Prioritization and Development of Parking Lot Retrofit Opportunities in NSMB

Technical Resources Program

Fiscal Year 2025-2026

North Santa Monica Bay

Craig Doberstein (Herrera)

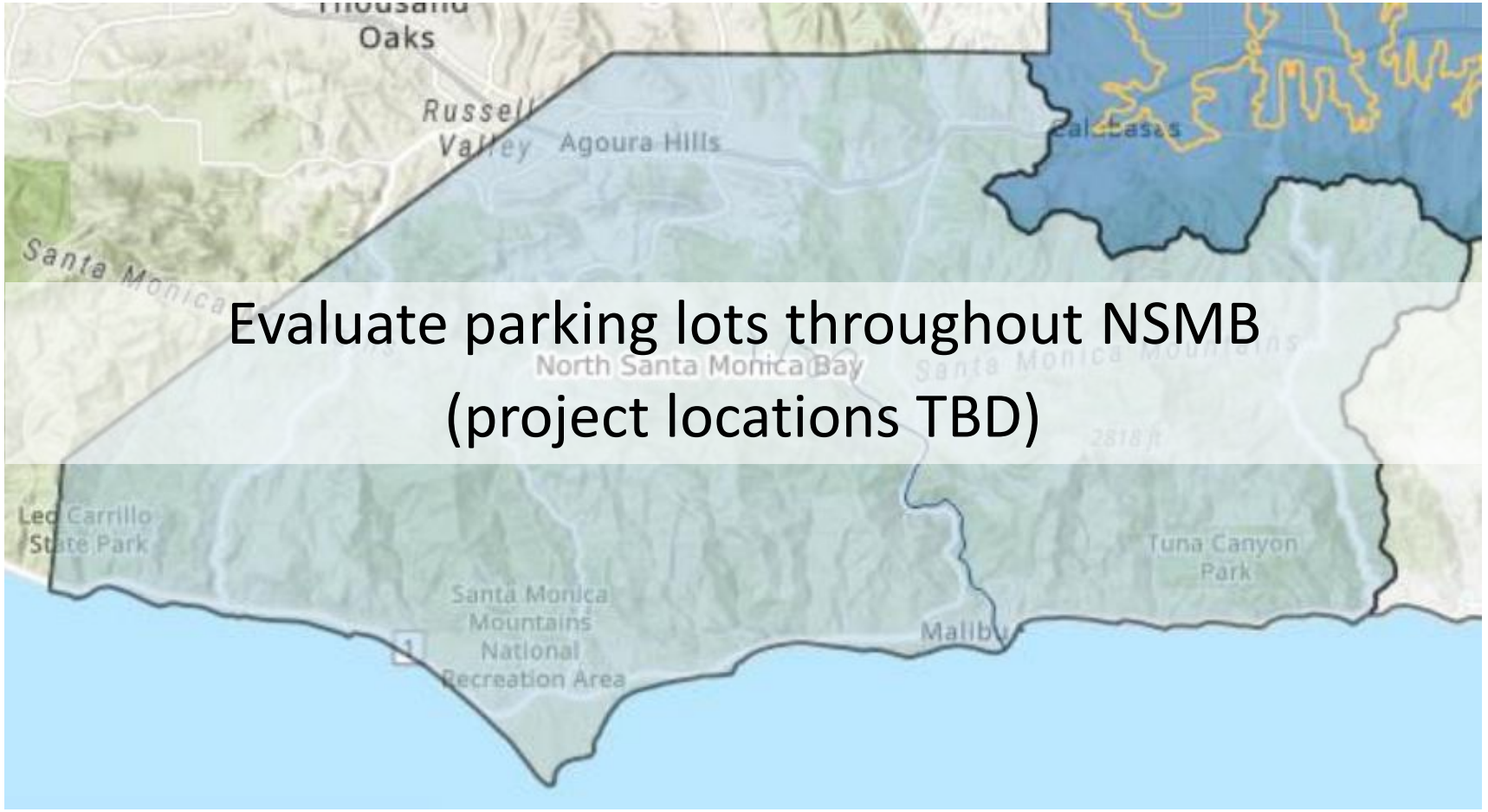
Previously Awarded TRP – No

Project Overview

Identify, prioritize, and begin designing multiple parking lot retrofits in NSMB for greening, water quality, and/or water supply benefits

- Primary Objective: Identify and develop parking lot green retrofit project opportunities in NSMB
- Secondary Objectives: Explore/promote smaller, community-level TRP applications and projects
- Project Status: Concept; seeking TRP support
- Total Funding Requested: $400k

Project Location



Evaluate parking lots throughout NSMB

(project locations TBD)

Project Background – Problem Statement

1. Parking lots are ubiquitous and limiting for SCWP goals (single-purpose, pollutant generating, impervious, heat island, void of biodiversity).
2. Individual parking lot projects fall under the radar of typical EWMP/watershed planning efforts and TRP visions.
3. Higher-level SCWP Needs Assessments are underway, but small- and medium-scale SCWP projects are still lacking, especially in NSMB.

