

Integrated Planning Port Master Plan Update

PRESENTATION AND DIRECTION TO STAFF ON THE PORT MASTER PLAN UPDATE – DRAFT POLICY CONCEPTS REGARDING THE FOLLOWING TOPICS:

- A) LAND AND WATER USE ELEMENT
- B) COASTAL ACCESS AND RECREATION ELEMENT

Board of Port Commissioners
November 14, 2017

TODAY'S WORKSHOP:

A) LAND AND WATER USE ELEMENT

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

B) COASTAL ACCESS AND RECREATION ELEMENT

- 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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SAN DIEGO UNIFIED PORT DISTRICT

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☐ In Opposition ☐ Neutral

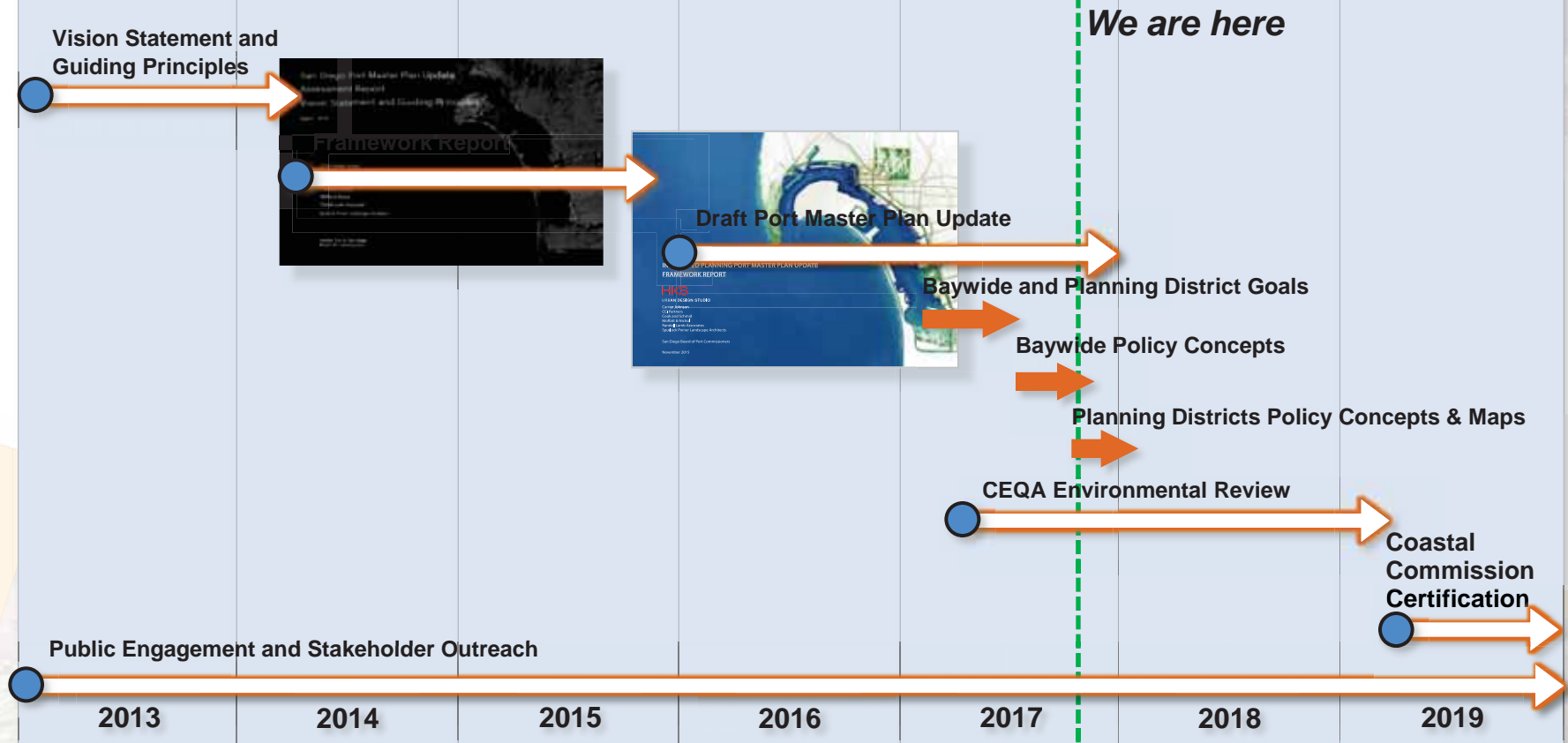
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INTEGRATED PLANNING PROCESS

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11/09/2017

INTEGRATED PLANNING PROCESS

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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

JAN FEB MAR APR MAY JUNE JULY AUG SEPT OCT NOV DEC JAN FEB

11/09/2017

**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

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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

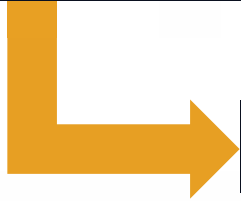
5. Natural Resources

6. Resiliency and Safety

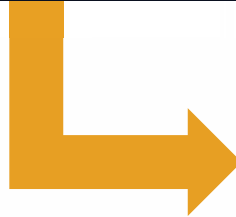
7. Economic Development

TIERED BAYWIDE GOALS & POLICIES APPROACH

Baywide Goals



Baywide Policies



Planning District Goals
& Policies



PROJECTS



POLICIES





People and Places

“The smallest patch of green is as important to the value of real estate as streets, sewers and convenient shopping.”

| James Felt

Head of New York City Planning Commission (circa 1960s)



PLACEMAKING: UNLOCKING THE VALUE OF TIDELANDS

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Space@+Activation = Placemaking

Placemaking → Unlocking
the Value

“Planning, especially in fast-growing cities, helps assure a city will be better than yesterday and the quality of life will be better for its citizens.”



| Jan Gehl

Architect Royal Academy, Copenhagen (1960)

Co-founding partner of Gehl Architects

PLACEMAKING: UNLOCKING THE VALUE OF TIDELANDS

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Land and Water Use Element

Land and Water Use Element

Goals

Designations & Allowable Uses

Policy Concepts & Tools

Foundational Policies



Land and Water Use Element

Goals

Designations & Allowable Uses

Policy Concepts & Tools

Foundational Policies



Vision Statement & Guiding Principles:

“Honor the Water”

“Guarantee the Public Realm”

“Provide Ease of Mobility on Land and Water”

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

“Streamline the Approval Process”

“Preserve the Working Waterfront as a Dynamic and Thriving Element of the Region’s Economy and Cultural History”

BPC Acceptance: August 2014

Framework Report Comprehensive Ideas:

“Provide Better Access Along and Into the Water”

“Guide Growth of Water-Related Businesses”

“Consider Environmental Constraints in Development Decisions”

“Encourage Intensification of Employment Centers Complementing the Existing Character”

BPC Acceptance: November 2015

GOALS

Goals for Land and Water Use Element



- A coordinated Baywide land and water use strategy that promotes, fosters, accommodates, and enhances Public Trust uses for the benefit of the people, including:
 - Access to and enjoyment of the waterfront
 - Financially and economically sustainable commerce, fishing, and trade operations
 - Environmental stewardship of the Bay including resource preservation and enhancement
 - Prioritized and protected coastal-dependent, coastal-related, and deep-water dependent uses
- A Bay and shoreline that are celebrated as the District's most valuable natural, recreational, and commerce-supporting public assets
- A completed and enhanced inter-connected and criss-crossing system of Baywide connections around and across the Bay
- Integrated land use, water use, and transportation planning that considers climate change, including greenhouse gas reductions and coastal resilience
- Coordinated growth and development within District Tidelands that consider applicable local, regional, state, and federal plans
- District facilities and services necessary for the safety, health, prosperity, and enjoyment of visitors and those employed within the District

BPC Workshop: March 9, 2017

Land and Water Use Policy Concepts

Current State

- Rigid and Intricate Port Master Plan
- Numerous Land and Water Use Designations
- Limits Configuration of Redevelopment

Future State

- More Flexible and Streamlined Port Master Plan
- Broader Land and Water Use Designations
- A Catalyst for Creating Vibrant Redevelopment

