

Agenda Item No. 24  
File No. 2017-0537



Board of Port Commissioners  
December 5, 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

# 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

**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:**  
The information requested below is voluntary. Any information provided on this form is a public record and subject to disclosure under the California Public Records Act.

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(If applicable)  
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**SAN DIEGO UNIFIED PORT DISTRICT**

**REQUEST TO SPEAK**  
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Non Agenda Public Comment  
Agenda Item No. **B**  
Date: \_\_\_\_\_

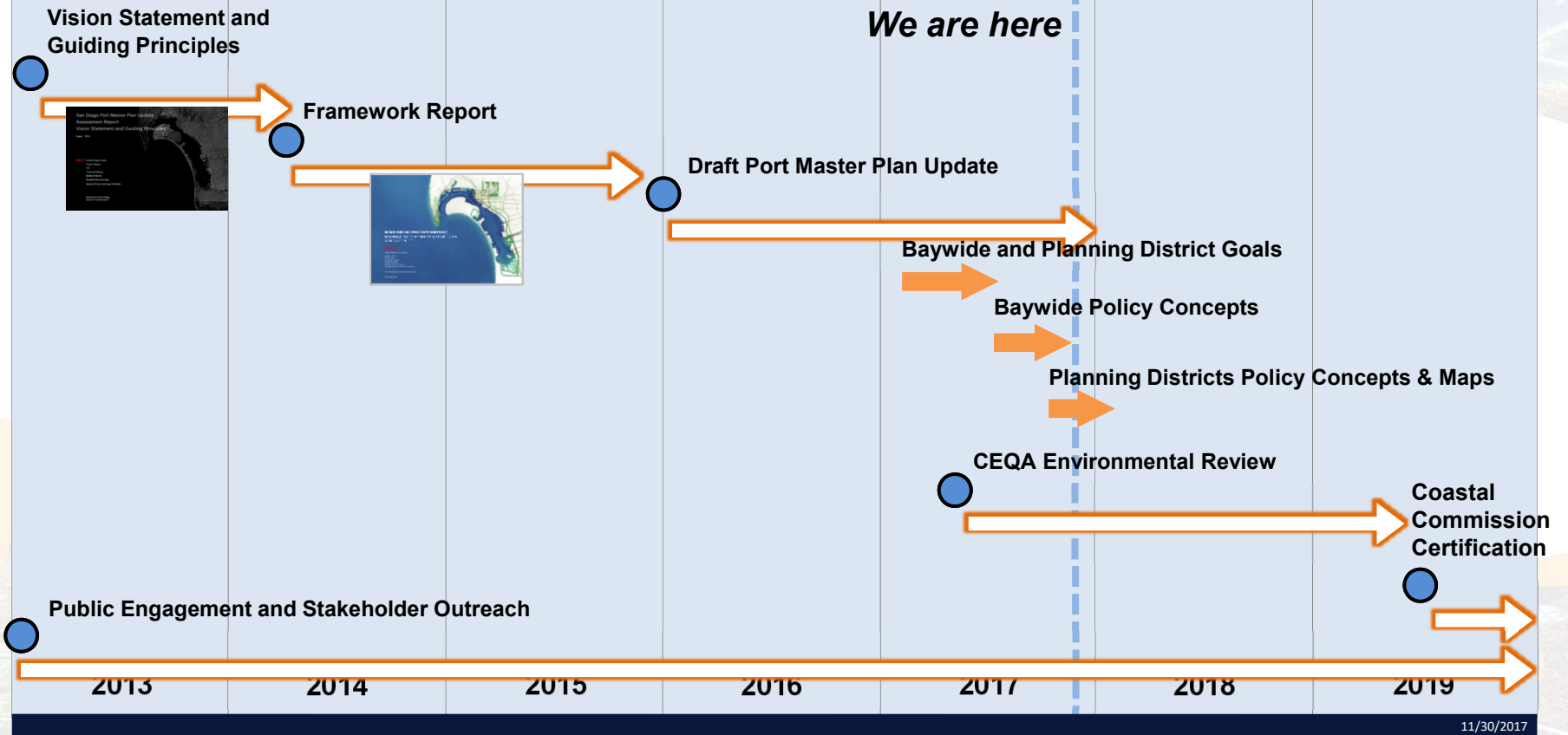
☐ In Opposition ☐ Neutral

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# INTEGRATED PLANNING PROCESS



# INTEGRATED PLANNING PROCESS

2017

*We are here*

2018

Draft Port Master Plan Update

Baywide & Planning District Goals

Baywide Policy Concepts

Planning District Policy Concepts & Maps

Board Workshops

CEQA Environmental Review

Public Engagement and Stakeholder Outreach

11/30/2017



# 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

## **RECAP – ECONOMIC DEVELOPMENT POLICY CONCEPTS:**

Support opportunities to accommodate growth in the maritime industry

### **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**





**RECAP – ECONOMIC DEVELOPMENT POLICY CONCEPTS:**  
Support opportunities to accommodate growth in the maritime industry

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**





## Tenth Avenue Marine Terminal Redevelopment Plan

Final Environmental Impact Report  
Tenth Avenue Marine Terminal Redevelopment Plan  
and Demolition and Initial Rail Component

PREPARED FOR:  
San Diego Unified Port District  
3165 Pacific Highway  
San Diego, CA 92101  
Contact: Larry Holmstedt  
(619) 686-6267

PREPARED BY:  
ICF International  
625 B Street, Suite 1700  
San Diego, CA 92101  
Contact: Charlie Richmond  
(619) 444-3911

December 2016

(UPDATE EIR-2015-39 SCH# 2015-031049)

