



# REPORT

## THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

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DATE ISSUED: November 7, 2017

REPORT NO. 202

ATTENTION: Park and Recreation Board  
Agenda of November 16, 2017

SUBJECT: De Anza Revitalization Plan

### SUMMARY

THIS IS AN INFORMATIONAL ITEM ONLY; NO ACTION IS REQUIRED.

### 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 DeAnza**

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), skatepark, 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. City response is to include 0.6 approximate acres of sand volleyball in Alternative 1. Additionally, Mission Bay is a regional park with volleyball courts located at South Mission Beach and an additional facility area planned for 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.

Respectfully submitted,

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Alyssa Muto  
Deputy Director, Planning Department

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Prepared by: Robin Shifflet  
DPM III, Planning Department

(RS/rs)

- 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

cc: Herman Parker, Director, Park and Recreation Department  
Jeff Murphy, Director, Planning Department  
Andy Field, Assistant Director, Park and Recreation Department  
Robin Shifflet, Development Project Manager III, Planning Department  
Jim Winter, Project Officer II, Park and Recreation Department  
Liezl Mangonon, Deputy Chief of Staff, Council District 2

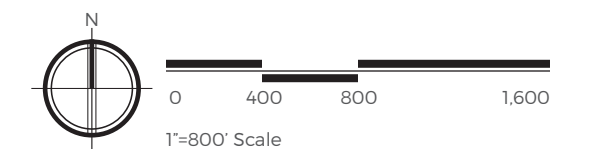


## Attachment 1- Project Area

### LEGEND

 Plan Area

Source: GoogleEarth 2015







**Concept Alternative 1** reconfigures the landform of De Anza to create a new island at the “toe” of the boot and includes:



- 1** Redefined **multi-purpose fields** / sports park with 4 backstops and 2 adult soccer fields (approx. 11 acres)
- 2** New relocated **tennis** facilities (approx. 8 courts and clubhouse)
- 3** Modified **golf course** with driving range and new clubhouse with restaurant (approx. 48 acres)
- 4** Barranca waterway within the golf course to carry and clean offsite drainage
- 5** Open **active lawn** area for picnicking, play, and special events
- 6** **Community garden**
- 7** Improved **beach and swimming** areas with new swim pier
- 8** An “adventure island” - naturalized recreation and play activities with **play structures**, snack vendor and restroom, and restored habitat and trails
- 9** Restored inter-tidal salt marsh, transitional, and upland **habitat areas**
- 10** **Guest housing** area - **RV camping**, cabins, or other similar uses (approx. 35 acres)
- 11** **Restaurant**/restaurant cluster with southwestern bay views
- 12** Non-motorized **rentals and docking** pier
- 13** Continuous **bike/pedestrian boardwalk** around the perimeter of the site
- 14** Sculptural **pedestrian** (and emergency vehicle) **pathway** - extending from the central roadway over a bridge to an overlook on the “adventure island” feature

**Other Features**

- **Habitat restoration**, bioretention terraces, and other sea-level rise and **water quality** improvement measures
- Interpretive environmental **education** and **birding** overlooks
- Additional **park amenities** - picnic shade structures, benches, fitness equipment, restrooms, and other similar features
- Improved **vehicle circulation** and new **parking** clusters

**Concept Alternative 2** maintains the landform of the existing site and includes:



- 1 Expanded **multi-purpose fields** / sports park with improved parking and circulation, 4 backstops and approximately 6 soccer fields (approx 19 acres)
  - 2 **Skatepark**
  - 3 New relocated **tennis** facilities
  - 4 **Golf practice area**, driving range, or commercial vendor such as Topgolf® (approx. 14 acres)
  - 5 Open **active lawn** for picnicking, play, and special events
  - 6 **Community garden**
  - 7 Improved **beach and swimming** areas with new swim platform
  - 8 Adventure play ridge - naturalized recreation and play activities with **play structures**, restored habitat, and/or trails, snack vendor
  - 9 Restored inter-tidal salt marsh, transitional, and upland **habitat areas** predominantly along the western and southern perimeter
  - 10 Native trails with **upland habitat**
  - 11 **Restaurant** or restaurant cluster with southwestern bay views and “Fireworks Hill” lawn
  - 12 **Guest housing** area - **RV camping**, cabins, or other similar uses (approx. 27 acres)
  - 13 **Sand volleyball** facilities
  - 14 Non-motorized **rentals** and arc shaped **docking** pier
  - 15 Continuous **bike/pedestrian boardwalk** around the perimeter of the site
- Other Features**
- **Habitat restoration**, bioretention terraces, and other sea-level rise and water quality improvement measures
  - Interpretive environmental **education** and **birding** overlooks
  - Additional **park amenities** - picnic shade structures, benches, fitness equipment, restrooms, and other similar features
  - Improved **vehicle circulation** to uses, **parking** clusters, and loop road at the point



