

Response to the De Anza Revitalization Plan Alternatives
Pacific Beach Planning Group - November 30, 2016 – Draft Version 1.2

1. **Project Scope:** The project area for consideration, development, and restoration should expand beyond De Anza peninsula and the “Special Study Area” to include all adjacent properties and uses including, but not limited to: Rose Creek, Campland on the Bay leasehold area, Northern Wildlife Preserve, and relationships to Mission Bay High School, pedestrian/bike paths to nearby community areas including the Mid-Coast Trolley project, and local wetlands restoration. The current method of “planning in a silo” creates the following constraints:
 - 1.1. It is not possible to plan alternative configurations for Rose Creek. The Rose Creek ecosystem can’t be sustainably restored by looking at only one side of the creek at a time.
 - 1.2. It is not possible to decide upon for locating various elements either inside or outside the current planning area. For example, where do we plan the location of a wildlife interpretive center?
 - 1.3. It is not possible to plan transit, bicycle and pedestrian linkages if we do not know plans for future transit and mobility routes such as those linking to the Balboa Trolley Station.
2. **Transit and mobility connections to the park**
 - 2.1. Safe pedestrian and bicycle connections need to be coordinated with the Balboa Avenue Station Area Specific Plan. This is especially critical for crossings on Grand Ave and at Mission Bay drive.
 - 2.2. Plan transit/mobility hubs within the park at Grand Ave and/or Mission Bay Drive.
3. **Mobility within the park:**
 - 3.1. Motor Vehicle circulation and parking should be limited to the northern and eastern entrance areas of the park and access to a portion of the guest housing. Do not allow motor vehicle bridges or parking on islands such as proposed in Alternative 3
 - 3.2. Access to non-motor vehicle areas will be via shuttles (autonomous), electric carts, bicycles, skates and walking. Pedestrian/bike/skate paths will be in compliance with MB Master Plan: “Pedestrian and bicycle paths are common to all areas. These paths are viewed as the essential common thread that will bind the park into a single recreational fabric. Class 2 bike lanes should be along park roads and combined pedestrian and bicycle paths should be provided within the parkland, beach and waterfront promenade areas of the park. Combined paths should be a minimum of 17 feet wide”
4. **Park land use** is challenged to balance recreation, commerce and environment. The physical land space cannot adequately accommodate all the current or proposed uses within this area. Three potential uses that require the largest portion of the plan area are golf, guest housing and habitat. One of these must be dramatically reduced in physical size, moved or eliminated in order to accomplish the overall goals of this planned area.
 - 4.1. **Golf:** The rationale to eliminate Mission Bay Golf Course (MBGC) from the planned area follows:
 - 1.1.1. There is a national and regional trend toward golf course closures and declining golf play retention and especially amongst lower cost facilities like Mission Bay. Reducing to a 9-

hole is not an option. Daily fee, lower-priced, and 9-hole courses continue to be the segments that are disproportionately represented among course closures.

1.1.2. There are many other golf courses and driving ranges in the region, both public and private, that offer a similar or superior golf experience at similar or higher value and in a preferred setting.

1.1.3. The economic viability of a golf course within the constraints of this site are not feasible.

1.1.4. Too many acres will be used for too few members of the public to enjoy.

1.1.5. A golf course or driving range are not compatible with adjacent proposed land uses.

1.1.6. A golf course will require much more water consumption than other types of active recreation or passive land use being proposed and therefore challenges the goals of the Pacific Beach EcoDistrict.

1.1.7. The current proposed CIP of \$4.4 million to improve MBGC is a misuse of public funds better spent on other De Anza improvements

1.1.8. MBGC loses \$600,000 to \$800,00 per year.

1.2. Habitat:

1.2.1. The size of the area for habitat restoration is highly dependent upon the elimination of the golf course.

1.2.2. Habitat and Ecosystem is a primary performance objective of the Pacific Beach EcoDistrict and the MB Master Plan.

1.2.3. All three proposed plans include little more than a very narrow strip of wetlands on the western and southernmost edges of the De Anza SSA, and do not appear to implement the intent of the Special Study Area or the goals of the regulatory agencies. The size and shape of the proposed "restoration" will do little to improve water quality in Mission Bay Park, would provide minimal habitat for wildlife and sensitive species, does not restore meaningful public access to this piece of San Diego's beloved coastline, and would not safeguard the wetlands from sea level rise, human disturbance, and erosion.

1.2.4. The proposed plans fail to correct the current imbalance across the park and they are not even balanced within this planning area.

1.2.5. Use input from ReWild Mission Bay, including the technical reports and input their public meetings to inform plans for expanded and improved habitat restoration in the De Anza Revitalization Plan.

1.3. Guest Housing:

1.3.1. The size of the guest housing area is highly dependent upon the elimination of the golf course. The MB Master Plan calls for a maximum of 60 acres of guest housing and the three alternatives allow for 27-40 acres. This can be expanded if the golf course is removed.

1.3.2. Types of guest accommodations must be diverse to allow for the maximum benefit of San Diegans and all visitors. Separation of uses is needed to prevent large RVs from dominating both physically and economically.

