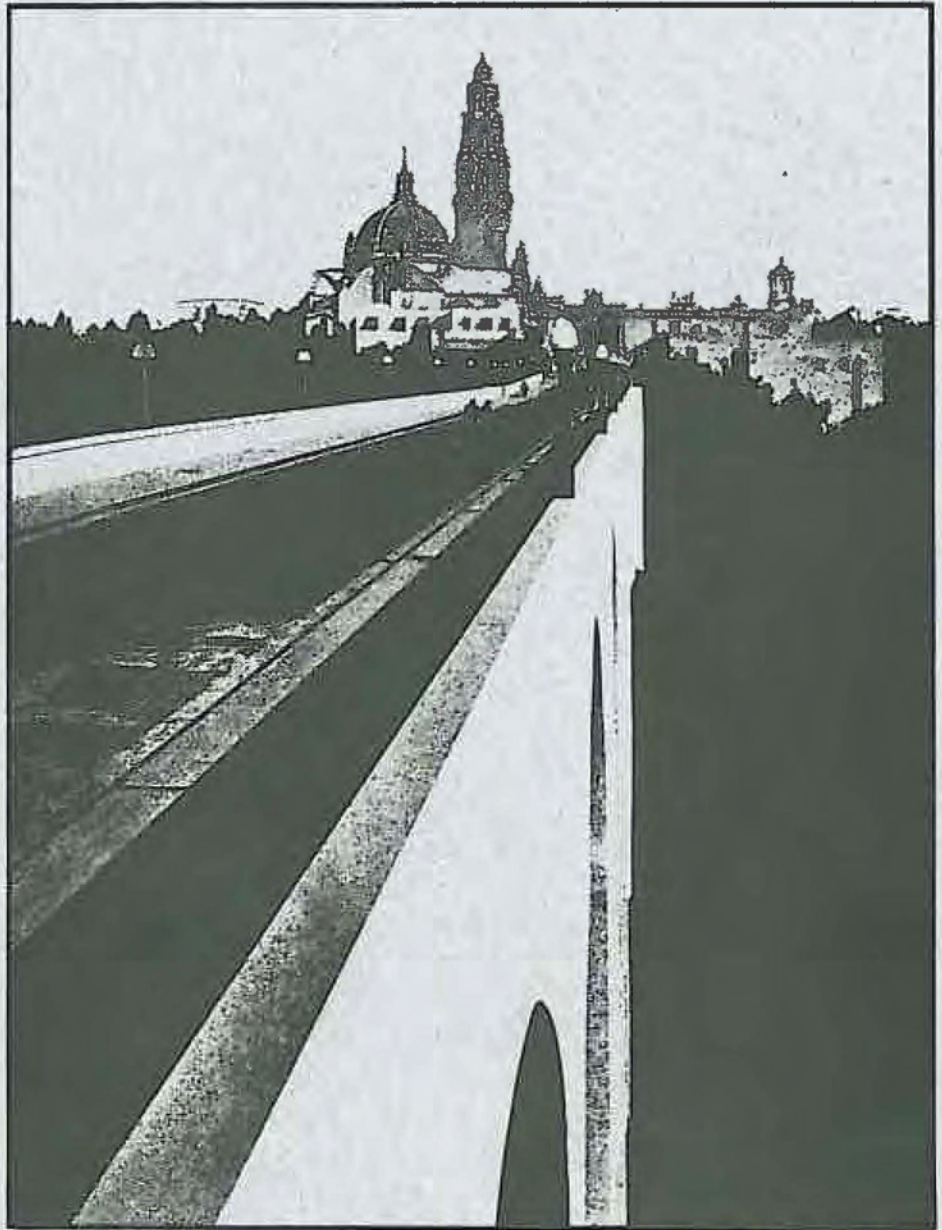


ESMA



■ BALBOA PARK ■

■ CENTRAL MESA PRECISE PLAN ■

ADOPTED: October 20, 1992



▪ BALBOA PARK ▪ CENTRAL MESA PRECISE PLAN ▪

Adopted by: City Council
October 20, 1992

Prepared by:

The City of San Diego Park and Recreation Department
The City of San Diego Planning Department

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San Diego City Council

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District 4 George Stevens
District 5 Tom Behr
District 6 Valerie Stallings
District 7 Judy McCarty
District 8 Bob Filner

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EXECUTIVE SUMMARY



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Executive Summary

Purpose of the Precise Plan

The purpose of the Central Mesa Precise Plan is to further define the goals and objectives of the Balboa Park Master Plan. The Precise Plan provides specific guidelines for Park policy development, Park administrative development, and Park design development. A signage program for the entire Park is also attached to Precise Plan as a separate document.



An overview of the Prado during the 1915 Exposition.

Precise Plan Study Area

The Central Mesa Precise Plan study area consists of approximately 193 acres which are situated in the heart of Balboa Park. Excluded from this study area are the San Diego Zoo and Roosevelt Junior High School. The Central Mesa planning area includes the Prado, Palisades, Spanish Village, Pepper Grove, Zoo parking lot, and War Memorial areas. The plan is designed to integrate with subsequent Precise Plans that will be developed for the Inspiration Point, East Mesa, and Sixth Avenue areas of the park. The project study area for the Signage Program includes all of Balboa Park.

Precise Plan Process

The Precise Plan process has emphasized the active participation of Park management, tenants, elected and appointed officials, community groups and the general public. A preliminary draft was distributed in September of 1990. Presentations of the plan were made, meetings were held, additional research was conducted and design review and comment were incorporated. A final draft was distributed in July, 1991. A series of presentations followed and review comments were incorporated prior to submitting the final Precise Plan to City Council for approval.

Precise Plan Context

The Central Mesa is the site of world expositions held in 1915 and 1935. The historic features which remain form the basis for its status as a National Historic Landmark. It is an urban park that is home to significant cultural groups, museums, galleries, theaters, and community events. It is a regional



park that has significance because of the unique character of its physical environment. The Central Mesa's historic, cultural and natural significance combine to create one of the world's great parks.

Precise Plan Summary

The Balboa Park Central Mesa Precise Plan focuses on the major goals of preserving both cultural uses and an open public park environment, creating a pedestrian oriented park with convenient accessibility, preserving historical significance while meeting functional needs and establishing administrative excellence as a prerequisite to design success. The following is a summary of each plan element.

Land Use

The goal of this plan element is to provide a wide variety of cultural activities within a public park environment. Recommendations include:

- Minimizing building expansions on the Central Mesa.
- Developing cultural links between the Park and Centre City and including off-site expansion of Central Mesa cultural facilities and activities in long range planning.
- Recovering open park land from areas used for roads, parking and restricted uses wherever possible. These areas include the archery range and the miniature train area.
- Creating multiple use outdoor plazas to accommodate cultural activities.
- Relieving peak hour densities by expanding cultural uses to underutilized areas of the Park and to non-peak hours.

Circulation

The circulation plan emphasizes creation of a pedestrian oriented park environment. Recommendations include:

- Maintaining public accessibility.
- Reducing pedestrian and automobile conflicts.
- Reducing the amount of vehicular traffic through the Central Mesa.
- Utilizing a park tram system to move visitors through the Central Mesa.
- Incorporating off-site parking and shuttle service on peak use days.
- Encouraging the use of public transit as a primary means of access to the Park.



Architecture and Landscape Improvements

The goal of this portion of the plan is to rehabilitate and modify the physical environment of the Central Mesa in a manner which preserves its historic significance and provides for future uses.

West Prado

- Rebuilding the House of Charm and the House of Hospitality.
- Locating a central visitor center in the House of Hospitality.
- Restoring the Plaza de Panama to a multiple use pedestrian plaza.
- Restoring the archery range area to unrestricted public use.

East Prado

- Expanding the Natural History Museum, and Reuben H. Fleet Space Theater and Science Center.
- Restoring an eastern pedestrian entry to the Prado with a stairway from the Plaza de Balboa to Park Boulevard.
- Restoring Village Place to a pedestrian promenade.

North Prado

- Reconfiguring and reconstructing Spanish Village buildings to restore the original character and usefulness of the complex.
- Creating a significant new walkway from the Zoo entry plaza to Spanish Village.
- Opening a portion of the Miniature Train area to the public for a picnic and children's play area.
- Creating a new service access route from Zoo Place to Old Globe Way.
- Constructing a new visitor center near the main entrance to Spanish Village.

War Memorial & Zoo Parking Lot

- Installing additional landscaping to the Zoo parking lot to comply with the City landscape ordinance.
- Constructing an improved south entry area for the War Memorial Building.

Pepper Grove

- Renovating the southern water tank building to accommodate Worldbeat Cultural Center.
- Creating a new multiple use plaza between Centro Cultural de la Raza and Worldbeat Center.



Palisades

- Constructing a 1,000 - 1,500 space parking structure that will be capped with a rooftop plaza.
- Returning the Palisades to a pedestrian area that includes plazas, lawns, and gardens.
- Constructing a visitor center to serve the Southern Central Mesa.
- Expanding the House of Pacific Relations.

Management

The goal of this section is to develop and fund effective management programs in areas such as:

- Park Activities - Management of public outdoor spaces and parkwide cultural activities.
- Visitor Relations - Development and oversight of a Park interpretive program, information centers, and general park publicity.
- Park Facilities - Coordination of tenant lease reviews and development of programs to assist organizations who lease facilities to meet their stated objectives.
- Personnel - Recruitment, training and development of a community volunteer corps and enhancement of employee training programs in Balboa Park policy and procedures.
- Park Security - Development and oversight of a park ranger program and security network.

Maintenance

Recommendations in this section of the plan include:

- Increasing the annual maintenance budget prior to physical improvements.
- Integrating maintenance programs into design contracts wherever possible.
- Assembling teams of maintenance personnel to perform specialized tasks.





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VISION

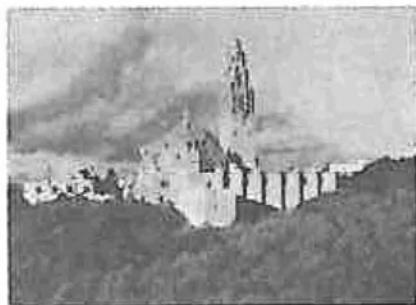


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Vision

Vision Statement

The Central Mesa should be a place set apart for the purpose of appreciating the priceless heritage of the past, admiring the cultural resources and natural environment of the present, and inspiring the dreams that will shape San Diego's future.



The California Quadrangle rises majestically from an expanse of foliage-1915.

Origin of the Vision

The Central Mesa was born of a dream. The dream had its origin in 1868 when 1400 acres of city land was set aside for a public park. The city trustees had the great foresight to anticipate the value of a natural preserve in the midst of an urban environment, but they could not have predicted the great significance the central portion of the Park was destined to achieve. To understand the priceless nature of the Central Mesa one must understand the extraordinary vision that catalyzed the transformation of a dusty mesa on the outskirts of town to a magical city of tiled domes, fanciful towers, and exquisite gardens.

This vision was brought into focus when the Central Mesa was chosen as the site of the 1915 Panama - California Exposition. The decision to place buildings in the midst of open park land was rooted in the extravagance of a romantic dream. The topographically isolated mesa would be the site of a shining Eldorado which could be viewed only at a distance from the real world. This romantic city of new Spain could be reached by traversing a gleaming bridge that spanned the chasm between the real and the ideal. As the Exposition visitor strolled across this bridge and gazed at spires and domes rising above an expanse of lush foliage, it became clear that a magical synergism between architecture and landscape had been created. It was this beautiful interplay between the art of man and nature that gave the "Garden Fair" its enormous appeal.

This balance has endured and gives the Central Mesa an idyllic quality that continues to draw Park visitors across the bridge into another world. It contains wonderful museums and galleries, but they do not alone determine



the Mesa's unique attraction. The intangible power that draws us to the Central Mesa is our intuitive sense that we are catching a glimpse of the potential greatness of the human spirit and its harmony with the natural world. The romantic vision engendered by that ideal resonates with our collective spirit and motivates our aspirations for the future.

Our challenge today is to build on the guiding principles that gave birth to the Central Mesa's greatness. We must do this in the context of the changes and opportunities which began to occur the moment the perimeter fences of the first Exposition were dismantled and the real world flowed in. Our opportunity is to reconcile the real and the ideal and provide a place for all people to enjoy. We must preserve the qualities that make the Central Mesa unique, enhance its present value and usefulness, and transfer the vision to succeeding generations of San Diegans.





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INTRODUCTION



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Introduction

Purpose of the Precise Plan

On July 25, 1989, the Balboa Park Master Plan was approved by the San Diego City Council. In October of the same year the City of San Diego engaged to prepare a Precise Plan for the Central Mesa of Balboa Park. The purpose of the Precise Plan is to further define the goals and objectives of the Master Plan and provide specific guidelines for their implementation.

The goals of the Master Plan are stated as follows:

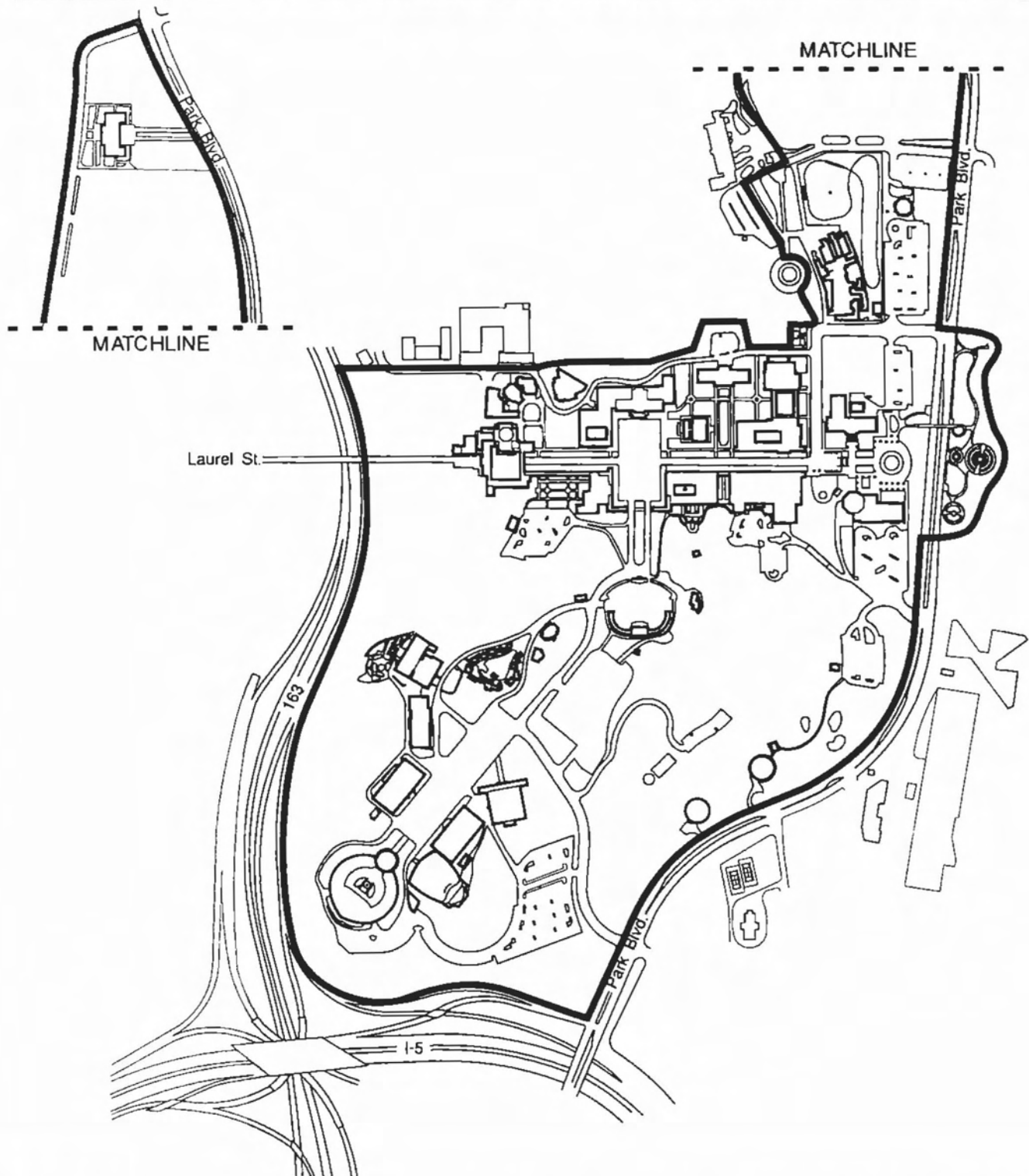
- Create within the Park a more pedestrian oriented environment. Reduce automobile and pedestrian conflicts. Minimize through traffic.
- Improve public access to the Park through an improved integrated circulation system, convenient drop-off points, better parking management, improved signage and increased security. The improved circulation system shall de-emphasize the automobile while increasing public access to the Park and Park facilities.
- Preserve, enhance and increase free and open parkland and establish a program of ongoing landscape design, maintenance and replacement.
- Restore or improve existing building and landscaped areas within the Park.
- Preserve and enhance the mix of cultural, and active and passive recreational uses within Balboa Park that serve national, regional, community and neighborhood populations.
- Preserve Balboa Park as an affordable park experience for all citizens of San Diego.

The Central Mesa Precise Plan will provide guidelines for:

- Policy Development - It outlines the program elements necessary to establish effective coordination of the many public and private agencies that determine policies that affect the Park.
- Administrative Development - The plan forms the basis for a commitment to fund improvements in Park management and maintenance prior to the construction of physical improvements so that those improvements can be effectively utilized.



The grand entrance to the Central Mesa-1915.

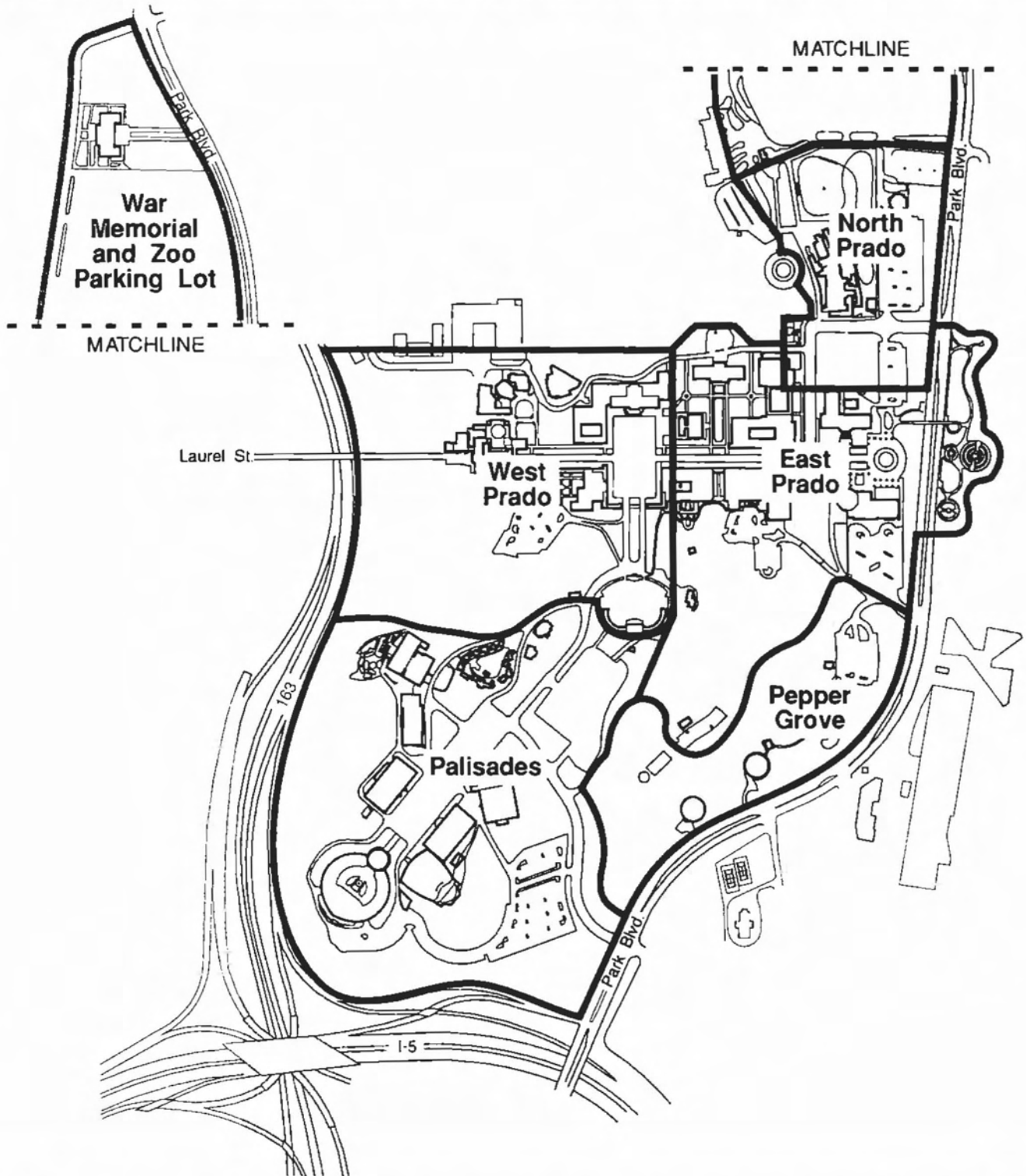


Central Mesa Study Area

13 June 1991

Figure
1





Central Mesa Subareas

13 June 1991

Figure
2





- Design Development - The guidelines and recommendations are presented at a level of detail sufficient to begin the construction document phase of design.

Overview of the Central Mesa

The Central Mesa is a 193 acre portion of Balboa Park that is perhaps the most familiar part of the Park to many visitors. The Central Mesa Precise Plan project study boundaries are Upas Street on the north, Park Boulevard on the east, Interstate 5 (I-5) on the south and the Cabrillo Freeway (State Highway 163) on the west. Excluded from this plan are the San Diego Zoo and Roosevelt Junior High School areas. The Central Mesa planning area includes the Prado, Palisades, Spanish Village, Pepper Grove, Zoo parking lot, and War Memorial areas. Figure 1 illustrates the Central Mesa study area, and Figure 2 illustrates the six Central Mesa sub areas: West Prado, East Prado, North Prado, Zoo Parking Lot and War Memorial, Pepper Grove and Palisades. The project study area for the Signage Program, being concurrently prepared, includes the entire Park.

The Central Mesa is historically significant as the site of two world expositions. It contains a fine assembly of Spanish Colonial architecture. The existing architecture and the significant remaining historic landscape features form the basis for its National Historic Landmark status.

The Central Mesa is a cultural center for the region. It is home to culturally significant community organizations, museums, galleries and theaters. Numerous special community events such as Christmas on the Prado, Earth Day and Kidz Arts take place on the Central Mesa, and major civic events such as parades also occur in this important area of the Park.

In addition, the Central Mesa possesses significance because of its natural character as a park in the midst of an urban setting. As a major component of Balboa Park, the Central Mesa greatly contributes to the City by providing a peaceful retreat from the congestion of a growing urban environment. The unique interaction of natural tranquillity mixed with cultural opportunity is the foundation upon which the significant features of the area are built. The park exhibits a skillful combination of architecture and landscape, it preserves priceless open space and it provides a wide variety of opportunities for the public enjoyment.

The Planning Process

The Precise Plan process has emphasized community participation, City departmental collaboration and public review. The first phase of Precise Plan development consisted of gathering information concerning existing site conditions and identifying site opportunities and constraints. A questionnaire was distributed to institutions and organizations in the Central Mesa to collect information regarding existing conditions of buildings, future facilities



needs, employee parking requirements, attendance figures, coordination of special event scheduling, and the feasibility of locating facilities or functions outside the Park.

Great emphasis was placed on consulting with Balboa Park staff and tenants. Many presentations and meetings were held with interested personnel and organizations. These included:

- Balboa Park management, maintenance, and horticulture staff.
- Central Balboa Park Association
- Spanish Village Association
- Mineral and Gem Society
- Southern California Association of Camera Clubs
- House of Pacific Relations Association
- United Nations Association
- Committee of 100

Many other agencies, community groups, organizations and individuals were involved in development of and review of the plan. These included:

- The National Park Service
- City Planning Department
- Citizens Coordinate for Century 3
- American Society of Landscape Architects
- American Institute of Architects
- City of San Diego Endowment Officer

Formal presentations of the Precise Plan, which included project review and comment, were conducted with major committees and boards. These were:

- Balboa Park Committee
- Facilities Committee
- Park & Recreation Board
- Public Facilities & Recreation Committee of City Council
- Planning Commission
- Historical Site Board
- Commission for Arts and Culture
- Art in Public Places Committee



During the preliminary draft phase of the plan process, a widely advertised public workshop was held on a Saturday in the Park. This included two formal presentations of the plan as well as informal interaction between the public, City staff and consultants. Public comments and questions were recorded and incorporated into plan development.

Coordination between Precise Plan consultants for the Central Mesa and Inspiration Point areas was also conducted as part of the design development process.

A major component of the Precise Plan process was the historical research analysis. The National Park Service reviewed the draft plan and made recommendations to preserve the historic landmark status of the Central Mesa.

In order to quantitatively evaluate the impact of the proposed changes, a carrying capacity study for the Central Mesa was completed during this preliminary phase. (See ERA Inc., Carrying Capacity Report in the Appendix)

Organization of the Plan

The plan is organized according to a chronological pattern which begins with the establishment of historic context, continues with an analysis of present conditions, and concludes with specific recommendations for the future.





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HISTORIC CONTEXT



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Historic Context

The Central Mesa before the Expositions

In 1868, 1,400 acres of pueblo lands were set aside by San Diego City trustees for use as a public park. With this visionary step, Balboa Park came into existence as one of the largest urban parks in the United States. Through the years, citizens have struggled to preserve this precious tract of land for public park uses. The first major threat occurred in 1871 when a bill was introduced in the State Legislature to sell the property to private interests. After the bill's defeat, a new affirmation of its public ownership was framed and it stated in part, "these lands are to be held in trust forever ... for the purposes of a free and public park and for no other or different purpose." However, in less than ten years encroachments began. Park land was used for a variety of non-park purposes such as a high school, a children's home, a city pound and a gun club.



Cabrillo Canyon c. 1908.