**Concept Alternative 3** reconfigures the landform of De Anza to create new islands, improved water flow, and includes:



- 1 Extended existing **multi-purpose fields** (approx. 11 acres)
- 2 New relocated **tennis** facilities (approx. 8 courts and clubhouse)
- 3 Expanded **golf course** with a driving range and a new clubhouse (approx. 55 acres)
- 4 Open **active lawn** area for picnicking, play, and special events
- 5 Improved **beach and swimming** areas
- 6 **Adventure Play area** - naturalized recreation and play activities
- 7 Restored inter-tidal salt marsh, transitional, and upland **habitat areas**
- 8 **Guest housing** area - **RV camping**, cabins, or other similar uses (40 acres)
- 9 **Sand volleyball facilities**
- 10 Non-motorized **rentals and docking** pier
- 11 **Restaurant**/restaurant cluster "Restaurant Island"
- 12 **Elevated boardwalk** with views and interpretive education, over the habitat island
- 13 Continuous **bike/pedestrian boardwalk** around the perimeter of the site

**Other Features**

- **Habitat restoration**, bioretention terraces, and other sea-level rise and **water quality** improvement measures
- Improved **vehicle circulation** and new **parking** clusters
- Additional **park amenities** - picnic shade structures, benches, fitness equipment, restrooms, and other similar features

# SUMMARY OF SUPPORT AND OPPOSITION TO SPECIFIC USES

Overall, camping was the most frequently supported use, with 770 responses (45.3% of total responses) indicated support for camping. Wetlands/habitat/nature (18.9% of total responses), volleyball (11.8% of total responses), golf (9.5% of total responses), multi-use / sports fields (8.5% of total responses), and bicycle and pedestrian improvements (6.4% of total responses) were also among the most frequently supported uses.

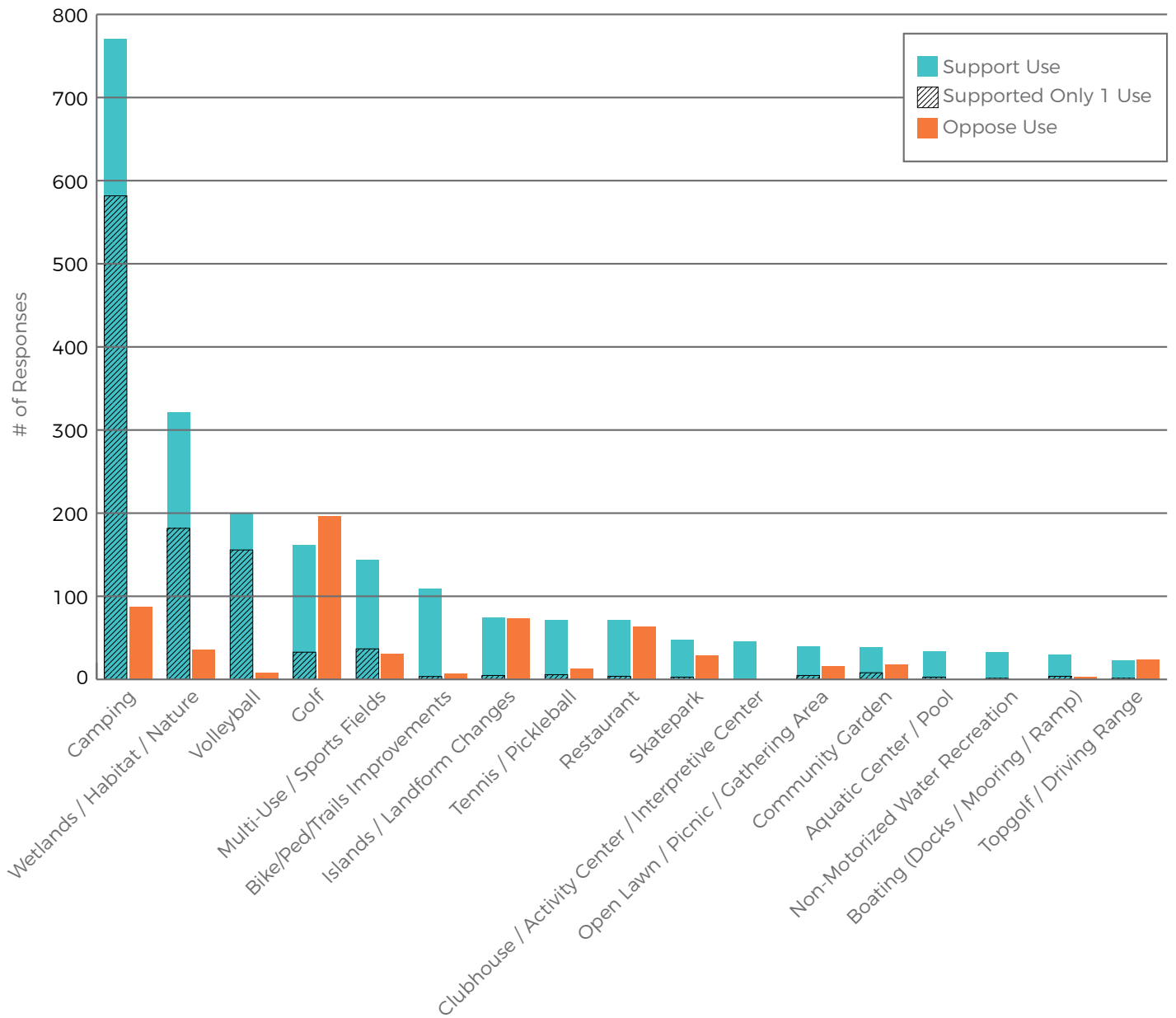
Golf was the most frequently opposed use, with a total of 196 responses (11.8% of total responses), slightly more than the number that supported it. Other uses that were frequently opposed include: camping (5.1% of total responses), islands (4.3% of total responses), and restaurant (3.7% of total responses).

