



DE ANZA Revitalization Plan

An Amendment to the Mission Bay Park Master Plan

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

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

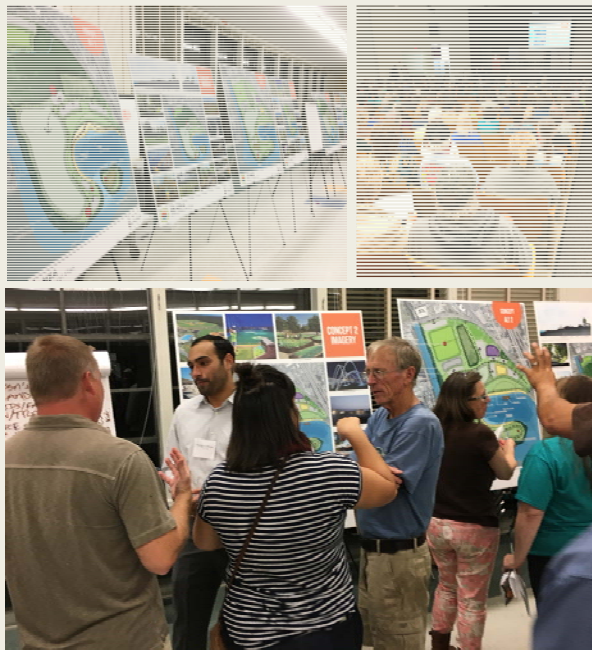
SUMMARY OF PUBLIC INPUT ON THE THREE DRAFT ALTERNATIVES

