SMMC PROP 1 Grant Application -
River LA / Rio Vistas

**Additional Description Pages*

Summary

River LA is seeking funding for the construction of three pocket parks located along the Elysian Valley stretch of the Los Angeles River. We have completed the design phase, moved 100% construction drawings through entitlements/permits, and continue to conduct ongoing community engagement. We have also secured funding for operations and maintenance after construction and have identified the Los Angeles Conservation Corps as a potential partner.

Scope of Work & Timeline

River LA's "Rio Vistas" pilot program consists of three proposed pocket parks in the public right-of-ways--or street-ends--that block pedestrian and cyclist access to the LA River Bike Path in the Elysian Valley of Los Angeles at Clearwater, Coolidge, and Newell streets (please see Figure 1).

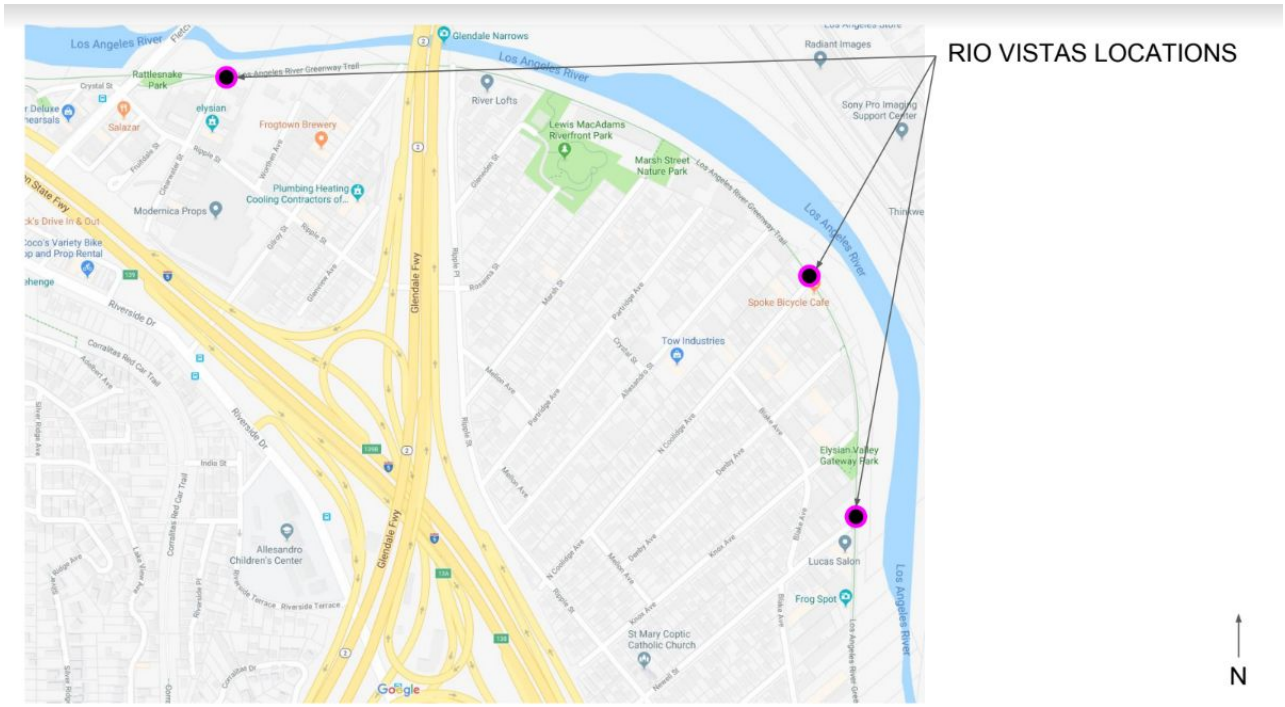

Figure 1 - Location of planned Rio Vistas

With Conservancy funding, River LA will be able to complete the below projected schedule:

Figure 2 - Proposed construction schedule

Final dates will be dependent upon funding. After funding, the expected timeline is as follows.

