

# Hermosa Beach Multi-Benefit Parking Lot Greening Project (Lot D)

City of Hermosa Beach | Regional Project Program



## Location



**Coordinates:** (33.863694, -118.39965)

### Current Site Conditions:

- Lot D is about 750 ft from the beach
- **High Soil Infiltration Rate:** 53 to 66 inches per hour
- **Groundwater:** groundwater was not encountered in the borings of 16.5 ft below grade.
- The parking lot is currently all impermeable pavement. There were public health complaints regarding the unvegetated slope adjacent to the upper portion of the lot. Insufficient lighting at Lot D also creates security concerns.

## Overview

**Project Description:** Demonstration project at Downtown Hermosa Beach Parking Lot D to include: a permeable paver system, native vegetation bioswales, and community multi-use benefits.

**Total Project Cost:** \$1,040,600.00 (\$160,000 for Design and \$880,600.00 for Construction)

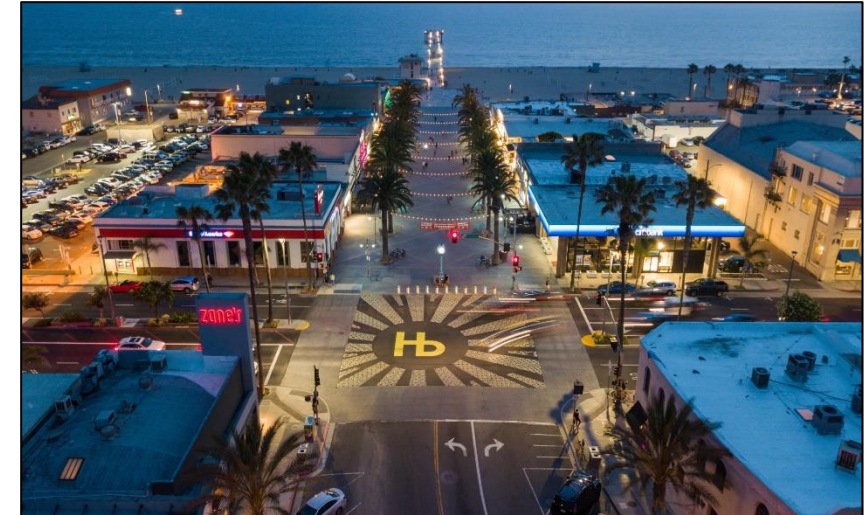
**SCW Funding Requested:** \$423,950 for Construction

**Cost Share:** City intends to commit a total of \$616,650 in matching funds (\$433,650 from the Coastal Conservancy grant and \$183,000 from the City General Fund)

### Project Benefits:

- **Water quality:** capture and infiltrate stormwater via permeable pavers and a vegetated bioswale. Project will address bacteria as the primary pollutant and toxicity as the secondary pollutant.
- **Community benefits:** project will improve the accessibility, safety, and green space of Parking Lot D. The project includes: native trees and vegetation, ADA upgrades, increased parking spaces, solar panels, charging stations for full size electric vehicles and neighborhood electric vehicles, a bike corral, CPTED safety lighting levels & distribution, and pedestrian seating.
- **Nature-based solutions:** a vegetated bioswale and permeable pavement will be added to the parking lot. Landscape plans include a total of six drought tolerant native trees and 184 drought tolerant native plants.

