

COMMUNITY MEETING 2

SOUTH SHORES PARK GENERAL DEVELOPMENT PLAN

MISSION BAY PARK IMPROVEMENT FUND OVERSIGHT COMMITTEE

Sept. 3, 2024



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- Introductions
- Project Overview
- Community Meeting #1 Summary
- Existing Conditions
- Amenity Prioritization Exercise
- Next Steps



INTRODUCTIONS

Mission Bay Park Improvement Fund Oversight Committee

- Jeff Johnson, Chair

City of San Diego

- Kevin Oliver, City of San Diego
- Kevin Nguyen, City of San Diego

Landscape Architect

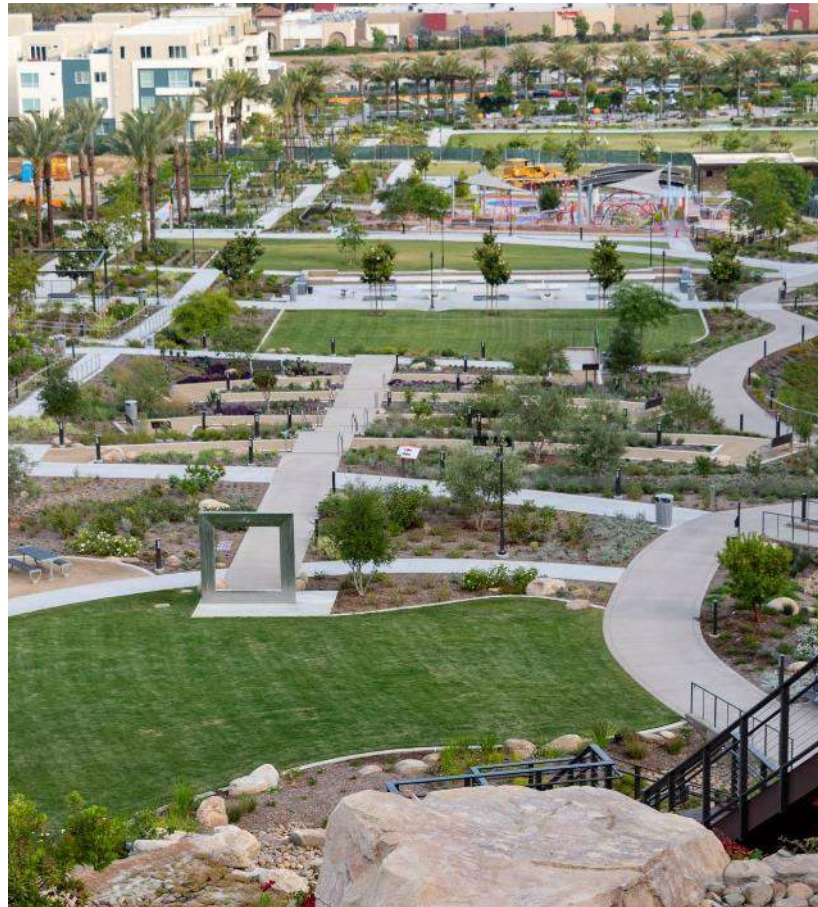
- JT Barr, Schmidt Design Group
- Jenn Montgomery, Schmidt Design Group
- Chase Conk, Schmidt Design Group



INTRODUCTIONS



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- Landscape Architecture and Planning firm established in 1983
- 175+ Public Park Designs throughout California
- Project examples
 - County Administration Waterfront Park
 - Tecolote Shores Playground
 - Civita Park