- **Month 1** - Prepare bid package. Continue community engagement.
- **Month 2** - Bid project and execute construction contract. Continue community engagement.
- **Month 2** - Break ground and implement planned civil engineering changes. Continue community engagement.
- **Month 3** - Complete construction of project with green infrastructure, improved pathways, benches, and drought resistant plantings. Continue community engagement.
- **Month 4** - Punch-list items and close out community engagement.

Funding Overview & Construction Budget

PROGRAM INVESTMENT TO DATE	
Pre-Development & Project Management	450,000
Rio Vistas Education & Engagement Program	200,000
Rio Vistas Mobile Pop-Up	100,000
Rio Vistas Activation & Programming	56,000
	806,000
FUNDS SET ASIDE FOR MAINTENANCE & OPS	
Rio Vistas (3 Street-Ends)	**370,000**
FUNDS NEEDED FOR CAPITAL EXPENSES	
Construction & Community Engagement (3 Rio Vistas)	438,000
Contingency	65,700
Construction Administration & Management	75,000
	578,700
TOTAL PROGRAM COSTS	**1,754,700**
RATIO OF MATCHING FUNDS TO NEED	**2.0**

Figure 3 - Funding overview

As required, please see Figure 4 for a more detailed construction budget. **Please note that those figures represent only an opinion of probable costs. The final construction budget will be subject to market pricing from contractor bids.**

LA Rio Vistas construction budget					
Revised	5/30/2018				
Based on drawing package of 9/29/16					
This is an opinion of probable costs, and the author has no control over the bids that contractors might make.					
		Units	Clearwater Cost	Coolidge Cost	Newell Cost
Line	Item				
1	Site Paving				
2	Slurry seal Vehicular paving	SF	$1,300.00	$0.00	$0.00
3	Pedesrtrian Concrete	SF	$3,276.00	$1,482.00	$1,326.00
4	Pedestrian risers-treads	LF	$0.00	$7,800.00	$2,600.00
5	Pedestrian risers-treads, special	LF	$0.00	$9,750.00	$0.00
6	Metal railings	LF	$0.00	$5,200.00	$5,850.00
7	Bike path asphalt	SF	$260.00	$260.00	$260.00
8	Site walls		$0.00	$0.00	$0.00
9	Radius wall w/coping	LF	$0.00	$11,700.00	$0.00
10	Conc wall	LF	$0.00	$1,040.00	$0.00
11	Ornamental metalwork	LS	$0.00	$0.00	$110,500.00
12	Crane rental	LS	$0.00	$0.00	$6,500.00
13	Fence around drop structure	LF	$546.00	$0.00	$0.00
14	Regulatory signs	EA	$325.00	$325.00	$325.00
15	Water fountain bottle filler	EA	$0.00	$0.00	$0.00
16	Snooth bench	EA	$0.00	$0.00	$0.00
17	Fine grading for stormwater BMP	SF	$265.20	$0.00	$0.00
18	Fine grading & soil preparation	SF	$377.00	$180.70	$156.00
19	Irrigation	SF	$3,770.00	$1,807.00	$1,560.00
20	Shrubs	EA	$56,550.00	$27,105.00	$23,400.00
21	Mulch	CY	$422.50	$195.00	$162.50
22	Plant establishment	SF	$150.80	$72.28	$62.40
23	Ongoing Community Engagement Events		3500	3500	3500
24	General Conditions items		20000	20000	30000
25	Project site indirect costs				
26	Mobilization				
27	Site access control and occupancy				
28	Sediment control				
29	Storage and transport for metalwork				
30	Progress and final cleaning		3500	3500	3500
31	Services to owner				
32	As-built drawings		3000	3000	3000
33	Material Testing for City permits		3000	3000	3000
34	Engineer's Construction Inspection		1500	1500	1500
35	Insurance (covered in River LA umbrella)				
36	Payment & Performance bond		5000	5000	5000
37					
38	TBD				
39	Water Meter				
40	Interpretive sign decals		5000	5000	5000
41	Bike path marking improvements		2500	2500	2500
	Total	**$437,861.38**	$114,242.50	$113,916.98	$209,701.90

