Special Board Meeting

JULY 21, 2022
Values

1. Public Open Space
2. Public Access
3. Land Uses
4. Development Massing
5. Commercial Fishing
6. Water Uses
Align with the PMPU’s vision.

Create a continuous network of open space.
Public open space is fragmented along the water, connected with a narrow embarcadero.
Public open space is continuous along the water.

Tomorrow.
The Embarcadero today.

average 20’ wide
The Embarcadero tomorrow.
Public open space comparison along the water.

Today
average
20’ wide

Tomorrow
average
60’ wide

3x wider
Public Recreational Experiences
Recreational experiences today.
Recreational experiences today.

Tuna Harbor Park

Ruocco Park

Marina Park

Deck chairs on the sand
Recreational experiences tomorrow.
Keeping the best of what the waterfront currently offers, and adding experiences that will reflect community wants & needs

The Peninsula
The Urban Beach.

A new beach for San Diego.
The Living Shoreline.
New Ruocco Park.

In the spirit of Lloyd Ruocco.
Keeping the best of what the waterfront currently offers, and adding experiences that will reflect community wants & needs
The Seaport Steps.

San Diego’s outdoor living room.

Date nights

4th of July & NYE fireworks

Picnics

Food trucks
The Embarcadero.

Views from the Green Strand

Safe cycling

Reading in the gardens
A blend of active & passive recreational experiences.
today

Marina Park
Tuna Harbor Park
Market Street Pier
Ruocco Park
Deck chairs on the sand
Seaport today.

- Marina Park
- Tuna Harbor Park
- Market Street Pier
- Ruocco Park
- Deck chairs on the sand

Seaport tomorrow.

- Marina Park
- Tuna Harbor Park
- **Enhanced** Market Street Pier
- **New** Ruocco Park
- **New** Urban Beach
- **New** Seaport steps
- **New** kids nature play
- **New** living shoreline
- **New** Green Strand
- **New** Pacific Point
- **New** California Pier
- **New** fixed pier
- **New** Embarcadero Gardens
Recreational Open Space
Recreational Open Space.

Previous

14.8 acres

March 8, 2022
Recreational Open Space.

- Previous: 14.8 acres
- Proposed: 16 acres
Market Street open feeling.

Previous

50’ wide

→

100% increase

Proposed

80’ - 100’ wide

Peeled back building to open up views to the water and promote pedestrian flow.
Green Strand pushed back & reduced in width

Setbacks increased creating a wider, activated pedestrian arrival into Seaports embarcadero

North arrival open feeling.

Previous

70’ wide

over 20% increase

Proposed

85’ wide
# Public open space summary.

<table>
<thead>
<tr>
<th></th>
<th>Today</th>
<th>Tomorrow</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreational Open Space (ROS)</td>
<td>14.8</td>
<td>16</td>
<td>+1.2 acres</td>
</tr>
<tr>
<td>Average public open space width along Embarcadero</td>
<td>20’</td>
<td>60’</td>
<td>3x</td>
</tr>
<tr>
<td>Surface Parking</td>
<td>327,210 sqft</td>
<td>49,781 sqft</td>
<td>84% decrease</td>
</tr>
<tr>
<td>Public Recreational Experiences</td>
<td>5</td>
<td>13</td>
<td>3x</td>
</tr>
</tbody>
</table>
Public Access
Access today.
Access tomorrow.
Connecting Pacific Hwy. to the water.
Kettner’s new direct, wide connection to the water & open space
Kettner today.

- Dense tree canopies
- No views to the water
- Parking fields
Kettner tomorrow.

- Direct views to the water
- Active pedestrian arrival
Kettner reimagined.

Today
up to
60’
wide

Tomorrow
up to
110’
wide

Tomorrow
up to
1.8x
wider
Water Views
Public access to water views.

Today

7,938’ views
Public access to water views.

- **Today**: 7,938’ views
- **Tomorrow**: 15,515’ views

Almost 2x view increase, 1.4 miles new water views.

