Integrated Planning Port Master Plan Update

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

A. DRAFT POLICY CONCEPTS FOR BAYWIDE COMMERCIAL FISHING
B. DRAFT POLICY CONCEPTS FOR CENTRAL EMBARCADERO SUBDISTRICT
C. DRAFT POLICY CONCEPTS FOR SOUTH EMBARCADERO SUBDISTRICT

Board of Port Commissioners
March 14, 2019
TODAY’S WORKSHOP:

Workshop Introduction

A. Baywide Commercial Fishing Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

B. Central Embarcadero Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

C. South Embarcadero Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

Conclusions and Next Steps
TODAY’S WORKSHOP:

Workshop Introduction

A. Baywide Commercial Fishing Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

B. Central Embarcadero Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

C. South Embarcadero Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

Conclusions and Next Steps
INTEGRATED PLANNING PROCESS

Vision Statement and Guiding Principles

Framework Report

Draft Port Master Plan Update

Baywide and Planning District Goals

Baywide Policy Concepts

Planning Districts Policy Concepts & Maps

CEQA Environmental Review

Coastal Commission Processing

We are here

Public Outreach and Stakeholder Engagement

VISION STATEMENT & GUIDING PRINCIPLES

FRAMEWORK REPORT

PMPU GOALS

PMPU POLICY CONCEPTS

OBJECTIVES

• Market Ready
• Streamline Permit Process
• Certainty with Flexibility
• Balance Development with Natural Resources while Enhancing Fiscal Sustainability
Port Master Plan Update:

Document Contents

1. Introduction

2. – 7. Elements

8. Planning Districts 1-10

9. Definitions/Glossary

Cross-Connecting Themes

2. Land and Water Use
3. Mobility
4. Coastal Access & Recreation
5. Natural Resources
6. Resiliency and Safety
7. Economic Development
   ❖ Environmental Justice
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
PROJECTS

POLICIES
Port Planning Districts

Planning District 3: Embarcadero
Planning District 3 – Embarcadero

Current State

• Over three miles of waterfront lined with an assortment of commercial, visitor-serving, recreational, and even industrial uses
• Conveniently located south of the San Diego International Airport and close to Downtown San Diego
• Close proximity to regional roadways and freeways
• Linear public access areas with shoreline path and play areas
• Panoramic scenic vistas of San Diego Bay and city lights

Future State

• A ‘front door’ to San Diego welcoming travelers arriving by sea, land, or air
• A vibrant, waterfront experience with broad mix of coastal-dependent uses and activities showcasing and celebrating San Diego’s diverse waterfront
• Home of the Next Great Waterfront Street
• An active entertainment, recreation, and hospitality destination that is a highlight along the Green Necklace and picturesque San Diego Bay
GOALS
Planning District 3

- A ‘front door’ to San Diego for travelers arriving by sea, land, or air, offering a vibrant mix of visitor-serving commercial and recreational activities, and internationally-recognized attractions that showcase and celebrate the history of San Diego’s waterfront

- Celebrated water areas that support historic ship, ferry and excursion vessel, recreational vessel, and commercial fishing berthing, and that preserve deep-water dependent cruise ship berthing

- An active experience that provides people meaningful waterfront gathering places and access to a broad mix of land and water-based entertainment, recreation, hospitality, and visitor destinations

BPC Workshop: May 25, 2017
TODAY’S ISSUES

We will be asking the Board for input on:

• Defining our pathway for maintaining and promoting Commercial Fishing (CF) as one of the highest coastal dependent priority uses including:
  – Which options should we pursue to increase CF acreage?
  – What is the right blend of public and/or private investment for CF?
  – Should CF policies apply Baywide or by Planning District?

• Balancing a variety of coastal dependent water in Central Embarcadero

• Guaranteeing public access in Central and South Embarcadero
TODAY’S WORKSHOP:

Workshop Introduction
A. Baywide Commercial Fishing Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion
B. Central Embarcadero Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion
C. South Embarcadero Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

Conclusions and Next Steps
Commercial Fishing in San Diego Bay
Draft Policy Concepts: Commercial Fishing

• District’s charge to promote fisheries based on Port Act and Public Trust Doctrine
• Considered a high-priority use under the Coastal Act
• Overarching Draft Policy Concepts include:
  - Preserve and protect the maritime fishing industries throughout the waterfront
  - Celebrating commercial fishing’s significance to the history of San Diego’s waterfront through educational opportunities and visual access to and around this important industry
  - Prioritizing commercial fishing operations by locating landside support uses immediately next to associated berthing areas
  - *Preserve commercial fishing designated land and water areas*
Draft Policy Concepts: Commercial Fishing
Existing Facilities

