



# **DE ANZA** Revitalization Plan

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An Amendment to the Mission Bay Park Master Plan

**COMMUNITY WORKSHOP NO. 3 .**  
**November 7, 2016**

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



# TONIGHT'S 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**

# PROJECT TEAM

## CITY OF SAN DIEGO—PLANNING DEPARTMENT, PARK PLANNING SECTION

- Robin Shifflet (Park Planning Section Leader)
- Craig Hooker (De Anza Project Manager)

## PROJECT CONSULTANT TEAM

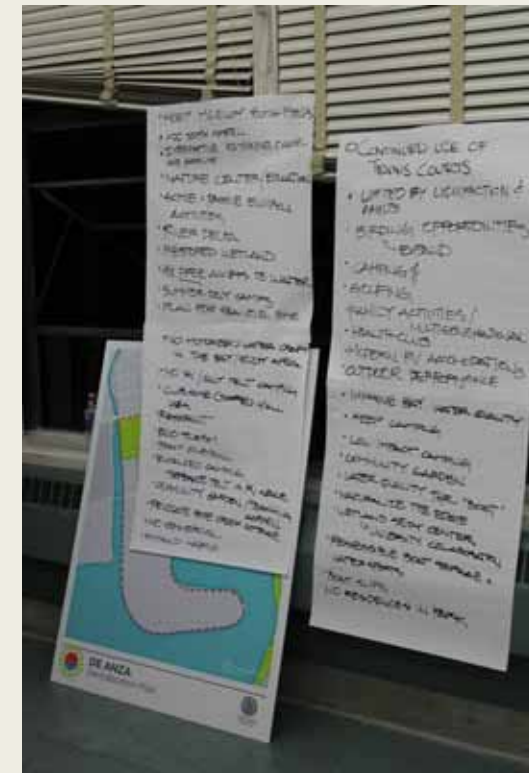
- Overall Project Lead - PlaceWorks
- Landscape Architecture - Schmidt Design Group
- Community Outreach - Katz & Associates
- Economics -BAE Urban Economics
- Transportation - STC Traffic
- Technical Team: Biology, Sea-Level Rise, Cultural





# PLANNING PROCESS

- Planning Process and Timeline
  - Yr 1: Outreach focus & development of alternatives
  - Yr 2: Refinement of alternatives & selection of preferred alternative(s)
  - Yr 3: Mission Bay Park Master Plan/Local Coastal Program amendments, environmental review & adoption meetings/hearings