1.3.2.1. Recreational vehicle sites with full hook-ups

1.3.2.2. Car-tent camping sites with hook-ups

1.3.2.3. Hike-in Dry tent camping sites

- 1.3.2.4. Hostel accommodations to allow for low cost / high density
- 1.3.3. The location of RV and car sites should be as close as possible to the park entrance to minimize the impact of vehicle traffic within the park. There is strong public support for affordable camping near Mission Bay Park with access to swimming and other water activities. However, public testimony from community engagement did not place an importance on waterfront RV camp sites. Families spoke about building relationships and memories over the years but nobody has stated that camping with a view of the bay is essential for this experience. Therefore, prime Bayfront campsites should not get priority over access for the general public.
- 1.3.4. Views in and around Mission Bay whether they are from the I-5 freeway, Rose Creek or any other adjacent area should be protected. Cars, campers and RVs should not taint or obstruct these views

1.4. Tennis:

- 1.4.1. Use: To be used by people of all ages for the enjoyment of tennis and pickleball. Hours: weekdays 8 am - 10 pm; weekends 8 am - 8 pm. Tennis lessons by certified teaching professionals. Ball machines for individual practice. Tennis academy for advanced youth players. Summer camps and free tennis clinics for youth of all abilities. Free to youth 18 years and under. Tournaments (youth and adult) and leagues (World Team Tennis, USTA, others)
- 1.4.2. Location: Preferred as in concept alternative 2, but with the facility farther away from Mission Bay Drive. This can be done by moving the parking lot that is currently in between golf and tennis to the north. Safety from baseballs and golf balls. Traffic flow to and from streets and parking needs to be adequate and convenient. Prefer to be away from Grand Ave car exhaust.
- 1.4.3. Size: Three acres for 12 tennis courts, including one stadium court, and 4 pickleball courts (pickleball courts can be additional separate courts, or be placed within the tennis courts). This size of facility will allow for PB Tennis Club to expand from 1,200 current members to 1,800.
- 1.4.4. Lighted courts for nighttime play, Clubhouse with restrooms (this can be shared with other activities), Tennis shop (tennis equipment, racquet stringing, snacks/beverages), Lockers for rent, Lounge and dining area, Kitchen and/or grill, Storage space (for supplies and equipment), Backboard (hitting wall), Covered patio, Bleachers for 4 courts

1.5. Ball Fields:

- 1.5.1.5 Mission Bay Youth Baseball and Coastal Bay Girls Softball, who would be the primary users. These are local non-profits serving over 400 local youth year around. Additionally, the facility can be shared with adult clubs such as VAVI Sports, etc.
- 1.5.2. Location: Access to parking for our parents, players, coaches and officials but does not need to be immediately adjacent.
- 1.5.3. Size: 5 fields for a total of 7 acres
- 1.5.4. Facility Requirements: Adequate restroom facilities can be shared, storage of approximately 1,000 sq. ft. Snack Stand (functional kitchen with refrigeration, lighted, secure), Field Lighting

1.6. Soccer:

- 1.6.1. Pacific Youth Soccer League (PYSL) is a local non-profit serving over 1200 local youth year around. Additionally, the facility can be shared with, lacrosse, adult clubs such as VAVI Sports, etc.
- 1.6.2. Location: Access to parking for our parents, players, coaches and officials but does not need to be immediately adjacent.
- 1.6.3. Size: 6 soccer fields at 120 X 80 each for a total of 12 acres
- 1.6.4. Facility Requirements: Adequate restroom facilities can be shared, storage for goals and equipment approximately 4 storage containers 4 X 20. Snack Stand (functional kitchen with refrigeration, lighted, secure), field Lighting

