

Agenda Item No. 1  
File No. 2017-0569

# Integrated Planning Port Master Plan Update

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

- A) PLANNING DISTRICT 6 (CHULA VISTA BAYFRONT) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
- B) PLANNING DISTRICT 2 (HARBOR ISLAND) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
- C) PLANNING DISTRICT 1 (SHELTER ISLAND) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP

Board of Port Commissioners  
December 12, 2017

# TODAY'S WORKSHOP:

## A) PLANNING DISTRICT 6

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

## B) PLANNING DISTRICT 2

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

## C) PLANNING DISTRICT 1

- 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 ☐ Neutral  
Other (specify) \_\_\_\_\_

**PERSONAL INFORMATION:**  
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Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

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. B  
Date: \_\_\_\_\_

☐ In Favor ☐ In Opposition ☐ Neutral  
Other (specify) \_\_\_\_\_

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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. C  
Date: \_\_\_\_\_

☐ In Favor ☐ In Opposition ☐ Neutral  
Other (specify) \_\_\_\_\_

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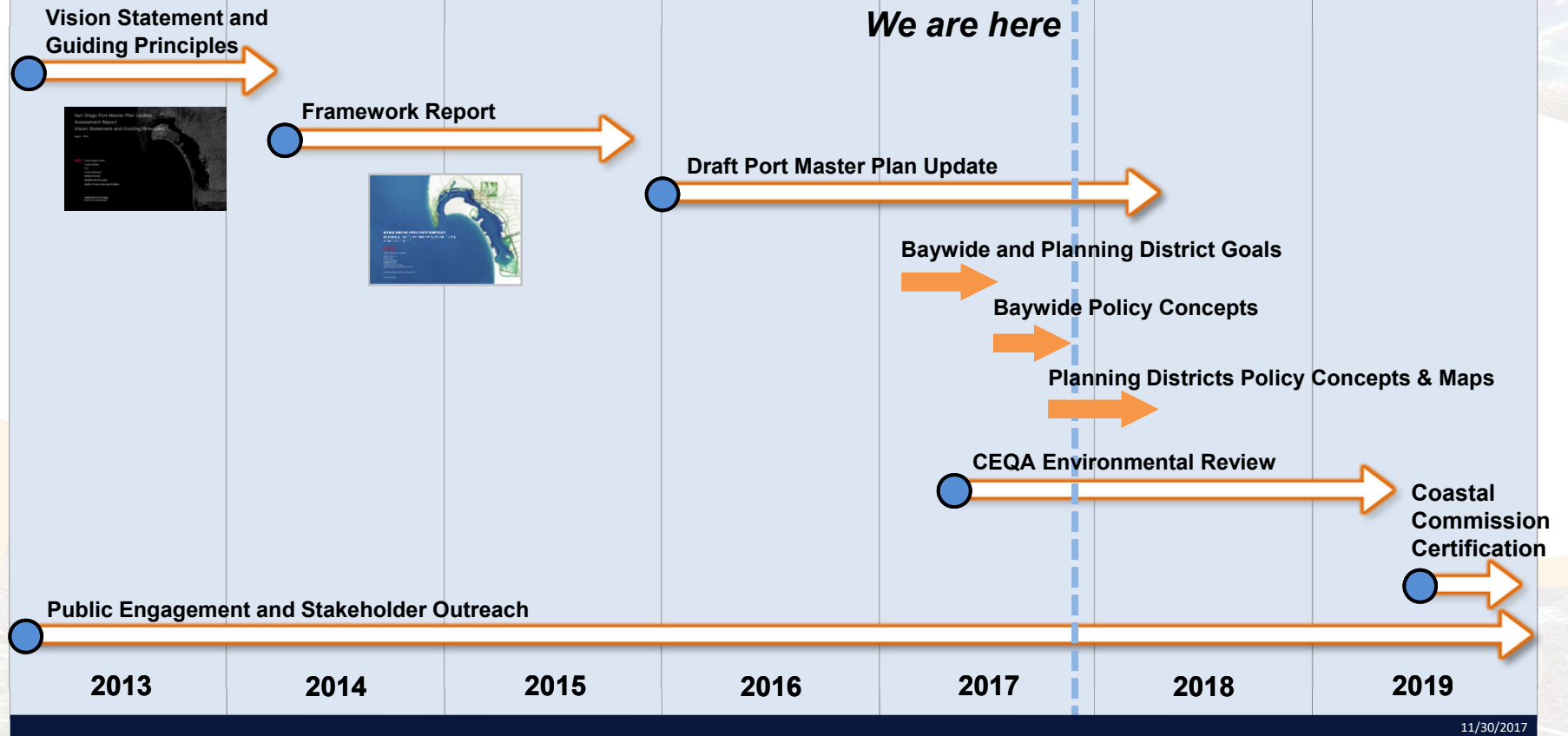
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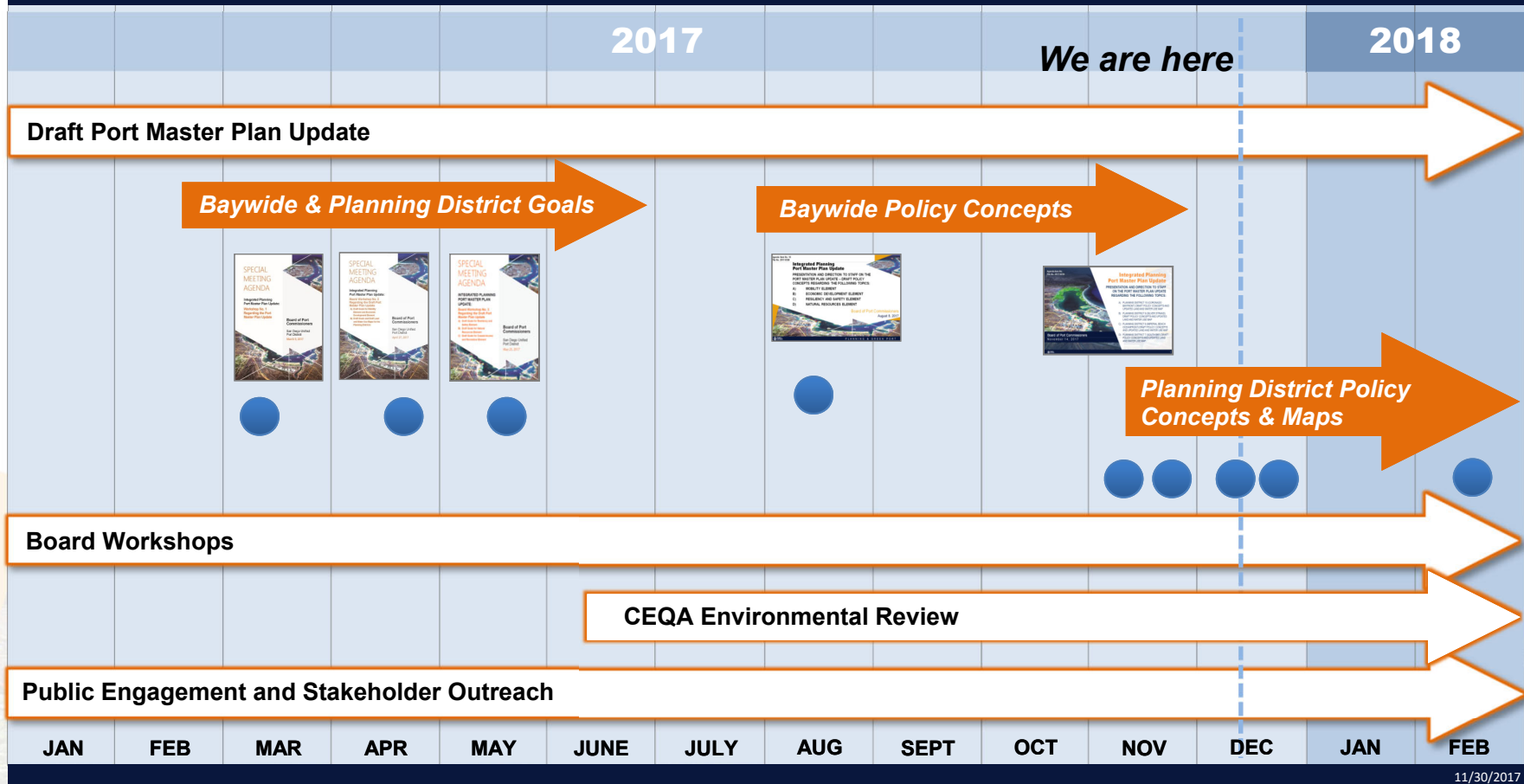
City/State/Zip: \_\_\_\_\_



# INTEGRATED PLANNING PROCESS



# INTEGRATED PLANNING PROCESS



# 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

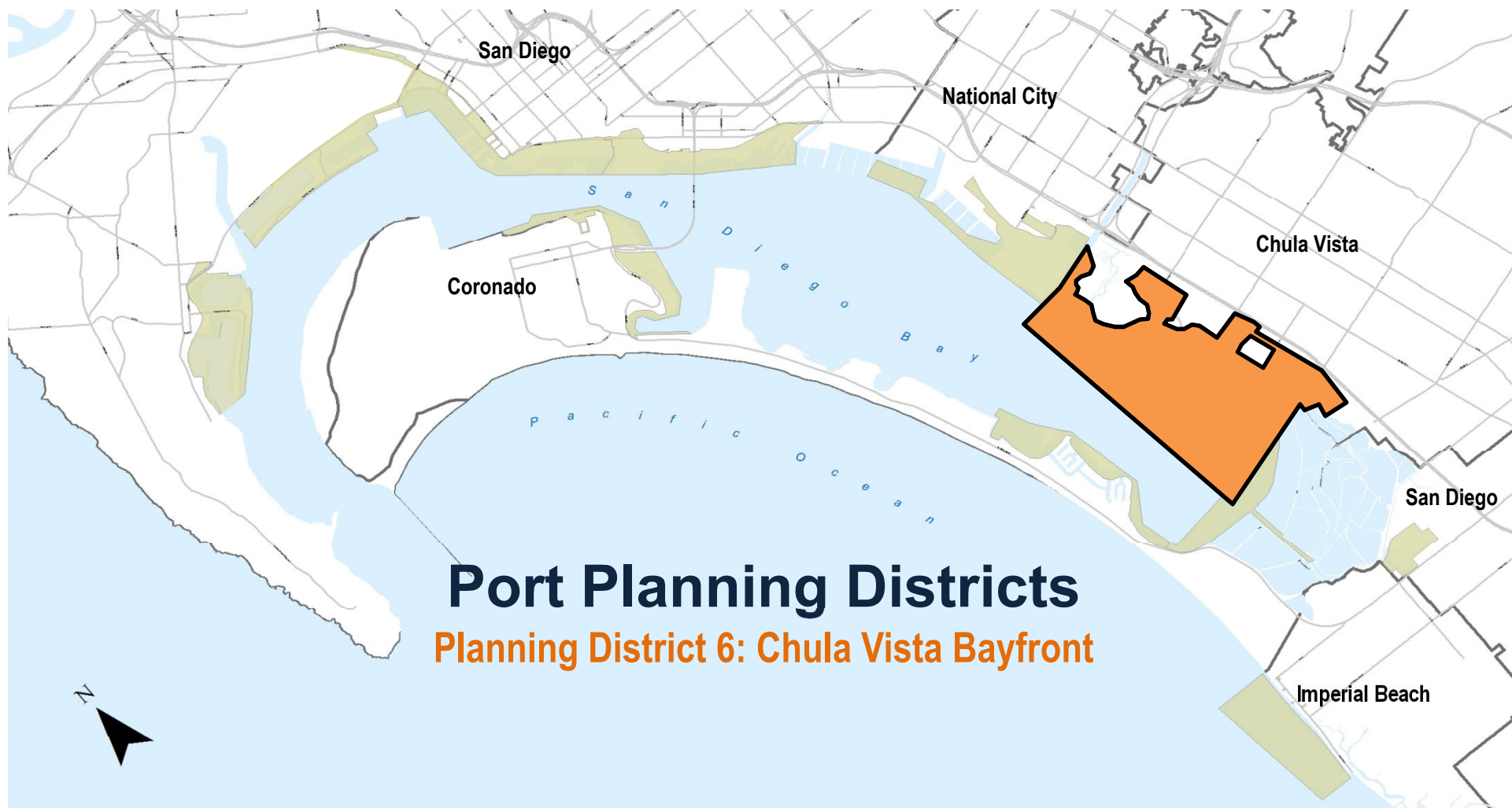


POLICIES





# Planning District Policy Concepts & Updated Land and Water Use Maps



# Port Planning Districts

## Planning District 6: Chula Vista Bayfront



# Planning District 6 – Chula Vista Bayfront

## Current State

- Home to the recently master planned Chula Vista Bayfront, with variety of commercial, industrial, recreational, and open space uses
- Surrounded on three sides by sensitive resources areas
- Well-used park and beach areas, along with a boat launch facility
- Limited opportunities for visitor-serving commercial activities
- Multiple scenic vista vantage points
- Limited streets extensions to the water

## Future State

- Home to the Chula Vista Bayfront, a world-renown destination
- High quality habitat with protective buffer areas and restoration opportunities
- Well-connected signature parks and public realm spaces contributing to more than 50% of the Planning District's area and enhancing existing connections to water areas and boat launch facilities
- Regionally-benefitting resort hotel and convention center, along with visitor-serving amenities creating a vibrant waterfront destination
- Lower-cost visitor-serving overnight accommodations providing a balance of amenities at an intensity appropriate to the adjacent refuge area
- Enhanced street connections to the water



**Planning District 6**

**Goals**

**Policy Concepts**

**Map**



## Planning District 6

### Goals

### Policy Concepts

### Map



# GOALS

## Planning District 6



- Coordinated visitor-serving commercial and recreational activities, natural resources management, and public access improvements that provide jobs along the waterfront and connect more people to the Bay consistent with the Chula Vista Bayfront Master Plan
- An active Bayfront destination that is responsive to future market demands and is primed to attract visitors and business investment

