

Pepper Park Design Workshop

Virtual Community Meeting

March 23, 2022



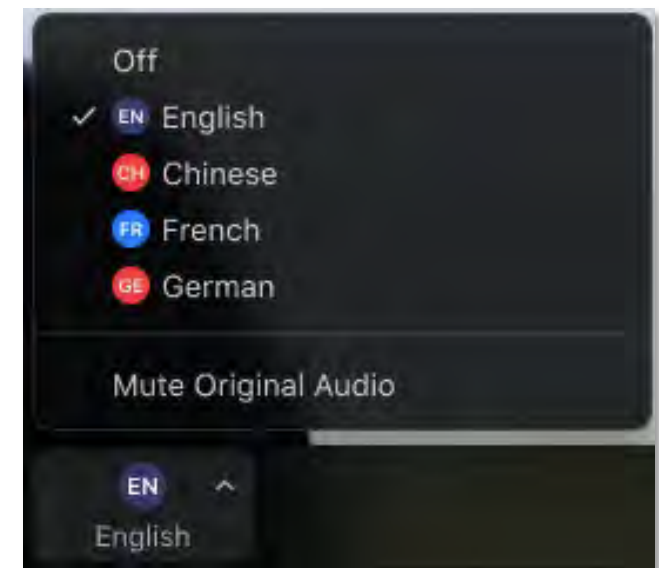
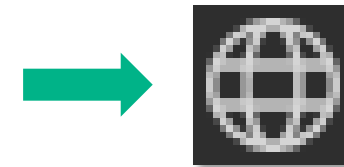
How to Select Your Language

Interpretation In Windows/MacOS

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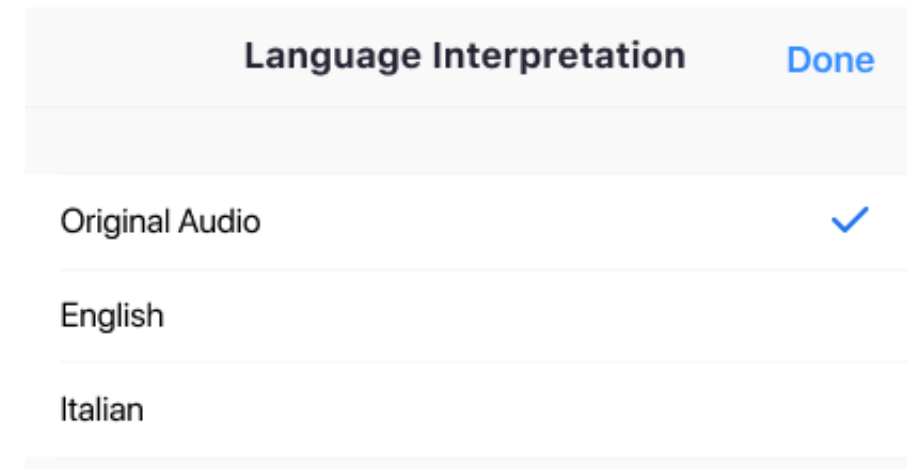
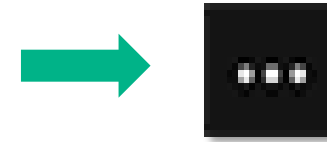
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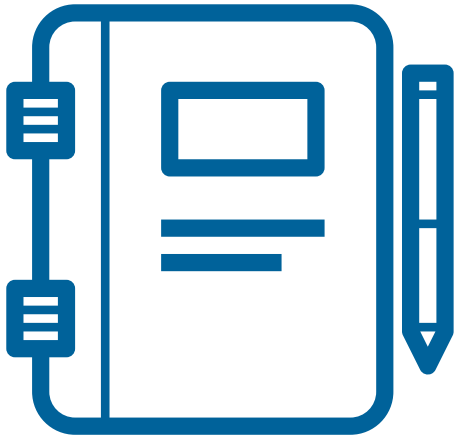
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Workshop Agenda



6:00 - 6:10	Getting Settled In and Language Selection
6:10 - 6:20	Opening Remarks
6:20 - 6:25	Project Overview
6:25 - 6:40	Concepts Overview
6:40 - 6:45	Breakout Room Activity Overview
6:45 - 7:15	Breakout Room Activity
7:15 - 7:25	Report-Back
7:25 - 7:30	Closing Remarks



Opening Remarks

Project Overview- Goals

- Review proposed concepts showcasing park elements that will help **transform** the existing 5.2-acre park and the 2.5-acre expansion into a fun and beautiful space that National City residents and visitors will **enjoy for years to come**.
- Engage with the community in a **collaborative format** to help decide which park elements will be included in the final master plan.
- Help the team prioritize the park elements that **will be implemented** as Early Action Items which are to be built **by 2024**.

Project Decisions

- **Park Program** (activities and needed facilities to support the activity):
Was completed based on feedback from May 2021 Workshop #1.
- **Conceptual Site Layouts** (Showing locations / options for prioritized program):
Completed soon: Workshop #2, surveys, and pop-up meetings.
- **Hybrid Site Plan** (Combining input resulting in one preferred site plan):
Workshop #2 comments, surveys, pop-up event input, Port Policies, Port Master Plan, Balanced Plan / EIR, Coastal Act Requirements, Budgets, Elected Officials (Port and National City), and other feasibility issues.
- **Early Action Build Projects** (Full construction documents for bidding):
Workshop #3 comments and surveys. Will consider \$2.5 million construction budget limits and compliance with factors listed above.

Project Site: What's At Play?