Although, camping and wetlands/habitat/nature were the uses that were most frequently commented on, 48.6% of the participants neither supported or opposed Camping and 79% neither supported or opposed wetlands/habitat/nature. In addition, many of the responses that were provided expressed support for only one specific use, rather than addressing multiple uses. Figure 5 shows the overall support of specific uses and the portion of that support that was only for that one use. This indicates that stakeholders were interested in how a specific issue would be affected. Although all of the responses were analyzed for supporting only one single use included in the Draft Concept Alternatives, camping, wetlands/habitat/nature, and volleyball showed the most frequent support for only a single use.

- » **Camping:** 582 responses indicated support for camping but did not support any other uses (75% of all responses that supported Camping).
- » **Wetlands/Habitat/Nature:** 182 responses indicated support for wetlands/nature/habitat but did not support any other uses (51% of all responses that supported wetlands/habitat/nature).
- » **Volleyball:** 156 responses indicated support for volleyball but did not support any other uses (76% of all response that supported volleyball).



**Figure 5. Overall Support of Specific Uses**





**Table 11. Overall Support of Specific Uses**

TYPE OF USE SUPPORTED	SUPPORT		OPPOSE	
	#	% OF ALL	#	% OF ALL
Camping	770	45.3%	87	5.1%
Wetland	321	18.9%	36	2.1%
Volleyball	200	11.8%	8	0.5%
Golf	162	9.5%	196	11.5%
Multi-Use / Sports Fields	144	8.5%	31	1.8%
Bike / Ped	109	6.4%	7	0.4%
Islands	74	4.4%	73	4.3%
Tennis / Pickleball	71	4.2%	13	0.8%
Restaurant	71	4.2%	63	3.7%
Skatepark	48	2.8%	29	1.7%
Clubhouse / Activity / Interpretive Center	46	2.7%	0	0.0%
Open Lawn / Picnic / Gathering	40	2.4%	16	0.9%
Community Garden	39	2.3%	18	1.1%
Aquatic Center / Pool	34	2.0%	0	0.0%
Non-Motorized Water Recreation	33	1.9%	0	0.0%
Boating (Docks/Mooring/Ramp)	30	1.8%	3	0.2%
Topgolf	23	1.4%	24	1.4%

\* Based on total input received from online, email/letters, and comment cards.

## SUMMARY OF KEY THEMES FOR SPECIFIC USES

### **Strong support for Campland and a desire to see it remain where it is.**

- » Many comments supporting Campland dismissed all the Concept Alternatives and the planning process, but many also identified Concept 3 (and fewer Concept 1) as the best Concept Alternative of the options provided.
- » Many people suggested that the Concept Alternatives could be improved by:
  - Making the camping area larger.
  - Proving direct beach access.
  - Controlling traffic from outside to allow people to safely ride bikes and walk.
- » Commenters from the City of San Diego, the Southern California region, and beyond all shared stories about the family friendly nature of Campland and their long tradition of visiting Campland.
- » Belief that Campland generates significant economic benefit to surrounding businesses from tourism.

### **Support for more habitat restoration and the creation of wetlands, as well as the need for improved coordination with the San Diego Audubon Society's ReWild Mission Bay planning process.**

- » Comments stated that the plans failed to provide an adequate amount of native habitat and wetlands restoration.
- » Concerns that the Concept Alternatives only provided a buffer of wetlands that would not provide sufficient habitat for wildlife and that would likely be encroached upon by surrounding human uses and from sea-level rise.
- » The Draft Concept Alternatives fail to meet the recommendations in the Mission Bay Park Master Plan, in particular they lack a balance between human and natural uses within the De Anza SSA and throughout Mission Bay.
- » Some Comments also suggested that the Concept Alternatives would not improve water quality in Mission Bay.

### **Support for sand volleyball.**

- » Many cited the popularity and lack of available sand volleyball courts in the area.
- » Strong interest in youth participation in sand volleyball.
- » Desire to cultivate a community that supports the growth of sand volleyball by creating a state-of-the-art 20 court facility.

### **Strong support for retaining the existing golf course and making enhancements, while others suggested that it was not the best use of the land.**

- » Many golfers supported the expansion of the course and were excited by possible improvements to the course, clubhouse, and other facilities.
- » Nearly all golfers were opposed to the removal of a golf course and replacement with a substitute facility.
- » Recognition that golf serves many different age groups; that Mission Bay Golf Course is a unique, affordable, and approachable golf course; and that golf is compatible and mutually beneficial to surrounding natural uses.
- » Many people noted that the golf course had a low density of users, may not be financially viable, and that it used a lot of precious water.