*BPC Workshop: April 27, 2017*





## Planning District 6

### Goals

### Policy Concepts

### Map

## PD 6 POLICY CONCEPT: THE WORK IS ALREADY DONE!

Maintain the Chula Vista Bayfront Planning District as certified in 2012





## Planning District 6

Goals

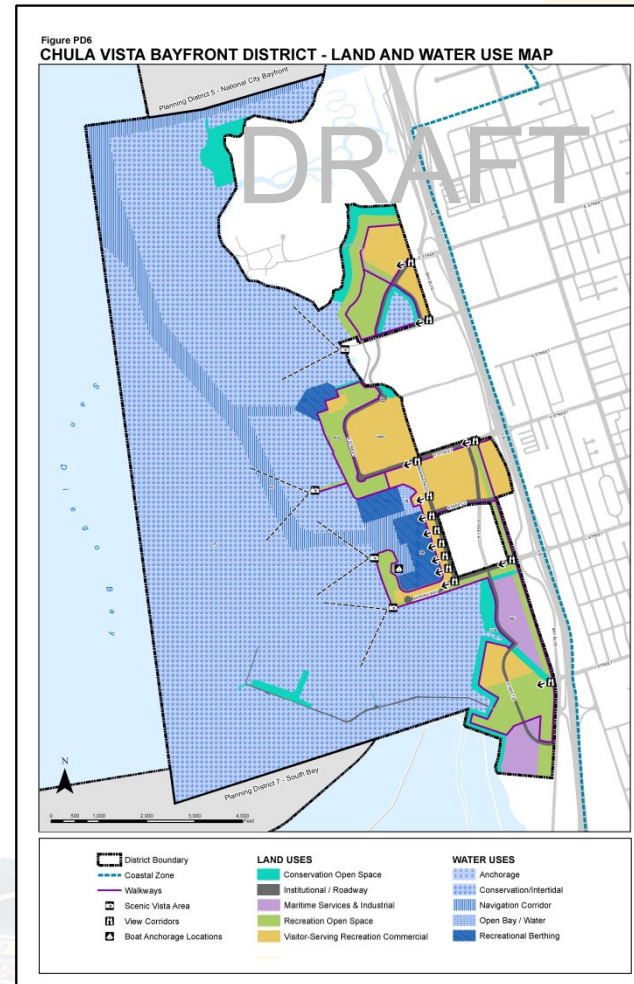
Policy Concepts

Map





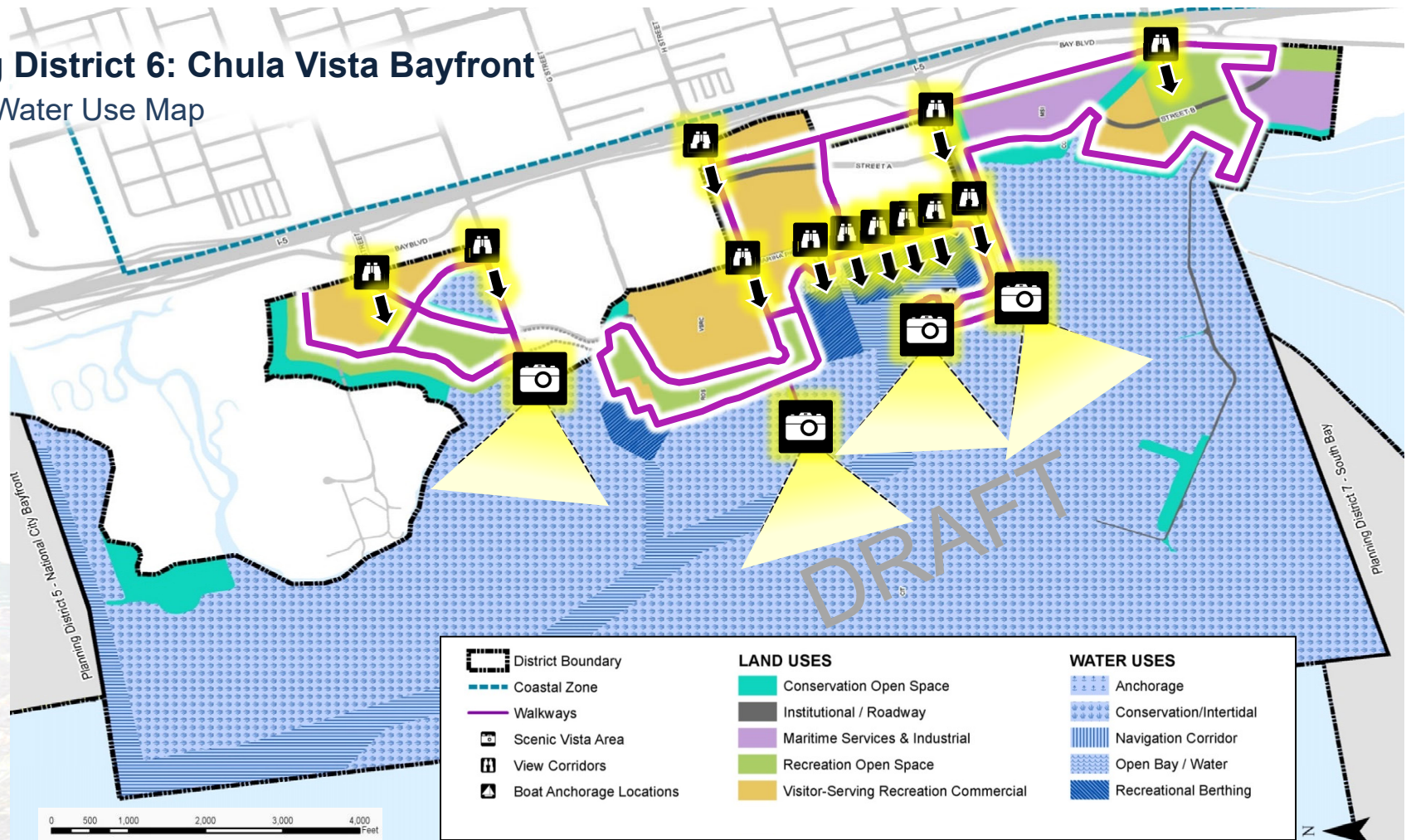
# Planning District 6: Chula Vista Bayfront Land and Water Use Map





# Planning District 6: Chula Vista Bayfront

## Land and Water Use Map

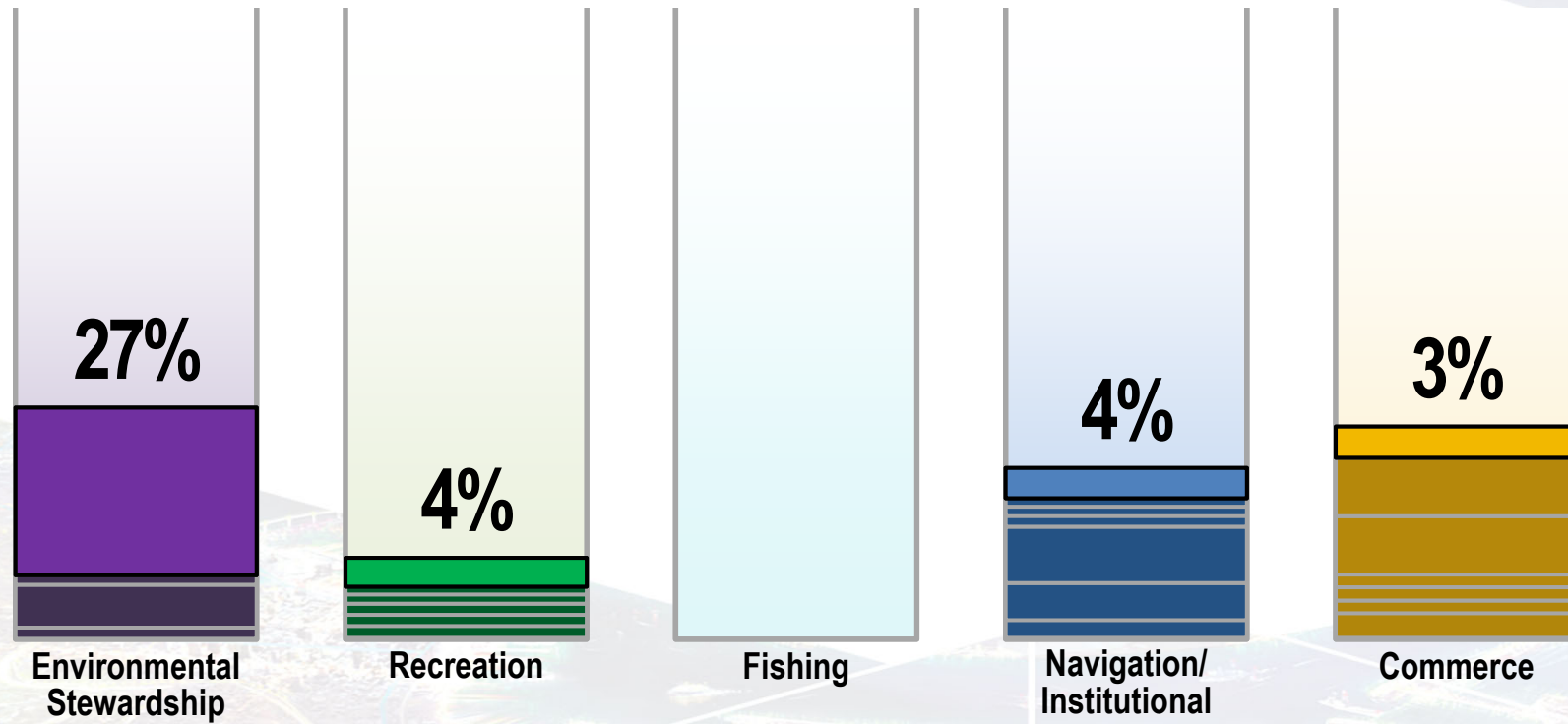


## PUBLIC TRUST AND LAND / WATER USE ALIGNMENT

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

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

## Planning District 6: Summary Acreage Allocation



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

## A) PLANNING DISTRICT 6

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

SAN DIEGO UNIFIED PORT DISTRICT  
**REQUEST TO SPEAK**

Non Agenda Public Comment ☐

Agenda Item No. A

Date: \_\_\_\_\_

☐ In Favor ☐ In Opposition ☐ Neutral

Other (specify) \_\_\_\_\_

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SAN DIEGO UNIFIED PORT DISTRICT  
**REQUEST TO SPEAK**

Non Agenda Public Comment ☐

Agenda Item No. B

Date: \_\_\_\_\_

☐ In Favor ☐ In Opposition ☐ Neutral

Other (specify) \_\_\_\_\_

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SAN DIEGO UNIFIED PORT DISTRICT  
**REQUEST TO SPEAK**

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## **RECAP – COASTAL ACCESS AND RECREATION POLICY CONCEPTS:** Plan and implement the Green Necklace

### **Vision Statement & Guiding Principles:**

“Honor the Water”

“Guarantee the Public Realm”

“Create a Comprehensive Open Space Plan”

“Provide Ease of Mobility on Land and Water”

“Promote Clean Air, Healthy Communities, and Environmental Justice”

*BPC Acceptance: August 2014*

### **Framework Report Comprehensive Ideas:**

“Open Space Can Create a Sense of Place”

“Open Space Can Help Guide the Growth of Water-Oriented Businesses”

“Expand Available Park Space or Improve Existing Parks to Provide Greater Opportunities for the Public to Access the Waterfront and Enjoy Amenities”

Provide a Variety of Gathering Spaces for Multiple Purposes Situated in Small, Medium, and Large Configurations”

*BPC Acceptance: November 2015*

## RECAP – MOBILITY POLICY CONCEPTS:

### Vision Statement & Guiding Principles:

“Guarantee the Public Realm”

“Provide Ease of Mobility on Land and Water”

“Promote Clean Air, Healthy Communities, and Environmental Justice”

“Achieve Solidarity Among Partnering Agencies and Shareholders”

*BPC Acceptance: August 2014*

### Framework Report Comprehensive Ideas:

“Green Necklace”

“Enhance Public Access and Connection to the Waterfront”

“Strengthen Connections and Transition Nodes, particularly Transfers from One Mode to Another”

“Provide Adequate Parking and Consideration of Parking Management Strategies”

“Work closely with neighboring jurisdictions to improve multi-modal transportation system”