Approved  
**DECEMBER 2016**

Staff Direction  
**APRIL 2016**

## National City Balanced Land Use Plan Proposal

National City  
Marine Terminal







# 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



## 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

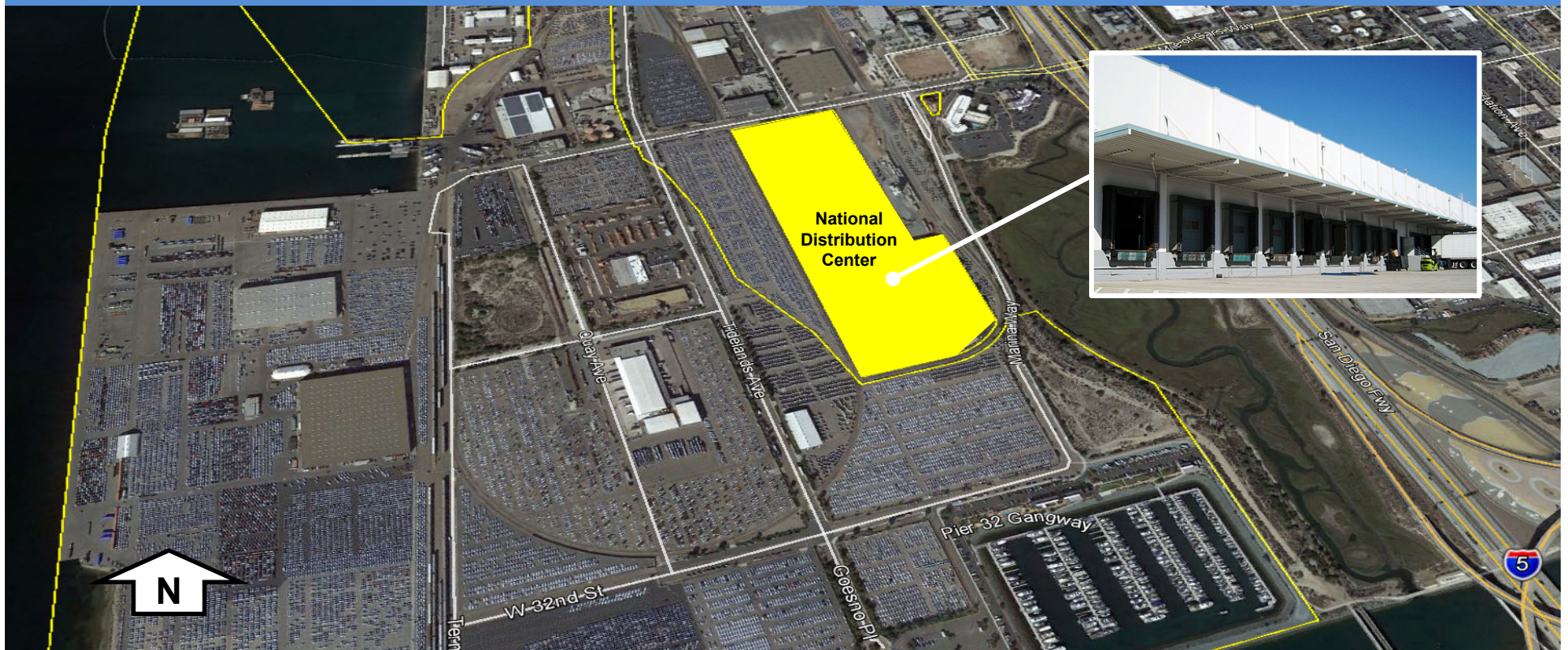
Incorporate the railcar plaza property with the  
Visitor-Serving Recreation Commercial designation





## PD 5 POLICY CONCEPT #6: PROMOTE NEW OPPORTUNITIES

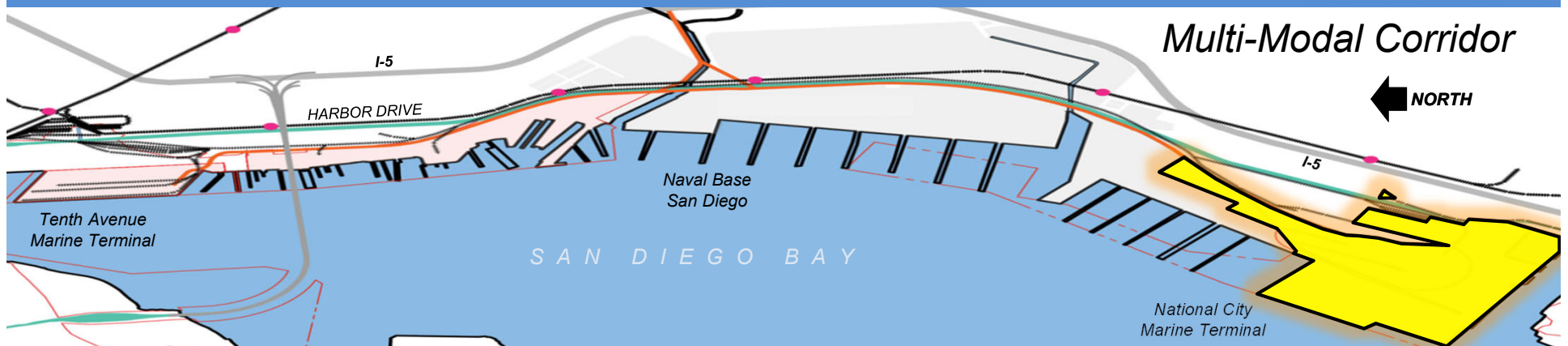
Encourage new maritime uses, such as aquaculture or bluetech, to maximize efficient use of existing buildings





## PD 5 POLICY CONCEPT #7 : IMPLEMENT MULTI-MODAL CORRIDOR

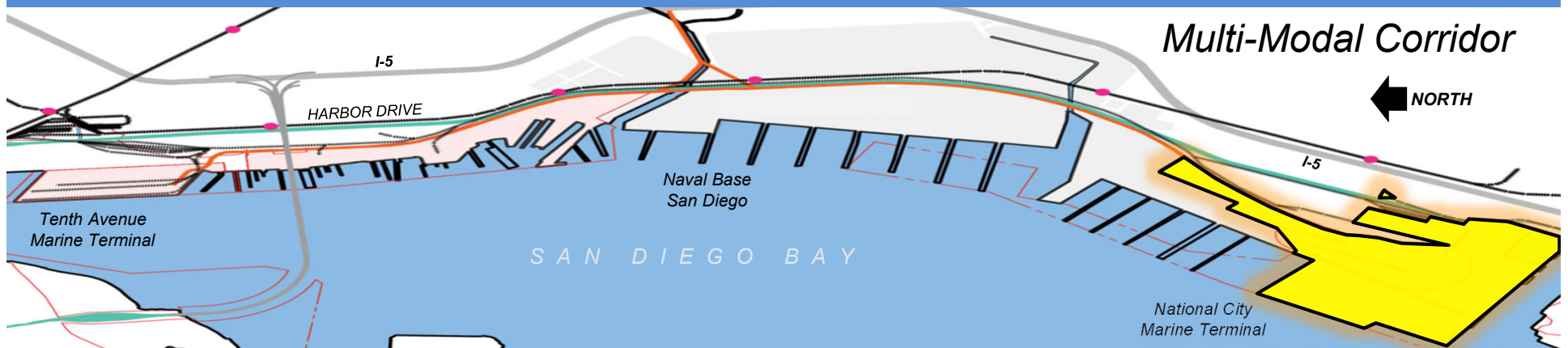
Prioritize safety for all users and modes