### **Strong support for multi-use sports fields (soccer, baseball, softball).**

- » Youth sports fields received frequent support because of the lack of availability of fields in the area and because the fields could serve multiple purposes. Youth sports fields provide a strong connection to the surrounding community.

### **Strong support for bicycle and pedestrian improvements.**

- » Being able to enjoy Mission Bay without a car received a lot of support and many people expressed a desire to bike and walk along the shoreline.
- » Some responses emphasized the importance of enhancing connections to the surrounding areas including the surrounding neighborhoods across Grand Avenue and being able to get to the future Mid-Coast Trolley Stop.
- » Trails and boardwalks were also supported by many who wanted to be able to access and enjoy any new natural or habitat areas. However, others expressed concerns about potential impacts from human recreation.



**Mixed support for the creation of new islands.**

- » Appreciation and support for the potential benefit of islands, including improved water quality and creating an iconic destination.
- » Overall concern that the islands would be costly and could delay completion of the De Anza Revitalization Plan.
- » Support for the habitat island as a place for wildlife observation that was predominately reserved as a natural place.
- » Responses were interested in and supported the idea of a restaurant, but many were opposed to it being located on the island. In particular, many responses were concerned about the parking lot and the bridge that would be required to provide access.

**Strong support for tennis facilities.**

- » Tennis received some comments in support, with people suggesting that improvements to the location and design of the facility would go along way.
- » Locating the tennis courts near the freeway was undesirable.

**Some support for open lawn, picnic and gathering areas.**

- » Many people expressed their support for unprogrammed grass areas that could be used for different purposes.
- » Multiple responses valued the open areas as an essential part of Mission Bay and an opportunity for people who don't have a yard to be outside.

**Some support for an aquatic center / pool.**

- » People were interested in being able to have a place to swim and supported an aquatic center that would serve the surrounding community as well as Mission Bay High School.

**Strong support for non-motorized water recreation and boating (docks/mooring/ramp).**

- » People were interested in accessing the water and having a safe place to recreate.
- » Many people felt that kayaking, stand-up paddle boarding, and other non-motorized water recreation opportunities should have a protected place to recreate.
- » Other people were interested in being able to launch and dock a boat to have access to and from land in the areas near De Anza Cove.
- » Boat storage of different types received multiple responses.

**Mixed support for skate parks and community gardens.**

- » Many people supported inclusion of a skate park but others thought that it wouldn't be used, and that other nearby skate parks were sufficient.
- » The community gardens were supported by some, but others thought they were an unnecessary addition since their "isn't really a community there."

**Concern for circulation, access, and parking.**

- » Concern that there was not enough parking for key uses, and suggestions to keep parking free.
- » Others were concerned about dedicated land for parking, and that it would generate too much traffic.
- » Suggestions to use shuttles or create parking structures.
- » Concerns about access from Grand Avenue because of the speed and volume of existing traffic, and that other intersections and crossings would make congestion worse.
- » Strong support for multi-use paths that provide an area for biking and walking separate from vehicles.

## CONCLUSIONS

**Draft Concept Alternatives:** Of the three Draft Concept Alternatives, Draft Concept Alternative #3 received the greatest amount of support from the responses received. The support for Draft Concept Alternative #3 is largely a reflection of the strong support for Camping, since Draft Concept Alternative #3 included the largest area for camping. (302 responses that supported camping also supported Draft Concept Alternative #3, more than combined total support for all uses in Draft Concept Alternative #1 and Draft Concept Alternative #2.

**Create Your Own Alternative:** Many of the Create Your Own Alternatives included responses that changed the allocation of space between different uses and/or changed the location of different uses from what was included in the Draft Concept Alternatives. Overall, native habitat, camping, adventure play, and public access were the uses that received the most support through the Create Your Own Alternative online activity. For more detail see Page 24.

**Support of Uses:** Overall, camping 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 Page 26.

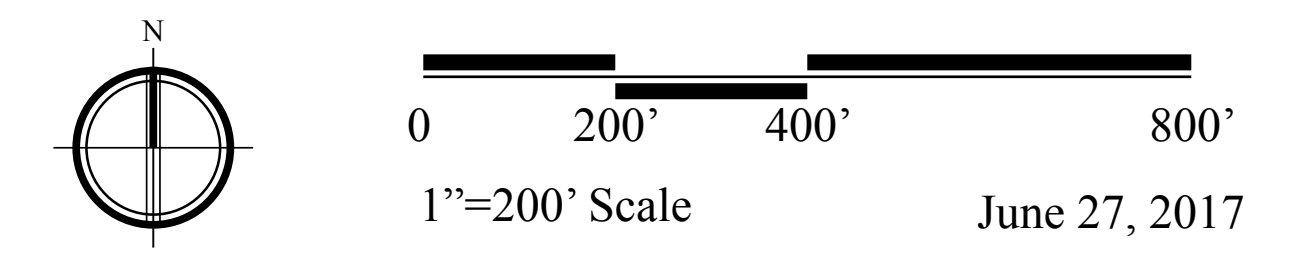
The robust and broad public engagement process allowed for a very large amount of people to provide input to help inform the De Anza Revitalization Plan. In addition to the large volume of responses, the quality of responses was important in understanding the perspective of the community and stakeholders into the De Anza Revitalization Plan. Clear themes emerged from the input, along with understanding issues and opportunities, and this input will be considered as the De Anza Revitalization Plan continues.