Driscoll’s Wharf
Tuna Harbor
Commercial Fishing Background: Driscoll’s Wharf CDP

- CDP issued in 1981 by Coastal Commission
- Seven amendments, between 1984-1988
- May temporarily berth boats that do not qualify as “commercial fishing vessels;” subject to termination upon 72-hour notice when a commercial fishing vessel desires to berth
- CDP, and subsequent amendments, do not allow for “the introduction of any uses which are not directly related to the commercial fishing industry”
Draft Policy Concepts: Commercial Fishing

Recent Studies Related to Commercial Fishing in San Diego Bay

- West Coast Commercial Fishing Facilities Benchmarking Study, July 2017
- An Analysis of Commercial Fishing in the San Diego Area with a Primary Focus on Commercial Fishing Facilities and Infrastructure within the Port of San Diego at Tuna Harbor and Driscoll’s Wharf, August 2018
- Commercial Fisheries Revitalization Plan, April 2010
- National Oceanic and Atmospheric Administration Fact Sheet Regarding the Importance of Working Waterfronts to Providing a Sustainable Supply of Seafood to U.S. Consumers: A San Diego Example, February 2019
Methods for Memorializing Commercial Fishing Acreage
Memorializing Existing Commercial Fishing Acreage:
Shelter Island – Method 1

Shelter Island Planning District – Commercial Fishing Designations
Memorializing Existing Commercial Fishing Acreage: 
*Shelter Island – Method 2*

<table>
<thead>
<tr>
<th>GIS Conversion of Current PMP</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>2.47 acres</td>
</tr>
<tr>
<td>Berthing</td>
<td>6.61 acres</td>
</tr>
<tr>
<td>TOTAL</td>
<td>9.08 acres</td>
</tr>
</tbody>
</table>

Shelter Island Planning District – **Commercial Fishing Designations**
## Memorializing Existing Commercial Fishing Acreage: 
*Shelter Island*

<table>
<thead>
<tr>
<th>Commercial Fishing (CF) Designation</th>
<th>METHOD 1 Current Port Master Plan CF Acreage</th>
<th>METHOD 2 GIS Conversion of Current Port Master Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>2.9 ac</td>
<td>2.47 ac</td>
</tr>
<tr>
<td>Berthing</td>
<td>5.7 ac</td>
<td>6.61 ac</td>
</tr>
<tr>
<td>TOTALS</td>
<td>8.6 ac</td>
<td>9.08 ac</td>
</tr>
</tbody>
</table>
Memorializing Existing Commercial Fishing Acreage:
*Embarcadero – Method 1*

<table>
<thead>
<tr>
<th>Current Port Master Plan (PMP)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>5.4 acres</td>
</tr>
<tr>
<td>Berthing</td>
<td>13.1 acres</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>18.5 acres</strong></td>
</tr>
</tbody>
</table>

Embarcadero Planning District – Commercial Fishing Designations
Memorializing Existing Commercial Fishing Acreage: Embarcadero – Method 2

Embarcadero Planning District – Commercial Fishing Designations
Memorializing Existing Commercial Fishing Acreage: Embarcadero – Method 3
## Memorializing Existing Commercial Fishing Acreage: *Embarcadero*

<table>
<thead>
<tr>
<th>Commercial Fishing (CF) Designation</th>
<th>METHOD 1</th>
<th>METHOD 2</th>
<th>METHOD 3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Current Port Master Plan</td>
<td>GIS Conversion of Current Port Master Plan</td>
<td>GIS Conversion + Survey Adjustment</td>
</tr>
<tr>
<td>Land</td>
<td>5.4 ac</td>
<td>3.68 ac</td>
<td>3.99 ac</td>
</tr>
<tr>
<td>Berthing</td>
<td>13.1 ac</td>
<td>18.62 ac</td>
<td>18.78 ac</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>18.5 ac</strong></td>
<td><strong>22.3 ac</strong></td>
<td><strong>22.77 ac</strong></td>
</tr>
</tbody>
</table>
Memorializing Existing Commercial Fishing Acreage: *Baywide Totals (Shelter Island and Embarcadero)*

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>8.3 ac</td>
<td>6.15 ac</td>
<td>6.46 ac</td>
</tr>
<tr>
<td>Berthing</td>
<td>18.8 ac</td>
<td>25.23 ac</td>
<td>25.39 ac</td>
</tr>
<tr>
<td>TOTALS</td>
<td>27.1 ac</td>
<td>31.38 ac</td>
<td>31.85 ac</td>
</tr>
</tbody>
</table>
Options to Increase Commercial Fishing Areas
Options to Increase Commercial Fishing Acreage:

Option 1

Shelter Island Planning District – Commercial Fishing Designations

4.46 acres
Designation change from Navy Small Craft Berthing to Commercial Fishing Berthing
Options to Increase Commercial Fishing Acreage:

**Option 2a**

GIS Conversion of Current PMP with Land Survey Adjustments + Option 1

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>4.55 acres</td>
<td></td>
</tr>
<tr>
<td>Berthing</td>
<td>18.78 acres</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>23.33 acres</td>
<td></td>
</tr>
</tbody>
</table>

Increase of *0.56 acres
Convert two existing Grape Street piers to Commercial Fishing

Embarcadero Planning District – Commercial Fishing Designations
Options to Increase Commercial Fishing Acreage: 
**Option 2b**

### GIS Conversion of Current PMP with Land Survey Adjustments + Option 2

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td><em>4.75 acres</em></td>
</tr>
<tr>
<td>Berthing</td>
<td>18.78 acres</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>23.53 acres</strong></td>
</tr>
</tbody>
</table>

Additional increase of *0.2 acres* for a total of 0.76 acres by widening existing piers 5 ft on each side.

Embarcadero Planning District – **Commercial Fishing Designations**
Options to Increase Commercial Fishing Acreage –
Associated Cost Estimates for Grape Street Piers

<table>
<thead>
<tr>
<th></th>
<th>Low End</th>
<th>High End</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintain Existing Piers (Option 2a)</td>
<td>$3,735,000</td>
<td>$5,150,000</td>
</tr>
<tr>
<td>Expand and Enhance Piers (Option 2b)</td>
<td>$24,000,000</td>
<td>$31,000,000</td>
</tr>
</tbody>
</table>
### Options to Increase Commercial Fishing Acreage:

**Baywide Totals (Shelter Island and Embarcadero)**

<table>
<thead>
<tr>
<th>Commercial Fishing (CF) Designation</th>
<th>OPTION 1 + 2a Shelter Island Increase + Existing Grape Street Piers</th>
<th>OPTION 1 + 2b Shelter Island Increase + Expanded Grape Street Piers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>7.02 ac</td>
<td>7.22 ac</td>
</tr>
<tr>
<td>Berthing</td>
<td>29.85 ac</td>
<td>29.85 ac</td>
</tr>
<tr>
<td>TOTALS</td>
<td>36.87 ac</td>
<td>37.07 ac</td>
</tr>
</tbody>
</table>
Options to Increase Commercial Fishing Acreage:

Option 3

Coordinate with 1HWY1 team to accommodate additional CF acreage in Central Embarcadero.
Options to Increase Acreage:

• 1  – Add 4.46 acres of **water** berthing to Shelter Island
• 2a  – Add 0.56 acres of **land** to Embarcadero with **existing** piers
• 2b  – Add 0.78 (0.56 + 0.22) acres of **land** to Embarcadero with **enhanced** piers
• 3  – Coordinate with 1HWY1 to increase **land** acreage in Central Embarcadero
Commercial Fishing – Allowed
Secondary Uses and Limitations
RECAP

**CURRENT**

Traditional Arrangement

Sample for discussion purposes only
RECAP

**FUTURE**

Flexible Option (Consolidate Land and Water Use Designations)
RECAP

FUTURE
More Flexible Option (Introduce Primary and Secondary Allowable Uses)

Port Street

San Diego Bay

Sample for discussion purposes only
RECAP

Limit **Secondary Uses** up to **one-fourth** of the Development Site

Sample for discussion purposes only

How to calculate secondary uses:

**Formula:** Total site size x 25%

**Example:** 100,000 sf site x 25% = 25,000 sf can be secondary uses
RECAP

Limit **Secondary Uses** up to **one-fourth** of the Development Site

**How to calculate secondary uses:**

*Formula:* (Total site size + total sf of buildings from second story up) x 25%

*Example:* 100,000 sf site; One 2-story building with 5,000 sf on second story

*Calculation:* (100,000 sf site + 5,000 sf second story) x 25% = 26,250 sf can be secondary uses
RECAP

Draft Policy Concepts: Commercial Fishing

Land & Water Use Designations Table – *Allowed Secondary Uses*

- **Commercial Fishing LAND**
  - Aquaculture, including associated fish laboratories and testing
  - Food Service/Restaurant (full service) that does not occupy ground floor areas and does not involve access or operations that conflict with Commercial Fishing