Project Background – Parallel Scientific Study

"Depave LA: Prioritizing Parking Lots for Green Retrofitting"
(FY 25-26 Scientific Study proposed by the Council for Watershed Health)

2yr Scientific Study proposes to:

1. Build a Tool that allows users **to identify, screen, and prioritize parking lot retrofit projects.**
2. Provide a Toolkit **to facilitate and promote conversion of parking lots to multi-benefit sites.**

- Training Materials
- Funding/TRP Guidance Manual
- Three Conceptual Designs
- Design Tips
- Engagement Tips
- O&M Guidance

Project Purpose

- Intent is to use the TRP process to **identify priority parking lot sites** AND to develop the necessary **Feasibility Studies for multiple sites** in NSMB.
- Project developed to:
  1. Meet the unique needs of NSMB (density, funding, schedule)
  2. Expand the pool of qualifying projects for SCWP funding in NSMB
  3. Explore flexibility and opportunities within SCWP to tailor funding process to the unique conditions in NSMB

Safe, Clean Water Program Implementation Ordinance, Section 18.07.B.1.b:

"Small and medium scale, community-level Projects may be combined into a single Project proposal to promote efficiency, achieve economies of scale, and advance local-hire and job-training goals..."

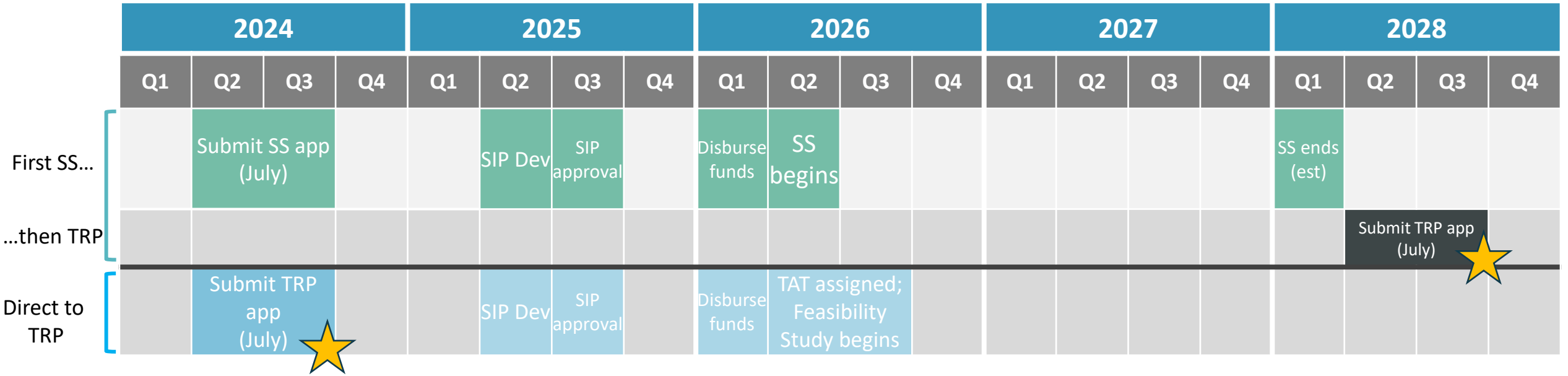
Project Purpose

- This TRP fast-tracks the outcome of the proposed Scientific Study “Depave LA: Prioritizing Parking Lots for Green Retrofitting” **in NSMB specifically**
- Both efforts can benefit from parallel planning discussions, engagement process, and eventual study “Toolkit”

	2024				2025				2026				2027				2028			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
First SS…		Submit SS app (July)				SIP Dev	SIP approval		Disburse funds	SS begins							SS ends (est.)			
…then TRP																		Submit TRP app (July)		

Project Purpose

- This TRP fast-tracks the outcome of the proposed Scientific Study “Depave LA: Prioritizing Parking Lots for Green Retrofitting” **in NSMB specifically**
- Will benefit from parallel planning discussions, engagement process, and eventual study “Toolkit”



Project Details

Why parking lots?

