



bay restoration commission

STEWARDS OF SANTA MONICA BAY

santa monica bay restoration commission ✂ 320 west 4th street, ste 200; los angeles, california 90013
213/576-6615 phone ✂ 213/576-6646 fax ✂ www.smbrc.ca.gov

May 16, 2012

Agenda Item #3 b iii

To: Executive Committee, SMBRC
From: Shelley Luce, Executive Director
Subject : Milton Street Park Project

Action Requested of the Executive Committee:

- Recommend Governing Board approval of funding for the Milton Street Park Project.

Background

The Mountains Recreation and Conservation Authority (MRCA) is requesting \$200,000 in funding from the SMBRC towards the construction of a green street storm water BMP that is part of a proposed \$3,000,000, 1.2-acre multiple-benefit park, called “Milton Street Park”, adjacent to Ballona Creek.

The Milton Street Park Project (project) area is located in the City of Los Angeles and consists of a 1.2-acre vacant rectangular parcel owned by the Baldwin Hills Regional Conservation Authority (BHRCA), a local parks agency. The project also includes off-site “green street”/Best Management Practice (BMP) components within the public right-of-way (ROW) of the small residential street, Milton Street, adjoining the BHRCA property.

Directly north of Milton Street are the ball fields of Marina Del Ray Middle School. To the east of the site is Centinela Park, a rest area and access point to the bike/pedestrian path from Centinela Blvd. To the west a short distance are the Ballona Wetlands, separated from the proposed park by a few homes and the bridge of the Route 90 - Marina Freeway that acts as a threshold.

In addition to the green street BMPs, capital improvements planned for Milton Street Park include grading, construction of gabion retaining walls to stabilize the slope, pedestrian pathways including stairs and an ADA-accessible ramp, new gateway to the bike path, irrigation and native plantings, seating, fencing, bike racks, interpretive panels, and a small structure to provide shade.

The park’s location is significant because it provides a large opportunity to implement stormwater BMPs and implement “green techniques” through recycling of existing concrete retaining walls on-site by re-using them for gabion walls. Stormwater on the project site currently drains as sheet flow either towards Milton Street or Ballona Creek. Polluted runoff from an additional 2.01-acre drainage area flows into large 20-foot-wide storm drains located on both the east and west sides of Mascagni Street and Westlawn Avenue near their





intersections with Milton Street. This runoff enters directly into the Ballona Creek untreated. As part of the proposed park plan, future stormwater that falls on-site will drain via new parkway drains beneath the sidewalk into Vegetated Stormwater Curb Extensions (VSCEs) along the southern portion of Milton Street. The planted slopes on-site will provide a degree of vegetated treatment of the runoff prior to discharge to the street VSCEs (where the runoff will receive further treatment and eventually infiltrate).

Milton Street is an asphalt-paved, two-lane street, with parallel parking available along both sides and a five-foot-wide sidewalk on the north side. There are no street trees or other vegetation. The goal of the project is to transform Milton Street (approx. 1000 linear feet) into an active green street/BMP. The design calls for Vegetated Stormwater Curb Extensions (VSCEs) located on both sides of the street. The vegetation in these curb extensions will consist of native shrubs and trees. The VSCEs are designed to capture, treat, and infiltrate the wet and dry weather runoff from the street as well as runoff from the park. They will remove various pollutants including trash, metals, bacteria, organics, oil, and grease from the water before they can reach the Creek. This will significantly reduce the amount of pollutants presently being expelled directly into Ballona Creek and thus improve the habitat potential and water quality in the Ballona Creek, the Santa Monica Bay, and Pacific Ocean.

Project benefits include 1) groundwater replenishment, 2) public education, 3) promoting reproducible green street projects for other agencies/cities, 4) aesthetic enhancement, 5) installation of native vegetation which will reduce heat island effects, improve air quality, and provide habitat for native species), 6) reduction of impervious surfaces, 8) provide a “green connection” between the park and the school / neighborhood.

The park will be available to area schools to support and demonstrate related curriculum. Marina del Rey Middle School recently introduced a new “Marine Science Academy” to the curriculum, and would be able to use this future park as a plant and wildlife learning tool, since it would provide an outdoor classroom, a place for bird and fish watching and studying, and an opportunity for other learning activities for the students. There will be educational panels permanently installed at the project site that will highlight the area’s coastal resources and will be used by students and the general public, as well as the many community groups that lead tours along the Ballona Creek. The panels will allow for the public to become more educated on the BMPs in practice both on the street and on-site, and about local wildlife and habitats. The project’s close proximity to both the natural and urban environments provides opportunities for the public to interact with the creek and to learn about the natural environment around them.

