



# **DE ANZA** Revitalization Plan

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An Amendment to the Mission Bay Park Master Plan

[DeAnzaRevitalizationPlan.com](http://DeAnzaRevitalizationPlan.com)



# 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
- Landscape Architecture – Schmidt Design Group
- Community Outreach – Katz & Associates
- Economics –BAE Urban Economics
- Transportation – STC Traffic
- Technical Team: (Biology, Sea-Level Rise, Cultural)





# **PROJECT OVERVIEW & BACKGROUND**

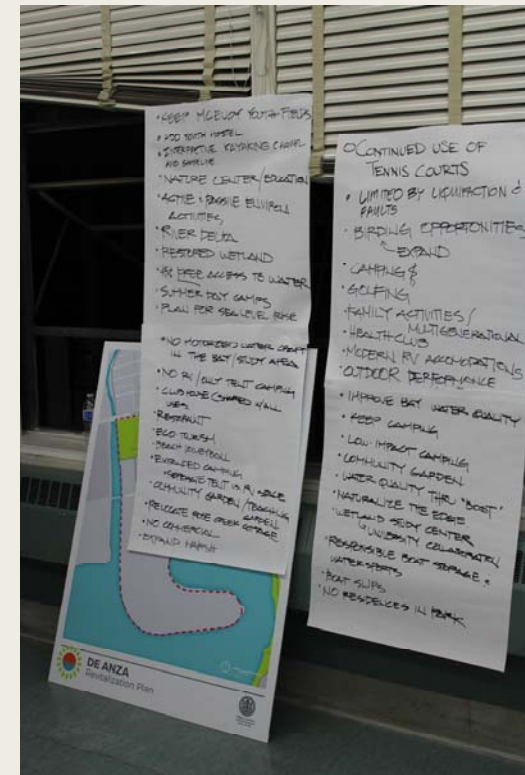


## PROJECT OVERVIEW

- 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



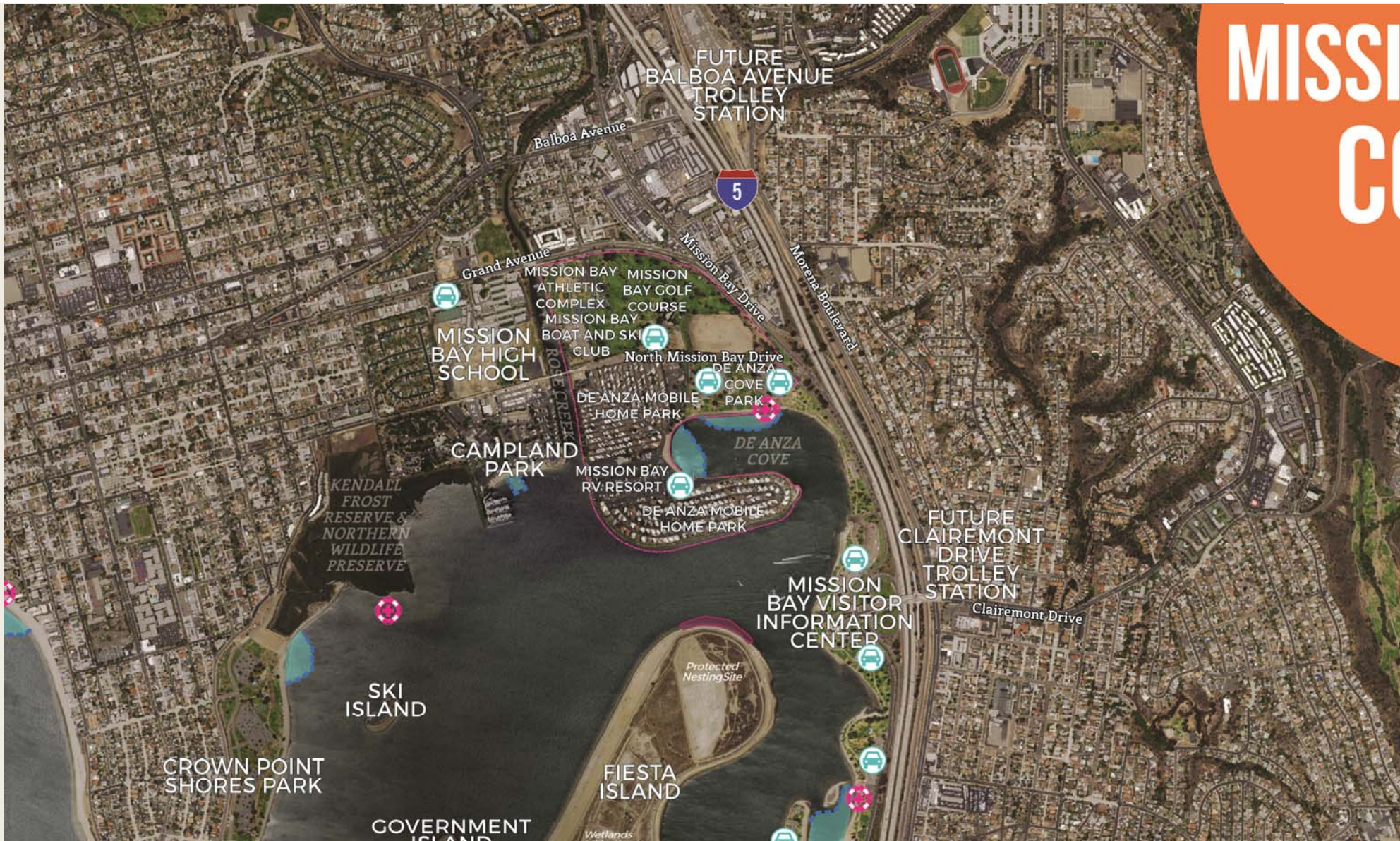
## STARTING POINT

### 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

# MISSION CO





# 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



# NATURAL RESOURCES



## LEGEND

-  Plan Area
-  Beach
-  Mud Flat
-  Rip-Rap
-  Coastal Salt Marsh
-  Open Water

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

# MOBILITY



- Constraints:
  - Limited vehicular access points
  - Poor condition/limited pedestrian/bike facilities
- Opportunities:
  - Improved operations at critical locations
  - Access and circulation options should consider potential cut through traffic or diversion with new access roads
  - Routes that improve north-south connectivity by foot and bicycle
  - Improved recreational access along the Cove

