

## AGENDA

**Meeting:** North Embarcadero Tenants Working Session

**Date & Time:** Friday, April 14, 2017, 8:30-10:00a.m

**Location:** Port of San Diego Administration Building, Training Room

**8:30-8:45 a.m.**

1. General Overview and Purpose of Working Session

**8:50-9:10 a.m.**

2. Parking
  - a. Guest
  - b. Employee and Volunteer

**9:10-9:30 a.m.**

3. Loading/Unloading
  - a. Guest Drop-Off and Pick-Up
  - b. Deliveries

**9:30-9:50a.m.**

4. Other Issues

**9:50-9:55 a.m.**

5. Next Steps

**9:55-10 a.m.**

6. Questions

Parking & Delivery

1. Please list all deliveries you receive, days of the weeks, times and method of delivery. For example, Monday-Friday, 7am, hand truck.
2. Do you have any special delivery needs? For example, do certain deliveries require off-loading from large vehicles or forklifts? Please explain.
3. How do your guests arrive and where? For example: 20% charter bus (curbside), 40% ride sharing (uber, lyft, cab, limo), 20% vehicle (park at County Admin Building or meters after hours), 10% public transportation (trolley at Santa Fe) and 10% walk from nearby hotels.
4. Where do your employees and/or volunteers arrive and where? For example: 60% vehicle (park at public pay lots or meters), 20% public transportation (bus or trolley at Santa Fe), 10% ride sharing (uber, lyft, cab) and 10% walk, bike or dropped-off.
5. Do you have access to loading/unloading areas? If so, how far are they from your business?

## Access & Parking Requirements Of USS Midway Museum

### Background

- Operates 363 days a year/300+ nights a year
- 1.4 million total visitors annually (most-visited ship museum in the world), including:
  - 100,000 guests attending 275 evening events
  - 10,000-15,000 guests attending 400 daytime active-duty military events
  - 47,000-50,000 students on (bus) field trips
  - 5,000 youngsters participating in the sleepover program

### Deliveries

- 7 a.m. - 10 a.m., 7 days a week for museum operations (museum operations & maintenance, gift shop, cafe supplies). All by large vehicle, van or cargo truck, up to 18-wheelers.
- 1 p.m. - 5 p.m., 5 days a week load-in for private evening events (equipment, catering, live entertainment, etc.);
- 11 p.m. - 1 a.m. 4-5 days a week for event load-out from private events; same-sized equipment
- NOTE: 99% of the above deliveries require use of a forklift to unload delivery vehicles, load into a cargo container, and then a very large forklift lifts the cargo container 25 feet up onto a flight elevator.

### Guest Arrival (Day & Night)

- 75% of 1.1 million daytime museum guests arrive by vehicle (3.4 people per vehicle)
  - NOTE: 4 in 10 are youth or seniors
- Students arrive at 9 a.m. (2-11 buses per school day, 9 months a year) and then buses return at 1 p.m. for student pick-up (approx. 900-950 buses per school year)
- Tour buses arrive daily, some from as far away as Los Angeles.
- Private evening-event guests arrive at 6:30 p.m. They typically leave at 10:30 p.m., 5 nights a week. 75% arrive by vehicle or bus; 25% walk from nearby hotels.

### Employees & Volunteers

- Overall, 150-200 employees and 800 volunteers park on Navy Pier. On any given day, an average of 200-250 employees and volunteers park on Navy Pier.
- NOTE: The average age of a Midway volunteer is 73.
- 800 volunteers donate 240,000 hours to Midway annually (approx. 35,000-40,000 trips to Midway). They are critical to Midway's success.

### Additional Parking & Access Needs

- 12 midnight to 8:30 a.m., 7-9 months per year, by ship construction contractors (cars & trucks)
- Trash removal
- Emergency vehicles

### Access to Loading/Unloading Areas

- There are no ramps or loading docks. The only loading area onto an aircraft carrier is immediately adjacent to the ship, at the edge of Navy Pier. Multiple vehicles are required for every delivery.