*BPC Acceptance: November 2015*



## Safe and efficient system of multi-modal connections

Meaningful public access to open space  
along the waterfront

Strong coordination and communication with agencies and stakeholders

**A vibrant, internationally acclaimed waterfront**

Land and water uses that contribute  
to the generation of commerce

Flexible and coordinated mobility and parking

*A financially sustainable District*

*Development and activities  
respectful and compatible  
with the environment*

# Interconnected Green Necklace

Integrated land, water, and  
transportation planning

Leverage public and private partnerships

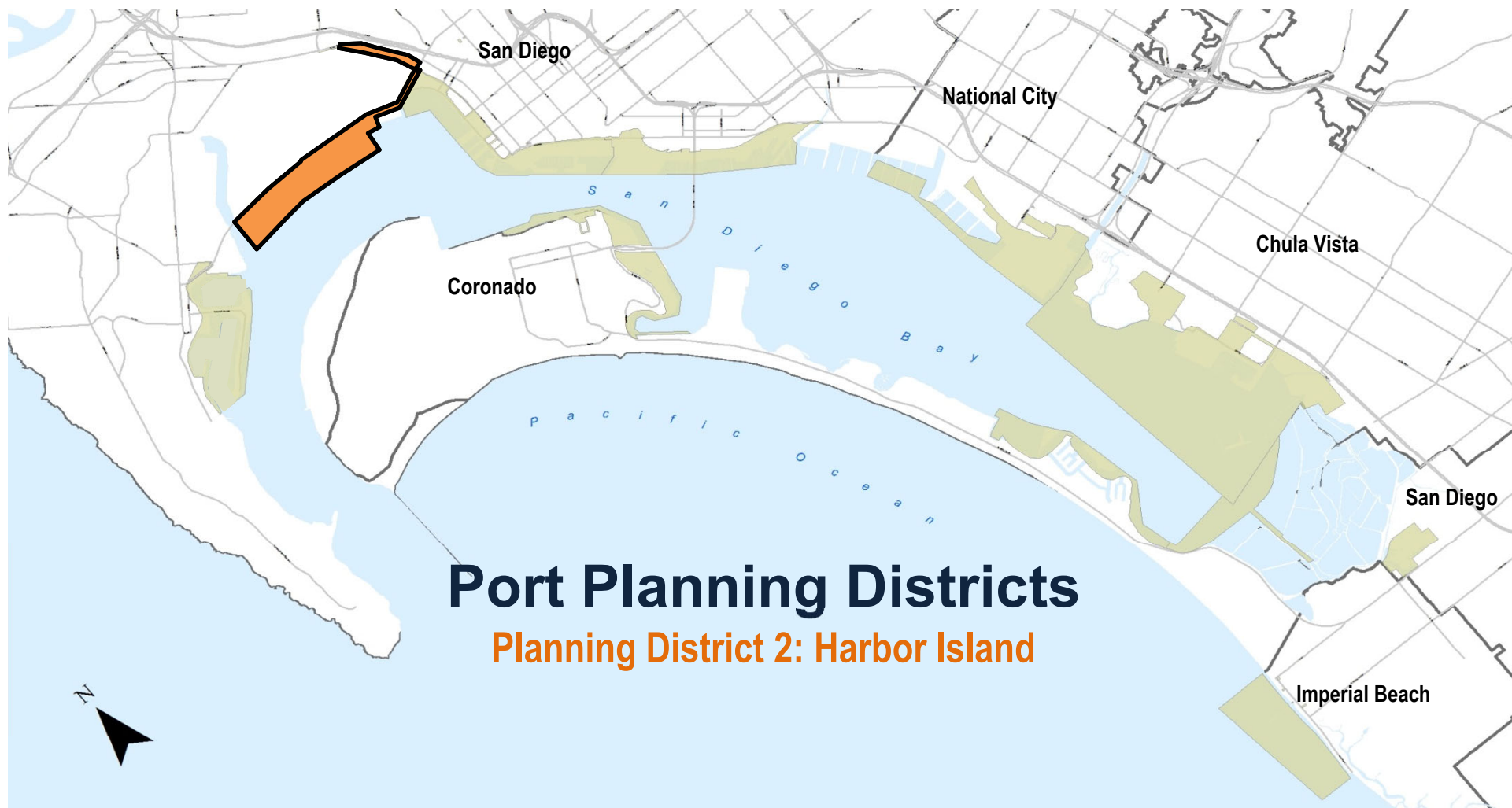
**District Tidelands accessible to all people**

*A variety of recreational experiences*

**A system of interconnected open  
space and recreational areas**

*Opportunities for the public  
interact with the Bay*

**C o o r d i n a t e d   g r o w t h   a n d   d e v e l o p m e n t**



# Port Planning Districts

## Planning District 2: Harbor Island



# Planning District 2 – Harbor Island

## Current State

- Over five miles of waterfront lined with an assortment of visitor-serving and recreational uses on the north end of San Diego Bay
- Conveniently located south the San Diego International Airport, close to Downtown San Diego and the Point Loma Peninsula
- Close proximity to regional roadways and freeways
- Panoramic scenic vistas of San Diego Bay and city lights
- Linear recreational park setting with shoreline path and play areas.

## Future State

- An integrated five miles of waterfront that provides an enhanced year-round experience for all visitors
- An easily accessible location to reach and enjoy, with improved public access opportunities and interconnected with the Green Necklace
- New or enhanced visitor-serving commercial amenities and recreational areas that complement ongoing reinvestment in the area
- Panoramic scenic vistas of San Diego Bay and city lights
- Optimally activated public realm, especially at the water's edge



**Planning District 2**

**Goals**

**Policy Concepts**

**Map**



## Planning District 2

### Goals

### Policy Concepts

### Map



# GOALS

## Planning District 2



- An entry gateway that highlights the unique visitor-serving, public access, and recreational opportunities available throughout District Tidelands
- A Planning District that is primed to attract business investment focused on Visitor-Serving Recreation Commercial development
- Mobility improvements that capitalize on the Planning District's proximity to the San Diego International Airport, downtown San Diego, and regional transportation systems

*BPC Workshop: April 27, 2017*



## Planning District 2

Goals

Policy Concepts

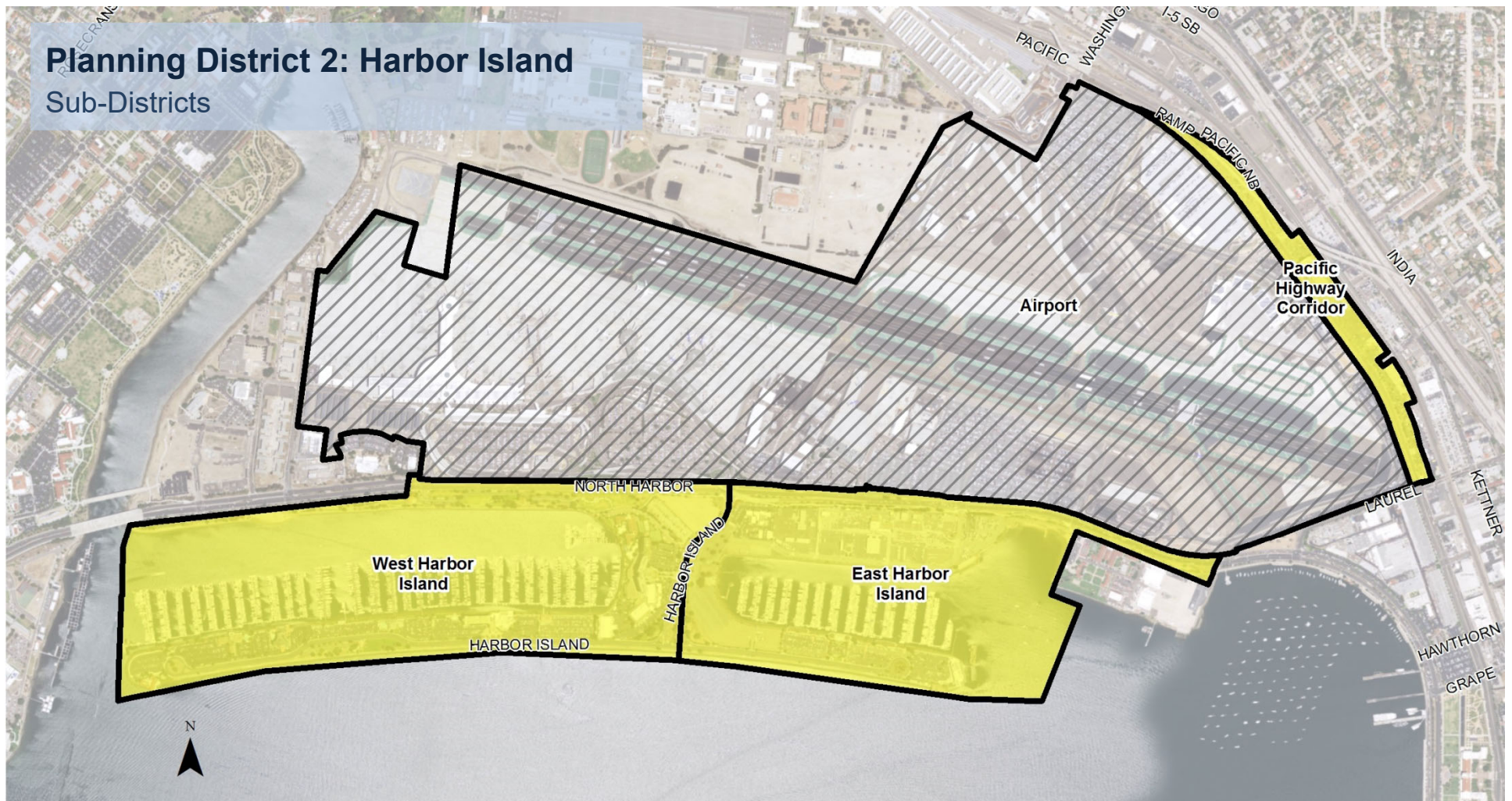
Map





## Planning District 2: Harbor Island

### Sub-Districts





## PD 2 POLICY CONCEPT #1: EFFICIENTLY MOVE PEOPLE TO AND THROUGHOUT THE PLANNING DISTRICT

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





## PD 2 POLICY CONCEPT #2: NORTH HARBOR DRIVE 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





## PD 2 POLICY CONCEPT #2: NORTH HARBOR DRIVE MOBILITY & ACCESS

Encourage a flexible and coordinated mobility system  
that enables regional economic growth



## PD 2 POLICY CONCEPT #2: NORTH HARBOR DRIVE 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





## Planning District 2: Harbor Island

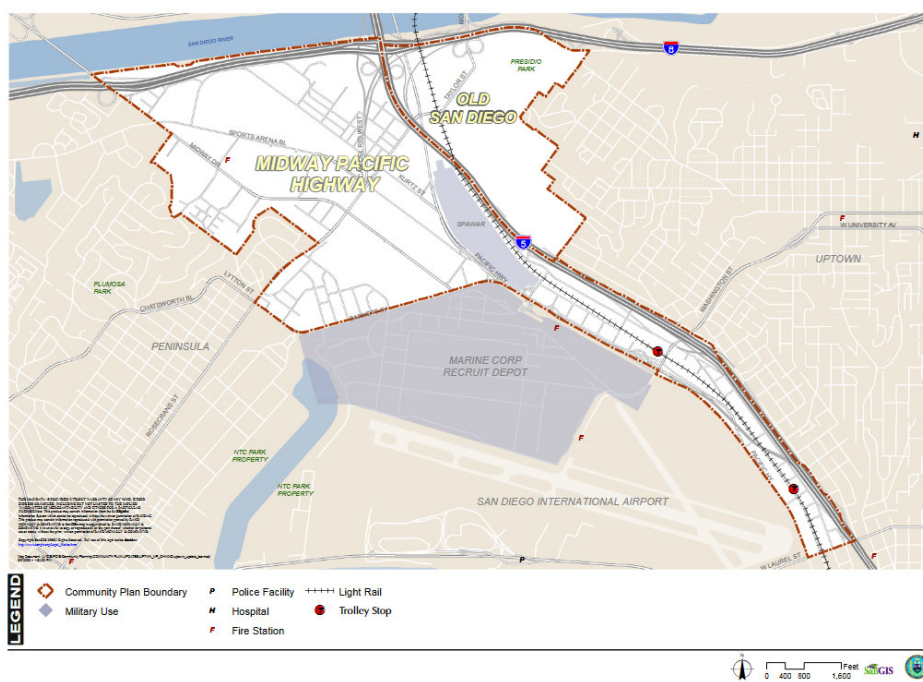
Pacific Highway Corridor Sub-District



## PD 2 POLICY CONCEPT #3: ACTIVATE PACIFIC HIGHWAY CORRIDOR

Coordinate with the City of San Diego to ensure consistency in goals between Port Master Plan and Midway Community Plan

MIDWAY PACIFIC HIGHWAY / OLD SAN DIEGO COMMUNITY PLAN UPDATE



### URBAN DESIGN 4

- 4.1 Urban Framework
- 4.2 Streetscape and Public Realm
- 4.3 Urban Greening
- 4.4 Gateways
- 4.5 Wayfinding and Signs
- 4.6 Building and Site Design
- 4.7 Light Environment
- 4.8 Sustainable Design

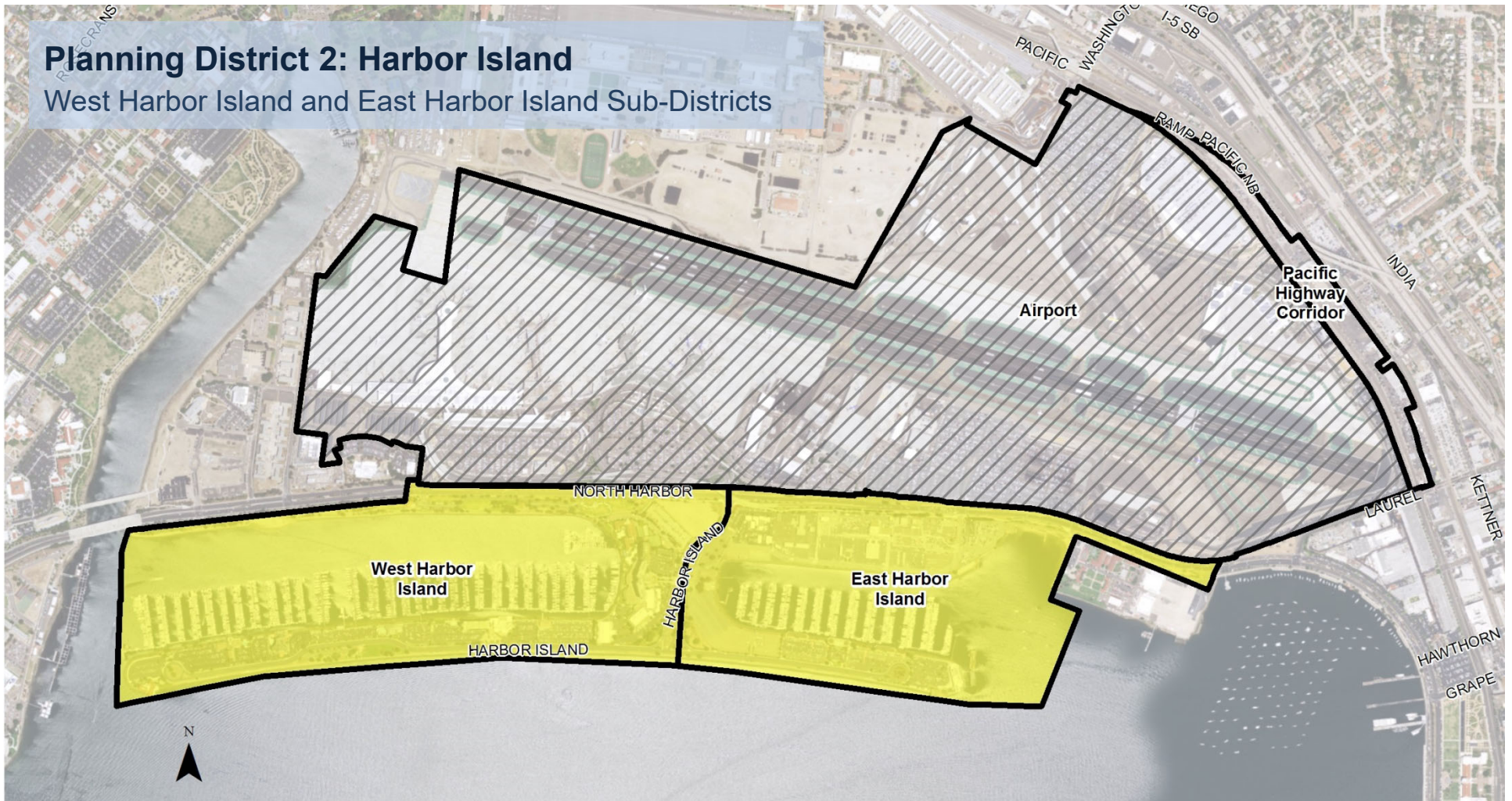
### MOBILITY 3

- 3.1 Vision
- 3.2 Walkability
- 3.3 Bicycling
- 3.4 Transit
- 3.5 Street and Freeway Systems
- 3.6 Intelligent Transportation Systems (ITS)
- 3.7 Transportation Demand Management
- 3.8 Parking Management
- 3.9 Goods Movement and Freight Circulation



