

28TH STREET STORMWATER INFILTRATION PROJECT

TRAFFIC FLOW AND PARKING MODIFICATIONS

EDUARDO PECH, CITY OF MANHATTAN BEACH
KATIE HARREL, CWE

PARKING AND PUBLIC IMPROVEMENTS COMMISSION - OCTOBER 23, 2025

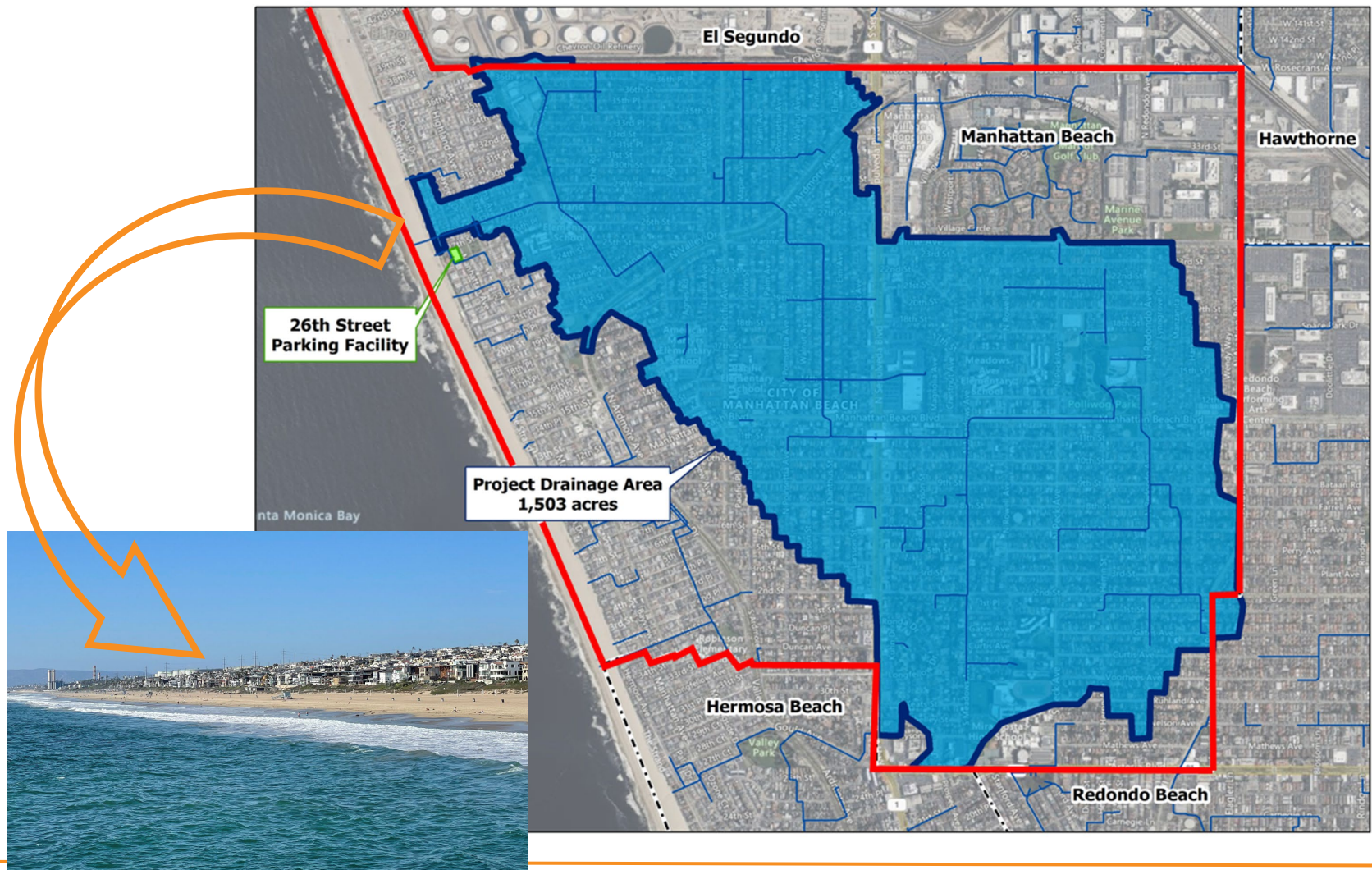


BACKGROUND

- Stormwater discharges are regulated under MS4 Permit by Los Angeles Regional Water Quality Control Board
- Beach Cities Watershed Management Program (WMP) developed by Manhattan Beach, Hermosa Beach, Redondo Beach, Torrance, and Los Angeles County Flood Control District
- Project identified as the highest priority to reduce bacteria, trash, and debris discharges
- 28th Street drain conveys approximately 60% of City's stormwater, and has been exceeding TMDL limits



