



REPORT

THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

DATE ISSUED: April 10, 2016

REPORT NO. 201

ATTENTION: Park and Recreation Board
Agenda of May 19, 2016

SUBJECT: De Anza Revitalization Plan

SUMMARY

THIS IS AN INFORMATIONAL ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE BOARD.

BACKGROUND

The De Anza Revitalization Plan (Project) is a three-year comprehensive outreach and planning program to reimagine, repurpose, and revitalize the northeast corner of Mission Bay Park. This planning effort will include 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, and an environmental impact report (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 (see Attachment 1 - De Anza Revitalization Plan Project Area). The Project area covers 166 acres of bayfront property, approximately 76-acre of the Special Study Area (SSA) and approximately 90 acres of land north and east of the SSA. Originally the Project included only the SSA area, but it was expanded by the City so that comprehensively, opportunities to improve the quality and effectiveness of the adjacent City-owned facilities would be explored through this planning process. The Project area is described below and shown in Attachment 2 - Existing Conditions.

<i>Existing Facilities/Uses within the Plan Area</i>	<i>Area</i>
De Anza Mobile Home Park	58.1 acres
Mission Bay RV Resort	12.2 acres
De Anza Cove Park	18.8 acres
De Anza Cove Beach Area	10.0 acres
Mission Bay Golf Course	48.4 acres
Mission Bay Athletic Area/Bob McEvoy Youth Fields	10.0 acres
Mission Bay Boat and Ski Club	4.8 acres
Roadways/Landscaping	4.2 acres
Total	166.5 acres

Project Schedule

The planning effort for the De Anza Revitalization Plan will involve three phases:

- Phase 1 (Fall 2015 to Spring 2016) Project launch, identification of public outreach, development of guiding principles, evaluation of existing conditions and opportunities, leasehold analysis, public workshops, and development of the Project site program
- Phase 2 (Summer 2016 to Spring 2017) Detailed analysis of key constraints and opportunities for the site, preparation of conceptual Project plan alternatives, public input from the community and decision makers on the alternatives, refinement of the concept alternatives into a preferred plan, preparation of an economic feasibility analysis, draft amendments to the Mission Bay Park Master Plan and the preparation of the EIR technical studies.
- Phase 3 (Summer 2017 to June 2018) Final draft of the amendment to the Mission Bay Park Master Plan, completion of the EIR for public review, response to comments and preparation of Final EIR, and the approval process through the park advisory boards, Council Committee, City Council, and the Coastal Commission.

Project Public Outreach

The planning process is guided by broad city-wide outreach and public participation program. A variety of online and in-person outreach activities are 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 the public outreach on this Project. In addition, a Technical Working Group, composed of senior staff from the Parks and Recreation Department, Real Estate Assets Division, and the Planning Department was formed and has met to provide background and context, input on priorities, goals and objectives for the project, and

feedback at each major point in the process. Below is a list of the public outreach meetings and the Technical Working Group meetings to date:

Meetings	
11-4-15	Kick-off Meeting with Technical Working Group and Placeworks Consultant
11-20-15	Site Visit with Consultant and Technical Working Group
11-20-15	Technical Working Group Meeting #1- Public Involvement Plan
12-1-15 and 12-3-15	Stakeholder Interviews
12-9-15	Ad-hoc Committee Meeting #1 Project Visioning and Public Involvement Plan
1-23-16	Pop-up Outreach at Mission Bay Park
1-28-16	Public Workshop #1 Project Introduction and Overview of the Mission Bay Park Master Plan
2-10-16	Ad-hoc Committee Meeting #2 Overview of the Park Master Plan and Development of Guiding Principles
2-25-16	Leasehold Analysis Meeting with Technical Working Group
2-29-16	Site Visit with Ad-hoc Committee
3-9-16	Ad-hoc Committee Meeting #3 Issues/Constraints and Opportunities Part I
4-13-16	Opportunities and Constraints Meeting with Technical Working Group
4-14-16	Ad Hoc Committee Meeting #4 Issues/Constraints Part II/Site Program
4-27-16	Public Workshop #2 Opportunities and Constraints/Site Program
5-2-16 and 5-3-16	Design charrette with Technical Working Group

Mission Bay Park Master Plan Goals and Recommendations

The Revitalization Plan is subject to the goals and recommendations of the approved Mission Bay Park Master Plan. The Mission Bay Park Master Plan vision for the regional park includes:

“The diversity and quality of the Mission Bay park depends 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, boating concessions, wetlands, wetland-related hydraulic improvements, and paths and trails. The Master Plan specific development criteria for the SSA state:

- 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 guest housing program.
- The SSA shall not be developed to the detriment to existing/future habitat areas on or surrounding the site. Foremost in consideration should be 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.

