



bay restoration commission

STEWARDS OF SANTA MONICA BAY

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June 13, 2012

Agenda Item #3c

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

Action Requested of the Governing Board:

- Approve Recommendation for State Water Resources Control Board (SWRCB) funding for the Milton Street Park Project from Proposition 84 funds.

Background

The Baldwin Hills Conservancy (BHC) requests that the SMBRC approve a recommendation of \$200,000 in funding from the SWRCB (pursuant to Proposition 84) towards the construction of a storm water Best Management Practice (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, a local parks agency. 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 the Route 90 - Marina Freeway.

The Project and Water Quality Improvements

The goal of the project is to transform a vacant parcel between Milton Street and Ballona Creek flood control levee into a natural park with native plants, public amenities, educational values and water quality benefits. Water quality improvements will come from BMPs that will be implemented along Milton St. and will infiltrate wet- and dry-weather urban runoff from 2.01 acres of the park, the street, and the surrounding residential hardscape.

Stormwater from the project site currently drains as sheet flow either towards Milton Street or Ballona Creek. Polluted runoff from residential 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.

To accomplish the water quality benefits, a portion of Milton St. (approx. 1000 linear feet) will be transformed into an active green street. Milton Street is an asphalt-paved, two-lane street, with parallel parking along both sides and a sidewalk on the north side. There are no street trees or other vegetation. Vegetated Stormwater Curb Extensions (VSCEs) will be

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installed on both sides of the street, with only native shrubs and trees. The VSCEs are designed to capture, treat, and infiltrate the wet and dry weather runoff from the street and from the park. They will remove trash, metals, bacteria, organics, oil, and grease from the water before those pollutants reach Ballona Creek. This will reduce pollutant loads to Ballona Creek and thus improve the habitat potential and water quality in the Ballona Creek and Santa Monica Bay.

On-site runoff 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 be treated and infiltrated). Runoff from the surrounding residential area will flow into the VSCEs along the northern portion of Milton Street. The system is designed to treat all dry weather flow and runoff from $\frac{3}{4}$ inch 24-hour storm event.

Project Benefits Summary

Project benefits include 1) water quality improvement, 2) public education, 3) promoting reproducible green street projects for other agencies/cities, 4) aesthetic enhancement, 5) native vegetation which will reduce heat island effects, improve air quality, and provide habitat for native species), 6) reduced impervious surfaces, and 7) a “green connection” between the park and the school / neighborhood.

