement data to evaluate potential integration of park uses that do not currently exist within the network.



*Virginia Avenue Park Arts & Literacy Festival*

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$\$\$ (\$20M - \$50M)

**SUPPORTING DEPARTMENT(S):** CAO, CDD, CMO, PW

**SUPPORTING DOCUMENT(S):** Open Space Element, Urban Forest Master Plan

# ACTION 1.5

## RESTORE AND RENOVATE AS PARK INFRASTRUCTURE AGES.

Exploring incremental redesign and restoration of existing parks as infrastructure reaches the end of its life span allows for evaluation of opportunities and constraints associated with integrating new climate resiliency, programming, and maintenance solutions.

- ◆ **1.5.1** Identify components integrated within all parks and evaluate, annually, the Existing Amenity and Component Action Matrix to confirm maintenance strategies.
- ◆ **1.5.2** Develop a Capital Improvement Program (CIP) Refurbishment Plan to address maintenance of high-use amenities, including general site components, and determine opportunities to integrate sustainable alternatives.
- ◆ **1.5.3** Routinely review the Existing Amenity and Component Action Matrix and identify incremental implementation of “quick win” projects.
- ◆ **1.5.4** Develop a case study site within an existing park to test sustainable approaches to site design against existing material and study the viability of introducing indigineous, native, and adaptive plant species.
- ◆ **1.5.5** Expand partnership with the Landmarks Commission to review, quarterly, condition of landmark assets, recommended maintenance, and opportunities to reincorporate historical uses such as the Clover Park Amphitheater.
- ◆ **1.5.6** Expedite the continued integration of inclusive amenities within parks as existing equipment reaches the end of its lifespan.
- ◆ **1.5.7** In evaluating maintenance and replacement priorities, study feasibility of integration of new and expanded amenities. For example, expansion of the community gardens at Marine Park in order to increase plots and reduce grass maintenance.



*Recently Renovated Marine Park Playground*

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$\$\$\$ (More than \$50M)

**SUPPORTING DEPARTMENT(S):** CDD, FIN, PW, RAD

**SUPPORTING DOCUMENT(S):** Open Space Element, Existing Amenity and Component Action Matrix

## ACTION 1.6

### RENOVATE EXISTING INDOOR FACILITIES TO ENHANCE FLEXIBILITY, FUNCTION, AND VISITOR EXPERIENCE.

Indoor facilities offer the setting for additional sports, recreation and arts programming, cultural celebrations, and community events, including outreach and workshops. These venues become the heart of the parks in which they inhabit, establishing a sense of place and celebration.



*Memorial Park Fitness Room*

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$\$ (\$2M - \$20M)

**SUPPORTING DEPARTMENT(S):** PW, RAD

**SUPPORTING DOCUMENT(S):** Open Space Element

- ◆ **1.6.1** Conduct an annual audit of furnishings, fixtures, and equipment to update inventory and spatial capacity, and evaluate maintenance and funding sources necessary to provide a comfortable, safe, effective experience.
- ◆ **1.6.2** Develop a Facility Feedback Forum to enable visitors to provide an evaluation of the reserved facility before and after an event, providing information on condition, effectiveness of the venue, and opportunities for improvements that might enhance the experience.
- ◆ **1.6.3** Expand partnership with the Recreation and Parks Commission to review, quarterly, condition of facilities and examine improvement funding sources.
- ◆ **1.6.4** Reference the Civic Center Specific Plan alongside the most recent regulatory criteria as opportunities are brought forward.
- ◆ **1.6.5** Examine indoor recreational opportunities through adaptive re-use of city-owned facilities.
- ◆ **1.6.6** Study the feasibility of integrating sustainable infrastructure at maintenance milestones. For example, replacing gas appliances with electric.



*Palisades Park Rose Garden*

# ACTION 1.7

## REINVEST IN LANDMARKED PARKS AND HISTORICALLY SIGNIFICANT RECREATIONAL FACILITIES.

Landmarked and historically significant park and open space assets celebrate the city's history and reaffirm a commitment to their longevity as a cultural cornerstone of the community. Reinvesting in these landmarks secures their legacy as the foundation of the Santa Monica park network.

- ◆ **1.7.1** Prepare a cultural landscape inventory and treatment plan for Palisades Park in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, National Park Service, U.S. Department of the Interior.
- ◆ **1.7.2** Conduct an annual assessment, with the Landmarks Commission, of landmark parks and assets, including indoor facilities, to identify maintenance and protection investment.
- ◆ **1.7.3** Establish a quarterly collaboration with neighborhood and cultural organizations to develop strategies for integration of cultural landscapes within historically significant parks.
- ◆ **1.7.4** Study feasibility of revitalizing the Clover Park amphitheater.

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$\$ (\$2M - \$20M)

**SUPPORTING DEPARTMENT(S):** PW, RAD

**SUPPORTING DOCUMENT(S):** Open Space Element, Existing Amenity and Component Action Matrix, Historic Resource Index

## SANTA MONICA CIVIC AUDITORIUM

Designated as a City of Santa Monica historical landmark in 2001 and added to the National Register of Historical Resources in 2024, the Santa Monica Civic Auditorium (the "Civic") opened in 1958, designed by Welton Becket, as a public gathering place for cultural, educational, and community events. Governed by the Civic Center Specific Plan planning document (see **Appendix H**), the Civic is notable as an "urban renewal" project of its era, with its construction following displacement of a neighborhood called Belmar.

- **1990s:** Early visioning efforts begin.
- **2013:** Regular operation of the Civic is suspended due to loss of redevelopment and rehabilitation funds.
- **2014:** Most recent visioning working group is created.
- **2017:** On the recommendation of the 2014 Civic Working Group, the City issues an RFP for a partner to revive the Civic but no partner emerged.
- **2023:** Council then declares the Civic "surplus land" triggering a State-mandated process to notice availability of the property for parks, education, or affordable housing purposes.
- **March 25, 2025:** The City Council approves execution of an Exclusive Negotiating Agreement (ENA) with Revitalization Partners Group (RPG), having determined RPG collectively has both the financial and relevant experience renovating historic venues (The ENA is for a period of six months, with a report back to Council expected in Fall 2025).

Per the City Charter, Section 1014, the Recreation and Parks Commission is the City commission empowered to advise Council on matters pertaining to the Civic: "The RPC shall have the power and be required to: (a) Act in an advisory capacity to the City Council and Director of Community and Cultural Services in all matters pertaining to public recreation, including playgrounds, music and entertainment."

PRINCIPLE

2.0

EXPAND

NEW PARK LAND & OPEN SPACE

 **Strengthen Access to Parks, Facilities and the Beach**

Expanding network acreage improves the city's representation in the Countywide assessment while increasing walkability to open space.

 **Rethink Streets with Park Potential**

Studying feasibility of creatively programming underutilized city infrastructure presents opportunity for expansion of the Urban Forest.

 **Foster Social Interaction**

Planning through analysis of utilization and outreach opens opportunities for integration of new, sustainably innovative, and equitable programming strategies.

 **Optimize Existing Parks and Beach Experiences**

Growing the parks system alleviates the pressure on existing parks, and the Santa Monica State beach, that service a growing population of the local and regional community.

 **Create New Park Land**

Exploring responsible integration of various park typologies, including active and passive recreation and arts, places emphasis on a well-rounded parks system.

PRINCIPLE 2.0  
**EXPAND**  
 NEW PARK LAND & OPEN SPACE



Public Outreach at Tongva Park

The 1997 Plan notes, “Public parks and recreational areas will need to become more flexible, with the capability of accommodating multiple uses as land continues to be at a premium.” Expanding the city’s network requires thoughtful planning to ensure decision making responds to the needs of the community, offering a balance of active and passive retreat, and balancing permanent uses with flexible ones.

# ACTION 2.1

## BUILD NEW PARKS.

Santa Monica has 30 parks across the city of various size and use. However, the 2016 Los Angeles County Parks & Recreation Needs Assessment identified many neighborhoods as park poor. As land becomes available, build new parks to add to the city's open space inventory and accommodate growing population with a target of 100% of all households living within 1/4-mile of an open space per the Sustainable City Plan.

- ◆ **2.1.1** Establish project guiding principles and vision at the inception of any new project to ensure alignment with actions within this Plan while identifying the project's ability to amplify network-wide narrative and connections to parkland infrastructure.
- ◆ **2.1.2** Identify neighborhoods with park need classified as "High Need" or "Very High Need", per the 2016 LA Countywide Comprehensive Parks and Recreation Needs Assessment Study Area Profile #182, and determine park integration potential.
- ◆ **2.1.3** Analyze Airport Conversion Project engagement data to evaluate potential park uses in new parks that would compliment the Airport Conversion Project planning.
- ◆ **2.1.4** Reference the Civic Center Specific Plan alongside the most recent regulatory criteria as opportunities are brought forward.
- ◆ **2.1.5** Conduct feasibility studies to cap sections of the I-10 Freeway as the Land Use and Circulation Element (LUCE) recommends.
- ◆ **2.1.6** Examine the feasibility of converting existing City-owned properties into park land.
- ◆ **2.1.7** Monitor opportunities for new park land on an ongoing basis, particularly in downtown which has no parks within its boundary, as defined in the Downtown Community Plan, and has high levels of activity and a growing residential population.

- ◆ **2.1.8** Integrate cultural landscapes within new parks and identify opportunities to expand restoration, preservation, and rewilding.
- ◆ **2.1.9** Investigate opportunities to integrate park acreage in underutilized spaces such as parking podiums, vacant parking lots, street ends, and alleys that may be vacated in collaboration with public and private agencies.
- ◆ **2.1.10** Balance integration of various park classifications and consider spatial flexibility to promote program versatility throughout the day.
- ◆ **2.1.11** Reference the 2025 Community Recreation and Arts Needs Assessment for recommendations on amenity needs at the inception of new projects.
- ◆ **2.1.12** Identify opportunities for new projects to become pilot projects for new sustainability and equity certifications including, but not limited to, WELL Building Standard, Fitwel, and SEAM.
- ◆ **2.1.13** Increase species biodiversity and canopy coverage, in accordance with the Urban Forest Master Plan, within all parks.
- ◆ **2.1.14** Evaluate project scope against Sustainability Administrative Instruction.
- ◆ **2.1.15** Evaluate opportunities to preserve public open space as development continues per policy 1.5 of the Open Space Element.

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$\$\$\$ (More than \$50M)

**SUPPORTING DEPARTMENT(S):** CAO, CDD, CMO, PW, RAD

**SUPPORTING DOCUMENT(S):** Open Space Element, LUCE, Airport Conversion Report, CAAP, Sustainable City Plan, Urban Forest Master Plan, Bike Action Plan, Pedestrian Action Plan

# ACTION 2.2

## EXPAND EXISTING PARKS AND OPEN SPACES.

Expanding existing parks presents opportunity to amplify the legacy of design, build upon the success of program, and continue to strengthen a community's relationship to nature in a familiar setting.

- ◆ **2.2.1** Expand and enhance Memorial Park by 2.9 acres in accordance with the Master Plan's conceptual layout and complete phased implementation of the Memorial Park Master Plan approved by City Council on October 15, 2019.
- ◆ **2.2.2** Evaluate the 12-acre Airport Park Expansion Project alongside the Airport Conversion Project to prioritize possible design and implementation efficiencies.
- ◆ **2.2.3** Study existing parks for opportunities to enhance visitor experience, expand acreage, and define design principles for future planning studies.
- ◆ **2.2.4** Establish an Expansion Empowerment Program which enables community members to bring park amenity expansion opportunities forward through volunteerism, donations, and collaboration with City staff, boards, and commissions.
- ◆ **2.2.5** Study feasibility of restoring and enhancing Original Muscle Beach, inclusive of former Chess Park amenities.
- ◆ **2.2.6** Routinely reference the Community Recreation and Arts Needs Assessment for recommendations on amenity uses.
- ◆ **2.2.7** Evaluate the Promenade 3.0 Plan for parkland opportunity.
- ◆ **2.2.8** Continue collaboration with public transportation agencies with focus on increasing the urban forest and biodiversity.

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$\$\$\$ (More than \$50M)

**SUPPORTING DEPARTMENT(S):** CAO, CDD, CMO, PW, RAD

**SUPPORTING DOCUMENT(S):** Open Space Element, LUCE, Memorial Park Master Plan, CAAP, Sustainable City Plan, Historic Preservation Element

## SANTA MONICA AIRPORT CONVERSION PROJECT

*The Santa Monica Airport Conversion Project began in Spring 2024, to establish a preferred scenario, focused on a great park and supporting uses, consistent with Measure LC. Measure LC was passed by Santa Monica voters on November 6, 2014. On January 30, 2017, the city entered into the Consent Decree, enabling the runway to be shortened and allow for the closure of the airport. Based upon the authority to close the Airport in the Consent Decree, City Council adopted Resolution 11026 on February 28, 2017, authorizing the City Manager and staff to take all actions necessary and proper to close the Airport effective as of midnight on December 31, 2028. The city has a legal obligation to continue operation of the Santa Monica Airport until December 31, 2028. After that, the city is released from any obligation to the FAA to operate the Airport.*

*In Fall 2024, Phase 2: Setting the Stage presented site opportunities, identified site constraints, and culminated with the Guiding Principles being confirmed by Council on January 28, 2025, enabling staff to begin Phase 3a: 3 Scenarios. The Guiding Principles, below, are value statements describing the project aspirations and expectations, centered on a great park and supporting uses. These principles are the foundation for planning and feasibility studies and evaluating site features, amenities, programs, technical performance requirements, financial strategies, phasing, and implementation approaches.*

- **Start with Nature**
- **Inspire Wonder**
- **Balance Economics**
- **Amplify Versatility**
- **Celebrate Place**

*\*For more information on the Guiding Principles and the Santa Monica Airport Conversion Project, visit [www.smacproject.com](http://www.smacproject.com).*

## ACTION 2.3

### REDESIGN WIDE MEDIANS FOR ART & RECREATIONAL USE.

Advancing medians, when possible, as open space will provide more passive recreational offerings, increasing open space opportunities in parts of the city with fewer parks, and have potential to connect existing and new open spaces.. Many medians are lined with mature trees that provide shade and, as a result, are already used informally for recreation.

- ◆ **2.3.1** Assess feasibility of transforming medians into passive recreation, art destinations, and environmental biodiversity and habitat corridors.
- ◆ **2.3.2** In support of the Bike Action Plan, focus the San Vicente Boulevard median redesign on recreational use in collaboration with the Landmarks Commission as The San Vicente Boulevard Median appears eligible for listing as a Santa Monica Landmark.
- ◆ **2.3.3** Reimagine the Olympic Boulevard median between 26th and Stewart Streets and the 4th Street median between San Vicente Boulevard and Montana Avenue for arts and recreational use to support the Bergamot Area Plan's vision with rotating art exhibits.



*Joggers on San Vicente Boulevard Median*

**TIMEFRAME:** Long-term (11-20 Years)

**CAPITAL COST:** \$\$ (\$2M - \$20M)

**SUPPORTING DEPARTMENT(S):** DOT, FD, PD, PW, RAD

**SUPPORTING DOCUMENT(S):** Bike Action Plan, Pedestrian Action Plan

# ACTION 2.4

## DEVELOP SMALL SPACES IN CREATIVE WAYS.

Creating a network of small spaces across the city is one of the most effective ways to increase park land and access to open space. Through small-scale and creative implementation mechanisms, connecting small spaces over time can create green streets and provide park access in areas where the feasibility of building new neighborhood parks is limited.

- ◆ **2.4.1** Identify park amenity and native planting opportunities in underutilized areas, such as portions of rights-of-way, alleys, paved easements and utility access roads, rooftops, vertical/wall green spaces, street ends and other land abutting the I-10 Freeway as well as residential side streets where no access to properties is needed and areas could be closed to traffic.
- ◆ **2.4.2** Develop recommendations for amenities within Privately Owned Public Spaces (POPS) in partnership with private property owners.
- ◆ **2.4.3** Build on the existing collaboration with Metro with a focus on identifying underutilized Metro right-of-ways with potential for integration of amenities that serve the Metro ridership and adjacent neighborhoods.
- ◆ **2.4.4** Establish an Arts Alley Program to revitalize mural integration in the city's secondary, vehicular network.
- ◆ **2.4.5** Survey the community to understand ways in which they've personally found opportunities to utilize underutilized, small spaces in active and passive ways.

**TIMEFRAME:** Long-term (11-20 Years)

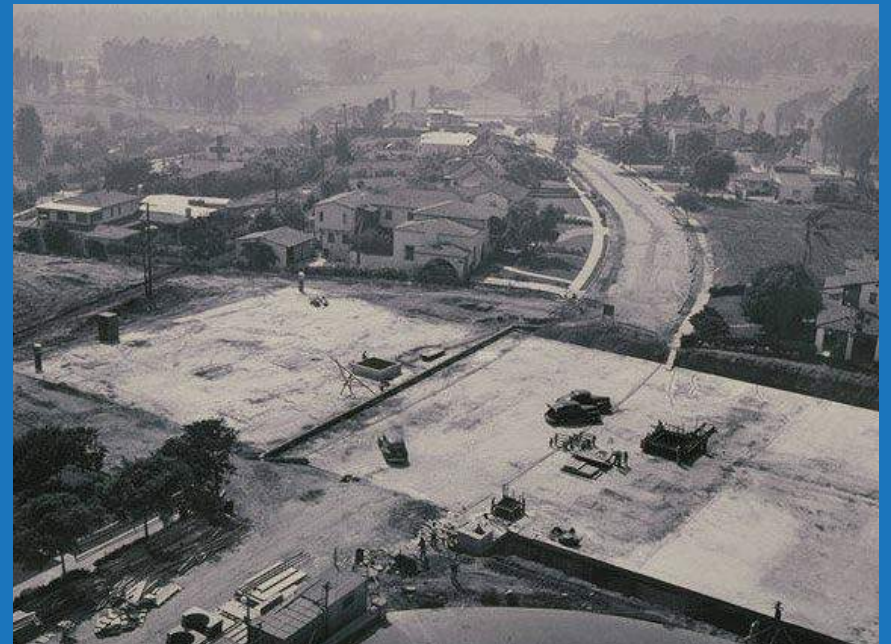
**CAPITAL COST:** \$\$ (\$2M - \$20M)

**SUPPORTING DEPARTMENT(S):** CAO, CDD, CMO, PW, RAD

**SUPPORTING DOCUMENT(S):** Open Space Element, Santa Monica Outdoors Private Open Space Manual, Downtown Community Plan

## MOUNT OLIVET RESERVOIR

*The Mount Olivet Reservoir is a 2.5 million gallon reservoir, completed in 1924, within the Northeast Neighborhood of Santa Monica located on Franklin Street between Lipton Avenue and Montana Avenue. At street view, the secured site appears to be a well-maintained natural lawn oasis, providing beautiful views of the Santa Monica Mountains and nearby skylines. Since 1997, the Plan has called for the study of the potential of transforming this municipal site into park use. However, almost 30 years later, the reservoir remains functional, requiring the site to be secured. Until the reservoir has reached the tenure of its life span, implementation of a community driven park design scenario cannot take place. However, study of the site's opportunity to be transformed into a park may continue through the duration of this Plan.*



*New Mount Olivet reservoir shown looking north on Franklin Street toward the Brentwood Golf Course  
Santa Monica Public Library Image Archives*

PRINCIPLE

3.0

RAISE

NEW PARK FACILITIES

 **Strengthen Access to Parks, Facilities and the Beach**

Alleviating the pressures on existing park facilities improves the ability to provide a more equitable distribution of program offered throughout the city.

 **Optimize Existing Parks and Beach Experiences**

Analyzing existing network inventory exposes gaps in service, highlighting the types of facilities that would elevate visitor comfort and safety.

 **Rethink Streets with Park Potential**

Finding small, underutilized spaces within the city with potential for complimentary system resources, such as mobility hubs, improves pedestrian activation of the streetscape.

 **Create New Park Land**

Incorporating facilities that compliment the existing network provides for increased activation, refreshed program, and possible funding sources.

 **Foster Social Interaction**

Visioning facilities as community centers increases opportunities for social engagement and cultural celebrations.



*Marine Park Spring Break Camp 2025*

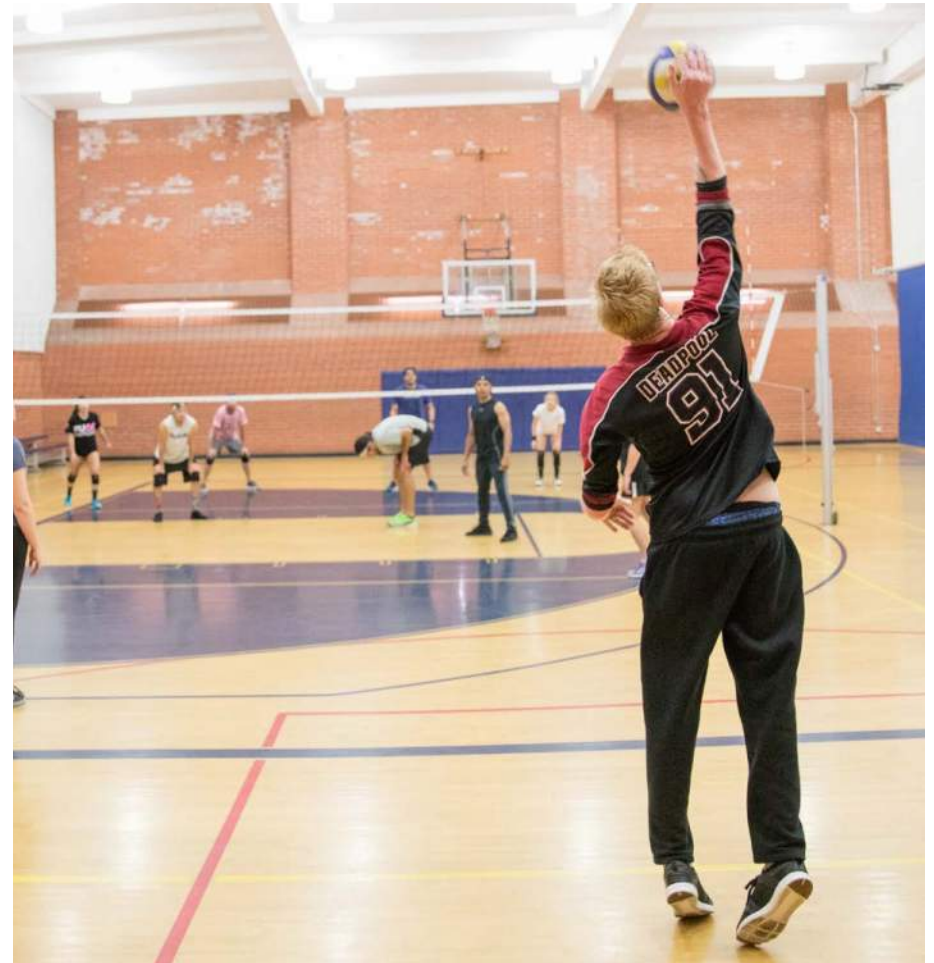
The success of the city's park facilities are immeasurable. Santa Monicans have celebrated summer at the Santa Monica Swim Center, almost 50 years of the Main Street Community Garden, and countless victories at Memorial Park Gymnasium. Establishing a plan for new facilities requires outreach to the advisory councils and neighborhood organizations and communities they represent to facilitate integration of a cohesive vision.

# ACTION 3.1

## REFURBISH THE EXISTING MEMORIAL PARK GYMNASIUM AND BUILD NEW GYMNASIUMS.

Refurbishing the Memorial Park gymnasium presents tremendous opportunity to implement best practices in outreach, building upon the success of the Memorial Park Expansion Project process. At the center of the city, **Memorial Park Gymnasium is the only community gymnasium** in Santa Monica and hosts indoor basketball and volleyball, an indoor fitness room, meeting rooms and park staff offices. Built in the 1970s, generations of the Santa Monica community have memories to share that will, undoubtedly, inspire its renovation as part of Phase 4 of the park's expansion.

- ◆ **3.1.1** Utilizing the Existing Amenity and Component Action Matrix, review recommended improvements to the Memorial Park Gym and prioritize those that facilitate the greatest community benefit.
- ◆ **3.1.2** Explore ways to allow the community to use the PAL gym when not scheduled for program use.
- ◆ **3.1.3** Explore partnerships with private gyms in an effort to expand indoor fitness.
- ◆ **3.1.4** Identify available commercial real estate and determine feasibility of adaptive reuse for indoor fitness facilities.



Memorial Park Gymnasium

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$\$ (\$2M - \$20M)

**SUPPORTING DEPARTMENT(S):** PW, RAD

**SUPPORTING DOCUMENT(S):** Open Space Element, Memorial Park Master Plan, Historic Preservation Element

# ACTION 3.2

## BUILD A NEW CITY-OWNED AQUATICS FACILITY AND EXPAND WATER PLAY OPTIONS.

Demand for various aquatics opportunities is high with over 700 community members on aquatics waitlists at The Santa Monica Swim Center, Annenberg Community Beach House, and Santa Monica High School (a joint-use agreement is currently in-place) in 2024 with the City not owning any facility outright. Analyzing the feasibility of an additional aquatics facility will help establish a more robust swim program, increasing physical and mental health and wellness opportunities for all and celebrating aquatics in Santa Monica with the benefit of offering the Pacific Ocean as a regional amenity.

- ◆ **3.2.1** Identify public and private partnerships with neighboring cities with aquatics facilities.
- ◆ **3.2.2** Develop and review an aquatics facility needs inventory to facilitate a future scope and budget exercise.
- ◆ **3.2.3** Review existing joint-use agreements in an effort to expand community-wide program.
- ◆ **3.2.4** Identify future joint-use agreements with public and private schools within Santa Monica and neighboring cities.

**TIMEFRAME:** Long-term (11-20 Years)

**CAPITAL COST:** \$\$\$ (\$20M - \$50M)

**SUPPORTING DEPARTMENT(S):** CAO, CDD, CMO, PW

**SUPPORTING DOCUMENT(S):** Open Space Element, Airport Conversion Report, CAAP, Sustainable City Plan

## SANTA MONICA AQUATICS

*In October 2024, the Santa Monica Aquatics Advisory Committee (SMAAC) members, referencing the 2016 Los Angeles Countywide Park and Recreation Needs Assessment, emphasized that current demand for aquatics program far exceeds available facilities noting:*

- *30% of the Santa Monica Swim Center is reserved for Santa Monica College;*
- *Available hours at Lincoln Middle School have been eliminated due to its closure;*
- *Hours at Santa Monica High School are limited;*
- *The Annenberg Community Beach House pool is only open in Summer with limited access and capacity; and*
- *The Santa Monica Swim Center serves 93,000 community members and is not City-owned.*

*Additional pools are needed to provide additional aquatics program so that the children in Santa Monica can learn a much-needed life-saving skill in this beach town while helping to alleviate the high demand for use by youth, adult, seniors and special needs visitors for improved safety, health, and fitness.*

*The 1997 Recreation and Parks Master plan recommended building a recreational pool in a park setting, where most city pools are located. It's time that Santa Monica finally studies the feasibility of integrating a new, city-owned aquatics facility in a park setting.*

*New facilities should consider, in partnership with SMAAC:*

- *Pool dimension, including diving capacity, competition and sports capacity, and underwater training features;*
- *Spectator seating, deck space, locker room and restroom facilities, concessions, and mobility and parking; and,*
- *Water play and splash pad amenities.*



Dudley Cup at Reed Park

# ACTION 3.3

## BUILD ADDITIONAL FIELDS AND COURTS.

The Community Recreation and Arts Needs Assessment provided an additional opportunity for data collection related to active and passive recreation program enrollment, furthering a metric-based understanding of the city's facility needs. Based on this assessment (refer to **Appendix C**), building additional fields and courts, and fitness and wellness program, in direct response to the demands of a growing City demonstrates a commitment to smart growth.

- ◆ **3.3.1** Identify locations within the city for potential integration of recommended quantity of fields and courts and study the feasibility of integrating quantities to support economic growth through increased recreational classes, programs, tournaments, and supporting amenities.
- ◆ **3.3.2** Identify partnerships with neighboring cities with field and court facilities.
- ◆ **3.3.3** Establish, in partnership with the Field Sports Advisory Committee and Recreation and Parks Commission, a field and court prioritization matrix, complimentary amenity needs inventory, budget, and fundraising strategies.
- ◆ **3.3.4** Establish a Sports Court Advisory Committee.

**TIMEFRAME:** Long-term (11-20 Years)

**CAPITAL COST:** \$\$\$\$ (More than \$50M)

**SUPPORTING DEPARTMENT(S):** CAO, CDD, CMO, PW, RAD

**SUPPORTING DOCUMENT(S):** Open Space Element, Memorial Park Master Plan, Historic Preservation Element

## FIELD SPORTS

*In Winter 2024, the Field Sports Advisory Committee (FSAC) members expressed great enthusiasm for a data-driven assessment to emphasize the need for additional fields and courts to enhance health and fitness opportunities for all Santa Monicans. Below are highlights from staff engagement with FSAC.*

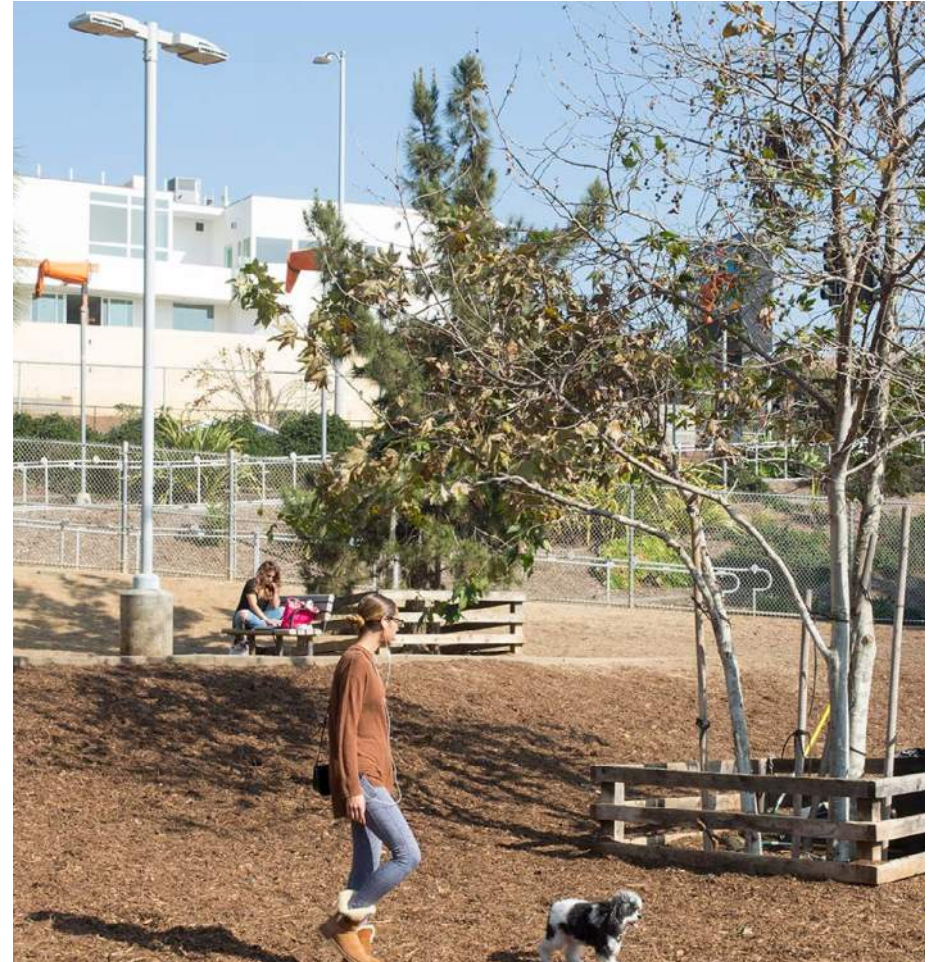
- *Baseball fields with base length options for 50, 60 & 70 feet.*
- *Portable mounds available for flat infields.*
- *Batting cages near each field for utilization during games and practices.*
- *Scoreboards that include the standard baseball statistics and pitch count for each team.*
- *Lighting and utility connections for various equipment.*
- *Dugouts for each field including shade, cubby for helmets, bat rack, and a drinking fountain.*
- *Four softball fields, which can adjust for 8U teams through high school, with at least one that integrates stadium seating.*
- *Longer duration parking sufficient to accommodate players, visitors, and family.*
- *Concessions and safe, usable bathrooms sufficient to accommodate players, visitors, and family.*
- *A minimum of one, natural grass, regulation baseball diamond.*
- *Fields to accommodate multi-use.*
- *Rectangular fields to accommodate multiple size fields for soccer on the same field (7v7, 9v9, 11v11).*
- *Small, unprogrammed areas of grass for field sports informal practice and drills.*

# ACTION 3.4

## EXPAND THE PET-FRIENDLY NETWORK.

Dog parks are highly desirable in Santa Monica, particularly in multi-family neighborhoods where community members don't have private yards. Developing a plan for expansion of the city's dog park network creates opportunity for further strengthening community as these environments continue to become the social hubs of neighborhoods. (Refer to **Appendix E** for dog park criteria, site requirements and potential amenities)

- ◆ **3.4.1** Investigate opportunities for integration of dog parks or dog runs in smaller, residual spaces at city-owned property.
- ◆ **3.4.2** Identify parks within areas of the city that currently do not have dog parks and conduct community outreach to determine neighborhood responsiveness to integration.
- ◆ **3.4.3** Identify opportunities to infuse dog-friendly and pet-friendly pop-up programs (dog runs, dog shows, pet adoptions) into existing and new parks in an effort to offer animal interaction for all members of the community.
- ◆ **3.4.4** Study feasibility of designating a portion of the Santa Monica State Beach, north and south of the Santa Monica Pier, as pet-friendly.



*Airport Park Dog Park*

**TIMEFRAME:** Long-term (11-20 Years)

**CAPITAL COST:** \$\$ (\$2M - \$20M)

**SUPPORTING DEPARTMENT(S):** CAO, CDD, CMO, PW, RAD

**SUPPORTING DOCUMENT(S):** Open Space Element, Airport Conversion Report

# ACTION 3.5

## ADD MORE COMMUNITY GARDENS AND FARMS.

With 140 Community Garden plots rented out via Annual Garden Permits to Santa Monica community members, approximately 1,500 square feet of communal growing space, and approximately 1,000 community members on a waitlist with some waiting approximately eight years to obtain a plot, developing a plan for expansion of the community garden network is key.

- ◆ **3.5.1** Identify locations for community gardens, learning gardens, farms, orchards, and urban agriculture within existing parks and their capacity for integration of water catchment systems and supporting infrastructure.
- ◆ **3.5.2** Identify underutilized, city-owned property, rooftops, alleyways, cul-de-sacs, streets, and vacant lots for permanent or temporary urban agriculture programs.
- ◆ **3.5.3** Study feasibility of Marine Park Community Garden Phase 2 and 3 expansion.
- ◆ **3.5.4** Develop an expanded composting, mulch, and amendment program.
- ◆ **3.5.5** Amplify partnerships with the Community Gardens Advisory Committee throughout the planning of new gardens and future improvements through community meetings, online surveys, hands-on design charrettes, and attendance at monthly workshops.
- ◆ **3.5.6** Evaluate assigned, individual plot term limits moving forward.
- ◆ **3.5.7** Develop a culinary arts program.

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$ (Less than \$2M)

**SUPPORTING DEPARTMENT(S):** CAO, CDD, CMO, PW, RAD

**SUPPORTING DOCUMENT(S):** Open Space Element, Airport Conversion Report

## COMMUNITY GARDENS

*The Santa Monica Community Gardens Advisory Committee advises staff and the Recreation and Parks Commission on the operation of the Santa Monica Community Gardens and to serve as advocates, educating and promoting community gardening as a vital element of the city's sustainability goals. In January 2025, committee members provided input on the recommendations included in this plan as well as the Community Gardens siting criteria included in the appendix. Below are highlights from community outreach.*

- *Consider equitable expansion of community gardens and microfarms throughout the city, especially within walking distance in high-need areas.*
- *Investigate opportunities and constraints associated with integrating plots within large medians, most notably 4th Street north of Montana.*
- *Continue to promote garden representative autonomy at individual gardens to alleviate and share programming responsibilities.*
- *Promote interim and long-term integration of community garden typologies at The Santa Monica Airport, post-closure.*
- *Expand the orchard program throughout the city as Ishihara Park is the only open orchard available to the community with only lemon and lime trees.*
- *Promote urban agriculture in underutilized space throughout the city. For example, easements and abandoned tree wells.*
- *Consider dedicated community garden parking at all locations as loading and unloading of growing medium and produce can be difficult.*
- *Plan for continued expansion of accessible garden plots.*
- *Continue to build community garden enthusiasm through robust engagement throughout the planning of the garden network.*
- *Expand the Climate Action Internship Program.*

## ACTION 3.6

### INCORPORATE INDOOR COMMUNITY ROOMS IN NEW AND RETROFITTED FACILITIES.

Incorporating indoor meeting rooms where operationally feasible as new recreation facilities are built or adaptively reusing existing infrastructure creates opportunities for expansion of recreation and arts programming, community gatherings, and celebratory environments for cultural practices and education. Currently the city's largest indoor venue, Memorial Park gymnasium, can accommodate approximately 150 people.

- ◆ **3.6.1** Inventory all existing community rooms and identify gaps in service opportunities, developing a matrix of minimum requirements necessary for establishing versatile, new community room spaces.
- ◆ **3.6.2** Study the feasibility of reopening the Civic Center Auditorium East Wing for community events.
- ◆ **3.6.3** Develop design guidelines for indoor meeting rooms, integrating adjacent outdoor space, defining minimum and maximum spatial requirements, and furnishing, storage, and audio/visual requirements in an effort to expand available square footage and enhance experience.



*Douglas Park Clubhouse Community Room*

**TIMEFRAME:** Medium-term (6-10 years)

**CAPITAL COST:** \$\$ (\$2M - \$20M)

**SUPPORTING DEPARTMENT(S):** PW, RAD

**SUPPORTING DOCUMENT(S):** LUCE, Downtown Community Plan



*Camera Obscura at Palisades Park*

PRINCIPLE

# 4.0

## IDEATE

### SANTA MONICA STATE BEACH

 **Strengthen Access to Parks, Facilities and the Beach**

Reinvesting in stewardship improves the quality of service and character of the beach.

 **Rethink Streets with Park Potential**

Reinforcing beach access through a comprehensive wayfinding strategy prioritizes the beach as an integrated component of the parks system.

 **Foster Social Interaction**

Looking for opportunities to tell the story of the beach through recreation and arts celebrates the identity of Santa Monica State Beach.

 **Optimize Existing Parks and Beach Experiences**

Integrating resiliency policies in expansion and maintenance strategies encourages support for enhanced habitat and continued high-value amenities and program.

 **Create New Park Land**

Investigating diverse revenue streams creates opportunities for studying the feasibility of expanding beach-serving facilities and program.

PRINCIPLE 4.0  
**IDEATE****SANTA MONICA STATE BEACH**

*Santa Monica State Beach*

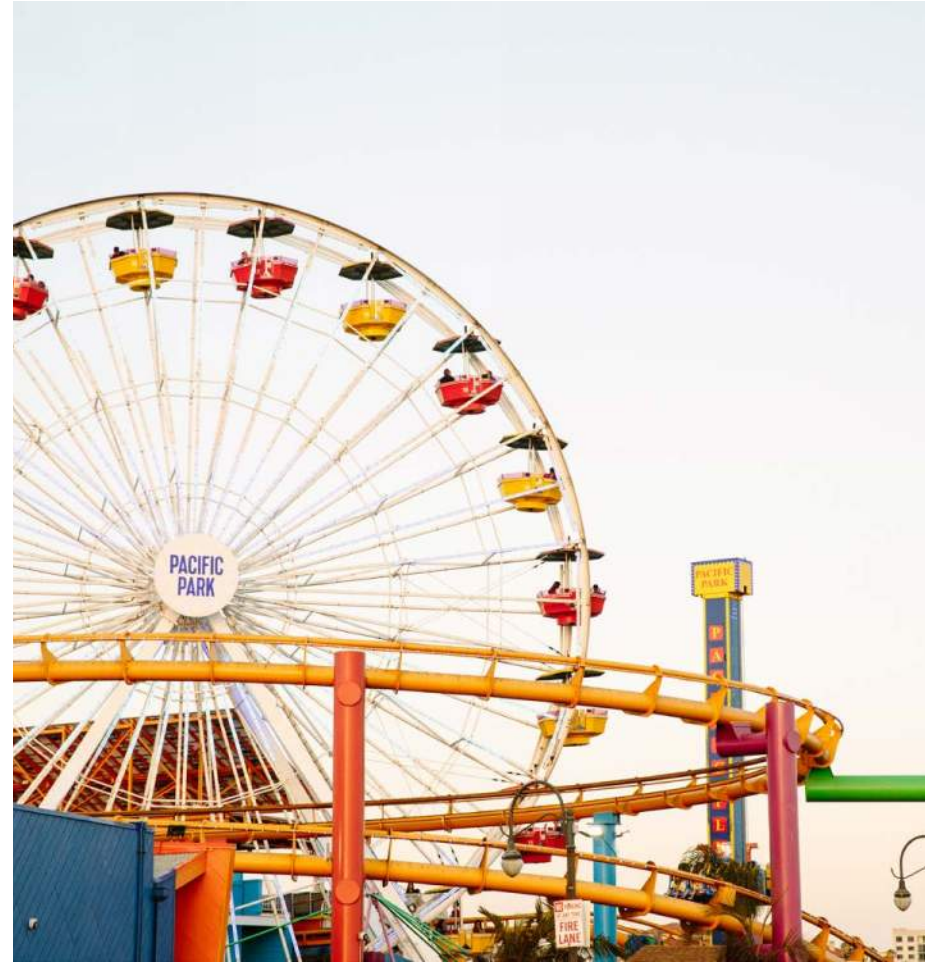
Santa Monica State Beach and Santa Monica Pier are world-class destinations, servicing millions of visitors each year. Establishing a plan for its protection, restoration, maintenance, and meaningful growth requires vibrant collaboration among city staff, the state, and community.

# ACTION 4.1

## DEVELOP A BEACH AND PIER VISION PLAN.

Santa Monica State Beach spans 2.8 miles of California coast, a resource twice the size of all city parks combined. The beach attracts millions of visitors each year who are eager to enjoy recreational opportunities, sand and surf and the amenities. Major attractions include the original Muscle Beach and slackline park, playgrounds, the Beach Trail, the Annenberg Community Beach House, beach volleyball courts and the related Pier. A Beach and Pier Vision Plan would inform long-term management of the entire beach and its amenities with an emphasis on supporting the overall beach visitor experience.

- ◆ **4.1.1** Develop a Santa Monica State Beach and Santa Monica Pier Vision Plan addressing, but not limited to:
  - Coastal resiliency and sea-level rise vulnerability;
  - A coordinated marketing, identity, and branding approach;
  - An economic sustainability strategy that addresses proposed improvements, expansion of concessions, program and operations, art integration, and maintenance;
  - Park integration;
  - Accessibility and mobility improvements;
  - Facility management;
  - Dune and habitat restoration;
  - New amenities like saltwater swimming pools;
  - Existing amenity and facility condition assessment; and,
  - Biodiversity, thermal comfort, and stormwater management.
- ◆ **4.1.2** Study feasibility of establishing a Beach Advisory Council.



*The Santa Monica Pier*

**TIMEFRAME:** Medium-term (6-10 Years)

**CAPITAL COST:** \$ (Less than \$2M)

**SUPPORTING DEPARTMENT(S):** CDD, PW, RAD

**SUPPORTING DOCUMENT(S):** Open Space Element, CAAP, Local Coastal Plan, refer to Appendix H for additional applicable reference documents



*Original Muscle Beach*

PRINCIPLE

# 5.0

## CONNECT

### OPEN SPACE & THE COMMUNITY

 **Strengthen Access to Parks, Facilities and the Beach**

Improving wayfinding and signage to identify parks and travel routes increases use by the community.

 **Rethink Streets with Park Potential**

Building upon the Bike and Pedestrian Action Plans creates a network of pathways to parks and schools that works for people of many ages and abilities.

 **Foster Social Interaction**

Improving engagement strategies before, during, and after implementation of improvements and expansion, increases project transparency.