INTRODUCTIONS – PROJECT TEAM

*SAFDIE RABINES
ARCHITECTS*

Safdie Rabines
Architect



CR Associates
Civil Engineer

DUDEK

Dudek
Environmental
Consultant

SCS
ENGINEERS

SCS Engineers
Environmental Consultant /
Landfill Expert



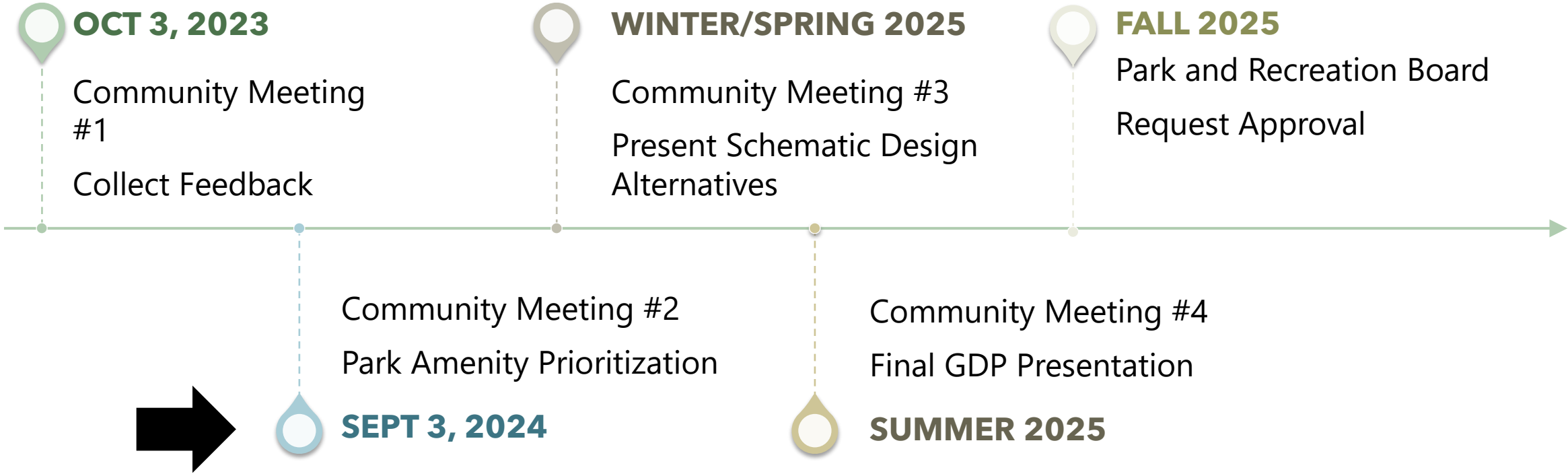
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PROJECT OVERVIEW