# PROJECT CONTEXT



- Project Area

- De Anza Special Study Area plus adjacent recreation areas
- Approx. 166 acres

# PROGRESS TO-DATE



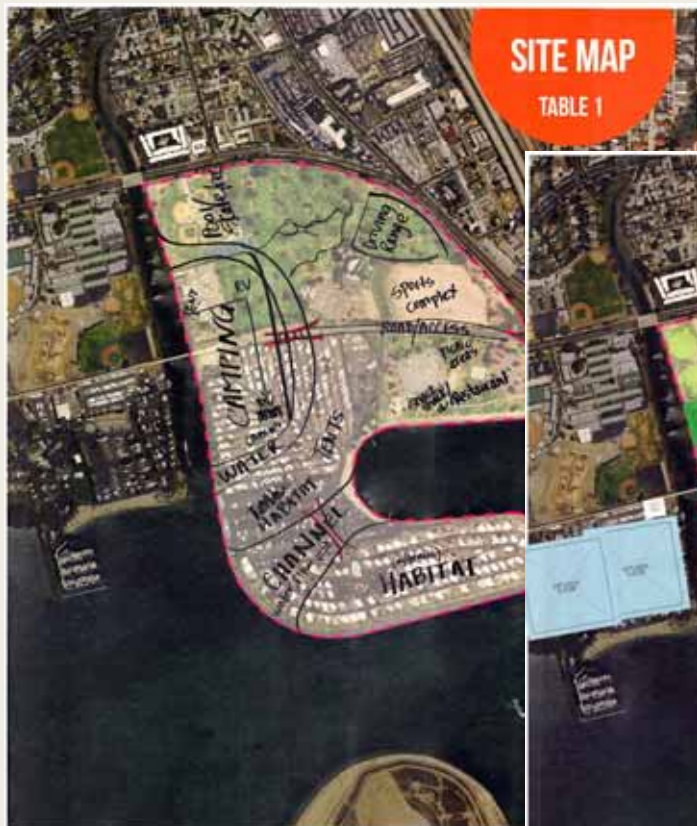
## • Public Involvement

- ✓ Informative, interactive website ([deanzarevitalizationplan.com](http://deanzarevitalizationplan.com))
- ✓ 2 Public Workshops
  - Jan. 2016 - Project Introduction
  - April 2016 Opportunities, Constraints
- ✓ 3 Online Topics/Surveys (vision/future opportunities, desired activities, guiding principles, priorities)
- ✓ 5 De Anza Ad-hoc Committee Meetings





# WORKSHOP REPORT







# **OVERVIEW OF PRELIMINARY DRAFT ALTERNATIVES**

## APPROACH

### APPROACH FOR DESIGN ALTERNATIVES

- Vision, Goals and Objectives of the Mission Bay Park Master Plan
- Relevant Planning and Regulatory Documents
- Guiding Principles
- Site Opportunities and Constraints
- Public Program Prioritization of Uses

#### MISSION BAY MASTER PLAN VISION

A BALANCED  
APPROACH:  
RECREATION  
ENVIRONMENT  
COMMERCE



## GUIDING PRINCIPLES

- Engage in a transparent, publicly informed planning process
- Advance the Master Plan's concept of a "park within a park"
- Engage the community
- Prioritize public access and connectivity
- Consider physical and financial feasibility when identifying uses
- Enhance public use of De Anza
- Enhance safety and opportunity for walking, driving, transit, and bicycling
- Improve water quality and the natural resources system
- Embrace responsibility and stewardship over the environment
- Increase resiliency to climate change and sea level rise
- Encourage new businesses to support financial feasibility of the plan

# PROGRAM PRIORITIZATION

## PRELIMINARY PROGRAMS SUGGESTIONS DURING PUBLIC AND COMMITTEE INPUT, FOR PRIORITIZATION EXERCISE 4/14/16

Expand and restore native habitat (including marshlands)	●●●●●●●●●●
Passive picnicking and recreation open space	●●●●●●●●●●
Ecological visitor center with community meeting rooms	●●●●●●●●●●
Large adventure play area for children (and adults)	●●●●●●●●●●
Off leash dog park	●●●●●●●●●●
Guest housing, such as:	
Overnight RV camping	●●●●●●●●●●
Overnight primitive camping (tents)	●●●●●●●●●●
Overnight cabins or other simple structures	●●●●●●●●●●
Low scale hotel/eco-lodge / conference center	●●●●●●●●●●
Boat ramp	●●●●●●●●●●
Swimming in bay	●●●●●●●●●●
Volleyball	●●●●●●●●●●
Crabs / horseshoes	●●●●●●●●●●
Facilities to promote walking, running and bicycling activities	●●●●●●●●●●
Accommodate non-motorized water recreation	●●●●●●●●●●
Accommodate fishing	●●●●●●●●●●
Facilities to promote Ecotourism	●●●●●●●●●●
Trailer parking	●●●●●●●●●●
Stage or amphitheater	●●●●●●●●●●
Facilities to promote creative activities such as climbing or creative play	●●●●●●●●●●
Snack / (Snacks / convenience) vendor(s)	●●●●●●●●●●
Public competitive size swimming pool/aquatic center	●●●●●●●●●●
Recreation rentals	●●●●●●●●●●

