



# DE ANZA Revitalization Plan

## COMMUNITY WORKSHOP #3

November 7, 2016  
6-8:00 p.m.  
Mission Bay High School

## BACKGROUND

The City of San Diego has embarked on a three-year comprehensive outreach and planning program to reimagine, repurpose and revitalize the De Anza project area through the development of the De Anza Revitalization Plan. Following significant community input on the long-term vision, guiding principles, and desired uses and design preferences, the City is excited to present three Draft Concept Alternatives.

## PURPOSE

The purpose of tonight's workshop is to share the alternatives with you, give you the opportunity to view them in detail, ask questions of the project team, and give us feedback on how well the alternatives reflect the wide range of public input provided to-date in the De Anza planning process.

## AGENDA

- 6:00 P.M.** ● Introduction  
Lewis Michaelson, Katz & Associates
- 6:05 P.M.** ● Welcome  
Herman Parker, Park and Recreation Director
- 6:10 P.M.** ● Project Update and Overview  
of Concept Alternatives Presentation  
Brooke Peterson, PlaceWorks  
Glen Schmidt, Schmidt Design Group
- 6:40 P.M.** ● Review of Open House  
Lewis Michaelson, Katz & Associates
- 6:45 P.M.** ● Transition to Open House
- 6:55 P.M.** ● Community Open House
- 8:00 P.M.** ● Adjourn

**PROVIDE YOUR  
INPUT ONLINE!**

**[deanzarevitalizationplan.com](http://deanzarevitalizationplan.com)**

From November 8, 2016 to November 30, 2016, you can share your feedback about the Draft Concept Alternatives and participate in an interactive mapping exercise.

## CONTACT INFO

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# GUIDING PRINCIPLES

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- Engage in a transparent, publicly informed planning process guided by the goals, objectives, and recommendations in the Mission Bay Park Master Plan.
- Advance the Master Plan's concept of a "park within a park" for De Anza Cove, contributing to the overall diversity and sustainability of Mission Bay.
- Engage the community and create excitement about the opportunity to shape the identity of a waterfront destination.
- Prioritize public access and connectivity between the region and De Anza, including the shoreline and adjacent uses.
- Consider both physical and financial feasibility when identifying recreational, environmental, and economic uses.
- Enhance public use of De Anza and diversify recreational uses on land and in water that serve a range of interests, ages, activity levels, incomes, and cultures.
- Enhance safety and opportunity for multi-modal travel—walking, driving, transit, and bicycle—to, from, and throughout De Anza and increase connections to the surrounding communities and region.
- Identify uses, activities, and site design (location) that improve the existing water quality and natural resources system within and around De Anza.
- Design alternatives that embrace responsibility and stewardship over the environment, incorporating wetlands enhancement, restoration, and safeguards of adjacent natural habitats.
- Utilize technology and innovative climate adaptation strategies to increase resiliency to climate change and reduce potential impacts from sea level rise.
- Provide leasing opportunities that encourage new businesses to serve regional park needs and generate revenue to support financial feasibility of the plan.



## DE ANZA Revitalization Plan

**Concept Alternative 1** reconfigures the landform of De Anza to create a new island at the “toe” of the boot and includes:



- 1 Redefined **multi-purpose fields** / sports park with 4 backstops and 2 adult soccer fields (approx. 11 acres)
  - 2 New relocated **tennis** facilities (approx. 8 courts and clubhouse)
  - 3 Modified **golf course** with driving range and new clubhouse with restaurant (approx. 48 acres)
  - 4 Barranca waterway within the golf course to carry and clean offsite drainage
  - 5 Open **active lawn** area for picnicking, play, and special events
  - 6 **Community garden**
  - 7 Improved **beach and swimming** areas with new swim pier
  - 8 An “adventure island” - naturalized recreation and play activities with **play structures**, snack vendor and restroom, and restored habitat and trails
  - 9 Restored inter-tidal salt marsh, transitional, and upland **habitat areas**
  - 10 **Guest housing** area - **RV camping**, cabins, or other similar uses (approx. 35 acres)
  - 11 **Restaurant**/restaurant cluster with southwestern bay views
  - 12 Non-motorized **rentals and docking** pier
  - 13 Continuous **bike/pedestrian boardwalk** around the perimeter of the site
  - 14 Sculptural **pedestrian** (and emergency vehicle) **pathway** - extending from the central roadway over a bridge to an overlook on the “adventure island” feature
- Other Features**
- **Habitat restoration**, bioretention terraces, and other sea-level rise and **water quality** improvement measures
  - Interpretive environmental **education** and **birding** overlooks
  - Additional **park amenities** - picnic shade structures, benches, fitness equipment, restrooms, and other similar features
  - Improved **vehicle circulation** and new **parking** clusters

# CONCEPT ALT 2

**Concept Alternative 2** maintains the landform of the existing site and includes:



- 1 Expanded **multi-purpose fields** / sports park with improved parking and circulation, 4 backstops and approximately 6 soccer fields (approx 19 acres)
  - 2 **Skatepark**
  - 3 New relocated **tennis** facilities
  - 4 **Golf practice area**, driving range, or commercial vendor such as Topgolf® (approx. 14 acres)
  - 5 Open **active lawn** for picnicking, play, and special events
  - 6 **Community garden**
  - 7 Improved **beach and swimming** areas with new swim platform
  - 8 Adventure play ridge - naturalized recreation and play activities with **play structures**, restored habitat, and/or trails, snack vendor
  - 9 Restored inter-tidal salt marsh, transitional, and upland **habitat areas** predominantly along the western and southern perimeter
  - 10 Native trails with **upland habitat**
  - 11 **Restaurant** or restaurant cluster with southwestern bay views and “Fireworks Hill” lawn
  - 12 **Guest housing** area - **RV camping**, cabins, or other similar uses (approx. 27 acres)
  - 13 **Sand volleyball** facilities
  - 14 Non-motorized **rentals** and arc shaped **docking** pier
  - 15 Continuous **bike/pedestrian boardwalk** around the perimeter of the site
- Other Features**
- **Habitat restoration**, bioretention terraces, and other sea-level rise and water quality improvement measures
  - Interpretive environmental **education** and **birding** overlooks
  - Additional **park amenities** - picnic shade structures, benches, fitness equipment, restrooms, and other similar features
  - Improved **vehicle circulation** to uses, **parking** clusters, and loop road at the point

**Concept Alternative 3** reconfigures the landform of De Anza to create new islands, improved water flow, and includes:



- 1 Extended existing **multi-purpose fields** (approx. 11 acres)
- 2 New relocated **tennis** facilities (approx. 8 courts and clubhouse)
- 3 Expanded **golf course** with a driving range and a new clubhouse (approx. 55 acres)
- 4 Open **active lawn** area for picnicking, play, and special events
- 5 Improved **beach and swimming** areas
- 6 **Adventure Play area** - naturalized recreation and play activities
- 7 Restored inter-tidal salt marsh, transitional, and upland **habitat areas**
- 8 **Guest housing** area - **RV camping**, cabins, or other similar uses (40 acres)
- 9 **Sand volleyball facilities**
- 10 Non-motorized **rentals and docking** pier
- 11 **Restaurant**/restaurant cluster "Restaurant Island"
- 12 **Elevated boardwalk** with views and interpretive education, over the habitat island
- 13 Continuous **bike/pedestrian boardwalk** around the perimeter of the site

**Other Features**

- **Habitat restoration**, bioretention terraces, and other sea-level rise and **water quality** improvement measures
- Improved **vehicle circulation** and new **parking** clusters
- Additional **park amenities** - picnic shade structures, benches, fitness equipment, restrooms, and other similar features