

# DE ANZA REVITALIZATION PLAN

## **BACKGROUND**

The De Anza Revitalization Plan (Project) is a comprehensive outreach and planning program to reimagine, repurpose, and revitalize the northeast corner of Mission Bay Park. This planning effort includes city-wide public outreach to develop conceptual revitalization plan alternatives that will result in a preferred plan, an amendment to the Mission Bay Park Master Plan (Master Plan), and a Program Environmental Impact Report (Program EIR).

### **Project Area**

The Project area includes the De Anza Special Study Area as identified in the Mission Bay Park Master Plan, and adjacent areas to the north and east which include De Anza Cove Park, Mission Bay Golf Course, the Mission Bay Athletic Fields, the Pacific Beach Tennis Club, and the Boat and Ski Club. The Project area covers 166 acres of bay front property, approximately 76-acre of the Special Study Area (SSA), and approximately 90 acres of land north and east of the SSA. The Project area is shown in **Attachment 1- Project Area**.

### **Mission Bay Park Master Plan Goals and Recommendations for De Anza**

The Revitalization Plan is subject to the goals and recommendations of the approved Mission Bay Park Master Plan. The vision for Mission Bay Park as contained in the Master Plan is:

*“The diversity and quality of Mission Bay Park depend on the balanced provision of public recreation, the sustainable management of environmental resources and the operation of economically successful commercial leisure enterprises.”*

The Master Plan sets forth recommendations for land use in the SSA, which is envisioned as a flexible planning area where both private and public uses can be accommodated under varying intensities and configurations. The Master Plan would allow for any one, or all, of the following uses in the De Anza Special Study area: guest housing, regional parkland, beach, non-motorized boating concessions, wetlands, wetland-related hydrologic improvements, and paths and trails. The Master Plan recommendations for the SSA include:

- Up to 60 acres of existing water and land leases can be developed as guest housing (tent/RV camping, low scale/low-cost hotel, cabins, etc.).
- Campland on the Bay could be relocated to De Anza Cove as part of the guest housing program.
- The SSA shall not be developed to the detriment of existing/future habitat areas on or surrounding the site. Foremost in consideration should be a contribution to Mission Bay Park’s water quality and wetlands creation.
- The site should facilitate hydrologic improvements to improve the viability of marsh areas in its vicinity.
- The SSA shall be developed to enhance public use of the Plan area.
- Any redevelopment proposal shall incorporate a 100-foot buffer/public use zone along the entire Rose Creek frontage of the site, as measured from the top of the rip-rap, and adjacent to the proposed wetland at the mouth of Rose Creek located outside the SSA.

- Public access/recreation improvements, such as walkways, overlooks, picnic tables, benches, etc., may only be sited in the upland 50 feet from said buffer/public use zone.
- A 150-foot minimum public use zone shall be maintained along the beach areas of the shore as measured from the mean high water line.
- Along other bulkhead or rip-rap areas of the shore, if any, a 50-foot minimum public use zone shall be maintained as measured from the top of the bulkhead or rip-rap.
- A waterfront trail and viewing areas shall be provided within the public use zone along the entire shoreline of the site, in addition to other passive recreational features.

### **Schedule**

The planning effort for the De Anza Revitalization Plan involves three phases, with Phase I completed, and Phase 2 in process.

- Phase 1: Project and website launch; analysis of existing conditions; site opportunities and leasehold analysis; public workshops; and development of the Project guiding principles and site program.
- Phase 2: Preparation of three conceptual Project plan alternatives; public input from the community and decision-makers on the alternatives; refinement of the three concept alternatives into two alternative concept plans.
- Phase 3: Preparation of a preferred plan; draft amendments to the Mission Bay Park Master Plan and the preparation of a program Environmental Impact Report; and the approval process through the park advisory boards, Council Committee, City Council, and the Coastal Commission.

### **Outreach**

The planning process is guided by a broad, city-wide outreach and public participation program. A variety of online and in-person outreach activities have been used to make public involvement accessible to as many community members and stakeholders as possible. Public outreach has included the formation of the Mission Bay Park Ad Hoc Committee, consisting of Mission Bay Park Committee members and regional community group and stakeholder representatives. City-wide public workshops, an online website and discussion forum, and “pop-up” events held at Mission Bay Park have also provided opportunities for public outreach on this project. Also, a Technical Working Group, composed of senior staff from the City’s Park and Recreation Department, Real Estate Assets Department, Storm Water Division and the Planning Department was formed and has met regularly to provide input on priorities, goals, and objectives for the project at each major project milestone.

### **Project Guiding Principles**

In addition to the Master Plan recommendations, the Ad Hoc Committee developed guiding principles for the project which include:

- 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 Park.

- 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 the financial feasibility of the plan.

## **DISCUSSION**

### **Development and Presentation of the Three Draft Concept Alternatives**

Three alternatives were initially developed to reflect the site opportunities, the Master Plan recommendations to the extent feasible, and the project Guiding Principles. These alternatives were presented to the public on November 7, 2016, at a Community Workshop. As a component of the outreach, the three alternatives were posted online for comment from November 8, 2016 to December 9, 2016. In total, over 500 people attended the Community Workshop, and over 1,700 comments were received through comment cards, email, letters, and the online outreach activity. The three alternatives are included in **Attachment 2 - Three Draft Concept Alternatives**.

### **Summary of Public Outreach on the Three Draft Concept Alternatives**

Following the presentation and public comment period all input was reviewed and overall Alternative 3 had the greatest public support. Those reasons, listed in order of importance include, the largest area for Guest housing (approximately 40 acres), expanded golf course, wetland enhancement, and habitat islands. Alternative 2 was second due to its expanded multi-use sports fields, wetland enhancement, Guest housing area (approximately 27 acres), Skate Park, and the bicycle-pedestrian network. Alternative 1 was least supported; however, where support was noted it was for the guest housing (approximately 35 acres), remodeled golf course with barranca, Adventure Island, tennis/pickle ball, and restaurant.

