



# **DE ANZA** Revitalization Plan

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**An Amendment to the Mission Bay Park Master Plan**

**Park and Recreation Board  
Nov. 16, 2017  
Information item #202**

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



# Project Timeline

## PROJECT PLANNING PROCESS AND TIMELINE

- Yr 1: Public outreach & existing conditions & site opportunities
- **Yr 2: Development & refinement of alternatives & selection of preferred alternative(s)**
- Yr 3: Mission Bay Park Master Plan/Local Coastal Program amendments, environmental review & hearings





# PROJECT AREA



Project  
Area

De Anza Special  
Study Area plus  
adjacent recreation  
areas

Approx. 166 acres

# Mission Bay Land Uses



**Legend**

Regional Parkland	Multi-Use Fields	Dog Off-Leash Area	Skate Park
Existing Youth Camping	Volleyball Courts	Golf	Tennis
Future Tent Camping	Fenced Dog Off-Leash Area	Over the Line	Sand Management Area



# Project Overview



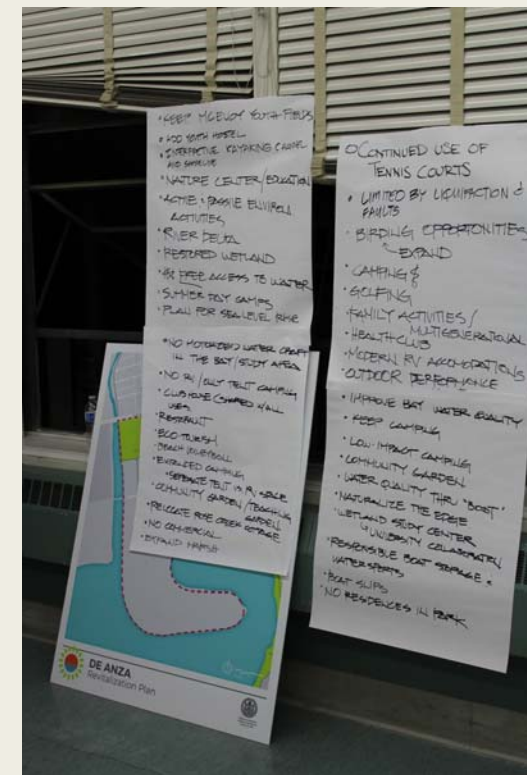
## PUBLIC INVOLVEMENT

- ✓ DeAnza Website/On-line Surveys
- ✓ Creation of an Ad Hoc Committee
- ✓ 6 DeAnza Ad Hoc Committee meetings
- ✓ 3 Public Workshops
- ✓ Presentations to community groups and advisory committees

## MISSION BAY PARK MASTER PLAN DE ANZA RECOMMENDATIONS

# Project Overview

- Increase the passive recreational
- Enhance public use of overlooks, picnic tables, benches, waterfront trail and viewing areas.
- Guest Housing
- Wetlands to contribute to water quality
- Improvements to safeguard marsh areas
- Leaseholds that support the Mission Bay



## Guiding Principles

- **Transparent planning process**
- ***'Park within a Park'***
- **Identity of a waterfront destination**
- ***Prioritize public access***
- **Physical and financial feasibility**
- ***Diversify recreational uses.***
- **Opportunity for multi-modal travel**
- ***Improve existing water quality***
- **Incorporating wetlands enhancement**
- ***Increase resiliency to sea level rise***
- **Provide leasing opportunities**



**SUMMARY OF PUBLIC INPUT ON  
THE THREE DRAFT  
ALTERNATIVES**



# DRAFT CONCEPT ALTERNATIVES, NOVEMBER 7, 2016



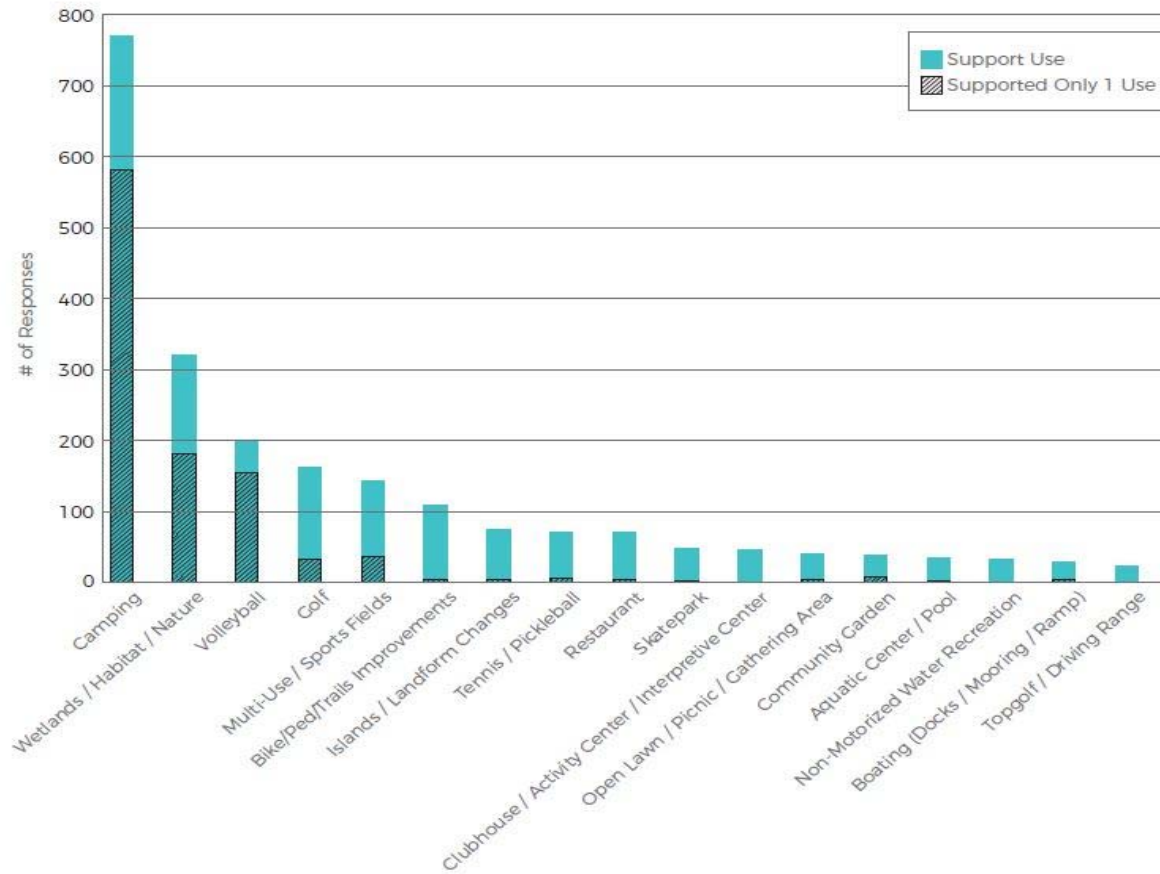
# Summary of input



- 1,214 online comments
- 29 “Create Your Own”
- 325 emails/letters
- 162 comment cards
- Online petition (2,776 signatures)
- Workshop comments

