

Agenda Item No. 1
File No. 2018-0111



Board of Port Commissioners
March 28, 2018

Integrated Planning Port Master Plan Update

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

- A) BAYWIDE LAND AND WATER USE DESIGNATIONS TABLE AND GLOSSARY
- B) PLANNING DISTRICT 3 - NORTH EMBARCADERO DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
- C) PLANNING DISTRICT 3 - SOUTH EMBARCADERO DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
- D) PLANNING DISTRICT 3 - CENTRAL EMBARCADERO DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP

TODAY'S WORKSHOP:

A) BAYWIDE LAND AND WATER USE DESIGNATIONS TABLE AND GLOSSARY

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

B) NORTH EMBARCADERO:

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

C) SOUTH EMBARCADERO:

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

D) CENTRAL EMBARCADERO:

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

CONCLUSION AND NEXT STEPS

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 _____
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: _____

INTEGRATED PLANNING PROCESS



03/22/2018

INTEGRATED PLANNING PROCESS

2017

2018

Draft Port Master Plan Update

Baywide & Planning District Goals



Baywide Policy Concepts



We are here

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

MAR

03/22/2018

Stakeholder Engagement

5
AWARDS



5.1M
IMPRESSIONS



125
ROADSHOW &
STAKEHOLDER
MEETINGS



530
ATTENDEES

Workshops



Open Houses







Port Master Plan Update:

DOCUMENT CONTENTS

1. Introduction

2. – 7. Elements

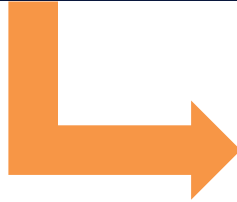
8. Planning Districts 1-10

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

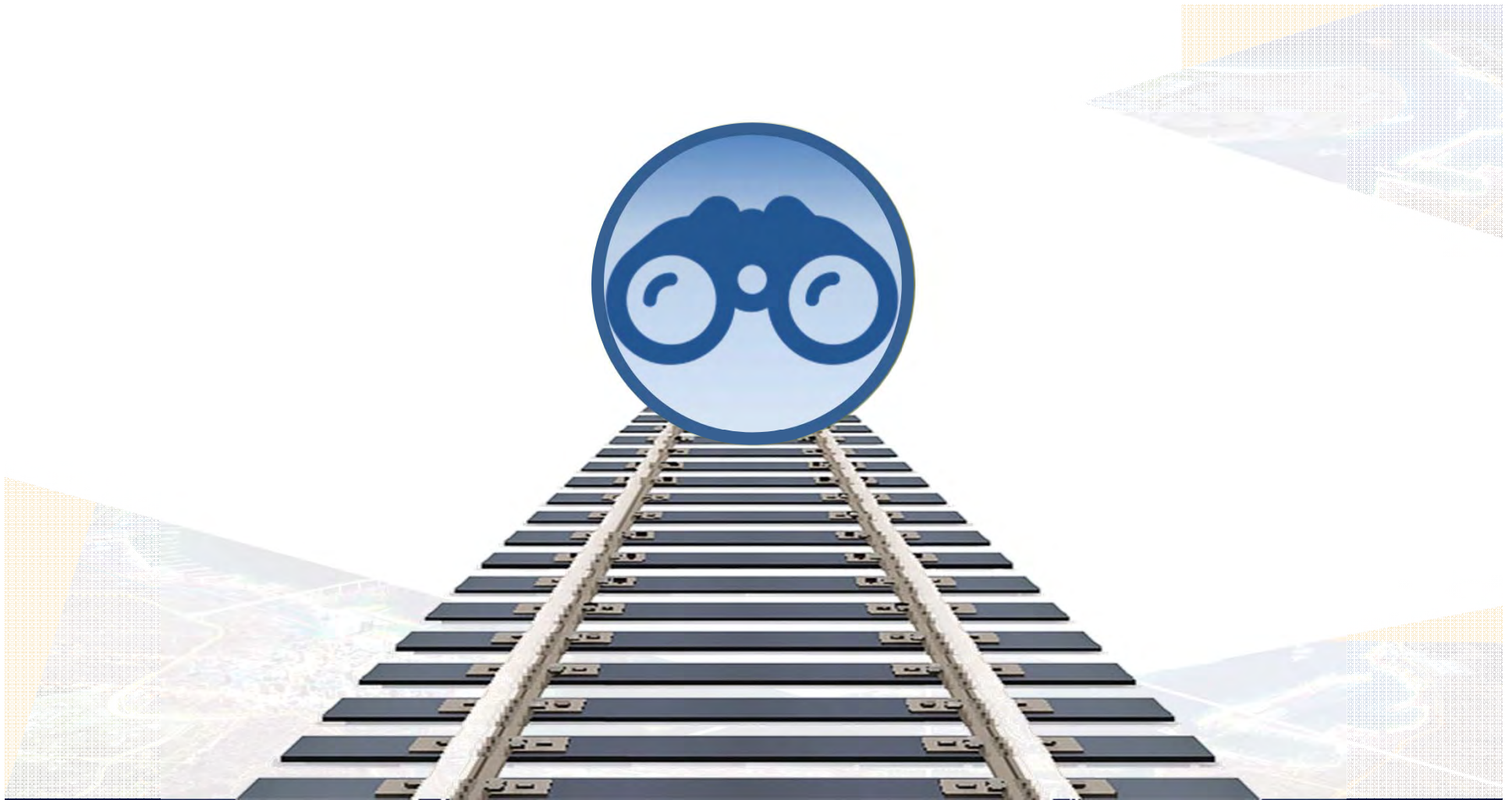


PROJECTS



POLICIES







Baywide Land and Water Use Designations Table Glossary



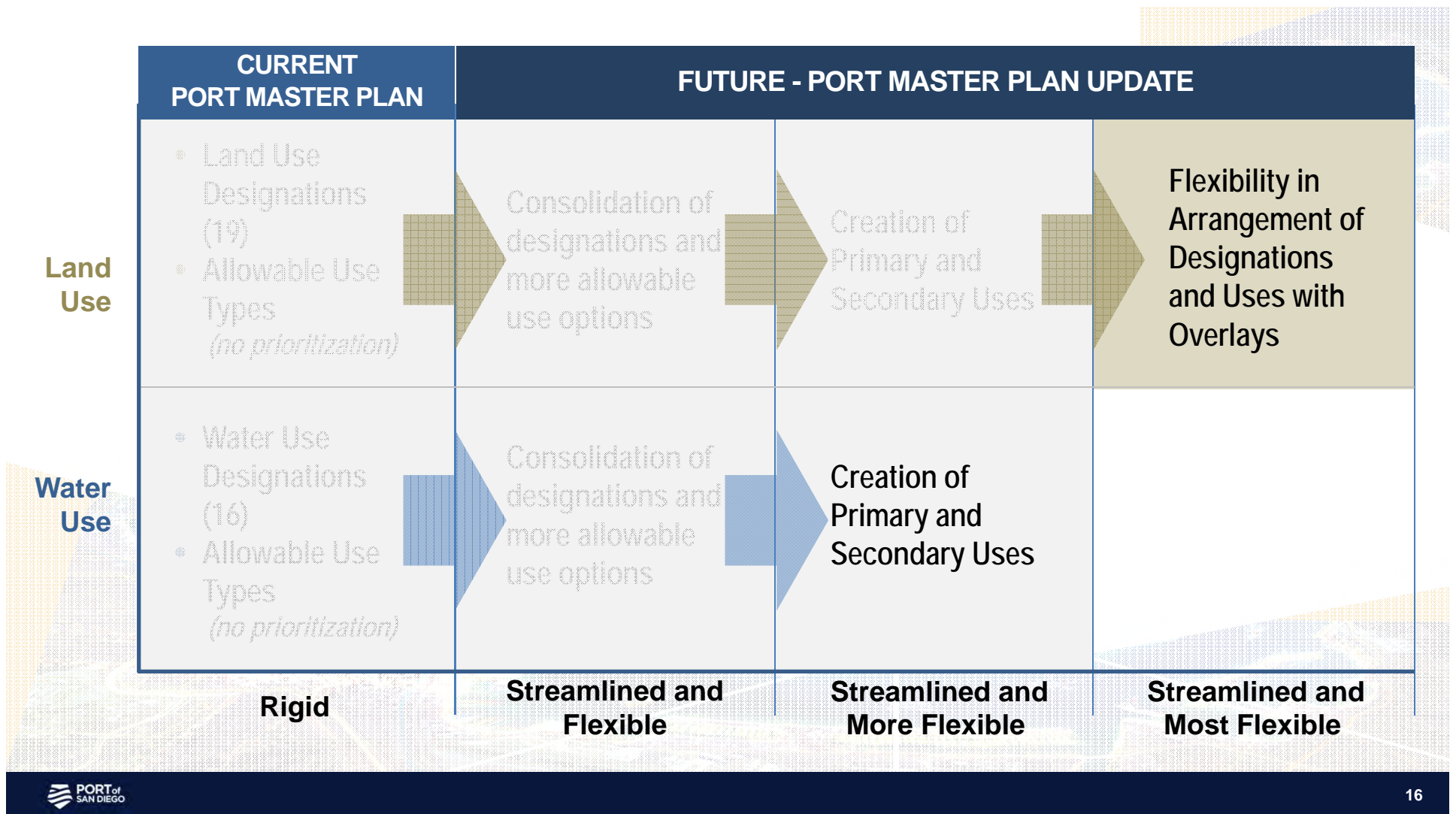
Baywide Land and Water Use Designations Table

Glossary

PUBLIC TRUST AND LAND / WATER USE ALIGNMENT

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

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



Land and Water Use Designations Table: Commercial Fishing

Proposed Revisions

Clarified Descriptions –

- Added “24-hour truck access and parking”

Revised Allowable Use Types –

- Clarified terminology
- Removed stand-alone “restaurant”
- Secondary uses limited to:

Land

- Aquaculture

Water

- Spill Response Services
- Marine and Towing Services
- Aquaculture
- Marine Research

- Secondary Uses requiring additional discussion:

Land

- Blue Technology
- Sportfishing (with passenger loading limitations)

Water

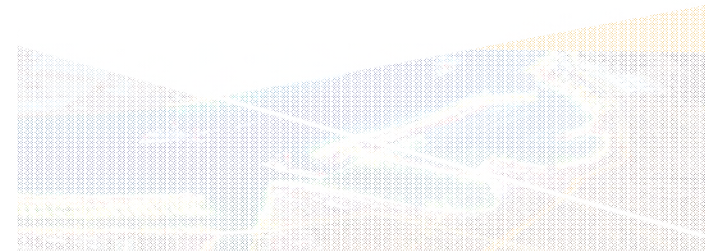
- Blue Technology
- Marine Education and Training
- Sportfishing (with passenger loading limitations)



Baywide Land and Water Use

Designations Table

Glossary



Glossary of Commonly Used Terms: Commercial Fishing

Special Rules for Secondary Uses

- Subject to Termination Provision specified in Coastal Development Permits, Coastal Act Exclusions and/or Commercial Berthing Permits
- When berthing, off-loading or turn-around is needed for a Commercial Fishing vessel, Maritime Ops shall accommodate on an interim and long-term basis
- Through consultation with the San Diego Fishermen's Working Group, an administrative process will be created and administered to:
 - Establish consistent management and monitoring
 - Prioritize management of berthing based on compatibility with Commercial Fishing operations
 - Resolve conflicts if compatibility issues arise

Glossary of Commonly Used Terms: Commercial Fishing

Proposed Revisions

Clarified Terms –

- Use of Mean High Water Mark for measuring land and water use areas
- Marine Research

Added Terms –

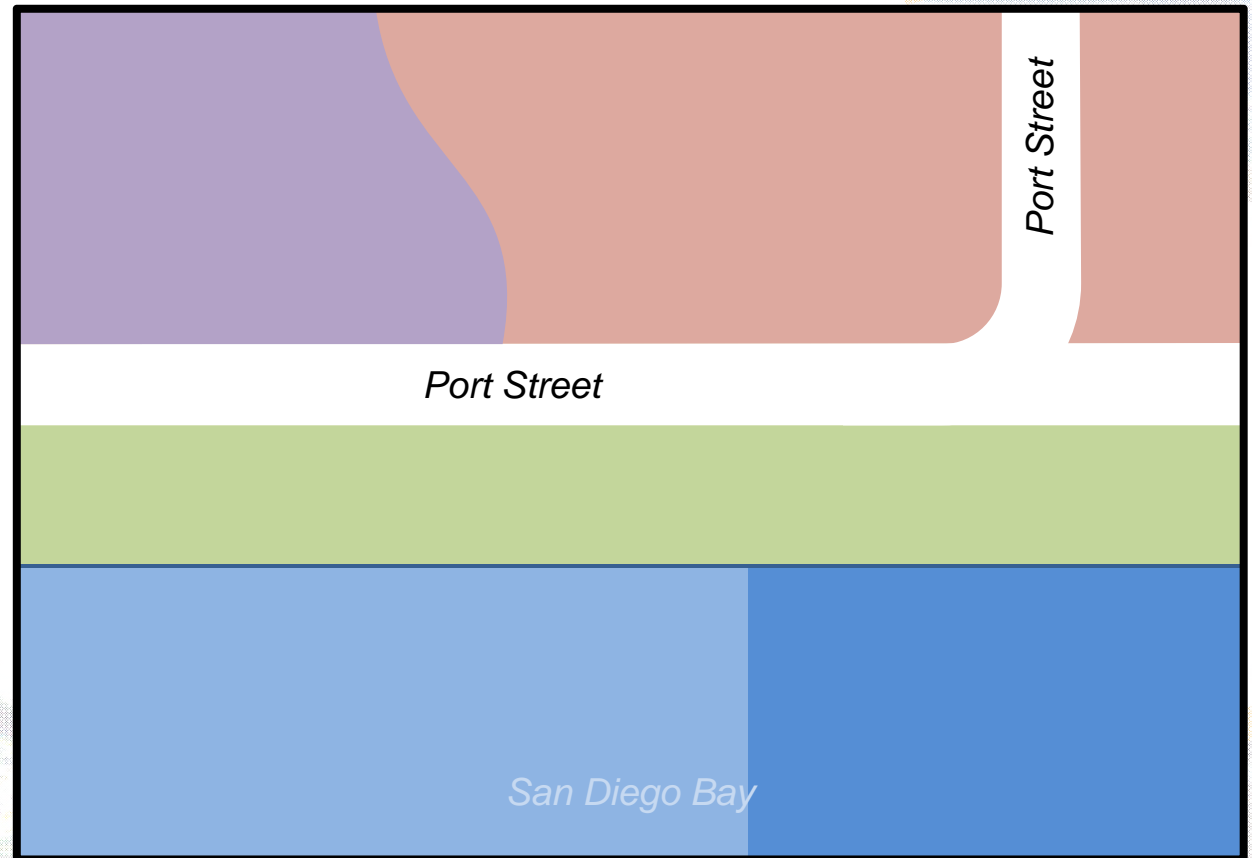
- Commercial Fishing
- Boat Brokerage
- Marine Education & Training (Public Trust consistent and non-municipal)
- Marine and Towing Services
- Passenger Loading Dock
- Spill Response Services

Terms Requiring Additional Discussion –

- Ratio of Allowed Secondary to Primary Uses
- Blue Technology

RECAP

CURRENT
Traditional
Arrangement

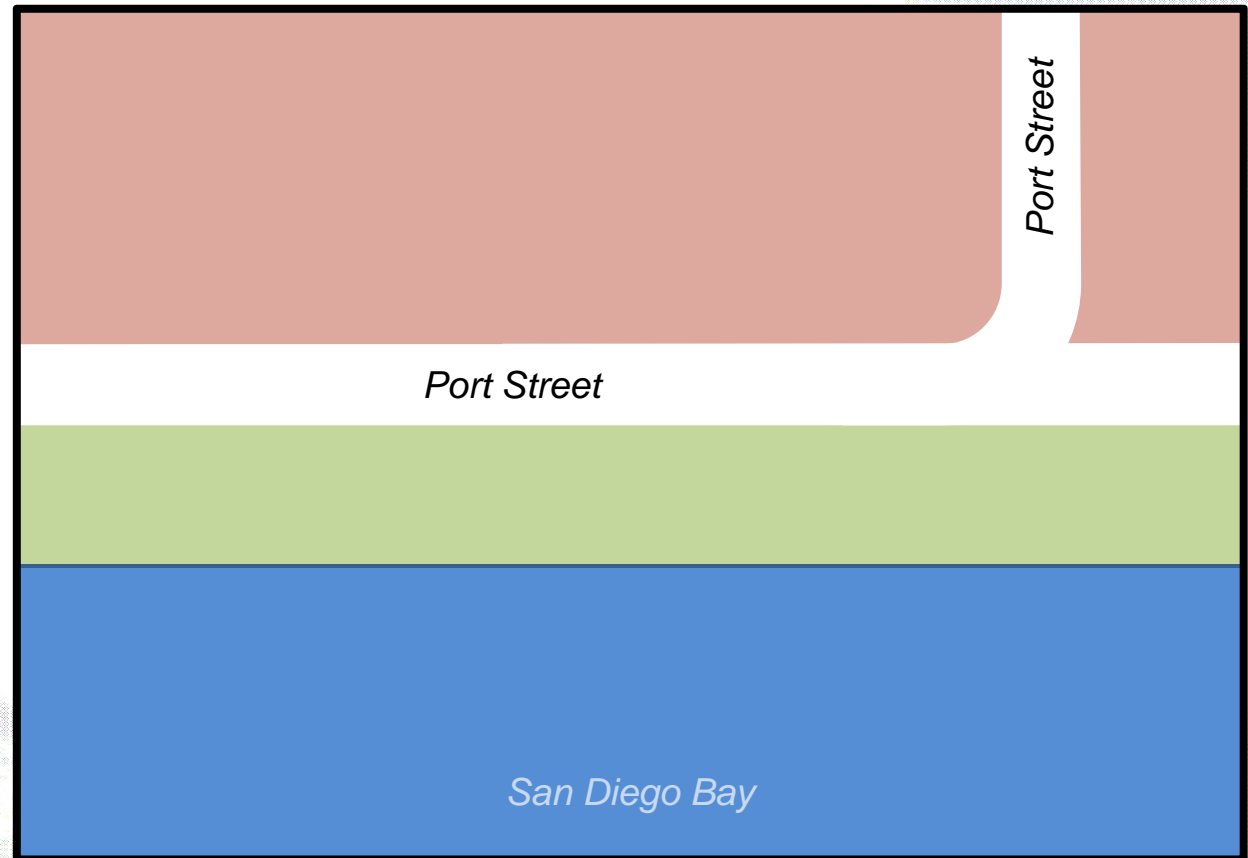


Sample for discussion purposes only

RECAP LWU POLICY CONCEPT #1: CONSOLIDATE LAND AND WATER USE DESIGNATIONS

FUTURE

Flexible Option
(Consolidate Land
and Water Use
Designations)



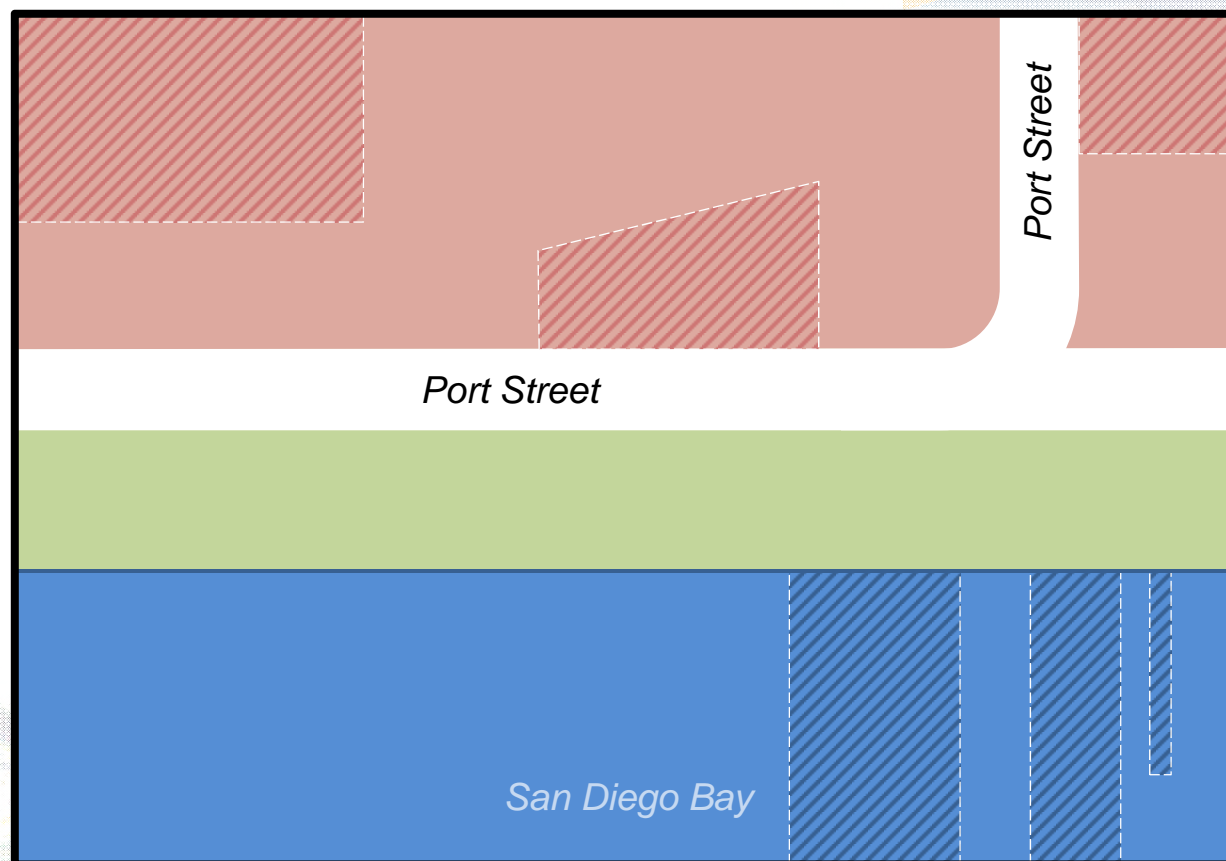
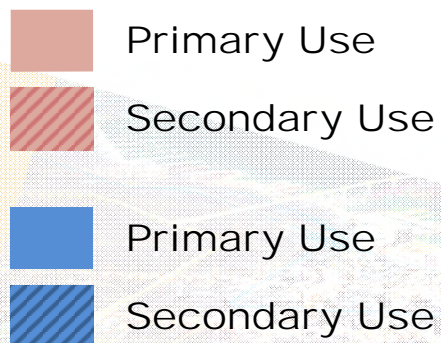
Sample for discussion purposes only

RECAP

LWU POLICY CONCEPT #2: ALLOW PRIMARY AND SECONDARY USES

FUTURE

More Flexible Option
(Introduce Primary
and Secondary
Allowable Uses)