COST ESTIMATE (CAPITAL COSTS) - MILTON PARK

PROJECT ELEMENT	Quantity	Unit of Measure	Unit Price \$	Total Amount \$	Comments
Task 1 PLANNING, DESIGN, AND PROJECT MANAGEMENT					
Design of Interpretive Signs	4	ea.	\$ 750.00	\$ 3,000	
Project Management	1	ea.	\$ 150,000.00	\$ 150,000	
Subtotal Task 1				\$ 153,000	
Task 2 CONSTRUCTION OF PARK - ON-SITE ELEMENTS					
SITE DEMO & PREP					
Mobilization/Site Prep	1	lump sum	\$ 25,000.00	\$ 25,000	
SWPPP	1	lump sum	\$ 2,500.00	\$ 2,500	
Demolition & Site Preparation	61889	square feet	\$ 1.50	\$ 92,834	
Protect Tree in Place	1	lump sum	\$ 500.00	\$ 500	
Remove chainlink fence	1500	linear feet	\$ 2.00	\$ 3,000	
SITE CONSTRUCTION					
SITE PREP & BMP					
Grading & Drainage	61889	cubic feet	\$ 2.00	\$ 123,778	
Earthwork, Excavation, Export, Shoring	1	lump sum	\$ 170,000.00	\$ 170,000	
Diversion & Collection (BMP)	1	lump sum	\$ 200,000.00	\$ 200,000	
Fine Grading	61889	cubic feet	\$ 0.15	\$ 9,283	
FENCE & GATES					
Decorative Steel Fence	1070	linear feet	\$ 40.00	\$ 42,800	
Decorative Gate - Milton	1	ea.	\$ 25,000.00	\$ 25,000	
Steel Side Gate	1	ea.	\$ 1,000.00	\$ 1,000	
Metal Railing	975	linear feet	\$ 55.00	\$ 53,625	
WALLS					
Gabion Walls	668	linear feet	\$ 60.00	\$ 40,080	
Concrete Retaining Walls	483	linear feet	\$ 80.00	\$ 38,640	

COST ESTIMATE (CAPITAL COSTS) - MILTON PARK

PAVING					
Asphalt - existing	10238	square feet	\$ 2.50	\$ 25,595	
Decorative Concrete Paving	15813	square feet	\$ 10.00	\$ 158,130	
Concrete Stairs on grade	30	linear feet	\$ 50.00	\$ 1,500	
Unit Paver	4452	square feet	\$ 15.00	\$ 66,780	
Decomposed Granite	5000	square feet	\$ 5.00	\$ 25,000	
SIGNAGE					
Interpretive Signs - Frames	4	each	\$ 650.00	\$ 2,600	Inclusive & installed - Pannier
Interpretive Signs - Printing	4	each	\$ 250.00	\$ 1,000	Pannier
Park Signs, Aluminum	2	ea.	\$ 700.00	\$ 1,400	Western Highway
SITE AMENITIES					
Stainless Steel Bollards	8	ea.	\$ 650.00	\$ 5,200	
Overlook Shade Canopy	1	ea.	\$ 80,000.00	\$ 80,000	
Elevated Platform	736	square feet	\$ 50.00	\$ 36,800	
Wood Benches	482	linear feet	\$ 65.00	\$ 31,330	
Bike Rack	10	ea.	\$ 400.00	\$ 4,000	Keystone
10'x10' Storage Shed	1	ea.	\$ 18,000.00	\$ 18,000	
SOFTSCAPE					
Water Meter(s)	2	ea.	\$ 1,500.00	\$ 3,000	Based on previous projects
Irrigation	30650	square feet	\$ 3.00	\$ 91,950	
Irrigation mainline	1000	linear feet	\$ 12.00	\$ 12,000	
Soil Prep & Conditioning	30650	square feet	\$ 0.50	\$ 15,325	
Grass Meadow	30650	square feet	\$ 5.00	\$ 153,250	
Imported Topsoil	30650	square feet	\$ 1.00	\$ 30,650	
Wood Mulch	30650	square feet	\$ 0.50	\$ 15,325	
MISC.					
Other - Engineering, Electrical, Structural, etc.	1	lump sum	\$ 400,000.00	\$ 400,000	Approximate cost - do not have any firm estimates yet
Permitting Fees	1	lump sum	\$ 5,000.00	\$ 5,000	Application fee for Dept. of B & S (grading & shoring reviews)
Construction Observation & administration	800	hour	\$ 55.00	\$ 44,000	
SUBTOTAL - On-Site				\$ 2,208,875	