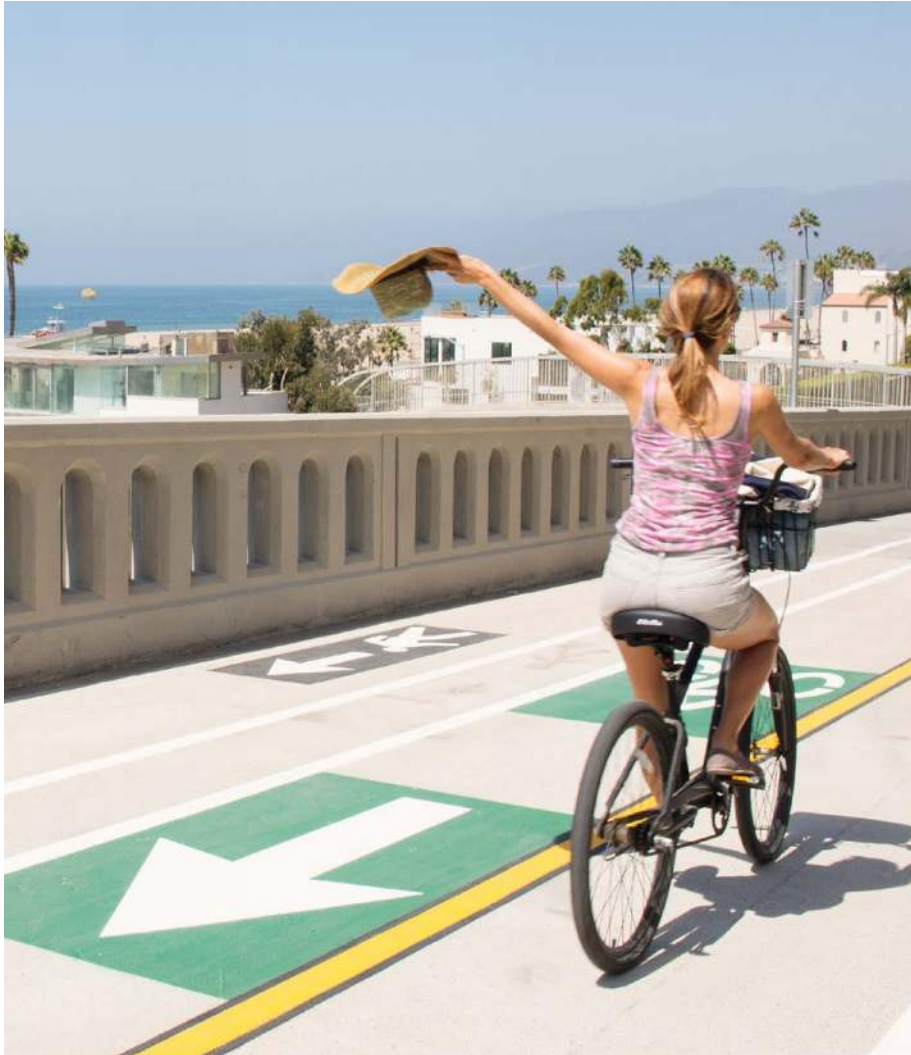
 **Optimize Existing Parks and Beach Experiences**

Prioritizing improvements that better connect parks to the city's largest natural resource, the beach, attracts visitors and locals alike.

 **Create New Park Land**

Analyzing network inventory alongside engagement feedback produces thoughtful planning of recreation, health, fitness, and arts program expansion.

PRINCIPLE 5.0  
**CONNECT**  
OPEN SPACES & THE COMMUNITY



*California Incline*

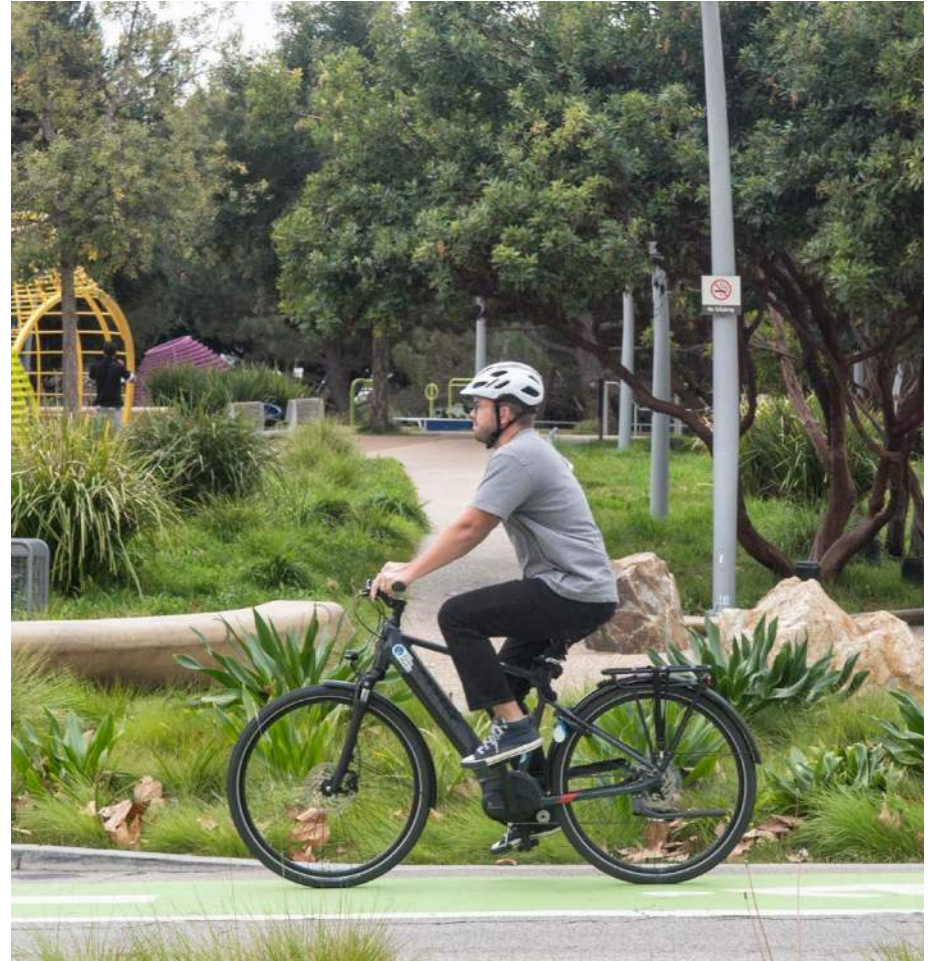
Parks and open spaces are the social hubs of neighborhoods, offering active and passive program, from sports to picnics, for all. Cultivating opportunities for the community to help shape safer, more comfortable, and efficient connections to network amenities should be the result of the city's investment in community outreach and engagement.

# ACTION 5.1

## STRENGTHEN ACCESS TO AND BETWEEN PARKS.

Santa Monica's parks are spread across the city, with some located along major streets and others tucked away into residential neighborhoods. Enhancing connections to and between parks should enable low-stress walking and biking, building upon the Bike and Pedestrian Action Plans and work with the Mobility Division to create a citywide network of pathways to parks and schools that works for people of many ages and abilities.

- ◆ **5.1.1** Continue to provide "Safe Routes to Parks" by prioritizing bicycle and pedestrian improvements on routes near parks and proximity to streets with the highest occurrence of injury crashes (also known as Vision Zero Priority Corridors).
- ◆ **5.1.2** Review and update the 2011 Master Plan for Park Signage to identify opportunities to increase art integration and integrate technology, connecting users to web-based information including history, reservations and permitting, and programs, classes, athletics offered at parks, and climate-related statistics.
- ◆ **5.1.3** Emphasize the 1997 Plan's vision of "City as Park" by continuing to identify alleyways as opportunities for enhanced pedestrian experiences including, but not limited to, planting, stormwater capture, tree canopy, alternative materials, and lighting.
- ◆ **5.1.4** Study the feasibility of establishing a minimum of one street segment within each neighborhood as a "park street", removing vehicular traffic, integrating landscape and amenities.



*Cyclist along Main Street at Tongva Park*

**TIMEFRAME:** Short-term (1–5 years)

**CAPITAL COST:** \$\$ (\$2M – \$20M)

**SUPPORTING DEPARTMENT(S):** DOT, PW

**SUPPORTING DOCUMENT(S):** Open Space Element, Bike Action Plan, Pedestrian Action Plan, Vision Zero, Local Roadway Safety Plan

# ACTION 5.2

## STRENGTHEN ACCESS TO THE BEACH AND WATER'S EDGE.

At **202.9 acres**, the beach is the city's largest natural resource and attracts visitors and locals alike. Beachgoers drive, walk, bike, scoot and take the train, buses and ride share services to the beach. Investigating opportunities to create an integrated nature narrative that emphasizes the relationship between Santa Monica's parks and beach demonstrates continuity of experience, showcasing the opportunities for visitors to immerse themselves in activities and natural environments across the City.

- ◆ **5.2.1** Investigate the incorporation of native and adaptive plantings utilizing the Beach Dune Restoration process as a framework for intervention strategies.
- ◆ **5.2.2** Study feasibility of increasing accessible access from the Santa Monica Pier to the Beach Trail.
- ◆ **5.2.3** In coordination with CalTrans, study feasibility of retrofitting existing pedestrian bridges over Pacific Coast Highway to be more accessible and mobility friendly.
- ◆ **5.2.4** Add more walkways and inclusive amenities and furnishings on an ongoing basis, continuing to provide access to the water's edge for people of all abilities across the length of the Santa Monica State Beach coastline.

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$\$ (\$2M - \$20M)

**SUPPORTING DEPARTMENT(S):** CDD, FD, PD, PW

**SUPPORTING DOCUMENT(S):** Open Space Element, Bike Action Plan, Pedestrian Action Plan, Downtown Community Plan

## Potential Amenity & Program

Various forms of public outreach, including online and paper surveys, community and advisory meetings, and community conversations took place that were focused on the types of park uses and program the community was interested in integrating into the City's park network. Many who participated expressed a desire to expand particular uses already part of the network, including:

- Multi-use fields
- Baseball and softball fields
- Basketball courts
- Tennis and pickleball courts
- Aquatics facility
- Skatepark

Active recreation opportunities suggested, not currently part of the City network included:

- Pump track
- Adventure ropes course
- Kayaking and fishing
- Rock climbing wall
- Archery range

The community has recognized the need to balance the networks active recreation inventory with passive recreation opportunities as well, including:

- Multi-use paths for walking and cycling
- Botanical, pollinator, butterfly, and sculpture gardens,
- Nature reserve space
- Grassy enclaves
- Wildlife habitat
- Wildflower meadow
- Constructed wetlands, ponds, and lakes
- Urban forest & orchards

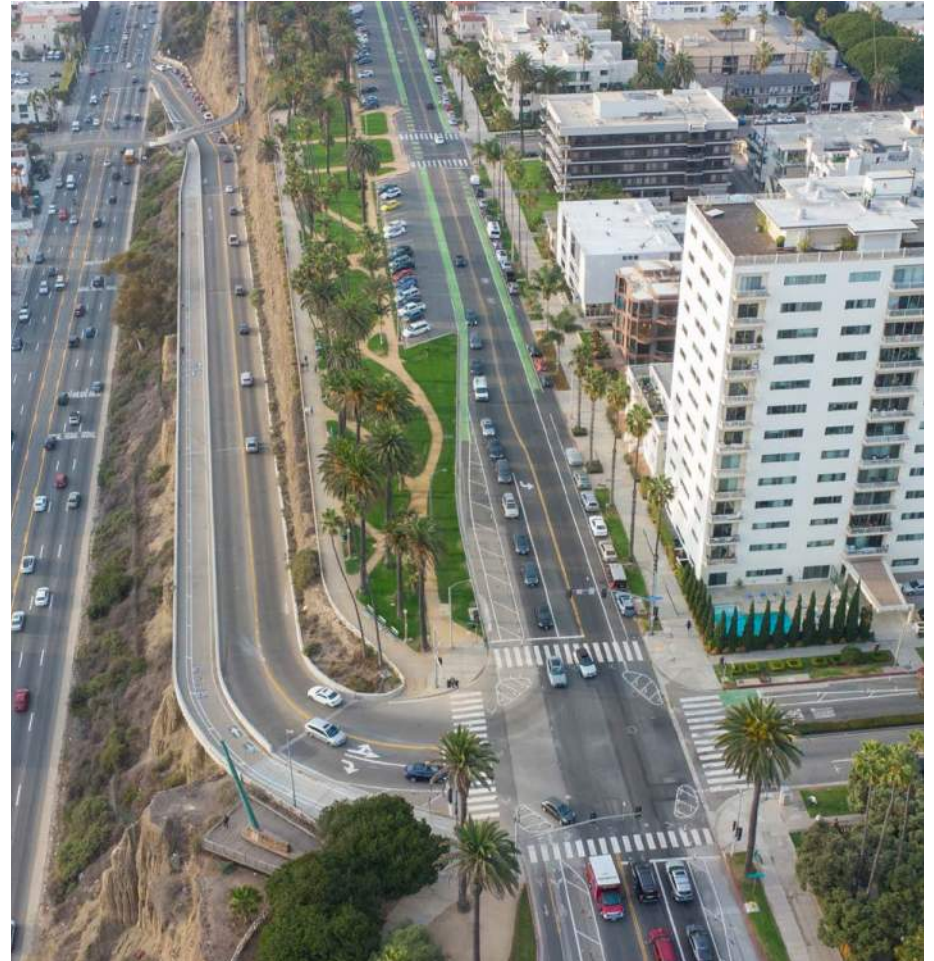
\*Refer to [www.smacproject.com](http://www.smacproject.com) for additional uses.

# ACTION 5.3

## INCREASE COMMUNITY CONNECTION TO OPEN SPACE IMPROVEMENTS AND EXPANSION.

Advancing outreach strategies requires inventory of successes and failures at each milestone, strengthening the city's external communication techniques in soliciting community feedback, amplifying internal communication in synthesizing the information collected. Thoughtful, integrated solutions promote investment in the design process, creating a sense of ownership in the outcome, further celebrating a sense of pride in the community.

- ◆ **5.3.1** Amplify quarterly engagement with regional partnerships to identify need, opportunity, and evaluate constraints.
- ◆ **5.3.2** Advance technology at community events to establish a user-friendly, inclusive experience including, but not limited to, surveys available via smart phone and activities conducted on tablets (refer to Chapter 2: Community Voices for additional recommendations).
- ◆ **5.3.3** Develop a "Friends of Parks" internship, volunteer, and donation program that integrates education in horticulture, maintenance, and programming best practices.
- ◆ **5.3.4** Establish a visitor engagement platform, enabling park visitors to evaluate park features, programs, and events and generate analytic benchmarks for annual evaluation, and highlight program and maintenance successes and gaps in service, helping to identify budgetary needs.
- ◆ **5.3.5** Incorporate quarterly project and program updates to Boards, Commissions, and neighborhood organizations with opportunity to recognize members of the community who have positively impacted the park network.
- ◆ **5.3.6** Continue to collaborate on cross-promotional park advocacy. For example, combining tree giveaways with community events.



*California Incline at Palisades Park*

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$ (Less than \$2M)

**SUPPORTING DEPARTMENT(S):** FIN, ISD, PW, RAD

**SUPPORTING DOCUMENT(S):** Open Space Element



*Beach Dune Restoration*

PRINCIPLE

# 6.0

## GATHER

### RECREATION & ARTS PROGRAMMING

 **Strengthen Access to Parks, Facilities and the Beach**

Continuing to offer extensive and varied recreational and arts program fosters community engagement with nature.

 **Rethink Streets with Park Potential**

Expanding program that experiments with seasonal infrastructure transformation helps identify long-term opportunities for intervention.

 **Foster Social Interaction**

Auditing recreational and arts program and events diversifies type and scale of offerings, promoting curiosity, interest, and increased engagement.

 **Optimize Existing Parks and Beach Experiences**

Expanding offerings for program that consistently meet capacity improves the equitable distribution of available social resources to the community.

 **Create New Park Land**

Collaborating with the community on program successes helps define spatial and program criteria for future expansion.

PRINCIPLE 6.0  
**GATHER****RECREATION & ARTS PROGRAMMING**

*Dia de los Muertos Celebration*

The city's park network provides settings for active sports, health and wellness programs, and community events. Additionally, it supports visual, performing arts, and cultural events that celebrate the diversity of the city and help establish a center for continued education of community heritage. Consideration for raising new facilities requires listening to current constraints and planning for future opportunities.

# ACTION 6.1

## REFRESH COMMUNITY RECREATION AND ARTS PROGRAM AND EVENTS AND EXPERIMENT WITH NEW ACTIVITIES.

The city offers extensive and varied recreational and educational programming for all ages. Findings associated with social interaction, sense of community, time outdoors and physical activity will help inform programming and establish a benchmark for an understanding of impact on civic well-being. Refining active and passive recreation and arts (cultural, sensory, and performing) program and event offerings helps to stimulate curiosity, inspire wonder, and celebrate culture.

- ◆ **6.1.1** Develop an approach for integration of new arts events, inclusive of applicable infrastructure, at existing parks and facilities, establishing a benchmark for new park projects.
- ◆ **6.1.2** Restore health, sports, and arts programs lost due to the Pandemic (for example, the CREST athletic program).
- ◆ **6.1.3** Inventory and evaluate programs impacted by the Pandemic to reinvest in their success.
- ◆ **6.1.4** Explore an increase arts programming through increased partnerships with SMMUSD and SMC.
- ◆ **6.1.5** Create a Pop-up and Mobile-Play Program that would provide open space experiences for greater equity and inclusion, expanding new sports, athletics, health, and arts offerings for all ages and abilities.
- ◆ **6.1.6** Refresh volunteer and mentorship programs to help nurture the next generation of recreation and arts leaders.
- ◆ **6.1.7** Establish an annual guest lecture and workshop series associated with recreation and arts, inviting practicing professionals in various disciplines to engage with the community.

- ◆ **6.1.8** Celebrate 'cultural happenings' within the city's open spaces, reinforcing the need for informal venues to support local artists.
- ◆ **6.1.9** Ensure a balance of small, medium, and large city-produced and privately-sponsored recreation and arts events within existing parks, new parks, and the community outreach process.
- ◆ **6.1.10** Evaluate existing and proposed art integration typologies to establish guidelines for future funding allocations.
- ◆ **6.1.11** Create an arts infrastructure inventory, demonstrating available locations throughout the city to host recreation and arts program and events.
- ◆ **6.1.12** Establish guidelines for integration of nature within, and around, art venues.
- ◆ **6.1.13** Establish an inventory of streets, through neighborhood outreach, that might serve as seasonal recreation and art event spaces.
- ◆ **6.1.14** Regularly review the city's art inventory for opportunities to expand and showcase local artists.

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$ (Less than \$2M)

**SUPPORTING DEPARTMENT(S):** PW, RAD

**SUPPORTING DOCUMENT(S):** Community Recreation and Arts Needs Assessment, Parks and Recreation Needs Assessment Report

## ACTION 6.2

### EXPAND CAPACITY TO MEET DEMAND FOR POPULAR PROGRAMS.

Providing for investment in high-demand programs that consistently meet capacity, have extensive waitlists and drop-in use helps to provide equitable availability of opportunities to increase education, health, and physical, mental, and social wellness for all members of the community. Program success requires monitoring community needs and regional trends, surveying community members, and evaluating enrollment and performance metrics.

- ◆ **6.2.1** Record drop-in use using the city's recreation registration and reservation system.
- ◆ **6.2.2** Develop a method to track the number of users per meeting room reservation.
- ◆ **6.2.3** Establish a method for estimating park users and event-goers including, but not limited to, door/gate counters, trail counters, traffic counters, and dedicated visitor "check-in" applications. Continue collecting and analyzing this data on an ongoing basis. Park user estimate tracking should study a cross-section of parks and those where there is no programming-related enrollment data.
- ◆ **6.2.4** Develop a consistent category system across education, fitness, and arts program offerings that provides a standard definition for each data element and an allowable value or range of values for data collection and analysis. Look for areas to streamline and simplify coding and reporting within the recreation management system.



*2025 State of the City at Reed Park*

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$ (Less than \$2M)

**SUPPORTING DEPARTMENT(S):** ISD, PW, RAD

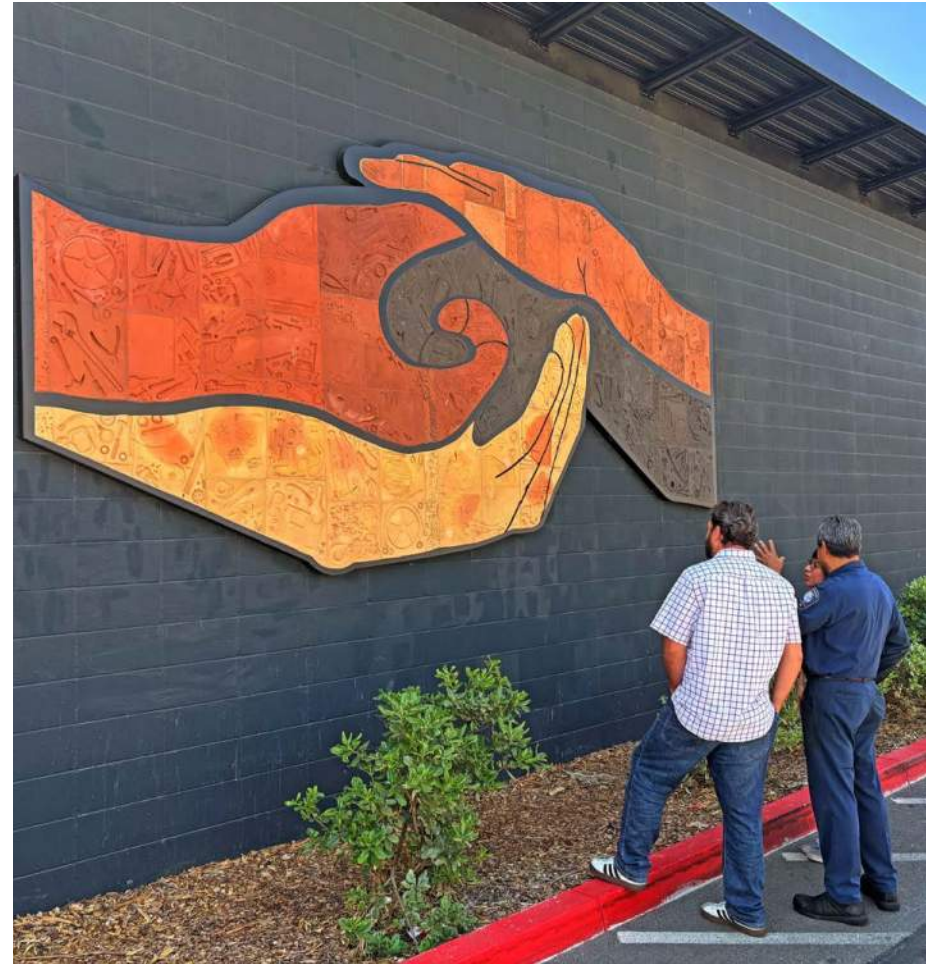
**SUPPORTING DOCUMENT(S):** Community Recreation and Arts Needs Assessment, Parks and Recreation Needs Assessment Report

## ACTION 6.3

### ENRICH PROGRAMMING THROUGH RENEWED MARKETING STRATEGIES.

Enrollment, waitlist and drop-in use data, used to determine program success, requires all members of the community have access to information relevant to program offerings. Establishing a cohesive, equitable marketing strategy when on-boarding a new, expanded, or refreshed program increases awareness of recreational and educational opportunities, nourishing social engagement and well-being.

- ◆ **6.3.1** Plan annual and seasonal programming and events in collaboration with regional city, neighborhood, and cultural organizations to expand program partnerships and experience offerings.
- ◆ **6.3.2** Align city, regional, state, and federal marketing strategies to emphasize a cohesive park and open space branding message.
- ◆ **6.3.3** Enhance marketing of the park network through narratives centered around park amenities and connections, recreational and arts programs and events, community experiences, and environmental metrics associated with biodiversity and the urban forest in an effort to attract new users and increase enrollment.
- ◆ **6.3.4** Continue to celebrate the Santa Monican experience through collaboration with neighborhood organizations, local businesses, boards and commissions, and Santa Monica Travel and Tourism.
- ◆ **6.3.5** Annually audit the actions proposed in this Plan and present status of recommendations to boards, commissions, and neighborhood organizations with emphasis on recommendations requiring interdepartmental collaboration.



*Manos Unidas by Tanya Aguiñiga at City Yards*

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$ (Less than \$2m)

**SUPPORTING DEPARTMENT(S):** CMO, PW, RAD

**SUPPORTING DOCUMENT(S):** Community Recreation and Arts Needs Assessment



*Miles Memorial Playhouse at Reed Park*

PRINCIPLE

# 7.0

## SUSTAIN

### PARKS & FACILITIES SUSTAINABILITY & MAINTENANCE

 **Strengthen Access to Parks, Facilities and the Beach**

Preparing parks and the beach for climate change helps maintain community contact with natural processes providing valuable, regenerative, passive recreation opportunities.

 **Rethink Streets with Park Potential**

Imagining streets as extensions of parks presents opportunity for increased biodiversity and habitat.

 **Foster Social Interaction**

Showcasing sustainability projects and expanding volunteer opportunities through education sites, signage, and art inspires conservation awareness.

 **Optimize Existing Parks and Beach Experiences**

Developing more climate friendly and resilient plantings and sustainable horticultural practices within the network supports development of natural areas for wildlife.

 **Create New Park Land**

Demonstrating leadership in sustainable design and construction helps Santa Monica support ecological health, biodiversity, and climate resiliency.

**SUSTAIN****PARKS & FACILITIES MAINTENANCE***Joslyn Park*

The character of the Santa Monica park network is defined by its ability to thrive during informal visits and seasonal celebrations, exhibiting the thoughtful initiatives and principles outlined in the Climate Action and Adaptation Plan, Sustainable City Plan, Sustainable Water Master Plan, and Zero Waste Plan. Developing a deliberate plan of action for responsible design and maintenance relies on the city and community's commitment to resiliency and enthusiasm for further establishing environmental benchmarks to help further define incremental implementation strategies for a sustainable future.



*Airport Avenue Demonstration Garden*

# ACTION 7.1

## UPDATE EXISTING MAINTENANCE PLANS FOR THE PARK SYSTEM.

Carrying the legacy of the Office of Sustainability and the Environment forward, supporting city staff with adequate resources and training to stay current in new technologies, research, and best practices in responding to thermal comfort, heat island effect, embodied carbon, carbon sequestration, material reuse, and water use benchmarking requires thoughtful integration of policies in sustainable operations and management.

- ◇ **7.1.1** Establish a training and continued education program in sustainable management and maintenance best practices for staff.
- ◇ **7.1.2** Identify gaps in maintenance efficiencies resulting from budget reallocation caused by the Pandemic.
- ◇ **7.1.3** Update and modify the existing Park Maintenance Standards and audit, annually, general site landscape components to review opportunity to improve climate resiliency, daylight maintenance issues, and increase biodiversity, habitat, and stormwater harvesting.
- ◇ **7.1.4** Evaluate staff incentives associated with sustainability certifications.
- ◇ **7.1.5** Develop a Maintenance and Horticulture Internship Program through a project-based learning program with local schools.
- ◇ **7.1.6** Establish Division 32 landscape specifications for park development to ensure alignment with Park Maintenance Standards.

**TIMEFRAME:** Short-term (1-5 Years)

**CAPITAL COST:** \$ (Less than \$2M)

**SUPPORTING DEPARTMENT(S):** PW

**SUPPORTING DOCUMENT(S):** Open Space Element, CAAP, Sustainable Water Master Plan, Zero Waste Plan Update, Sustainable City Plan

## PUBLIC LANDSCAPE DIVISION

The Public Landscape Division is made up of Park Maintenance, Beach Maintenance, Urban Forest, Promenade Maintenance and Administration. The Division's mission is to, "**Maintain, manage, and enhance the City's parks, landscapes, urban forest, downtown and Santa Monica State Beach**" while optimizing the sustainable management and maintenance of the city's recreational and open space in partnership with the community and city departments.

- **Landscape:** Park Maintenance performs daily maintenance and inspections of the urban forest, park landscapes and city medians, including plant and grass replacement, weed and pest control, irrigation repairs and water-use evaluation, and addresses major repairs through the CIP process.
- **Fields, Courts, and Playgrounds:** Daily and monthly inspections and repairs are conducted.
- **Contract Service:** Park Maintenance oversees and inspects contract services for landscape maintenance, planting replacement, and irrigation in select parks, medians, City Hall, fire stations, and miscellaneous landscapes.
- **Plan Review:** Park Maintenance reviews plans for new landscape and park amenities installation on city property. Anyone planning CIP or repair projects on parks or city sites with landscaping or streetscapes should coordinate with the Public Landscape administrator. Park Maintenance also reviews event plans and filming for any damage that might occur to the landscape or infrastructure at city sites.
- **311:** Park Maintenance handles 311 requests related to maintenance for Park sites and collaborates with various departments to provide the best solution.
- **Safety and Clean-up:** Park Maintenance collaborates with Resource Recovery & Recycling and the Police to run a monthly clean-up of encampments near PCH and other sites.

## ACTION 7.2

### CREATE MAINTENANCE PLANS FOR NEW CAPITAL ASSETS IN THE PARK SYSTEM.

For all parks, facilities and beach amenities, develop a maintenance schedule and staffing plans for buildings, restrooms, playgrounds, sports courts, fields, signage and accessible walkways. Consider the full lifecycle of each new project and plan in advance. Calculate infrastructure lifecycles from Santa Monica's maintenance data for accurate planning.

- ◆ **7.2.1** Establish a Maintenance Manual standard for all new parks, to be distributed at design kickoff.
- ◆ **7.2.2** Update Park Maintenance Standards to include updated maintenance schedules and staffing plans to address new parks and park facilities.
- ◆ **7.2.3** Evaluate existing budget allocations per park-acre, annually, to forecast budget allocations for new parks and park facilities.
- ◆ **7.2.4** Designate a Public Works liaison for each new project.
- ◆ **7.2.5** Allocate annual funding in accordance with maintenance management and capital replacement plans when new capital projects are planned and budgeted.
- ◆ **7.2.6** Assess feasibility for operational funding through, but not limited to, a voter-approved parcel tax, a City-wide assessment district, an operating endowment, user fees, naming rights, and sponsorships.



*Arbor Day*

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$\$ (\$2M - \$20M)

**SUPPORTING DEPARTMENT(S):** CAO, CMO, FIN, PW

**SUPPORTING DOCUMENT(S):** Open Space Element, CAAP, Sustainable City Plan

# ACTION 7.3

## CREATE A LANDSCAPE VISION PLAN.

Creating a Landscape Vision Plan will help city staff and consultants intelligently evaluate and select design components such as hardscape, landscape, furnishings, and lighting, reinforcing the identity of the network. Pre-selecting component alternatives based on sustainability factors, defined by the Office of Sustainability and the Environment, and maintenance, defined by the Public Landscape Division, will help to advance city-wide resiliency initiatives while alleviating maintenance pressures associated with repairs and replacement practices.

- ◆ **7.3.1** Define Landscape Vision Plan objectives with city staff and review and confirm components to be included in the Landscape Vision Plan including, but not limited to:
  - Lighting;
  - Sustainable and eco-friendly furnishings (tables, benches, bike racks, bollards, drinking fountains, receptacles, pet waste, utility covers/cages, barbecue grills, signage, playgrounds, fences and guardrails, memorials) and art integration on, or in composition with, furnishings;
  - Pedestrian, vehicular, playground, and athletic surface selections and finishes;
  - Irrigation, soil, and mulch;
  - Rainwater capture; and,
  - Recommendations on addressing the impacts of climate change on existing and proposed groundcover, shrub, and tree species.

**TIMEFRAME:** Short-term (1-5 Years)

**CAPITAL COST:** \$ (Less than \$2M)

**SUPPORTING DEPARTMENT(S):** PW

**SUPPORTING DOCUMENT(S):** Open Space Element, CAAP, Sustainable City Plan, Park Maintenance Standards, Urban Forest Master Plan

## URBAN FOREST TASK FORCE

The Santa Monica Urban Forest Task Force (UFTF) was established to help author the city's Urban Forest Master Plan and align itself with the Plans mission to:

**Ensure that all benefits of a healthy urban forest are available to the Santa Monica community for generations to come, to guide the perpetuation and enhancement of public tree canopy for the entire city, and to inform the community of the importance of the urban forest and the best practices to follow to help it thrive.**

Post the adoption of the Urban Forest Master Plan, the Task Force:

- Helps to ensure the city complies with the guiding principles and objectives outlined in the Plan in day-to-day operations;
- Advises as a system of checks and balances for the city and community when it comes to the management of the public urban forest; and,
- Provides recommendations on removal appeals and species selections.

The Task Force works closely with the Recreation and Parks Commission and Public Landscape Division in identifying opportunities to enact and amplify objectives of the Plan. Currently, the Public Landscape Division's budget for understory and canopy maintenance is all inclusive of streetscape and parks. Previous budget allocations allowed for street trees to be pruned every year and park trees every three years. Unfortunately, this is no longer the case and city parks would benefit exponentially from an additional budget allocation dedicated solely to plantings in parks.

It is recommended that the UFTF provide feedback on all new projects.

## PRINCIPLE

# 8.0

## SUPPORT

### FUNDING & MEANINGFUL PARTNERSHIPS

#### **Strengthen Access to Parks, Facilities and the Beach**

Identifying alternative funding sources beyond the city's General Fund opens opportunities to explore unique interventions and diversified open space typologies not yet part of the network.

#### **Rethink Streets with Park Potential**

Growing partnerships with transportation departments generates more opportunities to create cohesive design interventions that meet both infrastructure and open space needs.

#### **Foster Social Interaction**

Partnering with community members to grow support for parks and the beach helps establish transparent alignment of future network goals and objectives.

#### **Optimize Existing Parks and Beach Experiences**

Exploring funding mechanisms to support long-term operations demonstrates dedication to the aesthetic and experiential legacy of the network.

#### **Create New Park Land**

Allocating funds for site acquisition, as competing needs for land that does become available increases, solidifies a commitment to network expansion.

PRINCIPLE 8.0  
**SUPPORT**  
FUNDING & PARTNERSHIPS

As the city continues to grow, so will the community's desire to find respite in its park network. Maturing trends in sports, athletics, health and fitness, and the arts will define flexibility as an amenity principle. Partnering with meaningful organizations and investigating new funding opportunities requires consideration of how these support resources align with the city's core values.



*Pickleball at Memorial Park*

# ACTION 8.1

## DEVELOP A FUNDING STRATEGY FOR LAND ACQUISITION TO INCREASE PARK LAND.

Land acquisition opportunities for new park land will likely be very limited over the next 20 years due to the built-out character of Santa Monica and competing needs for land that does become available. Despite this limitation it is important to develop a strategy for setting aside some funds to allow for site acquisition for new park land should the opportunity arise.

- ◆ **8.1.1** Assess feasibility of establishing a land acquisition, maintenance, and biodiversity and urban forest endowment.
- ◆ **8.1.2** Routinely investigate state and federal grant funding opportunities for park land acquisition and expansion.
- ◆ **8.1.3** Identify, annually, private parcels available for purchase within city limits, prioritizing neighborhoods with potential to meet an average distance to parks of 1/8-mile.



*Reed Park*

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$\$ (\$2M - \$20M)

**SUPPORTING DEPARTMENT(S):** CAO, CDD, CMO, FIN, PW

**SUPPORTING DOCUMENT(S):** Open Space Element

## ACTION 8.2

### DIVERSIFY FUNDING RESOURCES.

Relying solely on the city's General Fund to support park capital projects is not sustainable over the next 20 years and while the city has benefited from some grants in the past, the full complement of funding sources must be identified.

- ◆ **8.2.1** Evaluate existing funding sources and identify revenue-generating opportunities to facilitate park acquisition, operations, and maintenance.
- ◆ **8.2.2** Consider park in-lieu fee structures enabling new developments to pay into a fund to help support the acquisition, construction, programming, and maintenance of parkland.
- ◆ **8.2.3** Investigate local business and corporate sponsorships to help fund much needed amenities through temporary pop-ups, advertising, naming rights, and branding.
- ◆ **8.2.4** Collaborate with regional municipalities in an effort to identify gaps in regional park uses and establish conditional use agreement policies associated with funding assistance for land acquisition, design, construction, programming, and maintenance of needed uses.
- ◆ **8.2.5** Review existing exclusive use contracts in an effort to identify opportunities to host large, private events, quarterly, that may generate revenue to address park maintenance and programs year-round.
- ◆ **8.2.6** Invest in sustainable water and power systems with the goal of generating revenue from the sale of excess, facilitating the funding of various parkland needs and services.



*Human Services Grants Program Event*

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$\$\$ (\$20M - \$50M)

**SUPPORTING DEPARTMENT(S):** CAO, CDD, CMO, FIN, PW

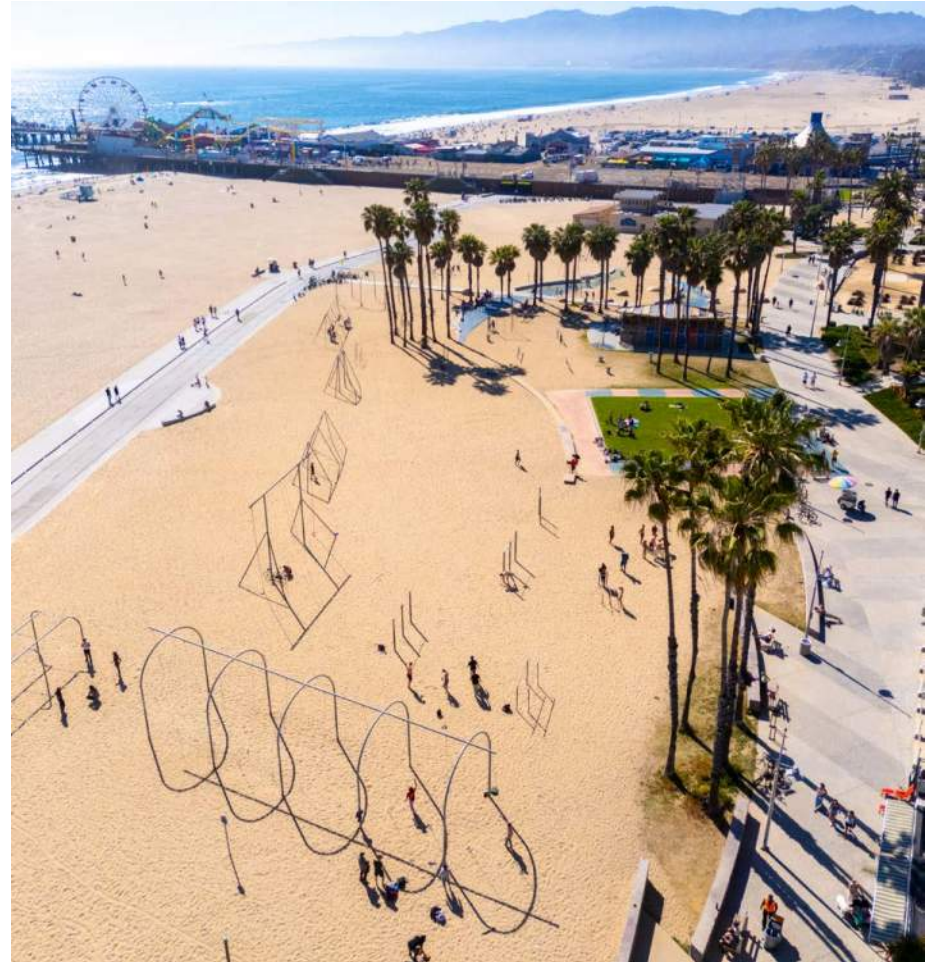
**SUPPORTING DOCUMENT(S):** Open Space Element

# ACTION 8.3

## ROUTINELY STUDY CITY FEES, PRICING, AND AGREEMENTS.

Reviewing recreational and arts programs within the city's adopted Pricing Policy categories ensures categories continue to be relevant and align financially with the evolution of programming.

- ◆ **8.3.1** Review and update, annually, city fees, fines, and pricing as needed.
- ◆ **8.3.2** Routinely conduct a nexus study to ensure impact fees are aligned with rising land and construction costs.
- ◆ **8.3.3** Study opportunity to reinstate trainer fees.
- ◆ **8.3.4** Identify unique, pay-to-play recreational and arts program to fund opportunities for long-term investment.
- ◆ **8.3.5** Identify park uses outlined in conditional use agreements in order to proportionally program the available amenities and quantify increased available acreage accordingly. For example, if a new 2-acre facility becomes available through a partnership and the partner stipulates that 50% of the facility is reserved for their use, consider the facility adding 1 acre of programmable area to the city network.
- ◆ **8.3.6** Over the life of this Plan, continue to facilitate partnerships with SMMUSD, SMC, private schools, and private entities and explore additional opportunities to meet recreational and arts demand for youth, adults, and seniors of all abilities with consideration of the quantity and carrying capacity of existing park amenities.



*The Sandbox at Santa Monica State Beach*

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** \$ (Less than \$2M)

**SUPPORTING DEPARTMENT(S):** CAO, CDD, CMO, FIN, PW

**SUPPORTING DOCUMENT(S):** Open Space Element

# ACTION 8.4

## EXPAND THE "WE ARE SANTA MONICA FUND" AND GROW COMMUNITY PARTNERSHIPS.

The Santa Monica community loves their parks and open spaces and participates in community engagement with great passion. Enthusiasm for the possibilities presented through various activities has given way to members of the community actively reaching out to staff to understand the ways in which they might contribute to open space projects. Advancing the We Are Santa Monica donation and partnership opportunities helps maintain the fund as a financially vibrant, resilient, and equitable resource to the city.

- ◆ **8.4.1** Expand the We Are Santa Monica Fund by establishing a "Friends Of" program, enabling contributors to participate in providing long-term investment in the resiliency of various parks. Create program policies and procedures, develop a marketing campaign to bolster participation, expand the giving wish list, facilitate large donations, and establish a process to allow for legacy support for items that require future, long-term maintenance.

**TIMEFRAME:** Short-term (1-5 Years)

**CAPITAL COST:** \$ (Less than \$2M)

**SUPPORTING DEPARTMENT(S):** CAO, CDD, CMO, FIN, PW

**SUPPORTING DOCUMENT(S):** Open Space Element

## WE ARE SANTA MONICA

*In spring of 2020, during the early weeks of the COVID-19 pandemic, the city of Santa Monica established the We Are Santa Monica emergency fund administered by California Community Foundation to receive tax-deductible donations and offer urgent relief to neighbors and organizations providing direct services to Santa Monicans.*

*Community engagement provides an opportunity for the community to participate, and become champions for, a project vision. Continued collaboration and transparency throughout the project highlights project program, spatial, and financial opportunities and constraints.*

*In an instance when any member, or group, of the community would wish to donate to a project or program within the city, the project manager would reach out to a donation administrator within Community Partnerships. The project manager would communicate with the donation administrator, providing project information including scope, schedule, budget, and origin of the donation opportunity. The donation administrator, working with the project manager, would coordinate with the donor on elements such as the type of donation, extent and timing of donation relative to project schedule, and the donation acceptance process. Depending on the amount, the donation administrator, the City Manager, or City Council would begin the process to formally accept the donation.*

*To learn more about the We Are Santa Monica Fund, please visit, [www.santamonica.gov/programs/we-are-santa-monica](http://www.santamonica.gov/programs/we-are-santa-monica)*

# ACTION 8.5

## STUDY OPPORTUNITIES TO PARTNER WITH PRIVATE ENTITIES TO CREATE MORE OPEN SPACE.

Partnering with private entities on an ongoing basis to expand and strengthen the privately-owned public space (POPS) program creates more park-like spaces across the city, with a focus to expand open space access in downtown. Partners should align with city commitments to equity, sustainability and health and well-being of all members of the community.

- ◆ **8.5.1** Promote the Downtown Community Plan's POPS Stewardship Guide for POPS in the downtown and consider applicability of POPS development incentives outside of downtown Santa Monica, especially near transit stops and in employment rich areas, such as the Bergamot Area.
- ◆ **8.5.2** Ensure private entities comply with the terms of their agreement to provide publicly accessible space.
- ◆ **8.5.3** Study the feasibility of establishing an ongoing Open Space Request for Proposals, enabling private entities to submit ideas on ways to provide public open space, addressing the need determined by the Community Recreation & Arts Needs Assessment.

**TIMEFRAME:** Ongoing (On a continuous basis with no start or end)

**CAPITAL COST:** N/A (No Capital Cost)

**SUPPORTING DEPARTMENT(S):** CAO, PW, RAD

**SUPPORTING DOCUMENT(S):** Open Space Element



# EVALUATE THE ACTIONS

The 2025 Plan is a long-range planning document intended to guide decisions about Santa Monica's parks, open space, beach, community facilities and recreation programs towards the vision articulated in Chapter 2: Community Voices.

Actions, projects and initiatives will be advanced incrementally. Some are relatively simple to move forward, while others are complex and may be contingent on the outcomes of other efforts or initial phases. Implementation will depend on, availability of city and outside funding, staff capacity, emerging opportunities and even factors outside Santa Monica's control. Individual improvements and projects will be subject to review on a project-by-project basis to determine compliance with the California Environmental Quality Act (CEQA). If necessary, project-level CEQA review will be required to determine project-specific impacts.





# 4 IMPLEMENTATION

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# IMPLEMENTING THE VISION

Several common strategies emerged through the public engagement process and analysis of comparable peer cities that preceded this Plan's development. These strategies related to qualities people appreciate in the park system, the types of facilities and activities participants would like to see expanded, and big ideas that resonate with Santa Monicans.

The actions presented in this 2025 Plan are exciting and ambitious; Santa Monica's response must be commensurate. A multi-pronged and innovative funding strategy that includes both public and private resources will be required to maintain the system and implement improvements. Santa Monica will need to consider increasing fees, applying for new grants, soliciting investment through philanthropy, partnerships, sponsorship, and other new revenue sources. Community members who use and love Santa Monica's park system will need to **advocate, champion, and garner broad support** for its ability to thrive.



# FOUR-YEAR WORK PLAN

## Tracking Implementation Status

Tracking and communicating the status of projects is critical to successful implementation of this Plan. Three status categories will provide a snapshot of this Plan's implementation status – Active, Pending and Future.

### Active

Active projects are those that are already underway. Santa Monica is constantly implementing enhancements to services and the parks and recreation system. Projects that are actively underway require continued investment in staff time, budget allocations or capital improvement funding until completion. Active projects may also be included in the city's Capital Improvement Program.

### Pending

Pending projects are ready to move forward to a next step but require funding or additional staff time to implement. For example, a Pending project may be a site for which a vision plan or design has been completed and is awaiting resources for construction or implementation.

