

Appendices

Volume 2

to the

**DRAFT MASTER
ENVIRONMENTAL IMPACT REPORT**

(UPD #83356-EIR-351; SCH #99031037)

for the proposed

**NORTH EMBARCADERO
ALLIANCE VISIONARY PLAN**

Lead Agency

SAN DIEGO UNIFIED PORT DISTRICT
3165 Pacific Highway
San Diego, CA 92112

in conjunction with

CITY OF SAN DIEGO
COUNTY OF SAN DIEGO
CENTRE CITY DEVELOPMENT CORPORATION
U.S. NAVY

Environmental Consultant

BRG CONSULTING, INC.
1550 Hotel Circle Drive North, Suite 320
San Diego, CA 92108-2909

December 1999

LIST OF APPENDICES

North Embarcadero Alliance Visionary Plan Master EIR

- Appendix A Notice of Preparation and Responses
Bound with the MEIR
- Appendix B1 Port Master Plan Amendment (PMPA)
Bound in Volume One
- Appendix B2 PMPA Coastal Act Consistency Analysis
Bound in Volume One
- Appendix B3 Centre City Community Plan and PDO Amendments
Bound in Volume One
- Appendix B4 Centre City PDO/LCP Coastal Act Consistency Analysis
Bound in Volume One
- Appendix C Traffic Impact Analysis
Prepared by Linscott, Law & Greenspan
Bound in Volume Two
- Appendix D Parking Analysis
Prepared by Linscott, Law & Greenspan
Bound in Volume Two
- Appendix E Cultural Resources Assessment
Prepared by Marie Burke Lia, Attorney at Law and
Dr. Ray Brandes, Principal Investigator
Bound in Volume Two
- Appendix F Water Quality Evaluation
Prepared by Ninyo & Moore, Geotechnical and
Environmental Sciences Consultant
Bound in Volume Two
- Appendix G Marine Biological Technical Report
Prepared by MEC Analytical Systems, Inc.
Bound in Volume Two

LIST OF APPENDICES

(Continued)

- Appendix H Air Quality Impact Analysis
Prepared by Giroux & Associates
Bound in Volume Two
- Appendix I Noise Impact Analysis
Prepared by Giroux & Associates
Bound in Volume Two
- Appendix J Midway Geotechnical Evaluation
Prepared by Ninyo & Moore, Geotechnical and
Environmental Sciences Consultant
Bound in Volume Two
- Appendix K Preliminary Geotechnical and Environmental Assessment
Proposed Lane Field Hotel/Office Site
Prepared by SOTA Environmental Technology, Inc.
On file with the Port of San Diego
- Appendix L Midway Environmental Protection Plan
Prepared by the San Diego Aircraft Carrier Museum
Bound in Volume Two
- Appendix M Traffic Impact Analysis
Midway Museum Alternative on Harbor Island
Prepared by Linscott, Law & Greenspan
Bound in Volume Two

▪ APPENDIX C ▪

Traffic Impact Analysis

Prepared by Linscott, Law & Greenspan

**TRAFFIC IMPACT ANALYSIS
NORTH EMBARCADERO ALLIANCE VISIONARY PLAN
SAN DIEGO, CALIFORNIA**

Prepared by:



E N G I N E E R S

8989 Rio San Diego Drive, Suite 135
San Diego, CA 92108
(619) 299-3090

August 31, 1999
Revised October 11, 1999
Revised November 2, 1999
JB/CM/ja
3-990898

TABLE OF CONTENTS

DESCRIPTION	PAGE NO.
Introduction	1
Project Description	4
A. The Midway	4
B. Lane Field	4
C. Cruise Ship Terminal Expansion	6
D. County Administration Center Parking Lots.....	6
E. Other Entitled Projects.....	7
F. The Esplanade.....	7
Existing Conditions.....	7
A. Existing Street System.....	7
B. Existing Traffic Volumes	10
C. Existing Operations	15
Impacts.....	22
A. City of San Diego Traffic Model	22
B. Analysis Methodology	36
C. Significance Criteria.....	41
D. Visionary Plan.....	41
1. Operations.....	41
a. Near Term without Project Operations.....	41
b. Near Term with Project Operations.....	46
c. Year 2020 with General Plan Operations	46
d. Year 2020 with Visionary Plan Operations.....	50
2. Impacts.....	53
a. Near Term	53
b. Year 2020.....	53
E. Subsequent Projects.....	53
1. Midway	53
a. Trip Generation	53
b. Trip Distribution/Assignment	55
c. Access	55
d. Potential Significant Impacts	55
2. Lane Field	55
a. Trip Generation	55
b. Trip Distribution/Assignment	55
c. Access.....	65
d. Potential Significant Impacts	65