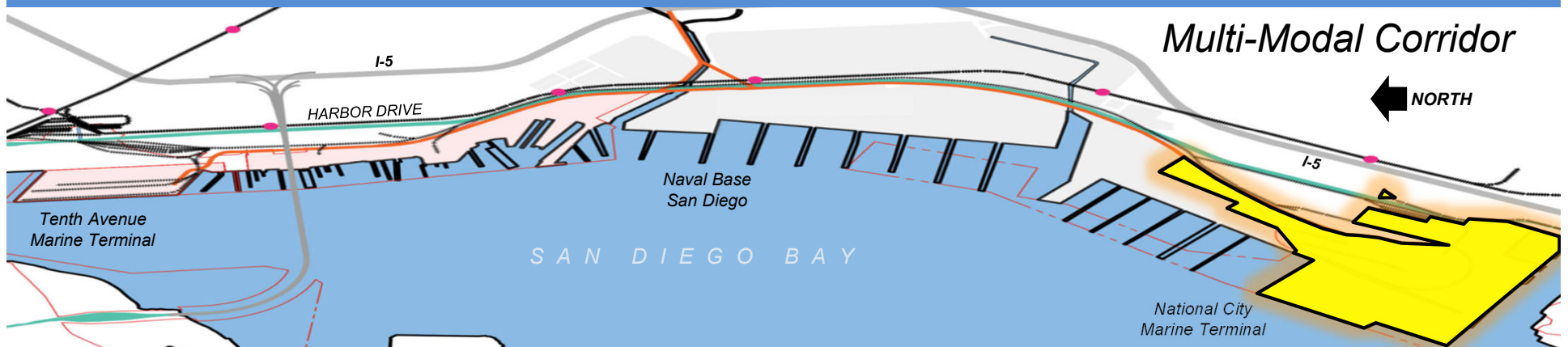
## PD 5 POLICY CONCEPT #7 : IMPLEMENT MULTI-MODAL CORRIDOR