CURRENT
PORT MASTER PLAN

FUTURE - PORT MASTER PLAN UPDATE

Land
Use

- Land Use Designations (19)
- Allowable Use Types *(no prioritization)*

Consolidation of designations and more allowable use options

Creation of Primary and Secondary Uses

Flexibility in Placement of Designations and Uses with Overlays

Water
Use

- Water Use Designations (16)
- Allowable Use Types *(no prioritization)*

Consolidation of designations and more allowable use options

Creation of Primary and Secondary Uses

Rigid

Streamlined and Flexible

Streamlined and More Flexible

Streamlined and Most Flexible

Land and Water Use Element

Goals

Designations & Allowable Uses

Policy Concepts & Tools

Foundational Policies



Land and Water Use Element

Goals

Designations & Allowable Uses



Policy Concepts & Tools

Foundational Policies



PUBLIC TRUST AND LAND / WATER USE ALIGNMENT

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

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

ENVIRONMENTAL STEWARDSHIP

Land Use Designation:

Conservation Open Space

Water Use Designation:

Conservation / Inter-tidal



RECREATION

Land Use Designation:
Recreation Open Space

Water Use Designation:
Recreational Berthing





FISHERIES

Land Use Designations: *Commercial Fishing, Sportfishing*

Water Use Designations: *Commercial Fishing Berthing, Sportfishing Berthing*



NAVIGATION / INSTITUTIONAL

Land Use Designation: *Institutional / Roadways*

Water Use Designations: *Anchorage, Institutional Berthing, Navigation Corridor, Open Bay / Water*

COMMERCE

Land Use Designations: *Aviation Industry, Marine Sales & Services, Maritime Services & Industrial, Marine Terminal, Visitor-Serving Marine Terminal, Visitor-Serving Recreation Commercial*

Water Use Designations: *Industrial & Deep Water Berthing, Marines Services Berthing*