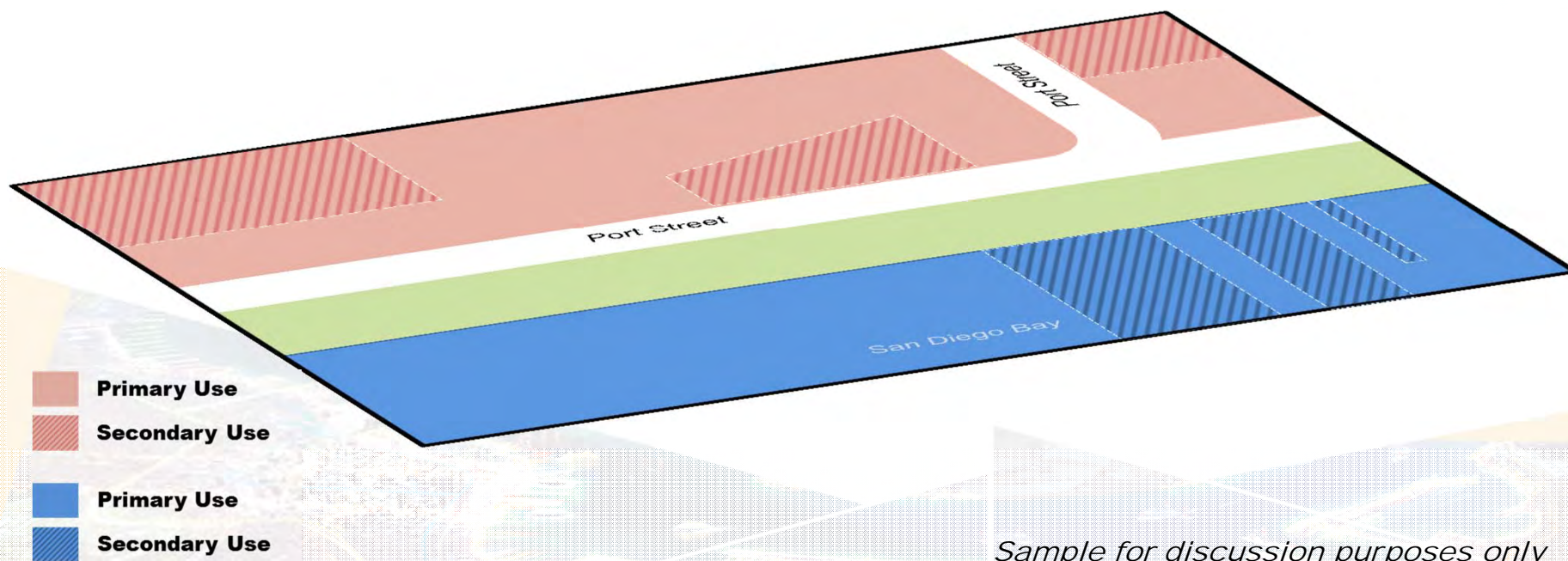


Sample for discussion purposes only

RECAP

LWU POLICY CONCEPT #3: LIMIT SECONDARY USES

Limit **Secondary Uses** up to **one-third** of the Development Site

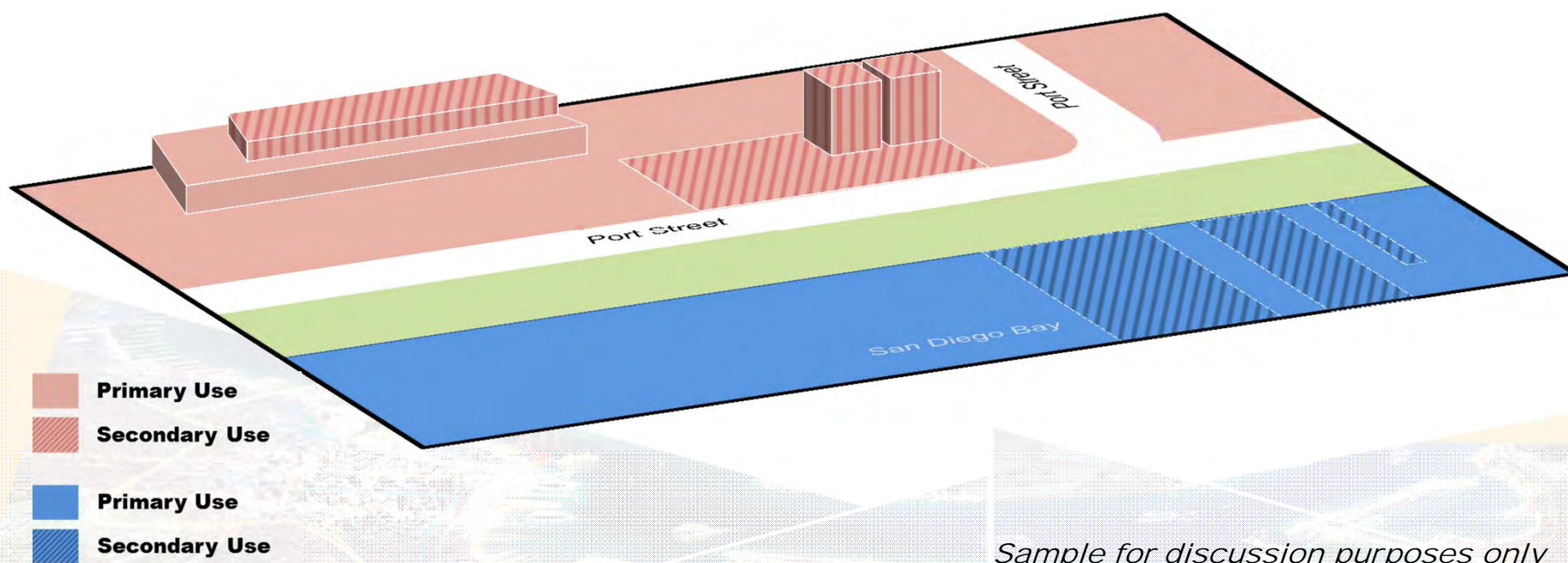


Sample for discussion purposes only

RECAP

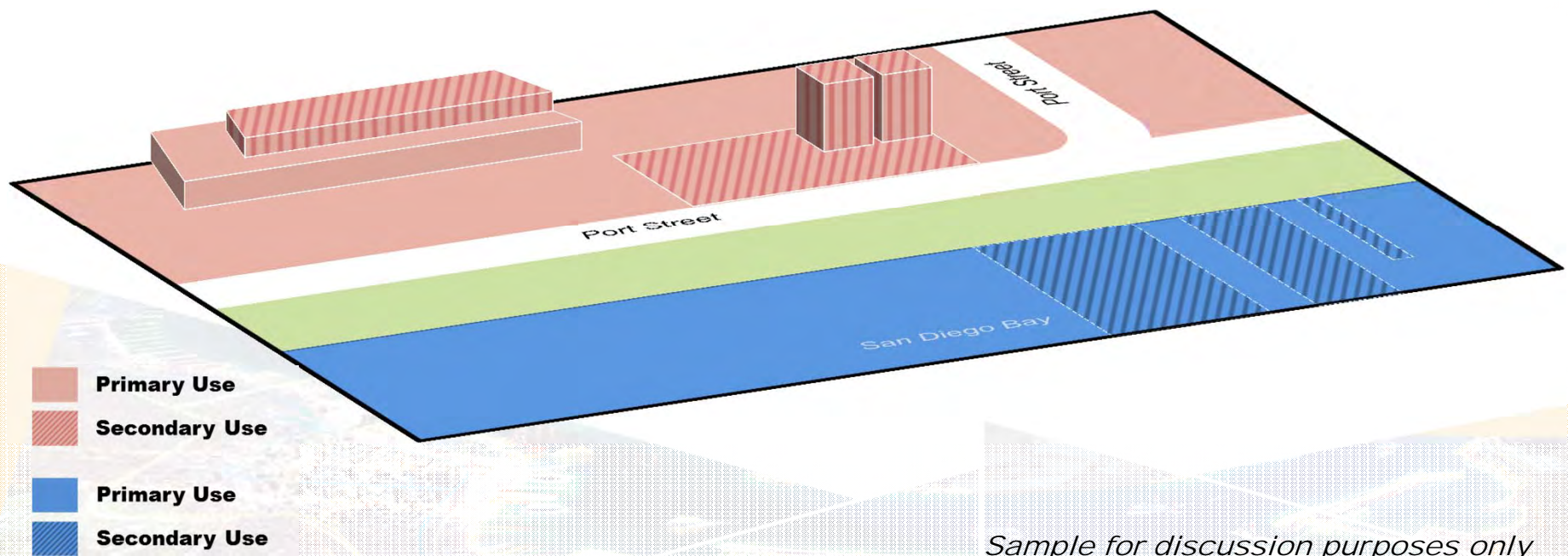
LWU POLICY CONCEPT #3: LIMIT SECONDARY USES

Limit **Secondary Uses** up to **one-third** of the Development Site



Sample for discussion purposes only

Limit **Secondary Uses** up to ~~one-third~~ one-fourth of the Development Site



Sample for discussion purposes only

A) BAYWIDE LAND AND WATER USE DESIGNATIONS TABLE AND GLOSSARY

- Staff Presentation
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SAN DIEGO UNIFIED PORT DISTRICT
REQUEST TO SPEAK
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Agenda Item No.	
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Planning District Overview





ONE BAY, RICH DIVERSITY

*Promote the Bay as a central
environmental, economic, and
recreational resource for all
people in the region*

Planning Principles

1. Honor the Water
2. Guarantee the Public Realm
3. Celebrate Nature and Ecology
4. Create a Comprehensive Open Space Plan
5. Provide Easy Mobility on Land and Water
6. Streamline the Approval Process

Values and Standards

- A. Achieve synergy among partnering agencies and stakeholders
- B. Promote clean air, healthy communities, and environmental justice
- C. Ensure job creation, prudent economic policies, and financial sustainability
- D. Preserve the working Port as a dynamic and thriving element of the region's economy and cultural history
- E. Incorporate state of the art sustainability practices

Land and Water Use Element Policy Concepts

Current State

- Rigid and Intricate Port Master Plan
- Numerous Land and Water Use Designations
- Limits Configuration of Redevelopment

Future State

- More Flexible and Streamlined Port Master Plan
- Broader Land and Water Use Designations
- A Catalyst for Creating Vibrant Redevelopment

Coastal Access and Recreation Element Policy Concepts

Current State

- Lacking “sense of place”
- Disconnected or stand-alone open spaces, parks, and recreational areas
- Limited access to “touch” and “explore” land/water interface
- Underutilized open space

Future State

- Focus on placemaking
- Interconnected Green Necklace network
- Expanded access opportunities
- Activated public realm

Mobility Element Policy Concepts

Current State



- Limited Mobility Options



- Limited Service Providers



- Car-Oriented Infrastructure



- Fragmented Access to Information

Future State



- Options, Options, Options



- Integration of Public and Private Service Providers



- People-Centric Development



- Data-Driven Connected Tidelands

Source: Centre for Livable Cities, 2016

RECAP MOBILITY POLICY CONCEPT: REGIONAL MOBILITY & ACCESS

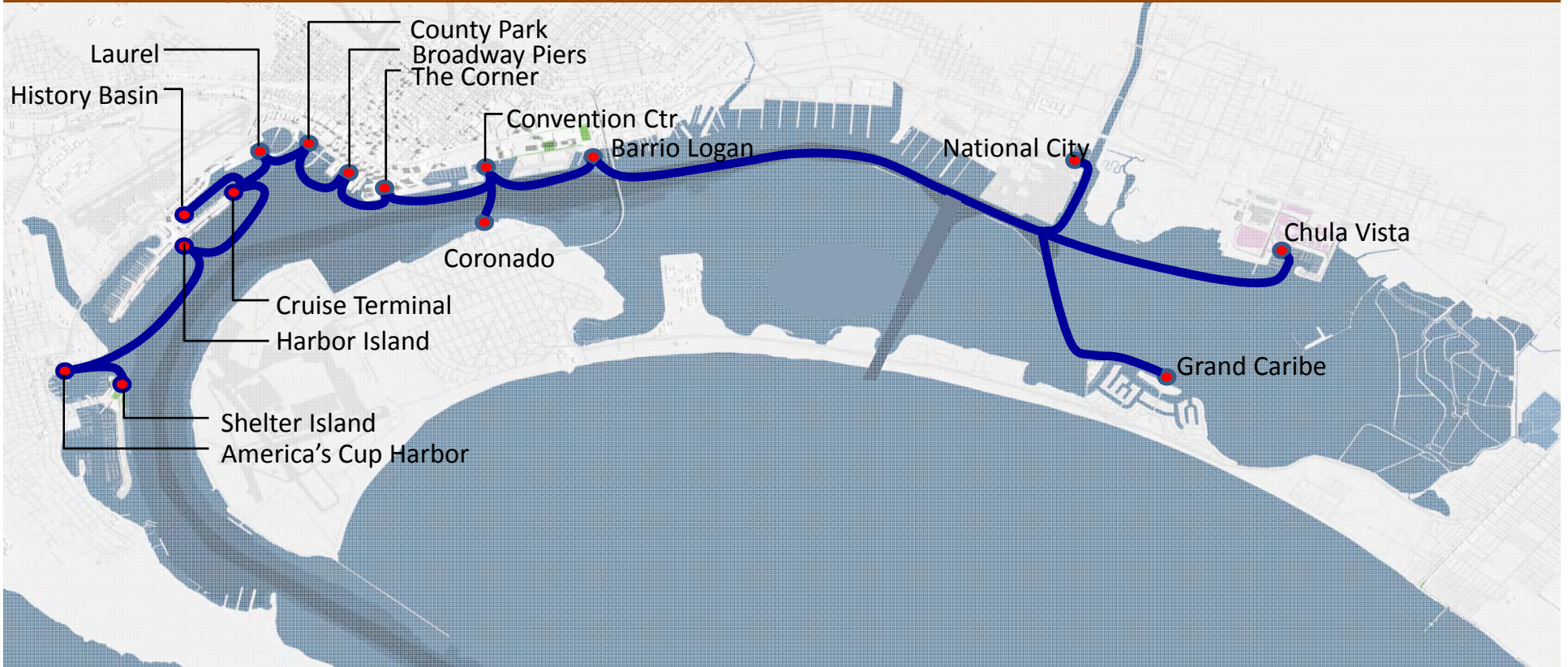
A safe, efficient, convenient, and environmentally sustainable system of multi-modal connections for all users and modes to and from neighboring jurisdictions and throughout the Planning District



RECAP

MOBILITY POLICY CONCEPT: DEVELOP A WATER MOBILITY PLAN

Support a diverse mix of water mobility options and provide additional transfer areas between land and water



RECAP MOBILITY POLICY CONCEPT: MOBILITY & ACCESS FOR ECONOMIC GROWTH

**Encourage a Flexible and Coordinated Mobility System
That Enables Regional Economic Growth**



RECAP MOBILITY POLICY CONCEPT: EXPAND PUBLICLY AVAILABLE MOBILITY OPTIONS

Explore and Expand Opportunities for Public Transit



RECAP

MOBILITY POLICY CONCEPT: EXPAND MOBILITY OPTIONS

Expand On-Demand and Fixed Shuttle Services Throughout Tidelands



RECAP

MOBILITY POLICY CONCEPT: EXPAND ACTIVE TRANSPORTATION OPTIONS

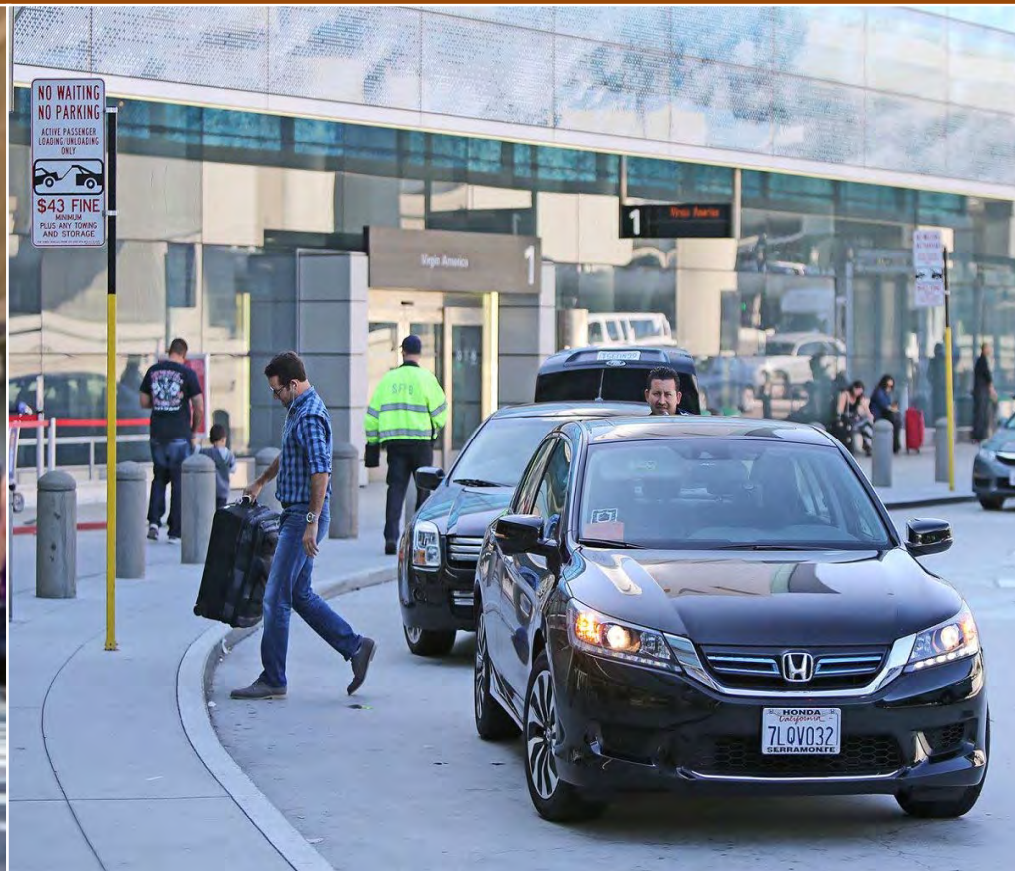
Explore and Expand Opportunities for Pedestrians and Bicyclists



RECAP

MOBILITY POLICY CONCEPT : ENCOURAGE ON-DEMAND SERVICES

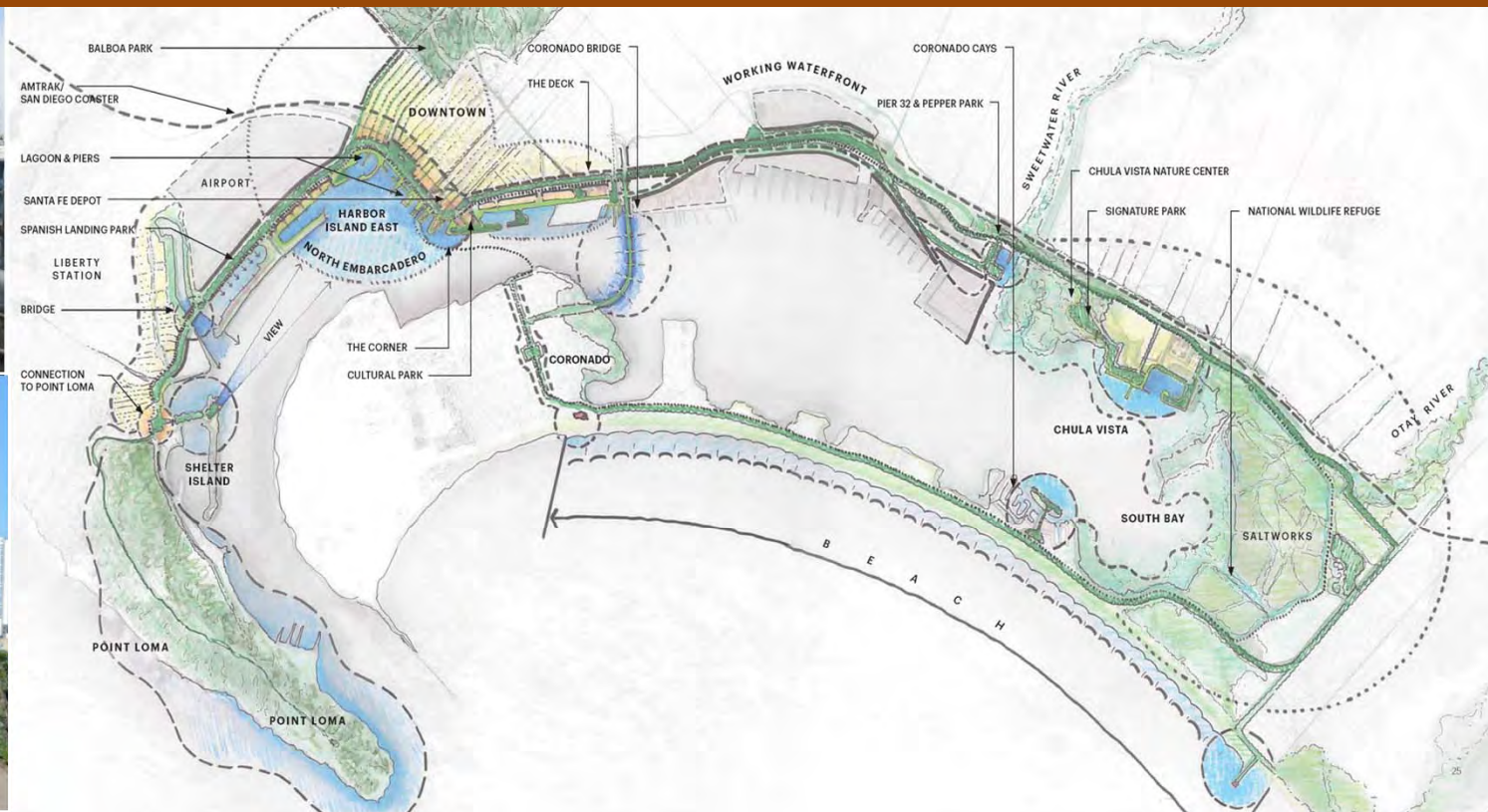
Provide areas for Transportation Network Company (TNC) pick-up and drop-off



RECAP

CAR POLICY CONCEPT: PLAN AND IMPLEMENT GREEN NECKLACE

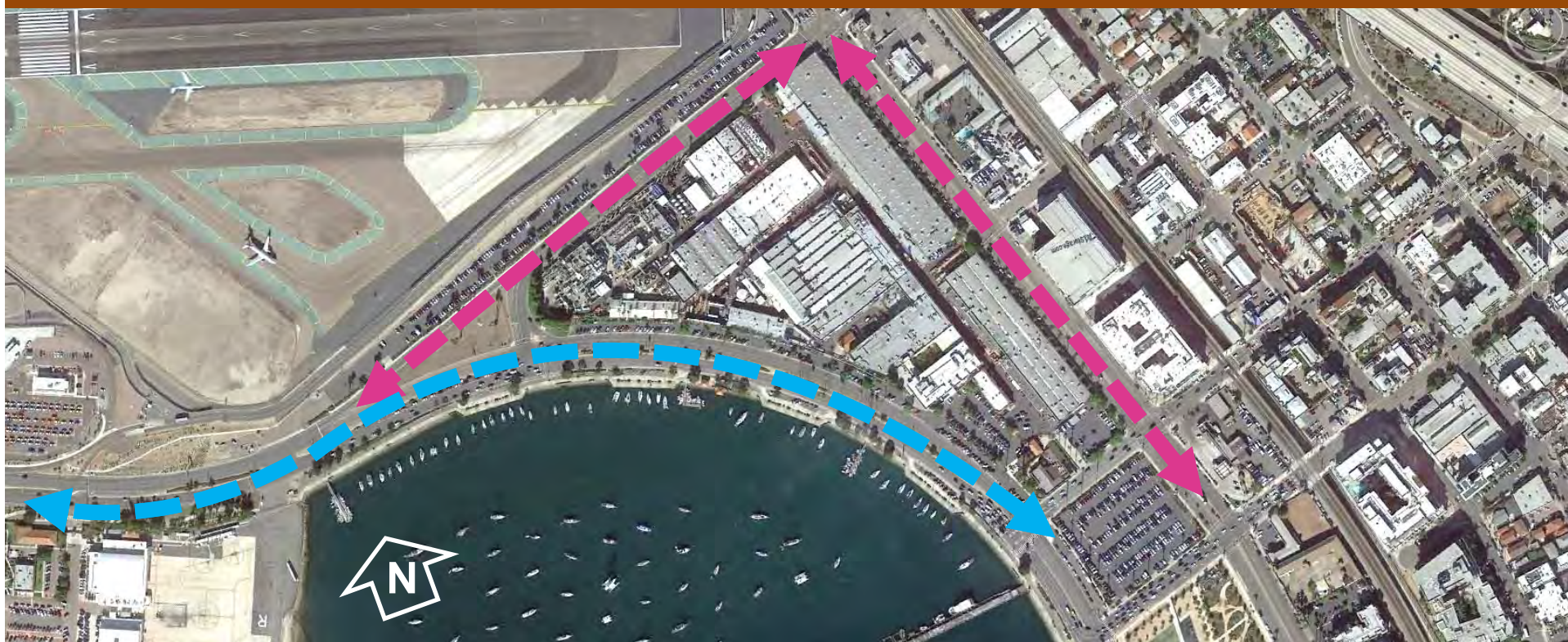
Encourage integration of roadway and walkway systems
to improve coastal access and linkages