TABLE OF CONTENTS
(continued)

DESCRIPTION	PAGE NO.
3. Cruise Ship Terminal Expansion	65
a. Trip Generation.....	65
b. Trip Distribution/Assignment.....	65
c. Access	65
d. Potential Significant Impacts	69
4. County Administration Parking Lots	69
a. Trip Generation.....	69
b. Trip Distribution/Assignment.....	69
c. Access	69
d. Potential Significant Impacts	75
Pedestrian/Bicycle Access	75
Transit	75
Lane Field Alternative Land Use.....	76
Three Lane North Harbor Drive	78
Highway Capacity Software Ramp Analysis.....	78
Freeway On-Ramp Meter Analysis.....	79
Congestion Management Program Compliance	83
Significance of Impacts Summary	84
Mitigation Measures	84
Recommendations	86

APPENDICES

- A Manual Count Sheets
- B Source Information-Land Use Data
- C Signalized Intersection LOS & Delay Calculation Sheets
- D City of San Diego Roadway Classification Table
- E Freeway LOS & Delay Calculation Sheets
- F Midway Project Traffic Assignment
- G Cruise Ship Terminal Trip Generation Calculations
- H Highway Capacity Manual Ramp Calculation Sheets
- I Arterial Calculation Sheets

LIST OF TABLES

TABLE NO.	DESCRIPTION	PAGE NO.
1.	Existing Daily Traffic Volumes.....	12
2.	Existing Signalized Intersection Operations	17
3.	Existing Street Segment Operations	19
3A.	Existing Freeway Operations AM/PM Peak Hours	21
4.	North Embarcadero Land Use Intensity Worksheet.....	24
5.	Traffic Model Network Assumption	31
6.	Near Term Signalized Intersection Operations	42
7.	Near Term Street Segment Operations	44
8.	Freeway Operations AM/PM Peak Hours	47
9.	Year 2020 Signalized Intersection Operations	48
10.	Year 2020 Street Segment Operations.....	51
11.	Ultimate Subsequent Project Generation.....	54
12.	Existing, Existing + Midway Museum Signalized Intersection Operation	59
13.	Existing, Existing + Midway Museum Street Segment Operations	61
14.	Project Traffic Generation Comparison Lane Field Alternatives	77
15.	Highway Capacity Software Ramp Analysis	80
16.	Future Freeway On-Ramp Metered Flow Rates	81
17.	Freeway On-Ramp Metering Analysis.....	82
18.	Arterial Operations	85

LIST OF FIGURES

FIGURE NO.	DESCRIPTION	PAGE NO.
1.	Vicinity Map	2
2.	Project Area Map.....	3
3.	Subsequent Projects	5
4.	Existing Conditions Diagram	8
5.	Existing ADTs	11
6.	Intersection Key Map.....	14
7.	Existing Traffic Volumes	16
8.	Block Location Numbers.....	23
9.	Near Term Without Project Traffic Volumes	32
10.	Near Term With Project Traffic Volumes.....	33
11.	Year 2020 With General Plan.....	34
12.	Year 2020 With Visionary Plan Traffic Volumes.....	35
13.	Near Term Without Project Traffic Volumes.....	37
14.	Near Term With Project Traffic Volumes	38
15.	Year 2020 With General Plan Traffic Volumes.....	39
16.	Year 2020 With Visionary Plan Traffic Volumes.....	40
17.	USS Midway Museum Project Traffic Distribution	56
18.	Year 2020 USS Midway Museum Volumes.....	57
19.	Conceptual Midway Parking Lot Layout	58
20.	Lane Field Ultimate Project Traffic Distribution	63
21.	Year 2020 Lane Field Project Volumes	64
22.	Lane Field Conceptual Site Plan	66