Land and Water Use Element

Goals

Designations & Allowable Uses

Policy Concepts & Tools

Foundational Policies



Land and Water Use Element

Goals

Designations & Allowable Uses

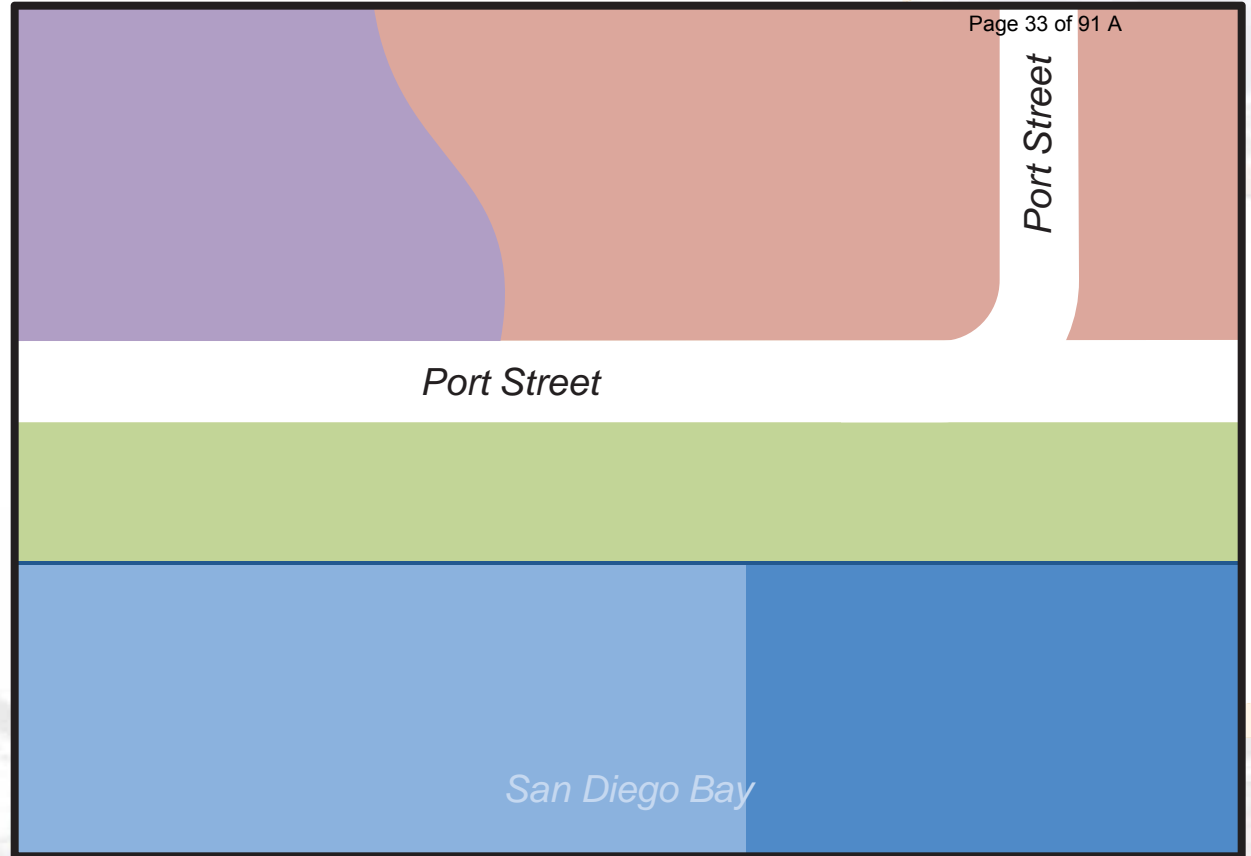
Policy Concepts & Tools

Foundational Policies



CURRENT

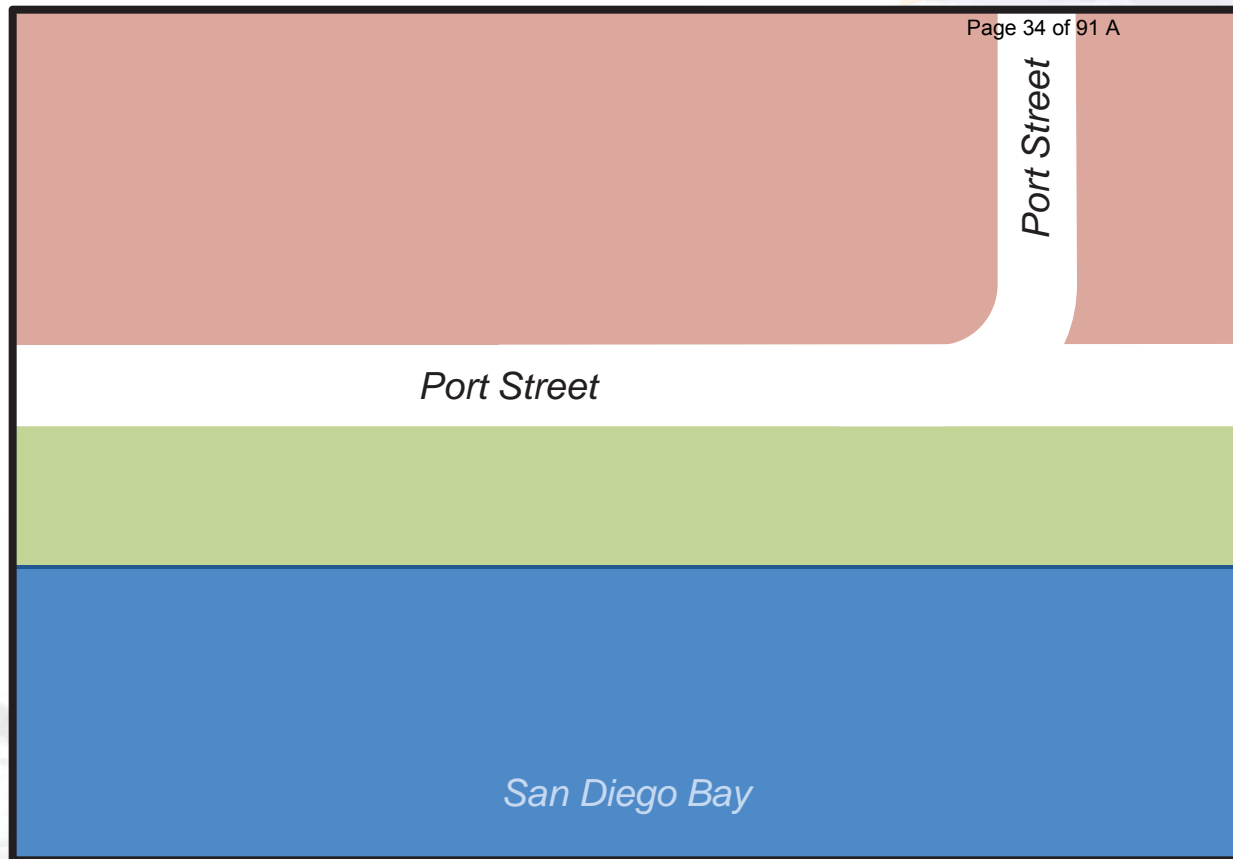
Traditional Arrangement



Sample for discussion purposes only

FUTURE

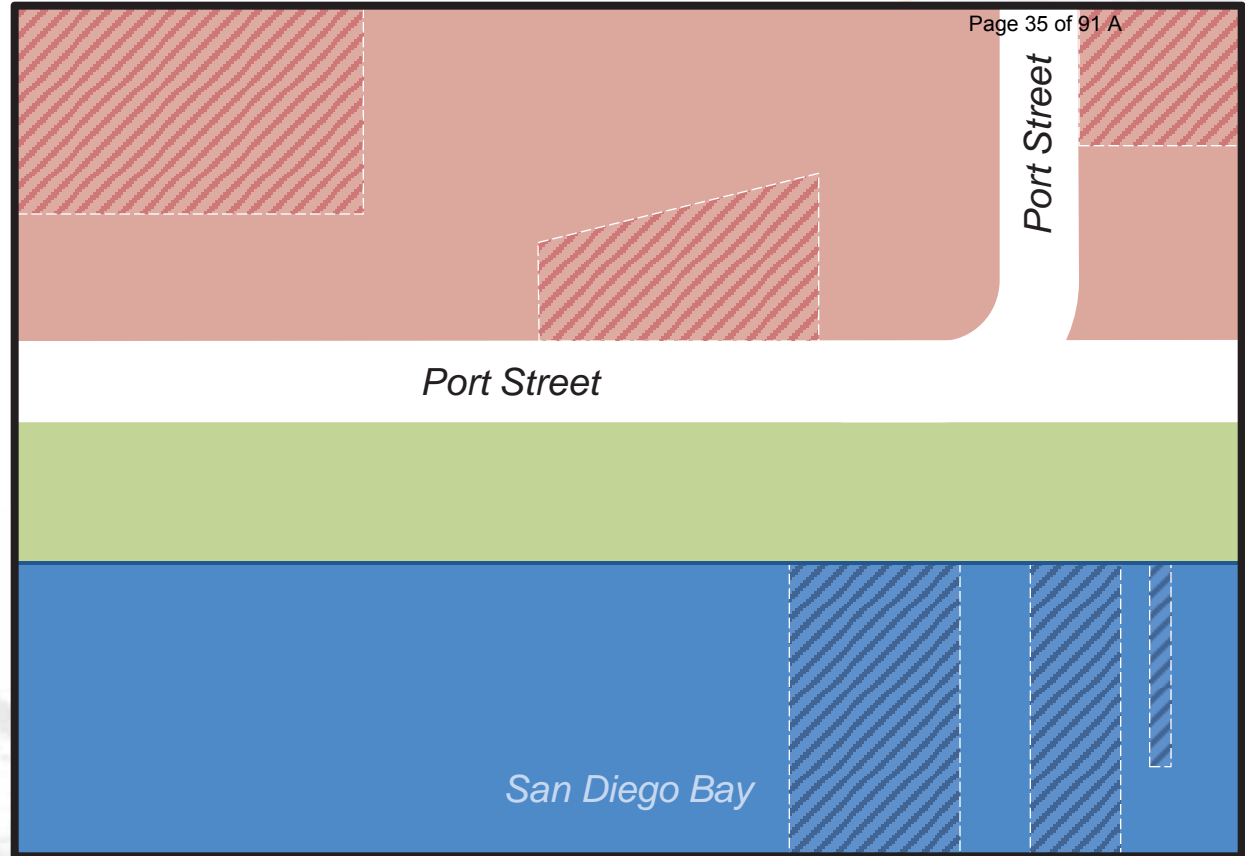
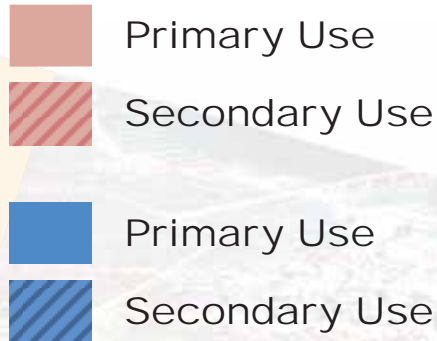
Flexible Option
(Consolidate Land
and Water Use
Designations)



Sample for discussion purposes only

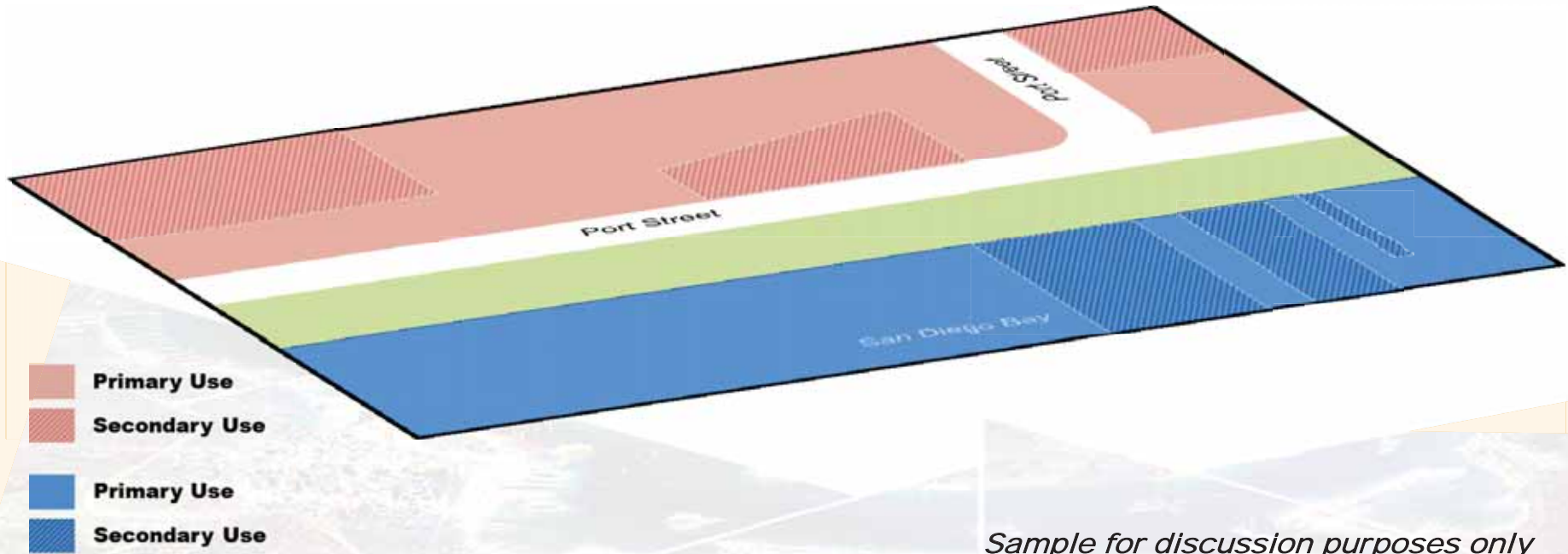
FUTURE

More Flexible Option
(Introduce Primary
and Secondary
Allowable Uses)



