Pepper Park Expansion Study Public Workshop

PORT of SAN DIEGO Experiences

May 6, 2021

How to Select Your Language

Interpretation In Windows/MacOS
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Pagsasalin Sa Windows/MacOS

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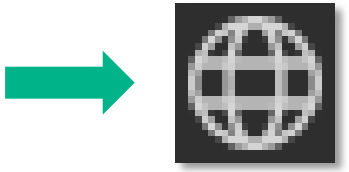

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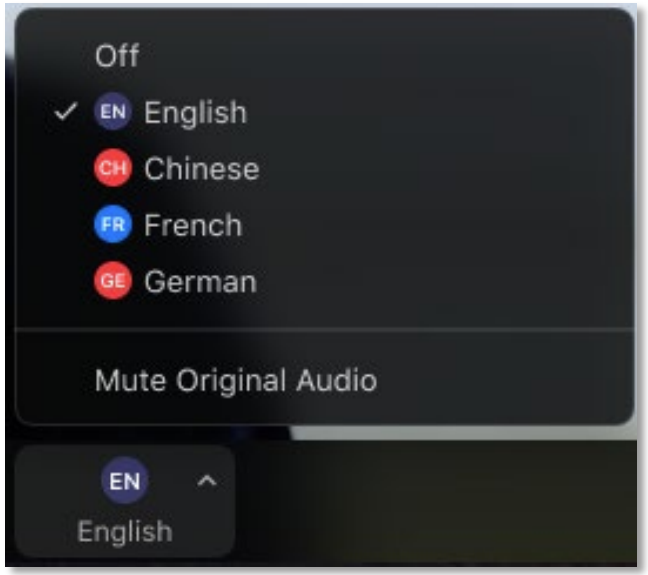

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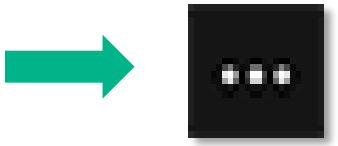

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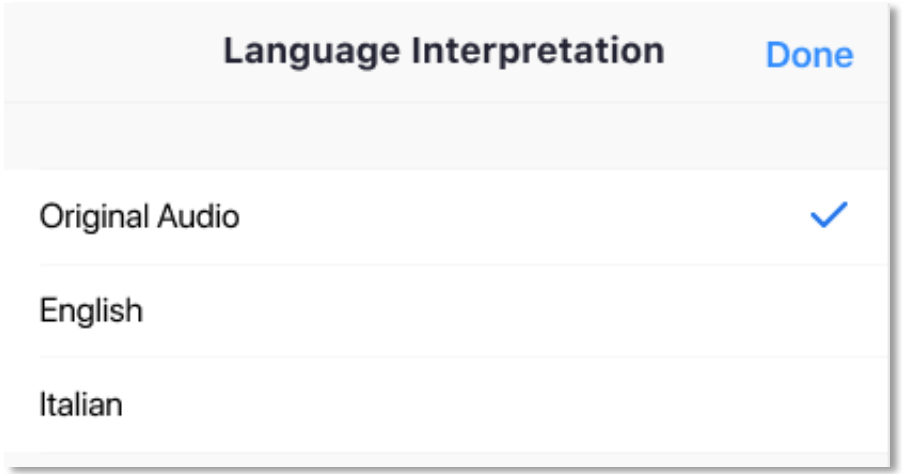

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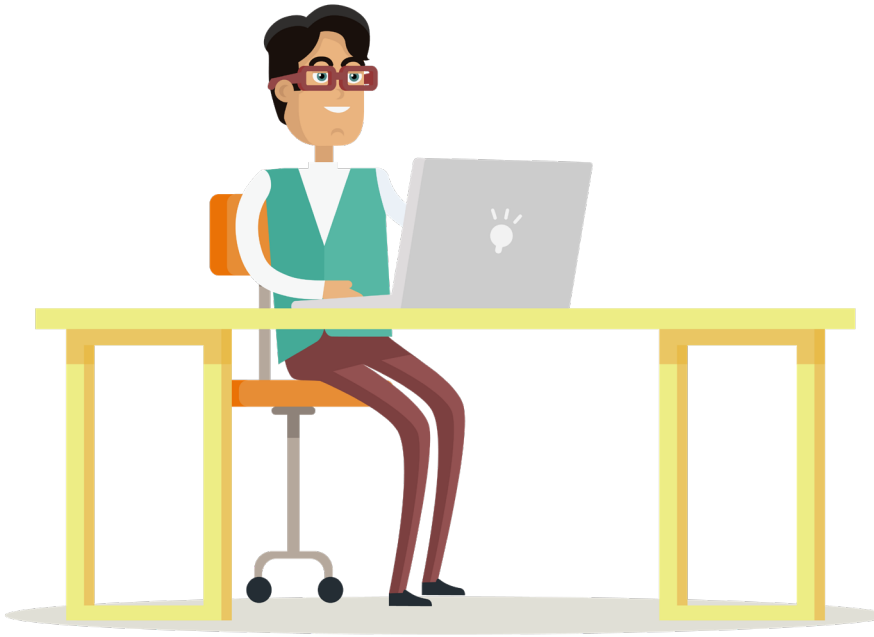
Workshop Agenda

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



Opening Remarks

Workshop Icebreaker Poll #1:

What is your relationship with National City?