28TH ST. OUTFALL DRAINAGE AREA



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PROJECT DESIGN



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PROJECT TIMELINE

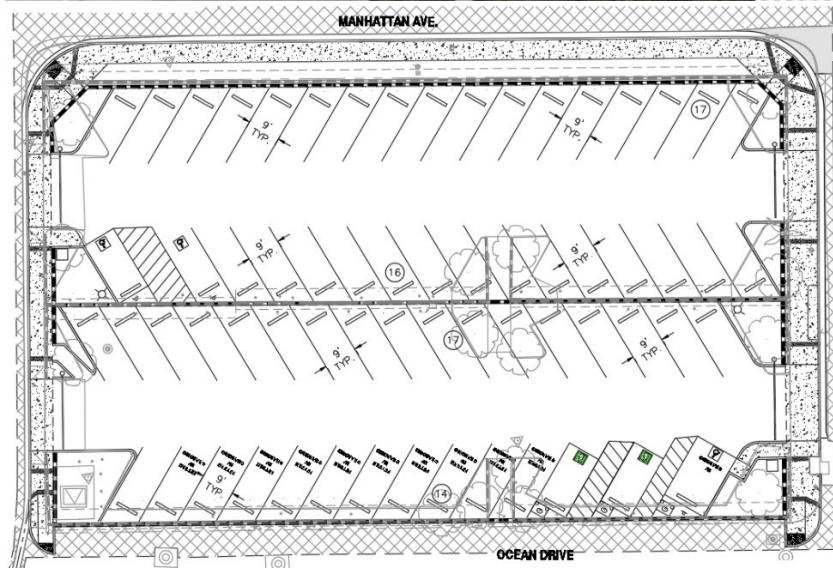
2022 PPIC approval of 26th St. Parking lot circulation improvements and facilities upgrade as part of the project plans

2024 CEQA Determination adopted by City Council

2025 Project P, S, & E approved by City Council



PARKING LOT IMPROVEMENTS



PPIC Approved on Oct 26, 2023

- Rebuild & modernize 26th Street Lot
- New retaining walls & pervious concrete surface
- Improved circulation with revised striping
- ADA-compliant spaces & accessible pedestrian routes
- Removal of old staircases



CONSTRUCTION BIDDING

- March 2025** City Council approved final Plans & Specifications
Engineer's Estimate = \$26M
- June 2025** RFQ No. EI304-25Q Contractor Prequalification
- July 2025** 11 firms submitted proposals and were evaluated
on experience, qualifications, and compliance
- August 2025** 9 firms qualified and invited to bid
- Nov. 2025** Award of Construction Contract
Award of Construction Management & Inspection
Amendment for Design Engineer of Record
- Feb. 2026** Construction Start (14 - 18 months)
- Aug. 2027** Construction End



