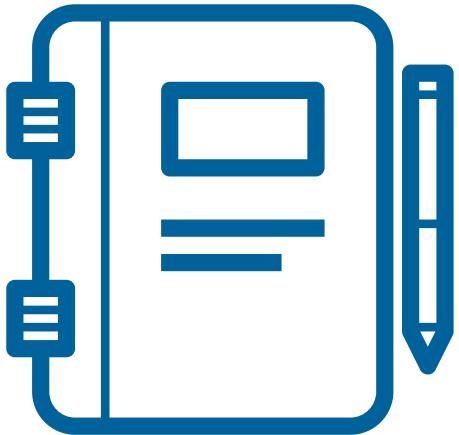


Pepper Park Design Workshop Community Meeting

May 5, 2022



Workshop Agenda



6:00 - 6:10 Getting Settled In

6:10 - 6:30 Opening Remarks

6:30 - 6:40 Project Overview

6:40 - 6:55 Hybrid Concept Overview

6:55 - 7:00 Tabletop Activity Overview

7:00 - 8:00 Open House



Opening Remarks



**PORT of
SAN DIEGO**
Experiences



May 5, 2022

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**.

Park Planning Process

- ✓ **Park Program:** facilities needed to support the preferred activities
Status: Complete, based on feedback from May 2021 Workshop
- ✓ **Conceptual Site Layouts:** Show locations / options for prioritized program
Status: Complete
- **Hybrid Site Plan:** Combining input resulting in one preferred site plan
Status: In progress, pending May 2022 Workshop comments, survey, consistency with Port Policies, Port Master Plan, Balanced Plan / EIR, Coastal Act, Budgets, and other feasibility issues.
- **Early Action Build Projects:** Full construction documents for bidding
Status: In progress, pending May 2022 Workshop comments and survey. Will consider \$2.5 million construction budget limits and compliance with factors listed above in Hybrid Site Plan.

Project Site: What's At Play?