# OVERALL SUPPORT OF SPECIFIC USES

Summary of input







**TWO REFINED DRAFT  
CONCEPT ALTERNATIVES**

## Project overview

# APPROACH FOR REFINED CONCEPT ALTERNATIVES

- Mission Bay Park Master Plan
- Guiding Principles
- Site Opportunities and Constraints
- Public Input on the three Draft Concept Alternatives
- City Plans and Policies
- Coastal Act



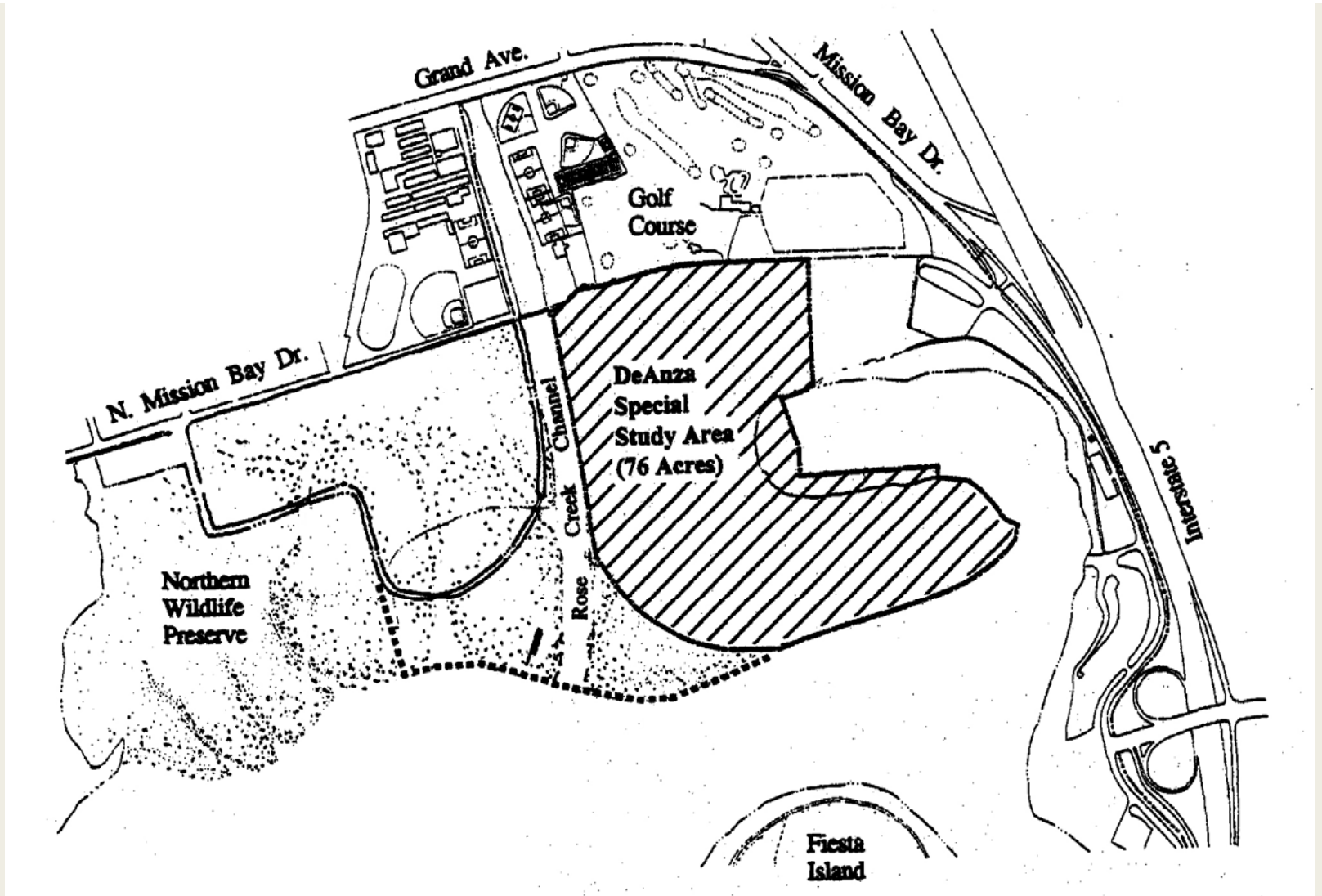


Figure 14 Mission Bay Master Plan



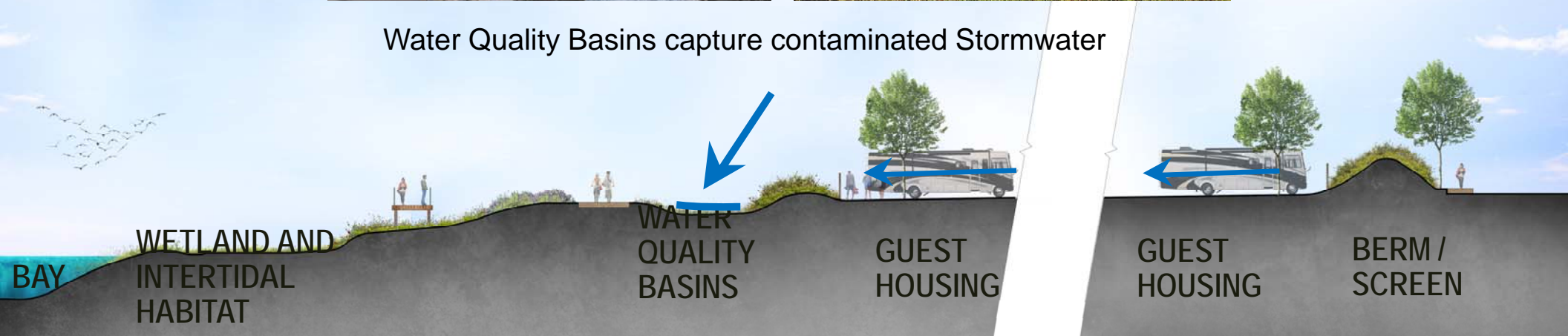
Both Alternatives Include:



# Water Quality Strategies Proposed on Both Alternatives



Water Quality Basins capture contaminated Stormwater



**Section Looking North at Guest Housing**

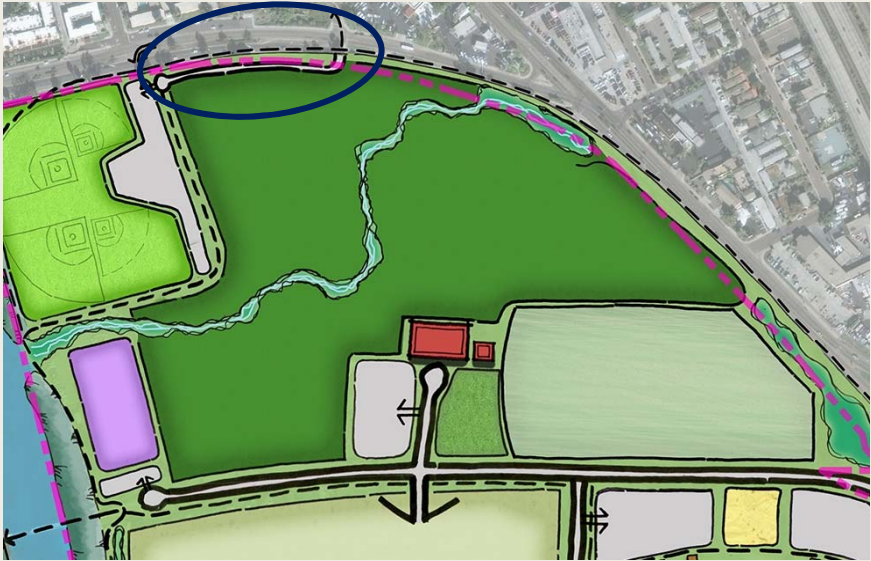


# ALTERNATIVE 1





# Golf Course including water quality Barranca, Clubhouse with Restaurant, and Driving Range







Athletic Fields expanded with Lighting, Parking, and Basketball Court with Lighting.



