



THE PORT
OF LOS ANGELES LA

AMERICA'S PORT®

Public Access Investment Plan

Presented by:

*Michael Galvin
Director, Waterfront & Commercial Real Estate*

Presented to:

*Board of Harbor Commissioners
Meeting Date September 11, 2025*

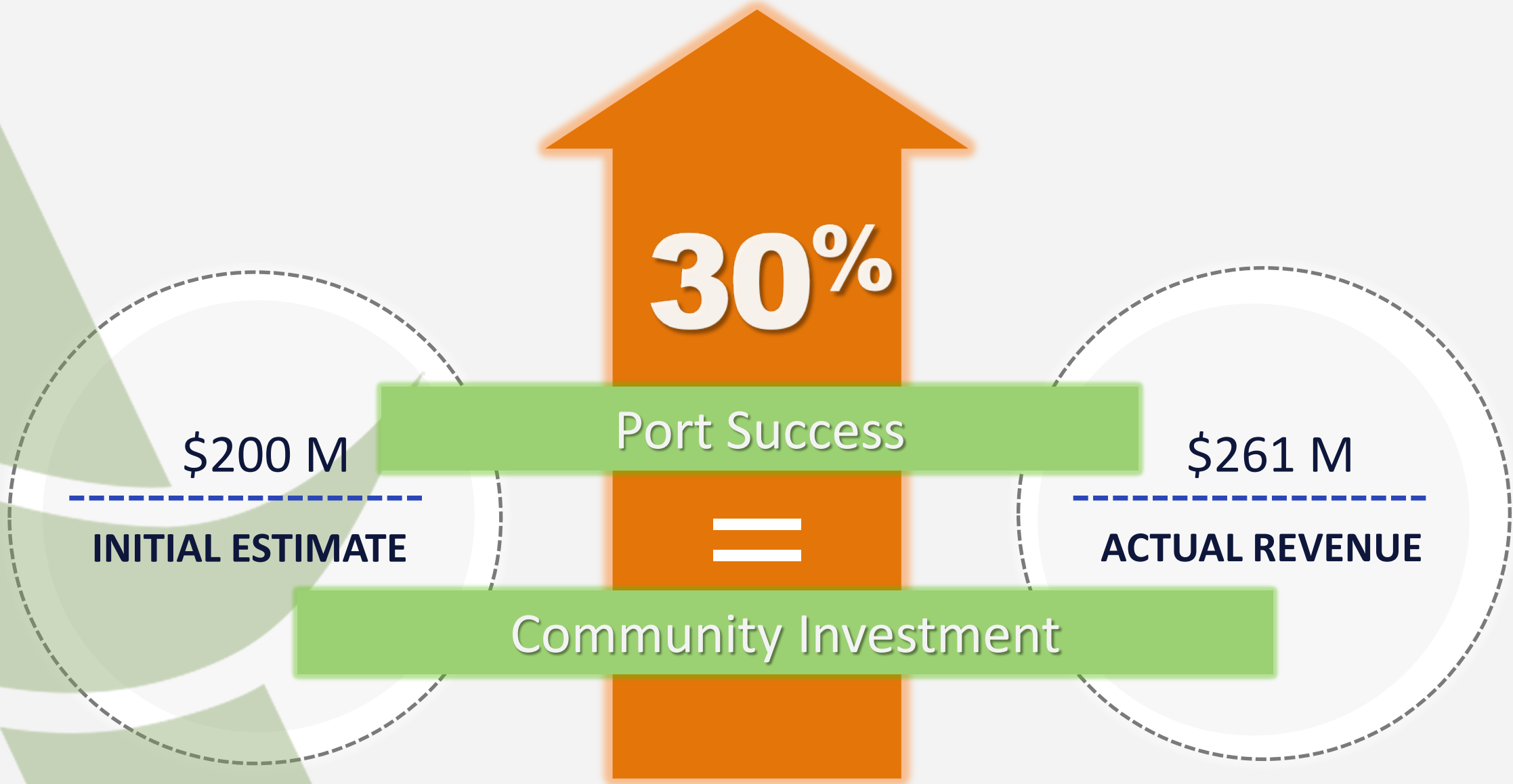


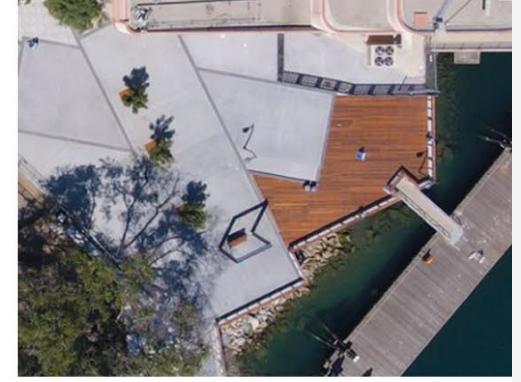
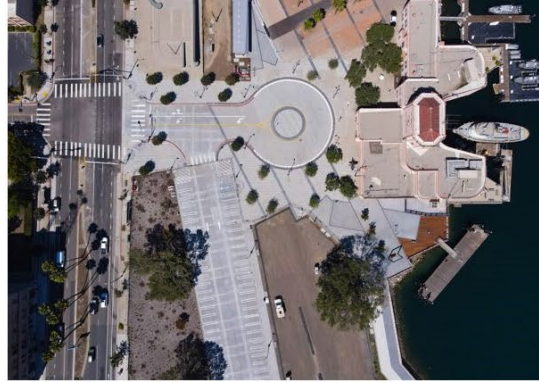
PUBLIC ACCESS INVESTMENT PLAN



- PAIP adopted in 2015
- 10-year budgetary guideline for public access investment
- Based on 10% of the annual Port operating income
- PAIP was amended in 2023 as a permanent funding structure

PUBLIC ACCESS INVESTMENT PLAN SUCCESS





PAIP INVESTMENT IN OUR PORT COMMUNITY



Public Access Investment Plan

Budget Allocation FY15/16 – FY29/30

Fiscal Year	Prior Year Operating Income, before Dep.	Multiply by: 10%	Equals: Current Year PAIP Funding
FY15/16	\$ 212,646,000	10%	\$ 21,300,000
FY16/17	\$ 209,865,000	10%	\$ 20,987,000
FY17/18	\$ 246,857,000	10%	\$ 24,686,000
FY18/19	\$ 253,805,000	10%	\$ 25,381,000
FY19/20	\$ 266,000,000	10%	\$ 26,600,000
FY20/21	\$ 194,096,000	10%	\$ 19,410,000
FY21/22	\$ 296,730,000	10%	\$ 29,673,000
FY22/23	\$ 373,942,000	10%	\$ 37,394,000
FY23/24	\$ 356,980,000	10%	\$ 35,698,000
FY24/25	\$ 413,965,000	10%	\$ 41,397,000
		10-year average	\$ 28,252,600
Total (FY15/16 – FY24/25)			\$ 282,526,000
Projected Allocation (FY25/26 - FY29/30)		\$25m/yr	\$ 125,000,000