Until the turn of the century, the Central Mesa remained in its natural state while other areas of the Park began to be planted with trees. Civic minded private citizens were responsible for much of the improvements to the Park during this period of time. In 1902, George Marston, acting on behalf of the Park Improvement Committee engaged the services of Samuel Parsons to develop a master plan for the Park. At that time, Parsons was the President of the American Society of Landscape Architects and a widely respected park planner. Upon his arrival in San Diego in December of 1902, Parsons was impressed with the Park's unique setting between a series of mountain ranges and the vast expanse of the Pacific. His plan for the Park called for an informal, natural treatment that discouraged formal gardens and instead featured tree shaded canyons, open sunlit mesa tops, and pedestrian walkways that "crept along the brinks of canyons and down across the slopes." The plan also discouraged the use of structures in the landscape in order to preserve the natural character of the site. During the following years, Parsons' plan for the Park began to be implemented on the West Mesa along Sixth Avenue.

On July 9, 1909, a comment made at a Chamber of Commerce meeting by G. Aubrey Davidson set in motion a chain of events that resulted in the 1915 Panama - California Exposition. Davidson wanted to promote San Diego's position as the west coast port closest to the Panama Canal. An Exposition



would display San Diego's mild climate and abundant opportunities for commerce. The idea received broad-based community support and plans for the Exposition were begun.

In 1910, the Building and Grounds Committee selected the Olmsted Brothers, Landscape Architects of Brookline, Massachusetts to develop a site plan for the Exposition. The Olmsteds chose a site at the southern portion of the Park near the city in order to preserve the Central Mesa as open park. The architecture was to be a variety of California and Southwest vernacular styles, including Indian, Mission and Pueblo types.

In January 1911, the committee chose Bertram Goodhue as principle Exposition architect. Goodhue's area of expertise was the lavish Spanish Baroque style of architecture. Between January and September of that year, planning decisions were made that have shaped the uses of the Central Mesa ever since. Instead of locating the Exposition buildings near the city, the committee opted to locate them on the Central Mesa where dramatic views of the ocean and mountains would reveal to visitors the natural wonders of the region. The new site enabled Goodhue and his associate Carleton Monroe Winslow to maximize the rich architectural vocabulary of the Spanish Baroque and create a fantasy city that manifested the grace and extravagance of old Spain.

Although the architecture was executed on a small scale and the landscape featured lush gardens, open plazas and distant views, the Olmsted brothers were opposed to the plan and resigned from the project. Goodhue's vision proved to be a resounding success, primarily because of the pleasing balance that was achieved between architecture and landscape. Count Salazar, Consul General of Spain, remarked to his hosts after his visit to the Exposition, "We have buildings in Spain just as beautiful, we have gardens just as fine, but nowhere in my country have I seen such a perfect blending of the two. You have Out-Spained Spain!". Sensitive planning ensured that the man-made environment struck a harmonious equilibrium with the works of nature that enveloped and permeated the Exposition site. The Exposition established the Central Mesa as a regional cultural center, a significant botanical resource, and the gem of San Diego's public wealth.

THE 1915 PANAMA CALIFORNIA EXPOSITION

Buildings

The buildings of the 1915 Panama California International Exposition are centered in the Prado area of the Central Mesa. The ornate Spanish Colonial buildings were skillfully designed to integrate with gardens, promenades and plazas. Together they created the atmosphere of a romantic, ideal Spanish city of the past.



Bertram Goodhue's dream city,
1915.

With the exception of the Museum of Man, the Botanical Building, and the Organ Pavilion, these buildings were originally intended to serve as temporary structures that would be used only for the duration of the Exposition. Indeed, Bertram Goodhue forcefully argued the case for their demolition. He did not foresee, however, that the buildings he designed would touch such a deep chord of romance for an idealized vision of California's past. In fact, Goodhue's designs sparked a revival of Spanish Colonial architecture on the west coast and encouraged an increased interest in the use of architectural ornamentation. The Spanish Colonial revival also served as an inspiration to the deco movement which incorporated ornamentation into modernist forms.¹



Not only did the influence of the architecture extend beyond the Exposition, but most of the buildings themselves have endured. Some have been reconstructed, some are standing with their original framework. All add to the enjoyment of Balboa Park visitors today.

Figure 3 is the 1915 Exposition Plan.

Landscape

The gardens and plazas of the 1915 Exposition contributed to the magical quality of the Prado as much as the architecture. The highly ornamental architecture conjured up the romance of Spain while the lush and exotic landscape evoked the feeling of a subtropical paradise in the midst of the desert of the American Southwest. Included in the Central Mesa landscape for the 1915 Exposition were large public plazas, shaded arcades and pergolas, a variety of formal gardens, an enclosed botanical building, a lath building, informal expanses of lawn with views to the ocean, heavily vegetated canyons, small enclosed formal patios, and wide pedestrian promenades.



The Plaza de Panama-the outdoor living room of the 1915 exposition.

Clarence S. Stein, an associate of Goodhue who had been trained at the Ecole de Beaux Arts in Paris, was responsible for the Exposition site plan. It was based on a central axis that began and ended with plazas, utilized a major plaza as a central focal and hinge point, and linked the three plazas with pedestrian promenades and arcades. The arcades also served as thematic linkages and entries to the Exposition buildings and gardens along the Prado. The site planning created a variety of plazas and open space areas that provided a pleasing rhythm and harmony of spatial experience.



Figure 3





The central axis of the Prado was one example of this interplay of space. Walking east from Cabrillo bridge, the visitor was drawn to the entry by California Tower, the primary vertical focal point of the Park. A sense of arrival was experienced when entering the formal, enclosed California Plaza which served as an outdoor foyer to the Prado. Exiting the plaza, two rows of arcades on either side of the main pedestrian promenade provided a sense of continuity between the Science and Education Building on the left, (now the Old Globe entry and Museum of Art Sculpture Garden), and the open feeling of Montezuma Garden (now the Alcazar Garden) on the right. The arcades served as transitional ties between one building style to another, and also provided sheltered circulation links from plaza to plaza. One observer has written "This balance of void and solid, and the continuity lent by the covered walks and arcades, is the most successful element in the design of the Exposition."²

Continuing to walk east, the visitor came to the Plaza de Panama, which was designed as the central open space of Goodhue's "city-in-miniature". The plaza did indeed successfully function in much the same way as a vital central city plaza in Spain or Italy would. With its openness and activity, it served as the central focal point of the Prado, as well as the hinge point for the east/west axis of the Prado and the north/south axis to the Organ Pavilion. Following the pedestrian promenade and its attending arcades further east, the visitor passed through an elegant assembly of exposition buildings and came to rest at the eastern terminus of the Prado, the Plaza de Balboa. This plaza also served as the eastern entry to the Exposition.

The horticulture of the 1915 Exposition made a major contribution to the character of the Exposition. The landscape planting theme could be aptly described by three adjectives - exotic, lush, idyllic. These qualities were made tangible by the enormous variety and quantity of exotic species found at the Exposition. The Exposition contained two million plants of 1,200 varieties. Considering the fact that species such as Bougainvillea were just beginning to be introduced to California, this variety of plant materials was staggering. Eugene Neuhaus, in his book, *The San Diego Garden Fair* illustrates the quality of wonder that the horticulture contributed to the 1915 Exposition. "One immediately discovers that the *raison d'être* for most Botanical buildings does not exist here. One observes that there is no difference whatever between the luxurious growth of the gardens everywhere in the Exposition and the carefully tended growth within the building. What seems at first to be a sheltering roof, turns out to be a lattice roof admitting light and air of the same kind one finds without."

Care was taken to insure that there was no "backyard" to the Exposition. The wide expanses of lawn, informal shrub planting, and meandering walkways behind Prado buildings were designed to give the impression of the outskirts of a Spanish town. The lush horticulture combined with sensitive site planning featured a variety of spatial experiences for the pedestrian and created an atmosphere of leisure, hospitality, and beauty that certainly must have relaxed the spirit and dazzled the senses.



Central Mesa Development Between the Expositions

Three months after the close of the Panama California Exposition, the United States declared war on Germany and the City offered the Exposition buildings to the Government for use by the Navy. After the war, the majority of the buildings were in a sorry state of repair and the city made plans to demolish them and create formal gardens in their place as the Exposition designers had originally intended. San Diegans, however, had different ideas. An appeal went out to the public to renovate the buildings with the slogan "Cross the bridge and find yourself in another world." In 1922 the buildings were repaired using both private and civic funds.

During the 1920's, the Central Mesa's identity as a public park and cultural center began to develop. The cultural role of the Central Mesa was continued during this period as the San Diego Society for Natural History, the San Diego Museum, the San Diego Floral Association, the San Diego Zoological Society, and the San Diego Scientific Library took residence on the Central Mesa.

In 1925, John Nolen produced a plan for the Park, which recommended against further encroachments onto open park land and suggested formal connections between the Park and the Bay be established.

George Marston, who led the campaign to save the Exposition buildings five years earlier, wrote a letter to the San Diego Union which illustrates the planning issues that faced civic leaders during that dynamic period of the Park's history. "Our city charter wisely places general control of all park land under one body. There are already a score of corporations and societies that have a foothold in Balboa Park and there will be more in the future. Balboa Park is primarily a park to be cherished as a place of natural beauty. Although it is one of the largest parks in the country, the time is coming when the building of hospitals and school houses, or even libraries and museums must cease, or else we shall have a city there instead of a park."

In 1925, the city lost two Exposition buildings. The Sacramento Valley building at the north end of the Plaza de Panama was removed to provide space for a new Fine Arts Gallery designed in a Spanish Renaissance style by William Templeton Johnson. That same year, the Southern California Counties Building burned to the ground (ironically on the night of the annual Fireman's Ball) and was replaced six years later by the Natural History Museum which was also designed by William Templeton Johnson.

A significant change to the Plaza de Panama was the addition of the statue of El Cid designed by Anna Hyatt Huntington. The limestone base was designed by William Templeton Johnson and the statue was dedicated on July 5, 1930.

The Exposition buildings were again threatened to be demolished by the city in 1933 due to the danger they posed to the public from falling cornices and parapets. Once again the structures were saved, this time largely due to the



efforts of a citizen's group led by Gertrude Gilbert. The Federal Government, through the Reconstruction Finance Corporation, provided the majority of labor and funds for refurbishment and the local Chamber of Commerce raised the remainder of monies required. This great community effort provided the catalyst for creating the California Pacific Exposition in 1935.

As the building renovations were nearing completion in the spring of 1934, an idea was put forward to stage another World Exposition on the Central Mesa. The newly restored Exposition buildings would be put to their original use and also guide the design themes for the proposed event.

Despite the fact that the country was in the midst of the Great Depression, forward-thinking citizens began to solicit public support and raise the necessary financing. On July 27, 1934, the exposition corporation was formed. By September 19, the financing goal had been surpassed by 100%.

Richard C. Requa, who had overseen the restoration of the original Exposition buildings was appointed as director of architecture for the new project. Requa, like Bertram Goodhue, was a student of Spanish Architecture and had written a book describing the architectural details of Spain and the Mediterranean. The formidable task of designing and constructing the entire Exposition was accomplished in less than six month's time. The California Pacific International Exposition opened on May 29, 1935.

The 1935 California Pacific Exposition

Buildings

The California Pacific Exposition of 1935 added several significant buildings to the Central Mesa which are in active use today. These structures are



A view of the Palisades during the 1935 Exposition.



concentrated in the Palisades and Spanish Village areas of the Park. The architectural character of these buildings range from prehistoric American forms to architecture contemporary to the time of the Exposition. Richard Requa, the architect of the 1935 Exposition intended the architecture of the Palisades area to provide a more complete history of Southwest architecture than the 1915 Exposition achieved. A progression of architectural styles are displayed in the Palisades ranging from the Pueblo style of the Recital Hall, the Mayan style of the Federal Building, a combination of ancient Mayan and 20th Century treatment of masses and ornamentation displayed by the Municipal Gym and Automotive Museum, and finally an example of what was then the latest in modern industrial architecture - the Aerospace Museum.

The original concept for Spanish Village and the House of Pacific Relations was to create architectural examples of the building types used by the common people of Spanish Colonial days. It was intended to serve as a small scale counterpoint to the grand Spanish Colonial architecture of the 1915 Exposition.

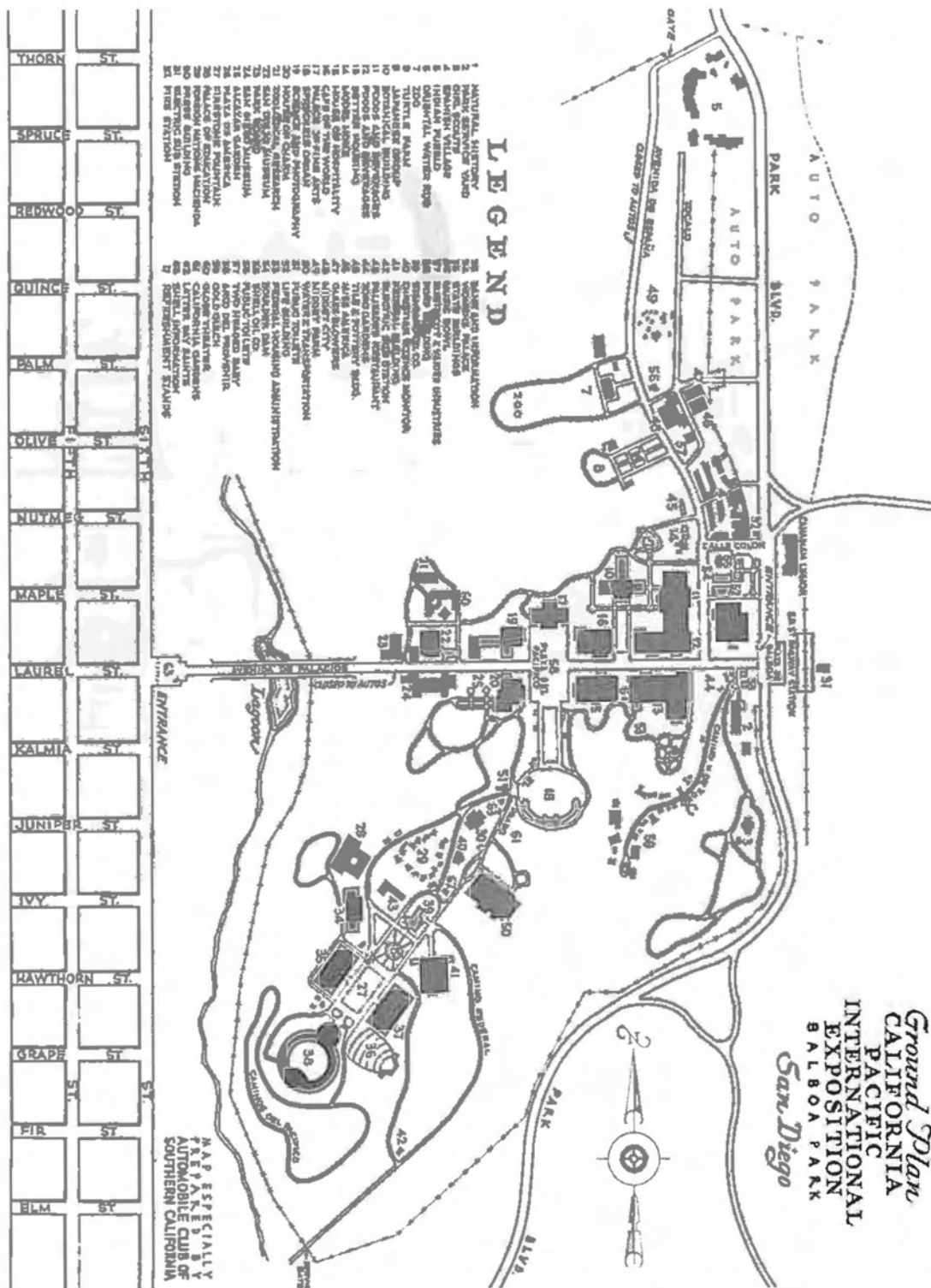
The specific intention for the House of Pacific Relations was to provide architecture at a personal scale that would be slightly off the beaten path between the Prado and Palisades and provide representatives of diverse nations an opportunity to meet in an atmosphere of tranquillity and hospitality. In contrast, Spanish Village replicated the vitality of a Southwestern mercado filled with the bustling activity of shopping, dining and entertainment.

Another architectural introduction to the Park during the 1935 Exposition was the Old Globe Theater. This reproduction of the famous Elisabethan Theater in London was home to the Globe Players who performed during the Exposition.

Figure 4 is the 1935 Exposition Plan.

Landscape

Exposition architect Richard Requa intended the landscape for the 1935 California Pacific International Exposition to harmonize with the existing landscape from the 1915 Exposition and to be a permanent addition to the Park. His intent was not to create a new landscape theme for the Park, but to enhance the existing landscape and contribute to the permanent character of the whole landscape composition.⁵ Requa retained the existing plazas and gardens in the Prado from the previous Exposition and created a new landscaped pedestrian plaza that covered the entire Palisades area. He designed a new central courtyard and garden (Cafe del Rey Moro Garden) for the newly remodeled House of Hospitality, and also redesigned and changed the name of Montezuma Garden to Alcazar Garden. Other gardens in the Central Mesa that were original to the 1935 Exposition are Zoro Garden and the House of Pacific Relations Central Courtyard (originally containing a pool and rock garden). In addition, a pedestrian bridge spanning Palm Canyon was installed for the Exposition and has since been removed.



1935 Exposition Plan

13 June 1991

Figure 4





The House of Hospitality received two new landscaped spaces for the 1935 Exposition. The House of Hospitality courtyard is a classic Spanish design that was patterned after a patio in Guadalajara, Mexico which Richard Requa greatly admired. The Cafe Del Rey Moro Garden was inspired by a Spanish hillside garden that Requa called a perfect example of an "architectural garden" -a garden which is an outdoor extension of the building.



*The Cafe del Rey Moro Garden,
1935.*

Alcazar Garden is a modification of the area that was known as Montezuma Garden during the 1915 Exposition. The original plan of the space remained essentially the same, but the archways, fountains and seating that Requa added reproduced the look of a similar garden in Seville, Spain. The new site amenities were faithful reproductions of the originals, even to the arrangement and color of the tile. The neo-classic pergola at the west end of the garden was retained in the new design.

With all three gardens, Requa contributed Moorish themes to harmonize with the Spanish Baroque buildings of Goodhue. The fountains, tile, patios, and other design elements of these gardens add to the richness and variety of the spatial experience of the Prado and reinforce the 1915 landscape theme of a lush exotic paradise by their appearance. In addition, the original symbolism of the Moorish garden design elements as representations of Paradise in the life to come also harmonize with the idyllic design themes of the Prado from first Exposition.

A temporary change to the Prado that served the immediate needs of the 1935 Exposition occurred in the Plaza de Panama. A central arch was constructed to house public address speakers and lighting equipment. Two artificial lagoons flanked the arch and contributed to the spectacular effects of the nightly night shows by reflecting light into the sky. At the close of the



Exposition, along with other special lighting equipment and accessory structures, the arch and pools were removed and the plaza was quickly restored to its former condition.

The Palisades was the major area of expansion for the 1935 Exposition. According to Richard Requa, the central landscape element for the Palisades was a large open plaza reminiscent of those found in Latin American cities.⁸ The Exhibition buildings were arranged around the plaza to display the progression of architecture in the Southwest from prehistoric to modern times. The buildings were sited formally on the southern terminus of the Palisades and were more informally positioned on the northern end. The irregular configuration of the northern area complemented a wooded canyon that was located near the Federal Building where Presidents Way exists today. The Standard Oil Building, the Water and Transportation Building and the Palisades Cafe framed the northern end of the Palisades open space and were removed after the Exposition. Requa designed the landscape treatment to supply color and adornment to the architecture and an "everchanging pattern of natural beauty flung against backgrounds of unadorned wall masses."

The horticultural theme for the 1935 Exposition remained consistent with the remainder of the Park. Once again, a wide array of exotic plant materials was utilized just as in the 1915 Exposition. The goal of this diversity of plant material was to demonstrate to Exposition visitors the mild character of San Diego's climate in which almost any plant on earth could grow and flourish.

Central Mesa Development After the Expositions

During World War II the Central Mesa was again used by the Navy as an extension of the Navy Hospital. The exception to this use was Spanish Village, which was used by the Army. Military use during the war did not alter the buildings significantly, but Spanish Village sustained extensive alteration and was further damaged by vandals before restoration work could begin. In 1948, the miniature train and the War Memorial Building were added to the northern portion of the Central Mesa.

Significant changes to the Prado occurred during the 1960's. Two prominent 1915 Exposition buildings were demolished to make way for structures that drastically altered the architectural and spatial character of the area. After much controversy, the American Legion building was demolished in 1965 and replaced by the Timken Gallery. During this period, the Medical Arts building and the attached arcades that extended to the Museum of Man were demolished to make way for the expansion of the new west wing of the Museum of Art. Both new additions introduced architecture to the heart of the Prado that was not compatible with existing Exposition buildings. The formal symmetry, spatial transitions, and carefully articulated enclosure of space was significantly impacted with the destruction of the original buildings and their arcades. After these changes occurred the City Council adopted a



new architectural policy for the Prado designating the Spanish Colonial theme as mandatory throughout the 1915 Exposition area. Also at this time a National Historic Landmark designation for the Exposition areas was applied for and awarded to preserve the remaining Exposition architecture. Figure 5 shows the boundaries of the Historic Landmark Zone.

The eastern portion of the Prado was the focus of Park improvement activity during the following decade. In 1971, the Food and Beverage Building was reconstructed and renamed Casa del Prado. Although the configuration of most of the building changed, the facades and ornamentation facing the Prado were faithfully reproduced.

A new version of the Plaza de Balboa was constructed in 1972, made possible by the realignment of Park Boulevard. In order to complete these improvements the original Exposition site relationships were significantly altered. The arcaded trolley station which was built in 1915 and served as the eastern terminus of the Prado was removed and the adjacent Carousel that had been installed at that site in 1922 was moved to its present location. The new alignment of Park Boulevard freed the East Prado from auto traffic, returning it to its original use as a pedestrian promenade.

The Reuben H. Fleet Space Theater was completed in 1973, adding a major structure to an area of the Prado that had no previous exposition buildings of that size.

These improvements to the east Prado and Park Boulevard in the 1970's were the most visible fulfillment of the guidelines put forth in the Master Plan which was developed for the City in 1960 by Harland Bartholomew and Associates.

On March 8, 1978, the Old Globe Theater was destroyed by arson and in order to continue its summer season, a temporary outdoor Festival Stage was constructed in the adjacent canyon. When the Old Globe was reconstructed in 1982, it was decided the Festival Stage would be a permanent facility. Today, the Simon Edison Centre for the Performing Arts includes the Old Globe, the Cassius Carter Centre Stage and the Festival Stage. This complex forms an Elisabethan enclave in a secluded area of the Prado.

Arson also claimed the Electric Building in 1978. The permanent structure built on the same site in 1981 is an enlarged version of the Electric building and accurately reproduces the front facade of the original. It is now known as the Casa de Balboa.

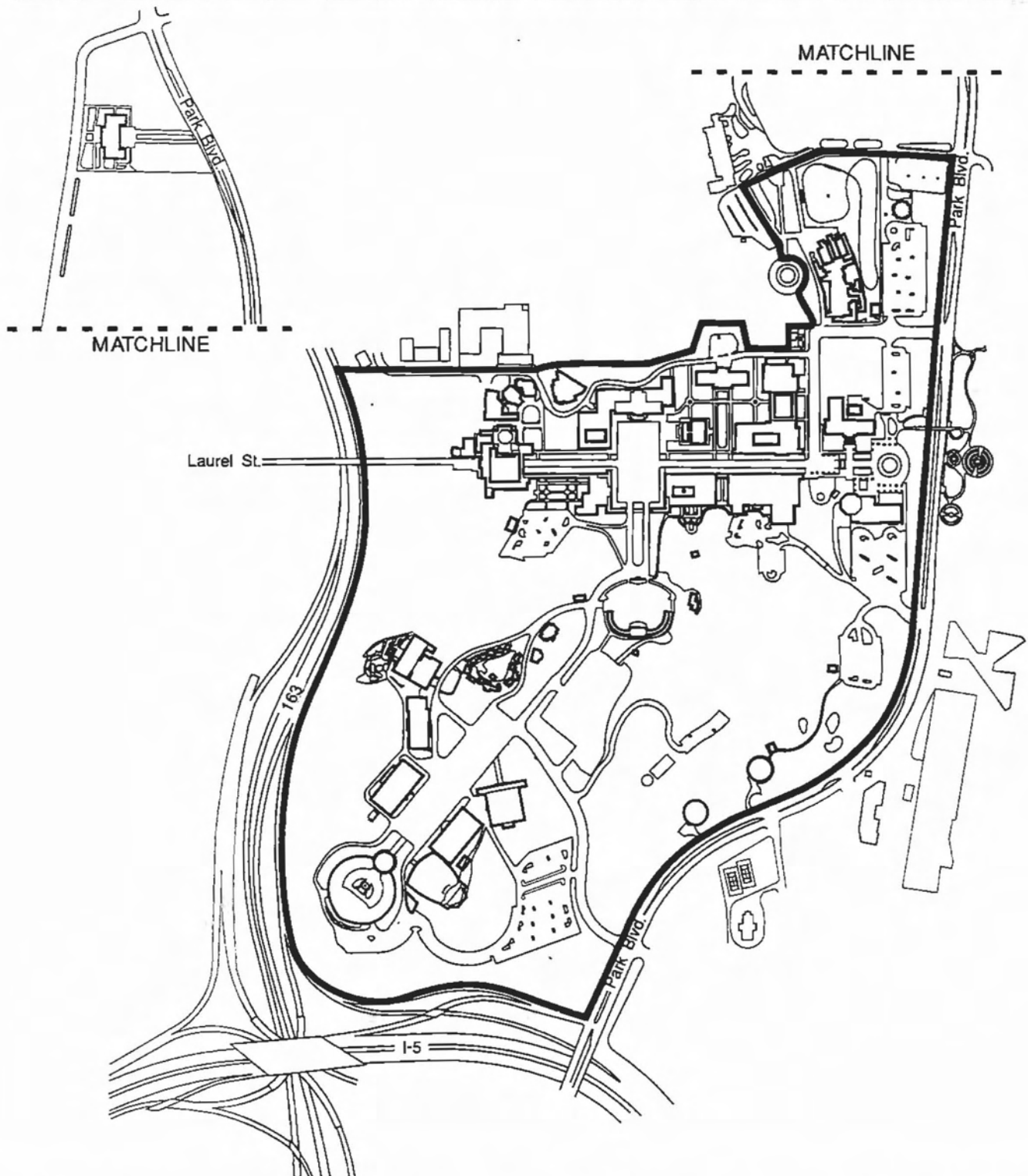
The most recent structural addition to the Central Mesa has been the construction of the first phase of the Japanese Friendship Garden in September 1990. The Garden began in 1968 with the construction of the Charles C. Dail Memorial Japanese Gate, north of the Organ Pavilion.