Figure 4 - Detailed construction budget estimate

Completed Project Plans, Photos & Renderings

Project plans for the three proposed pilot Rio Vistas are readily accessible via the following Dropbox link:
https://www.dropbox.com/sh/yddbd39v84ifdeh/AADreC-jhVmpC9b937VRmMDwa?dl=0

As an example of the transformation we hope to achieve via the three pilot Rio Vistas, included below is a “before” image for the Coolidge street-end as well as renderings of the proposed improvements. The conditions at the Coolidge street-end are typical of the many streets that dead-end in the Elysian Valley. The majority of the public right-of-ways at these street-ends are derelict, overgrown, and prevent safe and easy access to the LA River Bike Path.

Figure 5 - Coolidge before (from the Neighborhood, looking toward the LA River)

Figure 6 - Coolidge rendering (from the Neighborhood, looking toward the LA River)

Figure 7 - Coolidge rendering (from the LA River, looking toward the Neighborhood)

The Case for Support

River LA is seeking funding for the construction of three pocket parks located along the Elysian Valley stretch of the Los Angeles River. Rio Vistas transform the public right-of-way in cul-de-sac street ends that intersect with the LA River into multi-benefit amenities, providing:

- Green space to increase natural filtration and create habitat for migratory species; increasing the amount of drought-resistant native plants that enhance above and below ground carbon storage through planting trees and other vegetation;
- Enhancement of the LA River parkway with access to the LA River and adjacent bike path, and new park space for recreation and community gatherings;
- Enhancement of the integrity of the channel's concrete flood control;
- Mitigation of heat island effect and improved air quality through tree planting in urban areas dominated by hardscape;
- Pollution mitigation in a county with some of the lowest amount of parkland among major national cities.

River LA worked with Los Angeles high school students, river-adjacent communities, and industry professionals to identify strategic locations for transforming the park-poor neighborhoods along the LA River. Within the City of Los Angeles alone, over 300 streets intersect with the LA River with public right-of-ways that are unmarked, overgrown, or derelict. While many major park projects can take up to 10 years to complete, Rio Vistas are community-scale opportunities to create immediate impact with the addition of open space, natural stormwater infiltration, a network of green patches connected by the LA River Bike Path to clean water and increase available habitat for local and migratory species. The Rio Vistas are shovel-ready, with design completed making River LA ready to pull permits.

Rio Vistas are an immediate opportunity to bring open space to communities that need it the most. The three Rio Vistas located at the end of Coolidge, Newell, and Clearwater Streets are within the State's top 10% most disadvantaged communities in terms of pollution burden and population characteristics. These communities are disproportionately burdened by water contaminants and impaired water, groundwater threats, traffic density, pesticide use, hazardous waste, cardiovascular disease and asthma-related hospital visits, poverty, unemployment, and educational attainment. These threats are identified by the California Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0, identifying the communities that will receive prioritized investment from the proceeds of the carbon auctions held under California's Global Warming Solutions Act of 2006. Rio Vistas are an important and attainable opportunity to add networked open space to our communities. While analysis from LADWP is in progress, collected datasets from Southern California Edison and LA County Utility ROW's total 3,700 acres (The LA River Index). River LA views the Rio Vistas as an unprecedented opportunity to create a "landscape mosaic" of native plant and animal communities which survive in relationship to one another, and supports the health and wellbeing of people by cleaning air and water as well as absorbing carbon.

Project Benefits

Rio Vistas will provide multiple benefits, including:

- Providing open space with native drought-resistant plants that clean water by helping to manage stormwater runoff along the flood control channel and reduce greenhouse gases;
- Increasing access to the LA River and adjacent bike path providing social and recreational enjoyment;
- Adding to the potential of the LA River to serve as one of the County's largest park reserves. (Currently less than 10 miles of the riverfront is dedicated to public space and less than 10% of the river is connected to open space.)

