



DE ANZA Revitalization Plan

An Amendment to the Mission Bay Park Master Plan

**COMMUNITY WORKSHOP NO. 2 ·
APRIL 27, 2016**

DeAnzaRevitalizationPlan.com



TONIGHT'S AGENDA



- 6:00 P.M.** ● Introduction
Joan Isaacson, Katz & Associates
- 6:05 P.M.** ● Welcome and Vision
Herman Parker, Park and Recreation Director
- 6:10 P.M.** ● Project Overview and Existing Conditions Key Findings
Brooke Peterson, PlaceWorks
- 6:20 P.M.** ● Case Study Presentation
Glen Schmidt, Schmidt Design Group
- 6:30 P.M.** ● Introduction to Program Priorities and Design Activity
Randy Jackson, PlaceWorks
- 6:35 P.M.** ● Break
- 6:45 P.M.** ● Group Program Priorities and Design Activity
- 7:30 P.M.** ● Group Reports – Summary of Big Ideas
- 8:30 P.M.** ● Case Study Dot Prioritization and 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
 - Randy Jackson (President, Lead Designer)
 - Brooke Peterson (Project Manager)
- Landscape Architecture – Schmidt Design Group
 - Glen Schmidt, President
- Community Outreach – Katz & Associates
- Economics/Financial Feasibility –BAE Urban Economics
- Transportation – STC Traffic
- Technical Team:
 - Biological Resources – Alden Environmental
 - Cultural/Historical Resources –Loveless & Linton
 - Geotechnical/Shoreline Erosion –Terra Costa



PROJECT OVERVIEW

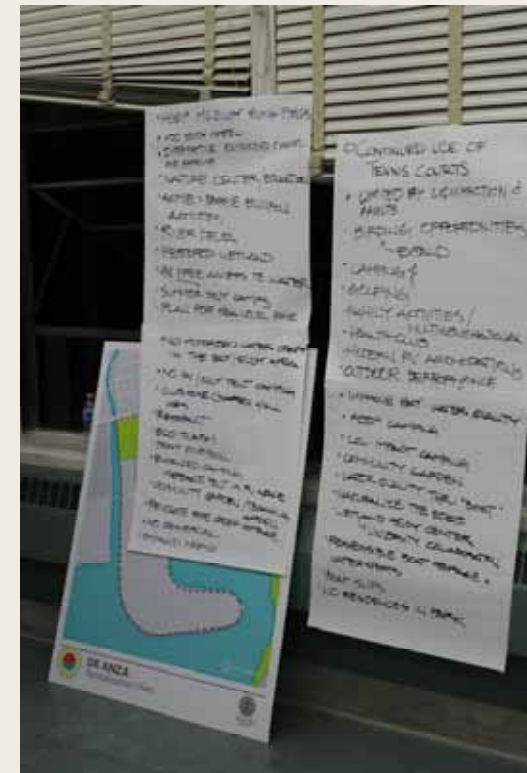


PROJECT OVERVIEW

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

PLANNING PROCESS

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



SCHEDULE

- MAY 2016** ● Project Team Preparation of Preliminary Revitalization Plan Alternatives
Park and Recreation Board and City Council Committee Briefings
- JUN 2016** ● Ad-Hoc Committee Meeting No. 5 - Preliminary Concept Plan Alternative
June 16, 2016 (Tentative)
- JUL 2016** ● Public Workshop No. 3
- JUL-SEP 2016** ● Refine Revitalization Plan Alternatives
- FALL 2016** ● Ad-Hoc Committee Meetings No. 6&7
Develop Revitalization Plan and Mission Bay Park Master Plan Amendments
Public Workshop No.4
- 2017-2018** ● Prepare EIR and Final Draft Mission Bay Park Master Plan Amendments
- SPRING 2018** ● Estimated adoption of the De Anza Revitalization Plan, Mission Bay Park Master Plan Amendments and EIR

STARTING POINT

MISSION BAY MASTER PLAN VISION

A BALANCED
APPROACH:
RECREATION
ENVIRONMENT
COMMERCE

- RECREATION
 - Provide for regional use, not community use
- ENVIRONMENT
 - Improve water quality, enhance wetlands and overall Mission Bay ecosystem for people and wildlife
- COMMERCE
 - Support a number of economically important, water-oriented leisure-industry and non-profit leases