- **Commercial Fishing BERTHING***
  - Spill Response Services
  - Marine and Towing Services
  - Aquaculture
  - Other coastal-dependent commercial uses that do not interfere, conflict, or are not incompatible with commercial fishing operations

*Subject to termination provisions when space is needed by Commercial Fishing, along with commitment to establish an administrative process requiring consultation with the San Diego Fishermen’s Working Group for management, monitoring and conflict resolution
Draft Policy Concepts: Commercial Fishing

Land & Water Use Designations Table – Ratio of Allowed Secondary Uses

- Consensus has not yet been established on:
  - 25% allowed secondary uses
  - 33% allowed secondary uses

- Staff recommends 25% to demonstrate protection of high-priority coastal-dependent primary uses, such as Commercial Fishing
Draft Policy Concepts: Commercial Fishing Redevelopment Case Study #1

- Two hypothetical development scenarios prepared under proposed PMPU policy concepts
  - Both assumed same water uses
  - Secondary uses limited at 25%
  - Scenario 1 assumed restaurant land use as secondary
  - Scenario 2 assumed allowed non-commercial fishing land uses as secondary
- Estimated income from both scenarios not sufficient to support project costs
- Public and/or Private partnerships for commercial fishing facilities require more Port assistance to cover project costs – whether privately or publicly operated
Draft Policy Concepts: Commercial Fishing Redevelopment Case Study #2

- Two additional hypothetical development scenarios prepared under a hybrid of current CDP allowances for Driscoll’s Wharf & PMPU policies
  - Both assumed broader range of water uses without percentage limitation
    - CDP allows for temporary berthing for non-commercial fishing vessels
    - Temporary berthing subject to 72-hour termination notice when needed for commercial fishing
  - Scenario 3 assumed restaurant land use as secondary within 25% limit
  - Scenario 4 assumed allowed non-commercial fishing land uses as secondary within 25% limit
- Estimated income from both scenarios sufficient to support project costs
Draft Policy Concepts: Commercial Fishing

Policy Questions for PMPU:

A. Which options should we pursue to increase CF acreage?

B. Should CF policies apply Baywide or by Planning District?
   • Should additional secondary water uses be permitted at Driscoll’s Wharf?
   • Should a higher percentage of secondary land uses be permitted at Driscoll’s Wharf?
   • What is the right blend of public and/or private investment for CF?
TODAY’S WORKSHOP:

Workshop Introduction
A. Baywide Commercial Fishing Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion
B. Central Embarcadero Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion
C. South Embarcadero Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

Conclusions and Next Steps
TODAY’S WORKSHOP:

Workshop Introduction

A. Baywide Commercial Fishing Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

B. Central Embarcadero Draft Policy Concepts
   ◦ Staff Presentation
   ◦ Board Clarifying Questions
   ◦ Public Comment
   ◦ Board Discussion

C. South Embarcadero Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

Conclusions and Next Steps
Previous Commitments
Commitments – Central Embarcadero

Agreement with San Diego Foundation for Ruocco Park

• Entered into Donation Agreement November 2008
• Foundation donated $3.5M for design, construction and maintenance of park
• District agreed to name the park “Ruocco Park” and use exclusively as a park for 66-year term of agreement
• Park may be relocated if to a comparable downtown site of same size and only with the Foundation’s approval
Public Outreach for the Central Embarcadero Subdistrict
Public Outreach – Central Embarcadero Subdistrict

Which of these statements best describes your familiarity with the Central Embarcadero?

- I am familiar with this area and have visited it within the past year
- I am familiar with this area but have not visited it within the past year
- I am not familiar with this area
Public Outreach – Central Embarcadero Subdistrict

Do you generally prefer to visit a park that is at ground level or would you be willing to visit a rooftop park for enjoyment and recreation?
Public Outreach – Central Embarcadero Subdistrict

Do you generally prefer to visit a park that is at ground level or would you be willing to visit a rooftop park for enjoyment and recreation?

- I would prefer a park that is at ground level
- I would be willing to use a rooftop park
- No preference
For each commercial and cultural amenity, please indicate whether it should be a priority for inclusion in the Central Embarcadero.
For each commercial and cultural amenity, please indicate whether it should be a priority for inclusion in the Central Embarcadero.
Public Outreach – Central Embarcadero Subdistrict

Because there is limited space on the Central Embarcadero, the Port will need to prioritize among a variety of facilities and amenities that could be available.
Public Outreach – Central Embarcadero Subdistrict

*Because there is limited space on the Central Embarcadero, the Port will need to prioritize among a variety of facilities and amenities that could be available.*
Because there is limited space on the Central Embarcadero, the Port will need to prioritize among a variety of facilities and amenities that could be available.
What makes an active and dynamic waterfront?
What We Heard

