

SANTA BARBARA AIRPORT

# GENERAL WESTERN AERO HANGARS

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April 17, 2024



# Meeting Purpose

- Receive a presentation on Hangars Project Analysis Study, Environmental Review, and Proposed Public Outreach
- Provide Comments to City Council





# The SBA Team



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**Chris Hastert, CM**

Airport Director

**Sara Iza, AICP**

Airport Development Manager

**Brad Klinzing, PE**

Supervising Engineer

**Jessica Metzger, AICP**

Airport Planner

**Beth Anna Cornett**

Senior Planner I

**Kaitlin Mamulski, AICP**

Project Planner

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**LMA Architects**

**Applied Earth  
Works**

**Praxis  
Engineering**

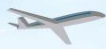
**Tryon Company**

**Coffman  
Associates**



## General Western Aero History

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



# Reports

- LMA Architects prepared prior conditions and use analysis in 2002
  - No action was taken due to lack of funding
- Historic Structures Report in 2014
  - Hangars eligible for National Register of Historic Places and for listing as City Landmarks
- Conditions and Further Use Analysis Study in 2023
  - Analyzed four options, two sub-options new from this study
  - Two sub-options to deconstruct one to use the material to rehab other





# Environmental Review

- 2017 Master Plan Environmental Impact Report
  - Analyzed four options
    - *No action*
    - *Leave in place*
    - *Relocate*
    - *Document and Demolish*



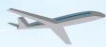




# Environmental Review

- Addendum 2017 Master Plan EIR
  - One new option including two sub-options from 2023 Analysis Study
    - *Deconstruction Hangar 248, use salvaged materials to rehab Hangar 249 at the **current location***
    - *Deconstruction Hangar 248, use salvaged materials to rehab Hangar 249 at **new location***





# Environmental Analysis

	2017 EIR	2023 Analysis Study
Option 1	<del>No Action (Class I, Significant Impact) needs Statement of Overriding Considerations</del>	<b>Document and Demolish</b> (Class I, Significant Impact) needs Statement of Overriding Considerations
Option 2	<del>Leave in Place — Mothball (Class II, Less Than Significant with Mitigation)</del>	<b>Restore and Reuse</b> (CEQA Exempt)
Option 3	Relocate (Class II, Less Than Significant with Mitigation)	<b>Relocate, Restore, and Reuse</b> (Class II, Less Than Significant with Mitigation, further analysis required)
Option 4	Document and Demolish (Class I, Significant Impact) needs Statement of Overriding Considerations	<b>Deconstruction/Demolition and Rehabilitation</b> (Class 1, Significant Impact) Required an Addendum to the 2017 EIR and needs Statement of Overriding Considerations

New mitigation measures are required to address impacts for Historic Resources and Land Use and Planning





# Options Reviewed Today

- Option 1 - Document and Demolish
- Option 2 - Restore in Place
- Option 3 - Relocate and Restore
- Option 4 - Consolidate





# Funding

- Project not eligible for FAA grant funding
- Options:
  - Public and private donations
  - Community grants
  - Development plans





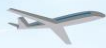
# Budget

	Option 1 Document and Demolish	Option 2 Restore in Place	Option 3 Relocate and Restore	Option 4 Consolidate in Place
Design Costs	\$41,000	\$261,000	\$815,000	\$228,000
Construction Costs	\$352,000	\$1,858,000	\$4,968,000	\$1,458,000
<b>Total Project Cost</b>	<b>\$393,000</b>	<b>\$2,119,000</b>	<b>\$5,783,000</b>	<b>\$1,686,000</b>



# Investment Analysis

	Option 1 Document and Demolish	Option 2 Restore in Place	Option 3 Relocate and Restore	Option 4 Consolidate in Place
Estimated Lease Rate	\$0.08/SF	\$1.20/SF	\$1.40/SF	\$1.40/SF
Estimated Monthly Revenue	\$1,408	\$11,520	\$13,440	\$6,720
Estimated Payback Period	23.3 Years	15.4 Years	35.9 Years	31.2 Years
Estimated Net Present Value after 25 Years	(\$120,400)	\$69,000	(\$3,103,000)	(\$1,187,000)



# Sustainability

- General Plan
  - Mission statement of “Living within Our Resources” and stresses sustainability for development
  - Options 2 and 3 would salvage Hangars, preserving the resources
  - Option 4 would repurpose salvaged historic materials to rehabilitate one Hangar

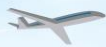


# Staff Recommendation

- Forward Airport Commission Comments to City Council







# Questions?

To sign up for notifications and updates go to  
[flysba.com/GWAHangars](https://flysba.com/GWAHangars)

