How Industrial Land Uses Impact Walkability

**Source Activities**

- Large industrial parcels create superblocks throughout study area
- Decreased number of intersections
- Unpleasant walking environment (visual, pollution, odor, noise)
- Truck traffic and trucks parked on streets reduce pedestrian visibility

**Mediating Impacts**

- Fewer safe places for pedestrians to cross the street and increased challenges with wayfinding
- Decreased perception of safety from crime
- Decreased pedestrian ability to see and been seen by vehicle traffic

**Community Impacts**

- Decreased pedestrian activity (less physical activity and outdoor time)
- Increased exposures to air pollutants and subsequent respiratory and cardiovascular health effects
- Increased risk of pedestrian-vehicle collisions
How Port Activities Impact Truck Volumes, Collisions, and Vehicle Collisions

Source Activities

- High truck traffic volumes in study area going to/from the Port and port-related uses in the study area

Mediating Impacts

- Increased air pollutant emissions from truck traffic, increased exposure to noise and vibration
- Increased number of potholes and damage to roadways from truck traffic
- Truck traffic and trucks parked on streets reduce visibility of pedestrians and other vehicles

Community Impacts

- Increased exposures to air pollutants and subsequent respiratory and cardiovascular health effects, stress
- Increased expenditures on vehicle repair and maintenance, and roadway maintenance
- Decreased willingness to walk or bike in the study area (less physical activity and outdoor time)
- Increased risk of collisions
- Decreased perception of safety from crime
- Reduced visibility of bicyclists, pedestrians, and drivers on the streets
How At-Grade Railroad Crossings Can Impact the Community

Source Activities

- Railroad lines and spurs that carry goods to and from the Port cross through commercial and residential streets in the study area necessitating numerous at-grade railroad crossings

Mediating Impacts

- Traffic delays due to long wait times at railroad crossings
- Higher risk of stroller or bicycle wheels getting stuck in tracks and increased pedestrian injuries
- Lack of safety/warning devices at many crossings
- Numerous trains passing through study area at all times of the day and night

Community Impacts

- Frustration for pedestrians, cyclists, and drivers
- Delay for emergency vehicles (ambulance, police, fire engine)
- Increased risk of bike, pedestrian, or vehicle collision with moving train
- Increased noise and vibration experienced at homes, schools, and businesses

- Increased stress from frequent significant delays
- Delayed response times for emergencies
- Increased injuries
- Disturbed sleep and associated health impacts, increased stress, reduced ability to concentrate at school or work
Impacts of Incompatible Land Uses on Community

**Source Activities**
- Communities in the study area have decreased ability to contest incompatible land uses.
- Port-related businesses locate in area due to proximity to the Port and other businesses and infrastructure.
- Residential and commercial areas developed in close proximity to Port and related businesses.

**Mediating Impacts**
- Land uses change over time.
- Increased industrial, manufacturing, and port-related businesses in the study area.
- High intensity land uses next to residential and sensitive land uses.

**Community Impacts**
- Residential and commercial areas brought into close proximity with industrial, manufacturing, and port-related businesses.
- Residents and people visiting or working in commercial areas are unduly exposed to pollution and hazards.
Community Impacts from PRBs

Source Activities
- Communities in the study area have decreased ability to contest incompatible land uses.
- Port-related businesses locate in area due to proximity to the Port and other businesses and rail/road infrastructure.
- Residential and commercial areas developed in close proximity to Port and related businesses.

Mediating Impacts
- Land uses change over time.
- Increased industrial, manufacturing, and port-related businesses in the study area.
- High intensity land uses next to residential and sensitive land uses.

Community Impacts
- Residential and commercial areas brought into close proximity with industrial, manufacturing, and port-related businesses.
- Residents and people visiting or working in commercial areas are exposed to pollution and hazards.
Impacts from Chassis, Trucks, and Container Storage Yards

**Source Activities**
- Communities in the study area have decreased ability to contest storage yards.
- Port-related businesses locate in area due to proximity to the Port and other businesses and rail/road infrastructure.

**Mediating Impacts**
- Increased chassis, truck, and storage container yards near residential areas in study area.

**Community Impacts**
- Increased noise and air pollution
- Increased physical hazards
- Increased truck traffic to the area
- Increased environmental pollution
- Increased aesthetic impacts
Community Impacts from Vacant Property

Source Activities

- Increased industrial, manufacturing, and port-related or port-serving businesses in the study area

Mediating Impacts

- Increased visual and aesthetic impacts
- Study area is less desirable for non-port-related businesses or non-industrial/manufacturing uses.
- Industrial, manufacturing, and port-related businesses leave and are not replaced

Community Impacts

- Increased community stress and anxiety
- Increased stigma of living in industrialized area
- Disinvestment in community
- Decreased real and perceived safety
- Increased health risks from physical hazards

Increased amount of vacant and abandoned properties

Decreased property value of homes in study area
Hazardous and Polluting Land and Uses

Source Activities
- Increased industrial manufacturing, and port-related or port-serving businesses in the study area.
- Residential areas are located near or next to high intensity land uses (i.e., Port-related or industrial uses).

Mediating Impacts
- Increased proximity of hazardous and polluting land uses near residential uses

Community Impacts
- Increased cancer risks
- Increased health risks from air pollution
- Increase risks from physical hazards

Increased exposures to physical hazards and environmental pollutants
Port / PRB Impacts on Neigh Goods & Services

Source Activities
- Port and port-serving businesses locate in study area because of proximity to Port and other similar industries
- Decreased ability of communities in study area to contest incompatible land uses
- High numbers of port and port-related workers in and travelling through study area

Mediating Impacts
- Industrial atmosphere created
- Study area is a less desirable place for neighborhood-serving goods and services to locate
- Visual, odor, noise, light, traffic safety, and air pollution impacts from port-related businesses
- Essential neighborhood-serving goods and services are crowded out of the market

Community Impacts
- Neighborhood residents leave the area to obtain goods and services
- Decreased availability of essential neighborhood-serving goods and services
- Increased prevalence of retail and services more oriented to Port and port-related workers (e.g. alcohol retail, truck repair, fast food shops)
Study Area Employment

Source Activities
- Port of Los Angeles Operations
- Port-related businesses operating in San Pedro and Wilmington

Mediating Impacts
- Local hire policies
  - Port and port-related businesses hire people who live outside of the study area

Community Impacts
- Neighborhood residents employed at the Port and local related businesses
- Fewer study area residents employed in higher wage jobs at the Port and local related businesses
Port & Off-Port Activity Impacts on Real Estate Values

Source Activities

- Trucks and trains passing through Wilmington and San Pedro
- Cranes and ship activity at the Port of Los Angeles
- Numerous hazardous businesses locate in the study area due to Port proximity

Mediating Impacts

- Visual, noise, light, and air pollution from trucks and trains
- Light and air pollution
- Blocked views of the harbor
- Visual, odor, noise, light, traffic safety, and air pollution impacts from port-related businesses

Community Impacts

- Decrease quality of residential sleep environment
- Decreased ability to concentrate while awake at home
- Increased stress
- Increase feeling of an industrial area in residential neighborhoods
- Reduced value of homes (reduced equity/wealth development and financial security for homeowners)