**Harbor Drive**

- Emphasize pedestrian safety, with less importance on drive lanes, but still want to have a signature waterfront drive experience

**Location of Open Space**

- Emphasize open space locations with direct visual and physical connections to the water

**Type of Open Space**

- Emphasize a diversity in the types of spaces and activities that are available while making it safe and active
What We Heard

Dining and Eating

• A variety of restaurants, including low-price, quick snacks, as well as up-scale, view oriented eateries

Pedestrian Access

• Easy walking along the waterfront with great views to the water, but separate anything with wheels

Parking

• Open to parking in mobility hubs that are within 5-10 minute walk to the waterfront that are connected to transit
What We Heard

Overlooks/views of the water
  • Maintain and enhance views of the waterfront with unobstructed pedestrian views, and new elevated views

Bicycle friendly
  • Bikes are important, with separation from pedestrian where feasible

Seating areas with shade
  • Shaded areas to rest while walking and enjoying the waterfront
Mobility Hubs
Mobility System

1. Convert Navy Pier to Park
2. 1200 and or Wyndham
3. Mobility Hub
4. 500-1000 spaces

Graphics are for illustrative purposes only.

SJ - Does this graphic need to be modified to include the CE area?

Mobility System
Mobility Hubs

- Introduce mobility hub(s) within 5-10 minute walking distances from points of interest
- Emphasize connectivity between bayfront circulator, mobility hubs, and points of interest
- Maintain flexibility and ability to adapt to ever-changing market conditions
Mobility Hubs

Case Study:

Denver Union Station

1. Commuter Rail
2. Regional Bus Center
3. Lightrail/Transit
4. Free Mall Shuttle
5. Ride Share
6. Dedicated Bike Lanes
7. Community Open Space
Mobility Hubs

Case Study: Denver Union Station
Reconfigure Harbor Drive

To enable the bayfront circulator and enhance pedestrian experience, we must re-prioritize and reduce the width of Harbor Drive.
Reconfigure Harbor Drive

Transit

- Introduce a bayfront circulator with dedicated transit lanes in each direction

Mobility

- Enhance system-wide mobility by balancing all mobility modes

Parking

- Where feasible maintain parallel parking / loading / valet capabilities along Harbor Drive

Bicycles

- Introduce dedicated bike lanes
Reconfigure Harbor Drive

Cars and Parking

Graphics are for illustrative purposes only
Reconfigure Harbor Drive

Bayfront Circulator

Graphics are for illustrative purposes only
Reconfigure Harbor Drive

Bicycles

Graphics are for illustrative purposes only
Reconfigure Harbor Drive

Existing Harbor Drive Street Section

Graphics are for illustrative purposes only
Reconfigure Harbor Drive

Recreation Open Space (ROS)  Public Realm

Conceptual Harbor Drive Street Section

Graphics are for illustrative purposes only
Reconfigure Harbor Drive

Existing Harbor Drive Street Section

Graphics are for illustrative purposes only
Reconfigure Harbor Drive

Conceptual Harbor Drive Street Section

Graphics are for illustrative purposes only
Reconfigure Harbor Drive

Existing Harbor Drive Street Section

Graphics are for illustrative purposes only
Reconfigure Harbor Drive

Conceptual Harbor Drive Street Section

Graphics are for illustrative purposes only
Central Embarcadero – Subdistrict
Draft Policy Concepts
Water Mobility

- Create opportunities for water to land transfer points throughout the Central Embarcadero to support water based transit and transient vessel berthing
Recreation Open Space

Policy Concepts for ROS establish the type of open space that can be expected as the Central Embarcadero evolves.
Recreation Open Space

Total Acreage Required

ROS shall total a minimum of 17 acres

- 15 acres of the required ROS shall be included in the Overlay area
- ROS to be provided within the Overlay shall include a minimum of 5 acres as a single park space at ground level
- The remaining acreage shall be well-connected and located adjacent to, or with visual connectivity to the waterfront
Recreation Open Space

Public Realm

- Public realm spaces such as streets, dedicated outdoor dining areas, and other pedestrian ways that are not designated ROS do not qualify, but shall be encouraged
Recreation Open Space

Promenade

- Provide a continuous 30’ wide waterside promenade, inclusive of an 6’ amenity zone that may include planting, site furnishings, signage, and other visitor serving amenities located on the non-waterside of the promenade
- Promenade through the Central Embarcadero shall be a mixed-use (bike and pedestrians) facility
Recreation Open Space

Promenade

Existing Section

Conceptual Section

Graphics are for illustrative purposes only
Recreation Open Space

Promenade

Existing Section

Conceptual Section

Graphics are for illustrative purposes only
Recreation Open Space

Cantilevered Boardwalks

- May count towards required ROS space only to the point where the Mean Higher High Water intersects with existing shoreline armoring.