Legend:
- New & Enhanced water views
- Blue water views
- Harbor & Marina views
- Restricted views
Blue water views.
Blue water view comparison.

Today

Tomorrow
Blue water view comparison.

Today

Tomorrow
New blue water views.
New blue water views.

The California Pier
Market Street Pier

New blue water views.
New blue water views.

G Street Mole from the Green Strand
Harbor & Marina Views.
Beyond 80’ the feeling of being along the water diminishes

Elevated from Green Strand
New vantage point of the water

Elevated from Green Strand

Harbor & Marina views.
New water views.

Elevated
from Green Strand

Ground
from Embarcadero

Beyond 80’ the feeling of being along the water diminishes
New water views.

Marina views from the Green Strand
Public water views summary.

<table>
<thead>
<tr>
<th>View Types</th>
<th>Existing</th>
<th>Proposed</th>
<th>Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue Water Views</td>
<td>2,740'</td>
<td>4,155'</td>
<td>51%</td>
</tr>
<tr>
<td>Harbor &amp; Marina Views</td>
<td>5,198'</td>
<td>8,880'</td>
<td>70%</td>
</tr>
<tr>
<td>New &amp; Enhanced Views of the Water</td>
<td>N/A</td>
<td>2,480'</td>
<td>100%</td>
</tr>
<tr>
<td>Restricted Views</td>
<td>-290'</td>
<td>-180'</td>
<td>-37%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>7,938'</td>
<td>15,515'</td>
<td>7,577'</td>
</tr>
</tbody>
</table>

almost 2x view increase
1.4 miles new water views
Mix of land uses.
## Land uses.

<table>
<thead>
<tr>
<th></th>
<th>Request for proposal</th>
<th>2016</th>
<th>2018</th>
<th>2019</th>
<th>2021</th>
<th>Project Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotels</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Attractions</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Blue Tech</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Event Center</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Learning Center</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Retail</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

- Uses have remained consistent.
Underground parking infrastructure.

The proposed parking stalls meet tidelands parking guidelines requirements.
Summary of land use program.
Since March 8, 2022.

Blue Tech Innovation Center
Reduced by over 25%
from approximately 310,000sqft to 225,000sqft

Full Service Hotel Conference Facilities
Reduced by 6,000sqft
from approximately 42,000sqft to 36,000sqft
Development Massing
From Bayview Park today.
A landmark.
A collection of buildings responding to an urban waterfront connected by continuous green.
Enhancing San Diego’s skyline.
Building heights in the context of the city.
Massing Changes
Blue Tech Innovation Center.

Previous: 380’
Proposed: 320’

Reduced height by 60’
Full Service Hotel stepbacks.

Previous

Proposed

increased by up to

30’
Towers - planning & massing.

Created tower hierarchy by reducing BTIC Tower height.
Opened up sightlines to & from water by increasing tower spacing.
Increased open space by reducing hotel footprint.
Towers - planning & massing.

Increased open feeling by reshaping footprints.
Summary of development massing changes.

- Created tower hierarchy → by reducing BTIC Tower height
- Opened up sightlines to and from the water → by increasing tower stepbacks by increasing tower spacing
- Increased open space → by reducing hotel footprint
- Increased open feeling along the water & Pacific → by reshaping hotel footprint
Commercial Fishing
<table>
<thead>
<tr>
<th>Priority</th>
<th>Today</th>
<th>Tomorrow</th>
</tr>
</thead>
<tbody>
<tr>
<td>24 hour access</td>
<td>![Checkmark]</td>
<td>![Checkmark]</td>
</tr>
<tr>
<td>Fishermen parking</td>
<td>79 stalls assigned parking</td>
<td>79 stalls on grade dedicated</td>
</tr>
<tr>
<td></td>
<td>shared with public on grade</td>
<td>to fishermen</td>
</tr>
<tr>
<td>Security</td>
<td>limited/none</td>
<td>24hrs</td>
</tr>
<tr>
<td>Shore power &amp; electricity</td>
<td>![Checkmark]</td>
<td>![Checkmark]</td>
</tr>
<tr>
<td>Fresh water</td>
<td>![Checkmark]</td>
<td>![Checkmark]</td>
</tr>
</tbody>
</table>
**Fishermen high priorities.**