Existing Conditions



Proposed Improvements





Approx. 27 Acres



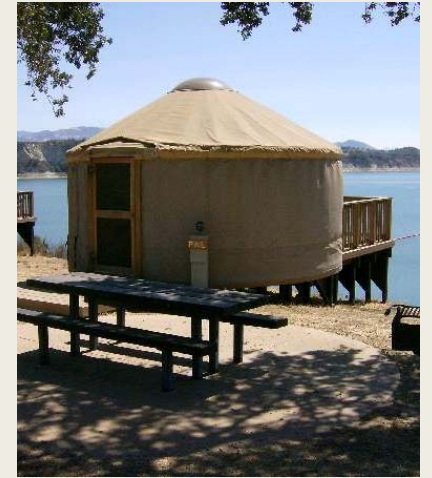


## Bicycle and Pedestrian Trail with Overlooks



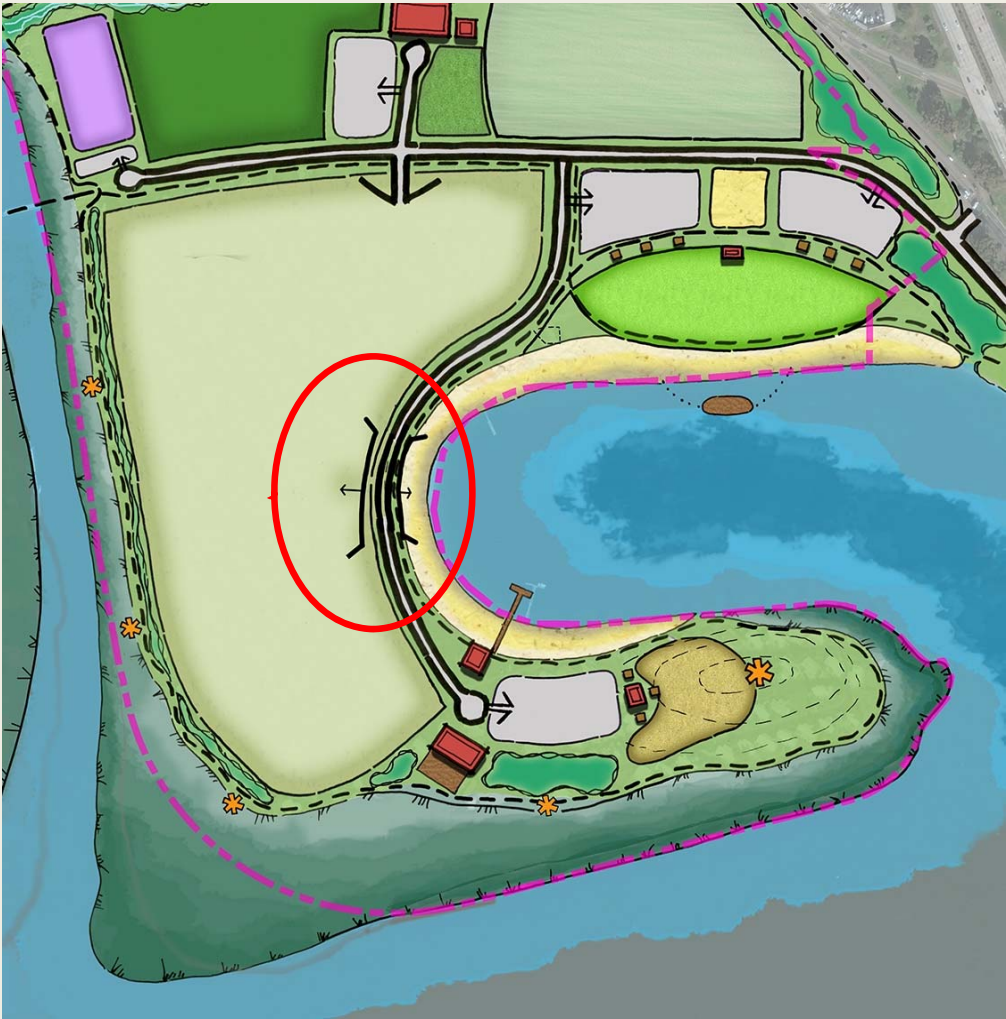


## Guest Housing (approximately 40 acres)



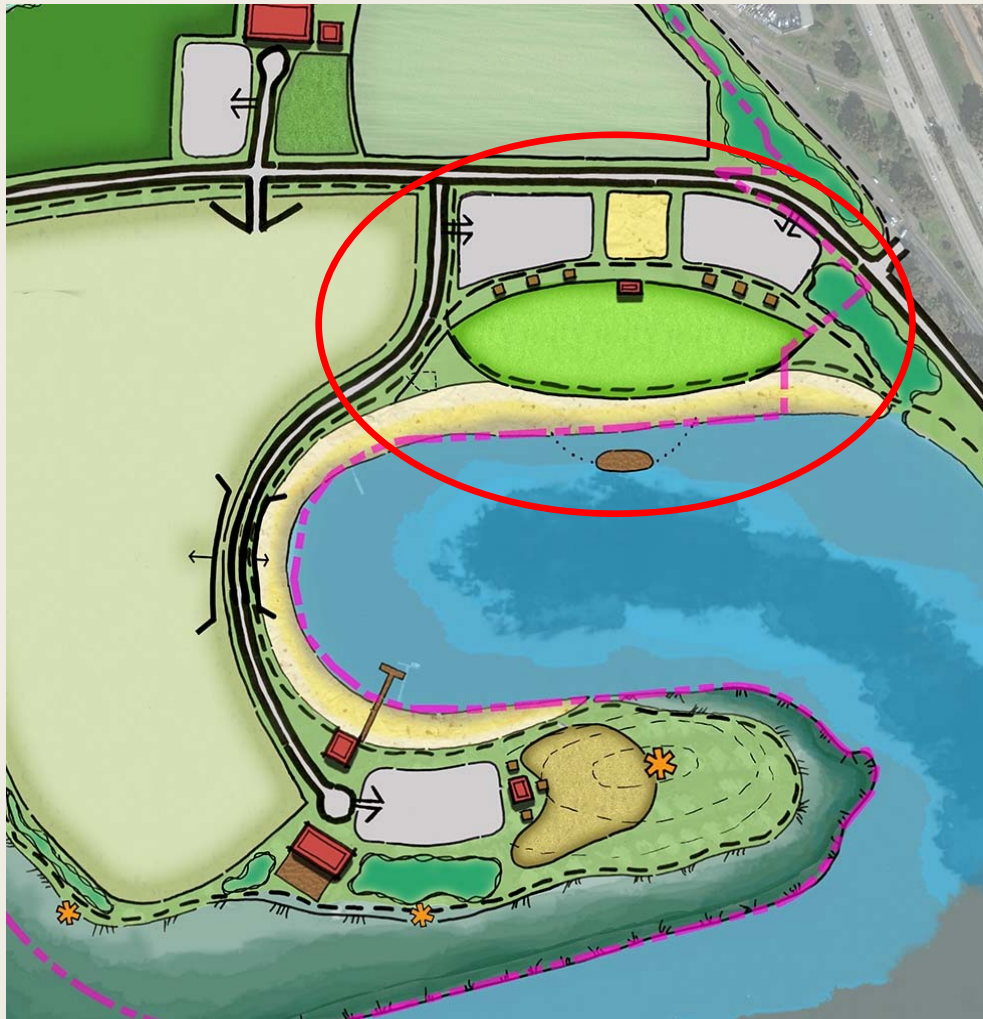


# Pedestrian Underpass connecting beach to Guest Housing



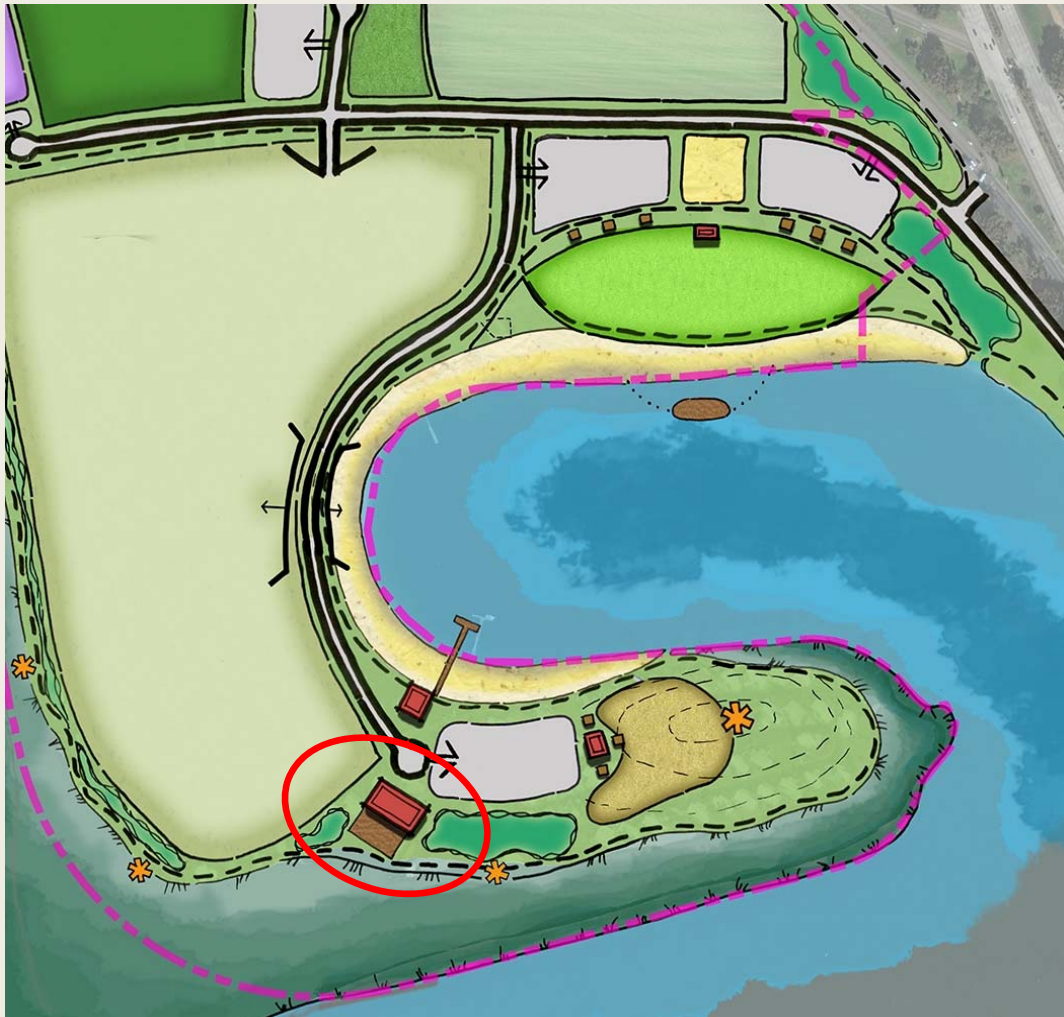


# Open Green, Snack Shack/Restroom, Picnic Shelters, Sand Volleyball, Parking, and Expanded Beach



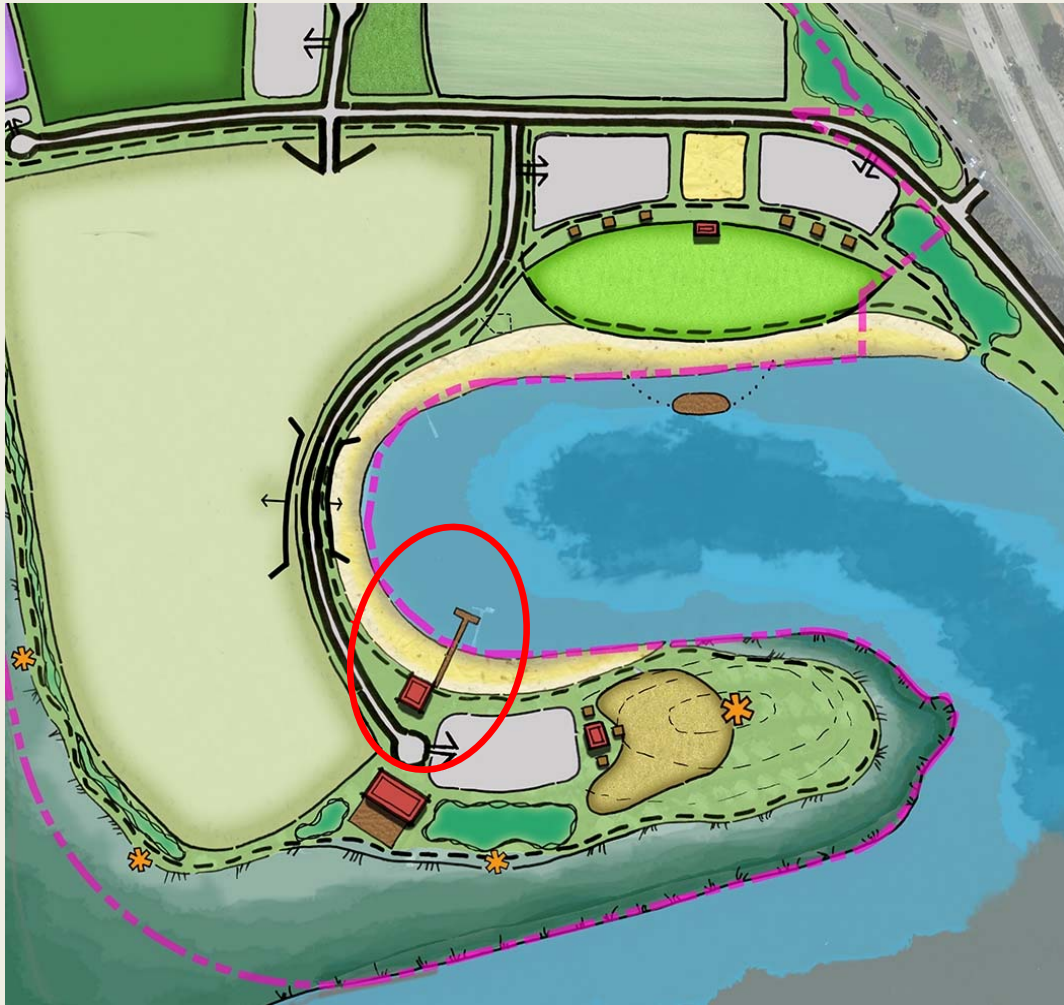


