Integrated Planning
Port Master Plan Update

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

A) PLANNING DISTRICT 5 (NATIONAL CITY BAYFRONT) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP

B) PLANNING DISTRICT 4 (WORKING WATERFRONT) DRAFT POLICY CONCEPTS AND UPDATED LAND AND WATER USE MAP
TODAY’S WORKSHOP:

A) PLANNING DISTRICT 5
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

B) PLANNING DISTRICT 4
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

CONCLUSION AND NEXT STEPS
INTEGRATED PLANNING PROCESS

Vision Statement and Guiding Principles

Framework Report

We are here

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

INTEGRATED PLANNING PROCESS

2017

Draft Port Master Plan Update

Baywide & Planning District Goals

Board Workshops

Public Engagement and Stakeholder Outreach

Baywide Policy Concepts

Planning District Policy Concepts & Maps

2018

We are here

CEQA Environmental Review

11/30/2017
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
Vision Statement & Guiding Principles:

“Preserve the working Port as a dynamic and thriving element of the region’s economy and cultural history”

Framework Report Comprehensive Ideas:

“Fulfill the District’s Mission to promote commerce, navigation, fisheries, recreation, and environmental stewardship in the Bay”

PMPU Economic Development Goal:

Thriving, efficient, and modern deep-water marine and cruise terminal operations that optimize the movement of goods and passengers and have local, regional, state, national, and international significance
RECAP – ECONOMIC DEVELOPMENT POLICY CONCEPTS:
Support opportunities to accommodate growth in the maritime industry

Support land and water-side improvements at marine terminals
Invest in terminal infrastructure that supports optimization of cargo movement.
RECAP – ECONOMIC DEVELOPMENT POLICY CONCEPTS:
Support opportunities to accommodate growth in the maritime industry

Strive for a diverse cargo mix for long-term economic resiliency
Port Planning Districts
Planning District 5: National City Bayfront
## Planning District 5 – National City Bayfront

### Current State
- Home to the National City Marine Terminal, marine industrial activities, and deep-water berthing, surrounded by an assortment of visitor-serving commercial, recreational, and open space uses
- Roadways transitioning to support multiple modes of transportation
- Unique public realm bordered by the Sweetwater Channel and Paradise Marsh
- Segregated access to the water and limited opportunities to “touch the water”
- One-of-a-kind southern and easterly public views

### Future State
- Home to cleaner, modern, and more efficient marine terminal and industrial facilities
- Integrated and balanced land and water uses
- Improved roadway operations for all modes
- Improved visual and physical access to the water that emphasizes the unique Sweetwater Channel and Paradise Marsh
- Activated recreation spaces
- Preserved views of the surrounding areas
Planning District 5

Goals

Policy Concepts

Map
GOALS
Planning District 5

• A modernized marine terminal facility that is a vital, global gateway for imports and exports
• Upgraded facilities and a competitive and sustainable freight movement system that handles cargo in an efficient, safe, and environmentally responsible way
• Provision and management of vehicle parking through strategic site planning, technological advances, and parking enforcement
• Protected viable marine industrial activities and deep-water berthing that are competitive and flexible in meeting market demand
• Coordinated land uses that provide quality wage jobs for the region in an efficient, safe, and environmentally responsible way
• Activated and safe access to identified public coastal access opportunities that offer people a variety of visitor-serving commercial and recreational activities

BPC Workshop: April 27, 2017
Planning District 5

Goals

Policy Concepts

Map
PD 5 POLICY CONCEPT #1: ENSURE COMMUNITY BALANCE

Optimize regional maritime capacity in harmony with visitor-serving commercial, recreation areas, and conservation open space
PD 5 POLICY CONCEPT #2: PROMOTE BALANCED LAND USES

Update the Port Master Plan consistent with the proposed Balanced Land Use Plan’s redevelopment vision for the Marina Sub-District.
PD 5 POLICY CONCEPT #3: INCREASE ACCESS TO THE WATER