DRAFT CONCEPT ALTERNATIVES, NOVEMBER 7, 2016



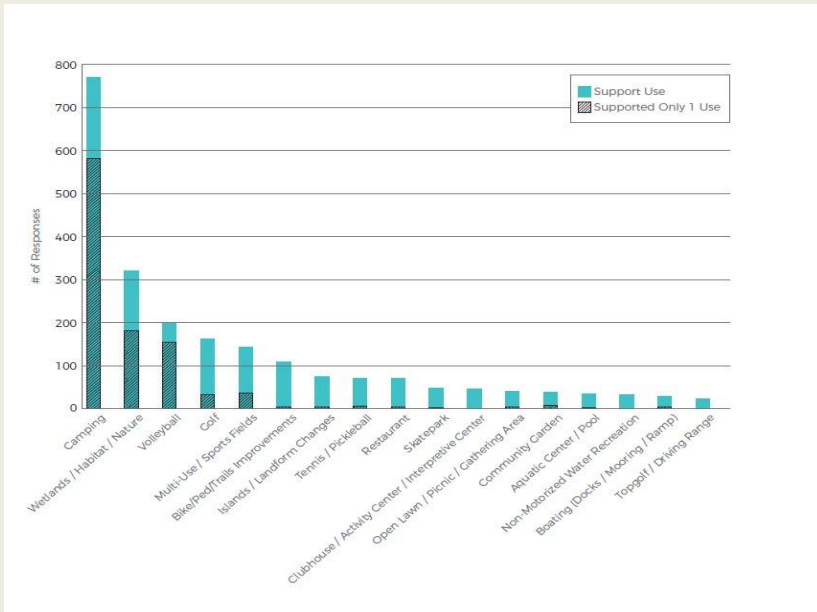
Summary of input

- 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

APPROACH FOR REFINED CONCEPT ALTERNATIVES

Project
overview

- 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

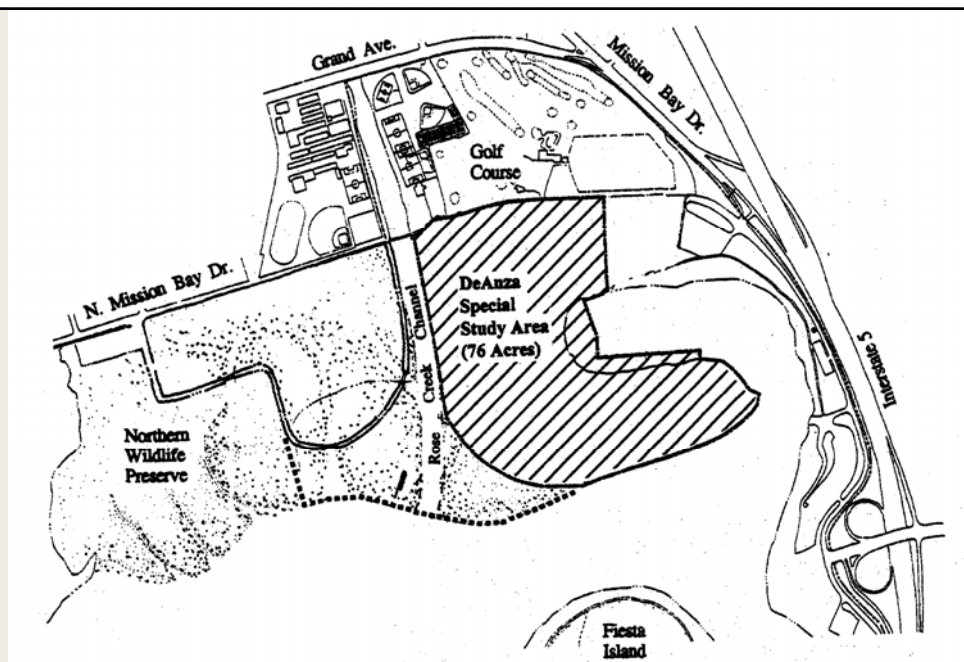
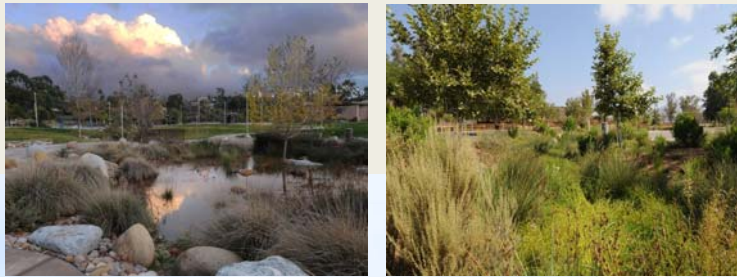