Guiding Principles

In addition to the Master Plan goals and 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.
- 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 financial feasibility of the plan.

Existing Characteristics of the Project Site

The Project area landform is generally flat primarily composed of artificial dredge material. Elevations range from 5-15 feet above mean sea level. Vegetation is composed of non-native ornamental landscaping and canopy trees associated with the existing recreational areas. A large percentage of the project area in the SSA is paved consisting of existing roads, large parking lots and RV parking areas.

The Project site's general location and proximity to I-5 make it highly visible and an ideal location to create an iconic gateway into the Regional Park. Views of the Project from the surrounding area are noteworthy as are the views looking out to Mission Bay from within the Project area itself. The "boot" peninsula landform is the first view of Mission Bay from southbound I-5. There are limited long views for travelers heading northbound on I-5, but the Project area is highly visible and serves as an important scenic resource from East Mission Bay Drive and from the north end Fiesta Island.

Opportunities and Constraints

Mission Bay is used heavily by the local population, San Diego residents and tourists. The Project site and the De Anza 'boot' in particular, is a waterfront that many San Diegans have been waiting many years to return to public access. As such, there are a wide range of interests and desires to be considered and prioritized in this planning process. The number of proposed uses to be provided at the Project site and the amount of land available is one of the biggest constraints along with the projected future sea level rise for this area. Opportunities are abundant and include improving water quality in Mission Bay, creating additional recreational opportunities, and improved public access to the area (see Attachment 3 – Opportunities and Constraints Matrix).

Preferred Project Program

To develop the Project a Preferred Program List was developed through the Ad Hoc meetings and the initial public workshops (see Attachment 4 - Preliminary Programs Suggestions-Prioritization Exercise Counts). In addition, a variety of case studies of similar water front public parks were researched and presented to the Ad Hoc committee to rate which case studies represented their vision for the Project area. The same case studies were presented to the public at the second workshop and ranked by workshop participants based on the desired character,

form, and types of uses they envisioned for De Anza. Case studies included regional parks that provided a variety of regional recreational uses, were adjacent and enhanced natural resources including wetlands, and were economically viable. Case studies also included golf courses, guest housing, recreational vehicle facilities, and conference centers that incorporate habitat or environmentally sensitive practices. Regional park case studies include:

- Tulsa Riverfront Park, Tulsa OK
- Toronto waterfront Park, Toronto Canada
- Governors Island, New York City, NY
- Hunter's Point Park, New York City, NY
- Maggie Daley Park, Chicago, IL
- Presidio Park, San Francisco, CA
- Piggyback yard, Los Angeles, CA
- Bolsa Chica, Huntington Beach, CA

For prioritizing the Preferred Project Program the Ad Hoc committee, the workshop participants, and online participants were asked to select their top five program uses for the Project area, see Attachment 4 - Preliminary Programs Suggestions- Prioritization Exercise Counts. The top five program uses include:

- Safely accommodate walking, running and bicycling activities;
- Guest housing, including overnight RV camping
- Expand and restore native habitat, including marshland;
- Golf course; and
- Restaurant.

With this public input on the case studies and the prioritizing of the program uses, Phase Two of the project will begin with the development of design alternatives and the preferred plan for the Project.


Conclusion

In conclusion, in order to gain additional input from the Park and Recreation Board, staff would like your recommendations on the Project program suggestions and the priority of the program uses that would implement the Mission Bay Park Master Plan and the Ad Hoc Committee's Guiding Principles. Park Planning intends to return to the Park and Recreation Board this fall to present future community workshop results on design alternatives and the preferred alternative.

Respectfully submitted,



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Prepared by: Craig Hooker
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Attachments:

1. De Anza Revitalization Plan Project Area
2. Existing Conditions
3. Opportunities and Constraints Matrix
4. Preliminary Program Suggestions- Prioritization Exercise Counts

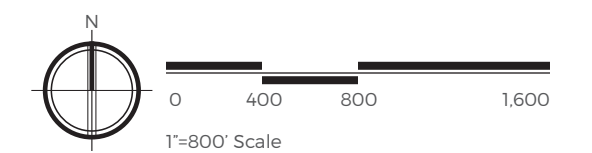
cc: Herman Parker, Director, Park and Recreation Department
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Attachment 1- Plan Area

LEGEND

 Plan Area











Source: GoogleEarth 2015



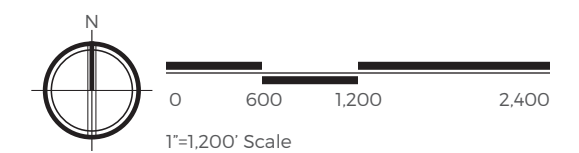
Attachment 2- Existing Conditions



LEGEND

-  Plan Area
-  Bike Path
-  Swim Area
-  No Beach Take Offs (11 am to 5 pm May-Oct)
-  No Beaching, Launching, or Anchoring
-  Open Speed Zone*
-  Parking
-  Gazebo
-  Bay Traffic Buoy
-  Lifeguard Station

*Areas outside of the Open Speed Zone are within the No Wake Zone.