ORDERED PRELIMINARY PROGRAMS - PRIORITIZATION EXERCISE COUNTS	
Safely accommodate walking, running and bicycling activities	58
Expand and restore native habitat (including marshlands)	53
Golf Course	48
Overnight RV Camping	40
Restaurant	34
Tennis Facility	31
Accommodate non-motorized water recreation	30
Large adventure play area for children (and adults)	30
Public competitive size swimming pool/aquatic center	29
Passive picnicking and recreation open space	28
Sports Fields	24
Sandy Beaches/Swimming in the Bay	20
Performance Venue/Amphitheater	20
Ecological Visitor Center with Community Meeting Rooms	18
Overnight primitive camping (tents)	15
Community Garden	15
Guest Housing	14
Overnight cabins or other simple structures	13
Crabs or sand volleyball	12
Facilities to promote Ecotourism	12
Non motorized water recreation rentals	10
Food vendor(s)	9
Off-leash dog park	9
Boat ramp and trailer parking	8
Boat slips	8
Day use RV parking	8
Low scale hotel/eco-lodge/conference center	8
Promenade	8
Vendor leasing for creative activities such as climbing or creative play	7
Carnes such as bocce/horseshoes	6
Retail concessions (snacks / convenience) vendor(s)	6
Skateboard Park	5
Write-In: Clubhouse (Dine Use)	4
Facilities to accommodate fishing	4
Write-In: Reconstruct sewerlines around Mission Bay	3