Park Areas to Remain

To remain in place

Park Infill Opportunity Areas

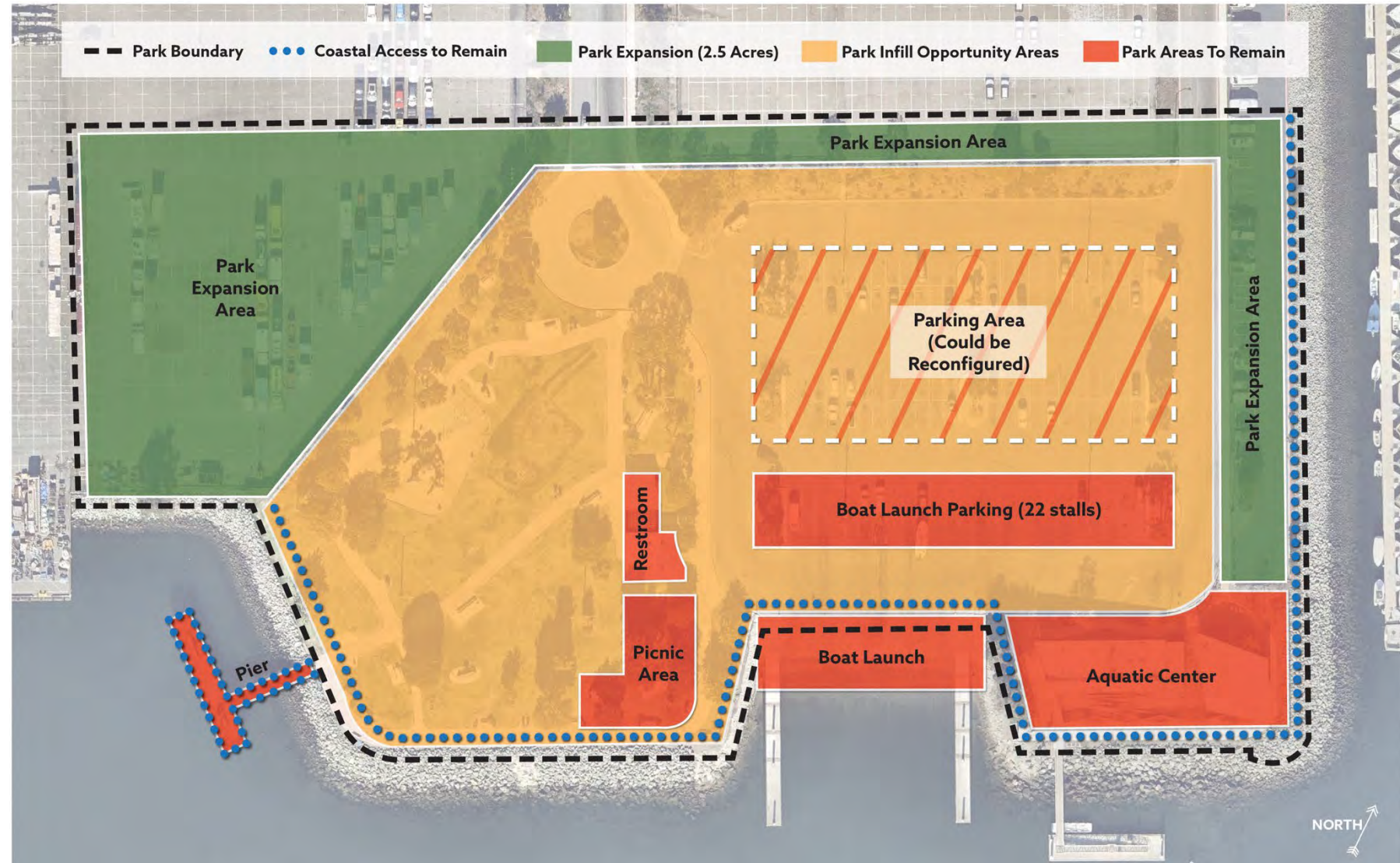
Areas that can be modified or improved

Park Expansion Areas

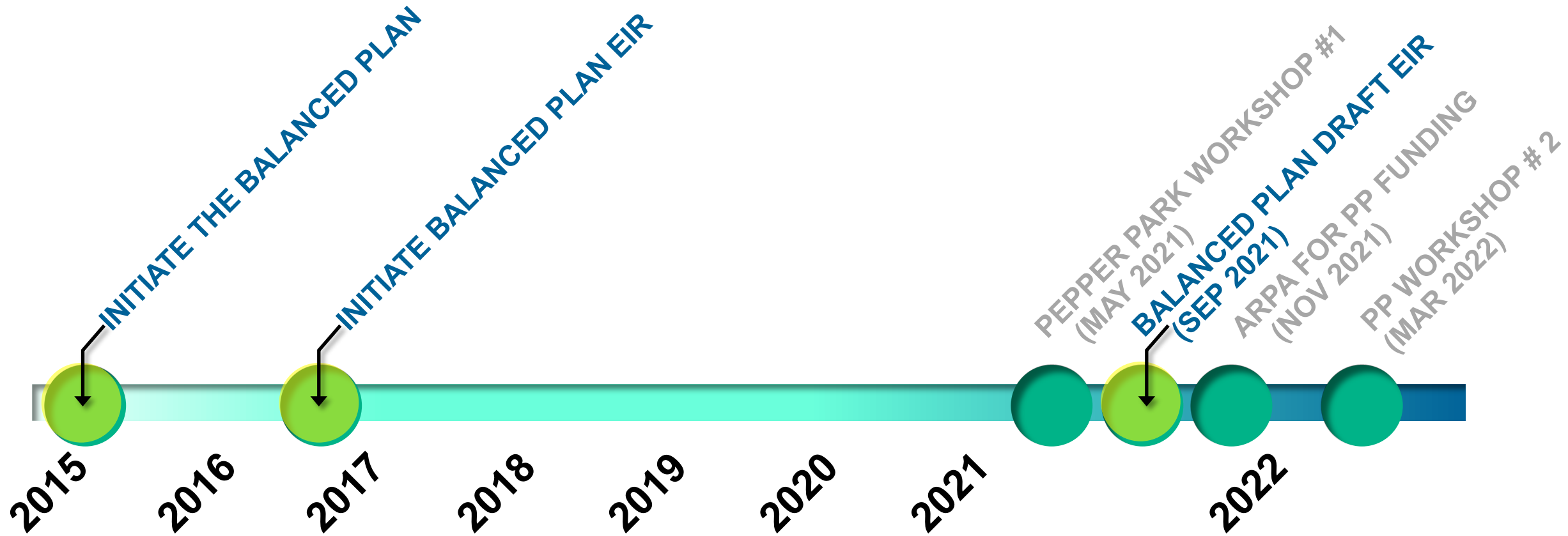
New park areas

Coastal Access Areas

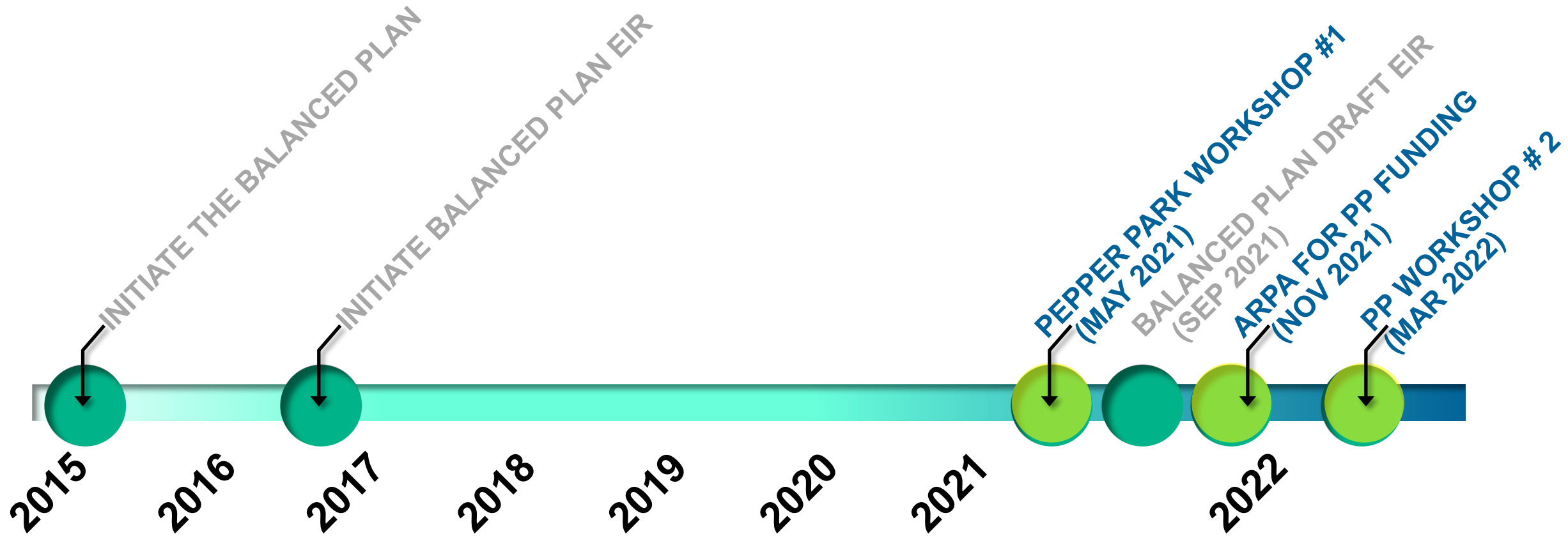
Coastal access to remain



Project Overview- Timeline

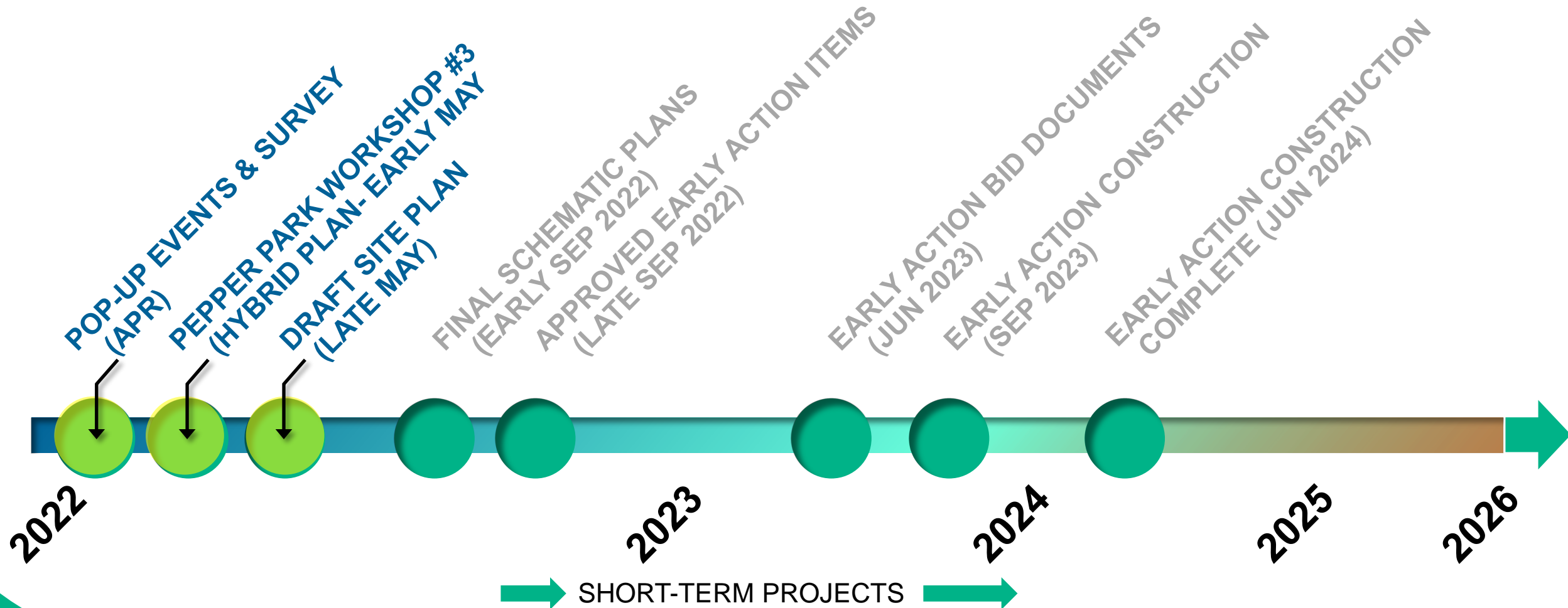


Project Overview- Timeline



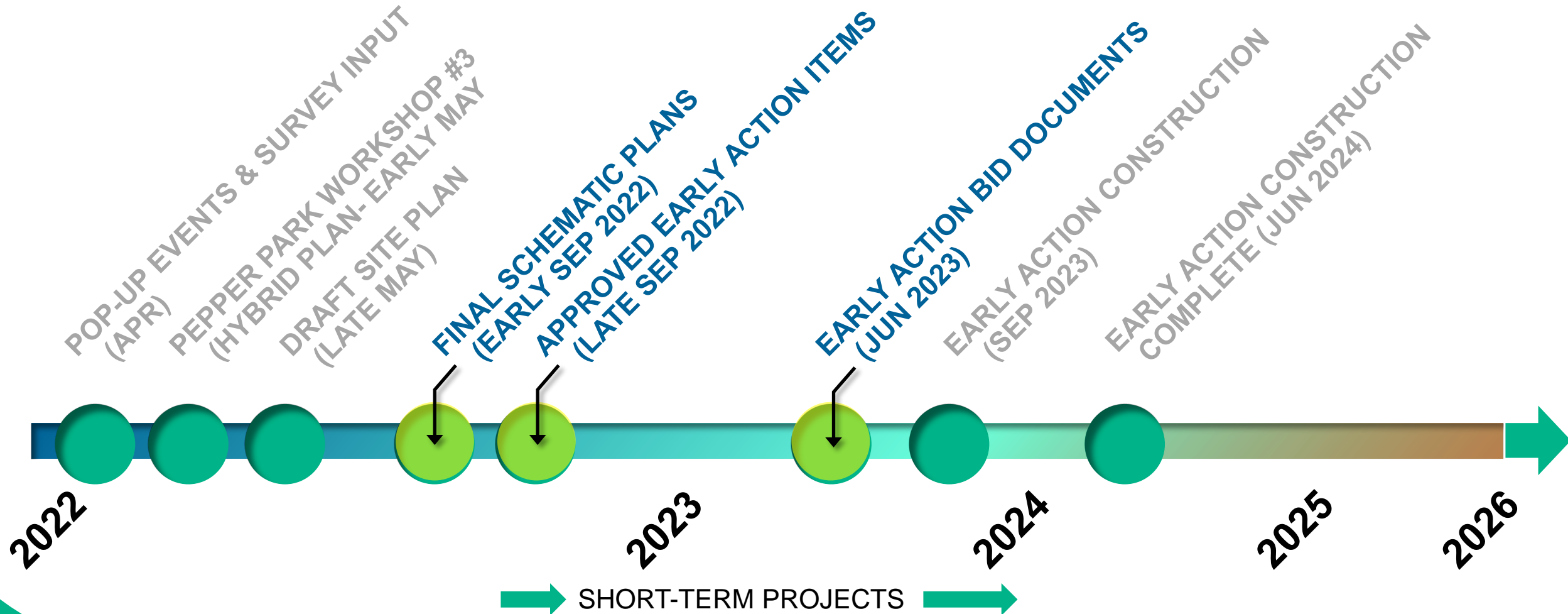
Project Overview- Timeline

All depends on funding



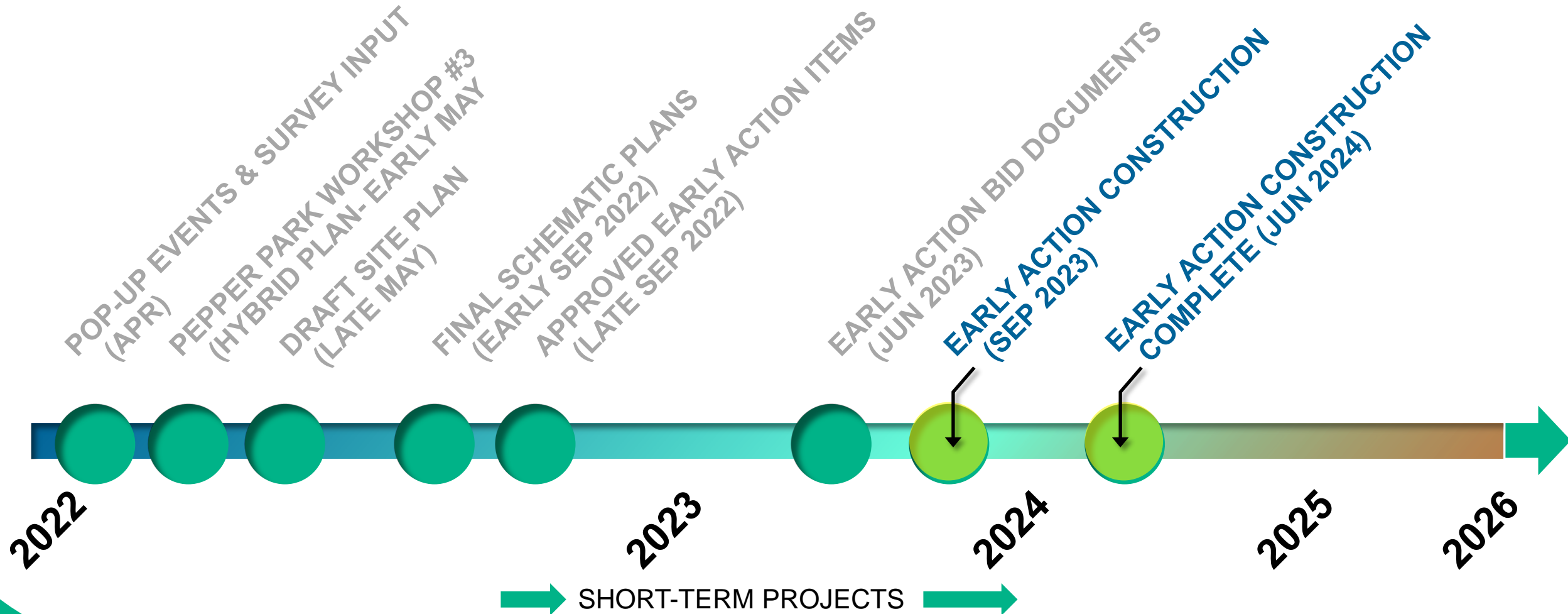
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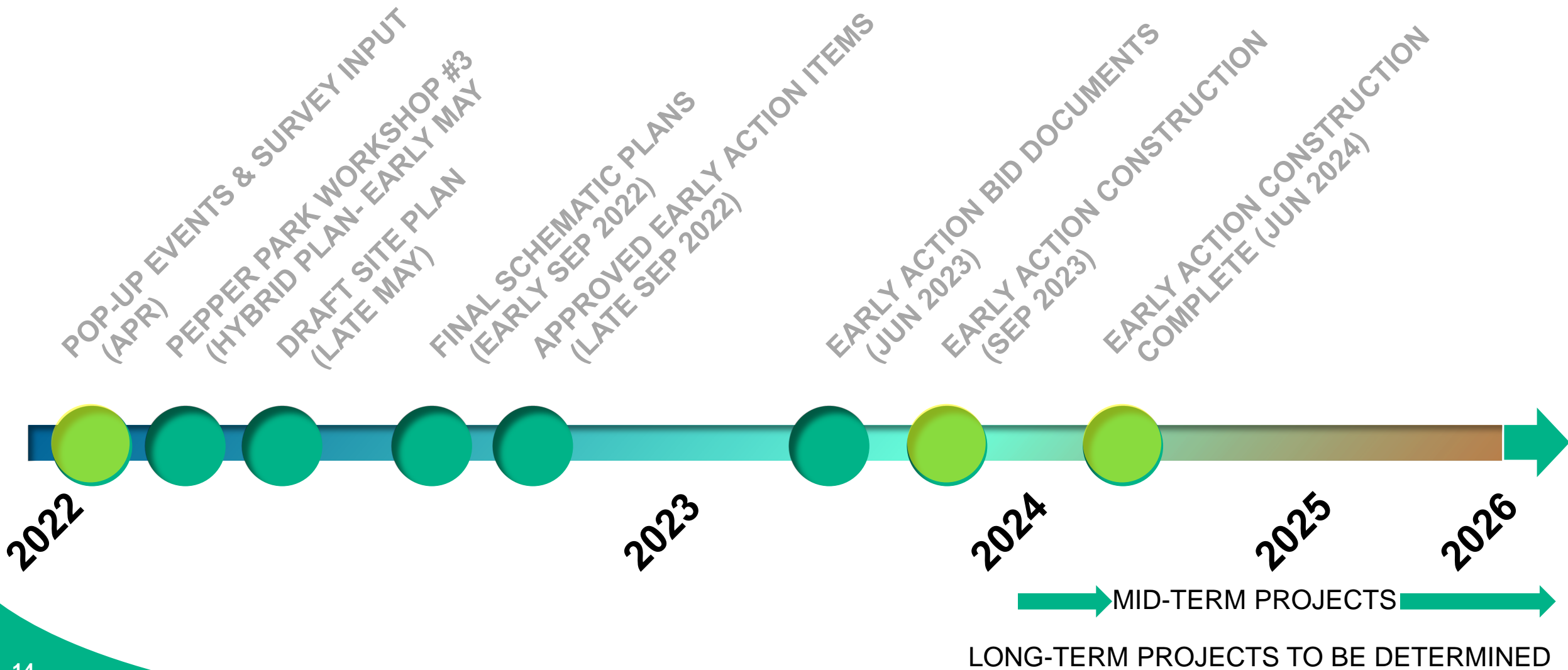
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Park Features Discussed in Previous Planning Efforts

- Expand playground and water features
- Add and/or improve gathering spaces i.e. group picnic, gazebo/kiosco, etc.
- Expand waterfront views and gathering spaces such as viewing decks, perched beach areas, walkway, etc.
- Improve access and circulation to and from park
- Multi-purpose outdoor plaza spaces for food/drink, rotating exhibitions, events, etc.
- Expand opportunities for special events and/or a special events center
- No revisions to the boat launch ramp and boat parking stalls