# 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



# CASE STUDIES



**TULSA  
RIVERFRONT  
PARK**

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











# HUNTER'S POINT PARK

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







**PRESIDIO  
PARK**

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







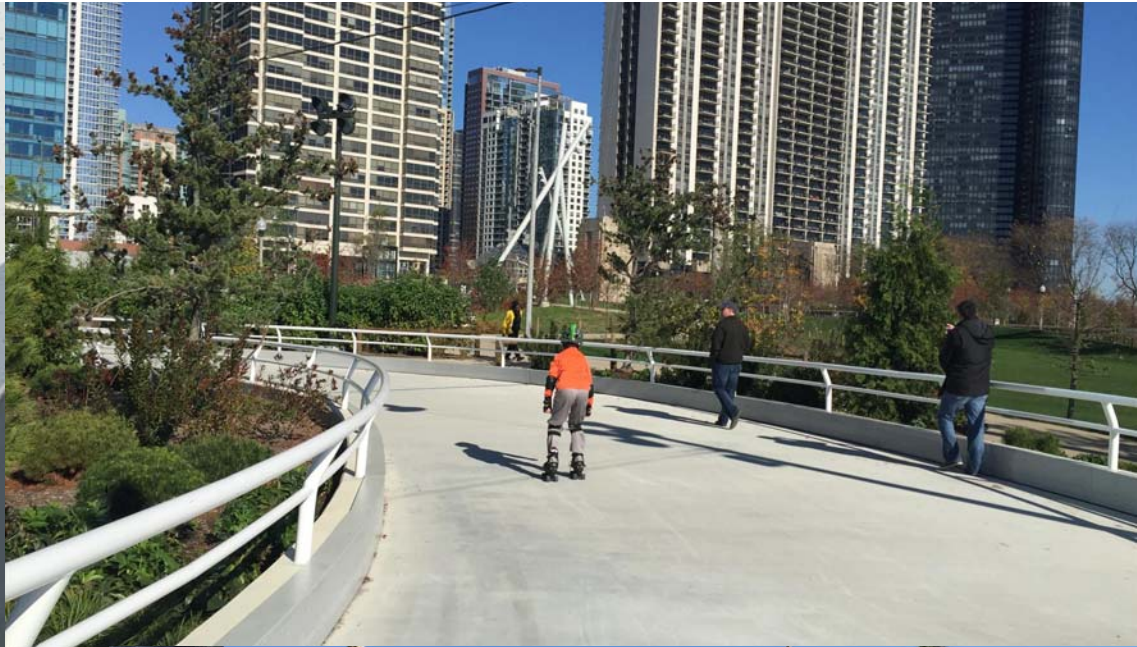
**MAGGIE  
DALEY PARK**

Chicago IL, Michael Van Valkenburgh Associates  
Landscape Architects











# **PROGRAM PRIORITIES ACTIVITY**



# IDEAS

## PRELIMINARY PROGRAM SUGGESTIONS (ATT 4)

1. Guest housing: (RV camping, tent camping, overnight cabins or similar, low scale hotel / eco-lodge / conference center)
  1. Safely accommodate walking, running and bicycling activities
  2. Expand and restore native habitat (including marshlands)
  3. Golf course
  4. Restaurant
- 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
  - Community garden
  - Sports fields
  - Sandy beaches / swimming in bay
  - Grass or sand volleyball
  - Games such as bocce / horseshoes
  - Promenade
  - 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
  - Tennis facility
  - 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



# BOARD FEEDBACK

## INPUT & FEEDBACK



- Additional opportunities/constraints
- Key considerations for the project team to keep in mind
- Design features for alternatives