RECAP

MOBILITY POLICY CONCEPT :
EFFICIENTLY MOVE PEOPLE AND GOODS TO AND THROUGHOUT THE PLANNING DISTRICT

Facilitate efficient regional connections, passthrough, and routing to destinations within and adjacent to the Planning District



RECAP

MOBILITY POLICY CONCEPT: REGIONAL MOBILITY & ACCESS

Coordinate and partner with transportation agencies and neighboring jurisdictions to plan, operate, maintain, and/or improve a cohesive and connected regional mobility system



MOBILITY POLICY CONCEPT: NEXT STEPS

Explore time phased approach to mobility solutions



Mobility on Tidelands

Near (0-10 Years)

Mid (10-20 Years)

Long (20+ Years)

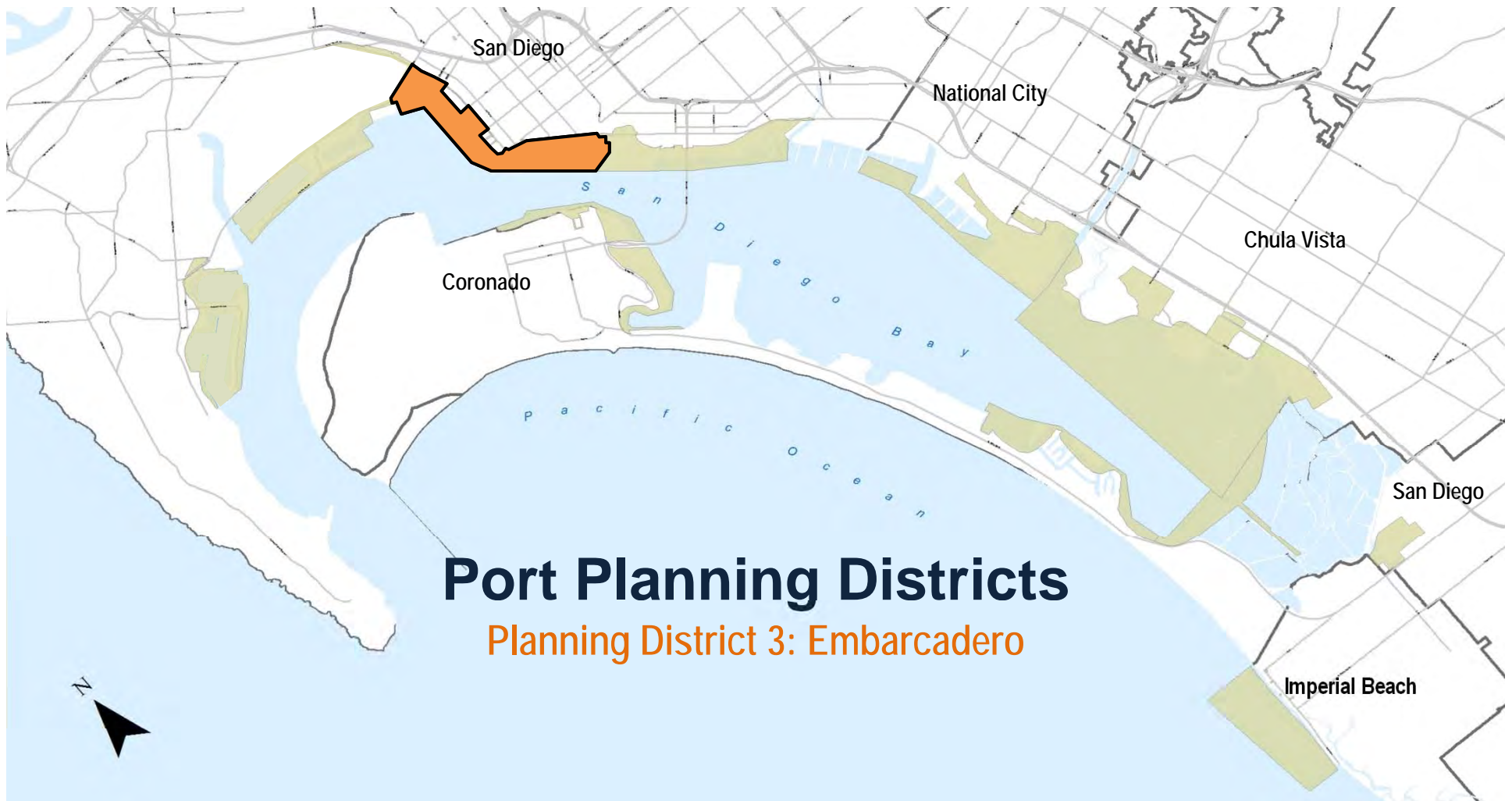
MOBILITY POLICY CONCEPT: A WORLD CLASS DESTINATION

Create the Next Great Waterfront Street





Planning District Policy Concepts & Updated Land and Water Use Maps



Port Planning Districts

Planning District 3: Embarcadero

Planning District 3 – Embarcadero

Current State

- Over three miles of waterfront lined with an assortment of commercial, visitor-serving, recreational, and even industrial uses
- Conveniently located south of the San Diego International Airport and close to Downtown San Diego
- Close proximity to regional roadways and freeways
- Linear public access areas with shoreline path and play areas
- Panoramic scenic vistas of San Diego Bay and city lights

Future State

- A 'front door' to San Diego welcoming travelers arriving by sea, land, or air
- A vibrant, waterfront experience with broad mix of coastal-dependent uses and activities showcasing and celebrating San Diego's diverse waterfront
- Home of the Next Great Waterfront Street
- An active entertainment, recreation, and hospitality destination that is a highlight along the Green Necklace and picturesque San Diego Bay



Planning District 3 Embarcadero

Goals

Sub-Districts

i. Policy Concepts

ii. Maps



Planning District 3 Embarcadero Goals

Sub-Districts

i. Policy Concepts

ii. Maps



GOALS

Planning District 3



- A “front door” to San Diego for travelers arriving by sea, land, or air, offering a vibrant mix of visitor-serving commercial and recreational activities, and internationally-recognized attractions that showcase and celebrate the history of San Diego’s waterfront
- Celebrated water areas that support historic ship, ferry and excursion vessel, recreational vessel, and commercial fishing berthing, and that preserve deep-water dependent cruise ship berthing
- An active experience that provides people meaningful waterfront gathering places and access to a broad mix of land and water-based entertainment, recreation, hospitality, and visitor destinations

BPC Workshop: May 25, 2017

Planning District 3 Embarcadero

Goals

Sub-Districts

i. Policy Concepts

ii. Maps



Planning District 3 – North Embarcadero





North Embarcadero Sub-District

Policy Concepts

Maps





North Embarcadero Sub-District

Policy Concepts

Map



PD 3 NE POLICY CONCEPT #1: PROVIDE VISUAL ACCESS

Declare the Window to the Bay



PD 3 NE POLICY CONCEPT #2: ENHANCE THE CHARACTER OF NORTH EMBARCADERO

Plan for increase in Visitor-Serving Recreational Commercial uses



PD 3 NE POLICY CONCEPT #3: INTEGRATE MOBILITY USES ON WALKWAYS

Implement pedestrian and bicycle safety measures



PD 3 NE Policy Concept #4: PROMOTE DIVERSITY IN WATER MOBILITY OPTIONS

Support a diverse mix of water mobility options



PD 3 NE Policy Concept #5: PROMOTE DIVERSITY IN WATER MOBILITY OPTIONS

Provide additional transfer areas between land and water





People and Places



Space+**Activation**=Placemaking

Placemaking → Unlocking
the Value

PD 3 NE POLICY CONCEPT #6: IMPLEMENT GREEN NECKLACE

Require continuous shoreline public walkways



PD 3 NE POLICY CONCEPT #7: ACTIVATE RECREATION OPEN SPACE

Locate walkways and amenity zones adjacent to the water



PD 3 NE POLICY CONCEPT #8: ACTIVATE RECREATION OPEN SPACE
Activate Recreation Open Space with visitor-serving nodes and linkages



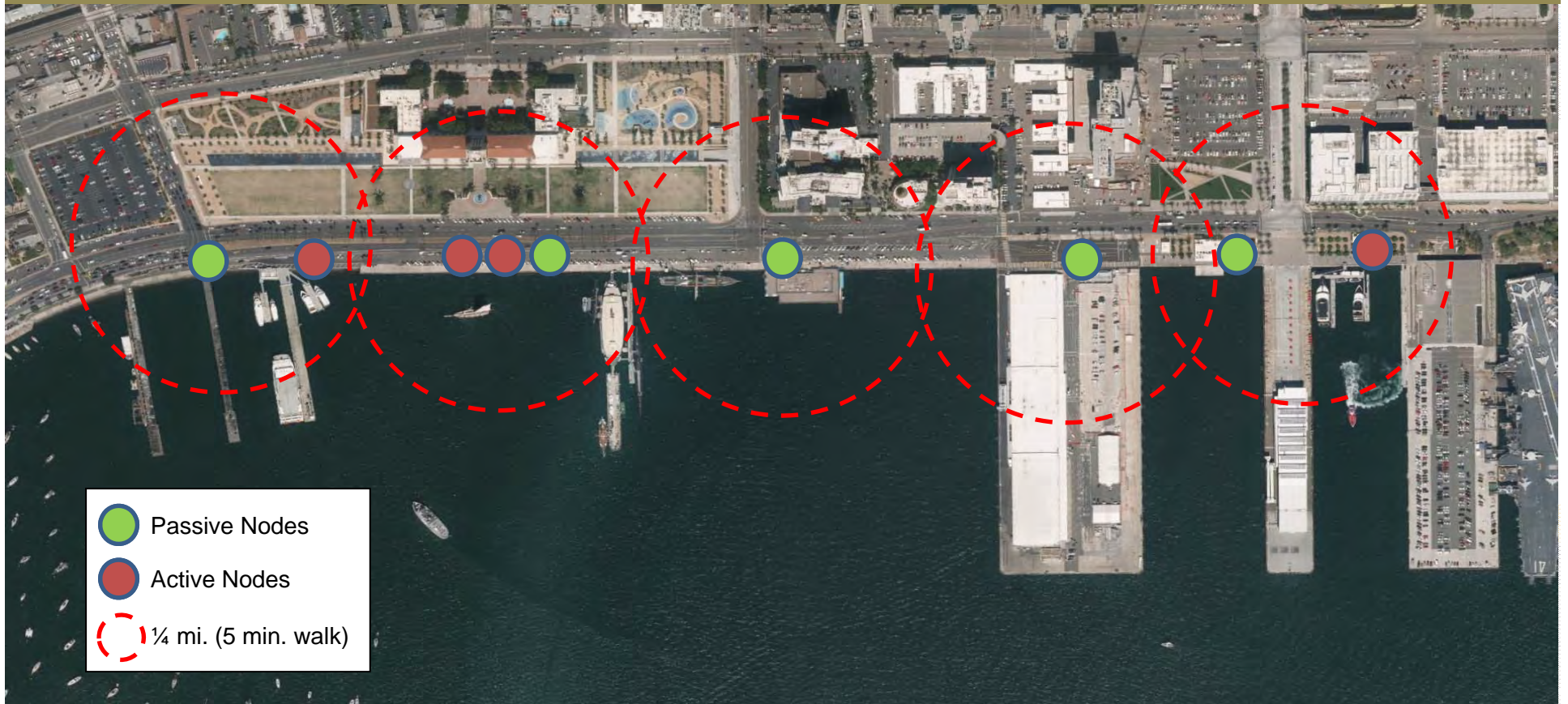
PD 3 NE POLICY CONCEPT #9: ACTIVATE RECREATION OPEN SPACE

Pavilions and nodes should be located in direct proximity to existing visitor services



PD 3 NE POLICY CONCEPT #10: ACTIVATE RECREATION OPEN SPACE

Clusters of up to three pavilions or nodes should be allowed within a ¼ mile of one another

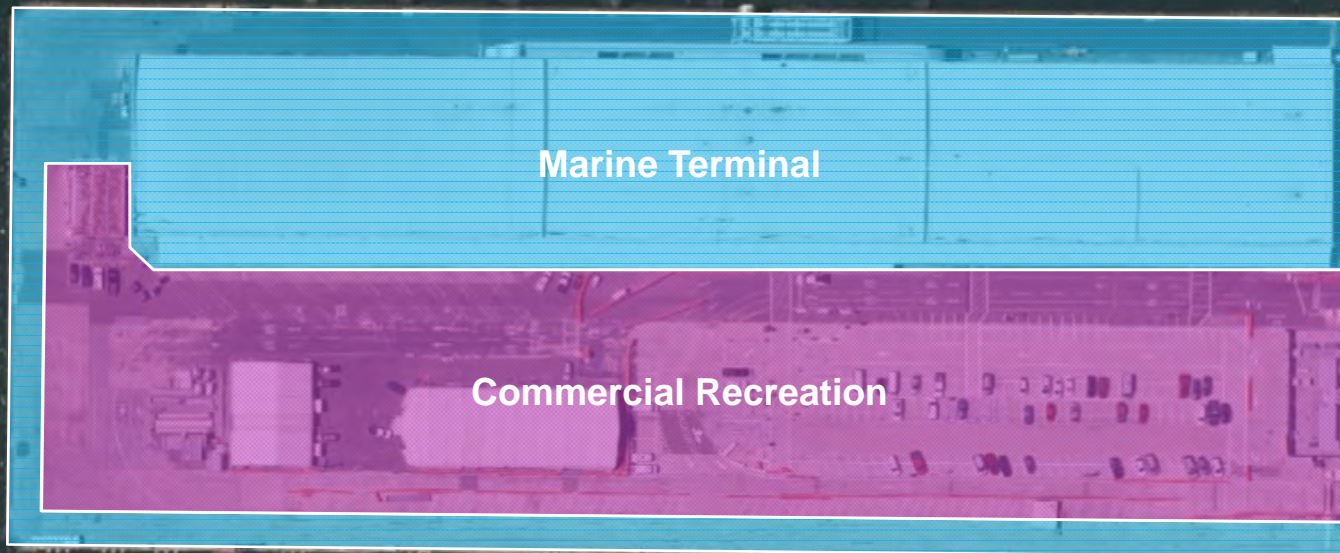


PD 3 NE POLICY CONCEPT #11: PROACTIVELY MANAGE RECREATION OPEN SPACE

Encourage temporary “Pop-Up” activities and experimental programming



PD 3 NE POLICY CONCEPT #12: STREAMLINED AND FLEXIBLE
Update Land Use Designations



B Street Pier - **Existing Port Master Plan Designations**



PD 3 NE POLICY CONCEPT #12: STREAMLINED AND FLEXIBLE
Update Land Use Designations

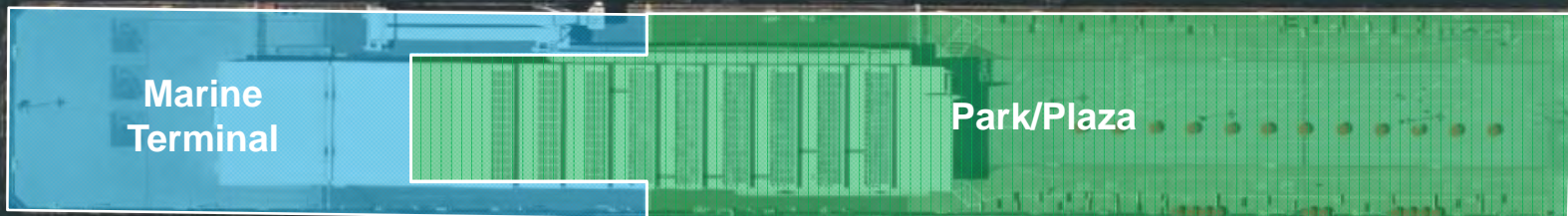


Visitor-Serving Marine Terminal

B Street Pier - **Proposed Port Master Plan Update Designation**



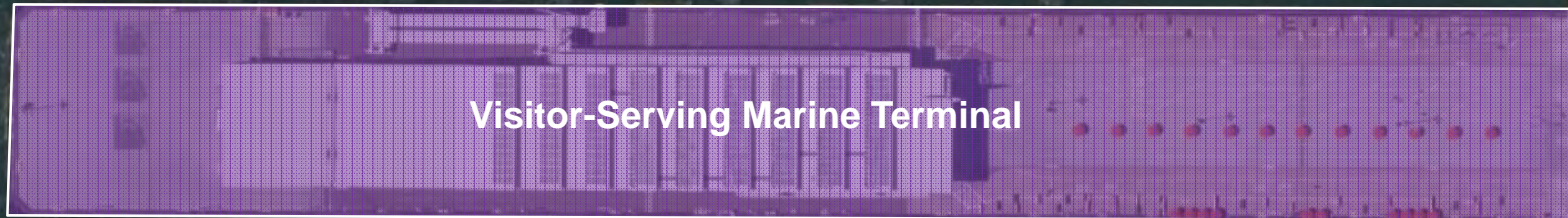
PD 3 NE POLICY CONCEPT #13: STREAMLINED AND FLEXIBLE
Update Land Use Designations



Broadway Pier - Existing Port Master Plan Designations



PD 3 NE POLICY CONCEPT #13: STREAMLINED AND FLEXIBLE
Update Land Use Designations



Broadway Pier - **Proposed Port Master Plan Update Designation**





North Embarcadero Sub-District

Planning Concepts: Planning Elements



Planning Elements

- Identify Waterfront Destination Park
- Expand park space by 1.25 acres
- Evaluate parks and open space
- Make Harbor Drive pedestrian friendly
- Study two 205-foot setback park alternatives

Element Identifier

#

Map

#

Policy

#

Future Considerations



Planning Elements: Maps

11

Define Future Use of Grape Street Piers

10

Convert Navy Pier into a Park

15

**Study 205-foot Setback
Adjacent to Harbor Drive**

1

**Identify Locations for
Waterfront Park**

7

**Evaluate Size of Parks,
Plazas, and Open Space**

2

**Analyze Waterfront Park
Alternatives**

4

Revise PMP Map



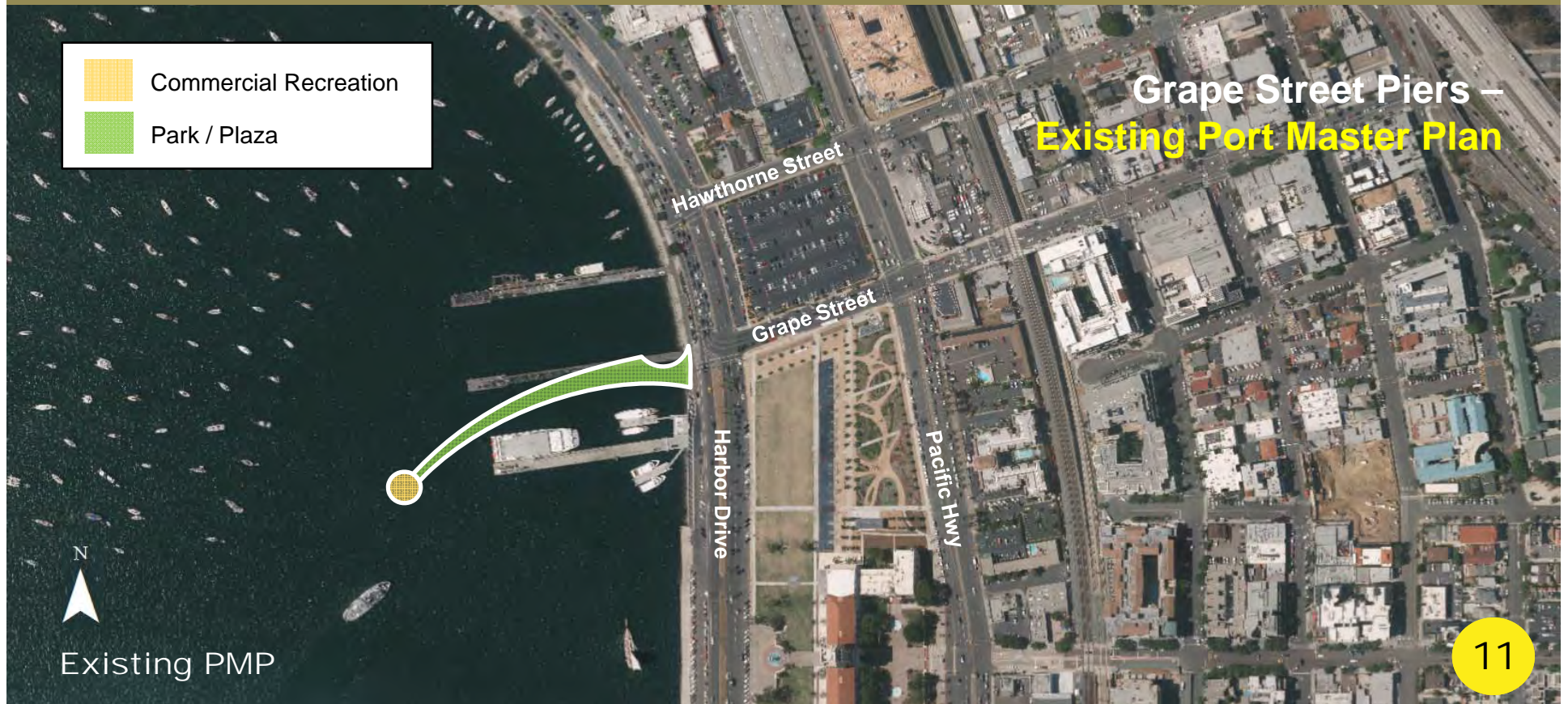
PD 3 NE POLICY CONCEPTS: PLANNING ELEMENTS