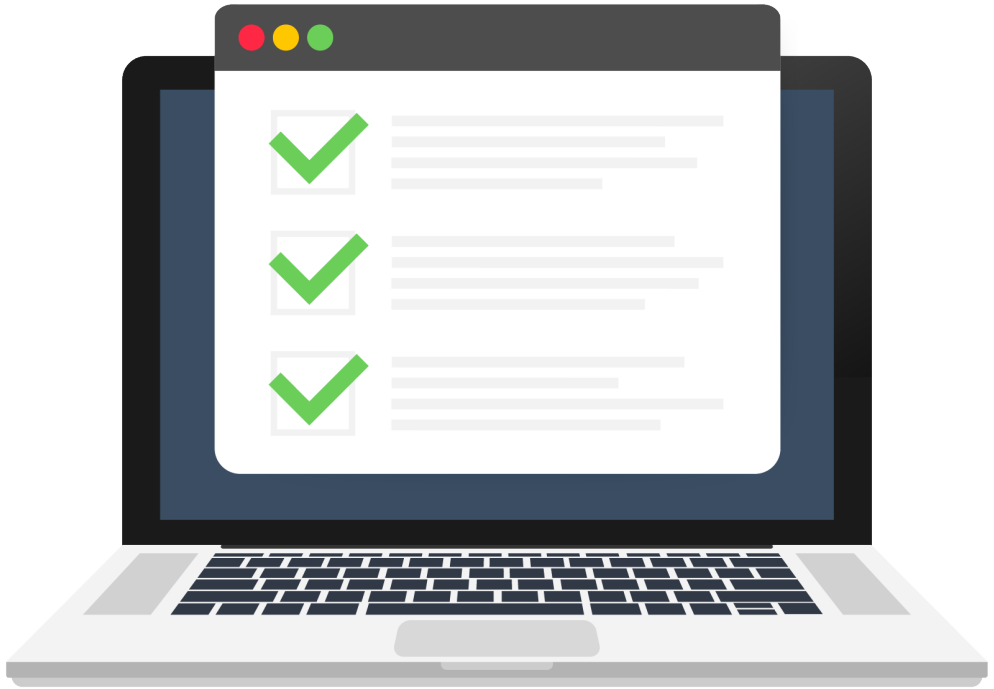
A. Resident

B. Business owner

C. Employed

D. Visitor

E. Other



Project Overview- Brief History

- In January 2016, the Port and City of National City held public design charrettes to discuss a **rebalance** of land uses for the maritime, commercial, and public uses near Pepper Park and the Pier 32 Marina.

- The resulting land use reconfiguration is referred to as the "**Balanced Plan**."

- The Balanced Plan contemplates a reconfiguration of maritime, commercial, and park uses.

- It includes an approximate **2.5-acre expansion** to the existing 5.2-acre Pepper Park and possible reconfiguration of the existing park

Project Overview- Goals

- Explore park features and recreation opportunities that will help **transform** Pepper Park into a resource that both National City residents and visitors will **cherish for years to come**.

- Engage with the community and stakeholders in a **collaborative format** to design the future Pepper Park.

- Identify park features and amenities that **leverage** the waterfront location, **balance** the priorities of the Port and region, and **reflect the local community's needs**.

