

Carson Executive Management Team IDIF Memo

Currently the City of Carson has a significant backlog of facilities and infrastructure enhancements that must be addressed in order to meet current service level expectations. The addition of new developments exasperates the need for improved or additional public facilities to ensure that the existing infrastructure capacity is not overwhelmed by the demands of larger populations and expanded service needs.

The areas of focus for the expanded capacity include:

- General Government Facilities;
- Transportation Infrastructure and Facilities;
- Utilities and Sustainability; and
- Beautification.

Recognizing the need to accommodate the growth from new developments, the following contextualizes the impact to each of these categories. This information has been provided by the City of Carson's executive management team based on their experience and professional knowledge of municipal infrastructure needs.

General Government Facilities

The responsibility of municipal government is to provide necessary services to the public. General government facilities include those facilities used by the City. New residential and non-residential development in the City will generate additional residents and employees who will increase the demand for City services including public works and general government functions. Acquisition, construction and expansion of facilities used to provide general government and public maintenance services of City facilities is necessary to accommodate current and expanded need. A total of \$29,735,000 is needed for general government facilities.

City Hall

The majority of all governmental activities take place in City Hall. Over the years as the community has grown and as the City has increased the level of service to strive for a quality community, the interior of City Hall needs to undergo a reconfiguration in order to accommodate added staff and changing of technologies and responsibilities. Already City Hall has a shortage of available meeting space and the reconfiguration of offices is forcing staff to share offices and cubicle spaces, reducing efficiency. The future growth of the community is going to cause an additional demand for services at City Hall; therefore, additional modifications will be necessary to the interior of City Hall to provide the excellent level of service the community expects as a result of the growth.

Corporate Yard Facility

The Corporate Yard was acquired 20 years ago from a steel manufacturer, and was never retrofitted for its current use as a municipal corporate yard, including the Public Works function and the Parks & Recreation function. Significant upgrades are needed in order to properly provide services to the community. In lieu of trying to retrofit the current location at a substantial cost, and still ending up with

a less-than-optimum facility, a new location has been identified that will provide the opportunity for a turnkey facility and subsequently allow for more effective and efficient service delivery.

Transportation Infrastructure and Facilities (Roads, Bridges Public Transit, Bikeways, and Pedestrian Walkways)

Throughout the City, significant improvements are needed to address existing transportation infrastructure and facilities deficiencies. Roads, bridges, interchanges, sidewalks, traffic signals, bikeways, and public transit throughout the City benefit new residents and new employees by providing safe and efficient access to their place of residence or work. New residential and non-residential development will generate additional residents and employees who will create additional demands on this network which will ultimately need to be upgraded and expanded.

The primary function of arterial roadways is to move traffic throughout the community. Local streets primarily function to provide access to adjacent developments. Collector roads serve a dual function, providing both access and a way for traffic to get to the arterial system. In addition, medians provide for orderly flow of traffic and provide space for additional landscaping that is needed to beautify the City as well as provide for cleaner air as new developments cause additional traffic and its associated air pollution.

Roadway infrastructure will have to be addressed to meet the current needs, and will need to be improved to meet the increased demand and provide for adequate circulation within the City. Signals will have to be installed and modified to efficiently direct increased traffic flow. Ridership will increase on public transit, and there will be additional use of bikeways and pedestrian walkways. A total of \$65,298,117 is needed to ensure that the City's transportation infrastructure and facilities can sustain traffic generated from new development.

Traffic

Separate from this memo, the Zimmerman Study proposes a total of \$6,469,200 in improvements to ensure that the City's transportation network can sustain traffic generated from new development. In addition to developments covered in the Zimmerman study, the City is proposing other improvements to address the current deficiencies and plan for the future needs as new developments will necessitate both. According to a needs based analysis, 5.93% of funded projects under the Transportation Infrastructure and Facilities category are related to current signal deficiencies outside of the Zimmerman Study, which will be further exacerbated by an increase in development. The remaining 94.06% of projects are focused on ensuring the City is prepared to address the anticipated increase in population.