## Access and Parking Requirements

### Flagship Cruises and Event

1. Reject the option to have a 150 foot setback
2. Provide a turn out for buses and vendors on the Broadway pier
3. Provide access for buses & vendors at the Brigantine and for Hornblower.
4. Provide two or more pedestrian crosswalks between Ash and Grape streets
5. Change the traffic lane just south of the Broadway and Harbor Drive intersection. Currently two lanes merge and create gridlock because the distance from the entrance to the midway and the Broadway and harbor drive intersection is very short. A single lane (lane #1) to continue south only and the right lane (lane #2) is a right turn only into the Midway.
6. Provide a traffic person at the intersection of Broadway and Harbor Drive on weekends and special occasions.
7. Need 30 parking spots for employees

## Access and Parking Requirements

### Maritime Museum

Ray asked me to get you some baseline data on our parking and access needs. Some of these can be accommodated offsite with adequate shuttle options; others must be addressed at the site or in the immediate proximity.

#### Visitor and staff parking

##### Visitors

Daily average peak demand at mid-day estimated at 50-75 spaces  
Annual high peak demand at mid-day (exclusive of festival events) could approach 150 spaces

##### Staff and Volunteers

Weekday average 30 spaces  
Sunday volunteer crew 60 spaces (currently accommodated by 25 on the Embarcadero and 35, when available, at Solar Turbines at no cost)

#### Onsite Facilities

##### Disabled Access

Unknown number currently using marked spaces or meters (need drop-off zone and proximate parking or accommodating shuttle)

#### School and Tour Buses

Offloading site adequate for 2-3 buses at one time  
Nearby staging site needed

#### Loading Zone (service, catering, mail, etc.)

3 vehicles often offloading at same time for events (could use same space as bus drop-off zone; demand is seldom concurrent)  
Need nearby or proximate parking for catering vehicles and company truck Daily Service Access

Enclosed space and access adequate for trash dumpster, recycling, dumpster, and small forklift

## Access and Parking Requirements Brigantine

Here is our needs breakdown for Portside Pier. My dad (copied) will be there to represent the Brigantine on Friday.

Portside Pier will be constructed in the next 1.5 years, but we have a good idea of needs based on our other operations and anticipated business. The restaurants and bars will have approximately 1000 seats and we anticipate serving anywhere from 2500 to 5000+ guests per day depending on season and day of week.

### Deliveries

- 15-20 vendors M-F 7am to 10am. Most via hand truck, but larger orders come in on pallets and will require electric pallet jack.
- 3-10 vendors Sat and Sun from 7am to 10am.
- Occasional deliveries will occur later, but that is not regular practice.

### Services

- Used cooking oil pickup.
  - Once per week.
  - Truck needs to be close to building to minimize pump run.
- Grease interceptor pumping.
  - Once per week.
  - Truck needs to be close to building to minimize pump run
- Trash and recycle pickup.
  - Several times/week and 7 days/week during summer months.
  - Truck needs close access to building.
- Used Linen retrieval
  - 3 to 4 times/week.
  - Large linen bins need to be wheeled to truck so truck needs close access.

### Guests

- We have not operated there yet, but we anticipate a large number of our guest arriving via foot from local businesses, residences, hotels and public transportation. (Appx. 50%)
- 40% by personal vehicle and will use local parking or valet.
- 10% via ride share or other means (bicycle, water taxi, boat, etc.)

Our ideal setup would be a road or turnout along the entire front of our building. This would allow for deliveries and services in the morning and drop off and valet during business hours.

## Access and Requirements for Parking Old Town Trolley and Seal Tours (Responses in Red)

### Parking & Delivery

1. Please list all deliveries you receive, days of the weeks, times and method of delivery. For example, Monday-Friday, 7am, hand truck. **Deliveries to the VIC are early morning, usually before 10 am, M-F.**
2. Do you have any special delivery needs? For example, do certain deliveries require off-loading from large vehicles or forklifts? Please explain. **Not an issue**

3. How do your guests arrive and where? For example: 20% charter bus (curbside), 40% ride sharing (uber, lyft, cab, limo), 20% vehicle (park at County Admin Building or meters after hours), 10% public transportation (trolley at Santa Fe) and 10% walk from nearby hotels.