### Future

Future projects have not yet been started or may be a later phase of an action. Some are "conditional" meaning a triggering action must occur and/or the project timeline is outside the city's control. During the life of this Plan, new projects and initiatives will almost certainly be proposed. Once vetted for consistency with the 2025 Plan's vision, these newly identified projects can be added to the Future list.

Historically, the city has been fortunate to be fiscally strong. This has enabled a broad scope and high quality of services, ambitious capital investments and ongoing maintenance of facilities and infrastructure. However, **continuing heavy demands on the existing park system coupled with the continued growth of the city** mean that, over the long-term, new funding streams will need to be considered.

There are two main types of funding related to parks and recreation: **capital funding** and **operational funding**.

- **Capital funding** is earmarked for **development** of new parks and facilities or physical **improvements** to existing parks and facilities.
- **Operational funding** covers costs to **maintain** parks and provide recreational services. It also includes employee **salaries and benefits, equipment, programming, materials, supplies and utilities**.



19th Street Community Garden Groundbreaking

# PRIORITIZATION CRITERIA FOR IMPLEMENTATION

The Community Interest and Opinion Survey identifies recommended amenity, facility, and program priorities, but it is essential to first evaluate the resources available when making a decision to advance incremental implementation of new and expanded park network interventions.

- ◆ **Amenity and program need**
  - Review of quantitative level of service data
- ◆ **Demand and trends**
  - Consistently monitor existing enrollments
- ◆ **Land area**
  - Evaluate new and existing acreage to accommodate the amenity
- ◆ **Design and construction capital**
  - Define a funding source to design and construct
- ◆ **Hours of service**
  - Consider impact of service hours on amenity lifespan
- ◆ **Operational and maintenance funding**
  - Define a funding source to staff and maintain
- ◆ **Distribution of existing program**
  - Study feasibility to improve open space equity and land use efficiencies through redistribution of amenities
- ◆ **Park identity**
  - Champion the ability to reinforce the identity of the park and network



Reed Park

Furthermore, to determine how many and which projects and initiatives can be moved from Future to Active or Pending status at any one time, six criteria will be used to prioritize the four-year work plan.



### Advance Big Ideas

The project or initiative makes one or more steps to implement big future opportunities for Santa Monica.



### Capture Quick Wins

The project or initiative can be quickly or easily implemented.



### Realize Multiple Benefits

The project or initiative can achieve multiple strategies identified in this Plan, as well as the goals, projects, and directions of other adopted City efforts.



### Embrace Opportunity

The project or initiative will take advantage of a limited duration resource, utilize unique and available funding sources, find economies of scale with other projects or is supported by a strong partnership and reflects current community goals.



### Spread the Benefits

The project or initiative helps distribute a similar mix of experiences and high-quality features across the city and prioritizes investment in areas with the greatest need.



### Within Available Resources & Capacity

Funding is identified or secured and/or the project or initiative can be supported by existing City staff capacity. Recreation and Arts Department staff and supporting City departments have an established capacity.

# FUNDING & THE PROCESS

## Capital Improvement Program (CIP)

Santa Monica's Capital Improvement Program (CIP) is **updated every two years**. It includes projects to be advanced in the short-term and a plan for future capital projects. Capital improvements are "those with costs exceeding \$50,000 and useful lives of more than four years, and most involve public infrastructure construction." Capital projects **can only move forward with Council approval**. An increasing number of high-priority, citywide projects compete for a limited amount of funding in each budget cycle.

The sequence below is meant to help demonstrate the **process and timing associated with the CIP process** from inception through implementation as capital and operating budgets are **biennial** with the city publishing an addendum during the second year, also known as the exception-based budget year, to help bring forward projects for review.

- 1. Project identification.** A project may be identified through community engagement or interdepartmental analysis of need, based on community benefit, **throughout the year**.
- 2. CIP application.** City staff will identify opportunities to maximize community benefit and establish a project narrative, schedule, and budget. This process typically begins at the **start of the biennial budget year**.
- 3. CIP submittal.** The proposed project is submitted for review, along with other projects presented by various departments, as part of the biennial budget process in **June of the biennial budget year**.
- 4. Council direction.** If the project is approved as part of the budget by City Council, Public Works may begin the procurement process.
- 5. Procurement.** City staff will start by drafting a request for qualifications (RFQ) or a request for proposals (RFP) to solicit interested consultants. Depending on scope, the **duration of this process may vary** as CIP managers, department directors, and city attorneys may need to provide review.
- 6. Receipt and recommendation.** Public Works will review all proposals in a timely manner. If the RFP notes that an interview process will take place, it is typical for those to be scheduled as timely and efficiently as possible. Response to RFP, review of proposals, scheduling of interviews, and recommendation for award can last anywhere from **4-8 weeks** depending on scope.
- 7. Staff recommendation to Council.** In order to formally move the project forward with a consultant, staff will provide a Staff Report to City Council noting the recommendation for award. A staff report must be submitted approximately **6 weeks prior** to an identified Council meeting.
- 8. Contract administration.** Once approved by Council, contract administration may begin and may take **6-8 weeks for processing**. Contract administration includes final contract negotiations followed by formal signatures by the consultant and city department managers, directors, City attorney, and City manager.

## Grant Funding

Whether through annual allocations or the competitive process, grants are an additional source of capital funding. Applying for grants has proven most successful when community engagement is proactive and occurs even before a grant opportunity is necessarily identified.

The PRVP advocates for consistent collaboration with the community, focusing on priorities identified in the 2025 Community Interest and Opinion Survey, need quantified in the level of service analysis, and emerging trends. Identifying potential projects early on, planning enthusiastically through community-driven design charrettes, and establishing initial estimates on cost demonstrates, to grant funding sources, a commitment to park advocacy. Similar to the CIP process, it is important to consider grant and administration timelines.

1. **Grant application.** Collate all information related to the grant including submittal schedule, deliverables, and necessary requirements that may require City Council authorization.
2. **Internal Request to Apply for Grant Funding.** Route an internal request to apply for the grant funding as applying requires approval by the department head and Finance.
3. **Coordinate with Executive City Staff.** Many grants require a letter of support from an authorized City representative. If an Authorization Resolution from City Council is required, this would be authorized as a Consent Item at a future City Council meeting.
4. **Acceptance of Award.** If the City is awarded the grant, the grant must be accepted by City Council and an agreement will need to be signed. This process can take up to four months.

## Operational Funding

Funding for maintenance, operations and programming cannot be overlooked and is critical to achieving the 2025 Plan's vision. Taxes and fees deposited into the city's General Fund and Special Revenue Funds have been the primary sources for operational revenue. However, Santa Monica will not be able to fully implement this Plan without additional and sustainable revenue sources.

Potential funding sources for capital improvements and/or operations are detailed in **Appendix E** and include in-part taxes and assessments, fees and charges, earned income from park-based services or facilities such as concessions, lease revenue, sponsorship, general obligation and revenue bonds, partnerships, private and governmental grants, donations, philanthropy and naming rights. Many of these funding sources are not currently in place and will need to be established.

# PLANNING FOR CHANGE & EVOLUTION

The world we live in is changing rapidly. There is no way to fully predict and plan for the future or know the widespread impact of individual decisions. Complex and interconnected policy issues, emerging technologies, shifting roles for the public and private sectors and solutions, as well as continuing stressors of climate change, that have not appeared before will need to be grappled with.

Santa Monica's needs, preferences and opportunities will evolve over the next 20 years. Ideas will emerge as time passes about how to optimize an individual site, add to the system or change the mix of recreational opportunities.

The 2025 Plan includes a flexible framework for evaluating new proposals and a clear system for communicating project status and priorities to the **community, city leadership, the Recreation and Parks Commission, and City Council**. The city will use its suite of tools to track progress, adjust course and incorporate new ideas to ensure that momentum is focused on the most relevant opportunities to benefit the system and the broad community.





## **SCAG HOUSING TARGETS, RESIDENTIAL GROWTH & THE FUTURE**

*In late 2019, as this planning process was underway, the Southern California Association of Governments (SCAG) set Santa Monica's 2021-2029 housing target at more than 9,000 units, which could bring up to 18,000 new community members to a city whose population has hovered around 90,000 for decades. The City Council has begun discussing how to meet this target including the type and locations of future housing and the policies and requirements that may need to be changed to meet this housing target. The Council can change requirements within the city's Municipal Code, such as development standards and zoning. Changes to policies, such as those that stemmed from voter approved Measure LC would require voter approval.*

*New development creates an increased demand for the city's park system. The Parks and Recreation Development Impact Fee was created in 2015 to provide funding for costs related to the acquisition of land for parks, the improvement of existing and new park land and the development of new parks and recreation facilities needed to accommodate additional occupants of new development projects. However, certain developments are currently exempt from the fee. The amount of fees collected over the next decade may be insufficient to address the burdens on and increased demand for the city's parks and recreation facilities and may require changes to the current fee structure.*

*More housing and a larger community is only one change that the city is facing. Staff have begun strategizing in response to global trends related to technology, urbanization and resource scarcity and others which will affect the economy, workforce, built environment, wellbeing and government functions.*

CONCLUSION

# THE VISION FORWARD



Implementation of the 1997 Plan resulted in many improvements to the park system over the past 20 years, driving forward the goals of the Open Space Element of the General Plan. The 2025 Plan picks up where the 1997 Plan left off, carrying forward unrealized recommended actions and recommending new actions to shape the next phase of investment in the community's parks, open space, beach, community facilities and recreation programs.

This Plan's actions and recommendations will guide staff in evolving Santa Monica's park system in a way that will bring the community's vision of an inclusive, accessible, playful, socially connected, safe and environmentally minded park system to life to create a sustainable city of wellbeing.

These eight strategies which were identified through the community process lead the actions that are the foundation of the 2025 Plan. The strategies encompass park system design, safety, access, improvements to the existing system with amenities and programmatic offerings, natural resources and resiliency, social connection, and expanding the system in creative and unprecedented ways.

# 2025 ACKNOWLEDGEMENTS

## City Council

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\*Member of 2024–2025 PRMP Ad Hoc Committee

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## City Boards and Commissions and Advisory Bodies

Recreation and Parks Commission

Arts Commission

Commission on Sustainability, Environmental Justice, and the Environment

Airport Commission

Architectural Review Board

Building and Fire–Life Safety Commission

Disabilities Commission

Housing Commission

Human Services Commission

Landmarks Commission

Library Board

Personnel Board

Planning Commission

Public Safety Reform and Oversight Commission

Urban Forest Task Force

Downtown Santa Monica, Inc.

Santa Monica Travel and Tourism, Inc.

Santa Monica Pier Corporation

Field Sports Advisory Committee

Santa Monica Aquatics Advisory Committee

Community Gardens Advisory Committee

Virginia Avenue Park Advisory Board

## Community Contributors

*These community organizations, along with the countless other community members who contributed to the Plan’s development, are gratefully acknowledged for their efforts:*

Friends of Sunset Park

Mid City Neighbors

North of Montana Association

Ocean Park Association

Pico Neighborhood Association

Santa Monica Northeast Neighbors

Wilshire Montana Neighborhood Coalition

## Consultant Team

PROS Consulting

(Community Recreation and Arts Needs Assessment)

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## City Boards and Commissions and Advisory Bodies

Arts Commission

Community Gardens Advisory Board

Disabilities Commission

Commission for the Senior Community

Commission on the Status of Women

Field Sports Advisory Committee

Landmarks Commission

Planning Commission

Public Art Committee

Santa Monica Pier Corporation

Social Services Commission

Task Force on the Environment

Virginia Avenue Park Advisory Board

## Community Contributors

*These community organizations, along with the countless other community members who contributed to the Plan's development, are gratefully acknowledged for their efforts:*

Airport2Park

Back on the Beach Cafe

Chez Jay

Friends of Sunset Park

Hill & Dale

Mid City Neighbors

North of Montana Association

Ocean Park Association

Perry's Beach Café and Rental

Pico Neighborhood Association

Santa Monica Business Improvement Districts

Santa Monica Chamber of Commerce

Santa Monica-Malibu Unified School District

Santa Monica Northeast Neighbors

Santa Monica Travel and Tourism

Wilshire Montana Neighborhood Coalition

Wise and Healthy Aging

## Consultant Team

MIG, Inc.

Rios Clementi Hale Studios



CITY OF SANTA MONICA

# 2025 PARKS AND RECREATION VISION PLAN





# APPENDIX

# APPENDIX A

## IMPLEMENTATION ACTIONS MATRIX

# APPENDIX A: IMPLEMENTATION ACTIONS MATRIX

The 2025 Plan identifies **32 Actions** that aim to use the **5 Strategies** set forth by the community to achieve this Plan's vision. The actions in this Plan are organized by the **8 Principles** described in Chapter 3: Actions. This appendix includes the actions of Chapter 3.

1. **Nourish** Existing Parks & Park Facilities
2. **Expand** New Park Land & Open Space
3. **Raise** New Park Facilities
4. **Ideate** Santa Monica State Beach
5. **Connect** Open Space & The Community
6. **Gather** Recreation & Arts Programming
7. **Sustain** Parks & Facilities Sustainability & Maintenance
8. **Support** Funding & Meaningful Partnerships

## MATRIX LEGEND

### Timeline:

**Short:** 1-5 years

**Medium:** 6-10 years

**Long:** 11-20 years

**Ongoing:** on a continuous basis with no start or end

### Capital Cost:

**Low Cost (\$):** Less than \$2M

**Medium Cost (\$\$):** \$2M-\$20M

**Medium-High Cost (\$\$\$):** \$20M-\$50M

**High Cost (\$\$\$\$):** More than \$50M

**N/A:** Not a Capital Cost

*\*Costs are estimates based on project precedent. Outcomes related to incremental implementation of recommendations in this plan are subject to city budget protocol. Cost estimates include only capital costs associated with an action, including studies, plans, and design (by outside consultant), construction phases, as well as land acquisition. Actual costs will vary depending on such matters, but not limited to, type of study and design and market conditions.*

### Supporting Departments:

**CAO:** City Attorney's Office

**CC:** City Clerk

**CDD:** Community Development

**CMO:** City Manager's Office

**FIN:** Finance

**FD:** Fire

**HHS:** Housing and Human Services

**HR:** Human Resources

**ISD:** Information Services

**PD:** Police

**LIB:** Library

**PW:** Public Works

**RAD:** Recreation and Arts

**RC:** Rent Control

**DOT:** Department of Transportation

*\*Please visit the city's "Departments" website for associated Divisions at:  
<https://www.santamonica.gov/categories/your-city-hall/departments>*

# PRINCIPLE 1: NOURISH EXISTING PARKS & FACILITIES

## ACTION 1.1

### BUILD UPON CITY SUSTAINABILITY INITIATIVES.

	Timeline	Capital Cost	Supporting Departments
<p>◇ <b>1.1.1</b> Climate Ready Community</p> <ul style="list-style-type: none"> <li>Expand education programs within park facilities that empower community members to integrate CAAP actions into their daily lives. Refer to Guiding Principle 5 of the Sustainable City Plan.</li> <li>Identify strategies that address impacts of extreme heat events. For example, increasing tree canopy, green spaces, and shade.</li> <li>Continue to advance energy resilience of park facilities to serve the community in the event of power grid outages.</li> </ul>	Ongoing	\$	PW
<p>◇ <b>1.1.2</b> Water Self-Sufficiency</p> <ul style="list-style-type: none"> <li>Continue to collaborate with City Planning on stormwater collection, existing/proposed/replacement tree policies and landscape planting and irrigation requirements associated with City-owned and privately-owned new development.</li> </ul>	Ongoing	\$	PW
<p>◇ <b>1.1.3</b> Coastal Flooding Preparedness</p> <ul style="list-style-type: none"> <li>Reference the LA County Sea-Level Rise Vulnerability Report, Department of Beaches and Harbor Coastal Resiliency Study, and the Local Coastal Plan for opportunities to implement design intervention strategies that alleviate effects of climate change for new capital projects, and improvements to existing projects, at Santa Monica State Beach and within The Coastal Zone.</li> </ul>	Ongoing	\$\$\$	PW

# ACTION 1.1 (CONT.)

## BUILD UPON CITY SUSTAINABILITY INITIATIVES.

- ◆ **1.1.4** Low Carbon Food & Ecosystems
  - Develop environmental justice initiatives prior to the start of proposed park projects and review implementation strategies with applicable commissions at project milestones.
  - Routinely explore rewilding as park network expansion opportunities arise including, but not limited to, reforestation, wetlands, and nature preserves.
  - Identify opportunities to equitably expand community gardens by 1,200 sf annually across all neighborhoods of the city.
  - Explore potential of integrating composting hubs within existing parks.
  - In planning new projects, present current sustainability certification options (LEED, SITES, etc), demonstrating that they meet or exceed the minimum requirements established by the City.
  - At the start of new projects, establish environmental benchmarks for the existing site in order to exceed metrics associated with, but not limited to, tree canopy, carbon sequestration, and stormwater runoff. For example, The Urban Forest Master Plan targets a 5% increase in urban tree canopy every ten years, therefore, a new project should target the same increase in tree canopy on site. Refer to Guiding Principle 2 of the Sustainable City Plan.

**Timeline**  
Ongoing

**Capital Cost**  
\$\$\$\$

**Supporting Departments**  
PW, RAD

# ACTION 1.2

## ADDRESS PUBLIC SAFETY IN PARKS.

	<b>Timeline</b>	<b>Capital Cost</b>	<b>Supporting Departments</b>
<ul style="list-style-type: none"> <li>◆ <b>1.2.1</b> Identify safety components, such as lighting, signage, and fencing, and evaluate, quarterly, the Existing Amenity and Component Action Matrix to confirm maintenance strategies.</li> </ul>	Ongoing	\$\$	FD, PD, PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>1.2.2</b> Develop a Crime Prevention Through Environmental Design (CPTED) Program to examine opportunities to remove visually abrasive park components that erode a visitor’s sense of safety.</li> </ul>	Short	\$\$	FD, PD, PW
<ul style="list-style-type: none"> <li>◆ <b>1.2.3</b> Expand partnership with the Police and Fire Departments to review, quarterly, safety in parks and recommended arts and recreation programming integration to promote safety.</li> </ul>	Ongoing	N/A	FD, PD, PW
<ul style="list-style-type: none"> <li>◆ <b>1.2.4</b> Expand the partnership with the Recreation and Parks Commission to review opportunities to expand inclusive, recreational and arts program within parks to promote safety through positive, enlivened activity.</li> </ul>	Ongoing	N/A	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>1.2.5</b> Review, annually, hazard mitigation strategies that relate to parks including, but not limited to, site access, integration of emergency operations, short and long-term staging, and distribution.</li> </ul>	Ongoing	N/A	PW, RAD

# ACTION 1.3

## CONTINUE TO ENHANCE ACCESSIBILITY TO AND THROUGH THE PARK NETWORK

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>◆ <b>1.3.1</b> Retrofit existing parks for increased accessibility and design new parks to be universally inclusive, expanding inclusive outreach strategies to all age and ability demographics.</li> </ul>	Ongoing	\$\$\$	PW
<ul style="list-style-type: none"> <li>◆ <b>1.3.2</b> Maintain smooth, safe paths and include accessible trail options.</li> </ul>	Ongoing	\$\$	PW
<ul style="list-style-type: none"> <li>◆ <b>1.3.3</b> Study the integration of ADA-compliant stalls, sinks, and gender-neutral options at all parks and facilities.</li> </ul>	Short	\$	PW
<ul style="list-style-type: none"> <li>◆ <b>1.3.4</b> Prioritize accessible parking and continuous accessible pathways to and through parks and open spaces.</li> </ul>	Ongoing	\$	PW
<ul style="list-style-type: none"> <li>◆ <b>1.3.5</b> Study the feasibility to adapt facilities and offer inclusive programming.</li> </ul>	Short	\$	PW
<ul style="list-style-type: none"> <li>◆ <b>1.3.6</b> Ensure clarity with tactile, Braille, and digital options.</li> </ul>	Ongoing	\$	PW
<ul style="list-style-type: none"> <li>◆ <b>1.3.7</b> Support a culture of accessibility and continuous opportunities for feedback.</li> </ul>	Ongoing	N/A	PW

# ACTION 1.4

## EVALUATE OPPORTUNITIES TO ENHANCE AMENITY OFFERINGS AT EXISTING PARKS AND FACILITIES

	Timeline	Capital Cost	Supporting Departments
◇ 1.4.1 Establish project guiding principles at the inception of any new project to ensure alignment with actions within this Plan.	Ongoing	N/A	PW
◇ 1.4.2 Identify opportunities to integrate food and beverage concessions within parks.	Short	\$\$	CAO, CDD, CMO, FIN, PW
◇ 1.4.3 Demonstrate potential to increase species biodiversity and canopy coverage, in accordance with the Urban Forest Master Plan, in existing parks and open spaces.	Ongoing	\$\$	PW
◇ 1.4.4 Study potential to integrate equipment and supplies kiosks to offer an expanded variety of passive play in parks, including arts and crafts, ping pong, chess, bocce ball, badminton, and frisbee.	Short	\$\$\$	PW, RAD
◇ 1.4.5 Expand partnership with the Arts Commission to review existing policies associated with permanent and temporary art integration within parks.	Ongoing	N/A	PW, RAD
◇ 1.4.6 Expand partnership with Santa Monica Aquatics Advisory Committee, Field Sports Advisory Committee and the beach to review opportunities to expand pop-up events.	Ongoing	N/A	PW, RAD
◇ 1.4.7 Analyze Airport Conversion Project engagement data to evaluate potential integration of park uses that do not currently existing within the network.	Ongoing	N/A	PW, RAD

# ACTION 1.5

## RESTORE AND RENOVATE AS PARK INFRASTRUCTURE AGES.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>◆ <b>1.5.1</b> Identify components integrated within all parks and evaluate, annually, the Existing Amenity and Component Action Matrix to confirm maintenance strategies.</li> </ul>	Ongoing	\$\$\$\$	PW
<ul style="list-style-type: none"> <li>◆ <b>1.5.2</b> Develop a Capital Improvement Program (CIP) Refurbishment Plan to address maintenance of high-use amenities, including general site components, and determine opportunities to integrate sustainable alternatives.</li> </ul>	Short	\$\$\$\$	CDD, FIN, PW
<ul style="list-style-type: none"> <li>◆ <b>1.5.3</b> Routinely review the Existing Amenity and Component Action Matrix and identify incremental implementation of “quick win” projects.</li> </ul>	Ongoing	\$\$\$\$	PW
<ul style="list-style-type: none"> <li>◆ <b>1.5.4</b> Develop a case study site within an existing park to test sustainable approaches to site design against existing material and study the viability of introducing indigineous, native, and adaptive plant species.</li> </ul>	Short	\$	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>1.5.5</b> Expand partnership with the Landmarks Commission to review, quarterly, condition of landmark assets, recommended maintenance, and opportunities to reincorporate historical uses such as the Clover Park Amphitheater.</li> </ul>	Ongoing	N/A	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>1.5.6</b> Expedite the continued integration of inclusive amenities within parks as existing equipment reaches the end of its lifespan.</li> </ul>	Short	\$\$	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>1.5.7</b> In evaluating maintenance and replacement priorities, study feasibility of integration of new and expanded amenities. For example, expansion of the community gardens at Marine Park in order to increase plots and reduce grass maintenance.</li> </ul>	Ongoing	\$\$\$\$	PW, RAD

# ACTION 1.6

## RENOVATE EXISTING INDOOR FACILITIES TO ENHANCE FLEXIBILITY, FUNCTION, AND VISITOR EXPERIENCE.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>◆ <b>1.6.1</b> Conduct an annual audit of furnishings, fixtures, and equipment to update inventory and spatial capacity, and evaluate maintenance and funding sources necessary to provide a comfortable, safe, effective experience.</li> </ul>	Ongoing	\$\$	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>1.6.2</b> Develop a Facility Feedback Forum to enable visitors to provide an evaluation of the reserved facility before and after an event, providing information on condition, effectiveness of the venue, and opportunities for improvements that might enhance the experience.</li> </ul>	Ongoing	N/A	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>1.6.3</b> Expand partnership with the Recreation and Parks Commission to review, quarterly, condition of facilities and examine improvement funding sources.</li> </ul>	Ongoing	N/A	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>1.6.4</b> Reference the Civic Center Specific Plan alongside the most recent regulatory criteria as opportunities are brought forward.</li> </ul>	Medium	\$\$	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>1.6.5</b> Examine indoor recreational opportunities through adaptive re-use of city-owned facilities.</li> </ul>	Short	N/A	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>1.6.6</b> Study the feasibility of integrating sustainable infrastructure at maintenance milestones. For example, replacing gas appliances with electric.</li> </ul>	Ongoing	\$\$	PW, RAD

# ACTION 1.7

## REINVEST IN LANDMARKED PARKS AND HISTORICALLY SIGNIFICANT RECREATIONAL FACILITIES.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>◆ <b>1.7.1</b> Prepare a cultural landscape inventory and treatment plan for Palisades Park in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, National Park Service, U.S. Department of the Interior.</li> </ul>	Short	\$\$	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>1.7.2</b> Conduct an annual assessment, with the Landmarks Commission, of landmark parks and assets, including indoor facilities, to identify maintenance and protection investment.</li> </ul>	Ongoing	\$\$	PW
<ul style="list-style-type: none"> <li>◆ <b>1.7.3</b> Establish a quarterly collaboration with neighborhood and cultural organizations to develop strategies for integration of cultural landscapes within historically significant parks.</li> </ul>	Ongoing	N/A	PW
<ul style="list-style-type: none"> <li>◆ <b>1.7.4</b> Study feasibility of revitalizing the Clover Park amphitheater.</li> </ul>	Short	\$	PW, RAD

# PRINCIPLE 2: EXPAND NEW PARK LAND & OPEN SPACE

## ACTION 2.1 BUILD NEW PARKS.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>2.1.1 Establish project guiding principles and vision at the inception of any new project to ensure alignment with actions within this Plan while identifying the project’s ability to amplify network-wide narrative and connections to parkland infrastructure.</li> </ul>	Ongoing	N/A	PW, RAD
<ul style="list-style-type: none"> <li>2.1.2 Identify neighborhoods with park need classified as “High Need” or “Very High Need”, per the 2016 LA Countywide Comprehensive Parks and Recreation Needs Assessment Study Area Profile #182, and determine park integration potential.</li> </ul>	Short	\$	PW, RAD
<ul style="list-style-type: none"> <li>2.1.3 Analyze Airport Conversion Project engagement data to evaluate potential park uses in new parks that would compliment the Airport Conversion Project planning.</li> </ul>	Short	N/A	PW, RAD
<ul style="list-style-type: none"> <li>2.1.4 Reference the Civic Center Specific Plan alongside the most recent regulatory criteria as opportunities are brought forward.</li> </ul>	Short	\$	PW, RAD
<ul style="list-style-type: none"> <li>2.1.5 Conduct feasibility studies to cap sections of the I-10 Freeway as the Land Use and Circulation Element (LUCE) recommends.</li> </ul>	Medium	\$\$	CAO, CDD, CMO, PW, RAD
<ul style="list-style-type: none"> <li>2.1.6 Examine the feasibility of converting existing City-owned properties into park land.</li> </ul>	Ongoing	\$\$	CAO, CDD, CMO, PW, RAD
<ul style="list-style-type: none"> <li>2.1.7 Monitor opportunities for new park land on an ongoing basis, particularly in downtown which has no parks within its boundary, as defined in the Downtown Community Plan, and has high levels of activity and a growing residential population.</li> </ul>	Ongoing	\$\$\$\$	CAO, CDD, CMO, PW, RAD

# ACTION 2.1 (CONT.)

## BUILD NEW PARKS.

	Timeline	Capital Cost	Supporting Departments
◆ <b>2.1.8</b> Integrate cultural landscapes within new parks and identify opportunities to expand restoration, preservation, and rewilding.	Ongoing	\$\$	PW, RAD
◆ <b>2.1.9</b> Investigate opportunities to integrate park acreage in underutilized spaces such as parking podiums, vacant parking lots, street ends, and alleys that may be vacated in collaboration with public and private agencies.	Ongoing	\$\$\$\$	PW
◆ <b>2.1.10</b> Balance integration of various park classifications and consider spatial flexibility to promote program versatility throughout the day.	Ongoing	N/A	PW
◆ <b>2.1.11</b> Reference the 2025 Community Recreation and Arts Needs Assessment for recommendations on amenity needs at the inception of new projects.	Ongoing	N/A	PW
◆ <b>2.1.12</b> Identify opportunities for new projects to become pilot projects for new sustainability and equity certifications including, but not limited to, WELL Building Standard, Fitwel, and SEAM.	Ongoing	\$	PW
◆ <b>2.1.13</b> Increase species biodiversity and canopy coverage, in accordance with the Urban Forest Master Plan, within all parks.	Long	\$\$\$	PW, RAD
◆ <b>2.1.14</b> Evaluate project scope against Sustainability Administrative Instruction.	Ongoing	N/A	PW
◆ <b>2.1.15</b> Evaluate opportunities to preserve public open space as development continues per policy 1.5 of the Open Space Element.	Ongoing	N/A	PW

# ACTION 2.2

## EXPAND EXISTING PARKS AND OPEN SPACES.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>2.2.1 Expand and enhance Memorial Park by 2.9 acres in accordance with the Master Plan’s conceptual layout and complete phased implementation of the Memorial Park Master Plan approved by City Council on October 15, 2019.</li> </ul>	Ongoing	\$\$\$\$	CAO, CDD, CMO, PW, RAD
<ul style="list-style-type: none"> <li>2.2.2 Evaluate the 12-acre Airport Park Expansion Project alongside the Airport Conversion Project to prioritize possible design and implementation efficiencies.</li> </ul>	Short	N/A	PW
<ul style="list-style-type: none"> <li>2.2.3 Study existing parks for opportunities to enhance visitor experience, expand acreage, and define design principles for future planning studies.</li> </ul>	Short	\$	PW, RAD
<ul style="list-style-type: none"> <li>2.2.4 Establish an Expansion Empowerment Program which enables community members to bring park amenity expansion opportunities forward through volunteerism, donations, and collaboration with City staff, boards, and commissions.</li> </ul>	Short	N/A	PW, RAD
<ul style="list-style-type: none"> <li>2.2.5 Study feasibility of restoring and enhancing Original Muscle Beach, inclusive of former Chess Park amenities.</li> </ul>	Short	\$	PW, RAD
<ul style="list-style-type: none"> <li>2.2.6 Routinely reference the Community Recreation and Arts Needs Assessment for recommendations on amenity uses.</li> </ul>	Medium	N/A	CAO, CDD, CMO, PW, RAD
<ul style="list-style-type: none"> <li>2.2.7 Evaluate the Promenade 3.0 Plan for parkland opportunity.</li> </ul>	Ongoing	N/A	PW, RAD
<ul style="list-style-type: none"> <li>2.2.8 Continue collaboration with public transportation agencies with focus on increasing the urban forest and biodiversity.</li> </ul>	Ongoing	N/A	PW, RAD

# ACTION 2.3

## REDESIGN WIDE MEDIANS FOR ART & RECREATIONAL USE.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>◆ <b>2.3.1</b> Assess feasibility of transforming medians into passive recreation, art destinations, and environmental biodiversity and habitat corridors.</li> </ul>	Long	\$\$	DOT, FD, PD, PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>2.3.2</b> In support of the Bike Action Plan, focus the San Vicente Boulevard median redesign on recreational use in collaboration with the Landmarks Commission as The San Vicente Boulevard Median appears eligible for listing as a Santa Monica Landmark.</li> </ul>	Long	\$\$	DOT, FD, PD, PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>2.3.3</b> Reimagine the Olympic Boulevard median between 26th and Stewart Streets and the 4th Street median between San Vicente Boulevard and Montana Avenue for arts and recreational use to support the Bergamot Area Plan’s vision with rotating art exhibits.</li> </ul>	Long	\$\$	DOT, FD, PD, PW, RAD

# ACTION 2.4

## DEVELOP SMALL SPACES IN CREATIVE WAYS.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>◆ <b>2.4.1</b> Identify park amenity and native planting opportunities in underutilized areas, such as portions of rights-of-way, alleys, paved easements and utility access roads, rooftops, vertical/wall green spaces, street ends and other land abutting the I-10 Freeway as well as residential side streets where no access to properties is needed and areas could be closed to traffic.</li> </ul>	Ongoing	\$\$	CAO, CDD, CMO, PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>2.4.2</b> Develop recommendations for amenities within Privately Owned Public Spaces (POPS) in partnership with private property owners.</li> </ul>	Short	N/A	CAO, CDD, CMO, PW
<ul style="list-style-type: none"> <li>◆ <b>2.4.3</b> Build on the existing collaboration with Metro with a focus on identifying underutilized Metro right-of-ways with potential for integration of amenities that serve the Metro ridership and adjacent neighborhoods.</li> </ul>	Ongoing	\$\$	CAO, CDD, CMO, PW
<ul style="list-style-type: none"> <li>◆ <b>2.4.4</b> Establish an Arts Alley Program to revitalize mural integration in the city's secondary, vehicular network.</li> </ul>	Short	\$	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>2.4.5</b> Survey the community to understand ways in which they've personally found opportunities to utilize underutilized, small spaces in active and passive ways.</li> </ul>	Short	N/A	PW, RAD

# PRINCIPLE 3: RAISE NEW FACILITIES

## ACTION 3.1

### REFURBISH THE EXISTING MEMORIAL PARK GYMNASIUM AND BUILD NEW GYMNASIUMS.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>◆ <b>3.2.1</b> Utilizing the Existing Amenity and Component Action Matrix, review recommended improvements to the Memorial Park Gym and prioritize those that facilitate the greatest community benefit.</li> </ul>	Medium	\$\$	PW
<ul style="list-style-type: none"> <li>◆ <b>3.2.2</b> Explore ways to allow the community to use the PAL gym when not scheduled for program use.</li> </ul>	Short	N/A	PD, PW
<ul style="list-style-type: none"> <li>◆ <b>3.2.3</b> Explore partnerships with private gyms in an effort to expand indoor fitness.</li> </ul>	Ongoing	N/A	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>3.2.4</b> Identify available commercial real estate and determine feasibility of adaptive reuse for indoor fitness facilities.</li> </ul>	Ongoing	N/A	PW

# ACTION 3.2

## BUILD A NEW CITY-OWNED AQUATICS FACILITY AND EXPAND WATER PLAY OPTIONS.

	<b>Timeline</b>	<b>Capital Cost</b>	<b>Supporting Departments</b>
<ul style="list-style-type: none"> <li>◆ <b>3.1.1</b> Identify public and private partnerships with neighboring cities with aquatics facilities.</li> </ul>	Medium	N/A	CAO, CDD, CMO, PW
<ul style="list-style-type: none"> <li>◆ <b>3.1.2</b> Develop and review an aquatics facility needs inventory to facilitate a future scope and budget exercise.</li> </ul>	Long	\$\$\$	PW
<ul style="list-style-type: none"> <li>◆ <b>3.1.3</b> Review existing joint-use agreements in an effort to expand community-wide program.</li> </ul>	Short	N/A	CAO, CDD, CMO, PW
<ul style="list-style-type: none"> <li>◆ <b>3.1.4</b> Identify future joint-use agreements with public and private schools within Santa Monica and neighboring cities.</li> </ul>	Short	N/A	CAO, CDD, CMO, PW

# ACTION 3.3

## BUILD ADDITIONAL FIELDS AND COURTS.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>◆ <b>3.3.1</b> Identify locations within the city for potential integration of recommended quantity of fields and courts and study the feasibility of integrating quantities to support economic growth through increased recreational classes, programs, tournaments, and supporting amenities.</li> </ul>	Long	\$\$	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>3.3.2</b> Identify partnerships with neighboring cities with field and court facilities.</li> </ul>	Short	N/A	CAO, CDD, CMO, PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>3.3.3</b> Establish, in partnership with the Field Sports Advisory Committee and Recreation and Parks Commission, a field and court prioritization matrix, complimentary amenity needs inventory, budget, and fundraising strategies.</li> </ul>	Short	N/A	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>3.3.4</b> Establish a Sports Court Advisory Committee.</li> </ul>	Short	N/A	PW, RAD

# ACTION 3.4

## EXPAND THE PET-FRIENDLY NETWORK.

	<b>Timeline</b>	<b>Capital Cost</b>	<b>Supporting Departments</b>
<p>◇ <b>3.4.1</b> Investigate opportunities for integration of dog parks or dog runs in smaller, residual spaces at city-owned property.</p>	Short	\$	CAO, CDD, CMO, PW, RAD
<p>◇ <b>3.4.2</b> Identify parks within areas of the city that currently do not have dog parks and conduct community outreach to determine neighborhood responsiveness to integration.</p>	Short	\$	PW, RAD
<p>◇ <b>3.4.3</b> Identify opportunities to infuse dog-friendly and pet-friendly pop-up programs (dog runs, dog shows, pet adoptions) into existing and new parks in an effort to offer animal interaction for all members of the community.</p>	Short	\$	PW, RAD
<p>◇ <b>3.4.4</b> Study feasibility of designating a portion of the Santa Monica State Beach, north and south of the Santa Monica Pier, as pet-friendly.</p>	Long	\$\$	PW, RAD

# ACTION 3.5

## ADD MORE COMMUNITY GARDENS AND FARMS.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>◆ <b>3.5.1</b> Identify locations for community gardens, learning gardens, farms, orchards, and urban agriculture within existing parks and their capacity for integration of water catchment systems and supporting infrastructure.</li> </ul>	Short	\$	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>3.5.2</b> Identify underutilized, city-owned property, rooftops, alleyways, cul-de-sacs, streets, and vacant lots for permanent or temporary urban agriculture programs.</li> </ul>	Ongoing	\$	CAO, CDD, CMO, PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>3.5.3</b> Study feasibility of Marine Park Community Garden Phase 2 and 3 expansion.</li> </ul>	Short	\$	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>3.5.4</b> Develop an expanded composting, mulch, and amendment program.</li> </ul>	Short	\$	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>3.5.5</b> Amplify partnerships with the Community Gardens Advisory Committee throughout the planning of new gardens and future improvements through community meetings, online surveys, hands-on design charrettes, and attendance at monthly workshops.</li> </ul>	Short	N/A	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>3.5.6</b> Evaluate assigned, individual plot term limits moving forward.</li> </ul>	Short	N/A	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>3.5.7</b> Develop a culinary arts program.</li> </ul>	Short	N/A	PW, RAD

# ACTION 3.6

## INCORPORATE INDOOR COMMUNITY ROOMS IN NEW AND RETROFITTED FACILITIES.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>◆ <b>3.6.1</b> Inventory all existing community rooms and identify gaps in service opportunities, developing a matrix of minimum requirements necessary for establishing versatile, new community room spaces.</li> </ul>	Short	\$	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>3.6.2</b> Study the feasibility of reopening the Civic Center Auditorium East Wing for community events.</li> </ul>	Medium	\$\$	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>3.6.3</b> Develop design guidelines for indoor meeting rooms, integrating adjacent outdoor space, defining minimum and maximum spatial requirements, and furnishing, storage, and audio/visual requirements in an effort to expand available square footage and enhance experience.</li> </ul>	Short	N/A	PW, RAD

# PRINCIPLE 4: IDEATE SANTA MONICA STATE BEACH

## ACTION 4.1

### DEVELOP A BEACH AND PIER VISION PLAN.

	Timeline	Capital Cost	Supporting Departments
<p>◆ <b>4.1.1</b> Develop a Santa Monica State Beach and Santa Monica Pier Vision Plan addressing, but not limited to:</p> <ul style="list-style-type: none"> <li>• Coastal resiliency and sea-level rise vulnerability;</li> <li>• A coordinated marketing, identity, and branding approach;</li> <li>• An economic sustainability strategy that addresses proposed improvements, expansion of concessions, program and operations, art integration, and maintenance;</li> <li>• Park integration;</li> <li>• Accessibility and mobility improvements;</li> <li>• Facility management;</li> <li>• Dune and habitat restoration;</li> <li>• New amenities like saltwater swimming pools;</li> <li>• Existing amenity and facility condition assessment; and,</li> <li>• Biodiversity, thermal comfort, and stormwater management.</li> </ul>	Medium	\$	CDD, PW, RAD
<p>◆ <b>4.1.2</b> Study feasibility of establishing a Beach Advisory Council.</p>	Short	N/A	PW, RAD

# PRINCIPLE 5: CONNECT OPEN SPACE & THE COMMUNITY

## ACTION 5.1 STRENGTHEN ACCESS TO AND BETWEEN PARKS.

	Timeline	Capital Cost	Supporting Departments
<p>◆ <b>5.1.1</b> Continue to provide "Safe Routes to Parks" by prioritizing bicycle and pedestrian improvements on routes near parks and proximity to streets with the highest occurrence of injury crashes (also known as Vision Zero Priority Corridors).</p>	Short	\$\$	DOT, PW
<p>◆ <b>5.1.2</b> Review and update the 2011 Master Plan for Park Signage to identify opportunities to increase art integration and integrate technology, connecting users to web-based information including history, reservations and permitting, and programs, classes, athletics offered at parks, and climate-related statistics.</p>	Short	\$	PW
<p>◆ <b>5.1.3</b> Emphasize the 1997 Plan's vision of "City as Park" by continuing to identify alleyways as opportunities for enhanced pedestrian experiences including, but not limited to, planting, stormwater capture, tree canopy, alternative materials, and lighting.</p>	Short	\$	PW
<p>◆ <b>5.1.4</b> Study the feasibility of establishing a minimum of one street segment within each neighborhood as a "park street", removing vehicular traffic, integrating landscape and amenities.</p>	Medium	\$\$	DOT, PW

# ACTION 5.2

## STRENGTHEN ACCESS TO THE BEACH AND WATER'S EDGE.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>◆ <b>5.2.1</b> Investigate the incorporation of native and adaptive plantings utilizing the Beach Dune Restoration process as a framework for intervention strategies.</li> </ul>	Ongoing	\$	PW, RAD
<ul style="list-style-type: none"> <li>◆ <b>5.2.2</b> Study feasibility of increasing accessible access from the Santa Monica Pier to the Beach Trail.</li> </ul>	Short	\$\$	CDD, FD, PD, PW
<ul style="list-style-type: none"> <li>◆ <b>5.2.3</b> In coordination with CalTrans, study feasibility of retrofitting existing pedestrian bridges over Pacific Coast Highway to be more accessible and mobility friendly.</li> </ul>	Long	\$\$	CDD, FD, PD, PW
<ul style="list-style-type: none"> <li>◆ <b>5.2.4</b> Add more walkways and inclusive amenities and furnishings on an ongoing basis, continuing to provide access to the water's edge for people of all abilities across the length of the Santa Monica State Beach coastline.</li> </ul>	Ongoing	\$	CDD, FD, PD, PW

# ACTION 5.3

## INCREASE COMMUNITY CONNECTION TO OPEN SPACE IMPROVEMENTS AND EXPANSION.

	Timeline	Capital Cost	Supporting Departments
<p>◆ <b>5.3.1</b> Amplify quarterly engagement with regional partnerships to identify need, opportunity, and evaluate constraints.</p>	Short	\$	PW, RAD
<p>◆ <b>5.3.2</b> Advance technology at community events to establish a user-friendly, inclusive experience including, but not limited to, surveys available via smart phone and activities conducted on tablets (refer to Chapter 2: Community Voices for additional recommendations).</p>	Short	\$	FIN, ISD, PW
<p>◆ <b>5.3.3</b> Develop a "Friends of Parks" internship, volunteer, and donation program that integrates education in horticulture, maintenance, and programming best practices.</p>	Medium	\$	FIN, PW
<p>◆ <b>5.3.4</b> Establish a visitor engagement platform, enabling park visitors to evaluate park features, programs, and events and generate analytic benchmarks for annual evaluation, and highlight program and maintenance successes and gaps in service, helping to identify budgetary needs.</p>	Short	\$	ISD, PW
<p>◆ <b>5.3.5</b> Incorporate quarterly project and program updates to Boards, Commissions, and neighborhood organizations with opportunity to recognize members of the community who have positively impacted the park network.</p>	Ongoing	N/A	PW, RAD
<p>◆ <b>5.3.6</b> Continue to collaborate on cross-promotional park advocacy. For example, combining tree giveaways with community events.</p>	Short	N/A	PW, RAD

# PRINCIPLE 6: GATHER RECREATION & ARTS PROGRAMMING

## ACTION 6.1

### REFRESH COMMUNITY RECREATION AND ARTS PROGRAM AND EVENTS AND EXPERIMENT WITH NEW ACTIVITIES.

	Timeline	Capital Cost	Supporting Departments
◆ <b>6.1.1</b> Develop an approach for integration of new arts events, inclusive of applicable infrastructure, at existing parks and facilities, establishing a benchmark for new park projects.	Short	\$	PW, RAD
◆ <b>6.1.2</b> Restore health, sports, and arts programs lost due to the Pandemic (for example, the CREST athletic program).	Short	\$	PW, RAD
◆ <b>6.1.3</b> Inventory and evaluate programs impacted by the Pandemic to reinvest in their success.	Medium	\$	PW, RAD
◆ <b>6.1.4</b> Explore an increase arts programming through increased partnerships with SMMUSD and SMC.	Ongoing	\$	PW, RAD
◆ <b>6.1.5</b> Create a Pop-up and Mobile-Play Program that would provide open space experiences for greater equity and inclusion, expanding new sports, athletics, health, and arts offerings for all ages and abilities.	Ongoing	\$	PW, RAD
◆ <b>6.1.6</b> Refresh volunteer and mentorship programs to help nurture the next generation of recreation and arts leaders.	Ongoing	N/A	PW, RAD
◆ <b>6.1.7</b> Establish an annual guest lecture and workshop series associated with recreation and arts, inviting practicing professionals in various disciplines to engage with the community.	Ongoing	\$	PW, RAD
◆ <b>6.1.8</b> Celebrate 'cultural happenings' within the city's open spaces, reinforcing the need for informal venues to support local artists.	Ongoing	\$	PW, RAD
◆ <b>6.1.9</b> Ensure a balance of small, medium, and large city-produced and privately-sponsored recreation and arts events within existing parks, new parks, and the community outreach process.	Ongoing	\$	PW, RAD