# ALT 1



## DE ANZA Revitalization Plan Attachment 4- Two Refined Concept Plan Alternatives





# ALT 2

## Attachment 3- Two Refined Alternatives





# City of San Diego

De Anza Revitalization Plan – An  
Amendment to the Mission Bay Park  
Master Plan and Local Coastal Program

FINAL Ad-hoc Committee Meeting No. 6  
Summary

June 29, 2017

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Prepared by:  
PlaceWorks and Katz & Associates, Inc.

## I. Introduction

The City of San Diego conducted the sixth meeting of the De Anza Revitalization Plan Ad-hoc Committee on Thursday, June 29, 2017 at Mission Bay High School on Grand Avenue. The Ad-hoc Committee met from 6 to 7 p.m. The purpose of the meeting was to provide an overview of the input received on the three Draft Concept Alternatives, present the two Refined Draft Concept Alternatives and solicit feedback regarding the Refined Draft Concept during a focused Ad-hoc Committee member discussion. In addition to the project team and Ad-hoc Committee members present (Addendum A), approximately 230 community members also attended the meeting.

Click the links below for the meeting agenda and presentation.

[Agenda](#)  
[Presentation](#)

## II. Format

The meeting was called to order by the Ad-hoc Committee Chair, Paul Robinson, at approximately 6:00 p.m and was facilitated by Robin Shifflet, City of San Diego-Planning Department, Project Manager.

After presenting the agenda, Robin Shifflet provided an overview of the meeting purpose and goals, a review of the Mission Bay Park Master Plan Goals and Guiding Principles, and a general project overview and update. Following Robin's comments, a summary of the public input received from Community Workshop #3 and online activities on the three Draft Concept Alternatives was presented by Brooke Peterson (PlaceWorks). Alyssa Muto, City of San Diego Planning Deputy Director then presented the approach used to guide developed of the Refined Draft Concept Alternatives. A detailed overview of the Refined Draft Concept Alternatives followed, provided by Glen Schmidt (Schmidt Design Group).

At the conclusion of the presentation, Robin Shifflet guided the Committee through a focused discussion on the Refined Draft Concept Alternatives regarding consistency with the Mission Bay Park Master Plan and Guiding Principles and other feedback. Ad-hoc Committee comments were captured on a flip chart by a note taker. After all members provided their comments, Committee Chair Paul Robinson recommended the Ad-hoc Committee make a motion to select one Alternative to submit to the Mission Bay Park Committee. City staff reminded the Ad-hoc Committee that a motion was not required. Ad-hoc Committee member Cindy Hedgecock made a motion to vote to submit Alternative 2 with the Ad-hoc Committee's comments as shared during the focused discussion to the Mission Bay Park Committee. The motion passed 10 – 0 with one abstention. Paul Robinson adjourned the meeting at approximately 7 p.m.

A Community Open House was hosted directly after the Ad-hoc Committee Meeting in the High School's cafeteria. Attendees had the opportunity to review the Refined Draft Concept Alternatives at information stations and ask questions directly to project team members as well as provide written comments. The Community open House took place from 7 – 8 p.m.

### III. Discussion and Input

Following the project team's presentation, Ad-hoc Committee members participated in a focused group discussion. Each Ad-hoc Committee member took a turn providing their input and answering the questions, "How do the Refined Draft Alternatives best meet the goals of the Mission Bay Park Master Plan and align with the project's Guiding Principles and feedback received from the public?" Below is a summary of the Ad-hoc Committee's comments and questions during the discussion.

#### **"Which draft alternative most closely aligns with the Guiding Principles and goals of the Mission Bay Master Plan?"**

##### **Habitat / Wetlands**

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- The habitat areas in both Alternative 1 and Alternative 2 are well designed to provide public interaction and educational opportunities (location, circulation-elevated boardwalk, etc.). The habitat area in Alternative 2 provides more interesting circulation between the island and the site. The island also provides better tidewater circulation and unique features, along with its quality natural area. Also, it is completely separated from the more active portion of the site. In Alternative 1, additional habitat could be added where the tennis courts are currently planned. The tennis courts could be relocated east of the ball fields. Additional habitat could be applied to Alternative 2 by increasing the habitat area along the golf course adjacent to Rose Creek. [D.O.]
- I like Alternative 2 better, it is more natural. [V.G.]
- There should be an educational component of the habitat area other than the overlook, people should know why it's there and have the opportunity to learn about Mission Bay. There were also good improvements addressing tidal flow. [D.W.]
- I like Alternative 2 for the tidal flow. Although I do have concerns, like what is the cost to maintain and develop the plans? What is the outlook going to look like? Will it obstruct views? [J.G.]
- I applaud the City for defining the Campland site as restored wetlands so Rose Creek connects with the Kendall Frost Marsh. Currently, wetlands only account for 2% of Mission Bay, and both alternatives will only increase wetland area to 3%. The expanded natural habitat is an improvement, but