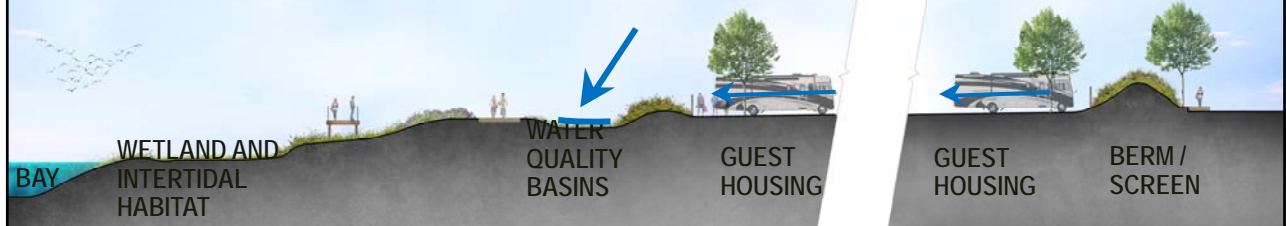
Figure 14 Mission Bay Master Plan



Water Quality Strategies Proposed on Both Alternatives



Water Quality Basins capture contaminated Stormwater



Section Looking North at Guest Housing





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



Existing Conditions



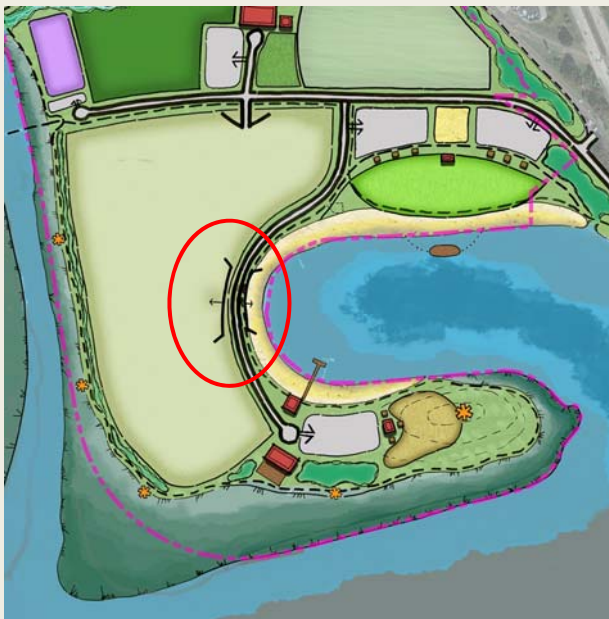
Proposed Improvements



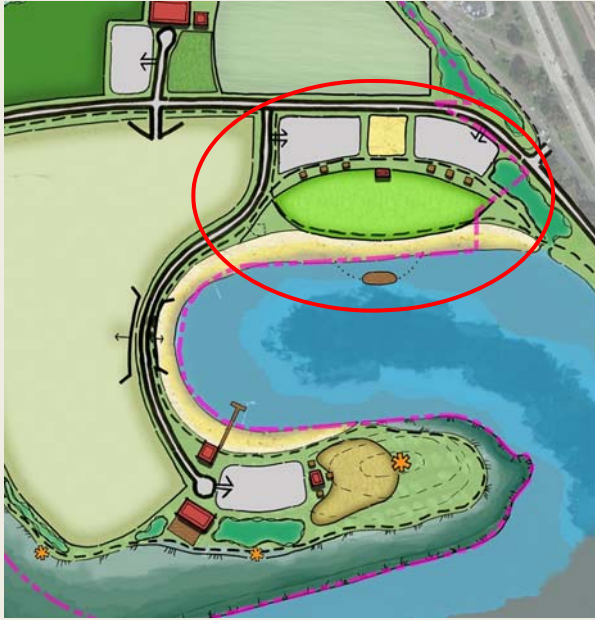
Guest Housing (approximately 40 acres)



Pedestrian Underpass connecting beach to Guest Housing



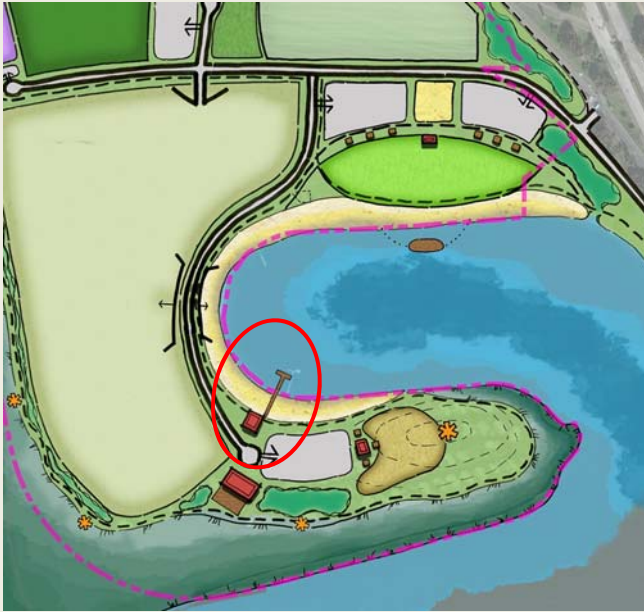
Open Green, Snack Shack/Restroom, Picnic Shelters, Sand Volleyball, Parking, and Expanded Beach