OUTCOMES



- Purpose and Outcomes
 - Revitalization Plan
 - Mission Bay Park Master Plan/Local Coastal Program Amendments
 - Environmental Impact Report (EIR)



MISSION BAY MASTER PLAN

SETTING THE CONTEXT



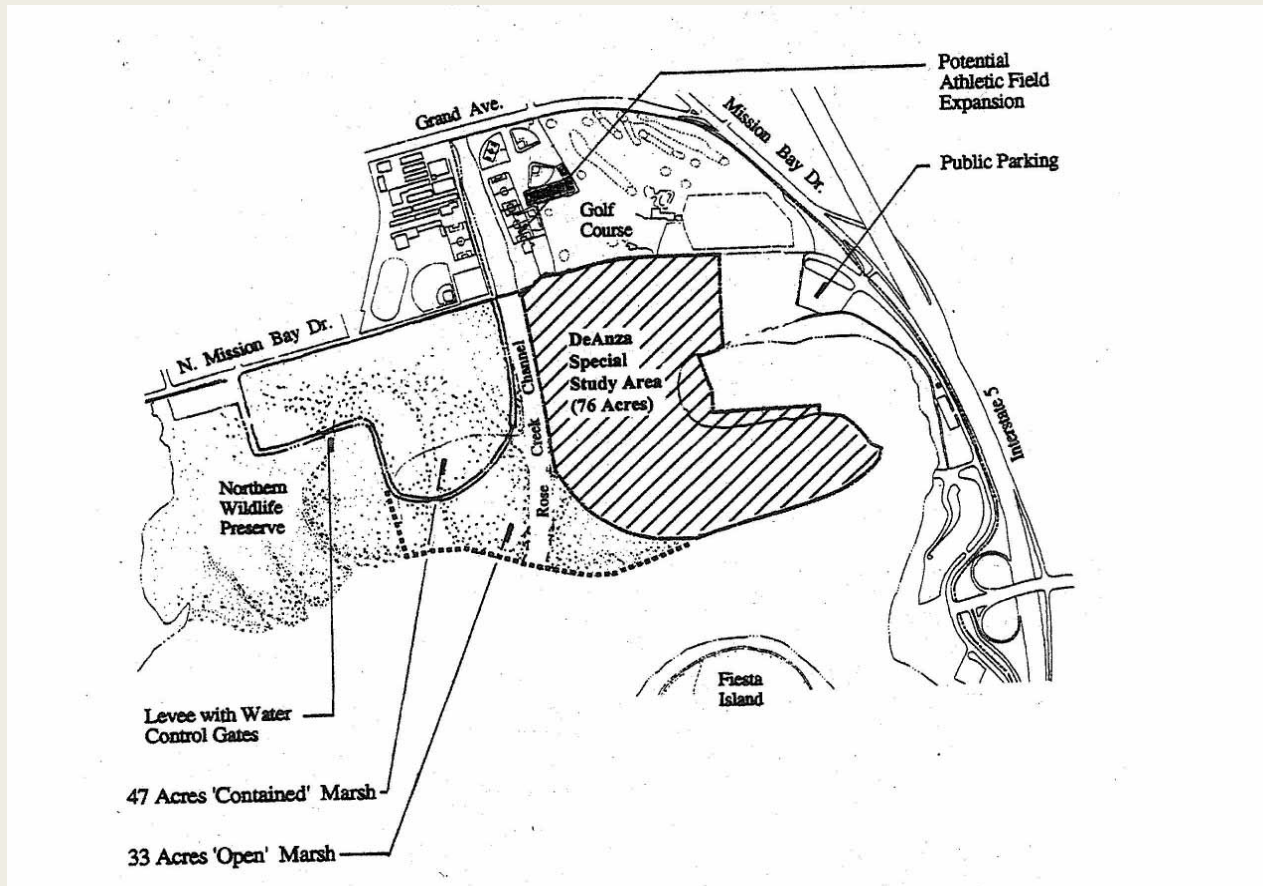
- Related Planning Documents and Studies
 - Mission Bay Park Master Plan
 - ReWild (San Diego Audubon Society)
 - Balboa Avenue Station Area Specific Plan