Enhance physical and visual access to the water through the Marina Sub-District and adjacent areas
PD 5 POLICY CONCEPT #4: PROACTIVELY MANAGE RECREATION OPEN SPACE

Encourage temporary “Pop-Up” activities and experimental programming
PD 5 POLICY CONCEPT  #5: RAILCAR PLAZA INTEGRATION

Incorporate the railcar plaza property with the Visitor-Serving Recreation Commercial designation
PD 5 POLICY CONCEPT #6: PROMOTE NEW OPPORTUNITIES

Encourage new maritime uses, such as aquaculture or bluetech, to maximize efficient use of existing buildings.
PD 5 POLICY CONCEPT #7 : IMPLEMENT MULTI-MODAL CORRIDOR

Prioritize safety for all users and modes
PD 5 POLICY CONCEPT #7: IMPLEMENT MULTI-MODAL CORRIDOR

Optimize access and connectivity between terminals and freeways, including operations and infrastructure.
PD 5 POLICY CONCEPT #7: IMPLEMENT MULTI-MODAL CORRIDOR

Provide a diversity of roadway mobility options and develop parking management strategies.
Planning District 5

Goals

Policy Concepts

Map
Planning District 5: National City Bayfront
Land and Water Use Map
Planning District 5: National City Bayfront
Land and Water Use Map
### PUBLIC TRUST AND LAND / WATER USE ALIGNMENT

<table>
<thead>
<tr>
<th>Environmental Stewardship</th>
<th>Recreation</th>
<th>Fisheries</th>
<th>Navigation/Institutional</th>
<th>Commerce</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Designations</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Uses: 1</td>
<td>Land Uses: 3</td>
<td>Land Uses: 2</td>
<td>Land Uses: 4</td>
<td>Land Uses: 9</td>
</tr>
<tr>
<td>Water Uses: 2</td>
<td>Water Uses: 1</td>
<td>Water Uses: 2</td>
<td>Water Uses: 8</td>
<td>Water Uses: 3</td>
</tr>
<tr>
<td>Total: 3</td>
<td>Total: 4</td>
<td>Total: 4</td>
<td>Total: 12</td>
<td>Total: 12</td>
</tr>
<tr>
<td><strong>Proposed Designations</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Uses: 1</td>
<td>Land Uses: 1</td>
<td>Land Uses: 2</td>
<td>Land Uses: 1</td>
<td>Land Uses: 6</td>
</tr>
<tr>
<td>Total: 2</td>
<td>Total: 2</td>
<td>Total: 4</td>
<td>Total: 5</td>
<td>Total: 8</td>
</tr>
</tbody>
</table>

The order of the Public Trust categories do not indicate a priority or preference.
Planning District 5: Summary Acreage Allocation

- Environmental Stewardship: <1%
- Recreation: <1%
- Fishing: <1%
- Navigation/Institutional: 9%

The order of the Public Trust categories do not indicate a priority or preference.
A) PLANNING DISTRICT 5

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion
Planning District 4 – Working Waterfront

**Current State**

- Home to the Tenth Avenue Marine Terminal, marine industrial activities, and Cesar Chavez Park
- An extensive marine industrial complex adjacent to communities like Barrio Logan with rich local history and culture
- Busy mobility and circulation systems
- Isolated recreation area with limited opportunity to interface with the water

**Future State**

- Clean, modern, and efficient terminal and industrial facilities
- Competitive and sustainable freight movement systems
- Safe, convenient access to employment centers and recreation facilities
- Improved physical and visual access to recreational facilities, including Cesar Chavez Park and Crosby Pier
GOALS
Planning District 4

- A modernized marine terminal facility that optimizes the terminal as a vital, global gateway for imports and exports, while remaining flexible and responsive to future market conditions.
- Upgraded facilities and a competitive and sustainable freight movement system that handles cargo in an efficient, safe, and environmentally responsible way.
- Convenient and safe access to jobs and identified public coastal access opportunities.
- A premier and high-performing center for shipbuilding and ship repair for the defense and maritime industry.
- Provision and management of vehicle parking through strategic site planning, technological advances, and parking enforcement.
PD 4 POLICY CONCEPT #1: ENHANCE CONNECTIONS TO THE BAY
Provide an opportunity for an enhanced connection between Crosby Pier, Cesar Chavez Park and the uplands.
PD 4 POLICY CONCEPT #2: CREATE PLACES FOR PEOPLE

Enhance existing park areas to allow for interaction with the water in a manner that is safe and does not interfere with maritime operations.