Pavement

The street and roadway network represents the City's biggest, most expensive asset. Public roadways need to be expanded to facilitate access to new development. Improvements to roadways translate into lower vehicle maintenance costs, decreased delays, reduced fuel consumption, improved safety, lower road and bridge maintenance costs, and reduced emissions from improved traffic flow. The City of Carson's annual budget related to street repairs is approximately \$4 million however, based on the Pavement Management Study that was completed in 2017, in order to not see a decline in the

aggregate Pavement Management Index score for the City's streets and roads, the City's annual need to maintain the 263 lane miles that run throughout Carson is closer to \$10 million per year.

Sidewalks

New developments near major thoroughfares create the need for safe walkways to accommodate the growing number of residents and encourage a healthy and active lifestyle. Upgrade sidewalks and new pedestrian bridges are needed to strengthen pedestrian connectivity.

Utilities and Sustainability (Electricity, Water, Gas, Stormwater, Green Streets)

Because the City is situated in a heavily industrial and logistics-centered region, with close proximity to the Port of Los Angeles and the Port of Long Beach, as well as major petroleum refining, transmission, and storage facilities, the City is focused on ensuring that sustainability is a consideration in everything it does, not only to comply with local, state and federal mandates, but also to ensure current and future residents and businesses receive the health and environmental advantages associated with this approach. A total of \$31,839,600 is needed for utilities and sustainability.

Over the past three years, the City has worked with private parties to develop comprehensive energy-saving programs that would cover most City facilities and programs and would shrink the City's carbon footprint substantially by reducing emissions and greenhouse gases as well as saving a substantial amount of water. These investments also save the City money over the long term, helping improve the City's financial sustainability. These improvements include but are now limited to new HVAC systems in City Hall, solar panels at the Civic Center Complex combined with battery storage to reduce peak loading and improving the economics of the project; electric vehicle charging stations; and, replacement lighting (new LEDs) that conserve energy, too.

The most recent estimate of these costs is in the neighborhood of \$20 million. The \$31,839,600 is a wider range of improvements that includes these energy-efficiency improvements plus green streets for managing stormwater runoff, and additional "greening" of Carson to provide some air quality relief and reduce heat islands in the City.

Beautification (Citywide Monument Signs, Wayfinding Signs, Street Furniture, and Landscaping)

As the population of the City increases, identifiers are critical. The City desires to improve its current image through improved urban design including entry monument signs, wayfinding signs, street furniture, etc. Wayfinding signs are necessary to provide directions for both pedestrian and automobiles. Providing a sense of direction would assist in reducing congestion and associated pollution. Entry monuments provide a sense of entry to the City that would set it apart from other communities. Currently, the City has two major entry signs at Carson Street near the I-405 and I-110 freeways. The City desires to build more monuments in strategic locations throughout the City. Street furniture such as benches, bus shelters, trash receptacles, pedestrian lights, bike racks provide amenities to the community that make the streets more inviting to walk and use transit which reduce traffic and its associated resulting from the anticipated growth of the City. A total of \$6,768,000 is needed for this beautification effort.

CITY OF CARSON CAPITAL PROJECTS

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1	Citywide	Beautification	Landscape Masterplan	\$ 300,000 \$250k moved to General Fund - General Study	
2	Medians	Beautification	Figueroa Street Landscaped Median/Street Improvements - Lomita to Sepulveda Blvd.	\$ 2,218,000 Construction of raised landscaped medians from Lomita Boulevard to Sepulveda Boulevard	
3	Medians	Beautification	Avalon Boulevard between Sepulveda Boulevard and Bayport Drive - Install Fence in Median	\$ 500,000 Installation of approximately 4,000 linear feet of fence in the median on Avalon Boulevard between Sepulveda and Bayport Drive.	
4	Medians	Beautification	Lomita Boulevard Landscaped Median - Main Street to Avalon Boulevard	\$ 650,000 Construct a raised landscaped median on Lomita Boulevard, from Main Street to Avalon Boulevard (3,200 feet). This project is partially within the City of Los Angeles.	
8	Citywide	Beautification	Citywide Monument Entry Signs and street furniture	\$ 2,800,000 Change the City monument entry signs on the major streets entering the City to a more aesthetic design to strengthen the physical image of Carson and establish a City Identity, consistent with Carson General Plan Economic Development Policy ED 1.4. Twelve monuments at \$150,000 each and add street furniture such as benches, bus shelters, trash receptacles, pedestrian lights, and bike racks	
9	Citywide	Beautification	Utility Boxes from Avalon and Figueroa from Alondra to Sepulveda	\$ 50,000 Wrap utility boxes with graphic art to improve aesthetic enhancements to City's Transportation Corridors, consistent with Carson General Plan Transportation and Infrastructure Goal TI - 7.	
10	Citywide	Beautification	Wayfinding Sign	\$ 250,000 Installation of Wayfinding Signs citywide. Proposed signs to match existing signs on Carson Street to strengthen the physical image of Carson and establish a City Identity, consistent with Carson General Plan Economic Development Policy 1.4.	
13	Citywide	Utilities and Sustainability	Green Streets & Sustainability Program	\$ 6,768,000 Green Streets are a natural complement to sustainability efforts, ensuring benefits for mobility, community, and the environment. As new developments are introduced, the City will continue to focus on ensuring storm water compliance, improving walkability and air quality, increasing urban green space, and reducing GHGs.	
16	Citywide	Utilities and Sustainability	Annual Street Tree Replacement	\$ 5,000,000 \$ 1,250,000	All gas and electric projects from the Carson Program Development Report on City-wide Energy Efficiency and Energy Management Assessment & Recommendation for Implementation. The report assessed the City's facilities and equipment and identify opportunities to utilize resources more efficiently and introduce self-generation and clean renewable energy.
33	Citywide	Utilities and Sustainability	Energy Efficiency and Energy Management (Opterra)	\$ 21,089,600	