Notes

1. Marcus Whiffen and Carla Breeze, *The Art Deco Architecture of the Southwest* (Albuquerque: University of New Mexico Press, 1984)
2. Carleton Monroe Winslow, Jr., *The Architecture of the Panama - California Exposition, 1909-1915* (M.A. Thesis, University of San Diego, 1976), 62.
3. Florence Christman, *The Romance of Balboa Park* (San Diego: San Diego Historical Society, 1985), 48.
4. *Ibid.*, 48.
5. Richard S. Requa, *Inside Lights on the Building of San Diego's Exposition: 1935 San Diego*: Author, c.1937, 87.
6. *Ibid.*, 99.
7. *Ibid.*, 127.
8. *Ibid.*, 55.
9. *Ibid.*, 59.
10. *Ibid.*, 120.



National Historic Landmark Zone

13 June 1991

Figure
5





•BALBOA PARK •CENTRAL MESA PRECISE PLAN•

ANALYSIS



• BALBOA PARK • CENTRAL MESA PRECISE PLAN •

Analysis

LAND USE ANALYSIS

Surrounding Land Uses

The Central Mesa is located in the heart of Balboa Park and is topographically separated from other portions of the Park by canyons on three sides. The following is a summary of the existing land uses that surround the Central Mesa project study area. See Figure 7.



The Plaza de Balboa serving the public in one of its many uses.

West Mesa (Sixth Avenue area) - This westernmost portion of Balboa Park is bounded by Sixth Avenue to the west and SR-163 to the east. SR-163 lies at the base of Cabrillo Canyon. It runs north and south and creates the separation between the West and Central Mesas.

The West Mesa was one of the first developed areas of the Park. It consists of beautiful open lawns, shade trees and wooded canyon slopes. This area of the Park is widely used by all age groups and is devoted primarily to recreational pursuits. Facilities provided for the public include children's play areas, shuffleboard courts, lawn bowling greens and picnic areas. As a transition area between the city and the Central Mesa, this area of the Park functions beautifully to prepare the traveler for the journey across the Cabrillo Bridge to the world beyond on the Central Mesa.

San Diego Zoo

The Zoo is located north and northwest of the project study area. It houses an extensive wild animal and botanical collection throughout its approximately 100 acres (excluding the parking lot). It is one of San Diego's most popular attractions and it draws visitors from all over the world. The Zoo is an excellent complement to the culturally oriented Central Mesa, however, the physical link between the Zoo and the North Prado is rather weak.



Roosevelt Junior High School

The school is located north of the Central Mesa study area and west of the War Memorial area. It separates the Park from the residential areas to the north. The lot south of the school is shared with the Zoo during peak days when school is out and the Zoo requires overflow parking space.

Florida Canyon

The canyon is located east of the Central Mesa separated by Park Boulevard, a four-lane road which runs north and south from downtown to North Park. Florida Canyon is an undeveloped area of Balboa Park and consists of disturbed coastal sage scrub. Florida Drive is located at the bottom of the canyon and extends its entire length.

Naval Hospital

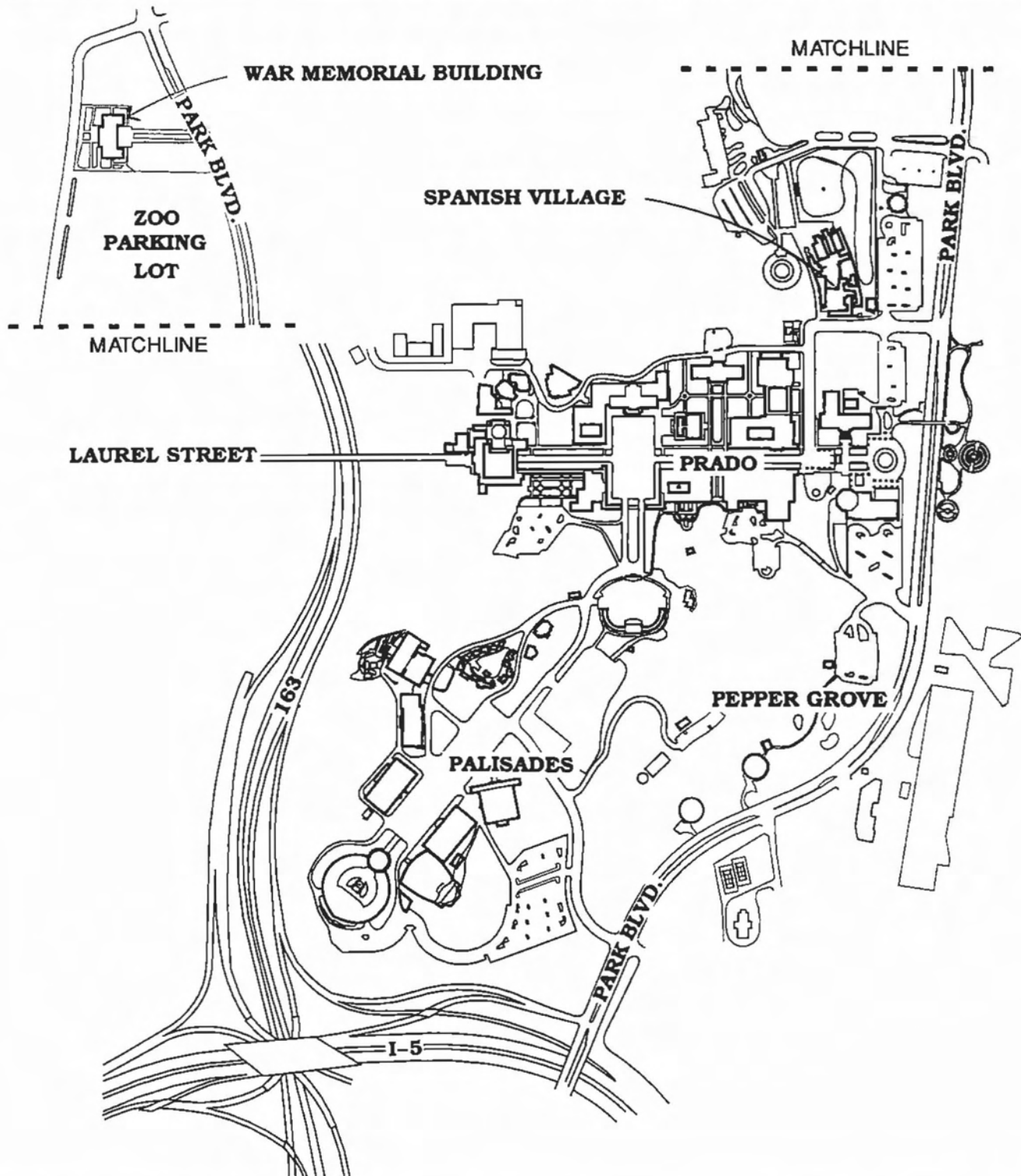
The Naval Hospital is located on the southwest slope of Florida Canyon and is separated from the eastern portion of the Central Mesa by Park Boulevard. It creates a visual barrier to views east and south of the Central Mesa. The Naval Hospital comprises approximately 78 acres. Overlapping uses occur with Naval Hospital employee and patient use of the Park's parking lots.

Inspiration Point

(Old Naval Hospital) - This area of the Park is the site of the old Naval Hospital and is located across Park Boulevard, southeast of the Central Mesa study area. It contains two major parking areas, two historically significant buildings and their surrounding landscape. This is an area that has significant potential for improvements that would complement the Central Mesa. Proposals for this area include using restored historic buildings for Park Management offices providing public art features, and creating open park land that takes advantage of the significant views to the city, bay and mountains.

Interstate 5

This freeway forms the southern boundary of the Central Mesa. The major circulation link from the Central Mesa to downtown occurs at the Park Boulevard overpass. A pedestrian bridge connects Inspiration Point to San Diego High School.

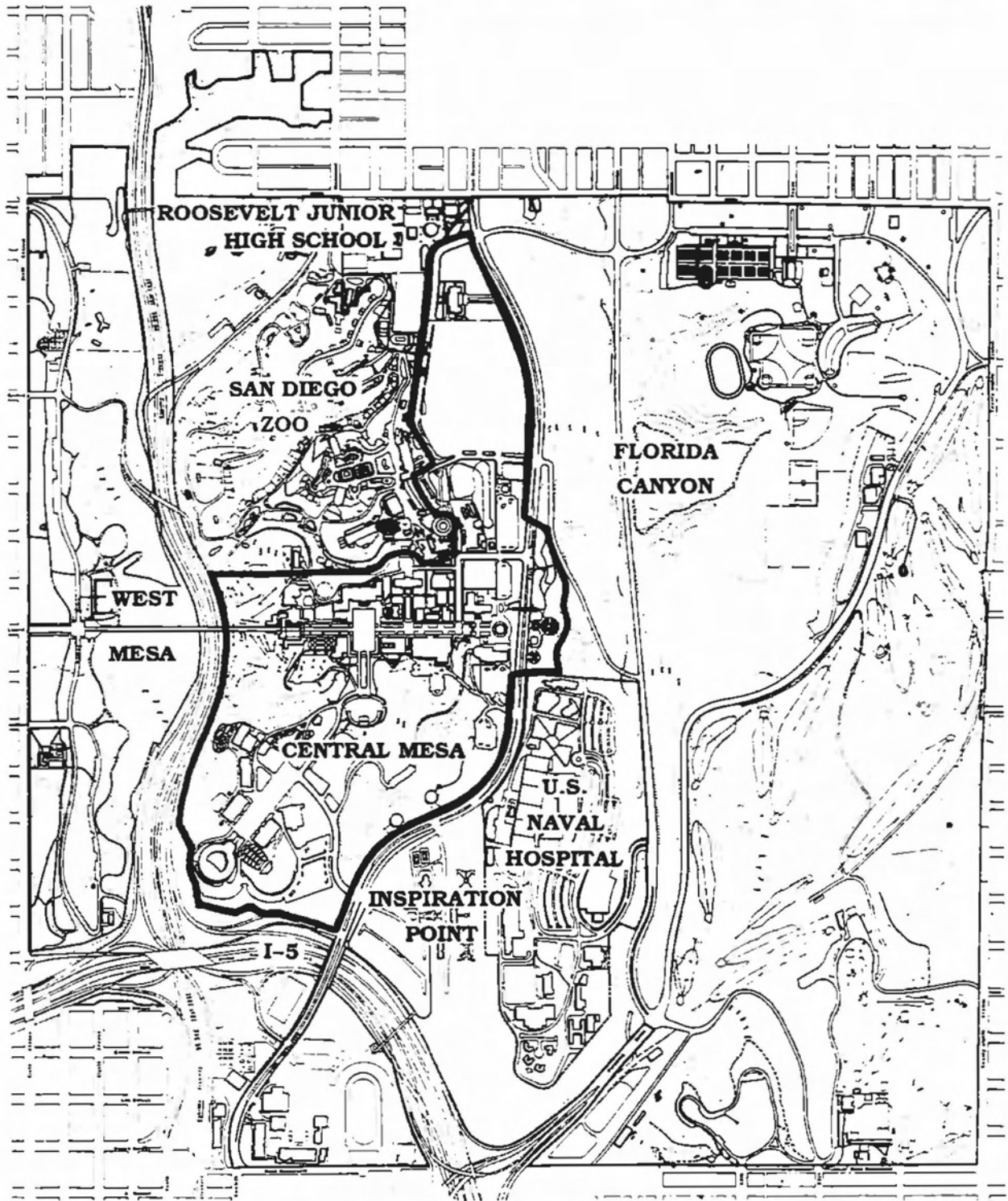


Existing Conditions

13 June 1991

Figure
6





Surrounding Land Uses

13 June 1991

Figure
7





Land Use Descriptions

Land use of the Central Mesa can be generalized into four categories: open public park use, restricted park use, building use and vehicular use. The total area of the Central Mesa is approximately 193 acres. The types of park land utilized for each are described as follows:

Open Public Park Land

These areas of the Central Mesa support uses that are primarily free of charge and unrestricted by fences. Open public park land is shown in Figure 8. Open public park land can be subdivided into two types of land consisting of Recreational/Natural areas and Plaza, Promenade and Garden areas. Both types of Open Public Park land have overlapping uses. Combined, both Recreational/Natural areas and Plaza, Promenade and Garden areas comprise approximately 89 acres.



Gold gulch serves as a quiet natural retreat in the midst of a large urban area.

Recreational/Natural areas are primarily used to support either recreational pursuits or the naturalized ecosystem. Recreational areas are used for picnicking, hiking, strolling, resting, playing, and nature observance. The central lawn areas may be utilized for special events, however, the usual activities are recreational. These areas include the lawn areas of the Palisades, Botanical Building, War Memorial, Pepper Grove, and the lawn areas along Park Boulevard. Natural areas are used to support botanical collections and to support wildlife habitat. They have remained undeveloped primarily due to their steep topography or proximity to the freeways. These areas include the canyon woodlands such as Gold Gulch, Palm Canyon, Cabrillo Canyon, and the slopes south of the Palisades buffering Interstate 5. Recreational/Natural areas are approximately 66 acres.



The Prado is the primary pedestrian use area in the Central Mesa.

The second type of open public park land, Plaza, Promenade and Garden, is all land used to support cultural, social or formal garden activities. These areas are structured and designed to be destination oriented spaces. They accommodate a myriad of cultural activities, including special events, street entertainment, food and beverage vending, garden viewing, strolling, demonstrations and displays. This land use area includes multiple use outdoor spaces such as the Prado, the Organ Pavilion, and the Plaza de Balboa. Multiple use outdoor spaces are shown in Figure 9. This area also contains other outdoor features such as arcaded walkways, open lawns, landscaped areas and gardens such as Alcazar Garden and Zoro Garden. There are approximately 23 acres of Plaza, Promenade and Garden areas.

Restricted Park Land

These areas are defined as land which is restricted by either admission fees, fencing, limited hours or lease agreement. Areas which do not require an admission fee are restricted for reasons such as safety or selective use. Most restricted Park lands are publicly accessible, but are subject to the requirements of the restrictions. These areas include the Museum of Art Sculpture Garden, the Miniature Train leasehold, the Japanese Garden, and the Archery Range. A few areas are not publicly accessible and include various park operations



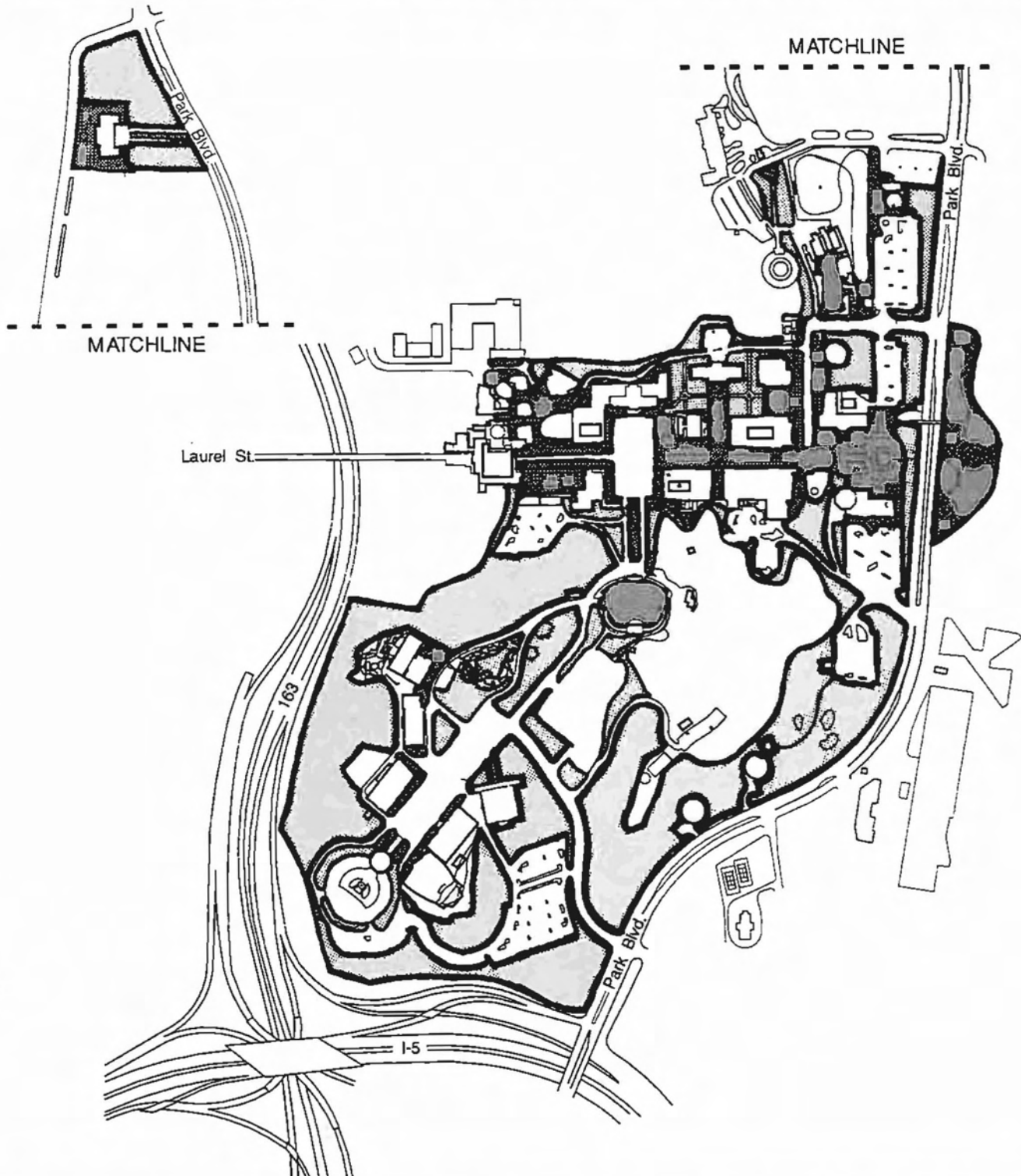
and institution service areas and the Spanish Village artist-in-residence quarters and courtyard. Restricted park land comprises approximately 33 acres. This number includes the future expansion area of the Japanese Garden leasehold. Restricted Park land is shown in Figure 10.

Buildings



The structures of the Central Mesa provide its ability to function as a great cultural center. Most buildings date from the 1915 and 1935 Expositions and possess National Historic Landmark status. Buildings on the Central Mesa are used for cultural and recreational purposes. They also provide spaces for administration, storage, and for community activities such as meetings and presentations. Buildings comprise approximately 17 acres. This figure includes future building expansions within existing leaseholds such as the Automotive Museum and the Natural History Museum. See Figure 11.

Roads and Parking Areas

Areas devoted to vehicular circulation, including service areas comprise approximately 54 acres. See Figure 12.



Existing Open Public Park Land

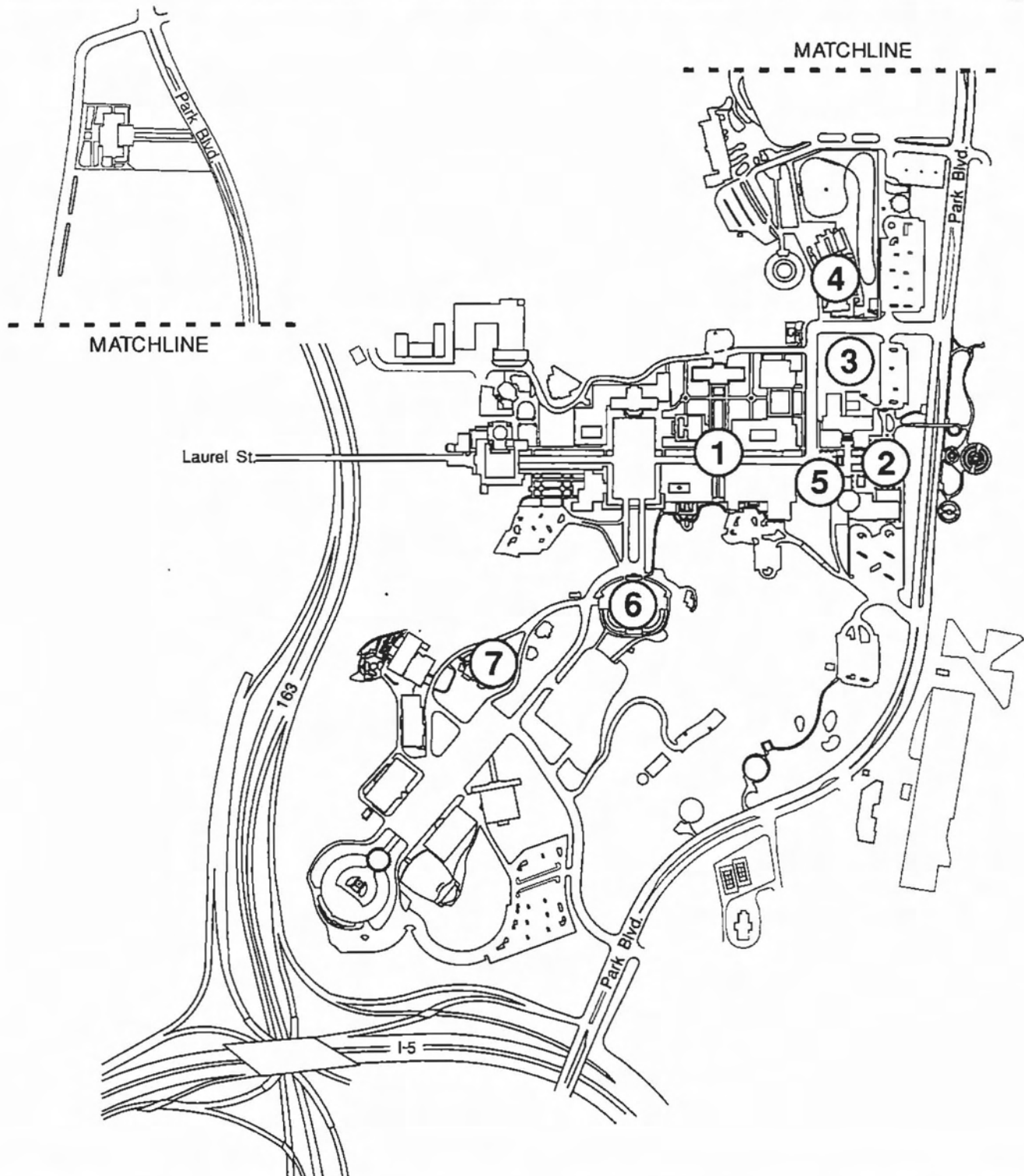
-  Recreational/Natural - 66 acres
-  Plazas, Promenades and Gardens - 23 acres

Total - 89 acres

13 June 1991

Figure
8





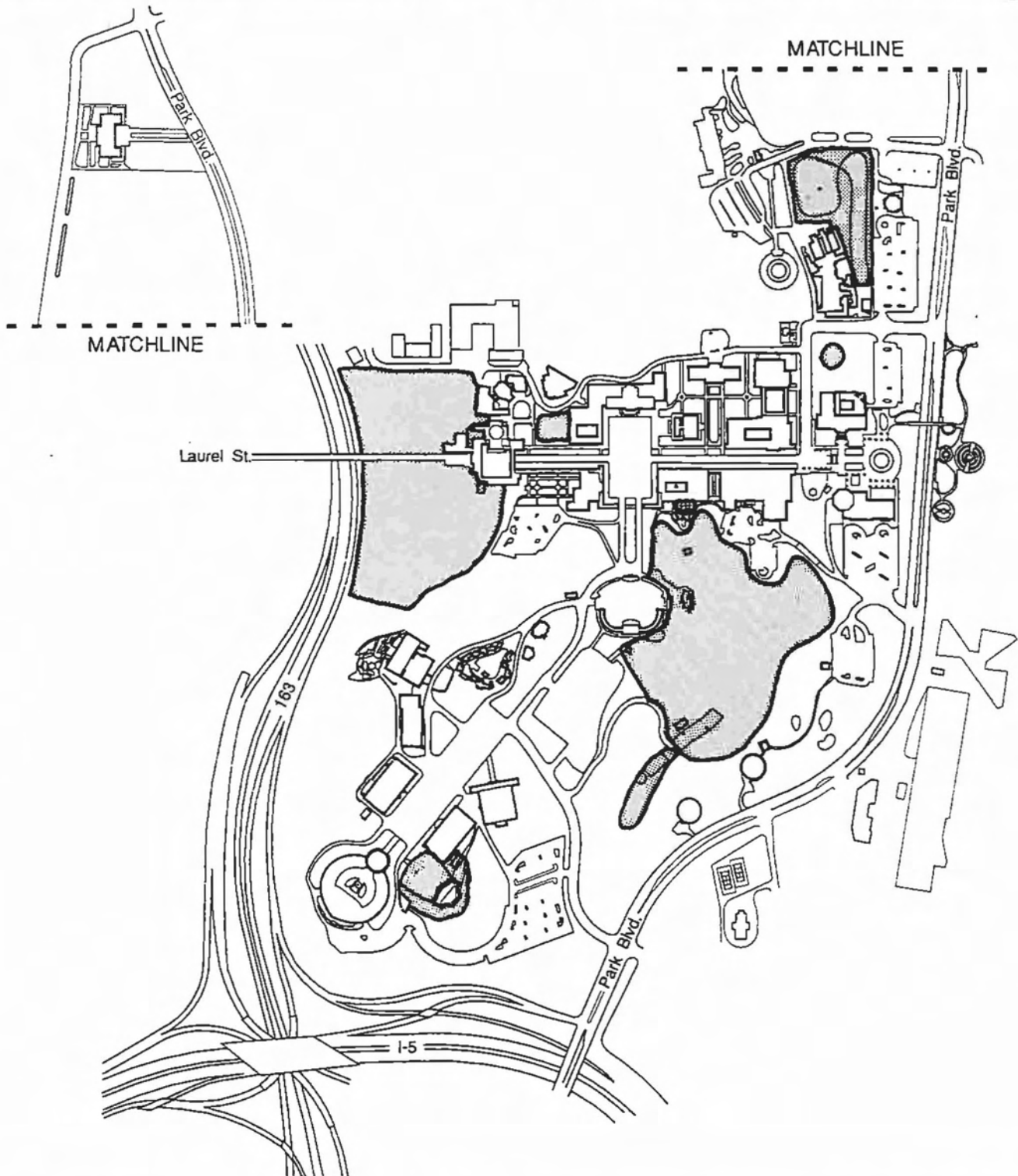
Existing Multiple Use Outdoor Spaces

13 June 1991

Figure
9

- | | |
|------------------------------|------------------------------------|
| 1. The Prado | 5. Zoro Garden |
| 2. Plaza de Balboa | 6. Organ Pavilion |
| 3. Moreton Bay Fig Tree Lawn | 7. House of Pacific Relations Lawn |
| 4. Spanish Village Plaza | |