Grape Street Piers



PD 3 NE POLICY CONCEPTS: PLANNING ELEMENTS

Update Land Use Designations



PD 3 NE POLICY CONCEPTS: PLANNING ELEMENTS

Update Land Use Designations



PD 3 NE POLICY CONCEPTS: PLANNING ELEMENTS

Navy Pier



PD 3 NE POLICY CONCEPTS: PLANNING ELEMENTS

Update Land Use Designations

Navy Pier - **Existing Port Master Plan**

NO DESIGNATED LAND USE

10

PD 3 NE POLICY CONCEPTS: PLANNING ELEMENTS

Update Land Use Designations

Navy Pier - **Proposed Port Master Plan Update**

Recreational Overlay

10

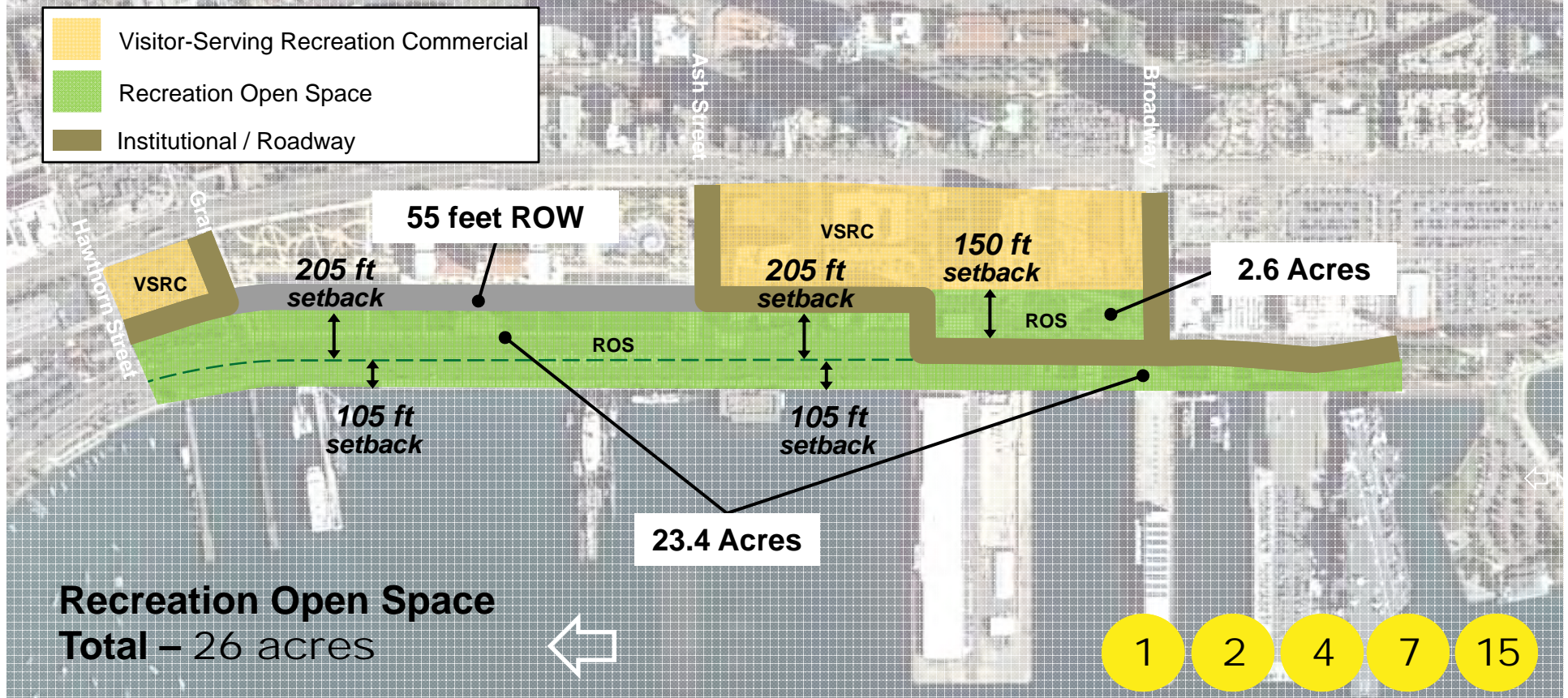
PD 3 NE POLICY CONCEPTS: PLANNING ELEMENTS

Harbor Drive Configuration



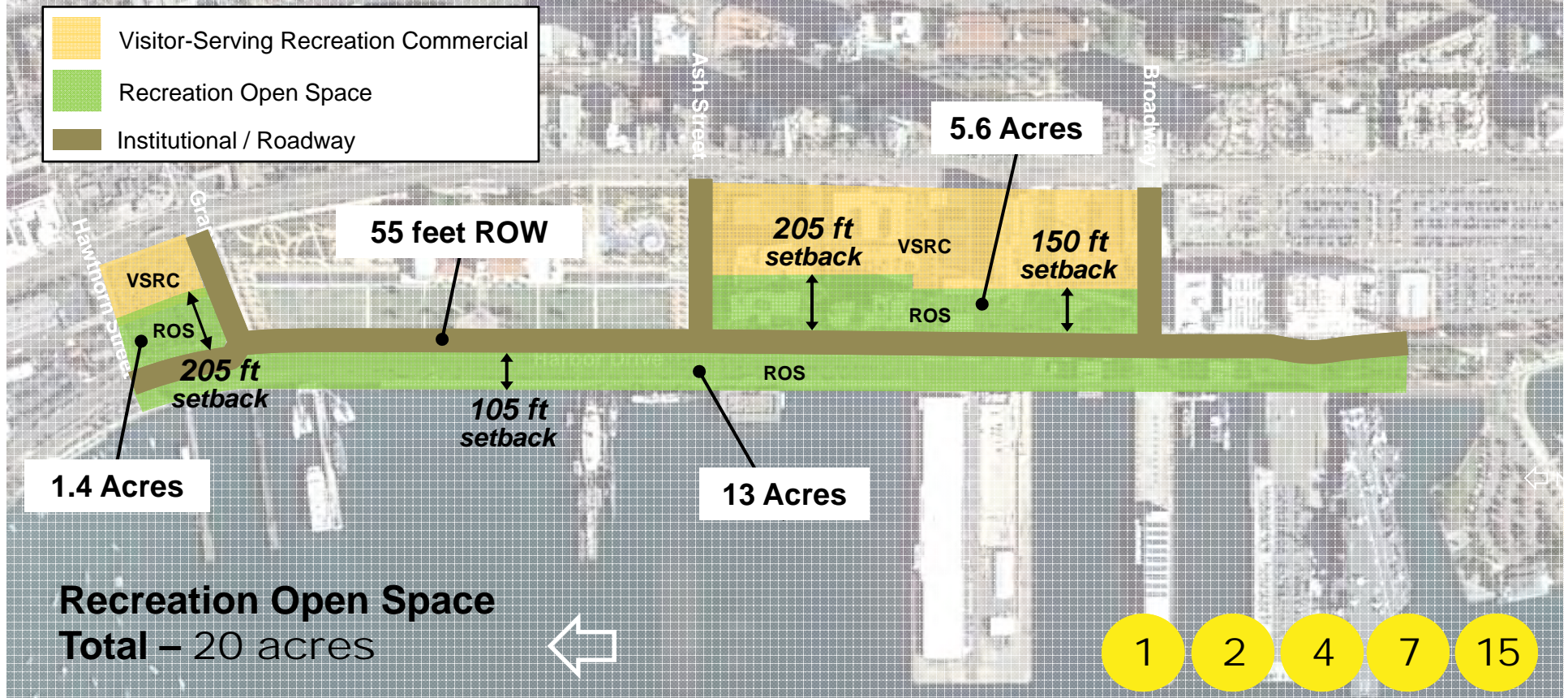
PD 3 NE POLICY CONCEPTS: EXAMPLES OF PLANNING ELEMENT VARIABLES

Harbor Drive Configuration



PD 3 NE POLICY CONCEPTS: EXAMPLES OF PLANNING ELEMENT VARIABLES

Harbor Drive Configuration



Harbor Drive Configuration



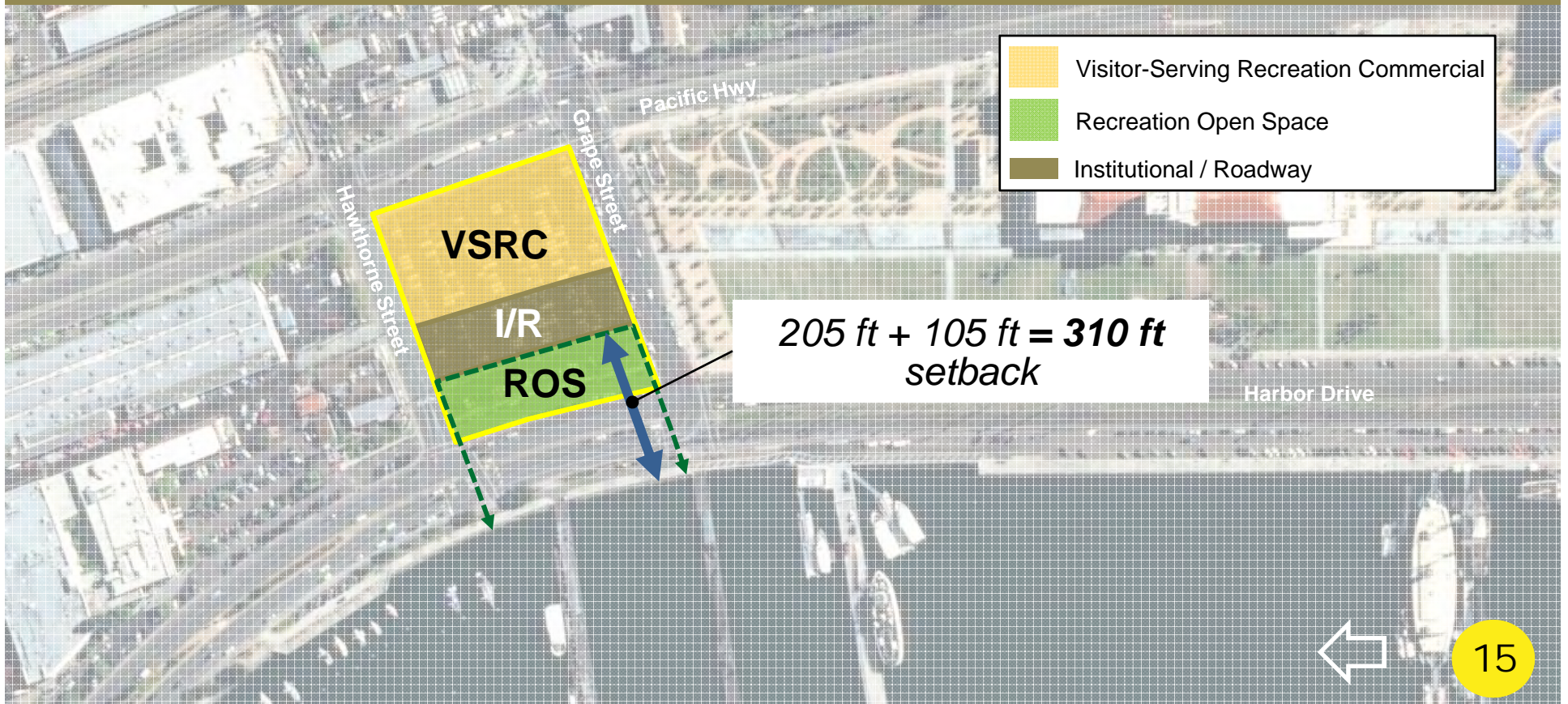
PD 3 NE POLICY CONCEPTS: PLANNING ELEMENTS

Grape and Hawthorne Parcel



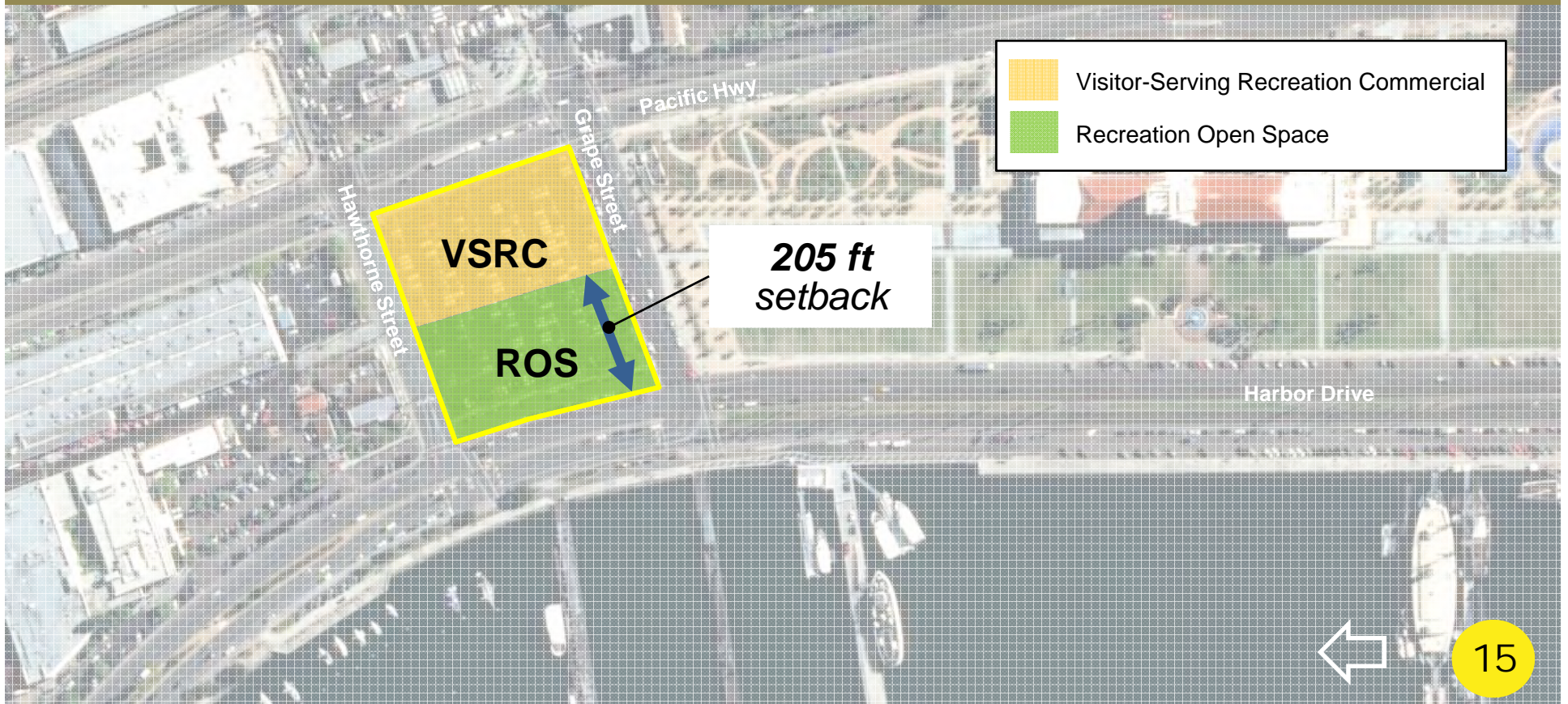
PD 3 NE POLICY CONCEPTS: PLANNING ELEMENT VARIABLES

Grape and Hawthorne Parcel



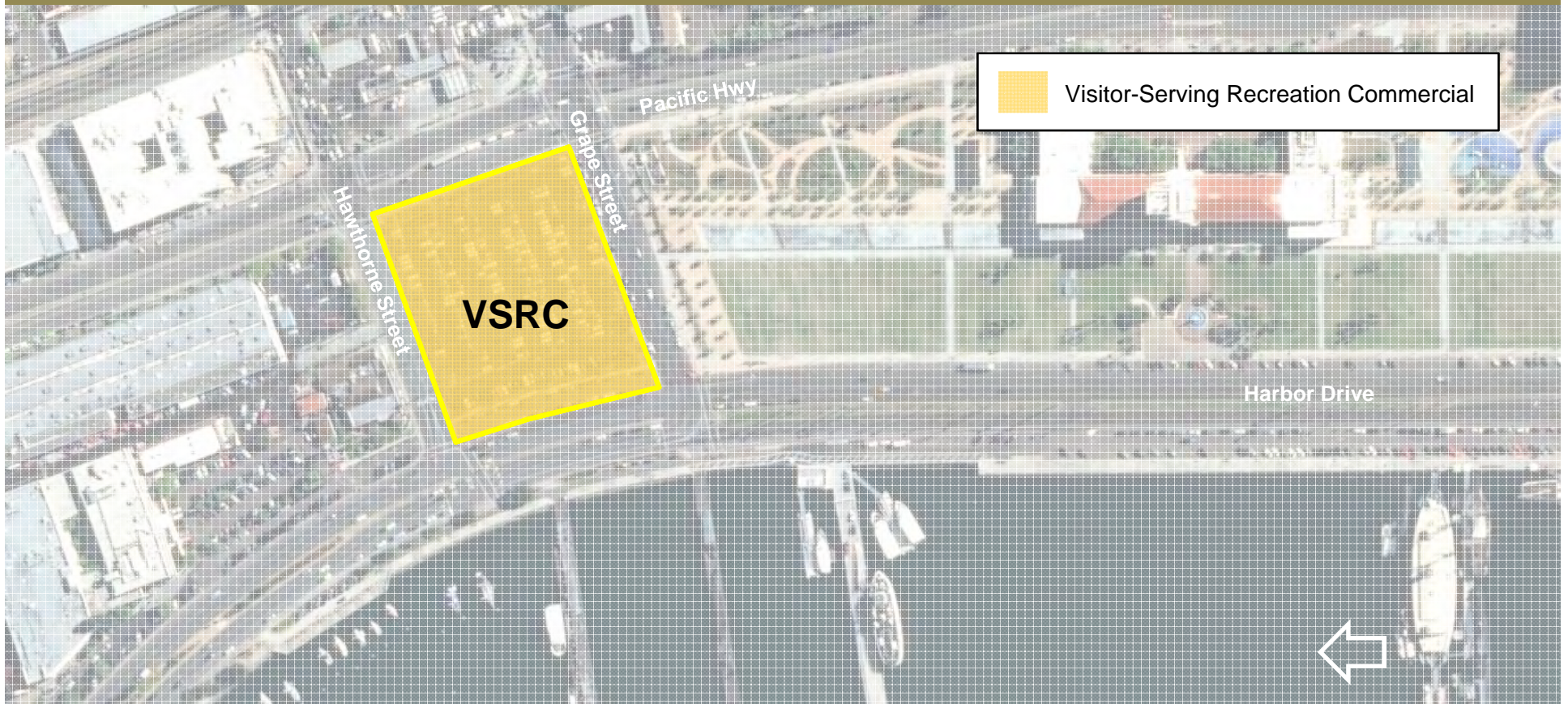
PD 3 NE POLICY CONCEPTS: PLANNING ELEMENT VARIABLES

Grape and Hawthorne Parcel



PD 3 NE POLICY CONCEPTS: PLANNING ELEMENT VARIABLES

Grape and Hawthorne Parcel



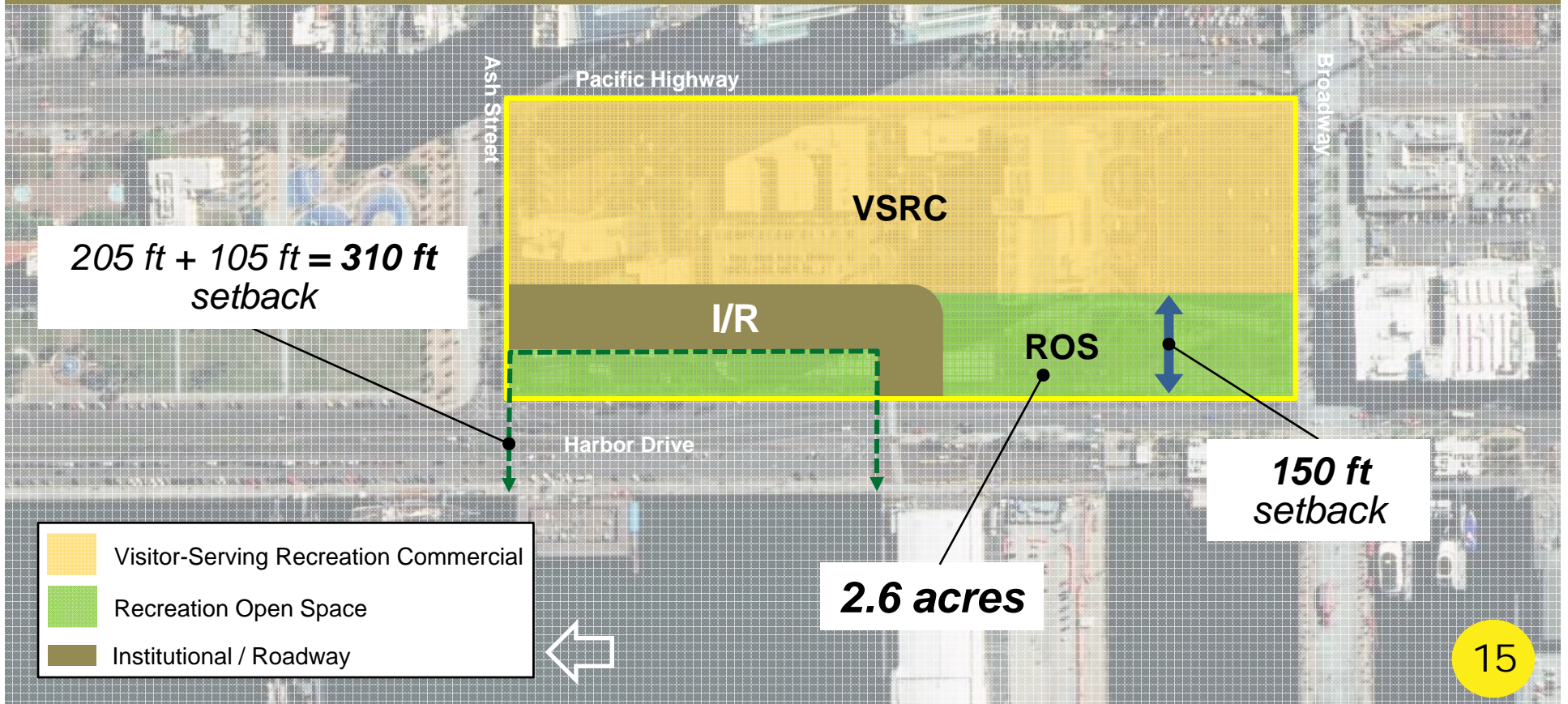
PD 3 NE POLICY CONCEPTS: PLANNING ELEMENTS

Ash to Broadway



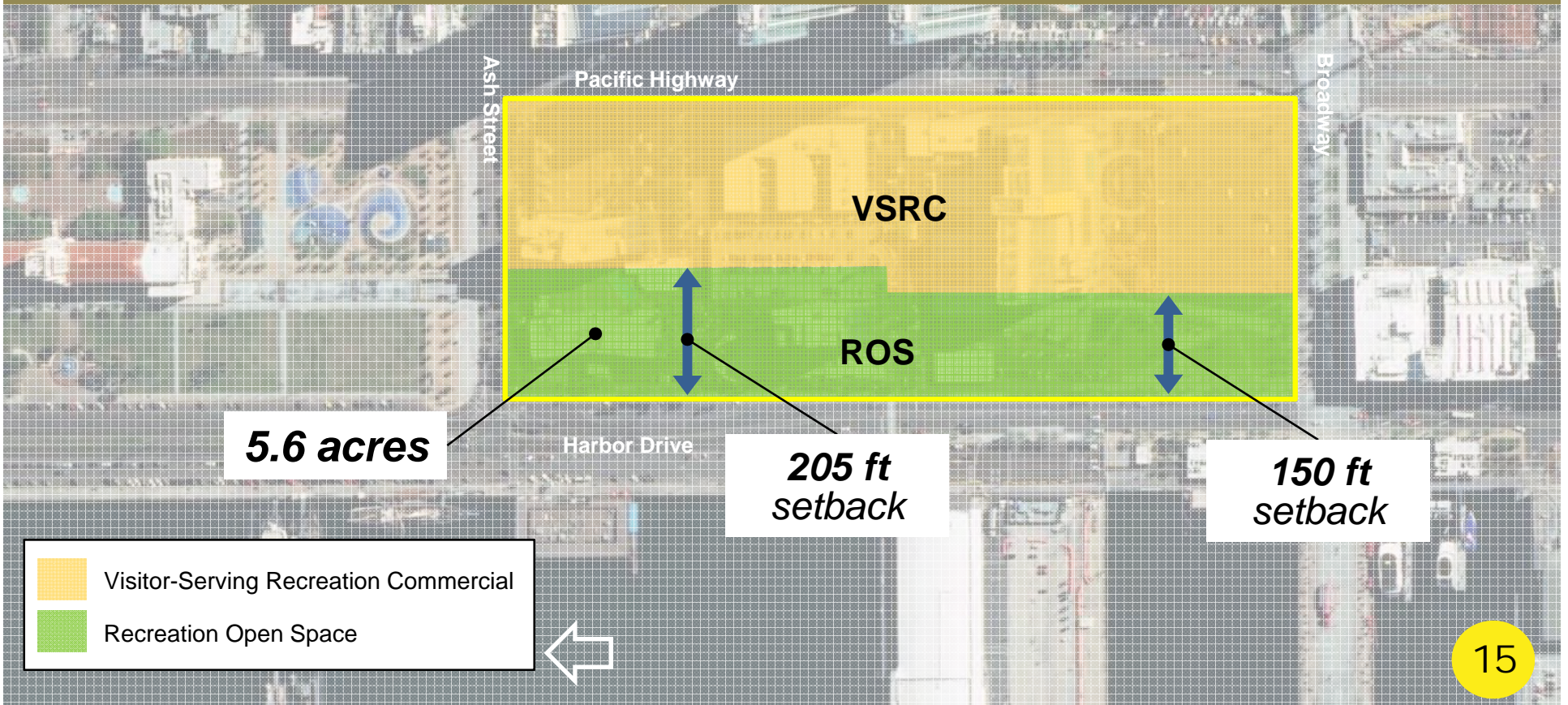
PD 3 NE POLICY CONCEPTS: PLANNING ELEMENT VARIABLES