Park Areas to Remain

To remain in place

Park Infill Opportunity Areas

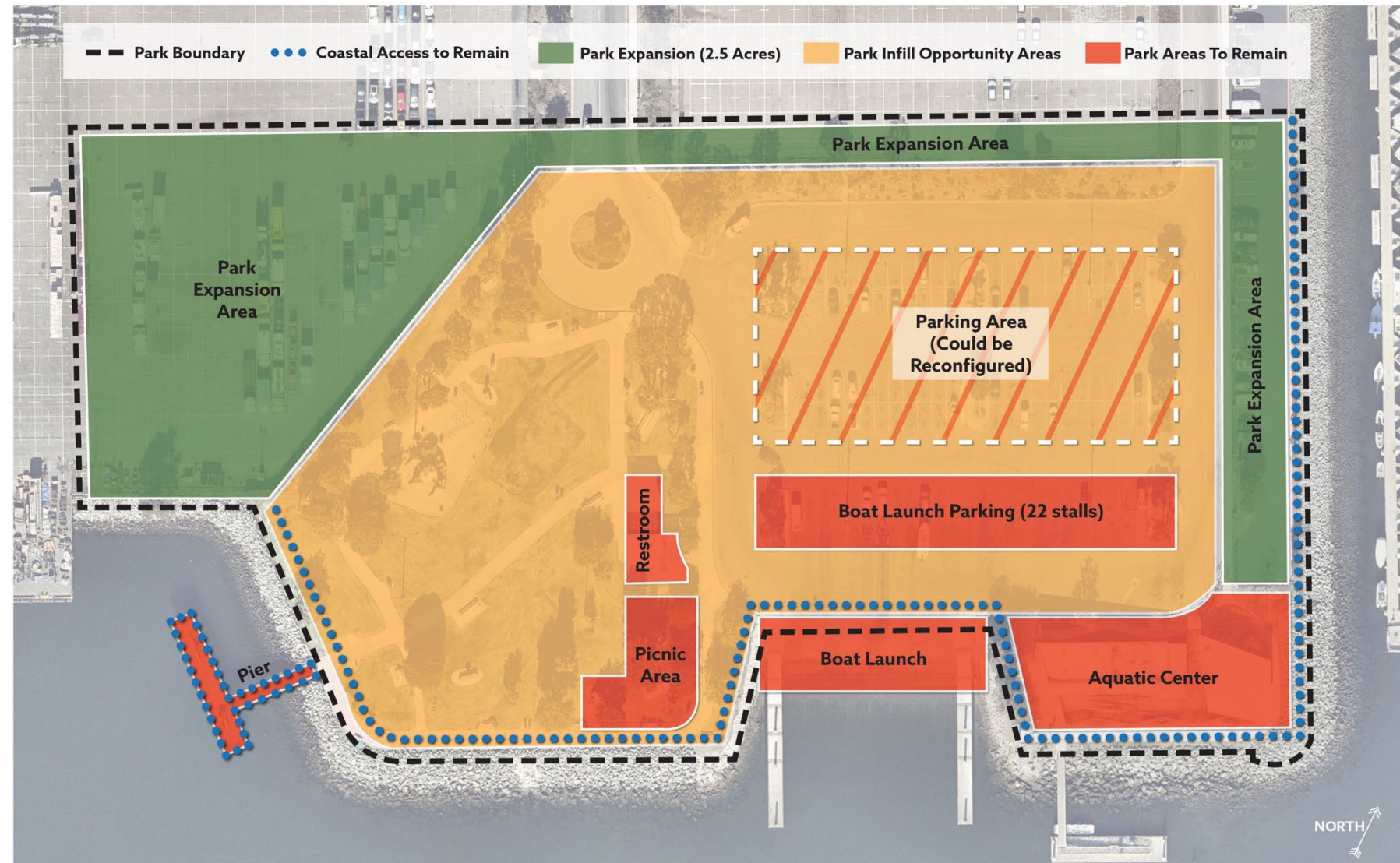
Areas that can be modified or improved

Park Expansion Areas

New park areas

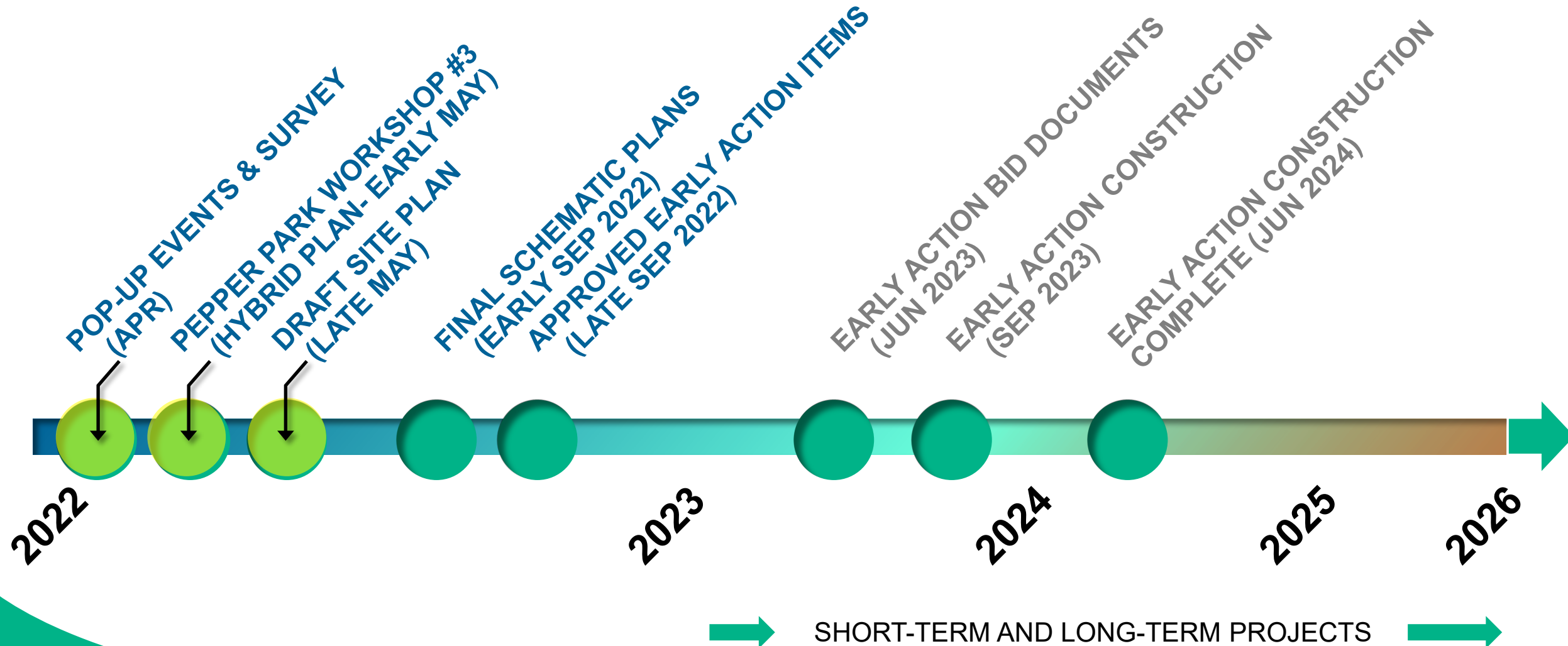
Coastal Access Areas

Coastal access to remain



Project Overview- Timeline

Project implementations depends on funding

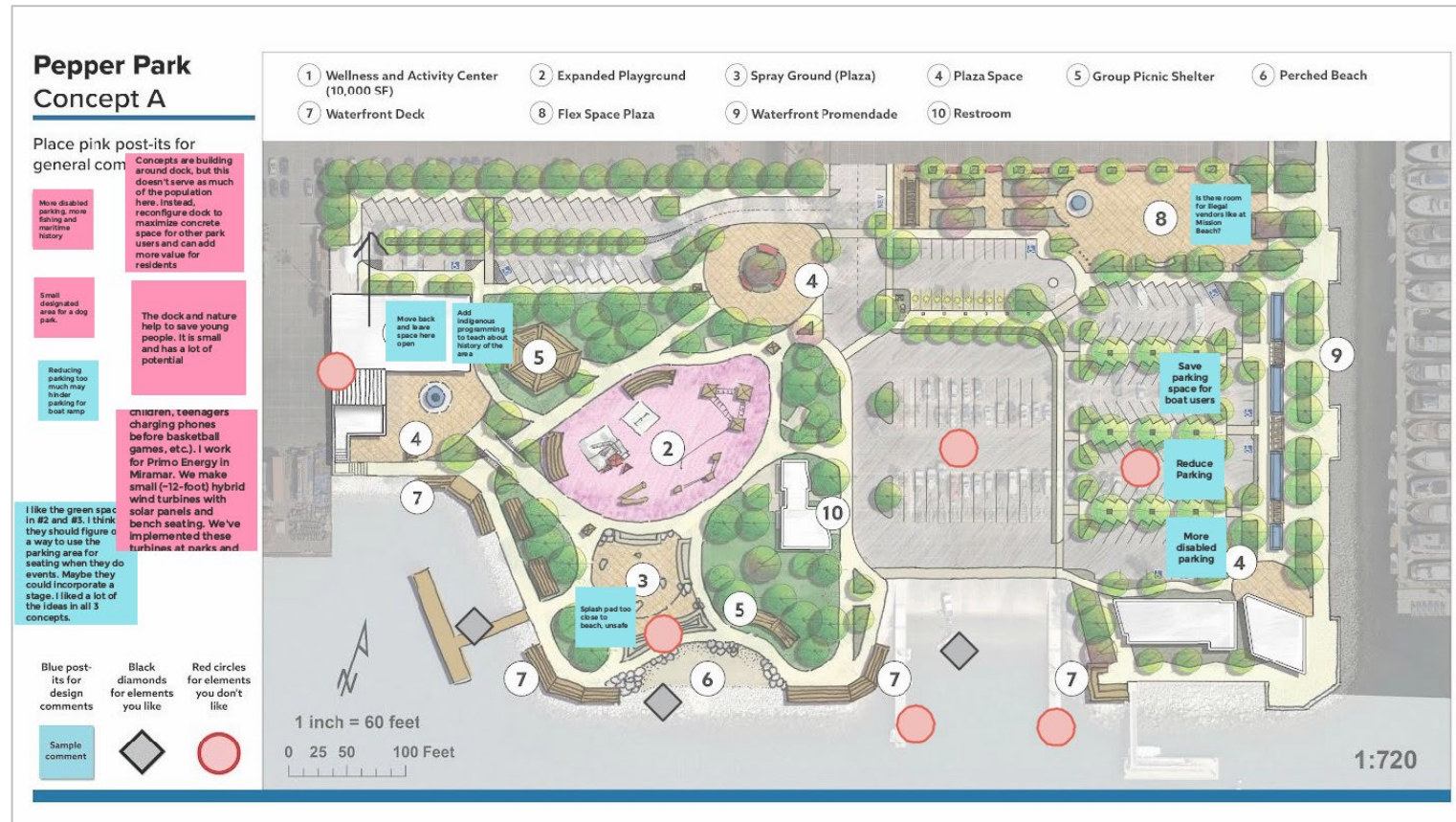




**What did we hear
from you?**

2022 Workshop Summary

- Over 120 people attended the March 23 workshop
- People were presented with three concept plans to compare and contrast
- Asked people to comment on the general design and location of proposed park elements

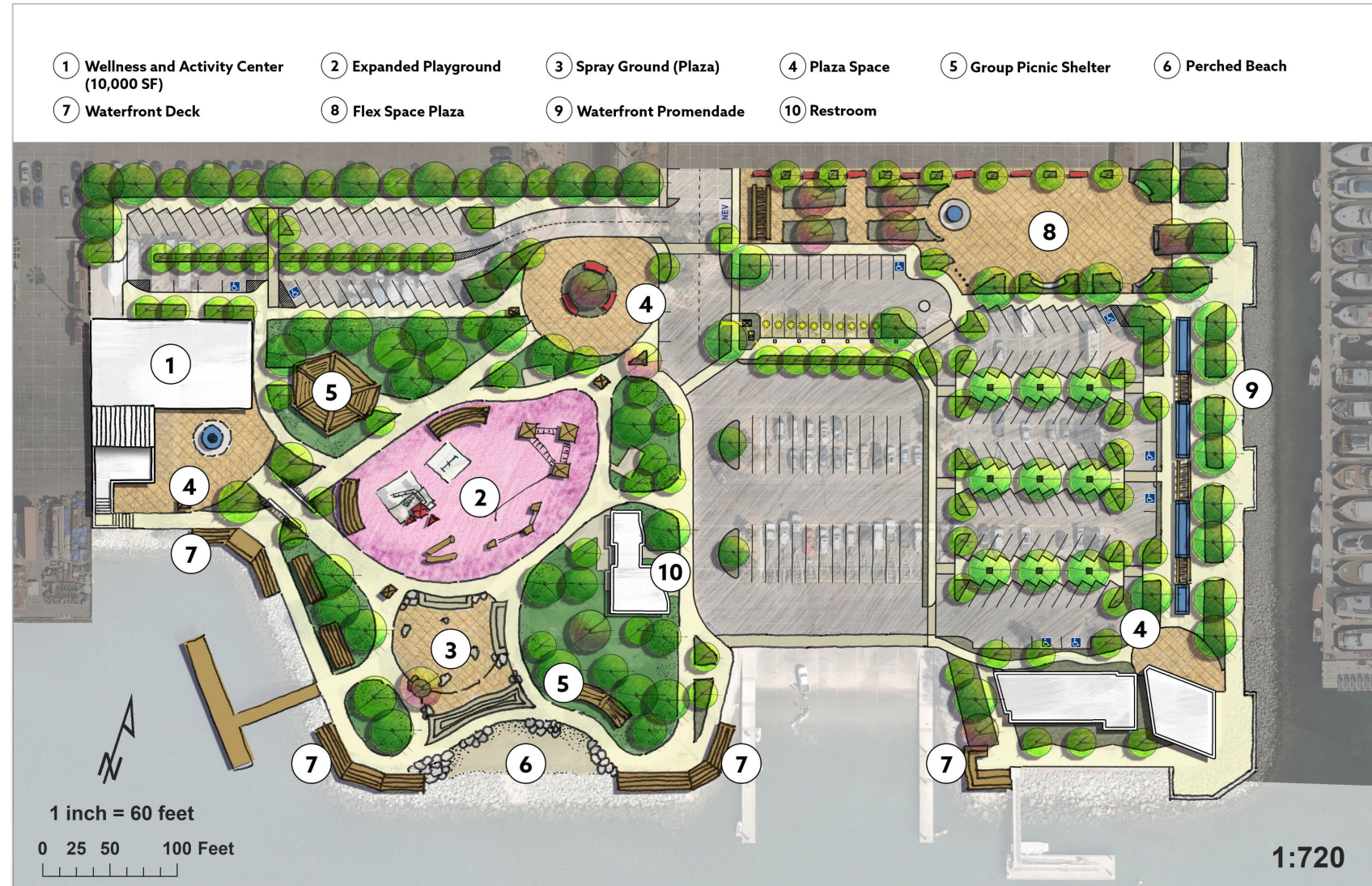


Breakout Room Screenshot

2022 Workshop Summary

Concept A Highlights:

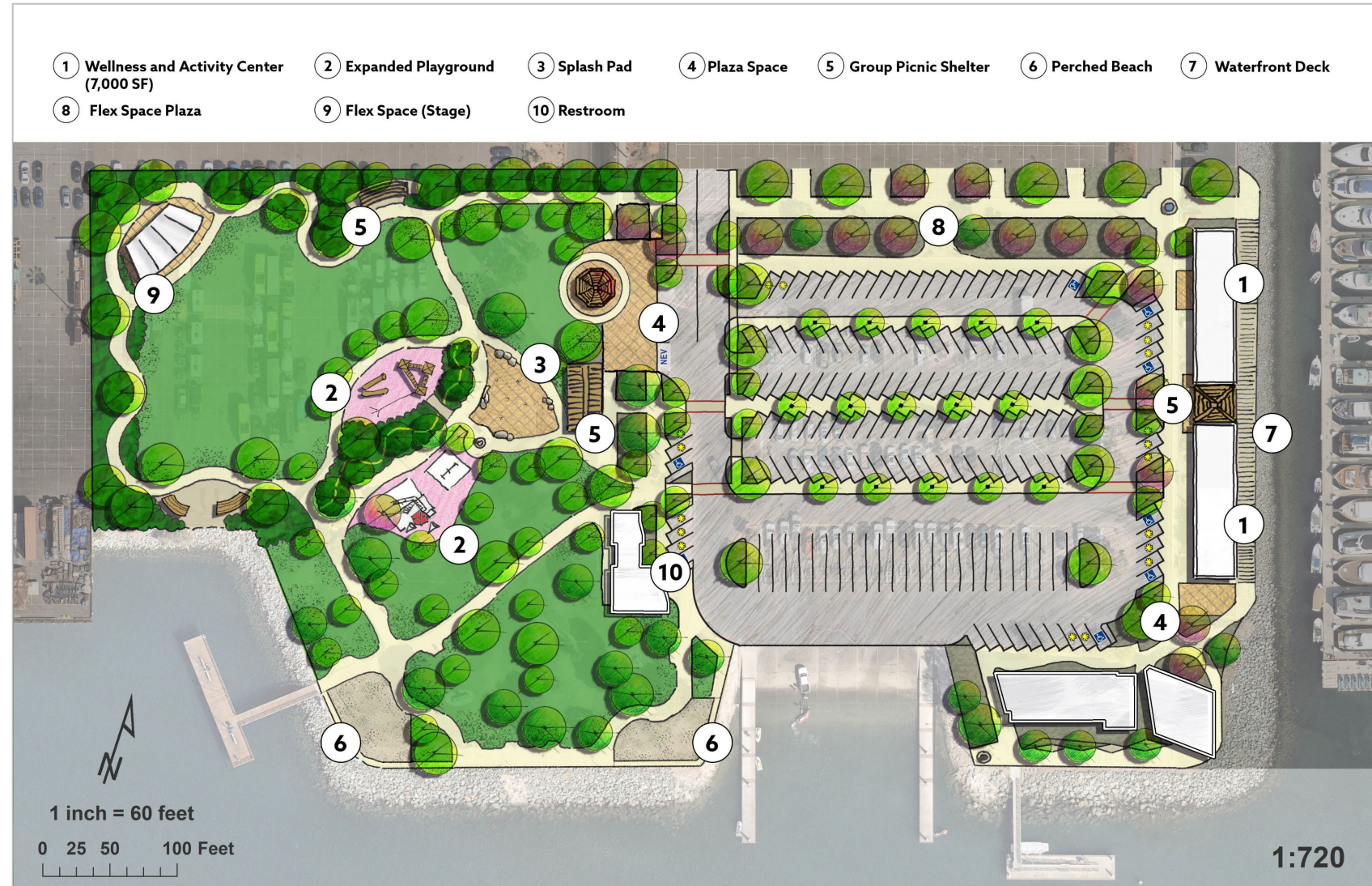
- Support for plaza spaces, perched beach, and splash pad areas
- Questioned the size of the Wellness Activity Center, amount of parking, not enough green space
- General comments included art, cultural history, shuttle access points, roller skate area, more ADA accessibility, and water conservation



2022 Workshop Summary

Concept B Highlights:

- Support for larger open green space, smaller Wellness Activity Center, group picnic area, stage, splash pad, and improved pedestrian circulation
- Questioned the amount of parking and the views blocked by some elements
- General comments included a secondary entrance to park, additional restrooms, cultural history, dog park, and bike facilities



2022 Workshop Summary

Concept C Highlights:

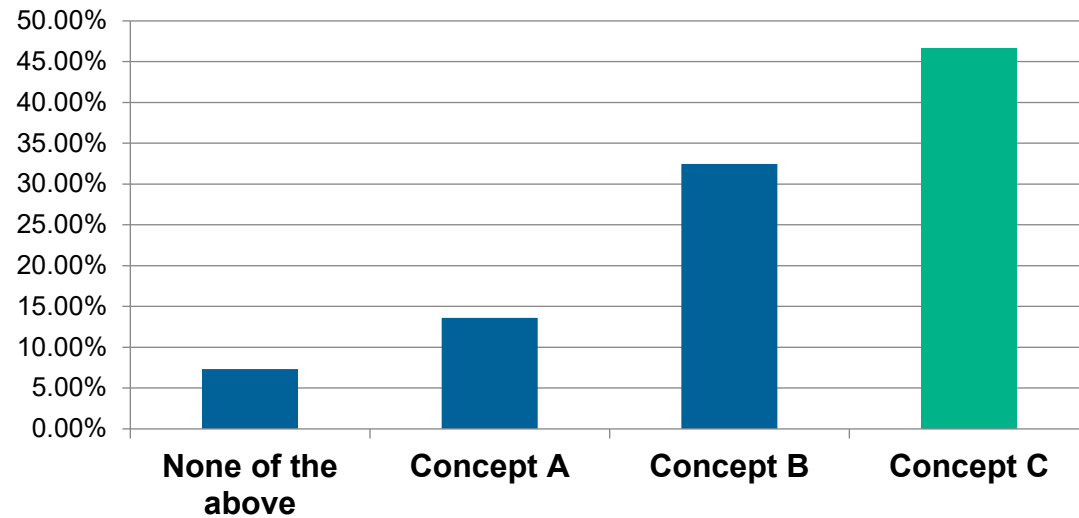
- Support for nature play area, themed playground, open green space, splash pad, living shoreline, and perched beach area
- Questioned the amount of parking, concerns with amount of trash from picnic areas close to waterfront
- General comments included dog park, shuttle/bus drop off area, cultural history, restrooms, and ADA accessibility