SOUTH SHORES



TIMELINE





PROJECT LOCATION



Rose Marie Starns South Shores Park

- 96 acres
- East of Sea World
on Sea World Drive

Sunrunner Site

- 9.5 acres



PROJECT LOCATION



Rose Marie Starns South Shores Park

- 96 acres
- East of Sea World
on Sea World Drive

Sunrunner Site

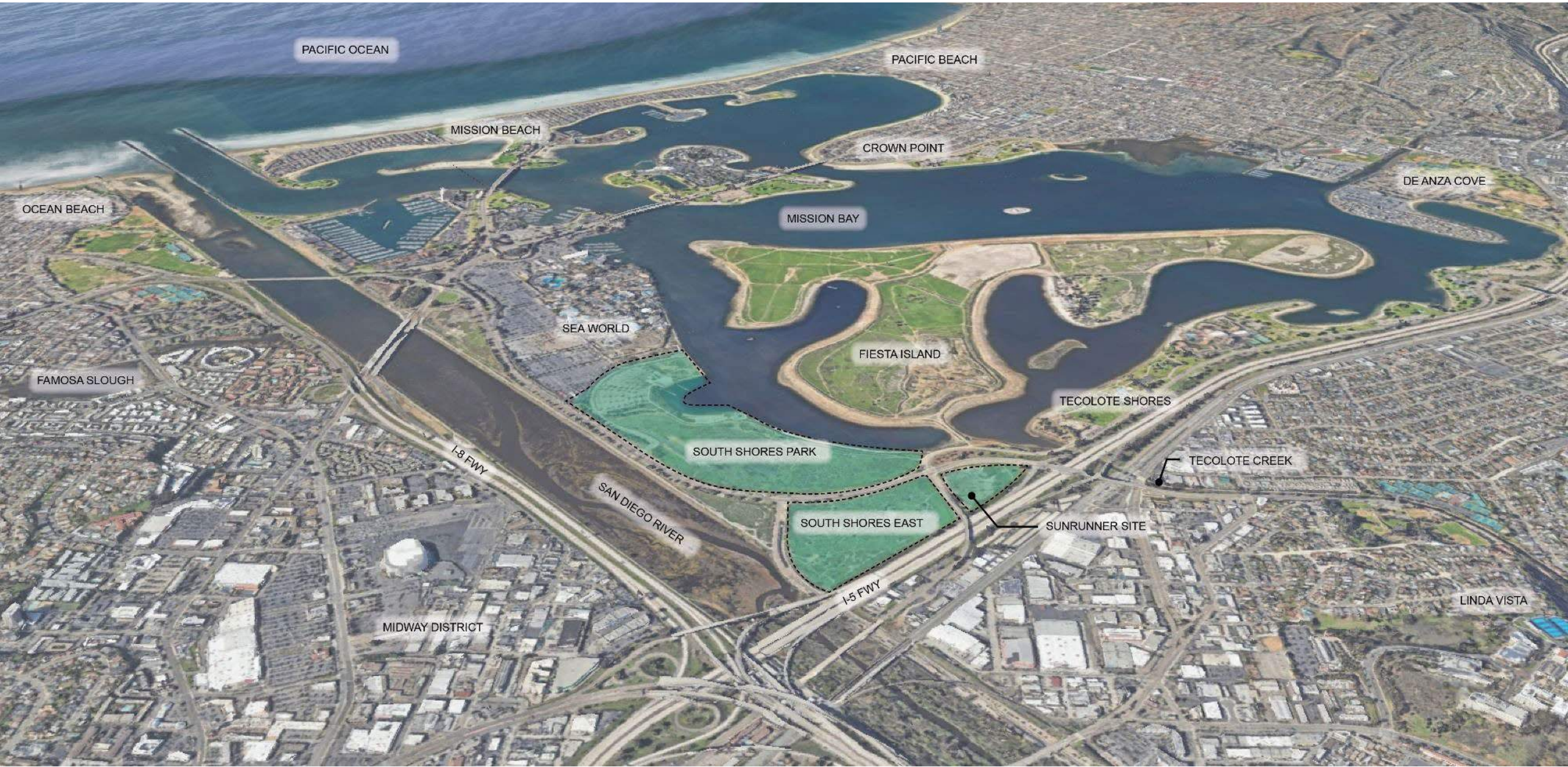
- 9.5 acres

South Shores East

- 33.5 acres



PROJECT LOCATION



PACIFIC OCEAN

PACIFIC BEACH

MISSION BEACH

CROWN POINT

DE ANZA COVE

OCEAN BEACH

MISSION BAY

SEA WORLD

FIESTA ISLAND

FAMOSA SLOUGH

TECOLOTE SHORES

SOUTH SHORES PARK

TECOLOTE CREEK

I-8 FWY

SAN DIEGO RIVER

SOUTH SHORES EAST

SUNRUNNER SITE

I-5 FWY

MIDWAY DISTRICT

LINDA VISTA



PROJECT LOCATION





PROJECT LOCATION





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COMMUNITY FEEDBACK - MEETING #1