Total Projected Allocation (FY15/16 – FY29/30)			\$ 407,526,000



Public Access Investment Plan

LA Waterfront Projects (2015-Present)

Project Title	Project Budget (\$ in millions) (as of November 2024)	Project Construction Completion Date	Project Closed
WILMINGTON WATERFRONT PROJECTS			
Wilmington Waterfront Promenade	\$77.30	Sep-23	
Avalon Pedestrian Bridge and Promenade Gateway			
Site Characterization	\$77.76	Aug-28	
DWP Marine Tank Farm Coordination	\$7.00		
Wilmington Youth Aquatic Center	\$4.60	TBD	
Wilmington Waterfront Park West End Restrooms and Site Restoration	\$6.90	Jun-27	
WILMINGTON WATERFRONT PROJECTS (TOTAL)	\$173.56		

SAN PEDRO WATERFRONT PROJECTS			
Sampson Way Roadway Improvements - 7th Street and Harbor Blvd Intersection	\$15.60	Aug-18	
Harbor Boulevard from Miner St to SP Slip	\$7.98	Jun-21	yes
Harbor Boulevard from SP Slip to 22nd St. Roadway Improvements	\$22.00	Nov-27	
Promenade & Town Square – Phase I			
Floating Docks			
Restroom Facility			
Electrical Utility Service	\$57.02	Sep-21	
Promenade - Phase II			
West Harbor City Improvements			
West Harbor Soil Testing, Removal & Unforeseen Conditions	\$34.65	Dec-24	
Harbor Boulevard Parkway Removals - 1st St to 3rd St	\$1.31	Apr-22	
San Pedro Connectivity Plan	\$0.54	Dec-23	yes
Cabrillo Marine Aquarium Life Support System	\$1.20	Sep-25	
SAN PEDRO WATERFRONT PROJECTS (TOTAL)	\$140.30		

