

Integrated Planning Port Master Plan Update

PRESENTATION AND DIRECTION TO STAFF ON THE PORT MASTER PLAN UPDATE REGARDING THE FOLLOWING TOPICS:

- A) PLANNING DISTRICT 5 (NATIONAL CITY BAYFRONT) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
- B) PLANNING DISTRICT 4 (WORKING WATERFRONT) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP

Board of Port Commissioners
December 5, 2017

TODAY'S WORKSHOP:

A) PLANNING DISTRICT 5

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion

B) PLANNING DISTRICT 4

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion

SAN DIEGO UNIFIED PORT DISTRICT

REQUEST TO SPEAK
Submit completed form to staff prior to Chair announcing the agenda item.

Non Agenda Public Comment
Agenda Item No. **A**
Date: _____

☐ In Favor ☐ In Opposition ☐ Neutral
Other (specify) _____

PERSONAL INFORMATION:
The information requested below is voluntary. Any information provided on this form is a public record and subject to disclosure under the California Public Records Act.

Name: _____
Organization or Affiliation: _____
Title: _____
Address: _____
City/State/Zip: _____
Telephone Number: _____
Email: _____

TIME LIMITS
You will need to be brief and stay on subject. Any information provided on this form is a public record and subject to disclosure under the California Public Records Act.

SAN DIEGO UNIFIED PORT DISTRICT

REQUEST TO SPEAK
Submit completed form to staff prior to Chair announcing the agenda item.

Non Agenda Public Comment
Agenda Item No. **B**
Date: _____

☐ In Opposition ☐ Neutral

PERSONAL INFORMATION:
The information requested below is voluntary. Any information provided on this form is a public record and subject to disclosure under the California Public Records Act.

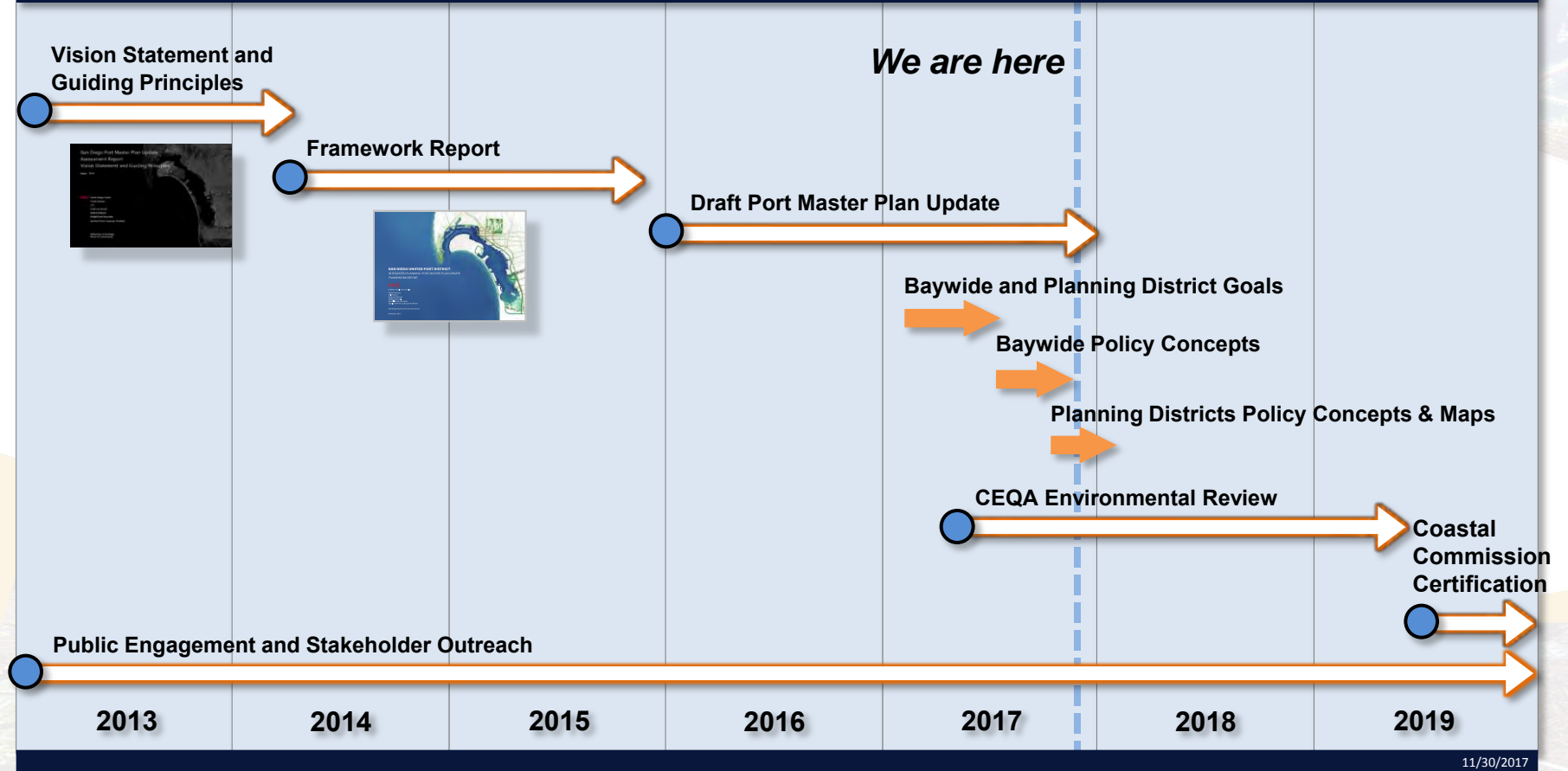
Name: _____
Organization or Affiliation: _____
Title: _____
Address: _____
City/State/Zip: _____
Telephone Number: _____
Email: _____

TIME LIMITS
You will need to be brief and stay on subject. Any information provided on this form is a public record and subject to disclosure under the California Public Records Act.

CONCLUSION AND NEXT STEPS

INTEGRATED PLANNING PROCESS

Page 3 of 61 A



11/30/2017

INTEGRATED PLANNING PROCESS

Page 4 of 61 A

2017

We are here

2018

Draft Port Master Plan Update

Baywide & Planning District Goals



Baywide Policy Concepts



Planning District Policy Concepts & Maps

Board Workshops

CEQA Environmental Review

Public Engagement and Stakeholder Outreach

JAN

FEB

MAR

APR

MAY

JUNE

JULY

AUG

SEPT

OCT

NOV

DEC

JAN

FEB

11/30/2017

Port Master Plan Update:

DOCUMENT CONTENTS

1. Introduction

2. – 7. Elements

8. Planning Districts 1-10

9. Definitions/Glossary

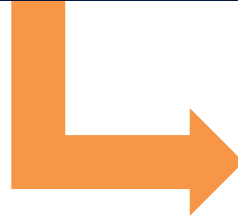
1. Shelter Island
2. Harbor Island
3. Embarcadero
4. Working Waterfront
5. National City Bayfront
6. Chula Vista Bayfront
7. South Bay
8. Imperial Beach Oceanfront
9. Silver Strand
10. Coronado Bayfront

Port Master Plan Update: TIERED BAYWIDE GOALS & POLICIES APPROACH

Baywide Goals



Baywide Policies



**Planning District Goals
& Policies**



PROJECTS



POLICIES



Planning District Policy Concepts & Updated Land and Water Use Maps

RECAP – ECONOMIC DEVELOPMENT POLICY CONCEPTS:

Support opportunities to accommodate growth in the maritime industry

Page 10 of 61 A

Vision Statement & Guiding Principles:

“Preserve the working Port as a dynamic and thriving element of the region’s economy and cultural history”

Framework Report Comprehensive Ideas:

“Fulfill the District’s Mission to promote commerce, navigation, fisheries, recreation, and environmental stewardship in the Bay”

PMPU Economic Development Goal:

Thriving, efficient, and modern deep-water marine and cruise terminal operations that optimize the movement of goods and passengers and have local, regional, state, national, and international significance

RECAP – ECONOMIC DEVELOPMENT POLICY CONCEPTS:

Support opportunities to accommodate growth in the maritime industry

Page 11 of 61 A

Support land and water-side improvements at marine terminals



RECAP – ECONOMIC DEVELOPMENT POLICY CONCEPTS:

Support opportunities to accommodate growth in the maritime industry

Page 12 of 61 A

Invest in terminal infrastructure that supports optimization of cargo movement



RECAP – ECONOMIC DEVELOPMENT POLICY CONCEPTS:

Support opportunities to accommodate growth in the maritime industry

Page 12 of 61 A

Strive for a diverse cargo mix for long-term economic resiliency



Tenth Avenue Marine Terminal Redevelopment Plan

Final Environmental Impact Report
Tenth Avenue Marine Terminal Redevelopment Plan
and Demolition and Initial Rail Component

Filed 12/21/16

PREPARED FOR:
San Diego United Port District
3165 Pacific Highway
San Diego, CA 92101
Contact: Larry Helwetter
(619) 686-6257

PREPARED BY:
ICF International
525 B Street, Suite 1700
San Diego, CA 92101
Contact: Charlie Richmond
(619) 444-3911

ICF
United Port of San Diego

December 2016
(LUPM EIR-2015-30 SCH# 2015-031046)

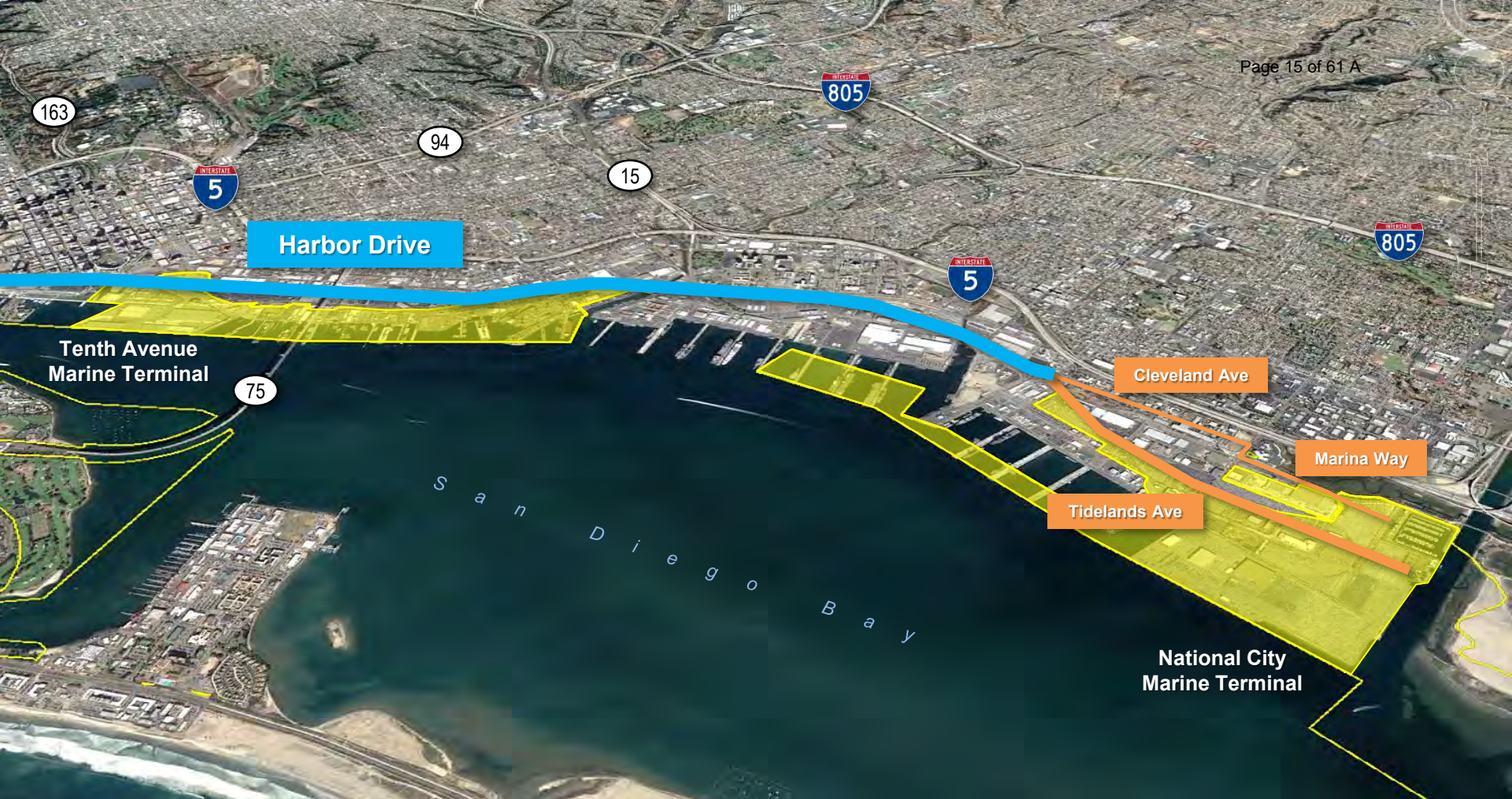
Approved
DECEMBER 2016

Staff Direction
JUNE 2016

National City Balanced Land Use Plan Proposal



National City
Marine Terminal





Port Planning Districts

Planning District 5: National City Bayfront

Planning District 5 – National City Bayfront

Current State

- Home to the National City Marine Terminal, marine industrial activities, and deep-water berthing, surrounded by an assortment of visitor-serving commercial, recreational, and open space uses
- Roadways transitioning to support multiple modes of transportation
- Unique public realm bordered by the Sweetwater Channel and Paradise Marsh
- Segregated access to the water and limited opportunities to “touch the water”
- One-of-a-kind southern and easterly public views

Future State

- Home to cleaner, modern, and more efficient marine terminal and industrial facilities
- Integrated and balanced land and water uses
- Improved roadway operations for all modes
- Improved visual and physical access to the water that emphasizes the unique Sweetwater Channel and Paradise Marsh
- Activated recreation spaces
- Preserved views of the surrounding areas

Planning District 5

Goals

Policy Concepts

Map

Planning District 5

Goals

Policy Concepts

Map

GOALS

Planning District 5



- A modernized marine terminal facility that is a vital, global gateway for imports and exports
- Upgraded facilities and a competitive and sustainable freight movement system that handles cargo in an efficient, safe, and environmentally responsible way
- Provision and management of vehicle parking through strategic site planning, technological advances, and parking enforcement
- Protected viable marine industrial activities and deep-water berthing that are competitive and flexible in meeting market demand
- Coordinated land uses that provide quality wage jobs for the region in an efficient, safe, and environmentally responsible way
- Activated and safe access to identified public coastal access opportunities that offer people a variety of visitor-serving commercial and recreational activities

BPC Workshop: April 27, 2017

Planning District 5

Goals

Policy Concepts

Map



PD 5 POLICY CONCEPT #1: ENSURE COMMUNITY BALANCE

Page 22 of 61 A

Optimize regional maritime capacity in harmony with visitor-serving commercial, recreation areas, and conservation open space



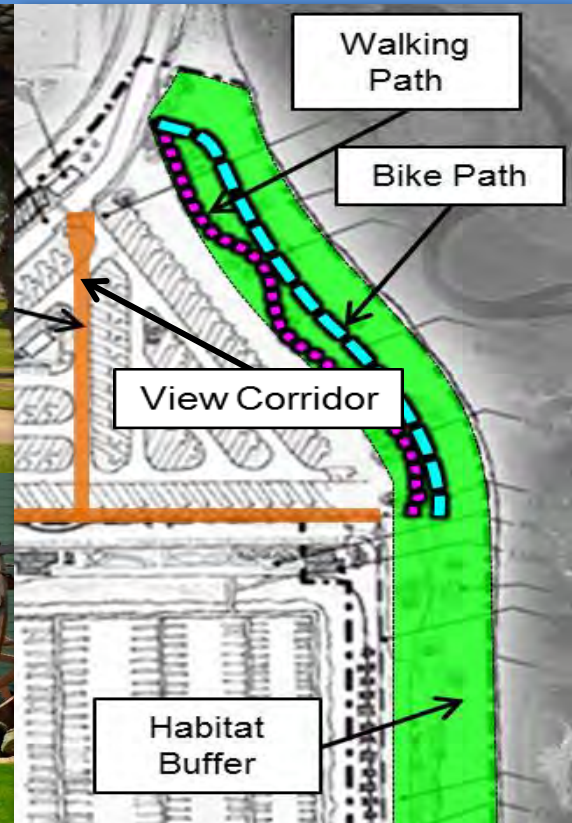
Update the Port Master Plan consistent with the proposed Balanced Land Use Plan's redevelopment vision for the Marina Sub-District