<table>
<thead>
<tr>
<th></th>
<th>Today</th>
<th>Tomorrow</th>
</tr>
</thead>
<tbody>
<tr>
<td>waste disposal</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>floating slips for vessels</td>
<td>✓</td>
<td>✓ *</td>
</tr>
<tr>
<td>net / gear storage area</td>
<td>✓</td>
<td>✓ * increased</td>
</tr>
<tr>
<td>offloading infrastructure</td>
<td>1 offloading dock, 2 cranes, controlled by processor</td>
<td>3 offloading docks, 3+ cranes, 1 wet fish pump, controlled by fishermen</td>
</tr>
</tbody>
</table>
## Fishermen high priorities.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Today</th>
<th>Tomorrow</th>
</tr>
</thead>
<tbody>
<tr>
<td>ice machine near the offloading area</td>
<td>processor controlled</td>
<td>fishermen controlled</td>
</tr>
<tr>
<td>freezer space &amp; refrigerated area</td>
<td>processor controlled</td>
<td>fishermen controlled</td>
</tr>
<tr>
<td>office spaces &amp; meeting rooms</td>
<td>processor controlled</td>
<td>fishermen controlled</td>
</tr>
<tr>
<td>live tanks</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>fish auction</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>restrooms &amp; showers</td>
<td>X</td>
<td>✓</td>
</tr>
</tbody>
</table>
Commercial fishing.

Today
Commercial fishing.

Today

- Dockside Market
- G Street Pier
- Market Street Pier
- Tuna Harbor
- Processing Facility

- 80 slips
- 24 hour access & assigned parking 
  shared with public on grade

Tomorrow

- Dockside Market
- G Street Pier
- Market Street Pier
- Tuna Harbor
- Processing Facility
- 124 slips
- New Dockside Market

new Dockside Market
Commercial fishing tomorrow.

Enhanced & expanded commercial fishing operations

24 hour access
Prioritized fishermen parking on grade
Public parking below grade
Improved vehicular circulation

dedicated fishermen space

processing facility

open dockside market

improved offloading infrastructure

truck access
New priority items.

- New offloading infrastructure
- Wet fish pump
- Ice blowing
- Live tanks
Proposed vision.

- Restaurant
- Offices
- Fish Processing
- Truck access & offloading
- Cranes
- Net repair
- Trap storage
- Gear storage
Separation of fishermen & public

The Green Strand
public are visually connected & physically separated

Public access

Commercial fishermen
Water Zone Reduction
Zone 2 & Zone 3 reduction.

March 8, 2022

Zone 2
98 - slips

Zone 3
155 - slips

Previous

253
slips
Zone 2 & Zone 3 reduction.

Zone 2
98 - slips

Zone 3
155 - slips

March 8, 2022

Previous

253 slips

Proposed

162 slips

35% reduction
Water Uses
Align with the PMPU’s vision.

Honor the water.
A responsibility to diversify & enhance the public's enjoyment of the water.
Honor the water experiences.
Publicly accessible pier experiences.

- Pacific Point experience
- Market Street Pier experience
- California Pier experience
- Fixed Pier experience
The California Pier experience.

stand up paddleboarding
dock & dine
recreational boating
The Pacific Point experience.
Water Development Reduction
Setback pier headline from navigation channel.

Previous

164’ setback

Proposed

210’ setback

increased 46’

March 8, 2022
Waterside development reduction.

Previous

386 slips

26% reduction

Proposed

285 slips
Fairway Widths
Increased fairway widths.

Today

75'

Tomorrow

150'

x2

increase
Values

1. Public Open Space
2. Public Access
3. Land Uses
4. Development Massing
5. Commercial Fishing
6. Water Uses
Thank you.