SOUTH SHORES

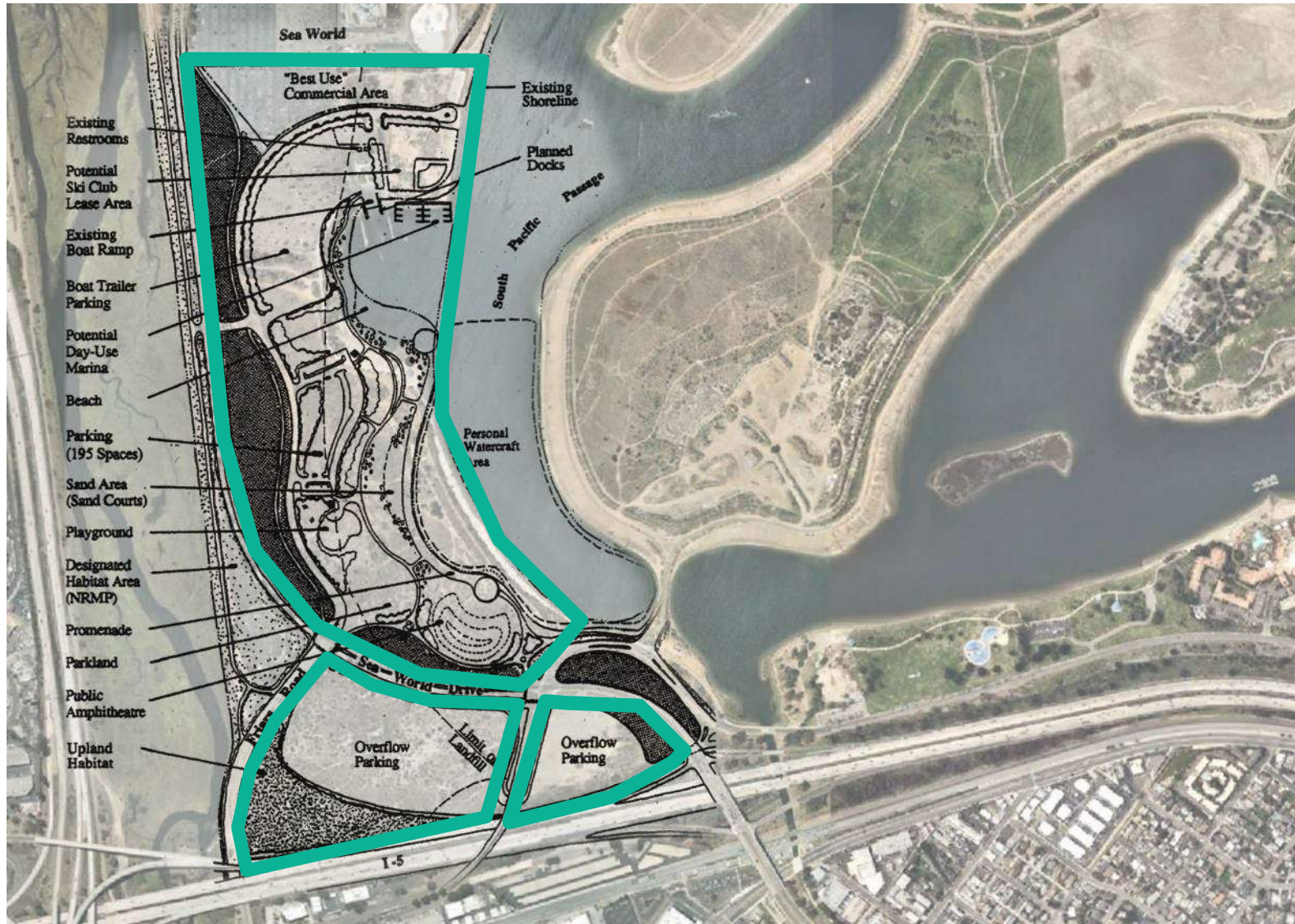


MEETING #1 SUMMARY

October 3, 2023

Approx. 30 attendees

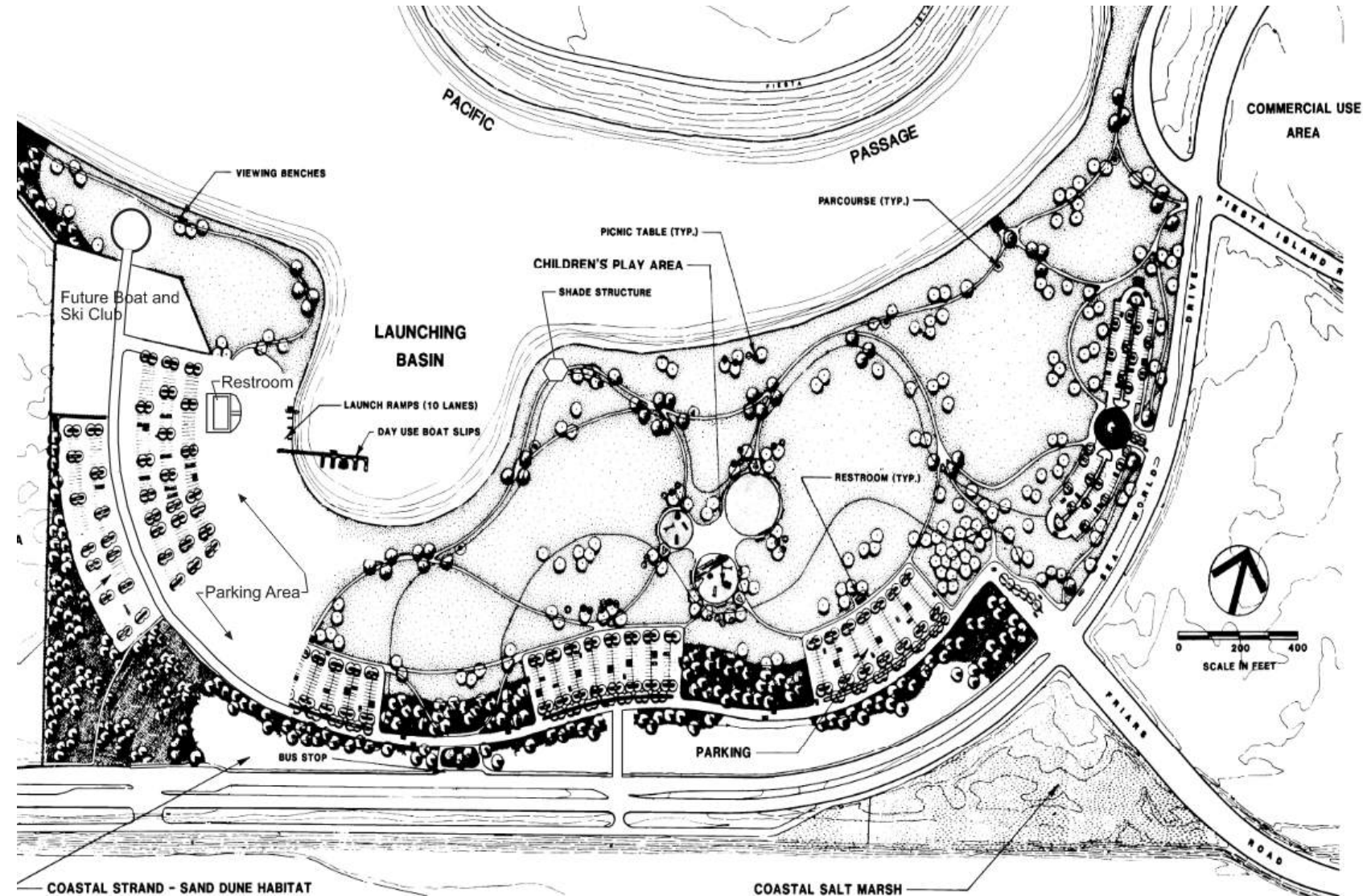
1. Reviewed Relevant Planning Studies
2. Discussed Vision for the Park