PD 5 POLICY CONCEPT #3: INCREASE ACCESS TO THE WATER

Page 24 of 61 A

Enhance physical and visual access to the water through the Marina Sub-District and adjacent areas



Encourage temporary “Pop-Up” activities and experimental programming



Incorporate the railcar plaza property with the Visitor-Serving Recreation Commercial designation



PD 5 POLICY CONCEPT #6: PROMOTE NEW OPPORTUNITIES

Page 27 of 61 A

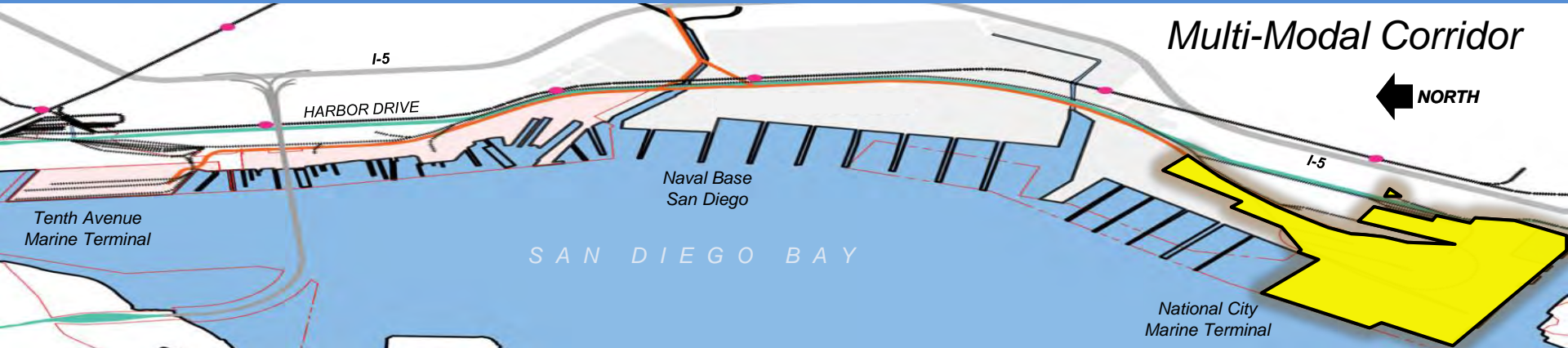
Encourage new maritime uses, such as aquaculture or bluetech, to maximize efficient use of existing buildings



PD 5 POLICY CONCEPT #7 : IMPLEMENT MULTI-MODAL CORRIDOR

Page 28 of 61 A

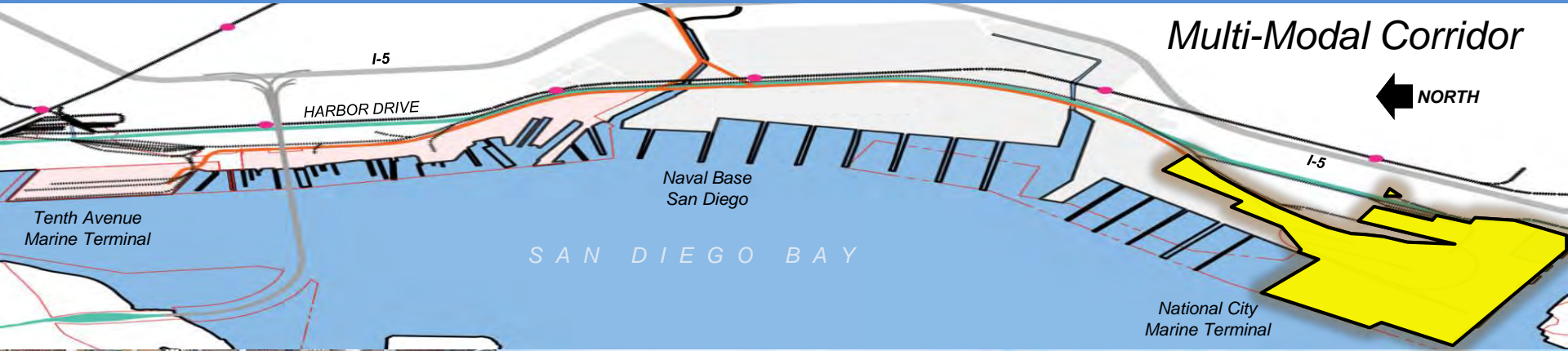
Prioritize safety for all users and modes



PD 5 POLICY CONCEPT #7 : IMPLEMENT MULTI-MODAL CORRIDOR

Page 29 of 61 A

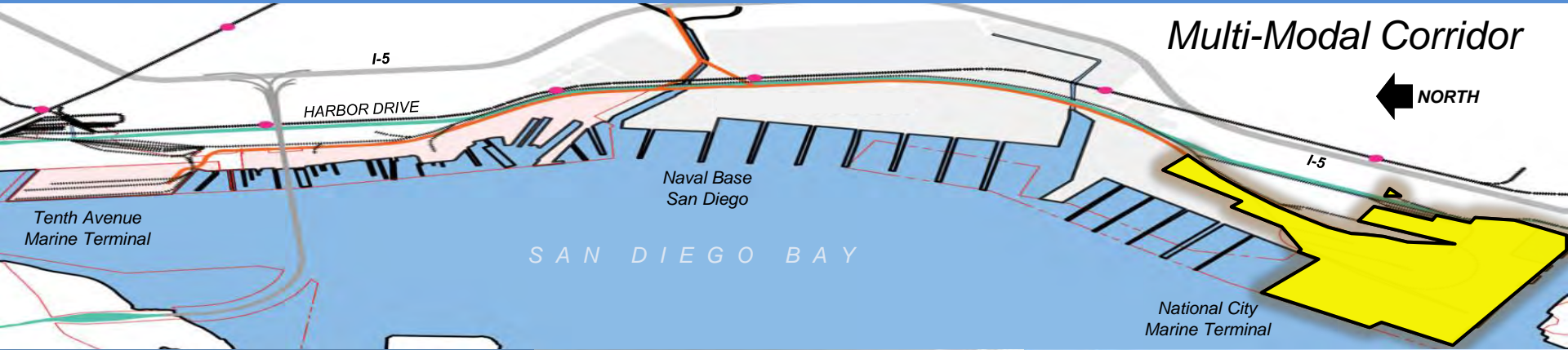
Optimize access and connectivity between terminals and freeways, including operations and infrastructure



PD 5 POLICY CONCEPT #7 : IMPLEMENT MULTI-MODAL CORRIDOR

Page 30 of 61 A

Provide a diversity of roadway mobility options and develop parking management strategies



