

# **Embarcadero Coalition**

## **Downtown San Diego**

**Please Oversee the Port of San Diego**

Janet Rogers, Co-Chair

Why we need LAFCO to oversee the Port

## That is why you exist

- Port needs overseeing way before an item goes to the Coastal Commission- they are the last resort
- Problems are often very local in nature
- Coastal Commission is understaffed
- Shouldn't have to sue to make the Port comply with the rules
- Their boss should make that happen
- LAFCO has the authority to make that happen



# **The Port's mandate is to Maximize Public Access After all this is Public Land**

**The Real Estate Department DOMINATES the Port  
A Parks Department DOES NOT EXIST**

**Parks are seen as a Liability that cost money to maintain  
Should be an Asset that sometimes bring in money with special events**

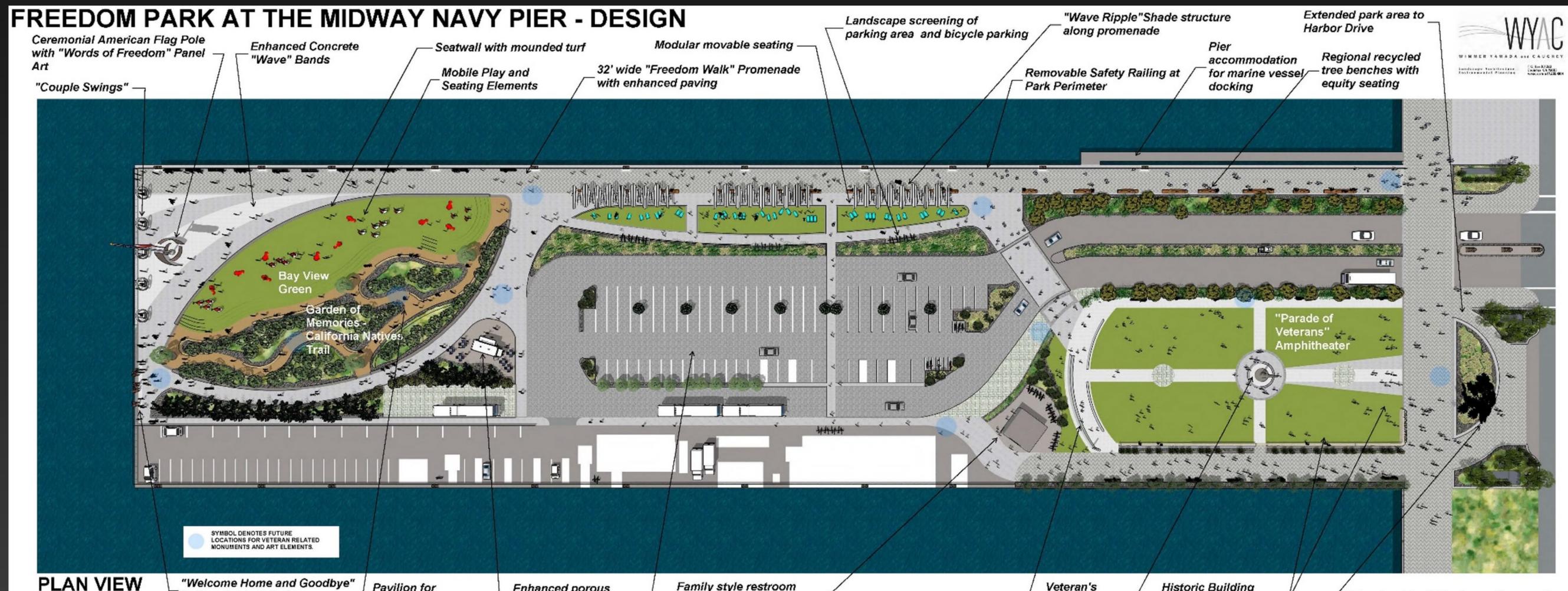
**Port's goal:  
Maximize Revenue  
Not Public Access**

The Port is monetizing and privatizing every square inch of the  
Embarcadero-  
even in violation of permits and leases