Well-Being Active Improvements



Grassy Areas



Playgrounds



Splash Pad



Skills/Adventure Playgrounds

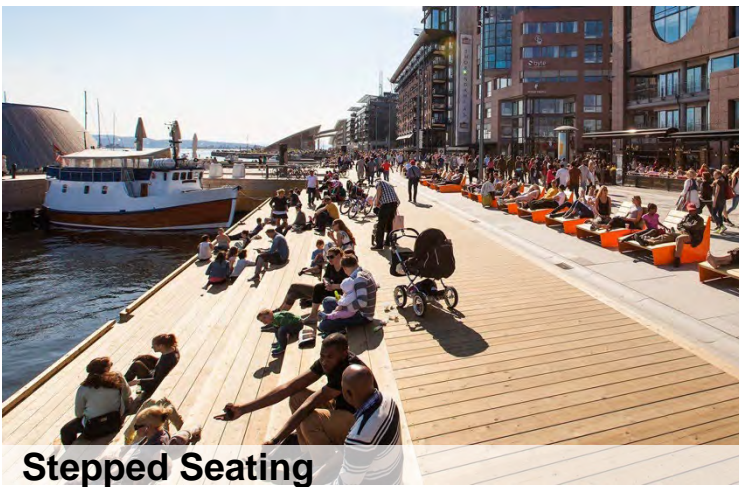
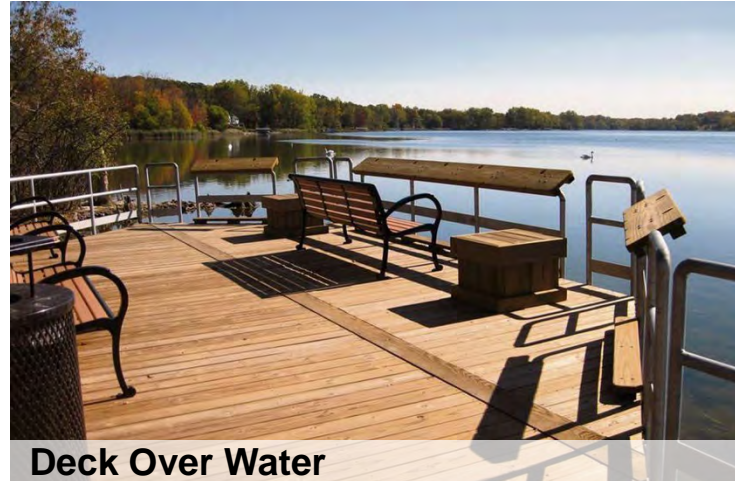
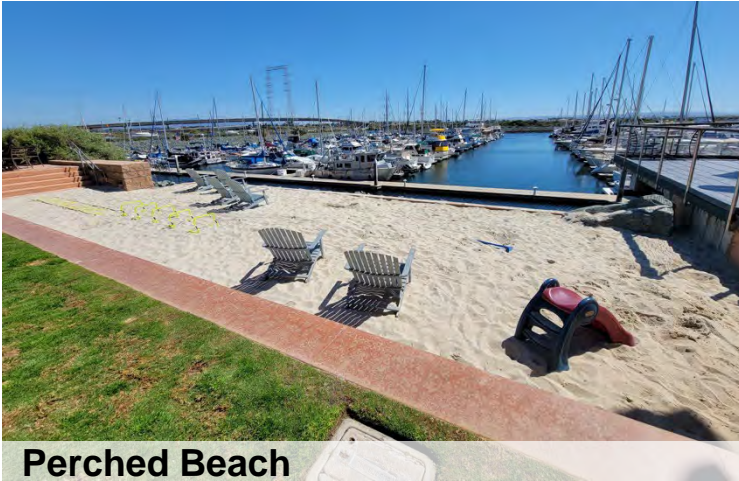


Walking/Jogging Path



Flex Spaces for Exercise

Passive Water Experiences



Event Supporting Improvements



Educational Improvements



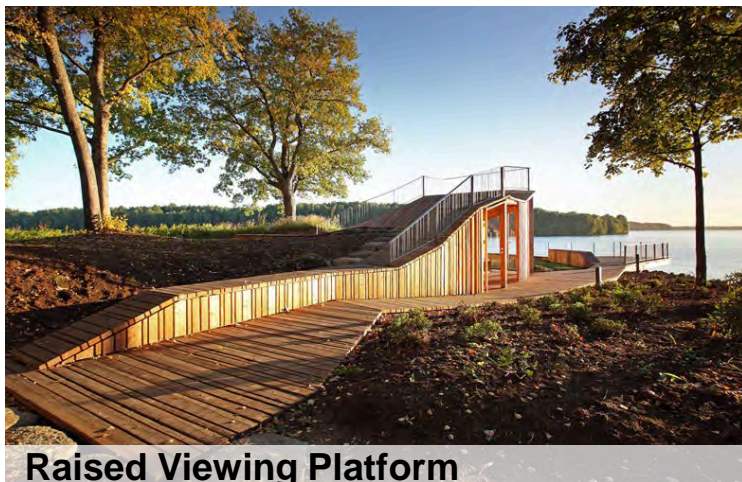
Educational Signage



Indigenous Peoples Signage



Historic Structures



Raised Viewing Platform



Pavement Educational Art



Unique Educational Signage

Access Improvements



Parking Lot Improvements



Fencing



Active Transportation Improvements



Local Connections (East/West I-5)



Regional Connections



Regional Connections

May 2021 Workshop Summary



Well-Being Active Improvements

- Splash pad
- Preserve open space where possible
- Family-friendly, inclusive play equipment
- Outdoor exercise equipment



Passive Water Experiences

- Beach/sandy areas
- Connections to the water via boats, kayaks, ferries, etc.
- Waterfront promenade improvements (lighting, walking, access to water)



Event Supporting Improvements

- Kioskos (styled after those found in Mexico/Latin America)
- Performance stages
- Flexible space for special events and festivals
- Concerns over Granger Hall/Event Space utilizing too much open park space



Educational Improvements

- Recognize Kumeyaay history
- Recognize other kinds of local history (i.e. Navy, Filipino Community, etc.)
- Local art and cultural installations
- Educational signage that covers diverse topics (history, water, flora, fauna)



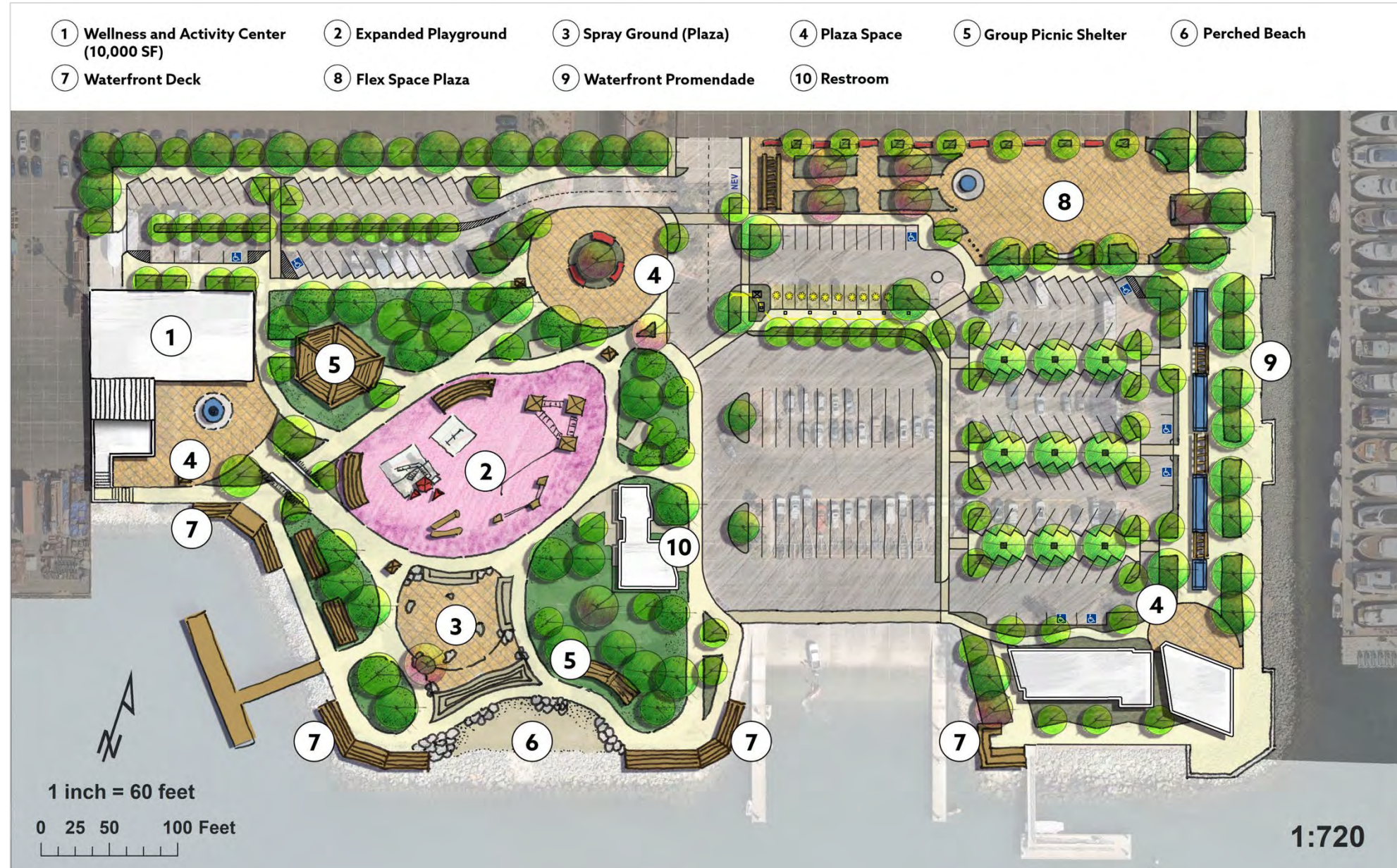
Access Improvements

- Active transportation improvements (walking, biking)
- Improved connections from City to Pepper Park (east/west access over/under Interstate 5)
- Water connections throughout the bay (ferries from Coronado, San Diego, and South Bay)
- Conduct a parking demand study to determine parking supply
- Preserve boat launch parking