# ACTION 6.1 (CONT.)

## REFRESH COMMUNITY RECREATION AND ARTS PROGRAM AND EVENTS AND EXPERIMENT WITH NEW ACTIVITIES.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>6.1.10 Evaluate existing and proposed art integration typologies to establish guidelines for future funding allocations.</li> </ul>	Short	N/A	PW, RAD
<ul style="list-style-type: none"> <li>6.1.11 Create an arts infrastructure inventory, demonstrating available locations throughout the city to host recreation and arts program and events.</li> </ul>	Short	N/A	PW, RAD
<ul style="list-style-type: none"> <li>6.1.12 Establish guidelines for integration of nature within, and around, art venues.</li> </ul>	Short	N/A	PW, RAD
<ul style="list-style-type: none"> <li>6.1.13 Establish an inventory of streets, through neighborhood outreach, that might serve as seasonal recreation and art event spaces.</li> </ul>	Short	N/A	PW, RAD
<ul style="list-style-type: none"> <li>6.1.14 Regularly review the city's art inventory for opportunities to expand and showcase local artists.</li> </ul>	Ongoing	N/A	PW, RAD

# ACTION 6.2

## EXPAND CAPACITY TO MEET DEMAND FOR POPULAR PROGRAMS.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>6.2.1 Record drop-in use using the city’s recreation registration and reservation system.</li> </ul>	Ongoing	\$	PW, RAD
<ul style="list-style-type: none"> <li>6.2.2 Develop a method to track the number of users per meeting room reservation.</li> </ul>	Short	\$	ISD, PW, RAD
<ul style="list-style-type: none"> <li>6.2.3 Establish a method for estimating park users and event-goers including, but not limited to, door/gate counters, trail counters, traffic counters, and dedicated visitor “check-in” applications. Continue collecting and analyzing this data on an ongoing basis. Park user estimate tracking should study a cross-section of parks and those where there is no programming-related enrollment data.</li> </ul>	Short	\$	ISD, PW, RAD
<ul style="list-style-type: none"> <li>6.2.4 Develop a consistent category system across education, fitness, and arts program offerings that provides a standard definition for each data element and an allowable value or range of values for data collection and analysis. Look for areas to streamline and simplify coding and reporting within the recreation management system.</li> </ul>	Short	\$	PW, RAD

# ACTION 6.3

## ENRICH PROGRAMMING THROUGH RENEWED MARKETING STRATEGIES.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>6.3.1 Plan annual and seasonal programming and events in collaboration with regional city, neighborhood, and cultural organizations to expand program partnerships and experience offerings.</li> </ul>	Ongoing	\$	PW, RAD
<ul style="list-style-type: none"> <li>6.3.2 Align city, regional, state, and federal marketing strategies to emphasize a cohesive park and open space branding message.</li> </ul>	Ongoing	\$	CMO, PW, RAD
<ul style="list-style-type: none"> <li>6.3.3 Enhance marketing of the park network through narratives centered around park amenities and connections, recreational and arts programs and events, community experiences, and environmental metrics associated with biodiversity and the urban forest in an effort to attract new users and increase enrollment.</li> </ul>	Ongoing	\$	CMO, PW, RAD
<ul style="list-style-type: none"> <li>6.3.4 Continue to celebrate the Santa Monican experience through collaboration with neighborhood organizations, local businesses, boards and commissions, and Santa Monica Travel and Tourism.</li> </ul>	Ongoing	N/A	CMO, PW, RAD
<ul style="list-style-type: none"> <li>6.3.5 Annually audit the actions proposed in this Plan and present status of recommendations to boards, commissions, and neighborhood organizations with emphasis on recommendations requiring interdepartmental collaboration.</li> </ul>	Ongoing	N/A	PW, RAD

# PRINCIPLE 7: SUSTAIN PARKS & FACILITIES SUSTAINABILITY & MAINTENANCE

## ACTION 7.1

### UPDATE EXISTING MAINTENANCE PLANS FOR THE PARK SYSTEM.

	Timeline	Capital Cost	Supporting Departments
◇ 7.1.1 Establish a training and continued education program in sustainable management and maintenance best practices for staff.	Short	\$	PW
◇ 7.1.2 Identify gaps in maintenance efficiencies resulting from budget reallocation caused by the Pandemic.	Short	N/A	PW
◇ 7.1.3 Update and modify the existing Park Maintenance Standards and audit, annually, general site landscape components to review opportunity to improve climate resiliency, daylight maintenance issues, and increase biodiversity, habitat, and stormwater harvesting.	Short	N/A	PW
◇ 7.1.4 Evaluate staff incentives associated with sustainability certifications.	Short	\$	PW
◇ 7.1.5 Develop a Maintenance and Horticulture Internship Program through a project-based learning program with schools.	Short	\$	PW
◇ 7.1.6 Establish Division 32 landscape specifications for park development to ensure alignment with Park Maintenance Standards.	Short	N/A	PW

# ACTION 7.2

## CREATE MAINTENANCE PLANS FOR NEW CAPITAL ASSETS IN THE PARK SYSTEM.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>7.2.1 Establish a Maintenance Manual standard for all new parks, to be distributed at design kickoff.</li> </ul>	Short	N/A	PW
<ul style="list-style-type: none"> <li>7.2.2 Update Park Maintenance Standards to include updated maintenance schedules and staffing plans to address new parks and park facilities.</li> </ul>	Short	N/A	PW
<ul style="list-style-type: none"> <li>7.2.3 Evaluate existing budget allocations per park-acre, annually, to forecast budget allocations for new parks and park facilities.</li> </ul>	Short	N/A	CAO, CMO, FIN, PW
<ul style="list-style-type: none"> <li>7.2.4 Designate a Public Works liaison for each new project.</li> </ul>	Ongoing	N/A	PW
<ul style="list-style-type: none"> <li>7.2.5 Allocate annual funding in accordance with maintenance management and capital replacement plans when new capital projects are planned and budgeted.</li> </ul>	Ongoing	\$\$	CAO, CMO, FIN, PW
<ul style="list-style-type: none"> <li>7.2.6 Assess feasibility for operational funding through, but not limited to, a voter-approved parcel tax, a City-wide assessment district, an operating endowment, user fees, naming rights, and sponsorships.</li> </ul>	Ongoing	N/A	CAO, CMO, FIN, PW

# ACTION 7.3

## CREATE A LANDSCAPE VISION PLAN.

- ◆ **7.3.1** Define Landscape Vision Plan objectives with city staff and review and confirm components to be included in the Landscape Vision Plan including, but not limited to:
  - Lighting;
  - Sustainable and eco-friendly furnishings (tables, benches, bike racks, bollards, drinking fountains, receptacles, pet waste, utility covers/ cages, barbecue grills, signage, playgrounds, fences and guardrails, memorials) and art integration on, or in composition with, furnishings;
  - Pedestrian, vehicular, playground, and athletic surface selections and finishes;
  - Irrigation, soil, and mulch;
  - Rainwater capture; and,
  - Recommendations on addressing the impacts of climate change on existing and proposed groundcover, shrub, and tree species.

### Timeline

Short

### Capital Cost

\$

### Supporting Departments

PW

# PRINCIPLE 8: SUPPORT FUNDING & MEANINGFUL PARTNERSHIPS

## ACTION 8.1

### DEVELOP A FUNDING STRATEGY FOR LAND ACQUISITION TO INCREASE PARK LAND.

	Timeline	Capital Cost	Supporting Departments
<ul style="list-style-type: none"> <li>8.1.1 Assess feasibility of establishing a land acquisition, maintenance, and biodiversity and urban forest endowment.</li> </ul>	Short	N/A	CAO, CMO, FIN, PW
<ul style="list-style-type: none"> <li>8.1.2 Routinely investigate state and federal grant funding opportunities for park land acquisition and expansion.</li> </ul>	Short	N/A	CAO, CMO, FIN, PW
<ul style="list-style-type: none"> <li>8.1.3 Identify, annually, private parcels available for purchase within city limits, prioritizing neighborhoods with potential to meet an average distance to parks of 1/8-mile.</li> </ul>	Ongoing	\$\$	CAO, CDD, CMO, FIN, PW

# ACTION 8.2

## DIVERSIFY FUNDING RESOURCES.

	Timeline	Capital Cost	Supporting Departments
◆ <b>8.2.1</b> Evaluate existing funding sources and identify revenue-generating opportunities to facilitate park acquisition, operations, and maintenance.	Short	N/A	CAO, CDD, CMO, FIN, PW
◆ <b>8.2.2</b> Consider park in-lieu fee structures enabling new developments to pay into a fund to help support the acquisition, construction, programming, and maintenance of parkland.	Ongoing	\$	CAO, CDD, CMO, FIN, PW
◆ <b>8.2.3</b> Investigate local business and corporate sponsorships to help fund much needed amenities through temporary pop-ups, advertising, naming rights, and branding.	Ongoing	\$	CAO, CDD, CMO, FIN, PW
◆ <b>8.2.4</b> Collaborate with regional municipalities in an effort to identify gaps in regional park uses and establish conditional use agreement policies associated with funding assistance for land acquisition, design, construction, programming, and maintenance of needed uses.	Ongoing	N/A	CAO, CDD, CMO, FIN, PW
◆ <b>8.2.5</b> Review existing exclusive use contracts in an effort to identify opportunities to host large, private events, quarterly, that may generate revenue to address park maintenance and programs year-round.	Ongoing	\$	CAO, CDD, CMO, FIN, PW
◆ <b>8.2.6</b> Invest in sustainable water and power systems with the goal of generating revenue from the sale of excess, facilitating the funding of various parkland needs and services.	Ongoing	\$\$\$	CAO, CDD, CMO, FIN, PW

# ACTION 8.3

## ROUTINELY STUDY CITY FEES, PRICING, AND AGREEMENTS.

	Timeline	Capital Cost	Supporting Departments
◆ 8.3.1 Review and update, annually, city fees, fines, and pricing as needed.	Short	N/A	CAO, CDD, CMO, FIN, PW
◆ 8.3.2 Routinely conduct a nexus study to ensure impact fees are aligned with rising land and construction costs.	Ongoing	\$	CAO, CDD, CMO, FIN, PW
◆ 8.3.3 Study opportunity to reinstate trainer fees.	Ongoing	N/A	CAO, CDD, CMO, FIN, PW
◆ 8.3.4 Identify unique, pay-to-play recreational and arts program to fund opportunities for long-term investment.	Short	N/A	CAO, CDD, CMO, FIN, PW
◆ 8.3.5 Identify park uses outlined in conditional use agreements in order to proportionally program the available amenities and quantify increased available acreage accordingly. For example, if a new 2-acre facility becomes available through a partnership and the partner stipulates that 50% of the facility is reserved for their use, consider the facility adding 1 acre of programmable area to the city network.	Short	N/A	CAO, CDD, CMO, FIN, PW
◆ 8.3.6 Over the life of this Plan, continue to facilitate partnerships with SMMUSD, SMC, private schools, and private entities and explore additional opportunities to meet recreational and arts demand for youth, adults, and seniors of all abilities with consideration of the quantity and carrying capacity of existing park amenities.	Long	N/A	CAO, CDD, CMO, FIN, PW

# ACTION 8.4

## EXPAND THE "WE ARE SANTA MONICA FUND" AND GROW COMMUNITY PARTNERSHIPS.

- ◆ **8.4.1** Expand the We Are Santa Monica Fund by establishing a "Friends Of" program, enabling contributors to participate in providing long-term investment in the resiliency of various parks. Create program policies and procedures, develop a marketing campaign to bolster participation, expand the giving wish list, facilitate large donations, and establish a process to allow for legacy support for items that require future, long-term maintenance.

### Timeline

Short

### Capital Cost

\$

### Supporting Departments

CAO, CDD, CMO, FIN,  
PW

# ACTION 8.5

## STUDY OPPORTUNITIES TO PARTNER WITH PRIVATE ENTITIES TO CREATE MORE OPEN SPACE.

	<b>Timeline</b>	<b>Capital Cost</b>	<b>Supporting Departments</b>
<p>◆ <b>8.5.1</b> Promote the <a href="#">Downtown Community Plan’s POPS Stewardship Guide</a> for POPS in the downtown and consider applicability of POPS development incentives outside of downtown Santa Monica, especially near transit stops and in employment rich areas, such as the Bergamot Area.</p>	Ongoing	N/A	PW, RAD
<p>◆ <b>8.5.2</b> Ensure private entities comply with the terms of their agreement to provide publicly accessible space.</p>	Ongoing	N/A	CAO, PW, RAD
<p>◆ <b>8.5.3</b> Study the feasibility of establishing an ongoing Open Space Request for Proposals, enabling private entities to submit ideas on ways to provide public open space, addressing the need determined by the Community Recreation &amp; Arts Needs Assessment.</p>	Ongoing	N/A	CAO, PW, RAD



*Douglas Park*

# APPENDIX B

EXISTING AMENITY AND COMPONENT  
ACTIONS MATRIX

# APPENDIX B: EXISTING AMENITY & COMPONENT PRIORITIZATION MATRIX

The following tables represent amenities and components, or assets, found within the Santa Monica park network. Not all parks contain every amenity but each amenity is made up of a combination of components. An **"Amenity"** is defined as, "a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a dog park, or a playground." A **"Component"** is defined as, "an individual element of an amenity. Examples of components include benches, trash receptacles, tennis nets, or playground surfaces."

Table prioritization is based on interdepartmental review of all parks, amenities, and components, considering, but not limited to:

- **Community benefit,**
- **Frequency of 311 requests for maintenance,**
- **Frequency of maintenance based on regular use, and**
- **Available maintenance resources**

Per 1.2 of Chapter 3, the following tables have been provided in an effort to review prioritization strategy, annually, to determine opportunities for:

- **CIP projects that recommend amenity replacement (e.g. replace a particular playground),**
- **CIP projects that recommend amenity component renovation (e.g. renovate a particular playground's surfacing),**
- **CIP projects that recommend component renovation across an entire amenity typology (e.g. renovate all playground surfacing),**
- **CIP projects that recommend component renovation across multiple amenities (e.g. renovate surfacing across all courts), and**
- **Determine opportunities to utilize various funding resources [e.g. Development Impact Fee, Park Improvement Program, Community Development Block Grants (CDBG), and grants].**

The recommended prioritization approach is as follows.

- **Replace or renovate, in it's entirety, one (1) of each amenity typology, annually (e.g. replace or renovate one playground, one field, one basketball court, etc).**
- **Renovate one (1) of each amenity typology's components, across multiple parks, annually (e.g. renovate basketball court surfacing for all parks).**
- **Renovate one (1) component of "General Site" across multiple parks, annually.**
- **Renovate one (1) component of "General Site Landscape" across multiple parks, annually.**

# PARK NETWORK AMENITIES

**Amenity** A group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Below is a list of amenities currently provided within the city's network. **Bold** amenities represent those with high-volume, recreational use.

- **Playgrounds & splashpads**
- **Fields and courts (tennis, pickleball, basketball, volleyball, handball, bowling green)**
- **Community gardens**
- **Skateparks**
- Walking loops & trails
- Fitness courses
- Reservable Picnic areas
  - Trellis and barbecue areas
- General site
  - Non-reservable picnic areas & tables
- Dog parks
- General site - landscape
  - Open grass
- Parking lots
- Fountains
- General site
  - Art
  - Bocce court (informal)
  - Bike campus
  - Gaming tables
- General site - landscape
  - Focal gardens

*\*Restroom buildings, Community Buildings / Rooms, and Free WiFi have been determined to be part of a separate improvement matrix. Additionally, Beach Soccer Field assessment would be part of a Beach and Pier Vision Plan effort.*

# PARK NETWORK COMPONENTS

**Component** An individual element of an amenity. Below is a list of components that make up amenities currently provided within the city's network. **Primary Components** represent those that are essential to the recreational function of an amenity. **Secondary Components** represent those that provide for a complimentary use for an amenity but are not required for recreational use. **Tertiary Components** represent those that contribute to the overall setting of an amenity and do not directly impact recreational use.

## Primary Components

- Surfacing (pedestrian)
- Surfacing (athletic) - *Inclusive of grass and irrigation associated with fields*
- Surfacing (playground)
- Equipment (e.g. basketball backboards, tennis nets, etc.)
- Lighting - *Inclusive of athletic and site*

## Secondary Components

- Fences & gates
- Masonry, steps, & walls
- Furnishings (e.g. tables, benches, receptacles)
- Signage
- Utilities - *Related to engineering*

## Tertiary Components

- Landscape (Understory)
- Landscape (Trees)
- Landscape (Grass)
- Landscape (Irrigation) - *Understory and shrubs*
- Surfacing (Vehicular)

**Engineering Studies** (*Determined to be required in advancing improvements to particular components within the network*)

# UNDERSTANDING THE MATRIX

AMENITY X-YEAR WORK PLAN <i>Table X.X</i>	
PRIORITIZATION	ESTIMATED COST
Park name	
Component	\$Cost
Component	\$Cost
Component	\$Cost
Park name	
Component	\$Cost
Component	\$Cost
Component	\$Cost
Component	\$Cost
Component	\$Cost
Component	\$Cost
Component	\$Cost
Park name	
Component	\$Cost
Component	\$Cost
Component	\$Cost
Park name	
Component	\$Cost
Park name	
Component	\$Cost
Component	\$Cost
Component	\$Cost
<b>GRAND TOTAL</b>	<b>\$Cost</b>

AMENITY  
WORK PLAN  
TABLE NUMBER

PARK PRIORITIZATION  
BASED ON INTERDEPARTMENTAL  
COORDINATION.  
*\*PARK PRIORITIZATION TO BE  
REVIEWED ANNUALLY AS PARK  
USAGE MAY CHANGE.*

COMPONENT PRIORITIZATION  
AND ESTIMATED COST BASED ON  
INTERDEPARTMENTAL  
COORDINATION.

*\*QUANTITY OF COMPONENTS  
LISTED VARIES PER WORK PLAN AS  
RECOMMENDED MAINTENANCE  
FOR COMPONENTS VARIES. REFER  
TO **PARK NETWORK COMPONENTS  
LIST** WITHIN THIS APPENDIX  
CHAPTER.*

WORK PLAN GRAND TOTAL  
OF ESTIMATED COST

Work plans are created in **5-Year, 10-Year, and 20-Year+** increments based on projected Park Improvement Program CIP allocations. Estimated costs associated with component maintenance recommendations within each work plan, if not addressed, would carry over to the next work plan. **Carry over of estimated costs would equate to exponential costs in the following work plan.**

Costs included herein should only be construed as preliminary, order of magnitude budgets, based on 2023 pricing data. Cost estimates do not include the administration of the work. Actual costs will vary from the opinions of probable costs, within individual work plans, depending on such matters as, but not limited to, type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, market conditions during time of project estimates, use of subcontractors, and whether competitive pricing is solicited.

Interdepartmental coordination will continue throughout the duration of the work plans to determine prioritization refinements, as needed.

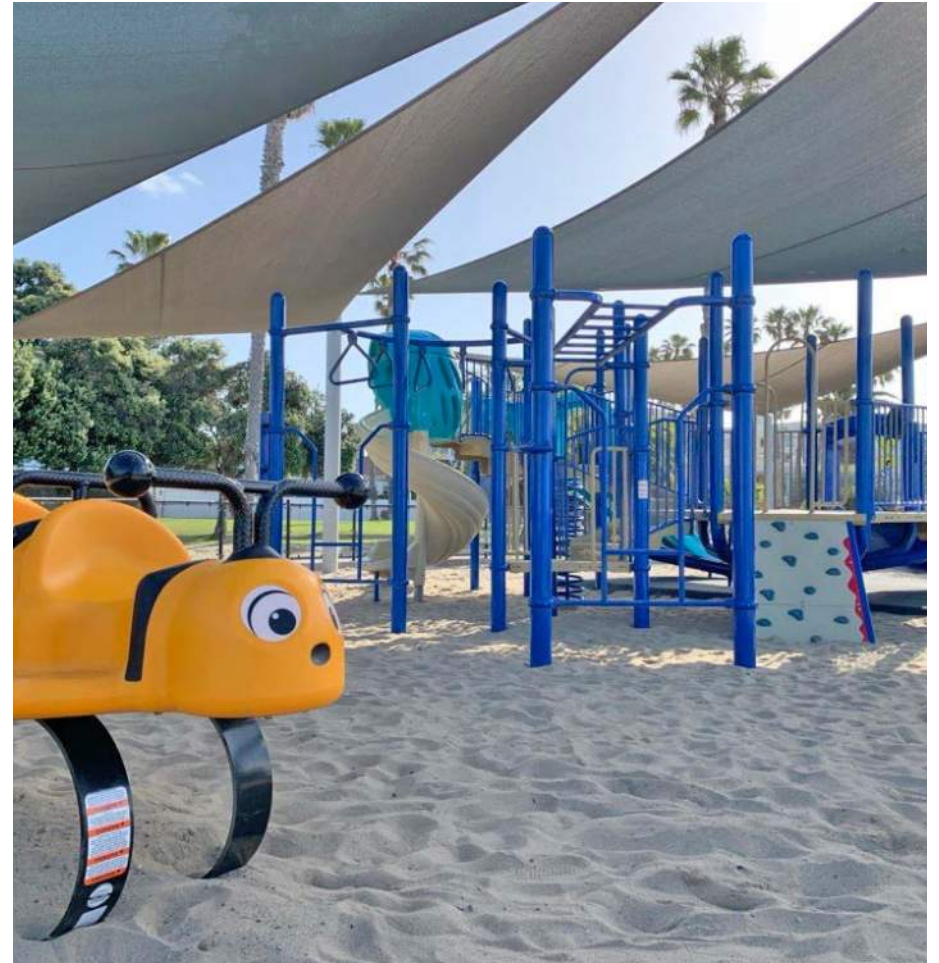
Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# FY24-25 INITIAL ACTION

Components identified in Table H.1 have been planned to be incrementally addressed beginning in FY24-25, utilizing the Park Improvement Program CIP.


**This table demonstrates prioritization of network-wide components to be improved or enhanced based on interdepartmental collaboration and greatest community benefit.**


\*Please note, in FY24-25 design contract was awarded for Phase 1 of Memorial Park Expansion



*Beach Park #1 Playground*

INITIAL ACTION Table B.1	Landscape (understory)	Landscape (trees)	Landscape (grass)	Landscape (irrigation)	Surfacing (pedestrian)	Surfacing (vehicular)	Surfacing (athletic)	Surfacing (playground)	Equipment (sports /play)	Lighting	Fences & gates	Masonry, steps & walls	Furnishings	Signage	Utilities	Engineering Studies
	13	14	15	16	3	6	4	5	11	7	8	1	12	9	10	2
<b>PRIORITIZATION</b>	13	14	15	16	3	6	4	5	11	7	8	1	12	9	10	2
Douglas Park			VH												\$\$	\$\$\$\$
Schader Park		\$\$	\$		\$											
Airport Park	\$\$\$\$		\$\$\$													\$\$
Virginia Avenue Park		\$\$\$	\$\$\$\$			\$\$\$	\$								\$\$	\$\$\$\$
Crescent Bay Park			\$\$									VH				
Los Amigos Park		\$	\$\$									\$\$\$				
Memorial Park			\$\$			\$\$\$	\$		\$	VH						\$\$
Holbrook Park		\$\$	\$\$			\$										
Ocean View Park									\$	\$					\$	
Euclid Park	\$\$														\$\$	
Clover Park			VH			\$\$\$				VH		\$\$\$		\$		\$\$
Park Drive Park		\$\$	\$													
Marine Park			VH				VH									
Barnard Way Linear Park													\$	\$		
Tongva Park	VH									\$\$						
Reed Park	VH										\$\$	\$				
Gandara Park		\$\$	\$\$		\$\$	\$\$										\$\$
Ishihara Park		\$\$\$														
Historic Belmar Park		\$\$\$\$														

 Component to be addressed

 Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

Low Cost (\$): Less than \$5,000

Medium Cost (\$\$): \$5,000 - \$10,000

Medium-High Cost (\$\$\$): \$10,000 - \$25,000

High Cost (\$\$\$\$): \$25,000 - \$50,000

Very High Cost (VH): \$50,000+

# PLAYGROUNDS & SPLASH PADS


## 5-YEAR WORK PLAN

Playgrounds & Splash Pads  
**5-YEAR WORK PLAN**  
*Table B.2a*

PRIORITIZATION	ESTIMATED COST
Douglas Park	
Equipment	\$2,000,000
Virginia Avenue Park - 2	
Surfacing (playground)	\$10,374
Lighting	\$46,550
Virginia Avenue Park - 1	
Surfacing (athletic)	\$13,382
Lighting	\$18,620
Beach Park #1	
Surfacing (playground)	\$31,920
Equipment	\$86,450
Fences & gates	\$6,464
Signage	\$266
Memorial Park	
Equipment	\$3,325
Los Amigos Park	
Surfacing (playground)	\$3,458
South Beach Park	
Surfacing (playground)	\$133,000
Equipment	\$5,320
Fences & gates	\$16,758
Clover Park - 1	
Surfacing (playground)	\$5,533
Tongva Park	
Surfacing (playground)	\$159,600
Equipment	\$10,640

Playgrounds & Splash Pads  
**5-YEAR WORK PLAN**  
*Table B.2a Cont.*

PRIORITIZATION	ESTIMATED COST
Tongva Park - Splash Pad	
Joslyn Park	
Surfacing (playground)	\$14,364
Equipment	\$30,723
Furnishings	\$2,660
Ozone Park	
Surfacing (playground)	\$19,784
Equipment	\$23,275
Furnishings	\$3,458
Airport Park	
Surfacing (playground)	\$10,720
Clover Park - 2	\$0
Virginia Avenue Park - Splash Pad	
Surfacing (playground)	\$3,924
Lighting	\$11,172
Utilities	\$8,512
Reed Park	
Surfacing (playground)	\$146,300
Equipment	\$7,980
Euclid Park	
Equipment	\$4,389
Furnishings	\$3,857
Gandara Park	
Surfacing (playground)	\$3,458

 Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

Playgrounds & Splash Pads  
**5-YEAR WORK PLAN**  
*Table B.2a Cont.*

PRIORITIZATION	ESTIMATED COST
Ishihara Park	
Surfacing (playground)	\$13,167
Fences & gates	\$266
Marine Park	\$0
<b>Grand Total</b>	<b>\$2,859,669</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# PLAYGROUNDS & SPLASH PADS

## 10-YEAR WORK PLAN

Playgrounds & Splash Pads  
**10-YEAR WORK PLAN (2030-2040)**

Table B.2b

PRIORITIZATION	ESTIMATED COST
Douglas Park	
Furnishings	\$2,337
Virginia Avenue Park - 2	
Surfacing (playground)	\$9,364
Equipment	\$29,925
Furnishings	\$5,586
Virginia Avenue Park - 1	
Surfacing (athletic)	\$7,555
Equipment	\$16,625
Fences & gates	\$1,596
Furnishings	\$3,458
Beach Park #1	
Furnishings	\$931
Memorial Park	
Equipment	\$62,510
Lighting	\$13,300
Fences & gates	\$4,860
Furnishings	\$5,586
Los Amigos Park	
Surfacing (playground)	\$131,405
Equipment	\$50,540
Furnishings	\$10,108
Signage	\$1,995
South Beach Park	
Equipment	\$49,875
Masonry, steps, & walls	\$299
Furnishings	\$12,502

Playgrounds & Splash Pads  
**10-YEAR WORK PLAN (2030-2040)**

Table B.2b Cont.

PRIORITIZATION	ESTIMATED COST
Clover Park - 1	
Surfacing (pedestrian)	\$11,172
Surfacing (playground)	\$6,384
Equipment	\$46,550
Furnishings	\$3,724
Tongva Park	
Equipment	\$75,810
Furnishings	\$6,384
Signage	\$2,660
Tongva Park - Splash Pad	
Joslyn Park	
Surfacing (pedestrian)	\$3,990
Furnishings	\$3,192
Signage	\$266
Ozone Park	
Equipment	\$93,765
Fences & gates	\$4,469
Furnishings	\$3,724
Airport Park	
Surfacing (playground)	\$18,088
Equipment	\$42,826
Signage	\$532

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

Playgrounds & Splash Pads  
**10-YEAR WORK PLAN (2030-2040)**

*Table B.2b Cont.*

PRIORITIZATION	ESTIMATED COST
Clover Park - 2	
Surfacing (playground)	\$20,748
Equipment	\$16,625
Signage	\$665
Virginia Avenue Park - Splash Pad	
Lighting	\$33,250
Reed Park	
Surfacing (playground)	\$146,300
Equipment	\$82,460
Furnishings	\$7,448
Signage	\$3,192
Euclid Park	
Surfacing (playground)	\$35,000
Furnishings	\$931
Gandara Park	
Surfacing (playground)	\$60,515
Equipment	\$49,875
Ishihara Park	
Surfacing (playground)	\$1,916
Equipment	\$9,310
Lighting	\$27,930
Furnishings	\$1,995
Signage	\$3,990
Marine Park	\$0
<b>Grand Total</b>	<b>\$1,246,043</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# PLAYGROUNDS & SPLASH PADS 20-YEAR+ WORK PLAN

Playgrounds & Splash Pads  
**20-YEAR WORK PLAN (2040+)**

Table B.2c

PRIORITIZATION	ESTIMATED COST
Douglas Park	\$0
Virginia Avenue Park - 2	
Surfacing (playground)	\$21,945
Virginia Avenue Park - 1	
Surfacing (pedestrian)	\$16,758
Fences & gates	\$1,796
Beach Park #1	\$0
Memorial Park	\$0
Los Amigos Park	\$0
South Beach Park	
Equipment	\$23,774
Masonry, steps, & walls	\$13,167
Furnishings	\$29,328
Clover Park - 1	\$0
Tongva Park	
Furnishings	\$12,968
Tongva Park - Splash Pad	
Joslyn Park	
Furnishings	\$3,990
Ozone Park	
Fences & gates	\$2,993
Furnishings	\$7,448
Airport Park	
Surfacing (pedestrian)	\$8,978
Fences & gates	\$9,145
Clover Park - 2	\$0

Playgrounds & Splash Pads  
**20-YEAR WORK PLAN (2040+)**

Table B.2c Cont.

PRIORITIZATION	ESTIMATED COST
Virginia Avenue Park - Splash Pad	
Surfacing (pedestrian)	\$3,192
Equipment	\$33,250
Reed Park	
Masonry, steps, & walls	\$24,246
Furnishings	\$15,960
Euclid Park	\$0
Gandara Park	
Surfacing (pedestrian)	\$9,000
Ishihara Park	
Surfacing (pedestrian)	\$3,591
Fences & gates	\$4,522,753
Furnishings	\$3,724
Utilities	\$7,980
Marine Park	
Surfacing (playground)	\$302,575
Equipment	\$74,480
<b>Grand Total</b>	<b>\$5,153,041</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)



*Virginia Avenue Park*

# FIELDS

## 5-YEAR WORK PLAN

FIELDS 5-YEAR WORK PLAN <i>Table B.3a</i>	
PRIORITIZATION	ESTIMATED COST
Airport Park - Athletic Field	
Surfacing (athletic)	\$2,533,650
Lighting	\$39,900
Furnishings	\$3,857
Los Amigos Park - Baseball Field	
Landscape (trees)	\$24,339
Landscape (grass)	\$9,956
Landscape (irrigation)	\$32,452
Equipment	\$3,990
Fences & gates	\$253
Furnishings	\$1,995
Clover Park - Baseball Field	
Landscape (grass)	\$1,061,340
Surfacing (athletic)	\$7,980
Lighting	\$53,200
Memorial Park - Baseball Field 5	
N/A	\$0
Clover Park - Softball Field	
Landscape (grass)	\$27,930
Surfacing (pedestrian)	\$5,985
Lighting	\$52,200
Memorial Park - Baseball Fields 1-4	
Landscape (grass)	\$2,921
Furnishings	\$21,812
Memorial Park - Baseball Field 6	
N/A	\$0

FIELDS 5-YEAR WORK PLAN <i>Table B.3a Cont.</i>	
PRIORITIZATION	ESTIMATED COST
Marine Park - Athletic Field	
Equipment	\$17,157
Lighting	\$1,119,860
Furnishings	\$33,516
Gandara Park - Athletic Field	
Landscape (irrigation)	\$27,240
Surfacing (pedestrian)	\$29,925
Historic Belmar Park - Athletic Field	
N/A	\$0
<b>GRAND TOTAL</b>	<b>\$5,111,458</b>

 Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# FIELDS

## 10-YEAR WORK PLAN

### FIELDS 10-YEAR WORK PLAN (2030-2040)

Table B.3b

PRIORITIZATION	ESTIMATED COST
Airport Park - Athletic Field	
Lighting	\$4,788
Furnishings	\$9,324
Signage	\$1,330
Los Amigos Park - Baseball Field	
Landscape (irrigation)	\$81,30
Surfacing (pedestrian)	\$17,955
Surfacing (athletic)	\$14,896
Equipment	\$43,889
Fences & gates	\$13,489
Furnishings	\$50,383
Utilities	\$15,960
Clover Park - Baseball Field	
Landscape (irrigation)	\$170,240
Equipment	\$3,990
Furnishings	\$15,960
Memorial Park - Baseball Field 5	
Landscape (grass)	\$200,298
Surfacing (athletic)	\$11,704
Equipment	\$31,920
Lighting	\$33,250
Fences & gates	\$23,741
Furnishings	\$21,868
Clover Park - Softball Field	
Landscape (irrigation)	\$155,610
Equipment	\$17,290
Furnishings	\$37,506

### FIELDS 10-YEAR WORK PLAN (2030-2040)

Table H.3b Cont.

PRIORITIZATION	ESTIMATED COST
Memorial Park - Baseball Fields 1-4	
Surfacing (athletic)	\$110,656
Equipment	\$26,600
Furnishings	\$59,285
Memorial Park - Baseball Field 6	
Landscape (grass)	\$200,298
Surfacing (athletic)	\$11,704
Equipment	\$31,920
Lighting	\$19,950
Fences & gates	\$1,596
Furnishings	\$48,252
Marine Park - Athletic Field	
Equipment	\$29,526
Furnishings	\$33,516
Gandara Park - Athletic Field	
Landscape (irrigation)	\$93,100
Surfacing (athletic)	\$7,980
Equipment	\$10,640
Furnishings	\$6,706
Historic Belmar Park - Athletic Field	
Surfacing (athletic)	\$2,793,000
Equipment	\$152,950
Lighting	\$39,900
<b>GRAND TOTAL</b>	<b>\$4,654,100</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# FIELDS

## 20-YEAR+ WORK PLAN

### FIELDS 20-YEAR+ WORK PLAN (2040+)


Table B.3c

PRIORITIZATION	ESTIMATED COST
Airport Park - Athletic Field	
Fences & gates	\$59,252
Masonry, steps, and walls	\$271,320
Los Amigos Park - Baseball Field	
Surfacing (pedestrian)	\$1,437
Fences & gates	\$7,315
Furnishings	\$39,900
Clover Park - Baseball Field	
Lighting	\$126,350
Memorial Park - Baseball Field 5	
Lighting	\$758,100
Fences & gates	\$399
Clover Park - Softball Field	
Surfacing (pedestrian)	\$5,985
Utilities	\$15,960
Memorial Park - Baseball Fields 1-4	
Surfacing (pedestrian)	\$5,985
Memorial Park - Baseball Field 6	
Lighting	\$379,050
Furnishings	\$119,700
Marine Park - Athletic Field	
Lighting	\$1,010,800

### FIELDS 20-YEAR+ WORK PLAN (2040+)

Table B.3c Cont.

PRIORITIZATION	ESTIMATED COST
Gandara Park - Athletic Field	
Surfacing (pedestrian)	\$5,852
Historic Belmar Park - Athletic Field	
Lighting	\$758,100
Furnishings	\$24,848
<b>GRAND TOTAL</b>	<b>\$3,590,353</b>

 Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)



*Santa Monica Little League*

# BASKETBALL COURTS 5-YEAR WORK PLAN

## BASKETBALL COURTS 5-YEAR WORK PLAN

Table B.4a

PRIORITIZATION	ESTIMATED COST
Marine Park	
Surfacing (athletic)	\$141,167
Equipment	\$25,272
Joslyn Park	
Surfacing (athletic)	\$2,754
Lighting	\$6,650
Masonry, steps, & walls	\$40
Los Amigos	
Surfacing (athletic)	\$56,761
Lighting	\$19,950
Reed Park	
Surfacing (athletic)	\$6,614
Virginia Avenue Park	
Surfacing (vehicular)	\$5,122
Surfacing (athletic)	\$5,986
Lighting	\$79,800
Ocean View Park	
Surfacing (athletic)	\$2,514
Clover Park	
Surfacing (athletic)	\$3,419
Lighting	\$13,300
Gandara Park	
Landscape (trees)	\$8,087
Surfacing (athletic)	\$15,960
<b>GRAND TOTAL</b>	<b>\$403,010</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# BASKETBALL COURTS 10-YEAR WORK PLAN

## BASKETBALL COURTS 10-YEAR WORK PLAN (2030-2040)

Table B.4b

PRIORITIZATION	ESTIMATED COST
Marine Park	
Lighting	\$250,040
Joslyn Park	
Surfacing (athletic)	\$21,413
Lighting	\$62,510
Masonry, steps, & walls	\$9,576
Los Amigos	
Equipment	\$151,620
Fences & gates	\$6,985
Signage	\$7,980
Reed Park	
Surfacing (athletic)	\$95,528
Equipment	\$25,272
Lighting	\$500,080
Virginia Avenue Park	
Surfacing (pedestrian)	\$8,512
Equipment	\$50,540
Furnishings	\$1,862
Ocean View Park	
Surfacing (athletic)	\$36,309

## BASKETBALL COURTS 10-YEAR WORK PLAN (2030-2040)

Table H.4b Cont.

PRIORITIZATION	ESTIMATED COST
Clover Park	
Surfacing (athletic)	\$275,310
Equipment	\$25,270
Lighting	\$62,510
Furnishings	\$1,330
Gandara Park	
Surfacing (athletic)	\$287,280
Equipment	\$25,270
<b>GRAND TOTAL</b>	<b>\$1,905,197</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# BASKETBALL COURTS 20-YEAR+ WORK PLAN

## BASKETBALL COURTS 20-YEAR+ WORK PLAN (2040+)

Table B.4c

PRIORITIZATION	ESTIMATED COST
Marine Park	\$0
Joslyn Park	
Fences & gates	\$6,983
Masonry, steps, & walls	\$732
Los Amigos	
Lighting	\$731,500
Fences & gates	\$21,280
Masonry, steps, & walls	\$46,683
Reed Park	\$0
Virginia Avenue Park	
Surfacing (athletic)	\$46,550
Lighting	\$897,750
Ocean View Park	
Equipment	\$25,270
Clover Park	\$0
Gandara Park	\$0
<b>GRAND TOTAL</b>	<b>\$1,776,748</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)



*Ocean View Park*

# TENNIS COURTS 5-YEAR WORK PLAN

TENNIS COURTS 5-YEAR WORK PLAN <i>Table B.5a</i>	
PRIORITIZATION	ESTIMATED COST
Memorial Park - Court 1	
Surfacing (pedestrian)	\$1,995
Surfacing (athletic)	\$22,589
Lighting	\$414,960
Fences & gates	\$1,729
Memorial Park - Court 2	
Surfacing (pedestrian)	\$1,995
Surfacing (athletic)	\$22,589
Lighting	\$207,480
Fences & gates	\$1,729
Memorial Park - Court 4	
Surfacing (athletic)	\$22,589
Lighting	\$207,480
Fences & gates	\$1,729
Memorial Park - Court 3	
Surfacing (athletic)	\$22,589
Lighting	\$207,480
Fences & gates	\$1,729
Masonry, steps, & walls	\$1,995
Douglas Park - NW Court	
Surfacing (athletic)	\$45,887
Lighting	\$414,960
Furnishings	\$1,862

TENNIS COURTS 5-YEAR WORK PLAN <i>Table B.5a Cont.</i>	
PRIORITIZATION	ESTIMATED COST
Douglas park - NE Court	
Surfacing (athletic)	\$45,887
Lighting	\$414,960
Masonry, steps, & walls	\$223,440
Furnishings	\$1,862
Ocean View Park - Practice Courts	
Surfacing (athletic)	\$23,943
Equipment	\$3,724
Fences & gates	\$7,980
Furnishings	\$532
Marine Park - Courts 1, 2, & 3	
Surfacing (athletic)	\$54,146
Lighting	\$1,250,200
Fences & gates	\$67,232
Ocean View Park - Court 1	
Surfacing (athletic)	\$55,860
Equipment	\$1,862
Furnishings	\$532
Ocean View Park - Court 3	
Surfacing (athletic)	\$55,860
Furnishings	\$532
Ocean View Park - Court 5	
Surfacing (athletic)	\$55,860
Equipment	\$1,862
Fences & gates	\$96,359

 Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

## TENNIS COURTS 5-YEAR WORK PLAN

*Table B.5a Cont.*

PRIORITIZATION	ESTIMATED COST
Ocean View Park - Court 6	
Surfacing (athletic)	\$55,860
Equipment	\$1,862
Ocean View Park - Court 2	
Surfacing (athletic)	\$55,860
Furnishings	\$532
Ocean View Park - Court 4	
Surfacing (athletic)	\$55,860
Equipment	\$1,862
Furnishings	\$532
Clover Park - Court 2	
Surfacing (athletic)	\$46,284
Lighting	\$26,600
Clover Park - Court 1	
Surfacing (athletic)	\$46,284
Lighting	\$26,600
Los Amigos Park	
Surfacing (athletic)	\$13,633
Lighting	\$13,300
Masonry, steps, & walls	\$12,968
Reed Park - Courts 1, 2, 3, 4, 5, & 6	
Surfacing (athletic)	\$356,228
Equipment	\$11,172
Fences & gates	\$12,664
<b>GRAND TOTAL</b>	<b>\$4,631,216</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# TENNIS COURTS

## 10-YEAR WORK PLAN

### TENNIS COURTS 10-YEAR WORK PLAN (2030-2040)


Table B.5b

PRIORITIZATION	ESTIMATED COST
Memorial Park - Court 1	
Equipment	\$1,862
Fences & gates	\$1,340
Furnishings	\$160
Memorial Park - Court 2	
Equipment	\$1,862
Fences & gates	\$670
Furnishings	\$160
Memorial Park - Court 4	
Equipment	\$1,862
Fences & gates	\$670
Furnishings	\$160
Memorial Park - Court 3	
Equipment	\$1,862
Fences & gates	\$670
Masonry, steps, & walls	\$11,970
Furnishings	\$160
Douglas Park - NW Court	
Fences & gates	\$12,037
Douglas park - NE Court	
Equipment	\$1,862
Fences & gates	\$12,436
Furnishings	\$931
Signage	\$532

### TENNIS COURTS 10-YEAR WORK PLAN (2030-2040)

Table B.5b Cont.

PRIORITIZATION	ESTIMATED COST
Ocean View Park - Practice Courts	
Furnishings	\$532
Marine Park - Courts 1, 2, & 3	
Surfacing (athletic)	\$123,891
Equipment	\$5,586
Ocean View Park - Court 1	
Furnishings	\$320
Ocean View Park - Court 3	
Equipment	\$1,862
Furnishings	\$320
Ocean View Park - Court 5	
Masonry, steps, & walls	\$151,620
Furnishings	\$852
Signage	\$266
Ocean View Park - Court 6	
Furnishings	\$852
Signage	\$266
Ocean View Park - Court 2	
Equipment	\$1,862
Furnishings	\$320
Ocean View Park - Court 4	
Furnishings	\$320

 Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

**TENNIS COURTS  
10-YEAR WORK PLAN (2030-2040)**

*Table B.5b Cont.*

PRIORITIZATION	ESTIMATED COST
Clover Park - Court 2	
Equipment	\$1,862
Lighting	\$250,040
Fences & gates	\$998
Furnishings	\$931
Clover Park - Court 1	
Equipment	\$1,862
Lighting	\$312,550
Fences & gates	\$1,996
Los Amigos Park	
Equipment	\$1,862
Reed Park - Courts 1, 2, 3, 4, 5, & 6	
Surfacing (athletic)	\$93,367
Lighting	\$2,500,400
Fences & gates	\$113,958
<b>GRAND TOTAL</b>	<b>\$3,619,901</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# TENNIS COURTS 20-YEAR+ WORK PLAN

## TENNIS COURTS 20-YEAR WORK PLAN (2040+)

Table B.5c

PRIORITIZATION	ESTIMATED COST
Memorial Park - Court 1	
Fences & gates	\$8,479
Memorial Park - Court 2	
Fences & gates	\$8,479
Memorial Park - Court 4	
Fences & gates	\$8,479
Memorial Park - Court 3	
Fences & gates	\$8,479
Douglas Park - NW Court	\$0
Douglas park - NE Court	\$0
Ocean View Park - Practice Courts	\$0
Marine Park - Courts 1, 2, & 3	\$0
Ocean View Park - Court 1	\$0
Ocean View Park - Court 3	\$0
Ocean View Park - Court 5	\$0
Ocean View Park - Court 6	\$0
Ocean View Park - Court 2	\$0
Ocean View Park - Court 4	\$0
Clover Park - Court 2	
Fences & gates	\$10,308
Clover Park - Court 1	
Fences & gates	\$10,308

## TENNIS COURTS 20-YEAR WORK PLAN (2040+)

Table B.5c Cont.