Planning District 5

Goals

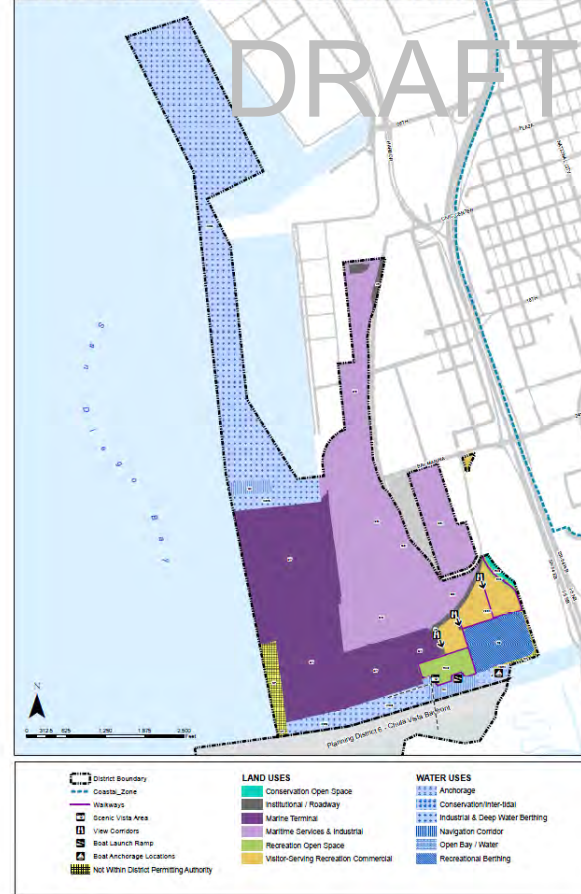
Policy Concepts

Map



Planning District 5: National City Bayfront Land and Water Use Map

Figure PD5
NATIONAL CITY BAYFRONT DISTRICT - LAND AND WATER USE MAP

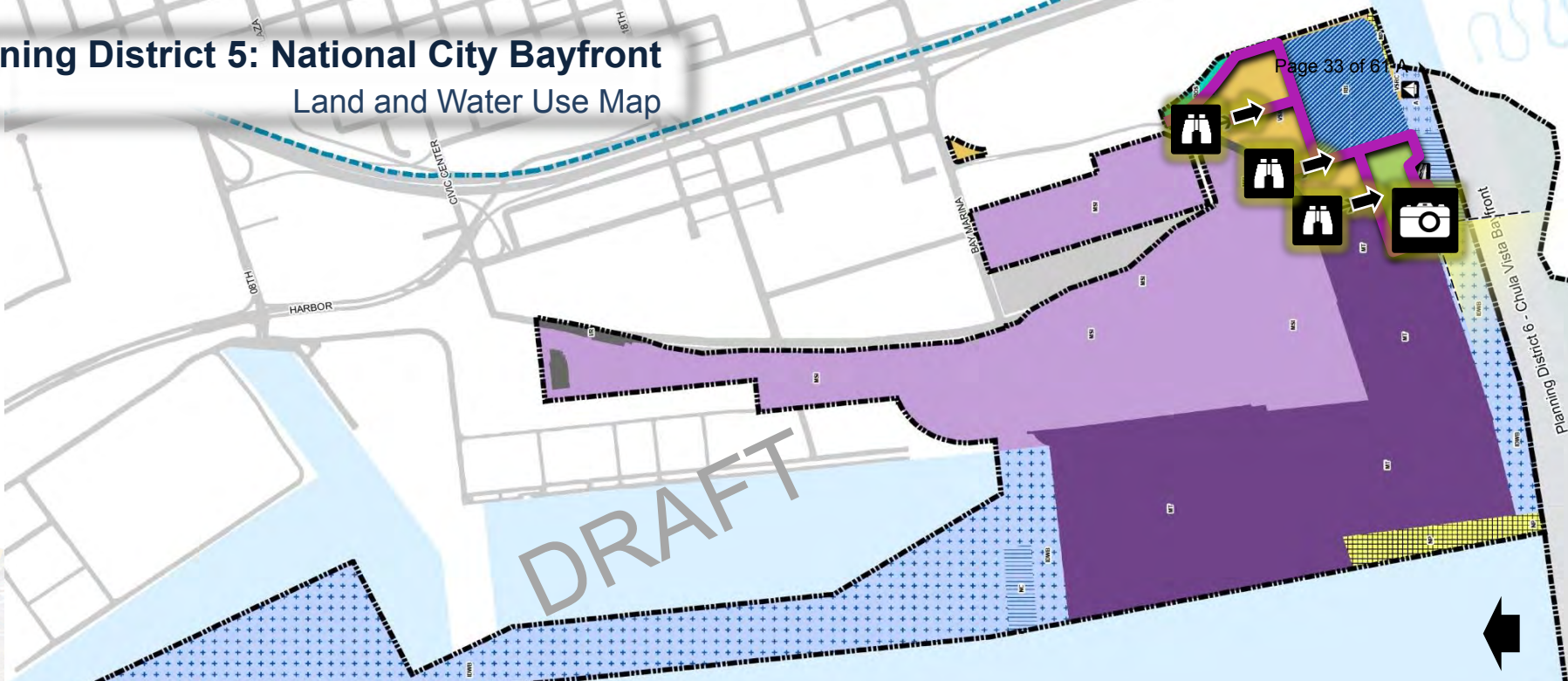


Page 32 of 61 A

Planning District 5: National City Bayfront

Land and Water Use Map

Page 33 of 63-A



- | | | |
|--|---------------------------------------|----------------------------------|
| District Boundary | LAND USES | WATER USES |
| Coastal_Zone | Conservation Open Space | Anchorage |
| Walkways | Institutional / Roadway | Conservation/Inter-tidal |
| Scenic Vista Area | Marine Terminal | Industrial & Deep Water Berthing |
| View Corridors | Maritime Services & Industrial | Navigation Corridor |
| Boat Launch Ramp | Recreation Open Space | Open Bay / Water |
| Boat Anchorage Locations | Visitor-Serving Recreation Commercial | Recreational Berthing |
| Not Within District Permitting Authority | | |

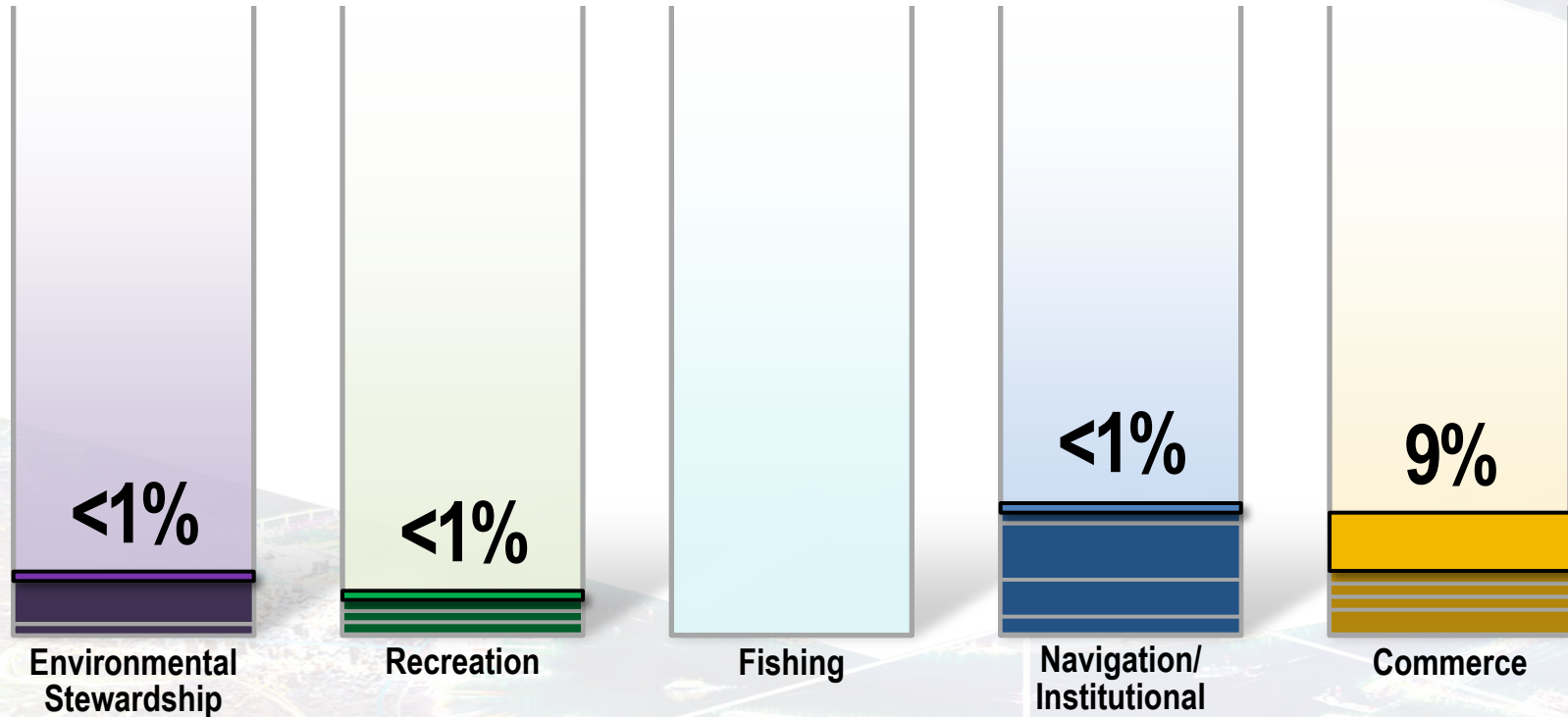
PUBLIC TRUST AND LAND / WATER USE ALIGNMENT