OVERVIEW

- **Purpose:** Identify new demands and chart a course for continuing development of the Park which will sustain the diversity and quality of recreation and protect and enhance the Bay's environment for future generations to come.
- **Core Principle:** Diversity and quality depends on a balanced approach: Recreation, Commerce, Environment
- **Planning Approach:** "Parks within a Park"



SPECIAL STUDY AREA



(Pg. 53 figure 14) De Anza Special Study Area





SPECIAL STUDY AREA

- SSA Recommendations-potentially involving any one or all of the following uses:
 - Guest housing
 - Regional parkland
 - Beach
 - Boating concessions
 - Wetland
 - Wetland-related hydrologic improvements
 - Buffer to Rose Creek/Public use zone along shoreline
 - Enhanced public use – walkways, overlooks, picnic areas, trails

SPECIAL STUDY AREA

- **SSA Development Criteria (pg. 53):**
 - Shall be developed to enhance public use.
 - Up to 60 acres of land lease (including guest housing).
 - Additional wetlands creation must be considered as park of SSA to contribute to Park's water quality.
 - Shall incorporate 100-foot buffer/public use zone along Rose Creek, 150-foot buffer/public use at beach areas, 50-foot buffer/public use along bulkheads/rip-rap.

MASTER PLAN



Overnight Guest Housing

- Definition: tent/RV camping, low scale/low cost hotel, cabins, etc.
- “Up to 60 acres can be developed as guest housing” (Recommendation 25)
- Campland on the Bay could be relocated to De Anza Cove as part of guest housing program (Recommendation 26)

MASTER PLAN



Water Quality & Wetland Habitat

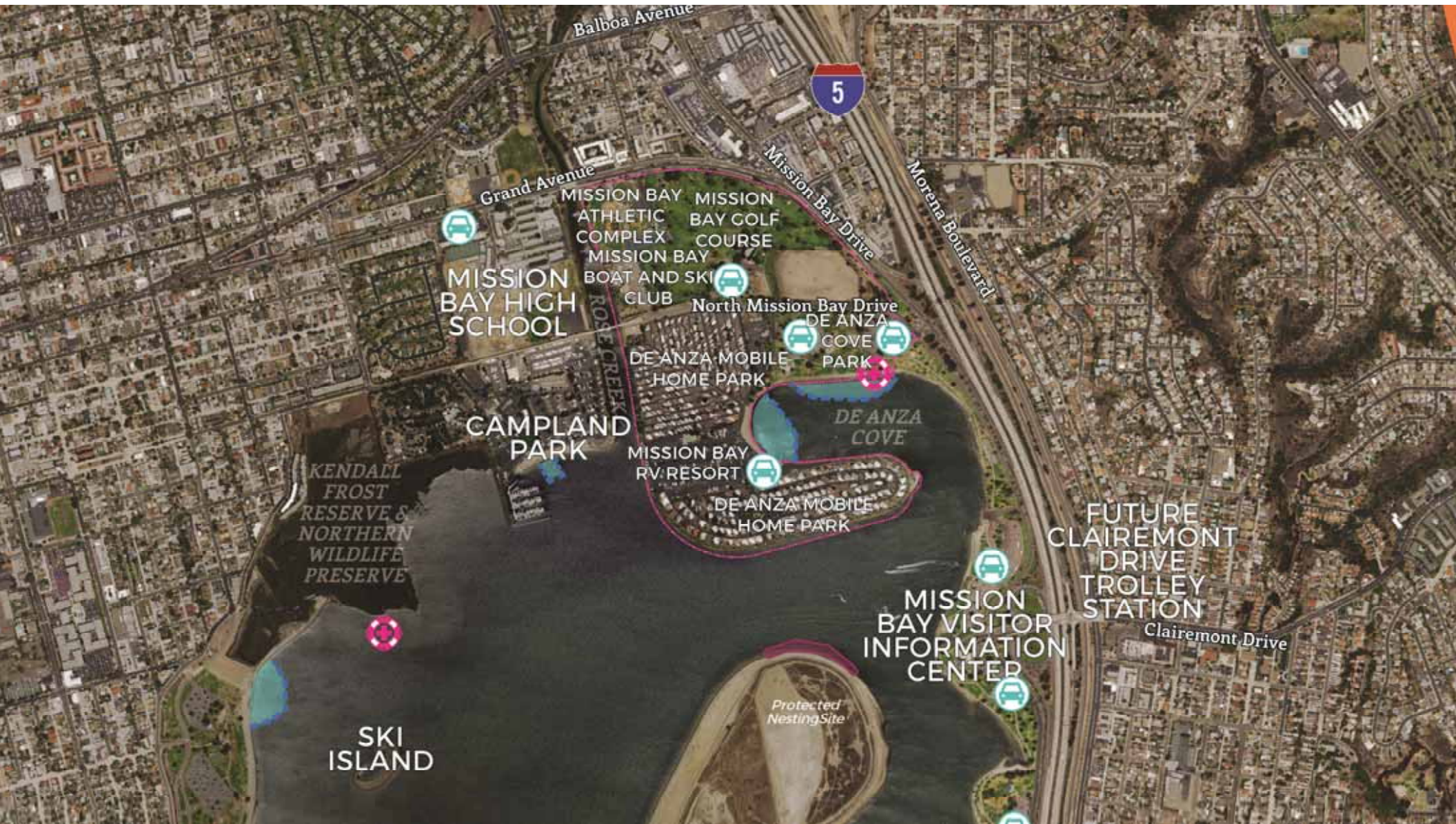
- “Foremost in consideration should be the extent to which the SSA can contribute to the Park’s water quality. In fact, additional wetlands creation must be considered as part of the SSA” (Recommendation 25)