Restaurant or Restaurant Cluster



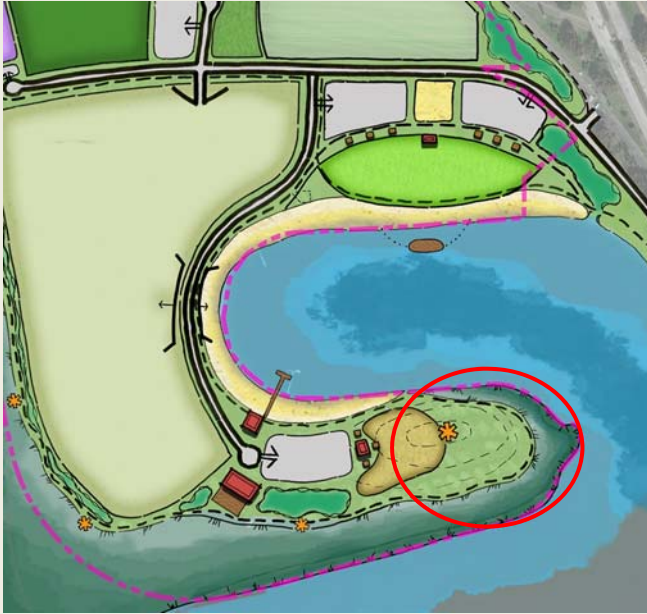
Non-motorized Boat Rentals and Docking Pier



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



Natural Recreation Area with Iconic Overlook



ALTERNATIVE 2



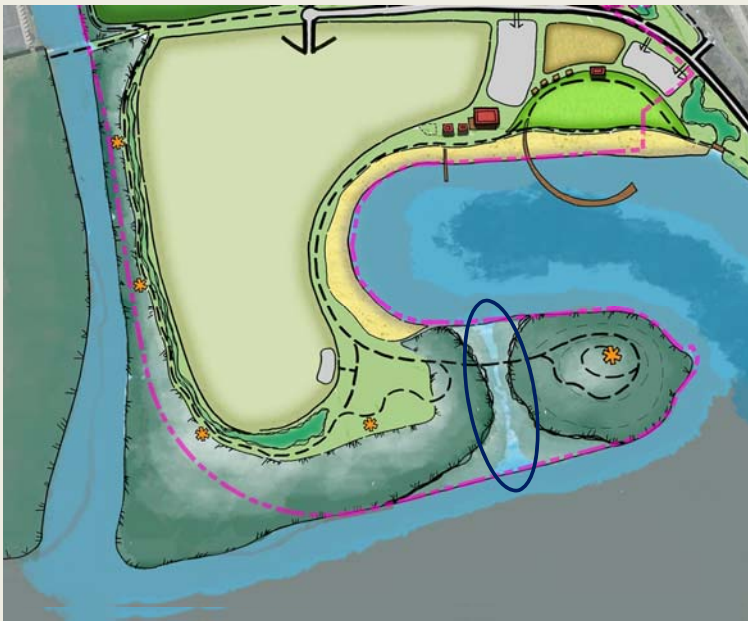
ALTERNATIVE 2 REVISED NORTHERN LAND USE



Approx. 38 Acres



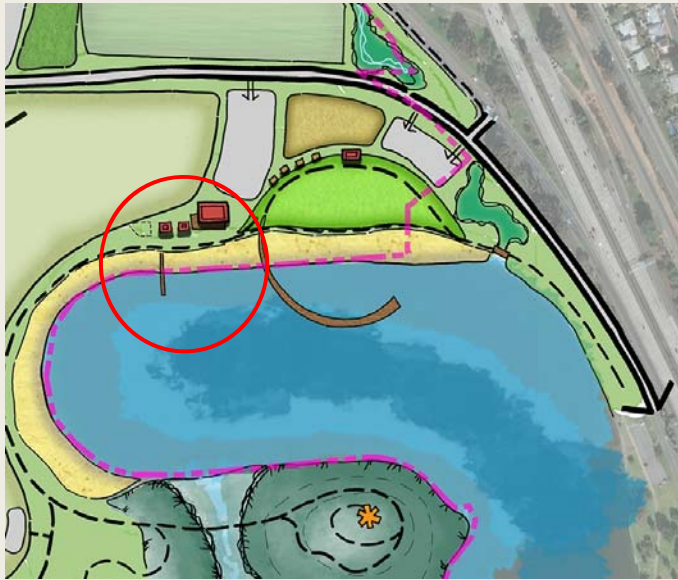
Natural Recreation and Habitat with Pedestrian/Bicycle Boardwalk/Trail, Elevated Walks and Overlooks