Page 34 of 61 A

	<div>Environmental Stewardship</div> 	<div>Recreation</div> 	<div>Fisheries</div> 	<div>Navigation/ Institutional</div> 	<div>Commerce</div> 	
Current Designations	Land Uses: 1 <u>Water Uses: 2</u> Total: 3	Land Uses: 3 <u>Water Uses: 1</u> Total: 4	Land Uses: 2 <u>Water Uses: 2</u> Total: 4	Land Uses: 4 <u>Water Uses: 8</u> Total: 12	Land Uses: 9 <u>Water Uses: 3</u> Total: 12	= 19 = 16 35
Proposed Designations	Land Uses: 1 <u>Water Uses: 1</u> Total: 2	Land Uses: 1 <u>Water Uses: 1</u> Total: 2	Land Uses: 2 <u>Water Uses: 2</u> Total: 4	Land Uses: 1 <u>Water Uses: 4</u> Total: 5	Land Uses: 6 <u>Water Uses: 2</u> Total: 8	= 11 = 10 21

The order of the Public Trust categories do not indicate a priority or preference.

Planning District 5: Summary Acreage Allocation



The order of the Public Trust categories do not indicate a priority or preference.

A) PLANNING DISTRICT 5

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion

SAN DIEGO UNIFIED PORT DISTRICT

REQUEST TO SPEAK
Submit completed form to staff prior to Chair announcing the agenda item.

Non Agenda Public Comment	
Agenda Item No.	A
Date:	

In Favor	In Opposition	Neutral
----------	---------------	---------

Other (specify)

PERSONAL INFORMATION:
The information requested below is voluntary. Any information provided on this form is a public record and subject to disclosure under the California Public Records Act.

Name: _____
(Print Name)

Organization or Affiliation: _____
(If applicable)

Title: _____

Address: _____

City/State/Zip: _____

Telephone Number: _____

Email: _____

TIME LIMITS
Question time is limited. You will need to be brief and stay on subject. Comments may be submitted to the

SAN DIEGO UNIFIED PORT DISTRICT

REQUEST TO SPEAK
Submit completed form to staff prior to Chair announcing the agenda item.

Non Agenda Public Comment	
Agenda Item No.	B
Date:	

In Opposition	Neutral
---------------	---------

PERSONAL INFORMATION:
The information requested below is voluntary. Any information provided on this form is a public record and subject to disclosure under the California Public Records Act.

Name: _____
(Print Name)

Organization or Affiliation: _____
(If applicable)

Title: _____

Address: _____

City/State/Zip: _____

Telephone Number: _____

Email: _____

TIME LIMITS
You will need to be brief and stay on subject. Comments may be submitted to the





Port Planning Districts

Planning District 4: Working Waterfront

Planning District 4 – Working Waterfront

Current State

- Home to the Tenth Avenue Marine Terminal, marine industrial activities, and Cesar Chavez Park
- An extensive marine industrial complex adjacent to communities like Barrio Logan with rich local history and culture
- Busy mobility and circulation systems
- Isolated recreation area with limited opportunity to interface with the water

Future State

- Clean, modern, and efficient terminal and industrial facilities
- Competitive and sustainable freight movement systems
- Safe, convenient access to employment centers and recreation facilities
- Improved physical and visual access to recreational facilities, including Cesar Chavez Park and Crosby Pier

Planning District 4

Goals

Policy Concepts

Map



GOALS

Planning District 4



- A modernized marine terminal facility that optimizes the terminal as a vital, global gateway for imports and exports, while remaining flexible and responsive to future market conditions
- Upgraded facilities and a competitive and sustainable freight movement system that handles cargo in an efficient, safe, and environmentally responsible way
- Convenient and safe access to jobs and identified public coastal access opportunities
- A premier and high-performing center for shipbuilding and ship repair for the defense and maritime industry
- Provision and management of vehicle parking through strategic site planning, technological advances, and parking enforcement

BPC Workshop: April 27, 2017

Planning District 4

Goals

Policy Concepts

Map

PD 4 POLICY CONCEPT #1: ENHANCE CONNECTIONS TO THE BAY

Page 43 of 61 A

Provide an opportunity for an enhanced connection between Crosby Pier, Cesar Chavez Park and the uplands

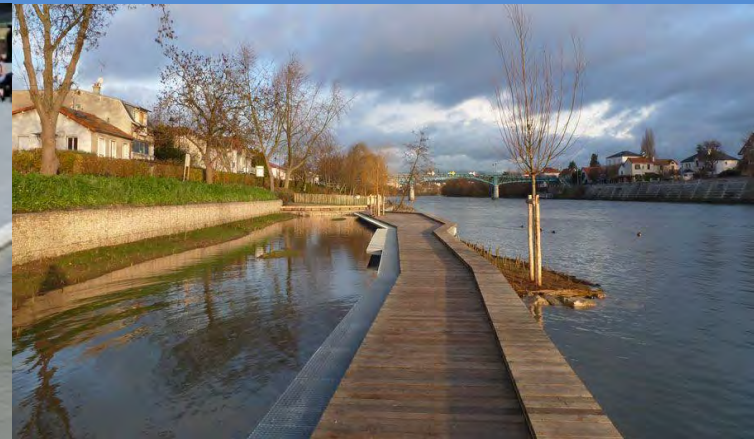


--- New Corridor
○ New Nodes

PD 4 POLICY CONCEPT #2: CREATE PLACES FOR PEOPLE

Page 44 of 61 A

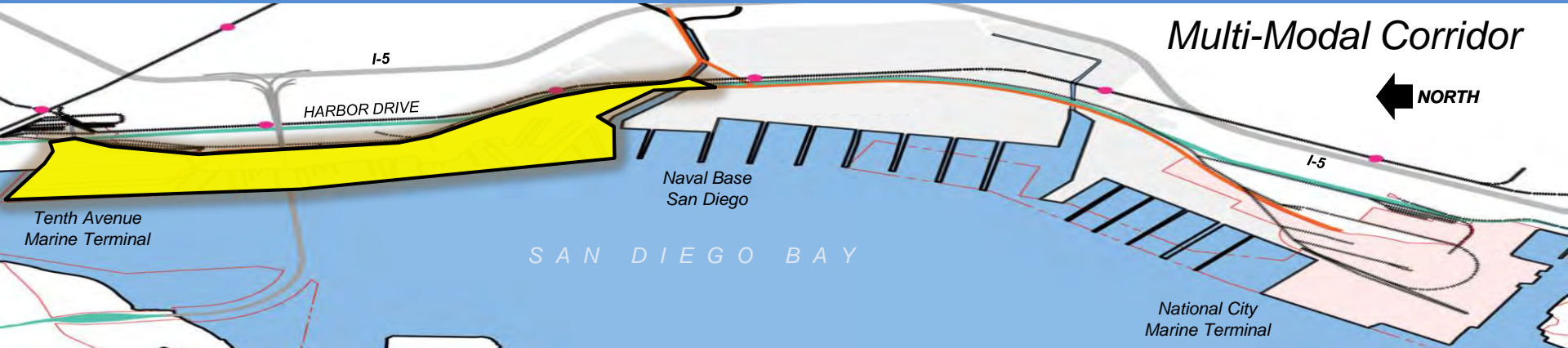
**Enhance existing park areas to allow for interaction with the water
in a manner that is safe and does not interfere with maritime operations**