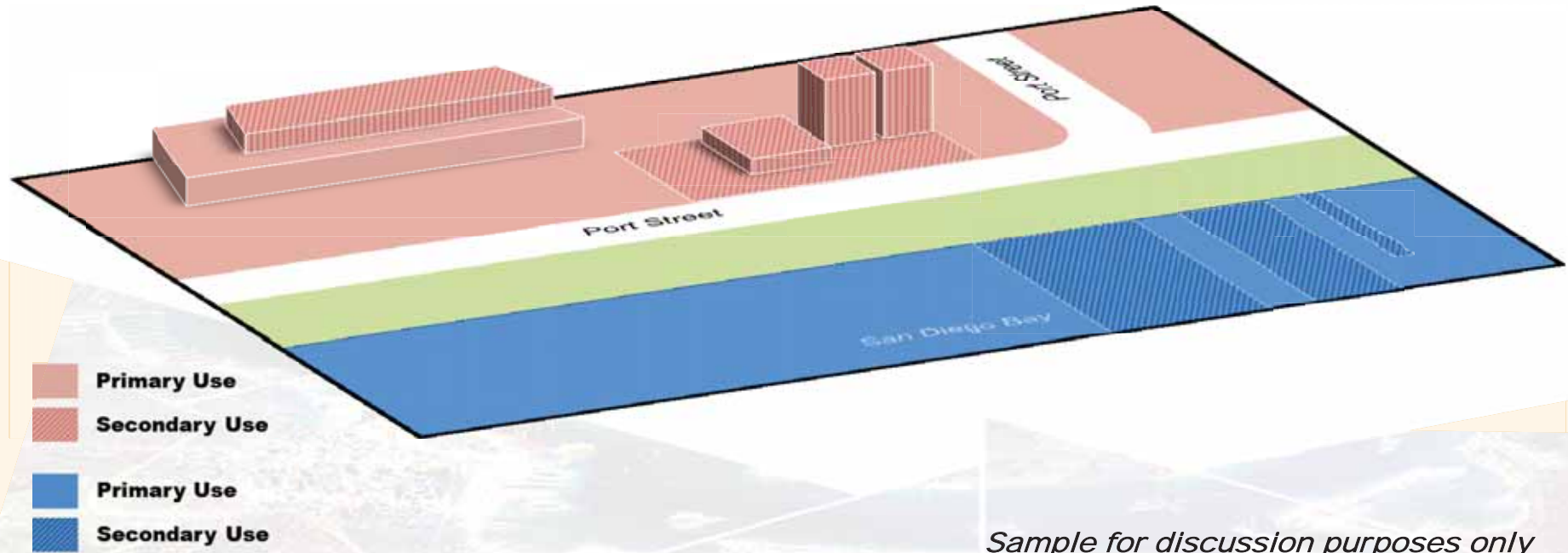
Sample for discussion purposes only

Limit **Secondary Uses** up to ***one-third*** of the Development Area



Sample for discussion purposes only






Limit **Secondary Uses** up to ***one-third*** of the Development Area

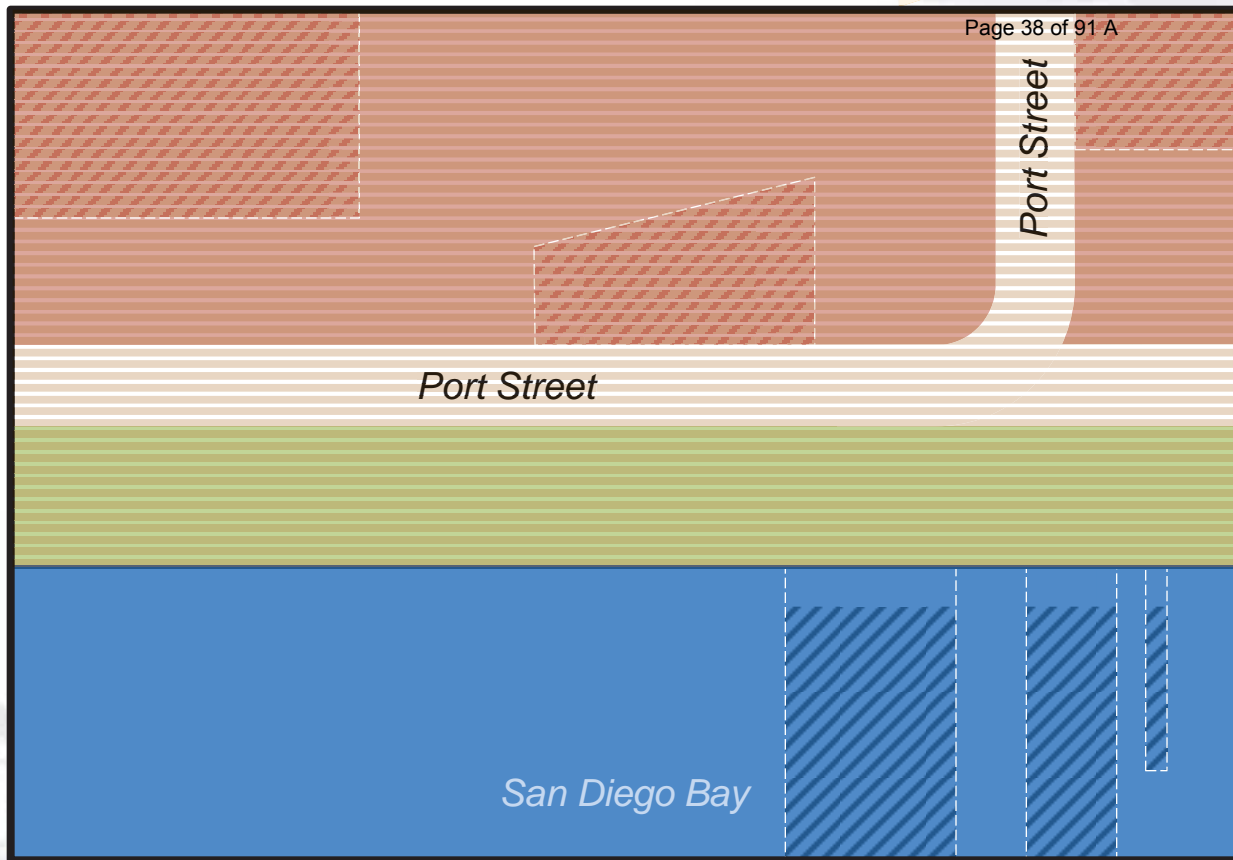


Sample for discussion purposes only

FUTURE

Most Flexible Option (Introduce Overlay Areas)






-  Flexible Placement
-  Primary Use
-  Secondary Use
-  Primary Use
-  Secondary Use



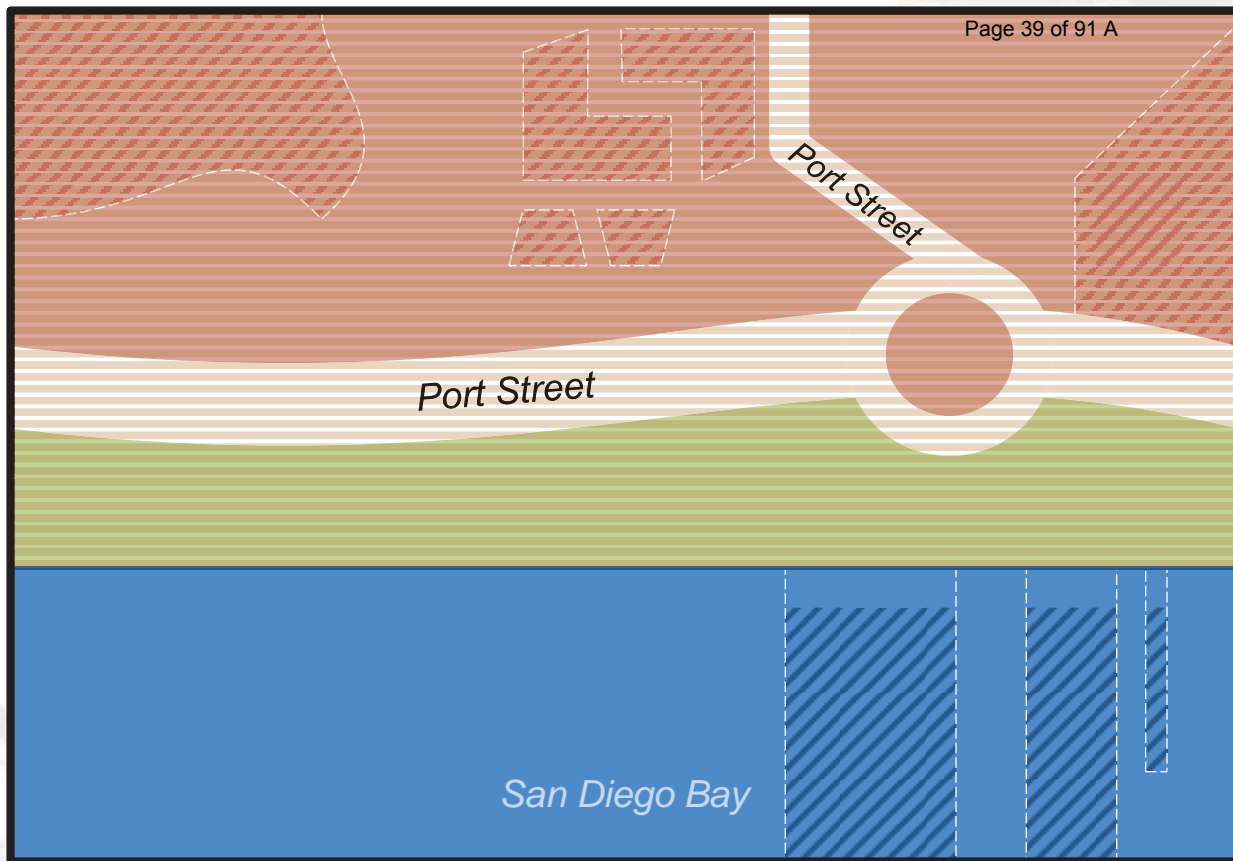
Sample for discussion purposes only

FUTURE

Most Flexible Option (Introduce Overlay Areas)