## Planning District 2: Harbor Island

West Harbor Island and East Harbor Island Sub-Districts





## PD 2 POLICY CONCEPT #4: PROVIDE A BALANCE OF USES

**Plan and design for a balance of uses that improve the year-round experience of Harbor Island for all visitors**

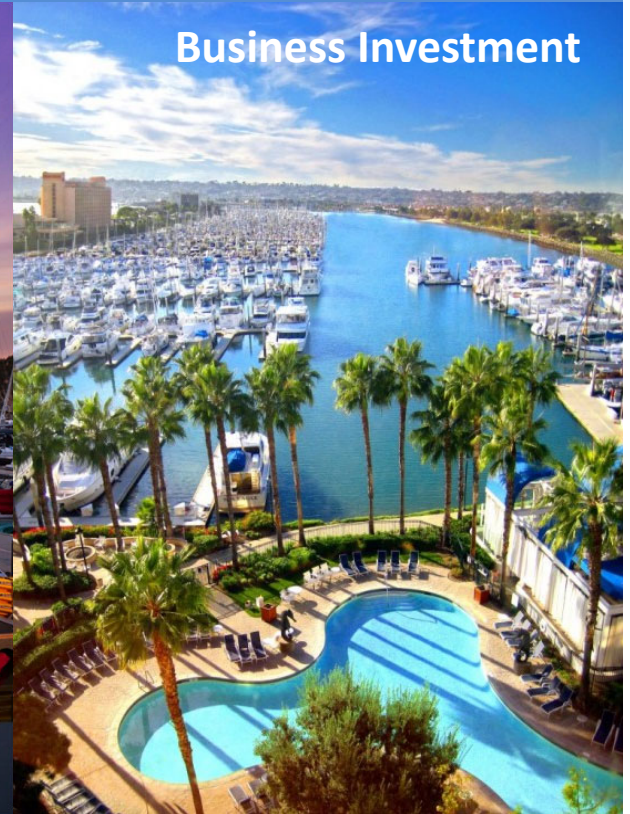
**Public Access**



**Recreation**



**Business Investment**





## PD 2 POLICY CONCEPT #5: MAXIMIZE CO-BENEFITS IN DESIGN

Maximize coastal access, environmental stewardship, and optimization of resources in design and planning





## PD 2 POLICY CONCEPT #6: PRIORITIZE SAFE MOBILITY OPTIONS

### Prioritize safe access for all users and modes





## PD 2 POLICY CONCEPT #7: PROVIDE ACCESS TO THE WATER

### Promote water access for a variety of vessels





## PD 2 POLICY CONCEPT #8: IMPLEMENT GREEN NECKLACE

### Require continuous shoreline public walkways





**PD 2 POLICY CONCEPT #9: CELEBRATE TIDELAND RESOURCES**  
**Protect and preserve panoramic scenic vistas at the water's edge**





## PD 2 POLICY CONCEPT #10: RECONFIGURE HARBOR ISLAND DRIVE

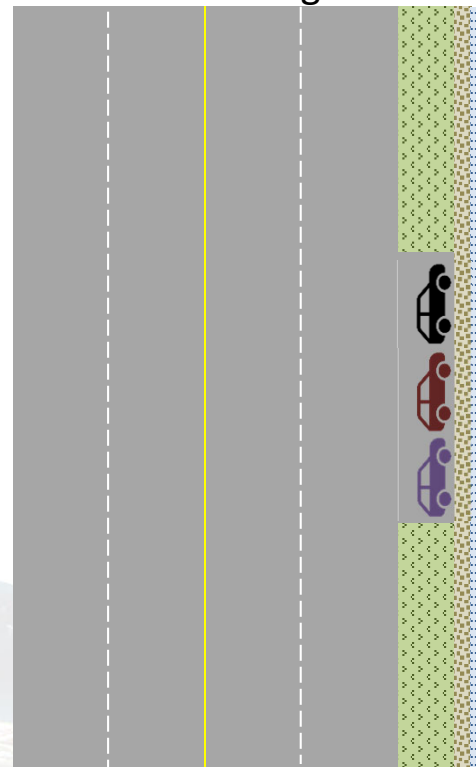




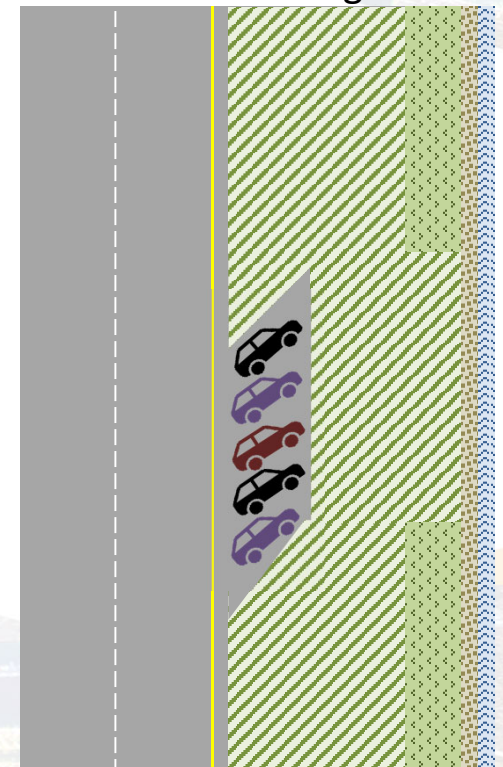
**PD 2 POLICY CONCEPT #10: RECONFIGURE HARBOR ISLAND DRIVE**  
**Reduce current width of Harbor Island Drive and reconfigure on-street public parking with no net loss of spaces to gain Recreation Open Space**



Existing



Potential Reconfiguration



## PD 2 POLICY CONCEPT #10: RECONFIGURE HARBOR ISLAND DRIVE

Locate walkways and amenity zones adjacent to the water





## PD 2 POLICY CONCEPT #10: RECONFIGURE HARBOR ISLAND DRIVE

### Activate Recreation Open Space with Pavilions





PD 2 POLICY CONCEPT #10: RECONFIGURE HARBOR ISLAND DRIVE  
Activate Recreation Open Space with visitor-serving nodes and linkages





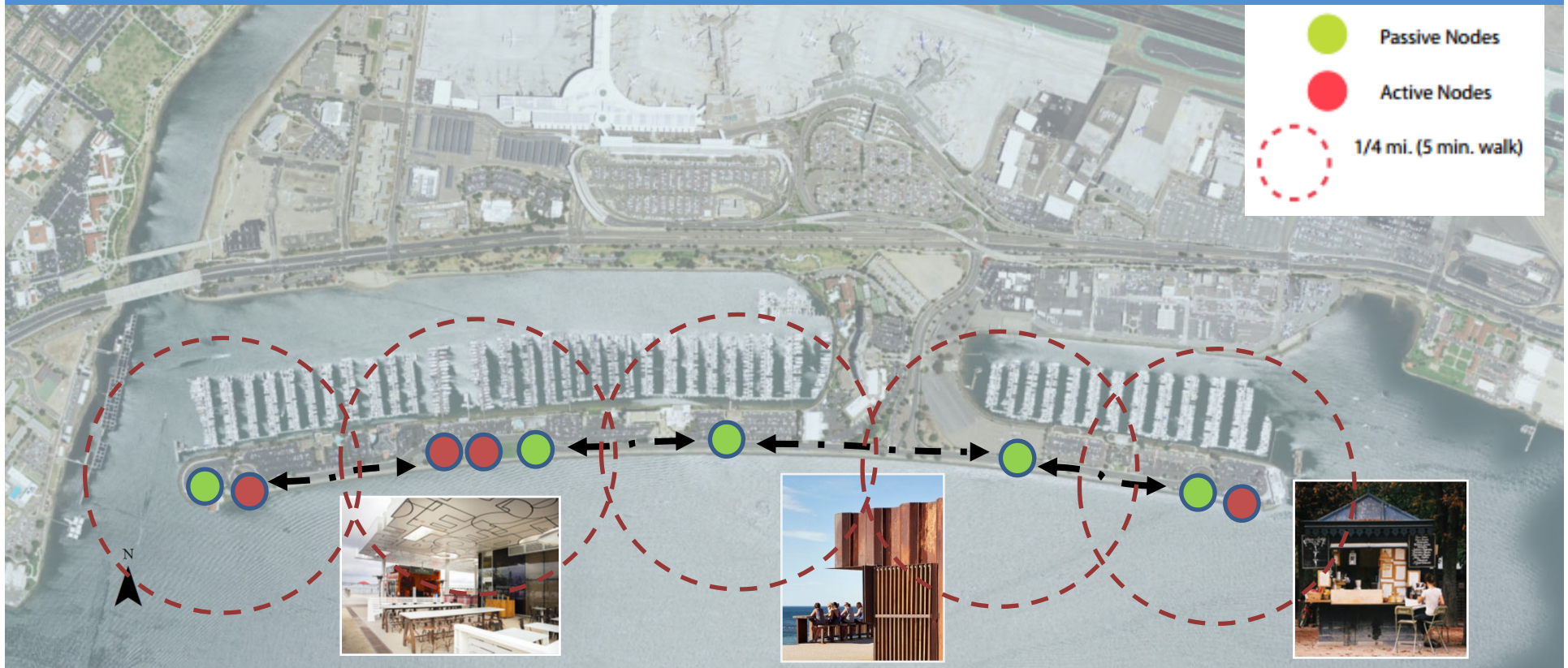
## PD 2 POLICY CONCEPT #11: ACTIVATE RECREATION OPEN SPACE

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



## PD 2 POLICY CONCEPT #11: ACTIVATE RECREATION OPEN SPACE

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





## Planning District 2: Harbor Island

### East Harbor Island Sub-District





## PD 2 POLICY CONCEPT #12: ENHANCE THE CHARACTER OF HARBOR ISLAND

### Plan for increase in Visitor-Serving Recreational Commercial uses





**PD 2 POLICY CONCEPT #13: PROVIDE NEW DEVELOPMENT OPPORTUNITIES**  
**Support increase in development intensity for East Harbor Island Sub-District**

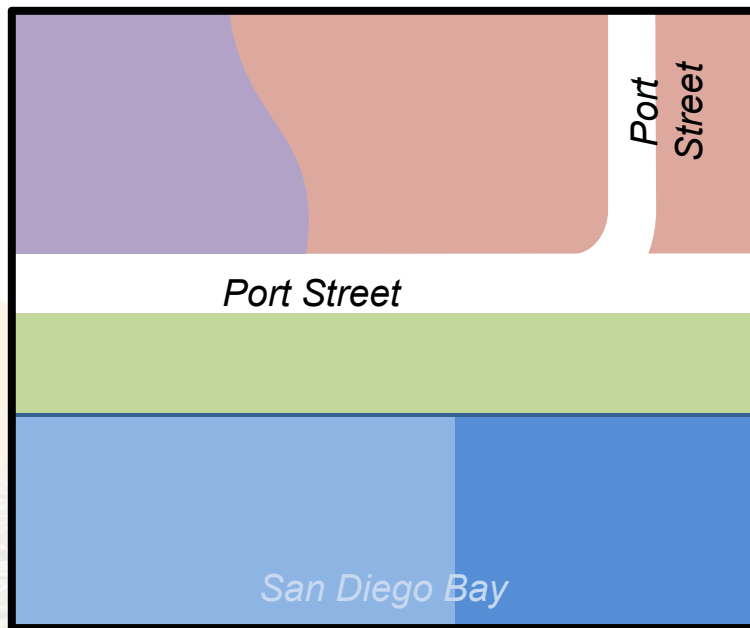




## RECAP – PROVIDE FLEXIBILITY FOR DEVELOPMENT

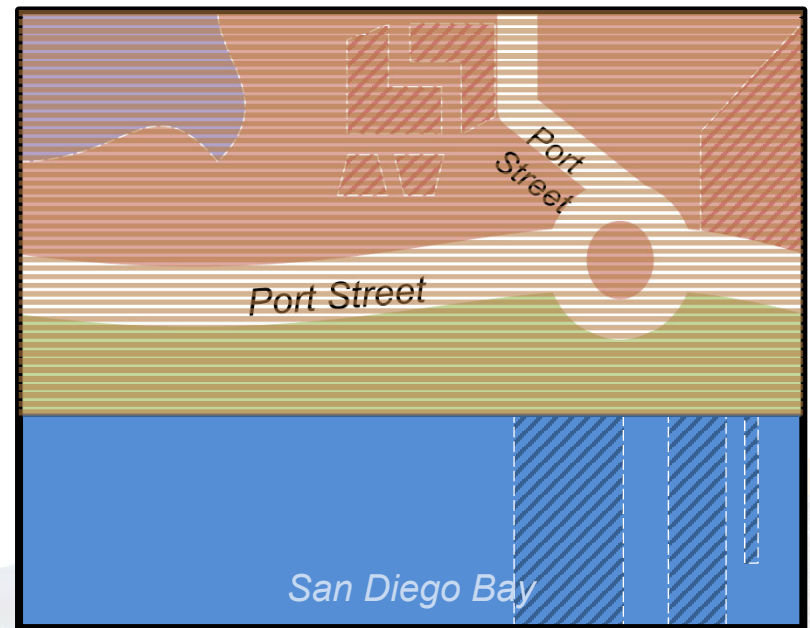
### ***CURRENT***

Traditional Arrangement



### ***FUTURE***

Introduce Overlay Areas



***Sample for discussion purposes only***

## PD 2 POLICY CONCEPT #14: PROVIDE FLEXIBILITY FOR DEVELOPMENT

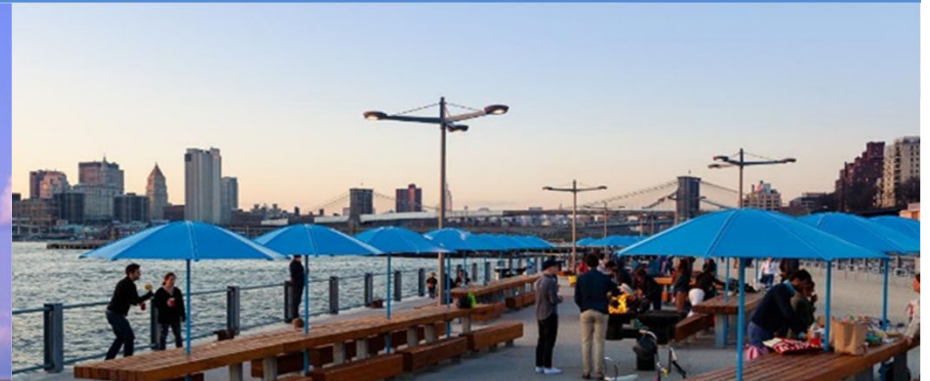
### Allow Overlay Area for flexibility in land use configuration