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

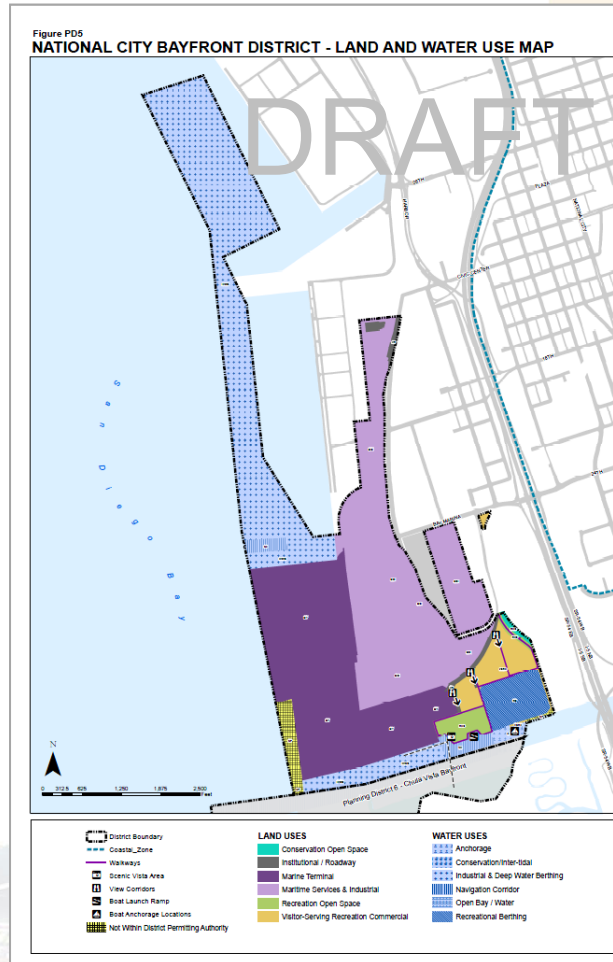
Goals

Policy Concepts

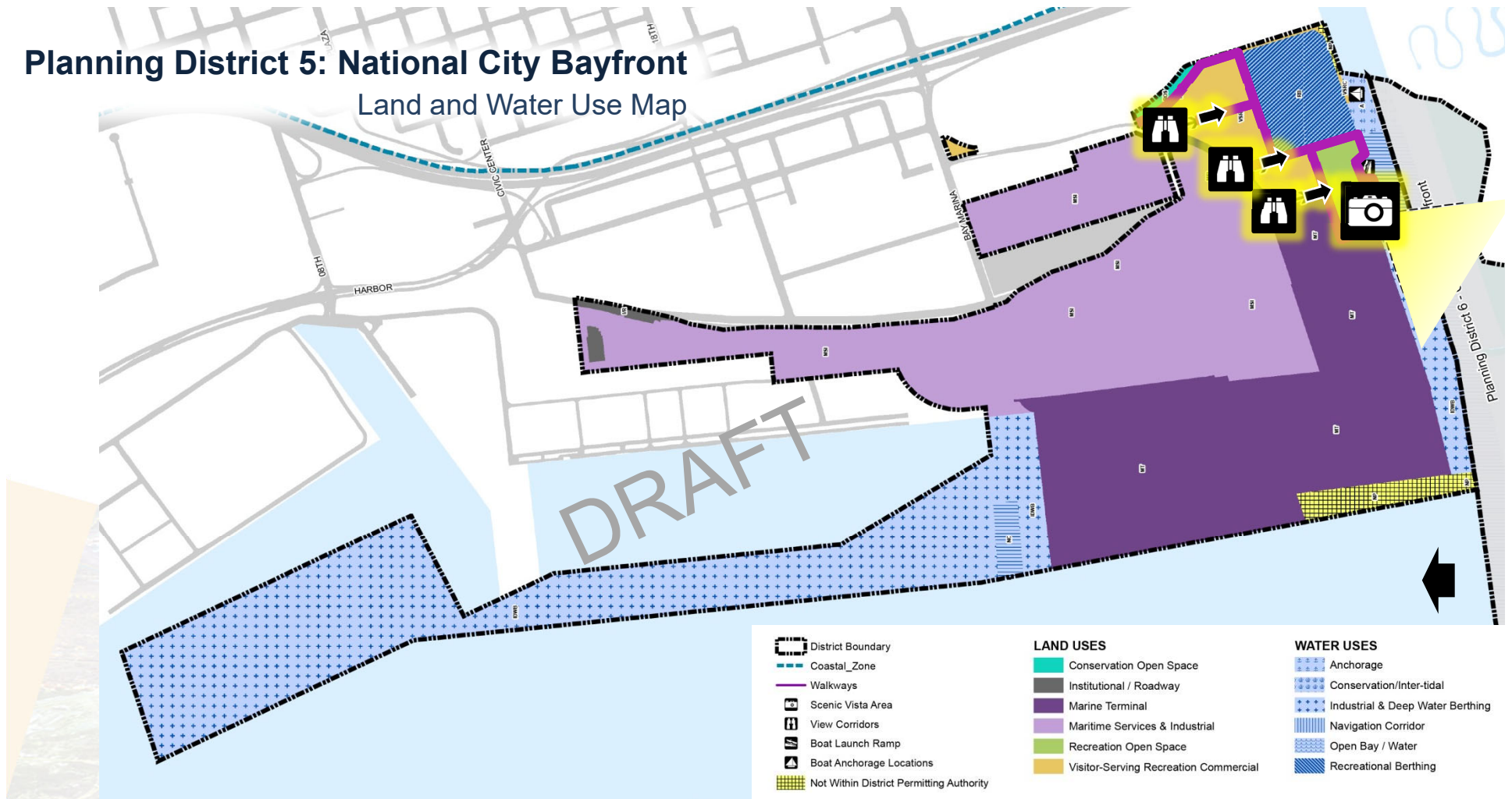
Map



# Planning District 5: National City Bayfront Land and Water Use Map



# Planning District 5: National City Bayfront Land and Water Use Map



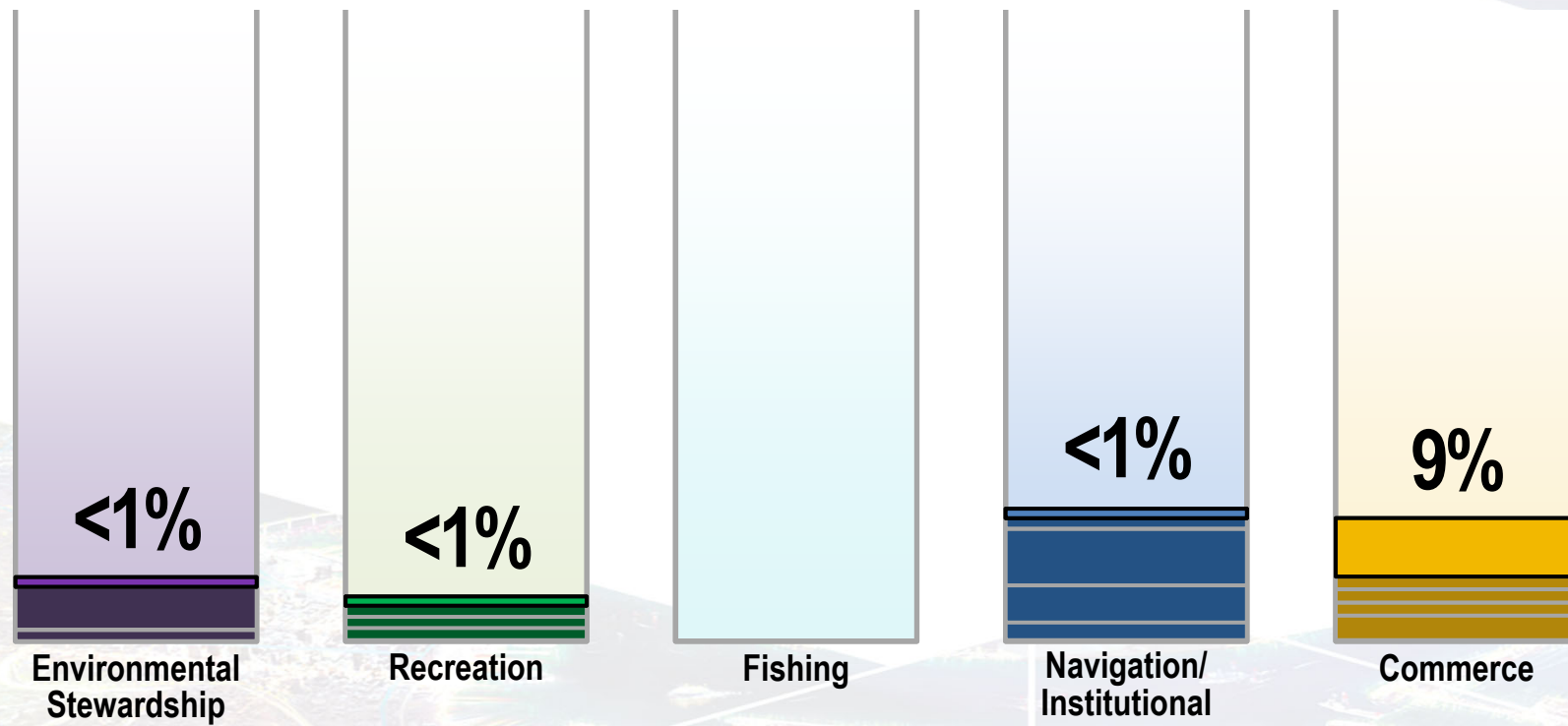


## PUBLIC TRUST AND LAND / WATER USE ALIGNMENT

	<div>Environmental Stewardship</div> 	<div>Recreation</div> 	<div>Fisheries</div> 	<div>Navigation/ Institutional</div> 	<div>Commerce</div> 	
<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>	= 19 = 16 <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>	= 11 = 10 <b>21</b>

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

## Planning District 5: Summary Acreage Allocation



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

**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>A</b>
Date:

☐ In Favor ☐ In Opposition ☐ Neutral

Other (specify):

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**SAN DIEGO UNIFIED PORT DISTRICT**  
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Agenda Item No. <b>B</b>
Date:

☐ In Opposition ☐ Neutral

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**DISCLOSURE:**  
I, the undersigned, am not an employee or agent of the District, its employees or Commissioners, or a lobbyist for the District. My comments and any attachments are not made on behalf of the District, its employees or Commissioners, or a lobbyist for the District. My comments and any attachments are my own and are not intended to be an official statement of the District, its employees or Commissioners, or a lobbyist for the District. I understand that any comments I make may be made available to the public and the media.