-  Flexible Placement
-  Primary Use
-  Secondary Use
-  Primary Use
-  Secondary Use

Policies for Overlay Areas will Specify Parameters for Development



Sample for discussion purposes only

Land and Water Use Element

Goals

Designations & Allowable Uses

Policy Concepts & Tools

Foundational Policies



Land and Water Use Element

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Prioritize coastal-dependent uses



Prioritize access to deep-water berths for deep-water dependent berthing, marine terminal, and cruise terminal uses



Protect, and where feasible, upgrade facilities serving marine industries

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Continue to provide facilities for the handling, marshalling, and unloading/loading of cargo and landing of fish



Accommodate coastal-related development and activities along the waterfront in balance with coastal-dependent uses

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Encourage and allow fresh market fish unloading and net mending activities to be exposed to public view and to be a part of the working Port identity

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FOUNDATIONAL POLICIES

Protect, encourage, and provide, where feasible, lower-cost visitor-serving and recreational facilities

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A) LAND AND WATER USE ELEMENT

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

SAN DIEGO UNIFIED PORT DISTRICT

REQUEST TO SPEAK
Submit completed form to staff prior to Board announcing the agenda item.

Non Agenda Public Comment
Agenda Item No. **A**
Date: _____

In Favor ☐ In Opposition ☐ Neutral ☐

Other (specify): _____

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TIME LIMITS
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SAN DIEGO UNIFIED PORT DISTRICT

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Agenda Item No. **B**
Date: _____

In Opposition ☐ Neutral ☐

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Coastal Access and Recreation Element



PLACEMAKING: UNLOCKING THE VALUE OF TIDELANDS

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Source: CH2C & Capitol South



Coastal Access and Recreation Element

Goals

Foundational Policies

Policy Concepts

Coastal Access and Recreation Element

Goals

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Policy Concepts



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

GOALS

Goals for Coastal Access and Recreation Element



- District Tidelands accessible to all people with consideration of public safety and resource protection needs
- Land and water access and mobility options providing opportunities for the public to explore and interact with the shoreline and in the Bay
- A system of interconnected District open space, parks, and recreational areas and facilities integrated with neighboring jurisdiction's recreational systems
- A variety of land- and water-based recreational experiences including scenic vista areas, natural open spaces, activated gathering spaces, and visitor-serving recreational facilities
- Wayfinding features that help people explore District Tidelands, and contribute to a sense of place, safety, and security
- Open space located along the Bay in a manner that provides meaningful access to the waterfront, provides a connected civic corridor and contributes to the overall image of the waterfront

BPC Workshop: May 25, 2017

Coastal Access and Recreation Element Policy Concepts

Current State

- Disconnected or stand-alone open spaces, parks, and recreational areas
- Limited access to “touch” and “explore” land/water interface
- Underutilized open space

Future State

- Interconnected Green Necklace network
- Expanded access opportunities
- Activated public realm and focus on placemaking

Coastal Access and Recreation Element

Goals

Foundational Policies

Policy Concepts



Coastal Access and Recreation Element

Goals

Foundational Policies

Policy Concepts



Integrate a range of recreation open spaces along the Green Necklace

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FOUNDATIONAL POLICIES

Maximize public access, placemaking, and environmental stewardship

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BEFORE



AFTER



BEFORE



AFTER

Integrate coastal access, open space, view enhancements, and pedestrian amenities

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Coastal Access and Recreation Element

Goals

Foundational Policies

Policy Concepts

Coastal Access and Recreation Element

Goals

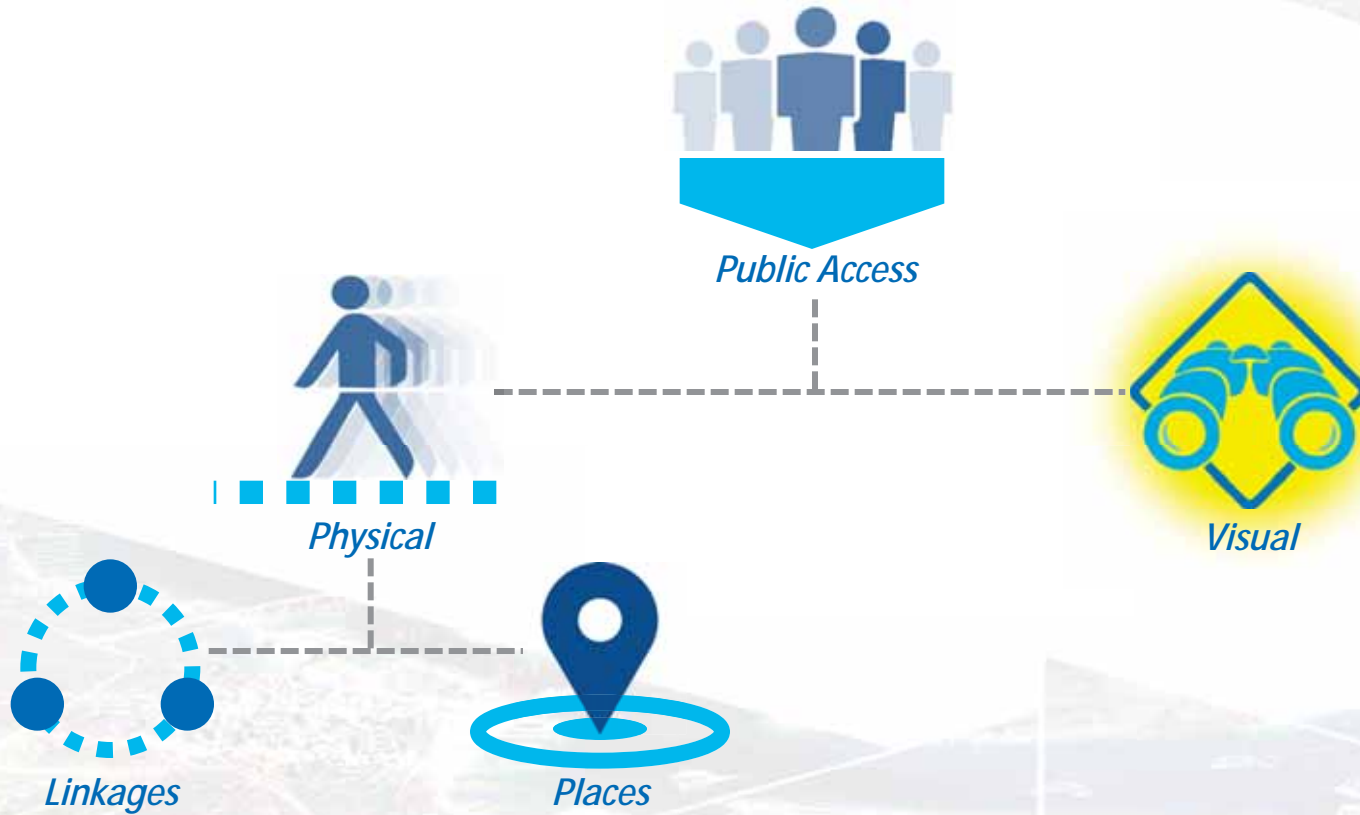
Foundational Policies

Policy Concepts



POLICY CONCEPT: PUBLIC ACCESS

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Scenic Vista Areas

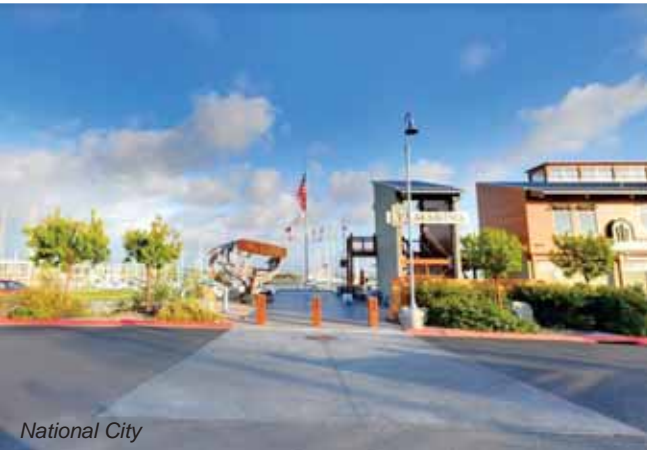
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CAR POLICY CONCEPT #1: PROVIDE VISUAL ACCESS