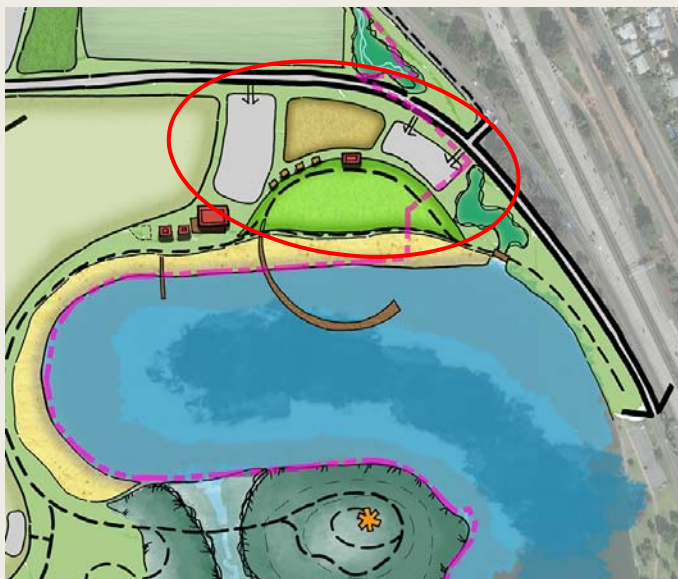
Guest Housing (approximately 40 acres) with Disabled Parking for access to Trails and Overlooks



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



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





Public Input on Two Concept Alternatives

Input Received June through July, 2017

- In Person
- Emails
- Letters

Summary of Key Points:

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

DeAnza Ad Hoc Committee Recommendations

Workshop and Discussion on June 29, 2017

Preference for Alternative 2

Summary of Key Points:

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



California Environmental Quality Act (CEQA)

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

Preparation of an Environmental Impact Report (EIR)

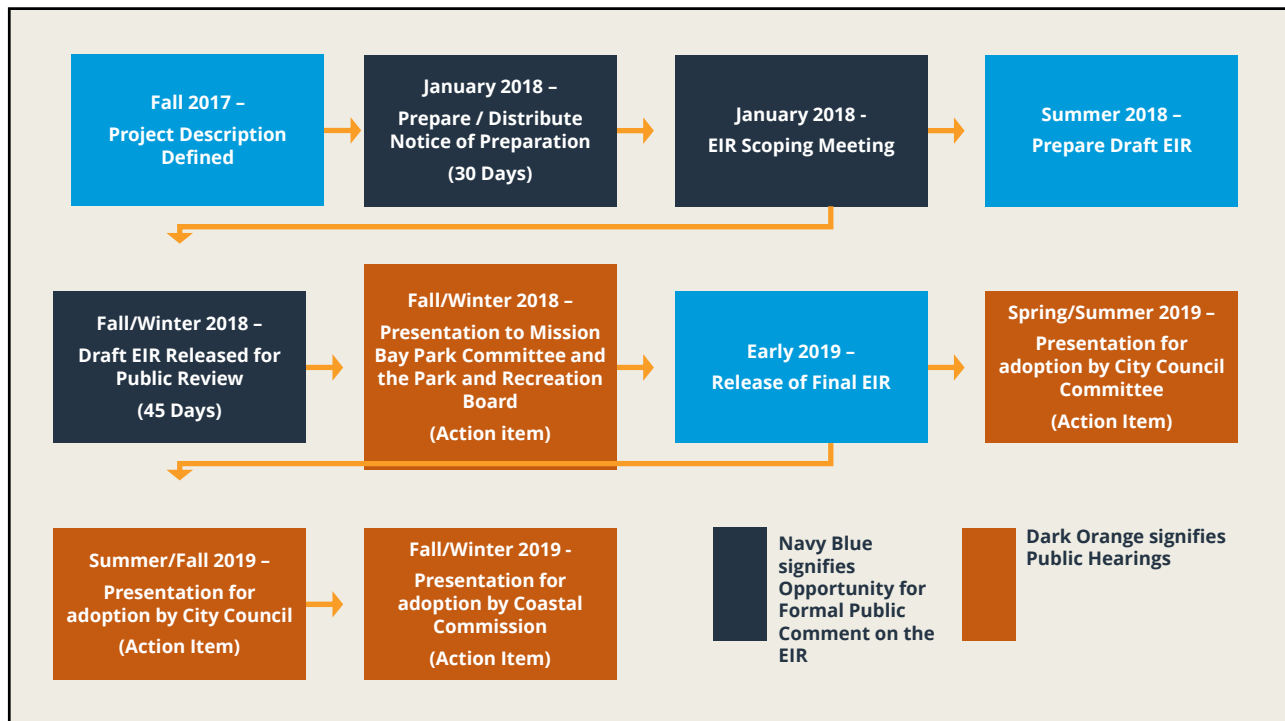
- Analyze potential impacts and mitigation measures
- Analyze cumulative impacts and alternatives to the proposed project

