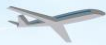


SANTA BARBARA AIRPORT

GENERAL WESTERN AERO HANGARS

April 30, 2024



Meeting Purpose

- Receive a presentation on Hangars Project Analysis Study, Environmental Review, and Proposed Public Outreach
- Provide direction to staff on next steps





The SBA Team



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

LMA Architects

**Applied Earth
Works**

**Praxis
Engineering**

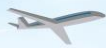
Tryon Company

**Coffman
Associates**



General Western Aero Company History

- 1931 – GWAC hangars constructed
- 1932 – GWAC constructs four P-2 Meteors aircraft
- 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*

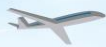




Environmental Review

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

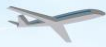
New mitigation measures are required to address impacts for Historic Resources and Land Use and Planning



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





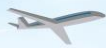
Budget

	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
Total Project Cost	\$393,000	\$2,119,000	\$5,783,000	\$1,686,000



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



Airport Commission Comments

- Supportive of staff recommendation to proceed with public outreach and explore funding opportunities



Staff Recommendation

- Direct staff to proceed with Public Outreach
 - To determine public opinion on Options
 - Seek out fund opportunities



Questions?



To sign up for notifications and updates go to
flysba.com/GWAHangars