Tuvalu Court 1



Tuvalu Court 20



Tuvalu Court 6



Tuvalu Court 10



Tuvalu Court 17

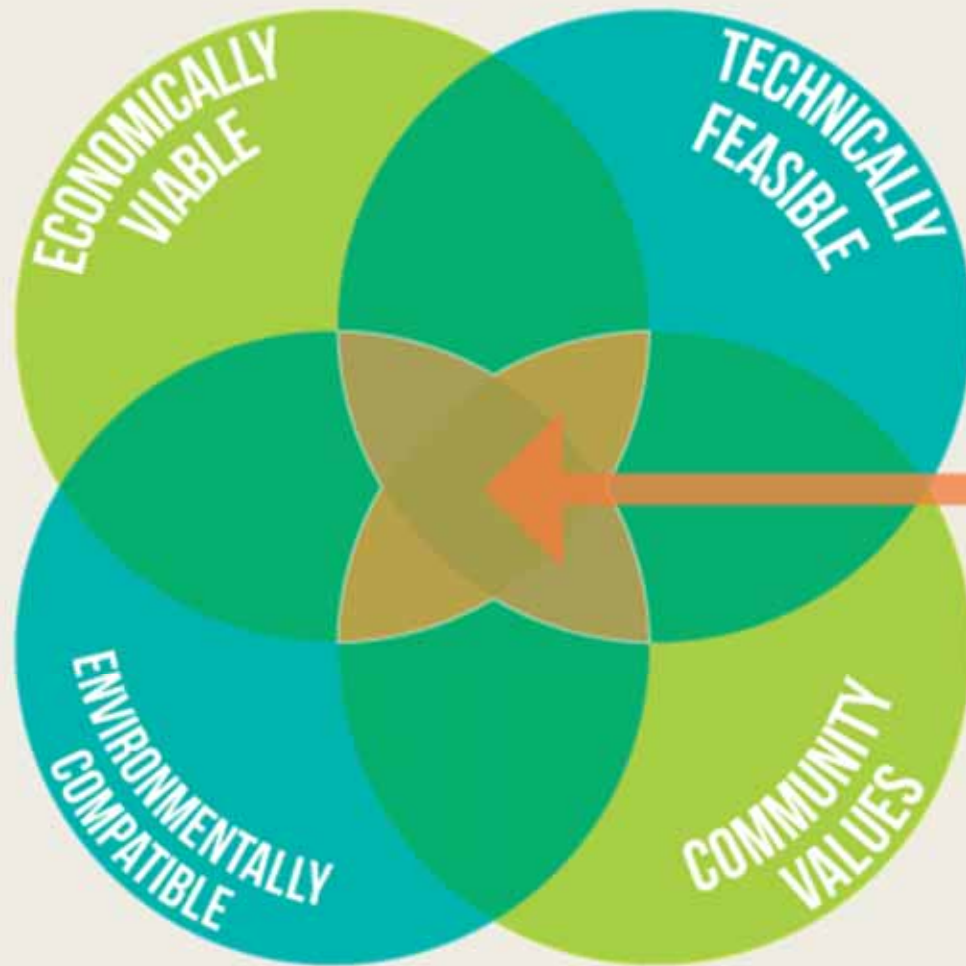


Tuvalu Court 22

PUBLIC WORKSHOP #2

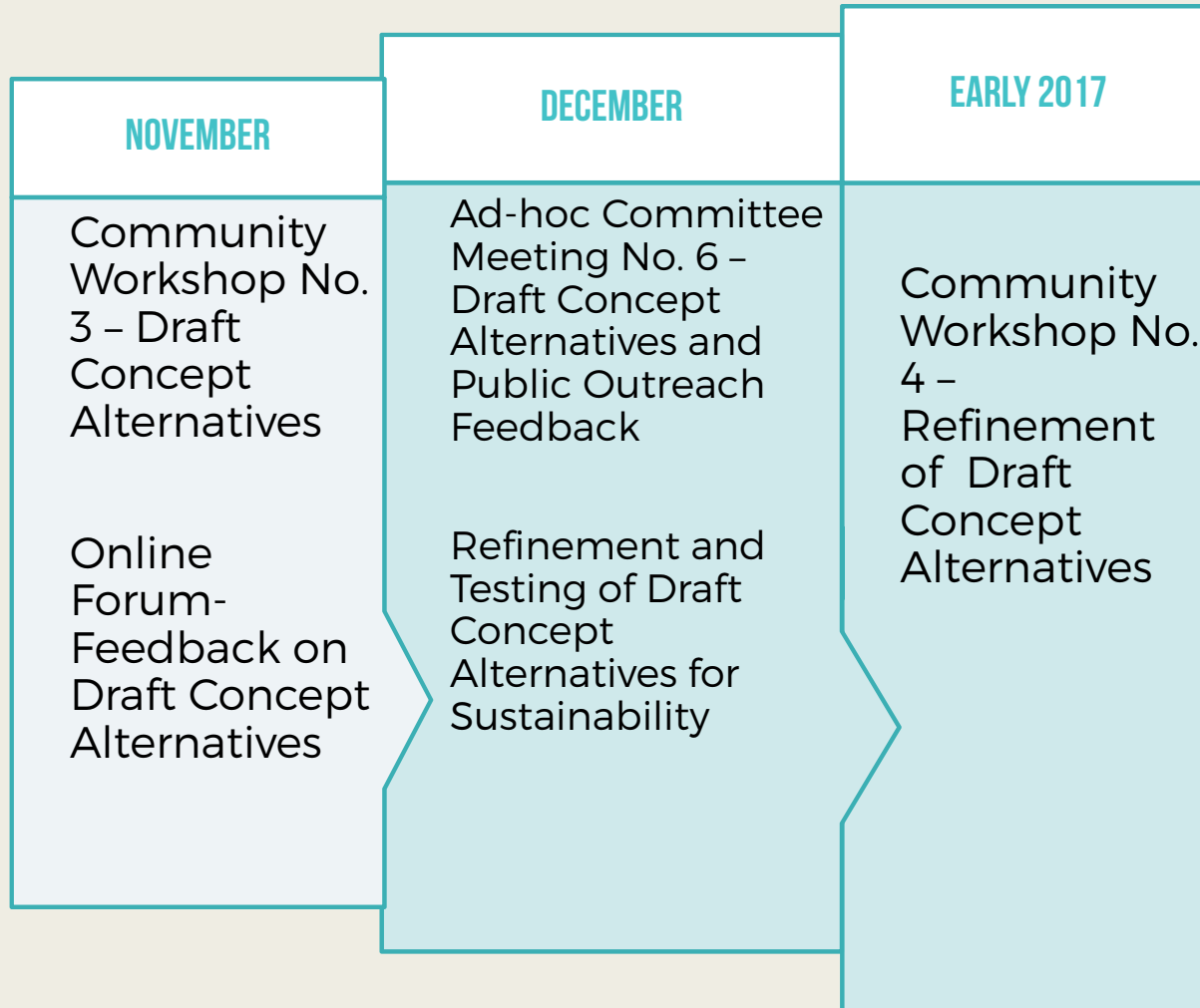


# PILLARS OF SUSTAINABILITY



SUSTAINABLE DECISIONS

# NEXT STEPS








# **OPPORTUNITIES, CONSTRAINTS, AND RESEARCH**

# EXISTING CHARACTERISTICS & USES

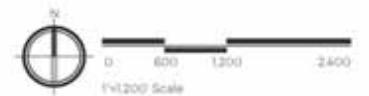
Figure 4. Existing Conditions



**LEGEND**

-  Project Area
-  Bike Path
-  Swim Area
-  No Beach Take Offs (11 am to 5 pm May-Oct)
-  No Beaching, Launching, or Anchoring
-  Eelgrass Dredging
-  Open Speed Zone\*
-  Parking
-  Gazebo
-  Bay Traffic Buoy
-  Lifeguard Station

\*Areas outside of the Open Speed Zone are within the No Wake Zone.





# NATURAL RESOURCES & ENVIRONMENT

Figure 12. Plan Area Vicinity Vegetation





# EXISTING PEDESTRIAN/BICYCLE/TRANSIT

Figure 10. Existing Pedestrian/Bicycle/Transit



# PROJECTED SEA-LEVEL RISE (2100)

Figure 20. Projected Sea-Level Rise (2100)



### LEGEND

-  Plan Area
-  Median Sea Level Rise 3 ft
-  Sea Level Rise 5 ft
-  Upper Sea Level Rise 5.5 ft