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191	Infrastructure	Utilities and Sustainability	168th Street Storm Drain (ID) - Main Street to 2,500 feet East of Main Street	\$ 2,000,000	Flooding problems have occurred in this area and flows are unable to be conveyed quickly by the streets to the existing drainage facilities. Construction of 2,600 feet of 60-in pipe storm drain will reduce flood hazards and street flooding.
37		General Government Facilities	Teen Center	\$ 31,839,600	Veterans Sports Complex would be transformed into a Teen Center. Currently the 12 acre site has the following amenities: Activity Room, 2 Baseball Fields, Recreation Room, Picnic Area, Skate Park, 2 Tennis Courts, Basketball Courts and an Amphitheatre. The Teen Center would include common game rooms, snack bar, multipurpose room, several activity / multi-purpose rooms, a theater, administrative offices and restrooms.
40	Buildings	General Government Facilities	ADA Upgrade of City Facilities	\$ 7,500,000	\$1.5M Annually for 5 years (maintenance) - CDBG? \$750k annually
44	Buildings	General Government Facilities	New Corporate Yard/Public Services Complex	\$ 10,000,000	The current site is 19 years old and does not allow for the efficient / effective delivery of services to the community. A new facility has been identified and will be built to suit in order to accommodate the resources required for current and go forward needs.
45	Buildings	General Government Facilities	City Hall Improvements	\$ 500,000	Improvements to City Hall Foyer and basement will allow the community to be better served by the various departments
162	Traffic	General Government Facilities	Citywide - Install Camera Systems at Major Intersections in Carson	\$ 1,735,000	Traffic monitoring has grown to new levels. Daily commuters watch traffic cams daily on the morning news to get the latest traffic reports before heading out. CCTV cameras are present on busy roads, atop traffic signals and located on highways with busy intersections. Cameras are used for monitoring traffic, recording traffic pattern data and monitoring and observing traffic. As the number of developments increase, installing camera systems at major intersections will be critical.
165	Roadway	Transportation	223rd Street Widening & Roadway Reconstruction	\$ 29,735,000	The street improvement includes street widening, installation of raised landscape median; rehabilitation of the existing roadway including curb, gutter and sidewalk, and irrigation system, installation of parkway trees, regulatory traffic signing, and pavement striping.
166	Pavement	Transportation	Martin Luther King Street Reconstruction - Main to Towne Ave.	\$ 3,900,000	The project includes stabilization of existing subgrade and base to address the soil expansion issue. It also includes removal and reconstruction of existing asphalt concrete.