- Areas between the Mean Higher High Water and Mean Sea Level may only receive 50% credit towards required ROS space when impacts are avoided or mitigated.
Recreation Open Space

Open Space Activation

• Encourage temporary “Pop-Up” activities and experimental programming in Embarcadero Marina Park North by maintaining a minimum of 2.25 acres of flexible open space

• 2.25 acres would accommodate
  • 900 people for movies in the park
  • 300 market stalls
  • 200 vehicles for car show displays

Graphics are for illustrative purposes only
Recreation Open Space

Open Space Activation

• Introduce up to 6 activating features that work synergistically with the existing and proposed retail amenities to enhance the overall pedestrian experience and extend users stay on the waterfront

• Activating features shall be dispersed throughout the ROS within a 5-10 minute walking distance from each other
Recreation Open Space

Rooftop Park Space

- Introduce visually and physically accessible roof top open space to provide users with a new and unique experience of the Bay
- Roof top open space shall qualify at a 2:1 basis to satisfy the ROS requirements
- Roof top open space shall be physical and visually connected to the ground plane in multiple locations
- ADA access shall be provided off of the public right-of-way, and not through interior spaces of buildings
Recreation Open Space

Rooftop Park Space – Lincoln Center
Recreation Open Space

Rooftop Park Space – Lincoln Center
Recreation Open Space

Rooftop Park Space – Oslo Opera House
Recreation Open Space
Rooftop Park Space – Oslo Opera House
Recreation Open Space

Water-based Activation

• Engage the bay by providing water accessibility that enables user to touch the water in safe way

• Encourage non-motorized watercraft launch points in publicly accessible ROS, to promote water-based uses
Recreation Open Space

Publicly Accessible Pier

- Shall consider adding up to 40,000 sq. ft. in new pier(s) located adjacent to Fish Market at G Street Mole and/or between existing Fish Harbor Pier and Embarcadero Marina Park North
- Piers must be publicly accessible or for high-priority coastal-dependent uses, such as commercial fishing
Development Guidelines

View Corridor Extensions

• Preserve View Extension Corridors at Kettner, and Pacific Highway that connect visually and physically between Harbor Drive and the Bayfront

• No building or associated architectural features such as awnings, signage, or structural cantilevers shall be permitted to protrude in the View Corridor Extension

Graphics are for illustrative purposes only
Development Guidelines

View Corridor Extensions

- Building Setbacks and heights shall comply with the Downtown San Diego Community Plan

Note: Excerpted from the San Diego Downtown Community Plan

Graphics are for illustrative purposes only
Development Guidelines

Accessways

• Shall introduce an accessway that connects visually and physically between Pacific Highway and the Fish Harbor Pier

• If not a street, accessway shall be a minimum of 60’ wide

• No building or associated architectural features such as awnings, signage, or structural cantilevers shall be permitted to protrude in the accessway

Graphics are for illustrative purposes only
Development Guidelines

Accessways

- The following amenities shall be permitted within the accessway: street furniture including fixed or movable seating, bike racks, waste receptacles, planters, planting less than 36” in height, public art, and directional signage.

Graphics are for illustrative purposes only.
Development Guidelines

Land-Use

• Blue Technology is considered a secondary use therefore it is limited to 25% of total allowable Commercial Recreation sq. ft.

• Water facing ground floor building uses shall be activating uses including but not limited to retail, restaurant, and cultural facilities such as museums and education centers.

Graphics are for illustrative purposes only
G Street Mole

Land Use

• Preserve and enhance the existing Commercial Fishing activities and services located here
• Preserve and enhance existing open space and memorials
G Street Mole

G Street | Harbor Drive Intersection

- Shall simplify intersection design to enhance pedestrian safety and consolidate crossing locations

Graphics are for illustrative purposes only
G Street Mole

G Street | Harbor Drive Intersection

• Shall simplify intersection design to enhance pedestrian safety and consolidate crossing locations
G Street Mole

Visual Porosity

• Where physical access is not currently available, emphasis shall be placed on visual access

• Current blockage totaling 37% percent is permitted to remain

(Graphics are for illustrative purposes only)
G Street Mole

Visual Porosity

- Total visual blockage can increase by up to an additional 13% if it is to enable designated Commercial Fishing Land Uses
Land and Water Use Designations
Central Embarcadero Subdistrict: Water Designations