Other Provisions

- Boat and Ski Club identified to move to South Shores (Recommendation 22)



**EXISTING CONDITIONS/OPPORTUNITIES-
CONSTRAINTS**



Balboa Avenue



Grand Avenue

MISSION BAY HIGH SCHOOL

MISSION BAY ATHLETIC COMPLEX
MISSION BAY GOLF COURSE
MISSION BAY BOAT AND SKI CLUB

North Mission Bay Drive

DE ANZA MOBILE HOME PARK

DE ANZA COVE PARK

CAMPLAND PARK

MISSION BAY RV RESORT

DE ANZA MOBILE HOME PARK

DE ANZA COVE

KENDALL FROST RESERVE & NORTHERN WILDLIFE PRESERVE

SKI ISLAND

Protected Nesting Site

MISSION BAY VISITOR INFORMATION CENTER

FUTURE CLAIREMONT DRIVE TROLLEY STATION

Clairemont Drive

Mission Bay Drive

Morena Boulevard

SITE CONTEXT



- Landform is generally flat
- Majority of plan area is artificial dredge material
- Elevations range from 5-15 ft above mean sea level

MOBILITY



MOBILITY



- Constraints:
 - Limited vehicular access points
 - Poor condition/limited pedestrian/bike facilities
- Opportunities:
 - Land Use Options should consider potential operational impacts at critical locations
 - Access and circulation options should consider potential cut through traffic or diversion with new access roads
 - Land use planning should consider routes that improve north-south connectivity by foot and bicycle
 - Land use planning should account for improved recreational access along the Cove

COMMERCE

USES IDENTIFIED FOR CURRENT DEMAND

| Use | Uses Currently Missing from Mission Bay |
|------------------|--|
| Restaurant | Strong demand for stand-alone restaurants that are water-oriented; Strong demand for casual family dining to serve park visitors |
| Amphitheater | Moderate; location can make this a unique experience |
| Aquatic Center | Strong demand from Mission Bay High School and surrounding areas |
| Camping | Strong; location could be ideal for environmental learning opportunities associated with tent camping |
| Retail | Strong demand for convenience retail oriented to park visitors |
| Water Recreation | Moderate, but location may be an issue; non-motorized uses could be expanded |
| Non-Commercial | Moderate |

COMMERCE



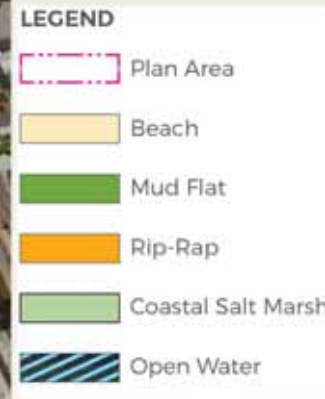
Constraints:

- Striving to balance desired uses with economic realities
- Need higher-revenue generating uses to compensate for non-/low-revenue generating uses

Opportunities:

- Compatible uses that complement restored natural environment
- Uses that integrate with regional recreation needs
- Leaseholds that generate revenue to support the development of De Anza and be compatible with the regional park