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180	Roadway	Carson Street Improvement - 405 Fwy. To Santa Fe	\$ 1,178,267
181	Roadway	Victoria Street Improvement - Avalon to Figueroa	\$ 1,167,692
182	Roadway	213th Street Improvement - Avalon to Wilmington	\$ 1,825,047
183	Roadway	Wilmington Ave. Street Improvement - Carson to 220th Street	\$ 341,399
184	Roadway	Main Street Improvement - Carson to Victoria	\$ 2,946,593
185	Roadway	164th Street Improvement - Figueroa St to Gardena Blvd	\$ 207,751
186	Roadway	Lomita Blvd. Street Improvement - Figueroa to Avalon Blvd	\$ 1,362,500

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13	Citywide	Utilities and Sustainability	\$ 6,768,000	Green Streets are a natural complement to sustainability efforts, ensuring benefits for mobility, community, and the environment. As new developments are introduced, the City will continue to focus on ensuring storm water compliance, improving walkability and air quality, increasing urban green space, and reducing GHGs.
16	Citywide	Utilities and Sustainability	\$ 5,000,000	Annual Street Tree Replacement
33	Citywide	Utilities and Sustainability	\$ 21,089,600	All gas and electric projects from the Carson Program Development Report on City-wide Energy Efficiency and Energy Management Assessment & Recommendation for Implementation. The report assessed the City's facilities and equipment and identify opportunities to utilize resources more efficiently and introduce self-generation and clean renewable energy.

CITY OF CARSON CAPITAL PROJECTS

IDIF PROJECT REFEREN CE #	PROJECT TYPE	PROJECT NAME		PROJECT ESTIMATE	PROJECT DESCRIPTION
		IDIF CATEGORIES:			
41	Parks	Utilities and Sustainability	Reclaimed Water	\$ 2,500,000	This project consists of irrigation system modifications at City Corporate Yard, and nine City parks, and two mini-parks.
191	Infrastructure	Utilities and Sustainability	168th Street Storm Drain (ID) - Main Street to 2,500 feet East of Main Street	\$ 2,000,000	Flooding problems have occurred in this area and flows are unable to be conveyed quickly by the streets to the existing drainage facilities. Construction of 2,600 feet of 60-in pipe storm drain will reduce flood hazards and street flooding.
37		General Government Facilities	Teen Center	\$ 31,839,600	Veterans Sports Complex would be transformed into a Teen Center. Currently the 12 acre site has the following amenities: Activity Room, 2 Baseball Fields, Recreation Room, Picnic Area, Skate Park, 2 Tennis Courts, Basketball Courts and an Amphitheatre. The Teen Center would include common game rooms, snack bar, multipurpose room, several activity / multi-purpose rooms, a theater, administrative offices and restrooms.
40	Buildings	General Government Facilities	ADA Upgrade of City Facilities	\$ 7,500,000	\$1.5M Annually for 5 years (maintenance) - CDBG? \$750k annually
44	Buildings	General Government Facilities	New Corporate Yard/Public Services Complex	\$ 10,000,000	The current site is 19 years old and does not allow for the efficient / effective delivery of services to the community. A new facility has been identified and will be built to suit in order to accommodate the resources required for current and go forward needs.
45	Buildings	General Government Facilities	City Hall Improvements	\$ 500,000	Improvements to City Hall Foyer and basement will allow the community to be better served by the various departments
162	Traffic	General Government Facilities	Citywide - Install Camera Systems at Major Intersections in Carson	\$ 1,735,000	Traffic monitoring has grown to new levels. Daily commuters watch traffic cams daily on the morning news to get the latest traffic reports before heading out. CCTV cameras are present on busy roads, atop traffic signals and located on highways with busy intersections. Cameras are used for monitoring traffic, recording traffic pattern data and monitoring and observing traffic. As the number of developments increase, installing camera systems at major intersections will be critical.
165	Roadway	Transportation	223rd Street Widening & Roadway Reconstruction	\$ 29,735,000	The street improvement includes street widening, installation of raised landscape median; rehabilitation of the existing roadway including curb, gutter and sidewalk, and irrigation system, installation of parkway trees, regulatory traffic signing, and pavement striping.
166	Pavement	Transportation	Martin Luther King Street Reconstruction - Main to Towne Ave.	\$ 3,900,000	The project includes stabilization of existing subgrade and base to address the soil expansion issue. It also includes removal and reconstruction of existing asphalt concrete.