Concept Plans Overview

Concept A: Overview



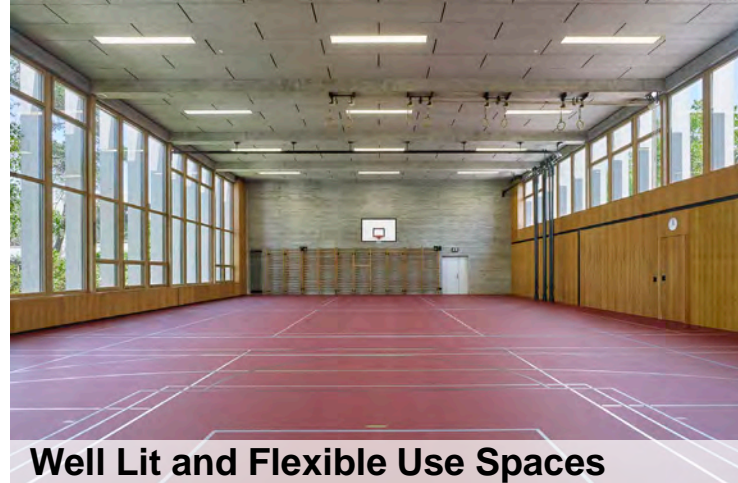
Wellness + Activity Center

- **Program** must meet regional needs and be open to all.
- **Activities** must benefit from waterfront location.
- **Siting** must address adjacency compatibility factors and should provide appreciation of the working waterfront.
- **Healthy activity** would consist of exercise programs and indoor/outdoor spaces that encourage regular exercise. The regional public could use facilities for healthy activity to help offset chronic health issues affecting vulnerable segments of the public.
- **Multi-purpose focus** will allow for facilities to be used for a variety of social and special events but considered to be a secondary use; health and recreation are primary uses.

Wellness + Activity Center



Activity Flex Space



Well Lit and Flexible Use Spaces



Multi-use Spaces



Flex Rooms Double for Special Events



Flex Patios for Public/Special Events



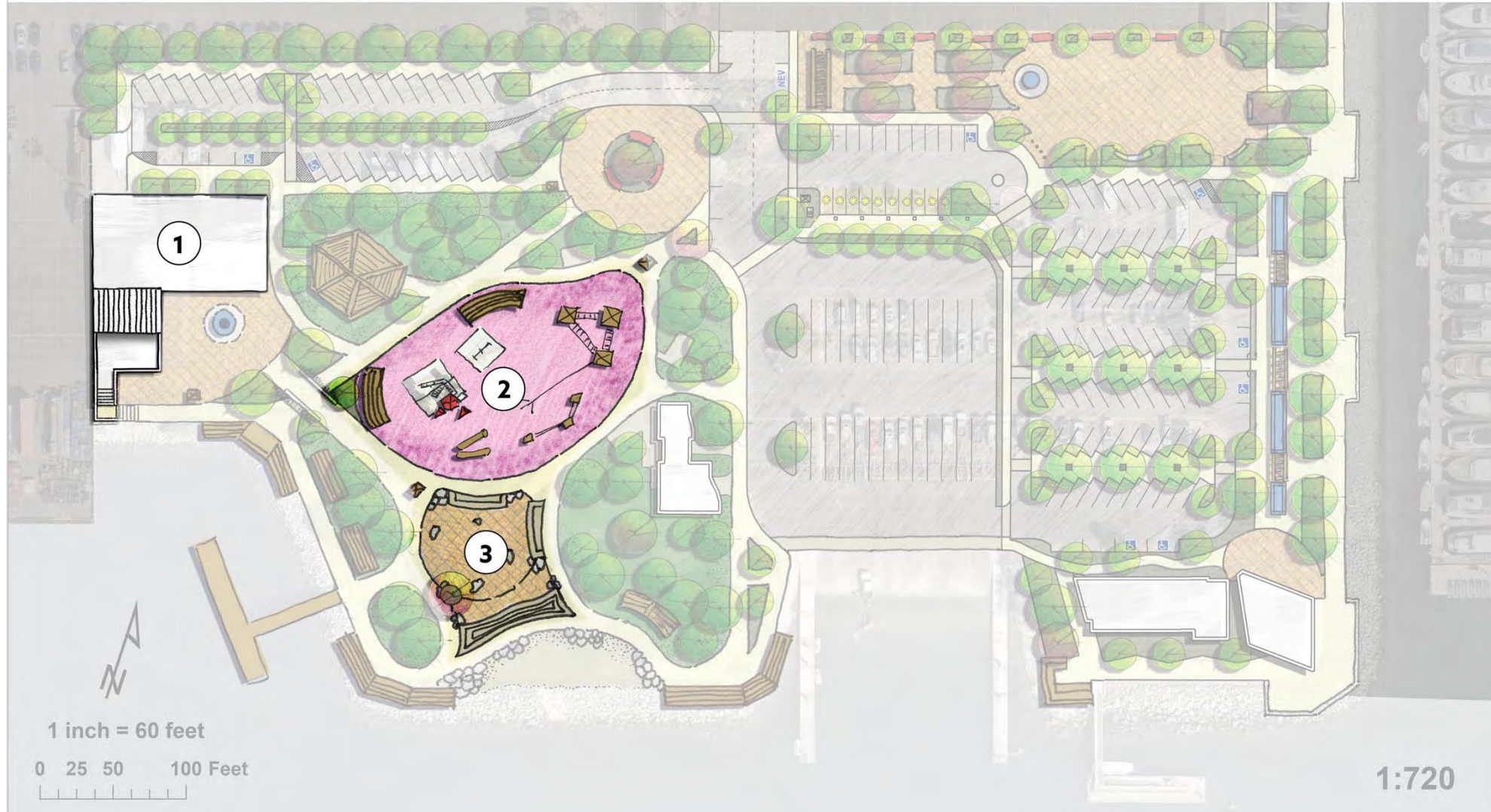
Flex Outdoor/Indoor Spaces

Concept A: Active Spaces

① Wellness and Activity Center
(10,000 SF)

② Expanded Playground

③ Spray Ground (Plaza)