Encourage temporary “Pop-Up” activities and experimental programming



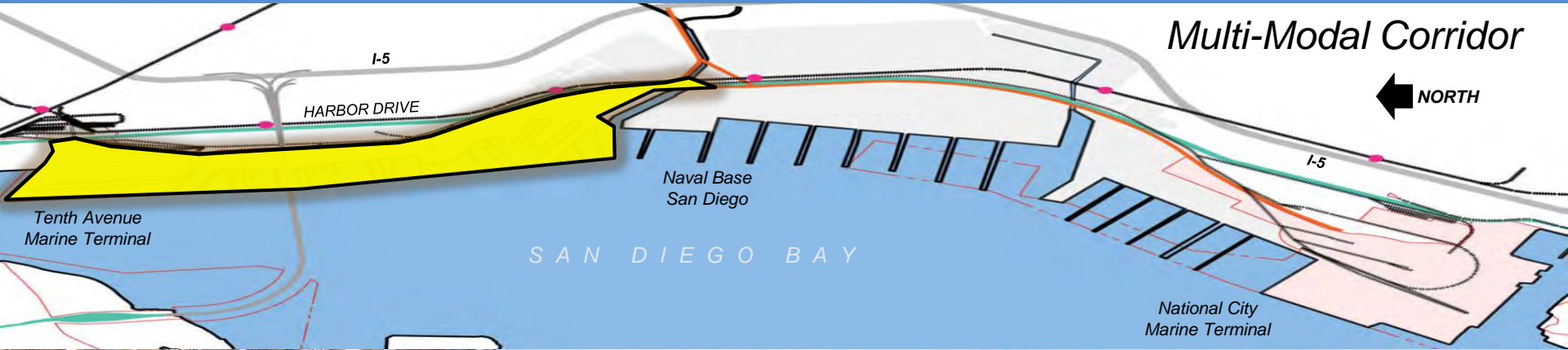
Prioritize safety for all users and modes



PD 4 POLICY CONCEPT #4: IMPLEMENT MULTI-MODAL CORRIDOR

Page 47 of 61 A

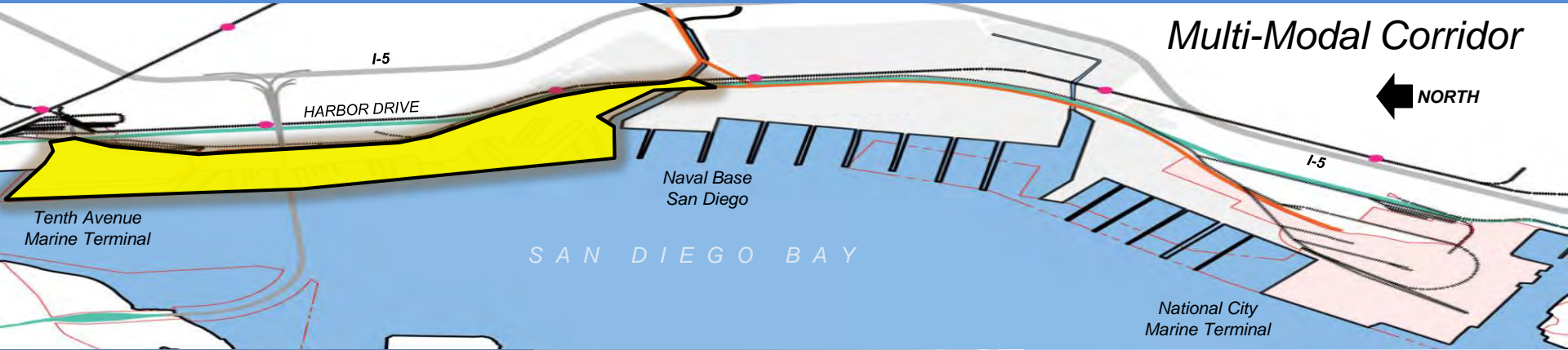
Optimize access and connectivity between terminals and freeways, including operations and infrastructure



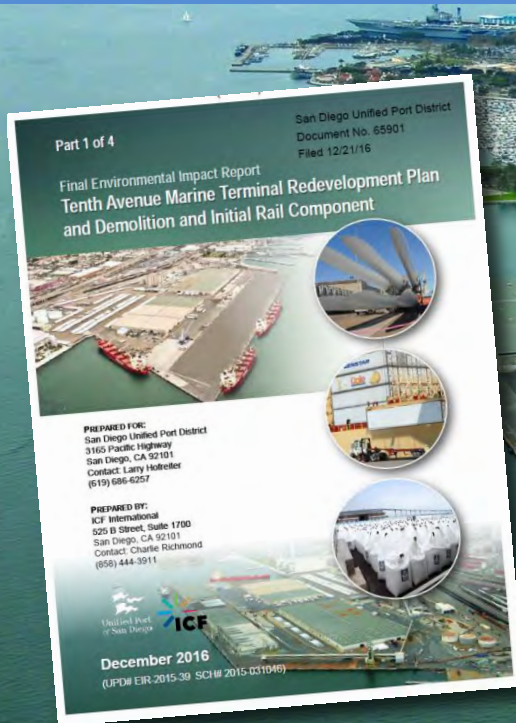
PD 4 POLICY CONCEPT #4: IMPLEMENT MULTI-MODAL CORRIDOR

Page 48 of 61 A

Provide a diversity of roadway mobility options and develop parking management strategies



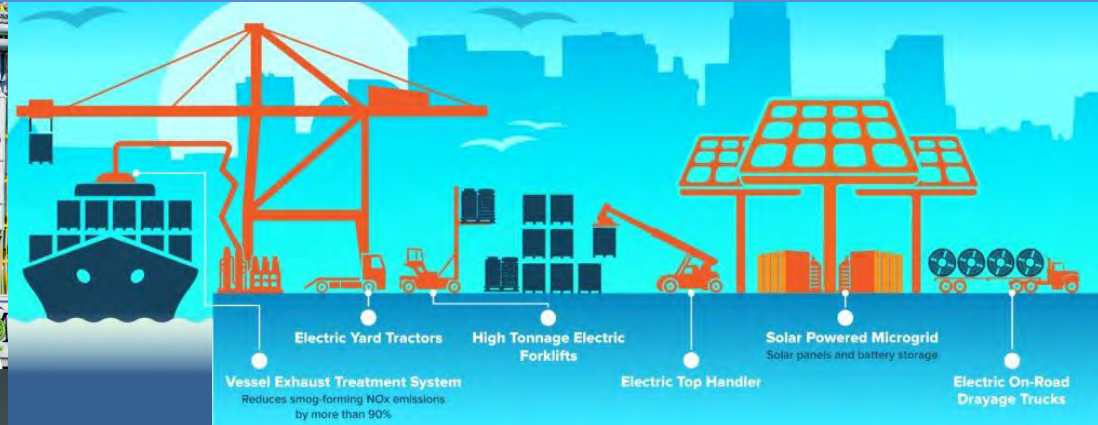
Promote implementation of the Tenth Avenue Marine Terminal Redevelopment Plan



PD 4 POLICY CONCEPT #6: BE A GOOD ENVIRONMENTAL STEWARD TO NEIGHBORING COMMUNITIES

Page 50 of 61 A

Promote transition to clean, modern, and efficient terminal facilities based on market demand



PD 4 POLICY CONCEPT #7: ENSURE COMMUNITY BALANCE

Page 51 of 61 A

Sustain regional maritime capacity in balance with environmental stewardship by encouraging compatible uses within transition zones



Planning District 4

Goals

Policy Concepts

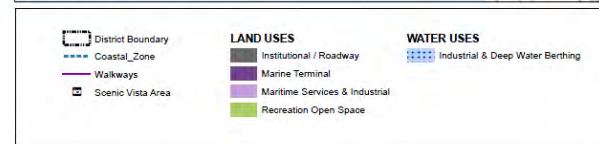
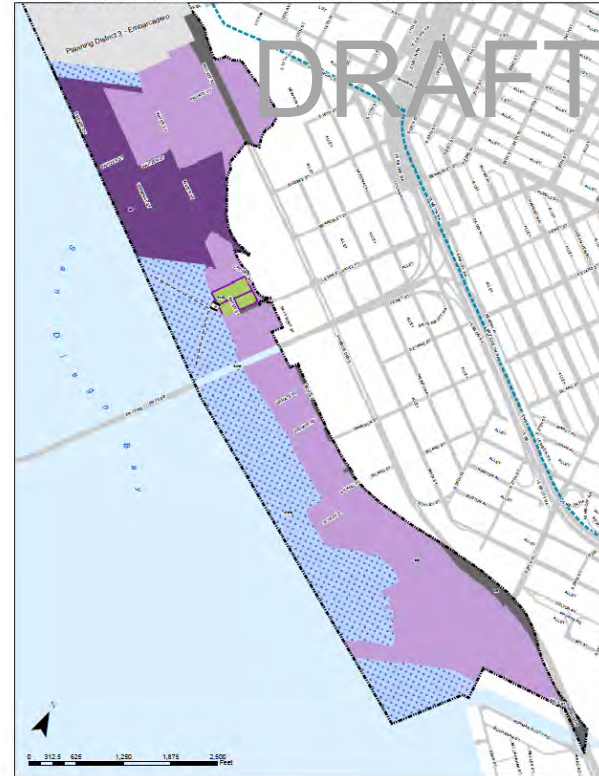
Map



