

An aerial photograph of a port facility, showing several large ships docked at a pier, with a city skyline visible in the background. The image is partially obscured by a dark blue and orange wavy graphic at the bottom.

# **The First Port Briefing for the Economic Development and Strategies Committee**

*'Working Together for a Better City and Region'*

March 19, 2012

Presented by San Diego Unified Port District  
Commissioner Lee Burdick

Port Jurisdiction:  
Tidelands across  
Five Member Cities

San Diego  
Chula Vista  
National City  
Coronado  
Imperial Beach



# Port Act

- **Special legislation in 1962 created the Unified Port District.**
- “Because of the Several separate cities and unincorporated populated areas in the area hereinafter described, only a specially created district can operate effectively in developing the harbors and port facilities.”
- “Because of the unique problems presented by this area, and the facts and circumstances relative to the development of harbor and port facilities, the adoption of a special act and the creation of a special district is required.”

# Public Trust Doctrine

An aerial photograph of a port facility, showing various buildings, docks, and infrastructure, set against a dark blue background.

## California State Lands Commission Public Trust Doctrine:

- “Lands are owned by the public and held in trust for the people by the State of California.”
- “Uses of trust lands are generally limited to those that are water dependent or related, and include commerce, fisheries, and navigation, environmental preservation and recreation.”

# Mission Statement

## **Unified Port of San Diego Mission Statement**

While protecting the Tidelands Trust resources, the Port will balance economic benefits, community services, environmental stewardship, and public safety on behalf of the citizens of California.

# Projects & Updates

An aerial photograph of a port facility, showing various buildings, docks, and infrastructure along a waterfront. The image is partially obscured by a dark blue banner at the top of the slide.

- San Diego Convention Center Expansion
- North Embarcadero Port Master Plan Amendment
- Cruise Industry
- America's Cup Harbor Parking Garage
- Harbor Drive Realignment
- Barrio Logan Community Plan Update and Related Studies
- Solar Turbines and Proposed Developments
- Tenth Ave Marine Terminal

# San Diego Convention Center Expansion



- Expanding the convention center (including rooftop public realm space).
- Finalizing terms of the support payments for the Convention Center expansion.
- Port is negotiating toward a redevelopment of the Hilton with an additional 500 rooms, along with a requirement to release a portion of their leasehold to allow the Convention Center to expand onto it.
- EIR in progress, public review likely in Summer 2012.

# North Embarcadero Port Master Plan Amendment

- Phase I (pictured) is under construction; scheduled for Summer 2013 completion.
- For Phase II the District has initiated a new Port Master Plan Amendment (PMPA) process to modify the boundary, land uses, and Precise Plan.
- In March 2011, District staff initiated a Citizens Advisory Committee to provide input.
- The CAC process, which included 15 members and 11 meetings, generated public input prior to preparation of the Environmental Impact Report.
- Since the conclusion of the CAC process, District staff has commenced preliminary preparation of the NE-PMPA EIR.



# Cruise Industry

- Global cruise industry is outpacing all tourism sectors with average growth rate of over 3%, but Southern California's port calls have not yet seen this increase in business.
- Safety concerns at Mexico cruise ports is causing U.S. and international decline in Mexico-bound cruises. The Port District is engaging with the Mexican government at every level to address and increase safety of cruise passengers abroad.
- The Port still had 104 calls in 2011 and anticipates 80 calls in 2012.
- Each cruise that begins and ends in San Diego contributes approximately \$2 Million to the regional economy. Last year's economic impact is estimated at over \$150 million.
- Therefore the Port is investing in major maintenance and improvements at the B Street Cruise Ship Terminal.



# America's Cup Harbor Parking Garage

- A proposed \$8 million, four-level parking structure and surface parking of approximately 399 spaces.
- Located at 4975 North Harbor between Best Western Yacht Harbor Hotel and Holiday Inn Bayside Hotel in Shelter island.
- The site is entitled, working drawings are complete and the project is ready for permits.
- The project is included in the Port District's Capital Improvement Program for funding consideration.
- Port is preparing a Request for Proposals to have a private developer build and operate the facility, which should be ready for advertisement to interested parties by May 2012.



# Harbor Drive Realignment

- Project would realign a portion of North Harbor Drive located between Nimitz Blvd. and Scott St.; adjacent to the proposed America's Cup Harbor Parking Garage in Shelter Island.
- Realignment project and parking controls are necessary for development of the parking structure.
- Project will improve vehicle and pedestrian access, provide landscape beautification, and provide additional parking at the entrance of Point Loma.
- This \$3.5 million project is included for consideration in the Port District's Capital Improvement Program.
- City conveyance of the easement of the frontage road is requested by the Port District.



# Tenth Avenue Marine Terminal

- Fourth largest of 11 California sea ports.
- Supportive of San Diego's Clean Tech sector - able to handle alternative energy wind turbine products and windmill components.
- TAMT is a catalyst for jobs - 19,300 direct and indirect jobs
- TAMT is one of only 17 commercial ports designated by federal government as a "strategic port," due to strategic location, deep water access and rail/highway systems inland.
- Over the last 4 years, 15 major military load-in, load-outs at TAMT resulted in \$93 million of activity with local contractors, supporting 2000 local contractor jobs.



# Tenth Avenue Marine Terminal

- Board of Port Commissioners took action on February 14, 2012 to address another proposed development on the TAMT.
- Nearly two dozen community leaders, elected officials, labor leaders and environmental representatives voiced their support of the Port of San Diego's maritime cargo operations.
- The Board of Port Commissioners reaffirmed its 2004 position in which it pledged to preserve the Tenth Avenue and National City marine terminals.



# Barrio Logan

An aerial photograph of the Barrio Logan neighborhood in San Diego, showing a mix of residential and commercial buildings, streets, and green spaces.

- Barrio Logan Community Plan Update
- Bayshore Bikeway
- Related Studies

The Port is engaged as a stakeholder in the Barrio Logan Community Plan Update and is involved in feasibility studies for the Bayshore Bikeway and for parking needs.

Planning ahead to reduce land use conflicts is essential to keeping maritime uses and employers like NASSCO.

# Solar Turbines

- Solar Turbines is a leading manufacturer of industrial gas turbines and is headquartered at 2200 Pacific Highway.
- A residential development is currently proposed across Pacific Highway.
- The Board of Port Commissioners voted on December 13, 2011 to support Solar Turbines' interests, and to oppose non-compatible apartment development.
- On Monday, February 27, 2012 the Fat City Lofts development team appealed to the San Diego Planning Commission CCDC's denial of development permits. It will likely be heard in April.



# Invitation from the Port

An aerial photograph of a port facility, showing various buildings, docks, and infrastructure along a waterfront. The image is partially obscured by a dark blue banner at the top of the slide.

- Open invitation to tour the working waterfront with the Port and Port Tenants to join our efforts to maximize the health and value of our tidelands.
- Join the Port in a Regional Trade Mission to help us raise interest in utilizing the Port's capabilities for import and export.

## Questions?