Ash to Broadway



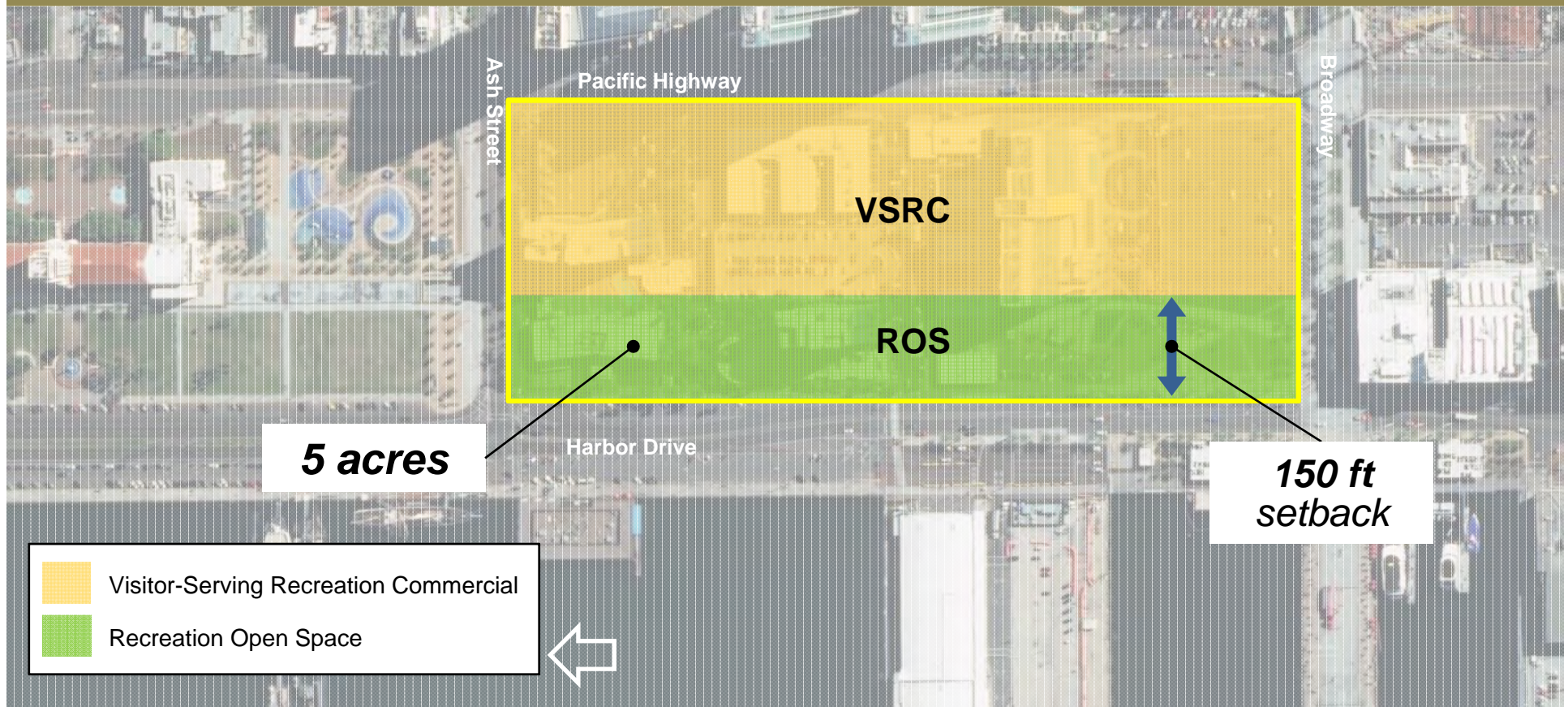
PD 3 NE POLICY CONCEPTS: PLANNING ELEMENT VARIABLES

Ash to Broadway



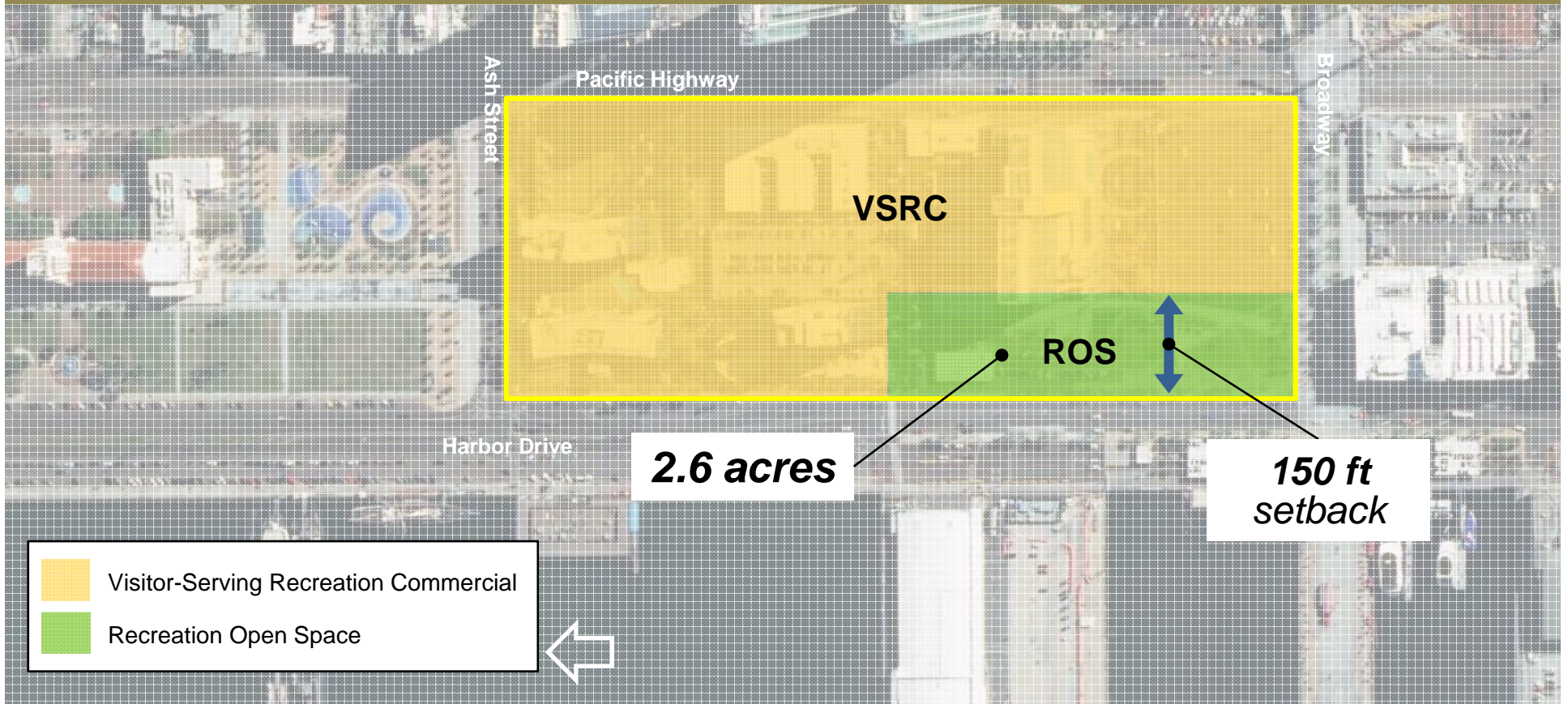
PD 3 NE POLICY CONCEPTS: PLANNING ELEMENT VARIABLES

Ash to Broadway



PD 3 NE POLICY CONCEPTS: PLANNING ELEMENT VARIABLES

Ash to Broadway



Planning Element Policies

5

Analyze Replacement Parking

6

Differentiate Parks & Plaza

8

Analyze Reducing Motorized Vehicle Circulation

9

Identify Opportunities to Enhance Pedestrian Circulation

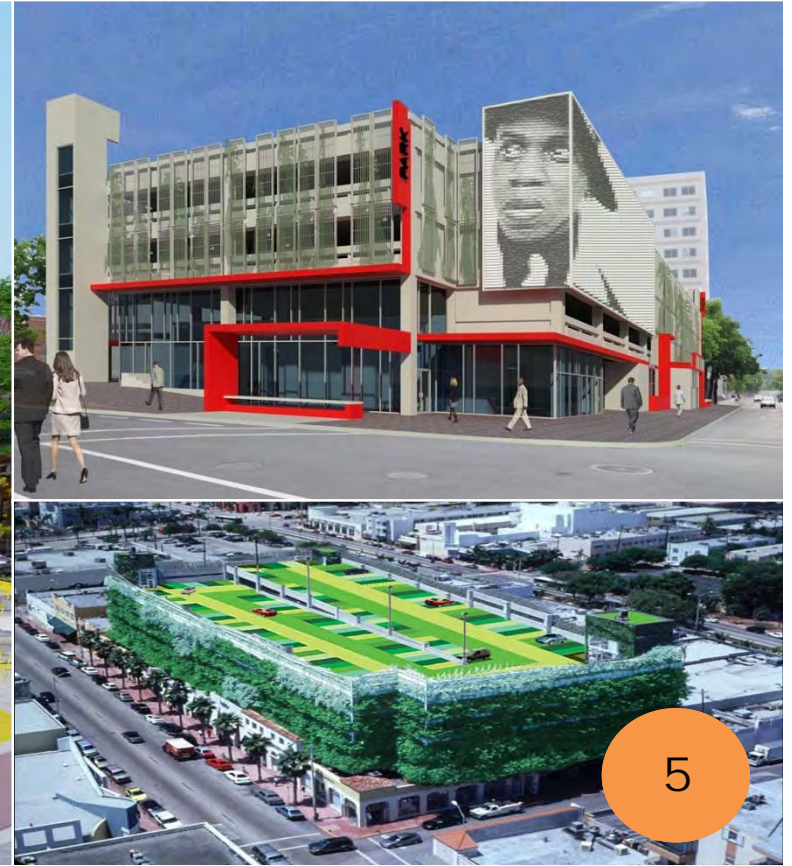
12

Analyze Circulator Shuttle



PD 3 NE PLANNING ELEMENTS: INTRODUCE PARKING MANAGEMENT SOLUTIONS

Explore shared-use and adaptive design for parking



5

PD 3 NE PLANNING ELEMENTS: Analyze Parks and Plazas

Differentiate between park and plaza incorporating hardscape, softscape, and landscape elements in alignment with Planning District character



PD 3 NE PLANNING ELEMENTS: PROVIDE DIVERSE MOBILITY CHOICES

Analyze reducing automobile circulation



PD 3 NE PLANNING ELEMENTS: PROVIDE DIVERSE MOBILITY CHOICES

Enhance pedestrian circulation



9

PD 3 NE PLANNING ELEMENTS: PROVIDE DIVERSE MOBILITY CHOICES

Analyze Embarcadero circulator shuttle



12

Planning Elements for Future Consideration



3

**Identify Preferred Location
for Waterfront Park**

13

**Adopt Land Use Map
with Park**

14

**Analyze Schedule and
Costs for Waterfront Park**

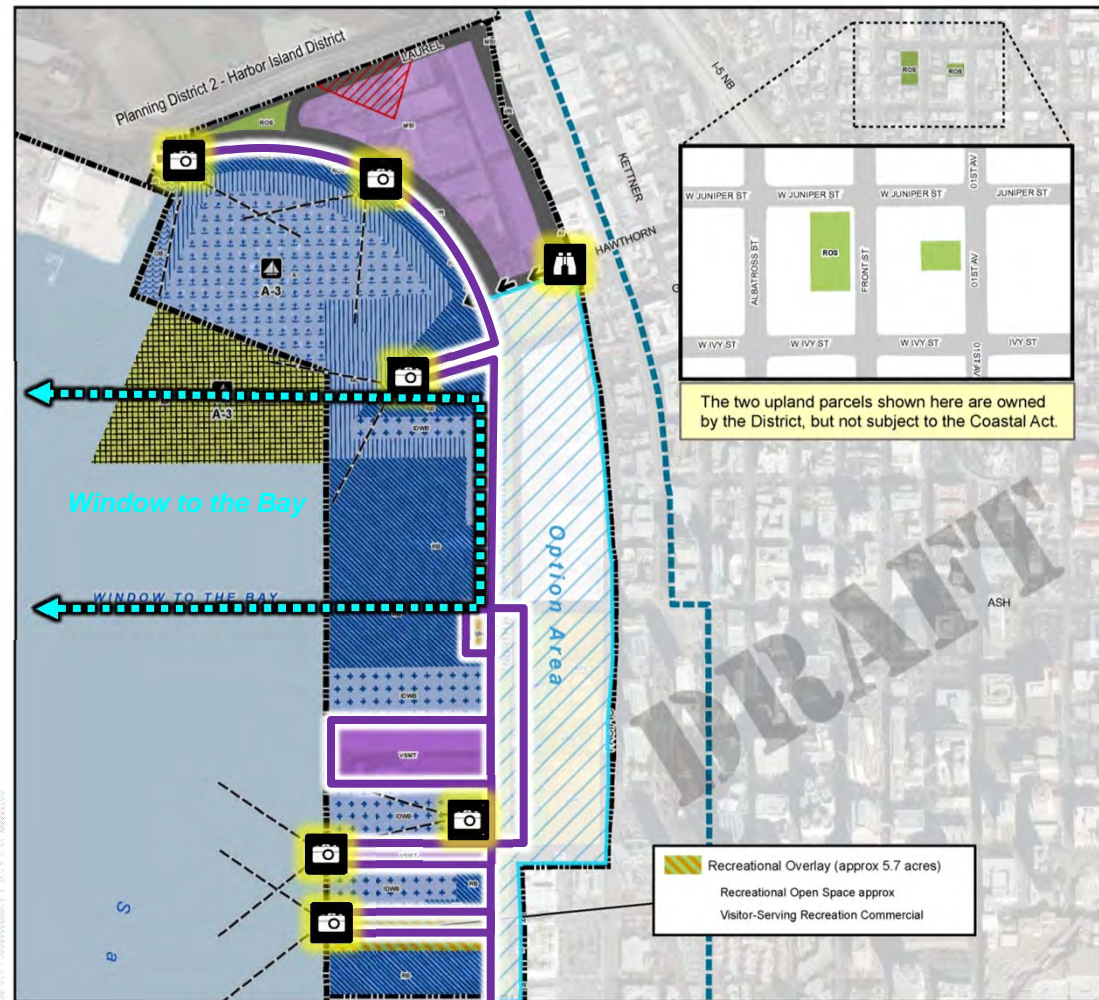
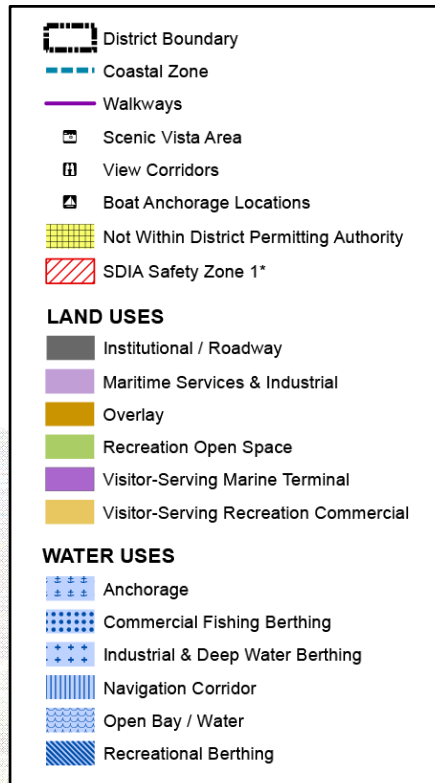


North Embarcadero Sub-District

Policy Concepts

Map

North Embarcadero Sub-District



North Embarcadero Sub-District

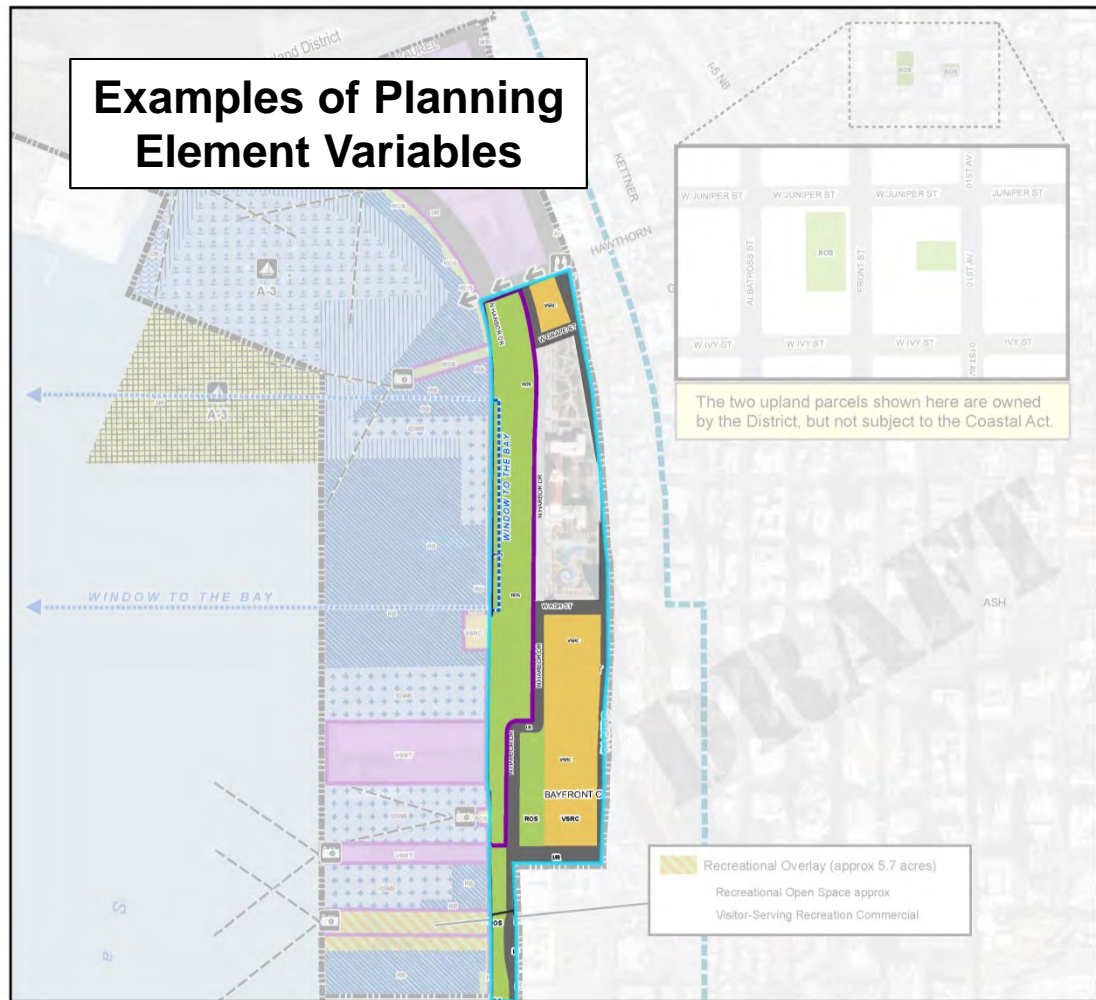
District Boundary
 Coastal Zone
 Walkways
 Scenic Vista Area
 View Corridors
 Boat Anchorage Locations
 Not Within District Permitting Authority
 SDIA Safety Zone 1*

LAND USES

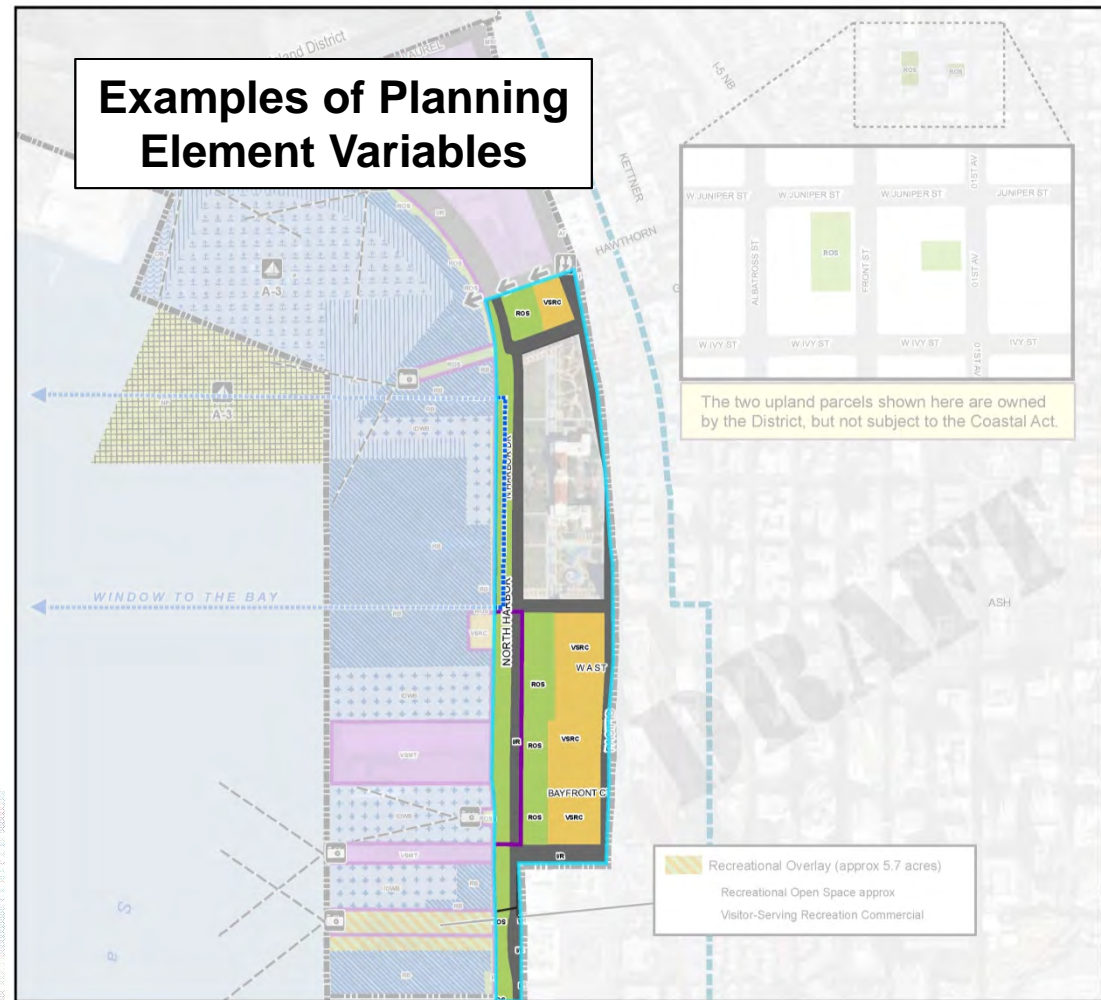
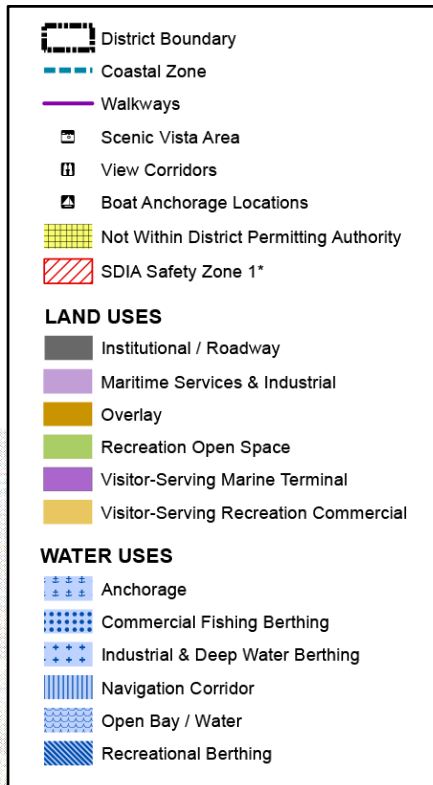
- Institutional / Roadway
- Maritime Services & Industrial
- Overlay
- Recreation Open Space
- Visitor-Serving Marine Terminal
- Visitor-Serving Recreation Commercial