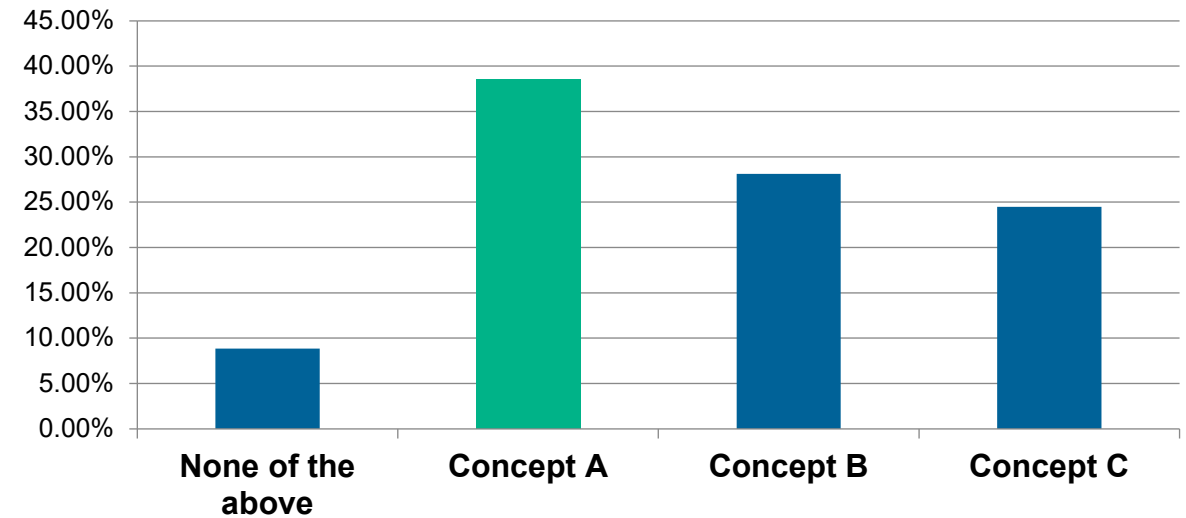
2022 Survey Summary

Over 300 surveys were completed.

Please select which concept you prefer for splash pads.

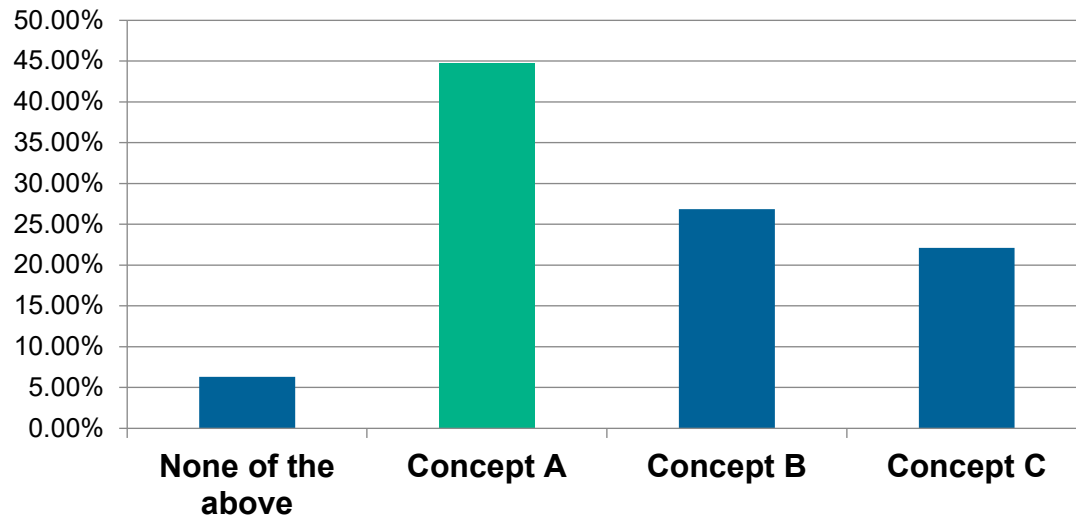


Please select which concept you prefer for a perched beach.

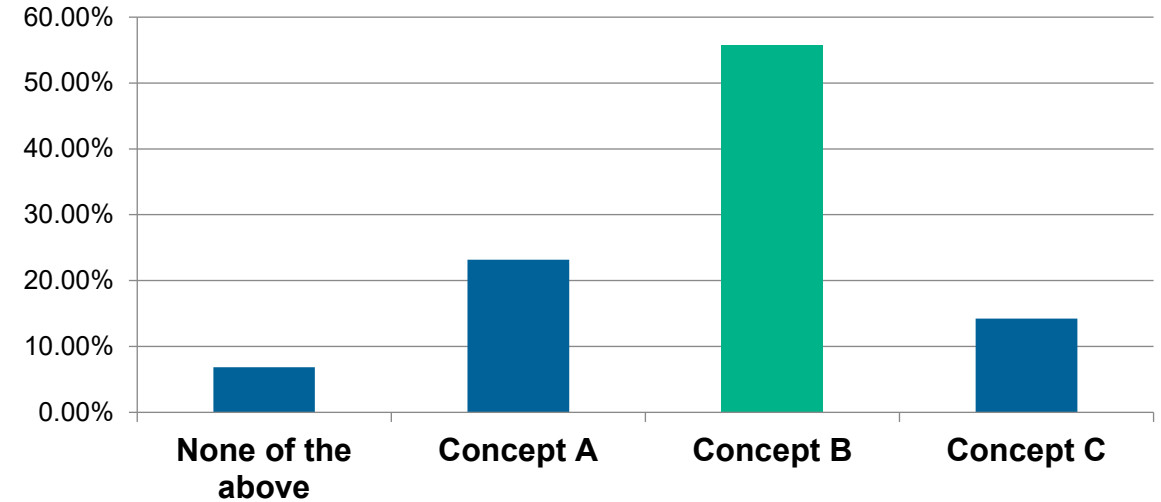


2022 Survey Summary

Please select which concept you prefer for group picnic areas.

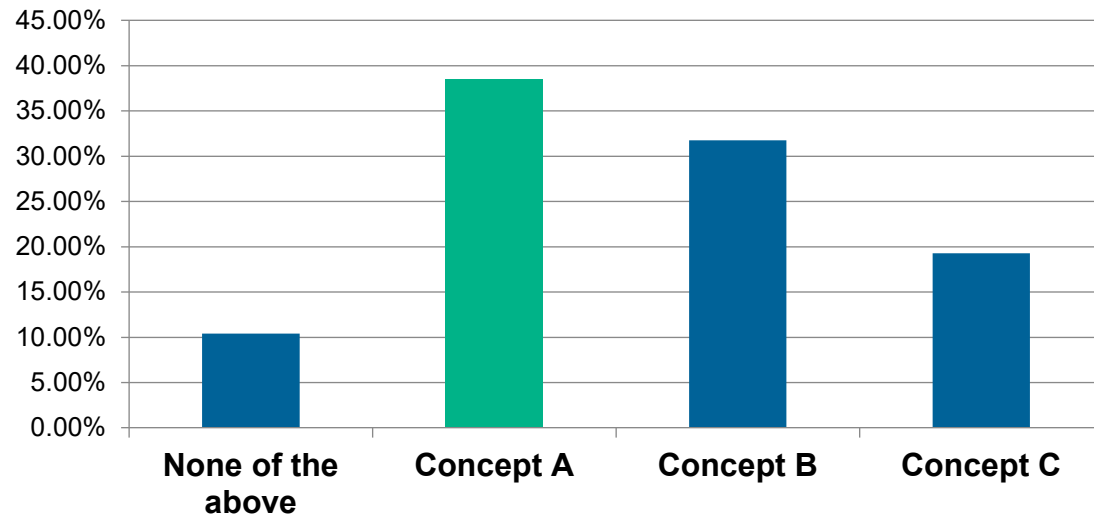


Please select which concept you prefer for a Wellness and Activity Center.

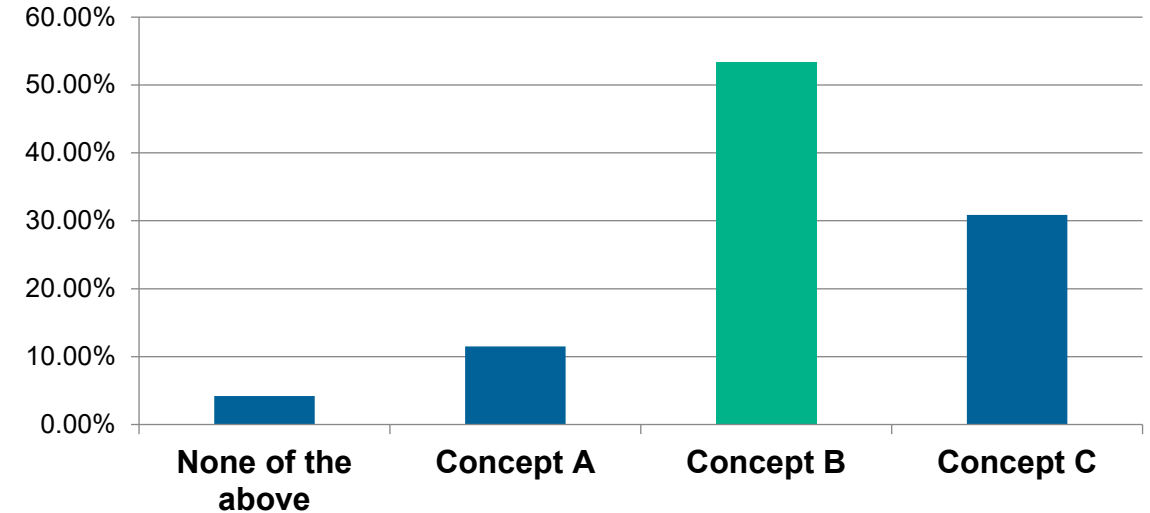


2022 Survey Summary

Please select which concept you prefer for Flex Spaces (food and retail).



