

SANTA BARBARA AIRPORT

# GENERAL WESTERN AERO HANGARS

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May 18, 2022



# Problem Statement

- A valued historic resource is threatened by environmental hazards and neglect.



# Overview

- Background
- Constraints
  - Floodway
  - Historic Resource
  - Finances
- Adaptive Reuse Concepts



# BACKGROUND

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General Western Aero Hangars



# General Western Aero History

- 1931 – GWAC hangars constructed
- 1932 – GWAC constructs four P-2 Meteors, Sackett dies in Slough crash
- 1933 – GWAC offers airport to City of SB in Great Depression bankruptcy



# CONSTRAINTS

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General Western Aero Hangars



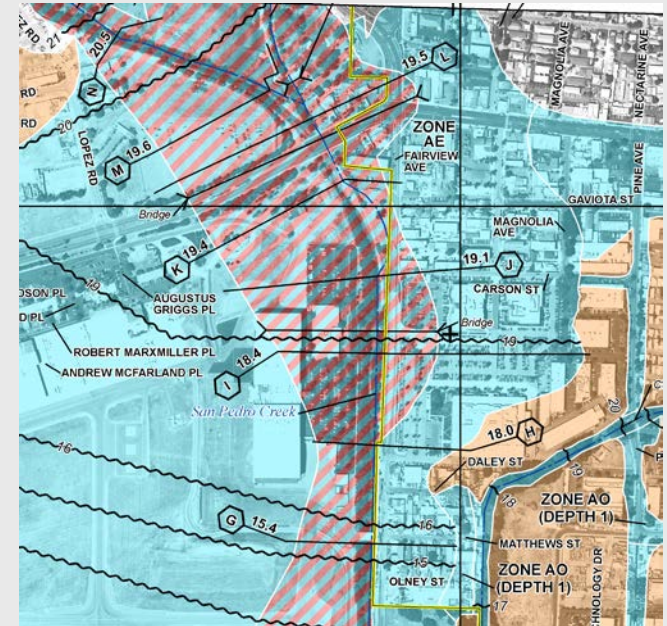
# Historic Preservation

- Meet criteria in three categories:
  1. National Registry of Historic Places
    1. *Local resident requested nomination in February 2022*
  2. California Registry of Historic Resources
  3. City Landmark



# Floodway

- Channel and overbank areas necessary to convey flood water.
- Must remain clear to allow water to pass.
- 1% storm = 7' deep flowing floodwater/debris







1969



1941





# Airport Capital Improvement Program

- \$60k identified for FY22
- No funding source identified for GWAH restoration

## General Western Aero Hangars Restoration

**Infrastructure:** Airport

### Description:

The two General Western Aero Hangars were constructed in 1928 and are the oldest structures on the Airport. The project would mothball them in place in 2022 and develop a long term restoration program/concept in a public-private partnership.



### Specific Plans or Policies Relating to this Project:

This project is consistent with Policies HR1 and HR3 of the Santa Barbara General Plan which provide for the protection of historic resources and the discouragement of demolition and disrepair. The 2017 Airport Master Plan proposes to restore and relocate these buildings and to pursue adaptive reuse options, if feasible.

### Status:

The hangars are in poor condition and need to be mothballed consistent with National Parks Service Preservation Brief 31.

### Capital Costs:

Funding Sources	Proposed	Prior Yr.	Current Yr.	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	Future Needs	Total	Project Total
		Expense	Budget								
Airport	<input checked="" type="checkbox"/>	0	0	500,000	0	0	0	0	4,100,000	\$4,600,000	\$4,600,000
Total		0	0	500,000	0	0	0	0	4,100,000	\$4,600,000	\$4,600,000



# ADAPTIVE REUSE

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General Western Aero Hangars



# Adaptive Reuse

Concept in historic restoration seeks to find a way to give it a use other than its original use while preserving historic character.