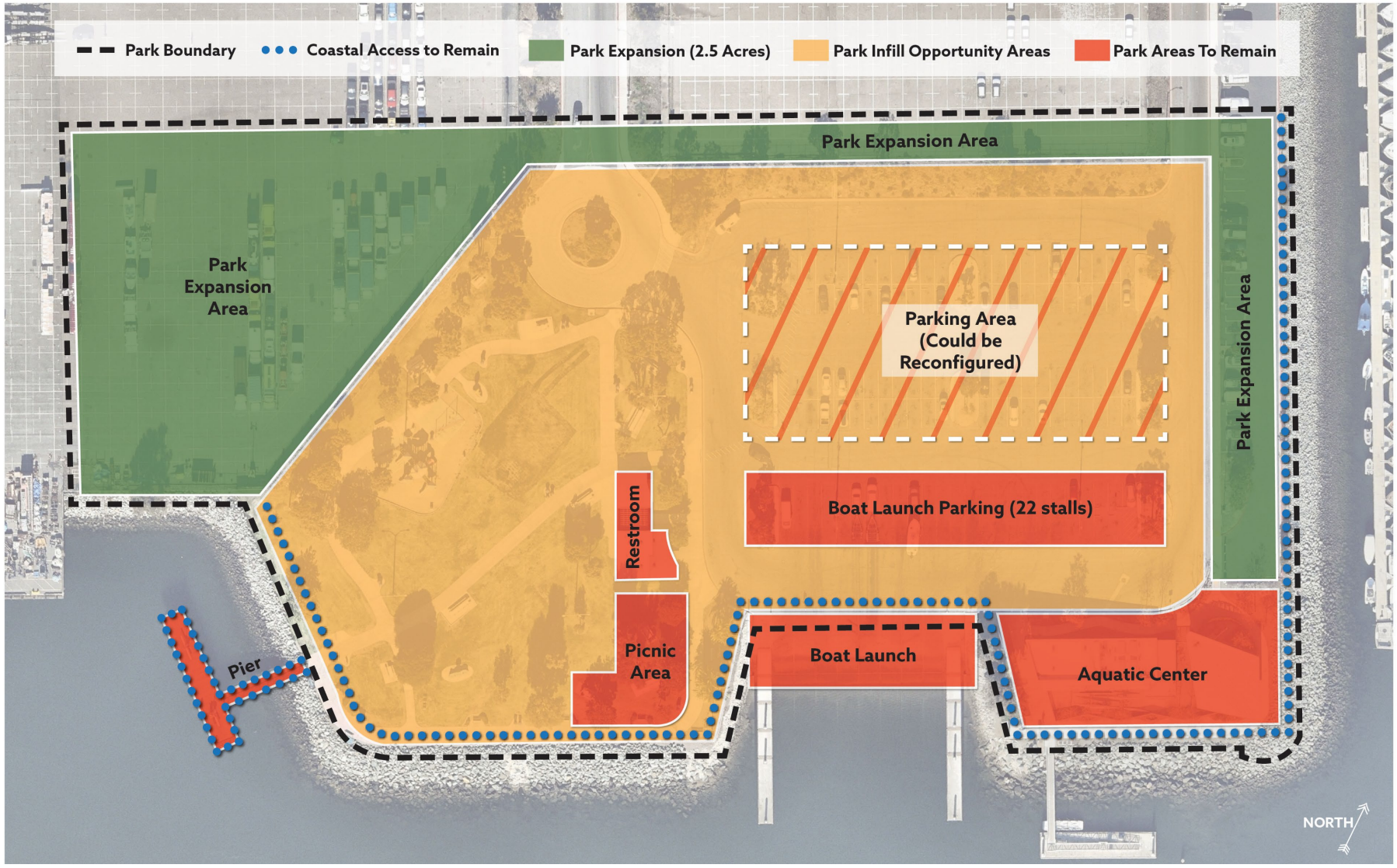
Project Site: What's At Play?

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



L.O.C.A.L. Mapping: Definitions

Opportunities
Opportunities are elements that have the potential to be realized if additional resources are added to the site.

Constraints
Constraints are features or conditions that cannot be changed with planning/design & that need to be addressed to reduce problems.

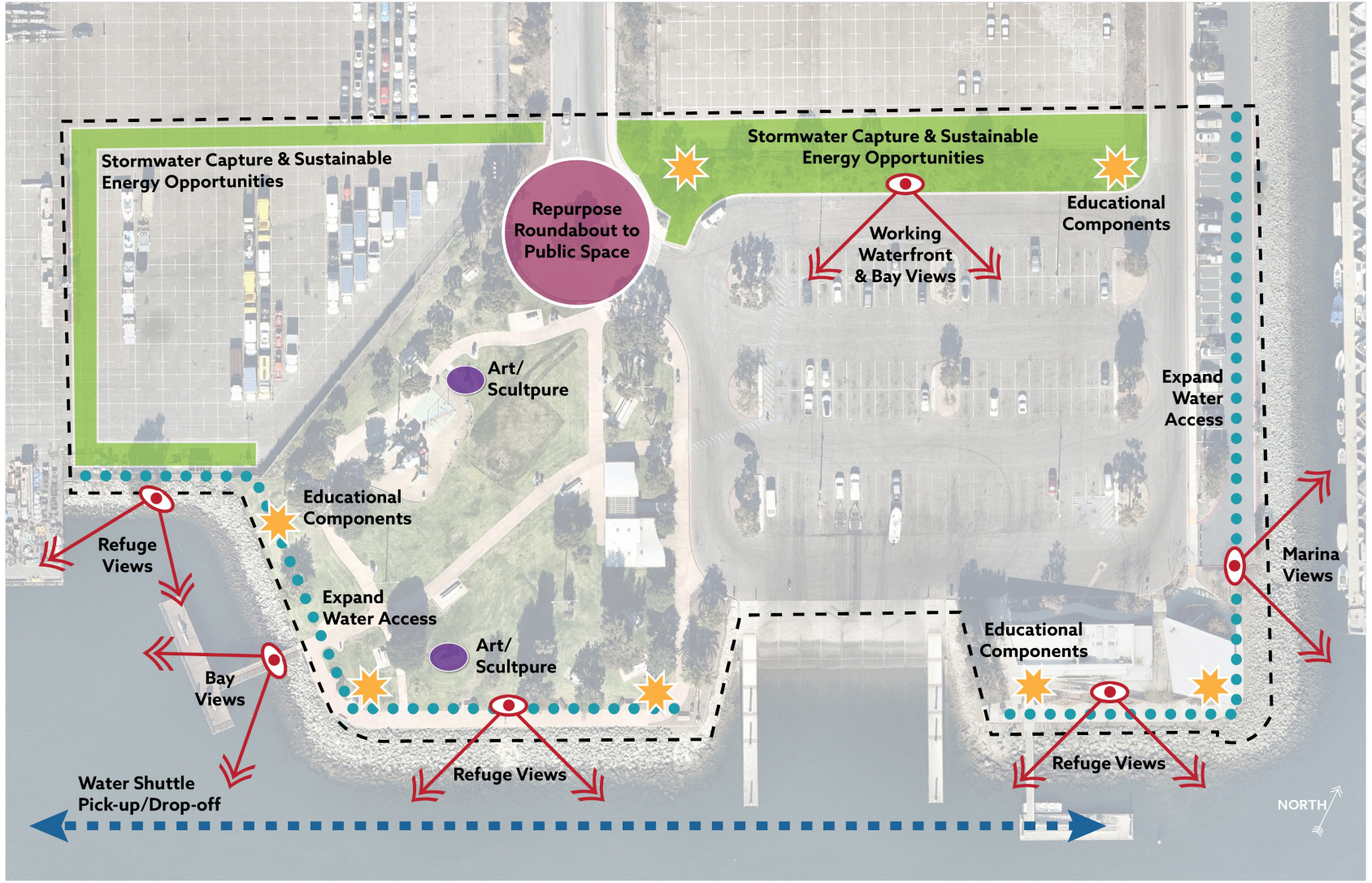
Assets
Assets are items found on site that either could be protected as-is or enhanced.