## Restaurant or Restaurant Cluster





# Non-motorized Boat Rentals and Docking Pier



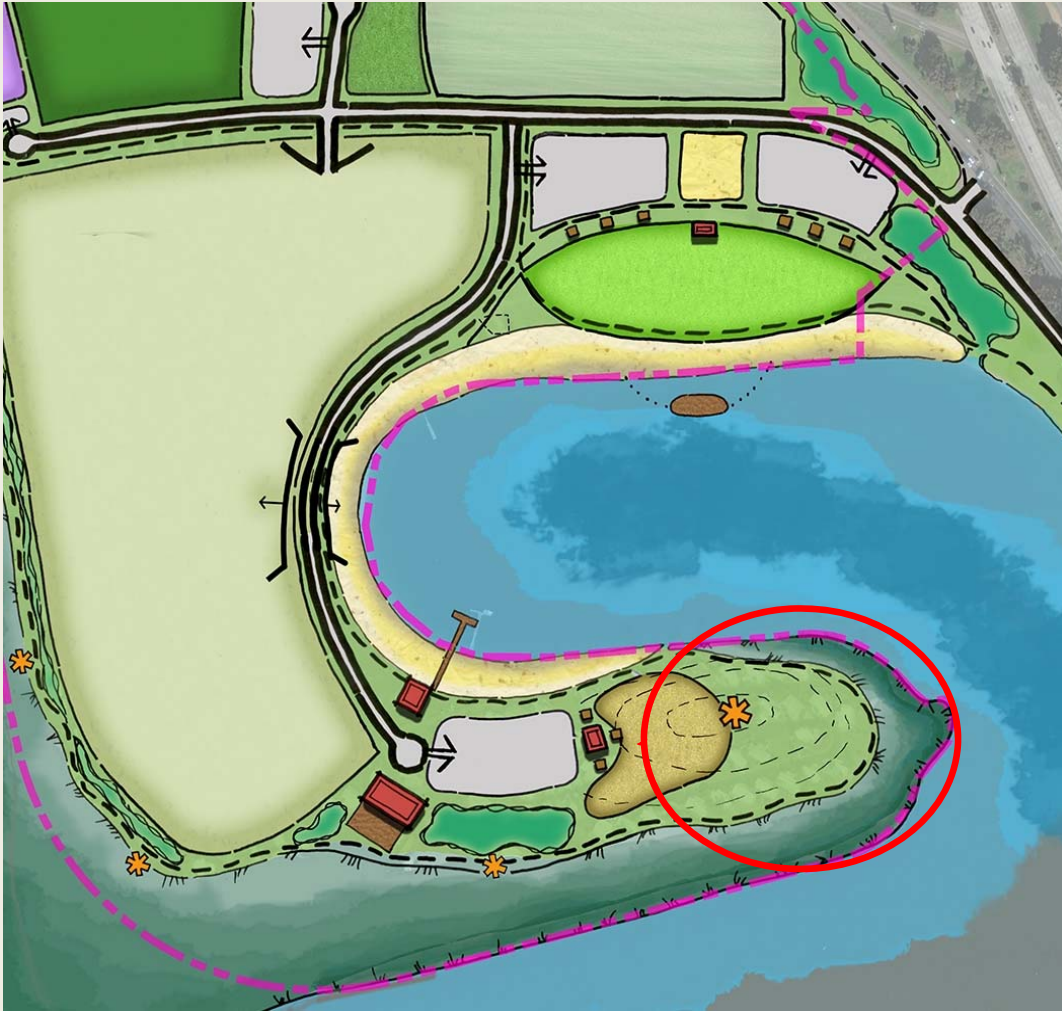


# “Adventure Play” Area with Play Activities, Trails, Picnic Shelters, Snack Shack, and Restroom





## Natural Recreation Area with Iconic Overlook









# ALTERNATIVE 2 REVISED NORTHERN LAND USE

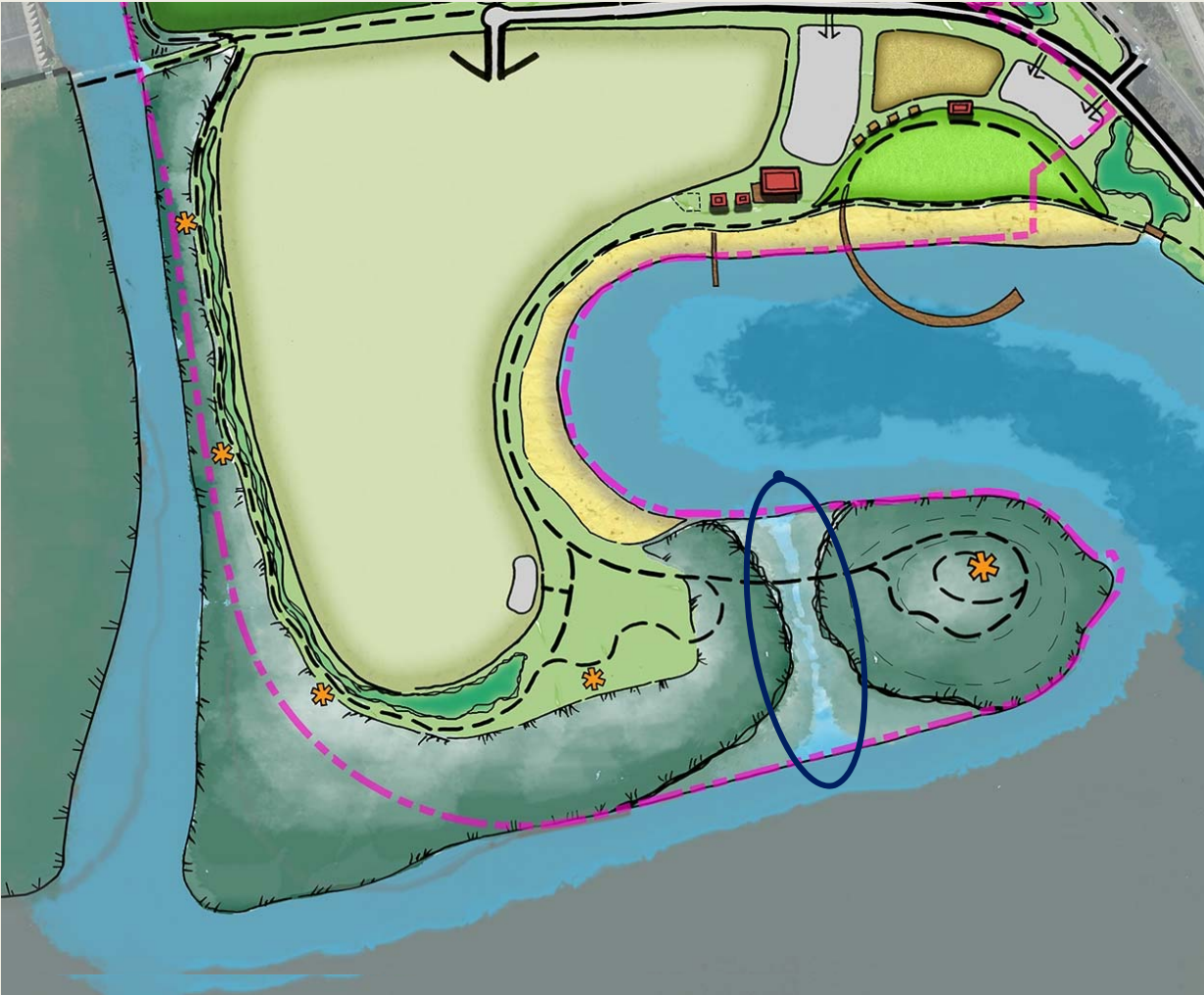






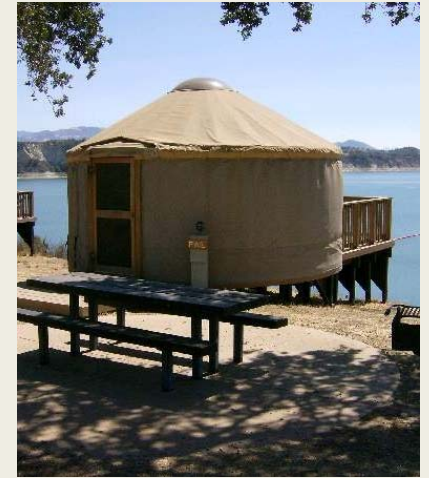


# Natural Recreation and Habitat with Pedestrian/Bicycle Boardwalk/Trail, Elevated Walks and Overlooks



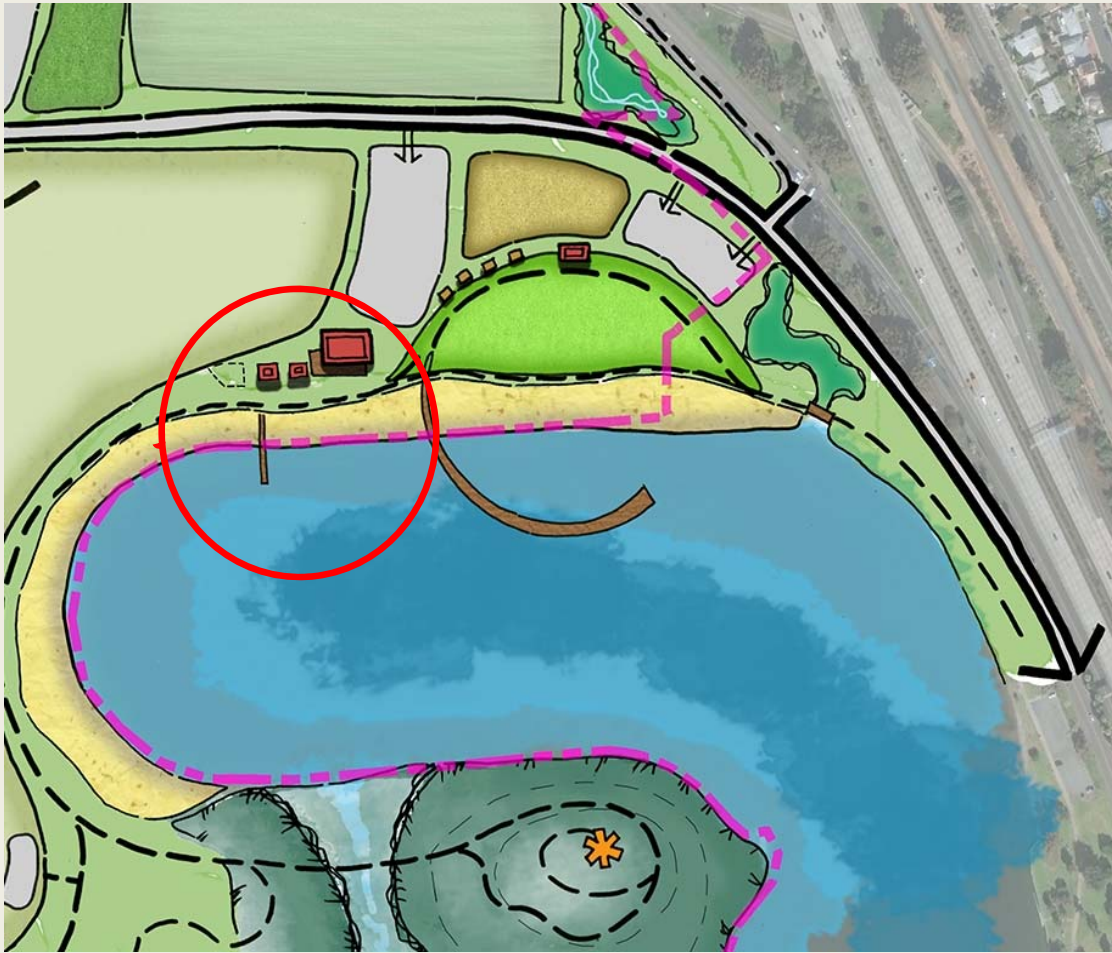


