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
INTEGRATED PLANNING PROCESS

Vision Statement and Guiding Principles
Framework Report

Draft Port Master Plan Update
Baywide and Planning District Goals
Baywide Policy Concepts
Planning Districts Policy Concepts & Maps
CEQA Environmental Review

Coastal Commission Certification

Public Engagement and Stakeholder Outreach


We are here
INTEGRATED PLANNING PROCESS

Draft Port Master Plan Update

Baywide & Planning District Goals

Baywide Policy Concepts

Board Workshops

Planning District Policy Concepts & Maps

CEQA Environmental Review

Public Engagement and Stakeholder Outreach

JAN  FEB  MAR  APR  MAY  JUNE  JULY  AUG  SEPT  OCT  NOV  DEC  JAN  FEB  MAR
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

<table>
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<th>Current Designations</th>
<th>Proposed Designations</th>
<th>Difference</th>
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The order of the Public Trust categories do not indicate a priority or preference.
### CURRENT PORT MASTER PLAN

- **Land Use**
  - Designations (19)
  - Allowable Use Types (no prioritization)

- **Water Use**
  - Designations (16)
  - Allowable Use Types (no prioritization)

### FUTURE - PORT MASTER PLAN UPDATE

- **Streamlined and Flexible**
  - Consolidation of designations and more allowable use options

- **Streamlined and More Flexible**
  - Creation of Primary and Secondary Uses

- **Streamlined and Most Flexible**
  - Flexibility in Arrangement of Designations and Uses with Overlays

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**Legend**

- Current Port Master Plan
- Future Port Master Plan Update
- Land Use
- Water Use
- Rigid
- Streamlined
- Flexible
- More Flexible
- Most Flexible
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

Terms Requiring Additional Discussion –
• Ratio of Allowed Secondary to Primary Uses
• Blue Technology

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
CURRENT
Traditional Arrangement

Sample for discussion purposes only
FUTURE
Flexible Option
(Consolidate Land and Water Use Designations)
**FUTURE**

More Flexible Option (Introduce Primary and Secondary Allowable Uses)

Sample for discussion purposes only
Limit **Secondary Uses** up to **one-third** of the Development Site
Limit **Secondary Uses** up to *one-third* of the Development Site
Limit Secondary Uses up to one-third one-fourth of the Development Site
A) BAYWIDE LAND AND WATER USE DESIGNATIONS TABLE AND GLOSSARY

• Staff Presentation
• Board Clarifying Questions
• Public Comment
• Board Discussion
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
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.
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.
Encourage a Flexible and Coordinated Mobility System That Enables Regional Economic Growth
Explore and Expand Opportunities for Public Transit
MOBILITY POLICY CONCEPT: EXPAND MOBILITY OPTIONS

Expand On-Demand and Fixed Shuttle Services Throughout Tidelands
MOBILITY POLICY CONCEPT: EXPAND ACTIVE TRANSPORTATION OPTIONS

Explore and Expand Opportunities for Pedestrians and Bicyclists
MOBILITY POLICY CONCEPT: ENCOURAGE ON-DEMAND SERVICES

Provide areas for Transportation Network Company (TNC) pick-up and drop-off
Encourage integration of roadway and walkway systems to improve coastal access and linkages.
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
Coordinate and partner with transportation agencies and neighboring jurisdictions to plan, operate, maintain, and/or improve a cohesive and connected regional mobility system.
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
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
Pavilions and nodes should be located in direct proximity to existing visitor services.
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

Marine Terminal

Commercial Recreation
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

Marine Terminal

Park/Plaza
PD 3 NE POLICY CONCEPT #13: STREAMLINED AND FLEXIBLE

Update Land Use Designations

Visitor-Serving Marine Terminal

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

1. Identify Locations for Waterfront Park
2. Analyze Waterfront Park Alternatives
3. Evaluate Size of Parks, Plazas, and Open Space
4. Revise PMP Map
5. Study 205-foot Setback Adjacent to Harbor Drive
6. Define Future Use of Grape Street Piers
7. Convert Navy Pier into a Park
PD 3 NE POLICY CONCEPTS: PLANNING ELEMENTS