Limitations
Limitations are features / conditions perceived as challenges that can and should be addressed.

L.O.C.A.L. Mapping: Opportunities

Opportunities

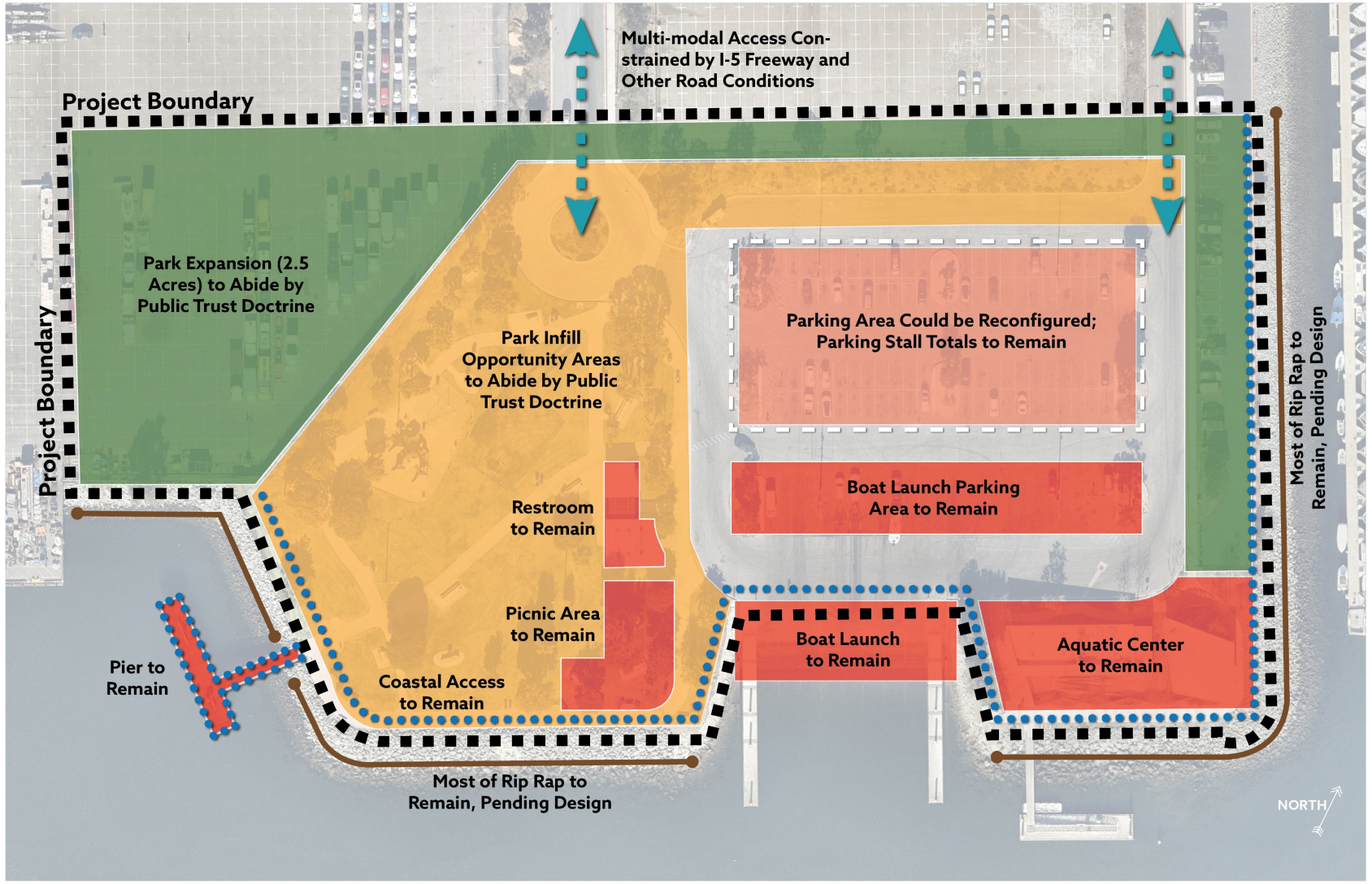
- 270-degree water view
- Proximity of the water's edge that is relatively calm & clear
- Design aesthetics of Pier 32 and the Aquatic Center
- Locations for updated art
- Interpretive topics for signage
- Repurposing of the roundabout
- Beneficial uses of stormwater
- San Diego Bay water shuttle service drop off/pick up
- Sustainable energy center (wind/solar)