## Guest Housing (approximately 40 acres) with Disabled Parking for access to Trails and Overlooks



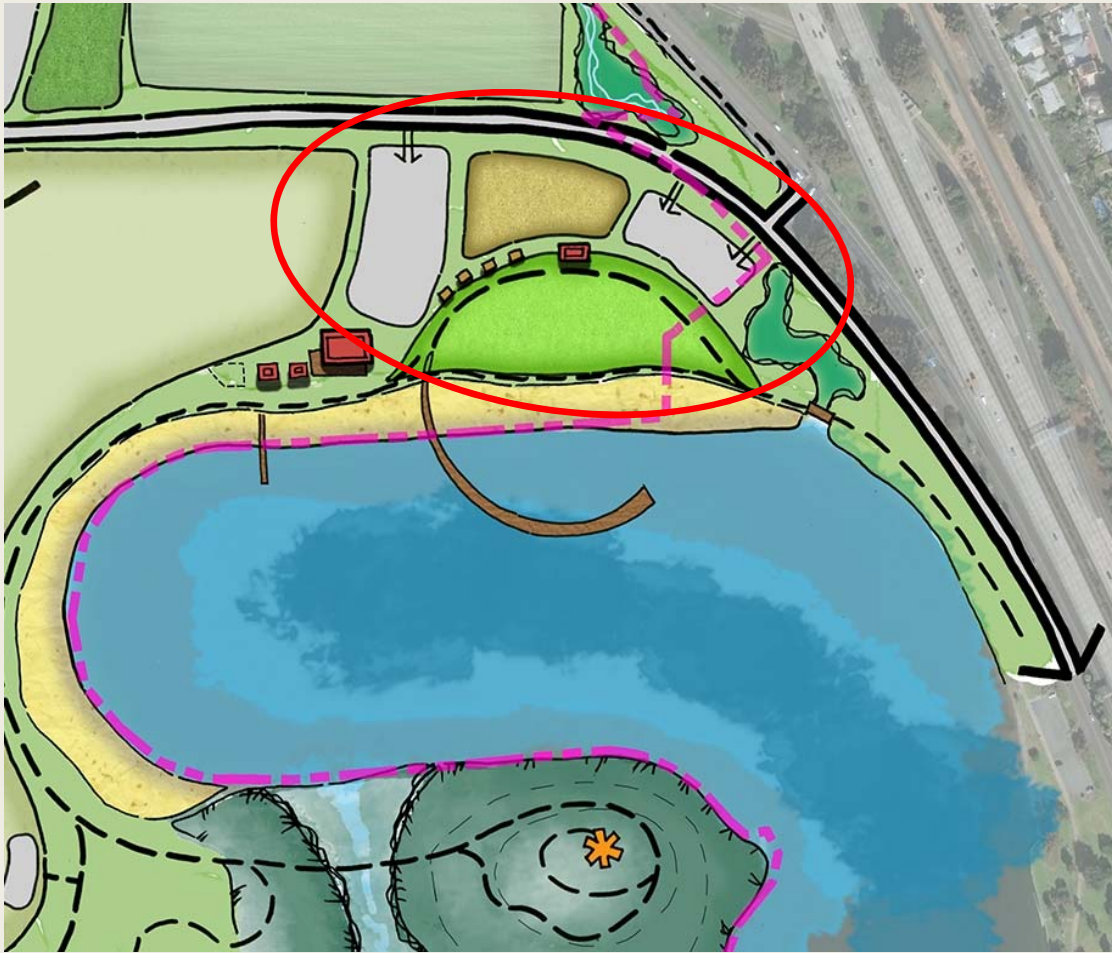


## Non-Motorized Boat Rental, Dock, and Restaurant/Restaurant Cluster





# Open Green, Snack Shack, Restrooms, Picnic Shelters, Adventure Play, and Parking








ALTERNATIVE 1



ALTERNATIVE 2  
REV NORTH





# RECOMMENDATIONS AND PUBLIC INPUT

# DeAnza Ad Hoc Committee and Public Input

## June 29, 2017

### **Summary of Key Points:**

- Habitat/Wetlands
- Guest Housing
- Golf Course
- Parking and Circulation
- Ballfields/Tennis Courts
- Restaurants
- Open Green/Recreational Uses
- Revenue Generation

### **Preference for Alternative 2**



# Public Input on Two Concept Alternatives

## Input Received June through July, 2017

- Emails
- Letters
- Web site comments

## Summary of Key Points:

- Campland
- Guest Housing Area
- Habitat Enhancement Areas
- Golf Course
- Tent Camping
- Sand Volleyball



# ENVIRONMENTAL REVIEW PROCESS



## **California Environmental Quality Act (CEQA)**

- Inform public and decision makers of potential environmental impacts
- Encourage public involvement