CITY OF CARSON CAPITAL PROJECTS

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		PROJECT NAME	PROJECT ESTIMATE
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167	Roadway	Construction of Lenardo Drive within 157 acres	\$20,607,663
169	Pavement	Dominguez Street Roadway Reconstruction	\$250,000.00
179	Roadway	Avalon Blvd. Street Improvement - 223rd Street to S/O Sepulveda	\$ 1,650,028
180	Roadway	Carson Street Improvement - 405 Fwy. To Santa Fe	\$ 1,178,267
181	Roadway	Victoria Street Improvement - Avalon to Figueroa	\$ 1,167,692
182	Roadway	213th Street Improvement - Avalon to Wilmington	\$ 1,825,047
183	Roadway	Wilmington Ave. Street Improvement - Carson to 220th Street	\$ 341,399
184	Roadway	Transportation Main Street Improvement - Carson to Victoria	\$ 2,946,593
185	Roadway	164th Street Improvement - Figueroa St to Gardena Blvd	\$ 207,751
186	Roadway	Lomita Blvd. Street Improvement - Figueroa to Avalon Blvd	\$ 1,362,500

CITY OF CARSON CAPITAL PROJECTS

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		IDIF CATEGORIES:			
		• General Government Facilities			
		• Transportation Infrastructure and Facilities			
		• Utilities and Sustainability			
		• Beautification			
187	Roadway	Transportation	\$ 1,412,500	The project includes grinding of existing asphalt pavement, crack sealing, and overlay with rubberized asphalt. It also includes removal and replacement of existing broken/raised concrete sidewalk, driveway, and curb & gutter.	
188	Roadway	Transportation	\$ 3,758,610	The project includes grinding of existing asphalt pavement, crack sealing, and overlay with rubberized asphalt. It also includes removal and replacement of existing broken/raised concrete sidewalk, driveway, and curb & gutter.	
195	Traffic	Transportation	\$ 250,000	Traffic Signal Installation	
197	Traffic	Transportation	\$ 150,000	Add a left-turn phase to the north and south approaches of Figueroa Street. The project would include new poles, mast arms, signal heads, detector loops, wiring, LED safety lights.	
198	Traffic	Transportation	\$ 120,000	Installation of left-turn phases on the traffic signal at the intersection of Victoria Street and Tamcliff Avenue at the main entrance to CSUDH.	
199	Traffic	Transportation	\$ 200,000	Upgrade the traffic signal at the intersection of Avalon Boulevard and Gardena Boulevard to add left-turn phases in the east and west directions.	
200	Traffic	Transportation	\$ 250,000	New Corporate Yard Site - West entrance	
201	Traffic	Transportation	\$ 250,000	New Traffic Signal Central & Dimondale - Central & Dimondale	
202	Traffic	Transportation	\$ 200,000	New Traffic Signal Del Amo & Tajauta	
203	Traffic	Transportation	\$ 250,000	Traffic Signal Installation - Main St.	
205	Traffic	Transportation	\$ 250,000	New Traffic Signal Central Ave @ Elsmere Drive	
206	Traffic	Transportation	\$ 250,000	New Traffic Signal Del Amo & Alvo Ave	
207	Traffic	Transportation	\$ 152,000	Dolores Street / 213th Street Intersection - Traffic Signal Upgrade	
208	Traffic	Transportation	\$ 150,000	Traffic Signal Upgrade at Main Street and Victoria Street	
209	Traffic	Transportation	\$ 150,000	Upgrade the traffic signal equipment at the intersection of Main street and 220th Street to modernize the controller and signal lights.	
210	Traffic	Transportation	\$ 150,000	Upgrade the traffic signal equipment at the intersection of Main Street and Albertoni Street to modernize the controller and signal lights.	
211	Traffic	Transportation	\$ 150,000	Upgrade the traffic signal equipment at the intersection of Figueroa Street and Victoria Street to modernize the controller and signal lights..	