- the City has always prioritized recreation over species and habitat preservation. But, we implore the City to reconsider its land use priorities and shortsighted view of Mission Bay, and to shift its view to habitat protection. It would be better for water quality, sea level rise and public education. We need to restore 200 acres of natural habitat today in order to provide restoration need over a meaningful planning horizon of 75 years. We understand that it is a difficult decision, as it means moving the golf course. The Mission Bay Park Master Plan was drafted in 1994 and didn't take into account sea level rise, but did include language that would make future planning flexible to new needs. We live in a new era and we need to change. We disagree with the land use decisions and can't support either alternative. Alternative 2, although, is the better faith effort to take natural habitat into account and we do support parts of Alternative 1, like the addition of the barranca. What you have tried to do here is to satisfy the most amount of people. But this is not a popularity contest. We really need to keep the highest interest of the natural habitat and the entire region a priority. [R.S-L.]
- Alternative 2 is better in terms in habitat and water quality. I would like a comparison between the data of the two alternatives to demonstrate which one is more beneficial to habitat and water quality. [C.O.]

## **Guest Housing**

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- Guest housing in both alternatives are in good locations and do not conflict with other site uses. The interior of the guest housing area will be important, especially the perimeter where it will be interacting with the habitat area. That transition will be important in the next phase of the design. [D.O.]
- The guest housing seems to have followed the public opinion and what the Ad-hoc Committee had asked for. [C.O.]
- The Kendall Frost Marsh expansion cuts into Campland, so the alternatives need to demonstrate what low-cost guest housing does to balance out the loss of Campland. [C.H.]

## **Golf Course / Practice Green / Driving Range**

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- The golf course and its amenities fit well in both alternatives. There are slight differences, but there is enough flexibility that they would work with the final location of the ball fields and tennis courts. This brings into the discussion of joint use – Mission Bay High School is adjacent to this location and they have both ball fields and tennis courts. [D.O.]
- There should be a few more picnic areas for day use. [D.W.]
- A lot of the groups I reached out to want to eliminate the golf course, but some were in favor of maintaining it. In the data you showed there was more opposition to the golf course than support. [C.O.]

## **Barranca**

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- The barranca and water quality basins are well integrated into the site and look like natural amenities – not engineered. [D.O./V.G./D.W.]

### **Parking and Circulation (Bike / Pedestrian Path & Boardwalks)**

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- Both plans have located activities that are not in conflict with each other most of the time. The circulation in both alternatives works well. However, in Alternative 1, pedestrian, bicycle, automobile circulation and parking goes deeper into the site and does come into some conflict, but that is due to the location of the restaurant. That is probably the ideal location for that restaurant, but there is a tradeoff. In Alternative 2, the location of the restaurant is not that bad and there is less intrusion in the automobile circulation. The parking area is sufficient and it doesn't seem to be taking up too much space, the ingress and egress works okay. I suggest to look into a shuttle or driverless system. [D.O.]
- But, what I like best is that parking is kept out of the primary area, in the outer boot, where there are pedestrians. However, I am concerned there is not enough handicap parking, especially for peak days. As we get older, there will be a need for increased handicap parking. Some type of reservation system or shuttle service needs to be set up for parking. Parking will not be sufficient as it is proposed, people will be driving around and around during peak times. From my experience with Balboa Park, internal parking does not work. Electric shuttles can be implemented and mitigate concerns regarding carbon emissions. [V.G.]
- Also, Alternative 2 may need more parking to accommodate the needs of small children and those with ADA issues. The possibility to use shuttles to make up for the lack of parking might raise concerns about increasing the carbon footprint. [N.M.]
- The pedestrian and bike paths in Alternative 2 provide a peaceful and natural way to enjoy the area. It also has habitat and nature recreational opportunities. I like the pedestrian underpass in Alternative 1 as it segments Campland from beach opportunities. [M.R.]
- The circulation is good. [C.O.]

### **Ball/Sports Fields**

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- Good use of community uses on the north. [D.W.]
- The tennis and ball fields are less than what was requested, and there are no soccer fields even though it was asked for. [C.O.]

### **Tennis Courts**

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- As the area is right next to natural habitat, the lighting for the tennis courts should face the inside of the road to minimize impact. [D.W.]

## Water Quality

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- Water quality should be much improved with baranca and channel in Alt. 2 [D.O.]
- Waterflow, runoff filtration, and sediment control are being addressed. [D.O./J.G./M.W.]

## Restaurants

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- Preference for the island how it is now, with no restaurant. [V.G.]
- Restaurants should be a good revenue generator [D.O]

## Open Green

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- The open green space, natural recreational area, expanded beach area, snack shack/restroom, adventure paly are and boat rentals and dock area in both alternatives work well along with the iconic boardwalk, iconic overlook and interpretive nature overlook. Additional open green spaces need to be considered in both alternatives – there’s an opportunity next to the guest housing, on the east side. In Alternative 1, the sand volleyball courts do not seem to fit where they are located, that area should be restudied. [D.O.]