1.7. Sand Volley Ball facility

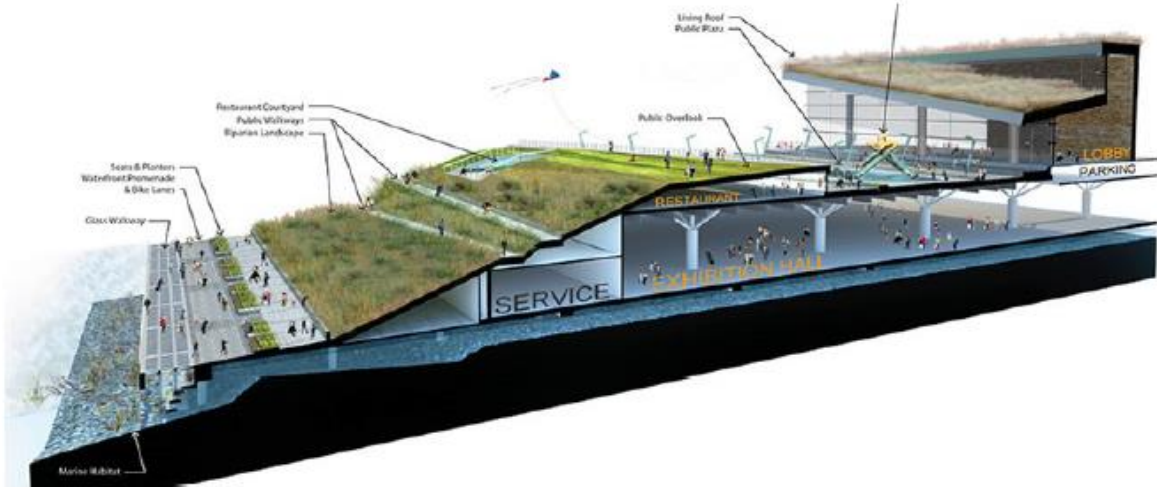
- 1.7.1. Use: For Junior and adult players of all ages for the enjoyment of beach volleyball. High School league competition, and practice facility. Adult leagues, clinics, and tournaments. Junior leagues, clinics, and tournaments. NCAA college matches & tournaments. Professional Tournaments. Beach Club practice for the youth. Summer camps for kids. Corporate events. High School physical education classes from Mission Bay/ Claremont High School and other local schools. Free Clinics for low income families. Open hours for public.
- 1.7.2. Facility requirements: 18-22 courts. Lighted courts for nighttime play. Restrooms and a changing area. Concession area for small snacks and non-alcohol beverages. Small sitting area with a covered patio. Outside shower to rinse sand off. 30 foot high netting surrounding the courts to keep the volleyball from bouncing out of facility and keep wild animals out of the sand (cat feces). A sitting area outside the courts to watch the games. Small storage area 10x10.
- 1.7.3. Location: near shared use of parking. Safety from baseballs and golf balls hitting someone.
- 1.7.4. Size: 2-3 acres for 18-22 courts. Courts need to face North/South and be built too Professional & NCAA specs to host college and world class professional events.
- 1.7.5. Sustainability: Low maintenance and low water use. Potential revenue of \$1,500,000 per year serving over 5000 persons.

1.8. Community Garden:

- 1.8.1. PB Community garden for 100+ member gardeners. Open to public for walking and visual enjoyment during normal business hours.
- 1.8.2. Location: Sunny spot. No walls, trees or structures to interfere with sunlight. Close to road for Truck access - compost, etc., deliveries. Solid (asphalt) surface in 1/4 of area for wheelchair access. Dirt /DG surface for entire area (other than asphalt). Good to have access to public restrooms, water fountains. Water Source with their own water meter. Fencing around.
- 1.8.3. Size: 1.5-2 acres
- 1.8.4. Sustainability: Net neutral revenue for City of San Diego. PBCG Members will purchase and maintain Liability Insurance in accordance with City Park and Rec Guidelines for Operation of Community Garden. All expenses paid by PBCG. Rainwater harvesting and composting.

- 1.9. **Skate Park:** Yes, shared use with guest accommodation operator, high school and public.
- 1.10. **Swimming Pool:** Yes, shared use with guest accommodation operator, high school and public
- 1.11. **Adventure and Creative Play:** Yes. Joint use with Barnard Elementary.
- 1.12. **Physical fitness features** such as Par course and open areas for yoga: Yes. A course can be incorporated with adventure and creative play or overlook trails.
- 1.13. **Non-motorized boat rental:** Yes, shared use with guest accommodation operator, high school and public
- 1.14. **Overlook trails:** Yes
- 1.15. **Amphitheater:** Yes, however it should be considered that a large amphitheater is planned, per MBP Master Plan, at the southeast corner of Mission Bay.
- 1.16. **Dog Park:** Yes, but not on the waterfront or in an area that will disturb habitat.
- 1.17. **De Anza Regional Resource Center** (Proposal by SD Coastal Coalition)
 - 1.17.1. Purpose/Function: Multi-purpose center with the potential for a:
 - 1.17.1.1. Visitor Center, (Information, Tours, Accommodations, Tickets)
 - 1.17.1.2. Nature/Wildlife Center, (Interpretive, School Fieldtrips, Research)
 - 1.17.1.3. Event Center (Lectures, Small Concerts, Regional Presentations)
 - 1.17.1.4. Community Center (Serving several surrounding communities)
 - 1.17.1.5. Resource Center (Urban Design, Transportation and Community Issue outreach
 - 1.17.1.6. collaboration office and small display pavilion
 - 1.17.1.7. To be used by Community civic and business district organizations, regional visitors, event sponsors and participants, the regional public, city presentations.
 - 1.17.2. Location: Integration between the water front, terraced back and adjoined with parking and other features of De Anza. The location shown on page 2 uses plan ALT-2 but it could be integrated into the others, i.e. this is not an endorsement of ALT-2.
 - 1.17.3. Size: 20 acres for the combined parking/regional center/restaurant/activity lawn. See next page

There are hundreds of architectural ideas. The structure presented here is only meant to stimulate thinking, since it has features that stretch the limits available at De Anza. First and foremost this would need to be a "profit center". Large enough to attract for-profit events and weddings, integrated with a restaurant that offers a price attractive to the local community with the ability to offer higher end dining when applicable and allow for cooperative catering facilities. The various profit centers can share grounds maintenance with the city.



Above image from: <https://lmnarchitects.com/case-study/vancouver-greened-waterfront>