PAIP (TOTAL)

\$313.86

Potential future PAIP projects





Public Access Investment Plan

Public Input Proposed Projects

Wilmington

2024 – Input Cycle

- Connectivity Plan
- Restated Requests consistent with 2020 – Input Cycle

2020 – Input Cycle

Project and/or Project Components Accepted/Advanced

- Gateway Signage
- W Waterfront Park Restrooms
- Assemble Lots for Development
- Remodel Banning's Landing
- Beautify and Connect "C" Street from Waterfront Park
- Provide High Speed Wi-Fi
- Youth sailing/aquatic center

Projects Pending Further Consideration

- Establish Children's Museum
- Grand Pavilion
- Visitor Center
- Landscaping (WNC Port Resolution 2017)
- Interactive Children's Museum
- Iconic Observation Structure

Public Access Investment Plan

Public Input Proposed Projects

SAN PEDRO

2024 – Input Cycle

Project and/or Project Components Accepted/Advanced

- Harbor Boulevard Beautification
- LA Waterfront Gateway Project
- North LA Waterfront Enhancements between IOWA and Cruise Ship Terminal
- Wayfinding Signage
- San Pedro Waterfront Gateway
- Smart Parking / Wayfinding / Parking Management
- Bike Paths
- Aquarium Life Support System
- Bocce Ball Court Canopies
- USS IOWA Freedom of the Seas Pavilion
- Harbor Boulevard Restrooms
- San Pedro Youth Aquatic Camp Improvements
- Park Once Stay All Day – 22nd street parking expansion

Projects Pending Further Consideration

- Land’s End at Berth 60 adjacent to Alta Sea
- Improved Transit and Beyond – mobility hub, rubber tire trolley, water taxis
- Develop Non-Auto Transit
- Pedestrian Bridge and Connectivity connecting Downtown Harbor to Pepper Tree Plaza or Plaza Park
- Fisherman’s Slip
- LAMI Seaside Learning Center
- Traffic Signal Pacific & 3rd
- Traffic Signal at Pacific & 2nd
- Cruise Ship Luggage Lockers
- Cabrillo Beach Enhancements
- Live/work spaces for creative people
- 25th Street signals all turn to walk even if no one is waiting
- Urban Farms
- Addressing homeless situations, building homeless shelters, providing outreach & services
- Make one of the downtown streets a promenade that somehow connects to the waterfront
- Artwork, and landscaping connecting downtown with the waterfront.
- Outer harbor cruise related public access

Public Access Investment Plan

Public Input Proposed Projects

SAN PEDRO

2020 – Input Cycle

Project and/or Project Components Accepted/Advanced

- Complete Promenade
- Active People Friendly Spaces
- Open Recreational Areas
- Improved Transit
- Harbor Blvd. Improvements
- Signal St. Improvements
- Youth Sailing Center
- Ferry Building Public Landing
- Town Square Public Restrooms
- San Pedro Waterfront Parking Improvements
- Electrical Upgrades
- Connectivity Master Plan
- Cabrillo Marine Aquarium

Projects Pending Further Consideration

- Cabrillo Beach Boathouse and Picnic Pavilions
- Foot Bridges from Harbor to SPPM
- Non-auto people mover
- Ralph J Scott Enclosure Upgrades and Relocation
- Waterfront RV Park
- Improve 22nd St. Park
- B200 Roadway
- USS Iowa Relocation
- Ferry Building (repurpose as visitor center)
- Crafted Conference Center (seismic and parking)



Public Access Investment Plan

Recommended Future FY26/30 Projects

Wilmington Waterfront	
Project Elements	Total CIP (\$ in millions) FY26/30
Wilmington Youth Aquatic Center Note: funding is additional to current project. Total funding = \$14.6M	\$10.0
Gateway Signage (specific locations TBD)	\$5.0
Assemble Lots for Development	\$5.0
Remodel Banning’s Landing (commercial kitchen)	\$5.0
Connectivity Plan Concept Implementation	\$3.5
Provide High-Speed Wi-Fi	\$1.0
Connectivity Plan Study	\$0.5
Total Wilmington Waterfront:	\$30.0
Wilmington Waterfront Park Connection to Avalon Promenade and Gateway (Coastal Trail) (MOVED TO 5+ YEAR PROJECTS)	\$10.0