PRIORITIZATION	ESTIMATED COST
Los Amigos Park	
Lighting	\$199,500
Fences & gates	\$3,658
Masonry, steps, & walls	\$19,019
Reed Park - Courts 1, 2, 3, 4, 5, & 6	
Fences & gates	\$30,379
<b>GRAND TOTAL</b>	<b>\$307,088</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)



*Dudley Cup at Reed Park*

# VOLLEYBALL COURTS

## 5-YEAR WORK PLAN

Volleyball Courts <b>5-YEAR WORK PLAN</b> <i>Table B.6a</i>	
PRIORITIZATION	ESTIMATED COST
Clover Park	\$0
<b>GRAND TOTAL</b>	<b>\$0</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# VOLLEYBALL COURTS

## 10-YEAR WORK PLAN

Volleyball Courts 10-YEAR WORK PLAN (2030-2040) <i>Table B.6b</i>	
PRIORITIZATION	ESTIMATED COST
Clover Park	
Surfacing (athletic)	\$7,023
Lighting	\$21,280
<b>GRAND TOTAL</b>	<b>\$28,303</b>

■ Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# VOLLEYBALL COURTS

## 20-YEAR+ WORK PLAN

Volleyball Courts <b>20-YEAR WORK PLAN (2040+)</b> <i>Table B.6c</i>	
PRIORITIZATION	ESTIMATED COST
Clover Park	
Surfacing (pedestrian)	\$8,778
<b>GRAND TOTAL</b>	<b>\$8,778</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)



*Clover Park*

# SKATEPARK

## 5-YEAR WORK PLAN

Skatepark <b>5-YEAR WORK PLAN</b> <i>Table B.7a</i>	
PRIORITIZATION	ESTIMATED COST
Memorial Park - Court 1	
Surfacing (athletic)	\$25,935
<b>GRAND TOTAL</b>	<b>\$25,935</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# SKATEPARK

## 10-YEAR WORK PLAN

Skatepark  
**10-YEAR WORK PLAN (2030-2040)**  
*Table B.7b*

PRIORITIZATION	ESTIMATED COST
Memorial Park - Court 1	
Surfacing (athletic)	\$1,167,075
Lighting	\$26,600
Furnishings	\$13,196
<b>GRAND TOTAL</b>	<b>\$1,206,871</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# SKATEPARK

## 20-YEAR+ WORK PLAN

Skatepark <b>20-YEAR WORK PLAN (2040+)</b> <i>Table B.7c</i>	
PRIORITIZATION	ESTIMATED COST
Memorial Park - Court 1	
Surfacing (pedestrian)	\$29,925
Lighting	\$399,000
Fences & gates	\$21,679
<b>GRAND TOTAL</b>	<b>\$450,604</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)



*Cove Skatepark at Memorial Park*

# BIKE CAMPUS

## 5-YEAR WORK PLAN

Bike Campus <b>5-YEAR WORK PLAN</b> <i>Table B.8a</i>	
PRIORITIZATION	ESTIMATED COST
Douglas Park	
Surfacing (athletic)	\$9,975
<b>GRAND TOTAL</b>	<b>\$9,975</b>

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# BIKE CAMPUS

## 10-YEAR WORK PLAN

Bike Campus 10-YEAR WORK PLAN (2030-2040) <i>Table B.8b</i>	
PRIORITIZATION	ESTIMATED COST
Douglas Park	
Fences & gates	\$383
Furnishings	\$3,192
Utilities	\$7,980
<b>GRAND TOTAL</b>	<b>\$11,555</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# BIKE CAMPUS

## 20-YEAR+ WORK PLAN

Bike Campus <b>20-YEAR WORK PLAN (2040+)</b> <i>Table B.8c</i>	
PRIORITIZATION	ESTIMATED COST
Douglas Park	
Surfacing (pedestrian)	\$30,723
<b>GRAND TOTAL</b>	<b>\$30,723</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)



Douglas Park

# TRAILS

## 5-YEAR WORK PLAN

Trails <b>5-YEAR WORK PLAN</b> <i>Table B.9a</i>	
PRIORITIZATION	ESTIMATED COST
Hotchkiss Park	
Masonry, steps, & walls	\$262
<b>GRAND TOTAL</b>	<b>\$262</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# TRAILS

## 10-YEAR WORK PLAN

Trails 10-YEAR WORK PLAN (2030-2040) <i>Table B.9b</i>	
PRIORITIZATION	ESTIMATED COST
Hotchkiss Park	
Masonry, steps, & walls	\$29,626
<b>GRAND TOTAL</b>	<b>\$29,626</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# TRAILS

## 20-YEAR+ WORK PLAN

Trails <b>20-YEAR WORK PLAN (2040+)</b> <i>Table B.9c</i>	
PRIORITIZATION	ESTIMATED COST
Hotchkiss Park	
Masonry, steps, & walls	\$1,463
<b>GRAND TOTAL</b>	<b>\$1,463</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)



*Palisades Park*

# FITNESS COURSE 5-YEAR WORK PLAN

Fitness Courses <b>5-YEAR WORK PLAN</b> <i>Table B.10a</i>	
PRIORITIZATION	ESTIMATED COST
Clover Park	\$0
Reed Park	\$0
Ishihara Park	\$0
<b>GRAND TOTAL</b>	<b>\$0</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# FITNESS COURSES

## 10-YEAR WORK PLAN

Fitness Courses <b>10-YEAR WORK PLAN (2030-2040)</b> <i>Table B.10b</i>	
PRIORITIZATION	ESTIMATED COST
Clover Park	
Surfacing (athletic)	\$3,390
Equipment	\$11,970
Signage	\$33,915
Reed Park	
Equipment	\$9,310
Ishihara Park	
Equipment	\$8,645
<b>GRAND TOTAL</b>	<b>\$67,230</b>

■ Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# FITNESS COURSES

## 20-YEAR+ WORK PLAN

Fitness Courses <b>20-YEAR+ WORK PLAN (2040+)</b> <i>Table B.10c</i>	
PRIORITIZATION	ESTIMATED COST
Clover Park	\$0
Reed Park	\$0
Ishihara Park	\$0
<b>GRAND TOTAL</b>	<b>\$0</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)



*Original Muscle Beach*

# DOG PARKS

## 5-YEAR WORK PLAN

Dog Parks 5-YEAR WORK PLAN <i>Table B.11a</i>	
PRIORITIZATION	ESTIMATED COST
Joslyn Park	
Surfacing (pedestrian)	\$26,933
Equipment	\$665
Masonry, steps, & walls	\$40
Furnishings	\$8,379
Memorial Park	
Landscape (understory)	\$878
Surfacing (pedestrian)	\$10,175
Airport Park	
Surfacing (pedestrian)	\$65,170
Fences & gates	\$8,938
Furnishings	\$5,320
Engineering studies	\$9,310
Pacific Street Park	
Surfacing (pedestrian)	\$11,917
Furnishings	\$4,788
Signage	\$532
<b>GRAND TOTAL</b>	<b>\$153,045</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# DOG PARKS

## 10-YEAR WORK PLAN

Dog Parks 10-YEAR WORK PLAN (2030-2040) <i>Table B.11b</i>	
PRIORITIZATION	ESTIMATED COST
Joslyn Park	
Lighting	\$49,210
Fences & gates	\$3,232
Furnishings	\$11,704
Signage	\$798
Memorial Park	
Surfacing (pedestrian)	\$12,756
Fences & gates	\$8,313
Furnishings	\$2,660
Signage	\$3,990
Engineering studies	\$9,310
Airport Park	
Surfacing (pedestrian)	\$13,965
Lighting	\$15,960
Furnishings	\$13,300
Signage	\$3,325
Pacific Street Park	
Lighting	\$15,960
Fences & gates	\$10,414
Furnishings	\$7,182
Signage	\$266
<b>GRAND TOTAL</b>	<b>\$182,345</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# DOG PARKS

## 20-YEAR+ WORK PLAN

Dog Parks  
**20-YEAR+ WORK PLAN (2040+)**  
*Table B.11c*

PRIORITIZATION	ESTIMATED COST
Joslyn Park	
Lighting	\$9,310
Masonry, steps, & walls	\$14,632
Furnishings	\$2,994
Memorial Park	
Surfacing (pedestrian)	\$10,175
Fences & gates	\$894
Airport Park	
Surfacing (pedestrian)	\$33,915
Fences & gates	\$35,033
Pacific Street Park	
Lighting	\$3,990
Furnishings	\$7,182
Signage	\$266
<b>GRAND TOTAL</b>	<b>\$118,391</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)



*Airport Park*

# FOUNTAINS & PONDS 5-YEAR WORK PLAN

## Fountains & Ponds 5-YEAR WORK PLAN

Table B.12a

PRIORITIZATION	ESTIMATED COST
Douglas Park - Main Pond	
Landscape (understory)	\$27,930
Landscape (grass)	\$9,576
Fences & gates	\$1,397
Utilities	\$24,339
Douglas Park - North Pond	
Utilities	\$28,196
Douglas Pond - West Pond	
Landscape (grass)	\$113,715
Tongva Park	
<b>GRAND TOTAL</b>	<b>\$205,153</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# FOUNTAINS & PONDS

## 10-YEAR WORK PLAN

Fountains & Ponds <b>10-YEAR WORK PLAN (2030-2040)</b> <i>Table B.12b</i>	
PRIORITIZATION	ESTIMATED COST
Douglas Park - Main Pond	
Fences & gates	\$1,596
Douglas Park - North Pond	
Landscape (understory)	\$14,963
Douglas Pond - West Pond	\$0
Tongva Park	
<b>GRAND TOTAL</b>	<b>\$16,559</b>

■ Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# FOUNTAINS & PONDS 20-YEAR+ WORK PLAN

Fountains & Ponds  
**20-YEAR+ WORK PLAN (2040+)**  
*Table B.12c*

PRIORITIZATION	ESTIMATED COST
Douglas Park - Main Pond	\$0
Douglas Park - North Pond	\$0
Douglas Pond - West Pond	\$0
Tongva Park	
<b>GRAND TOTAL</b>	<b>\$0</b>

■ Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)



*Ken Genser Square*

# COMMUNITY GARDENS 5-YEAR WORK PLAN

## Community Gardens 5-YEAR WORK PLAN

Table B.13a

PRIORITIZATION	ESTIMATED COST
Main Street	
Fences & gates	\$17,959
Utilities	\$40,246
Euclid Park	\$0
Park Drive Park	
Surfacing (pedestrian)	\$931
Fences & gates	\$1,676
Ishihara Park	
Landscape (understory)	\$31,920
Surfacing (pedestrian)	\$1,596
Engineering studies	\$9,310
Marine Park	\$0
<b>GRAND TOTAL</b>	<b>\$103,638</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# COMMUNITY GARDENS

## 10-YEAR WORK PLAN

### Community Gardens 10-YEAR WORK PLAN (2030-2040)

Table B.13b

PRIORITIZATION	ESTIMATED COST
Main Street	
Surfacing (pedestrian)	\$14,364
Signage	\$1,797
Euclid Park	
Equipment	\$9,576
Utilities	\$1,596
Park Drive Park	
Surfacing (pedestrian)	\$9,856
Fences & gates	\$4,990
Furnishings	\$1,862
Ishihara Park	
Signage	\$9,975
Marine Park	\$0
<b>GRAND TOTAL</b>	<b>\$54,016</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# COMMUNITY GARDENS 20-YEAR+ WORK PLAN

## Community Gardens 20-YEAR+ WORK PLAN (2040+)

Table B.13c

PRIORITIZATION	ESTIMATED COST
Main Street	\$0
Euclid Park	
Fences & gates	\$5,586
Park Drive Park	
Fences & gates	\$3,911
Furnishings	\$5,520
Utilities	\$9,044
Ishihara Park	
Surfacing (pedestrian)	\$8,379
Fences & gates	\$5,319,913
Utilities	\$15,960
Marine Park	
Fences & gates	\$27,093
Furnishings	\$5,520
Utilities	\$4,256
<b>GRAND TOTAL</b>	<b>\$5,405,182</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)




*Main Street Community Garden*

# PICNIC AREAS 5-YEAR WORK PLAN

Picnic Areas 5-YEAR WORK PLAN <i>Table B.14a</i>	
PRIORITIZATION	ESTIMATED COST
Palisades Park - Trellis	
Furnishings	\$173,565
Crescent Bay Park - Gazebo	
Furnishings	\$19,950
Palisades Park - Picnic Area	
Furnishings	\$29,526
Crescent Bay Park - Trellis	\$0
Reed Park - Picnic area	
Landscape (grass)	\$106,400
Furnishings	\$4,788
Clover Park - Picnic area	
Furnishings	\$5,054
Engineering studies	\$9,310
Marine Park - Reserved picnic area	
Furnishings	\$4,788
Beach Park #1 - Picnic areas	\$0
Joslyn Park - Open lawn	
Landscape (grass)	\$79,800
Ozone Park - Open lawn	
Landscape (grass)	\$75,544
South Beach Park - Open lawn	
Landscape (grass)	\$39,900
Furnishings	\$3,192

Picnic Areas 5-YEAR WORK PLAN <i>Table B.14a Cont.</i>	
PRIORITIZATION	ESTIMATED COST
Airport Park - Picnic area	
Lighting	\$11,970
Furnishings	\$32,718
Euclid Park - Trellis	\$0
Ken Genser Square	
Landscape (trees)	\$39,900
Lighting	\$24,000
Masonry, steps & walls	\$64
Utilities	\$104,000
Tongva Park - Gathering Hill	\$0
Ishihara Park - Picnic area	
<b>GRAND TOTAL</b>	<b>\$764,469</b>

 Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# PICNIC AREAS

## 10-YEAR WORK PLAN

Picnic Areas  
**10-YEAR WORK PLAN (2030-2040)**

Table B.14b

PRIORITIZATION	ESTIMATED COST
Palisades Park - Trellis	\$0
Crescent Bay Park - Gazebo	\$0
Palisades Park - Picnic Area	\$0
Crescent Bay Park - Trellis	
Furnishings	\$199,500
Reed Park - Picnic area	
Furnishings	\$2,793
Clover Park - Picnic area	
Furnishings	\$8,246
Signage	\$1,995
Marine Park - Reserved picnic area	
Furnishings	\$3,724
Beach Park #1 - Picnic areas	
Furnishings	\$72,352
Joslyn Park - Open lawn	\$0
Ozone Park - Open lawn	
Furnishings	\$1,862
South Beach Park - Open lawn	
Furnishings	\$3,192
Airport Park - Picnic area	
Furnishings	\$798

Picnic Areas  
**10-YEAR WORK PLAN (2030-2040)**

Table H.14b Cont.

PRIORITIZATION	ESTIMATED COST
Euclid Park - Trellis	
Furnishings	\$29,925
Ken Genser Square	
Signage	\$266
Tongva Park - Gathering Hill	
Furnishings	\$13,566
Ishihara Park - Picnic area	
<b>GRAND TOTAL</b>	<b>\$338,219</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# PICNIC AREAS

## 20-YEAR+ WORK PLAN

### Picnic Areas 20-YEAR+ WORK PLAN (2040+)

Table B.14c

PRIORITIZATION	ESTIMATED COST
Palisades Park - Trellis	\$0
Crescent Bay Park - Gazebo	\$0
Palisades Park - Picnic Area	\$0
Crescent Bay Park - Trellis	\$0
Reed Park - Picnic area	\$0
Clover Park - Picnic area	
Surfacing (pedestrian)	\$9,975
Marine Park - Reserved picnic area	\$0
Beach Park #1 - Picnic areas	\$0
Joslyn Park - Open lawn	\$0
Ozone Park - Open lawn	\$0
South Beach Park - Open lawn	\$0
Airport Park - Picnic area	
Surfacing (pedestrian)	\$100,548
Euclid Park - Trellis	\$0
Ken Genser Square	
Masonry, steps, & walls	\$8,413
Utilities	\$56,126
Tongva Park - Gathering Hill	\$0
Ishihara Park - Picnic area	
Furnishings	\$93,100
<b>GRAND TOTAL</b>	<b>\$268,162</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)



*Airport Park Picnic Area*

# PARKING LOTS

## 5-YEAR WORK PLAN

Parking Lots  
**5-YEAR WORK PLAN**  
*Table B.16a*

PRIORITIZATION	ESTIMATED COST
Airport Park - North	
Surfacing (vehicular)	\$126,084
Airport Park - South	
Surfacing (vehicular)	\$97,191
Virginia Avenue Park - North	
Surfacing (vehicular)	\$19,795
Lighting	\$44,688
Joslyn Park	
Surfacing (vehicular)	\$8,722
Memorial Park	
Surfacing (vehicular)	\$17,955
Fences & gates	\$1,397
Virginia Avenue Park - South	
Surfacing (vehicular)	\$34,591
Lighting	\$33,516
Clover Park	
Surfacing (vehicular)	\$23,641
Gandara Park	
Surfacing (vehicular)	\$17,686
Marine Park	\$0
<b>Grand Total</b>	<b>\$425,266</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# PARKING LOTS

## 10-YEAR WORK PLAN

Parking Lots  
10-YEAR WORK PLAN (2030-2040)

Table B.16b

PRIORITIZATION	ESTIMATED COST
Airport Park - North	
Lighting	\$37,240
Furnishings	\$1,862
Signage	\$2,660
Utilities	\$18,260
Airport Park - South	
Lighting	\$10,640
Signage	\$1,995
Virginia Avenue Park - North	
Surfacing (vehicular)	\$90,773
Utilities	\$12,369
Joslyn Park	
Furnishings	\$42,560
Memorial Park	
Surfacing (vehicular)	\$279,300
Lighting	\$13,300
Furnishings	\$20,682
Utilities	\$12,369
Virginia Avenue Park - South	
Surfacing (pedestrian)	\$114,114
Surfacing (vehicular)	\$138,707
Furnishings	\$5,054
Signage	\$1,995
Utilities	\$26,201

Parking Lots  
10-YEAR WORK PLAN (2030-2040)

Table H.16b Cont.

PRIORITIZATION	ESTIMATED COST
Clover Park	
Lighting	\$26,600
Gandara Park	
Surfacing (vehicular)	\$95,428
Lighting	\$16,758
Utilities	\$12,369
Marine Park	
Equipment	\$49,476
<b>Grand Total</b>	<b>\$1,030,712</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# PARKING LOTS

## 20-YEAR+ WORK PLAN

### Parking Lots 20-YEAR+ WORK PLAN (2040+)

Table B.16c

PRIORITIZATION	ESTIMATED COST
Airport Park - North	
Masonry, steps, & walls	\$43,890
Airport Park - South	
Fences & gates	\$18,674
Utilities	\$7,980
Virginia Avenue Park - North	
Surfacing (vehicular)	\$26,733
Joslyn Park	\$0
Memorial Park	
Lighting	\$252,700
Furnishings	\$6,920
Virginia Avenue Park - South	
Surfacing (vehicular)	\$65,436
Clover Park	\$0
Gandara Park	
Utilities	\$31,920
Marine Park	\$0
<b>Grand Total</b>	<b>\$454,253</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)



*Barnard Way Linear Park*

# GENERAL SITE 5-YEAR WORK PLAN

General Site 5-YEAR WORK PLAN <i>Table B.17a</i>	
PRIORITIZATION	ESTIMATED COST
Crescent Bay Park	
Surfacing (pedestrian)	\$16,625
Lighting	\$10,640
Masonry, steps, & walls	\$308,228
Furnishings	\$40,393
Signage	\$665
Utilities	\$4,256
Joslyn Park	
Surfacing (pedestrian)	\$37,240
Fences & gates	\$13,300
Masonry, steps, & walls	\$442,571
Furnishings	\$1,197
Signage	\$1,064
Airport Park	
Surfacing (pedestrian)	\$413,630
Lighting	\$5,320
Masonry, steps, & walls	\$439
Signage	\$931
Hotchkiss Park	
Surfacing (pedestrian)	\$2,926
Lighting	\$69,160
Masonry, steps, & walls	\$207,742
Signage	\$3,325
Utilities	\$4,256

General Site 5-YEAR WORK PLAN <i>Table B.17a Cont.</i>	
PRIORITIZATION	ESTIMATED COST
Ocean View Park	
Lighting	\$64,505
Fences & gates	\$80
Masonry, steps, & walls	\$583
Furnishings	\$5,320
Signage	\$3,325
Utilities	\$28,196
Main Street Community Garden	
Fences & gates	\$17,959
Masonry, steps, & walls	\$2,261
Palisades Park	
Surfacing (pedestrian)	\$15,960
Lighting	\$713,013
Fences & gates	\$212,800
Masonry, steps, & walls	\$55,860
Furnishings	\$168,511
Signage	\$665
Utilities	\$1,095
Schader Park	
Surfacing (pedestrian)	\$3,990
Lighting	\$15,960
Barnard Way Linear Park	
Masonry, steps, & walls	\$36,876
Furnishings	\$340,075
Signage	\$266

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

**General Site  
5-YEAR WORK PLAN**  
*Table B.17a Cont.*

PRIORITIZATION	ESTIMATED COST
Pacific Street Park	
Signage	\$266
Virginia Avenue Park - FM	
Surfacing (pedestrian)	\$41,895
Lighting	\$37,240
Furnishings	\$2,394
Engineering studies	\$18,620
Chess Park	
Masonry, steps, & walls	\$4,123
Furnishings	\$32,984
Signage	\$2,727
Utilities	\$1,674
Engineering studies	\$9,310
Clover Park	
Surfacing (pedestrian)	\$10,906
Masonry, steps, & walls	\$70,663
Furnishings	\$14,630
Utilities	\$122,360
Euclid Park	
Surfacing (pedestrian)	\$56,563
Lighting	\$31,920
Furnishings	\$1,995
Signage	\$1,197
Utilities	\$6,118

**General Site  
5-YEAR WORK PLAN**  
*Table B.17a Cont.*

PRIORITIZATION	ESTIMATED COST
Virginia Avenue Park	
Surfacing (pedestrian)	\$44,289
Lighting	\$228,814
Furnishings	\$22,344
Signage	\$2,660
Utilities	\$23,781
Engineering studies	\$9,310
Ashland Park	
Surfacing (pedestrian)	\$6,185
Utilities	\$1,862
Memorial Park	
Surfacing (pedestrian)	\$11,266
Los Amigos Park	
Masonry, steps, & walls	\$12,968
Furnishings	\$1,995
Park Drive Park	
Holbrook Park	
Surfacing (pedestrian)	\$80
Engineering studies	\$9,975
Douglas Park	
Surfacing (pedestrian)	\$230,922
Utilities	\$29,659
Engineering studies	\$46,550
Gandara Park	
\$0	

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

General Site  
**5-YEAR WORK PLAN**  
*Table B.17a Cont.*

PRIORITIZATION	ESTIMATED COST
South Beach Park	
Furnishings	\$7,448
Signage	\$665
Beach Park #1	
Lighting	\$74,480
Furnishings	\$3,458
Signage	\$1,330
Reed Park	
Surfacing (pedestrian)	\$53,000
Furnishings	\$21,945
Signage	\$1,995
Marine Park	
Furnishings	\$15,561
Signage	\$665
Ozone Park	
Furnishings	\$1,596
Signage	\$1,330

General Site  
**5-YEAR WORK PLAN**  
*Table B.17a Cont.*

PRIORITIZATION	ESTIMATED COST
Tongva Park	
Lighting	\$7,980
Masonry, steps, & walls	\$4,522
Furnishings	\$49,077
Utilities	\$54,212
Ishihara Park	
Furnishings	\$1,995
Historic Belmar Park	\$0
<b>Grand Total</b>	<b>\$4,722,712</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# GENERAL SITE 10-YEAR WORK PLAN

## General Site 10-YEAR WORK PLAN (2030-2040)

Table B.17b Cont.

PRIORITIZATION	ESTIMATED COST
Crescent Bay Park	
Fences & gates	\$11,970
Furnishings	\$203,224
Signage	\$665
Joslyn Park	
Surfacing (pedestrian)	\$12,635
Lighting	\$37,240
Fences & gates	\$58,786
Masonry, steps, & walls	\$2,926
Furnishings	\$10,241
Signage	\$2,926
Utilities	\$4,256
Airport Park	
Lighting	\$159,467
Furnishings	\$32,452
Signage	\$12,635
Utilities	\$17,556
Hotchkiss Park	
Lighting	\$5,320
Masonry, steps, & walls	\$29,627
Furnishings	\$24,605
Utilities	\$8,512

## General Site 10-YEAR WORK PLAN (2030-2040)

Table B.17b Cont.

PRIORITIZATION	ESTIMATED COST
Ocean View Park	
Lighting	\$10,640
Furnishings	\$21,812
Signage	\$1,197
Utilities	\$23,940
Main Street Community Garden	
Surfacing (pedestrian)	\$14,364
Signage	\$1,132
Palisades Park	
Surfacing (pedestrian)	\$944,594
Masonry, steps, & walls	\$75,195
Furnishings	\$143,906
Signage	\$665
Utilities	\$6,491
Schader Park	
Surfacing (pedestrian)	\$10,773
Furnishings	\$4,522
Signage	\$1,995
Barnard Way Linear Park	
Surfacing (pedestrian)	\$15,960
Fences & gates	\$2,873
Furnishings	\$20,482
Utilities	\$1,862

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

**General Site  
10-YEAR WORK PLAN (2030-2040)**

*Table B.17b Cont.*

PRIORITIZATION	ESTIMATED COST
Pacific Street Park	
Surfacing (pedestrian)	\$266
Masonry, steps, & walls	\$266
Utilities	\$4,256
Virginia Avenue Park - FM	
Furnishings	\$53,732
Chess Park	
Surfacing (pedestrian)	\$22,743
Fences & gates	\$1,900
Clover Park	
Surfacing (pedestrian)	\$21,945
Lighting	\$154,280
Furnishings	\$92,967
Signage	\$5,985
Utilities	\$87,514
Euclid Park	
Furnishings	\$10,640
Utilities	\$8,512
Virginia Avenue Park	
Furnishings	\$113,582
Signage	\$10,640
Ashland Park	
Lighting	\$10,640
Furnishings	\$5,320
Signage	\$665

**General Site  
10-YEAR WORK PLAN (2030-2040)**

*Table B.17b Cont.*

PRIORITIZATION	ESTIMATED COST
Memorial Park	
Surfacing (pedestrian)	\$17,290
Furnishings	\$36,097
Signage	\$9,975
Utilities	\$170,639
Los Amigos Park	
Fences & gates	\$5,987
Furnishings	\$931
Utilities	\$78,204
Park Drive Park	
Furnishings	\$1,862
Signage	\$5,187
Holbrook Park	
Lighting	\$33,516
Furnishings	\$1,862
Signage	\$1,995
Douglas Park	
Surfacing (pedestrian)	\$153,221
Lighting	\$108,528
Furnishings	\$52,136
Signage	\$9,310
Utilities	\$60,116

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

General Site  
**10-YEAR WORK PLAN (2030-2040)**

*Table B.17b Cont.*

PRIORITIZATION	ESTIMATED COST
Gandara Park	
Lighting	\$50,274
Furnishings	\$13,832
Signage	\$3,990
Utilities	\$11,438
South Beach Park	
Furnishings	\$16,359
Utilities	\$4,256
Beach Park #1	
Lighting	\$10,640
Furnishings	\$1,385,707
Reed Park	
Surfacing (pedestrian)	\$47,402
Lighting	\$25,962
Furnishings	\$96,558
Signage	\$13,034
Utilities	\$18,448
Marine Park	
Lighting	\$21,280
Masonry, steps, & walls	\$2,351
Furnishings	\$31,255
Signage	\$1,463
Utilities	\$7,967

General Site  
**10-YEAR WORK PLAN (2030-2040)**

*Table B.17b Cont.*

PRIORITIZATION	ESTIMATED COST
Ozone Park	
Lighting	\$15,960
Furnishings	\$7,049
Signage	\$1,729
Utilities	\$1,862
Tongva Park	
Surfacing (pedestrian)	\$59,850
Lighting	\$504,070
Masonry, steps, & walls	\$10,640
Furnishings	\$568,974
Signage	\$10,575
Utilities	\$5,307
Ishihara Park	
Lighting	\$234,612
Furnishings	\$12,502
Signage	\$15,960
Historic Belmar Park	
Furnishings	\$1,995
<b>Grand Total</b>	<b>\$6,503,456</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# GENERAL SITE 20-YEAR WORK PLAN

General Site  
**20-YEAR WORK PLAN (2040+)**  
*Table B.17c*

PRIORITIZATION	ESTIMATED COST
Crescent Bay Park	
Surfacing (pedestrian)	\$72,805
Joslyn Park	
Surfacing (pedestrian)	\$21,280
Lighting	\$9,310
Fences & gates	\$10,055
Masonry, steps, & walls	\$5,852
Furnishings	\$15,960
Airport Park	
Surfacing (pedestrian)	\$35,511
Furnishings	\$5,533
Hotchkiss Park	
Surfacing (pedestrian)	\$83,790
Lighting	\$11,970
Masonry, steps, & walls	\$1,463
Furnishings	\$2,892
Ocean View Park	
Surfacing (pedestrian)	\$913,455
Masonry, steps, & walls	\$11,442
Main Street Community Garden	
	\$0
Palisades Park	
Surfacing (pedestrian)	\$25,714
Lighting	\$59,850
Fences & gates	\$7,448
Furnishings	\$8,113
Utilities	\$6,491
Schader Park	
	\$0

General Site  
**20-YEAR WORK PLAN (2040+)**  
*Table B.17c Cont.*

PRIORITIZATION	ESTIMATED COST
Barnard Way Linear Park	
Furnishings	\$931
Pacific Street Park	
	\$0
Virginia Avenue Park - FM	
	\$0
Chess Park	
Surfacing (pedestrian)	\$18,980
Masonry, steps, & walls	\$40,666
Signage	\$665
Clover Park	
Surfacing (pedestrian)	\$418,950
Euclid Park	
Lighting	\$5,320
Masonry, steps, & walls	\$3,458
Furnishings	\$23,940
Utilities	\$7,980
Virginia Avenue Park	
Surfacing (pedestrian)	\$75,012
Fences & gates	\$21,613
Utilities	\$117,040
Ashland Park	
Surfacing (pedestrian)	\$2,394
Memorial Park	
Surfacing (pedestrian)	\$203,490
Los Amigos Park	
Surfacing (pedestrian)	\$20,948
Fences & gates	\$24,606
Masonry, steps, & walls	\$19,019

**General Site  
20-YEAR WORK PLAN (2040+)**

*Table B.17c Cont.*

PRIORITIZATION	ESTIMATED COST
Park Drive Park	
Surfacing (pedestrian)	\$22,145
Holbrook Park	
Surfacing (pedestrian)	\$27,132
Lighting	\$7,980
Utilities	\$58,653
Douglas Park	
Surfacing (pedestrian)	\$105,336
Utilities	\$60,116
Gandara Park	
Fences & gates	\$4,190
Utilities	\$82,460
South Beach Park	
Utilities	\$1,463
Beach Park #1	
Surfacing (pedestrian)	\$359,100
Furnishings	\$142,643
Reed Park	
Surfacing (pedestrian)	\$202,825
Masonry, steps, & walls	\$16,626
Furnishings	\$12,901
Marine Park	
Lighting	\$1,330
Masonry, steps, & walls	\$36,575
Furnishings	\$24,206
Signage	\$665
Utilities	\$1,463

**General Site  
20-YEAR WORK PLAN (2040+)**

*Table B.17c Cont.*


PRIORITIZATION	ESTIMATED COST
Ozone Park	
Fences & gates	\$7,781
Furnishings	\$5,586
Tongva Park	
Surfacing (pedestrian)	\$668,724
Lighting	\$51,870
Fences & gates	\$15,960
Masonry, steps, & walls	\$921,549
Furnishings	\$144,638
Utilities	\$54,699
Ishihara Park	
Surfacing (pedestrian)	\$128,079
Masonry, steps, & walls	\$10,773
Furnishings	\$66,766
Utilities	\$93,167
Historic Belmar Park	
Surfacing (pedestrian)	\$6,384
Lighting	\$42,560
Furnishings	\$16,359
Signage	\$14,896
Utilities	\$4,256
<b>Grand Total</b>	<b>\$5,735,802</b>

  Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# GENERAL SITE LANDSCAPE 5-YEAR WORK PLAN

General Site Landscape <b>5-YEAR WORK PLAN</b> <i>Table B.18a</i>	
PRIORITIZATION	ESTIMATED COST
Ashland Park	
Landscaping	\$110,514
Irrigation	\$15,269
Schader Park	
Landscaping	\$10,477
Irrigation	\$2,767
Chess Park	
Landscaping	\$16,958
Irrigation	\$55,940
Beach Park #1	
Landscaping	\$121,296
Irrigation	\$59,904
Euclid Park	
Landscaping	\$44,821
Irrigation	\$8,379
Ocean View Park	
Landscaping	\$120,000
Irrigation	\$297,442
Holbrook Park	
Landscaping	\$15,388
Irrigation	\$9,151
Hotchkiss Park	
Landscaping	\$798,000
Irrigation	\$167,580

General Site Landscape <b>5-YEAR WORK PLAN</b> <i>Table B.18a Cont.</i>	
PRIORITIZATION	ESTIMATED COST
Memorial Park	
Landscaping	\$91,689
Irrigation	\$55,062
Irrigation	\$6,650
Clover Park	
Landscaping	\$3,647,858
Main Street Community Garden	
Landscaping	\$13,512
Los Amigos Park	
Landscaping	\$75,057
Irrigation	\$32,452
Ozone Park	
Landscaping	\$108,981
Irrigation	\$9,443
Palisades Park	
Landscaping	\$2,405,321
Irrigation	\$2,116,296
Park Drive Park	
Landscaping	\$52,195
Irrigation	\$9,310
Pacific Street Park	
Landscaping	\$15,960
Irrigation	\$6,650

 Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

General Site Landscape  
**5-YEAR WORK PLAN**  
*Table B.18a Cont.*

PRIORITIZATION	ESTIMATED COST
Gandara Park	
Landscaping	\$30,412
Irrigation	\$53,732
Tongva Park	
Landscaping	\$1,699,740
Irrigation	\$155,876
Airport Park	
Landscaping	\$292,235
Irrigation	\$46,018
Reed Park	
Landscaping	\$110,865
Irrigation	\$11,000
Marine Park	
Landscaping	\$720,036
Irrigation	\$166,782
Douglas Park	
Landscaping	\$485,182
Irrigation	\$58,786
Virginia Avenue Park	
Landscaping	\$1,559,460
Irrigation	\$6,650
Clover Park	
Landscaping	\$3,647,858

General Site Landscape  
**5-YEAR WORK PLAN**  
*Table B.18a Cont.*

PRIORITIZATION	ESTIMATED COST
Main Street Community Garden	
Landscaping	\$13,512
Los Amigos Park	
Landscaping	\$75,057
Irrigation	\$32,452
Joslyn Park	
Landscaping	\$59,850
Irrigation	\$58,786
Barnard Way Linear Park	
Landscaping	\$1,034,740
Irrigation	\$353,780
Crescent Bay Park	
Landscaping	\$255,329
Irrigation	\$44,156
Ishihara Park	
Landscaping	\$500,203
Irrigation	\$38,304
South Beach Park	
Landscaping	\$139,650
Irrigation	\$34,022
Historic Belmar Park	
Landscaping	\$43,667
<b>Grand Total</b>	<b>\$22,228,462</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# GENERAL SITE LANDSCAPE 10-YEAR WORK PLAN

## General Site Landscape 10-YEAR WORK PLAN (2030-2040)

Table B.18b

PRIORITIZATION	ESTIMATED COST
Ashland Park	
Irrigation	\$21,546
Schader Park	
Irrigation	\$6,916
Chess Park	\$0
Beach Park #1	
Irrigation	\$149,758
Euclid Park	
Irrigation	\$6,650
Ocean View Park	\$0
Holbrook Park	
Irrigation	\$22,876
Hotchkiss Park	
Irrigation	\$6,650
Memorial Park	
Irrigation	\$20,615
Ozone Park	
Irrigation	\$23,608
Palisades Park	
Landscaping	\$2,174,550
Park Drive Park	
Irrigation	\$6,650

## General Site Landscape 10-YEAR WORK PLAN (2030-2040)

Table B.18b Cont.

PRIORITIZATION	ESTIMATED COST
Gandara Park	
Landscaping	\$558,600
Irrigation	\$134,330
Tongva Park	
Landscaping	\$2,687,265
Irrigation	\$373,065
Airport Park	
Irrigation	\$115,045
Reed Park	
Irrigation	\$47,000
Marine Park	
Irrigation	\$423,645
Douglas Park	
Landscaping	\$160,898
Irrigation	\$170,240
Virginia Avenue Park	
Irrigation	\$246,050
Clover Park	
Irrigation	\$605,150
Main Street Community Garden	
Landscaping	\$14,364

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

General Site Landscape  
**10-YEAR WORK PLAN (2030-2040)**

*Table B.18b Cont.*

PRIORITIZATION	ESTIMATED COST
Los Amigos Park	
Irrigation	\$94,430
Joslyn Park	
Irrigation	\$130,340
Barnard Way Linear Park	\$0
Crescent Bay Park	
Landscaping	\$303,240
Ishihara Park	
Irrigation	\$109,060
South Beach Park	
Irrigation	\$85,054
Historic Belmar Park	
Irrigation	\$21,280
<b>Grand Total</b>	<b>\$8,718,875</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)

# GENERAL SITE LANDSCAPE 20-YEAR WORK PLAN

General Site Landscape  
**20-YEAR WORK PLAN (2040+)**

*Table B.18c*

PRIORITIZATION	ESTIMATED COST
Ashland Park	\$0
Schader Park	\$0
Chess Park	\$0
Beach Park #1	\$0
Euclid Park	\$0
Ocean View Park	\$0
Holbrook Park	\$0
Hotchkiss Park	\$0
Memorial Park	\$0
Ozone Park	\$0
Palisades Park	\$0
Park Drive Park	\$0
Pacific Street Park	\$0
Gandara Park	\$0
Tongva Park	\$0
Airport Park	\$0
Reed Park	\$0
Marine Park	\$0
Douglas Park	\$0
Virginia Avenue Park	\$0
Clover Park	\$0
Main Street Community Garden	\$0
Los Amigos Park	\$0

General Site Landscape  
**20-YEAR WORK PLAN (2040+)**

*Table B.18c Cont.*

PRIORITIZATION	ESTIMATED COST
Joslyn Park	\$0
Barnard Way Linear Park	\$0
Crescent Bay Park	\$0
Ishihara Park	\$0
South Beach Park	\$0
Historic Belmar Park	
Landscaping	\$598,500
<b>Grand Total</b>	<b>\$598,500</b>

Location, or amenity within the location, is part of the Historic Resource Index (requires review prior to any modifications)



*Beach Park #1*

# APPENDIX C

COMMUNITY RECREATION & ARTS  
NEEDS ASSESSMENT

# APPENDIX C: COMMUNITY RECREATION & ARTS NEEDS ASSESSMENT

Santa Monica's 2025 programs and services managed by Santa Monica's Recreation and Arts Department are inventoried in the following pages. The programs and services provided by the city are vast and varied. Drop-in programming, classes, leagues, facility rentals, and events are programmed throughout the year for the Santa Monica community to enrich their lives in a variety of ways and meet their fitness goals.

The Community Recreation & Arts Needs Assessment (also referred to as the Community Interest and Opinion Survey) utilized the following information, along with inventory of park and park facilities, to establish a representative and general public survey to help determine facility and program need based on park size, population served, length of stay, and amenity types and services. The survey is found within this appendix.

# PROGRAMS & SERVICES INVENTORY

## AQUATICS

- **Group Swim Lessons:** Youth beginner, intermediate, and advanced water safety skills.
- **Semi-private Swim Lessons:** Youth and adult beginner, intermediate, and advanced water safety skills.
- **Fitness / Specialty Classes:** Adult fitness and specialty classes.

## CAMPS

- **Arts & Enrichment Camps:** Youth and adult seasonal arts and recreational enrichment camp activities.
- **Fitness / Wellness Camps:** Youth and adult seasonal recreational fitness camp activities.

## CLASSES

- **Academic & Childcare Classes:** Youth academic and childcare class activities.
- **Arts & Enrichment Classes:** Youth and adult arts and recreational enrichment class activities.
- **Fitness & Wellness Classes:** Youth and adult recreational fitness class activities.

## DROP-IN PROGRAMMING

- **Basketball:** Youth and adult drop-in basketball activities.
- **Fitness Room:** Youth and adult beginner, intermediate, and advanced water safety skills.
- **Lap Swimming:** Youth and adult beginner, intermediate, and advanced water safety skills.
- **Recreational Swimming:** Youth and adult drop-in swimming activities.
- **Skatepark:** Youth and adult drop-in skating and bmx activities.
- **Soccer:** Youth and adult drop-in soccer activities.
- **Santa Monica Adaptive Recreation:** Adult, seasonal drop-in recreation activities.
- **Tennis:** Youth and adult drop-in tennis activities.
- **Pickleball:** Youth and adult drop-in pickleball activities.
- **Volleyball:** Youth and adult drop-in volleyball activities.

## SPORTS

- **Adult Basketball:** Adult recreational league.
- **Adult Softball:** Adult recreational league.
- **Adult Volleyball:** Adult recreational league.
- **Santa Monica Adaptive Recreation:** SoCal Special Olympics youth and adult sports activities.
- **Youth Basketball:** Youth and adult seasonal recreational fitness camp activities.
- **Youth Flag Football:** Youth recreational league.
- **Youth Soccer:** Youth recreational league.
- **Youth Track & Field:** Youth recreational league.
- **Youth Volleyball:** Youth recreational league.

# PROGRAMS & SERVICES INVENTORY



Virginia Avenue Park

## FACILITY PERMITS & RENTALS

- **Beach Amenities Reservations:** Beach volleyball, soccer, and tennis court permits.
- **Group Canopy Rental:** ACBH poolside canopy rentals.
- **Paddleboard Rental:** Equipment rental.
- **Facility Room Reservations:** Banquet, room, and amenities permits.
- **Barbecue & Picnic Reservations:** Facility barbecue and picnic amenities permits.
- **Gymnasium Court Reservation:** Indoor facility court permits (basketball and volleyball).
- **Outdoor Court Reservations:** Outdoor court permits (basketball, volleyball, pickleball, tennis).
- **Sports Field Reservations:** Facility field permits.
- **Miles Playhouse Events:** Performing and media arts and educational activities.
- **Special Events:** Any event or activity on City-owned, controlled, or maintained property.