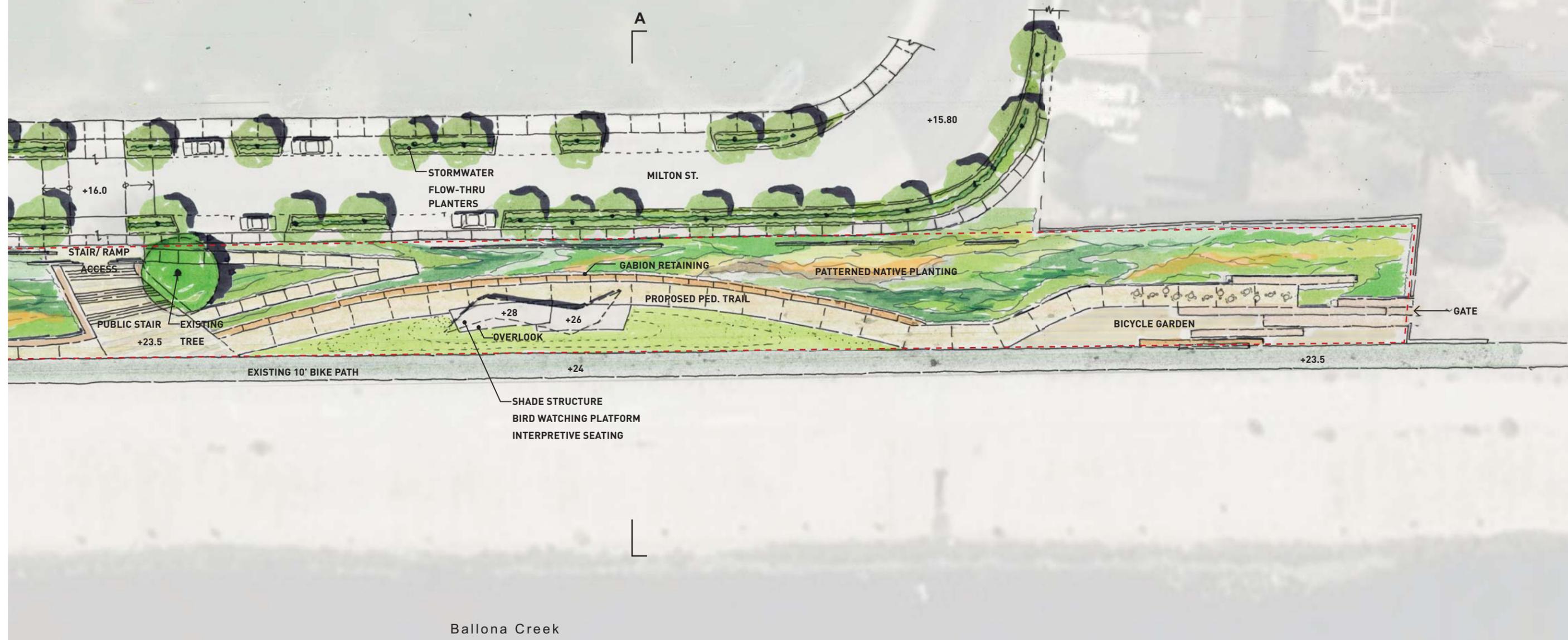
Capital improvements planned for Milton Street Park include pedestrian pathways including stairs and an ADA-accessible ramp, native plantings, seating, fencing, bike racks, interpretive panels, a shade structure, a new gateway to the bike path, and gabion retaining walls to stabilize the slope.

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.

PROJECT ELEMENT	Total Amount	Total Grant Amount (BHC)	Match Amount - BHRCA (Prop. A)	Match Amount - SCC	Match Amount - Other
	\$	\$2,000,000	\$500,000	\$300,000	\$200,000
1 Planning, Design, and Project Management					
CEQA Notice of Exemption filing	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ -
Interpretive Sign Design, Writing	\$ 2,700	\$ 2,700	\$ -	\$ -	\$ -
Project Management	\$ 175,000	\$ 117,250	\$ 57,750	\$ -	\$ -
Subtotal Task 1	\$ 177,800	\$ 120,050	\$ 57,750	\$ -	\$ -
2 Permitting, Bidding, Consulting					
Permitting / City of LA On-site	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -
Permitting / City of LA Green Street	\$ 77,000	\$ 77,000	\$ -	\$ -	\$ -
Bidding	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -
Engineering (Civil, Electrical, Structural, etc.)	\$ 95,000	\$ 95,000	\$ -	\$ -	\$ -
CEQA (BonTerra) - Mitigated Negative Declaration	\$ 31,810	\$ 31,810	\$ -	\$ -	\$ -
Subtotal Task 2	\$ 218,810	\$ 218,810	\$ -	\$ -	\$ -
3 Construction - Park					
Site Demo	\$ 140,806	\$ 140,806	\$ -	\$ -	\$ -
Site Prep & BMP	\$ 436,156	\$ 407,707	\$ 28,433	\$ -	\$ -
Fencing, Gates, Railings	\$ 88,125	\$ 88,125	\$ -	\$ -	\$ -
Retaining Walls	\$ 85,400	\$ 85,400	\$ -	\$ -	\$ -
Stone Paving, Concrete, Decomposed Granite	\$ 289,525	\$ 289,525	\$ -	\$ -	\$ -
Signage - Materials & Printing	\$ 5,400	\$ 5,400	\$ -	\$ -	\$ -
Site Amenities, Storage Shed, & Shade Structure	\$ 179,330	\$ 179,330	\$ -	\$ -	\$ -
Softscape & Irrigation	\$ 340,617	\$ 29,897	\$ 118,065	\$ 183,619	\$ -
Construction Observation & Administration	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ -
Geotechnical - Const. Observation & Support (Shannon & Wilson)	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -
Other - Construction Consultation (SWA, etc.)	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -
Electrical Connection	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -
Subtotal Task 3	\$ 1,760,359	\$ 1,346,190	\$ 146,498	\$ 258,619	\$ -
4 Construction - Green Street					
Green Street	\$ 187,150	\$ -	\$ 187,150	\$ -	\$ -
Street VSCEs	\$ 140,250	\$ -	\$ 35,587	\$ -	\$ 104,663
Softscape & Irrigation	\$ 95,337	\$ 28,965	\$ -	\$ -	\$ 75,423
Bollards	\$ 6,500	\$ 6,500	\$ -	\$ -	\$ -
Subtotal Task 4	\$ 429,237	\$ 35,465	\$ 222,737	\$ -	\$ 180,086
5					
Contingency 10%	\$ 258,621	\$ 171,048	\$ 43,102	\$ 25,862	\$ 18,103
Bonds 1%	\$ 25,862	\$ 17,240	\$ 4,310	\$ 2,586	\$ 1,810
Overhead 5%	\$ 129,310	\$ 91,198	\$ 25,603	\$ 12,931	
Subtotal Task 5	\$ 413,793	\$ 279,486	\$ 73,015	\$ 41,379	\$ 19,914
Grand Total	\$ 2,999,998	\$ 2,000,000	\$ 500,000	\$ 299,998	\$ 200,000