Risk: undermining historic context

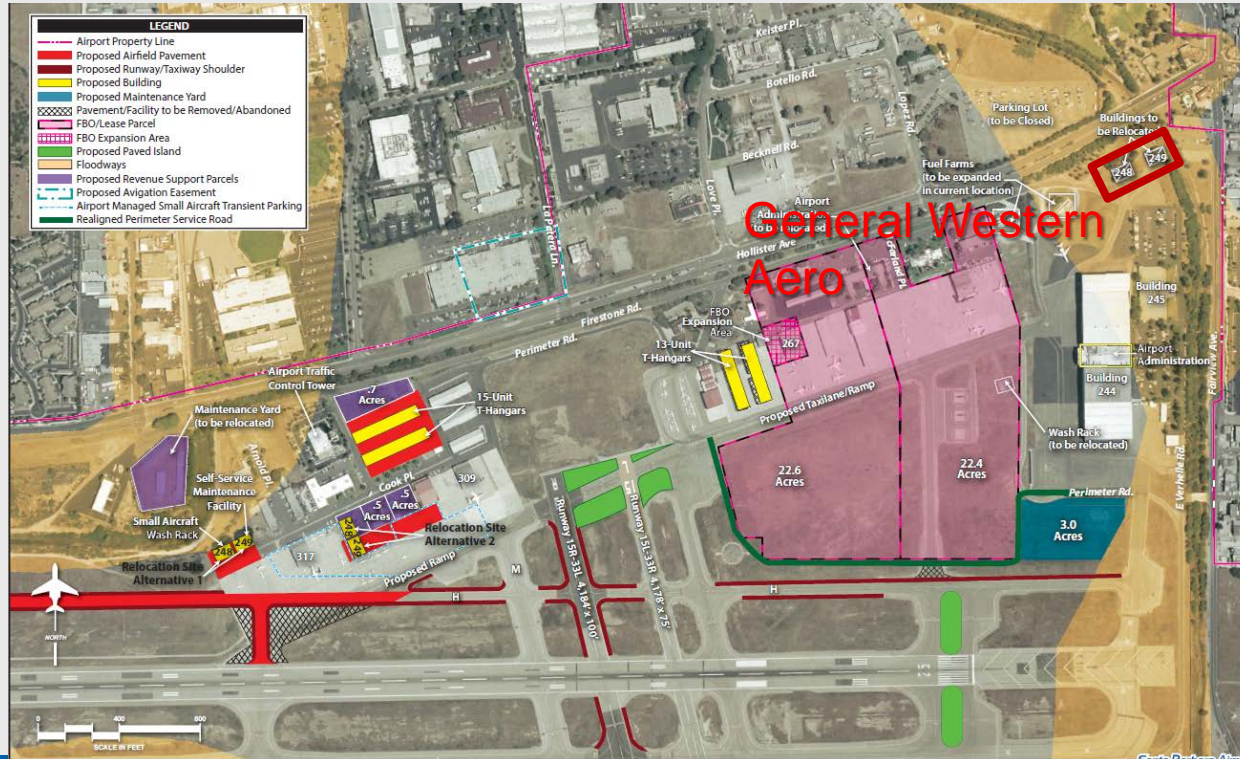
Reward: Integrating unused space into community landscape.



# Main Choices

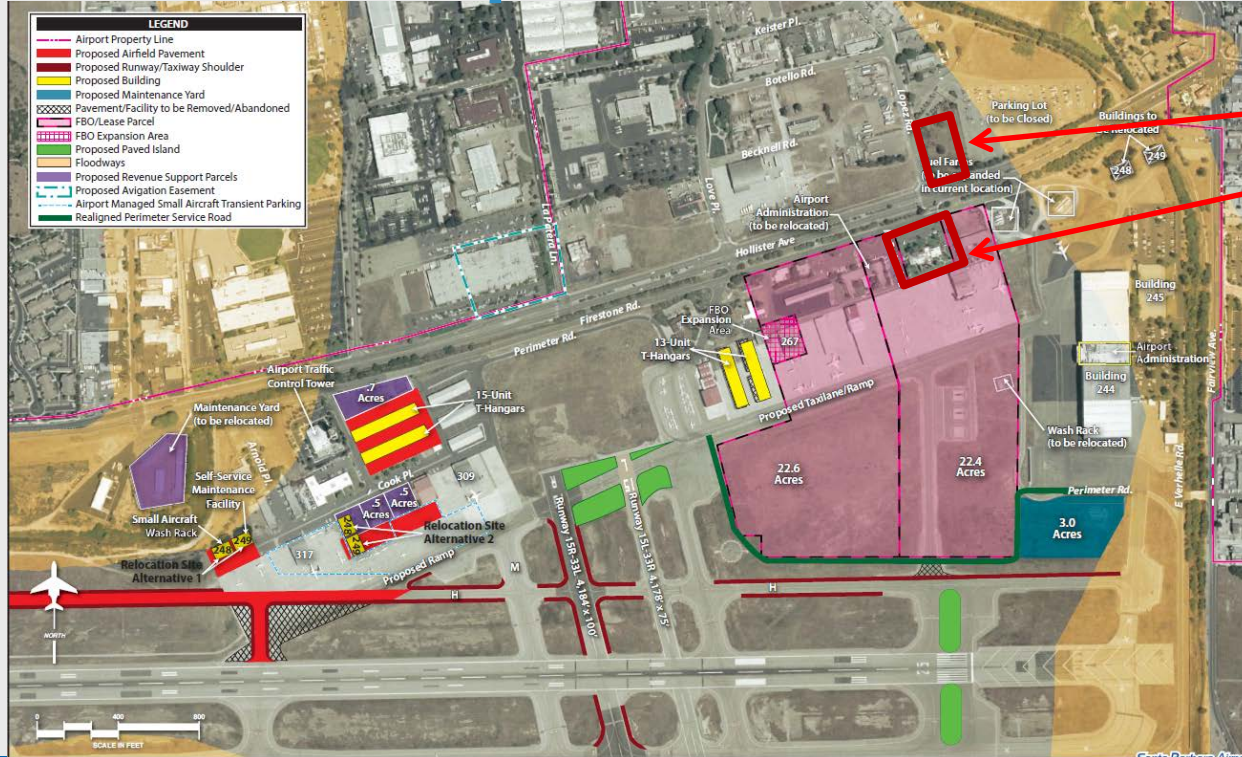
	Demo	Restore in Place	Relocate on/off Airport
<b>Cost</b>	\$360,000	\$1,250,000	\$3,900,000
<b>Pro</b>	Floodway protection	Retain historic context	Protect from flooding
<b>Con</b>	Loss of historic resource	Wet flood-proofing/limited reuse	Cost