CITY OF CARSON CAPITAL PROJECTS

IDIF PROJECT REFEREN CE #	PROJECT TYPE	PROJECT NAME	PROJECT ESTIMATE	PROJECT DESCRIPTION	
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201	Traffic	Transportation	\$ 250,000		
202	Traffic	Transportation	\$ 200,000	New Traffic Signal Del Amo & Tajauta	
203	Traffic	Transportation	\$ 250,000	Traffic Signal Installation - Main St.	
205	Traffic	Transportation	\$ 250,000	New Traffic Signal Central Ave @ Elsmere Drive	
206	Traffic	Transportation	\$ 250,000	New Traffic Signal Del Amo & Alvo Ave	
207	Traffic	Transportation	\$ 152,000	Dolores Street / 213th Street Intersection - Traffic Signal Upgrade	
208	Traffic	Transportation	\$ 150,000	Traffic Signal Upgrade at Main Street and Victoria Street	
209	Traffic	Transportation	\$ 150,000	Main Street and 220th Street - Traffic Signal Upgrade	
210	Traffic	Transportation	\$ 150,000	Traffic Signal Upgrade at Main Street and Albertoni Street	
211	Traffic	Transportation	\$ 150,000	Traffic Signal Upgrade at Figueroa Street and Victoria Street	

CITY OF CARSON CAPITAL PROJECTS

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				IDIF CATEGORIES: <ul style="list-style-type: none">• General Government Facilities• Transportation Infrastructure and Facilities• Utilities and Sustainability• Beautification	
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188	Roadway	Transportation	\$ 3,758,610	The project includes grinding of existing asphalt pavement, crack sealing, and overlay with rubberized asphalt. It also includes removal and replacement of existing broken/raised concrete sidewalk, driveway, and curb & gutter.	
195	Traffic	Transportation	\$ 250,000	Traffic Signal Installation	
197	Traffic	Transportation	\$ 150,000	Add a left-turn phase to the north and south approaches of Figueroa Street. The project would include new poles, mast arms, signal heads, detector loops, wiring, LED safety lights.	
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207	Traffic	Transportation	\$ 152,000	Dolores Street / 213th Street Intersection - Traffic Signal Upgrade	
208	Traffic	Transportation	\$ 150,000	Traffic Signal Upgrade at Main Street and Victoria Street	
209	Traffic	Transportation	\$ 150,000	Upgrade the traffic signal equipment at the intersection of Main street and 220th Street to modernize the controller and signal lights.	
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CITY OF CARSON CAPITAL PROJECTS

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		IDIF CATEGORIES:		
		• General Government Facilities		
		• Transportation Infrastructure and Facilities		
		• Utilities and Sustainability		
		• Beautification		
212	Traffic	Broadway - Traffic Signal Upgrade	Replacement/modification of outdated traffic signal equipment, including poles, signal indications, loop detectors, pedestrian crossing features, controllers, and cabinets at the intersections of Broadway at Victoria Street, Broadway at Albertoni Street, Broadway at Gardena Blvd., Broadway at Alondra Blvd., and Broadway at a midblock crosswalk south of Albertoni Street.	\$ 800,000
213	Traffic	Figueroa St. and 234th St. Intersection - Traffic Signal Upgrade	Upgrade the traffic signal equipment at the intersection of Figueroa Street and 234th Street to modernize the controller and signal lights.	\$ 150,000
19	Bike Paths	Bike Lanes - Phase I	Design and install bike lanes on Main Street from north city limit to south city limit, on Main Street from north city limit to south city limit, on Victoria Street from Figueira Street to east city limit, and on Carson Street from I-405 to east city limit.	\$ 1,487,200
20	Bike Paths	Bike Lanes - Phase II	Design and install bike lanes on University Drive from Avalon Boulevard to Wilmington Avenue, on Avalon Boulevard from Victoria Street to sort city limit, on Central Avenue from north city limit to Del Amo Boulevard, on Del Amo Boulevard from east city limit to west city limit, and on 223rd Street from east city limit to Lucerne Street.	\$ 1,389,100
21	Bike Paths	Dominguez Channel Bike & Pedestrian Path	Construct a 1.3 miles of bike path on one side of the Dominguez channel from Main Street to Avalon Boulevard.	\$ 1,340,000
22	Bike Paths	Dominguez Channel Bike & Pedestrian Path - Part II	Construct a 1.3 miles of bike path on one side of the Dominguez channel from Avalon Boulevard to Carson Street.	\$ 2,000,000
23	Bridges	Sepulveda Bridge Widening	The project includes the widening and improvement of the roadway east of Alameda, and the bridge along Sepulveda Boulevard to provide three lanes of traffic in both directions, construction of new sidewalk, and the modification of the existing traffic signal.	\$8,000,000
214	Public Transit	Transit Station	\$3,000,000 City Transit Station with restrooms. Includes acquisition costs.	\$65,298,117