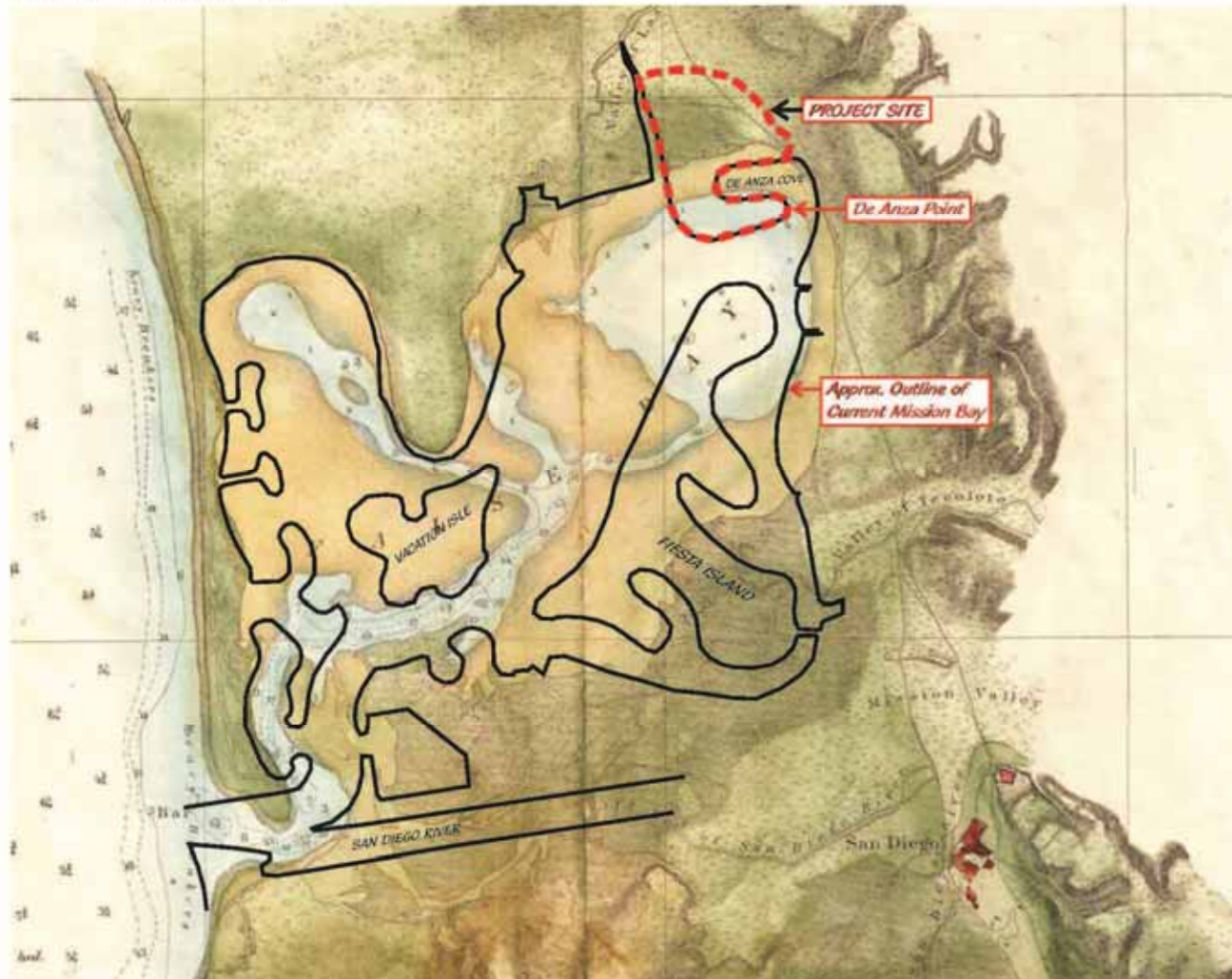
Source: TerraCosta





# HISTORY AND CULTURE

Figure 14. San Diego Bay (1857)

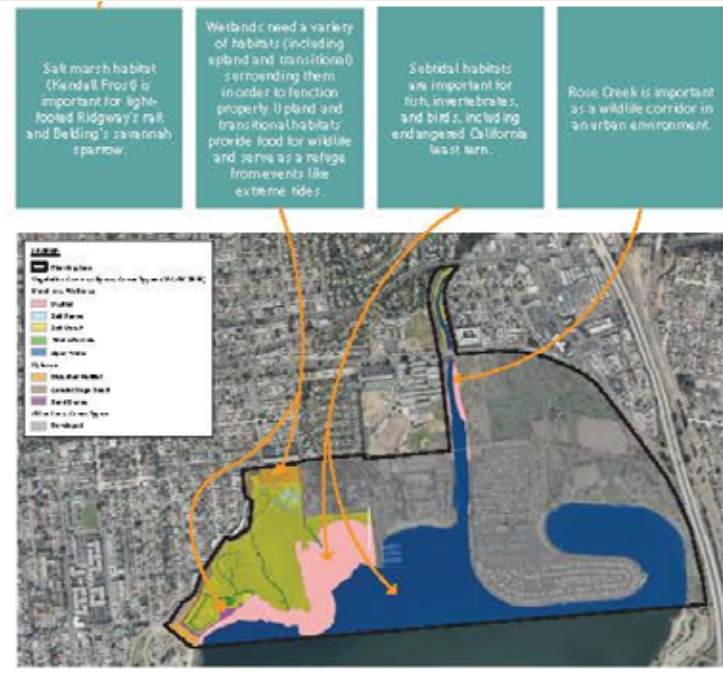
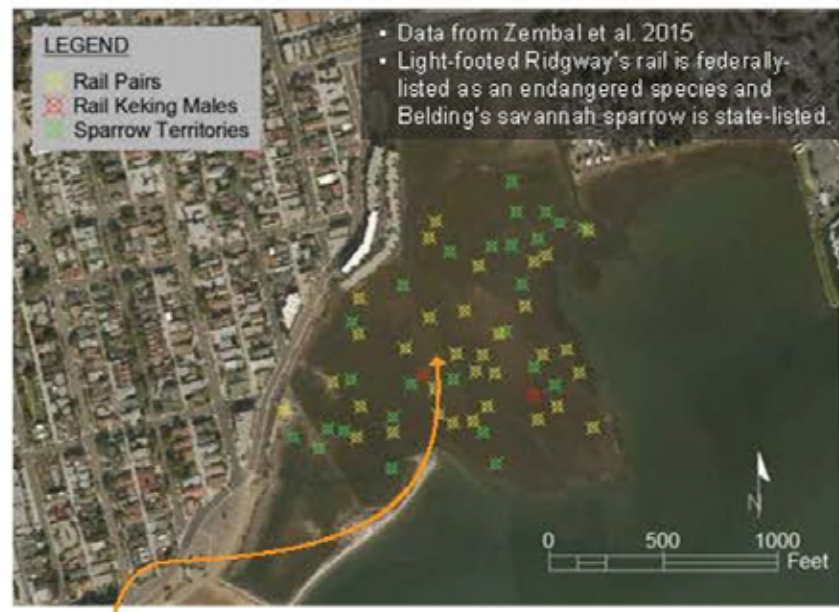