LIST OF FIGURES

FIGURE NO.	DESCRIPTION	PAGE NO.
23.	Cruise Ship Project Traffic Distribution	67
24.	Year 2020 Cruise Ship Project Volumes	68
25.	Cruise Ship Terminal Conceptual Site Plan	70
26.	Year 2020 County Project Traffic Distribution	71
27.	Year 2020 County Project Traffic Volumes	72
28.	County Administration Center North Parking Lot	73
29.	County Administration Center South Parking Lot.....	74
30.	Ultimate Study Area Geometrics	87

**TRAFFIC IMPACT ANALYSIS
NORTH EMBARCADERO ALLIANCE VISIONARY PLAN
SAN DIEGO, CALIFORNIA**

I. INTRODUCTION

The following traffic study has been prepared to determine and evaluate the traffic impacts on the local circulation system due to the implementation of the North Embarcadero Visionary Plan (Plan). The Plan is bounded by Laurel Street to the north, the railroad tracks to the east, Harbor Drive to the south and the U.S. Pierhead line (located in the Bay) to the west. **Figure 1** shows the general vicinity of the project area. **Figure 2** shows a more detailed project area map. The project includes four subsequent development projects located within the Plan area as described in the following section of this report. **This report states the impacts of the Visionary Plan as a whole and also the individual impacts of the four subsequent projects.** Included in this traffic analysis are the following:

- Project description;
- Existing conditions assessment;
- Visionary Plan and subsequent project impacts discussion;
- Transit access discussion;
- Pedestrian/bicycle circulation discussion;
- Congestion Management Program (CMP) analysis;
- Significance of impacts;
- Mitigation measures; and
- Conclusions

The tool utilized to determine the future traffic conditions within the Plan area was a City of San Diego traffic model. The "opening year" near-term (assumed to be around 2005) and Year 2020 forecasted development was inputted into the model along with the proposed Plan roadway network. The model was then "run" and future traffic volumes were outputted for analysis.