NATURAL RESOURCES



| TYPE | AREA |
|--------------|------------------|
| Developed | 161.90 ac |
| Mud Flat | 2.47 ac |
| Beach | 1.97 ac |
| Total | 166.34 ac |

NATURAL RESOURCES



Constraints:

- Poor water quality due to urban runoff/stormwater pollution
- Threats to sensitive species that depend on salt marsh habitat
- Unhealthy/unsafe physical conditions along shoreline of Rose Creek due to erosion
- Invasion of nonnative vegetation- large amounts of hardscape
- Disjointed and inconsistent stewardship of Rose Creek Watershed

NATURAL RESOURCES



Opportunities:

- Identify uses that restore ecological health of Rose Creek and surrounding Mission Bay ecosystem
- Expand and restore wetlands
- Redirect water flow through Plan area
- Incorporate ecological enhancement and environmental education
- Implement Climate Action Plan (CAP)
- Promote sustainable site design
- Replace nonnative vegetation/hardscape with naturalized site design and native landscape palette

SHORELINE EROSION



- Shoreline stabilization measures extend approx. 3,600 ft. from mouth of Rose Creek south around the heel of the “boot”
- Existing stabilization measures are failing
- Severe piping behind bag walls along Rose Creek

SEA LEVEL RISE



LEGEND

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

Source: TerraCosta

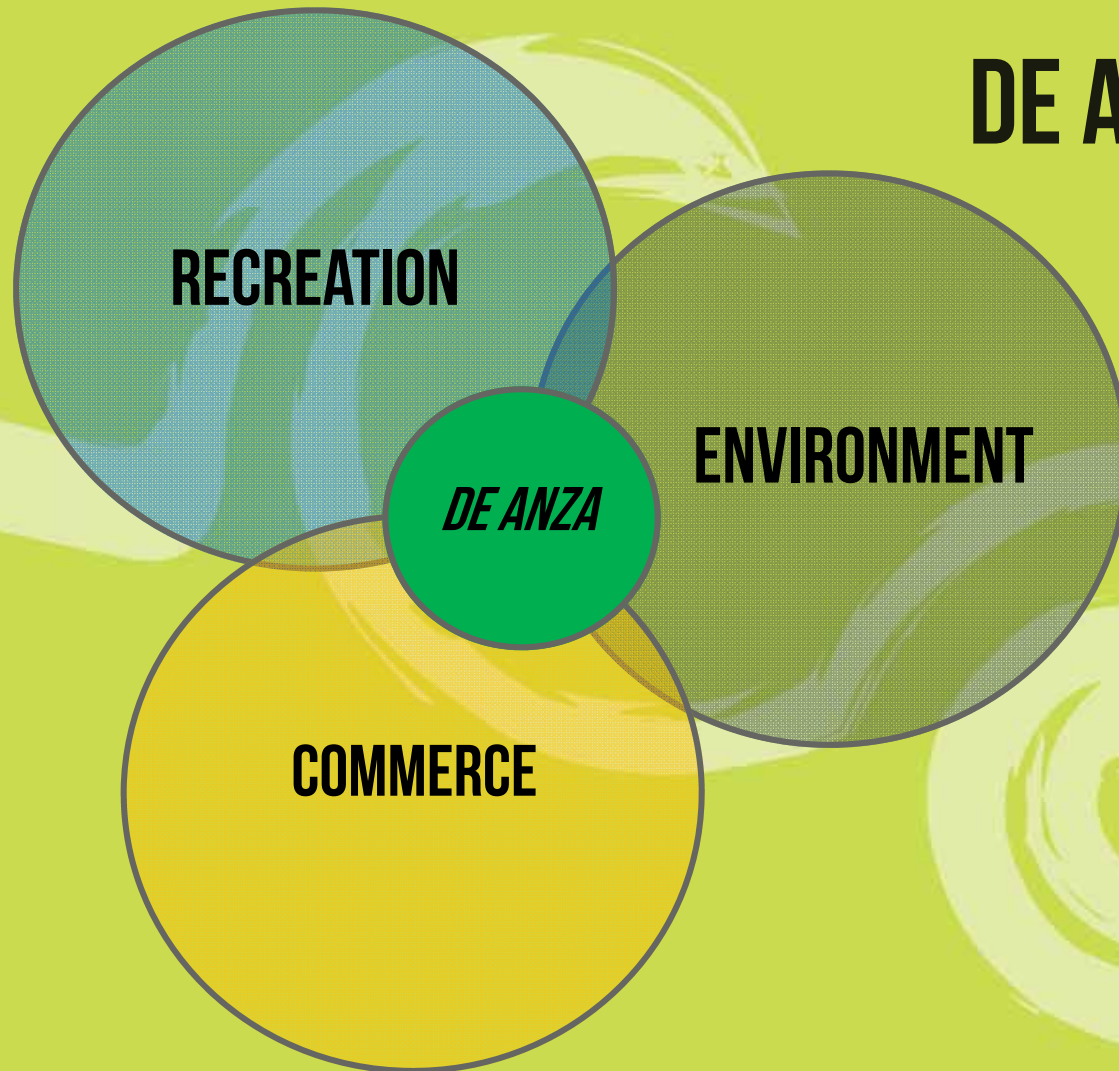
California Coastal Commission Policy Guidance