Public Access Investment Plan

Recommended Future FY26/30 Projects

San Pedro Waterfront	
Project Elements	Total CIP (\$ in millions) FY26/30
SP Waterfront Parking Improvements	\$31.8
Harbor Blvd. Gateway Improvements (Swinford to 3 rd)	\$10.0
Harbor Boulevard Promenade Restroom Improvements	\$5.0
San Pedro Outer Harbor Youth Camp (non-POLA Owned)	\$5.0
USS Iowa (non-POLA Owned)	\$4.0
Smart Parking / Wayfinding / Parking Management	\$3.7
Signal Street Resurfacing	\$2.0
Cabrillo Marine Aquarium - Life Support System (non-POLA Owned) Note: funding is additional to current project. Total funding = \$2.4M	\$1.2
Arts Master Plan	\$0.3
Cruise Terminal Bocce Ball Court	\$0.1
Total San Pedro Waterfront:	\$63.1
Signal St. Reconstruction (MOVED TO 5+ YEAR PROJECTS)	\$14.0
22nd St. (Harbor/Signal & Miner) (MOVED TO 5+ YEAR PROJECTS)	\$10.0

Public Access Investment Plan Budget - Committed and Future Projects

PAIP TOTALS								
	Completed Projects FY15/16- FY24/25		On-going Projects FY 15/16- FY24/25	Planned Projects FY25/26 – FY29/30	Sub-Total On-going and Planned		Total Completed, On- Going & Planned	
Total Wilmington Waterfront:	\$ 77.34		\$96.26	\$ 30.0	\$126.26		\$ 203.6	50.02%
Total San Pedro Waterfront:	\$ 117.1		\$23.2	\$ 63.1	\$86.3		\$ 203.4	49.98%
TOTAL:	\$ 194.44		\$119.46	\$ 93.1	\$ 212.56		\$ 407.0	

Signal St. Reconstruction (MOVED TO 5+ YEAR PROJECTS) not included in above figures (\$14M)
 22nd St. (Harbor/Signal & Miner) (MOVED TO 5+ YEAR PROJECTS) not included in above figures (\$10M)
 Wilmington Waterfront Park Connection to Avalon Promenade and Gateway (Coastal Trail) (MOVED TO 5+ YEAR PROJECTS) not included in above figures (\$10M)

Note: Upon determination of final costs of ongoing projects, commensurate adjustments to future project budgets will be required.