Concept A: Passive Spaces



Sprayground & Two Level Walkways



Concept A: Circulation

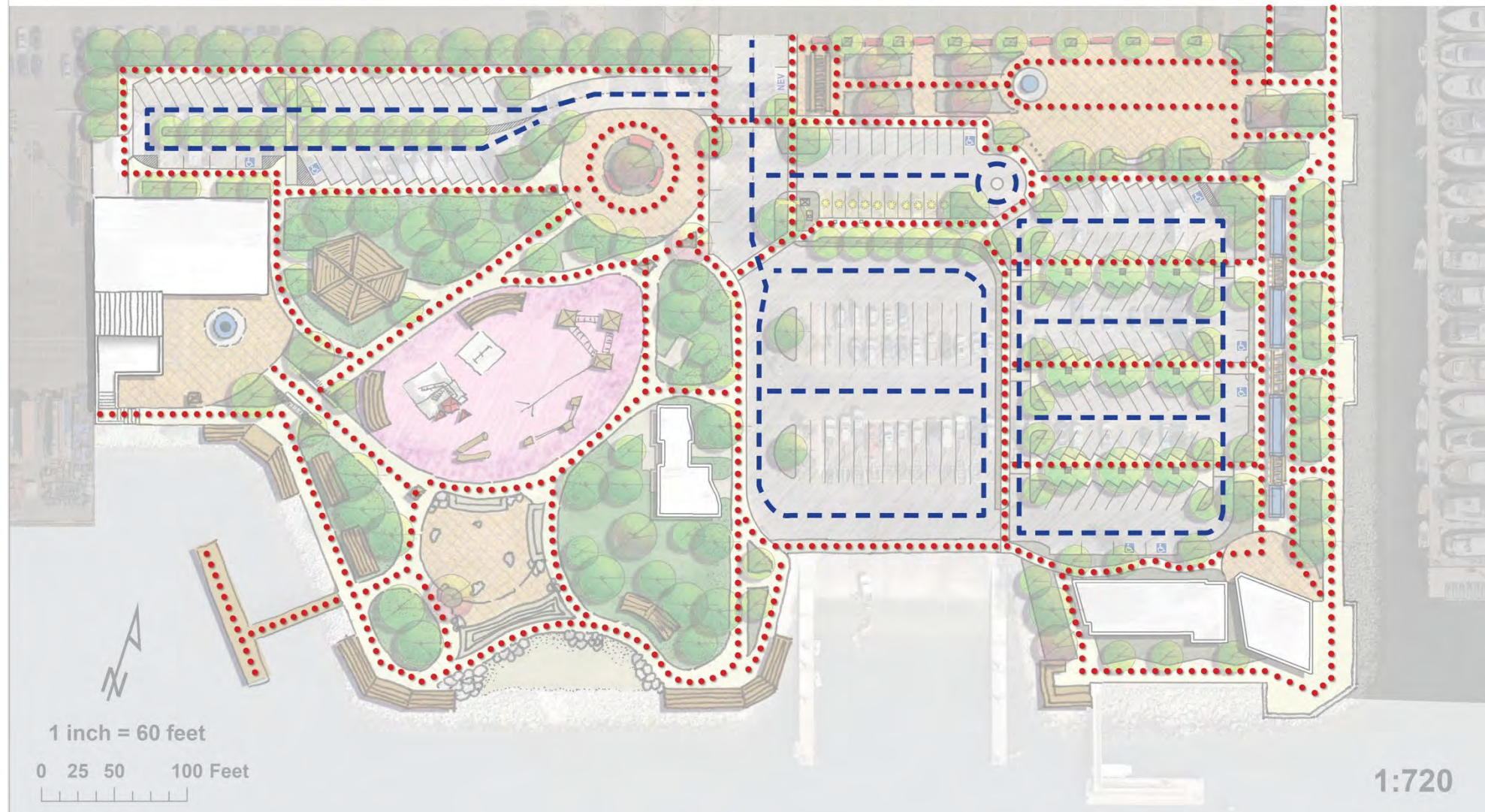
..... Pedestrian

---- Vehicular

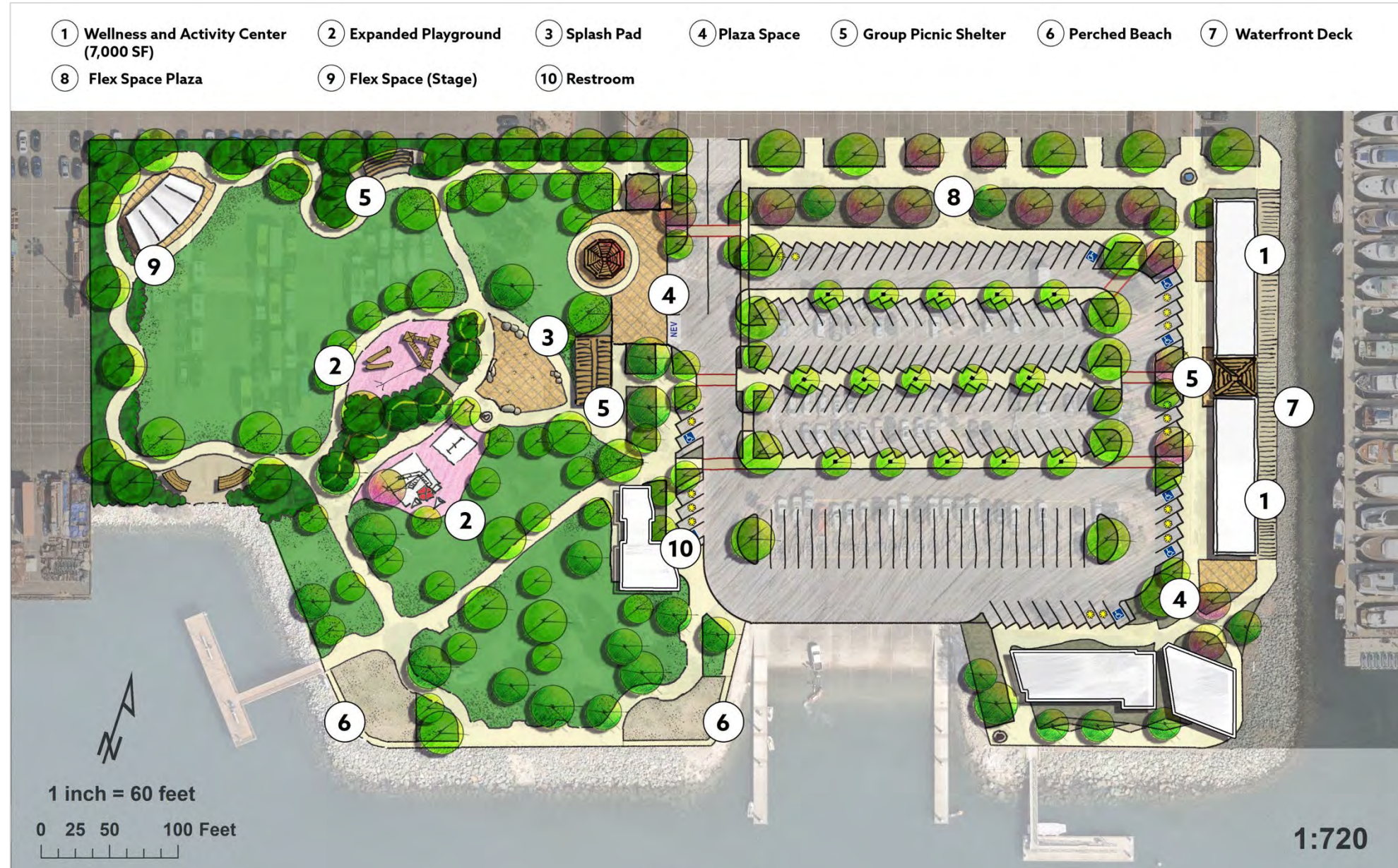
Parking:

Proposed: 24 Boat Trailer and 123 Regular Vehicle

Existing: 22 Boat trailer and 90 Regular Vehicle



Concept B: Overview



Event / Multi-Purpose Spaces

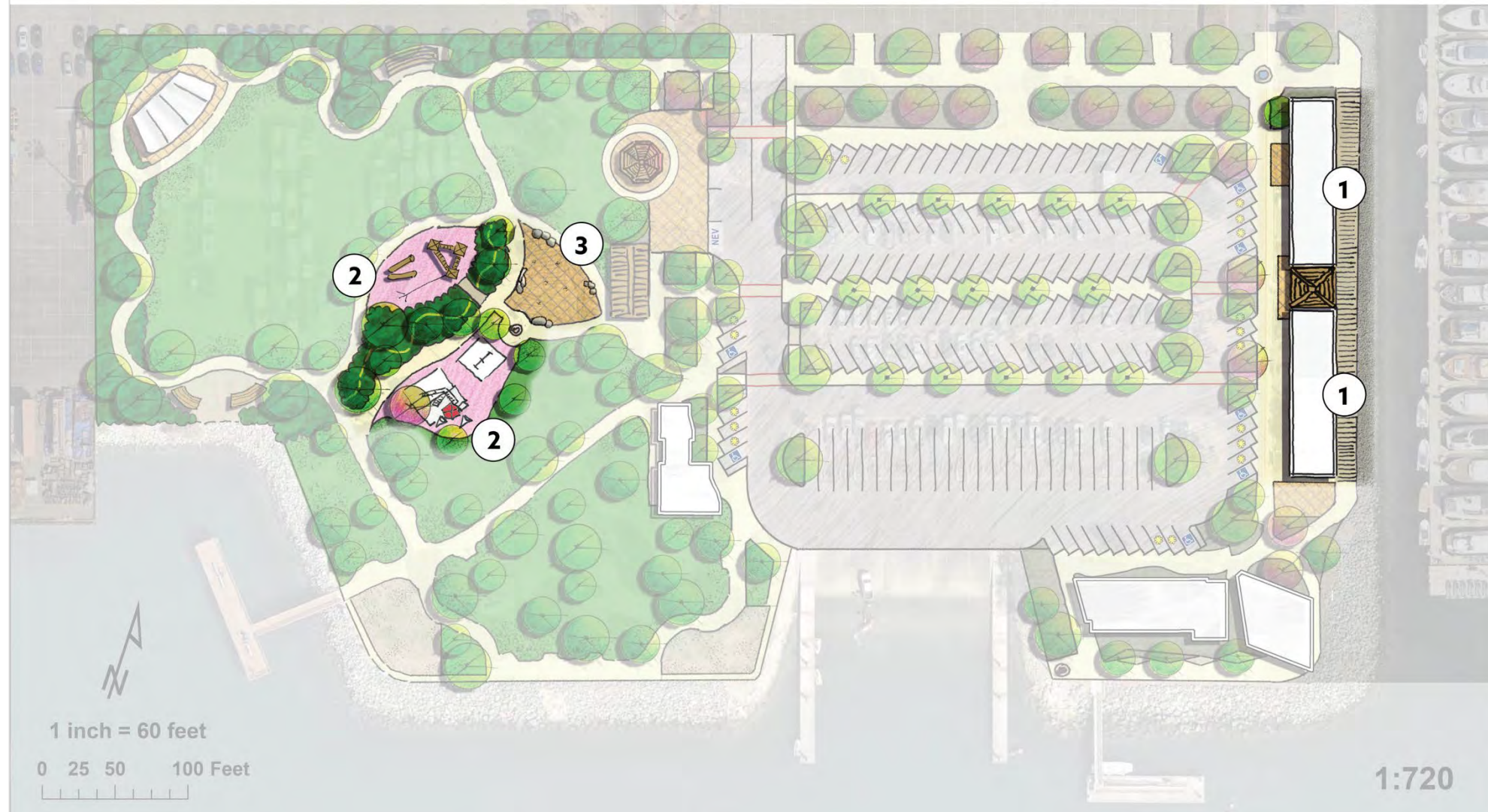


Concept B: Active Spaces

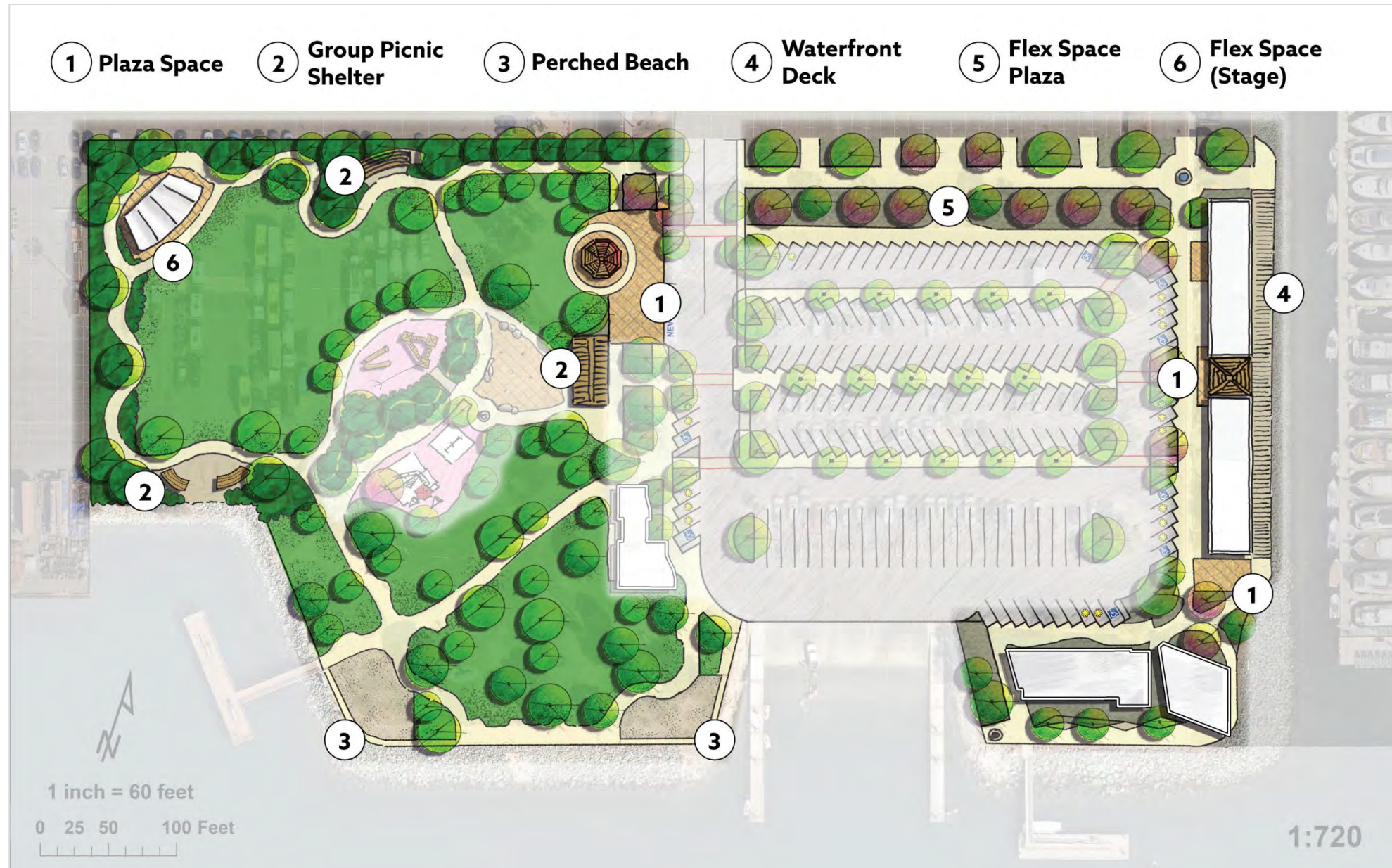
① Wellness and Activity Center (7,000 SF)

② Expanded Playground

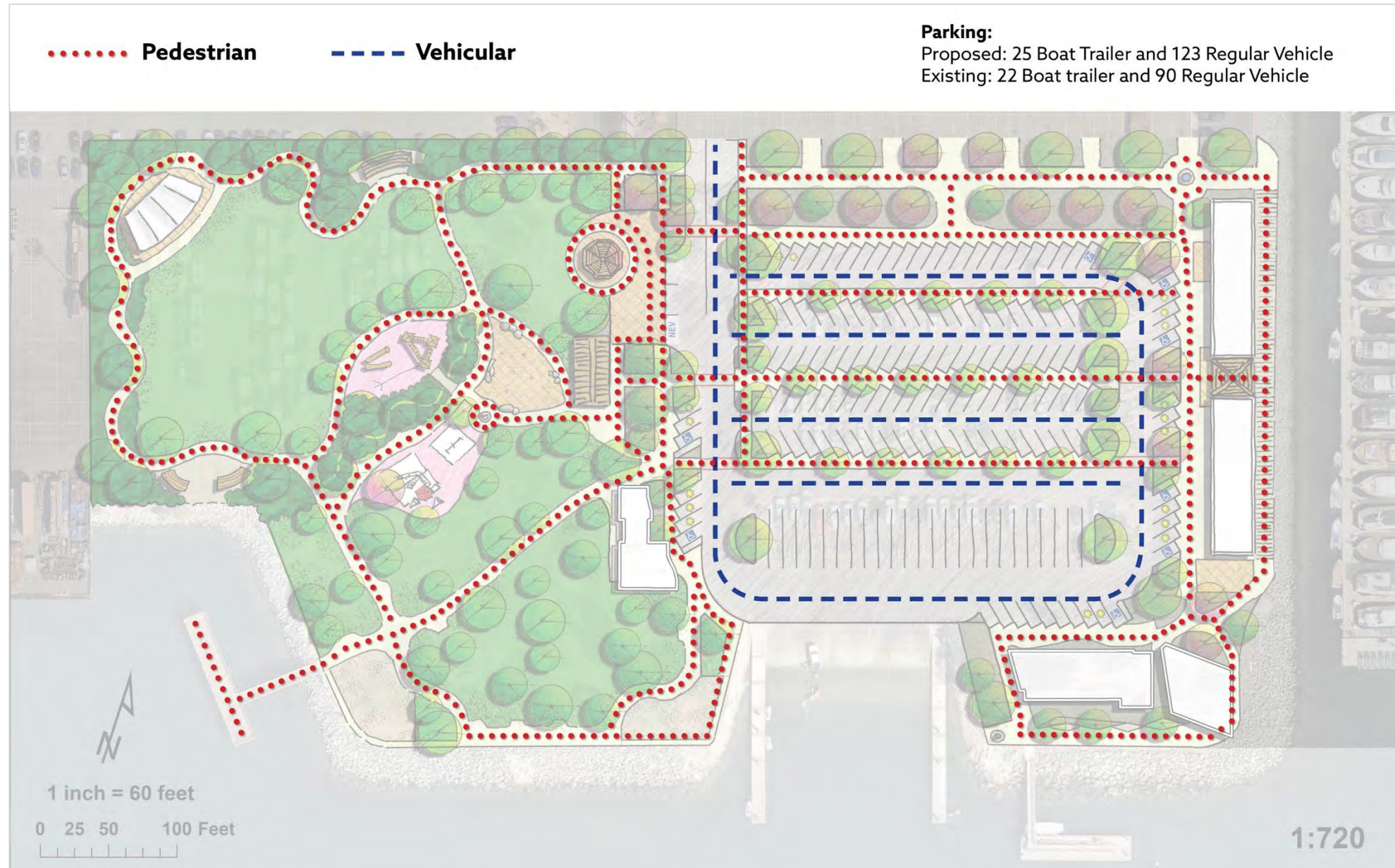
③ Splash Pad



Concept B: Passive Spaces



Concept B: Circulation



Concept C: Overview



Gathering / Eating Areas



Perched Beach



Group Picnic/Gathering Areas



Vintage / New Car Display Plaza



Shipping Container Retail/Food



Viewing Deck/Food Court



Incubator Small Business Opportunities

Concept C: Active Spaces

① Nature Play

② Expanded Playground

③ Spray Ground

④ Fitness Node



Concept C: Passive Spaces



Waterfront Edge Improvements



Concept C: Circulation



Splash Pad



Concept A



Concept B



Concept C

Workshop Activity: Breakout Rooms

Breakout room questions to think about:

- Which park elements do you like and don't like?
- Do you like the location of proposed elements?
- Which park elements would you like to see in a hybrid conceptual plan?

Breakout Room Agenda



What We Need to Accomplish

- 20 minutes to discuss Concepts A, B, and C
- 5 minutes to discuss “side by side” exhibits
- 5 minutes to collect 3 major comments

Remember: We are not asking you to pick one concept over the other. We want to know: do you like the location, arrangement, or design of the individual park elements?

Breakout Room Jamboard Activity



Tools for Commenting

- Sticky notes for comments
- Symbols to highlight certain elements
- Use Zoom chat function to add comments to the group conversation

Breakout Room Jamboard Activity

- Team leaders and co-team leaders will place comments onto the Jamboard.
- Feedback collected will help the design team create the hybrid concept plan.



Workshop Activity: Breakout Rooms



Breakout Room Etiquette and Tips

- You're encouraged to **turn on your webcam**
- **Raise your hand** if you'd like to share feedback
- Be **respectful** of people's feedback
- **Mute** yourself **when not speaking**
- **Chat window** is available for additional feedback
- Team leader will hit "**Record**" once everyone is in breakout room. **Chat will be saved** before activity is over.