- Pollution-generating, many in proximity to beaches/creeks
- Impervious – opportunity for capture and/or flood reduction
- Common/dispersed/overlooked
- Underutilized/oversized
- Low engineering complexity
- Many multi-benefit opportunities

Project Details

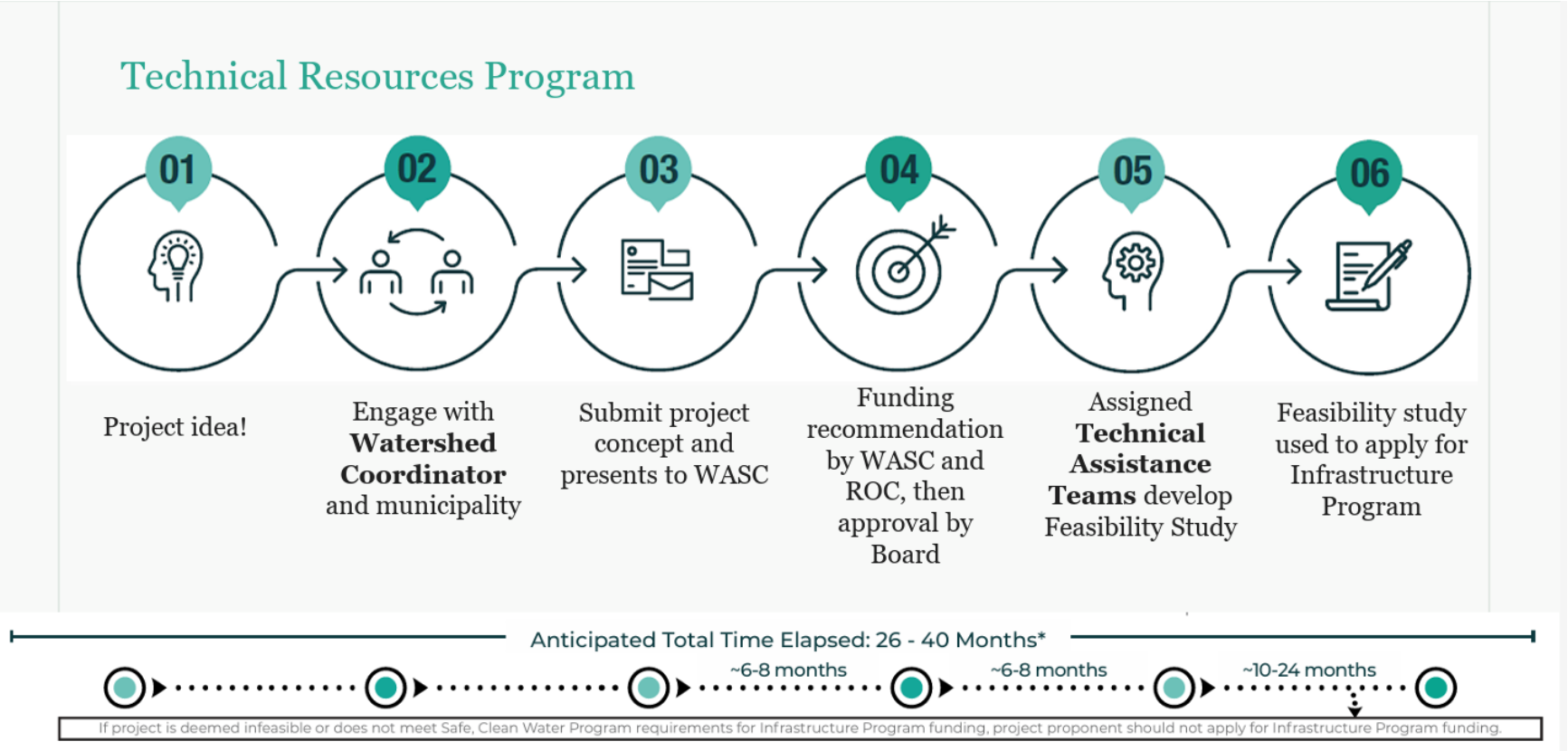
Projects would include stormwater retrofit and greening improvements, such as:

- Bioswales/Vegetated Filter Strips
- Bioretention/Biofiltration areas
- Permeable Pavement Systems
- Flow-through water quality treatment devices
- Trash capture devices
- New trees/landscaping areas
- Removal of impervious surfaces and optimized parking spaces
- Other opportunistic site improvements (and cost-share potential)

Partners

☑ Application submitted by Craig Doberstein (Herrera, Topanga resident)

☑ Letter of non-objection provided by City of Calabasas (TRP requirement)