View Corridor Extensions

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Declare The Window to the Bay



CAR POLICY CONCEPT #1: PROVIDE VISUAL ACCESS

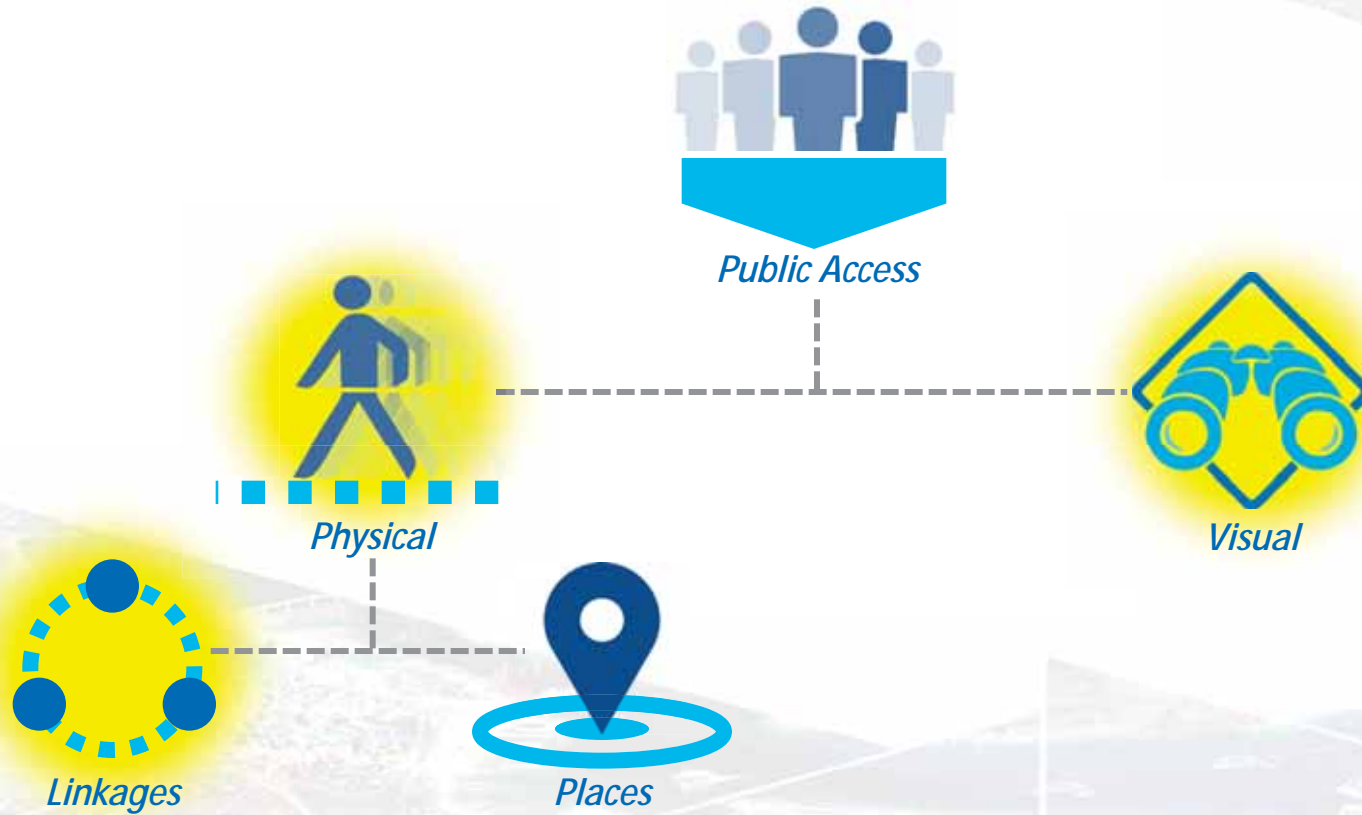
Declare The Window to the Bay

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POLICY CONCEPT: PUBLIC ACCESS

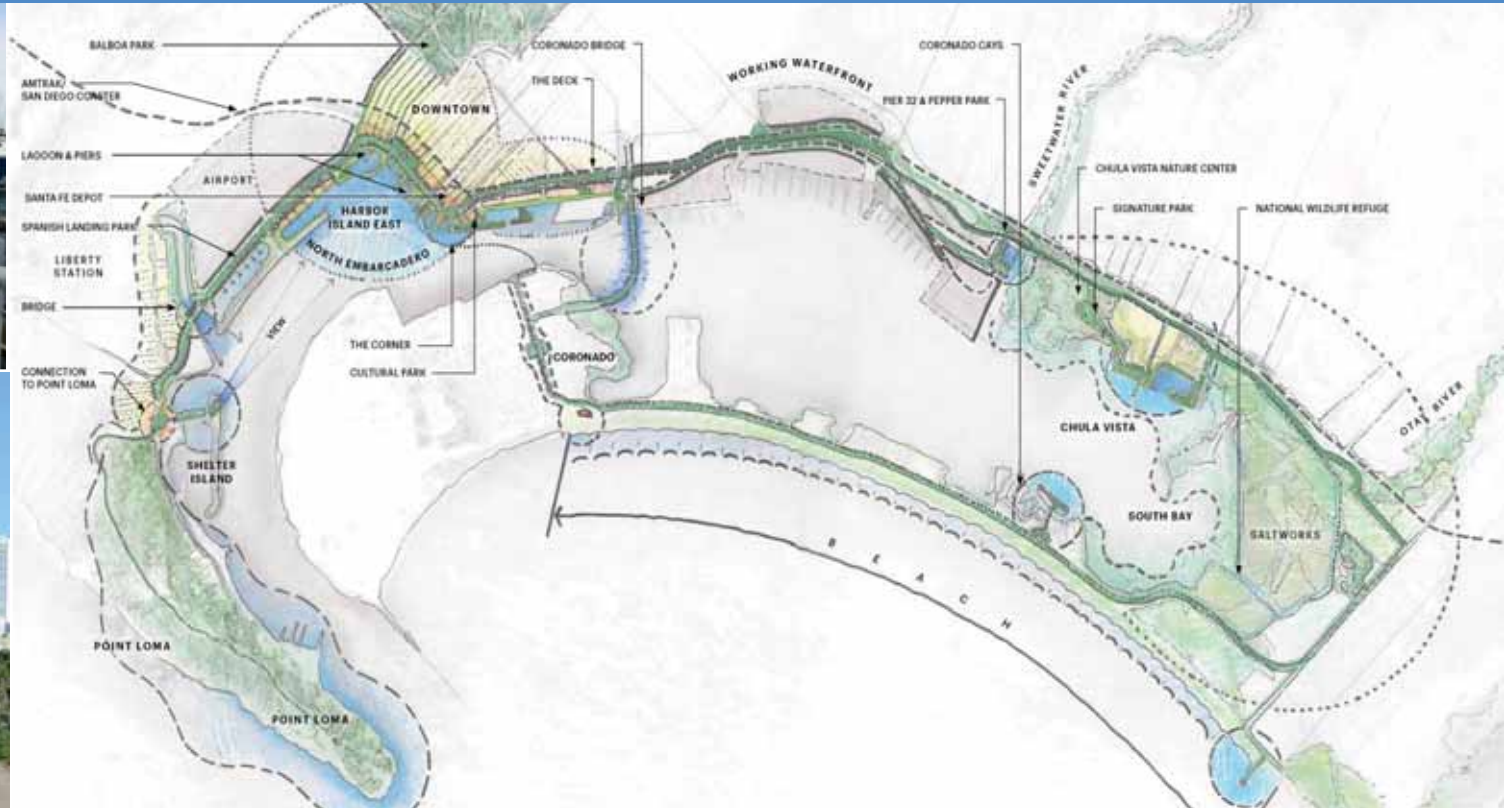
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CAR POLICY CONCEPT #2: PLAN AND IMPLEMENT GREEN NECKLACE

