Preserving Working Waterfront Land Uses

M. Christine Anderson
Vice-President, Operations
Port of San Diego
San Diego Unified Port District
Tenant Mix (Commercial)

- 14 hotels with 6,000 rooms (plus 1 under construction - 1,190 rooms)
  - 6,000 jobs, over $360 million in sales
- 22 marinas with 8,000 slips (plus 1 completing construction – 250 slips)
  - 300 jobs, over $36 million in sales
- 56 restaurants (1200 seats)
Tenant Mix (Industrial)

- 3 shipyards, 9 boat repair facilities
  - 6,000 jobs
- Over 30 industrial & service enterprises
Maritime Operations
Three Maritime Terminals

- **10th Avenue Marine Terminal**
  96-acre multi-purpose terminal handling:
  - Refrigerated products
  - Bulk and breakbulk
  - Project Cargo

- **National City Marine Terminal**
  125-acre complex handling:
  - Automobiles
  - Lumber

- **Cruise Terminal** – 3 Berths
Tenth Avenue Marine Terminal
Cruise Terminal
Cargo Tonnage & Revenue: FY 93/94 – 02/03

Historical Tonnage and Revenue: FY 93/94 - 02/03

- Metric Tons
- Revenue

Fiscal Year

- 93/94
- 94/95
- 95/96
- 96/97
- 97/98
- 98/99
- 99/00
- 00/01
- 01/02
- 02/03

- $- $5,000,000 $10,000,000 $15,000,000 $20,000,000 $25,000,000
National Growth Projections

• % of GDP from Foreign Trade:
  – 1990 – 13% of Gross Domestic Product was from Foreign Trade
  – 2006 – 22% of GDP
  – 2020 – projected at 35% of GDP
  – 2030 – projected at 60% of GDP

*statistics from the US Department of Transportation
Why do we need to protect Maritime related uses?

- **Urban Sprawl**
  - Growth and spread of neighboring residential and commercial uses
  - Developers and political leaders have targeted these lands for redevelopment

- **Why are maritime industrial lands targeted?**
  - Unsightly
  - Low tax generation
  - Environmental impacts
  - Large expanses of undeveloped land
History of Land Use Pressures

• Stadium Proposal:
  – Board Workshop – Land Uses at TAMT
    July 6, 2004

• Creation of Working Waterfront Group

• Board workshop Sept, 2005
  – 1,000 ft. Buffer zone
  – Outreach to member city planning agencies
  – Outreach to legislature
Transition Zone Policy
Policy

- Recognizes importance of protecting maritime related uses and preserving jobs
- Recognizes that the Port does not own or control the transition areas

Need for Transition Zone:
- Eliminate/mitigate conflicts from incompatible land uses
- Work with Cities to develop long-term planning and land use guidelines

Direction:
- Work with Cities, State Agencies, Federal Agencies and stakeholders to implement objectives
- Acquire properties or easements, as appropriate to preclude development of incompatible uses
WWG Transition Concept

• Defines uses within transition zone
  – Uses that do not pose a health risk to adjacent land uses
  – Parking, offices, green belts, etc.
  – Tourist and visitor serving retail
  – Warehousing, intermodal transfer, cargo assembly and industrial staging (in the Distribution Zone)
Gentrification/Transition Zone Strategies

• Direct Port Efforts
  – Land or Easement Acquisition of uplands for transition zone
  – Do not allow conversion of marine related industrial land uses on tidelands

• Local Efforts (Working with cities planning agencies)
  – Monitor and provide input into General Plan updates
  – Monitor and provide input into community plans of adjoining areas
• **State & Federal Efforts**
  - Work with state and federal legislators to identify opportunities for financial/tax assistance
  - Improve direct freeway access to the waterfront (State and Federal)
  - Develop Coalition of Port support (American Association of Port Authorities, California Association of Port Authorities and Northwest Marine Terminals Association)

• **Public outreach**
  - Continue support of the Working Waterfront efforts
  - Initiate public speaking opportunities
  - Continue work with schools and other partners
Actions?

- Talk to and educate legislators (State and Federal) about the need to protect (and expand) ports
- Look for incentives to cities and communities for hosting industrial activities
- Get involved in land use planning and zoning efforts in your community (especially as it relates to the “transition areas” around your facilities)
Questions?