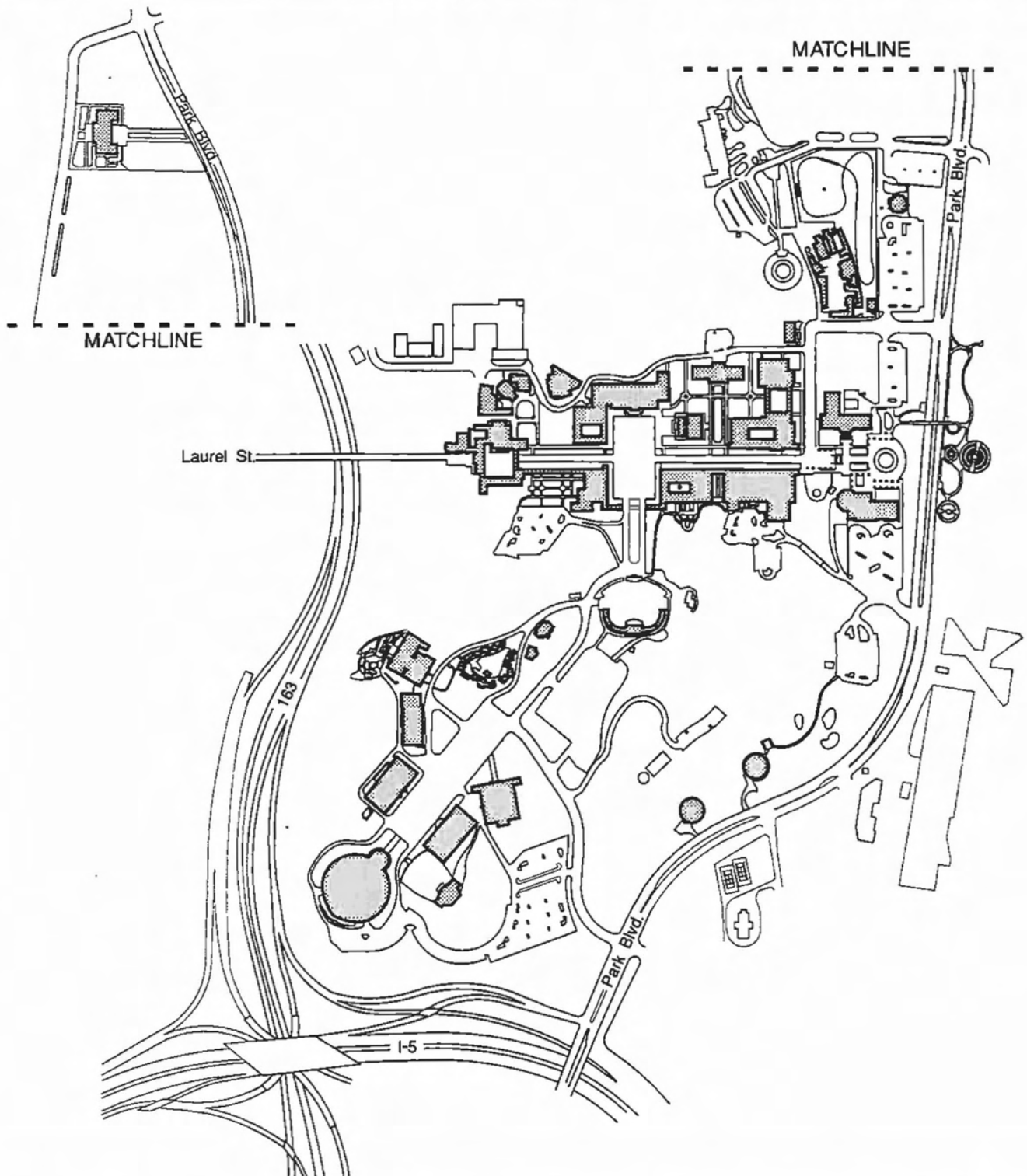
Existing Restricted Park Land

 Existing Restricted Park Land - 33 acres

13 June 1991

Figure
10





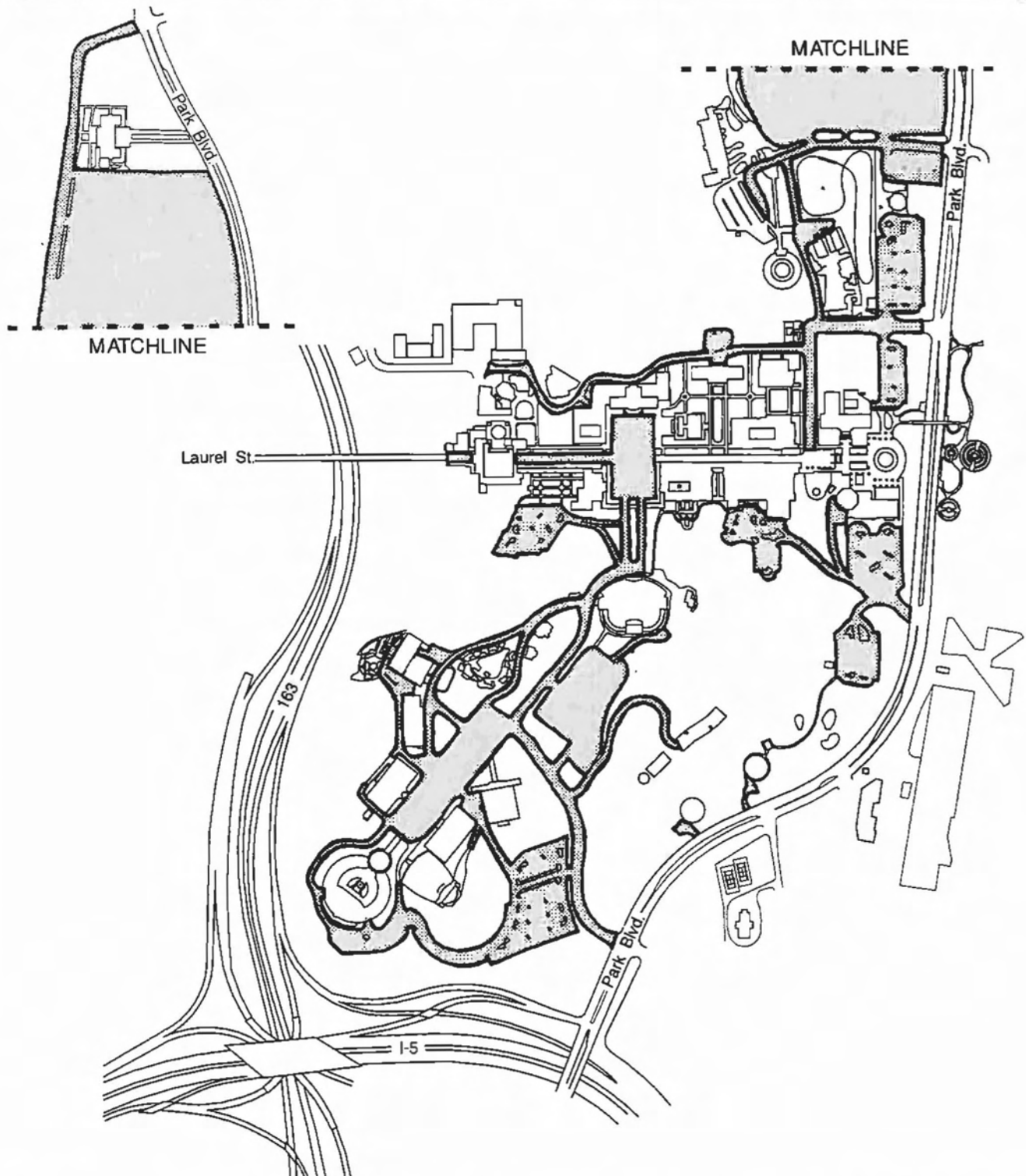
Existing Buildings

 Existing Buildings - 17 acres

13 June 1991

Figure
11





Existing Roads and Parking Areas

13 June 1991

Figure
12

Existing Roads and Parking Areas - 54 acres





Usable Land Areas

The Central Mesa Precise Plan study area contains approximately 193 acres. The usable areas of the Central Mesa are defined here as those land areas under 15% slope which are easily accessible and desirable for Park development. The usable areas comprise approximately 145 acres of the total study area. See Figure 13. All park land, no matter what the slope, is vital to the preservation of natural habitat. For purposes of analysis, however, each land use category is weighed not only in its relationship to the area of the whole site but also in its relationship to the developable areas of the site.

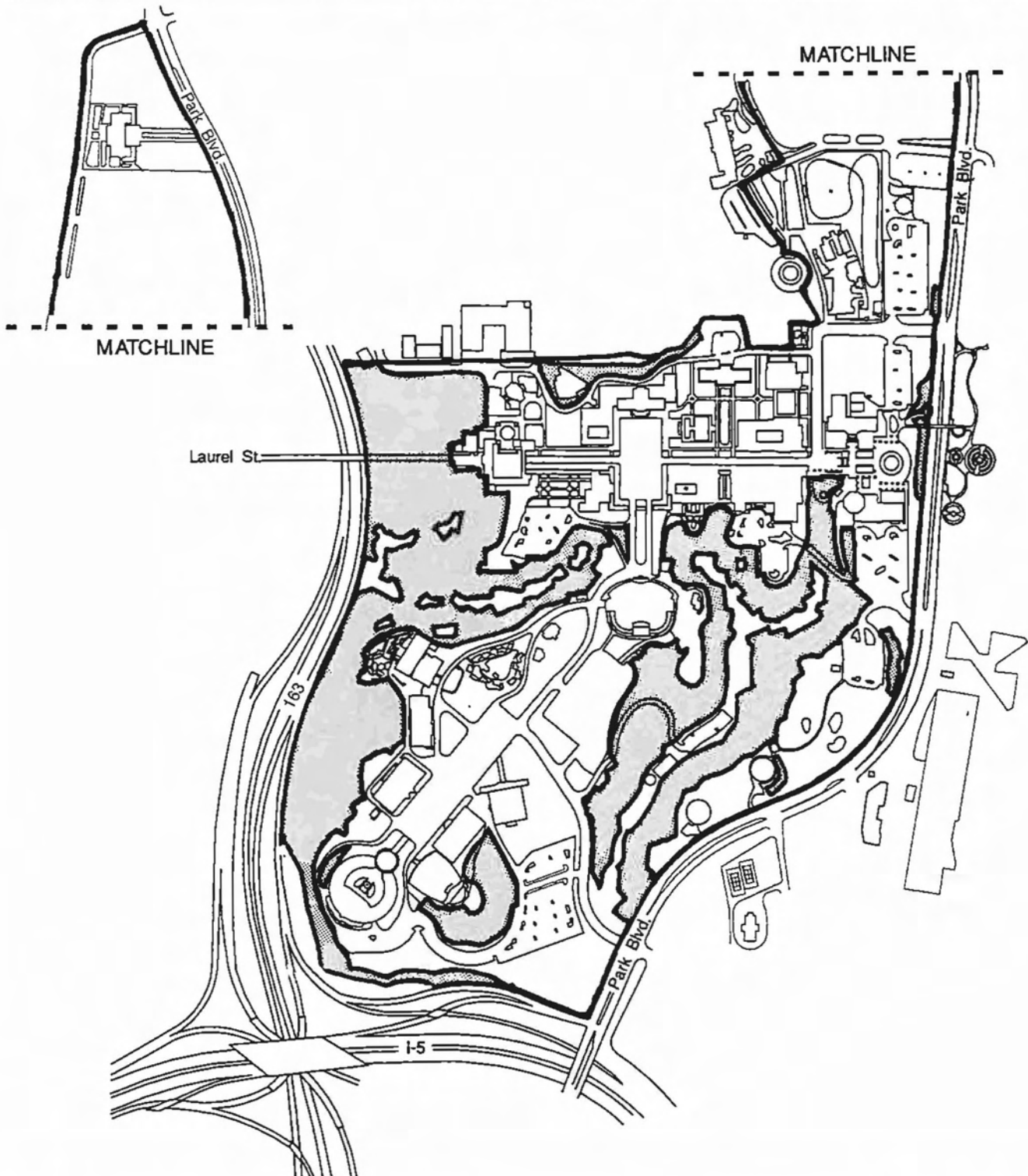
Usable Land Area Summary

Land Use Type	Usable Land		Non-Usable		Total	
	acres	% of total	acres	% of total	acres	% of total
Open Public Park	64	(33%)	25	(13%)	89	(46%)
Restricted	11	(6%)	22	(11%)	33	(17%)
Buildings	16	(8%)	1	(1%)	17	(9%)
Roads	54	(28%)	0	(0%)	54	(28%)
Totals	145	(75%)	48	(25%)	193	(100%)

Visitor Use Levels

The highest Central Mesa visitor levels occur in the Prado. This is due to the concentration of activities and institutions in this area. Peak visitation occurs weekend afternoons. Weekday afternoons rank second in attendance.



Since few attractions are open after five, the lowest levels occur in the evenings. Primary evening use is generated by the Old Globe, Starlight, Casa del Prado and Reuben H. Fleet Theaters. The only museum open in the evening on a regular basis is the Museum of Photographic Arts. Some community organizations offer classes and programs in the evening. Low levels of lighting, significant numbers of closed facilities, empty outdoor spaces and unavailable visitor services all contribute to the low levels of evening use of the Central Mesa.



Central Mesa Usable Areas

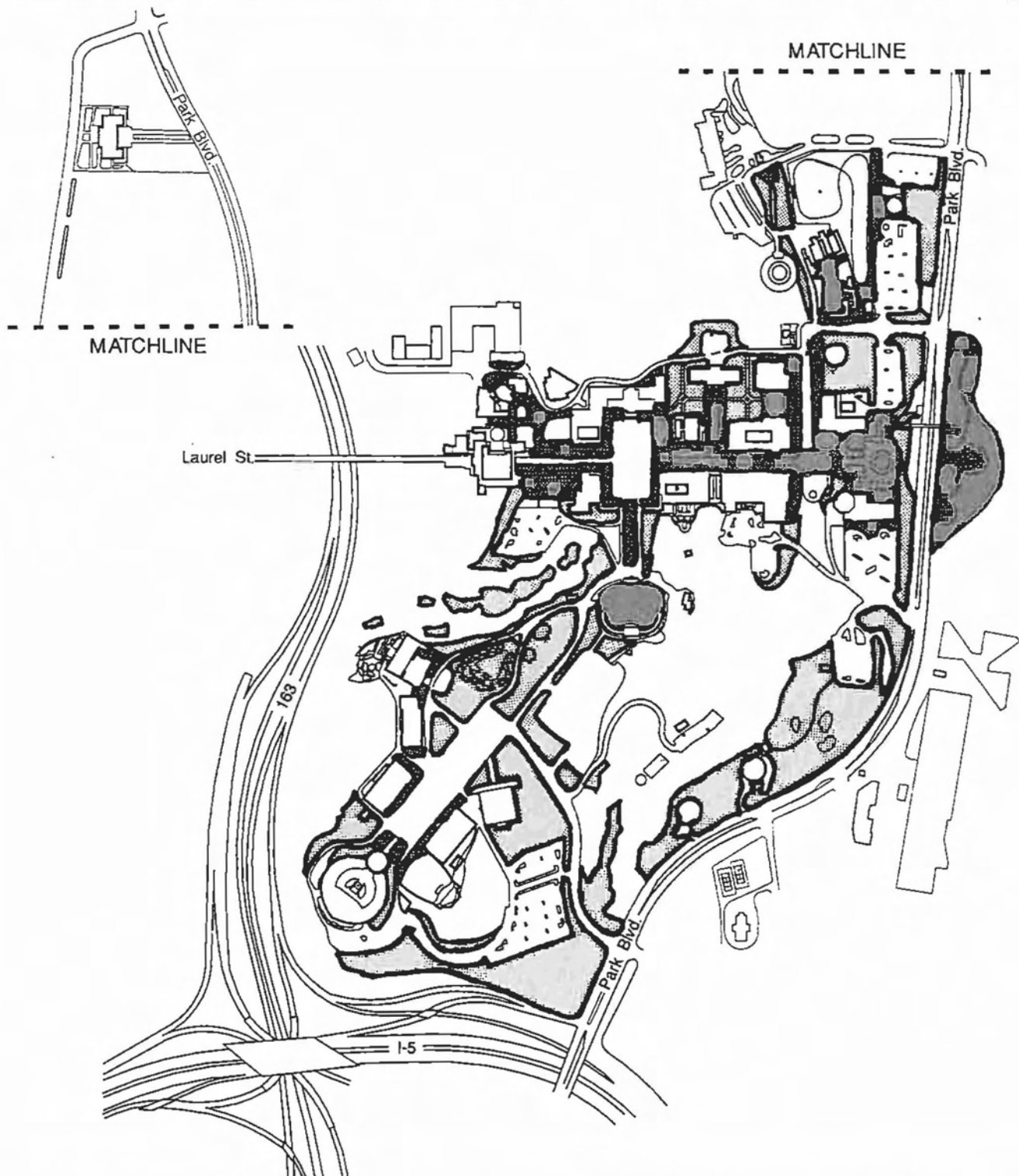
13 June 1991

Figure
13

-  Usable Areas - 145 acres
-  Non-usable Areas - 48 acres

Total Central Mesa - 193 acres







Existing Usable Open Public Park Land

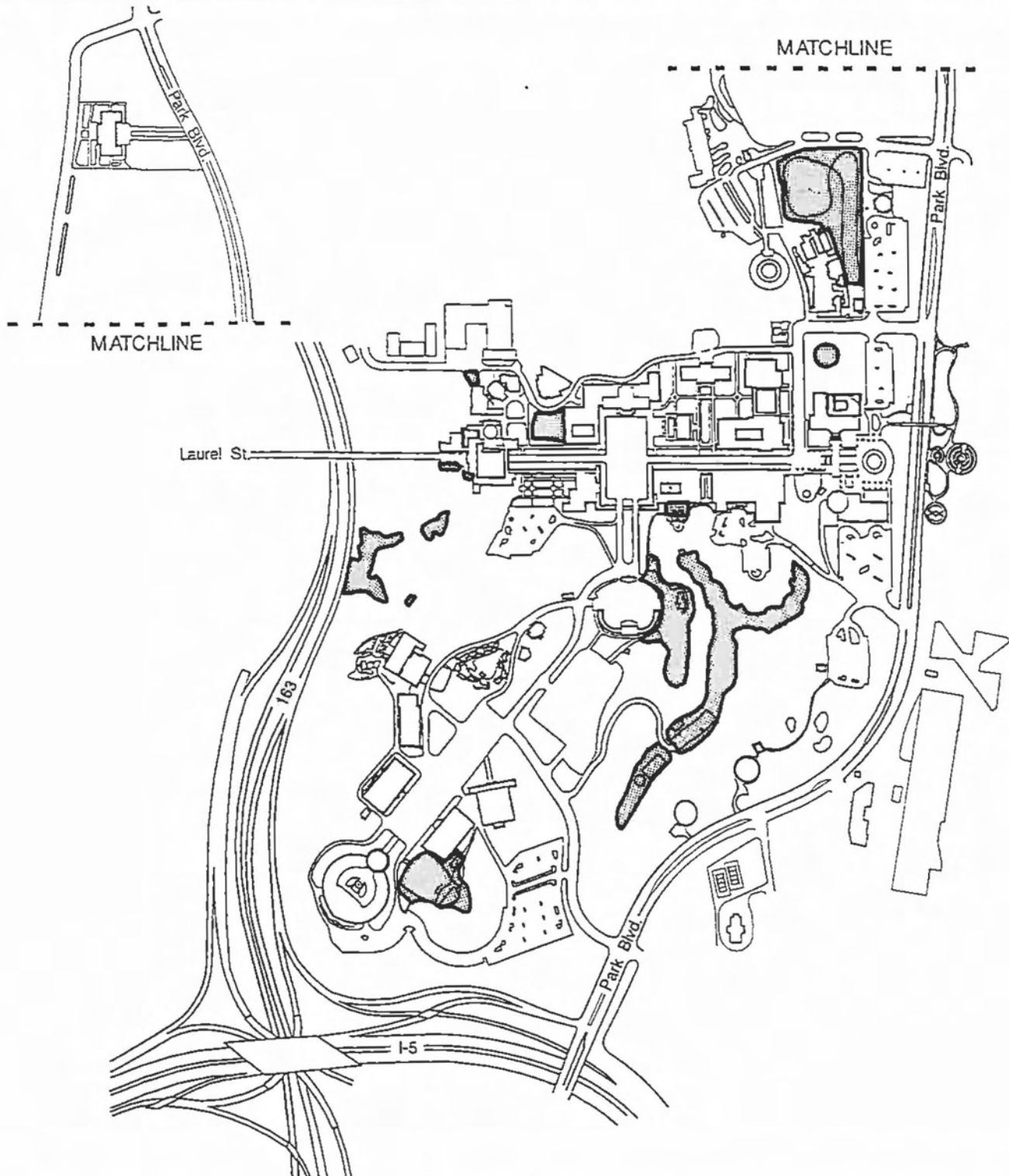
13 June 1991

Figure
14

-  Recreational/Natural - 42 acres
-  Plazas, Promenades and Gardens - 22 acres

Total - 64 acres





Existing Usable Restricted Park Land

13 June 1991

Figure
15

 Existing Usable Restricted Park Land - 11 acres





Building Use Analysis

All facilities on the Central Mesa are owned by the City. The collection of buildings and outdoor facilities are leased to a variety of organizations which provide services and programs of a cultural, educational or recreational nature which enrich and enhance the community. Most lease holdings are defined by the building footprint. A few institutions have additional landscape areas surrounding their buildings within their lease holdings. These are used for service functions or special features such as the Museum of Art Sculpture Garden. Leaseholdings are shown in Figure 16.

There are 30 major buildings or building groups on the Central Mesa. Sixteen of these are occupied by institutions or organizations with long term leases or permits. These are listed below with their location number as found on the sub area maps located in the Architecture Analysis section. Primary occupants are noted in parenthesis:

1. Administration Building (Museum of Man)
2. California Building (Museum of Man)
3. Fine Arts Building (Museum of Man)
4. House of Charm (San Diego Art Institute - 1/2)
5. Museum of Art - Main Building
6. Museum of Art - West Addition
7. Museum of Art - Gildred, Parker, Grant Wing
9. Old Globe Theater Administration Building
13. Timken Art Gallery
16. Casa de Balboa (San Diego Hall of Champions, Balboa Art Conservation Center, Museum of Photographic Arts, San Diego Historical Society and Museum, San Diego Model Railroad Museum)
18. Natural History Museum
19. Reuben H. Fleet Space Theater and Science Center
20. Japanese Garden Exhibit House
22. Spanish Village (Spanish Village Art Center, Mineral and Gem Society, Southern California Association of Camera Clubs)
25. North Water Tank (Centro Cultural de la Raza)
27. House of Pacific Relations
28. United Nations Building
29. House of Pacific Relations
33. Automotive Museum
34. Aerospace Museum



Seven Central Mesa buildings are utilized for theater, concerts or other performances. These are listed by number:

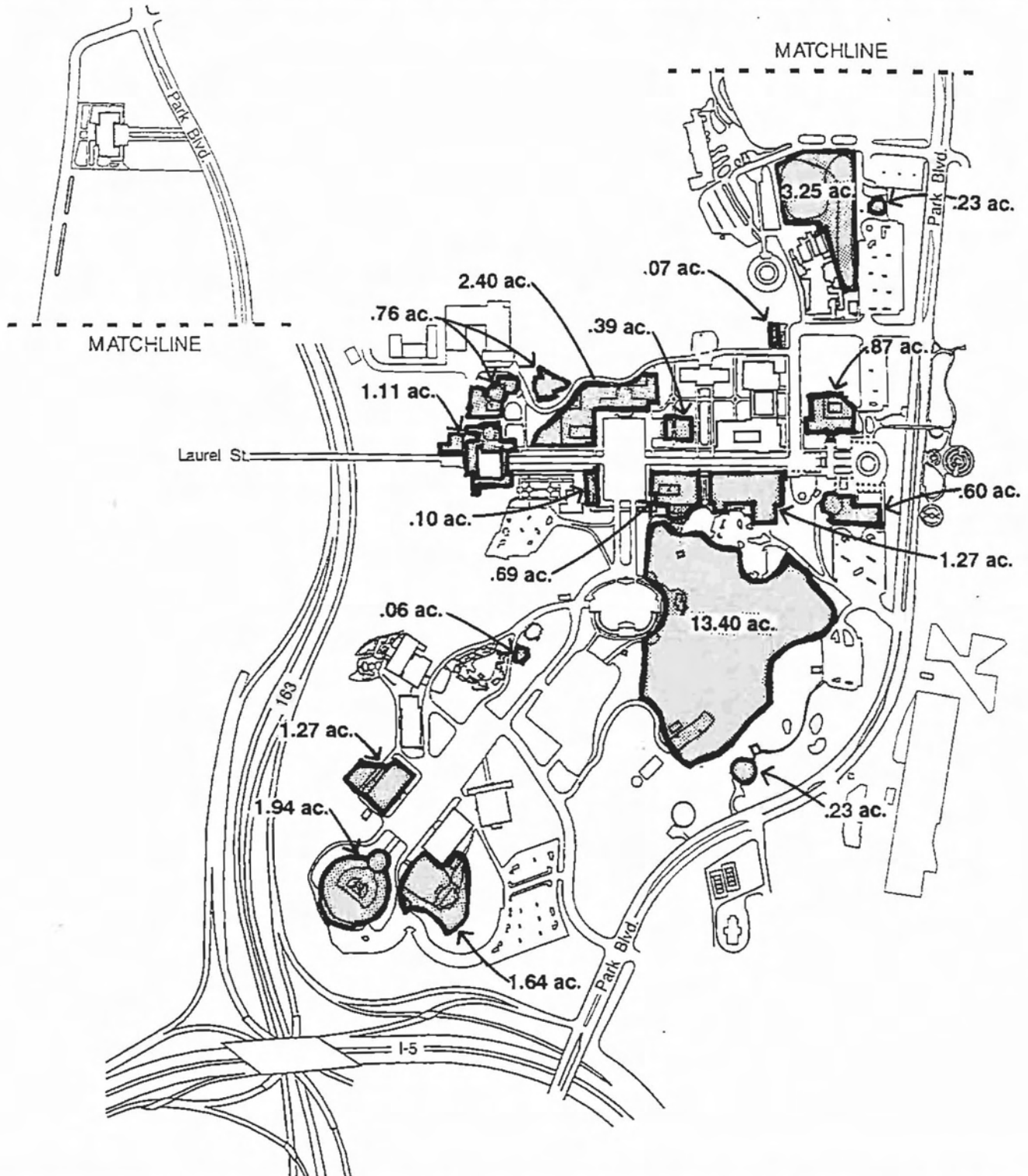
- 8. Old Globe Theater
- 10. Cassius Carter Theater
- 11. Lowell Davies Theater
- 12. Organ Pavilion
- 15. Casa del Prado Theater
- 32. Palisades Building - Recital Hall and Puppet Theater
- 35. Starlight Bowl

Six of the Central Mesa buildings, are primarily utilized by the community for activities such as dancing, athletics, classes, meetings, banquets, exhibits or other such varied endeavors. These are all administered by San Diego Park & Recreation Department, except as noted.


