



THE GREEN VISION WORKSHOP
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SUSTAINABLE LONG RANGE PLANNING IN SANTA MONICA
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A CULTURE OF SUSTAINABILITY

GREEN BUILDINGS

Santa Monica has the most LEED certified buildings per capita in the USA

17 LEED Certified
14 in pipeline






A CULTURE OF SUSTAINABILITY

A MIXED USE PATTERN OF DEVELOPMENT

- Pedestrian-oriented design
- Activated spaces

"Shop and work where you live."





CREATING A SUSTAINABLE FUTURE

A New Land Use and Circulation Element (LUCE)

Challenges to creating a sustainable city

- Majority of existing and future traffic stems from regional pass-through trips
- Any potential change in Santa Monica is minuscule compared to the growth and traffic happening on all sides of Santa Monica.
 - Traffic circulation is like a living organism - Regional traffic will fill any less traveled streets;
 - Santa Monica is creating proactive tools for managing congestion.





GUIDANCE FOR SUSTAINABLE PLANNING

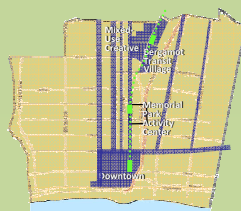
- Attorney General (model policies to reduce greenhouse gas emissions—June 2009)
- Air Resources Board
- Regional Targets Advisory Committee
 - Land Use and Transportation planning changes for more compact mixed-use development with higher residential and employment densities served by transit.
 - Increase opportunities for more affordable and workforce housing strategically located near employment centers and transit.
 - Creation of "Complete Neighborhoods."
 - Increase use of Transportation Demand Management (TDM) to reduce vehicle trips.
 - Smart Mobility Forecast: Caltrans



CREATING A SUSTAINABLE FUTURE

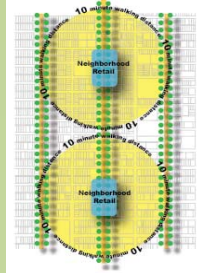
LUCE: A Balanced and Integrated Strategy

- Integrated Land Use and Transportation
- Activity centers located at EXPO transit stations and transit crossroads
- Locate new housing and jobs located near transit
- Pro-active congestion management
- Shifting away from regional commercial
- Development tied to creating public benefit



Achieving Citywide goals of ‘No Net New Trips’—Reduce Carbon Emissions

- Locate development near frequent transit
- Aggressive demand management (TDM) of existing and new employee trips
- Manage trips Citywide on a District by District basis.
- Develop “Complete” neighborhoods with services in 10 minute walking/biking distance.
- New project will be required to pay impact fees for trips they can’t mitigate – fund citywide transportation improvements.



Transportation Demand Management Program for Development Agreement (DA)

Target goal is a 35% reduction in peak trips—Residential
 Target goal is a 50% reduction in peak trips—Commercial

- Transit fee to enhance bus service or provide bus passes
- Unbundled (shared) parking for guests and commercial
- Transit subsidy for employees
- Car-share service
- Organized carpool information bank

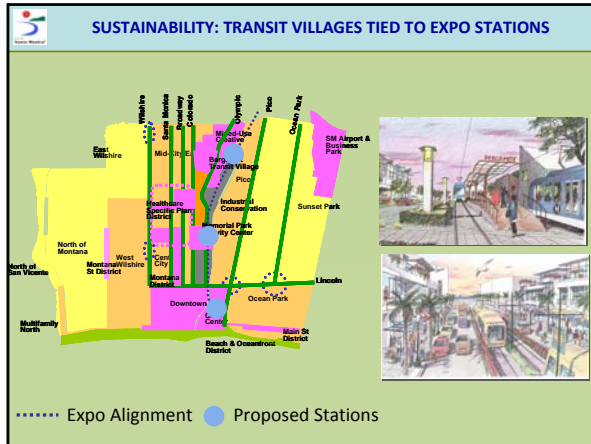


TDM Districts

The LUCE requires that new development beyond the base provides exceptional benefits to the community

- Sustainable Design
- Historic Preservation
- Affordable Housing
- Workforce Housing
- Transportation Demand Management
- Physical Improvements to implement “no net new trips”
- Social/Cultural Facilities







SUSTAINABILITY: TRANSIT VILLAGES TIED TO EXPO STATIONS

BERGAMOT TRANSIT VILLAGE

1. To enhance the transportation system in the Bergamot Transit Village area with pedestrian, open space, vehicular and transit improvements.
2. To create a high quality, mixed use creative arts/residential neighborhood centered around the new Exposition light rail station.