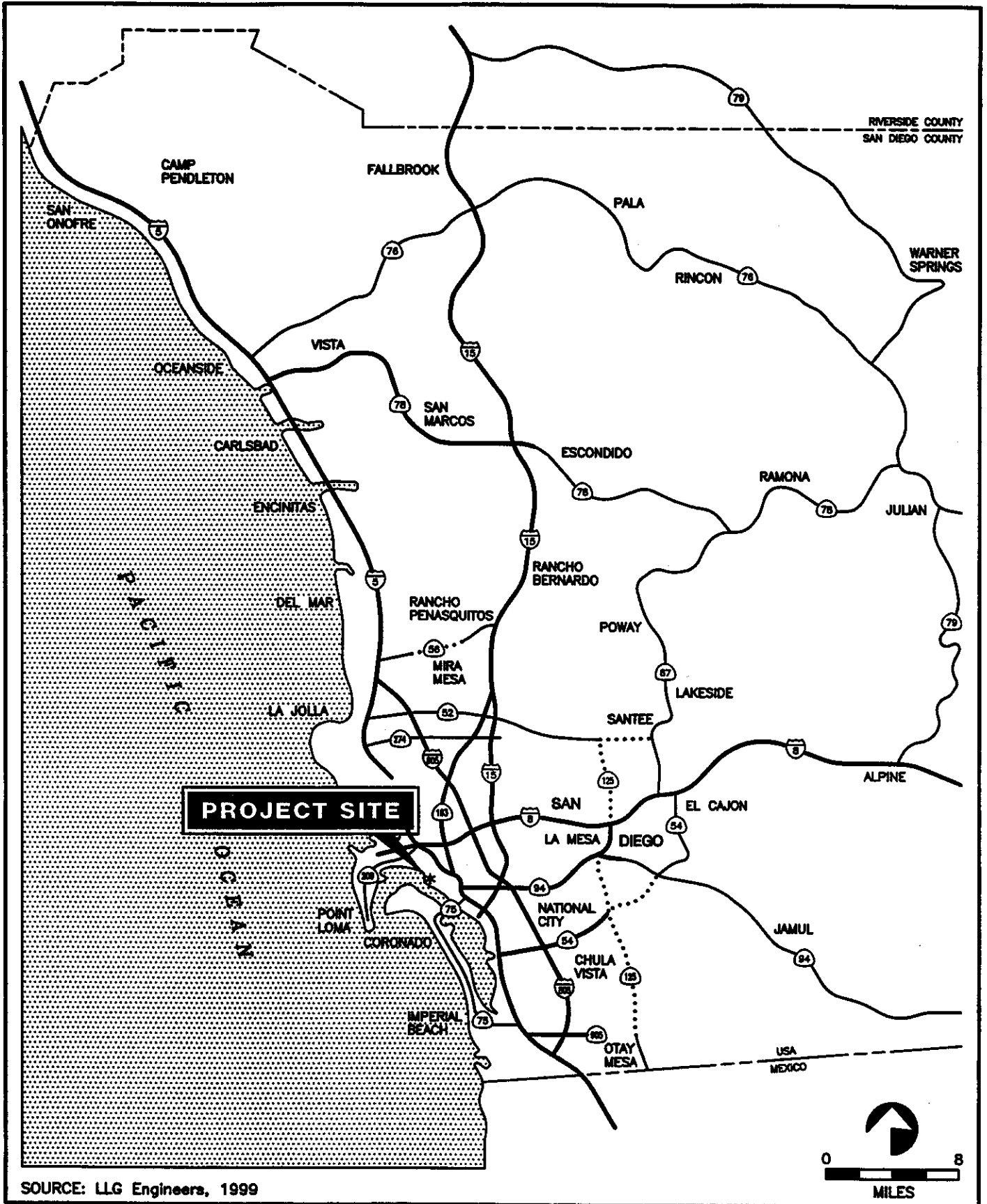


Figure 1

VICINITY MAP

NORTH EMBARCADERO

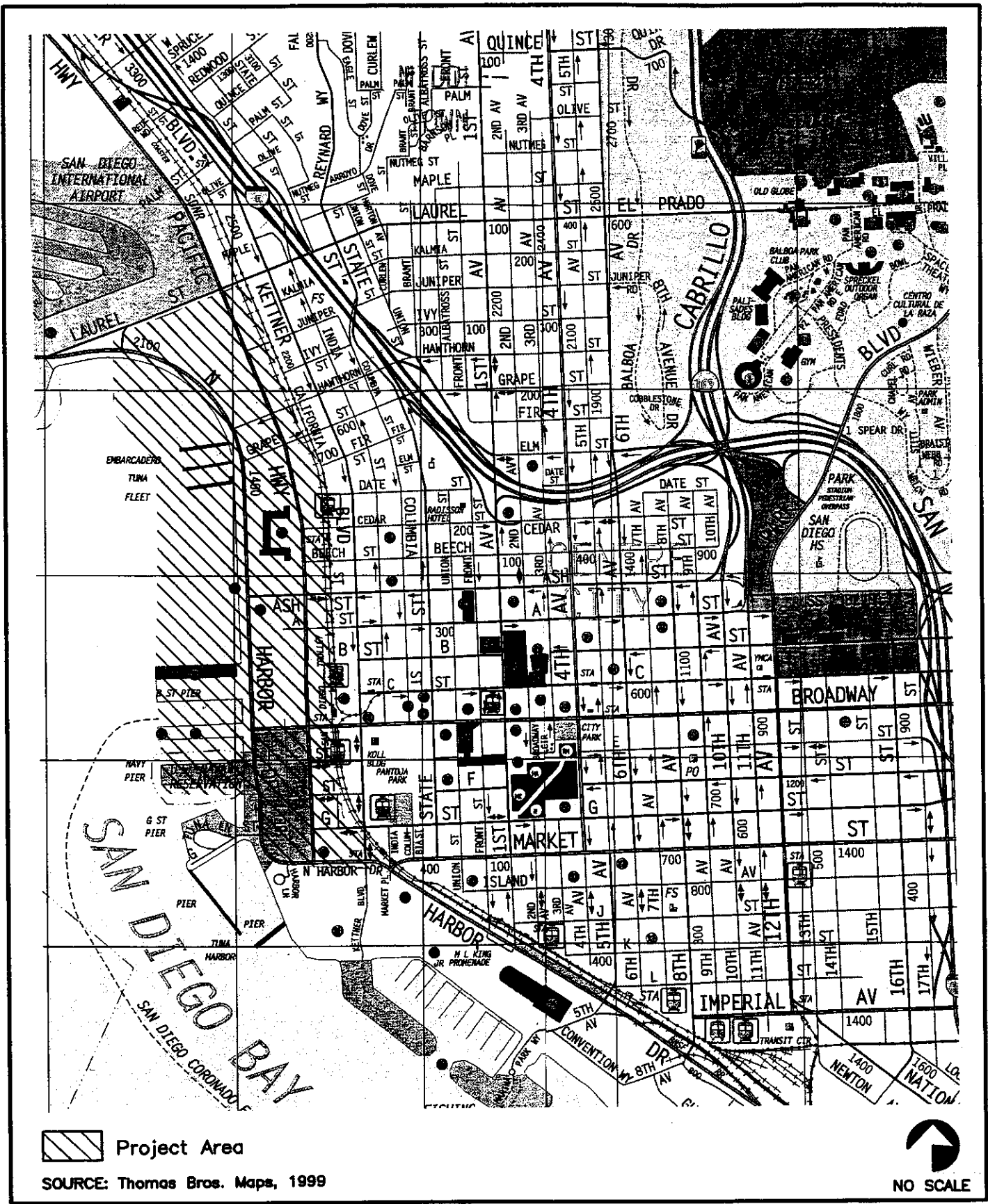


Figure 2
PROJECT AREA MAP
NORTH EMBARCADERO

The following four future scenarios were analyzed:

- Near-term without project
- Near-term with project
- Year 2020 with General Plan
- Year 2020 with Visionary Plan

It should be noted that a parking analysis was prepared for the North Embarcadero Alliance Visionary Plan Project under separate cover.

II. PROJECT DESCRIPTION

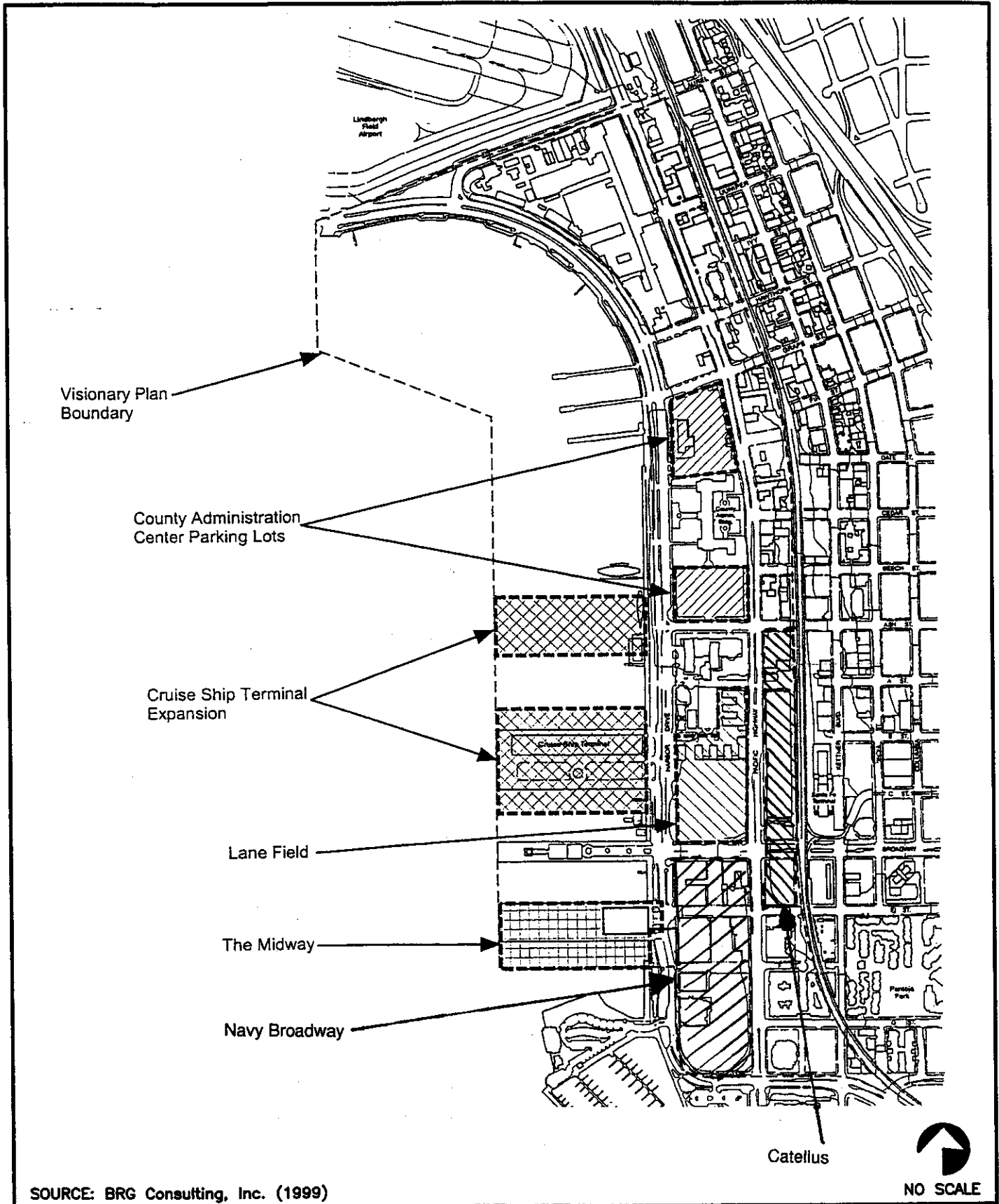
The proposed Plan is about 295 acres in size, of which approximately 105 acres of that total is water. Implementation of the Plan will require amendments to the various Planning documents that have jurisdiction in the Plan area, including the Centre City Community Plan and the Port Master Plan. The project also includes four subsequent development projects located within the Plan area, the Midway, Lane Field, Cruise Ship Terminal Expansion, and San Diego County Administration Center Parking Lots. **Figure 3** shows the location of these four projects which are discussed below.