CONSTRUCTION IMPACTS

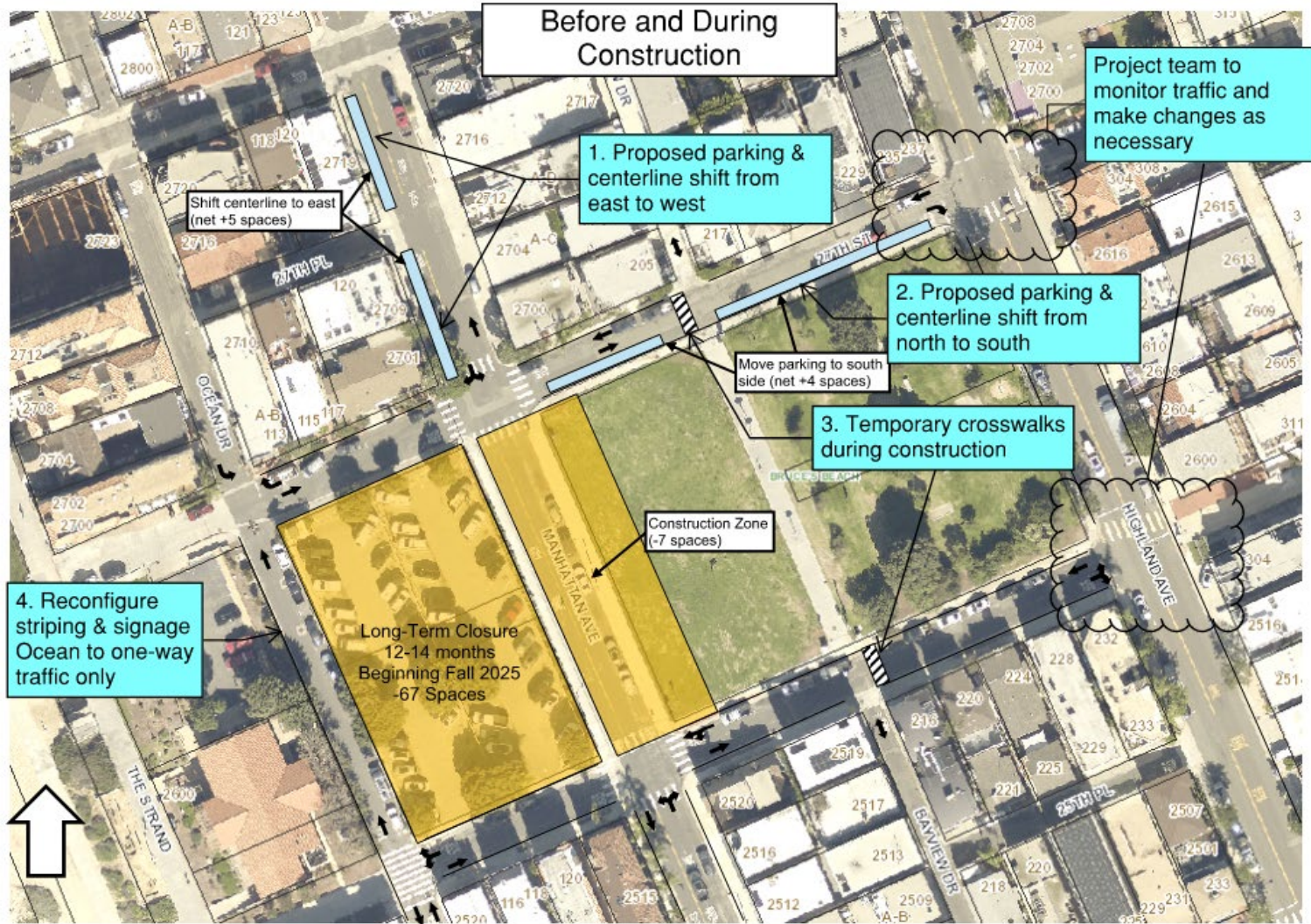
Evaluated Impacts*	Mitigation Strategies
Noise, Dust & Debris	- Noise Barriers (if noise levels exceed thresholds)** - No Grading During High Winds** - Construction BMPs required**
Road Closures, Traffic Detours, Construction Traffic	- Signage and electronic message boards 72 hour or more notification for immediate residents
Parking Lot Closure	1 year duration
Limited Street Parking	Consolidate contractor laydown area to Man. Ave. between 27 th & 26 th to reduce contractor trips

*Additional street parking and alternate locations for overnight parking

**Required per Project's Mitigation & Monitoring Plan



PROPOSED IMPROVEMENTS



MANHATTAN AVE (28TH ST & 27TH ST)



- Proposed centerline shift: 8 feet east
- Adds six stalls on the west side, removes one east-side stall
- Net gain: five public parking spaces



27TH ST (MANHATTAN & HIGHLAND)



- Proposed centerline shift: 8 feet north
- Adds nine stalls on the south side, removes five from the north
- Net gain: four public parking spaces



OCEAN (27TH & 26TH) ONE WAY NORTH

- Proposed change: convert to a northbound one-way street
- Signage and striping to be installed before construction
- Will remain as one-way after construction is complete



CROSSWALKS ON 27TH ST & 26TH ST

- ❑ Currently, four-legged crosswalks exist at both 27th Street & Manhattan Ave. and 26th Street & Manhattan Ave.
- ❑ Planned construction will close Manhattan Avenue between 27th and 26th Streets for 9–11 months