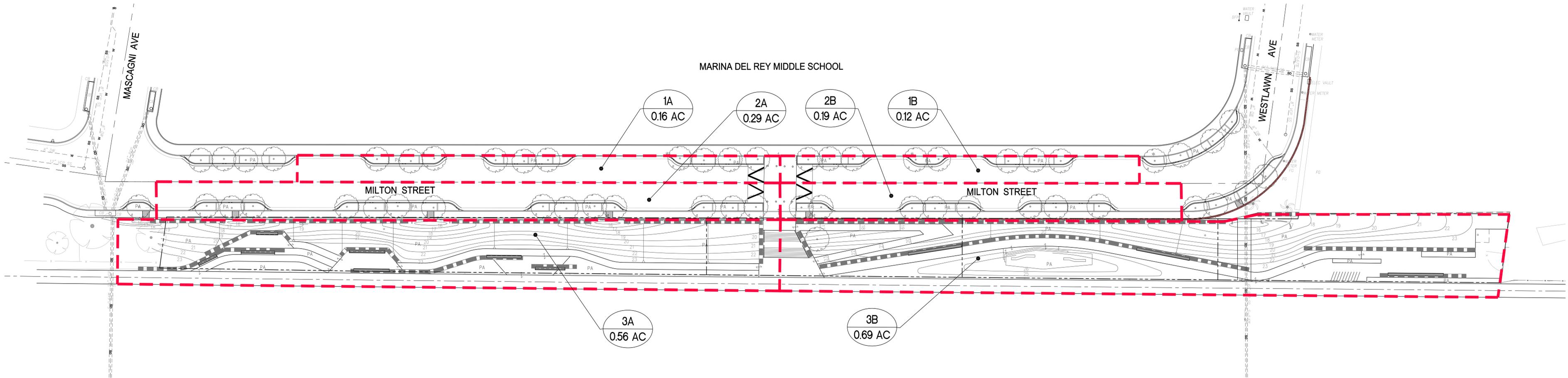
Marina Del Rey Middle School (recreation field)



ILLUSTRATIVE MASTER PLAN

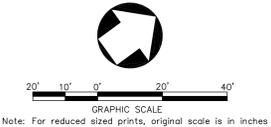


CLIENT: MOUNTAINS RECREATION AND CONSERVATION AUTHORITY



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.