WATER USES

- Anchorage
- Commercial Fishing Berthing
- Industrial & Deep Water Berthing
- Navigation Corridor
- Open Bay / Water
- Recreational Berthing



North Embarcadero Sub-District



North Embarcadero Sub-District

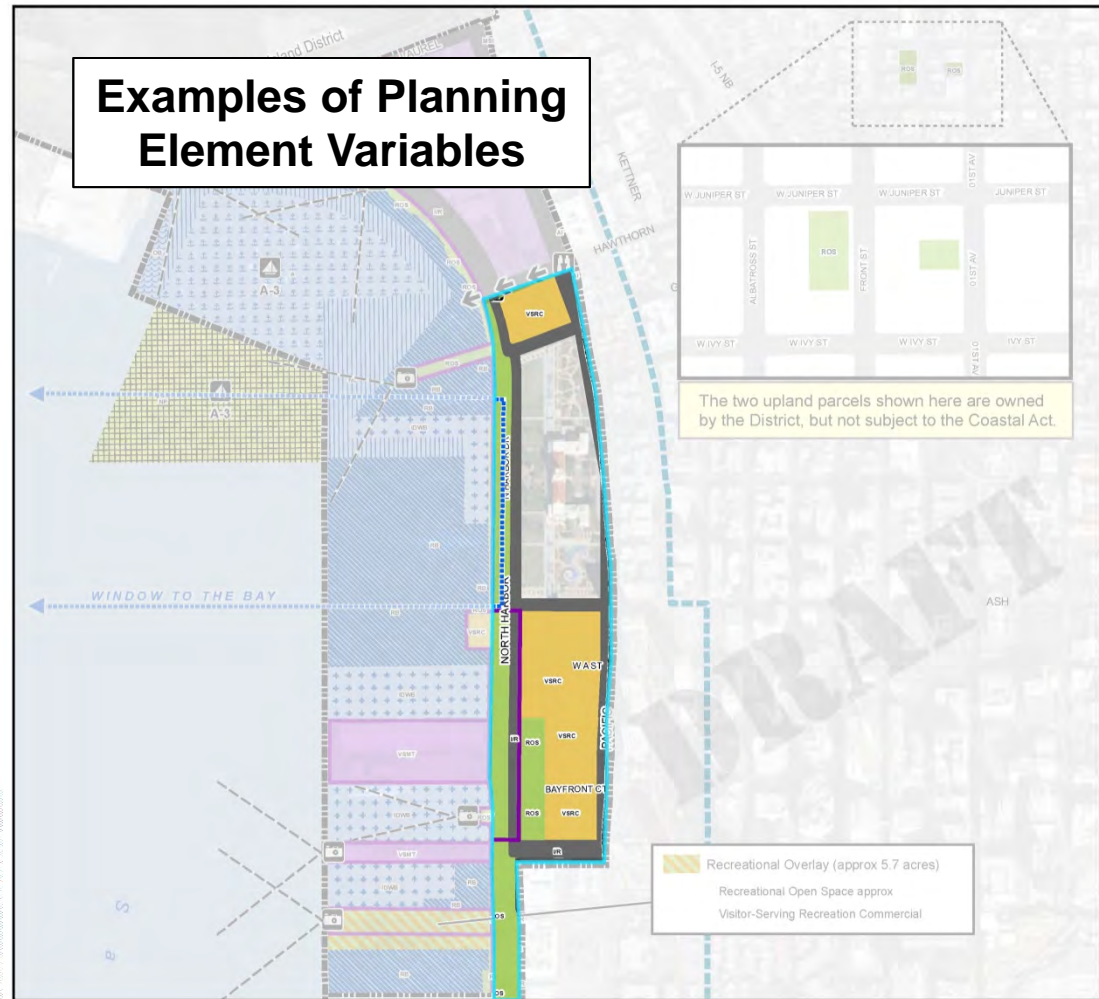
District Boundary
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LAND USES

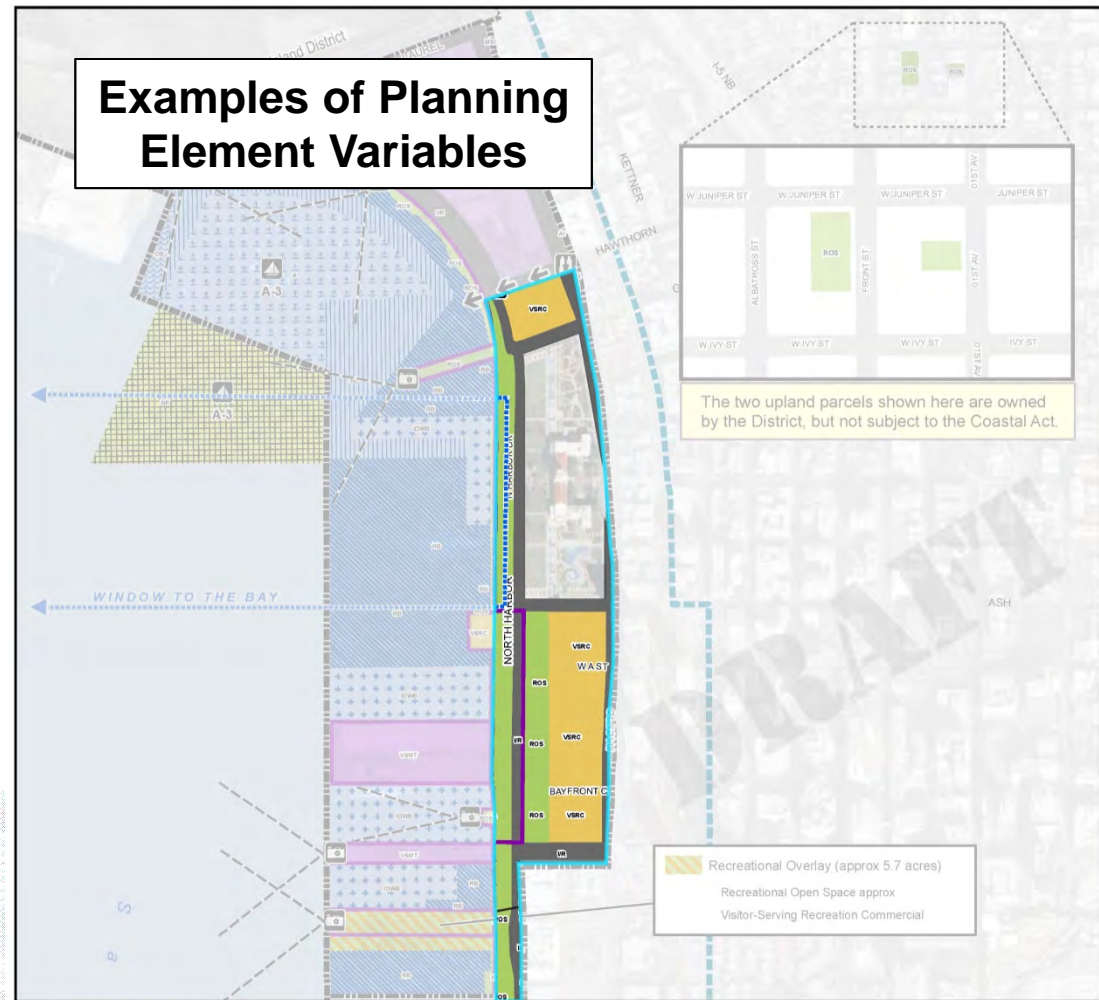
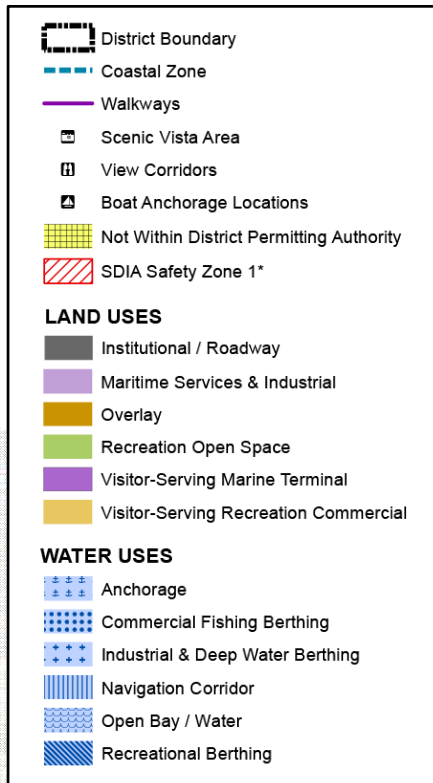
- Institutional / Roadway
- Maritime Services & Industrial
- Overlay
- Recreation Open Space
- Visitor-Serving Marine Terminal
- Visitor-Serving Recreation Commercial

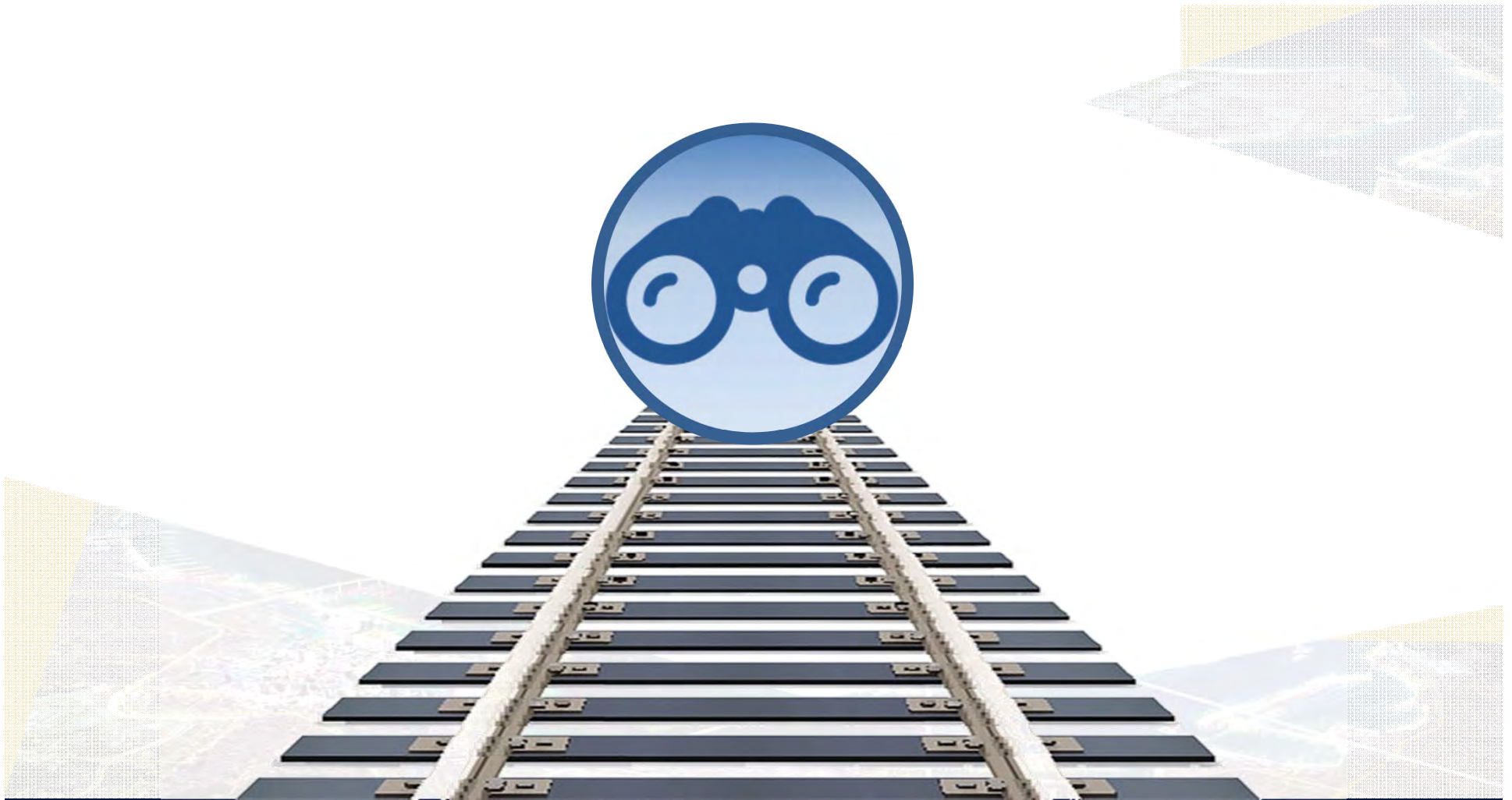
WATER USES

- Anchorage
- Commercial Fishing Berthing
- Industrial & Deep Water Berthing
- Navigation Corridor
- Open Bay / Water
- Recreational Berthing



North Embarcadero Sub-District





B. NORTH EMBARCADERO SUB-DISTRICT

- 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.

In Favor	Non Agenda Public Comment
Other (specify)	Agenda Item No.
	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: _____





South Embarcadero Sub-District

Policy Concepts Overlay Policy Concepts Map

Planning District 3 – South Embarcadero





South Embarcadero Sub-District

Policy Concepts

Overlay Policy Concepts

Map



PD 3 SE POLICY CONCEPT #1: CELEBRATE TIDELAND RESOURCES
Protect and preserve view extension corridors and scenic vistas



PD 3 CE POLICY CONCEPT #2: IMPLEMENT GREEN NECKLACE

Require continuous shoreline public walkways



PD 3 SE POLICY CONCEPT #3: ENHANCE CHARACTER OF SOUTH EMBARCADERO

Locate walkways and amenity zones adjacent to the water



PD 3 SE POLICY CONCEPT #4: INSPIRE MOVEMENT BETWEEN SPACES

Provide activating amenities and scenic vista areas to connect nodes



PD 3 SE Policy Concept #5: PROMOTE DIVERSITY IN WATER MOBILITY OPTIONS

Support a diverse mix of water mobility options



PD 3 SE Policy Concept #6: PROMOTE DIVERSITY IN WATER MOBILITY OPTIONS

Provide additional transfer areas between land and water



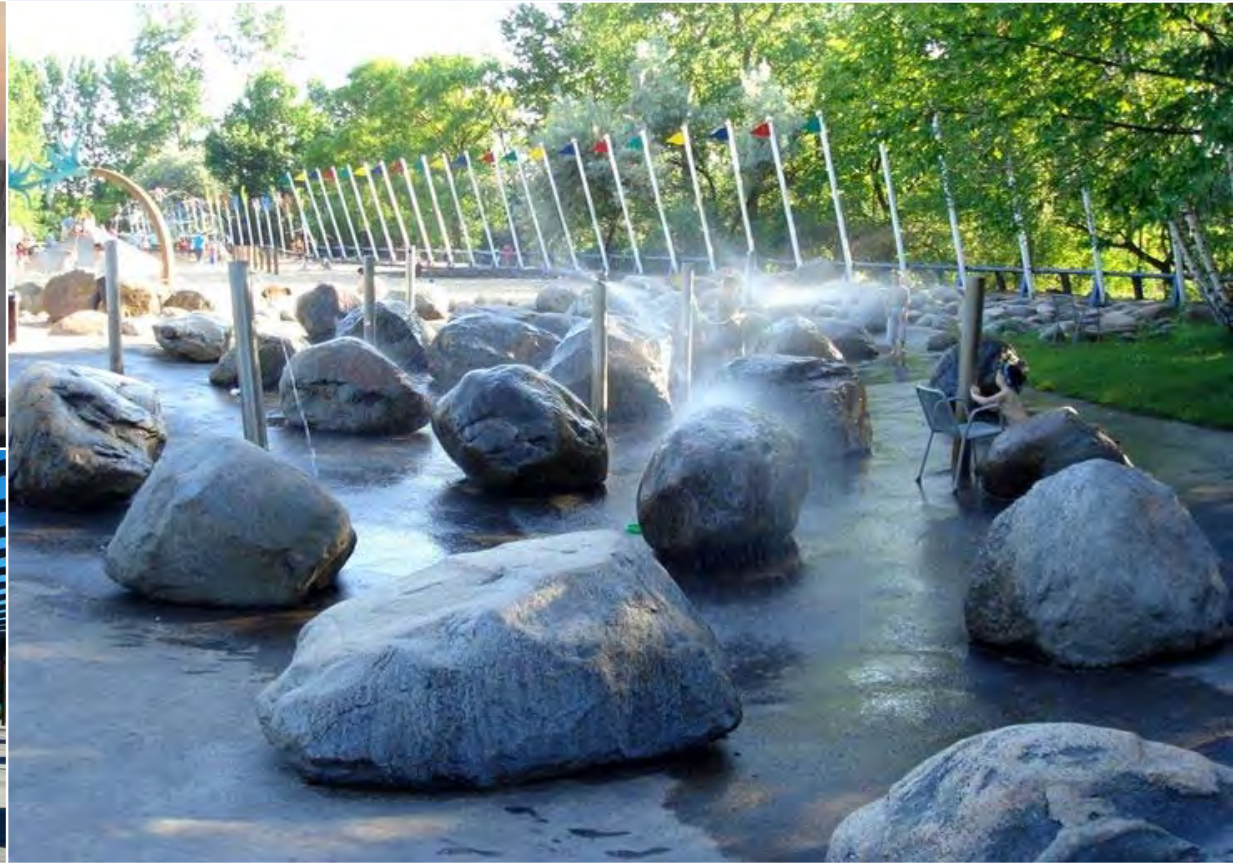
PD 3 SE POLICY CONCEPT #7: ACTIVATE RECREATION OPEN SPACE

Activate Recreation Open Space with visitor-serving nodes



PD 3 SE POLICY CONCEPT #8: ACTIVATE RECREATION OPEN SPACE

Activate with visitor-serving park nodes in Recreation Open Space



PD 3 SE POLICY CONCEPT #9: ACTIVATE RECREATION OPEN SPACE

Inspire movement between spaces with amenities



PD 3 SE POLICY CONCEPT #10: ACTIVATE RECREATION OPEN SPACE

Activate the walkway with nodes placed to create synergy with retail, dining, and recreation tenants



PD 3 SE POLICY CONCEPT #11: PROACTIVELY MANAGE RECREATION OPEN

Support activation programs and public events



PD 3 SE POLICY CONCEPT #12: ENHANCE THE CHARACTER OF SOUTH EMBARCADERO
Support venues for cultural performances



PD 3 SE POLICY CONCEPT #13: PROACTIVELY MANAGE RECREATION OPEN SPACE
Encourage temporary “Pop-Up” activities and experimental programming





South Embarcadero Sub-District

Policy Concepts

Overlay Policy Concepts






Map

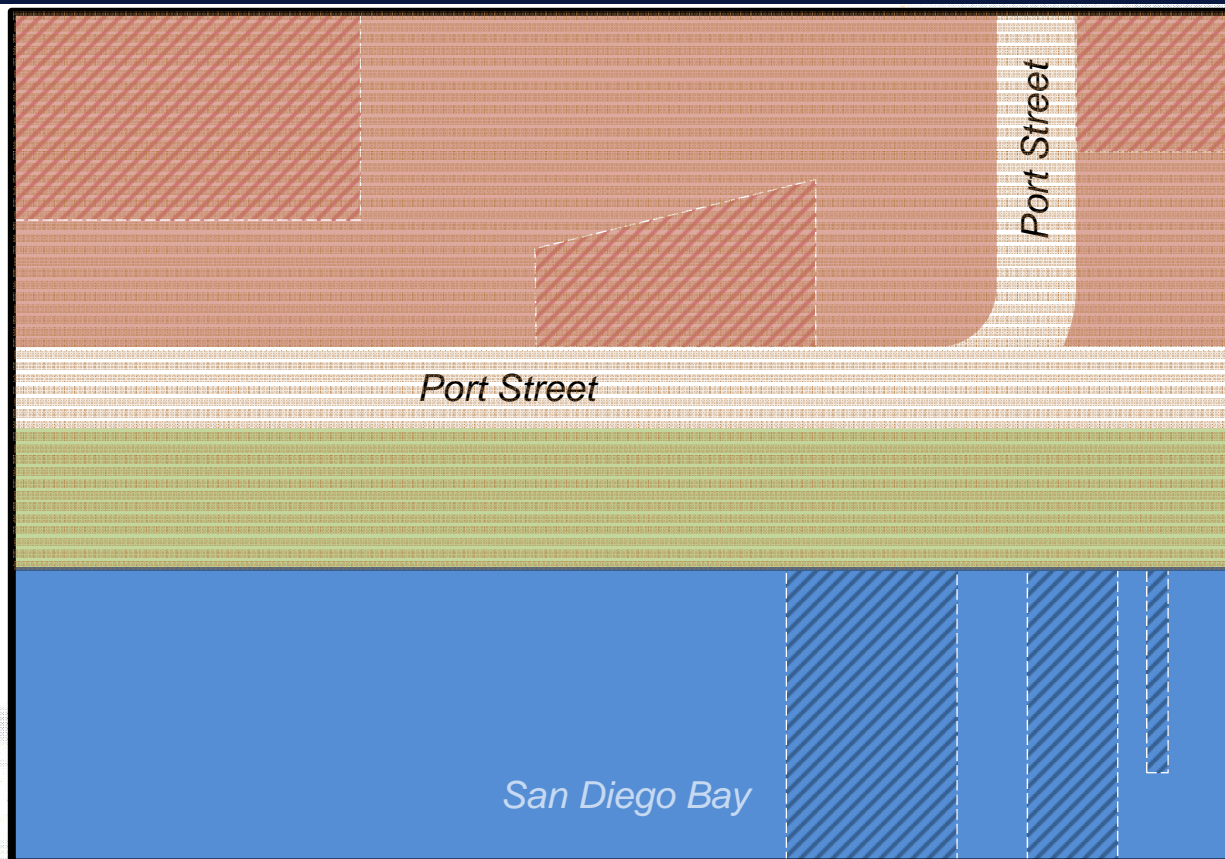


PD 3 SE **OVERLAY** POLICY CONCEPT #14: PROVIDE FLEXIBILITY FOR DEVELOPMENT

FUTURE

Most Flexible Option
(Introduce Overlay
Areas)

-  Flexible Placement
-  Primary Use
-  Secondary Use
-  Primary Use
-  Secondary Use