# Port Planning Districts

## Planning District 4: Working Waterfront



# 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



## Planning District 4

### Goals

### Policy Concepts

### Map



# 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

*BPC Workshop: April 27, 2017*



## Planning District 4

Goals

Policy Concepts

Map





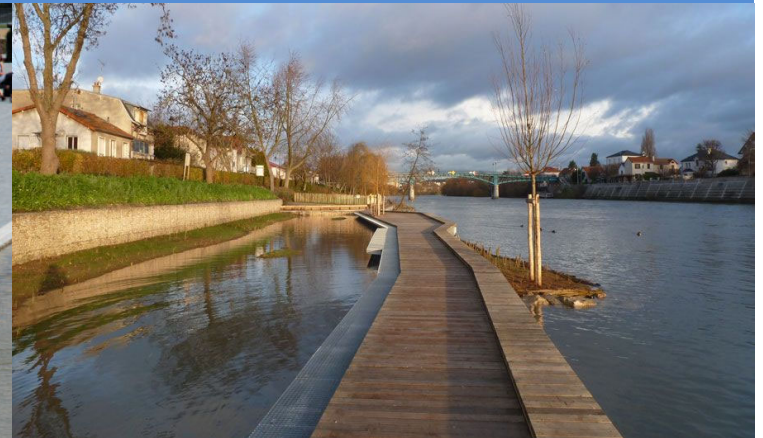
PD 4 POLICY CONCEPT #1: ENHANCE CONNECTIONS TO THE BAY  
Provide an opportunity for an enhanced connection between Crosby Pier,  
Cesar Chavez Park and the uplands





## 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





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

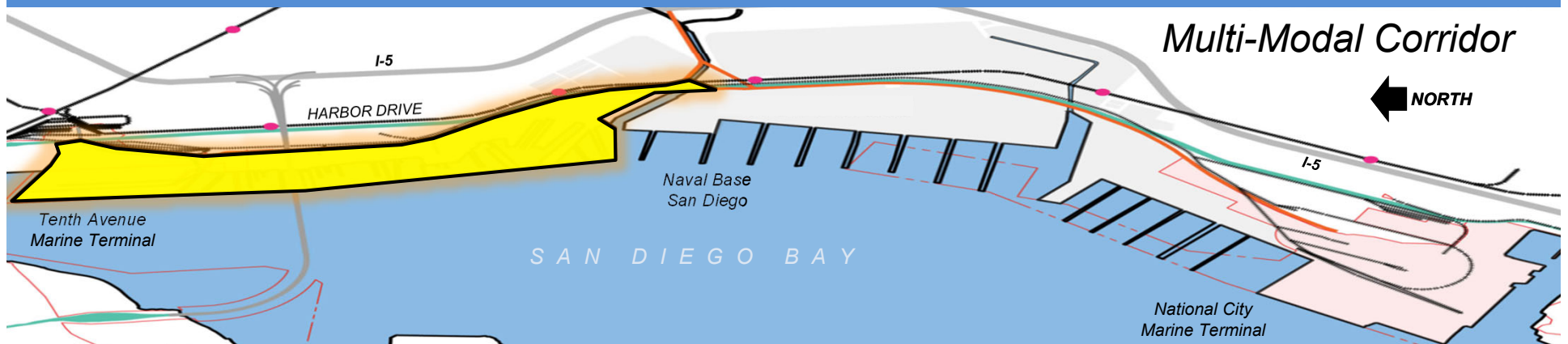
### Encourage temporary “Pop-Up” activities and experimental programming





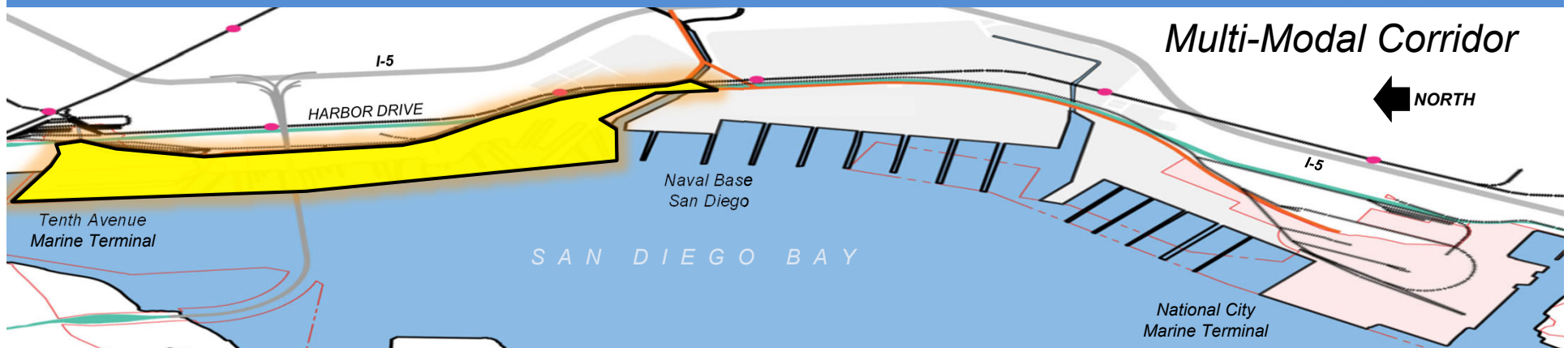
## PD 4 POLICY CONCEPT #4: IMPLEMENT MULTI-MODAL CORRIDOR