L.O.C.A.L. Mapping: Constraints

Constraints

- Public Trust Doctrine has limitations on what can be implemented on Port property
- Park boundary is set and cannot be modified
- Cost constraints must always be considered
- Multi-modal access to Pepper Park from National City is constrained and hidden by the freeway
- Most of the rip rap edge will need to remain



L.O.C.A.L. Mapping: Assets

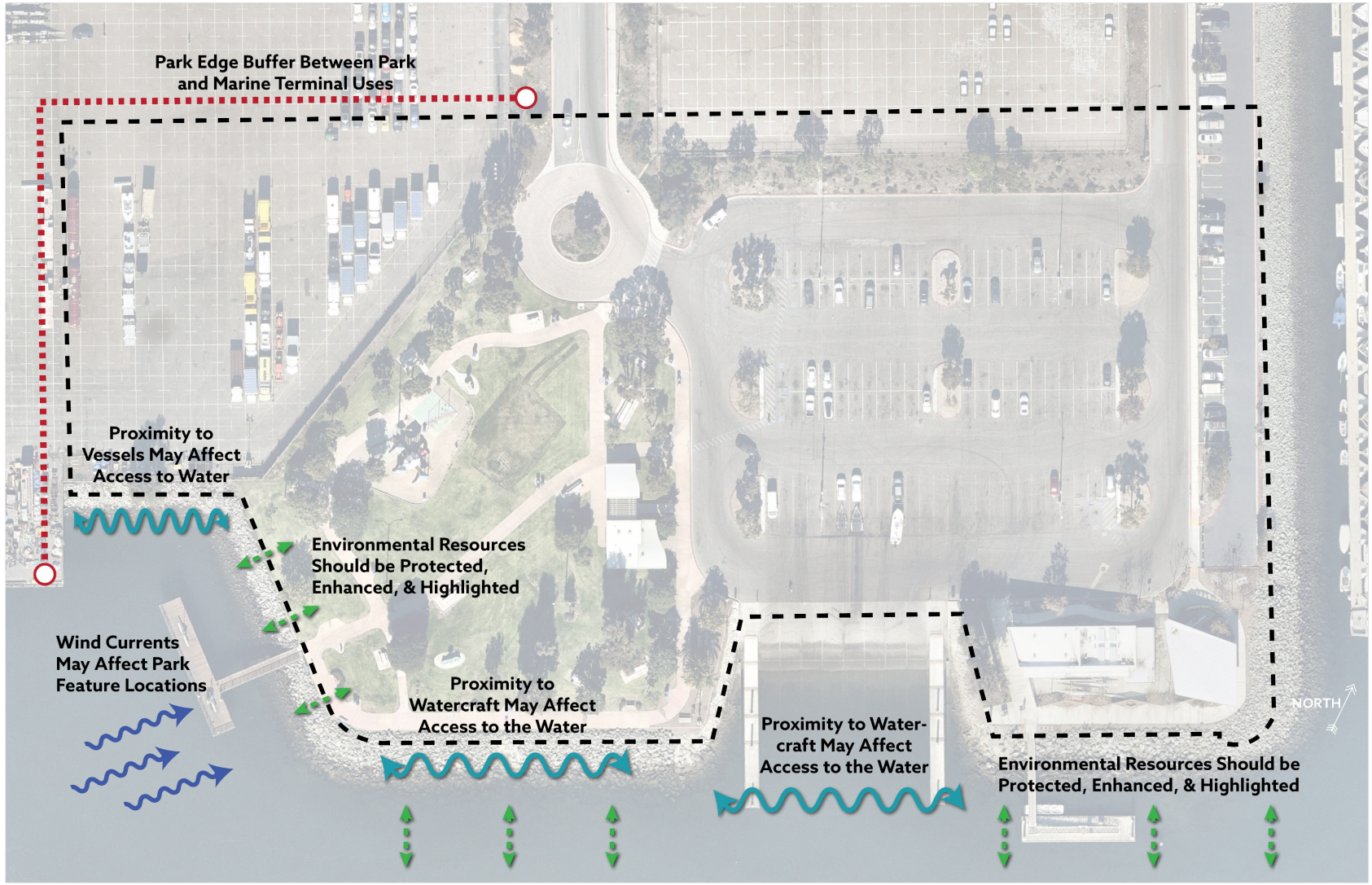
Assets

- Restroom facility in decent condition
- Playground is in good condition but could be expanded and age diversified
- Fishing pier and viewing area
- Mature, healthy trees
- Aquatic Center building is in great condition, but could be part of programming for park
- Boat launch and boat parking

L.O.C.A.L. Mapping: Limitations

Limitations

- Access to the water may be affected by proximity to vessels or watercraft
- Wind currents may affect where park features are located for comfort
- Wildlife refuge across from the site must be protected