Multi-benefit projects like Rio Vistas can help capture and recharge groundwater, improve the water quality along River by removing pollutants, and bring green infrastructure to some of Los Angeles' most dense and park poor communities. This approach complies with Los Angeles' Green Streets Initiative to use environmentally-friendly strategies that reduce, treat and capture stormwater runoff close to its source.

The multiple benefits enjoyed by the creation of a green street often include enhanced neighborhood aesthetics, improved water quality, groundwater replenishment and more livable communities. Whereas the lack of adequate pervious surface allows Los Angeles to lose 58 trillion gallons of water to the ocean because of its paved neighborhoods in the midst of California's record-breaking drought.

Meeting Proposition 1 Requirements

Rio Vistas help fulfill Proposition 1's purpose of restoring river parkways throughout the state, per the State's Water Code Section 79732(a). This multibenefit project will use green infrastructure to enhance urban forestry and native habitat, improve water quality of the L.A. River, and create safe and beautiful pocket parks to benefit critically park deficient residents. This project will promote public health by enhancing space used for active recreation and other healthy outdoor activities. This project will also sequester carbon and reduce the effects of climate change, including the heat island effect. These parks will incorporate Low-Impact Development elements to enhance water quality through runoff infiltration, while providing beautiful, safe green space for public enjoyment.

The Rio Vistas' design uses an innovative mix of low-tech mechanical and biological methods to achieve watershed protection. Our calculations estimate that between the three proposed Rio Vistas, the stormwater runoff from a 5-acre residential urban area enters the Los Angeles

River along Clearwater, Coolidge, and Newell Streets untreated, carrying trash, sediment, nutrients, oils, bacteria, and other urban pollution. The Rio Vistas will intercept this flow through plantings and a swale on Clearwater, plantings on Coolidge, and plantings on Newell which will slow and divert the runoff, allowing for natural percolation.

Through construction of the Rio Vistas invasive plants will be removed and replaced with approximately 400 native and drought-tolerant plants, grasses, and shrubs. In addition, the project includes removing hardscape in strategic low areas, replacing it with permeable surfaces that will direct water flow and improve filtration leading to improved water quality in the L.A. River and the ocean.

Through intentional revitalization and community engagement, the LA River has the potential to become a regional resource and a 51-mile linear greenway. Currently, the LA River is principally a single-purpose flood control channel that runs 51 miles through 17 cities, with 25% of the State's population living within an hour's drive of the river. One million people live within one mile of the river, yet 70% of these residents don't have access to the World Health Organization's recommended amount of open space. The City of Los Angeles identifies at least 30% of the 834 square mile watershed as impervious, so when stormwater does come, it doesn't soak into the land to help sustain it through the next dry period. Given the severe state of the California drought, the transformation of river-adjacent land along the corridor into green space creates water-permeable places, thus cooling neighborhoods, capturing stormwater, replenishing water, and connecting people to nature, rather than channeling water directly to the ocean and leaving the river basin nearly as parched as it was before (Trust For Public Land).

Richard Jackson, Chair of Environmental Health Sciences at UCLA, former Director of the National Center for Environmental Health at the U.S. Center for Disease Control and Prevention, and River LA advisory board member, identifies urban river parkways as a critical component of environmental and public health. Urban river parkways, like the LA River, act as a natural stormwater cleansing system, reduce the risk of pollution exposure, provide an alternative to driving to help reduce air pollution and greenhouse gas emissions, and provide landscaping to mitigate the urban island heat effect.

River LA believes that infill projects, like the Rio Vistas, transform existing underutilized assets is a short-term, tangible approach to creating the 51 mile greenway. To date, River LA quantified more than 27,000 acres for evaluation as potential new open space. If one simply overlaid the currently analyzed right-of-ways, it becomes obvious that there is an existing network of land that can be used to create connected open space and connected corridors between open space patches (The LA River Index).

Meeting California Water Action Plan Objectives

Rio Vistas create a more resilient, sustainably managed water supply that can better withstand inevitable and unforeseen environmental pressures. The pocket parks increase permeability along the LA River to naturally absorb stormwater runoff and cleanse water directly adjacent to the river and its flood control capacity.