Update Land Use Designations

- Commercial Recreation
- Park / Plaza

Grape Street Piers – Existing Port Master Plan

Existing PMP
Update Land Use Designations

Recreation Open Space

Grape Street Piers – Proposed Port Master Plan Update
PD 3 NE POLICY CONCEPTS: PLANNING ELEMENTS

Update Land Use Designations

Navy Pier - Existing Port Master Plan

NO DESIGNATED LAND USE
Navy Pier - Proposed Port Master Plan Update

Recreational Overlay
PD 3 NE POLICY CONCEPTS: PLANNING ELEMENTS

Harbor Drive Configuration
Harbor Drive Configuration

Visitor-Serving Recreation Commercial
Recreation Open Space
Institutional / Roadway

55 feet ROW
205 ft setback
105 ft setback
23.4 Acres

2.6 Acres

Recreation Open Space
Total – 26 acres
Harbor Drive Configuration

- Visitor-Serving Recreation Commercial
- Recreation Open Space
- Institutional / Roadway

**Visions and Realizations (VSRC) and ROS**

- 5.6 Acres
- 150 ft setback
- 205 ft setback

- 13 Acres
- 105 ft setback
- 205 ft setback

**Recreation Open Space**

- Total - 20 acres

**Setbacks**

- 105 ft
- 150 ft
- 205 ft
- 55 feet ROW

**Area**

- 1.4 Acres
- 5.6 Acres
- 13 Acres
Harbor Drive Configuration

Visitor-Serving Recreation Commercial
Recreation Open Space
Institutional / Roadway

55 feet ROW
150 ft setback

2.6 Acres

14.4 Acres

Recreation Open Space
Total – 17 acres
Harbor Drive Configuration

Visitor-Serving Recreation Commercial
Recreation Open Space
Institutional / Roadway

55 feet ROW
150 ft setback
VSRC
ROS
125 ft setback
5 Acres

13 Acres

Recreation Open Space
Total – 18 acres

87

PD 3 NE POLICY CONCEPTS: EXAMPLES OF PLANNING ELEMENT VARIABLES
Grape and Hawthorne Parcel

205 ft + 105 ft = 310 ft setback
VSRC

ROS

205 ft setback

Visitor-Serving Recreation Commercial
Recreation Open Space

Grape and Hawthorne Parcel
PD 3 NE POLICY CONCEPTS: PLANNING ELEMENT VARIABLES

Ash to Broadway

- VSRC
- ROS
- I/R

2.6 acres

205 ft + 105 ft = 310 ft setback

150 ft setback

2.6 acres
PD 3 NE POLICY CONCEPTS: PLANNING ELEMENT VARIABLES

Ash to Broadway

5.6 acres

Visitor-Serving Recreation Commercial
Recreation Open Space

205 ft setback

150 ft setback
PD 3 NE POLICY CONCEPTS: PLANNING ELEMENT VARIABLES

Ash to Broadway

VSRC

ROS

5 acres

Visitor-Serving Recreation Commercial

Recreation Open Space

150 ft setback
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
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
PD 3 NE PLANNING ELEMENTS: PROVIDE DIVERSE MOBILITY CHOICES

Analyze Embarcadero circulator shuttle
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

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

The two upland parcels shown here are owned by the District, but not subject to the Coastal Act.

Recreational Overlay (approx 5.7 acres)
Recreational Open Space approx
Visitor-Serving Recreation Commercial

Window to the Bay
North Embarcadero Sub-District

Examples of Planning Element Variables
North Embarcadero Sub-District
North Embarcadero Sub-District

Examples of Planning Element Variables

- 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

The two upland parcels shown here are owned by the District, but not subject to the Coastal Act.
North Embarcadero
Sub-District

Examples of Planning Element Variables
B. NORTH EMBARCADERO

SUB-DISTRICT

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion
Planning District 3 – South Embarcadero

NORTH EMBARCADERO

CENTRAL EMBARCADERO

SOUTH EMBARCADERO
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
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
Activate the walkway with nodes placed to create synergy with retail, dining, and recreation tenants.
Support activation programs and public events
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
FUTURE
Most Flexible Option (Introduce Overlay Areas)