## PD 2 POLICY CONCEPT #14: PROVIDE FLEXIBILITY FOR DEVELOPMENT

**Guarantee the Public Realm with a minimum of 30% of the Overlay Area as Recreation Open Space**



## PD 2 POLICY CONCEPT #14: 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 2 POLICY CONCEPT #14: PROVIDE FLEXIBILITY FOR DEVELOPMENT

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





## PD 2 POLICY CONCEPT #15: ALLOW FOR LOCAL CONNECTIONS

**Coordinate with the San Diego County Regional Airport Authority to ensure vehicular and pedestrian connections between East Harbor Island**





## Planning District 2: Harbor Island

### West Harbor Island Sub-District





## PD 2 POLICY CONCEPT #16: PROVIDE FOR ECONOMIC DEVELOPMENT OPPORTUNITIES

### Allow Visitor-Serving Recreation Commercial at Spanish Landing







## Planning District 2

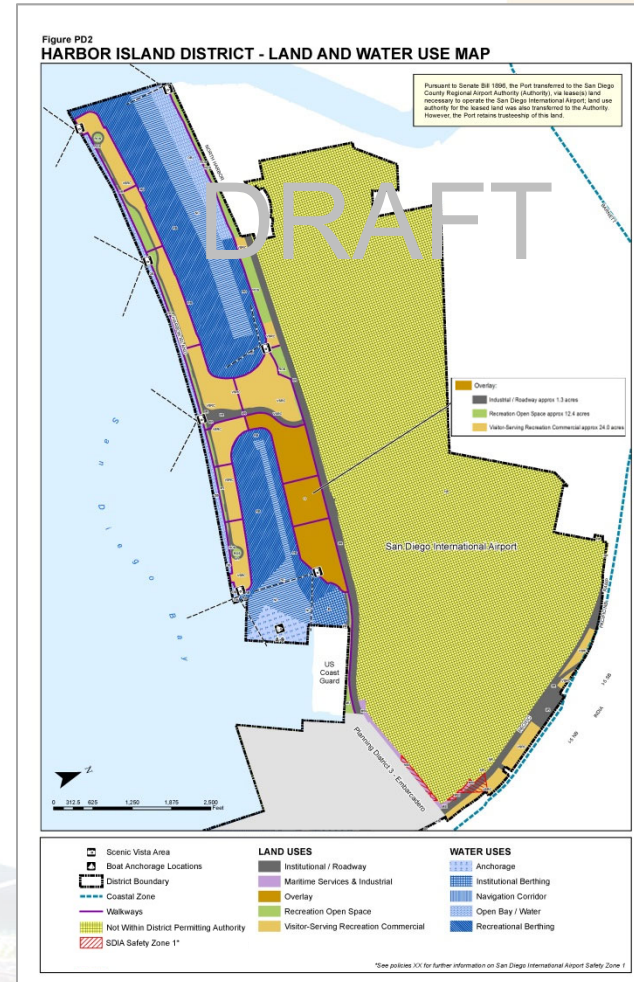
Goals

Policy Concepts

Map



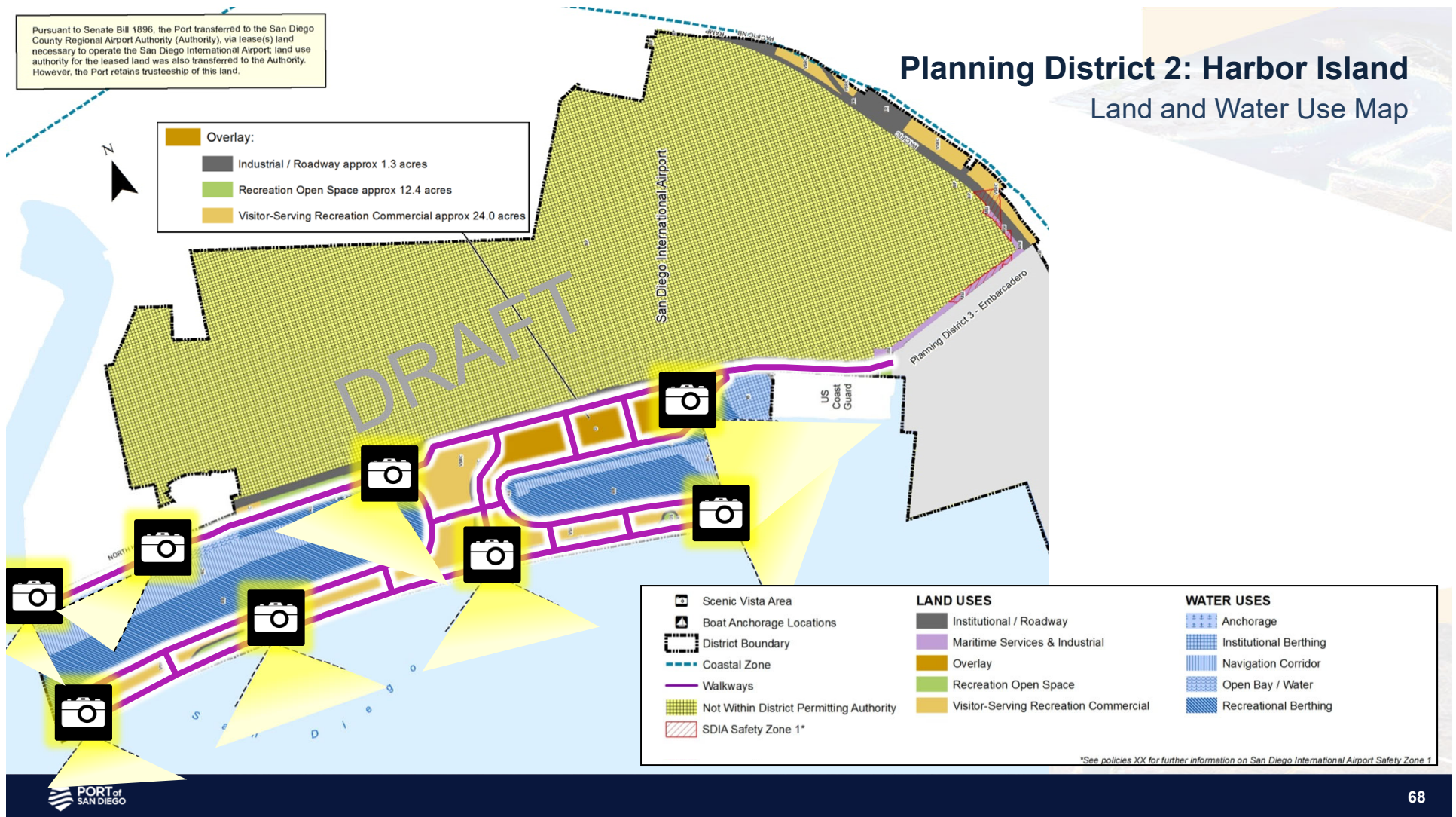
# Planning District 2: Harbor Island Land and Water Use Map



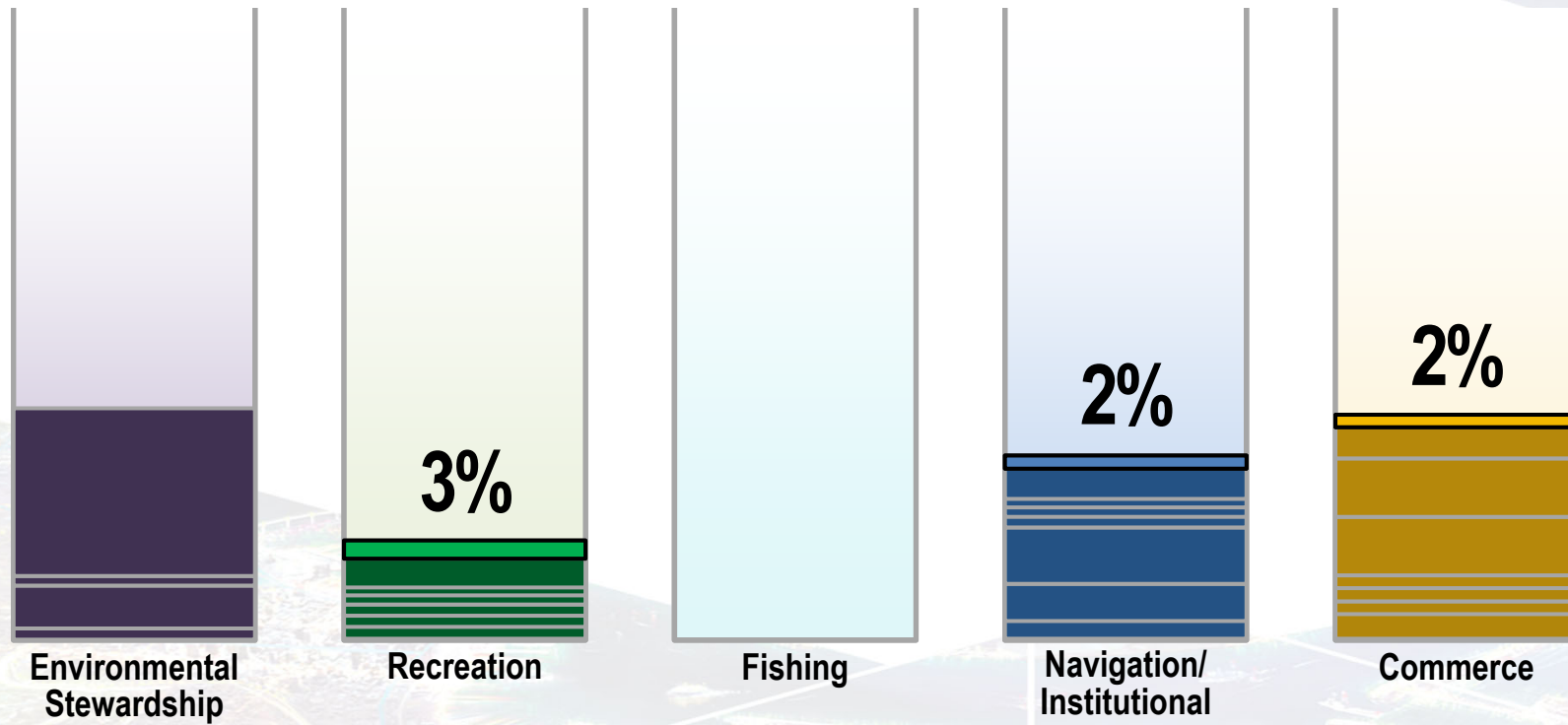


Pursuant to Senate Bill 1896, the Port transferred to the San Diego County Regional Airport Authority (Authority), via lease(s) land necessary to operate the San Diego International Airport, land use authority for the leased land was also transferred to the Authority. However, the Port retains trusteeship of this land.