Planning District 4: Working Waterfront Land and Water Use Map

Figure PD4

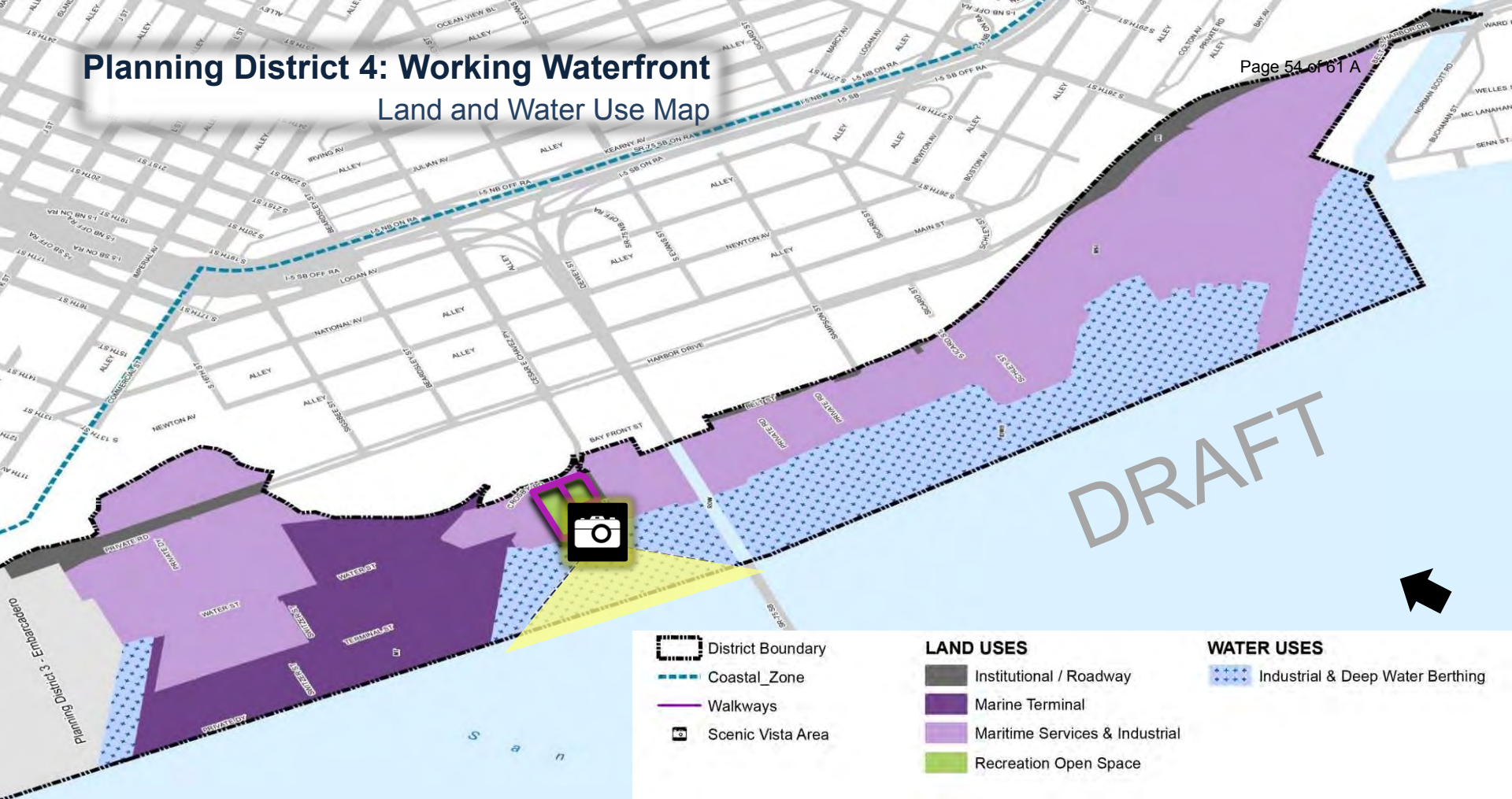
WORKING WATERFRONT DISTRICT - LAND AND WATER USE MAP



Page 53 of 61 A

Planning District 4: Working Waterfront Land and Water Use Map

Page 54 of 61 A



- District Boundary
- Coastal_Zone
- Walkways
- Scenic Vista Area

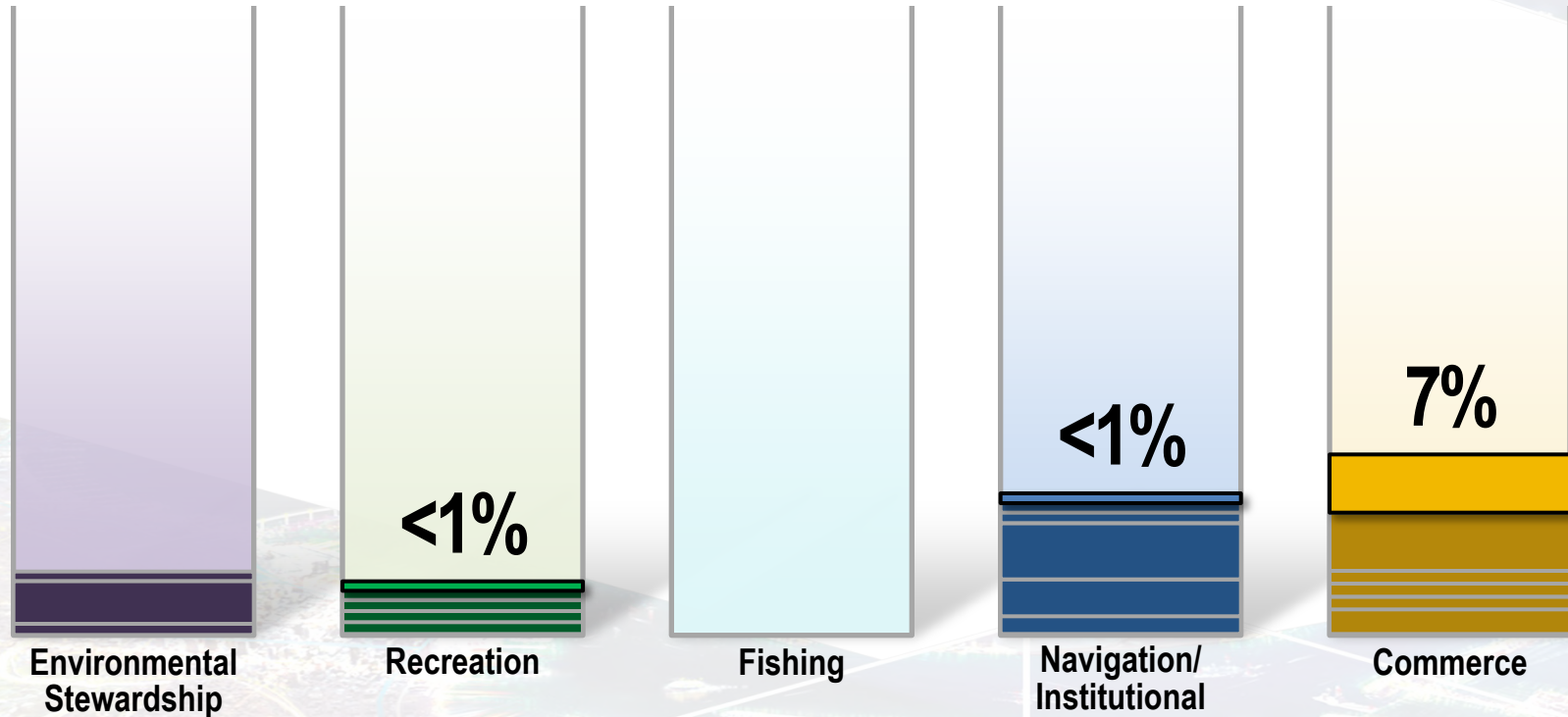
LAND USES

- Institutional / Roadway
- Marine Terminal
- Maritime Services & Industrial
- Recreation Open Space

WATER USES

- Industrial & Deep Water Berthing

Planning District 4: Summary Acreage Allocation



The order of the Public Trust categories do not indicate a priority or preference.