Cesar Chavez Park
PD 4 POLICY CONCEPT #3: PROACTIVELY MANAGE RECREATION OPEN SPACE

Encourage temporary “Pop-Up” activities and experimental programming
PD 4 POLICY CONCEPT #4: IMPLEMENT MULTI-MODAL CORRIDOR

Prioritize safety for all users and modes
PD 4 POLICY CONCEPT #4: IMPLEMENT MULTI-MODAL CORRIDOR

Optimize access and connectivity between terminals and freeways, including operations and infrastructure.
PD 4 POLICY CONCEPT #4: IMPLEMENT MULTI-MODAL CORRIDOR

Provide a diversity of roadway mobility options and develop parking management strategies

Multi-Modal Corridor

SAN DIEGO BAY
PD 4 POLICY CONCEPT #5: PROMOTE TERMINAL OPTIMIZATION

Promote implementation of the Tenth Avenue Marine Terminal Redevelopment Plan
PD 4 POLICY CONCEPT #6: BE A GOOD ENVIRONMENTAL STEWARD TO NEIGHBORING COMMUNITIES

Promote transition to clean, modern, and efficient terminal facilities based on market demand.
PD 4 POLICY CONCEPT #7: ENSURE COMMUNITY BALANCE

Sustain regional maritime capacity in balance with environmental stewardship by encouraging compatible uses within transition zones
Planning District 4

Goals

Policy Concepts

Map
Planning District 4: Working Waterfront
Land and Water Use Map
Planning District 4: Summary Acreage Allocation

- Environmental Stewardship: <1%
- Recreation: <1%
- Fishing: <1%
- Navigation/Institutional: 7%

The order of the Public Trust categories do not indicate a priority or preference.
B. PLANNING DISTRICT 4

- Staff Presentation
- Board Clarifying Questions
- Public Comment
- Board Discussion
# Integrated Planning: Port Master Plan Update

## Public Engagement Timeline

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 5, 2017</td>
<td>Planning Districts 4 &amp; 5 Policy Concepts &amp; Land and Water Use Maps</td>
<td>Port Administration Building</td>
</tr>
<tr>
<td>December 12, 2017</td>
<td>Planning Districts 6, 1 &amp; 2 Policy Concepts &amp; Land and Water Use Maps</td>
<td>Port Administration Building</td>
</tr>
<tr>
<td>February 6, 2018</td>
<td>Planning District 3 Policy Concepts &amp; Land and Water Use Map</td>
<td>Port Administration Building</td>
</tr>
</tbody>
</table>

*PUBLIC OPEN HOUSE EVENT TBD (will be scheduled to follow completion of all Planning Districts)*

## Ongoing Stakeholder and Agency Involvement

*Rev11/30/2017*
Integrated Planning: Port Master Plan Update

Drafting Process

**2017**

- **PMPU**
  - Discussion Draft PMPU
  - Policy Concepts

**2018**

- **Program EIR**
  - Prelim Project Description PMPU
  - Draft PEIR Public Review

**2019**

- **CCC**
  - PEIR Certification
  - CCC Certified PMPU

**Board and Public Engagement**

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

Rev11/30/2017
Integrated Planning
Port Master Plan Update

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

A) PLANNING DISTRICT 5 (NATIONAL
CITY BAYFRONT) DRAFT POLICY
CONCEPTS AND UPDATED LAND
AND WATER USE MAP

B) PLANNING DISTRICT 4 (WORKING
WATERFRONT) DRAFT POLICY
CONCEPTS AND UPDATED LAND
AND WATER USE MAP