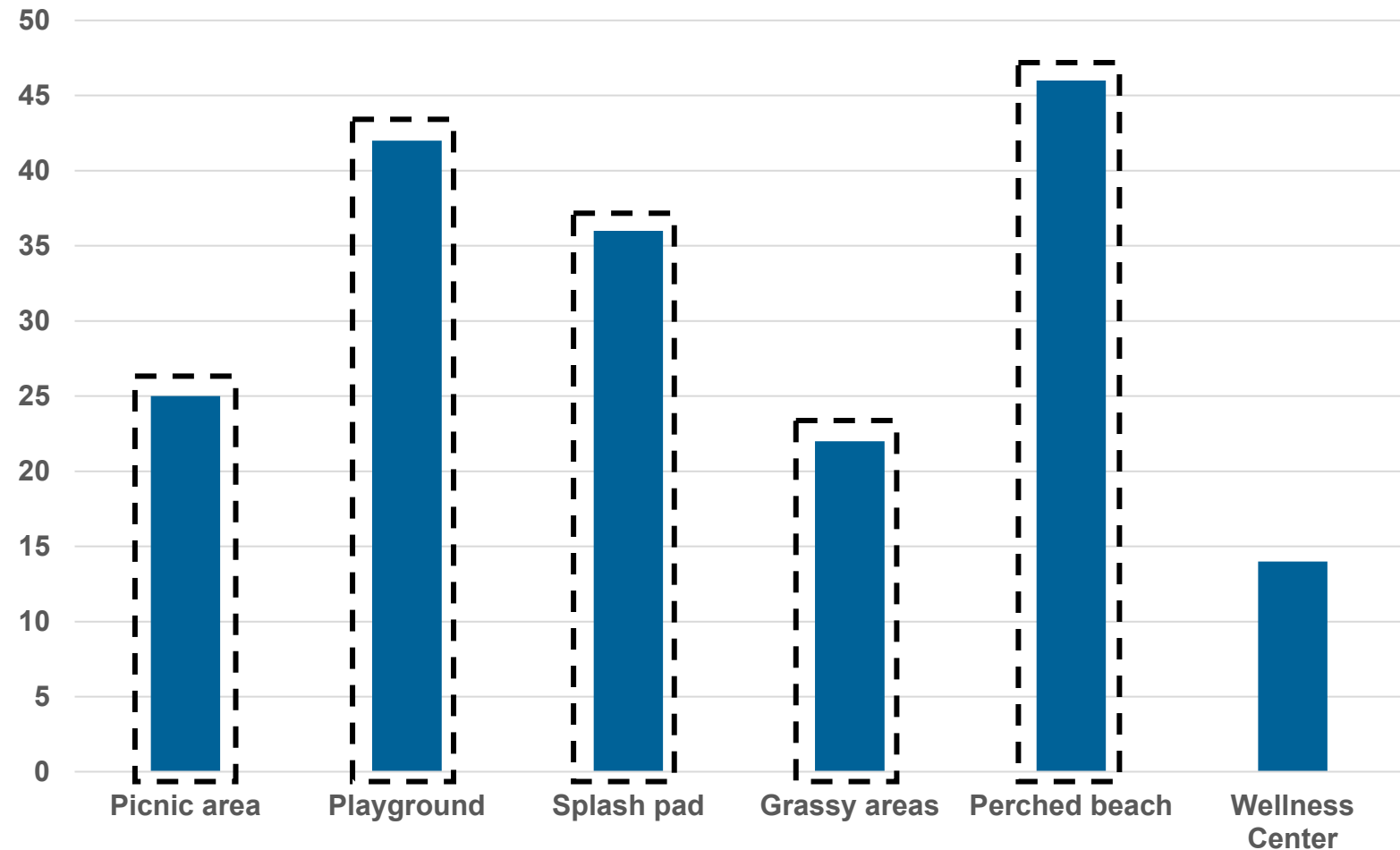
Please select which concept you prefer for Special Event spaces.



2022 Survey Summary

Top Priorities:

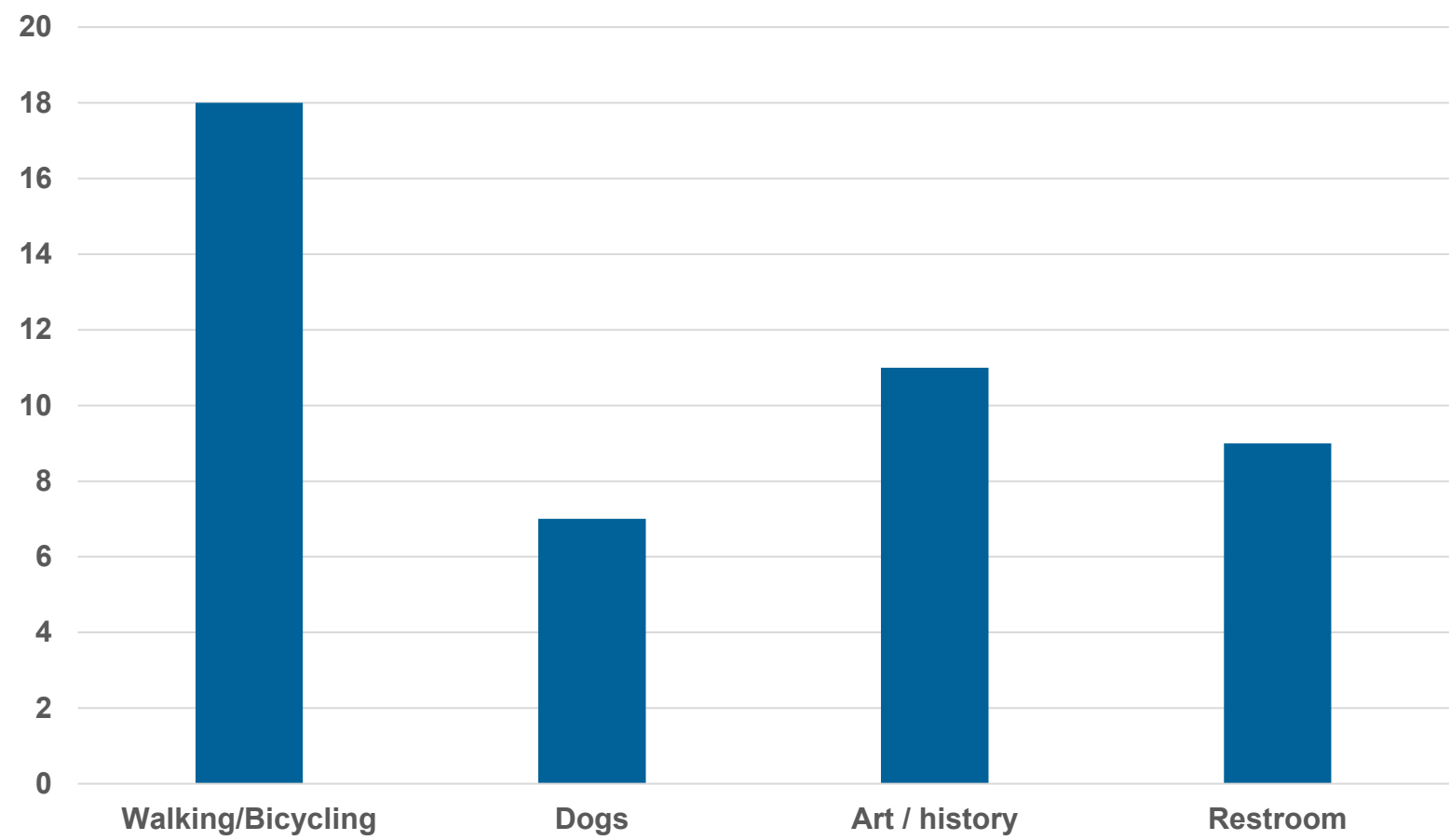
Given the elements you have seen and the sample photos that you have seen, what are the **top three elements that you want to make sure are included** in the preferred concept plan?