On average, 310 million gallons of water flows down the LA River from rain and other sources directly into the ocean each day (The LA River Index). River LA's research with Geosyntec Consultants and OLIN Studios demonstrates that smaller-footprint projects can provide significant benefits to water quality. Rio Vistas serve as both green streets and multi-use stormwater pocket parks, reducing pollutant loads while also providing softscape infiltration, habitat creation, restoring groundwater recharge, and creating open spaces and recreational areas throughout the watershed.

Meeting CA Greenhouse Gas Reduction Targets

River LA and its team of experts identified Los Angeles County as a major source of greenhouse gas emissions and heat island effect, whereby a metropolitan area is significantly warmer than its surrounding rural areas. The Rio Vistas offer an opportunity to reduce the carbon footprint of our community by:

- Reducing loads with trees and native landscaping;
- Increasing system optimization by relying on local water supply rather than imported water, which will reduce emissions from water delivery;
- Increasing access and connectivity to the LA River Bike Path, providing an alternative transportation option to driving.

Symbol	Description		
Shrubs:			
Ⓑ	Baccharis pilularis	Coyote Bush	1 gal
Ⓟ	Penstemon spectabilis	Penstemon	4" pot
Ⓢ	Salvia 'Terra Seca'	Sage	1 gal
Ⓩ	Zauschneria 'Summer Snow'	California Fuschia	1 gal
Grass:			
Ⓝ	Elymus tritichoides	Beardless Wild Rye	1 gal
Ⓜ	Muhlenbergia rigens	Deer Grass	1 gal

Figure 8 - Clearwater plant list

Through the use of native plants, shrubs, and grasses, Rio Vistas will help meet California's greenhouse gas reduction targets. Figure 8 above shows the plant list for the Clearwater Rio

Vista (complete plant lists for the other two Rio Vistas are accessible in the 100% construction drawings via the Dropbox link referenced earlier).

In the Clearwater Rio Vista alone, over 200 plantings are scheduled in a combination of native grasses and shrubs. Please see Figure 9 below. And between the Coolidge and Newell Rio Vistas there are an additional scheduled 200 plantings in a combination of native plants, grasses, and shrubs.