- Median Sea Level Rise Projections
 - 2050 – 0.93 feet
 - 2100 – 3.05 feet
- Upper Sea Level Rise Projections
 - 2050 – 2.0 feet
 - 2100 – 5.46 feet
- Requires useful life expectancy for any proposed structures-raised grade elevations
- Additional National Flood Insurance Program Requirements



CASE STUDIES

DE ANZA CASE STUDIES



**PROJECT EXAMPLES THAT
BALANCE:
RECREATION
COMMERCE
ENVIRONMENT**



**TULSA
RIVERFRONT
PARK**

Tulsa Oklahoma, Michael Van Valkenburg Associates
Landscape Architects / Design Professionals









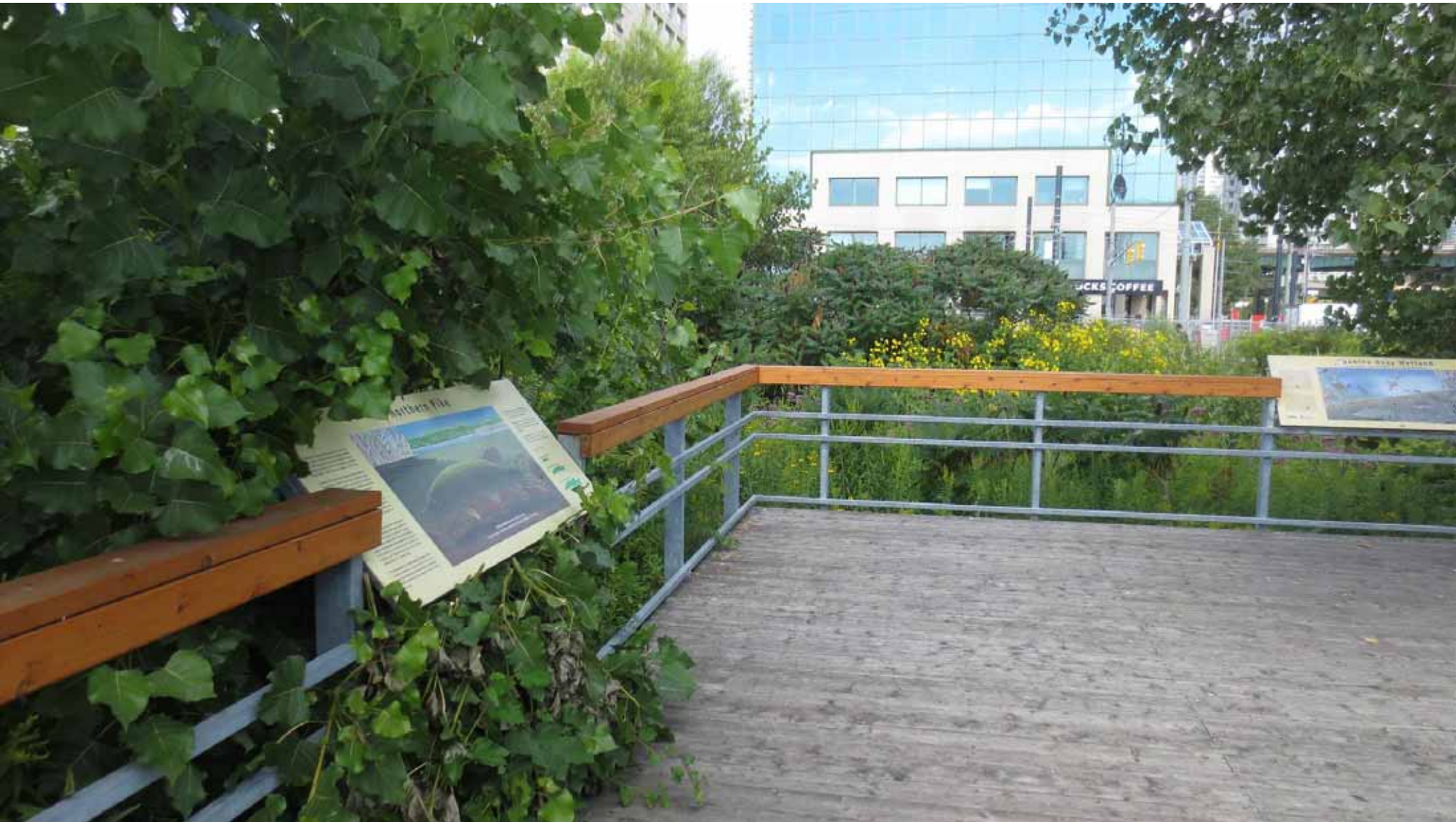


**TORONTO
WATERFRONT
PARK**

Toronto, Ontario Canada, West 8 / DTAH
Landscape Architects / Design Professionals











**GOVERNORS
ISLAND**

New York City, NY, West 8
Landscape Architects / Design Professionals







**PIGGYBACK
YARD**

Mia Lehrer & Associates, Piggyback Yard
Collaborative Team, Friends of the LA River



Piggyback
Yard

Downtown L.A.



Art Park

Sports Field

Multi Purpose Field

Meadow

Mixed Use Urban

UNION STATION
TRANSIT DISTRICT
(PROPOSED)

5. RAIL PROMONTORY
RAIL MUSEUM