2022 Survey Summary

What Did We Miss:

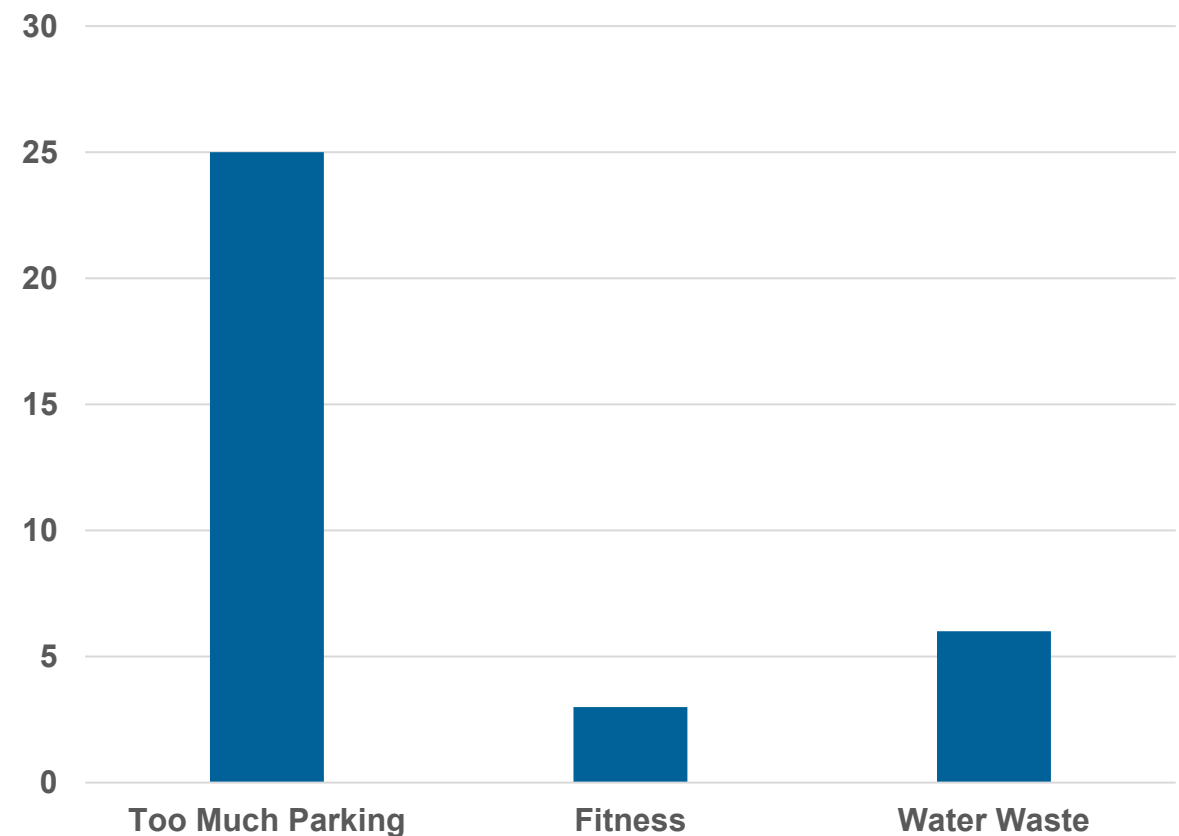
Is there an **element or activity that we missed** in the current three concept plans?



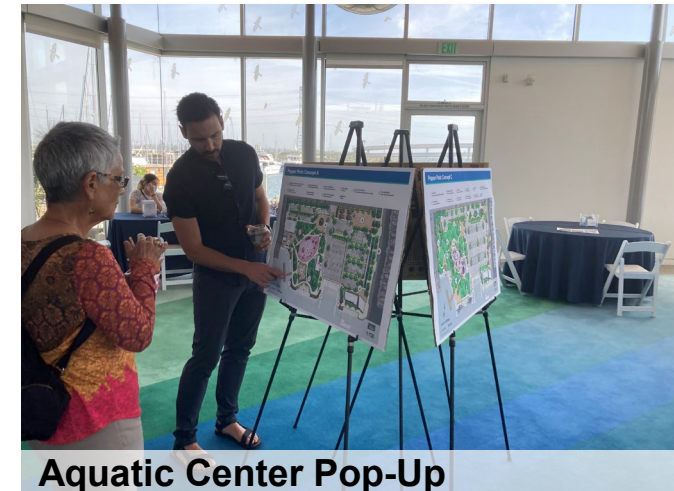
2022 Survey Summary

What Not to Include:

Is there anything that you would like to **make sure is not included** in the preferred concept plan?