# What about the Current Port Master Plan?

No public access without outside money

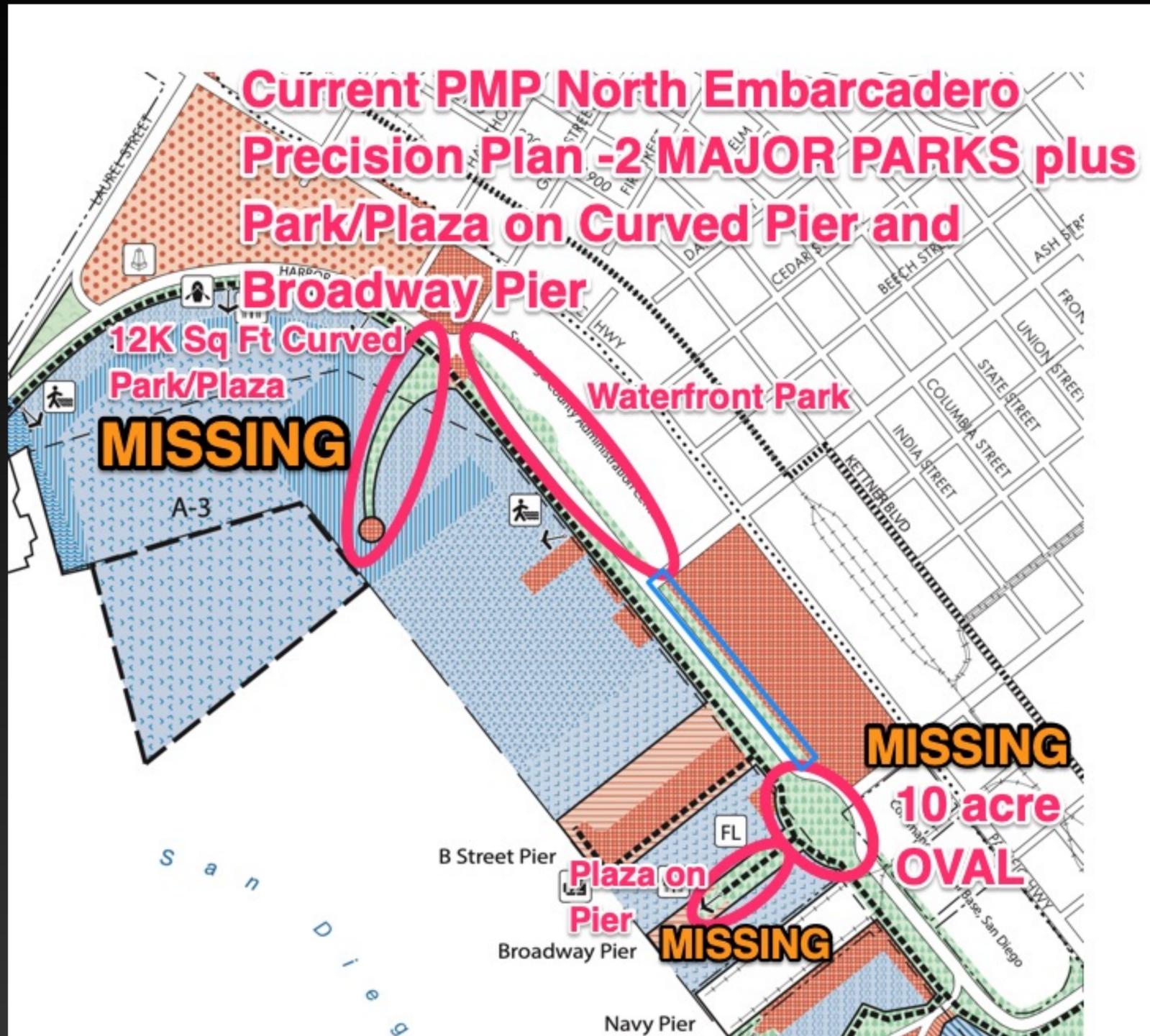
- After 20 years the only reason the Port is finally building the Freedom Park on the Navy Pier is because the Coastal Commission threatened legal action
- What does it say when even the Coastal Commission has to sue to get the Port to do anything that isn't Revenue Generating?