## Planning District 2: Harbor Island Land and Water Use Map



## Planning District 2: Summary Acreage Allocation



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



## B) PLANNING DISTRICT 2

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

SAN DIEGO UNIFIED PORT DISTRICT  
**REQUEST TO SPEAK**

Non Agenda Public Comment ☐

Agenda Item No. A

Date: \_\_\_\_\_

☐ In Favor ☐ In Opposition ☐ Neutral

Other (specify) \_\_\_\_\_

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# Port Planning Districts

## Planning District 1: Shelter Island

# Planning District 1 – Shelter Island

## Current State

- Over five miles of waterfront lined with an diverse assortment of land and water uses like commercial fishing, sportfishing, boating and boatyards, visitor-serving commercial, and recreation
- Located on the San Diego Bay side of the Point Loma Peninsula, conveniently near vibrant upland communities, Cabrillo National Monument, and the entrance to San Diego Bay
- Home to the busiest boat launch in California
- Linear recreational park setting along the bayside with shoreline path and play areas, complemented by the La Playa Path on the basin side of the Planning District
- Panoramic scenic vistas of San Diego Bay and city lights

## Future State

- Over five miles of integrated waterfront that provides an enhanced year-round experience for all visitors in balance with water dependent businesses and the community character
- An easily accessible location to reach and enjoy, with improved public access opportunities and interconnected with the Green Necklace
- New or enhanced visitor-serving commercial amenities and recreational areas that complement ongoing reinvestment in the area
- Panoramic scenic vistas of San Diego Bay and city lights
- Optimally activated public realm, especially at the water's edge





## Planning District 1

### Goals

### Policy Concepts

### Map



# GOALS

## Planning District 1



- Strong water-dependent marine services and commercial fishing industries that provide for long-term economic viability and growth
- A vibrant waterfront that provides direct shoreline access and a variety of land- and water- based development and recreation activities that attract visitors and business investment on Shelter Island
- Enhanced public access, mobility, and wayfinding solutions that increase convenient and safe access to, from, and throughout Shelter Island

*BPC Workshop: April 27, 2017*





## Planning District 1

Goals

Policy Concepts

Map



## Planning District 1: Shelter Island

### Sub-Districts





**PD 1 POLICY CONCEPT #1: ENHANCE CHARACTER OF SHELTER ISLAND**  
**Plan and design for a diverse balance of uses**





## PD 1 POLICY CONCEPT #2: MAXIMIZE CO-BENEFITS IN DESIGN

Maximize coastal access, environmental stewardship, and optimization of resources in design and planning





## PD 1 POLICY CONCEPT #3: PROVIDE ACCESS TO THE WATER

### Promote water access for a variety of vessels





## PD 1 POLICY CONCEPT #4: IMPLEMENT GREEN NECKLACE

### Require continuous shoreline public walkways





**PD 1 POLICY CONCEPT #5: CELEBRATE TIDELAND RESOURCES**  
**Protect and preserve view extension corridors and scenic vistas**





PD 1 POLICY CONCEPT #6: ENHANCE CHARACTER OF SHELTER ISLAND  
Plan for increase in Visitor-Serving Recreational Commercial uses





## PD 1 POLICY CONCEPT #7: ENHANCE CHARACTER OF SHELTER ISLAND

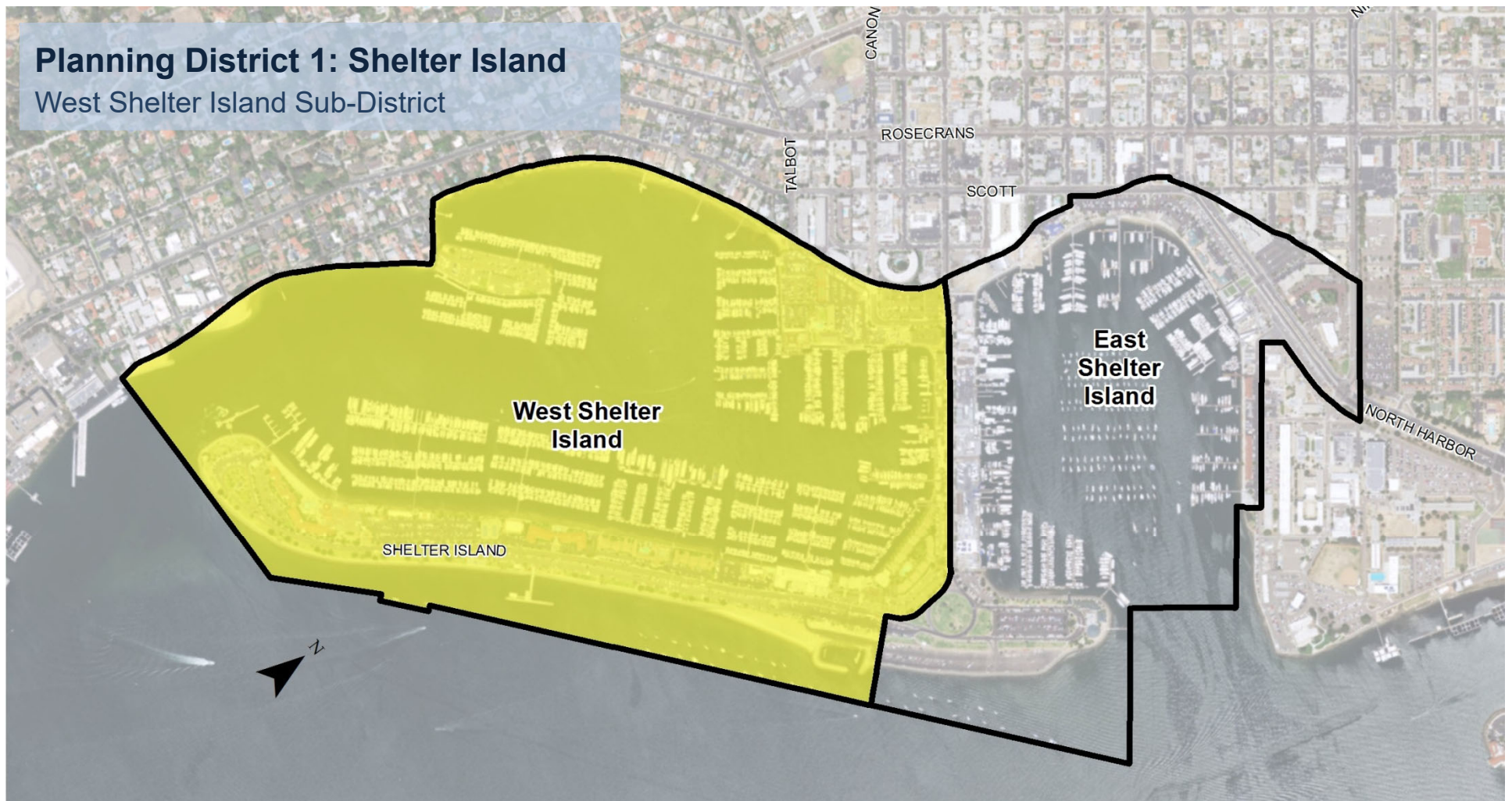
### Support increase in development intensity





## Planning District 1: Shelter Island

West Shelter Island Sub-District





**PD 1 POLICY CONCEPT #8: CONTINUE TO PROVIDE COASTAL ACCESS AREAS**  
**Continue to provide coastal access areas and allow for interaction  
with the water in a safe manner**





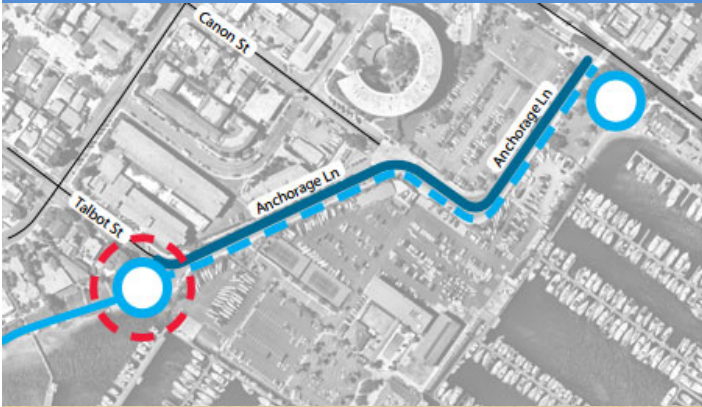
## PD 1 POLICY CONCEPT #9: RECOGNIZE THE LA PLAYA TRAIL





## PD 1 POLICY CONCEPT #9: RECOGNIZE THE LA PLAYA TRAIL

Preserve historic marker as an important part of the historic La Playa Trail





## PD 1 POLICY CONCEPT #10: EXPAND PUBLIC ACCESS OPPORTUNITIES

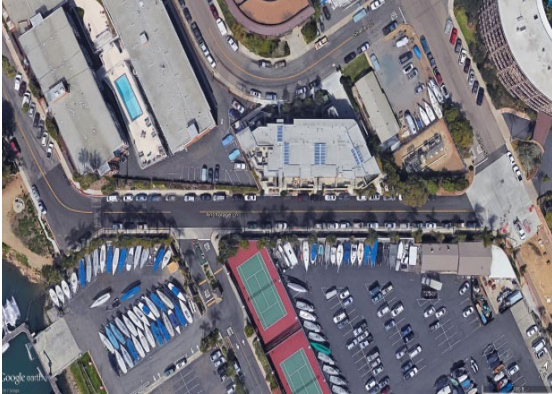
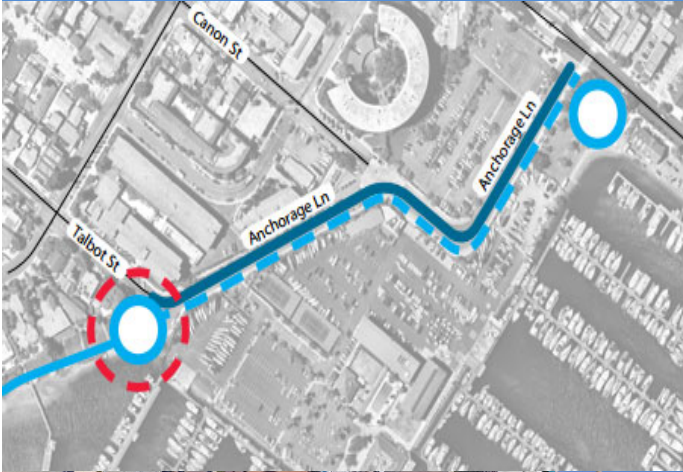
Carry forward existing obligation to transition private piers





## PD 1 POLICY CONCEPT #11: ENHANCE PUBLIC ACCESS - WEST ANCHORAGE LANE

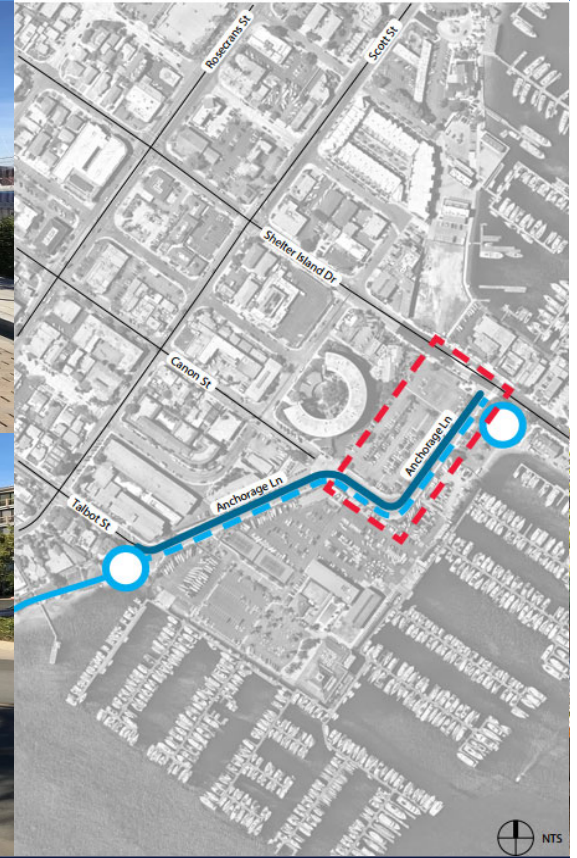
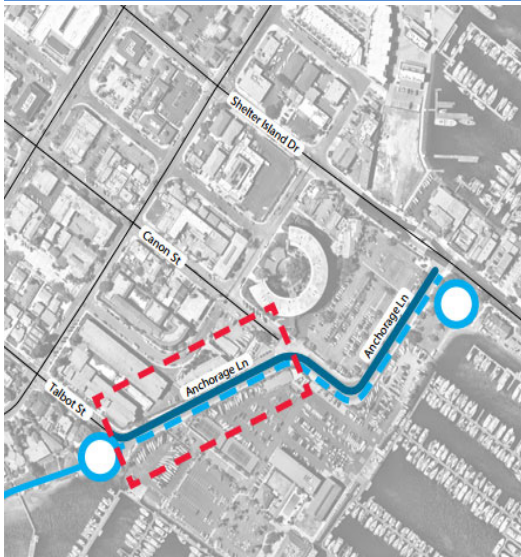
### Improve connection between La Playa Trail and Anchorage Lane at Talbot Street





## PD 1 POLICY CONCEPT #11: ENHANCE PUBLIC ACCESS - WEST ANCHORAGE LANE

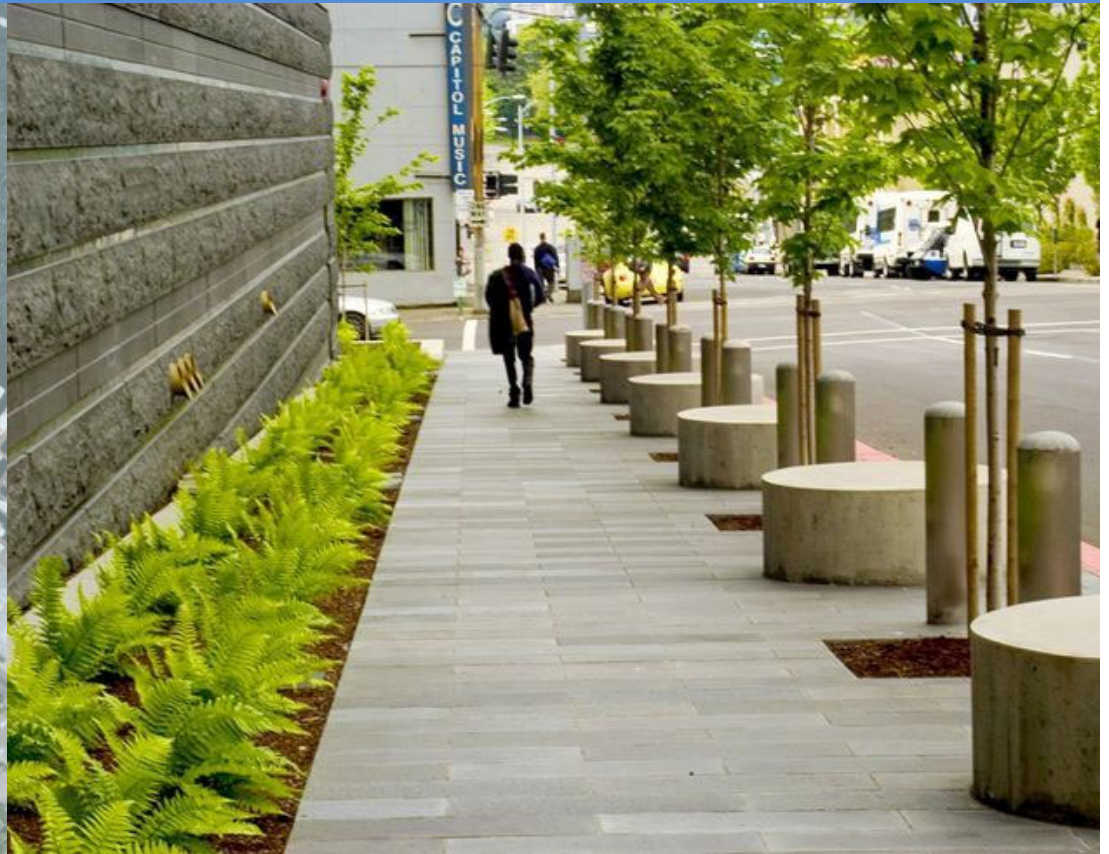
Enhance existing walkway connecting Shelter Island Drive to Cañon Street