- 15. Casa del Prado
- 17. House of Hospitality (House of Hospitality Association)
- 24. War Memorial Building
- 31. Balboa Park Club
- 36. Municipal Gym
- 37. Federal Building

Both the House of Hospitality and the Casa del Prado also contain organization offices.

The remaining Central Mesa buildings are either unoccupied or used for City operations. The House of Charm (#4) is half unoccupied due to its state of deterioration. The south water tank (#26) is utilized for Park maintenance operations only. Both the Balboa Park Club (#31) and the Palisades Building (#32) presently contain San Diego Park and Recreation Department offices. These City uses are scheduled to move from the Central Mesa in the near future.



Existing Leaseholds

 Existing Leaseholds - 30 acres

13 June 1991

Figure
16





Carrying Capacity Analysis

An analysis of the Central Mesa carrying capacity was conducted by Economics Research Associates as a part of the Precise Plan process. Evaluations were made to determine both existing and proposed crowding levels in the destination-oriented indoor and outdoor spaces of the Central Mesa. The analysis was based on a design day, which is a typical busy day such as a weekend day in August. Peak day attendance was also projected. A peak day would occur only a few times each year, usually when special events like Christmas on the Prado occur.

The summary of their findings concluded that existing Central Mesa facilities have sufficient capacity excluding peak days, but that overcrowding occasionally occurs at the pedestrian bottlenecks in the East Prado on design days. The present carrying capacity of the Central Mesa (excluding the Zoo) is almost 6,500 persons with 4,200 being indoors and 2,200 being outdoors. The report indicates that overall, there is a surplus of building space on the Central Mesa. This is primarily due to low usage of meeting spaces relative to their size and underutilization of some museums. The exceptions to this condition are the Fleet Space Theater, Botanical Building and Municipal Gym. Overall, the outdoor public spaces of the Central Mesa show acceptable visitor levels on design day except for the East Prado and lawns adjacent to the Botanical Building and the lawn area around Moreton Bay Fig Tree in North Prado. Almost 80 percent of visitors in outdoor pedestrian areas are in the Prado at any one time, while this area only accounts for 59 percent of total pedestrian and plaza area acreage. At present, parking is sufficient for design day (71 percent occupancy) and on peak days (93 percent occupancy). Utilizing the parking area at Inspiration Point is critical, especially during peak days.

The scenario ten years from now was evaluated with the proposed Precise Plan improvements in place. Design day carrying capacity for the Central Mesa (excluding the Zoo) is projected to expand by about 44 percent to 9,300 persons after the Precise Plan is implemented. Visitor distribution is expected to shift towards outdoor areas with 4,000 persons in plazas, pedestrian areas and landscaped activity areas. Outdoor use will constitute about 43% of Central Mesa visitation compared to the current figure of about 35% of visitors in outdoor areas. No significant shortages in built space are projected during design day, with the exception of the Botanical Building and the Municipal Gym. Proposed building expansions for Park institutions will create additional crowding in the adjacent pedestrian areas. However, the Prado, which is the greatest potential problem area, shows less crowding due to the positive redistribution of visitor attendance throughout the Central Mesa. After the Precise Plan is implemented, the percentage of total Central Mesa visitors in the Prado pedestrian area drops to 47 percent while the Prado area will comprise 34 percent of the plazas and pedestrian areas. This relief from overcrowding on the Prado will be possible with the development of other anchor attractions elsewhere in the Central Mesa such as programmed activities on the Palisades Plazas, the completion of the Japanese Friendship Garden, the Spanish Village revitalization. Parking supply demand on the



Central Mesa would increase to about 6,440 spaces on design day, and 8,370 spaces on peak days. Parking supply is planned to increase to approximately 7,520 spaces. This means there will be an adequate supply on design day (86 percent occupancy), but a shortage of 850 spaces on peak days (10 percent deficit). Transportation measures to mitigate parking shortages such as the Park tram system, free shuttle service from off-site parking facilities, and increased use of public transportation will relieve future parking demand to the degree that design day parking needs should be fully and comfortably accommodated.

The full carrying capacity report is located in the Appendix.

Circulation Analysis



CIRCULATION ANALYSIS

Vehicular Circulation

Balboa Park is serviced by both the regional freeway system and local arterial roadways. Access to the Central Mesa from the west occurs across the Cabrillo Bridge (Laurel Street), which crosses over State Route 163, which has been designated "State Scenic Highway Number 53". The east side of the Central Mesa is serviced by access points into the Park from Park Boulevard.

Visitors arriving by automobile constituted over 80% of the visitors surveyed in the Easter 1988 and August 1989 Park visitor surveys. This high reliance on the automobile places significant demand on existing parking lots. The Central Mesa has approximately 7,400 parking spaces available for public use. This includes on-street parking and the Inspiration Point lots which are outside the project study area. Existing parking supply is shown on Table 1.

Parking demand peaks on summer weekend afternoons. Demand fluctuates with the season, weather, holiday or free admission day. Parking lots close to major attractions have the most demand. This is amplified by a long length of stay for major attractions. The Central Mesa lots have no length of stay restrictions with the exception of loading zones. Disabled spaces are conveniently placed and well marked. Figure 17 shows existing vehicular circulation, services routes, parking lots and major access points.

Pedestrian Circulation

The major pedestrian promenade existing on the Central Mesa today is in the East Prado between the Plaza de Panama parking area and the Plaza de Balboa. All other areas consist of walkways along roads or within lawn and garden areas.

Pedestrian and vehicular conflict areas are numerous. The large numbers of pedestrians within the Central Mesa are limited to very small areas of walkways in these high conflict areas. Areas of highest conflict occur along the West Prado, through the Plaza de Panama lot, crossing the road in the area of the Organ Pavilion, throughout the Pan American Plaza lot, at the Presidents Way and Pan American Road East intersection, along Village Place, and in the Zoo parking lot, particularly along the south exit and entrance lanes. See Figure 18.



Pedestrians and cars compete for circulation space in front of the Organ Pavilion.



TABLE 1.

EXISTING PARKING SUPPLY, MAY 1991.

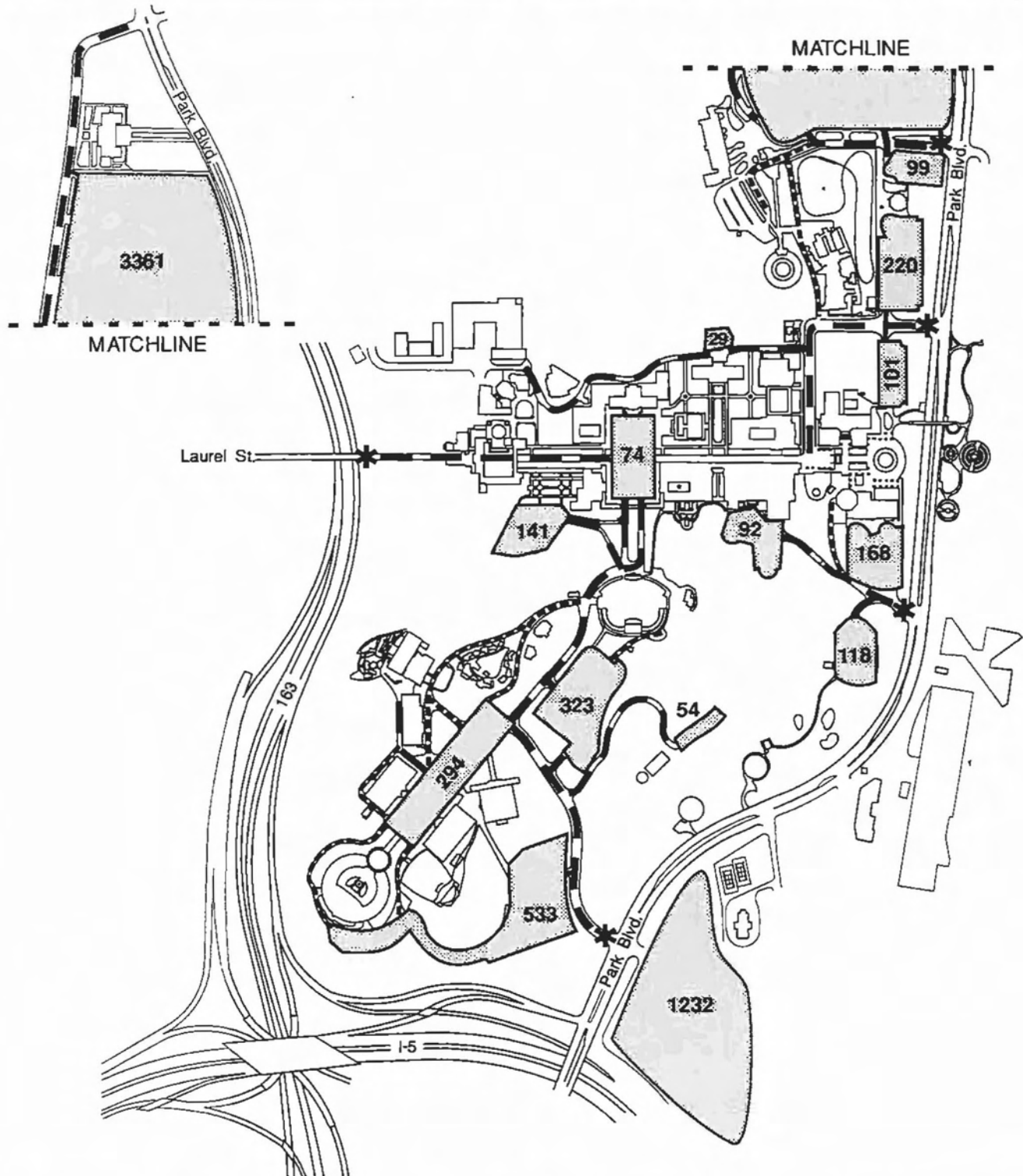
PARKING LOT:	NUMBER OF SPACES
ZOO LOT	3,016
NORTH CAROUSEL LOT	99
SOUTH CAROUSEL LOT	220
NATURAL HISTORY MUSEUM LOT	101
BOTANICAL BUILDING LOT	29
PLAZA DE PANAMA	74
ALCAZAR GARDEN LOT	141
CASA DE BALBOA LOT	92
FLEET SPACE THEATER LOT	168
PEPPER GROVE LOT	118
ORGAN PAVILION LOT	323
PAN AMERICAN PLAZA LOT	294
FEDERAL/AEROSPACE LOT	533
GOLD GULCH LOT	54
SUB-TOTAL:	5,306
ZOO PLACE PARKING SPACES	120 +
PARK BOULEVARD PARKING SPACES	360 +
VILLAGE PLACE PARKING SPACES	80 +
SUB-TOTAL:	560 +
INSPIRATION POINT LOTS	1,232
TOTAL PARKING SPACES	7,098 +

Alternative Modes of Transportation

San Diego Transit operates bus route 7 along Park Boulevard and routes 16 and 25 along Fourth and Fifth Avenues.

Opening ceremonies for the Park tram were conducted April 1991. The tram route begins at the Inspiration Point parking lot and extends to the Sixth Avenue and Laurel Street intersection. Tram stops are located throughout the Central Mesa. Transit stop locations and the tram route are shown in Figure 19.

Several tour companies visit the Central Mesa, ranging from large tour buses to the Old Town Trolley. The Central Mesa is accessible by bicycle and there are a few portable bike racks located throughout the study area. Bicycles are subject to the same regulations as vehicles in the Park. At present the Central Mesa does not provide for adequate bicycle storage. A few special event organizers have created temporary supervised bicycle parking areas which have been very successful.



Existing Vehicular Circulation and Parking

13 June 1991

Figure
17

* Vehicular Access Points

(XXX) Number of Vehicular Parking Spaces per Lot

— Vehicular Circulation

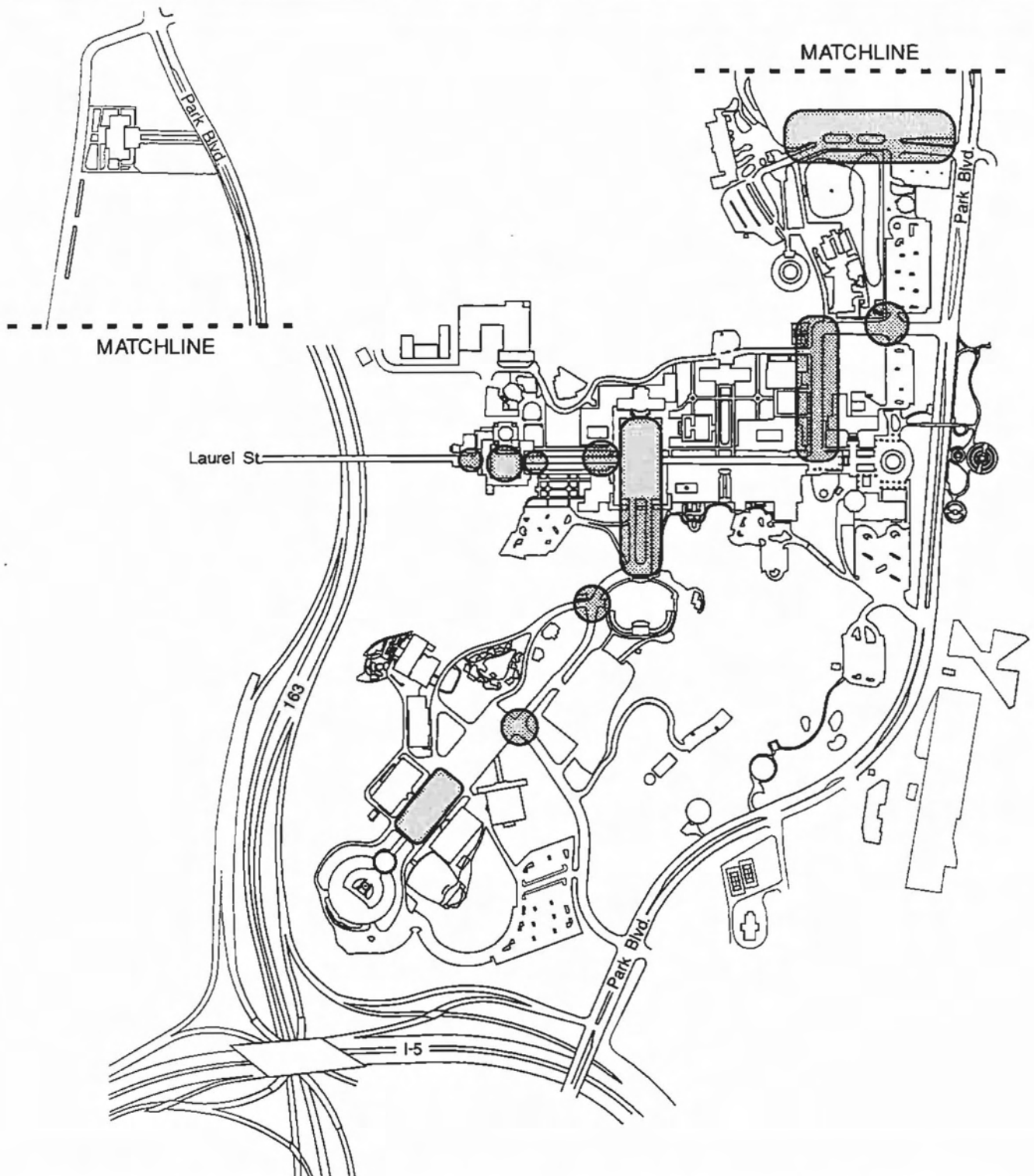
----- Service Only





BALBOA PARK • CENTRAL MESA PRECISE PLAN

Analysis - Circulation

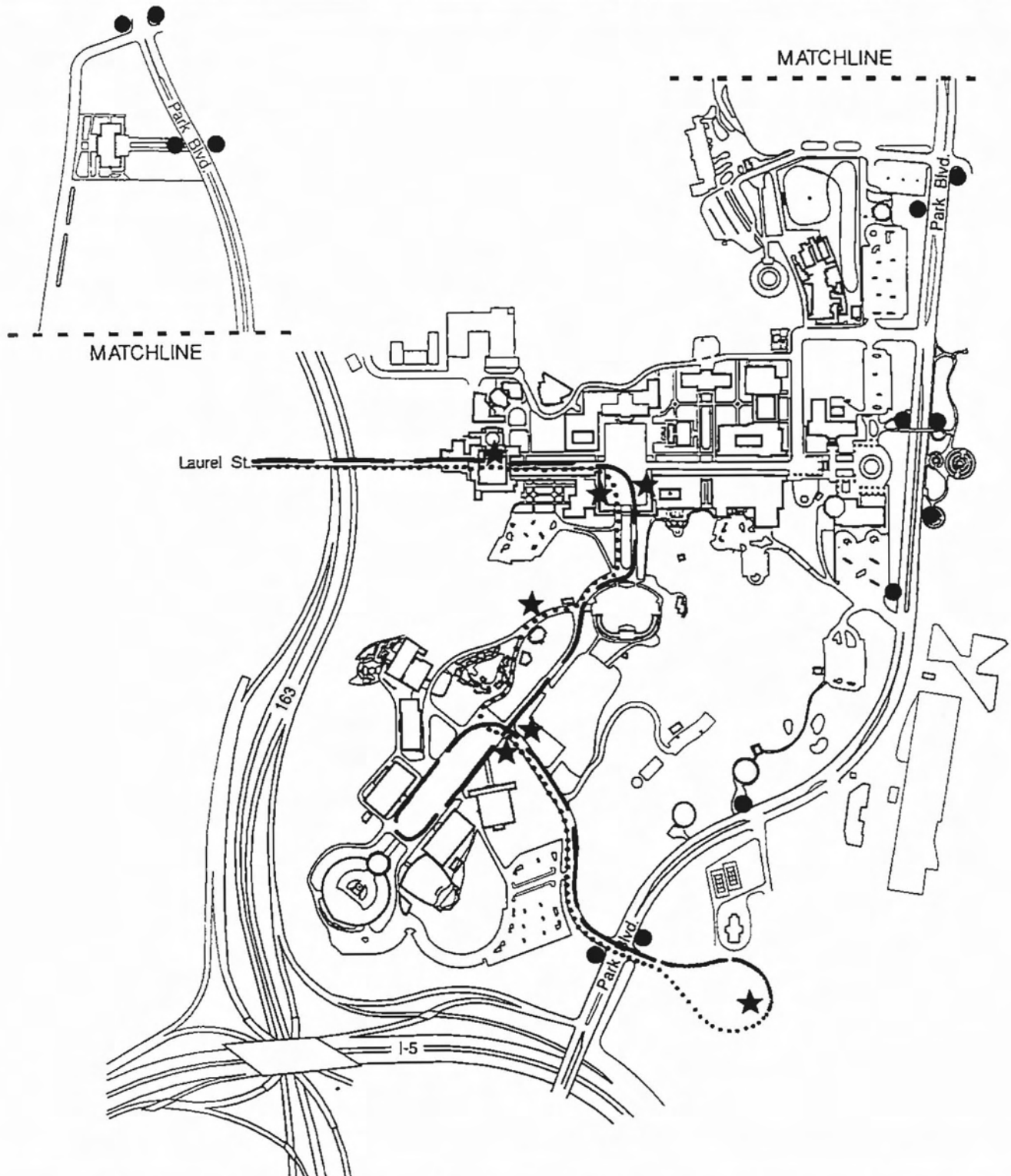


Existing Pedestrian and Vehicular Conflict Areas

13 June 1991

Figure
18





Existing Transit Stops and Park Tram Route

13 June 1991

Figure
19

- Transit Stop
- ★ Park Tram Stop
- Tram Route Northbound
- Tram Route Southbound



Architecture Analysis



ARCHITECTURE ANALYSIS

Analysis of the architecture of the Central Mesa involved historical research, documentation of the condition of existing buildings and evaluation of projected facilities requirements.

Historical research emphasized buildings and architectural features listed on the National Register of Historic Places. Architectural design themes, styles, dates of construction, and significant features were documented. Results of this research can be found in the historic context and architectural recommendations sections. Figure 20 is the Existing Architecture History map which identifies the existing buildings originally constructed for the expositions and the date of construction for non-exposition buildings.

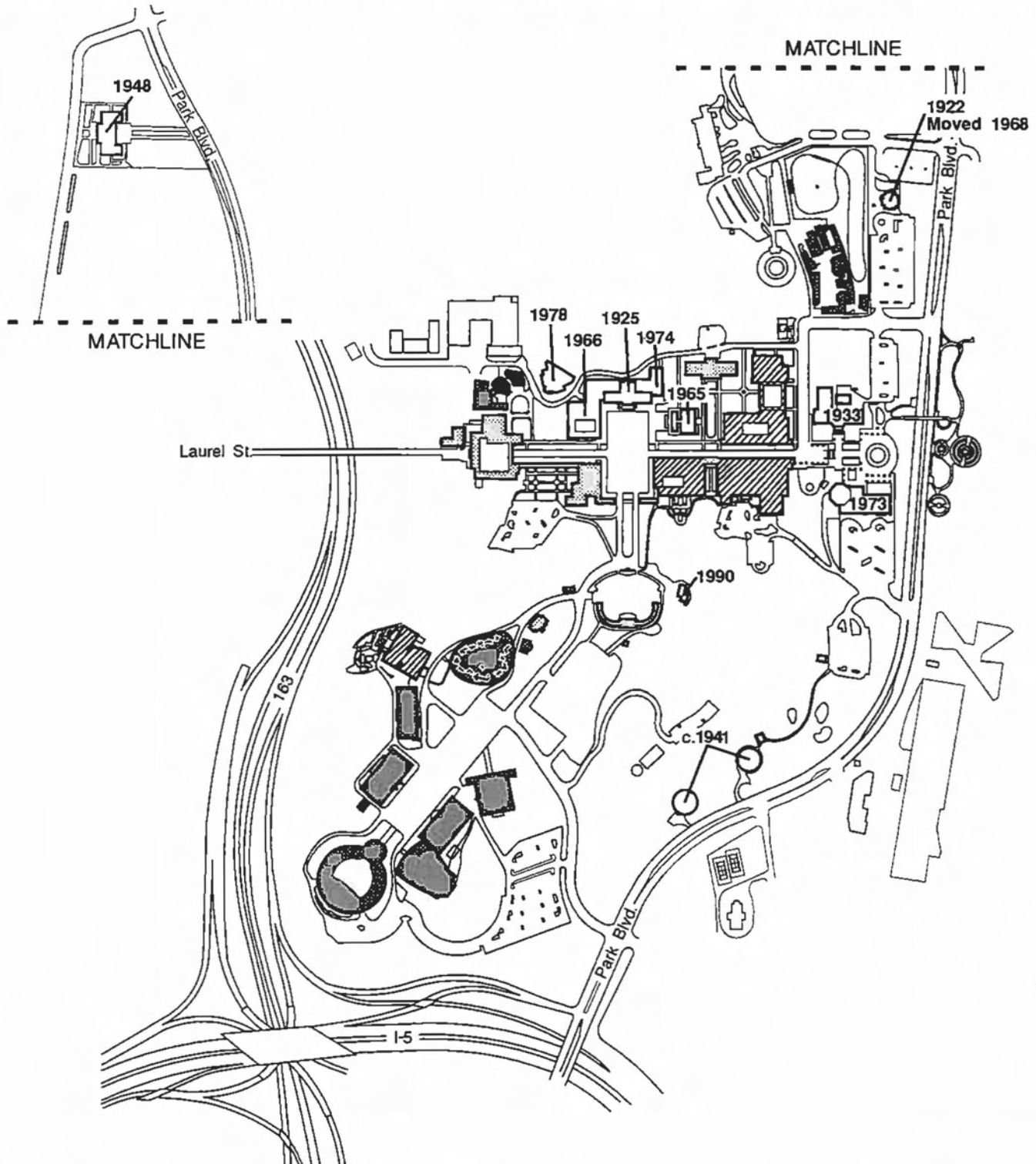
The condition of existing architecture was assessed by surveying organizations that lease building space, by conducting field observations and by interviewing Park management and maintenance staff.

Future use analysis was conducted by distributing a questionnaire to the institutions and organizations leasing facilities on the Central Mesa. Information regarding existing conditions of buildings, future facilities needs, and the feasibility of locating some facilities or functions outside the Park was collected. Among the needs expressed in response to the questionnaire was the desire of some organizations and institutions to expand the size of their leased facilities in order to accommodate projected uses over the next twenty years. An evaluation of potential impacts such as historic character, visual quality, circulation, parking, existing topography and vegetation was conducted for each proposed building modification. The proposals were also evaluated to determine their conformance to the Master Plan. In addition, the potential for off-site use was evaluated and discussed with organizations whose expansion plans might have significant impacts on the Park environment.

This section contains an architectural inventory of the existing buildings on the Central Mesa and an analysis of the building expansion proposals offered by facility lessees in the Park.