Options for 2.1-acre water area
1. Keep as Commercial Fishing Berthing
2. Change designation to Sportfishing Berthing
3. Change designation to Recreational Berthing
4. Change designation to Open Bay/Water
Central Embarcadero Subdistrict: Water Designations

March 28, 2018 PMPU Workshop

LAND USES
- Institutional / Roadway
- Overlay
- Recreation Open Space
- Visitor-Serving Recreation Commercial

WATER USES
- Commercial Fishing Berthing
- Industrial & Deep Water Berthing
- Navigation Corridor
- Recreational Berthing

1.0 acre
Industrial & Deep Water Berthing

6.4 acres
change from Navigation Corridor to Recreational Berthing
Central Embarcadero Subdistrict: Water Designations

• Create Water Overlay Area between Fish Harbor Pier and Embarcadero Marina Park North to allow flexibility for configuration of Industrial & Deep Water Berthing and Recreation Berthing
• Must maintain a minimum of 1 acre of contiguous Industrial & Deep Water Berthing adjacent to a pier
Central Embarcadero Subdistrict: Land Designations

Currently Proposed Overlay Area – Option 1

Central Embarcadero Subdistrict = 81.47 ac
Overlay = 35.54 ac
  • Commercial Fishing
  • Recreational Open Space
  • Visitor-Serving Recreation Commercial
  • Institutional/Roadway
Central Embarcadero Subdistrict: Land Designations

Revised Overlay Area – Option 2

Central Embarcadero Subdistrict = 81.47 ac

Overlay = 31.55 ac
- Recreational Open Space
- Visitor-Serving Recreation Commercial
- Institutional/Roadway

Commercial Fishing = 3.99 ac
Central Embarcadero Subdistrict: Land Designations

Revised Overlay Area – Option 3

- Central Embarcadero Subdistrict = 81.47 ac
- Overlay = 31.55 ac
  - Recreational Open Space
  - Visitor-Serving Recreation Commercial
  - Institutional/Roadway
- Commercial Fishing = 3.99 ac
Draft Policy Concepts: Central Embarcadero

Policy Direction Requested:

- Water designation for 2.1 acres west of Fish Market Restaurant
- Creation of water overlay area for IDWB and Recreation Berthing
- Overlay options for land area
  - Option 1 – As currently proposed
  - Option 2 – Remove Commercial Fishing and memorialize in survey configuration
  - Option 3 – Remove Commercial Fishing and memorialize in future planned configuration
TODAY’S WORKSHOP:

Workshop Introduction
A. Baywide Commercial Fishing Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion
B. Central Embarcadero Draft Policy Concepts
   ◦ Staff Presentation
   ◦ Board Clarifying Questions
   ◦ Public Comment
   ◦ Board Discussion
C. South Embarcadero Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

Conclusions and Next Steps
TODAY’S WORKSHOP:

Workshop Introduction
A. Baywide Commercial Fishing Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

B. Central Embarcadero Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

C. South Embarcadero Draft Policy Concepts
   ◦ Staff Presentation
   ◦ Board Clarifying Questions
   ◦ Public Comment
   ◦ Board Discussion

Conclusions and Next Steps
South Embarcadero – Subdistrict

Draft Policy Concepts
Water Mobility

- Create opportunities for water to land transfer points throughout the South Embarcadero to support water based transit and transient vessel berthing
Reconfigure Harbor Drive

Transit

- Introduce a bayfront circulator with dedicated transit lanes in each direction connecting Convention Center

Mobility

- Enhance system-wide mobility by balancing all mobility modes

Bicycles

- Utilize existing MLK Bikeway
Reconfigure Harbor Drive

Existing Harbor Drive Street Section

Graphics are for illustrative purposes only
Reconfigure Harbor Drive

Conceptual Harbor Drive Street Section

Graphics are for illustrative purposes only
Recreation Open Space

Promenade

• Provide a continuous 30’ wide waterside promenade, inclusive of an 6’ amenity zone that may include planting, site furnishings, signage, and other visitor serving amenities located on the non-waterside of the promenade

• Promenade from Hilton to the limits of the Central Embarcadero shall be a mixed-use facility
Recreation Open Space

Promenade

Existing Section

Conceptual Section

Graphics are for illustrative purposes only
Recreation Open Space

Promenade

Existing Section

Conceptual Section

Graphics are for illustrative purposes only
Recreation Open Space

Open Space Activation

• Encourage temporary “Pop-Up” activities and experimental programming in Embarcadero Marina Park South by maintaining a minimum of 2.5 acres of flexible open space
Recreation Open Space