## PD 1 POLICY CONCEPT #12: IMPROVE SHELTER ISLAND ENTRY WAY CORRIDOR

### Enhance the Shelter Island arrival experience with an improved roadway design



## PD 1 POLICY CONCEPT #13: PROVIDE FLEXIBILITY FOR DEVELOPMENT

### Allow Overlay Area for flexibility in land use configuration



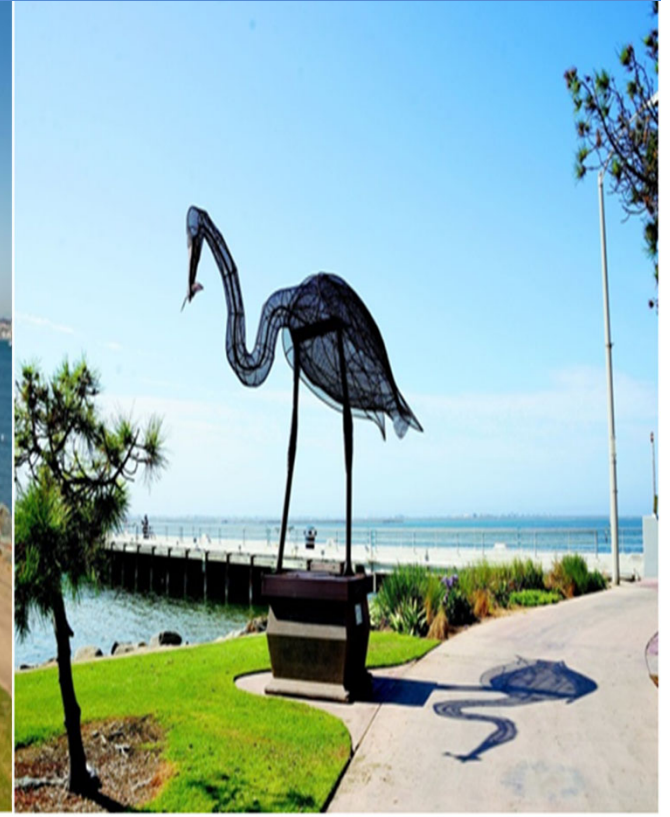


**PD 1 POLICY CONCEPT #13: PROVIDE FLEXIBILITY FOR DEVELOPMENT**  
**Marine Sales and Services uses should be near water areas for optimum functionality within the Overlay Area**



## PD 1 POLICY CONCEPT #13: PROVIDE FLEXIBILITY FOR DEVELOPMENT

**Guarantee the Public Realm with a minimum of 30% of the Overlay Area as Recreation Open Space**





**PD 1 POLICY CONCEPT #13: PROVIDE FLEXIBILITY FOR DEVELOPMENT**  
**Visitor-Serving Recreation Commercial uses in the Overlay Area should complement the vibrant upland communities while honoring Shelter Island's coastal-dependent uses**





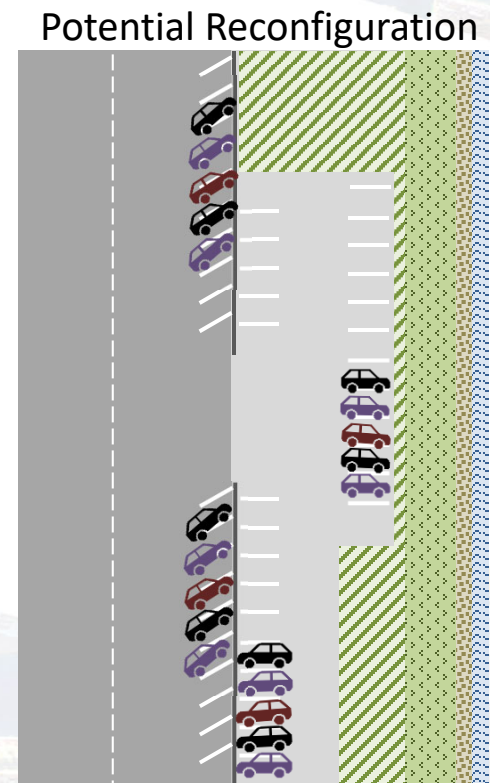
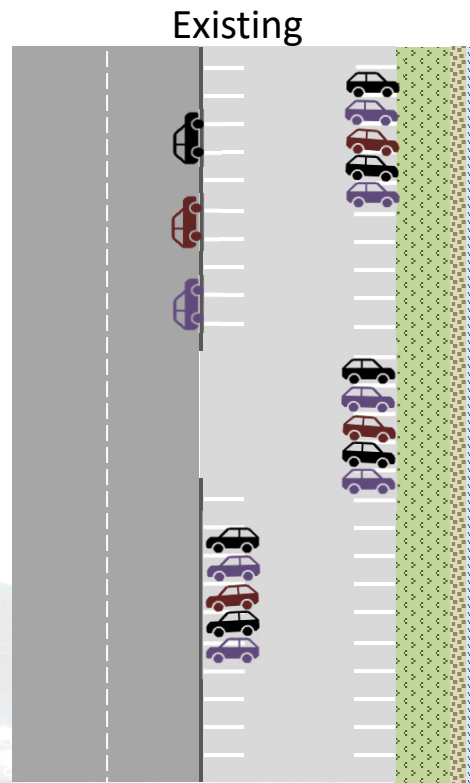
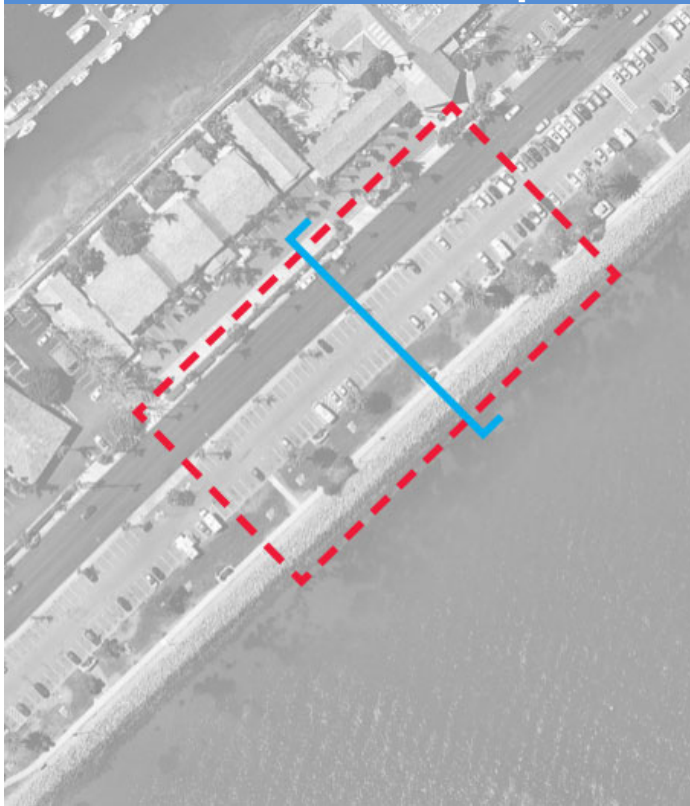
PD 1 POLICY CONCEPT #14: BALANCE AND REDISTRIBUTE  
LAND USES ALONG SHELTER ISLAND DRIVE





PD 1 POLICY CONCEPT #14: BALANCE AND REDISTRIBUTE  
LAND USES ALONG SHELTER ISLAND DRIVE

**Reconfigure Shelter Island Drive public parking areas with no net loss  
of spaces to create more Recreation Open Space**



## PD 1 POLICY CONCEPT #14: BALANCE AND REDISTRIBUTE LAND USES ALONG SHELTER ISLAND DRIVE

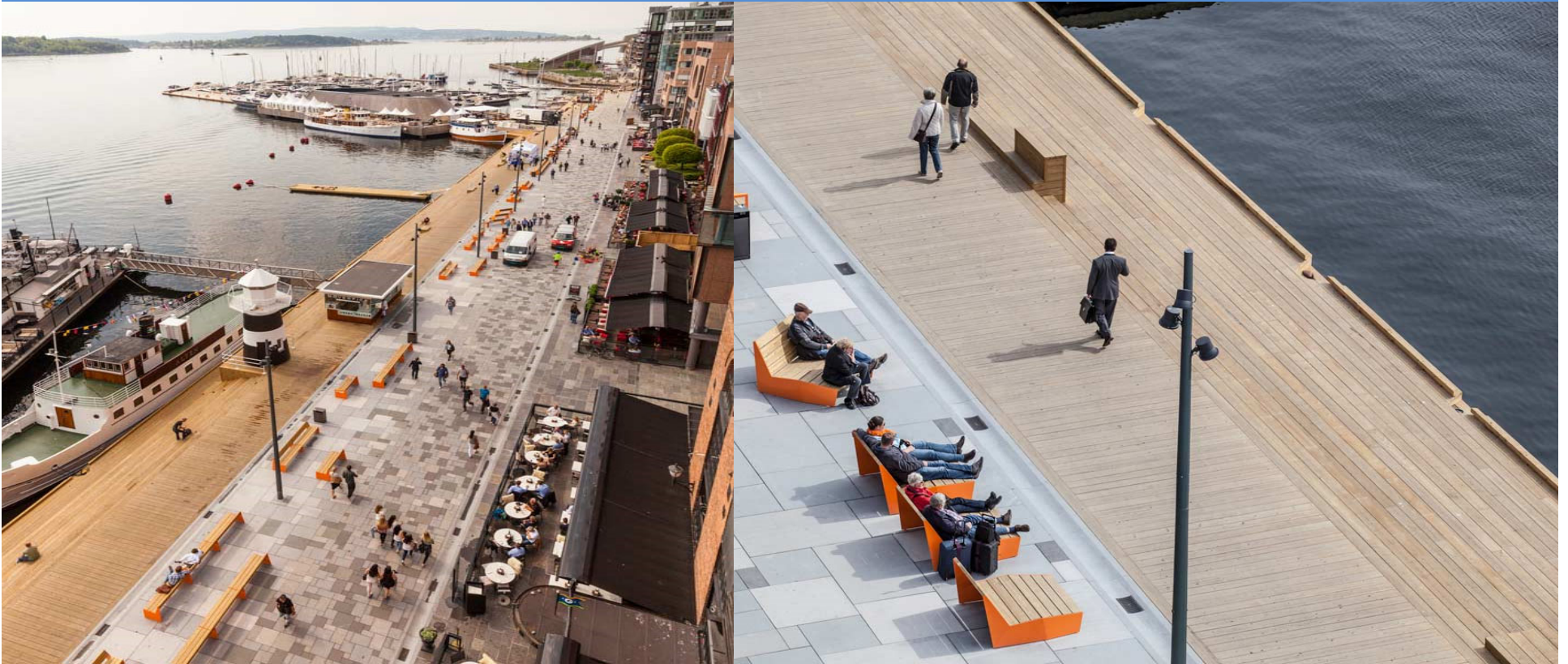
### Convert roadway to Recreation Open Space





## PD 1 POLICY CONCEPT #14: BALANCE AND REDISTRIBUTE LAND USES ALONG SHELTER ISLAND DRIVE

Locate walkways and amenity zones adjacent to the water





## PD 1 POLICY CONCEPT #14: BALANCE AND REDISTRIBUTE LAND USES ALONG SHELTER ISLAND DRIVE

### Activate Recreation Open Space with Pavilions





## PD 1 POLICY CONCEPT #14: BALANCE AND REDISTRIBUTE LAND USES ALONG SHELTER ISLAND DRIVE

Activate with visitor-serving nodes and linkages



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





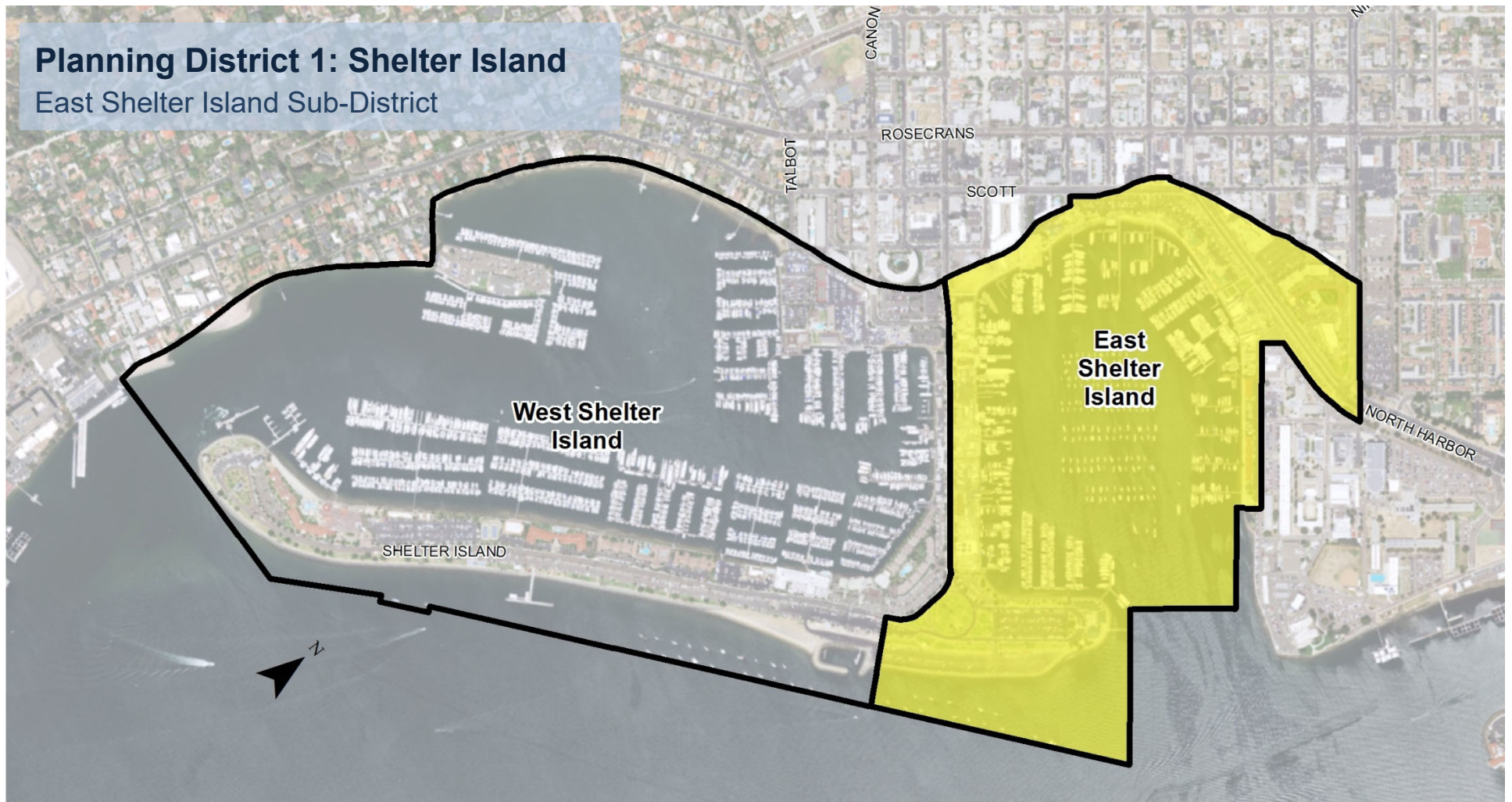
PD 1 POLICY CONCEPT #15: ACTIVATE RECREATION OPEN SPACE