## Sand Volleyball

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- Sand volleyball needs better representation. It needs 2-3 acres for 20 courts. [C.O.]

## Revenue Generation

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- Both alternatives have revenue sources to support activities: the golf course with its amenities, guest housing, boat rental, the restaurant and the snack shack. The iconic overlook could also be turned into an income source. Also, we should consider using the habitat area as an income source by leasing a portion of the area to an educational institution or research entity. Adding an amphitheater would generate income and provide a great entertainment venue. [D.O.]
- I like the non-motorized boat rentals, as that area gets “smaller” during the summer. [D.W.]
- I like how much income will come in for Alternative 1, as it might cost less than Alternative 2 due the tidal flow improvements in Alternative 2. [J.G.]
- I have concerns about the costs of Alternative 2. [N.M.]

- Alternative 2 is preferred as it does a good job addressing the comments received at the previous workshop. It has balanced uses and fiscal opportunities. [M.R.]
- The Mission Bay Park Committee is the overseer of the revenue balance of the park as a whole. So, I'm concerned about revenue generation as there will be an increase in the maintenance costs because the pedestrian walkways will generate more trash and the need for bathroom facilities. The restaurant might be able to mitigate the increase in maintenance costs. The golf course is a negative revenue source for the City as it loses money. [C.H.]
- The Mission Bay Fund Committee is concerned with revenue generating opportunities. We want to make sure that the area will be revenue neutral or generate revenue and not be a drain. [P.R.]

## Other

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- I like the idea of an amphitheater. [D.O./VG]
- The alternative is also missing a community garden, skate park and aquatic park. [C.H.]
- The alternatives are missing the iconic waterpark and public art. I think the area could be so beautiful, but I don't see the designs demonstrating more beautiful attractions. [C.O.]
- Should include a community garden [C.O.]

# Addendum A

## **Project Team Members in Attendance**

PlaceWorks – Lead Consultant

Brooke Peterson  
Scott Ashlock  
Alex Reyes  
Trevor Kennedy  
Matt Gelbman

Katz & Associates

Natalia Hentschel  
Marissa Twite  
Emily Wolfsohn

Schmidt Design Group

Glen Schmidt  
Todd Schechinger  
Lindsay DeCeault

City Staff

Robin Shifflet  
Alyssa Muto  
Herman Parker  
Craig Hooker  
Clark Taylor

## **Committee Members in Attendance**

Chris Olson	Pacific Beach Planning Group
Cindy Hedgecock	Mission Bay Park Committee
Darlene Walter	Mission Bay Park Committee
Dennis Otsuji	Parks and Recreation
Jim Greene	Mission Bay Park Committee
Madison Roberts	American Planning Association, San Diego Section
Namara Mercer	Mission Bay Lessees Association
Paul Robinson	Mission Bay Park Committee
Rebecca Schwartz Lesberg	San Diego Audubon
Vicki Granowitz	At-Large

Addendum B  
Member Comments Submitted in Hard Copy at the  
Meeting

(Dennis Otsuji / Darlene Walter)



## DRAFT CONCEPT COMMENTS

1. BOTH ALT 1 & 2 ARE BOTH WELL DESIGNED AND LAYED OUT. THEY BOTH HAVE LOCATED ACTIVITIES THAT ARE NOT IN CONFLICT WITH EACH OTHER MOST OF TIME.
2. THE CIRCULATION IN BOTH ALT 1 & 2 WORKS WELL – PEDESTRIAN, BICYCLE, AUTO. ON ALT 1 THE AUTO AND PARKING GOES DEEPER INTO THE SITE WITH SOME CONFLICT BUT THAT IS DUE TO THE LOCATION OF THE RESTAURANT. THAT IS PROBABLY THE IDEAL LOCATION FOR THAT RESTAURANT BUT THERE IS A TRADE-OFF. ON ALT 2 THE LOCATION OF THE RESTAURANT IS NOT THAT BAD AND YOU HAVE LESS INTRUSION OF THE AUTO. THE PARKING AREA ARE SUFFICIENT AND THEY DON'T SEEM TO BE TAKING UP TOO MUCH SPACE. INGRESS EGRESS WORKS O.K. NEED MORE MASSAGING . LOOK INTO SHUTTLE SYSTEM-DRIVER & DRIVERLESS.
3. THE HABIT AREA IN BOTH ALT 1 &2 ARE WELL DESIGNED TO BE ABLE TO INTERACT WITH THE PUBLIC ON ITS EDUCATIONAL VALUES (LOCATION , CIRCULATION-ELEVATED BOARDWALK, ETC). THE HABITAT AREA IN ALT 2 PROVIDES A MORE INTERESTING CIRCULATION BETWEEN THE ISLAND AND THE SITE. THE ISLAND ALSO PROVIDES A BETTER TIDEWATER CIRCULATION AND UNIQUE FEATURES ALONG WITH A QUALITY NATURAL AREA. ALSO IT IS COMPLETELY SEPARATED FROM THE MORE ACTIVE PORTION OF THE SITE. ADDITIONAL HABITAT AREA COULD BE ADDED IN ALT 1 WHERE THE TENNIS COURTS ARE LOCATED. THE TENNIS COURTS

COULD BE RELOCATED EAST OF THE BALL FIELDS. THE SAME COULD APPLIED TO ALT 2 BY INCREASING THE HABITAT AREA ALONG THE GOLF COURSE ADJACENT TO ROSE CREEK.