Architectural Inventory






Documentation of the existing buildings of the Central Mesa was conducted as part of the Precise Plan process. This included analysis of building style, ornamentation, details, materials, structural condition and floor plans. Buildings are grouped according to sub area and building numbers on the inventory correspond to their location on the map. Buildings marked by an asterisk (*) are listed on the National Register of Historic Places. A summary of the analysis is as follows:



Existing Architecture History

13 June 1991

Figure
20

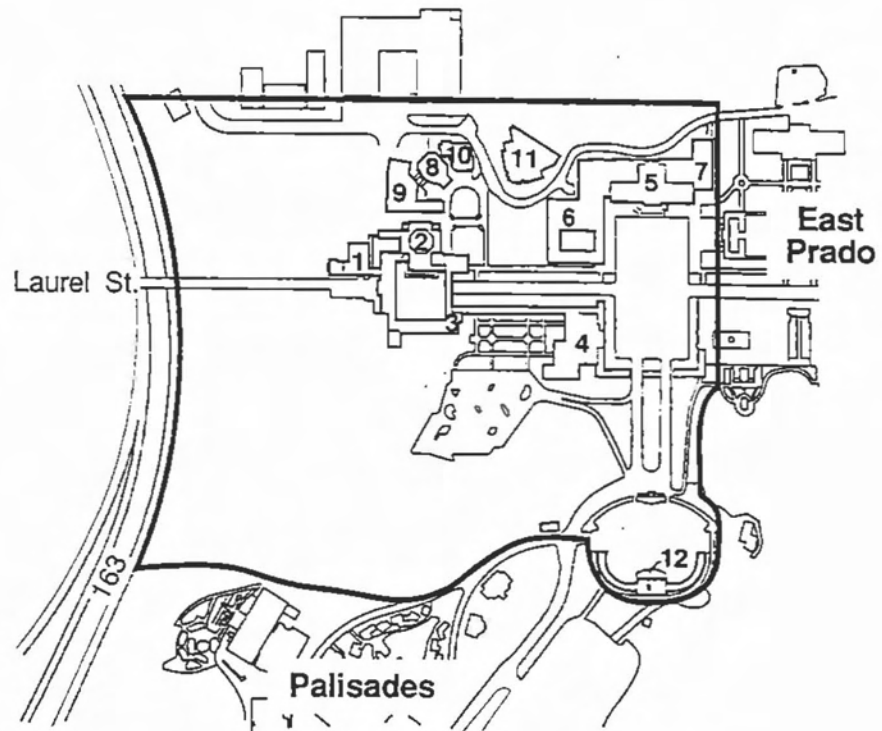
	1915 Expo Building		Non-Expo Building with Date Constructed
	1935 Expo Building		
	1915 Expo Building-Rebuilt or Altered		
	1935 Expo Building-Rebuilt or Altered		





ARCHITECTURAL INVENTORY

West Prado



1.* **Administration Building**

Designer:

Irving Gill and Carleton Monroe Winslow

Date of Construction:

1915

Style:

Mission Revival

Structural Materials:

Wood frame/stucco

Special Characteristics
and Comments:

Ornate frontispiece added by
Carleton Monroe Winslow in 1915,
omitted from the recent restoration.



- 2.* **California Building - Museum of Man - Main (north) Building**
Designer: Bertram Goodhue
Date of Construction: 1915
Style: Spanish Colonial Revival
Structural Materials: Reinforced concrete/hollow tile
Special Characteristics and Comments: Richly ornamented frontispiece, 200' tall tower, central dome with handmade tiles. Designed as a permanent structure to remain after the exposition.
- 3.* **Fine Arts Building - Museum of Man - South Building**
Designer: Bertram Goodhue
Date of Construction: 1915
Style: Spanish Mission
Structural Materials: Reinforced concrete/hollow tile
Special Characteristics and Comments: St. Francis Chapel with carmelite belfry, south facade similar to Mission San Gabriel. St. Francis Chapel has been recently restored. Fire exits and stairs have been added to the west elevation.
- 4.* **House of Charm**
Designer: Carleton Monroe Winslow
Date of Construction: 1915
Style: Spanish Colonial/Mission
Structural Materials: Wood frame and plaster
Special Characteristics and Comments: Attached arcades connecting with the Museum of Man, dual bell gables at entry facade, Pueblo Tower removed.
- 5.* **Museum of Art - Main Building**
Designers: William Templeton Johnson and Robert W. Snyder
Date of Construction: 1925
Style: Spanish Renaissance (Plateresque)
Structural Materials: Steel and reinforced concrete
Special Characteristics and Comments: Floral and animal facade ornamentation, highly detailed. Shell motif over entry and along cornice. Statues and bas-reliefs of artists. Frontispiece is currently undergoing restoration.



6. **Museum of Art - West Addition**

Designer: Robert Mosher and Roy Drew
 Date of Construction: 1966
 Style: Modern
 Structural Materials: Precast concrete
 Special Characteristics and Comments: Intricately ornamented bronze screens are located between exterior columns.

7. **Museum of Art - Gildred-Parker-Grant Wing**

Designer: Robert Mosher and Roy Drew
 Date of Construction: 1974
 Style: Modern
 Structural Materials: Precast concrete
 Special Characteristics and Comments: Two large exhibition galleries provide space for large canvas works.

8. **Old Globe Theater**

Designer: Liebhardt, Weston and Assoc.
 Date of Construction: 1982
 Style: Elizabethan
 Structural Materials: Concrete, steel frame, stucco and heavy timber trim.
 Special Characteristics and Comments: Modified Thrust theater with 443 orchestra seats and 128 balcony seats. Reconstructed after fire destroyed the original building in 1978.

9. **Old Globe Theater Administration Building**

Designer: Original Addition: Victor Wolff
 Remodel: Liebhardt, Botton and Assoc.
 Date of Construction: Original Addition: 1975 Remodel: 1991 (estimated completion)
 Style: Elizabethan
 Structural Materials: Steel and wood frame/stucco
 Special Characteristics and Comments: Renovation and addition of an existing 1930's office complex.

10. **Cassius Carter Theater**

Designer: Victor Wolff
 Date of Construction: 1968
 Style: Elizabethan
 Structural Materials: Wood and steel frame/stucco
 Special Characteristics and Comments: Theater in the round. Remodel of existing Falstaff Tavern.



11. Lowell Davies Theater (Festival Stage)

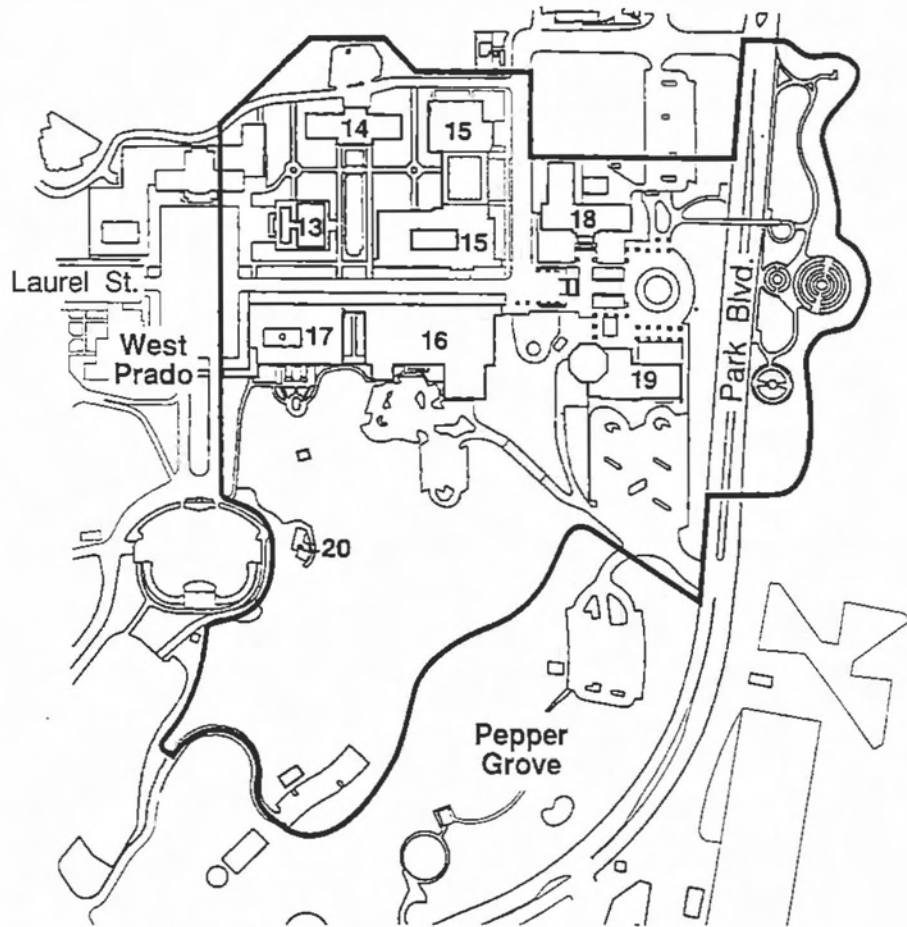
Designer:	Liebhardt, Weston and Assoc.
Date of Construction:	1985
Style:	Heavy timber detailing to complement Elizabethan style.
Structural Materials:	Heavy timber/steel framing
Special Characteristics and Comments:	610 seat outdoor amphitheater designed for Shakespearean theater.

12.* Organ Pavilion

Designer:	Harrison Albright
Date of Construction:	1915
Style:	Spanish Baroque
Structural Materials:	Wood frame/stucco
Special Characteristics and Comments:	Contains the world's largest outdoor organ. Electrical system needs to be refurbished.



East Prado



13. **Timken Art Gallery**
 Designer:
 Date of Construction:
 Style:
 Structural Materials:
 Special Characteristics
 and Comments:

Frank Hope
 1965
 Modern
 Steel and marble

Exterior features intricate bronze
 ornamentation.

- 14.* **Botanical Building**
 Designers:
 Date of Construction:
 Style:
 Structural Materials:
 Special Characteristics
 and Comments:

Carleton Monroe Winslow and
 Thomas P. Hunter, Engineer
 1915
 Mission revival
 Steel and lath, wood and stucco

The iron framework was originally
 used for a railroad station and was
 reassembled for the 1915 Exposition.



15.* Casa del Prado and Casa del Prado Theater

Designer: Carleton Monroe Winslow
Date of Construction: 1915/rebuilt 1971
Style: Spanish Colonial
Structural Materials: Steel frame
Special Characteristics and Comments: Originally designed for an agricultural exhibit, the entry ornamentation features garlanded columns flanking an ornamented two storied arcade. The theater features an elaborate entry frontispiece with flanking bell towers.

16.* Casa de Balboa

Designer: Frank P. Allen, Jr.
Date of Construction: 1915/rebuilt 1981
Style: Spanish Colonial
Structural Materials: Steel frame
Special Characteristics and Comments: Heavily ornamented cornices and red tile roofs at entry pavilions.

17.* House of Hospitality

Designer: Carleton Monroe Winslow, remodel designed by Sam Hamill
Date of Construction: 1915/1928
Style: Spanish Colonial
Structural Materials: Wood frame/stucco, lath/plaster
Special Characteristics and Comments: Interior courtyard contains fountain by Donal Hord.

18.* Natural History Museum

Designer: William Templeton Johnson
Date of Construction: 1933
Style: Spanish Renaissance
Structural Materials: Reinforced concrete
Special Characteristics and Comments: Exterior ornamentation depicts flora and fauna that is typically studied and exhibited by the museum.



19. **Reuben H. Fleet Space Theater and Science Center**

Designer: Louis Bodmer, AIA; Hatch-Heimerdinger and Assoc.

Date of Construction: 1973

Style: Spanish Colonial

Structural Materials: Steel frame

Special Characteristics and Comments: The Space Theater is home to the world's first Omnimax Theater.

20. **Japanese Garden Exhibit House**

Designer: Hiroo Kurano

Date of Construction: 1990

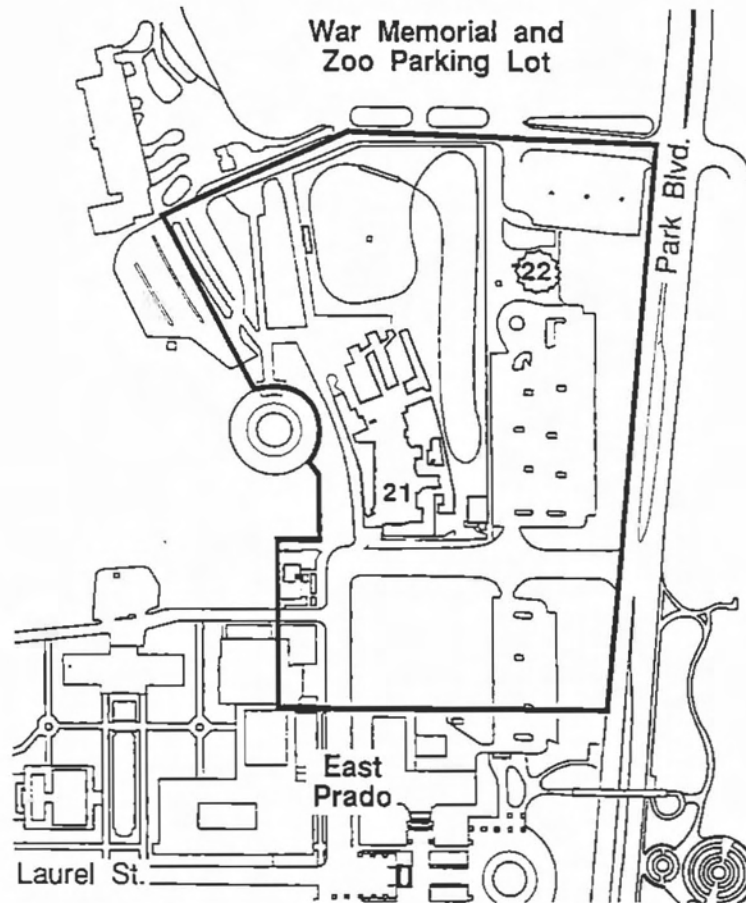
Style: Japanese Traditional

Structural Materials: Wood frame

Special Characteristics and Comments: Custom craftsmanship. Ceramic tile and copper sheathing roof materials.



North Prado



21.* Spanish Village

Designer:
Date of Construction:
Style:
Structural Materials:
Special Characteristics
and Comments:

Richard Requa
1935
Spanish Vernacular
Wood frame/stucco

The north portal was suggested by the Puerta de Castillo de Siguenza in Spain. Multicolored pavers original to exposition. Plumbing and electrical service is inadequate to meet current needs.

22.* Carousel

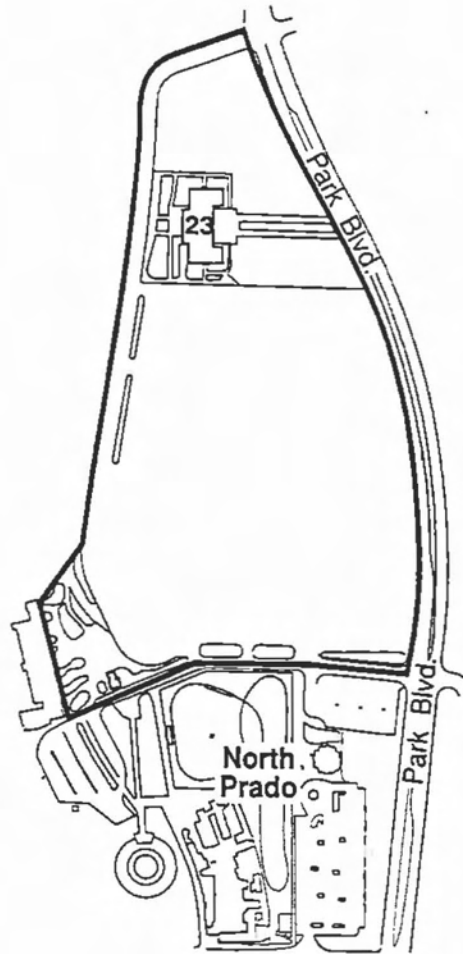
Designer:
Date of Construction:
Style:
Structural Materials:
Special Characteristics
and Comments:

Hershell-Spillman Company
1922
Arts and Crafts
Wood frame

This is one of only seven carousels of its kind still in operation.



War Memorial and Zoo Parking Lot



23. War Memorial Building

Designer:

Unknown

Date of Construction:

1948

Style:

Modern

Structural Materials:

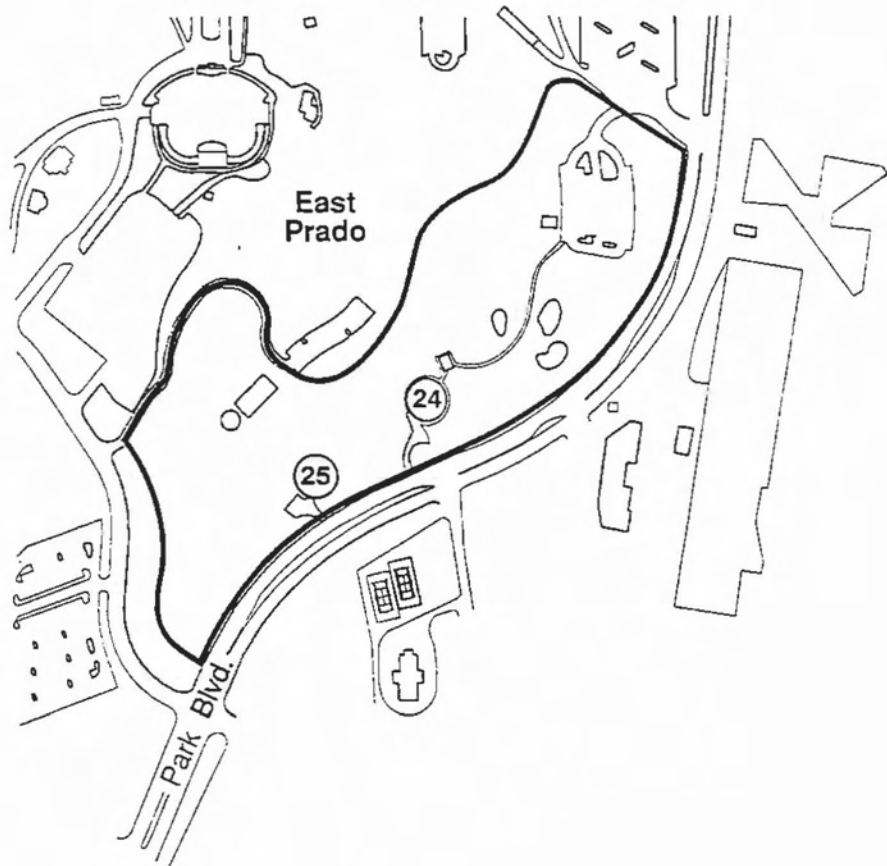
Wood frame/stucco

Special Characteristics
and Comments:

Six meeting halls (each 100 seat) and
a 500 seat auditorium.



Pepper Grove



24. Centro Cultural de la Raza

Designer:

Unknown

Date of Construction:

1941

Style:

Industrial Watertank

Structural Materials:

Reinforced concrete

Special Characteristics
and Comments:

Exterior murals represent the work of contemporary Mexican American artists. Interior restrooms will be added.

25. South Water Tank

(City of San Diego Dept. of Park & Recreation)

Designer:

Unknown

Date of Construction:

1941

Style:

Industrial Watertank

Structural Materials:

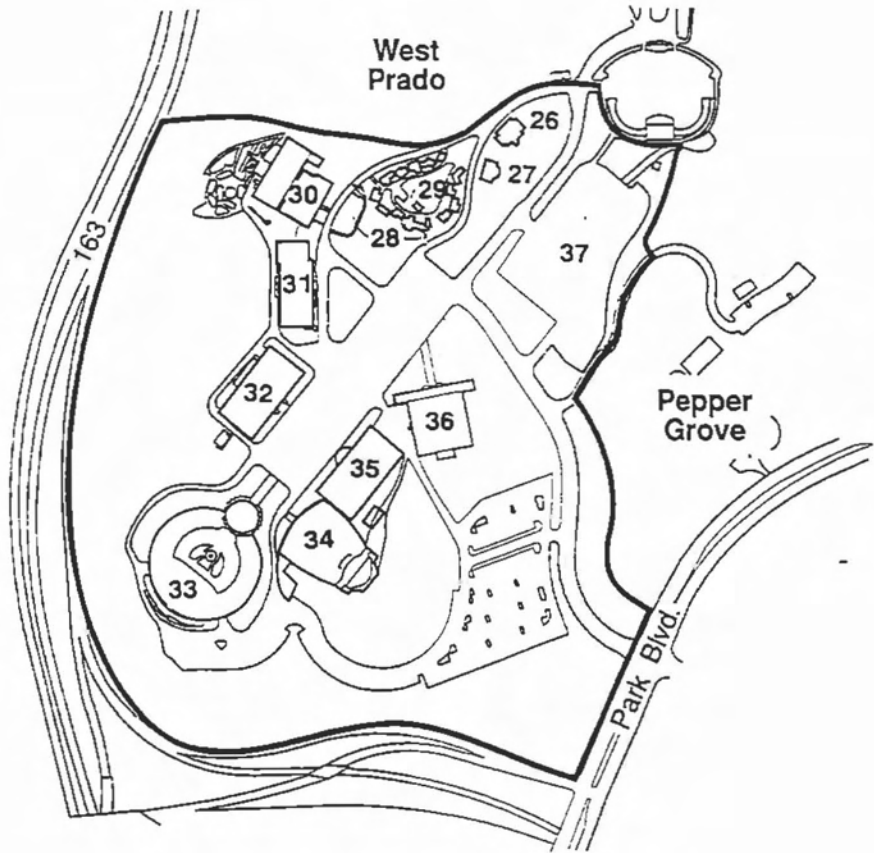
Reinforced concrete

Special Characteristics
and Comments:

Will house the Worldbeat Center.



Palisades



26.* Hall of Nations

Designer:
Date of Construction:
Style:
Structural Materials:
Special Characteristics
and Comments:

Carleton Monroe Winslow
1915
Mission Revival
Wood frame/stucco

Original tower with dome have been removed and the south veranda has been enclosed.

27.* United Nations Building

Designer:
Date of Construction:
Style:
Structural Materials:
Special Characteristics
and Comments:

Richard Requa
1935
Mission Revival
Wood frame/stucco

Original detailing is similar to that of House of Pacific Relations.



28.* House of Pacific Relations

(International Cottages, International Village)

Designer: Richard Requa

Date of Construction: 1935

Style: Spanish Vernacular

Structural Materials: Wood frame/stucco

Special Characteristics
and Comments:

The high level of original detailing adds variety and interest to the group of cottages. Plumbing and electrical service need to be replaced.

29. House of Pacific Relations - House of Japan addition

Designer: Unknown

Date of Construction: Unknown

Style: Japanese Teahouse

Structural Materials: Wood

Special Characteristics
and Comments:

Sited in the central lawn area of the historic configuration.

30.* Balboa Park Club

Designer: Rapp Brothers Architects

Date of Construction: 1915, addition 1935

Style: Pueblo

Structural Materials: Wood frame/stucco

Special Characteristics
and Comments:

Original building modeled after the state museum of Santa Fe, New Mexico.

31.* Palisades Building

Designer: Richard Requa

Date of Construction: 1935

Style: Pueblo

Structural Materials: Wood frame/stucco

Special Characteristics
and Comments:

Contains a 500 seat recital hall and the Marie Hitchcock Puppet Theater.

32.* Automotive Museum

Designer: Richard Requa

Date of Construction: 1935, renovated both during World War II and in 1988.

Style: Art Deco

Structural Materials: Wood frame

Special Characteristics
and Comments:

Original ornamentation and entry mural were not restored during renovation.



33.* Aerospace Museum

Designer:
Date of Construction:
Style:
Structural Materials:
Special Characteristics
and Comments:

Walter Teague
1935
Industrial Moderne
Steel frame

Interior murals depict various modes of transportation.

34.* Starlight Bowl

Designer:
Date of Construction:
Style:
Structural Materials:
Special Characteristics
and Comments:

Vern D. Knudson
1935
Moderne
Reinforced concrete

Seating capacity is approximately 4,200.

35.* Municipal Gym

Designer:
Date of Construction:
Style:
Structural Materials:
Special Characteristics
and Comments:

Richard Requa
1935
Mayan/Deco
Wood frame

Original ornamentation and bas-relief entry mural have been removed.

36.* Federal Building

Designer:
Date of Construction:
Style:
Structural Materials:
Special Characteristics
and Comments:

Richard Requa
1935
Mayan
Reinforced concrete

Entry facade is modeled after the palace of the governor of Uxmal in Yucatan, Mexico. Original plan covered mural has been removed.