COST ESTIMATE (CAPITAL COSTS) - MILTON PARK

GREEN STREET					
PAVING - HARDSCAPE - BMP					
Sawcut & Demo Existing AC Paving & curb	1	ea.	\$ 45,450.00	\$ 45,450	
Bioretention Cells/Flow-through Planters	16	ea.	\$ 3,200.00	\$ 51,200	
Remove & Replace concrete sidewalk	1	ea.	\$ 37,500.00	\$ 37,500	
Stormdrain Additions/Modifications	1	ea.	\$ 21,200.00	\$ 21,200	
Curb Extension	1	ea.	\$ 24,500.00	\$ 24,500	
Speed Table & Crosswalk striping	1	ea.	\$ 5,000.00	\$ 5,000	
SOFTSCAPE					
Trees - 24" box	49	ea.	\$ 325.00	\$ 15,925	
Shrubs & Ground Covers	8188	square feet	\$ 8.00	\$ 65,504	
Soil Prep & Conditioning	8189	square feet	\$ 0.50	\$ 4,095	
Irrigation	8188	square feet	\$ 1.00	\$ 8,188	
Wood Mulch	8188	square feet	\$ 0.50	\$ 4,094	
MISC.					
Permitting Fees (City of LA)	1	lump sum	\$ 77,000.00	\$ 77,000	Revocable permit & B-permit
SUBTOTAL - Green Street				\$ 359,656	
SUBTOTAL - On-Site & Green Street				\$ 2,612,530	
Contingency 10%				\$ 276,553	
GRAND TOTAL				\$ 3,042,083	



Marina Del Rey Middle School (recreation field)

B

STORMWATER
FLOW-THRU
PLANTERS

C

STREET TREE

+15.68

MILTON ST.

PATTERNED NATIVE PLANTING

OVERLOOK

OVERLOOK

SEATING COMBINED
WITH GABION WALL

PEDESTRIAN PATHWAY

+23.4

EXISTING 10' BIKE PATH

Ballona Creek

Marina Del Rey Middle School (recreation field)



Ballona Creek

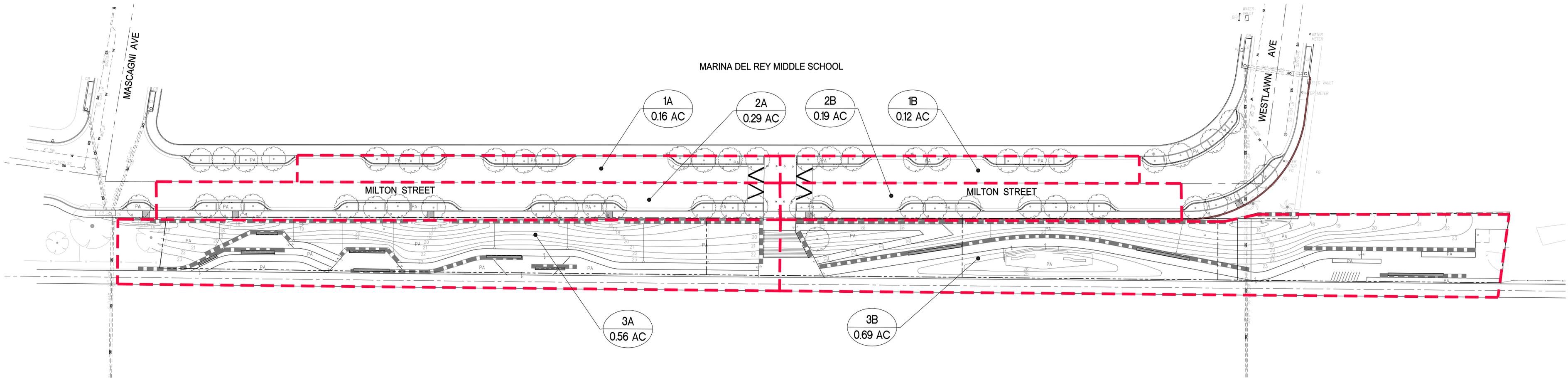
ILLUSTRATIVE MASTER PLAN



CLIENT: MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

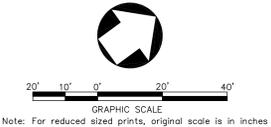
P. 15

2011.08



SUB AREA	AREA (Ac.)
1A	0.16
2A	0.29
3A	0.56
TOTAL	1.01 Acres

SUB AREA	AREA (Ac.)
1B	0.12
2B	0.19
3B	0.69
TOTAL	1.00 Acres





- division from public drains is no longer included
- Areas 1A and 1B are public areas treated by the VSCT on the northern side of Milton St.
- Areas 2A and 2B are public areas treated by the VSCT on the southern side of Milton St.
- Areas 3A and 3B are privately developed areas treated by onsite vegetation and VSCT on the southern side of Milton St.