Related Transportation Projects

The are several ongoing transportation-related projects that will improve access to the waterfront. Examples include:

- Clean Mobility Voucher Program for NEV Shuttle
- Homefront to Waterfront Study
- 8th Street and Roosevelt Avenue multi-use path
- 19th Street improvements
- Bayshore Bikeway improvements
- San Diego Bay to Pepper Park Water Taxi study
- Ped. Bridge connecting 24th St Trolley to Bayshore Bikeway

Potential Park Features from Previous Planning Efforts

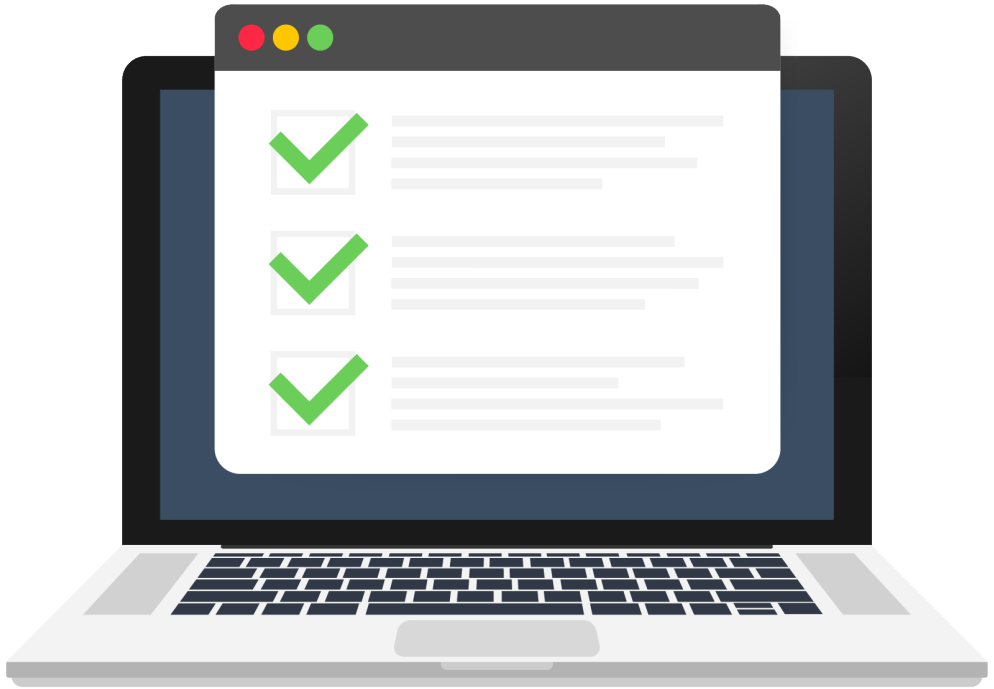
- Expand playground and water features
- Add and/or improve gathering spaces i.e. group picnic, gazebo/kiosco, etc.
- Expand waterfront views and gathering spaces such as viewing decks, perched beach areas, walkway, etc.
- Improve access and circulation to and from park
- Multi-purpose outdoor plaza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

Workshop Icebreaker Poll #2:

Have you participated in previous workshops related to Pepper Park or the Balanced Plan?

A. Yes

B. No



Workshop Activity: Breakout Rooms

Breakout room questions are categorized into the following topics:

- Well-Being Active Improvements (Things to play on or to exercise with)
- Passive Water Experiences (A place to experience the water)
- Event Supporting Improvements (Things to do)
- Educational Improvements (Learning from history and the environment)
- Access Improvements (The journey here)