Open Space Activation

• Introduce up to 6 activating features within Embarcadero Marina Park South and along the Promenade

• Activating features shall be dispersed throughout the ROS within a 5-10 minute walking distance from each other
Recreation Open Space

Water-based Activation

• Engage the bay by providing water accessibility that enables user to touch the water in safe way on Embarcadero Marina Park South

• Encourage non-motorized watercraft launch points in publicly accessible ROS, to promote water-based uses
South Embarcadero Subdistrict: Land Designations

Recreational Overlay
TODAY’S WORKSHOP:

Workshop Introduction
A. Baywide Commercial Fishing Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion
B. Central Embarcadero Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion
C. South Embarcadero Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

Conclusions and Next Steps
TODAY’S WORKSHOP:

Workshop Introduction
A. Baywide Commercial Fishing Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion
B. Central Embarcadero Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion
C. South Embarcadero Draft Policy Concepts
   • Staff Presentation
   • Board Clarifying Questions
   • Public Comment
   • Board Discussion

Conclusions and Next Steps
NEXT STEPS
Public Outreach and Stakeholder Engagement
Public Outreach – Embarcadero Planning District
Public Outreach and Stakeholder Engagement – 2013-2019

- 8 AWARDS
- 9.4 M POINTS OF CONTACT
- 310 WORKSHOPS, PUBLIC EVENTS & STAKEHOLDER MEETINGS
- 1,000+ ATTENDEES

- Workshops
- Open Houses
Next Steps – Public Outreach & Stakeholder Engagement

• **Get the Word Out** – Promote the PMPU via Advertising, News Coverage, and Social Media
• **Kick Off the Discussion Draft** – Initiate Public Review with a Board Workshop
• **Open Our House** – Host a Public Open House Event at the Port Administration Building
• **Bring the PMPU to the Community** – Hold Public Meetings throughout the County
• **Solicit Key Input** – Continue Stakeholder Meetings
• **Engage and Discuss** – Plan Presentations and Interactive Discussion Sessions with:
  - Key Agencies, including Coastal Commission and SANDAG Committees
  - Community and Professional Organizations
NEXT STEPS
Port Master Plan Update Timeline
## Integrated Planning: Port Master Plan Update

### Drafting Process *(Current)*

<table>
<thead>
<tr>
<th>2018</th>
<th>2019</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jan</td>
<td>Feb</td>
<td>Mar</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **PMPU**
- **Program EIR**
- **CCC**

### FY19 Board and Public Outreach

- Embarcadero Policy Concepts & Land and Water Use Maps
- Policy Concepts
- Draft PMPU
- Prelim Project Description PMPU

### Embarcadero Planning District Completion

### Discussion Draft Production

### Draft PEIR Preparation

### Public Event(s) • BPC Meeting(s) or Workshop(s)

2/19/2019
Integrated Planning: Port Master Plan Update
Drafting Process (CCC requested option)

<table>
<thead>
<tr>
<th>FY19 Board and Public Outreach</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Embarcadero Planning District Completion</td>
<td>Jan</td>
<td>Feb</td>
<td>Mar</td>
</tr>
<tr>
<td>Draft PEIR Preparation</td>
<td>Jan</td>
<td>Feb</td>
<td>Mar</td>
</tr>
<tr>
<td>Program EIR</td>
<td>Jan</td>
<td>Feb</td>
<td>Mar</td>
</tr>
<tr>
<td>California Coastal Commission (CCC)</td>
<td>Jan</td>
<td>Feb</td>
<td>Mar</td>
</tr>
</tbody>
</table>

- Discussion Draft PMPU
- Public Event(s) BPC Meeting(s) or Workshop(s)
- PEIR Certification & BPC Approved PMPU
- CCC Certified PMPU
- Early Coordination with Coastal Commission Staff
- 90 days

2/27/2019
Public Outreach and Stakeholder Engagement

PMPU Discussion Draft

• Board Workshop – mid-April
  - Overview of Discussion Draft
  - Kick-off Public Review

• Public Open House Event – May

• Community Meetings – May-June

• Stakeholder Meetings – April-July

• Board Workshop – August/September
  - Overview of Discussion Draft Comments
  - Present Revised Draft PMPU
  - Direct Staff to Use Draft PMPU as PEIR Project Description
Integrated Planning Port Master Plan Update

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

A. DRAFT POLICY CONCEPTS FOR BAYWIDE COMMERCIAL FISHING

B. DRAFT POLICY CONCEPTS FOR CENTRAL EMBARCADERO SUBDISTRICT

C. DRAFT POLICY CONCEPTS FOR SOUTH EMBARCADERO SUBDISTRICT