Prioritize safety for all users and modes



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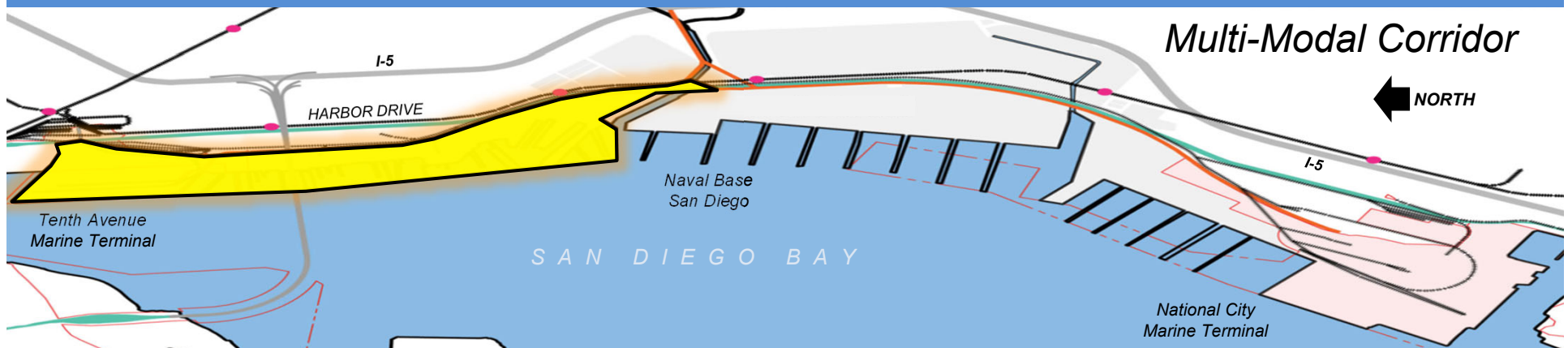
Optimize access and connectivity between terminals and freeways, including operations and infrastructure





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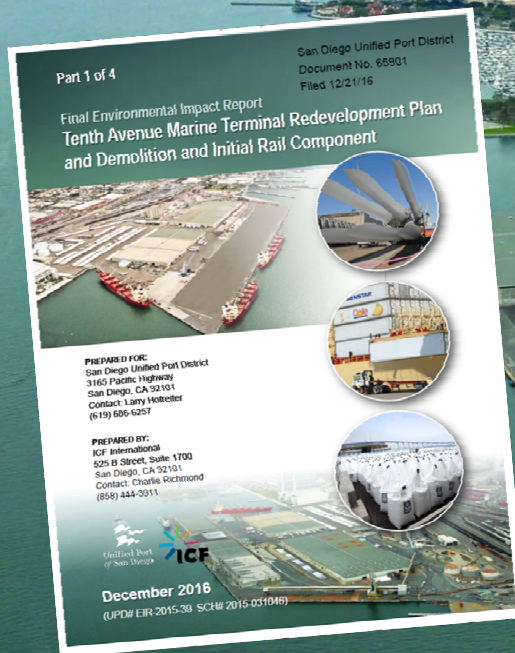
Provide a diversity of roadway mobility options and develop parking management strategies





## PD 4 POLICY CONCEPT #5: PROMOTE TERMINAL OPTIMIZATION

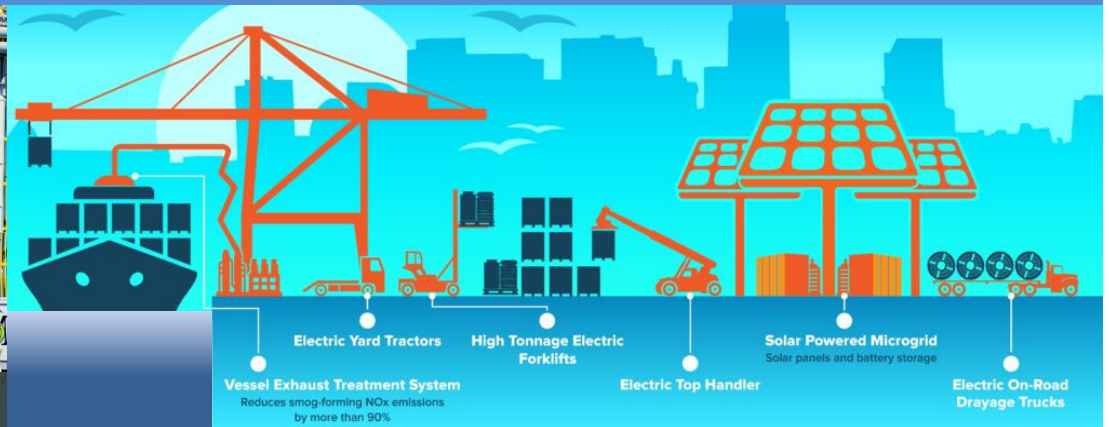
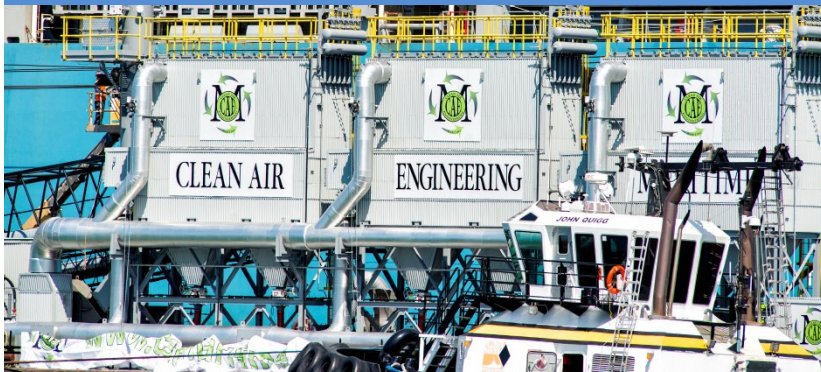
### Promote implementation of the Tenth Avenue Marine Terminal Redevelopment Plan