2022 Pop Up Photos



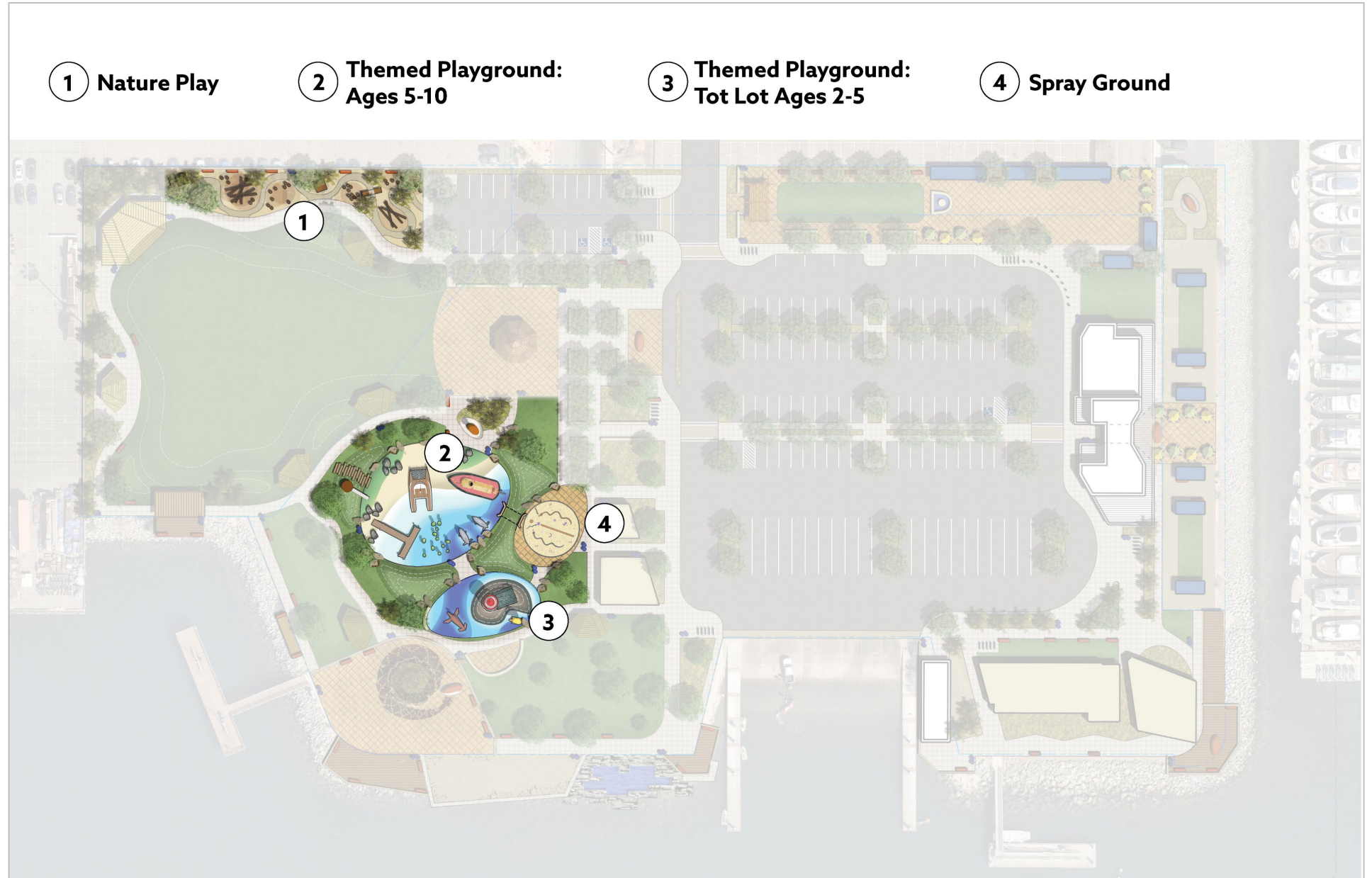


Hybrid Concept Plan Overview

Option 1 Overview- Wellness Center in Park



Option 1 Overview- Active Spaces



Option 1 Overview- Passive Spaces



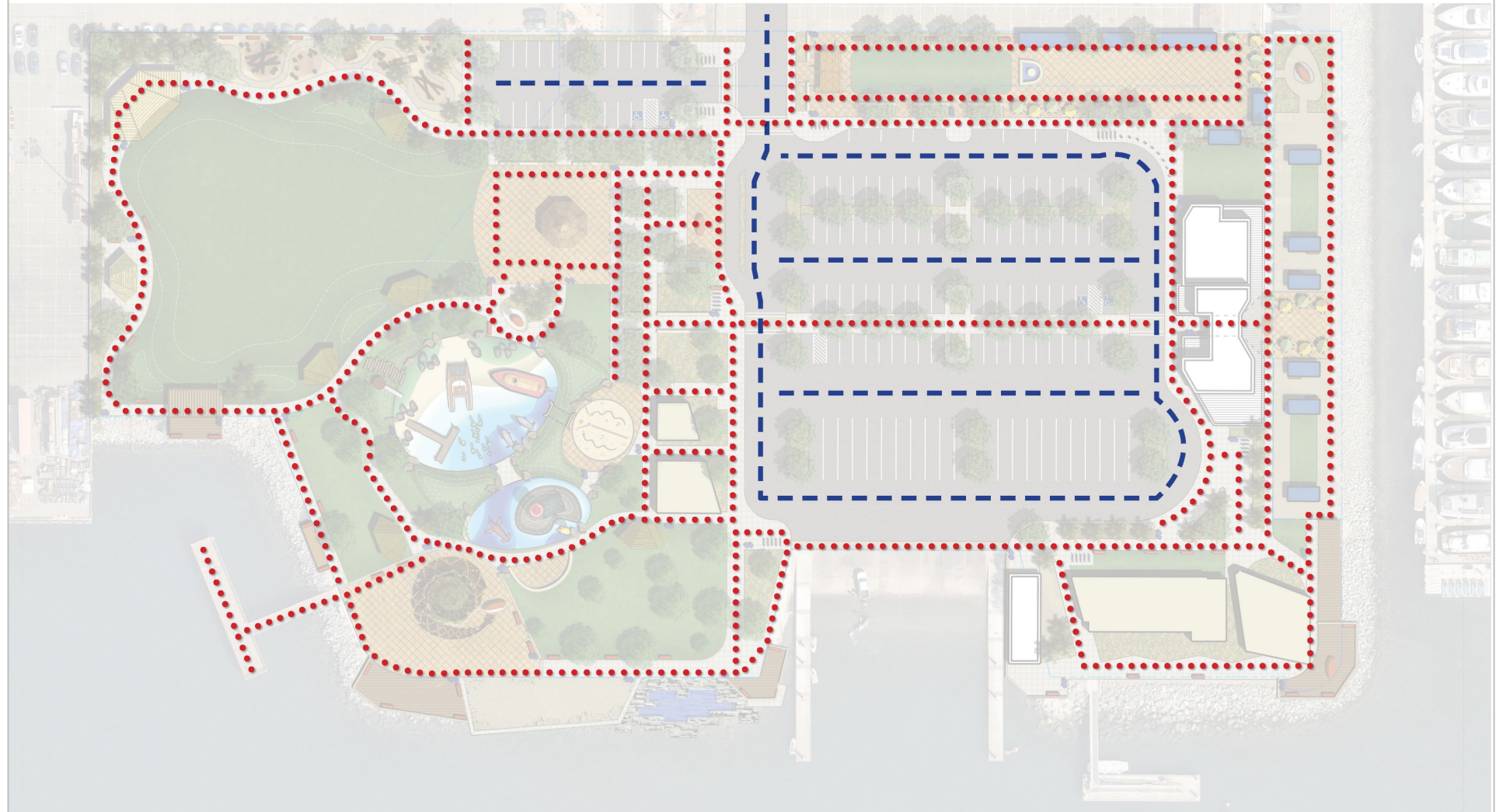
Option 1 Overview- Circulation

..... Pedestrian

- - - - - Vehicular

Parking:

Existing: 22 Boat trailer and 93 Regular Vehicle
Proposed: 22 Boat trailer and 115 Regular Vehicle



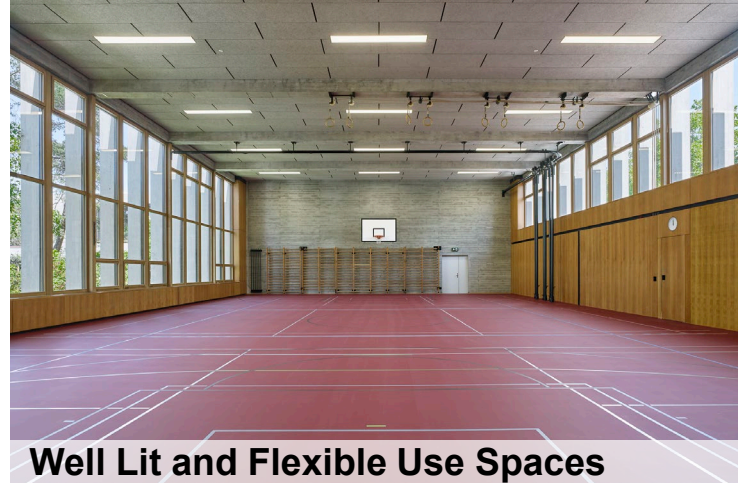
Option 2 - No New Buildings; Wellness Center Located Outside of Park



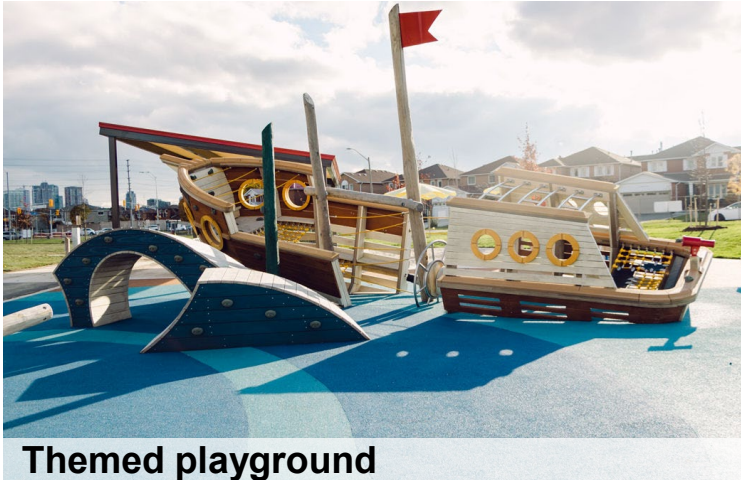
Wellness + Activity Center

- **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.