Well-Being Active Improvements

Grassy Areas

Playgrounds

Splash Pad

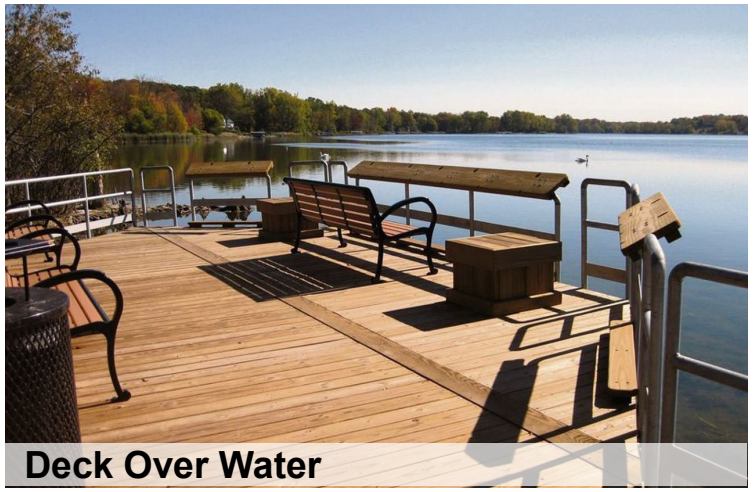
Waterfront Promenade

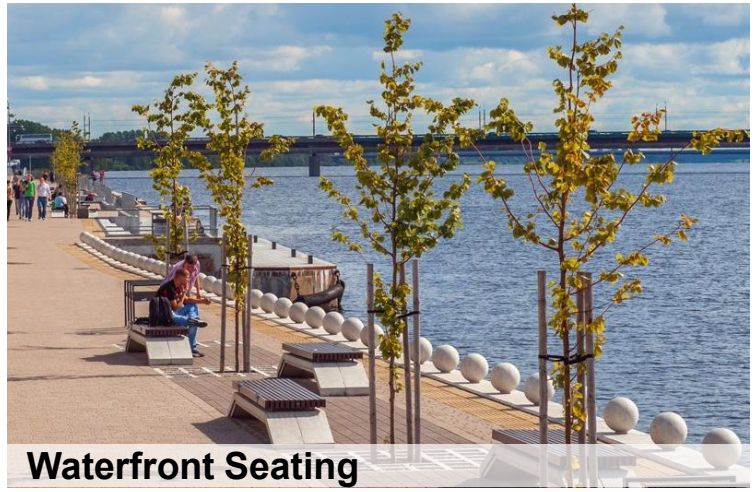
Walking/Jogging Path

Flex Spaces for Exercise

Passive Water Experiences

Perched Beach


Deck Over Water


Waterfront Seating

Stepped Seating

Viewing Deck

Unique Lighting

Event Supporting Improvements

Multi-Purpose Kiosko

Multi-Purpose Stage

Food/Drink Building

Outdoor Plaza Spaces

Festival Space

Group Picnic Areas

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

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

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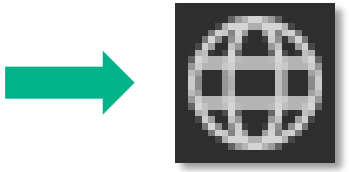

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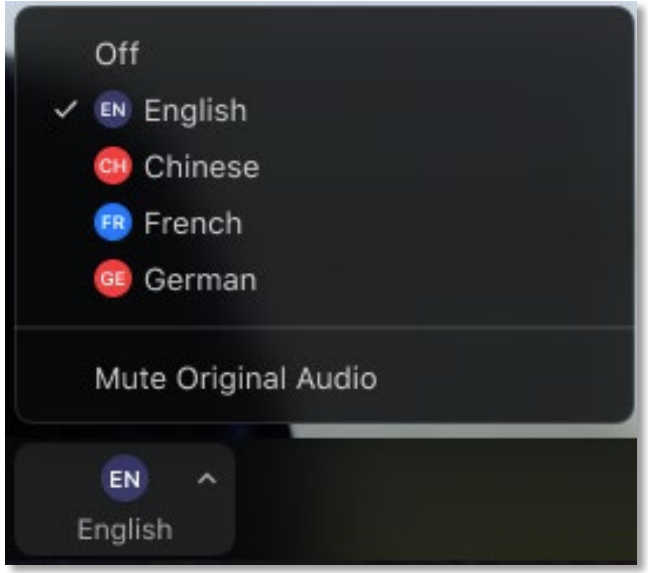

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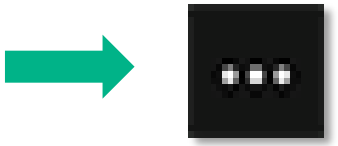

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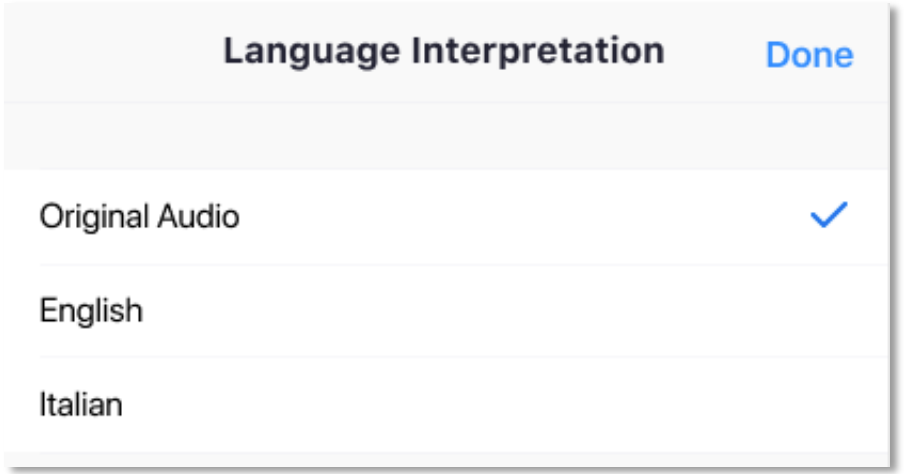