Of the uses proposed, Guest housing was the most frequently supported use; wetlands/habitat/nature, volleyball, golf, multi-use sports fields, and bicycle and pedestrian

improvements were also among the most frequently supported uses. For more detail see **Attachment 3 - Summary of Support and Opposition to Specific Uses.**

### **Refined Concept Alternatives**

As part of the refinement of the three concept alternatives, staff met with a variety of stakeholders to better understand the project input, issues, and opportunities provided during the outreach process. Topics were focused on Guest housing, golf course design, habitat enhancement, sea level rise, and mobility. Based on the public input, the City refined the three concept alternatives into two refined concept alternatives.

Both alternatives include:

- Guest Housing- 40 acres
- 18-hole Executive Golf Course
- Continuous bicycle and pedestrian boardwalk with overlooks
- Water quality improvements
- Habitat expansion
- Ballfields
- Tennis

The City presented the two refined concept alternatives to the De Anza Revitalization Plan Ad-hoc Committee and the public on Thursday, June 29, 2017. An overview of the public input received on the three Draft Concept Alternatives was presented with the two refined concept alternatives. Approximately 230 community members attended the meeting. The Ad-hoc Committee participated in a focused group discussion, providing input on each of the two refined concept alternatives. A Community Open House was hosted immediately following the Ad-hoc Committee Meeting, to give the public an opportunity to review the two refined concept alternatives, and to discuss and ask questions directly to City staff and project team members. Written comments were received both at the meeting, and through e-mail during the public comment period from June 20, 2017 to July 28, 2017. Refer to **Attachment 4, Two Refined Concept Alternatives.** A summary of the Ad-hoc Committee Meeting is included in **Attachment 5, Final Ad-hoc Committee Meeting No. 6 Summary.**

The comments were reflective of the diverse stakeholders and are often conflicting about how land use should be accommodated at De Anza. The following is a summary of key issues received and City responses:

### ***Removal of Campland***

Many public comments support the retention of Campland in its current location. Retaining Campland would reduce the acreage of restored natural area depicted in the existing Master Plan, and would conflict with the proposed concept alternatives. Further, to offset the removal of Campland both alternatives will provide low cost guest housing (40 acres), such as RV, cabin or eco-friendly camping opportunities.

### ***Increase in Guest Housing area***

Many public comments support an increase to the area for Guest Housing provided in both concept alternatives (40 acres), provision of waterfront Guest Housing on the boot of De Anza, and motorized boat rentals in De Anza Cove. Further increase in Guest Housing would displace other uses from the project area, most notably regional recreation and habitat enhancement. The acreage proposed (40 acres) within both alternatives for low cost guest housing is consistent with the acreage of RV camping use at the existing Campland leasehold. Both concept alternatives provide non-motorized boat rentals to be compatible with the De Anza swimming beach, while motorized boat rentals are found on the western side of Mission Bay.

### ***Habitat enhancement areas***

The public, environmental organizations, United States Fish and Wildlife Service (USFWS), and Coastal Conservancy propose habitat enhancement areas in both concept alternatives to be increased in size and the developed uses be located further from the bay's edge. These adjustments are proposed to protect infrastructure and habitat from anticipated sea level rise. While sea level rise is anticipated, the City proposes to manage the future investments through site design and ongoing restoration to protect City assets.

### ***Golf course reduction/removal and retention***

Many public comments propose the reduction/removal and retention of the Mission Bay Golf Course. The requested reduction is from eighteen holes to nine holes to allow more space for a variety of other uses. The proposed concept alternatives accommodate minor modifications to the golf course that improve water quality of the golf course, improve adjacent recreational uses, and improved public access and mobility to Mission Bay Park. The City's maintenance of the golf course in both concept alternatives was determined to be critical for continued management of the Golf Program which includes golf facilities for all levels of golfers. Further, this course is considered an important regional recreational use for San Diegans and visitors alike. Mission Bay Golf Course is considered a beginners golf course and is the only city course that has field lighting allowing for night time use.

### ***Low-cost tent and cabin camping; reduced RV area***

Public comments propose less RV camping and an increase to less resource intensive forms of camping such as tents and cabins. The area designated for Guest Housing (low cost visitor accommodations) could include RVs, cabins, or other eco-friendly accommodations. Further, the Master Plan recommends RV facilities as an alternative to hotel accommodations.

### ***Sand volleyball facility***

Public comments propose a greater area for volleyball, with 18-22 courts and support facilities at De Anza. An area for approximately XX courts for sand volleyball are proposed in Alternative 1. Additionally, Mission Bay is a regional park with volleyball courts located at South Mission Beach, and in addition an area is planned that would provide for approximately 20 courts on Fiesta Island.

## **NEXT STEPS**

The draft amendments to the Master Plan will be prepared by City staff and brought to the Mission Bay Park Committee in Spring 2018; final draft plan amendments will go to the Mission Bay Park Committee and the Park and Recreation Board in Fall 2018. The Program EIR Notice of Preparation and Scoping meeting will be held in early 2018 and the draft Program EIR will be prepared during Spring of 2018, with an anticipated release for public review in Fall 2018. The Final approval by City Council and the Coastal Commission of the amendment to the Master Plan is scheduled in early 2019.

- Attachments:
1. Project Area
  2. Three Draft Concept Alternatives
  3. Summary of Support and Opposition to Specific Uses
  4. Two Refined Concept Plan Alternatives
  5. Final Ad-hoc Committee Meeting No.6 Summary