Reviewed Relevant Planning Studies Such As:

- Mission Bay Park Master Plan





Reviewed Relevant Planning Studies Such As:

- Mission Bay Park Master Plan
- South Shores Unapproved Draft GDP



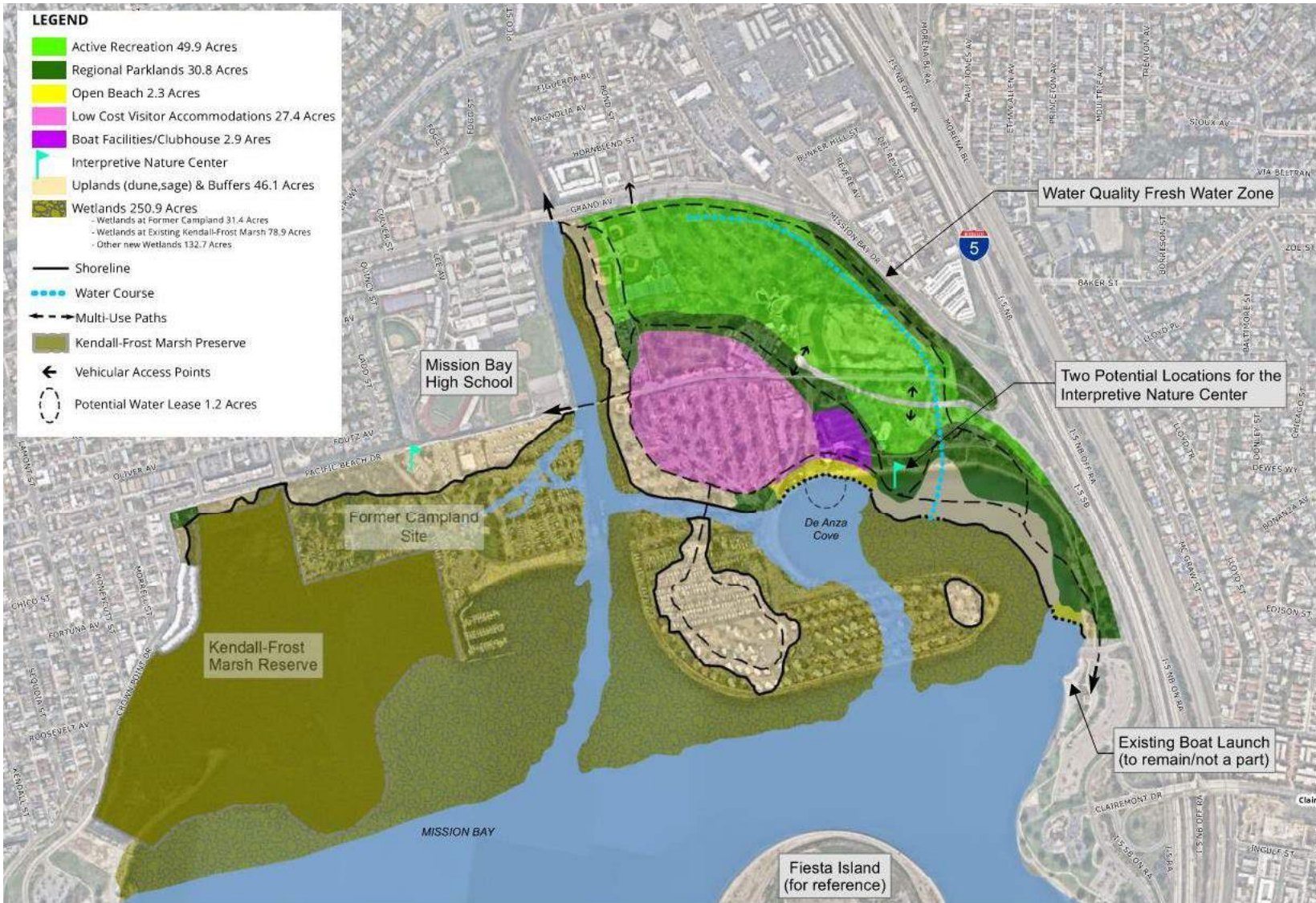
Reviewed Relevant Planning Studies Such As:

- Mission Bay Park Master Plan
- South Shores Unapproved Draft GDP
- Fiesta Island Park GDP

1 in = 1,200 feet
 Feet
 0 500 1,000 2,000
Fiesta Island Concept Plan
 figure 32 (b)



MEETING #1 SUMMARY



Reviewed Relevant Planning Studies Such As:

- Mission Bay Park Master Plan
- South Shores Unapproved Draft GDP
- Fiesta Island Park GDP
- De Anza Natural Plan



MEETING #1 SUMMARY

Discussed Vision for the Park:

SOUTH SHORES PARK GOALS

SOUTH SHORES PARK GOAL 1

An intensively used park area that attracts visitors to a variety of public and commercial recreation venues yielding, in aggregate, a summary view of the park's grand aquatic identity.

- 1.1 A destination which balances intensive water-oriented recreation uses with the provision of public access to the shore for passive recreation purposes, such as a pedestrian and bicycle pathway.
- 1.2 The area where the view from the roadway confluence at the eastern end of South Shores greets visitors as a primary gateway capturing near and long views of the aquatic environment, natural marsh areas, and adjacent recreation areas.
- 1.3 An area which provides bicycle and pedestrian paths allowing for recreational use and connecting to other park destinations.
- 1.4 An area which includes safe access to a path along the San Diego River floodway providing access to its rim for passive recreation purposes and viewing of the river and its resources.

Source: Mission Bay Park Master Plan

SOUTH SHORES PARK GOAL 2

The level of recreation intensity envisioned for South Shores may be compromised by the existing landfill in terms of suitability for foundations and toxic hazards. The costs required to mitigate its impact on development should be weighed against the potential fiscal and recreation benefits of such development. Regardless of the level of development intensity, South Shores should be:

A toxic-free recreation area posing no hazard to the health and safety of current and future park users.

SOUTH SHORES PARK QUESTIONNAIRE

October 3, 2023



1 Do the Master Plan Goals align with your vision for South Shores Park?

Yes No

2 Are there any additional goals that should be considered?

3 Please provide your contact information if you would like to be added to the South Shores Park General Development Plan mailing list:

Name _____ Email _____

Email additional feedback to:
Kevin Nguyen at Ktnguyen@sandiego.gov

Discussed Vision for the Park:

- Majority of respondents supported the existing master plan goals for South Shores which include:
 - Goal 1: A park that attracts visitors to a variety of recreation venues and provides a summary view of the park's grand aquatic identity.
 - Goal 2: A toxic-free recreation area posing no health hazard to park users.
- Other feedback related to the goals for South Shores included:
 - Reinforce the need for a toxic free space, as well as the importance of health and safety of the environment.
 - Study options for site uses that would provide revenue generation opportunities.



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EXISTING CONDITIONS

SOUTH SHORES

EXISTING CONDITIONS

Existing Uses



EXISTING CONDITIONS

Landfill Safety

- Former Mission Bay landfill operated from 1952-1959
- Status: Closed
- An investigation was commissioned by the City of San Diego and its Environmental Services Dept. (ESD) to evaluate the condition of the landfill.
- A report was prepared by SCS Engineers in 2006 to reveal their findings.