Sample for discussion purposes only

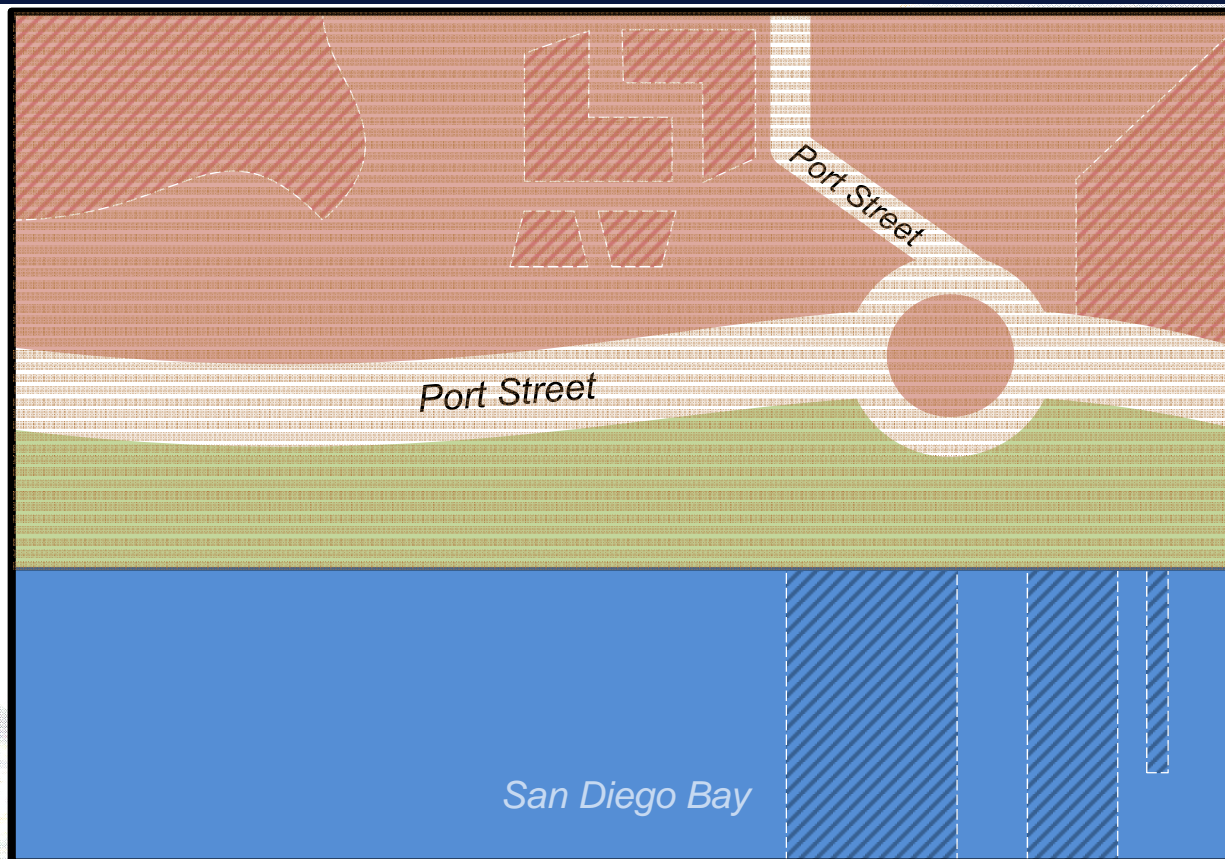
PD 3 SE **OVERLAY** POLICY CONCEPT #15: PROVIDE FLEXIBILITY FOR DEVELOPMENT

FUTURE

Most Flexible Option
(Introduce Overlay
Areas)

-  Flexible Placement
-  Primary Use
-  Secondary Use
-  Primary Use
-  Secondary Use

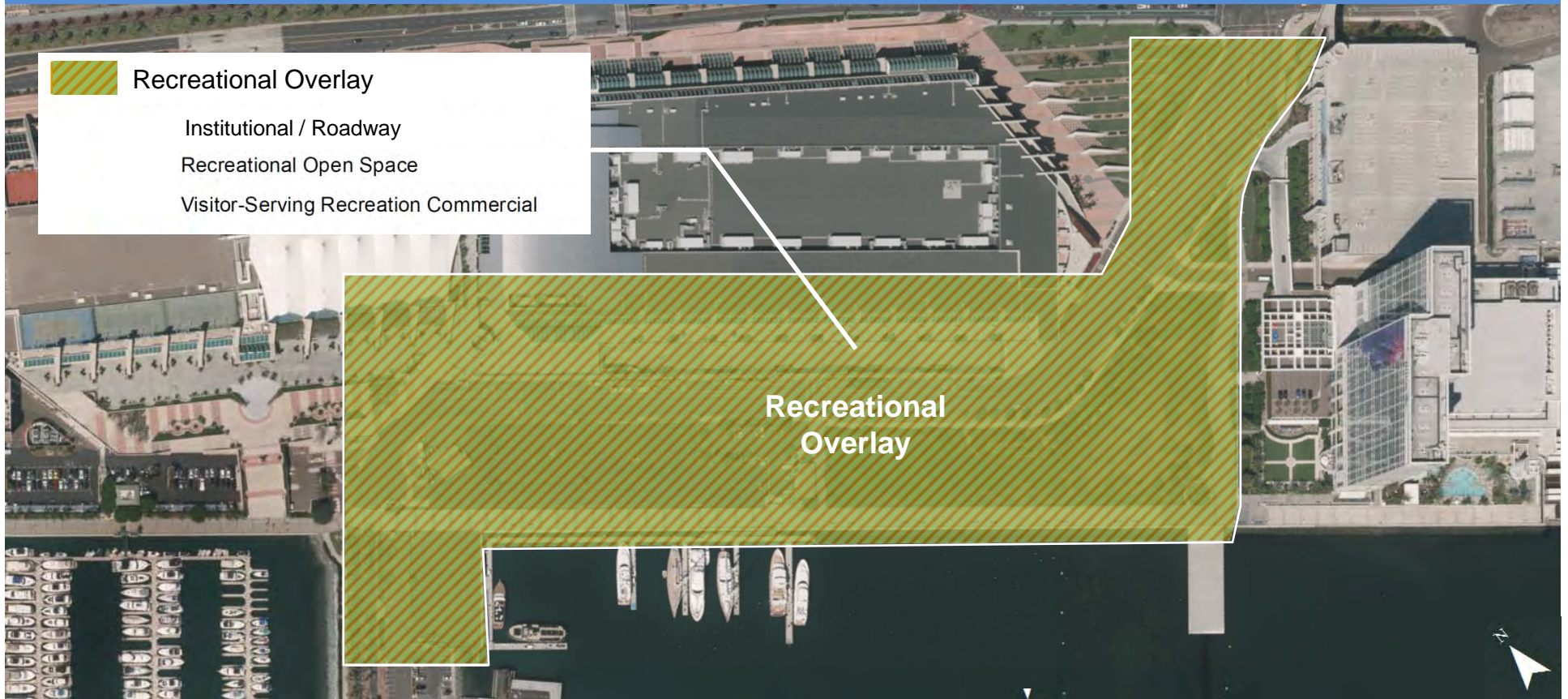
*Policies for Overlay Areas will Specify
Parameters for Development*



Sample for discussion purposes only

PD 3 SE **OVERLAY** POLICY CONCEPT #16: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Allow Recreational Overlay for flexibility in land use configuration



PD 3 SE **OVERLAY** POLICY CONCEPT #17: PROVIDE FLEXIBILITY FOR DEVELOPMENT
Guarantee the public realm with a Recreational Overlay



PD 3 SE **OVERLAY** POLICY CONCEPT #18: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Position new open space predominantly adjacent to the shoreline with linkages throughout the site to maximize the user experience within the Recreational Overlay



PD 3 SE **OVERLAY** POLICY CONCEPT #19: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Visitor-Serving Recreation Commercial development should complement and integrate with the public realm in the Recreational Overlay





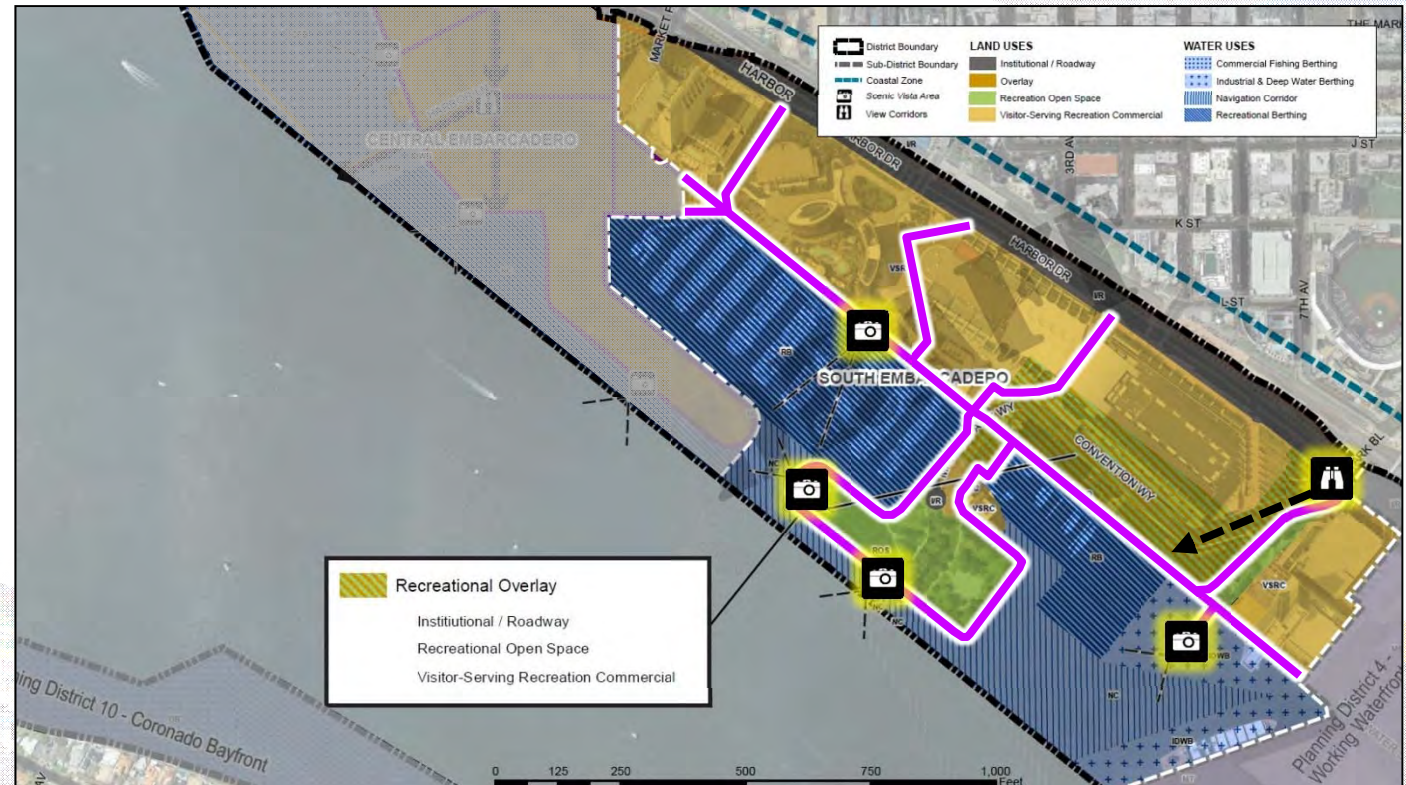
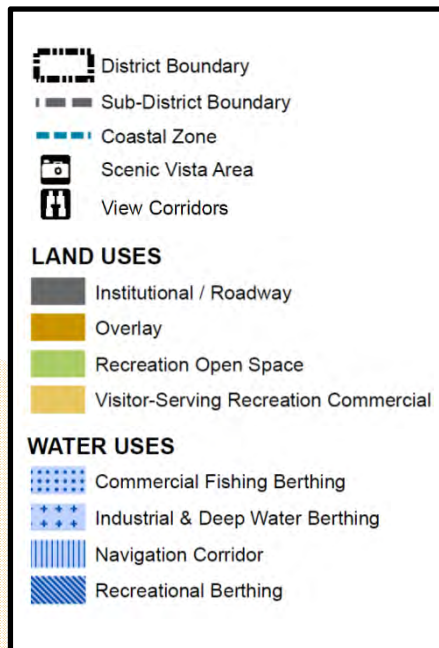
South Embarcadero Sub-District

Policy Concepts

Overlay Policy Concepts

Map

South Embarcadero Sub-District



C) SOUTH EMBARCADERO SUB-DISTRICT

- 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	A
Agenda Item No.	
Date:	Neutral

☐ In Favor
☐ In Opposition
☐ Neutral

PERSONAL INFORMATION:
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Name: _____
(Please Print)

Organization: _____





Central Embarcadero Sub-District

Policy Concepts Overlay Policy Concepts Map



Planning District 3 – Central Embarcadero





Central Embarcadero Sub-District

Policy Concepts

Overlay Policy Concepts

Map



PD 3 CE POLICY CONCEPT #1: ENHANCE THE CHARACTER OF CENTRAL EMBARCADERO
Establish the Central Embarcadero as the entertainment district on the waterfront



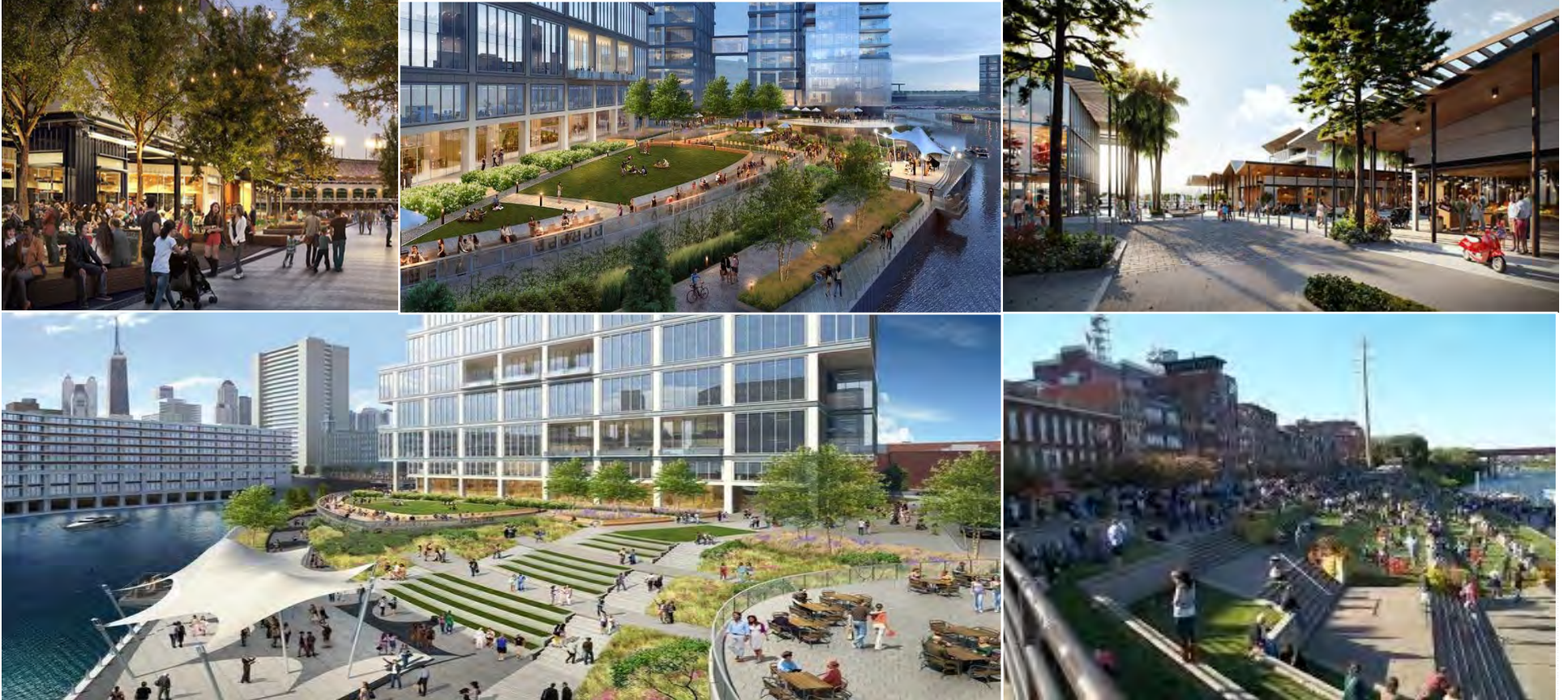
PD CE 3 POLICY CONCEPT #2: PROVIDE A BALANCE OF USES

Plan and design for a balance of uses that improve the year-round experience on the Embarcadero for all visitors



PD 3 CE POLICY CONCEPT #3: ENHANCE THE CHARACTER OF CENTRAL EMBARCADERO

Support increase in development intensity for the Central Embarcadero Sub-District



PD 3 CE POLICY CONCEPT #4: ENHANCE THE CHARACTER OF CENTRAL EMBARCADERO

Embrace commercial fishing's significance to the history of San Diego's waterfront



PD 3 CE POLICY CONCEPT #5: ENHANCE THE CHARACTER OF CENTRAL EMBARCADERO

Create meaningful public space on the waterfront that is active and unique



PD 3 CE Policy Concept #6: PROMOTE DIVERSITY IN WATER MOBILITY OPTIONS

Support a diverse mix of water mobility options



PD 3 CE Policy Concept #7: PROMOTE DIVERSITY IN WATER MOBILITY OPTIONS

Provide additional transfer areas between land and water



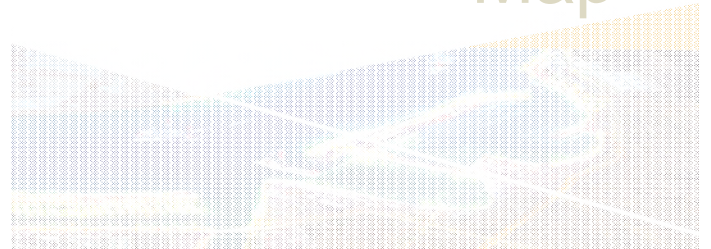


Central Embarcadero Sub-District

Policy Concepts

Overlay Policy Concepts

Map



PD 3 CE **OVERLAY** POLICY CONCEPT #8: PROVIDE FLEXIBILITY FOR DEVELOPMENT






Allow Overlay Area for flexibility in land use configuration

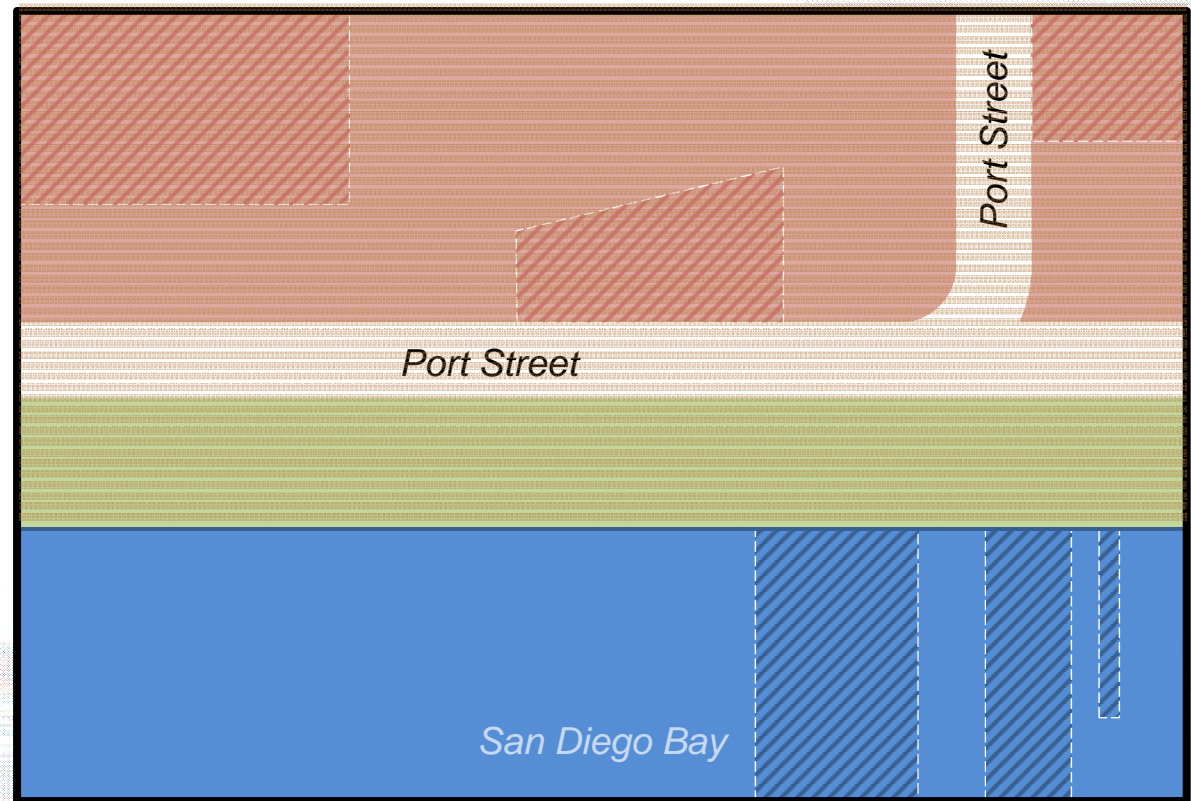


PD 3 CE **OVERLAY** POLICY CONCEPT #8: PROVIDE FLEXIBILITY FOR DEVELOPMENT

FUTURE

Most Flexible Option
(Introduce Overlay
Areas)

-  Flexible Placement
-  Primary Use
-  Secondary Use
-  Primary Use
-  Secondary Use








Sample for discussion purposes only

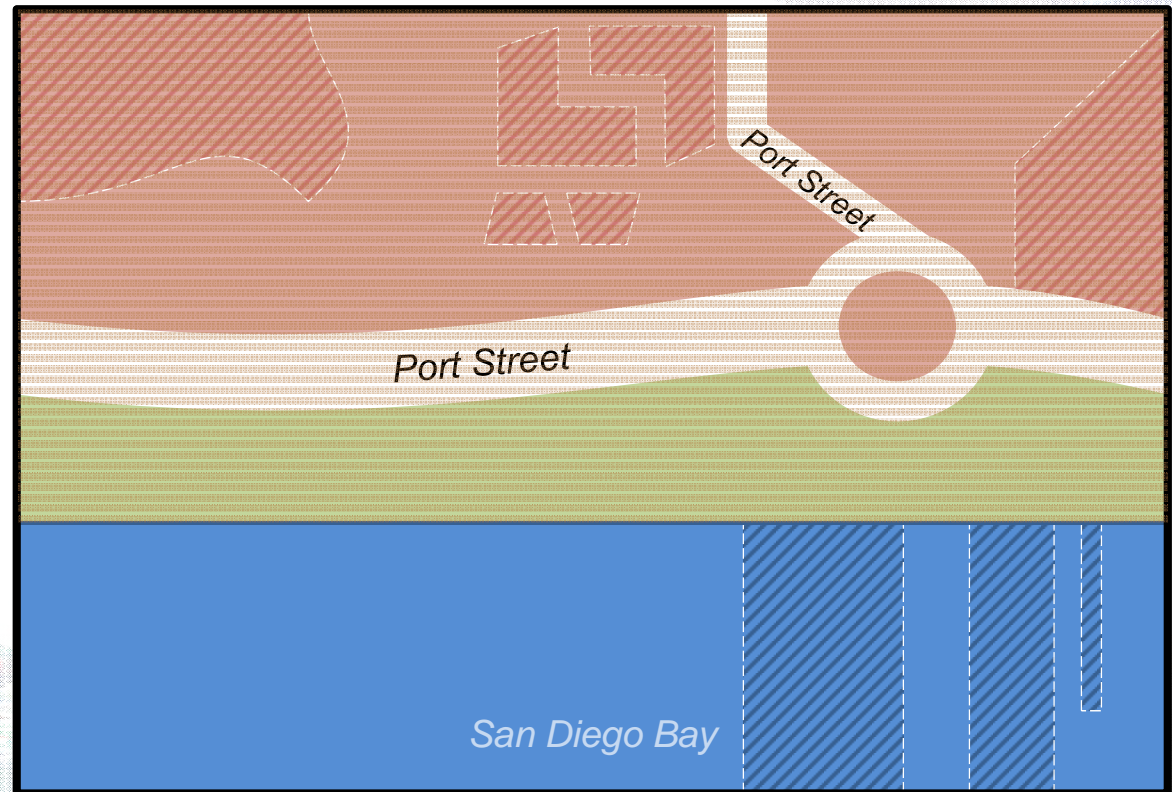
PD 3 CE **OVERLAY** POLICY CONCEPT #8: PROVIDE FLEXIBILITY FOR DEVELOPMENT

FUTURE

Most Flexible Option (Introduce Overlay Areas)