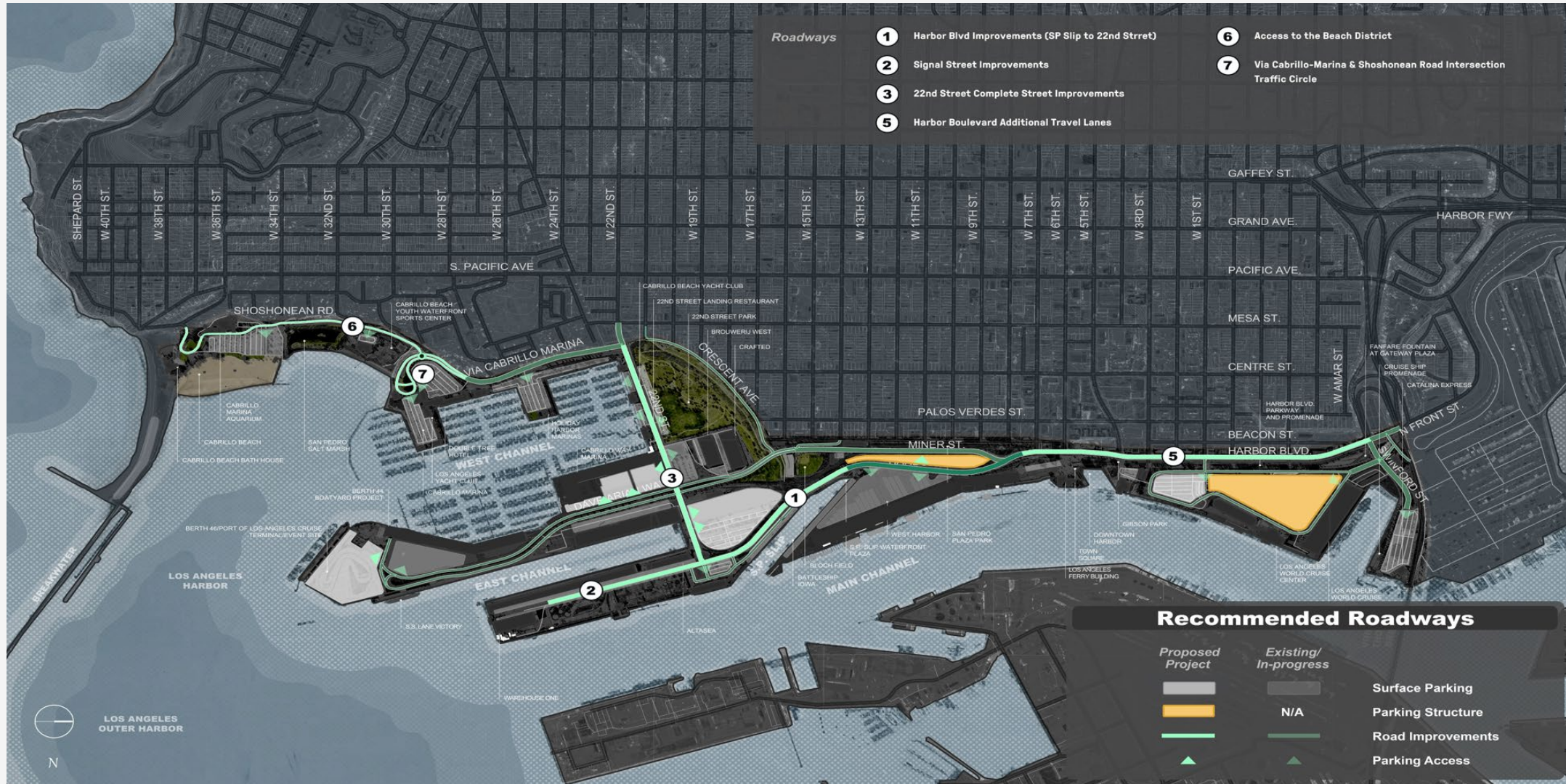


Public Access Investment Plan

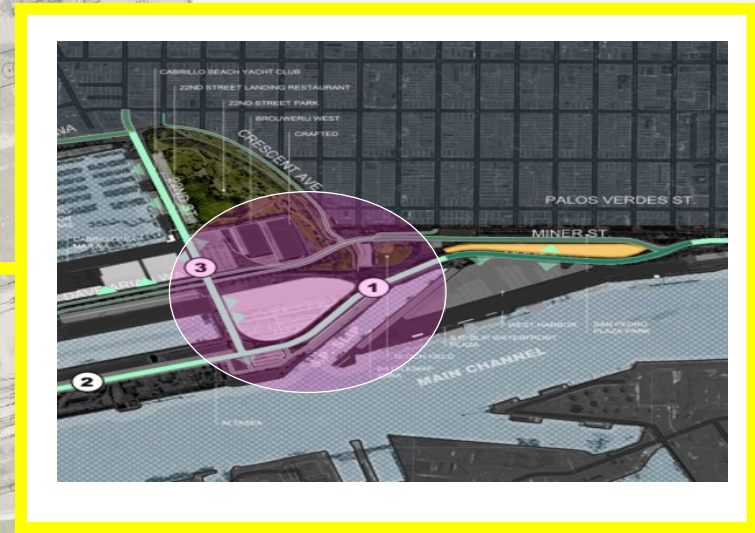
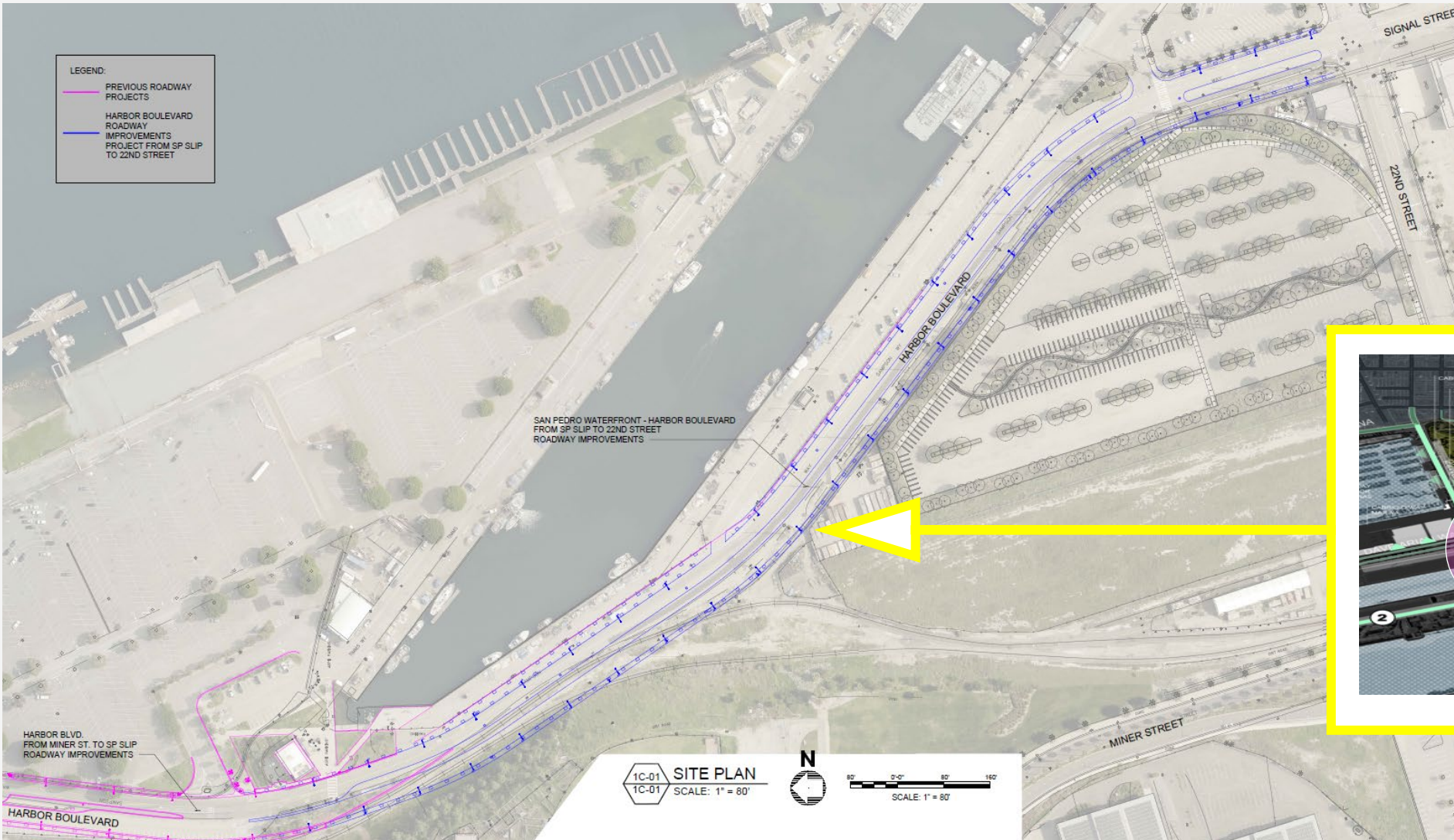
Budget - Committed and Future Projects

FUTURE PROJECT TOTALS (\$ in millions)	
Total Wilmington Waterfront:	\$30.0
Total San Pedro Waterfront:	\$63.1
TOTAL Proposed Projects FY25/26 – FY29/30	\$93.1
TOTAL Projects Committed FY15/16 - FY24/25	\$313.9
TOTAL Committed and Proposed	\$407.0
TOTAL Projected Budget Allocation	\$407.0
<ul style="list-style-type: none"> • Signal St. Reconstruction (MOVED TO 5+ YEAR PROJECTS) • 22nd St. (Harbor/Signal & Miner) (MOVED TO 5+ YEAR PROJECTS) • Wilmington Waterfront Park Connection to Avalon Promenade and Gateway (Coastal Trail) (MOVED TO 5+ YEAR PROJECTS) 	<ul style="list-style-type: none"> \$14.0 \$10.0 \$10.0