B. PLANNING DISTRICT 4

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion



SAN DIEGO UNIFIED PORT DISTRICT

REQUEST TO SPEAK
Submit completed form to staff prior to Chair announcing the agenda item.

Non Agenda Public Comment	
Agenda Item No. A	Date:

☐ In Favor ☐ In Opposition ☐ Neutral

Other (specify):

PERSONAL INFORMATION:
The information requested below is voluntary. Any information provided on this form is a public record and subject to disclosure under the California Public Records Act.

Name: _____
(Please Print)

Organization or Affiliation: _____
(If applicable)

Title: _____

Address: _____

City/State/Zip: _____

Telephone Number: _____

Email: _____

TIME LIMITS
Presentation time is limited. You will need to be brief and stay on subject. Questions of any length and may be submitted to the Board in the record.

SAN DIEGO UNIFIED PORT DISTRICT

REQUEST TO SPEAK
Submit completed form to staff prior to Chair announcing the agenda item.

Non Agenda Public Comment	
Agenda Item B	Date:

☐ In Opposition ☐ Neutral

PERSONAL INFORMATION:
The information requested below is voluntary. Any information provided on this form is a public record and subject to disclosure under the California Public Records Act.

Name: _____
(Please Print)

Organization or Affiliation: _____
(If applicable)

Title: _____

Address: _____

City/State/Zip: _____

Telephone Number: _____

Email: _____

TIME LIMITS
Presentation time is limited. You will need to be brief and stay on subject. Questions of any length and may be submitted to the Board in the record.

DISCLOSURE:
The information requested below is voluntary. Any information provided on this form is a public record and subject to disclosure under the California Public Records Act.

Name: _____
(Please Print)

Organization or Affiliation: _____
(If applicable)

Title: _____

Address: _____

City/State/Zip: _____

Telephone Number: _____

Email: _____

TIME LIMITS
Presentation time is limited. You will need to be brief and stay on subject. Questions of any length and may be submitted to the Board in the record.





Next Steps

Integrated Planning: Port Master Plan Update

Public Engagement Timeline

BPC Meeting: August 8, 2017 <ul style="list-style-type: none"> • Mobility Element Policy Concepts • Natural Resources Element Policy Concepts • Resiliency and Safety Element Policy Concepts • Economic Development Element Policy Concepts 	PUBLIC OPEN HOUSE EVENT August 10, 2017 6-8pm Port Administration Building	BPC Meeting: November 14, 2017 <ul style="list-style-type: none"> • Land and Water Use Element Policy Concepts • Coastal Access and Recreation Element Policy Concepts • Planning Districts 7-10 Policy Concepts & Land and Water Use Maps 	PUBLIC OPEN HOUSE EVENT November 15, 2017 6-8pm Port Administration Building	BPC Meeting: December 5, 2017 <ul style="list-style-type: none"> • Planning Districts 4 & 5 Policy Concepts & Land and Water Use Maps 	Special BPC Meeting: December 12, 2017 <ul style="list-style-type: none"> • Planning Districts 6, 1 & 2 Policy Concepts & Land and Water Use Maps 	BPC Meeting: February 6, 2018 <ul style="list-style-type: none"> • Planning District 3 Policy Concepts & Land and Water Use Map 	PUBLIC OPEN HOUSE EVENT TBD (will be scheduled to follow completion of all Planning Districts)
---	--	--	--	---	---	---	---

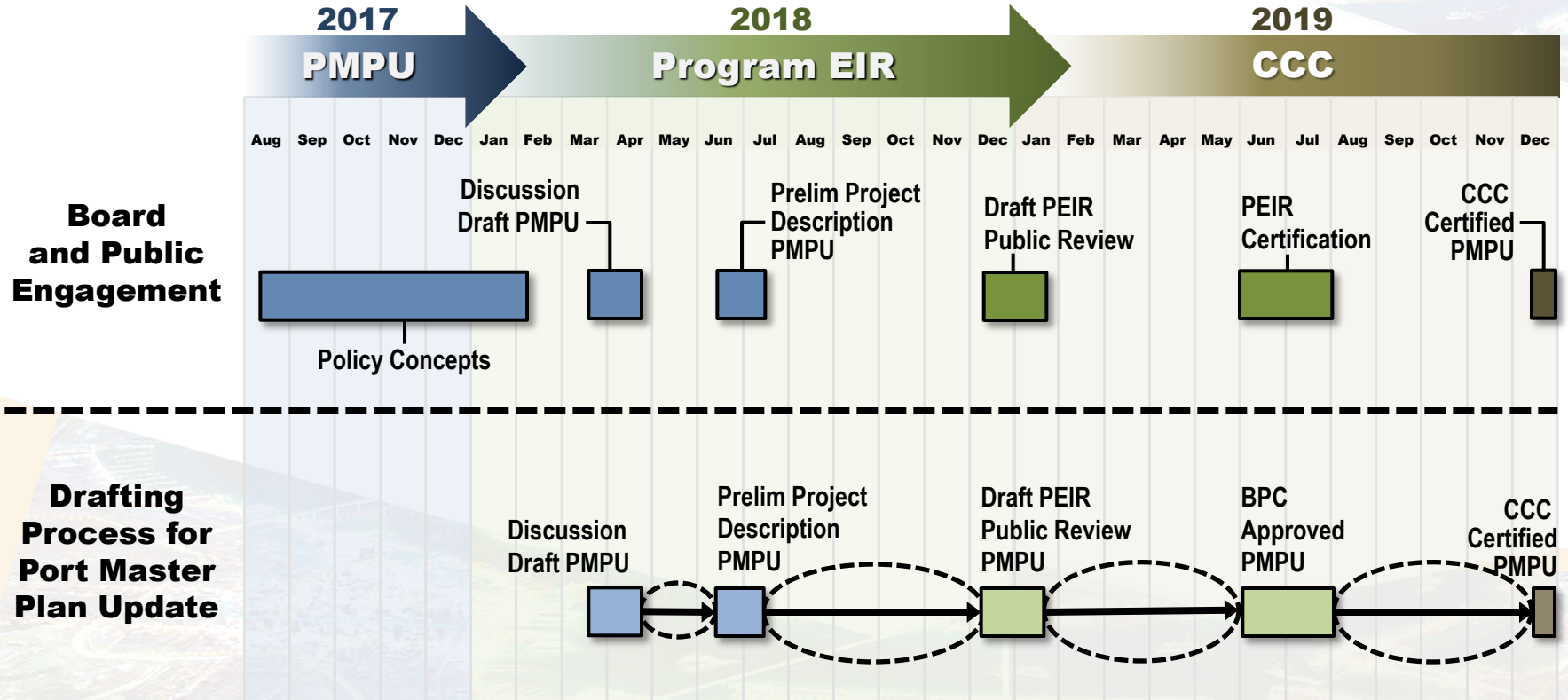
Ongoing Stakeholder and Agency Involvement

Rev11/30/2017

Integrated Planning: Port Master Plan Update

Drafting Process

Page 60 of 61 A



Rev11/30/2017

Integrated Planning Port Master Plan Update

PRESENTATION AND DIRECTION TO STAFF ON THE PORT MASTER PLAN UPDATE REGARDING THE FOLLOWING TOPICS:

- A) PLANNING DISTRICT 5 (NATIONAL CITY BAYFRONT) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
- B) PLANNING DISTRICT 4 (WORKING WATERFRONT) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP

Board of Port Commissioners
December 5, 2017