## Local Watershed and Community



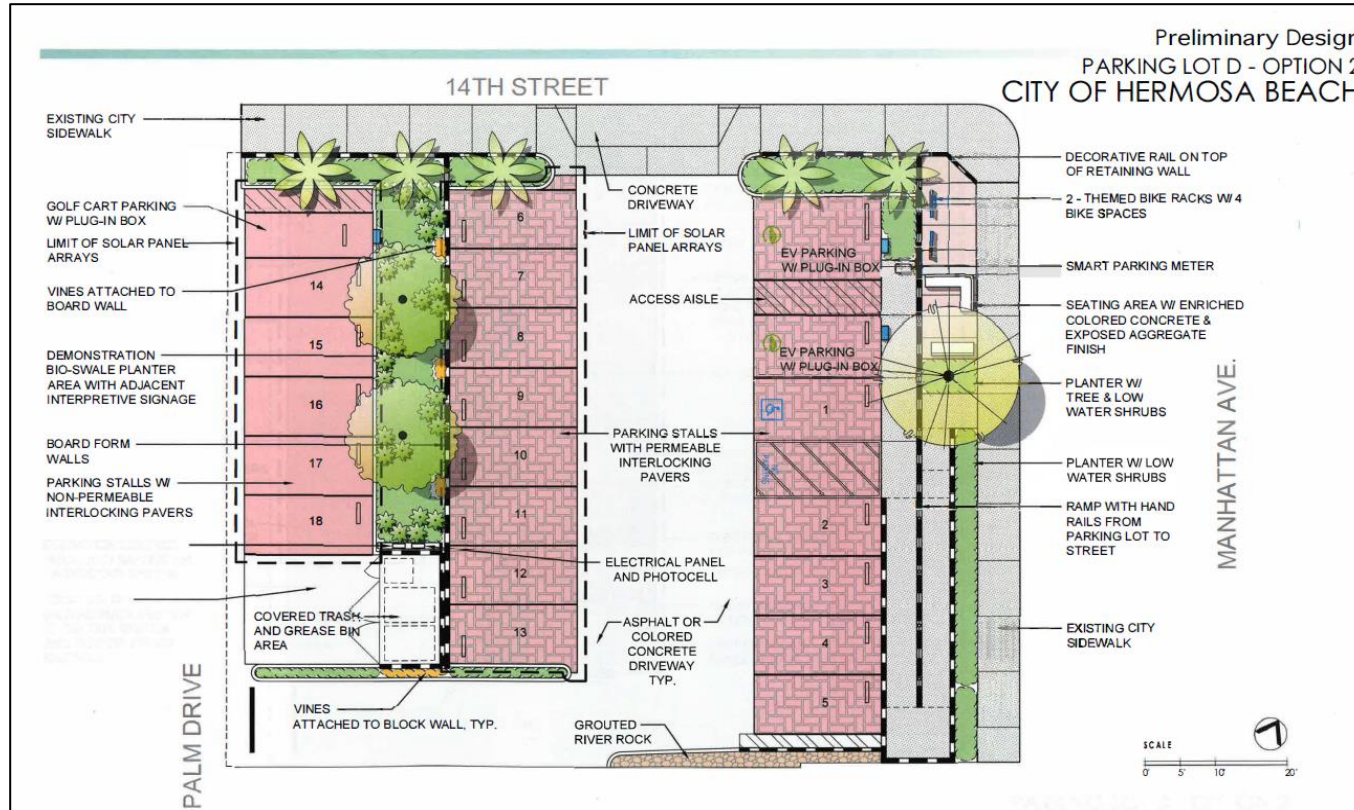
**Total Drainage Area:** 0.21 ac

**Watershed:** Santa Monica Bay Watershed

**Site Users:** Lot D is heavily used by the local community and tourists to access outdoor coastal activities. Surveys have shown that many visitors come from a surrounding radius of 5-10 miles, about 500,000 residents living in DACs including the City of Lawndale and the City of Hawthorne. Parking Lot D is also 500 meters from public bus stops.

The project will improve the water quality of stormwater runoff to Santa Monica Bay through on-site infiltration and enhance the experience of visitors to the beach or Downtown Hermosa Beach by providing improved facilities for both drivers and pedestrians.

## Design



### Project Design:

- **Permeable Pavers**
- **Vegetated bioswale**
- **Community benefit additions** to the project site include: ADA upgrades, increased parking spaces, solar panels, charging stations for full size electric vehicles and neighborhood electric vehicles, a bike corral, CPTED safety lighting levels & distribution, and pedestrian seating.
- **Landscape plans** include: a total of six (6) trees consisting of: three (3) Newport Flowering Plum along Manhattan Avenue, and three (3) Pink Melaleuca along 14th Street. A host of drought-tolerant native plants will be installed within the project site and along the streetscape totaling more than 184 individual plants including: Variegated Agave, Octopus Agave, Coral Aloe, Santa Barbara Sedge, Dianella, Coastal Statice, Scarlet Monkey Flower, Blue Eyed Grass, and Blue Chalk fingers, and Canary Island Ivy.

## Community Engagement

### Extensive outreach and engagement program:

- Organized a community workshop on August 22, 2018 to present the parking lot project vision and constraints, and garner community input and involvement.
- City held a community education and outreach event to educate residents, and businesses regarding the multiple benefits of the project and to receive feedback.
- Community outreach tools included on-site meetings, mailers, a dedicated project page on the City's website, information booths at City events, notices and articles in local newspapers, updates at City Council meetings and through social media platforms.

### Community stakeholders involved:

- The Gabrieleno Band of Mission Indians-Kizh Nation provided input through a government-to-government consultation on mitigation guidelines for Tribal cultural resources.
- Access Hermosa, a local stakeholder group addressed ADA accessibility issues through the City, along with the South Bay Bicycle Coalition provided input on preferred bicycle options.
- The Surfrider Foundation provided input on the stormwater elements.
- The Police Department and Downtown Subcommittee, comprised of elected official and City staff, provided input on lighting and site amenities.
- The Chamber of Commerce assisted in informing and educating businesses regarding the project.

### Continued public outreach and engagement:

- The City will continue outreach through meetings, mailers, the City's website, info booths at City events, notices and articles in local newspapers, updates at City Council meetings and social media platforms.
- The City will explore the opportunity to employ disadvantaged youth in the propagation and installation of native and drought tolerant plants and trees through collaboration with the LA Conservation Corps.