Attachment 3- Opportunities and Constraints Matrix



EXISTING USE	OPPORTUNITIES	CONSTRAINTS
De Anza Cove Beach Area	<ul style="list-style-type: none"> + Improved water quality + Continuous beach around the cove 	<ul style="list-style-type: none"> + Poor water quality + Nearby stormwater outlet
De Anza Cove Park	<ul style="list-style-type: none"> + Expanded playground and other recreation activities + Upgraded/updated restrooms + Additional picnic tables/group areas + Additional trees, and other landscaping 	<ul style="list-style-type: none"> + Limited shade + Limited picnic/group areas
Mission Bay Golf Course	<ul style="list-style-type: none"> + Incorporate naturalized setting with native vegetation and link design + Reconfigure course to new 18-hole executive, reduced 9-hole course, or driving range only + Reconfigure course further to the east to reduce stormwater runoff into Rose Creek + Incorporate drought-tolerant/native landscaping + Ball field/tennis court conflicts 	<ul style="list-style-type: none"> + Needs significant facility upgrades to the clubhouse and restaurant building + Limits access/connectivity to De Anza
Mission Bay Athletic Area Bob McEvoy Youth Fields	<ul style="list-style-type: none"> + Expanded and reconfigured ballfields + Upgraded lighting and signage + New/enlarged concessions and restrooms + Additional parking + Safer access off new roadway traveling In/out of Plan area + Improved connection to the rest of De Anza and Mission Bay 	<ul style="list-style-type: none"> + Limited ballfields to accommodate demand + Conflicts with golf course + One vehicle access point directly off Grand Avenue + Severe parking deficiency + No permanent restrooms
Mission Bay Tennis Club	<ul style="list-style-type: none"> + Expanded and reconfigured courts + Stadium-style courts + Enhanced lighting + New signage + New clubhouse + Safer access off new roadway traveling In/out of Plan area + Improved connection to the rest of De Anza and Mission Bay 	<ul style="list-style-type: none"> + Limited number of courts to accommodate demand + Conflicts with adjacent golf course and ballfields + One vehicle access point directly off Grand Avenue + Parking deficiency + No permanent restrooms
RV Camping	<ul style="list-style-type: none"> + Paved Infrastructure + Existing utilities + Revenue + Limited supply + Naturalized design with reduced paved Infrastructure 	<ul style="list-style-type: none"> + Poor water quality + Low visual appeal + Pedestrian/auto conflicts + Security-crime + Privatization

PRELIMINARY PROGRAMS SUGGESTIONS - PRIORITIZATION EXERCISE COUNTS 5/2/16

Expand and restore native habitat (including marshlands)	53
Passive picnicking and recreation open space	28
Ecological visitor center with community meeting rooms	16
Large adventure play area for children (and adults)	30
Off leash dog park	9
Guest housing, such as:	14
Overnight RV camping	40
Overnight primitive camping (tents)	15
Overnight cabins or other simple structures	13
Low scale hotel / eco-lodge / conference center	8
Community garden	15
Sports fields	24
Sandy beaches / swimming in bay	20
Grass or sand volleyball	12
Games such as bocce / horseshoes	6
Promenade	8
Safely accommodate walking, running and bicycling activities	58
Accommodate non-motorized water recreation	30
Skateboard park	5
Facilities to accommodate fishing	3
Facilities to promote Ecotourism	12
Day use RV parking	8
Boat ramp and trailer parking	8
Performance venue or amphitheater	20
Golf course	48
Tennis facility	31
Restaurant	34
Vendor leasing for creative activities such as climbing or creative play	7
Food vendor(s)	9
Retail concessions (Snacks / convenience) vendor(s)	6
Boat slips	8
Public competitive size swimming pool/aquatic center	29
Non-motorized water recreation rentals	10
Write-In: Clubhouse (Joint Use)	4
Write-In: Reconstruct sewerlines around Mission Bay	3