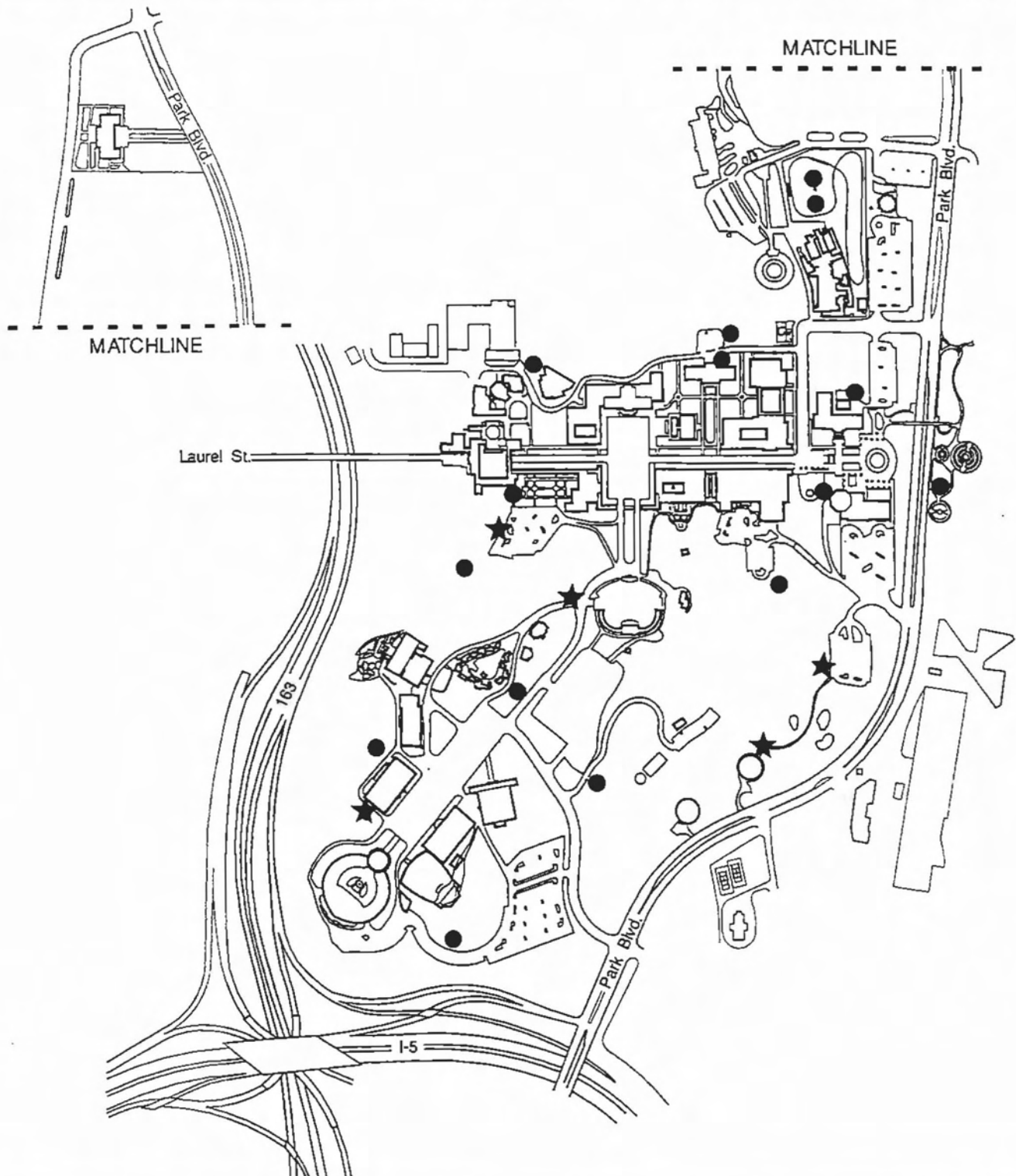
Arcades and Auxiliary Structures



An existing grounds maintenance shed.

Existing arcades consist of those attached to the Casa del Prado, Casa de Balboa, House of Hospitality and House of Charm. In addition, freestanding arcades are located at the southeast and southwest corners of the Plaza de Panama, between the House of Charm and the Museum of Man along the south side of West Prado, between Casa del Prado and Casa del Prado Theater, and between the Casa de Balboa and the House of Hospitality. All arcades are in need of restoration with the exception of those attached to the Casa del Prado and Casa de Balboa.

Small scale auxiliary buildings on the Central Mesa include freestanding restrooms and Park grounds maintenance sheds. The five freestanding restrooms are all in need of renovation. Of particular importance is increased lighting and ventilation. The Park grounds maintenance sheds exist in a variety of forms and conditions. The most typical is a one-story wood structure used for storing tools and landscape materials. The existing sheds are not complementary to Park architecture nor the surrounding landscape. Existing freestanding restroom and grounds maintenance shed locations are shown in Figure 21.



Existing Auxiliary Buildings

- Freestanding Grounds Maintenance Shed
- ★ Freestanding Restroom

13 June 1991

Figure
21





Building Expansion Proposals

A survey of building lease holders was conducted at the start of this project to determine which organizations had any anticipated expansion or modification requests for their leased facilities. Proposals were received from institutions or were developed for organizations leasing buildings in other areas of the Park. Each initial proposal was evaluated during the early part of the plan process. Several proposals were significantly modified in collaboration with the institutions and organizations in order to comply with master plan objectives and to respect significant historic features. The following summarizes the building expansion proposals received for final evaluation.

Reuben H. Fleet Space Theater & Science Center

Expansion Needs

According to the survey response from the Fleet Center, it is now severely limited in its ability to fulfill its mission of improving the public's understanding of science due to lack of adequate space. Specifically, it needs more educational space for the public and school groups, educational exhibits, and national programs. In its first proposal the Fleet Center proposed to add 26,500 square feet to its building footprint and leasehold area in order to accomplish its goals.

Analysis of Initial Proposal

The northern portion of the proposed expansion would have encroached onto the Plaza de Balboa and its adjoining lawn by approximately 14,000 square feet.

Encroachment of the expansion onto the Plaza de Balboa would have compromised current usage of the plaza by significantly modifying the south portion of the plaza and restricting the ability of visitors to enjoy the fountain atmosphere, and open plaza. Due to the significant reduction in plaza size and the increased usage of the reduced plaza area for institution queues and institution specific pedestrian traffic, the atmosphere of the plaza would have changed from an open public space to an outdoor foyer or theater lobby.

Views and visual impact on the Plaza de Balboa would have also been significant. This is due to the loss of spatial symmetry between the Space Theater and the Museum of Natural History along the central axis of the Prado. This would have caused a significant imbalance of plaza space in the Plaza de Balboa.

Recommendations for Initial Proposal

Maintain spatial symmetry with the Natural History Museum by keeping the existing setback from centerline of the Prado axis.



Provide room for patron gathering and waiting lines which preserves the existing uses of the Plaza de Balboa.

Maintain the ticket booth within the building footprint.

Maintain non-ticketed access to cafe, restrooms and gift shop and continue to provide outdoor dining.

Mitigate loss of existing parking by providing an institution operated shuttle service between the Fleet Center and the Inspiration Point parking lot during peak weekday and weekend hours.

Alternative Proposal

The Fleet Center responded to the initial recommendations by scaling back their expansion footprint area and adjusting the expansion configuration to satisfy the concerns expressed in the initial analysis.

Analysis of Alternative Proposal

The alternative proposal maintains the existing building setback from The Prado axis, retains the existing number of parking spaces, includes an indoor queuing lobby and allows for free public access to food service, gift shop and restrooms. Building expansion primarily occurs on what is now parking lot, retaining slope, service area and a small portion of Plaza de Balboa lawn. Encroachment onto the lawn adjoining the Plaza de Balboa causes concern, but the Fleet proposes to mitigate this by creating more outdoor dining space on the Plaza de Balboa by receding the existing glass facade behind the building arches.

Alternatives considered to provide the requested room expansion and prevent encroachment onto park land were to create space in new basement or sub-basement areas, increase the height of the building with new stories, or to locate new attractions outside the Park. The expense of the first and third alternatives are considered prohibitive by the institution. The second alternative would severely impact the historic character of the Park.

Museum of Man

Expansion Needs

In response to the survey, the Museum requested additional storage space, a 500 seat auditorium and additional educational space. The expansions were to occur by expanding the south building (Fine Arts Building).

Analysis of Initial Proposal

Any additions or deletions to the California Quadrangle would destroy the original architectural composition and greatly diminish the building's architectural significance.



The California Quadrangle was built as a permanent complex for the 1915 exposition. It was the only building in the 1915 exposition designed personally by Bertram Goodhue. It is recognized by many architectural historians as the finest example of Spanish Colonial architecture in the entire exposition. It was also the primary inspiration for the Spanish Colonial revival throughout the United States and influenced the beginning of the Art Deco movement in Europe.

Due to the permanent nature of the design and its great historical significance, any proposal for exterior alteration would greatly impact the historical character of structure and its surroundings.

Recommendations for the Initial Proposal

Expansion or modification to the exterior of the building was not recommended. There is a high potential for developing creative alternatives to the building expansion that would meet the needs of the Museum. Use of alternate facilities in the Park, developing available, non-historically significant interior spaces or in utilizing off-site storage space are viable options, especially when considering the consequences of altering such a significant building.

Alternative Proposal

The Museum of Man withdrew their request for additional educational space and the 500 seat auditorium with the understanding that a new rehearsal space for the Old Globe would occasionally be available for their use. They proposed to locate 3000 square feet of additional storage space in currently unused non-historically significant interior basement and sub-basement areas of the South Building.

All changes are proposed to occur within the existing building footprint in unimproved excavated areas below the existing curatorial rooms in the southern wing of the museum. In the event of structural support difficulties an alternative recommendation proposes to locate the expansion below the existing grade outside the building footprint.

Analysis of the Alternative Proposal

Due to the extreme historic and architectural significance of the California Quadrangle, the potential negative consequences of any modification to the building are very high. Great care must be taken to insure that any building modifications take place within the existing building footprint and/or do not alter existing exterior elevations or significant interior elements.

Natural History Museum

Expansion Proposal

The Natural History Museum would like to add building space within its present leasehold area to complete a portion of the original planned structure



which was not built due to funding limitations at the time of construction. The addition would consist of approximately 50,000 square feet of space to be used for public areas, research, collections, administration and library uses. Additional public space would be available in the existing building by relocating non-public uses to the new wing. The addition would increase the building footprint by approximately fourteen thousand square feet.

Proposal Analysis

The Natural History Museum building was constructed in 1933 and has considerable historic significance. The fact that the current building configuration was originally intended to be temporary and that a proposed addition was anticipated at that time, greatly reduces the significance of potential historical impacts.

Proposed changes to the building would have minimal negative impact as long as symmetry between the existing west elevation and the proposed east elevation are preserved. Visual impact on public areas will be significant. The proposed expansion does not encroach on existing public open space, but potential conflicts could result with the increased visitor use of the proposed restaurant and auditorium on the north side with the passive uses of the adjacent lawn area. Impacts on parking, circulation and existing vegetation would be low.

Automotive Museum

Expansion Proposal

As a part of its lease agreement with the City, the Automotive Museum is required to construct an addition to their structure. The museum's proposal would increase the building footprint by forty thousand square feet. Proposed uses would include exhibit space and an automobile restoration shop.

Proposal Analysis

The proposed addition would have moderate impact on the historic value of the existing building and its surroundings because of its location on the west side of the structure. The addition would have potential negative impacts on the spatial character of the open canyon and views from an adjacent lawn area to the southwest. Grading would be required causing potential loss of existing vegetation.

Starlight Bowl

Expansion Proposal

A twelve thousand square foot addition to the stage house is requested to house rehearsal areas, dressing rooms, offices, workshops, classrooms and restrooms. Also needed is a stage enclosure which would create a weatherproof platform for year round full scale rehearsals.



Proposal Analysis

No significant impacts are anticipated due to this expansion because it is located within its existing leasehold in an inconspicuous location. It should not significantly affect parking requirements or views.

House of Pacific Relations

Expansion Proposal

The Balboa Park Master Plan has allocated an additional 4,000 square feet to House of Pacific Relations to accommodate member groups who do not currently have cottage space. The preliminary design included the relocation of the United States cottage to allow for an expanded central lawn area and a single grouping of cottages consisting of historic and newly constructed architecture.

Analysis of Initial Proposal

An evaluation of the plan by the National Park Service recommended leaving the United States cottage in its present location and preserving the original Exposition grouping of cottages. The Park Service requested that the new cottages be located in a separate grouping.

Alternative Proposal

Comments from the National Park Service were incorporated and the new cottages were situated in a nearby area. The existing road alignment through the Village would be preserved and would be converted to a pedestrian walkway as it was during the 1935 Exposition.

Analysis of Alternative Proposal

The addition of new cottages to the existing grouping would have significantly affected the historical composition of the village. However, an expansion of cottages in an adjacent area offset from the historic configuration will have minimal impact. The proposed cottages would encroach on what is now public open space, but due to the small scale and detached nature of the buildings this impact is considered to be moderate. Impacts on parking, circulation and existing vegetation should be minimal.

Spanish Village

Expansion Needs

The Master Plan directs the Precise Plan to guide the redevelopment of Spanish Village. This includes the possibility of providing additional studio space and specialty food service facilities for the purpose of revitalizing the area. The preliminary design featured outdoor art demonstration space outside of individual studies as well as new studio buildings attached to the existing structures.



Analysis of Initial Proposal

The proposed expansion to Spanish Village would have a moderate impact on its historic character. The village is informal in plan and scale, the structures are eclectic in character and the village itself has experienced constant modification. The current modifications proposed to facilitate revitalization should help restore the historic vision of the facilities as a lively colony of artists' studios and support facilities.

The proposed expansions would be consistent in style and scale with the existing buildings. It would have a moderate impact on the informal and eclectic architecture of the village.

The National Park Service was concerned about attaching new additions to historic buildings unless the additions were reconstructions of lost architecture.

The Spanish Village Artists Association expressed a need for more studio space, a central area to be used as a Village gallery and office space and an outdoor art demonstration and performance area in the central plaza.

Alternative Proposal

In response to the needs of the Spanish Village Association and the recommendations of the National Park Service, the alternative plan features a reconstruction of the central building that appeared during the 1935 Exposition, a reconstruction of a lost portion of an existing studio building, new compatible buildings detached from the existing architecture, and a remodel of a non-historic addition of the Gem and Mineral building.

Analysis of Alternative Proposal

Because Spanish Village is informal in plan, style and scale, and because it has undergone numerous modifications since its inception, the proposed expansion would have a moderate impact on its historic significance. A moderate impact on its spatial character is also anticipated due to the proposed restoration of the southern entrance and the addition of an eastern entry. The Village will be more visible from the Zoo entrance and from Village Place. The proposed expansion would not encroach on public open space and would have low to moderate impacts on traffic, parking and existing vegetation.

Landscape Analysis



LANDSCAPE ANALYSIS

Analysis of the existing Central Mesa landscape included both physical analysis and historic research of the outdoor spaces.

The historic research included documentation of original landscape features, design themes, spatial configurations and horticulture. Consultations with and reviews by both local and national historic preservationists were conducted during the landscape design development process. Results of this research can be found in the historic context and landscape recommendations sections. Figure 22 summarizes the history of the existing landscape.

The physical analysis included the following:

Spatial Analysis - documentation of spatial and topographical relationships between the built environment and outdoor spaces.

Visual Analysis - identification of important views and vistas and analysis of the visual hierarchy of buildings and landscape spaces.

Landscape Use Analysis - identification of the type and level of use of outdoor spaces including destination oriented spaces, multiple use and outdoor attraction areas, picnic and open play areas, and naturalized areas.

Safety Analysis - documentation of opportunities to enhance safety by design modifications, better maintenance, better lighting, clear sightlines, and more direct access.

Horticultural Analysis - identification and location of significant Central Mesa plants and trees.

A long range horticultural management plan is currently being developed for Balboa Park. The Park horticulturists are conducting detailed horticultural surveys and evaluations. They are also developing guidelines for tree maintenance and replacement programs. As this information is in progress, the Precise Plan horticultural research concentrated on documenting only the most valuable plants and trees within the proposed development areas.

The documented valuable plants and trees are listed in the plant inventory. Their locations are shown in Figure 23. Of these 139 species, 58 are considered to be significant by the Park horticulturists. These are marked by an asterisk.

CENTRAL MESA PLANT INVENTORY

1. ACACIA MELANOXYLON
2. ACER (OBLONGUM) PAXII *
3. ACROCARPUS FRAXINFOLIUS *
4. AGATHIS AUSTRALIS *



5. AGATHIS ROBUSTA *
6. AGONIS FLEXUOSA *
7. ALECTRYON EXCELSUS *
8. ALEURITES FORDII *
9. ARBUTUS UNEDO
10. ARCHONTOPHOENIX CUNNINGHAMIANA
11. ARECASTRUM ROMANZOFFIANUM
12. BAUHINIA PUNCTATA
13. BAUHINIA VARIGATA
14. BISCHOFIA JAVANICA *
15. BOUGAINVILLEA SPECTABILIS
16. BRACHYCHITON HYBRID *
17. BRACHYCHITON POPULNEUS
18. BRACHYCHITON SP. *
19. BRAHEA BRANDEGEEI *
20. BRAHEA BRANDEGEEI X EDULIS *
21. BRAHEA EDULIS
22. BRASSAIA ACTINOPHYLLA
23. BUTIA CAPITATA
24. CALLISTEMON VIMINALIS
25. CALLISTRIS PREISSII
26. CALODENDRUM CAPENSIS *
27. CAMELLIA SP.
28. CARYOTA URENS
29. CEDRUS ATLANTICA
30. CEDRUS DEODARA
31. CERATONIA SILIQUA
32. CHAMAEROPS HUMILIS *
33. CHORISIA SPECIOSA
34. CINNAMOMUM CAMPHORA
35. CORDYLINE AUSTRALIS
36. CRYPTOMERIA JAPONICA *
37. CUPRESSUS SEMPERVIRENS
38. CYCAS REVOLUTA



39. DOMBEYA WALLICHII
40. DRACAENA DRACO
41. ERIBOTRYA JAPONICA
42. ERYTHRINA CAFFRA *
43. ERYTHRINA CRISTA-GALLI *
44. ERYTHRINA HUMEANA
45. ERYTHRINA PLEBOCARPA *
46. ERYTHRINA X SYKESII
47. EUCALYPTUS CITRIODORA
48. EUCALYPTUS CLADOCALYX
49. EUCALYPTUS CORNUTA
50. EUCALYPTUS DEGULPTA
51. EUCALYPTUS MELLIODORA
52. EUCALYPTUS GLOBULUS
53. EUCALYPTUS POLYANTHEMOS
54. EUCALYPTUS SIDEROXYLON
55. FICUS BENJAMINA *
56. FICUS ELASTICA *
57. FICUS LYRATA *
58. FICUS MACROPHYLLA *
59. FICUS MACROPHYLLA 'COLUMNARIS' *
60. FICUS MYSORENSIS *
61. FICUS NEKBUDU *
62. FICUS RACEMOSA *
63. FICUS RADULINA *
64. FICUS RELIGIOSA *
65. FICUS RETUSA (MICROCARPA, NITIDA) *
66. FICUS RUBIGINOSA
67. FICUS RUBIGINOSA (AUSTRALIS) *
68. FICUS SYCOMORUS *
69. FICUS THONNINGII
70. FICUS WATKINSIANA *
71. GEIJERA PARVIFLORA *
72. GINKGO BILOBA *

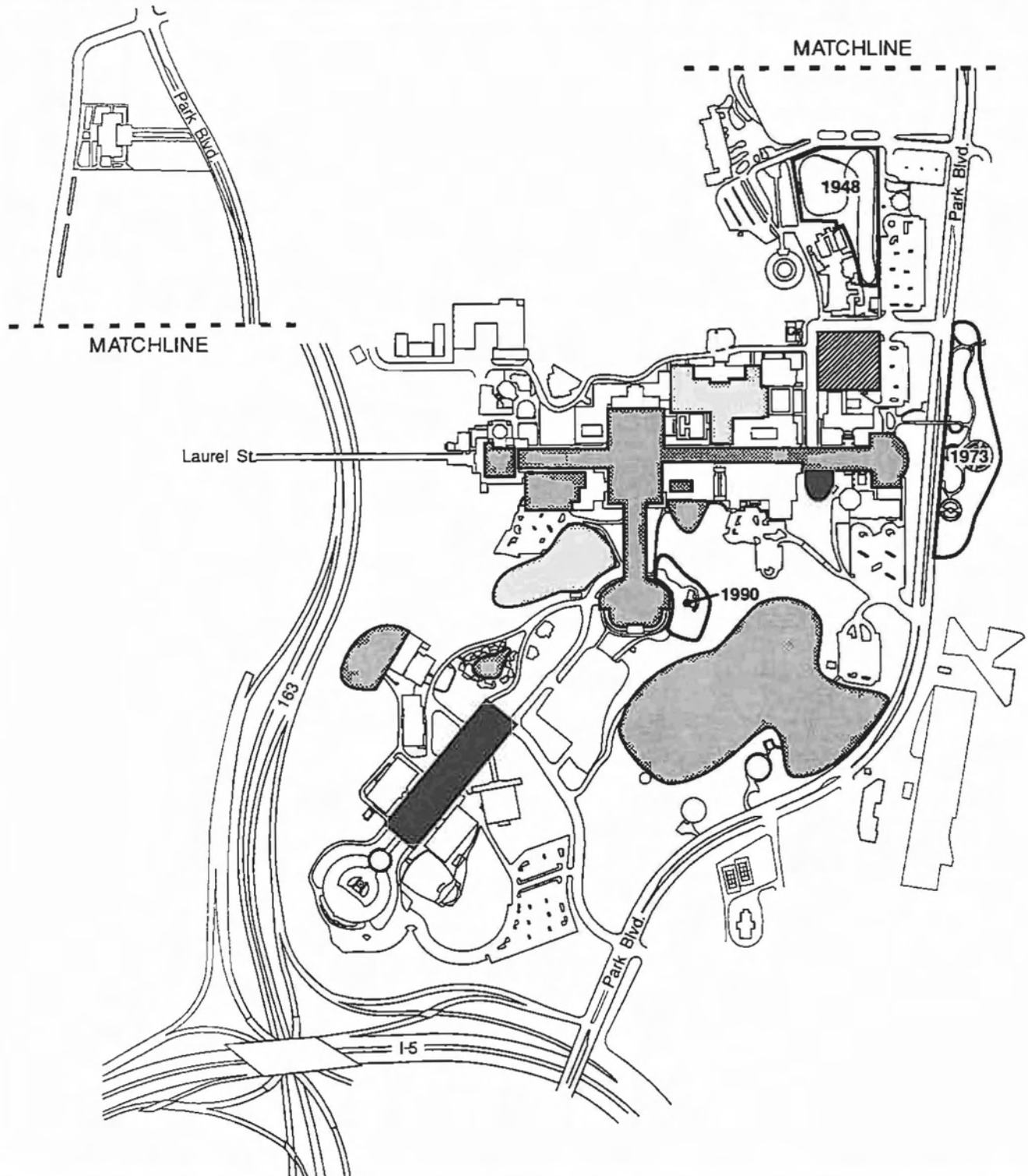


73. GLEDITSIA TRIACANTHOS 'INERMIS'
74. GLEDITSIA TRIACANTHOS 'SUNBURST'
75. GREVILLEA ROBUSTA
76. HAKEA PETIOLARIS *
77. HARPULLIA ARBOREA *
78. HIBISCUS SP.
79. HOWEA FOSTERANA
80. HYDRANGIA HYBRIDS
81. HYMENOSPORUM FLAVUM *
82. ILEX ALTA CLARENSIS 'WILSONII'
83. ILEX AQUIFOLIUM
84. JACARANDA ACUTIFOLIA
85. JUNIPERUS CHINENSIS TORULOSA
86. KIGELIA PINNATA *
87. KOELREUTERIA PANICULATA
88. LAGUNARIA PATTERSONI *
89. LAURUS NOBILIS
90. LEPTOSPERMUM LAEVIGATUM
91. LIQUIDAMBAR STYRACIFLUA
92. LYONOTHAMNUS FLORIBUNDUS *
93. MAGNOLIA GRANDIFLORA *
94. MARKHAMIA HILDEBRANDTII *
95. MELALEUCA ARMILLARIS
96. MELALEUCA NESOPHILA
97. MELALEUCA STYPHELOIDES
98. METROSIDEROS EXCELSOS
99. MICHELIA DOLTSOPA *
100. OLEA EUROPAEA
101. OLMEDIELLA BETSCHIERANA *
102. PELTOPHORUM DUBIUM *
103. PHOENIX CANARIENSIS
104. PHOENIX RECLINATA
105. PHOENIX ROEBELENI
106. PHOENIX RUPICOLA *
107. PINUS CANARIENSIS


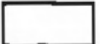





- 108. PINUS PINEA *
- 109. PINUS TORREYANA *
- 110. PITTOSPORUM UNDULATUM
- 111. PITTOSPORUM VIRIDIFLORUM *
- 112. PLATANUS RACEMOSA
- 113. PODOCARPUS GRACILIOR
- 114. PODOCARPUS HENKELLI *
- 115. PRUNUS BLIREIANA
- 116. PRUNUS CAROLINIANA
- 117. PRUNUS SP.
- 118. PTEROSPERMUM ACERIFOLIUM *
- 119. PYRUS KAWAKAMII
- 120. QUERCUS AGRIFOLIA *
- 121. QUERCUS ILEX *
- 122. QUERCUS SUBER
- 123. SABAL PAMETTO *
- 124. SALIX MATSUDANA 'TORTUOSA'
- 125. SCHINUS MOLLE
- 126. SCHINUS POLYGAMOUS
- 127. SCHINUS TEREBENTHIFOLIUS
- 128. SCLEROCARYA CAFFRA *
- 129. SPATHODEA CAMPANULATA *
- 130. STENOCARPUS SINUATUS
- 131. STRELITZIA NICOLAI
- 132. SYZYGIIUM PANICULATUM
- 133. TABEBUIA AVELLANEDAE
- 134. TAXODIUM DISTICHUM *
- 135. TAXODIUM MUCRONATUM *
- 136. TRISTANIA CONFERTA
- 137. TUPIDANTHUS CALYPTRATUS
- 138. ULMUS AMERICANA
- 139. WASHINGTONIA ROBUSTA

The 58 significant plants and trees (*) were selected on the basis of specific criteria. The following definition of "significant" was provided by the Park horticulturist.