# Restore in Place Concept





# Potential Concepts to Consider



Additional  
Restoration  
Sites

# Reuse Concepts

- FBO/In-Place Sites
  - FBO hangar, office, maintenance facility, etc.
  - Trade-offs to private enterprise involvement
- Frederick Lopez Site
  - Restaurant, library, office, meeting space, etc.
  - Trade-offs to public accessibility



# Santa Cruz Market, Goleta



Mark Sanchez photo



# NEXT STEPS

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General Western Aero Hangars



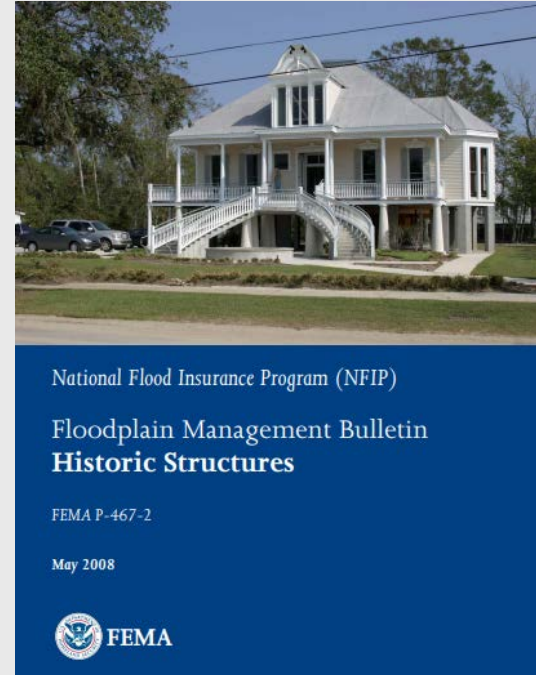
## Structural Analysis Needed

- Can the hangars be salvaged or is it a demo and rebuild?
- What wet/dry floodproofing is required?



# Hydraulic Analysis Needed

- Restoration in floodway will need to demonstrate no change to flood flows from existing condition.
- FEMA guidance supports relocation out of floodway.





## Feasibility Study Update

- Last feasibility study completed in 2002
  - Considered demolition, restoration in place, and relocation
- Study update negotiated price \$52,700
- Study update will take 6 months to complete



# Funding – Adaptive Reuse

- Identify Fundraising Team
  - Airport Commission
  - Interested Parties
- Establish Team Objectives
  - Fundraising Targets
  - Outreach Strategies
- Refine Cost Estimates





## Study Update & Reuse Plan (6 months)

- Identify viable use options
  - Do not need a specific tenant/occupant
- Evaluate revenue potential
  - Sustain maintenance of Hangars
- Evaluate potential conflicts
  - Avoid incompatible uses



## Regulatory Approvals (1 year)

- Concept Review (AC/HLC)
- Funding Approval (CC)
- Environmental Review
  - Master Plan EIR Addendum – for demo or onsite reuse
  - NEPA (if federal funding used)
- Coastal Development Permit (PC)





## Construction (9 months)

- Mobilization (4 weeks)
- Site preparation (4 weeks)
- Catalogued disassembly (8 weeks)
- Restoration (16 weeks)
- Landscaping (8 weeks)