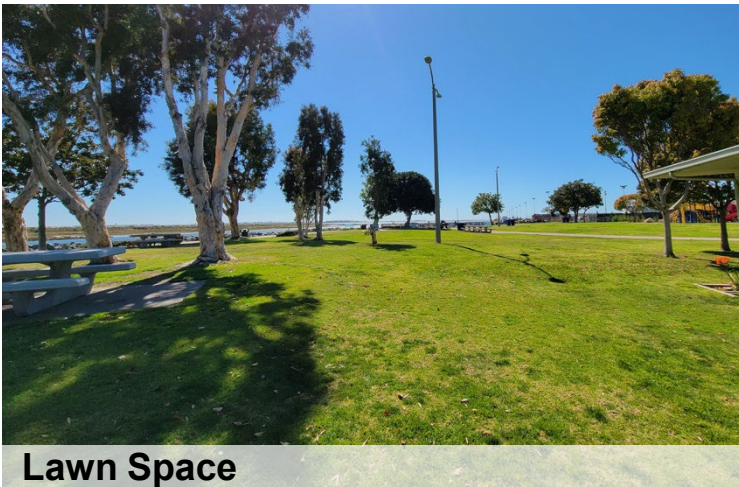
Wellness + Activity Center



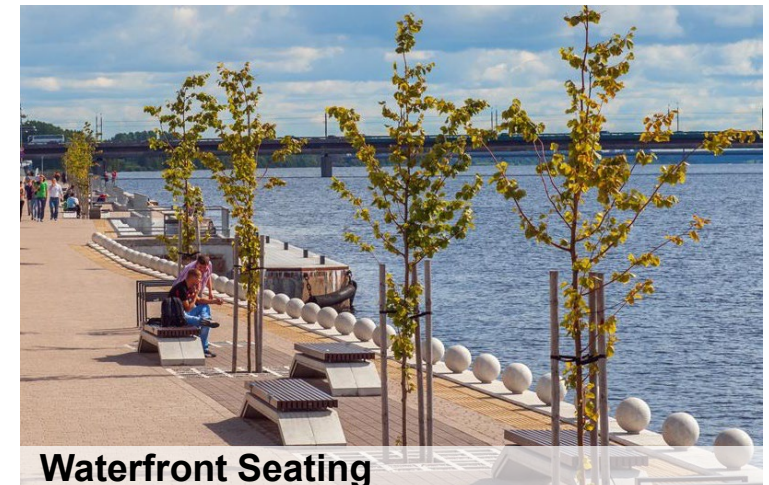
Playgrounds and Spraygrounds



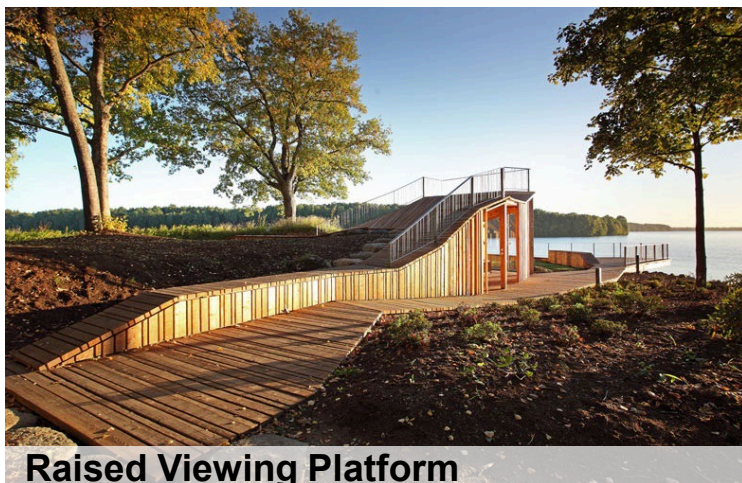
Event / Multi-Purpose Spaces



Waterfront Edge Improvements



Educational Improvements





Final Reminders

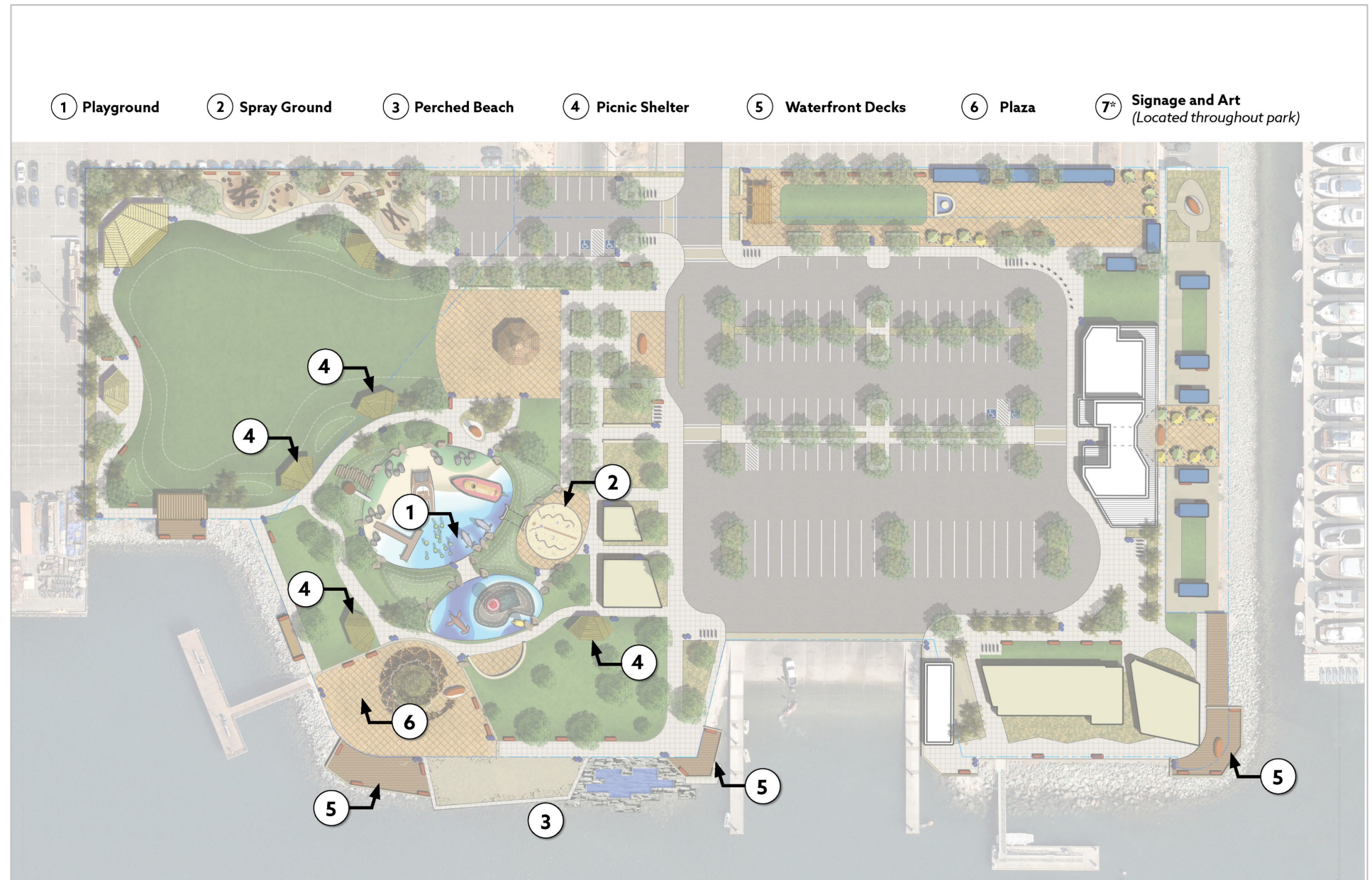
Early Action Items to Vote On:

1. Playground
2. Spray Ground
3. Perched Beach
4. Picnic Shelters
5. Waterfront Decks
7. Plaza
8. Signage and Art



Early Action Items to Vote On:

1. Playground
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Reminders and Next Steps

- **Hybrid Site Plan:** Combining input resulting in one preferred site plan
Status: In progress, pending May 2022 Workshop comments, survey, consistency with Port Policies, Port Master Plan, Balanced Plan / EIR, Coastal Act, Budgets, and other feasibility issues.
- **Early Action Build Projects:** Full construction documents for bidding
Status: In progress, pending May 2022 Workshop comments and survey. Will consider \$2.5 million construction budget limits and compliance with factors listed above in Hybrid Site Plan.
- **Full Buildout:** Implementing the park vision
The Port of San Diego and City of National City will continue to identify funding opportunities that will help implement mid and long-term projects.

Contact Information

- 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

Thank You For Attending!

May 5, 2022