RIVER HOUSING

4. BREWERY EXPANSION
ARTIST WORKSPACE
CONTEMPORARY ART MUSEUM

3. PARK CAMPUS
RESEARCH & LAB FACILITIES
ACADEMIC SPACE
STUDENT & FACULTY HOUSING

2. URBAN VILLAGE
COMMUNITY AMENITIES
MIXED-USE HOUSING
TRANSIT ORIENTED

1. CULTURAL JUNCTION
RIVER HERITAGE MUSEUM
EAST L.A. COMMUNITY ANNEX







HUNTER'S POINT PARK

New York City, NY, Weiss Manfredi, Thomas Balsley Associates
Landscape Architects / Design Professionals













An aerial photograph showing the Bolsa Chica wetlands in Huntington Beach, California. The image features a large, dark blue body of water in the center, surrounded by a complex network of levees and canals. To the left, a sandy beach is visible with waves breaking. To the right, there are various wetland habitats, including mudflats and salt ponds, some of which are filled with water. The surrounding urban area is visible in the background.

BOLSA CHICA

Huntington Beach, CA
Bolsa Chica Conservancy

BOLSA CHICA LOWLANDS RESTORATION PROJECT

-  Visual Overlook
-  Existing Interpretive Overlook
-  Shoreline Access
-  Public Parking