EXISTING CONDITIONS

Landfill Safety

○ Monitoring wells

● Surface water monitoring

- Regular monitoring of the landfill is done by the Solid Waste Enforcement Agency (LEA), a state governing body that oversees solid waste regulation.





- The Regional Water Quality Control Board also monitors the water adjacent to landfills.



EXISTING CONDITIONS

Habitat

Special Status Species

-  Lewis' Evening Primrose
-  Woolly Seabligh
-  Nuttall's Acmispon
-  Torrey Pine



TORREY PINE



NUTTALL'S ACMISPON



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ANTICIPATED AMENITIES

SOUTH SHORES

- Existing Boat Launch Ramp



- Existing Boat Launch Ramp
- Existing Boat Trailer Parking





ANTICIPATED AMENITIES

- Existing Boat Launch Ramp
- Existing Boat Trailer Parking
- Existing Beach Area





ANTICIPATED AMENITIES

- Existing Boat Launch Ramp
- Existing Boat Trailer Parking
- Existing Beach Area
- New secondary Entrance at Friars Road Intersection



- Existing Boat Launch Ramp
- Existing Boat Trailer Parking
- Existing Beach Area
- Secondary Entrance at Friars Road Intersection
- Additional Bike Paths





ANTICIPATED AMENITIES

- Existing Boat Launch Ramp
- Existing Boat Trailer Parking
- Existing Beach Area
- Secondary Entrance at Friars Road Intersection
- Bike Paths
- Additional Restrooms



- Existing Boat Launch Ramp
- Existing Boat Trailer Parking
- Existing Beach Area
- Secondary Entrance at Friars Road Intersection
- Bike Paths
- Additional Restrooms
- New Boat & Ski Club



- Existing Boat Launch Ramp
- Existing Boat Trailer Parking
- Existing Beach Area
- Secondary Entrance at Friars Road Intersection
- Bike Paths
- Additional Restrooms
- Boat & Ski Club
- Silent Flyers (location TBD)





ANTICIPATED AMENITIES

- Existing Boat Launch Ramp
- Existing Boat Trailer Parking
- Existing Beach Area
- Secondary Entrance at Friars Road Intersection
- Bike Paths
- Additional Restrooms
- Boat & Ski Club
- Silent Flyers (location TBD)
- Additional Visitor and Overflow Parking at SunRunner Site





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POTENTIAL AMENITIES

SOUTH SHORES

Active vs Passive Amenities

PASSIVE ←

→ ACTIVE



Habitat and open space



Flexible open turf areas



Playgrounds



Multipurpose sports fields



Picnic pavilions



Nature trails



Outdoor fitness



Multipurpose hardcourts



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POTENTIAL PASSIVE AMENITIES

SOUTH SHORES



POTENTIAL PASSIVE AMENITIES

Flexible Open Grass Areas





POTENTIAL PASSIVE AMENITIES

Habitat & Open Space





POTENTIAL PASSIVE AMENITIES

Nature Trails





POTENTIAL PASSIVE AMENITIES

Additional Pavilion/Picnic (Space that can be reserved for 50-100 people)