## 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







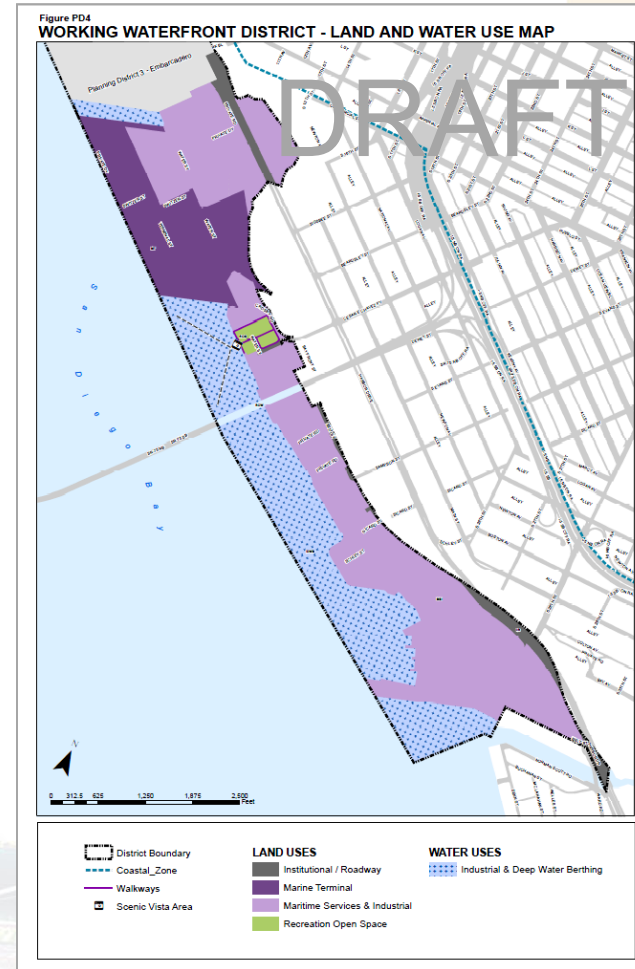
## Planning District 4

Goals

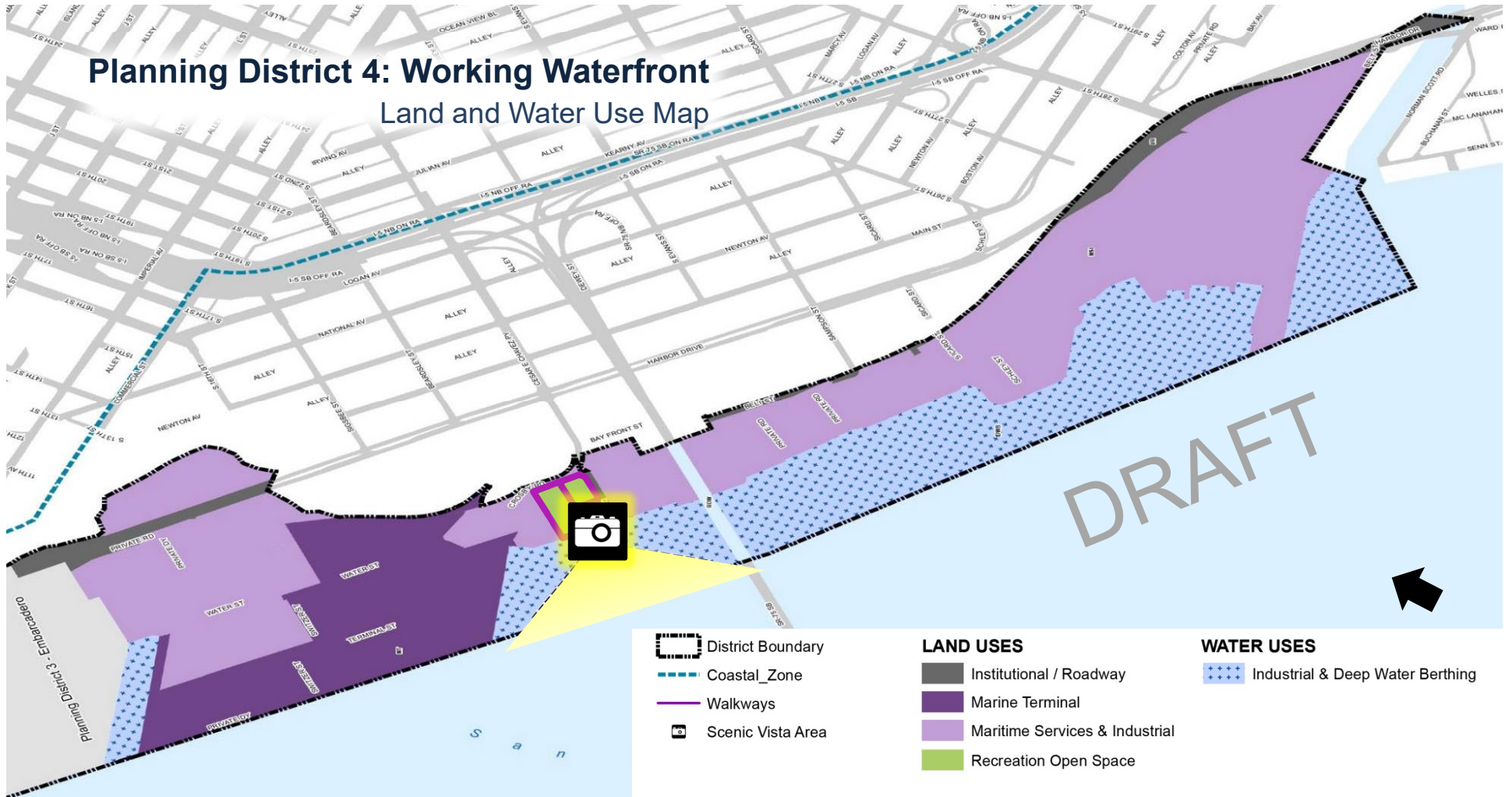
Policy Concepts

Map

# Planning District 4: Working Waterfront Land and Water Use Map

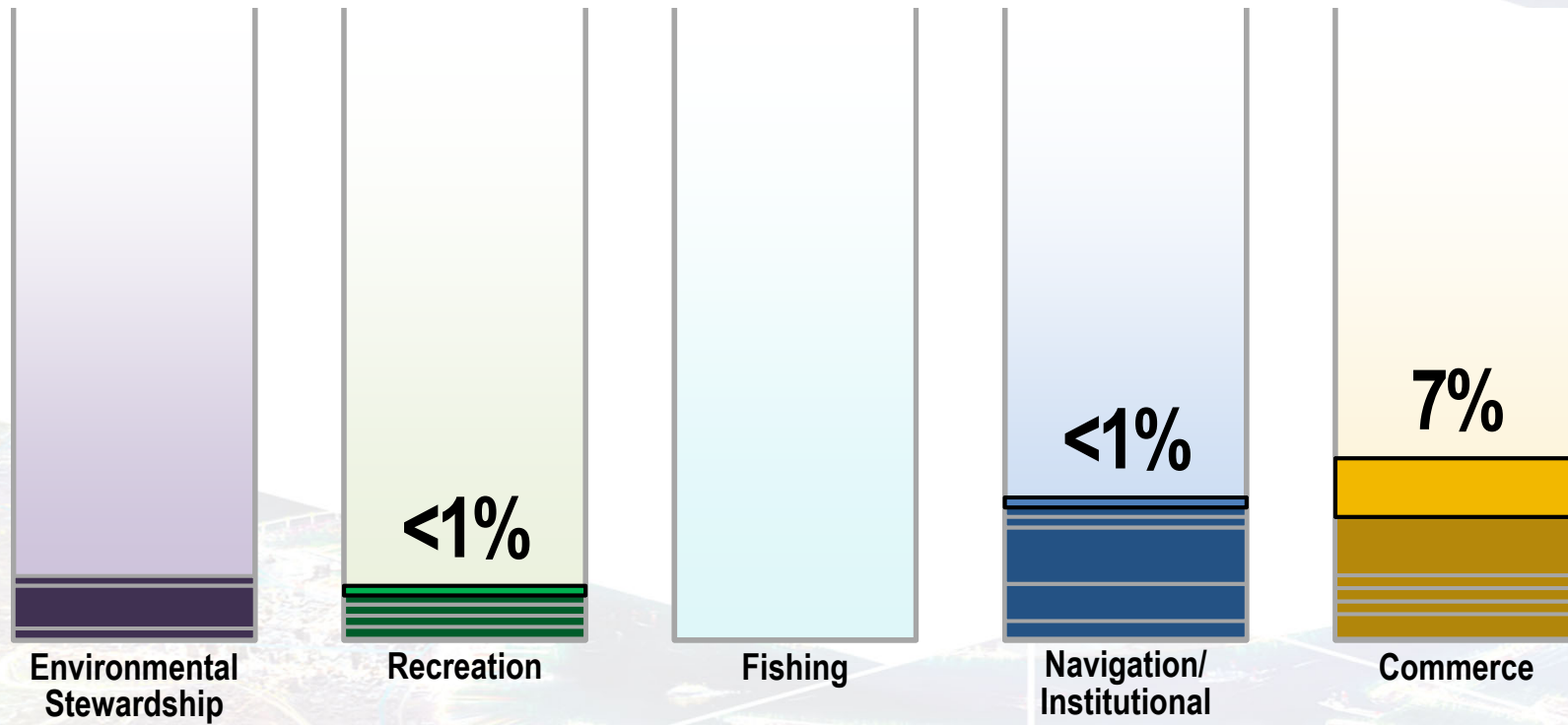


# Planning District 4: Working Waterfront Land and Water Use Map





## Planning District 4: Summary Acreage Allocation



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## B. PLANNING DISTRICT 4

- Staff Presentation
- Board Clarifying Questions
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- Board Discussion

**SAN DIEGO UNIFIED PORT DISTRICT**  
**REQUEST TO SPEAK**  
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Non Agenda Public Comment		
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Date:		