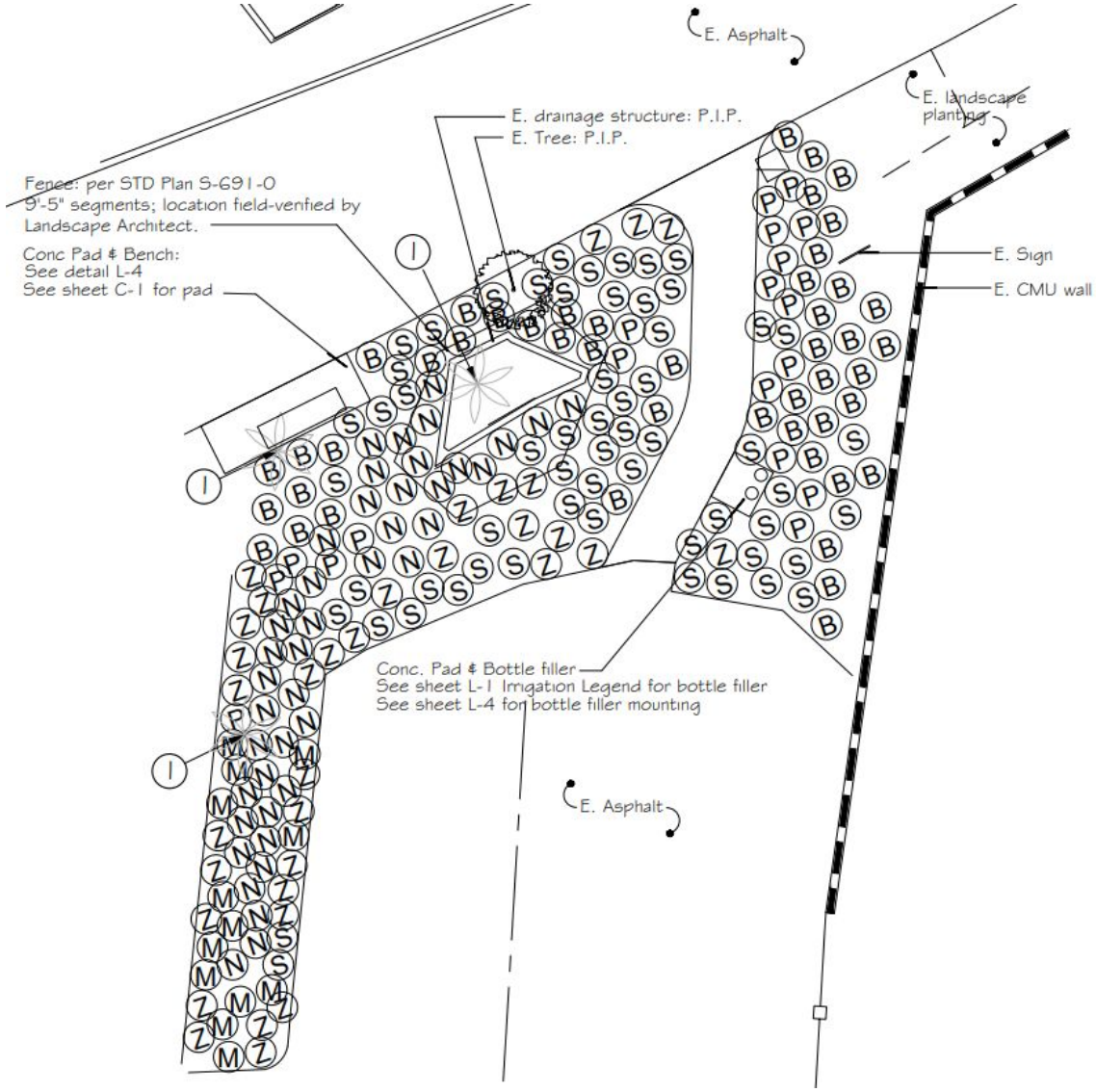

Figure 9 - Clearwater planting plan

The green open space that Rio Vistas will create adds to the overall impact green space along the LA River can have for the City, County, and State. River LA measured the impact of providing 500 additional acres of vegetated open space along or near LA River. Using data from the EPA, we estimated this could reduce carbon emissions by 10,000 metric tons over 20

years, or 500 metric tons per year. Greening the LA River with adjacent parks and access to the Bike Path can create incredible impact for the region's greenhouse gas reduction goals.

In addition, River LA's past surveying of LA River park and bike path users estimates that Rio Vistas will help 10-12 people a year go car-free because of the access points the Rio Vistas provide. Using the United States Environmental Protection Agency's greenhouse gas equivalencies calculator, use of Rio Vistas and the Bike Path can reduce 47.3 metric tons of emissions, or almost 2,000 metric tons over a 40-year period.

Meeting Other Regional & State Plans/Policies

Rio Vistas promote several policies and initiatives. First, Rio Vistas fulfill California's Common Ground Plan by creating, expanding, and improving regional open space along the LA River. The pocket parks created in the public right-of-way within cul-de-sac street ends improve and increase access to recreational opportunities. The Rio Vistas are located along the Elysian Valley stretch of the LA River, connecting open space with an existing network of Bike Path. Lastly, Rio Vistas extend the greenway, thereby cleansing water, maintaining flood control, and expanding open space.