-  Flexible Placement
-  Primary Use
-  Secondary Use
-  Primary Use
-  Secondary Use

*Policies for Overlay Areas will Specify
Parameters for Development*



Sample for discussion purposes only

PD 3 CE **OVERLAY** POLICY CONCEPT #9: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Protect Commercial Fishing uses by maintaining current acreage for designated land and water areas



PD 3 CE **OVERLAY** POLICY CONCEPT #10: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Prioritize Commercial Fishing operations by locating landside support uses immediately next to associated berthing areas



PD 3 CE **OVERLAY** POLICY CONCEPT #11: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Establish processes in consultation with Commercial Fishing representatives to manage and evaluate secondary uses, potential conflicts or changes to designated areas



PD 3 CE **OVERLAY** POLICY CONCEPT #12: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Guarantee the public realm with a minimum of 35% of the Overlay Area as Recreation Open Space



PD 3 CE **OVERLAY** POLICY CONCEPT #13: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Position new open space predominantly adjacent to the shoreline with linkages throughout the site to maximize the user experience within the Overlay Area



PD 3 CE **OVERLAY** POLICY CONCEPT #14: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Minimum requirement for large, contiguous space to ensure meaningful open space area for the public to experience and enjoy (ground or elevated)



PD 3 CE **OVERLAY** POLICY CONCEPT #15: PROVIDE FLEXIBILITY FOR DEVELOPMENT
Elevated areas may not exceed 50% of the required minimum Recreation Open Space



PD 3 CE **OVERLAY** POLICY CONCEPT #16: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Elevated Recreation Open Space areas must provide adequate access and activation to ensure equal or greater quality and value to the public as ground level spaces



PD 3 CE **OVERLAY** POLICY CONCEPT #17: CREATE PLACES FOR PEOPLE

Encourage design that provides interaction with the water



PD 3 CE POLICY **OVERLAY** CONCEPT #18: ACTIVELY MANAGE RECREATION OPEN SPACE

Encourage temporary “Pop-Up” activities and experimental programming



PD 3 CE POLICY **OVERLAY** CONCEPT #19: IMPLEMENT GREEN NECKLACE

Require continuous shoreline public walkways



PD 3 CE **OVERLAY** POLICY CONCEPT #20: HONOR THE WATER

Locate walkways and amenity zones adjacent to the water

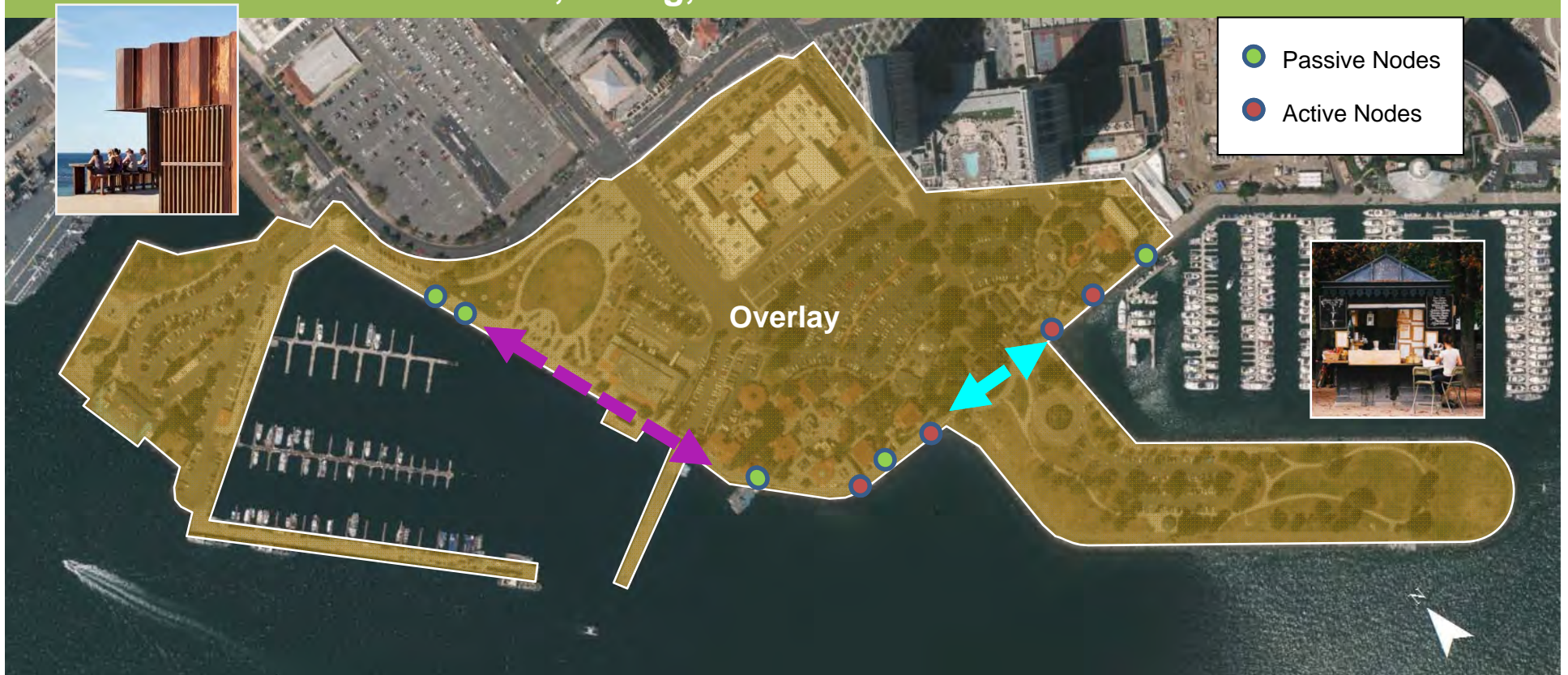


PD 3 CE **OVERLAY** POLICY CONCEPT #21: PLACES FOR PEOPLE
Activate Recreation Open Space with visitor-serving nodes and linkages



PD 3 CE **OVERLAY** POLICY CONCEPT #23: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Activate the walkway with nodes placed to create synergy with retail, dining, and recreation tenants



PD 3 CE **OVERLAY** POLICY CONCEPT #22: PROVIDE VISUAL ACCESS
Protect and preserve view extension corridors and scenic vistas



PD 3 CE **OVERLAY** POLICY CONCEPT #24: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Visitor-Serving Recreation Commercial development should complement and integrate with the public realm in the Overlay Area



PD 3 CE **OVERLAY** POLICY CONCEPT #25: PROVIDE FLEXIBILITY FOR DEVELOPMENT

Protect, encourage, and provide, where feasible, lower-cost visitor-serving and recreational facilities



PD 3 CE **OVERLAY** POLICY CONCEPT #26: PROVIDE ACCESS TO THE WATER

Promote water access for a variety of vessels

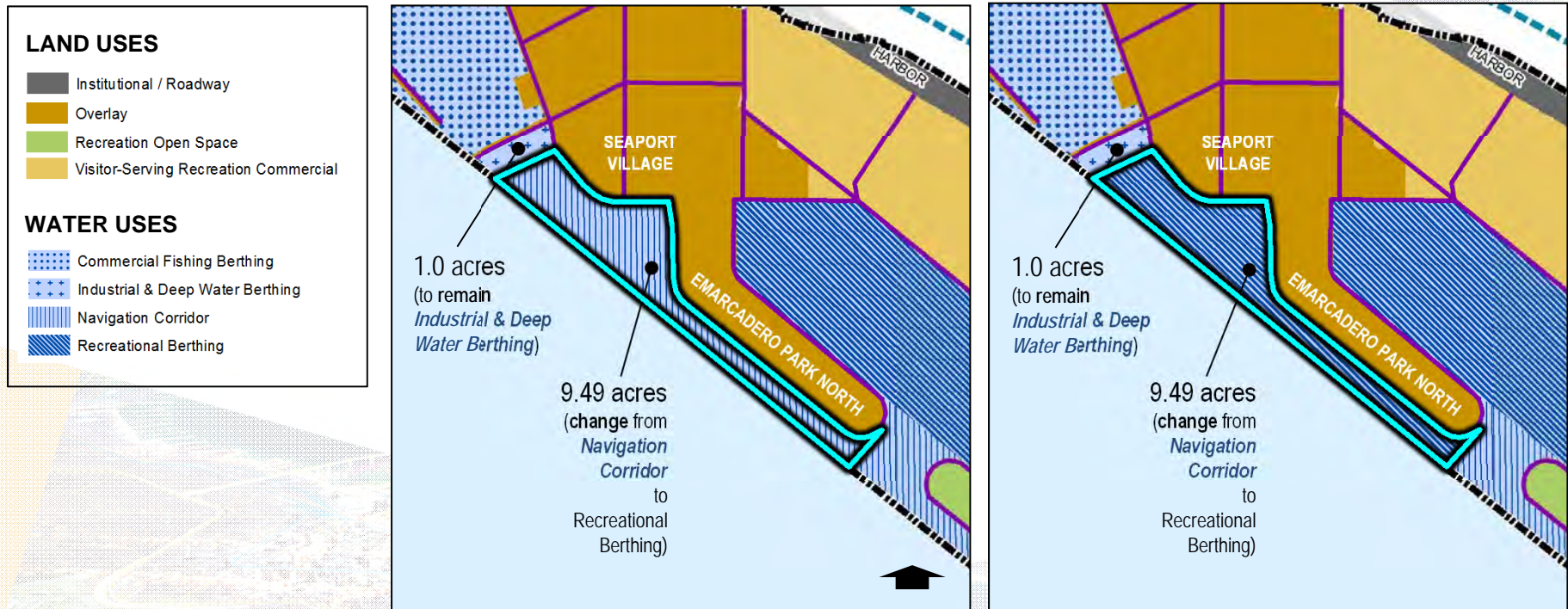


PD 3 CE: LAND AND WATER USE MAPS

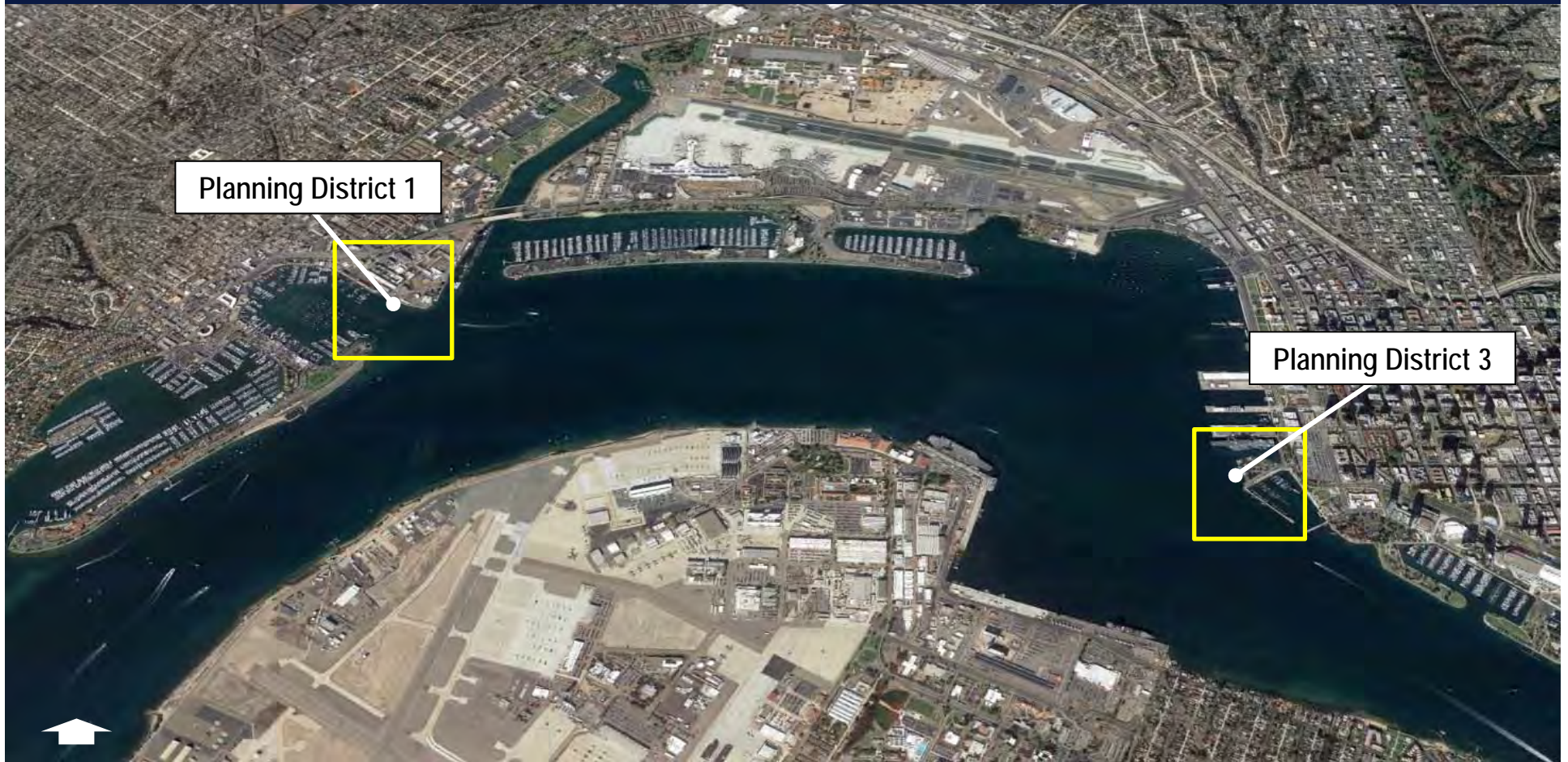


PD 3 CE: LAND AND WATER USE MAPS

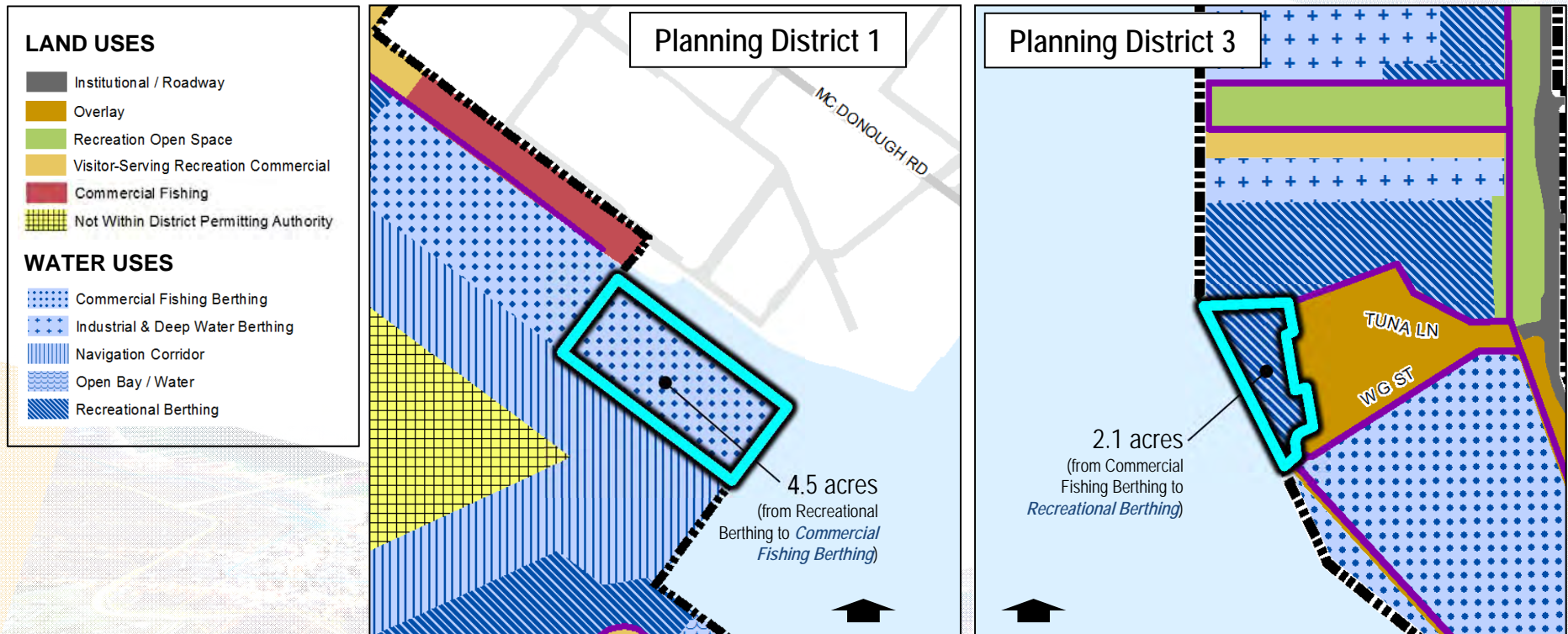
Central Embarcadero Planning District



PD 3 CE: LAND AND WATER USE MAPS



PD 3 CE: LAND AND WATER USE MAPS





Central Embarcadero Sub-District

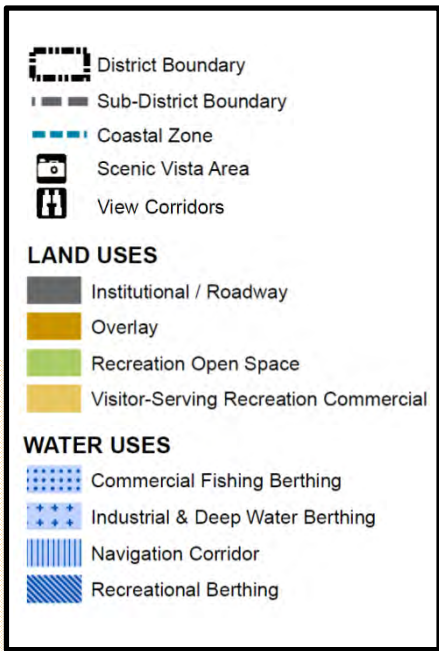
Policy Concepts

Overlay Policy Concepts

Map



Central Embarcadero Sub-District



Planning District 3 Embarcadero

Goals

Sub-Districts

i. Policy Concepts

ii. Maps



D. CENTRAL EMBARCADERO SUB-DISTRICT

- 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.

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

PERSONAL INFORMATION:
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Name: _____
(Please Print)
Organization: _____

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

Public Comment
Item No. **B**
Neutral

Public Comment
Item No. **C**
Neutral

Public Comment
Item No. **D**
Neutral





Next Steps

Integrated Planning: Port Master Plan Update

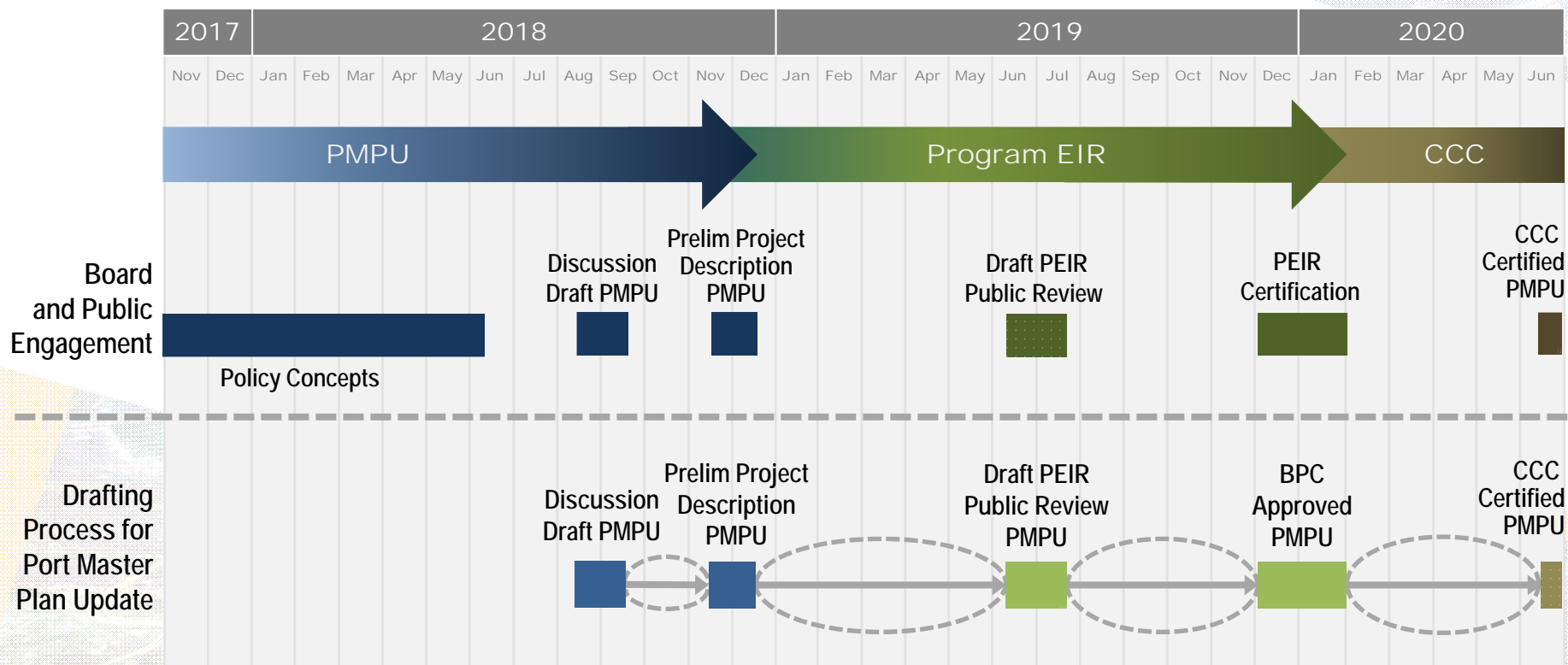
Public Engagement Timeline

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 	Special BPC Meeting: March 28, 2018 <ul style="list-style-type: none"> • Planning District 3 Policy Concepts & Land and Water Use Map 	BPC Meeting: May 8, 2018 and/or June 12, 2018 <ul style="list-style-type: none"> • "Bike Rack" for Policy Concepts & Land and Water Use Maps 	PUBLIC OPEN HOUSE EVENT TBD (will be scheduled to follow completion of all Planning Districts)
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Ongoing Stakeholder and Agency Involvement

Rev03/22/2018

Integrated Planning: Port Master Plan Update Draft Process



Rev03/22/2018

Agenda Item No. 1
File No. 2018-0111

Integrated Planning Port Master Plan Update

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

- A) BAYWIDE LAND AND WATER USE DESIGNATIONS TABLE AND GLOSSARY
- B) PLANNING DISTRICT 3 - NORTH EMBARCADERO DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
- C) PLANNING DISTRICT 3 - SOUTH EMBARCADERO DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
- D) PLANNING DISTRICT 3 - CENTRAL EMBARCADERO DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP

Board of Port Commissioners
March 28, 2018