Approximately 75% of our guest drive and park. Many times, a guest will pull up to the stop to allow all the vehicle passengers to get out to catch the tour. Then the drivers leaves to find parking. Sometimes they don't find parking.

Our # 1 guest complaint is lack of parking along the Embarcadero. Lack of public parking is a constraint to our SEAL Tour business. We have had guest decide not to take our tour because of the difficulty of finding parking.

4. Where do your employees and/or volunteers arrive and where? For example: 60% vehicle (park at public pay lots or meters), 20% public transportation (bus or trolley at Santa Fe), 10% ride sharing (uber, lyft, cab) and 10% walk, bike or dropped-off.

We have one paid parking space, otherwise all our other employees are shuttled by our own staff to and from the Visitor INFO Center and ticket booth.

5. Do you have access to loading/unloading areas? If so, how far are they from your business?

We use the loading and unloading bus zone for the Trolley and SEAL tours.

## Access and Parking Requirements Hornblower (responses in RED)

### Parking & Delivery

1. Please list all deliveries you receive, days of the weeks, times and method of delivery. For example, Monday-Friday, 7am, hand truck.

Deliveries occur 7 days a week, at completely random times but mostly between 5AM and Midnight. We have semi's long trucks, Motorcoaches, equipment trucks, Fuel trucks, Flower, Staging, food, fuel people, all the time. We are a custom event business, and there is no set schedule for anything.

1. Do you have any special delivery needs? For example, do certain deliveries require off-loading from large vehicles or forklifts? Please explain.

Yes, Please see above, the same answer.

1. How do your guests arrive and where? For example: 20% charter bus (curbside), 40% ride sharing (uber, lyft, cab, limo), 20% vehicle (park at County Admin Building or meters after hours), 10% public transportation (trolley at Santa Fe) and 10% walk from nearby hotels.

Arrivals are approximately 20% Uber, Taxi or Drop Off. All Parking spaces available in North Embarcadero are used every evening and on weekends, both day and evening in order to access our business, these are treasured and needed. Trolley arrivals 1%. Walk from Hotels, 1%. Motorcoach arrivals, 10%, but could be 60-80% on given days, with ten 50' coaches on site at once. Driving own car, 68%.

1. Where do your employees and/or volunteers arrive and where? For example: 60% vehicle (park at public pay lots or meters), 20% public transportation (bus or trolley at Santa Fe), 10% ride sharing (uber, lyft, cab) and 10% walk, bike or dropped-off.

Most of our employees arrive during the day, when County lots are full or unavailable. Our crew cannot afford to Pay daily rates of \$15. or higher, where those spaces are available. Most crew park far offsite, up the hill from Little Italy. Their shifts often start or end before public transportation is offered. Cost of Daily uber/lyft is not even remotely affordable. A few bike, but most live far away (10-20 miles) in more affordable neighborhoods

1. Do you have access to loading/unloading areas? If so, how far are they from your business?

This question is not clear, so it is NO, until further clarification.

Note: all of these questions are outside the real context of the NEVP environment, They represent only the "tip of iceberg"

regarding the current operating challenges, and the dramatic increase in challenges posed by the CIVITAS NEVP2 presentations so far to date.

## Access and Parking Requirements

### SD Mooring Company

- The SD Mooring Company requires a location for the following operations:
  - We require two dedicated parking spaces near our vessels so that we can respond to our 462 moorings 24-7 and 365 days per year, particularly in emergency circumstances, who's consequences have grave environmental concerns. Example – one storm 13 vessels broke free, several were sunk, contract with District does not allow SD Mooring to require insurance.
  - Transfer of 8,000 lb of chain onto and off the barge on an annual basis – about 83,000 lbs on an annual basis Including loading area – often comes in a 53' trailer
  - Storage for approximately 20 barrels of chain – ½ used and ½ new for normal operations – with fork lift access
  - Storage for 20 @ 30" mooring buoy replacements
  - Storage for up to 8 abandon dinghy's that must be held for up to 90 days prior to disposal.
  - Storage for emergency pump out gear, dive gear, and related misc. items 400 – 500 square feet. Accessed daily – proximity to vessels is key.
  - Storage of 45' barge, 25' run about and room for vessels that have broken off in storms. Access 24-7, generally used Monday through Friday from 8-5.
  - Trash disposal area – access to a 2 yard dumpster daily.
  - Water and Power for the stored vessels - daily
  - Night time lighting adequate for loading and unloading vessels during emergency events – 8 times per year.
  - Access during events/street closures – Currently access is denied several times per year.
  - Underwater storage for spare 5 @ 10,000 lbs anchor blocks