Rio Vistas enhance an urban creek as defined by the Water Code Section 7048(e), crossing built-up residential, commercial, or industrial property. The LA River is 51 miles long running through 17 cities. In the City of Los Angeles alone, residential development is located directly adjacent to the channel with over 300 streets intersecting the LA River. The City of Los Angeles identifies the 830 square mile LA River Watershed as impervious, with residential (36%), open space and agricultural (44%), and commercial/industrial/transportation (20%) being the predominant land uses (LA River Stormwater Program). This continues outside of city lines along the lower LA River, where the 710 Freeway runs parallel to the channel. Rio Vistas adhere to the City of Los Angeles' Low Impact Development ordinance, which requires development and redevelopment projects to mitigate runoff in a manner that captures rainwater at its source utilizing natural best management practices such as rain barrels, permeable pavement, storage tanks and infiltration swales to use water. Rio Vistas utilize small-scale drainage features, increase permeability, and clean water at the source.

Providing Matching Funds

River LA has raised nearly $1.2MM in matching funds to date for public engagement, design, and programming, $370,000 of which has been set aside for maintenance and operations funds. River LA is requesting $577,965 in funding for capital construction, thus providing a 2.0 matching ratio for this project. River LA received private philanthropic funds from a variety of private and corporate foundations to perform over a year of initial outreach including classroom learning with LA River High School students, design workshops, and ongoing public

engagement with the communities surrounding the three sites. The students created concept designs with professional designers, which were then submitted to the City of Los Angeles. All designs have been approved and River LA is ready to pull permits once final construction funding is awarded.

Supporting Disadvantaged Community

Rio Vistas are an immediate opportunity to bring open space to communities that need it the most. The three Rio Vistas located at the end of Coolidge, Newell, and Clearwater Streets are within the State's top 10% most disadvantaged communities in terms of pollution burden and population characteristics. These communities are disproportionately burdened by water contaminants and impaired water, groundwater threats, traffic density, pesticide use, hazardous waste, cardiovascular disease and asthma-related hospital visits, poverty, unemployment, and educational attainment. These threats are identified by the California Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0, identifying the communities that will receive prioritized investment from the proceeds of the carbon auctions held under California's Global Warming Solutions Act of 2006.

Zooming out from the Rio Vistas scale, the great challenge facing the LA River is maintaining flood control for public safety, while addressing some of LA County's most inequitable environmental and socio-economic conditions. More than 25% of California's population lives within one hour, or 30 miles, of the LA River. The availability of open space is closely tied to issues of social equity, yet 70% of people living near the River do not have enough open space by World Health Organization standards, despite living in proximity to this resource. These communities, especially along the lower LA River, rank as some of the State's most disadvantaged in terms of income disparity and disproportionate levels of pollution burden. The population density, lack of open space, and proximity to the 710 Freeway contributes to high rates of ozone pollution, traffic related emissions, water contaminants, asthma and cardiovascular disease, housing burden, poverty, unemployment, and low educational attainment (California Office of Environmental Health Hazard Assessment). Replicating Rio Vistas along the LA River and changes to land uses that promote river restoration and equality can participate in presenting additional opportunities to more equitably enhance these areas and increase the resiliency of the community and the environment.

Partnering with Conservation Corps

River LA has previously partnered with the Los Angeles Conservation Corps and would like to contract with them for operations and maintenance of the Rio Vistas sites.

Project Innovations & Monitoring

Rio Vistas are consistent with Los Angeles' Low Impact Development Ordinance and Green Streets program. Rio Vistas model the Green Streets approach: creating permeable surface to filtrate storm water runoff. Rio Vistas utilize small-scale drainage features, increase permeability, and clean water at the source. Both City programs propose design approaches and Best Management Practices (BMPs) that promote the use of natural systems for infiltration, evapotranspiration, and use of stormwater.

River LA intends to partner with LA Conservation Corps, and as part of the contract, the Corps would provide River LA with detailed maintenance reports and tracking of visitors to the Rio Vistas. In addition, River LA has previous experience surveying park visitors and would use digital methods to survey Rio Vistas users on the design and user experience. The Rio Vistas will include a monitoring component that will be carried out by the grantee and its citizen science volunteers. They will monitor tree and shrub growth and input the data into the ITREES Database, which tracks aggregate benefits of trees for improving air quality and heat island mitigation over time. They will also track water savings and water quality improvement by calculating the polluted runoff mitigation using information on the amount of impermeable surfaces removed.