TEMP CROSSWALKS ON 27TH & 26TH

- ❑ Temporary crosswalks at 27th Street and 26th Street at Bayview Drive
- ❑ These will remain active during the Manhattan Avenue closure



Proposed
Temporary
Crosswalks
at Bayview
Drive



TEMP CROSSWALK 27TH & BAYVIEW



Proposed Temporary Crosswalk
at 27th St & Bayview

Photo: 27th St & Bayview, adj.
to Bruce's Beach sidewalk



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TEMP CROSSWALK 26TH & BAYVIEW



Proposed Temporary Crosswalk
at 26th St & Bayview



Photos: 26th St & Bayview, adj. to Bruce's Beach sidewalk



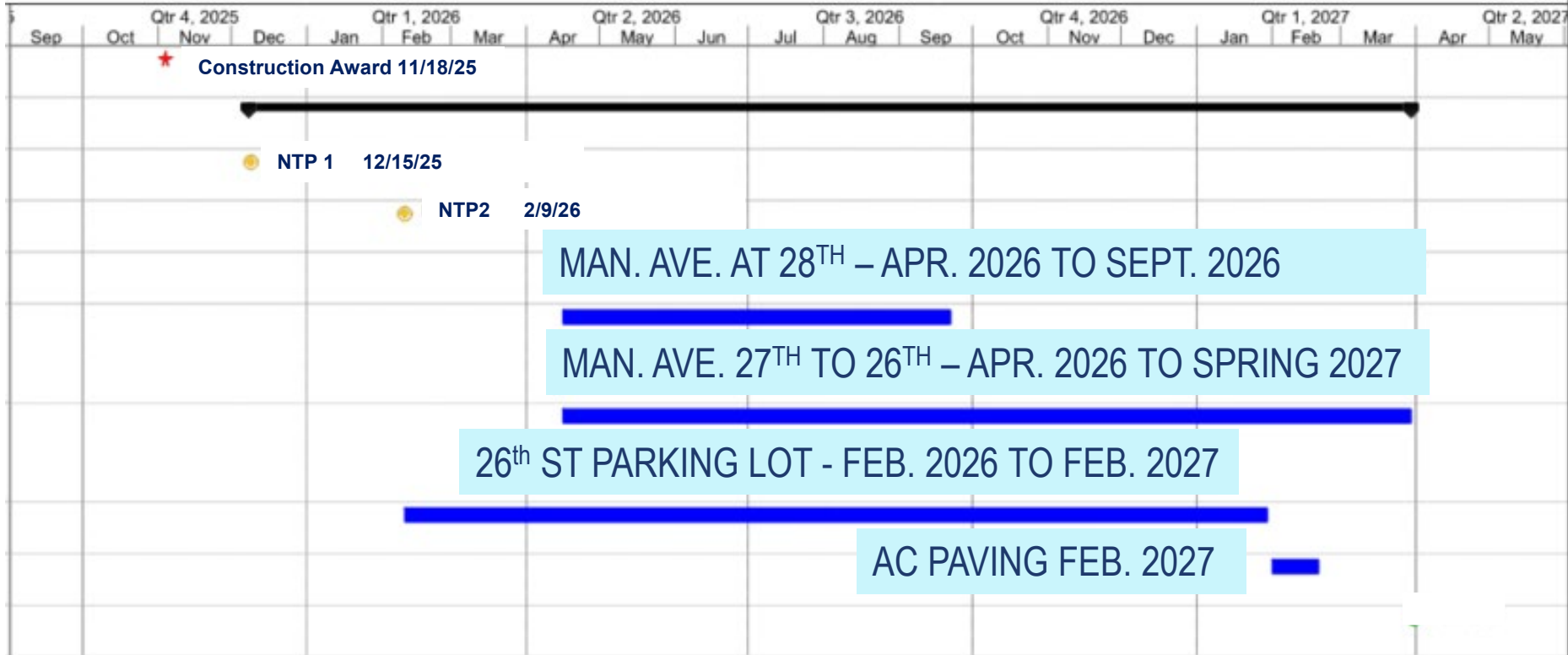
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CONSTRUCTION TIMELINE

MAJOR CONSTRUCTION PHASE FROM DEC. 2025 TO MARCH 2027



QUESTIONS & ANSWERS

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