POTENTIAL PASSIVE AMENITIES

Expanded Beach and Sand Area





POTENTIAL PASSIVE AMENITIES

Natural Shoreline Improvements





POTENTIAL PASSIVE AMENITIES

Elevated Boardwalks at Water's Edge



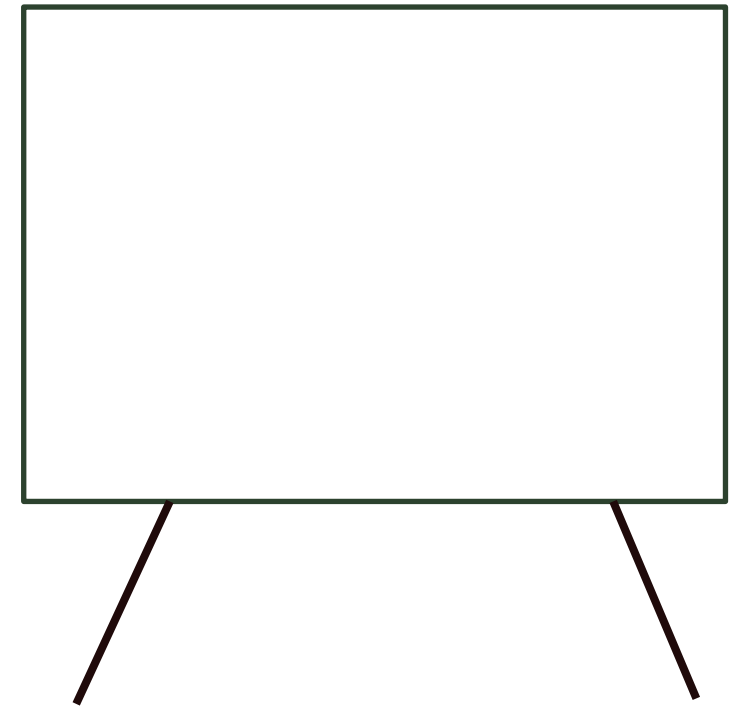
POLL

What additional passive amenities would you like to see in the park?

1. Flexible open grass area
2. Habitat and open space
3. Nature trails
4. Additional Pavilion/picnic space that can be reserved (50-100 people)
5. Expanded beach and sand area
6. Natural shoreline improvements
7. Elevated boardwalks at water's edge
8. Other: _____

STATION 1

SUBMIT GREEN DOTS AT STATION #1





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POTENTIAL ACTIVE AMENITIES

SOUTH SHORES



POTENTIAL ACTIVE AMENITIES

Playgrounds





POTENTIAL ACTIVE AMENITIES

Multipurpose Sports Fields





POTENTIAL ACTIVE AMENITIES

Tennis Courts



Pickleball Courts





POTENTIAL ACTIVE AMENITIES

Basketball Courts





POTENTIAL ACTIVE AMENITIES

Multipurpose Hardcourts





POTENTIAL ACTIVE AMENITIES

Outdoor Fitness



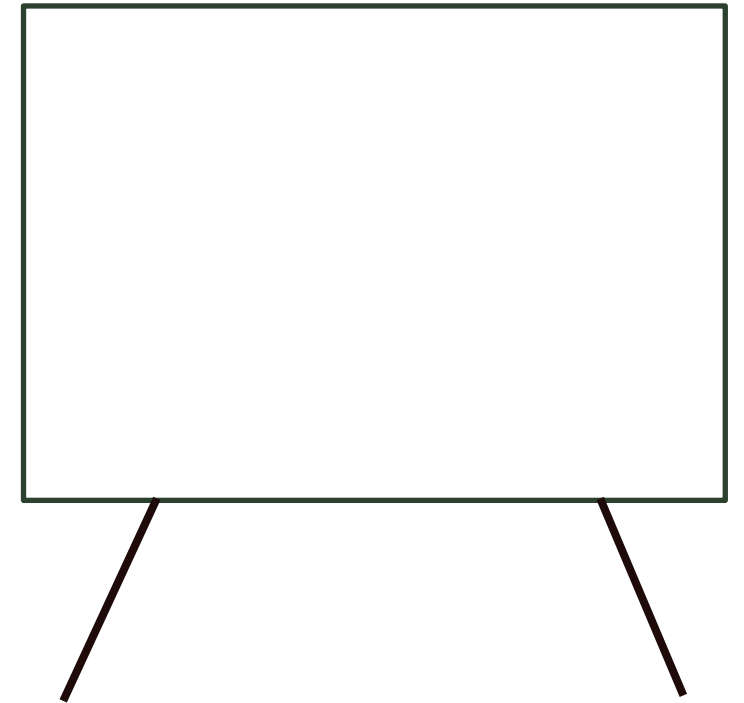
POLL

What additional active amenities would you like to see in the park?

1. Playground
2. Multipurpose sports fields (baseball, soccer, football, field sports)
3. Tennis courts
4. Pickleball courts
5. Basketball courts
6. Multipurpose hardcourts (basketball/tennis and/or pickleball combined)
7. Outdoor fitness
8. Other: _____

STATION 2

SUBMIT GREEN DOTS AT STATION #2



POLL

What is the optimal blend of uses for the South Shores site?

PASSIVE ←

→ ACTIVE

STATION 3

SUBMIT GREEN DOTS AT STATION #3





Discussion

Amenities Survey



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South Shores Park General
Development Plan



THANK YOU

SOUTH SHORES PARK GENERAL DEVELOPMENT PLAN

MISSION BAY PARK IMPROVEMENT FUND OVERSIGHT COMMITTEE



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