For the TOUP that we have for the pier berthing in front of the county administration: “The Waterfront Mega Yacht Berthing”. Although this is a TOUP in the future this could be an income generating project that the public could have great interest in observing.

- Access for provisioning trucks – up to 53’ trailer
- Access for fuel truck, double, HS – 20 truck loading
- Access to pump black water.
- Crew and owner parking 8 mega yachts – minimum 2 per vessel – in close proximity as gear is constantly transferred.
- Access and staging for trash both foreign and domestic up to a 40 yard dumpster.
- The area should be contemplated for dock installation that would include power, water, and sewer hook ups as well as a small out building 1,000 square feet for operations. This could also operate as a water transportation area.

## **Access and Parking Requirements**

### **ABM Parking. Building Value**

#### Parking & Delivery

1. Please list all deliveries you receive, days of the weeks, times and method of delivery. For example, Monday-Friday, 7am, hand truck.

No deliveries.

2. Do you have any special delivery needs? For example, do certain deliveries require off-loading from large vehicles or forklifts? Please explain.

No.

3. How do your guests arrive and where? For example: 20% charter bus (curbside), 40% ride sharing (uber, lyft, cab, limo), 20% vehicle (park at County Admin Building or meters after hours), 10% public transportation (trolley at Santa Fe) and 10% walk from nearby hotels.

100% drive their personal car.

4. Where do your employees and/or volunteers arrive and where? For example: 60% vehicle (park at public pay lots or meters), 20% public transportation (bus or trolley at Santa Fe), 10% ride sharing (uber, lyft, cab) and 10% walk, bike or dropped-off.

I have no employees parking on site.

5. Do you have access to loading/unloading areas? If so, how far are they from your business?

No need for loading/unloading.

## **Access and Parking Requirements**



## Solar

1. Please list all deliveries you receive, days of the weeks, times and method of delivery. For example, Monday-Friday, 7am, hand truck.

**Solar basically operates 24/7. More than a 100 deliveries are routinely received at the north entrance off Laurel M-F, beginning at 6am. These are from vehicles ranging from semi's, stakebeds, vans, cars. The south gate off Hawthorne also receives the same amount of traffic from contractors and deliveries from UPS, USPS, Fed Ex, etc. Please note that the South Gate is the primary entrance for emergency response.**

2. Do you have any special delivery needs? For example, do certain deliveries require off-loading from large vehicles or forklifts? Please explain.

**Yes, the majority of deliveries are processed using forklifts and and some times mobile cranes.**

3. How do your guests arrive and where? For example: 20% charter bus (curbside), 40% ride sharing (uber, lyft, cab, limo), 20% vehicle (park at County Admin Building or meters after hours), 10% public transportation (trolley at Santa Fe) and 10% walk from nearby hotels.

**Solar has dozens of visitors each day. Most enter through the main lobby on Harbor Drive.**

4. Where do your employees and/or volunteers arrive and where? For example: 60% vehicle (park at public pay lots or meters), 20% public transportation (bus or trolley at Santa Fe), 10% ride sharing (uber, lyft, cab) and 10% walk, bike or dropped-off.

**Of Solar's 1800+ employees, most arrive by auto and park in three primary lots, South, North and West of the facility. About 300 arrive by walking from downtown, train station or trolley, or van pools.**

5. Do you have access to loading/unloading areas? If so, how far are they from your business?

**No.**