# BACKGROUND

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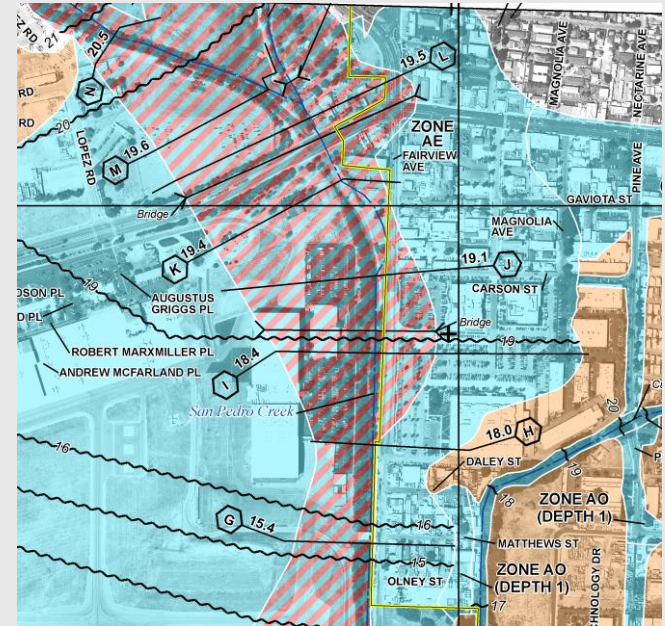
## General Western Aero Hangars

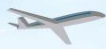




# Floodway

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



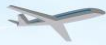


1969



1941





# Adaptive Reuse

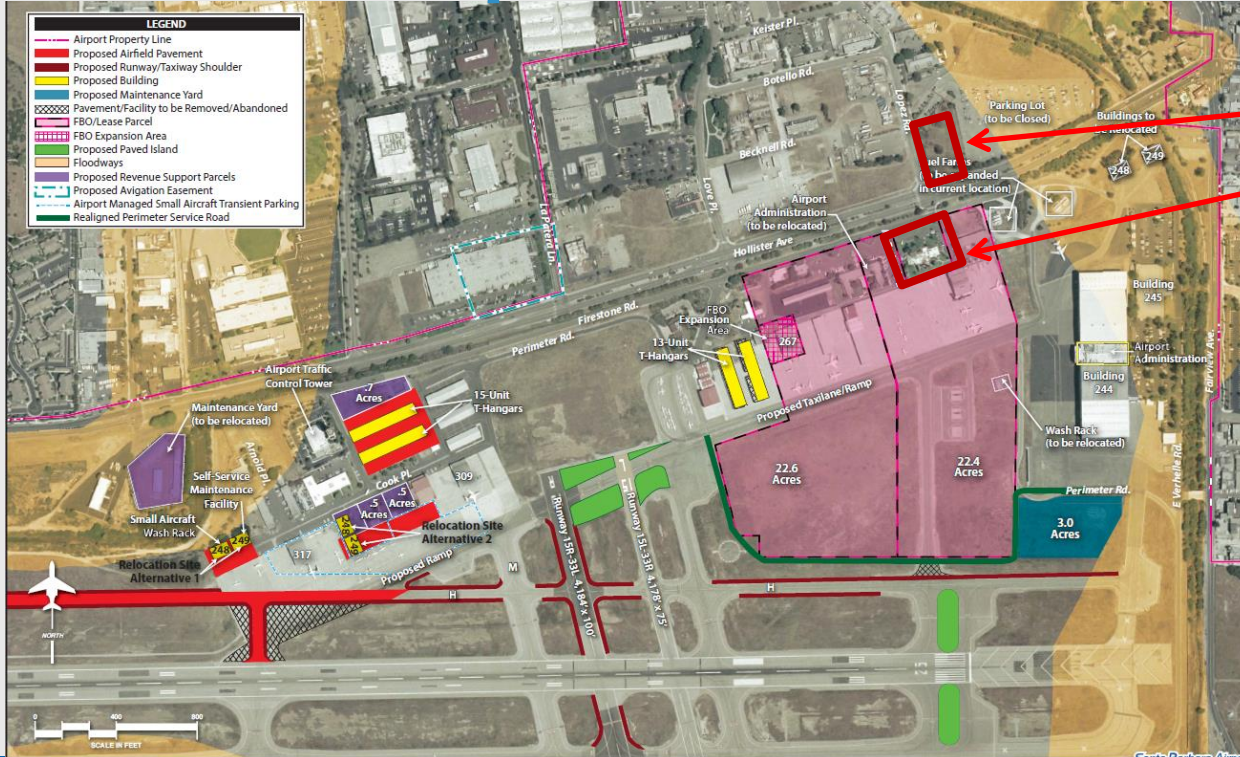
Concept in historic restoration seeks to find a way to give it a use other than its original use while preserving historic character.

Risk: undermining historic context

Reward: Integrating unused space into community landscape.



# 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



# 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