Welcome Back!

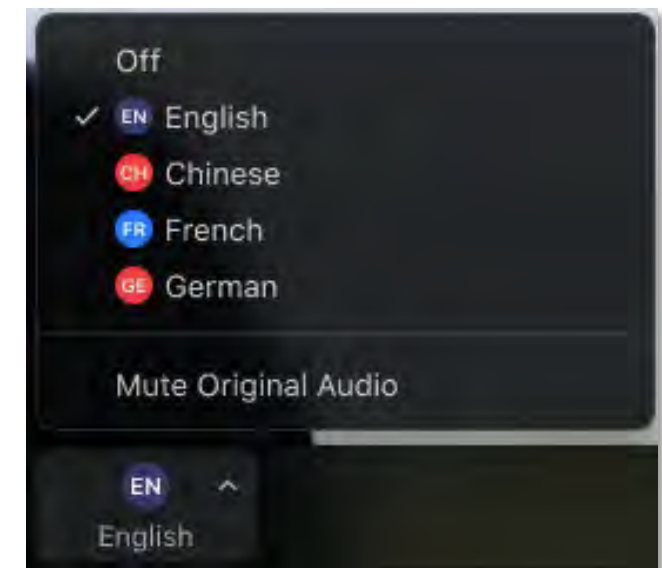
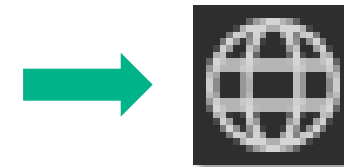
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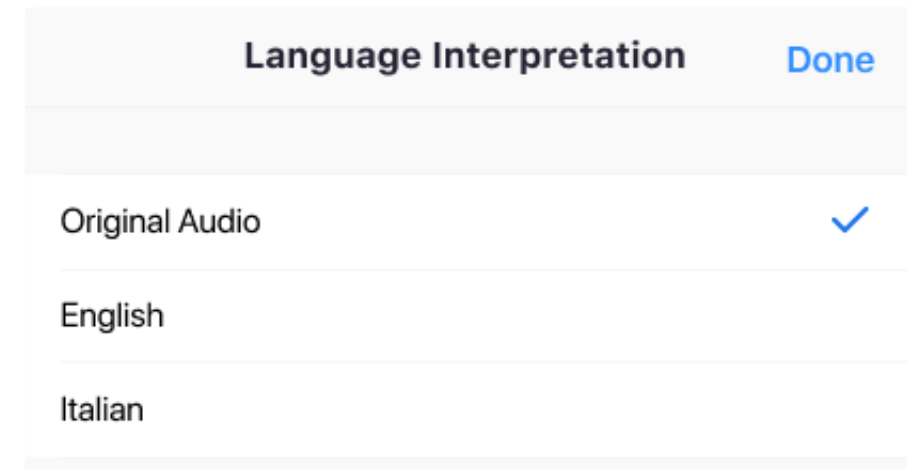
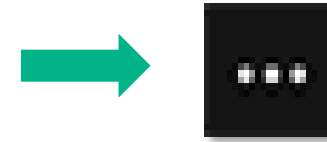
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Breakout Room Debrief



Top three (3) things your group discussed



Final Reminders

Upcoming Outreach Events

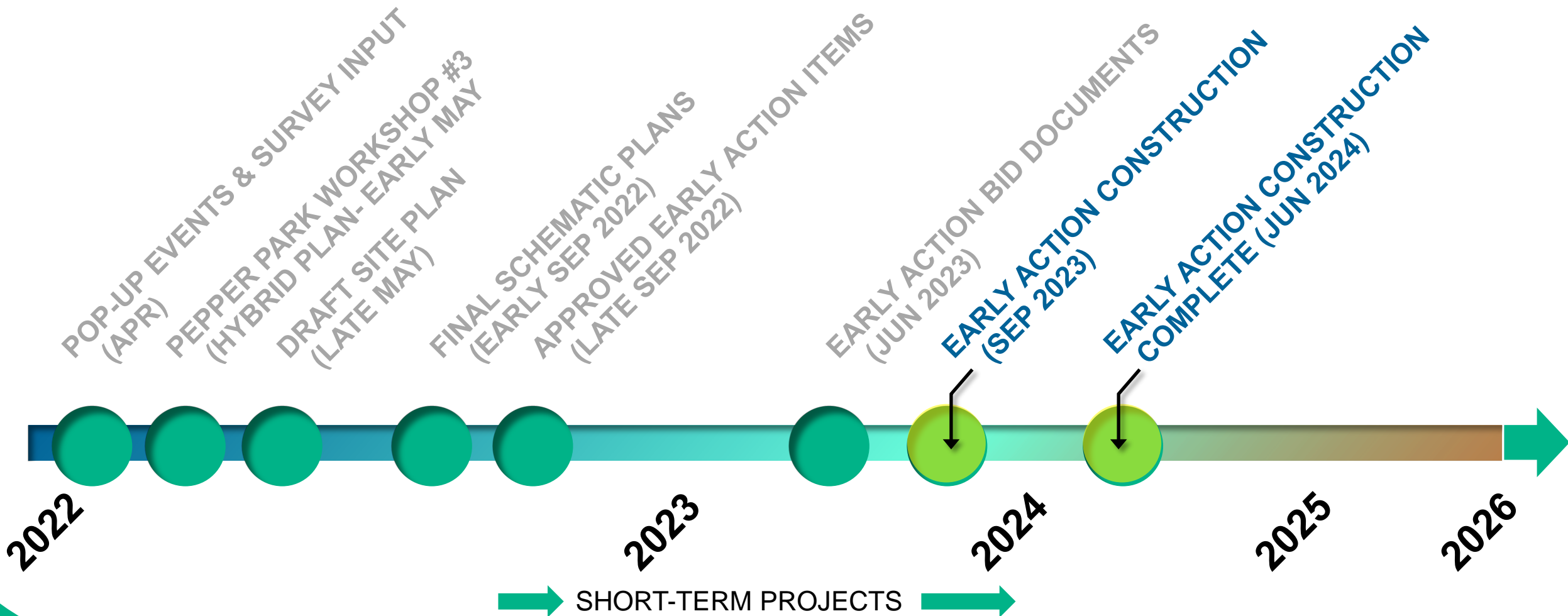
- Encourage friends and family to visit one of our pop-up workshops
 - Saturday, April 2nd at Las Palmas Little League (Las Palmas Park); 11:00 – 1:00 pm
 - Thursday, April 7th at Olivewood Gardens and Learning Center; 4:00 – 6:00 pm
 - Saturday, April 9th at the Aquatics Center (Pepper Park); 11:00 – 1:00 pm
- Online survey will be available the week of March 28. Please visit the Port of San Diego website and social media to learn how to access and complete the survey!
- Please plan to attend our follow-up workshop to see and comment on the hybrid plan
 - Location, date, and time to be determined soon!
 - You'll be asked to help define the priority park elements to be designed and constructed by 2024

Project Decisions

- **Park Program** (activities and needed facilities to support the activity):
Was completed based on feedback from May 2021 Workshop #1.
- **Conceptual Site Layouts** (Showing locations / options for prioritized program):
Completed soon: Workshop #2, surveys, and pop-up meetings.
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Workshop #3 comments and surveys. Will consider \$2.5 million construction budget limits and compliance with factors listed above.

Project Overview- Timeline

All depends on funding



Next Steps and Contact Info

- Stay in touch! Please visit the Port website to sign up and receive project updates:

✓ <http://www.portofsandiego.org/projects/national-city-bayfront>

Pepper Park Design Workshop - Additional Info

Participants will have the opportunity to view and provide input on three conceptual plans for Pepper Park and its future 2.5-acre expansion, which are based on prior public outreach efforts. Participants will be asked what elements they like – such as a splash pad, group picnic areas, playground upgrades, etc. – in each of the three concepts and the feedback received will be incorporated into one concept that the public will have the opportunity to review and provide feedback on during a second design workshop later in the spring.

Thanks to federal stimulus funds the Port has received via the American Rescue Plan Act and the State of California's Coronavirus Fiscal Recovery Fund, the Port has designated \$3.85 million toward redesigning and improving Pepper Park.

As a Port of communities, the redesign of Pepper Park is a team effort – the community, stakeholders, and local leaders all have and will continue to have a role. This design workshop is the latest of several public outreach events at which the Port and KTUA have collected public input. KTUA, a landscape architecture firm with extensive urban park and waterfront design expertise, is managing design and outreach in close coordination with the Port.

Pepper Park and the area in and around Pier 32 Marina are in the approximately 60-acre National City Marina District. The redesign and future expansion of Pepper Park is part of the National City Marina District Balanced Land Use Plan which seeks to rebalance land uses through a collaborative partnership between the Port of San Diego, the City of National City, and business and community stakeholders. Public outreach is an integral component of this process and has included small stakeholder working sessions, public meetings, and individual meetings with interested parties.

If you have have any questions, email NCBayfront@portofsandiego.org.

SIGN UP HERE FOR EMAIL UPDATES

If you have any questions,
please contact Anna Buzaitis:
(619) 686-7263
abuzaiti@portofsandiego.org



Closing Remarks

Pepper Park Design Workshop Virtual Community Meeting

Thank You For Attending!



March 23, 2022