**PRESIDIO
PARK**

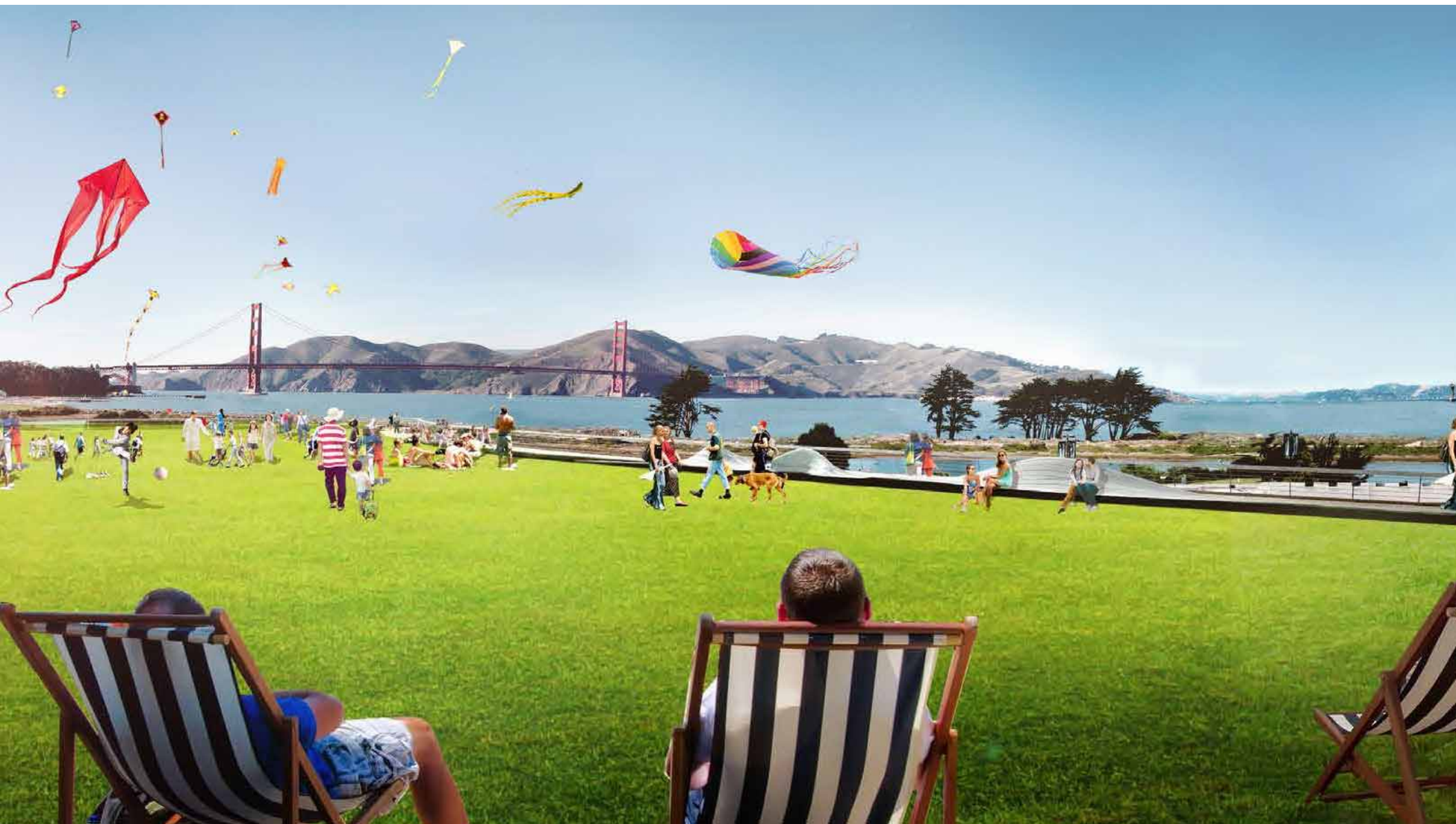
San Francisco, CA, James Corner
Field Operations, Landscape Architects















**MAGGIE
DALEY PARK**

Chicago IL, Michael Van Valkenburgh Associates
Landscape Architects









GUEST HOUSING





Asilomar Conference Grounds, Monterey CA





Kiawah Island Golf Resort



GOLF

Newport Coast Golf Course



Pacific Grove Golf Course



Top Golf Driving Range



PROGRAM PRIORITIES AND DESIGN ACTIVITY

Preliminary Program Suggestions during public and committee input, for prioritization exercise

IDEAS

- 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
- Community garden
- Sports fields
- Sandy beaches / swimming in bay
- Grass or sand volleyball
- Games such as bocce / horseshoes
- Promenade
- Safely accommodate walking, running and bicycling activities
- Accommodate non-motorized water recreation
- Skateboard park
- Facilities to accommodate fishing
- Facilities to promote Ecotourism
- Day use RV parking
- Boat ramp and trailer parking
- Performance venue or amphitheater
- Golf course
- Tennis facility
- Restaurant
- Vendor leasing for creative activities such as climbing or creative play
- Food vendor(s)
- Retail concessions (Snacks / convenience) vendor(s)
- Boat slips
- Public competitive size swimming pool/aquatic center
- Non-motorized water recreation rentals