# NEEDS ASSESSMENT

## Santa Monica Level of Service Standards

Item	Current Inventory								Current LOS			
	PUBLIC AGENCIES		OTHER SERVICE PROVIDERS					Total Inventory	Service Level Based on Current Population			
	Santa Monica Public Works	Total Public Agency Inventory	Colorado Center (Development Agreement)	Annenberg Beach House	Santa Monica Schools (Partnerships)	Santa Monica State Beach North Beach Playground	Santa Monica Swim Center				Total Other Service Provider Inventory	
<b>PARKLAND</b>												
Pocket Parks/Plazas (Acres)	2.10	2.10						-	2.10	0.02	acres per	1,000
Neighborhood Parks (Acres)	7.10	7.10	2.50					2.50	9.60	0.10	acres per	1,000
Community Parks (Acres)	82.40	82.40						-	82.40	0.89	acres per	1,000
Regional Parks (Acres)	49.30	49.30						-	49.30	0.53	acres per	1,000
Special Use Parks (Acres)	0.60	0.60				0.60	2.00	2.60	3.20	0.03	acres per	1,000
Open Space (Acres)	26.50	26.50						-	26.50	0.28	acres per	1,000
<b>Total Developed Park Acres</b>	<b>168.00</b>	<b>168.00</b>	<b>2.50</b>	<b>-</b>	<b>-</b>	<b>0.60</b>	<b>2.00</b>	<b>5.10</b>	<b>173.10</b>	<b>1.86</b>	<b>acres per</b>	<b>1,000</b>
Undeveloped Parks (Acres)	2.20	2.20						-	2.20	0.02	acres per	1,000
<b>Total Park Acres</b>	<b>170.20</b>	<b>170.20</b>	<b>2.50</b>	<b>-</b>	<b>-</b>	<b>0.60</b>	<b>2.00</b>	<b>5.10</b>	<b>175.30</b>	<b>1.88</b>	<b>acres per</b>	<b>1,000</b>
<b>TRAILS</b>												
Paved Trails (Miles)	-	-	-	-	-	-	-	-	-	-	miles per	1,000
Unpaved Trails (Miles)	-	-	-	-	-	-	-	-	-	-	miles per	1,000
<b>OUTDOOR FACILITIES</b>												
Picnic Shelter	14	14.00	-	-	-	-	-	-	14.00	1	site per	6,648
Rectangular Fields (Football, Soccer, Multipurpose)	6	6.00	-	-	0.33	-	-	0.33	6.33	1	field per	14,704
Baseball Diamond	7	7.00	-	-	-	-	-	-	7.00	1	field per	13,297
Softball Diamond	6	6.00	-	-	0.66	-	-	0.66	6.66	1	field per	13,975
Basketball Courts	14	13.50	0.50	-	1.32	-	-	1.82	15.32	1	court per	6,075
Tennis Courts	24	24.00	1	-	-	-	-	1.00	25.00	1	court per	3,723
Pickleball Courts	-	-	-	-	-	-	-	-	-	1	court per	#DIV/0!
Sand Volleyball	1	1.00	-	-	-	-	-	-	1.00	1	court per	93,076
Playgrounds	19	19.00	1.00	-	2.31	-	-	3.31	22.31	1	site per	4,172
Dog Parks	4	4.00	-	-	-	-	-	-	4.00	1	site per	23,269
Skateboard Park	1	1.00	-	-	-	-	-	-	1.00	1	site per	93,076
Splash Pad	3	3.00	-	1	-	-	-	1.00	4.00	1	site per	23,269
Outdoor Pool/Park	1	1.00	-	0.5	-	-	-	0.50	1.50	1	site per	62,051
<b>RECREATION SPACE:</b>												
Indoor Aquatic Space (Sq. Ft.)	-	-	-	-	-	-	-	-	-	-	SF per	person
Indoor Recreation Space (Sq. Ft.)	17,600	17,600.00	-	-	-	-	-	-	17,600.00	0.19	SF per	person

2020 Estimated Population	93,076
2029 Estimated Population	102,305

**Notes:**

Of the 24 tennis courts, 4 have been striped for pickleball courts, creating 16 courts.  
 School inventory has been reduced to a third due to the availability to the general public.  
 Open Space inventory includes Woodlawn cemetery (26.5 acres) and is not considered park acreage.  
 Indoor recreation space includes the gymnasium (9,000 sf) and community building rooms (8,600 sf)

Metrics				Recommended Standard			Current Needs			5-Year Forecasted Needs		
Item	NRPA Park Metrics Median Metric by Jurisdiction Population 100,000 to 250,000			Survey Needs Assessment Priority	Recommended Service Levels for Study Area			Assessment	Additional Need	Assessment	Additional Need	
<b>PARKLAND</b>												
Pocket Parks/Plazas (Acres)				High	0.05	acres per	1,000	Need Exists	3 Acres	Need Exists	3 Acres	
Neighborhood Parks (Acres)				High	1.10	acres per	1,000	Need Exists	93 Acres	Need Exists	103 Acres	
Community Parks (Acres)				High	1.75	acres per	1,000	Need Exists	80 Acres	Need Exists	97 Acres	
Regional Parks (Acres)				High	1.75	acres per	1,000	Need Exists	114 Acres	Need Exists	130 Acres	
Special Use Parks (Acres)					0.05	acres per	1,000	Need Exists	1 Acres	Need Exists	2 Acres	
Open Space (Acres)					0.30	acres per	1,000	Need Exists	1 Acres	Need Exists	4 Acres	
<b>Total Developed Park Acres</b>					<b>5.00</b>	<b>acres per</b>	<b>1,000</b>	<b>Need Exists</b>	<b>292 Acres</b>	<b>Need Exists</b>	<b>338 Acres</b>	
Undeveloped Parks (Acres)					0.00	acres per	1,000	Meets Standard	- Acres	Meets Standard	- Acres	
<b>Total Park Acres</b>	<b>7.0</b>	<b>acres per</b>	<b>1,000</b>		<b>5.00</b>	<b>acres per</b>	<b>1,000</b>	<b>Need Exists</b>	<b>290 Acres</b>	<b>Need Exists</b>	<b>336 Acres</b>	
<b>TRAILS</b>												
Paved Trails (Miles)	27 miles of trails			High	0.25	miles per	1,000	Need Exists	23.27 Miles	Need Exists	25.58 Miles	
Unpaved Trails (Miles)					0.10	miles per	1,000	Need Exists	9.31 Miles	Need Exists	10.23 Miles	
<b>OUTDOOR FACILITIES</b>												
Picnic Shelter				Medium	1	site per	6,000	Need Exists	2 Sites	Need Exists	3 Sites	
Rectangular Fields (Football, Soccer, Multipurpose)	1	field per	7,375	Medium	1	field per	12,000	Need Exists	1 Fields	Need Exists	2 Fields	
Baseball Diamond	1	field per	6,821	Low	1	field per	12,000	Need Exists	1 Fields	Need Exists	2 Fields	
Softball Diamond				Low	1	field per	12,000	Need Exists	1 Fields	Need Exists	2 Fields	
Basketball Courts	1	court per	9,643	Low	1	court per	7,000	Meets Standard	- Courts	Meets Standard	- Courts	
Tennis Courts	1	court per	34,500	Medium	1	court per	4,000	Meets Standard	- Courts	Need Exists	1 Courts	
Pickleball Courts	1	court per	20,244	Medium	1	court per	10,000	Need Exists	9 Courts	Need Exists	10 Courts	
Sand Volleyball				Low	1	court per	100,000	Meets Standard	- Courts	Need Exists	0 Courts	
Playgrounds	1	site per	5,016	Medium	1	site per	4,000	Need Exists	1 Sites	Need Exists	3 Sites	
Dog Parks	1	site per	74,504	Medium	1	site per	20,000	Need Exists	1 Sites	Need Exists	1 Sites	
Skateboard Park				Low	1	site per	100,000	Meets Standard	- Sites	Need Exists	0 Sites	
Splash Pad				Medium	1	site per	20,000	Need Exists	1 Sites	Need Exists	1 Sites	
Outdoor Pool/Park					1	site per	40,000	Need Exists	1 Sites	Need Exists	1 Sites	
<b>RECREATION SPACE:</b>												
Indoor Aquatic Space (Sq. Ft.)	1	site per	110,629	High	0.50	SF per person		Need Exists	46,538 Sq. Ft.	Need Exists	51,153 Sq. Ft.	
Indoor Recreation Space (Sq. Ft.)	1	site per	Community Center - 55,135 Recreation Center - 57,750	Medium	1.50	SF per person		Need Exists	122,014 Sq. Ft.	Need Exists	135,858 Sq. Ft.	

# APPENDIX D

POTENTIAL FUNDING SOURCES  
AND STRATEGIES

# APPENDIX D: POTENTIAL FUNDING SOURCES & STRATEGIES

In order to maintain Santa Monica's wide-ranging parks system and programs, implement improvement opportunities, and renovate existing facilities or build new ones, the city must use fiscally sustainable and sensible funding sources. The funding strategies seek to advance Vision Plan goals, as well as the city-wide budget framework priorities that strengthen Santa Monica as a sustainable city of well-being. These priorities include focused attention to affordability, climate change, an engaged and thriving community, neighborhood safety, mobility and access, and reducing homelessness. There is a range of funding opportunities to consider in achieving high caliber park, beach, and facility improvements.

## Overview of Funding Sources

There are two main types of funding related to parks and recreation: capital funding and operational funding. Capital funding is earmarked for development of new parks and facilities or physical improvements to existing parks and facilities. Operational funding covers costs to maintain parks and provide recreational and services to the community. Costs include personnel salaries, benefits, utilities, equipment, materials, and supplies.

Restrictions on use of funds, according to funding type, may prevent available funds from being shifted over time to meet Santa Monica's most pressing needs. For example, capital funding sources can only be used for new or replacement infrastructure, not for routine facility maintenance. Heavy demands on the well-loved system impact service needs and operating requirements, requiring a higher than average operating cost compared to peer cities.

Many of the capital projects resulting from recommendations within the 2025 Plan are costly. In addition, heavy visitation increases wear and tear on parks and facilities, requiring reinvestment in infrastructure more frequently than in cities with lower park visitation. This means that Santa Monica will have ongoing challenges in securing sufficient funding for both capital and operational purposes.

# TAXES & ASSESSMENTS

- ◇ **General Fund** The General Fund, or operations budget, is the city's primary source for operating revenue used to provide routine public services. The operations budget outlines the city's many municipal services, programs, and projects provided during the fiscal year. The General Fund is also used to support the biennial Capital Improvement Program to enhance, improve and maintain community infrastructure. Taxes contributing to the General Fund include property taxes, sales and use taxes, transient occupancy taxes, etc.
- ◇ **Other City Funds** Santa Monica has dedicated funds for particular issues and topic areas, including: Special Revenue Fund, Beach Recreation Fund, Pier Fund, Gas Tax Fund, Airport and Local Return (Measure M). Each fund has restrictions on use. Some funds can be used for capital costs, and some may be used for operations.
- ◇ **Assessment Districts** Assessment Districts allow cities to assess housing units or land parcels to maintain and improve street lighting, landscaping, and parks that provide a special benefit to designated areas. Each property owner pays a fair share of the costs of improvements over a period of years at reasonable interest rates. The Landscaping and Lighting Act of 1972 created Landscape and Lighting Assessment Districts (LLADs) specifically to fund acquisition, improvement and operation of streets, parks, open spaces and community centers are one type of Assessment District used for parks and park improvements. A benefit formula charges the assessment on each parcel based on the amount of benefit received. A majority of property owners within the proposed assessment district must approve the district formation.
- ◇ **Mello-Roos Community Facility District** The Mello-Roos Community Facilities Act of 1982 allows counties, cities, special districts, school districts or joint powers authorities to establish a Mello-Roos Community Facilities District (CFD) for financing public improvements and services, which can include infrastructure, public safety services, parks, and cultural facilities. The CFD must be approved by two-thirds majority of the community within the district boundaries.
- ◇ **Enhanced Infrastructure Financing District** Enhanced Infrastructure Financing Districts were established in 2015 (in an update to the 1990 Infrastructure Financing Act) and are governed under Section 53398.50 of the California Government Code. The EIFD is a funding mechanism that requires a governance structure, typically a JPA. Voter approval is not required to form an EIFD, however there is a 55% voter requirement to authorize bonds. Tax increment is available for up to 45 years in an EIFD. The increment does not include the school districts' share and is therefore much less than cities used to receive from Redevelopment funds. This tool is most effective when the County agrees to participate, and must include development, since the value is derived from tax increment.
- ◇ **Parcel Tax** A parcel tax requires a two-thirds voter approved levy on individual parcels of property. It is a special tax typically set at some fixed amount, whether a fixed amount per parcel or based on factors such as size or square footage. Parcel taxes cannot be based on a property's value. The Los Angeles County Parks Tax Measure is a parcel tax. Under a joint powers authority, a parcel tax could be levied on areas outside of the City of Santa Monica, to address the Airport to Park conversion.

# DEDICATIONS & FEES

- ◆ **Park Land Dedication and In-Lieu Fee (Quimby Act)** The Quimby Act (California Government Code Section 66477) authorizes cities to require the dedication of land or to impose fees for park or recreational purposes as a condition of approval of certain types of residential development projects. Any land required for dedication and/or required fees must be used to acquire new park land or fund capital improvements at existing recreational and park facilities that will serve the community of the new development. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities.
- ◆ **Eligible Minimum Improvements (Park Credits)** Developer provision of eligible minimum improvements, recreational amenities, and design and improvement costs for the development of parks may be allowed as an equivalent substitute for park dedication in-lieu fees or park land dedication requirements.
- ◆ **Impact Fees** An impact fee is a monetary exaction other than a tax or special assessment. It is charged by a local governmental agency to an applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of park facilities related to the proposed development project.
- ◆ **Facility Use Charges** Facility charges generate revenue for parks by charging for the use of city facilities. Charges may cover direct costs generated by facility use, such as field lighting or trash removal. Rates may also be set higher to subsidize parks maintenance and address the long-term impacts of facility use.
- ◆ **Programming Fees** Programming fees generate revenue by charging users for some or all of the costs of providing services and materials. Charges are often based on a cost-recovery strategy or fee philosophy determined by a city. The fee strategy may partially subsidize (with General Fund or other revenue) some types of programs due to their community benefit, while requiring others to fully recover their cost. Some programming fees also include built-in charges for facility use, maintenance, and even for ongoing capital reinvestment.
- ◆ **Parcel Tax** A parcel tax requires a two-thirds voter approved levy on individual parcels of property. It is a special tax typically set at some fixed amount, whether a fixed amount per parcel or based on factors such as size or square footage. Parcel taxes cannot be based on a property's value. The Los Angeles County Parks Tax Measure is a parcel tax. Under a joint powers authority, a parcel tax could be levied on areas outside of the City of Santa Monica, to address the Airport to Park conversion.
- ◆ **Entry Fees** Park entry fees, day-use fees, or parking fees can be used to generate revenue for parks. These are more commonly used at larger regional parks or for specialized facilities (e.g., swimming pools or recreation centers) rather than at neighborhood parks. Memberships with discounted entry fees can be available to frequent users. Some communities charge entry fees for certain special events. In Santa Monica, parking fees at the Beach are a significant source of revenue.

## DEDICATIONS & FEES (CONT.)

- ◆ **Concessions** Food, beverage, and merchandise vendors or concessionaires that operate restaurants, coffee kiosks, rentals of equipment (e.g., bicycles or kayaks), or provide other revenue-generating facilities or services in parks can generate excess revenues to support the park system. Santa Monica has set up specific arrangements with vendors and concessionaires for these services. These agreements typically require payment to the city of a portion of proceeds from vendor sales.
- ◆ **Additional Earned Income from Park Operations** In addition to Santa Monica's existing earned income from concessions, parking, and facility use charges, there may be additional earned income opportunities that may be used to increase revenue, especially for operations. Examples that could be explored include fees from weddings/events, photo shoot fees, and similar charges for use of Santa Monica's parks, facilities and Beach.
- ◆ **Lease Revenue** Cities can generate revenue from rental arrangements, such as, rental of city-owned buildings, providing vendor pads with hookups where food carts can be parked, cellular phone towers or billboards on park land or charging a base rent to vendors.
- ◆ **Sponsorships** Cities may solicit sponsors who are willing to pay for advertising, signage, membership etc., generating funds to support capital improvements or operations. In addition, and perhaps most common for parks and recreation, sponsors are often sought to support a particular event or program.

## BONDS

- ◆ **General Obligation Bonds** A General Obligation ("GO") Bond is issued by a local taxing authority and is repaid by ad valorem property taxes. Bonds must be approved by a two-thirds majority and are established for the timeframe to repay the bond, typically 20 years.
- ◆ **Revenue Bonds** Revenue bonds are paid by project-generated revenue or dedicated revenue stream such as a particular tax or fee. These do not require voter approval but do require a dedicated revenue stream from the project itself.

## PRIVATE GRANTS

- ◆ **Private Grants and Foundations** Private grants and foundations award money for a wide range of projects based on criteria related to their mission and funding priorities. Public agencies are often not eligible for funding from these sources, however, registered nonprofit groups are eligible. In some cities, parks conservancies or friends' groups pursue private funding. Under the right circumstances, foundations may provide funding assistance for larger capital improvement projects or specific programs.

# PARTNERSHIPS

- ◆ **Public-Private or Public-Nonprofit** Public-private partnerships involve collaboration between a government agency and a private-sector company that can be used to finance, build, and operate projects, such as public transportation networks, parks, and convention centers.
- ◆ **Interagency** Partnerships between agencies can be particularly useful in terms of providing both facilities and programs. For example, Santa Monica has joint-use agreement between the city and the Santa Monica-Malibu Unified School District for public use of school fields, athletic facilities, and playgrounds.
- ◆ **Volunteers** Volunteers can increase the quality and quantity of public services at a minimal cost while providing an opportunity for citizens to contribute to community enhancement. Volunteer programs could involve individuals or groups agreeing to take on specific tasks, such as maintenance, restoration, programming, capital development, and special event support.
- ◆ **Partnerships with Community Organizations** A city may craft agreements with various community organizations for park improvements, operations, and maintenance. Many park agencies work with organizations to help develop facilities, such as dog parks, community gardens, bike trails, and conservation projects. Neighborhood groups can also fund projects, such as new playgrounds, sports field improvements, or maintenance. This type of partnership requires careful consideration and agreements to clarify roles and responsibilities. Santa Monica has many active and organized volunteer groups, including Airport2Park and a variety of neighborhood associations, many of which are nonprofit organizations.

# GOVERNMENT GRANTS & TECHNICAL ASSISTANCE\*

- ◆ **Recreation Trails Program** This is a grant program funded through the California Parks and Recreation Department. Projects eligible under this program include: maintenance and restoration of existing trails; development and rehabilitation of trailhead facilities; construction of new recreation trails; and acquisition of easements and fee simple title to property. Grants are distributed on an annual basis and require a 20 percent match.
- ◆ **Habitat Conservation Fund** This is a grant program funded through the California Parks and Recreation Department Office of Grants and Local Services, which administers this fund and allocates approximately \$2 million each year to cities, counties and districts. Projects eligible under this program include nature interpretation programs, protection of plant and animal species and acquisition, and development of wildlife corridors and trails.

\* Most government grants are limited to funding acquisition, design, and construction of parks, facilities, and trails. The active list of grant programs changes regularly as Federal and State budgets fluctuate. Most require that the local agency match a percentage of the funding with local dollars.

# GOVERNMENT GRANTS & TECHNICAL ASSISTANCE\* (CONT.)

- ◆ **Land and Water Conservation Fund** This grant program is funded by the National Park Service and administered by California State Parks. Funds can be used for acquisition and development of outdoor facilities and require a 50 percent match.
- ◆ **US Fish and Wildlife Service (USFW)** USFW may provide technical assistance and administer funding for projects that enhance water quality, including debris removal, flood mitigation, and enhancements to water crossings.
- ◆ **California Department of Fish and Wildlife Service (CDFW)** CDFW may provide technical assistance and administer funding for projects that enhance water quality, including debris removal, flood mitigation, and enhancements to water crossings.
- ◆ **Motor Vehicle Subvention Fund** The South Coast Air Quality Management District (AQMD) administers this grant, which offers competitive funding for projects that provide significant motor vehicle emission reductions at the lowest cost per ton of emissions reduced. This could include air quality related studies, commuter bicycle facility improvements, and bicycle-safety enforcement.
- ◆ **Community Development Block Grant (CDBG)** The city is awarded an annual CDBG entitlement, which has historically supported park improvements in low-income neighborhoods. While significantly diminished in recent years, CDBG funds continue to be available to fund smaller scale projects, such as lighting improvements etc. CDBG funds were used to purchase a property on 19th Street for future open space use.
- ◆ **Transportation Grants** LA Metro and Caltrans have a variety of grants available to increase active transportation, transit and safe routes to schools and parks. The City is implementing a number of grants for projects over the next few years, including the 17th Street protected bikeway, connections to the Expo line (such as 4th Street improvements), a bicycle connector ramp from the Beach Bike Path to the Santa Monica Pier, and pedestrian safety improvements. SB 1 (the Road Repair and Accountability Act) is a major funding source, intended to rebuild and fix neighborhood streets, freeways, and bridges and targets funds toward transit, congested trade and commute corridor improvements, and pedestrian and cycle routes.

# OTHER FUNDING SOURCES

- ◆ **Donations** The donations of cash, land, or in-kind services by service agencies, private groups, or individuals can be an effective way to raise money for specific projects.
- ◆ **Exchange of Property** If a city has an excess piece of property with some development value, it could be traded for a private piece of property more suitable for park use or sold for use toward other projects.
- ◆ **Public Land Trusts** Land trusts, such as the Trust for Public Land, Inc. and the Nature Conservancy, will acquire and hold land for eventual acquisition by a public agency or community land trust. These private and nonprofit organizations can also assist local agencies in identifying land for protection, as well as help raise funds through charitable campaigns and legislative or voter initiatives to acquire open space lands.
- ◆ **Philanthropic Campaign** A campaign for philanthropic giving can be used to generate funding for capital development and potentially for an operational endowment. Most campaigns of this nature are created by nonprofit organizations rather than by public agencies. In some cases, a major gift may result in a facility being named after a donor.
- ◆ **Naming Rights Sponsorship** A naming rights sponsorship allows an entity to purchase the right to name a facility or event for a specified period of time. Naming rights are often used as a mechanism to fund arenas and sports stadiums but can also be used for smaller scale projects or components of larger parks.
- ◆ **Value Capture** Value capture is a policy allowing governments to capture some of the increased value of land that results from building a new piece of infrastructure. Typically, the money the government "captures" is used to help fund the project.

# APPENDIX E

SITING CRITERIA FOR SELECT AMENITIES

# COMMUNITY GARDENS & FARMS CRITERIA

Community gardens connect people with nature and offer beautiful, rejuvenating places for hands-on work, socializing, and relaxing. They can be designed to support wildlife, increase food production, demonstrate sustainability, and provide opportunities for learning.

Santa Monica's community gardens are well-loved and in high demand. Even with 140 plots and approximately 1,500 square feet of growing space, the city's garden program has a multi-year, one-thousand person and counting, waiting list.

Following are site selection criteria and elements to consider as opportunities for expansion are explored.

## SITE REQUIREMENTS



Solar access—minimum  
6+ hours of sunlight



Loading access and security



Suitable soil conditions, including  
horticultural screening and  
testing for heavy metals and  
contaminants



Utility (water and electricity)  
connections, on-site composting,  
and storage

## ADDITIONAL CONSIDERATIONS

Distribution from existing gardens

Adjacency to educational and public facilities

Opportunity to enliven and beautify a public space

Higher density neighborhoods with limited access to garden space

Areas that offer broad community access

Available parking and security

Connection with partnership to support educational or social benefits



## SAMPLING OF GARDEN TYPES

Teaching—with beds for hands-on activities and space for experimentation and workshops

Demonstration—to showcase concepts of ecology, methods of gardening, and different plant palettes

Individual reservable plots

Communal plots and urban farm

Agriculture—food production and orchards

Wildlife and pollinator gardens

Healing gardens

Zen gardens

Rain/bioinfiltration gardens

Gardens in unlikely places such as underutilized areas, along urban street edges, or small gardens tucked throughout neighborhoods, cul-de-sacs, dead-end streets, rooftops, and vacant parking lots

## POTENTIAL GARDEN ELEMENTS

Combination of in-ground, raised beds, and accessible planting areas

Rainfall/stormwater capture systems

Permanent and temporary art elements

Water features and bird baths

Butterfly waystations

Honey bee meadows and hives

Bird and bat houses

Seating

Varied exposures—sunny and shaded

Signage and informational elements

Composting/green waste recycling areas

Hedges/hedgerow borders

Artist-designed fencing and gates





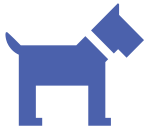
# DOG PARKS CRITERIA

Getting outside with a dog can be a great way for people and pets to socialize and maintain a regular exercise regime. Formally designated, fenced, off-leash dog areas support valuable pet-owner relationships and keep Santa Monica’s furry friends healthy and happy.

Santa Monica has four dog parks and approximately 14,590 dog-owning households.<sup>2</sup> Off-leash dog parks provide much needed space for dogs, particularly for those in tight living conditions with limited or no yard space.

Following are site selection criteria and elements to consider as opportunities for new off-leash dog areas are explored.

## SITE REQUIREMENTS



¼ to ¾ acre for separated off-leash dog areas



Permeable surface/soil



Drinking water for dogs and people



Buffer from surrounding properties and sensitive environmental resources

<sup>2</sup> LA Almanac. Estimated Number of Households That Own Dogs, Cats or Birds Los Angeles County. Los Angeles County, CA. 2018. [www.laalmanac.com/environment/ev21d.php](http://www.laalmanac.com/environment/ev21d.php)

## ADDITIONAL CONSIDERATIONS

Distribution from existing dog parks

Convenience to higher density neighborhoods lacking yard space

Pedestrian access and connectivity

Visual and noise buffers from adjacent uses

Areas that may not be suitable for other development, such as under freeways, linear spaces, or sloping terrain

Available parking and security

Designated areas for large and small dogs

Height and typology of fences and gates



## POTENTIAL DOG PARK ELEMENTS

Fully fenced enclosure

Double-gated entrance area

Dog waste station and trash receptacles

Durable seating

Covered areas and shade trees

Water features

Obstacle/agility courses

Climbing rocks, logs, mounds, and tunnels

Separated spaces for small and large dogs

Hardy, non-toxic landscaping

Paved walking loop for dog owners

Artistic fencing and gates

Clearly displayed signage with code of conduct

Restrooms





# ENHANCED PLAY CRITERIA

Recreation for Santa Monicans means getting outside to play in a variety of ways. Play can involve exploration, creating, and learning. It can be self-directed, organized, or spontaneous. Play should be inclusive of all ages, all abilities, and all types of learning styles.

Santa Monica is well known for its variety of facilities that support play: numerous playgrounds, sports courts, fields, swimming pools, a gymnasium, skate park, and even a lawn bowling green. The ocean encourages water play with swimming, surfing, and bodysurfing.

There are opportunities throughout Santa Monica to layer in new types of play settings and additional games and amenities to provide an even broader range of playful experiences and even greater play value. The characteristics, considerations, and approaches in this section provide guidance for enhancing play.



## CHARACTERISTICS OF PLAY<sup>3</sup>

- » Active
- » Adventurous and risky
- » Communicative
- » Enjoyable
- » Involved
- » Meaningful
- » Sociable and interactive
- » Symbolic
- » Therapeutic
- » Voluntary

## ADDITIONAL CONSIDERATIONS

- Disperse unique and dynamic play opportunities throughout the system
- Provide a variety of settings and types of experiences for play
- Design for open-ended free play
- Tell stories and incorporate art
- Strive for inclusivity and high play value in each designed play setting
- Park history and aesthetic
- Long-term maintenance of material selections
- Site lines, seating, shade, and security

<sup>3</sup> From Aistear: the Early Childhood Curriculum Framework, Learning and developing through play.



## PLAYFUL APPROACHES

**Destination play area**—A thematic play area at least 1/3 acre in size that attracts people for two or more hours and draws visitors from across the city. Destination play areas may include multiple play settings, including water or nature play, interactive games, active/challenging play, and/or other customized features and elements.

**Nature play area**—A setting that connects people to the natural environment through natural features and materials, loose parts, and opportunities for hands-on exploration.

**Interactive water play**—A setting designed to encourage people to interact with water, such as an interactive fountain or sand and water play.

**Adventure playground**—A playground designed for free play and absent of adult-manufactured play structures, typically staffed with playworkers.

**Interactive games**—Games such as ping pong, giant jenga, giant chess boards, putting greens, cornhole and foosball encourage interaction and can be permanent, pop-up, or mobile.

**Active, challenging play**—Skate parks, bike parks and skills courses, climbing walls, slacklines and similar features provide opportunities for risk-taking.

**Playful public art**—Art installations, such as musical benches or art swings, can be temporary or permanent features in parks and unexpected public places.



# SPORTS COURTS CRITERIA

Sports courts embrace Santa Monica's culture of fitness. Santa Monica has a variety of facilities with courts for basketball, volleyball, handball, tennis, and pickleball. Tennis participation rates are high in Santa Monica and demand for pickleball courts continues to grow. Community members appreciate the multigenerational nature of some of the classic court sports. Activities with smaller court footprints can be more easily folded into existing parks, but the larger format activities such as tennis, pickleball, and basketball require additional space and planning.

## SITE REQUIREMENTS



Sufficient area to accommodate courts, perimeter buffer zone, and fencing, if required.



Compatibility—relationship of courts to other areas within existing park and compatibility with surrounding park uses.

## ADDITIONAL CONSIDERATIONS

Location of courts within parks should consider potential impacts to neighbors, such as ball noise, evening games, lighting

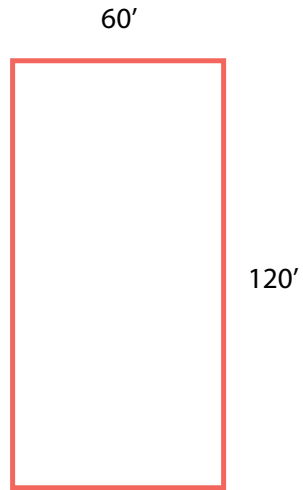
Basketball courts may be half or full court but must include regulation hoops and lines

One existing tennis court can be turned into two or four pickleball courts by adding pickleball lines

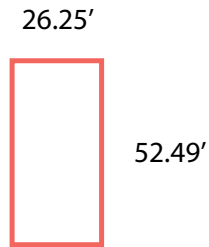
For basketball, fencing or netting for errant balls may be desirable depending on adjacent park uses



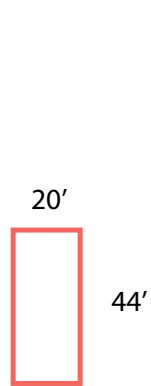
**COURT DIMENSIONS**



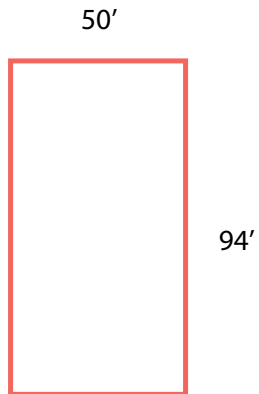
**Tennis,**  
(usually provided  
as a pair of courts  
at minimum)



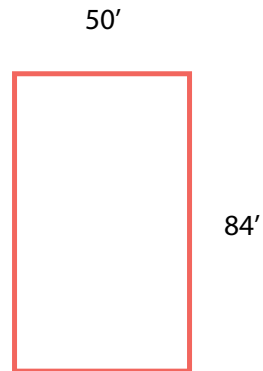
**Volleyball**



**Pickleball**



**Basketball  
(regulation)**



**Basketball  
(high/middle  
school)**



## ADDITIONAL DESIRED ELEMENTS

Access to a water fountain

Ability to add lighting

Nearby restroom

Security fencing

Bleachers, seating, and waiting area

Adequate vehicular parking durations

Adjacent mobility parking and maintenance station

Equipment rental and concession

Shade

Deck space around courts for circulation

Informal, adjacent practice area



# APPENDIX F

OPEN SPACE HISTORY

# OPEN SPACE HISTORY

The town was originally platted at the edge of the Palisades, across eight blocks extending from Montana Avenue to Colorado Avenue and 25 blocks inland. By the late 1800s, a grid of tree-lined streets stretched across the landscape. Development remained concentrated near the rail depot, filling out vacant blocks to the east over the next half century. Los Angeles was miles away across fields, ranchos and wild lands. Between the broad open lands and the bay, Santa Monica appeared unconstrained with considerable land and access to open space resources at that time.

Given its temperate climate, ocean breezes, sandy beaches and vegetated hills Santa Monica became an attractive resort destination with a variety of amusements and attractions clustered at the beach. Beach cottages developed on small lots. Many parcels on inland portions of the city were left vacant until the 1930s when the City experienced a large increase in population. Visitors to the beach arrived by the Red Car, establishing Santa Monica early on as an accessible destination.

Early founder Senator John P. Jones saw the value of Santa Monica's location within the region and developed a blueprint for the future of the community where parks and the beach would play an important role. Subsequently, the park system was established in 1875 with the founding of Santa Monica.



*Palisades Bluffs*

# BEFORE 1900



*Palisades Park*

**Palisades Park** perched on a bluff overlooking the ocean was informally used as a city park beginning in 1875. When city founders Jones and Baker signed a deal with the Southern Pacific Railroad that would allow them to cut away the bluff as far as the edge of Ocean Avenue, they filed a new town map eliminating the park area and half of the original 200-foot width of Ocean Avenue. The city filed a lawsuit against them to restore the street area, which had already been deeded to the city. In 1892, the court granted the city Palisades Park, called Linda Vista Park, on the condition that it forever be used as a public park. In 1908, the Santa Monica Land and Water Company donated the portion of the park stretching from Montana Avenue to the north city limits.

The park name was changed to Palisades Park in 1915, to promote an adjacent subdivision called the Palisades Tract. This linear park extends for 1.5 miles and is 32 acres in size. Features include a walkway system

throughout the length of the park, gardens and grass areas, significant tree canopy, picnic areas, restrooms, a community building housing the Camera Obscura, a rose garden, multiple public art installations including but not limited to the statue of Saint Monica and a pergola. A major renovation of the park from Broadway to the north city limits was completed in 1999 as part of the Beach Improvement Group project (B.I.G) that also included significant improvements at the beach south of the Santa Monica Municipal Pier (Pier). In 2007, the park was found to meet five of the six City of Santa Monica Landmark criteria and was formally designated as a city landmark by the Santa Monica Landmarks Commission in order to preserve, maintain, protect and safeguard this historic park.<sup>2</sup>



*Palisades Park when it was called Linda Vista Park*

<sup>2</sup> *Palisades Park Panorama* (pg. 6) and *Santa Monica Jewel of the Sunset Bay* (pg. 23).

**Reed Park (formally called Seventh Street Park, Lincoln Park)** was granted to the city by the court as part of the same proceeding that granted Palisades Park. The 5.3-acre park is home to Miles Memorial Playhouse (1929), two children's playgrounds, six lighted tennis courts, two basketball courts, outdoor fitness equipment, restrooms, meeting rooms and staff offices. Renovations of portions of the park have taken place over the years. The most recent renovation was completed in 2017. Focused on the north quadrant, the renovation introduced a lighted pathway, fitness equipment an outdoor paved stage area on the north side of Miles Playhouse, a cluster of small tables and playground improvements.<sup>3</sup>



Reed Park playground

## CASE STUDY OF SITE-SPECIFIC INVESTMENTS - REED PARK

*To further activate the park and improve perceptions of safety, staff initiated a comprehensive plan which included strategic capital projects, experiments with park programming and in mid-2019, hospitality and restroom ambassadors were placed in the park, joining the coordinated efforts of multidisciplinary engagement teams and Police Department presence. The purpose of these coordinated efforts is to provide open spaces that are safe and welcoming to all, while offering opportunities to engage the community's most vulnerable members with meaningful medical and behavioral health interventions right where they are. Together, these partners work in collaboration to address needs while promoting a safe and welcoming atmosphere.*

*Reed Park's playgrounds, landscaped areas, gardens, buildings and restrooms have been significantly renovated over the last ten years. Smaller-scale improvements have included upgrades to exterior lighting, new permanent signage and "See Something Say Something" signs to empower park patrons to call the non-emergency police phone number or connect with an ambassador when witnessing dangerous or concerning behavior. The Wilmont Walking Loop, that begins and ends at Reed Park, was installed in 2019 to help activate the park and promote community partnerships.*

*The recent redesign of the historically underutilized lawn has caused the space to be used in new ways. For example, organized fitness trainers and individuals now exercise there, an outdoor cultural and recreational program, Meet Me at Reed, has taken hold and a variety of City community classes and camps have been held on the grass. Beginning in 2020, community members will receive microgrants and use the space for a variety of pop-up social, educational and cultural programming.*

<sup>3</sup> *Imagine Santa Monica, Santa Monica Facts.*

# 1900-1939

**Holbrook Park (formerly Goose Egg Park)** located within the center of Palisades Avenue between 4th and 7th Streets was included in the original 1905 neighborhood subdivision as an aesthetic feature. At approximately 0.7 acres, it features lawn and trees.

**Crescent Bay Park (formerly called South Side Park)** was established in 1897 and earned its present name in 1911. It was the first link in a necklace of parks along the beach that have developed over time. This 2.3-acre park occupies a small block bounded by Ocean Avenue, Barnard Way, Bicknell and Bay Streets. The park includes a pergola and grass lawn areas for picnicking. The park has recently been added to the National Register of Historic Places as part of the Bay Street Beach Historic District.

**Douglas Park (formally Padre Park)** was the city's original reservoir established by Santa Monica's founders. When the city purchased the all the local water companies in 1917, the reservoir was put out of service. The land was leased to a movie studio, which subleased it to the Douglas Aircraft Company from 1922 through 1929, when they moved to their new Clover Field plant. The 4.5-acre park built with New Deal funding features a pond (manmade), lawn bowling green, children's playground, restroom, two tennis courts, clubhouse building and public art picnic tables (Allan and Ellen Wexler). In 2000, the park was fully renovated.<sup>4</sup>

**Hotchkiss Park** is bounded by 3rd, 4th and Strand Streets. It was the site of the first structure built in Ocean Park, the home of Nancy Lucas. The property was sold to Mary Mooney, whose husband was killed by accidental gunshot. The mansion, known as Mooney Mansion, was regarded as haunted. It burned to the ground under questionable

circumstances in 1902. Mary Mooney Hotchkiss Jaunch died in 1934 and the site was willed to the city for use as a public park to be named Mary Hotchkiss Park. The 2.1-acre sloping park built using New Deal funding is dedicated to passive use with open turf, mature trees, a central pathway with landscape garden beds, a restroom facility along 4th Street and a public art culpture.<sup>5</sup>

**Original Muscle Beach** is located just south of the Pier and is part of the necklace of recreational facilities along the beach. The space began as a children's playground in the late 1920s, but soon became well established as the place for acrobats, circus performers and stunt people in the movie business to hone their skills. The city purchased the site in 1939. During World War II, the space became a destination for soldiers and weightlifters, giving the space its name, "Muscle Beach" (not to be confused with nearby Muscle Beach in Venice, which was established later). By the 1950s the space evolved into body building and gymnastic-focused activity. Today, Muscle Beach includes a turf area for tumbling, traveling rings, flying rings and horizontal bars, a slackline area and youth apparatus for play.<sup>6</sup>



*The Original Muscle Beach*

<sup>4, 5, 6</sup> *Imagine Santa Monica, Santa Monica Facts.*

# 1940 – 1959



*Bathhouses along the beach*

**Ashland Park (formerly Sunset Park)** is a pocket park that is approximately a half acre in size and is located between single family residences on Ashland Avenue between 16th and 17th Streets. The park which was established in 1929 serves as a respite for neighbors and provides shady seating areas, lawn and plantings.<sup>7</sup>

**Beach Park #4** is located just south of the Pier and includes a small landscaped area in front of the Los Angeles County Lifeguard Headquarters.

**Gandara Park** was established some time between 1952 and 1956 with a baseball diamond and called Stewart Street Park until 2016 when it was renamed Gandara Park.

<sup>7</sup> Evening Outlook article 05/27/1952.

## RECREATION IN SANTA MONICA

"Santa Monica has a strong recreational identity that comes from its urban traditions, warm and sunny climate, beachfront setting and the recreational preferences of its community. In the early years of the city, recreation was focused almost exclusively at the beach and along the water's edge. The shores of the city were intensely used by beachgoers and swimmers, who flocked by the thousands to spend their days in leisure. The attraction, for the most part, was sitting, strolling, viewing, relaxing and socializing in the sun. The most popular active sport was swimming, and in addition to the beach, saltwater pools and bathhouses were built along the coast. Recreation at the beach was promoted in the late 1800s to help market the city as an attractive resort and residential destination. Today, recreation in Santa Monica is not dominated by a single activity or set of activities to the degree it was in the past. Rather, over time, the nature of recreation has become increasingly complex, diverse and specialized, appealing to specific segments of the population. As land has become more limited, new forms of recreation have come into being...."

– 1997 Parks and Recreation Master Plan,  
City of Santa Monica

**Los Amigos Park** was developed in 1949. The park occupies 3.1 acres of land owned by the Santa Monica-Malibu Unified School District (SMMUSD) and is adjacent to John Muir Elementary School and the Santa Monica Alternative School House (SMASH). Features include a children’s playground, a playing field suitable for baseball and softball, with the outfield used for soccer, a concession building, a tennis court and a basketball court. While school is in session the site is used exclusively by the School District. It opens to the community during non-school hours. This arrangement is documented in a Facility Use Agreement between SMMUSD and the City of Santa Monica.

**Marine Park** was developed in 1949. Covering approximately 7 acres, it is situated along the southern boundary of Santa Monica. The park includes one baseball diamond that also is used for soccer and other sports, two basketball courts, three tennis courts, a children’s playground, picnic areas, on-site surface parking, a park building housing a small auditorium and a childcare center that is operated by a non-profit organization. Plans to add community garden plots to Marine Park are underway.

**Memorial Park** was already home to an informal baseball diamond when it was leased by the city in 1931. In 1935, the city constructed the Municipal Baseball Stadium there and finally purchased the parcel in 1938. In 1949, the city acquired eight adjacent parcels through eminent domain, extending the park to Olympic Boulevard. The stadium was demolished, and a new park built to serve Little League teams was dedicated as Memorial Park in 1951. Centrally located within the city it is the primary park for diamond sports activities. The park includes six baseball/softball fields (four have overlapping outfields), a skate park (completed in 2005), four tennis courts striped for pickleball, a

playground, on-site surface parking, a restroom building, a concession building, an off-leash dog run and three community buildings – the Memorial Park Gymnasium, the Santa Monica Police Activities League, a fitness gym, community meeting rooms and recreation staff offices. In 2004, the City purchased the adjacent 2.9-acre site (known as the former Fisher Lumber Site) for park expansion. This expansion site has been home to parks maintenance staff since 2005. In 2019, following an 18-month community engagement process the City Council adopted a plan for the park that sets forth the plans for expansion and renovation in three phases. Design of Phases 1 and 2 is moving forward followed by construction of Phase 1. It is anticipated that Phase 1 will be completed in 2028.

**Joslyn Park (formerly Kensington Park)** was dedicated in 1960 after Marcellus L. Joslyn gave the City 500 shares of common stock of the Joslyn Manufacturing and Supply Company on the condition that the proceeds from the sale of the stock be used for recreational facilities. This 2.5-acre park is located at the top of a ridgeline on an eastern facing slope with vistas. The park includes an off-leash dog area sectioned off for small and large dogs, children’s playground, basketball court and grass areas in front of a community building with meeting rooms. A small parking lot is located within the park. In 2010, the off-leash dog area was renovated and officially named the Herb Katz Dog Park in memory of former Councilmember and Mayor Herb Katz.<sup>8</sup>

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<sup>8</sup> *Imagine Santa Monica, Santa Monica Facts.*

# 1960 – 1979



*Clover Park volleyball court*

**Pacific Street Park** was established in 1961. Located on Main Street, this park serves as an off-leash dog area. Lighting was added in 2017 to extend park use.

**Ozone Park** was established in 1963. Located along the southern boundary of Santa Monica west of Lincoln Boulevard, this park is linear and 0.7 acres in size. A grass lawn is centrally located and is flanked by children’s playgrounds at either end of the park.

**Park Drive Park** was established on the abandoned right-of-way of a spur of the Pacific Electric Railway in 1965. At just 0.3 acres, the park includes 39 individual community garden plots and a central grass area with mature trees.

**Virginia Avenue Park** was originally developed in 1976 as a 5.8-acre park. Renovation and expansion of the park was completed in 2005. Now at 9.5 acres in size, the park includes two children’s playgrounds, two basketball courts, a splash pad, picnic areas with BBQs, walking paths, grass play areas, two on-site surface parking lots including an overflow parking area that doubles as green space and a campus of community buildings with a robust set of programs that serve youth, families and seniors from the surrounding neighborhood. In 2014 the Pico Branch Library and Annex building were added to the campus. This active and full-service neighborhood park hosts a weekly Farmers’ Market and numerous festivals and events.

**Main Street Community Garden** opened in 1976 as the City’s first community garden. When it first opened, there were no fences dividing individual plots or a perimeter fence closing the site off to the public when unattended by gardeners. Main Street is the largest community garden site in the city, with 74 plots, encompassing the entire city block along Main Street from Strand Street to Hollister Avenue.

**Clover Park** was developed in 1978, dedicated in 1980, and expanded in 1990. At 17.8 acres, Clover Park is the largest of the City’s multi-use parks and the second largest park overall. Existing facilities include multi-purpose sports fields comprised of three diamond sports dirt infields suitable for both baseball and softball. This multi-use field space is also used extensively for soccer. There is one full size basketball court, a lighted sand volleyball court, two lighted tennis courts, two children’s playgrounds, two restroom buildings (completed in 2019), picnic tables with BBQs within a large lawn area that is used for informal recreation activities and a par course fitness loop around the park, as well as two on-site surface parking lots.

# 1980 – 1997



*Ocean View Park pick-up basketball*

**Barnard Way Linear Park** is located between Bicknell and Hollister Avenues on the beach side of Barnard Way. It is a linear greenway that consists of a walkway and open lawn area paralleling the beach and providing views towards the ocean given its higher elevation. Two stairways at Pacific and Strand Streets provide access from the park to the beach.

**Dorothy Green Park (Beach Park #1)** is located at the terminus of Ocean Park Boulevard and the beach. In 2010, City Council dedicated the park (memorialized with a plaque) in honor of environmental campaigner and founding president of Heal the Bay, Dorothy Green, who passed away in 2008. Ms. Green embarked on a journey of hands-on activism, becoming one of the state's most respected authorities on water quality issues and an advocate for clean oceans and sound water policy. Initially gathering a few concerned colleagues in her living room in 1985, Dorothy grew Santa Monica-based Heal the Bay into one of the region's most

powerful environmental advocacy organizations.<sup>9</sup>

The park encompasses 4.6 acres and is traversed by the Marvin Braude Bike Trail (Beach Trail) which is used for walking, bicycling and skating. The park includes a children's play area and shade structures that were added in 2016. There are also lawns for picnicking at the north and south portions of the park. The Santa Monica Bike Campus is located within the park. It provides an area with typical traffic markings which host regular learn-to-ride classes. Concessions are located in close proximity to this park, providing an amenity for visitors.

**Schader Park** is a small 0.2-acre park located along Cloverfield Boulevard. This grass open space includes an elliptical walkway and benches.

**Ocean View Park** was developed in 1983 and is located on the east side of Barnard Way. It is 5.6 acres and includes six tennis courts, two tennis backboards, a full basketball court and an extensive lawn area. The park features a lighted pathway that extends from Main Street towards the beach. The park's topography creates a rise that provides views towards the ocean.

**Colorado Center Park** was completed in 1992 as part of a development agreement for the property. While privately owned and operated, the park functions as a public park open to the community. It features two tennis courts, a half basketball court, a children's play area, par course and central lawn area. The property owner maintains these park amenities.

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<sup>9</sup> City Council staff report (March 9, 2010).

# 1998 – 2019



*Tongva Park*

**Chess Park** is located just south of the Pier. It was completed in 1999 as part of the BIG (Beach Improvement Group) Project. The park includes chess tables, a large chess board and life-sized chess pieces.