4. THE WATER QUALITY & BARRANCA BASINS ARE WELL INTERGRATED INTO THE SITE AND LOOK LIKE NATURAL AMENITY TO THE SITE-ITS NOT ENGINEERED.
5. THE OPEN GREEN SPACE, NATURAL RECREATIONAL AREA, EXPANDED BEACH AREA, SNACK SHACK/RESTROOM, ADVENTURE PLAY AND BOAT RENTAL & DOCK ON BOTH ALT 1 & 2 WORK WELL ALONG WITH THERE ICONIC BOARDWALK, ICONIC OVERLOOK AND INTERPRETIVE NATURE OVERLOOK. THE ONE THING THAT SHOULD BE CONSIDERED IS ADDITIONAL OPEN GREEN SPACE. THE AREA THAT IT WOULD FIT EASILY IS THE EASTERN EDGES OF THE GUEST HOUSING AREA. ON ALT 1 YOU SHOW SAND VOLLEYBALL COURTS AND IT SEEMS TO NOT FIT WHERE IT IS LOCATED. RESTUDY. SHOULD STILL CONSIDER AMPHITHEATER-ENTERTEINMENT VENUE.
6. THE GUEST HOUSING ON BOTH CONCEPT ARE LOCATED WHERE IT DOES NOT DIVIDE ANY OF THE SITE USES. THE INTERIOR DESIGN OF THE GUEST HOUSING WILL BE IMPORTANT ESPECIALLY THE PERIMETER WHERE IT WILL BE INTERACTING WITH THE HABITAT AREA. THAT TRANSITION WILL BE IMPORTANT IN THE NEXT PHASE OF THE DESIGN.

7. THE GOLF COURSE AND ITS AMENITIES(CLUB HOUSE, RESTAURANT, PRACTICE GREEN & DRIVING RANGE) FIT WELL IN BOTH ALT 1 & 2. THERE ARE SLIGHT DIFFERENCES BUT THERE IS ENOUGH FLEXI- ABILITY THAT THEY WOULD WORK WITH THE FINAL LOCATION OF THE BALL FIELDS AND TENNIS COURTS. ALSO IS THERE THAT MUCH DEMAND FOR TENNIS COURTS. AND THIS BRINGS INTO THE DISCUSSION OF JOINT USE. MISSION BAY HIGH IS ADJACENT TO THIS LOCATION AND THEY HAVE BOTH BALL FIELDS AND TENNIS COURTS. IS THAT SOMETHING THAT WE COULD STUDY?
8. LOOKING AT BOTH ALTERNATIVES FROM A REVENUE SOURCE TO SUPPORT ACTIVITIES THEY BOTH HAVE THE GOLF COURSE WITH ITS AMENITIES(RESTAURANT, DRIVING RANGE, CLUBHOUSE), GUEST HOUSING, BOAT RENTAL, SNACK SHACK AND A RESTAURANT. THE ICONIC OVERLOOK COULD ALSO TURN INTO A INCOME SOURCE . ALSO WE SHOULD CONSIDER IF THEY WOULD BE A INCOME SOURCE IN THE HABITAT AREA IN LEASING PORTION OF THE HABITAT TO A EDUCATIONAL INSTITUTION OR RESEARCH ENTITY. AND IF YOU ADD THE AMPHITHEATER BACK IN THAT WOULD GENERATE INCOME AND GREAT ENTERTAINMENT VENUE
9. THE BIGGEST DIFFERENCE BETWEEN ALT 1 & 2 IS THAT 2 IS MORE NATURAL IN IT SETTING WHICH INTERGRATES NATURALLY INTO THE HABITAT AREA.

	Alt 1	Alt 2 - Preferred	General
Provision of public recreation	good	good	public parking provisions ratio? Is this motor boat, or human power in this cove? Small area for swimming and these activities don't blend well Lighting of an area near ESHA habitat will need to be thought through;
Sustainable mgmt of resources			Educational component of habitat area other than overlook? People should know why it's there and know about Mission Bay
Operation of economically successful commercial leisure enterprises	Fountains are high energy use and expense; tunnel and elevated road - are they necessary?		Good use of community serving uses on the north
	Good use of 2 restaurant locations	Better use of restaurant locations	Has the City evaluated a proforma of revenue vs expense? Could another restaurant be sustainable?

Advance the MP concept			Feels like a destination; but still trying to be everything to everyone
Prioritize public access and connectivity	yes	yes	
Enhance public use and diversify recreational uses			Should have more picnic areas for day use.
Transit			
WQ	less	yes	
stewardship of environment	less	yes	lighted tennis courts near habitat are in conflict
Technology? / Climate change	yes	yes	What is the technology? Just loss of shoreline?
New business			Don't see very much <b>NEW</b> opportunity for leasing?

What puts this on the map?  
What makes this iconic?  
Does this serve a wide demographic?