CITY OF SANTA MONICA
BERGAMOT AREA PLAN

DRAFT FINAL JUNE 2013

www.bergamotplan.net

Adopted 9.11.13

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Santa Monica’s New General Plan:
The Land Use and Circulation Element

- Expo Light Rail
- Jobs and Housing
- Community Benefits
AUGUST

THE CATALYST: EXPO LIGHT RAIL
Mission: Create replicable models for livable, walkable, environmentally sustainable communities

- Collaboration between HUD, DOT, EPA
- $240 Million available in 2011

42 of 583 applicants funded

- Santa Monica 1 of only 2 municipalities in California to receive grant: $652,000
DEMOGRAPHICS OF A CREATIVE WORKFORCE

- 78% Solo Drivers
- 25% Commute >30 Mins.
- 51% Would Move to Bergamot
- 50% Would Use Expo for Commute
POLICY FRAMEWORK: WALKABLE BLOCKS

Consolidate surface parking to create new roads and pathways

- Shared parking
- Verdant streetscape
- Human-scale buildings
- Pedestrian-oriented uses
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IMPLEMENTING INFRASTRUCTURE

Reknitting the City Grid

- 10 New Roads
- 15 Pedestrian/Bike Pathways
- 6 New Crosswalks
- Miles of sidewalks and streetscape projects
- Shared Parking from private development
NEGOTIATIONS WITH DEVELOPERS:
FUTURE STREETS & CONNECTIONS
NEGOTIATIONS WITH DEVELOPERS: RECENTLY COMPLETED PED. STREET
ASSESSMENT DISTRICTS: STREETSCAPE, LIGHTING, LANDSCAPING
IMPLEMENTING OPEN SPACE

From Gray to Green

- Development Standards
- Streets
- Community Benefits
- Inter-agency collaboration
- City Projects
REGIONAL COMMITMENTS & DA FUNDS:
FUTURE 2 ACRE PARK
MUNICIPAL BONDS/ASSESSEMENTS: COMMUNITY PARK AND GREEN STREETS
PRESERVING BELOW MARKET ARTIST SPACES

Anchor: Bergamot Art Center

So. Cal’s largest art gallery complex and the center of Santa Monica’s creative base

- 30+ fine art galleries
- Santa Monica Museum of Art
- 500,000+ Annual Visitors
- Site of future exposition light rail station
CONSERVATION DISTRICTS:
• REDUCED DEVELOPMENT POTENTIAL
• FOCUS ON INCUBATOR, CREATIVE ARTS

CONSERVATION INCENTIVES:
• PARKING AND OPEN SPACE EXEMPTIONS
• MEZZANINES EXCLUDED FROM FLOOR AREA
• USE OF HISTORIC BUILDING CODE
COMMUNITY BENEFITS: CULTURAL FACILITIES

Black Box Theater

Educational Artspace

Non-profit/Incubator Spaces
COMMUNITY BENEFITS:
DEED-RESTRICTED ARTIST LIVE/WORK HOUSING
SUBSIDY PRODUCERS:
CREATIVE OFFICE

PARKING STRUCTURE:
RETURN LAND FOR OPEN SPACE