**Santa Monica Swim Center** is located on Santa Monica College's (SMC) campus at 16th Street and Pico Avenue. The Swim Center was developed through a Joint Use Agreement with Santa Monica College in 2000. The facility is owned and operated by the City. Throughout the year, the Swim Center offers a full range of programs including swim lessons, fitness classes, lifeguard training, open lap swimming and special community events. The Swim Center has locker rooms and showers, an Olympic-size fitness pool, a shallow instructional splash pool, a community meeting room and a sun deck.

**Euclid Park** was completed in 2007 following purchase of the site in 1998 from the County of Los Angeles as part of a combined park and

housing development. The park which was designed with a "backyard" neighborhood theme incorporates features that typically are found in residential rear yards yet still conducive to park use including 13 community garden plots, a children's playground, public art (Abbie Jane Baron) and community meeting rooms located within the adjacent affordable housing project.

**Airport Park** was completed in 2007 on non-aviation land following completion of a non-aviation use feasibility study. Fronting on Airport Avenue, the 8.3-acre park includes a FIFA regulation size lighted synthetic turf soccer field, park building with a small office and restrooms, children's playground, grass picnic and BBQ area and an off-leash dog park with separate areas for small and large dogs. On-site parking is provided in two parking lots. In 2018, the City completed a community input and design process for an expansion of Airport Park, which would convert 12 acres of non-aviation land to public open space. Construction of the project is pending identification of funding. A six-acre portion of the expansion area is currently available for unprogrammed recreational use.

**Beach Green** was completed in 2008. This project converted nearly 30,000 square feet of the existing asphalt parking lot at 2400 Barnard Way to lawn as an innovative way to create a grassy open space adjacent to the beach. The grass area and remaining asphalt parking lot are closed to vehicular traffic for most of the year, providing a multi-purpose recreational space. Designed with a reinforced root system, the Beach Green is able to accommodate parking during high peak beach days. Storm water percolates through the grass into the ground reducing pollutants that discharge into Santa Monica Bay.

**Annenberg Community Beach House** is on the site of Marion Davies' opulent 5-acre 1920s estate located at 415 Pacific Coast Highway. The estate was originally developed during the Gold Coast era of the 1920s by William Randolph Hearst for actress Marion Davies. It featured a 100-room mansion and an ornate marble swimming pool. Architect Julia Morgan designed the property that later hosted events with the best of Hollywood, such as Charlie Chaplin and Clark Gable. In 1947, Joseph Drown purchased the property from Davies and converted it into Oceanhouse, a hotel, and the Sand & Sea Club, a limited-membership beach club. The main mansion was demolished in 1956 after Oceanhouse failed.

The property was sold to the State of California in 1959 which continued to operate it as the Sand and Sea Club, a private beach club, under a concession agreement with the City. The City ran the facility until the 1994 Northridge Earthquake severely damaged the property's structures, resulting in its closure. In 1998, after extensive community outreach, the City adopted a plan to reuse the site. However, the project was not funded until Wallis Annenberg of the Annenberg Foundation provided a significant grant that paved the way for rehabilitation of the historic Marion Davies Guest House and pool, as well as construction of new recreation and event spaces.

The Annenberg Community Beach House opened to the public in 2009, 15 years following the 1994 Northridge Earthquake, as a unique community destination located at Santa Monica State Beach that offers a beach club experience that is open to all. The facility has a splash pad, restored historic pool, children's playground, art gallery, Marion Davies Guest House with docent tours, beach volleyball courts, community and cultural event programming, restrooms, on-site surface parking lot, a

concessionaire and meeting rooms for event rentals.

**South Beach Park** was renovated in 2012 with Santa Monica's first universally accessible playground. Covering approximately 1.7 acres, this playground is designed as a large ship and includes swings, a climbing structure and sand play opportunities.

**Tongva Park & Ken Genser Square** celebrated their grand opening in 2013. Located within the Civic Center, these parks were implemented per the 2005 Civic Center Specific Plan.

Tongva Park, named for the rich culture and traditions of the indigenous Tongva people who have lived in the Los Angeles area for thousands of years, is 6.2 acres bounded by Ocean Avenue, Main Street, Olympic Drive and the Santa Monica Freeway. Inspired by the Southern California arroyo landscape of washes and ravines that once defined the site and area, dramatic rising and falling topography is organized by a fluid pathway system which organizes the park into four thematic hilltop areas – garden hill, discovery hill, observation hill and gathering hill. Garden hill features a series of seated alcoves and display gardens that showcase a native and adapted Southern California plant palette. Discovery hill features a playground for children offering hill slides, a music wall, a splash pad and other play equipment. Observation hill reaches 18 feet above grade offering views to the ocean with overlooks, a bridge and a public restroom tucked below. Gathering hill includes a multi-purpose lawn and seating terraces suitable for events and gatherings. Gathering hill also features a site-specific sculpture Weather Field No. 1 (Inigo Maglano-Ovalle) composed of 49 telescoping stainless-steel poles aligned in a grid weathervanes and anemometers. Ken Genser Square is 1-acre site located in front of City Hall. It was

refurbished in 2012 to serve as a civic gathering space and complement the landmark City Hall building. Allee of trees and a central fountain frame views towards City Hall. The park is named for Councilmember and former Mayor Ken Genser who served on the City Council for 21 years.

**Ishihara Park** is a 2.35-acre park completed in 2017 following acquisition of the land by the City and named after George Ishihara, a local community member who fought in the Japanese American 442nd Regimental Combat Team during World War II. Located adjacent to and south of the Metro Expo maintenance facility, the park is designed to provide a visual and environmental buffer for the nearby residential neighborhood from the facility and its active rail operations. The linear park features a set of “rooms” that form its design. A dense tree grove anchors the park at its west end followed by a watershed garden that collects and treats on-site storm water runoff. A bird garden welcomes habitat with large ribbed structures and planting to attract various bird species. A grouping of outdoor fitness equipment provides opportunities for exercise. A grass lawn area provides a place for informal play and two pavilions with tables and BBQs are centrally located within the linear park. The park contains a children’s play area with naturalistic play elements and a learning garden with 12 shared beds for community gardening. Fruit trees are also located within the park inviting members of the public to enjoy the limes and lemons.

**Ocean Park Green Space** is a combined 0.43-acre area along Ocean Park Boulevard between 2nd Street and Highland Avenue. This ribbon of green space was designated an official park in 2015 and includes pathways and landscaping. It provides a respite along Ocean Park Boulevard.





**North Beach Playground** was completed in 2018 and is universally accessible. It is located north of the Pier near 810 Pacific Coast Highway and seaward of public parking lot 8 and replaced swings that were in the sand. The playground provides two distinct play areas with one for children 2–5 years old and one for children 5–8 years old. The playground features a variety of universally accessible play equipment, shade structures, a raised landscape berm to define and protect the play areas with drought tolerant shrubs, shade trees and built-in seating areas.

**Historic Belmar Park** is located within the Civic Center along 4th Street and Pico Boulevard. The synthetic turf field accommodates soccer, lacrosse and rugby. Other elements include sports lighting, restrooms and perimeter fencing including containment netting, planted areas and a pathway outside the fence perimeter. The project also incorporates public art as part of the Belmar History + Art project.

# APPENDIX G

AIRPORT TO PARK CONVERSION REPORT

# APPENDIX G: AIRPORT TO PARK CONVERSION REPORT

The Airport to Park Conversion Report was prepared by MIG, Inc. and Rios Clementi Hale Studios (RIOS) for the City of Santa Monica as part of the Parks and Recreation Master Plan (now referred to as the Parks and Recreation Vision Plan) update in 2020.

As noted in this Plan's "Introduction" chapter, the Plan update was placed on hold. However, as part of the January 24, 2023 City Council Meeting - Agenda item 7.B "Public Process to Determine the Future of the Santa Monica Airport - the following report was referenced and included as an attachment to the staff report citing,

**"The City commissioned a study to explore potential pathways to realize the A2P (Airport to Park) concept. The Airport to Park Conversion Report provided a high-level evaluation of the Airport's context and adjacencies, identified obvious issues and opportunities such as improvements to the circulation network on Airport Avenue and other linkages that could be extended across the tarmac, and briefly discussed the order of magnitude costs for a variety of park development scenarios."**

The Airport Conversion Project commenced in April 2024. Milestones and schedule recommendations within the following plan were based on the timeline associated with the 2020 Parks and Recreation Master Plan update. Refer to the Airport Conversion Project website at [www.smacproject.com](http://www.smacproject.com) for the most current information related to the project process and schedule.

*\*Please note, as the Airport to Park Conversion Report was referenced and included in the January 24, 2023 City Council Meeting Agenda, reference to the title "Parks and Recreation Master Plan" remains unchanged within Appendix G.*

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SANTA MONICA AIRPORT TO PARK

# CONVERSION REPORT



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# INTRODUCTION

## Overview

This Airport to Park Conversion Report looks at the Santa Monica Airport as it is today, current legal posture of the closing of the Airport, and potential pathways forward to develop the Airport land into park space for the City of Santa Monica. Through the examination of case studies, this report outlines the advantages and disadvantages of each approach as a tool for future conversion.

### Airport to Park Study Area

The extents of analysis for this report consist of the Airport itself along with connections to areas directly adjacent to it, such as the Santa Monica Business Park, existing Airport Park, and Clover Park. Boundaries for the study area are Ocean Park Boulevard to the north, Bundy Drive to the east, 23rd Street to the west, and the southern city border. Regional assets that fall outside of this zone were also taken into consideration, such as the Metro Expo Line, bus lines, freeways, etc.

## Background

### WHAT IS THE LUCE?

The Land Use and Circulation Element is a key component of Santa Monica's General Plan, establishing the City's land use, urban design, and transportation vision. This policy document provides a long-term framework for implementing this vision and is a tool for good decision making. The LUCE provides flexibility for changes in the City's economy and land use and establishes criteria and measurements for periodically assessing how well the community's goals are being met and if adjustments to the policies are necessary.

The 2010 Land Use and Circulation Element (LUCE) Update is a vision and plan for the next 20 years and reflects a six-year community input

process. The adopted comprehensive rewrite of the Zoning Ordinance implements many aspects of the LUCE, and provides a clear, accessible, and easily administered Zoning Ordinance that can be understood by all. The Zoning Update allows land use policies to be translated directly into standards that implement the goals and objectives of the LUCE on a daily basis.

### WHAT IS MEASURE LC?

Measure LC was a ballot measure passed by Santa Monica voters in 2014. The measure amended the City Charter to prohibit new development on Airport land permanently closed to aviation use unless voters approve limits on the uses and development that may occur on the land. The measure, however, permits the City Council to approve the development of parks, public open spaces, and public recreational facilities, and the maintenance and replacement of existing cultural, arts, and education uses on the land. Measure LC also affirmed the authority of the City Council to permanently close all or part of the Airport to aviation use.

In 2017, the City Council reached an agreement with the Federal Aviation Administration that allows for the closure of the Santa Monica Airport (SMO) on December 31, 2028. A City Council action to close the Airport will be required. This agreement also allowed the City to shorten the runway by approximately 1,500 feet, which was completed with markings in 2017 and pavement removal in 2019.

## AIRPORT PARK EXPANSION

A community input and design process for future park expansion of the existing Airport Park was completed in 2018. Design for the 12-acre expansion includes two additional multipurpose fields striped for lacrosse, soccer, and rugby. A continuous walking loop will take exercisers from one end of the park to the other, with a new pedestrian entrance from Bundy Drive and an overlook with views of the city, Airport, and ocean.

The park will also feature a fitness area, pickleball courts, community gardens, ping pong tables, new restroom buildings, and swings to be used by park users of all ages.

Construction of this project is pending identification of funding but should be completed before the Airport closes. Momentum from the expansion should help drive the future Airport to park conversion.





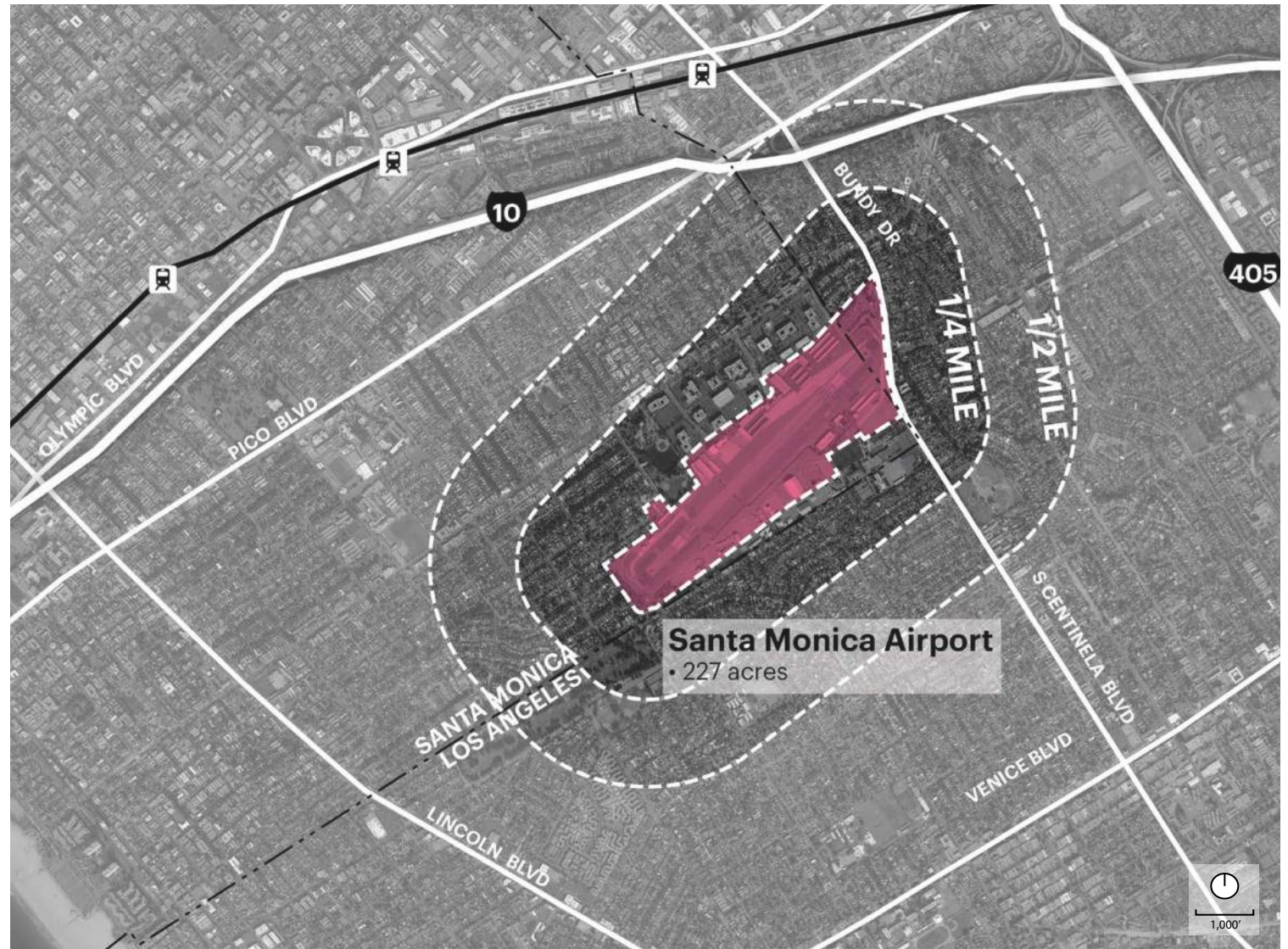
2

# ANALYSIS

## Context

The Santa Monica Airport is a 227-acre site that sits at the southeastern corner of the City of Santa Monica, with a small portion of the Airport extending into the City of Los Angeles. Less than two miles from the beach, one can feel the proximity to the coast and, on a clear day, the Pacific Ocean can be seen from the current runway. The existing Airport site is shaped by Bundy Drive on the east, Airport Avenue to the south, 23rd Street on the west, and Clover Park and Santa Monica Business Park on the north (See Figure 1). The site is stitched in close proximity to the regional roadway network via the 10 and 405 freeways. There are multiple bus routes nearby, and the nearest Metro Expo Line Station (Expo/Bundy) is located within one mile of the Airport.

Figure 1: Airport Site



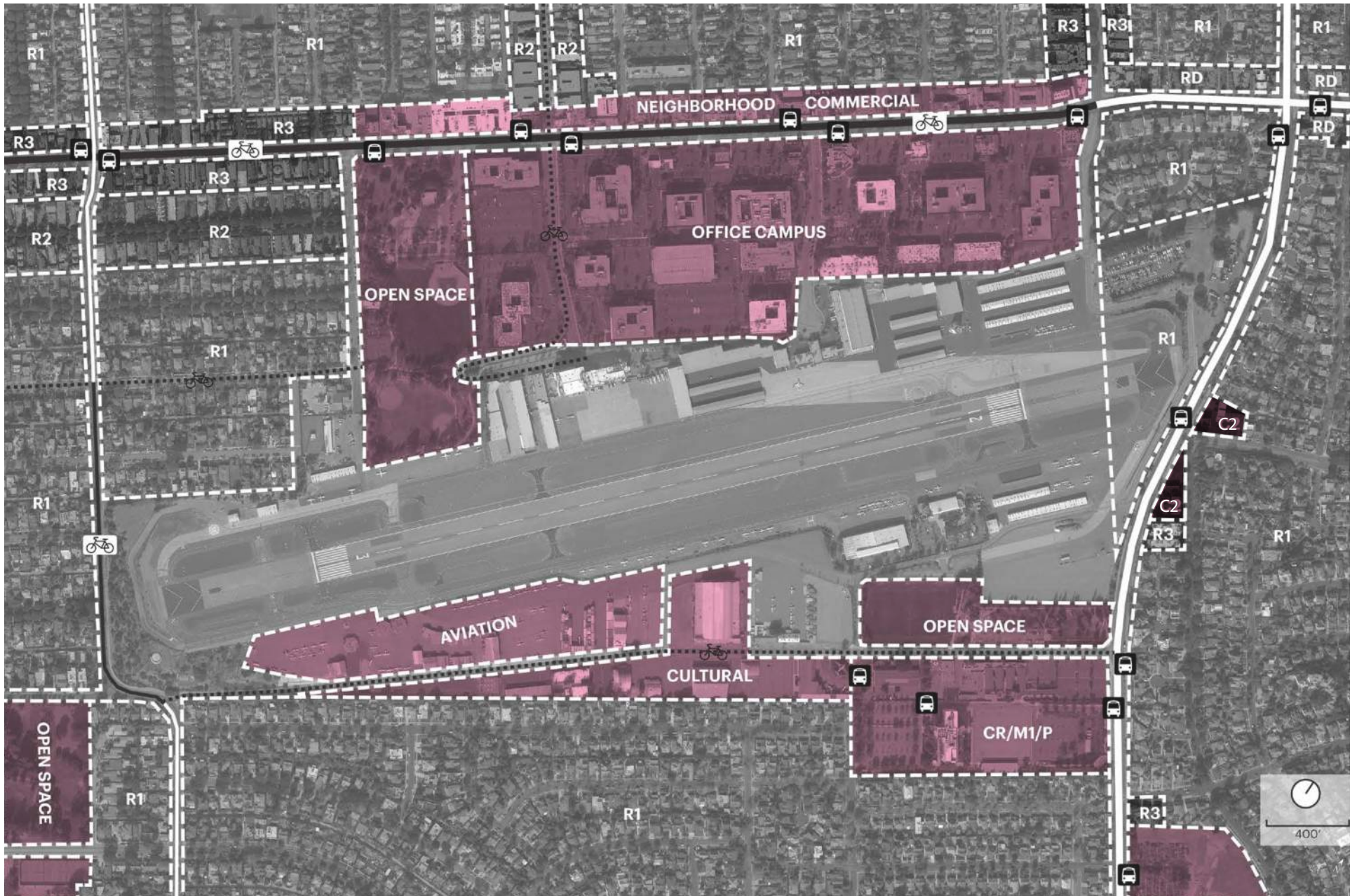
## Adjacent Land Use

The site is surrounded by a patchwork of residential, open space, cultural, academic and office space, however, much of the adjacent land is zoned for R1, or single-family residential. Denser residential zones, such as low density residential (R2) and medium density residential (R3), can be found closer to the commercial corridor along Ocean Park Boulevard. Between this neighborhood commercial district and the existing Airport site are Clover Park and the Santa Monica Business Park, zoned for Open Space and Office Campus respectively. These areas border the Airport and form

most of its northern boundary. To the south of the Airport, more open space exists (existing Airport Park), along with a cultural corridor along Airport Avenue. There is also limited commercial, light industrial, and the Santa Monica College Bundy Campus on the south side of the Airport. As is illustrated in the accompanying diagram (Figure 2), these zones are connected by a series of bus routes and bicycle paths. On the east and west ends of the existing Airport site, there is a significant grade change between the runway and both 23rd Street and Bundy Drive.



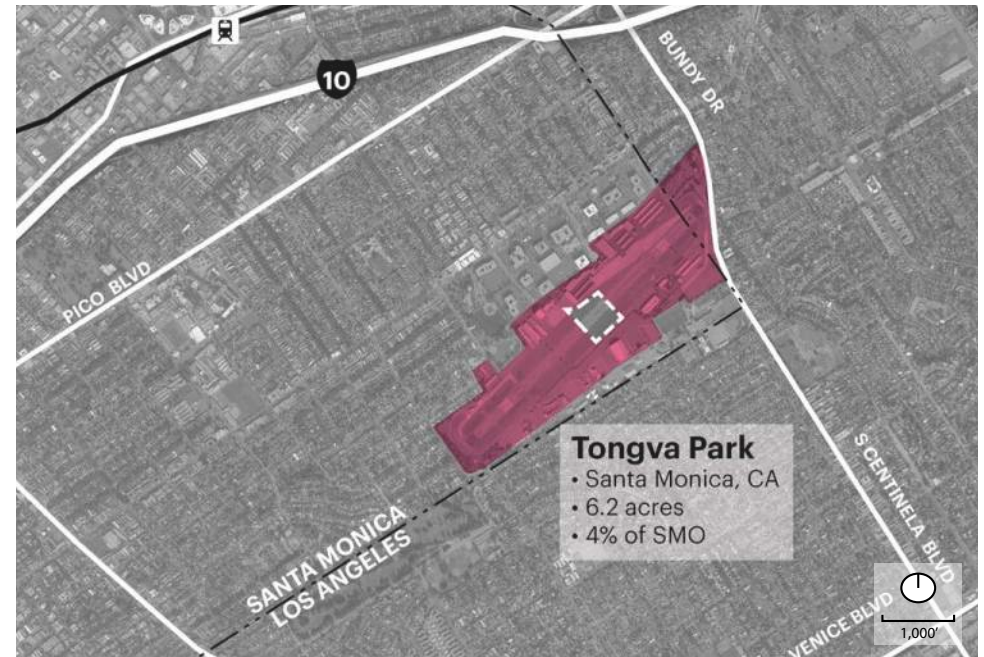
Figure 2: Airport Adjacent Land Uses

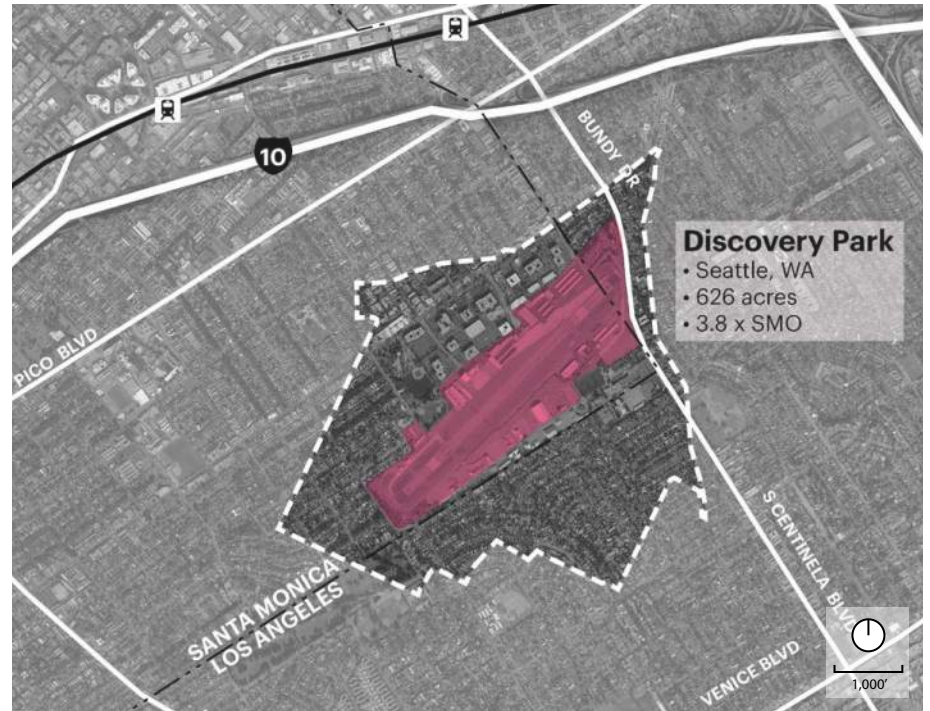
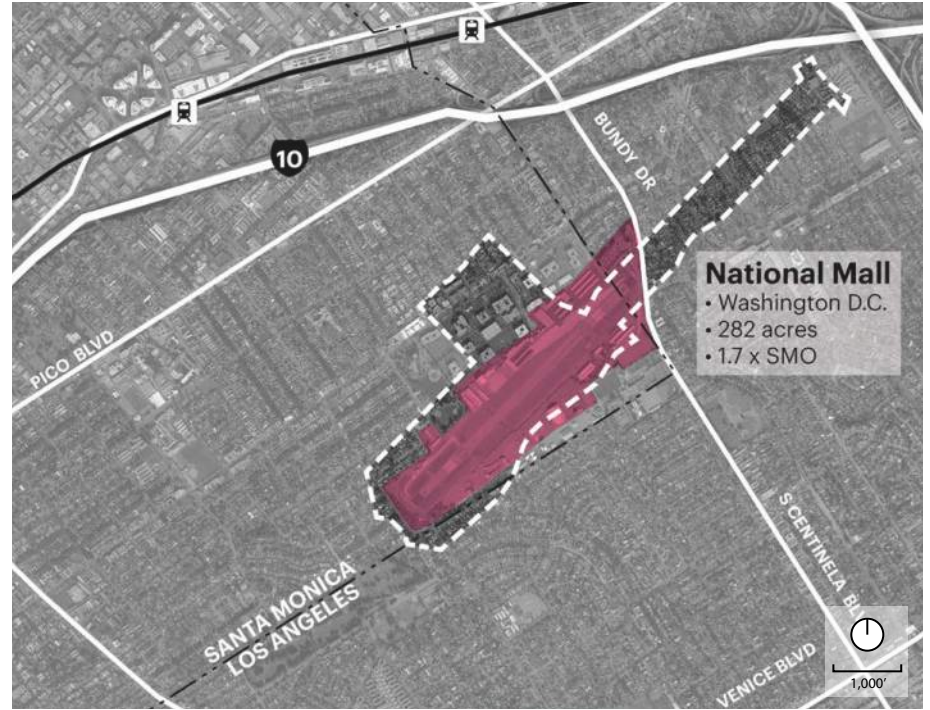


## Scale Comparisons

In order to better understand the scale of the Airport property, Figure 3 shows ten well-known parks from throughout the world were compared in scale with the Airport and its surrounding context. (The scale comparisons depict Santa Monica Airport in pink.) It is important to note that while the total land of the Santa Monica Airport is 227 acres, not all of that land can be converted into park, as many of the existing Airport buildings and their uses will likely remain in the future. It's also important to note that most of these park scale comparisons and subsequent case studies are situated in cities that are significantly larger than the City of Santa Monica and have more resources available for building and maintaining parks.

Figure 3: Scale Comparisons







## Issues and Opportunities

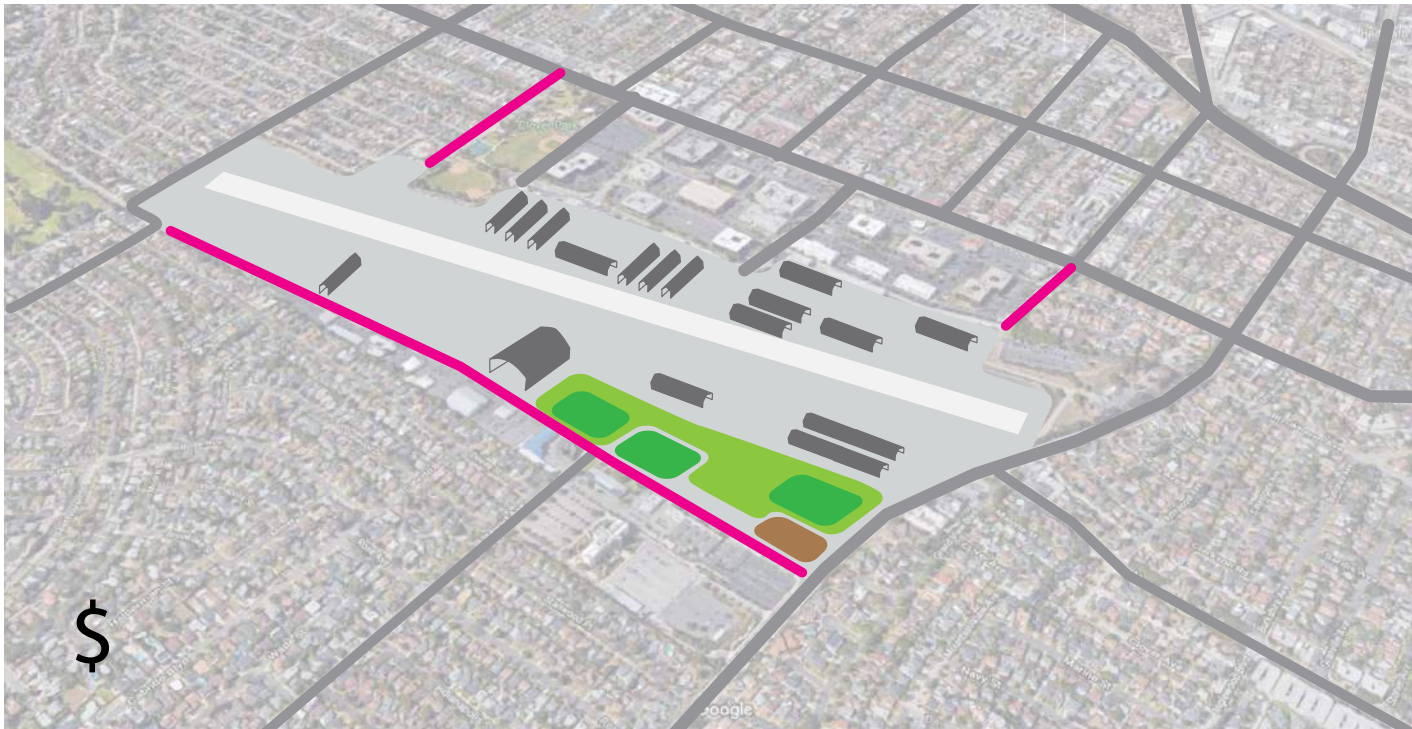
### IMPROVING ACCESS

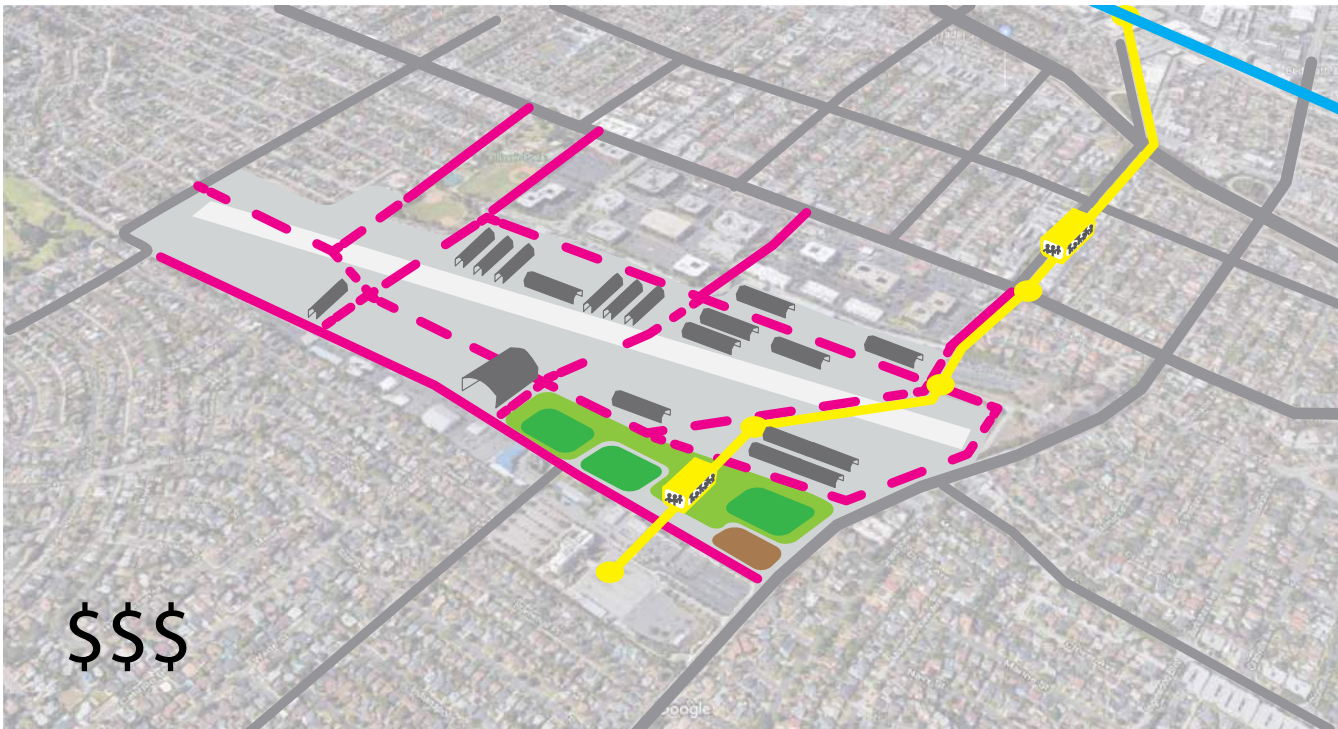
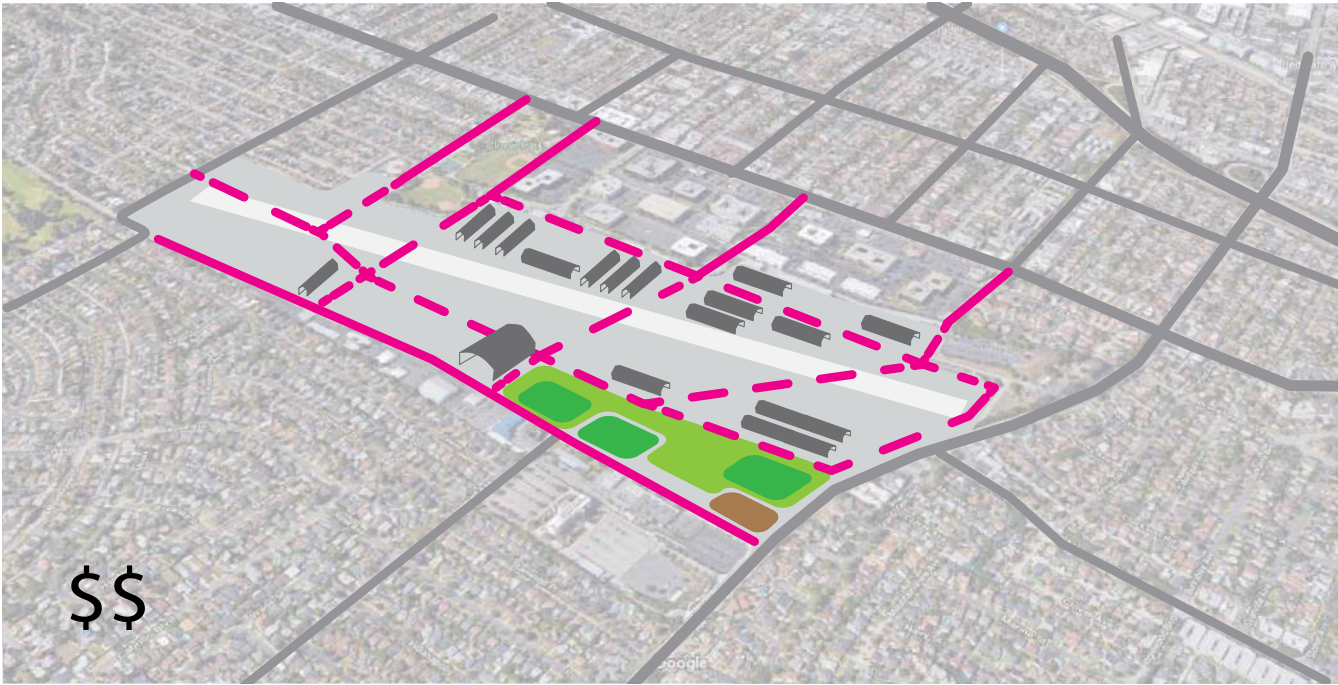
One of the main issues surrounding the Airport site is access. While it is positioned close to multimodal regional transit systems, the connector roads are tight and local roads are not designed to handle existing volumes of traffic. These diagrams are meant to illustrate that access changes would be needed to provide connectivity to and through the site, and do not represent a design or analysis of transportation considerations (See Figure 4). Access options would be developed in subsequent phases of planning and design.

The first diagram with the smallest associated cost would be to improve existing points of connection, including improvements to

Airport Avenue. The second scenario expands upon the first, and also creates new roads through the site. The third scenario, with the highest associated cost, builds upon the first two and includes creating a connection from the Metro Expo Line to the Santa Monica College Bundy Campus through the park via a people mover or tram. Stops could occur at Ocean Park Boulevard, Santa Monica Business Park, the post-closure Airport Park, and Santa Monica College Bundy Campus. In all scenarios, bike access should endeavor to connect to existing bike corridors and bus connections should be explored. The Sepulveda Corridor Transit project under study by Metro should follow a Centinela path (instead of the alternative 405 freeway path) between University of California, Los Angeles and Los Angeles International Airport (LAX), with a stop here.

Figure 4: Level of Access Improvements





## PARK AMENITIES

Determining the level of investment for converting the Airport to a park is a major consideration. There are many possible approaches to designing a park on this site. These diagrams are meant to illustrate varying levels of site transformation, and do not represent a design (See Figure 5).

The first diagram shows the possibility of minimal intervention, where much of the existing conditions would remain and restoration of softscape would occur selectively. New park infrastructure and amenities would be minimal, and park uses would likely include recreational trails and open areas for flexible uses. The second scenario expands upon the first with more hardscape removal, planting, and spaces for active programming. The last diagram shows the possibility of an amenity-rich park, with ample opportunities for programming and activities, and would have the highest associated cost.

Figure 5: Levels of Amenity Improvements







Chicago, Illinois 91 Acres **Northerly Island**



Dallas, Texas 5.2 Acres **Klyde Warren Park**

TAT2

Where: Los Angeles, California  
How Big: 32 acres  
When Est. 2001, opened 2006  
How Much: \$18 million  
Operating Costs: \$1.6 million

California Department of Parks and Recreation  
... of running paths, open lawn, elevated  
... art installations

... of former industrial site to  
... allow the park to host music  
... floor movie screenings;  
... importantly, the park was

Los Angeles, California 32



City, Ne

lawn, nature  
... adjacent to  
... held to parkland;  
... ensive framework  
... ment  
... U.S. averages (NPRA)

... ate, 18% city, 18% state,  
... as, operated and  
... Park Foundation  
... ths, open lawn, botanical  
... g room and library, plazas  
... / cafe, performance  
... bles and carts, food trucks,  
... ding sources utilized,  
... eral grants

... as  
... ox., 20% for park)  
... 1 opened 2015  
... (phase 1 and 2)  
... 6 million (estimated)\*  
... Antonio, Hemisfair Park Area  
... oration (nonprofit local government  
... y Corp., private partnerships and  
... and play area, giant chess



# 3

## APPROACHES AND CASE STUDIES

## Public Approach

The Public Approach is a scaled-up version of conventional park implementation; the City would be the lead using public funds. The accompanying diagram illustrates the conversion of Airport land to park space and an increase in parking and access (See Figure 6). Existing Airport building uses and revenue would be considered as part of this plan. The Public Approach is traditionally found in large cities and would be very challenging in a city the size of Santa Monica.

## Policy Implications

No changes to Measure LC.

## Funding & Budget

Would require a significant levy or bond and annual subsidies for maintenance and programming; would have the most limited budget.

## Programming Capacities

More modest improvements, like representative case studies.

Figure 6: Public Approach Example



## TEMPELHOF FIELD

### Where

Berlin, Germany (pop. 3.58 million)

### How Big

750 acres

### When

Est. 2008, opened 2010

### Operating Cost

\$21.2 million (estimated)\*

### Who

City of Berlin, Grün Berlin (state-owned company responsible for multiple city parks)

### What to Do

Running/bicycling paths, open lawn, nature preserve, community garden, event space, sports fields, BBQ/ picnic areas, dog park

### What We Like

Although construction is prohibited on the former airfield, the existing buildings are still rented out; some of the existing buildings will be used as a tech campus; Tempelhof Conservation Act establishes strict preservation rules; in 2014, 63.4 percent of voters rejected plans to develop a quarter of the site

\*Data unavailable; estimate based on U.S. averages (NPRA)



## NORTHERLY ISLAND

### Where

Chicago, Illinois (pop. 2.72 million)

### How Big

91 acres

### When

Est. 2010, opened 2015

### How Much

\$9.7 million

### Operating Costs

\$3.8 million (estimated)\*

### Who

Chicago Park District and Army Corps of Engineering

### What To Do

Bicycling/running paths, open lawn, nature preserve, access to the lake, concert venue, adjacent to museum campus

### What We Like

Conversion of former airfield to park land; restoration of natural habitats; comprehensive framework plan allows for future amenity development

\*Data unavailable; estimate based on U.S. averages (NPRA) plus costs budgeted for onsite Pavilion



## LOS ANGELES STATE HISTORIC PARK

### Where

Los Angeles, California (pop. 4 million)

### How Big

32 acres

### When

Est. 2001, phase 1 opened 2006

### How Much

\$18 million

### Operating Costs

\$1.6 million

### Who

California Department of Parks and Recreation

### What To Do

Bicycling/running paths, open lawn, elevated outlook, campfire circle, art installations

### What We Like

Conversion of former industrial site to park land; large open spaces allow the park to host music festivals, crafts fairs, and outdoor movie screenings; easily accessible by public transportation; the park was developed and opened in phases



## Public+ Approach

The Public+ Approach is also known as the benefactor model. The City would seek significant private donations to fund the park, likely in partnership with a park authority solely focused on the redevelopment and operation of this park. The accompanying diagram illustrates more conversion of hardscape to park land and increased access through the park than the Public Approach (See Figure 7). Existing Airport building uses and revenue would be considered as part of this plan.

## Policy Implications

Likely no change to LC, possible refinements regarding park operation and ongoing revenue opportunities from concessions, events, etc.

## Funding & Budget

Would require significant private donations from people and corporations with naming opportunities and possible tie-ins to operation and use of the park; could have more robust budget.

## Programming Capacities

More robust improvements and variety of amenities, like representative case studies.