Encourage integration of roadway and walkway systems to improve coastal access and linkages

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CAR POLICY CONCEPT #2: PLAN AND IMPLEMENT GREEN NECKLACE

Pursue inter-connectivity through development and improvements

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CAR POLICY CONCEPT #3: DESIGN WALKWAYS AS ACTIVATING FEATURES

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Walkways should be primarily shore-side, with minimum width dimensions appropriate to the Planning Districts and type of use especially for walkways with hardened improvements



CAR POLICY CONCEPT #3: DESIGN WALKWAYS AS ACTIVATING FEATURES

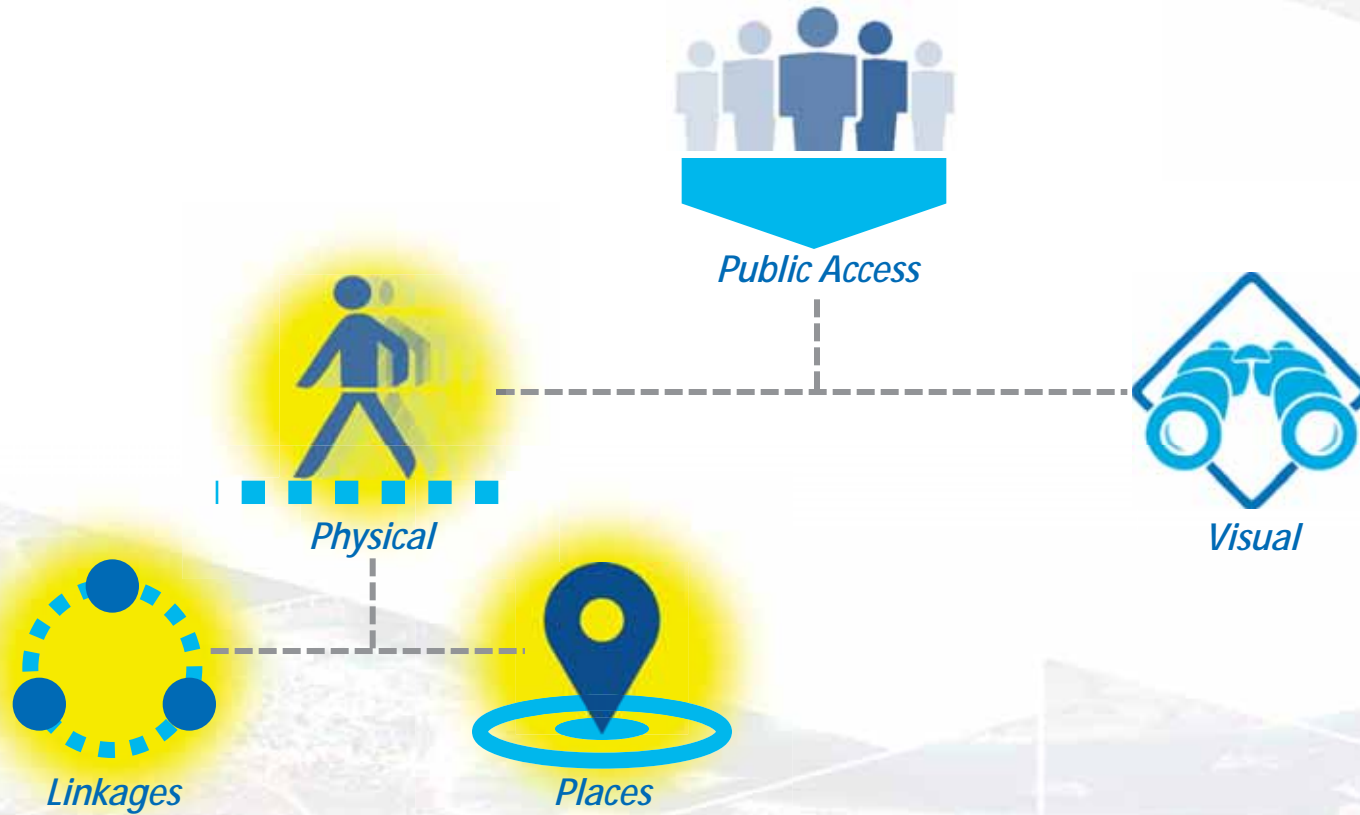
Plan and provide for Amenity Zones within or adjacent to walkways where appropriate

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POLICY CONCEPT: PUBLIC ACCESS

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CAR POLICY CONCEPT #4: CREATE PLACES FOR PEOPLE

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CAR POLICY CONCEPT #4: CREATE PLACES FOR PEOPLE

Convert Spaces to Places

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CAR POLICY CONCEPT #4: CREATE PLACES FOR PEOPLE

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Encourage a variation of hardscape, softscape, and landscape elements in alignment with Planning District character



CAR POLICY CONCEPT #4: CREATE PLACES FOR PEOPLE

Encourage design that provides interaction with the water

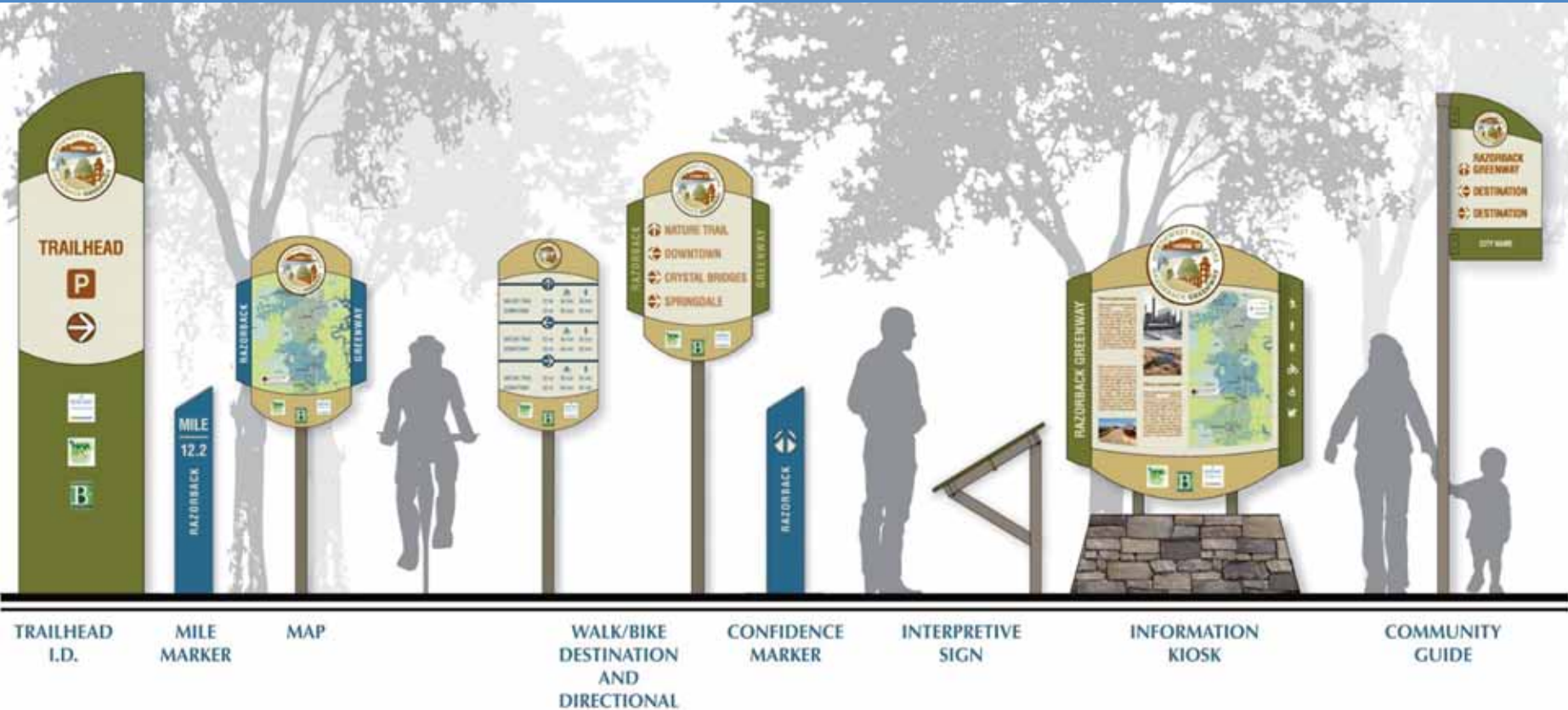
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CAR POLICY CONCEPT #5: PROVIDE SUPPORTIVE INFRASTRUCTURE SYSTEM