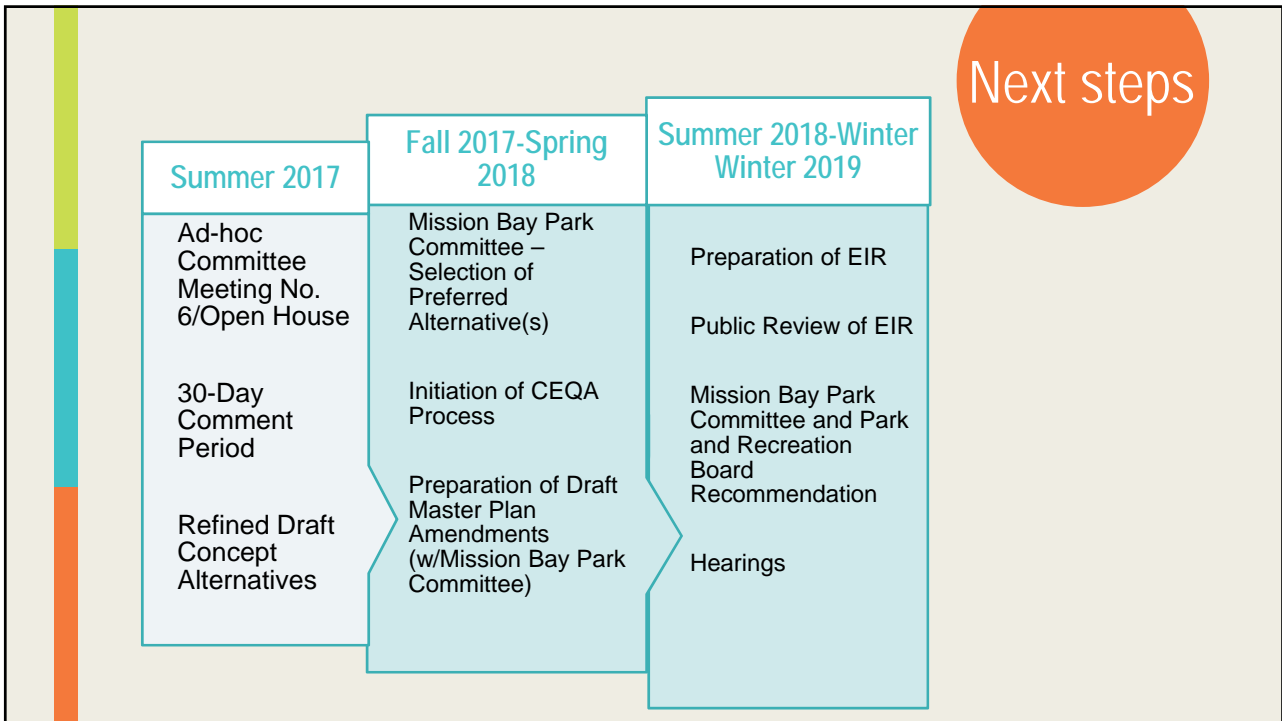
Environmental Review Process

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







ALTERNATIVE 1

ALTERNATIVE 2
REV NORTH