Key Public Benefits

- Integration of new development into new street grid that is compatible with existing city grid
- Affordable/workforce housing
- Parking District/Shared parking
- Bicycle amenities such as secure lockers and showers as project feature
- Community service facilities
- Local retail

 SUSTAINABILITY: TRANSIT VILLAGES TIED TO EXPO STATIONS

MEMORIAL PARK—Capping the Freeway Increase Open Space

Park Extended over I-10 Freeway



 SUSTAINABILITY: TRANSFORMING THE DOWNTOWN

On the way...

EXPO Light Rail all the way to Downtown Santa Monica

Projected Ridership of 62,000 people per day!



 SUSTAINABILITY: TRANSFORMING THE DOWNTOWN/CIVIC CENTER

There is an opportunity to create a spectacular place.

- Creating a vibrant downtown LRT transit gateway
- Enhancing and expanding open space and park area
- Resolving circulation issues for pedestrians, bicycles, transit to create sustainable mobility
- Connecting the Civic Center and Downtown
- Addressing parking needs comprehensively, identifying shared parking opportunities
- Providing sustainable solutions



SUSTAINABILITY: QUALITY PEDESTRIAN EXPERIENCE

LIGHT RAIL PEDESTRIAN INTERFACE

Downtown LRT Station will greatly increase the need for pedestrian facilities

- Up to 62,000 riders per day system-wide, with 3,000-5,000 using the Downtown Station
- 200 - 400 riders become pedestrians each arrival & departure
- Pedestrian traffic increased - toward downtown, pier and civic center
- Colorado is primary corridor to Pier and Beach access.
- Major pedestrian impact at intersection of 4th and Colorado

SUSTAINABILITY: RECONNECTING THE GRID

VEHICULAR CIRCULATION RECOMMENDATIONS

Extend the 4th to Main street to Ocean Avenue to improve the traffic further

SUSTAINABILITY: TRANSFORMING THE DOWNTOWN

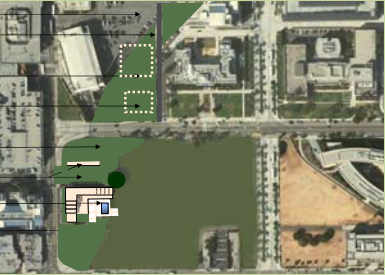
- Capping the Freeway
- Wider sidewalks
- Pedestrian prioritization over auto

SUSTAINABILITY: CREATING MORE GREEN SPACE & IMPROVING AIR QUALITY

Park—Capping the Freeway Reduces Carbon Emissions

Capping can be phased

- Potential for parking to span I-10
- New bridge & road
- New cap with fill on the sloped areas
- Potential city consolidation
- New park on cap
- Retail/restaurant funds extension of park to Colorado
- New Hotel spans I-10 ROW
- Extend the Park to Pier over hotel pool

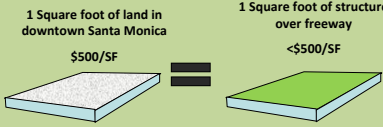


SUSTAINABILITY: TRANSFORMING THE DOWNTOWN

Park—Capping the Freeway

1 Square foot of land in downtown Santa Monica
\$500/SF

1 Square foot of structure over freeway
<\$500/SF



- BUT - Land is not available in the downtown or elsewhere - and contiguous sites are even more challenging to acquire.
- Capping provides opportunity for partnerships and shared costs.
- Capping provides jobs and stimulus opportunities
- CalTrans encourages capping
- Capping supports sustainability with potential for:
 - increased living greenery
 - filtered emissions,
 - lower noise levels
 - increased health and environment for sensitive receptors such as Samohi.

SUSTAINABILITY: TRANSFORMING THE DOWNTOWN

Park—Capping the Freeway





CREATING A SUSTAINABLE FUTURE

Economic, Social & Environmental Sustainability

ECONOMIC

- Economic viability/opportunity
- Fiscal health
- Marketing Sustainable Santa Monica
- Stimulate local green business development and plug retail leakages



SOCIAL

- Housing Affordability
- Opportunities to develop workforce diversity
- Universal Mobility



ENVIRONMENTAL

- Climate Action Plan
- Fewer trips = CO₂ reduction
- Air quality
- Resource conservation
- Greater open space and urban forest





A CULTURE OF SUSTAINABILITY

The Legacy

This vision supports our economic sustainability, jobs creation, carbon emissions reduction and responsibility to improve the quality of life for Santa Monicans for this generation and those to follow.

We are stewards of our future, and have the opportunity to maintain our legacy as a world-class city.