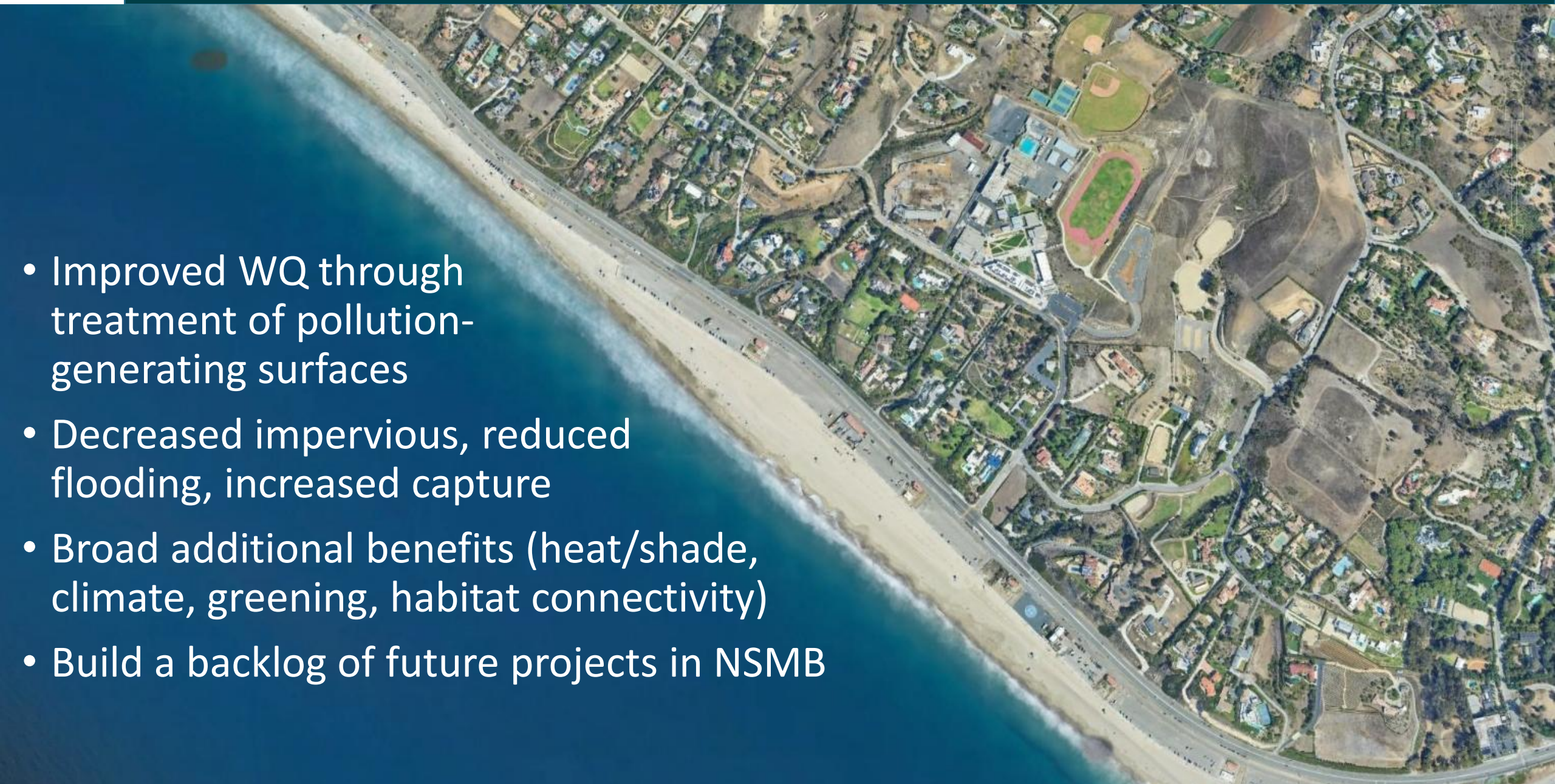
Cost & Schedule (estimated)

Task	Description	Cost	Duration*
1	Outreach and Engagement	~$20,000	March – May
2	Screening of Potential Opportunities	~$15,000	April – June
3	Prioritization and Selection	~$15,000	June – July
4	Preliminary Concept Development (2-4 sites)	$20K – $40K	Aug – Oct
6	Feasibility Study (2-4 sites)	$200K – $300K	TBD
TOTAL		**$270K – $390K****	

** Assumes a start date of March 2026*

*** TRP/IP Cost sharing opportunities (e.g., landowners, Prop 4 Climate Bond, schools/parks/others)*

Summary of Benefits



- Improved WQ through treatment of pollution-generating surfaces
- Decreased impervious, reduced flooding, increased capture
- Broad additional benefits (heat/shade, climate, greening, habitat connectivity)
- Build a backlog of future projects in NSMB


Questions?
Craig Doberstein
(Herrera)