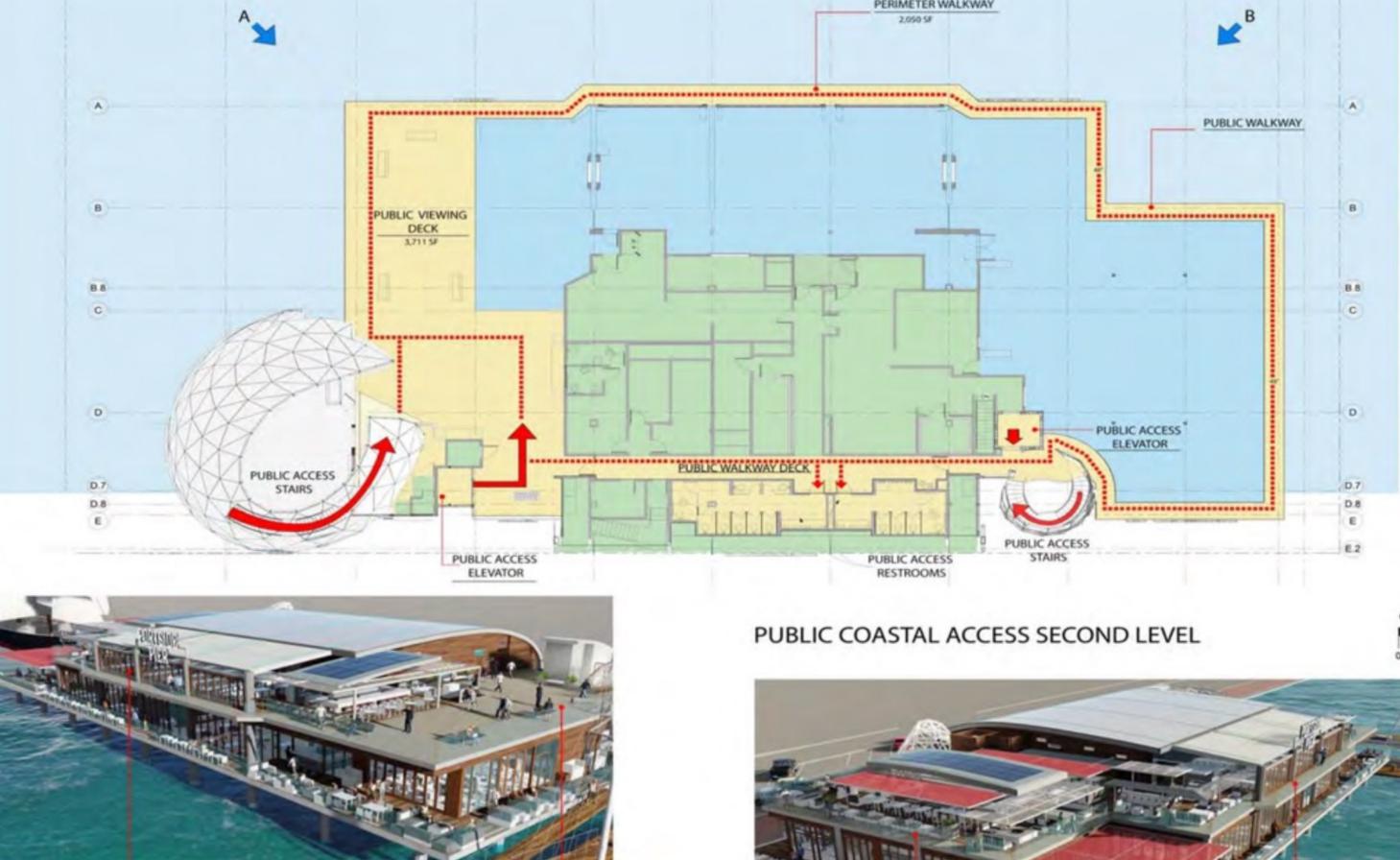


# The OVAL vs Lane Field Park

## Not a substitute for Broadway Landing Park- The OVAL

- The Port ruined the plans for a big oval park at the base of Broadway by ignoring the North Embarcadero Visionary Plan and building a cruise ship terminal on the Broadway Pier, which no cruise line wanted and is rarely used. They didn't ask permission or forgiveness for ignoring the legal commitments of the PMP, while eliminating a World-Class Waterfront Park.
- Instead they got the Lane Field hotel developer to pay for a small linear park at Lane Field, which is a fraction of the Oval size. About 1/2 of the blue area.
- Eliminating the potential 10 acre Oval at Broadway Landing eliminates the cost to maintain a park
- They never developed the 100 ft wide esplanade from Grape to Broadway with Parks and Plazas.