Flexible Placement
Primary Use
Secondary Use
Primary Use
Secondary Use

Sample for discussion purposes only
**FUTURE**

Most Flexible Option (Introduce Overlay Areas)

- Flexible Placement
- Primary Use
- Secondary Use

Policies for Overlay Areas will Specify Parameters for Development

Sample for discussion purposes only
Allow Recreational Overlay for flexibility in land use configuration

Recreational Overlay
- Institutional / Roadway
- Recreational Open Space
- Visitor-Serving Recreation Commercial
Guarantee the public realm with a Recreational Overlay
Position new open space predominantly adjacent to the shoreline with linkages throughout the site to maximize the user experience within the Recreational Overlay.
Visitor-Serving Recreation Commercial development should complement and integrate with the public realm in the Recreational Overlay.
South Embarcadero
Sub-District
C) SOUTH EMBARCADERO

SUB-DISTRICT

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion
Central Embarcadero Sub-District

Policy Concepts

Overlay Policy Concepts

Map
Central Embarcadero Sub-District
Policy Concepts
Overlay Policy Concepts
Map
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

- Public Access
- Recreation
- Business Investment
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
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
**FUTURE**

Most Flexible Option (Introduce Overlay Areas)

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

Sample for discussion purposes only
**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
Protect Commercial Fishing uses by maintaining current acreage for designated land and water areas.
Prioritize Commercial Fishing operations by locating landside support uses immediately next to associated berthing areas.
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.
Minimum requirement for large, contiguous space to ensure meaningful open space area for the public to experience and enjoy (ground or elevated)
Elevated areas may not exceed 50% of the required minimum Recreation Open Space
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.
Encourage design that provides interaction with the water
Encourage temporary “Pop-Up” activities and experimental programming
PD 3 CE POLICY OVERLAY CONCEPT #19: IMPLEMENT GREEN NECKLACE

Require continuous shoreline public walkways
Locate walkways and amenity zones adjacent to the water
Activate Recreation Open Space with visitor-serving nodes and linkages
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
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
Central Embarcadero Planning District

LAND USES
- Institutional / Roadway
- Overlay
- Recreation Open Space
- Visitor-Serving Recreation Commercial

WATER USES
- Commercial Fishing Berthing
- Industrial & Deep Water Berthing
- Navigation Corridor
- Recreational Berthing

1.0 acres (to remain Industrial & Deep Water Berthing)

9.49 acres (change from Navigation Corridor to Recreational Berthing)
2.1 acres (from Commercial Fishing Berthing to Recreational Berthing)

4.5 acres (from Recreational Berthing to Commercial Fishing Berthing)

Planning District 1

Planning District 3
Central Embarcadero
Sub-District

District Boundary
- Sub-District Boundary
- Coastal Zone
- Scenic Vista Area
- View Corridors

LAND USES
- Institutional / Roadway
- Overlay
- Recreation Open Space
- Visitor-Serving Recreation Commercial

WATER USES
- Commercial Fishing Berthing
- Industrial & Deep Water Berthing
- Navigation Corridor
- Recreational Berthing

Overlay (approx 41.8 acres)
- Commercial Fishing
- Institutional / Roadway
- Recreational Open Space
- Visitor-Serving Recreation Commercial
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
Next Steps
## Integrated Planning: Port Master Plan Update

### Public Engagement Timeline

<table>
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<th>Event Type</th>
<th>Date</th>
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### Ongoing Stakeholder and Agency Involvement

*Rev 03/22/2018*
Integrated Planning: Port Master Plan Update
Draft Process

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**PMPU**
- Discussion Draft PMPU
- Prelim Project Description PMPU

**Program EIR**
- Draft PEIR Public Review

**CCC**
- CCC Certified PMPU

Board and Public Engagement
- Policy Concepts

Drafting Process for Port Master Plan Update
- Discussion Draft PMPU
- Prelim Project Description PMPU
- Draft PEIR Public Review
- BPC Approved PMPU
- CCC Certified PMPU

Rev03/22/2018
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