Provide a cogent wayfinding system along the Green Necklace

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Source: Alta Planning

CAR POLICY CONCEPT #6: ACTIVATE RECREATION OPEN SPACE

Encourage a diverse range of uses within Recreation Open Space

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CAR POLICY CONCEPT #6: ACTIVATE RECREATION OPEN SPACE

Encourage development of pavilions as recreational catalyst

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CAR POLICY CONCEPT #7: PROACTIVELY MANAGE RECREATION OPEN SPACE

Support Activation Programs and Public Events

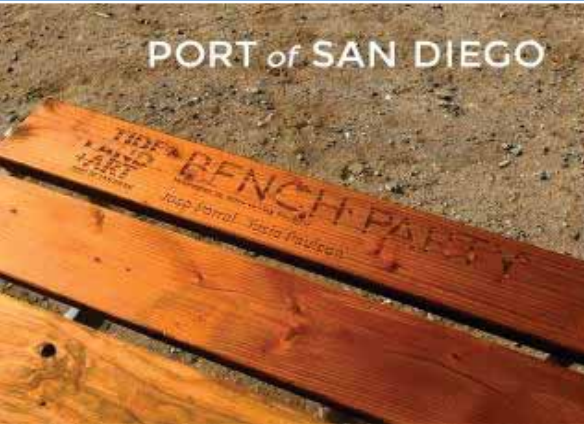
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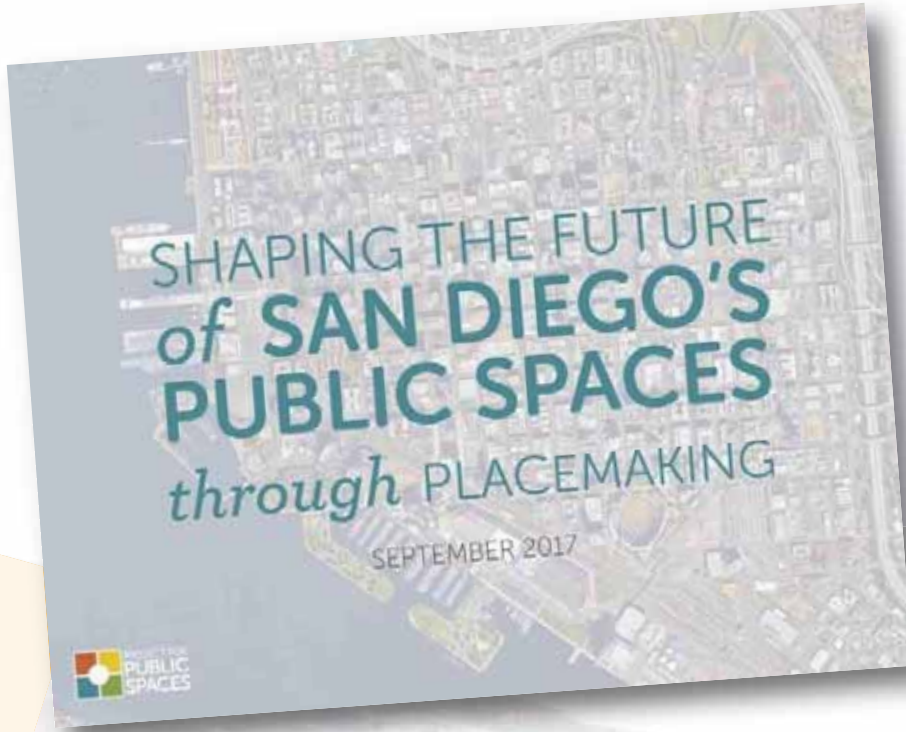


CAR POLICY CONCEPT #7: PROACTIVELY MANAGE RECREATION OPEN SPACE

Encourage Temporary “Pop-Up” Activities and Experimental Programming

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B. COASTAL ACCESS AND RECREATION ELEMENT

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SAN DIEGO UNIFIED PORT DISTRICT

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The District, its employees or Consultants, or Lobbyists (District Code Section 5.14(P)) are not bound by completing the reverse side of this form. This form does not apply to an individual.



Next steps



Integrated Planning: Port Master Plan Update

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Public Engagement Timeline

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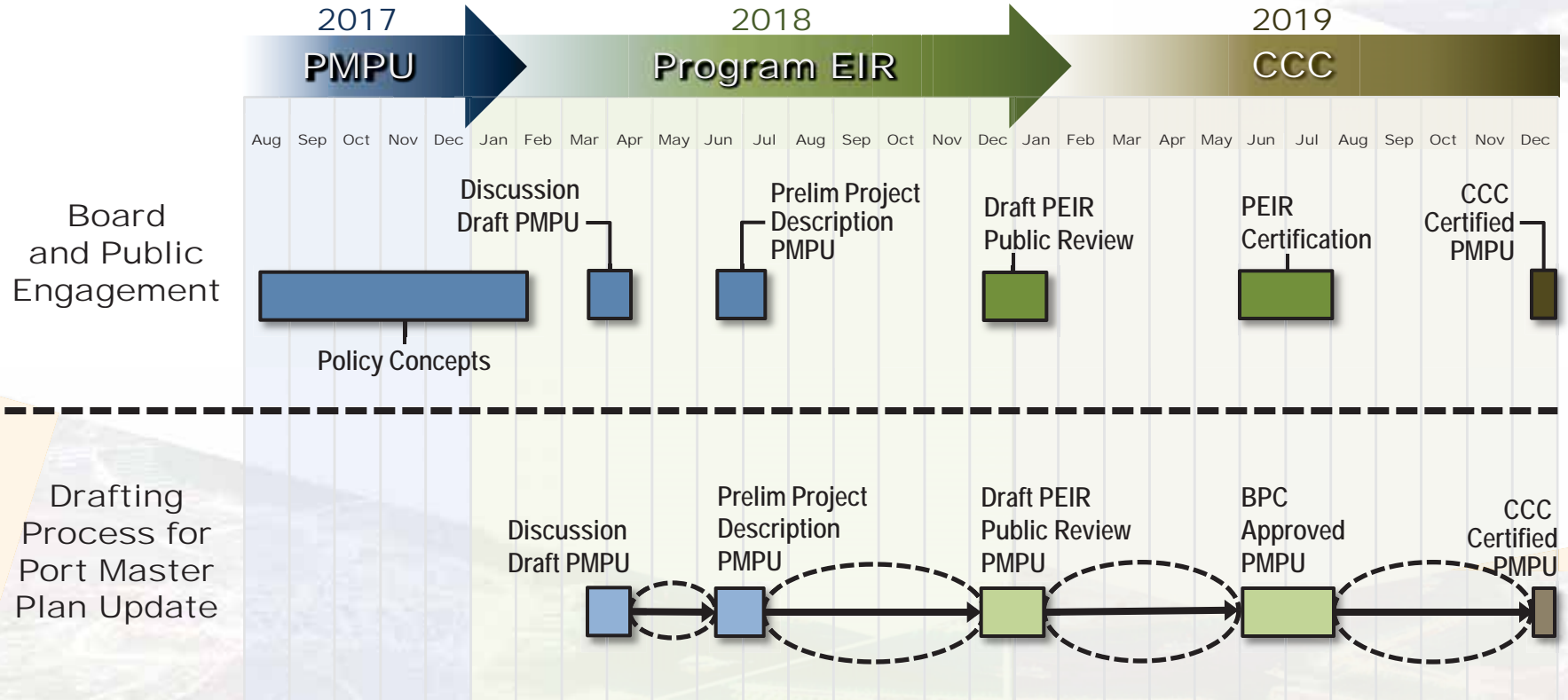
Ongoing Stakeholder and Agency Involvement

Rev11/7/2017

Integrated Planning: Port Master Plan Update

Drafting Process

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Rev11/1/2017

Integrated Planning Port Master Plan Update

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Board of Port Commissioners
November 14, 2017