<input type="checkbox"/> In Favor	<input type="checkbox"/> In Opposition	<input type="checkbox"/> Neutral
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Non Agenda Public Comment		
Agenda Item <b>B</b>		
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<input type="checkbox"/> In Opposition	<input type="checkbox"/> Neutral
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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 6, 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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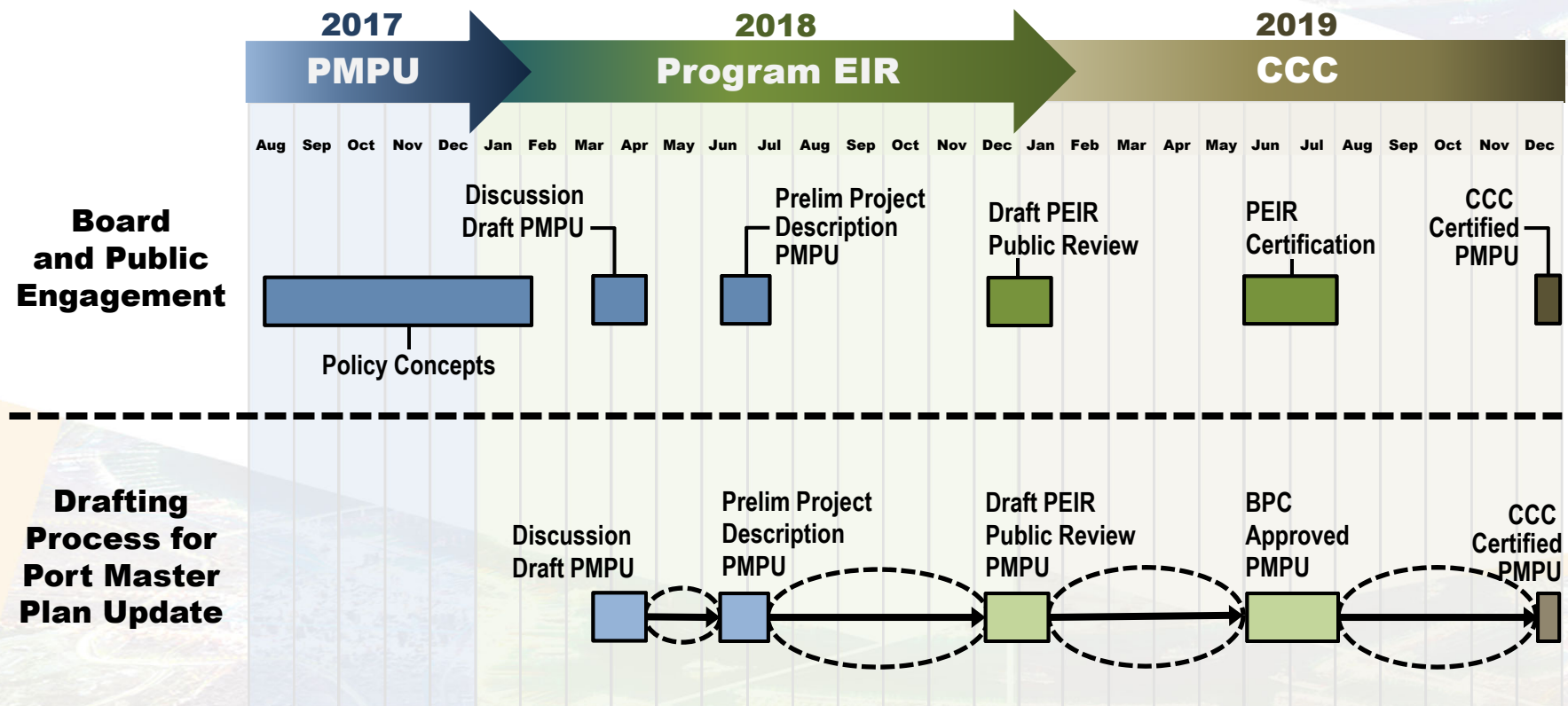
Ongoing Stakeholder and Agency Involvement

Rev11/30/2017



# Integrated Planning: Port Master Plan Update

## Drafting Process



Rev11/30/2017

Agenda Item No. 24  
File No. 2017-0537



Board of Port Commissioners  
December 5, 2017

## Integrated Planning Port Master Plan Update

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