## ADDITIONAL STUDIES

# ReWild Mission Bay

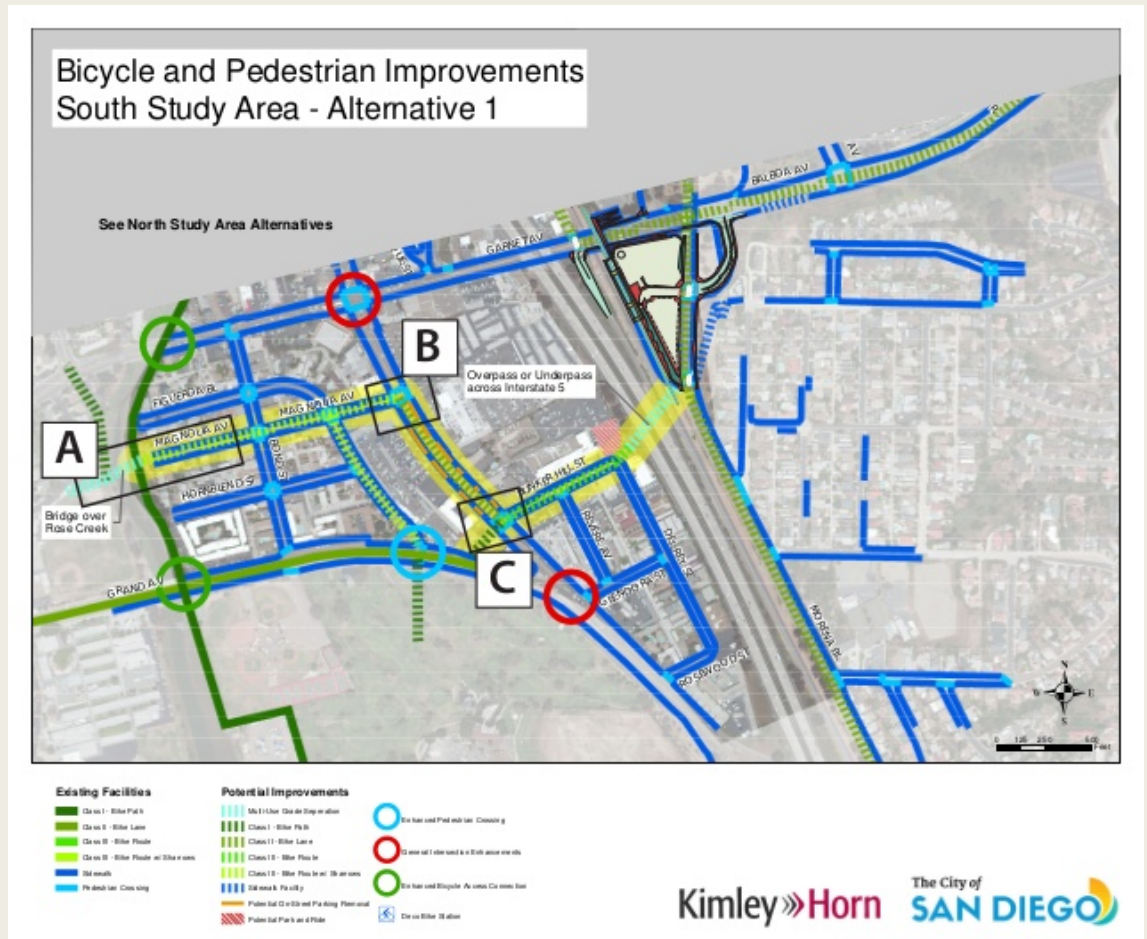
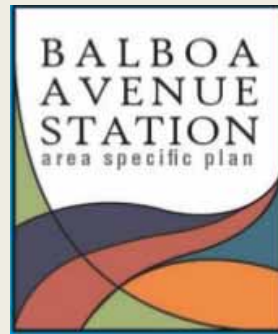
“To restore and expand wetlands in the northeast corner of Mission Bay”