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



## Planning District 1: Shelter Island

### East Shelter Island Sub-District





## PD 1 POLICY CONCEPT #16: OPTIMIZE LAND USES ON SHELTER ISLAND DRIVE

### Expand Visitor-Serving Recreation Commercial opportunities





## Planning District 1

Goals

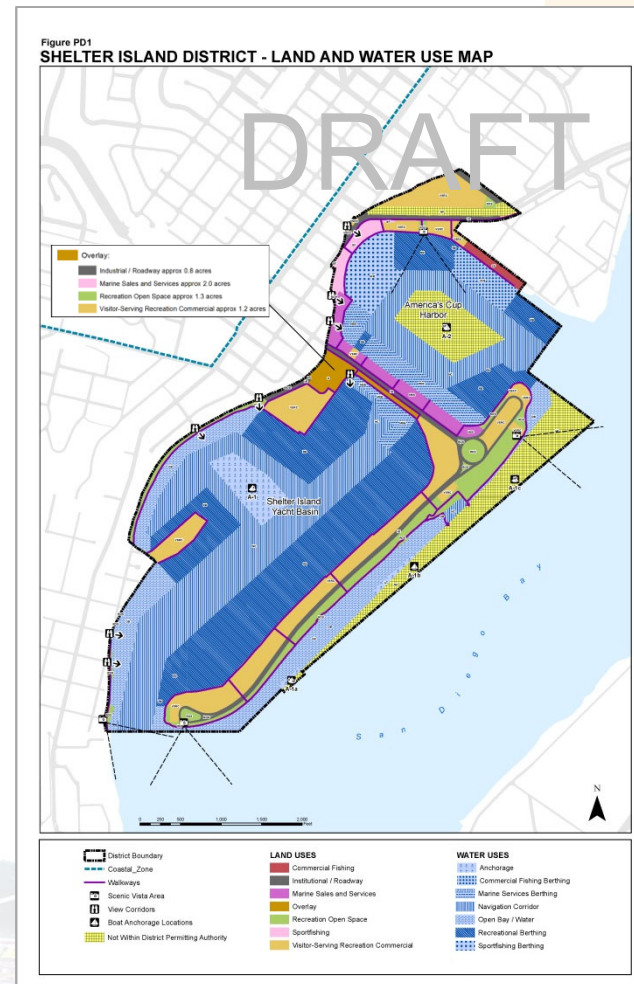
Policy Concepts

Map





# Planning District 1: Shelter Island Land and Water Use Map

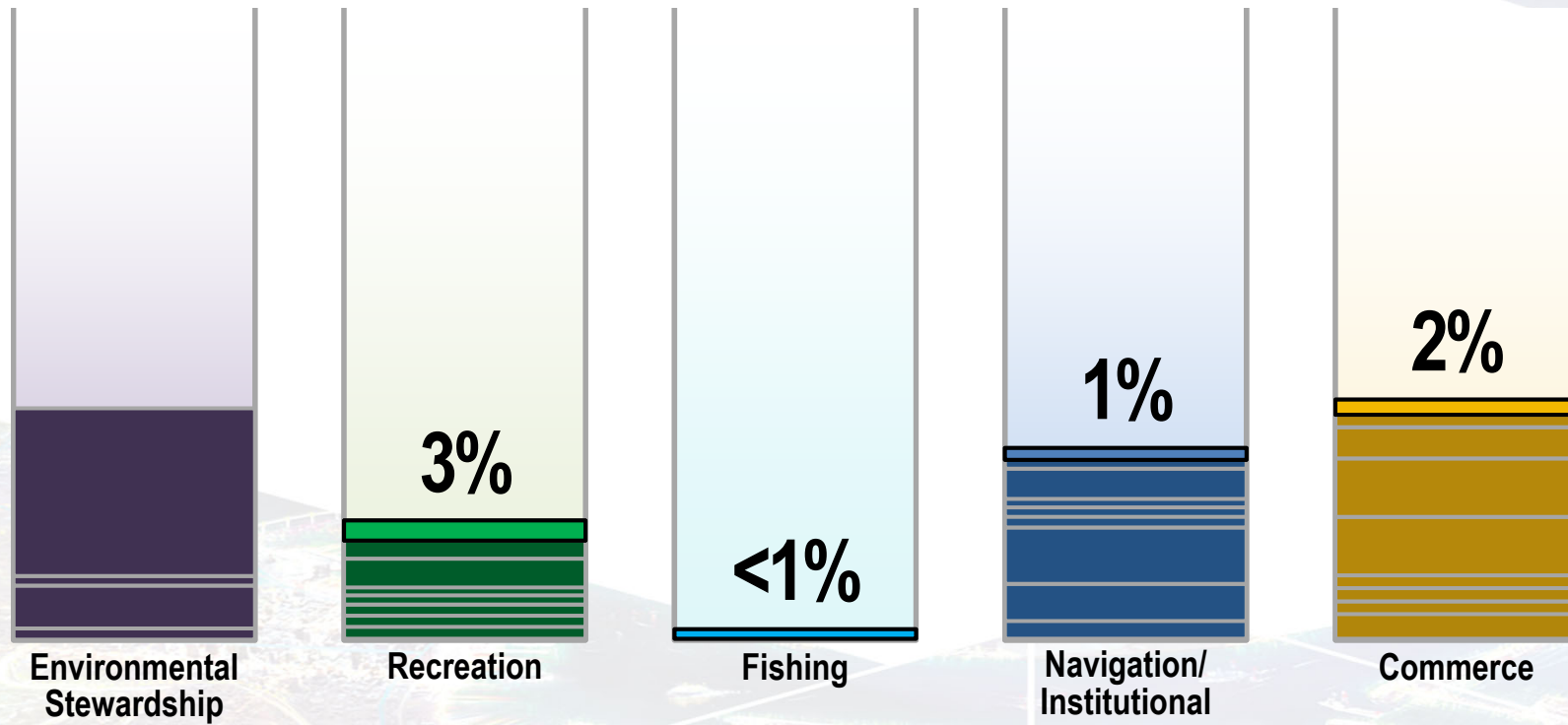


## Planning District 1: Shelter Island Land and Water Use Map





## Planning District 1: Summary Acreage Allocation



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

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



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## Next Steps



# Integrated Planning: Port Master Plan Update

## Public Engagement Timeline

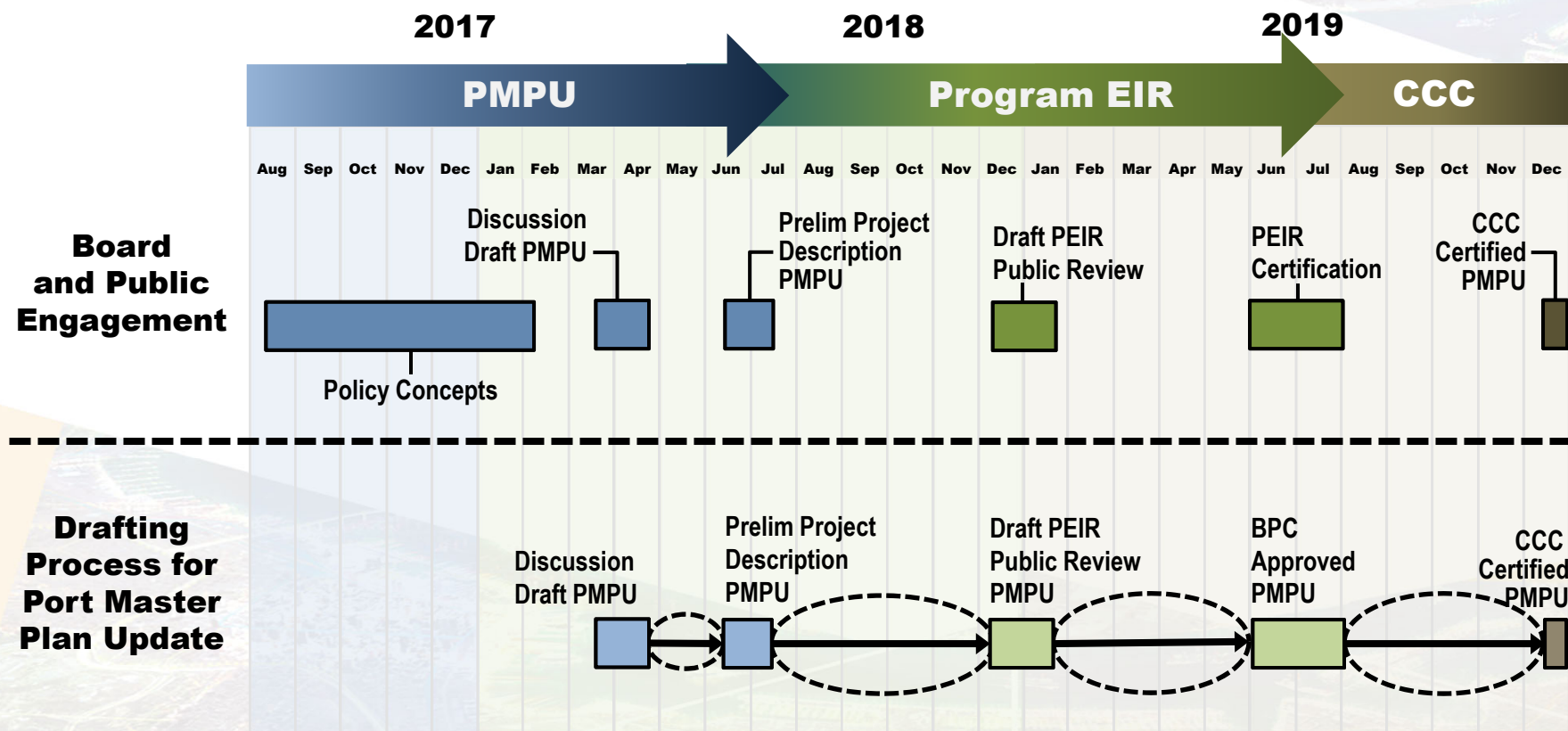
<b>BPC Meeting: August 8, 2017</b> <ul style="list-style-type: none"> <li>• Mobility Element Policy Concepts</li> <li>• Natural Resources Element Policy Concepts</li> <li>• Resiliency and Safety Element Policy Concepts</li> <li>• Economic Development Element Policy Concepts</li> </ul>	<b>PUBLIC OPEN HOUSE EVENT</b>  August 10, 2017  6-8pm  Port Administration Building	<b>BPC Meeting: November 14, 2017</b> <ul style="list-style-type: none"> <li>• Land and Water Use Element Policy Concepts</li> <li>• Coastal Access and Recreation Element Policy Concepts</li> <li>• Planning Districts 7-10 Policy Concepts &amp; Land and Water Use Maps</li> </ul>	<b>PUBLIC OPEN HOUSE EVENT</b>  November 15, 2017  6-8pm  Port Administration Building	<b>BPC Meeting: December 5, 2017</b> <ul style="list-style-type: none"> <li>• Planning Districts 4 &amp; 5 Policy Concepts &amp; Land and Water Use Maps</li> </ul>	<b>Special BPC Meeting: December 12, 2017</b> <ul style="list-style-type: none"> <li>• Planning Districts 6, 1 &amp; 2 Policy Concepts &amp; Land and Water Use Maps</li> </ul>	<b>BPC Meeting: February 2018</b> <ul style="list-style-type: none"> <li>• Planning District 3 Policy Concepts &amp; Land and Water Use Map</li> </ul>	<b>PUBLIC OPEN HOUSE EVENT</b>  TBD  (will be scheduled to follow completion of all Planning Districts)
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Ongoing Stakeholder and Agency Involvement

Rev12/07/2017

# Integrated Planning: Port Master Plan Update

## Drafting Process



Rev12/07/2017



Agenda Item No. 1  
File No. 2017-0569

# Integrated Planning Port Master Plan Update

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

- A) PLANNING DISTRICT 6 (CHULA VISTA BAYFRONT) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
- B) PLANNING DISTRICT 2 (HARBOR ISLAND) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
- C) PLANNING DISTRICT 1 (SHELTER ISLAND) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP

Board of Port Commissioners  
December 12, 2017