A. THE MIDWAY

The proposed San Diego Aircraft Carrier Museum (SDACM, also known as the Midway) would be located adjacent to and on the south side of Navy Pier 11A. The Midway will provide the general public with an opportunity to observe this historical naval vessel. The annual attendance could range from 600,000 to 700,000 visitors according to CIC Research and the museum will be open on both weekdays and weekends. Parking will be provided on the Pier. Access to the on-pier parking will be via North Harbor Drive. A parking study and traffic impacts analyses was conducted for this project in October 1997 by Katz, Okitsu & Associates.

B. LANE FIELD

The Lane Field property is located within the Port of San Diego jurisdiction. The site is bounded on the south by Broadway and on the east by Pacific Highway. The western boundary is adjacent to the existing metered parking lot located on the east side of North Harbor Drive. The northern boundary, which includes the adjacent 1220 Pacific Highway property, is adjacent to the existing Holiday Inn. The Navy leases the 1220 Pacific Highway property from the Port District. This property would only be included in the development of Lane Field if an arrangement can be made with the Navy to relocate the existing office functions from 1220 Pacific Highway, either within the Lane Field development or to other suitable Navy approved location. Lane Field is about 5.9 acres



in size, however, with the addition of 1220 Pacific Highway (3.4 acres) the total development area would be 9.3 acres.

The proposed Lane Field project includes a development program made up of hotel and office buildings. For the purposes of this analysis 400,000 square feet of office use (with 910 parking spaces) and 800 hotel rooms (with 860 parking spaces) was analyzed. In addition, a parking structure is contemplated on the 1220 Pacific Highway site.

C. CRUISE SHIP TERMINAL EXPANSION

There are three options for the proposed Cruise Ship Terminal Expansion subsequent project.

- Option 1 Super Terminal with No Parking Structure or Pavilion
- Option 2 Super Terminal with Parking Structure and Pavilion
- Option 3 Super Terminal (Preferred)

Each of the first two options is the same with respect to the terminal facilities and phasing. They only differ in whether and where parking would be provided. The third option would include expansion of the existing B Street Pier northward.

At the direction of the Alliance, Option 3 is analyzed in this report. This option would provide three berths plus use of the Broadway Pier as an occasional Port of Call. About 1,200 – 1,500 parking spaces would be provided on site.

The Cruise Ship Terminal Expansion project is located west of North Harbor Drive, about one block north of Broadway.

D. COUNTY ADMINISTRATION CENTER PARKING LOTS

The County Administration Center (CAC) is bounded by North Harbor Drive, Pacific Highway, Grape Street, and Ash Street. The parking lots to be developed are located north and south of the existing CAC. The maximum development potential was analyzed in this traffic study and includes a 250,000 square foot office building (with 50,000 square feet of ancillary retail on the ground floor) on the north lot. Parking for about 1,050 cars will be provided.

The south lot would be redeveloped with a 420 room hotel with parking for 840 cars.