### BIOLOGY/ECOLOGY





# ADDITIONAL STUDIES





# ADDITIONAL STUDIES



PB Gateway Plan



Campland Plan

# FEATURES PROPOSED IN EACH CONCEPT





# Water Quality Improvements





# Water Quality Improvements



Existing outfalls deposit runoff into De Anza Cove



# Water Quality Improvements



Water quality basins will be strategically incorporated into the design to capture runoff and treat it prior to entering the bay



# Water Quality Improvements



The intent is to reduce as many direct outfalls into the bay as possible.



# Water Quality Strategy Illustration



TERRACES ANTICIPATING SEA LEVEL RISE

**SECTION LOOKING NORTH AT GUEST HOUSING**

## Cultural Inspiration proposed in all concepts



La Rinconada de Jamon  
Kumeyaay Settlement



# Habitat restoration and environmental education and overlooks in all concepts





SITE MAP



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# Conceptual Alternatives



CONCEPT  
ALT 1



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# Open water, Intertidal Salt Marsh, Transition, and Upland Habitat restoration





Guest housing, approx. 35 acres





# Vehicular tunnel with terraced public open space above





Athletic fields renovated, relocated Tennis Club, and parking, 4 backstops and multi-purpose fields approx. 11 acres, and 8 tennis courts with clubhouse.





Partially remodeled golf course including barranca, clubhouse with restaurant, and driving range





# Community Garden and parking





# “Festival Green” multipurpose open space





# Expanded Beach and Swim Pier





Non-motorized rentals and parking, open water activities and docking pier (dock and dine)





“La Rinconada” restaurant or restaurant cluster with parking





# Continual pedestrian / bicycle trails and boardwalks





Elevated pedestrian/bicycle (and emergency vehicles) bridge to "Adventure Island" with overlook





“Adventure island” children’s play area with play activities, trails, picnic shelters, restroom, and snack vendor





CONCEPT  
ALT 1



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CONCEPT  
ALT 2



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# Open water, Intertidal Salt Marsh, Transition, and Upland Habitat restoration





Guest housing, approx. 27 acres





Athletic fields renovated and expanded, approx. 19 acres, 4 backstops and approx. 6 adult soccer / multipurpose fields with parking



# Skatepark and parking





Golf practice or vendor such as Top Golf with parking





# Tennis Club 8 courts with clubhouse and parking





# Community Garden and parking





# Sand volleyball courts, approx. 9 courts





# “Festival Green” multi-purpose open space





# Expanded Beach and Swim Platform with large arching salt water fountain display





Non-motorized rentals and parking, open water activities and docking pier (dock and dine)





# “Adventure Play Garden” children’s play area with restroom and snack vendor





“La Rinconada” restaurant or restaurant cluster with “Fireworks Hill” lawn area





# Continual pedestrian / bicycle trails and boardwalks





“Ridge Trail” nature trail with sculptural shade pavilions



CONCEPT  
ALT 2



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CONCEPT  
ALT 3



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# Open water, Intertidal Salt Marsh, Transition, Upland Habitat restoration





Guest housing, approx. 40 acres





Athletic fields expanded by replacing tennis club with additional multi-purpose field space (within existing footprint) approx. 11 acres





Partially expanded and remodeled golf course including clubhouse with restaurant and driving range



# Tennis Club 8 courts with clubhouse and parking





Sand volleyball courts, approx. 6 courts





“Festival Green” multi-purpose open space





# Expanded swimming beach





“Adventure Play Garden” children’s play area with restroom





Non-motorized rentals, open water activities and docking pier



# “La Rinconada” restaurant or restaurant cluster island





# Continual pedestrian / bicycle trails and boardwalks





# Elevated boardwalk viewing experience





CONCEPT  
ALT 3



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# Conceptual Alternatives





# OPEN HOUSE

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info@deanzarevitalizationplan.com



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