## **Preparation of an Environmental Impact Report (EIR)**

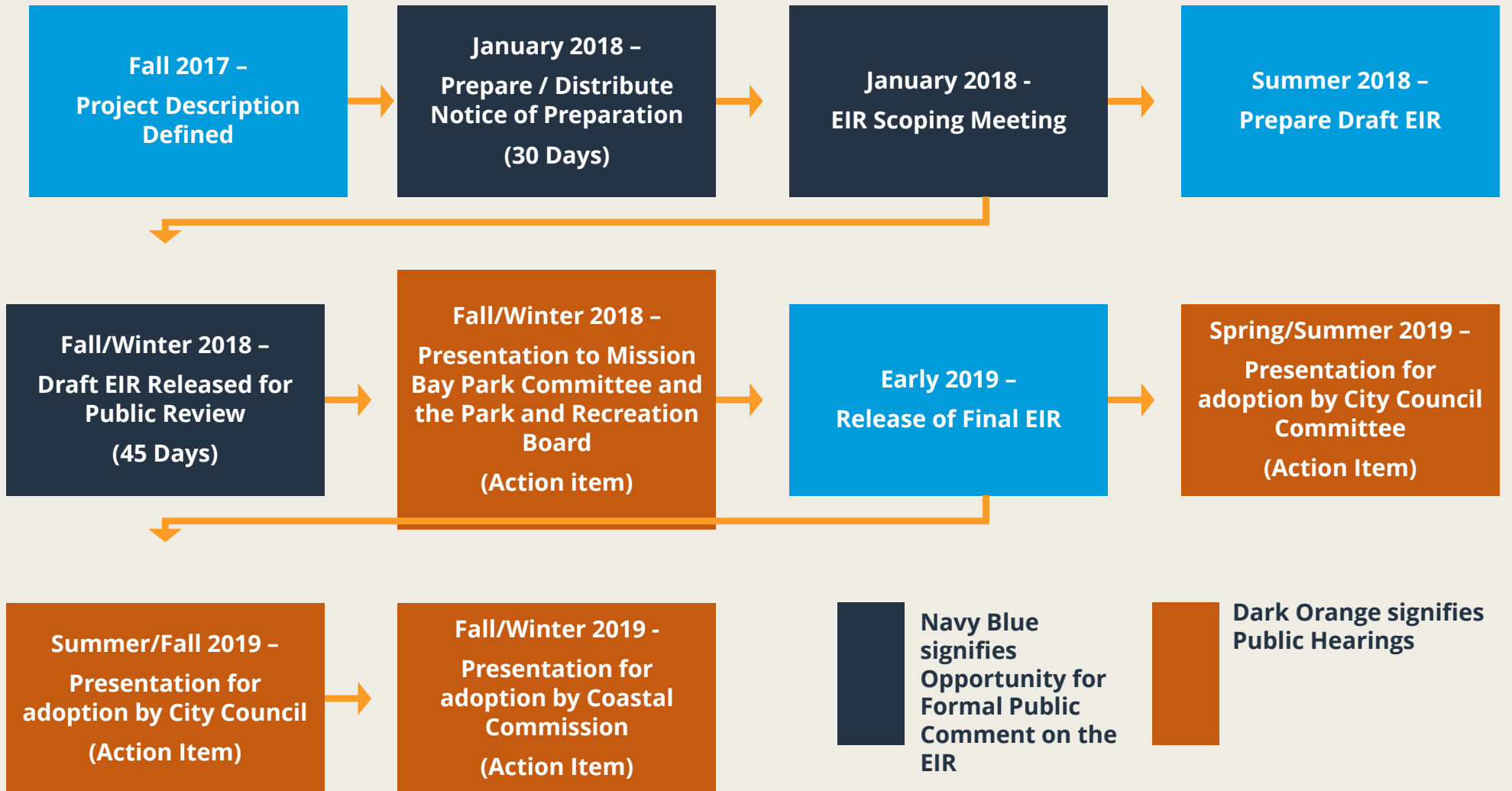
- Analyze potential impacts and mitigation measures
- Analyze cumulative impacts and alternatives to the proposed project

# Environmental Resource Areas

Environmental  
Resource  
Areas

- Land Use
- Transportation/Circulation
- Air Quality
- Greenhouse Gas Emissions
- Noise
- Biological Resources
- Historic Resources
- Visual Effects and Neighborhood Character
- Human Health, Public Safety and Hazardous Materials
- Hydrology and Water Quality
- Population and Housing
- Public Services and Facilities
- Public Utilities
- Energy
- Geology and Soils
- Paleontological Resources
- Agricultural Resources
- Mineral Resources
- Tribal Cultural Resources





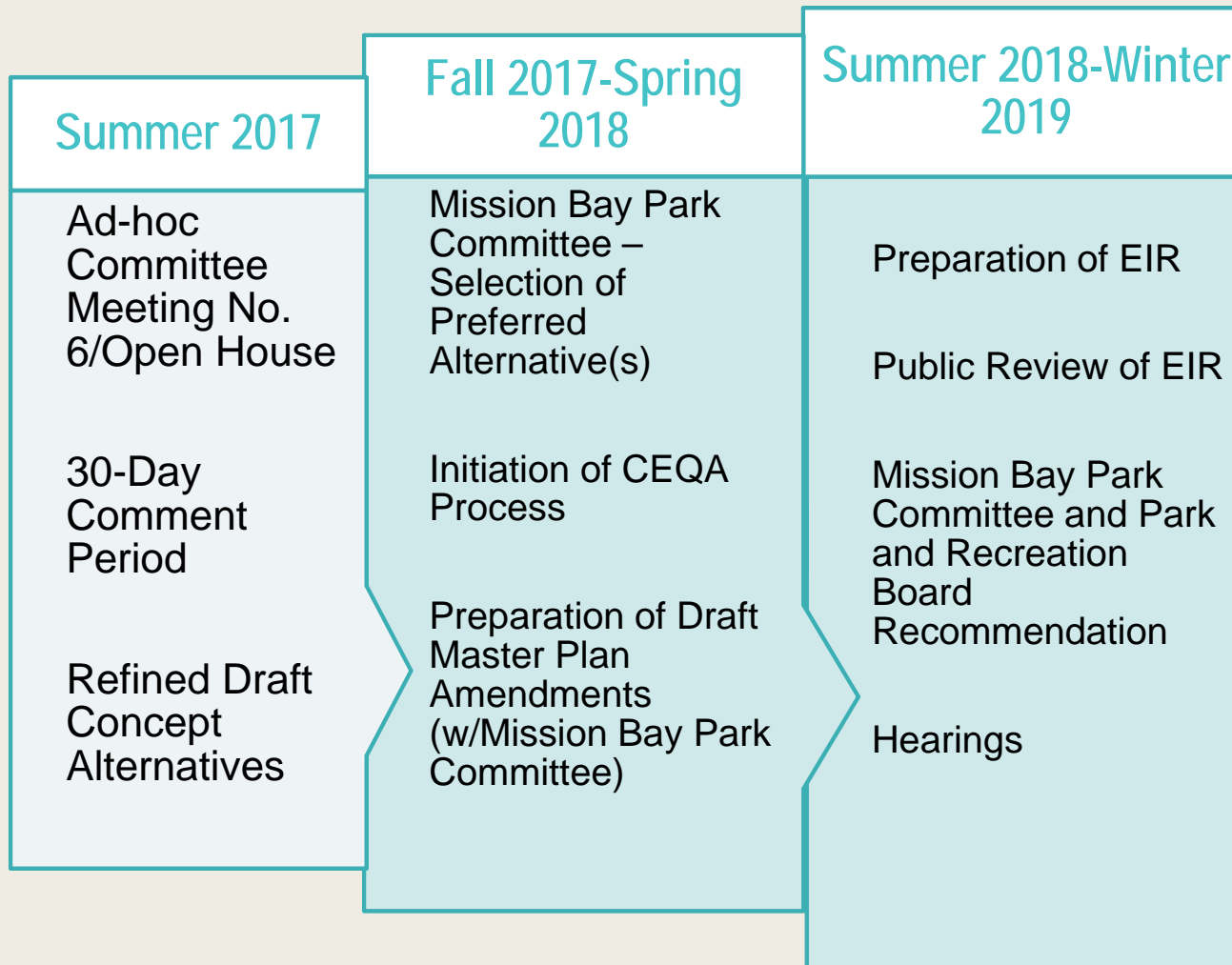


**NEXT STEPS**





# Next steps





ALTERNATIVE 1



ALTERNATIVE 2  
REV NORTH