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- Stay in touch! Please visit the Port website to sign up and receive project updates:
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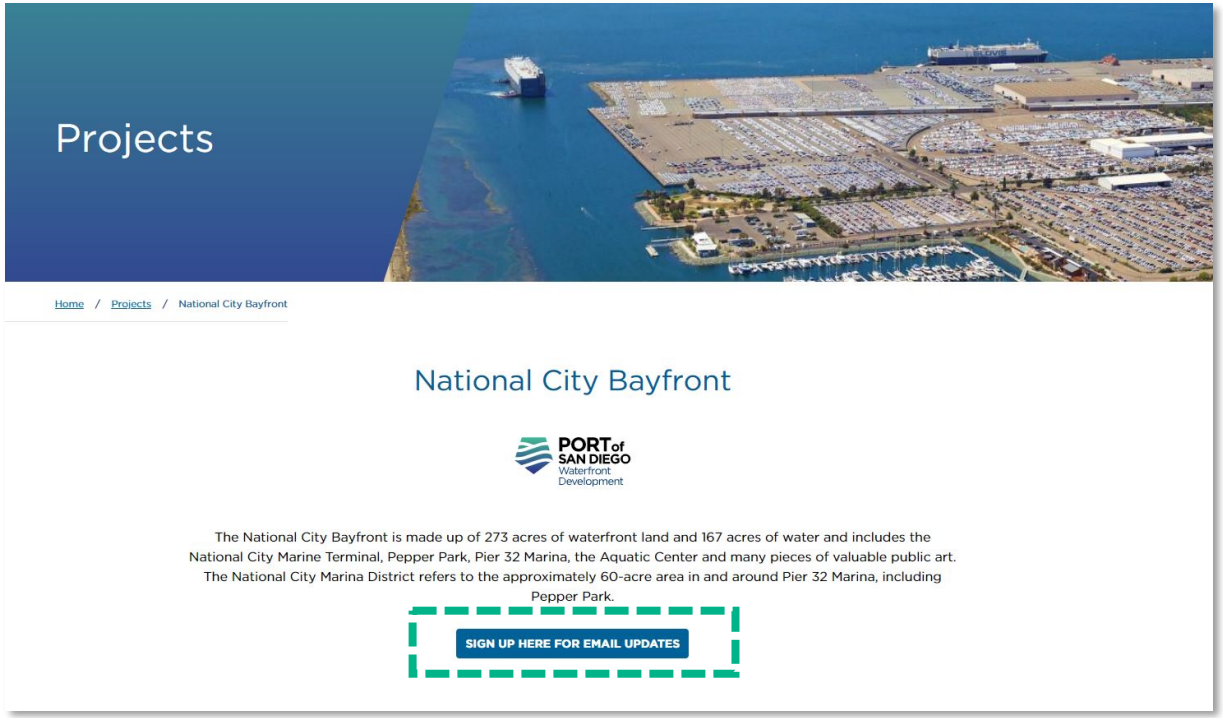

If you have any questions, please contact Anna Buzaitis:
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Closing Remarks

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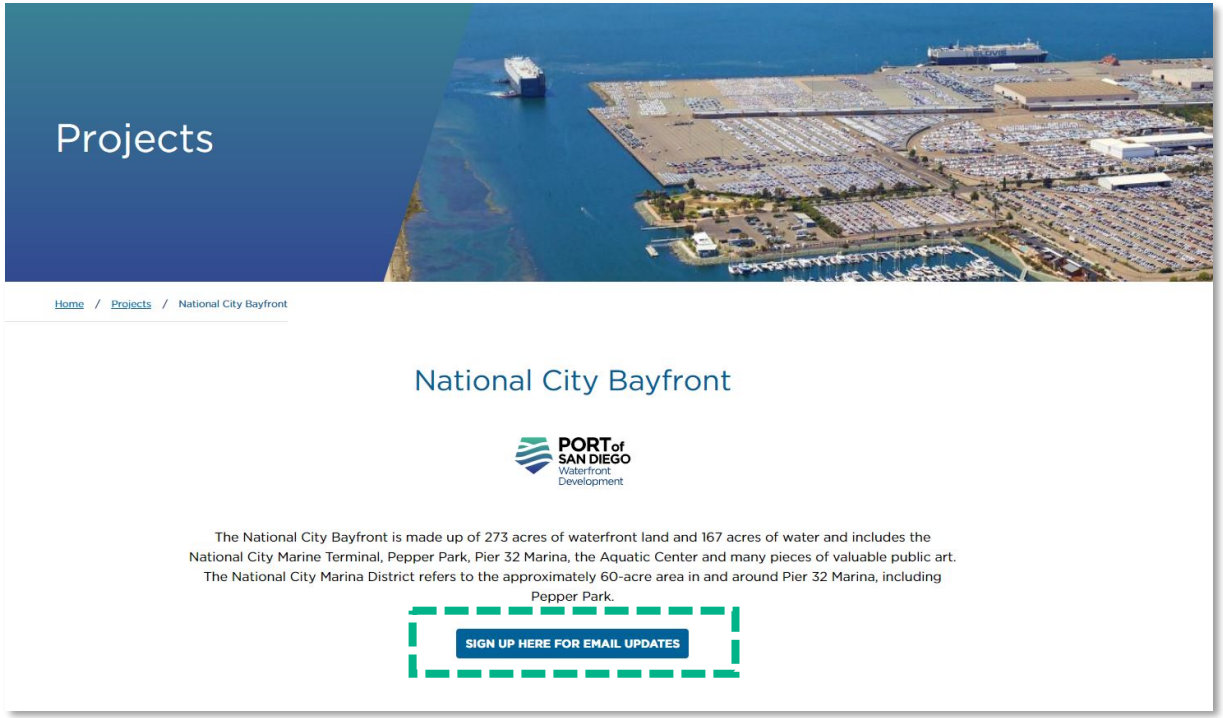

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