

# PUBLIC ACCESS INVESTMENT PLAN ADDENDUM

## Project Evaluation Criteria

October 30, 2019

### PROCESS:

The process for the selection and implementation of Public Access Investment Plan (PAIP) capital projects focus on transparency, sustainability, and predictability. The Port will work in close coordination with LA Waterfront stakeholders, including Neighborhood Councils, Chambers of Commerce and others. The Port will provide background and contextual information, answer questions, and allow sufficient time for stakeholders to provide input within the structure of their organization's procedures.

All projects considered, including those submitted through input by the public, are evaluated based on the Project Objectives contained herein. An additional contributing factor is the degree of community support for a given individual project.

### PROJECT OBJECTIVES:

Selection of proposed projects funded through PAIP allocation are based the following objectives. These objectives are not mutually exclusive, can overlap, and mutually reinforce each other. The long term success of the LA Waterfront requires that the individual projects collectively work as a comprehensive program that achieves all four objectives, even as each individual project may primarily accomplish one or two objectives.

#### 1. Public Trust Consistency

The LA Waterfront primarily consists of sovereign land granted in trust by the California Legislature (Tidelands), which is managed by the Board of Harbor Commissioners with oversight by the California State Lands Commission. All Tidelands projects must be consistent with the Public Trust Doctrine and trust purposes. The LA Waterfront development will be programmed and managed for the benefit of all of the people of the state of CA. Waterfront uses should accommodate, promote, foster or enhance the statewide public's visitor serving and water-oriented use and enjoyment of tidelands.

#### 2. Building Upon Existing Waterfront Project EIRS

Projects should build upon the extensive planning and public input invested into the San Pedro Waterfront Project EIR and Wilmington Waterfront Development Plan EIR, both approved by the Board in 2009 and updated through public project approvals and various CEQA Addenda over time. <https://www.portoflosangeles.org/environment/environmental-documents>

Projects selected through the PAIP process should continue to provide updated details for the EIRs' approved Waterfront project scopes, with appropriate public project and CEQA review.

### 3. Public Access

Established policy and planning including the Public Trust Doctrine, Port Master Plan, and approved Waterfront EIRs underline public access as a primary and foundational objective of the LA Waterfront program. Port investment provides opportunity and means to enjoy the LA Waterfront. The over 400-acre waterfront area should attract the statewide public through a variety of waterfront and visitor-serving uses including improved access to open space, recreational, commercial, educational, and institutional sites. The LA Waterfront emphasizes multimodal means of access for pedestrians, bicyclists, and drivers.

### 4. Connectivity

The vision for the LA Waterfront from its inception to today is to establish connectivity throughout the over 8 mile stretch of waterfront into the fabric of the local communities of San Pedro and Wilmington. Projects that continue to build out and facilitate a development of a continuous promenade are prioritized as a means to link the open spaces and waterfront destinations. Connectivity through transportation, wayfinding, parking, pathways, view corridors and access points are utilized to facilitate the flow of visitors from the LA Waterfront into the adjacent community commercial downtown areas.

### 5. Activation

To successfully promote public access to the waterfront, the Port activates visitor serving areas with amenities that benefit the visitor's experience and facilitates its programming. Designated locations are designed to feature the Port's unique maritime operations and assets, history, and character by meshing compatible uses to create centralized and dense nodes of activity which increase vibrancy and the collective shared experience. Waterfront open spaces and recreational areas are equipped with the streetscape and landscape that beautify and provide for safety and public health.

### 6. Facilitating Private Investment

Alongside the open space and recreational opportunities throughout the LA Waterfront, investment by public/private partnerships is critical to a sustainable successful waterfront. Port infrastructure projects facilitate spaces around and in between the development of new or upgraded maritime assets. These infrastructure projects connect and activate the waterfront, and catalyze the economic health of local communities. The result is that the Port's investment results in greater value to visitors and supports the long term utilization of the waterfront. Focused public infrastructure investment within these dense commercial development areas is favored as a strategy to build value for our tenants and the visitor experience.