**Portside Pier**

**Table 1: Previous Structure and Proposed Project Features Comparison**

Project Component	Previous	Proposed	Change
Building Floor Area <sup>1</sup>	24,855 square feet	34,069 square feet	9,214 square feet
Building Gross Water Coverage*	23,285 square feet	24,960 square feet	1,675 square feet
Public Dock Area <sup>*2</sup>	565 square feet <sup>1</sup>	3,370 square feet	2,805 square feet
Second Floor Public Access Walkway	819 square feet (Ground Floor)	2,050 square feet	1,231 square feet
Total Water Coverage*	23,850 square feet	28,330 square feet	4,480 square feet
Total Land Coverage (Promenade Improvement Area)	8,067 square feet	8,067 square feet	0 square feet
Restaurant Seats	536	1,000	464
Boat Slips	2	12	10
Public Viewing Deck Seats	0	108	108
Second Floor Public Deck <sup>1</sup>	0 square feet	3,711 square feet	3,711 square feet
Building Height	27 feet	34 feet	7 feet
Employees (daily)	60	90	30
On-site Parking	0	0	0
Visitors per day (estimated average)	1,100	2,220	1,120

\*Indicates over-water components  
<sup>1</sup>The change in floor area and public deck area from the Draft MND to the Final MND was achieved by rearranging the layout of the building and expanding the kitchen and deck into previously unutilized space. The overall building footprint and water coverage did not change.  
<sup>2</sup>The existing boat dock was destroyed by storm and wave activity in January 2016 and has not been replaced because of the prospective redevelopment.

Portside Pier- Yellow area  
 Second floor - 108 Public Viewing Deck Seats

3,711 Sq Ft Public Deck

Instead the Port allowed Ketch Grill and Tapas to take that space and put the unpermitted Dockside Restaurant in the Glass Dome.

The Public is getting robbed of public space on public land and water-

But the Port has increased revenue



# Lane Field Marriott

## Robbed of more public space

Lane Field Public Access Program page 183

The Elevated Public Realm is managed by the hotel.

- Level 2 Balcony Shops & Restaurants (there are no shops or restaurants on this level. They sublet it to another company which manages the balcony and large enclosed area for private events. It is called The Lane [bit.ly/3YHCD31](https://bit.ly/3YHCD31) and it is not a public space. [REDACTED])
- Level 5 Terraces (The terrace has been divided. The south open scenic view side has a bar and lounge called Harbor and Sky. Restaurants were permitted on the 2nd level not the 5th level. The north side of the terrace is a long corridor open to the public. [REDACTED])
- No commercial activity is authorized. Playing games with the permit language and call Harbor and Sky the rooftop bar and lounge, which was supposed to be on the 17th level. If you ask for the rooftop bar, this 5th floor terrace is where they direct you). [REDACTED])
- Rooftop Terrace (Lane Field North Only)-There is no rooftop terrace. Although the public access map page 187 shows a rooftop bar/terrace on level 17, the 17th floor requires a key card for access and consists of another level of rooms. The rooftop looks like it contains air conditioner vents and there is no public access to the roof.)



## Plans to build over Ruocco park

Parks don't generate revenue daily and have maintenance costs



- The 3.5 acre Ruocco park is scheduled for elimination and a revenue generating commercial building is planned in the Seaport Project
- The Coastal Act 30711.5 says public facilities have to be distributed to avoid over crowding.
- It isn't stopping the Port from planning to force everyone onto the hard to reach Marina Park North Peninsula.

**The Port hasn't delivered a single commitment for public facilities in the North Embarcadero Visionary Plan unless someone else paid for it**

**They weaseled out of the OVAL World-class Waterfront Park at Broadway Landing**

**The Coastal Commission had to threaten to sue to get Navy Pier Park**

**They didn't deliver on a 100 ft wide Esplanade with a 25 ft walkway and 75ft Parks with Plazas from Grape to Broadway**

**The Port and commercial facilities rob the public of permitted public spaces in favor of revenue generating endeavors**

**The Port plans to eliminate the existing Ruocco park to generate more revenue in violation of the Coastal Act to distribute public facilities**

**We are concerned that the Coastal Commission  
needs help from a local authority to oversee the  
Port of San Diego**

**The Port had a \$31 million excess last year**

**If you can focus to maximize public access  
instead of just economic development -  
Please step into that role**