Figure 7: Public+ Approach Example



## SMALE RIVERFRONT PARK

### Where

Cincinnati, Ohio (pop. 301,301)

### How Big

45 acres

### When

Est. 2008, opened 2012, completed 2018

### How Much

\$122 million (53% public, 47% private)

### Operating Costs

\$2.3 million

### Who

Cincinnati Park Board and Parks with City, State, Federal and private funding

### What To Do

Bicycling/ running paths, open lawn, banquet center with carousel, bicycle mobility center, farmers' market esplanade, mounded garden with swings, lighted fountain, rose garden and tree grove, adventure playground, labyrinth, Ohio River Trail, river access, water feature plaza, shaded porch swings, event lawn and stage

### What We Like

Wide variety of programming; phased with adjacent mixed-used development; important part of urban infrastructure connecting the football and baseball stadiums



## KYLDE WARREN PARK

### Where

Dallas, Texas (pop. 1.34 million)

### How Big

5.2 acres

### When

Est. 2004, completed 2012

### How Much

\$110 million (49% private, 18% City, 18% State, 15% Federal)\*

### Operating Costs

\$2.6 million

### Who

Owned by the City of Dallas, operated and managed by Woodall Rodgers Park Foundation

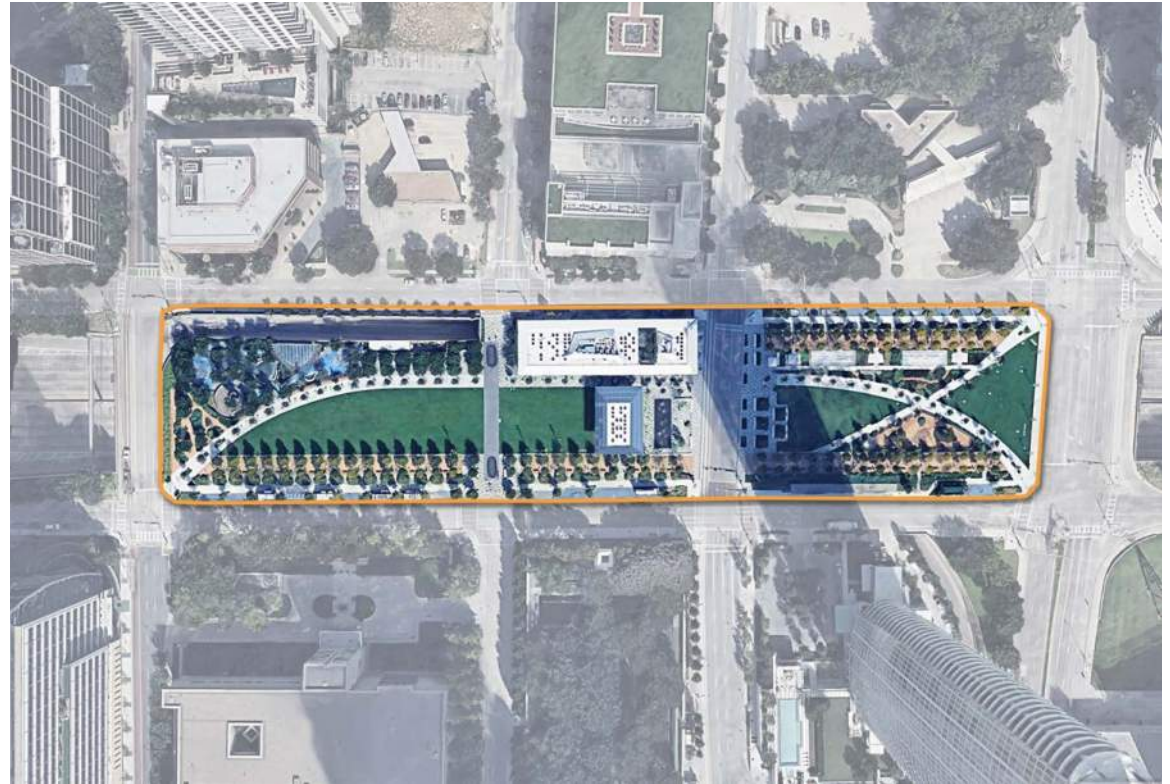
### What To Do

Bicycling/running paths, open lawn, botanical garden, children's park, reading room and library, plazas with water features, restaurant/ cafe, performance venue, lounge area, games tables and carts, food trucks, butterfly garden

### What We Like

Variety of funding sources utilized, including private, local, state and federal grants

\*Cost includes the price of building the freeway deck



## GOVERNORS ISLAND

### Where

New York, New York (pop. 8.62 million)

### How Big

150 acres

### When

Est. 2003, phase 1 opened 2006

### How Much

\$291 million (phase 1 and 2)

### Operating Costs

\$16 million

### Who

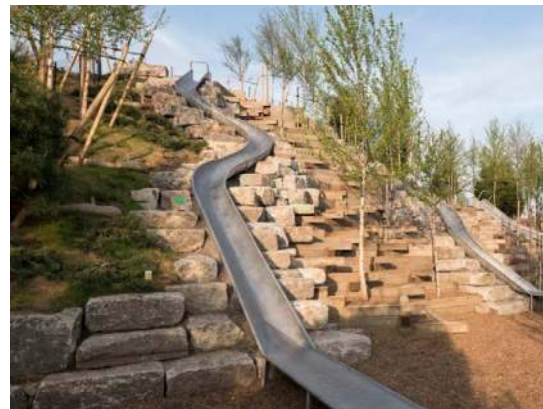
The Trust for Governors Island (not-for-profit created by NYC), The Friends of Governors Island (nonprofit)

### What To Do

Bicycling/running paths, open lawn, adjacent to Governors Island National Monument, scenic overlooks, playgrounds, art exhibits, summer camps, kayaking, sports fields, interactive fountains, camping, zip-line, maze, mini-golf, historic tours

### What We Like

The park utilizes historic structures on site for leasing opportunities; variety of funding methods are used; although residential development is prohibited, recent rezoning efforts would allow for approved new construction to fund operating and maintenance costs



## Public-Private Partnership Approach

In a Public-Private Partnership, the City or an empaneled nongovernmental organization (NGO) would enter into a partnership with neighborhood development interests. The accompanying diagram illustrates new development opportunities inside and outside of the Airport boundary. Increased access through and within the park, including public transportation connection to the Expo line could be possible under this model (See Figure 8). Airport Avenue could be realigned to allow multimodal access and improve intersections.

## Policy Implications

Voter approval would be needed to modify uses allowed under Measure LC.

## Funding & Budget

Would require neighborhood development of a portion of the park to generate revenue for park development and operation; would be able to secure more robust budgets.

## Programming Capacities

Most robust improvements, like representative case studies.

Figure 8: Public-Private Partnership Approach Example



## ORANGE COUNTY GREAT PARK

### Where

Irvine, California (pop. 277,453)

### How Big

1,347 acres (approx. 27% for park)

### When

Est. 2003, phase 1 opened 2006

### How Much

\$1.1 billion (voter approved cost in 2002)

### Operating Cost

\$21.7 million

### Who

Orange County Great Park Corporation  
(nonprofit governed by Irvine City Council), City  
of Irvine, Lennar Corp., FivePoint Communities

### What To Do

Great Park Balloon, carousel, farmers'  
market, Farm+Food Lab, soccer stadium,  
soccer fields, volleyball courts, tennis courts,  
basketball courts, open lawns, fitness complex,  
ice facility, reflecting ponds, arts complex,  
walkable historic timeline, heritage and aviation  
exhibition

### What We Like

Voters passed Measure W in 2002 calling for  
the former air base to be used as a regional  
urban park, nature preserve and multi-use  
development



## HEMISFAIR PARK

### Where

San Antonio, Texas (1.49 million)

### How Big

92 acres (approx. 20% for park)

### When

Est. 2009, phase 1 opened 2015

### How Much

\$68 million (phase 1 and 2)

### Operating Costs

\$2.6 million (estimated)\*

### Who

The City of San Antonio, Hemisfair Park Area Redevelopment Corporation (nonprofit local government corporation), Zachary Corp., private partnerships and donations

### What To Do

Splash pad, sand play area, giant chess and checkers, climbing structures, swings and spinners, picnic tables, fitness events, convention center, theatre, restaurants, cultural institutions

### What We Like

Redevelopment of former World's Fair site that utilizes existing structures for revenue; proposed mixed-use development on site can bring in people and tax revenue



\*Data unavailable; estimate based on U.S. averages (NPRA)

## DOWNSVIEW PARK

### Where

Toronto, Canada (pop. 2.93 million)

### How Big

291 acres (approx. 60% for park)

### When

Est. 1999

### How Much

Not Available

### Operating Costs

\$16.2 million (estimated)\*

### Who

Canada Lands Company and Parc Downsview Park (federal commercial Crown corporations), private partners

### What To Do

Running/bicycling paths, nature preserves, ponds, sports fields, gardens, play areas, event spaces, greenhouse, urban farming, go-karts

### What We Like

Park is mandated to fund itself with areas dedicated for revenue-generating opportunities on site; the park is a former air base; Downsview Lands, a development area adjacent to the park, was created simultaneously as Downsview Park

\*Data unavailable; estimate based on U.S. averages (NPRA)



## Pros and Cons

Each approach presents opportunities and challenges for consideration, which are presented in the chart below.

### PROS

#### PUBLIC APPROACH

- The public entity has full control and the discretion to choose a design program that is non-commercial in nature

#### PUBLIC+ APPROACH

- More park amenities may be possible due to greater funding options
- A variety of public and private funding sources can be utilized
- Operational project costs and execution risks can be shared among participants
- Membership organizations, in particular, often can mobilize volunteers and monitor their work more easily than public agencies can

#### PUBLIC-PRIVATE PARTNERSHIP APPROACH

- Allows for significantly more park amenities and better infrastructure solutions
- Development brings people (activation) and revenue to support park development or operations
- Can result in faster project completion and reduced delays
- Innovative design and financing approaches become available, without relying on a tax paid by residents
- Operational project costs and execution risks can be transferred from the City to the private participant
- By increasing the efficiency of the City's investment, public funds can be redirected to other City initiatives

## CONS

- Limited funding results in less budget for innovative design
- Limited funding results in less budget for capital improvements and amenities
- Limited funding results in less budget for ongoing maintenance and operations
- Dependency on grants and funds from other governmental agencies may cause delays
- Fundraising and advocacy largely lands on public entity and may be less effective

- Public entity shares control of decision-making
- Requires significant coordination with outside groups
- Requires an active and strong partner to manage fundraising and advocacy

- Public entity shares control of decision-making
- Generally requires some land area to be devoted to non-park uses for revenue generation
- Funding may be tied to private neighborhood development, and market drivers may delay project

## Similarities and Dissimilarities

No case study will exactly parallel the future Airport to park conversion in Santa Monica. The chart below outlines the similarities and differences between each case study and the process of converting the Santa Monica Municipal Airport to a park.

### SIMILARITIES TO THE POST-CLOSURE AIRPORT PARK

APPROACH	Case Study	Similarities
PUBLIC APPROACH	Tempelhof Field	<ul style="list-style-type: none"> <li>Former airfield</li> <li>Use of existing onsite buildings provides revenue</li> <li>Surrounded by urbanized area and uses</li> </ul>
	Northerly Island	<ul style="list-style-type: none"> <li>Former airfield</li> <li>Comprehensive Framework Plan allows for future amenity development</li> </ul>
	Los Angeles State Historic Park	<ul style="list-style-type: none"> <li>Located in the Los Angeles region</li> <li>Surrounded by urbanized area and uses</li> </ul>
PUBLIC+ APPROACH	Smale Riverfront Park	<ul style="list-style-type: none"> <li>Surrounded by urbanized area and uses</li> </ul>
	Klyde Warren Park	<ul style="list-style-type: none"> <li>Surrounded by urbanized area and uses</li> </ul>
	Governors Island	<ul style="list-style-type: none"> <li>Focus on resiliency and sustainable development</li> </ul>
PUBLIC-PRIVATE PARTNERSHIP APPROACH	Orange County Great Park	<ul style="list-style-type: none"> <li>Voter-initiated conversion of a former airfield and base</li> <li>Limited transit access</li> </ul>
	Hemisfair Park	<ul style="list-style-type: none"> <li>Surrounded by urbanized area and uses</li> </ul>
	Downsview Park	<ul style="list-style-type: none"> <li>Former air base</li> </ul>

## DISSIMILARITIES TO THE POST-CLOSURE AIRPORT PARK

- Berlin is significantly larger than the City of Santa Monica
- Existing airfield was primarily softscape, whereas SMO has significant paving which will be more costly to remove and need environmental mitigation
- Chicago is significantly larger than the City of Santa Monica
- A large, independent park district was already in place to manage Northerly Island
- Embedded location within existing hub of museums/stadiums with associated infrastructure, and SMO lacks robust mass transit access/hub of existing uses
- Much smaller in size and scale at 32 acres
- Proximate transit via Metro Gold Line (although not open when the park was planned)
- The site is owned, developed, funded, and managed by the State Parks Agency

- Cincinatti Park Board already in place has a robust fundraising structure
- Integrated into larger urban infrastructure connecting football and baseball stadiums
- Much smaller in size
- Park surrounded by cultural institutions that support the park
- Included construction of a freeway deck to create new parkland
- Robust transit system supports access via ferry

- Surrounding areas are generally low density
- Park improvements and operations supported by a Redevelopment Corporation
- Existing airfield was primarily softscape, whereas SMO has significant paving which will be more costly to remove and need environmental mitigation

## What We Heard

Santa Monica held a Community Open House at Tongva Park on March 9, 2019 to receive community input for the Parks and Recreation Master Plan Update. The Open House attracted more than 230 people and was immediately followed by an online version (available between March 11 and March 25) through which an additional 231 people provided input. One of the Open House stations specifically asked for input about the case studies presented in this report.

Participants reviewed the nine visual examples, indicated which case studies resonated most, and provided comments about each case study and opportunities for Santa Monica.

## WHICH CASE STUDIES RESONATE?

"REPURPOSES UNDERUTILIZED SPACE FOR RECREATIONAL ACTIVITIES (I.E., BIKING, WALKING, AND RUNNING)"

—SMALE RIVERFRONT PARK

"COLORFUL PLAY AREA AND TREES"

—HEMISFAIR PARK

"EXEMPLIFIES PARK DEVELOPMENT HAPPENING IN PHASES"

—TEMPELHOF FIELD

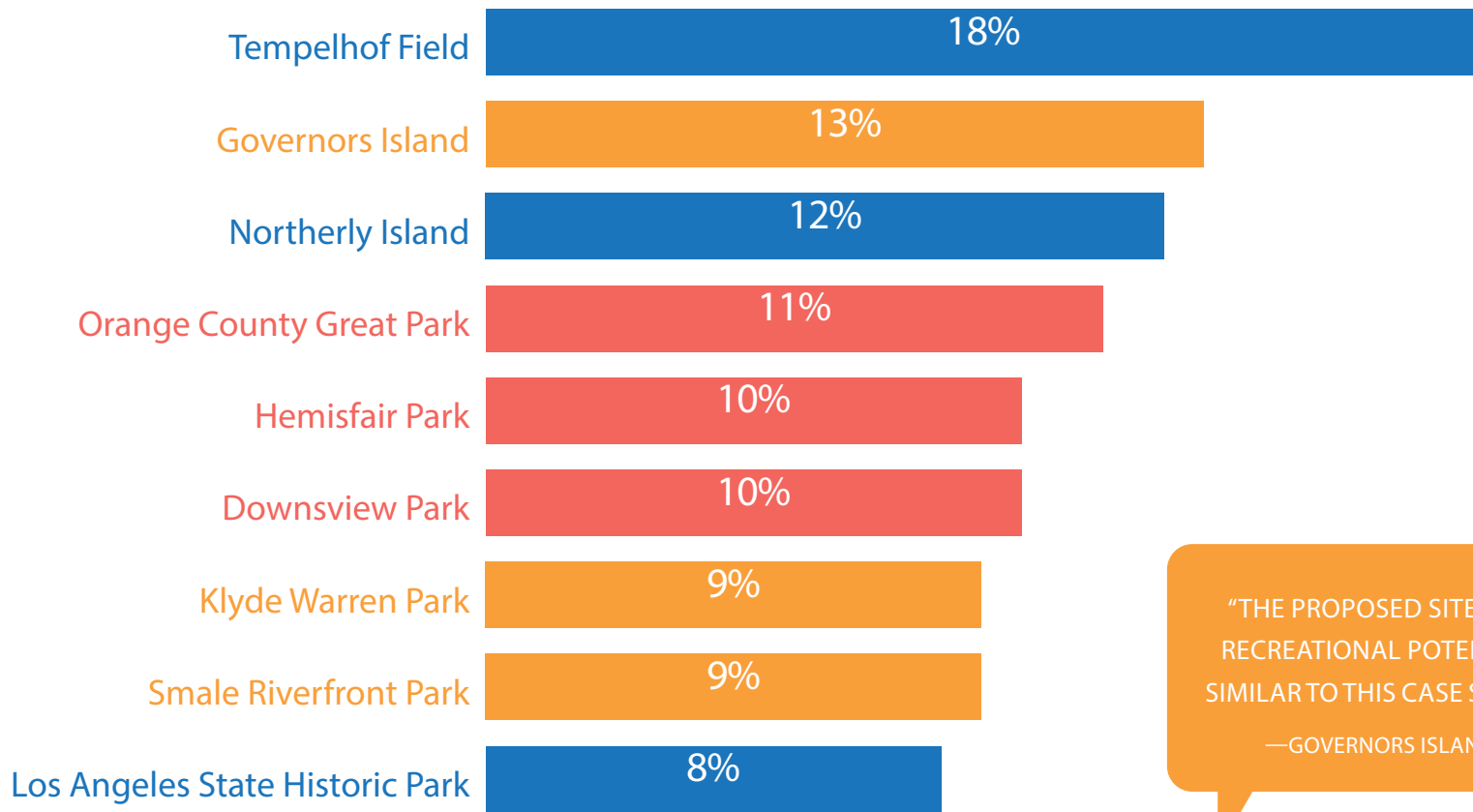
"BIKE AND PEDESTRIAN ACCESSIBILITY"

—NORTHERLY ISLAND

"AESTHETICALLY PLEASING AND COMMUNAL"

—KYLDE WARREN PARK

"AMENITIES INCLUDING THE ARTS COMPLEX, ICE RINK, YOUTH SPORTS PROGRAMMING"



"THE PROPOSED SITE HAS RECREATIONAL POTENTIAL SIMILAR TO THIS CASE STUDY"  
—GOVERNORS ISLAND

"INTEGRATES ECOLOGICALLY SENSITIVE DESIGN AND HABITAT RESTORATION"  
—DOWNSVIEW PARK

"VENUE FOR MUSIC FESTIVALS"  
—LOS ANGELES STATE HISTORIC PARK



4

ALTERNATIVE  
PATHWAYS TO PARK  
CONVERSION

## Goals for the Post-Closure Airport Park

The process to achieve the post-closure Airport Park is multi-faceted and complex, and there are multiple pathways that the City may consider for implementation. Regardless of approach and process, the post-closure Airport Park will embody the following goals:

-  **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.
-  **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.

## Governance Structures

As the case studies illustrate, there are many variations on the governing structure to design, build and operate a public park on the site of Santa Monica Airport. The governance structure is a key step and will determine decision-making authority and the range of possible approaches for all subsequent decisions, including the planning and design approach. Qualifying approaches are indicated under each governance structure.

### PUBLIC

#### Public

The City of Santa Monica takes on all responsibilities for the design, development and operation of the new park. The City's approach to operating Santa Monica State Beach is a successful example of this governance approach.

### JOINT POWERS AUTHORITY (JPA)

#### Public, Public+

Joint Powers Authorities are legally created entities that allow two or more public agencies to jointly exercise common powers and are governed by California Government Code section 6500. There are two types of JPAs. The first allows the public agencies to contract to jointly exercise common powers. The second allows two or more public agencies to form a separate legal entity and is likely the better approach for the operation of a new park. Under this structure, a JPA would be negotiated and established between the City of Santa Monica and at least one other public agency. The JPA would create a separate legal structure for the design, development and operation of the new park. Potential partners include the City of Los Angeles, Los Angeles County, the Santa Monica-Malibu Unified School District, Santa Monica College, Metro, and Big Blue Bus.

### PRIVATE CORPORATION AS CONCESSIONAIRE

#### Public, Public+, Public-Private Partnership

Recreation management companies provide visitor services through concession agreements with public agencies. Most typically used at state or national parks, these arrangements include contracts, often long-term (10, 15 or 20 years), that specify the responsibilities and obligations of the concessionaire. This structure requires a park that includes revenue-generating services, facilities or features, often campgrounds or hotels. For example, Yosemite Hospitality LLC (a division of Aramark) operates and makes capital improvements in Yosemite National Park under the terms of an agreement with the National Park Service.

### PARK CONSTRUCTION AUTHORITY

#### Public+, Public-Private Partnership

A Park Construction Authority would be an independent park design and construction agency created at a state level through legislation. This agency would be governed by a Board of Directors with the possibility of additional representation through a JPA or other advisory committees. After construction is completed, the project would need to be transferred to a separate organization for operation, formalized in a Master Cooperative Agreement. The completion of the Foothill Gold Line was accomplished through this model.

### PARK CONSERVANCY

#### Public+, Public-Private Partnership

Conservancies are private, nonprofit organizations that raise money independent of the city and spend it under a plan of action mutually agreed upon with the government. The city typically retains ownership and final decision-making authority and has a Memorandum of Understanding (MOU) in place with the conservancy that spells out the conservancy's responsibilities for design, development and operation of the park, as well as any required public benefits. The conservancy typically has a strong executive director who oversees conservancy staff and

reports to a large board of directors that includes representation from the city. Conservancies typically have strong fundraising abilities and strength in contract management. While the word “Conservancy” may be used in the name of an organization, the organization may not be a park operator as this model envisions (e.g., Santa Monica Mountains Conservancy). The Guadalupe River Park Conservancy in San Jose is an example of a park conservancy formed for the design, development and operation of Guadalupe River Park, envisioned to become an “active, iconic, world-class central park”. The Klyde Warren Park case study illustrates the use of a park conservancy to develop and operate a new major park. Klyde Warren Park’s foundation (Woodall Rogers Park Foundation) was established in 2004 and opened the park in 2012.

## LESSONS LEARNED

The case studies reveal several lessons learned about governing structure that may influence Santa Monica’s decision on how to proceed. The table on the next page summarizes the park-specific nonprofit organizations associated with each of the case studies.

- Most case studies have one or more nonprofit organizations formed specifically for the site, indicating that nonprofit conservancies or foundations are a key ingredient for success. The exceptions are two of the Public examples (Northerly Island and Los Angeles State Historic Park), both of which are operated by very large public agencies that have effective umbrella nonprofits in place that fundraise for all their parks.
- A government-established nonprofit corporation is a common approach to park development and operation. All three Public-Private Partnership case studies used this model, as did the largest of the Public+ (Governors Island). In these cases, the nonprofit functioned as a park construction authority.
- The Women’s Committee of Smale Riverfront Park is an example of a park-specific fundraising organization that takes its nonprofit status from the parent Cincinnati Parks Foundation rather than having its own 501(c)(3) status.
- Three of the nine case studies used a nonprofit to develop and operate the park, paired with a nonprofit specifically focused on raising money for the park.

CASE STUDY

NONPROFIT ORGANIZATION ASSOCIATED WITH THE PARK

PUBLIC APPROACH

Tempelhof Field	<ul style="list-style-type: none"> <li>• Grün Berlin Gmbh (not-for-profit corporation created by the City of Berlin)</li> <li>• Grün Berlin Foundation (nonprofit)</li> </ul>
Northerly Island	<ul style="list-style-type: none"> <li>• No park-specific nonprofit organizations</li> </ul>
Los Angeles State Historic Park	<ul style="list-style-type: none"> <li>• No park-specific nonprofit organizations</li> </ul>

PUBLIC+APPROACH

Smale Riverfront Park	<ul style="list-style-type: none"> <li>• The Women’s Committee of Smale Riverfront Park (nonprofit, subcommittee of the Cincinnati Parks Foundation)</li> </ul>
Klyde Warren Park	<ul style="list-style-type: none"> <li>• Woodall Rodgers Park Foundation (nonprofit)</li> </ul>
Governors Island	<ul style="list-style-type: none"> <li>• Governors Island Corporation, dba The Trust for Governors Island (not-for-profit corporation created by New York City)</li> <li>• Friends of Governors Island (nonprofit)</li> </ul>

PUBLIC-PRIVATE PARTNERSHIP APPROACH

Orange County Great Park	<ul style="list-style-type: none"> <li>• Orange County Great Park Corporation (not-for-profit corporation created by Irvine City Council)</li> </ul>
Hemisfair Park	<ul style="list-style-type: none"> <li>• Hemisfair Park Area Redevelopment Corporation (not-for-profit created by San Antonio)</li> </ul>
Downsview Park	<ul style="list-style-type: none"> <li>• Canada Lands Company (self-financing federal Crown corporation – the Canadian version of the not-for-profit corporation)</li> </ul>

## Funding Avenues

Multiple funding mechanisms will be required for capital improvements, maintenance and operation. This section outlines the major funding avenues that may be pursued. Qualifying approach(es) are indicated under each funding source.

### GENERAL OBLIGATION BOND

Public, Public+, Public-Private Partnership

A general obligation (“GO”) bond is issued by a local taxing authority and is repaid by ad valorem property taxes. General obligation bonds must be approved by a two-thirds majority per State law and are established for the timeframe to repay the bond, typically 20 years.

### MELLO-ROOS COMMUNITY FACILITIES DISTRICT

Public, Public+, Public-Private Partnership

The Mello-Roos Community Facilities Act of 1982 allows counties, cities, special districts, school districts or joint powers authorities to establish a Mello-Roos Community Facilities District (CFD) for financing public improvements and services, which can include infrastructure, public safety services, parks and cultural facilities (including libraries and museums). The CFD must be approved by two-thirds majority of residents within the district boundaries, or by the landowners if there are fewer than 12 residents.

### PARCEL TAX

Public, Public+

A parcel tax is a levy on individual parcels of property. The parcel tax is typically set at some fixed amount, whether a fixed amount per parcel or based on factors such as size or square footage. Parcel taxes cannot be based on a property’s value. The Los Angeles County Parks Tax Measure is a parcel tax. Under a joint powers authority, a parcel tax could be levied on areas outside of the City of Santa Monica. A parcel tax is a special tax and requires two-thirds voter approval.

### ASSESSMENT DISTRICT

Public, Public+, Public-Private Partnership

An Assessment District is a special financing district formed by a local government agency (county, city, water district, etc.) and includes property that will receive direct benefit from the construction of new public improvements or from the maintenance of existing public improvements. The Landscaping and Lighting Act of 1972 created Landscape and Lighting Assessment Districts (LLADs) specifically to fund acquisition, improvement and operation of streets, parks, open spaces and community centers are one type of Assessment District used for parks and park improvements. A benefit formula charges the assessment on each parcel based on the amount of benefit received. A majority of property owners within the proposed assessment district must approve the district formation.

### REVENUE BOND

Public, Public+

Revenue bonds are paid by project-generated revenue or dedicated revenue stream, such as a particular tax or fee. These do not require voter approval but do require a dedicated revenue stream from the project itself.

### EARNED INCOME FROM PARK OPERATIONS

Public, Public+

Once the park is open, earned income from operating the park is a potential funding source, especially for operations. Santa Monica State Beach is operated by earned income from a mix of parking fees and concessions revenue.

## GRANTS

Public, Public+, Public-Private Partnership

Both private entities and public agencies offer a variety of grant programs. Most park and recreation grant funds originate with either the Federal or State government and are limited to funding the acquisition, design and construction of parks, facilities and trails. The active list of grant programs regularly changes, as Federal and State budgets expand and contract, and the application schedule and process must be learned and monitored. Further, most grants require that the local agency match a percentage of the funding with local dollars

## PHILANTHROPIC CAMPAIGN

Public, Public+, Public-Private Partnership

A campaign for philanthropic giving can be used to generate funding for capital development and potentially for an operational endowment. Most campaigns of this nature are created by nonprofit organizations, rather than by public agencies. In some cases, a major gift may result in a facility being named after a donor.

## NAMING RIGHTS SPONSORSHIP

Public, Public+, Public-Private Partnership

A naming rights sponsorship allows an entity to purchase the right to name a facility or event for a specified period of time. Naming rights are often used as a mechanism to fund arenas and sports stadiums

## PUBLIC-PRIVATE PARTNERSHIPS (P3, P4, ETC.)

Public+, Public-Private Partnership

Public-private partnerships involve collaboration between a government agency and a private-sector company that can be used to finance, build, and operate projects, such as public transportation networks, parks, and convention centers. Financing a project through a public-private partnership can allow a project to be completed sooner or make it a possibility in the first place.

## VALUE CAPTURE

Public, Public+, Public-Private Partnership

Value capture is the name given to a policy whereby governments capture some of the increased value of land that results from building a new piece of infrastructure. Typically, the money the government “captures” is used to help fund the project.

## ENHANCED INFRASTRUCTURE FINANCING DISTRICTS (EIFD)

Public, Public+, Public-Private Partnership

Enhanced Infrastructure Financing Districts were established in 2015 and may use Tax Increment Financing (TIF) for infrastructure projects. EIFDs were established after dissolution of redevelopment agencies in California and are governed under Section 53398.50 of the California Government Code. The EIFD has flexibility in what it can fund and does not require a finding of blight. No public vote is required to establish an EIFD. However, if bonds are issued against TIF revenues, approval by 55 percent of voters is required. A Joint Powers Authority is also typically needed if an EIFD is established. Since the laws establishing EIFDs are recent, there are few examples to explore. However, a Los Angeles River Revitalization EIFD is in the planning stages as a mechanism to fund implementation of the Los Angeles River Revitalization Plan.

Where: Los Angeles, California  
How Big: 32 acres  
When: Est. 2001, opened 2006  
How Much: \$18 million  
Operating Costs: \$1.6 million

Who: California Department of Parks and Recreation  
What To Do: Biking, running paths, open lawn, elevated outdoor, campfire circle, art installations  
What We Like: Conversion of former industrial site to parkland; large open spaces allow the park to host music festivals, craft fairs, and outdoor movie screenings; easily accessible by public transportation; the park was developed and opened in phases



Los Angeles, California 32 Acres Los Angeles Music Park

Where: New York City, New York  
How Big: 150 acres  
When: Est. 2003, opened 2006  
How Much: \$291 million (phase 1 and 2)  
Operating Costs: \$16 million

Who: The Trust for Governors Island (not-for-profit) by NYCL, The Friends of Governors Island  
What To Do: Biking, running paths, open lawn, adjacent to the historic Bialik Monument, scenic views, playgrounds, art exhibits, summer camps, sports fields, interactive fountains, camping, mini-golf, historic tours  
What We Like: the park utilizes historic structures on site as well as modern amenities; variety of funding methods are used; although residential development is prohibited, the park's location would allow for approved new development; the park's location would allow for approved new development; the park's location would allow for approved new development



New York City, New York 150 Acres Governors Island

Where: Toronto, Canada  
How Big: 572 acres (approx. 50% for park)  
When: Est. 1999



Toronto, Canada 572 Acres Downsview Park

CASE STUDY

5

## NEXT STEPS

## Near- and Mid-Term

The path from Airport to park involves multiple steps that must be initiated well in advance of the Airport's closure after 2028. This chapter outlines the near and midterm steps that Santa Monica should take towards converting the Airport to a park, setting out a critical path forward. Many of these steps may coincide or run concurrently, as indicated in the timeline on the next page. The timeline was developed to reflect a schedule that could allow for construction to commence immediately following the assumed Airport closure date. This timeline reflects estimates and optimistic assumptions about process and does not include potential delays or lack of funding. Additional detail on each of these steps is provided on the following pages.

## Organizational Processes

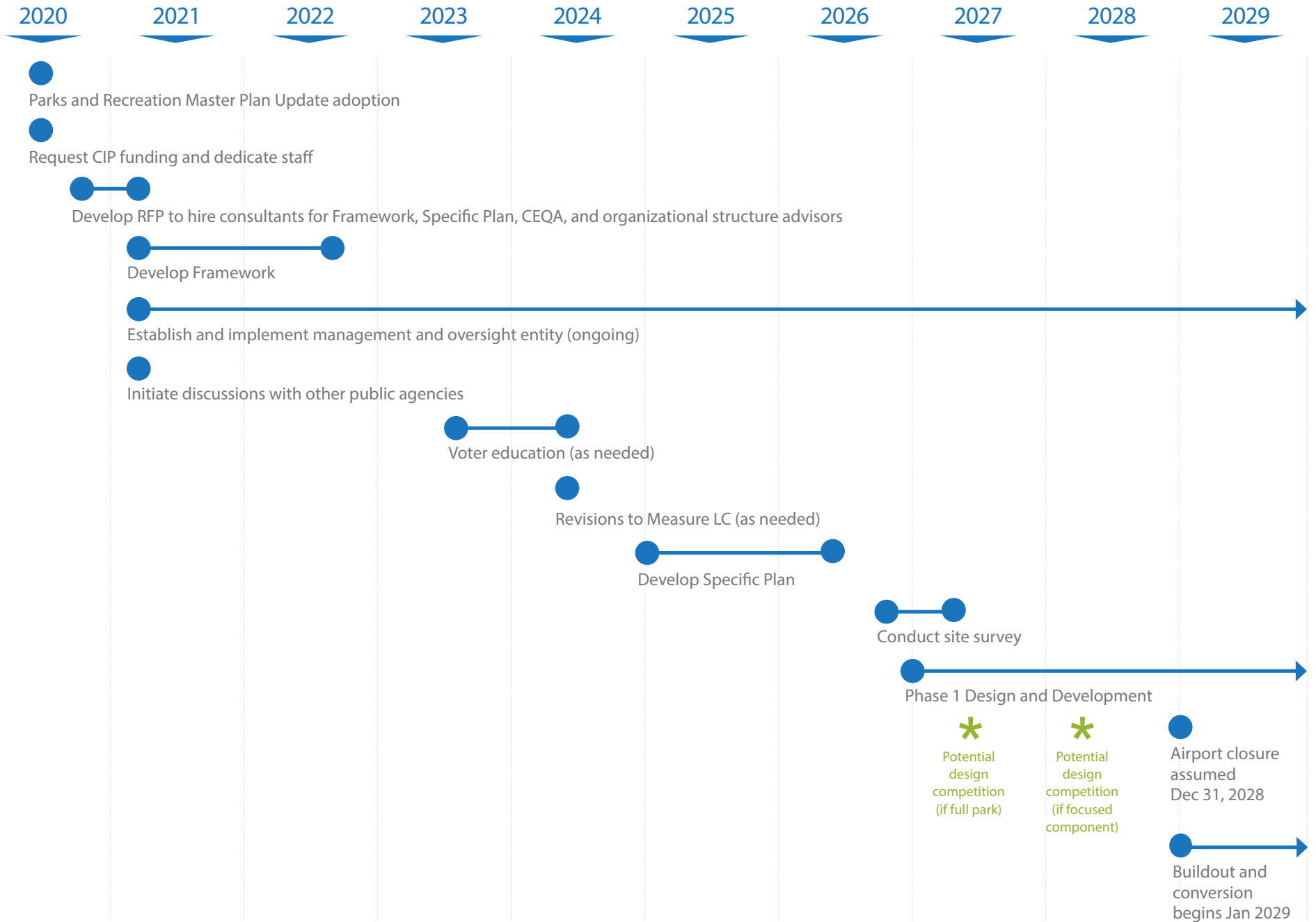
### DEVELOP MANAGEMENT STRUCTURE

Given the complexities associated with a project of this scale, the City will need to establish a dedicated team of City staff members to ensure the project moves forward expediently and with the community's intentions represented. The City's dedicated staff team should at a minimum consist of four individuals, including one member with great relationships and a strong ability to build partnerships, a representative that understands park planning and urban design, a transportation and access specialist, and a financial expert. This team would spearhead the process and work with additional representatives from these disciplines or other expertise areas to augment the team as needed. As the implementation process progresses, the core staff team may be expanded beyond the originally identified members, depending on expertise needs and workload.

The identification of the dedicated City staff team is the first step in moving forward with conversion of the Airport. The staff team will begin work in 2020.

The first tasks of this team will be to develop Request for Proposal(s) and select a team of consultants to provide professional services for the multi-year planning process. The team of consultant's scope of work will include preparing the Framework and associated components (described in greater detail later in this chapter) developing the Specific Plan and related California Environmental Quality Act (CEQA) analysis and supporting the City in the development of any needed oversight entity.

# TIMELINE AND NEXT STEPS



## IDENTIFY ORGANIZATION FOR OVERSIGHT AND POTENTIAL PARTNERS

A new public space of this scale will require 1) partnerships and 2) an entity to oversee and manage the park and potentially fundraise and lead support campaigns. This effort will run concurrently with other steps and will last the duration of the process.

**Partnerships:** The City's dedicated core staff team should engage potential public agency partners in individual discussions to determine their interest in becoming partners in the development and operation of the new park, regardless of approach. Potential public agency partners include Santa Monica College, Santa Monica-Malibu Unified School District, the City of Los Angeles, Los Angeles County, Big Blue Bus, and Metro. In addition, the owner of the adjacent office park has expressed interest in discussions with the City to explore partnership opportunities. The City should consider these opportunities and determine if it is in the public interest to explore partnership opportunities associated with the parcel.

**Oversight:** The consultant team should support the City's efforts to identify potential partnerships and work to incubate a potential oversight structure. Examples of similar organizations associated with major public park developments include the Discovery Green Conservancy or the Millennium Park Foundation. Successful oversight organizations include representatives with expertise in fundraising, community relationships, public relations, financial management, legal, and political strategies. Long-term, this organization should have its own staff as well as an active Board of Directors.

### ACTION STEPS:

- Identify additional agencies and public partners and begin discussions in 2021.
- Begin laying the groundwork to establish and implement a management and oversight entity in 2021.

## Implementation Components and Plans

### ADOPT 2020 PARKS AND RECREATION MASTER PLAN

Adoption of the updated Parks and Recreation Master Plan is the first step toward the future Airport to park conversion. The Master Plan sets the foundational vision for the park system, including specific goals for the post-closure Airport Park.

### ACTION STEPS:

- Begin implementation of the updated Parks and Recreation Master Plan in 2020.

### DEVELOP THE FRAMEWORK

To adequately plan for the future Airport to park conversion, policy guidance must be clearly laid out. The foundational guidance for the post-closure Airport Park will be the Framework. Using the three potential approaches (Public, Public+, and Public-Private Partnership) as a starting point, the Framework will describe at least three conceptual alternatives for the community and ultimately City Council's consideration. Each alternative will review the land use, design scale, transportation (including evaluation of regional transit connections to the post-closure Airport Park), and policy options for the future, as well as the implications of each alternative.

As a key part of the Framework, a market and economic analysis will be prepared to evaluate market feasibility of the different concept alternatives and the related financial implications and opportunities. The economic analysis will fully analyze up-front capital costs, life cycle and ongoing operational costs, and the most appropriate funding mechanisms to implement the various concept alternative scenarios. The alternatives will also describe recommendations for revisions to Measure LC (if necessary) and key partnerships and funding options.

As the case studies presented in this report illustrate, most large-scale new parks are not undertaken by small cities acting on their own, due to the magnitude of the project and the associated capital and operating costs. The conceptual alternatives should investigate at least one scenario that redevelops a portion of the Airport and should analyze the feasibility of a Mello-Roos Community Facilities District, an Assessment District, an Enhanced Infrastructure Financing District (EIFD), and potential revenue generation.

## FRAMEWORK COMPONENTS

- Market and Economic Analysis
- Conceptual Alternatives
  - Land Use
  - Design Scale
  - Transportation
  - Policy
- Governance Options
- Funding Plan

The community, and ultimately the City Council, will review the Framework and identify a preferred concept/approach.

### ACTION STEPS:

- Initiate the process to develop Framework in 2020.
- Bring the Framework to City Council for consideration in 2023.

## GO BACK TO VOTERS ON MEASURE LC IF REQUIRED

The pathway to park development may require another public vote on Measure LC. Based on the approach and concept identified by Council in the Framework, the City may choose to go back to voters on Measure LC to clarify or adjust requirements.

### ACTION STEPS:

- Determine if the pathway to park development requires another public vote by 2023.
- If yes, conduct a voter education effort and put a proposed revision to Measure LC on the ballot in November 2024.

## DEVELOP SPECIFIC PLAN

Once the preferred approach and concept is identified in the Framework, a Specific Plan will be prepared to refine the policy direction and address regulatory requirements. The General Plan Land Use and Circulation Element (LUCE GOAL D36) requires that a Specific Plan be adopted to plan for the Santa Monica Airport and adjacent business park area. A Specific Plan will provide guidance for development of park and open spaces, existing adjacent properties (including Clover Park as well as private properties within the business park). The Specific Plan will also identify the necessary infrastructure to support the post-closure Airport Park, including roads, pathways, and transportation linkages.

Specific Plans can vary significantly in complexity and schedule. The Specific Plan process will require a robust engagement strategy as well as high level design and master planning.

The Specific Plan will require an Environmental Impact Report (EIR) to comply with the California Environmental Quality Act (CEQA). The City should ensure that the CEQA document covers future implementing actions, including design, development and construction of the post-closure Airport Park. The final Specific Plan and CEQA documentation will be reviewed by the public and decision makers in preparation for adoption by the City Council.

#### ACTION STEPS:

- Initiate the Specific Plan in late 2024.
- Bring the Specific Plan to City Council for consideration to adopt at the end of 2026.

#### CONDUCT A SITE SURVEY OF THE AIRPORT PROPERTY

To get ready for a park design process, the City of Santa Monica should develop a detailed evaluation of existing site features and access, including a construction site survey that will serve as the base map for design and an architectural evaluation of existing Airport structures, addressing their potential for reuse and changes in occupancy as recommended in the Framework.

#### ACTION STEPS:

- In late 2026, develop a scope and hire a firm to produce a site survey and evaluate existing buildings for programmatic potential based on their design.
- Complete the site and structures survey in 2027.

## SPECIFIC PLAN COMPONENTS

- **Vision:** A vision statement to guide development and public decision-making.
- **Land Use and Zoning Changes:**
  - A plan for uses for the Airport and a framework for land use decisions, and redevelopment opportunities and desired mix of uses for the business park and parking areas.
  - Development standards, guidelines, and specific criteria by which development will proceed, and opportunities for value capture potential from zone changes.
  - Recommendations that consider the interface with adjacent residential neighborhoods and neighborhood commercial uses along the north side of Ocean Park Boulevard, as well as areas located within the City of Los Angeles.
- **Streets and Transportation Linkages:**
  - Necessary circulation pattern and new streets to connect the Airport area to the larger context, with special consideration of the existing street grid.
  - Linkages and a plan to connect to existing and planned transportation systems as well as existing open space at Clover Park and Airport Park.
- **Infrastructure:** Required infrastructure improvements, including water, stormwater, sewage, and other utilities.
- **Implementation:** An implementation plan that addresses neighborhood development, including financing options and partnerships, criteria for project approvals, financing districts, governance approaches, and phasing.

## CONSIDER A DESIGN COMPETITION

The City may consider a design competition to spark interest and ideas for the post-closure Airport Park. A design competition, if held, should occur after the City Council has adopted the Specific Plan. An important feature of a successful design competition is a clear brief that outlines parameters and grounds the competition in financial realities. This way, the City's design competition guidance can clearly articulate the City's goals and existing constraints for a more viable response from participants and ultimately a more buildable design.

The design competition may apply to the entire post-closure Airport Park area. Alternatively, the design competition process may be focused on one component, piece, or area of the park, such as a nature play feature or community forest.

### ACTION STEPS:

- If a competition is desired, develop a competition brief that describes the project challenge, parameters, and goals and solicit designers to participate in the competition. For a design competition that applies to the entire post-closure Airport Park, conduct the competition following completion of the Specific Plan and Site Survey (in 2027). For a focused design competition that addressed a particular feature of the park, the timing should occur once the park's design is established.

## COMMENCE PHASE 1 DESIGN AND DEVELOPMENT

To initiate Phase 1 Design and Development, the City will need to address conceptual design layouts of the park and park amenities including orientation, circulation and access, massing, primary building materials and elevations, green infrastructure, and building and landscape palettes and have identified funding to implement.

The overall design should define phases of development to complete as funding is available. Each phase should result in a visible and usable section of park. This step should include a Phase 1 Design and Development package, scaled to the available funding for both construction and operations, and ideally timed so that construction can begin right after the assumed Airport closure.

### ACTION STEPS:

- Develop a scope and hire a consultant team to design the entire park, with the professional services contract executed in early 2027.
- Identify a Phase 1 Design and Development budget for a portion of the land area in mid-year 2027.
- Bring the design to City Council for consideration to adopt in early-to-mid 2028.
- Develop construction documents for Phase 1 implementation and conduct bidding by late 2028.

# APPENDIX H

RELATED PLAN AND PROGRAM DOCUMENTS

# APPENDIX H: RELATED PLAN & PROGRAM DOCUMENTS

Santa Monica has adopted and is currently working on many plans and programs that are relevant or contextual to the Parks and Recreation Vision Plan Update. A list of those plans is provided here.

View the City's "Planning Resources" website at <https://www.santamonica.gov/planning-resources> to connect to the following plans and projects.

## A

- Airport to Park Conversion Report (2020)
- ADA Transition Plan (2008)

## B

- Bayside District Specific Plan (1996)
- Bergamot Area Plan (2013)
- Bike Action Plan (2020)

## C

- Civic Center Specific Plan (2018)
- Climate Action Adaptation Plan (2019)

## D

- Downtown Community Plan (2023)

## E

- East Pico Safety Project (2020)
- Electric Vehicle Action Plan (2017)
- Equity Plan (2025)

## G

- General Plan Land Use and Circulation Element – LUCE (2023)

## H

- Hazard Mitigation Plan (2025)
- Historic Preservation Element (2002)
- Historic Resources Inventory (2018)
- Homelessness Strategic Plan (2025)

## L

- Lincoln Neighborhood Corridor Plan – LiNC (2017)
- Local Coastal Plan Update (2018)

## M

- Master Plan for Park Signage (2011)
- Memorial Park Master Plan (2019)
- Michigan Avenue Neighborhood Greenway (MANGo) Final Concept Plan (2014)

## O

- Ocean Park Boulevard Complete Green Street (2013)
- Open Space Element (1997)

## P

- Parks and Recreation Master Plan (1997)
- Pedestrian Action Plan (2016)
- Pico Wellbeing Project (2020)
- Promenade 3.0 (2019)

## S

- Safety Element (2025)
- Santa Monica Parks and Beach Citywide Signage Master Plan (2015)
- Santa Monica Outdoors Private Open Space Manual (2024)
- Santa Monica Pier Guidelines (1987)
- Santa Monica Resilient Energy Action Plan (2019)
- Seismic Retrofit Project Plan (2017)
- Sustainable City Plan (2022)
- Sustainable Water Master Plan (December, 2018)
- Sustainable Rights Ordinance

## U

- Urban Forest Master Plan (2017)
- UrbanWater Management Plan (2021)

## W

- Water Efficient Landscape Irrigation Standards (2016)
- We Are Santa Monica (Ongoing)

## Z

- Zero Waste Plan Update (2019)

## APPLICABLE REFERENCES

- LA Countywide Parks and Recreation Needs Assessment (2016)
- LA Countywide Parks Needs Assessment Plus (2022)
- LA County Sea Level Rise Vulnerability (2016)
- Department of Beaches and Harbors Coastal Resiliency Study (2023)

CITY OF SANTA MONICA

2025  
PARKS AND RECREATION  
VISION PLAN

ADOPTED JANUARY 27, 2026