SAN PEDRO – Waterfront Connectivity Plan - Roadways



SAN PEDRO – Harbor Blvd – SP Slip to 22nd Street



SAN PEDRO – Waterfront Connectivity Plan - Parking



SAN PEDRO – OTHER PAIP FUTURE PROJECTS

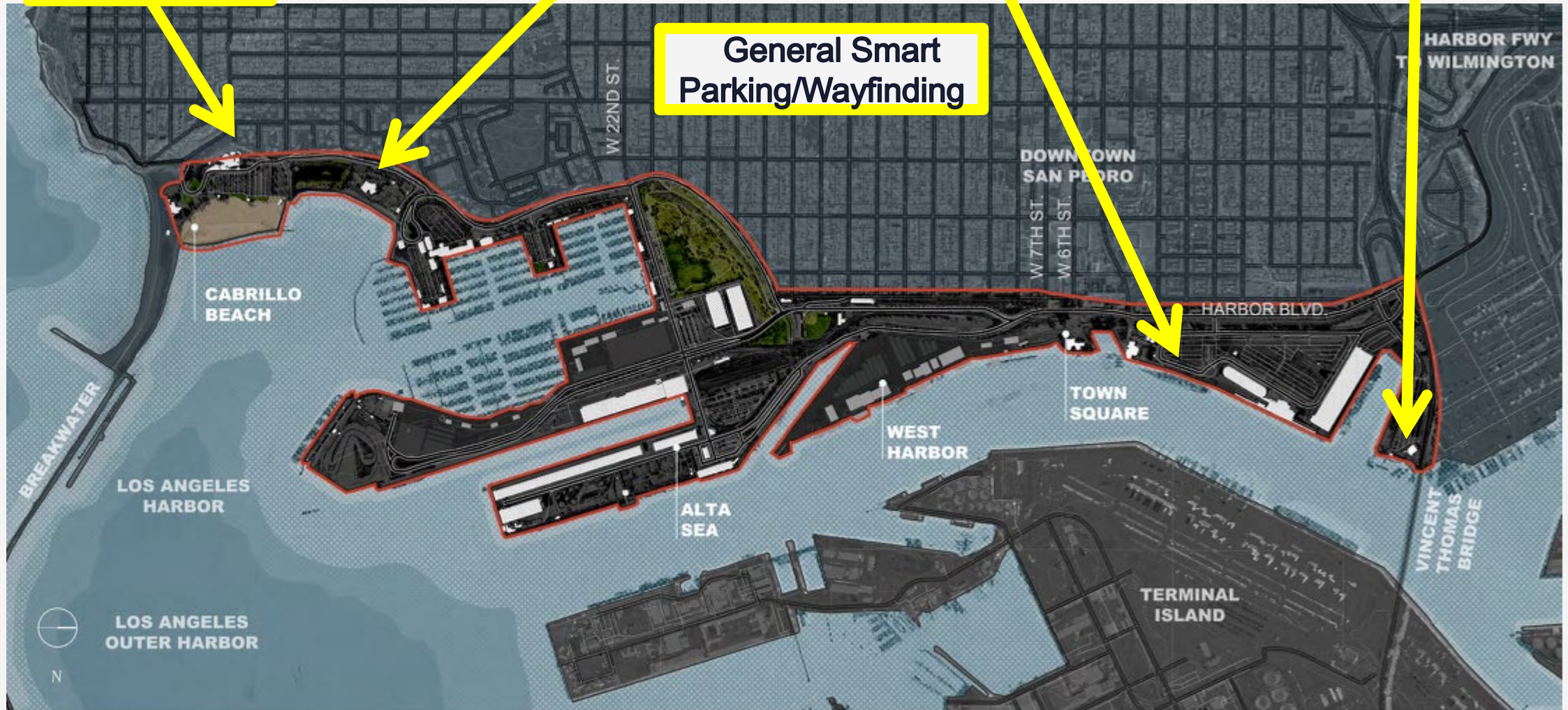
Cabrillo Marine
Aquarium

Outer Harbor
Youth Camp

USS IOWA &
Promenade Restrooms

Catalina Express
Bocce Ball Court

General Smart
Parking/Wayfinding







AMERICA'S PORT®

THANK YOU

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portoflosangeles.org

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