Existing Landscape History

- | | | | |
|---|---------------------------------------|---|----------------------------|
|  | 1915 Expo Landscape Feature |  | Non-Expo Landscape Feature |
|  | 1935 Expo Landscape Feature | | with Date Constructed |
|  | 1915 Expo Landscape Feature - Altered | | |
|  | 1935 Expo Landscape Feature - Altered | | |

13 June 1991

Figure
22



BALBOA PARK CENTRAL MESA PRECISE PLAN



EXISTING PLANT LEGEND

- | | |
|---------------------------------------|-------------------------------------|
| 1 ACACIA MELANORHYZON | 70 FICUS WATKINSIANA* |
| 2 ACER GIBBERNOLUM PAXIF | 71 GIBBERNOLUM PAXIF |
| 3 ACROCARPUS FRAXINIFOLIUS* | 72 GINKGO BILOBA* |
| 4 AGATHIS AUSTRALIS* | 73 GLEDITSIA TRIACANTHOS 'INERMES' |
| 5 AGATHIS ROBUSTA* | 74 GLEDITSIA TRIACANTHOS 'SUNBURST' |
| 6 AGONIS FLEXUOSA | 75 GREVILLEA ROBUSTA |
| 7 ALBERTONIA EXCELSA* | 76 HAKIA PETIOLATA* |
| 8 ALBUKURTI FORDII* | 77 HARPULLIA ARBOREA* |
| 9 ARBUTUS UNEDO | 78 HEBESCUS SP. |
| 10 ARCHONTOPHOENIX CUNNINGHAMIANA | 79 HOWEA FOSTERIANA |
| 11 ARISTAEUM ROMANZOFFIANUM | 80 HYDRANGIA HYBRIDS |
| 12 BAUHINIA PUNCTATA | 81 HYMENOPHYLLUM FLAVUM* |
| 13 BAUHINIA VARIATA | 82 ILEX ALTAICENSIS 'WILSONII' |
| 14 BESCHORIA JAVANICA* | 83 ILEX AQUIFOLIUM |
| 15 BOUGAINVILLEA SPECTABILIS | 84 JACARANDA ACUTIFOLIA |
| 16 BRACHYCHITON HYBRID* | 85 JONIPERUS CHINENSIS TORULOSA |
| 17 BRACHYCHITON POPULNEUS | 86 KALIA PINNATA* |
| 18 BRACHYCHITON SP.* | 87 KOLERUTERIA PANICULATA |
| 19 BRAHIA BRANDEGESII* | 88 LAGUNARIA PATTERSONI* |
| 20 BRAHIA BRANDEGESII X EDULIS* | 89 LAURUS NOBILIS |
| 21 BRAHIA EDULIS | 90 LEPTOSPERMUM LAEVIGATUM |
| 22 BRASSICA ACTINOPHYLLA | 91 LIQUIDAMBAR STYRACIFLUA |
| 23 BUTA CAPTATA | 92 LYONOTHAMNUS FLOREBUNDUS* |
| 24 CALLISTEMON VIMINALIS | 93 MAGNOLIA GRANDIFLORA* |
| 25 CALLISTEMON PRESSII | 94 MARKHAMIA HILDEBRANDTII* |
| 26 CALODENDRUM CAPENSIS* | 95 MELALEUCA ARMILLARE |
| 27 CAMELLIA SP. | 96 MELALEUCA NESOPHILA |
| 28 CARYOTA URENS | 97 MELALEUCA STYPHELOIDES |
| 29 CEDRUS ATLANTICA | 98 METROSIDEROS EXCELSOS |
| 30 CEDRUS DISCORA | 99 MICHILIA DOLTSOFFA* |
| 31 CERATONIA SILIQUA | 100 OLEA EUROPAEA |
| 32 CHAMASEROTIS HUMILE* | 101 OLMEDELLA BETHCHERRANA* |
| 33 CHOREA SPECIOSA | 102 PELTOPHYLLUM DUBIUM* |
| 34 CINNAMOMUM CAMPHORA | 103 PHOENIX CANARIENSIS |
| 35 CORDYLONE AUSTRALIS | 104 PHOENIX RECLINATA |
| 36 CRYPTOMERIA JAPONICA* | 105 PHOENIX ROBINSONII |
| 37 CUPRESSUS SEMPERVIRENS | 106 PHOENIX RUPEOLA* |
| 38 CYCAS REVOLUTA | 107 PINUS CANARIENSIS |
| 39 DOMBeya WALLICHII | 108 PINUS PINEA* |
| 40 DRACAECA DRACO | 109 PINUS TORREYANA* |
| 41 EUCALYPTUS JAPONICA | 110 PITTOSPORUM UNDULATUM |
| 42 ERYTHINA CAFFRA* | 111 PITTOSPORUM VIREDFLOSUM* |
| 43 ERYTHINA CRISTA-GALLI* | 112 PLATANUS RACEMOSA |
| 44 ERYTHINA HUMANA | 113 PODOCARPUS GRACILIOR |
| 45 ERYTHINA FLEBOCARPA* | 114 PODOCARPUS HENKELII* |
| 46 ERYTHINA X SYRIACA | 115 PRUNUS BURJANA |
| 47 EUCALYPTUS CITRIODORA | 116 PRUNUS CAROLINIANA |
| 48 EUCALYPTUS CLADOCALYX | 117 PRUNUS SP. |
| 49 EUCALYPTUS CORNUATA | 118 PTEROSPERMUM ACERIFOLIUM* |
| 50 EUCALYPTUS DEGLUTIA | 119 PYRUS KAWAKAMII |
| 51 EUCALYPTUS MELIODORA | 120 QUERCUS AGROBOLIA* |
| 52 EUCALYPTUS GLOBULUS | 121 QUERCUS ILEX* |
| 53 EUCALYPTUS POLYANTHEMOS | 122 QUERCUS SUBER |
| 54 EUCALYPTUS SIDEROXYLON | 123 SABAL PAMETTO* |
| 55 FICUS BENJAMINA* | 124 SALIX MATSUDANA 'TORTUOSA' |
| 56 FICUS ELASTICA* | 125 SCHENUS MOLES |
| 57 FICUS LYRATA* | 126 SCHENUS POLYGAMOUS |
| 58 FICUS MACROPHYLLA* | 127 SCHENUS TERRENTIIPOLIUS |
| 59 FICUS MACROPHYLLA 'COLUMNARE'* | 128 SCLEROCARYA CAFFRA* |
| 60 FICUS MYCENSIS* | 129 SPATHODEA CAMPANULATA* |
| 61 FICUS NERUODU* | 130 STENOCAEPUS SINATUS |
| 62 FICUS RACEMOSA* | 131 STREPTITIA NICOLAI |
| 63 FICUS RADULINA* | 132 SYZYGIUM PANICULATUM |
| 64 FICUS RELIGIOSA* | 133 TABERBERIA AVELLANEDAS |
| 65 FICUS RETUSA (MICROCARPA, NITIDA)* | 134 TAXODIUM DISTICHUM* |
| 66 FICUS RUBIGINOSA* | 135 TAXODIUM MCKENZII* |
| 67 FICUS RUBIGINOSA (AUSTRALIS)* | 136 TRESTANIA CONFERTA |
| 68 FICUS SYCOMORUS* | 137 TUPIDANTHUS CALYPTRATUS |
| 69 FICUS THONNINGII | 138 ULMUS AMERICANA |
| | 139 WASHINGTONIA ROBUSTA |

* DENOTES SIGNIFICANT TREES

P.T.
P.T. 10/10/10

11, 24, 78, 87, 104, 129, 131, 139

Central Mesa Plant Inventory

13 June 1991

Figure
23

0 200 400 800
SCALE IN FEET





SIGNIFICANT PLANTS AND TREES

Significant plants and trees in Balboa Park include species which are historically and/or horticulturally valuable. Historically significant plants are valuable because they may be associated with the original landscaping planted during the development of Balboa Park and during the expositions. Some of the older trees may be the original plant introductions into California by Kate Sessions and her associates. Horticulturally significant plants include plants which are valuable because they are:

- A) Rare and/or Endangered: Plant is threatened, rare or endangered in the wild.
- B) Unique or Uncommon: Plant is unique or uncommon to the area.
- C) Special Collection: Plant is part of Balboa Park's special collection.
- D) Popular: Plant is popular with the public.
- E) Educational: Plant is included in interpretive tours or school programs.
- F) Aesthetic: Specimen plant which has aesthetic value.

These plants and trees were given serious consideration in landscape design development. Their locations are shown in Figure 24. The following is the significant tree inventory which includes location number on the plan, preceding the name as well as the number of documented plants which follows the name.

Significant Tree Inventory

Species Name:	(2)	Acer (oblongum) paxii (1)
Common Name:		Evergreen Maple
Location(s):		SW of House of Hospitality
Comments:		Save
Species Name:	(3)	Acrocarpus fraxinifolius
Common Name:		Pink Cedar
Location(s):		South of House of Pacific Relations
Comments:		Save
Species Name:	(4)	Agathis australis (2)
Common Name:		New Zealand Kauri
Location(s):		Adjacent to arcade on SE corner of House of Charm
Comments:		Save
Species Name:	(5)	Agathis robusta (3)
Common Name:		Queensland Kauri
Location(s):		North wall of Casa Del Prado Theater
Comments:		Save



BALBOA PARK-CENTRAL MESA PRECISE PLAN

Analysis - Landscape

- Species Name: (6) *Agonis flexuosa*
Common Name: Peppermint Tree
Location(s): Lawn SE of Federal Building, (Largest in San Diego)
Lawn west of Spanish Village
Comments: Specimen at Federal Building should not be moved.
- Species Name: (7) *Alectryon excelsus*
Common Name: NCN
Location(s): Many locations - concession stand / Zoro / Persian rug courtyard
Comments: Movable / propagates easily
- Species Name: (8) *Aleurites Fordii* (1)
Common Name: Tung Oil Tree
Location(s): Behind Botanical Building
Comments: Single Specimen / Movable
- Species Name: (14) *Bischofia javanica*
Common Name: Toog Tree
Location(s): North side of Botanical Building, east side of Casa del Prado
Comments: Save
- Species Name: (16) *Brachychiton hybrid*
Common Name: Australian Flame Tree Hybrid
Location(s): Parking islands - South Carousel Lot
Comments: Movable
- Species Name: (18) *Brachychiton "sp."*
Common Name: Australian Flame Tree
Location(s): South Carousel Lot - planter south of turn-around
Comments: Movable
- Species Name: (19) *Brahea brandegeei*
Common Name: San Jose Hesper Palm
Location(s): West lawn of Palisades Building
Comments: Movable
- Species Name: (20) *Brahea Brandegeei x edulis*
Common Name: Brahea Hybrid
Location(s): Sidewalk south of Spanish Village
Comments: Movable



Species Name:	(26)	<i>Calodendrum capensis</i>
Common Name:		Cape Chestnut
Location(s):		Federal Building parking lot and east side of Federal Building
Comments:		Save
Species Name:	(32)	<i>Chamaerops humilis</i>
Common Name:		Mediterranean Fan Palm
Location(s):		NW of Timken Gallery
Comments:		Save
Species Name:	(36)	<i>Cryptomeria japonica</i>
Common Name:		Japanese Cedar
Location(s):		North side Moreton Bay Fig Tree Lawn
Comments:		Save
Species Name:	(42)	<i>Erythrina caffra</i>
Common Name:		Kaffirboom Coral Tree
Location(s):		Pepper Grove Parking Lot, Space Theater parking slope
Comments:		Moveable
Species Name:	(43)	<i>Erythrina crista-galli</i> (1)
Common Name:		Cockspur Coral Tree
Location(s):		Moreton Bay Fig Tree Lawn
Comments:		Single Specimen/Moveable
Species Name:	(45)	<i>Erythrina plebocarpa</i>
Common Name:		NCN
Location(s):		Gold Gulch
Comments:		Single Specimen/Moveable
Species Name:	(55)	<i>Ficus benjamina</i>
Common Name:		Weeping Chinese Banyan
Location(s):		Space Theater parking lot
Comments:		Movable
Species Name:	(56)	<i>Ficus elastica</i>
Common Name:		Rubber Tree
Location(s):		North side of the Casa de Prado Theater
Comments:		Save
Species Name:	(57)	<i>Ficus lyrata</i> (1)
Common Name:		Fiddleleaf Fig
Location(s):		West side (rear) of the Casa Del Prado auditorium
Comments:		Single Specimen/Moveable



- Species Name: (58) *Ficus macrophylla* (1)
Common Name: Moreton Bay Fig
Location(s): North side (rear) of Natural History Museum,
(Landmark)
Comments: Save
- Species Name: (59) *Ficus macrophylla columnaris* (2)
Common Name: Columnar Moreton Bay Fig
Location(s): NE corner of the Botanical Building NW corner
of the Casa Del Prado
North side of the Fleet Space Theater
Comments: Save
- Species Name: (60) *Ficus mysorensis* (1)
Common Name: Mysore Fig
Location(s): In lawn west of the Aerospace Museum
Comments: Save
- Species Name: (61) *Ficus nekbudu*
Common Name: Zulu Fig
Location(s): Botanical Building parking lot, SW corner
Spanish Village lawn, road in rear of Federal
Building (row), SE corner of Federal Building
Comments: Movable
- Species Name: (62) *Ficus racemosa* (3)
Common Name: Cluster Fig
Location(s): Park Boulevard, south of south tank on canyon
rim
Comments: Save
- Species Name: (63) *Ficus radulina* (2)
Common Name: NCN
Location(s): North side of Old Globe Way, Park Blvd.
south of north tank
Comments: Movable
- Species Name: (64) *Ficus religiosa* (3)
Common Name: Bo Tree
Location(s): Rear of Art Museum, in lawn between House
of Italy and UN Building
Comments: Movable
- Species Name: (65) *Ficus retusa* (microcarpa, nitida)
Common Name: Indian Laurel Fig
Location(s): Alcazar Garden parking lot, Zoro Garden,
Casa de Balboa parking lot, Auto Museum
Comments: Save



Species Name:	(67)	Ficus rubiginosa (australis) (1)
Common Name:		Rusty Leaf Fig
Location(s):		SW corner (front) of Natural History Museum
Comments:		Save
Species Name:	(68)	Ficus Sycomorus (1)
Common Name:		Sycamore Fig
Location(s):		Parking lot rear of the Botanical Bldg.
Comments:		Single Specimen/Not Moveable
Species Name:	(70)	Ficus Watkinsiana
Common Name:		Watkins Fig
Location(s):		Pepper Grove Picnic Area, east slope of Gold Gulch near P.G. restroom
Comments:		Single Specimen
Species Name:	(71)	Geijera parviflora
Common Name:		Australian Willow
Location(s):		South rim of Organ Pavilion parking lot at Presidents Way
Comments:		Movable
Species Name:	(72)	Ginkgo biloba (1)
Common Name:		Maidenhair Tree
Location(s):		House of Pacific Relations
Comments:		Save
Species Name:	(76)	Hakea petiolaris
Common Name:		Broad-leaf Sea Urchin
Location(s):		Gold Gulch
Comments:		Save
Species Name:	(77)	Harpullia arborea (2)
Common Name:		NCN
Location(s):		Adjacent to NE wall of Federal Building
Comments:		Save
Species Name:	(81)	Hymenosporum flavum
Common Name:		Sweetshade
Location(s):		House of Pacific Relations
Comments:		Save
Species Name:	(86)	Kigelia pinnata (1)
Common Name:		Sausage Tree
Location(s):		In lawn west of Aerospace Museum adjacent to rest room
Comments:		Save



Species Name:	(88)	Lagunaria pattersoni (1)
Common Name:		Primrose Tree
Location(s):		N corner of the Casa Del Prado auditorium
Comments:		Save
Species Name:	(92)	Lyonothamnus floribundus
Common Name:		Catalina Ironwood
Location(s):		NW of Botanical Building
Comments:		Save
Species Name:	(93)	Magnolia grandiflora (1)
Common Name:		Southern Magnolia
Location(s):		South side (front) of the Natural History Museum
Comments:		Save
Species Name:	(94)	Markhamia hildebrandtii
Common Name:		NCN
Location(s):		Front of Zoo Hospital, SE corner (front) of the Natural History Museum, east corner of the Federal Building
Comments:		Save
Species Name:	(99)	Michelia Doltsopa (1)
Common Name:		NCN
Location(s):		Between Muni-Gym and Federal Building adjacent to Pan American Plaza
Comments:		Single Specimen/Moveable
Species Name:	(101)	Olmediella betschierana
Common Name:		Guatemalan Holly
Location(s):		Rear of the west wing of the Art Museum
Comments:		Save
Species Name:	(102)	Peltophorum dubium (2)
Common Name:		NCN
Location(s):		South end of Gold Gulch, Park and Presidents Way, Pepper Grove parking lot
Comments:		Save
Species Name:	(106)	Phoenix rupicola
Common Name:		Cliff Date Palm
Location(s):		South side of Casa del Prado
Comments:		Movable
Species Name:	(108)	Pinus pinea
Common Name:		Italian Stone Pine
Location(s):		East side of mall, south of Aerospace parking lot
Comments:		Save mall tree

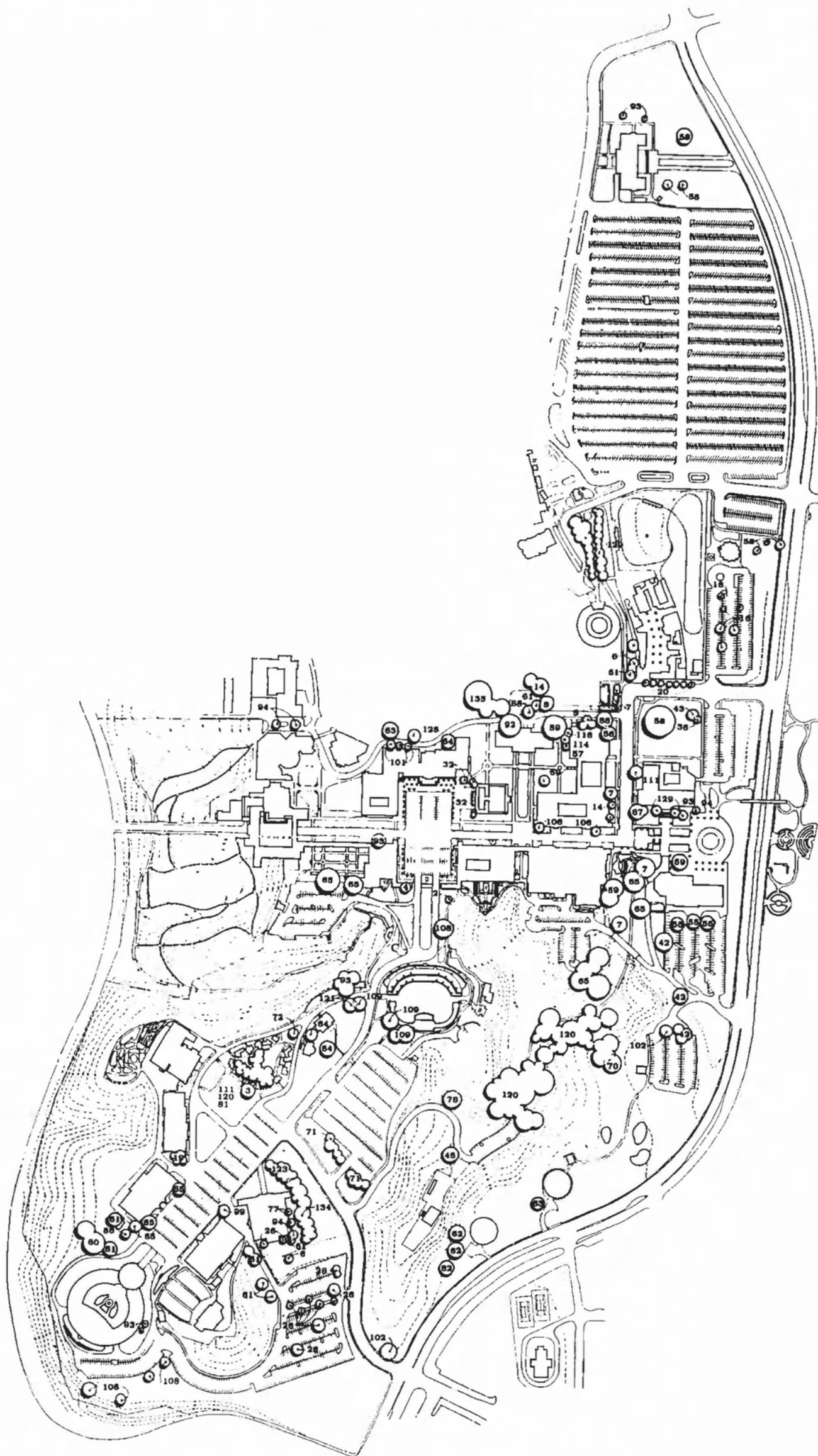


Species Name:	(109)	<i>Pinus torreyana</i>
Common Name:		Torrey Pine
Location(s):		Rear of Organ Pavilion, House of Pacific Relations north lawn
Comments:		Save/Movable
Species Name:	(111)	<i>Pittosporum viridiflorum</i>
Common Name:		Cape Pittosporum
Location(s):		West side of Natural History Museum, East side of mall
Comments:		Movable
Species Name:	(114)	<i>Podocarpus Henkelli</i> (1)
Common Name:		Long-Leafed Yellowwood
Location(s):		West side (rear) of the Natural History Museum, west of Jr. Theater
Comments:		Movable
Species Name:	(118)	<i>Pterospermum acerifolium</i> (1)
Common Name:		Karnikar
Location(s):		West side (rear) of the Casa Del Prado auditorium
Comments:		Single Specimen/Save
Species Name:	(120)	<i>Quercus agrifolia</i> (25)
Common Name:		Live Oak
Location(s):		Gold Gulch
Comments:		Movable
Species Name:	(121)	<i>Quercus ilex</i> (1)
Common Name:		Holly Oak
Location(s):		In lawn north of House of Italy
Comments:		Movable
Species Name:	(123)	<i>Sabal palmetto</i> (10)
Common Name:		Cabbage Palm
Location(s):		Lawn front of Federal Building
Comments:		Movable
Species Name:	(128)	<i>Sclerocarya caffra</i> (1)
Common Name:		Marula
Location(s):		North side of Old Globe Way, rear of Art Museum
Comments:		Save
Species Name:	(129)	<i>Spathodea campanulata</i> (2)
Common Name:		African Tulip Tree
Location(s):		South side of Natural History Museum at entrance
Comments:		Save



Species Name: (134) Taxodium distichum
Common Name: Bald Cypress
Location(s): Lawn adjacent to NE side of Federal Building
Comments: Save

Species Name: (135) Taxodium mucronatum
Common Name: Montezuma Cypress
Location(s): North side of Old Globe Way west of Botanical Building
Comments: Save



Central Mesa Significant Plants and Trees

13 June 1991

Figure
24

0 200 400 800
SCALE IN FEET



Management Analysis



MANAGEMENT ANALYSIS

The Central Mesa hosts both tourists and the regional community alike. It is a "must-see" by tourists for its architectural and landscape beauty and for the Zoo and the museum. It is a valued asset to the community as the Park's diversity of programs, special events, museums, theater, concerts and more, are all found in the midst of a relaxed and beautiful setting.

The major institutions on the Central Mesa, namely the Zoo and the museums and galleries, operate pursuant to long-term leases or operating agreements. Except for complying with the terms and conditions of the lease/operating agreement, these institutions operate independently of the City.

Exclusive of the operations of these major institutions, Central Mesa management is the responsibility of the Park and Recreation Department's on-site Balboa Park staff. These responsibilities generally fall into three categories:

- Activities and Special Events
- Facilities
- Maintenance

Activities and Special Events

Activities include on-going programs which are either carried out directly by Park and Recreation Department staff or those that are sponsored by the Park and Recreation Department as part of its cultural and recreational program, but carried out by independent organizations.

- City managed activities include:
 - Basketball
 - Volleyball
 - Badminton
 - Table Tennis
 - Youth Dance
 - Disabled Services Recreation
 - Spanish Village Art Center
 - Municipal Athletics
- City sponsored activities include:
 - Square Dance
 - Youth Symphony
 - Junior Theater
 - Boys/Girls Chorus



- Youth Ballet
- Puppetry
- Ball Room Dance
- Jazz Dance
- Archery
- Spreckels Organ Concert
- USA Volleyball
- Volley Tennis

The Central Mesa today is more oriented toward the knowledgeable resident rather than the first-time tourist. Visitor services are few, and event and activity information is difficult to obtain. A complete daily listing of the publicly accessible activities occurring on the Central Mesa is not available. It takes persistence to discover the full scope of interesting activities available in the Park. The House of Hospitality offers information on major Park features and attractions, but a full spectrum visitor service center and Park information center are greatly needed.

Figure 25 shows existing visitor services, and Figure 26, shows the location of existing public restroom facilities.

A delightful feature of the Prado area is that it hosts a variety of entertainers and activities along its pedestrian promenade. These street entertainment sites are sited and monitored by Park management. There are use restrictions for most sites. Some sites have audio restrictions while others may have a specific size limitation. Each must be reserved through a daily permit. Along with the daily entertainment sites, are areas where petitioning is allowed. Sites are shown in Figure 27.

Facilities

Central Mesa facilities are occupied by a variety of cultural, recreational or commercial entities pursuant to long-term leases/operating agreements, short-term preferential use and occupancy permits, or short term restricted use permits. Long-term leases/operating agreements are further separated between those which provide some form of direct revenue return to the City and those that do not. Aside from this distinction, the terms of the leases/operating agreements are basically the same with the following typical lessee requirements:

- Must maintain regular operating hours, including Saturdays and Sundays.
- Must provide all maintenance of the facility, except for major structural and exterior maintenance, in lieu of rental payments.
- Must pay all utility costs and comply with public safety and building codes.



- Must carry public liability and property damage insurance.
- Admission charges subject to City approval.

Revenue Leases/Operating Agreements

The following are the current revenue producing leases/operating agreements:

- Balboa Park Carousel
- Cinderella Carriage (Horse-drawn carriage tours)
- San Diego Art Institute
- House of Hospitality Association
- Balboa Park Miniature Railroad
- Peoplefeeder's, Inc. (Park food concessionaire)
- *Spanish Village Art Association
- United Nations Association

* The Spanish Village Art Association operates under a permit but is listed here since it provides revenue to the City.

All revenue leases are administered by the City of San Diego Property Department.

Non Revenue Leases/Operating Agreements

The following are the current leases/operating agreements which do not provide for a direct revenue return to the City.

- Aerospace Museum
- Casa de Balboa/Electric Building Association
 - San Diego Hall of Champions
 - Balboa Art Conservation Center
 - Chocolate Lily (food concession)
 - Museum of Photographic Arts
 - San Diego Historical Society Archives and
 - Museum of San Diego History
 - Committee of 100
 - San Diego Model Railroad Museum
- Centro Cultural de la Raza
- Japanese Friendship Garden
- Old Globe Theater/Simon Edison Center for the Performing Arts



- Reuben H. Fleet Space Theater and Science Center
- San Diego Automotive Museum
- San Diego Museum of Art
- San Diego Museum of Man
- San Diego Society of Natural History (Natural History Museum)
- Timken Art Gallery

Preferential Non-Exclusive Use and Occupancy Permits

In addition to occupancy by virtue of a lease or operating agreement, cultural and/or recreational organizations occupy space in the Central Mesa facilities under permits issued by the Park and Recreation Department.

These permits are issued to clubs or organizations to allow them to occupy City facilities in order to provide recreational or cultural activities to the public. Some activities may require an entry admission fee to offset costs, but none return revenue to the City.

- House of Pacific Relations
- San Diego Botanical Foundation
- San Diego Floral Association
- San Diego Mineral and Gem Society
- Southern California Association of Camera Clubs

Special Use Permits

These permits are issued to non-profit organizations or special interest groups to allow them to use Park facilities free of charge for activities which are from time to time open to the public (i.e., San Diego Badminton Association has free use of the Federal Building for Badminton play and tournaments and San Diego Boys Choir has free rehearsal space at the Casa del Prado).

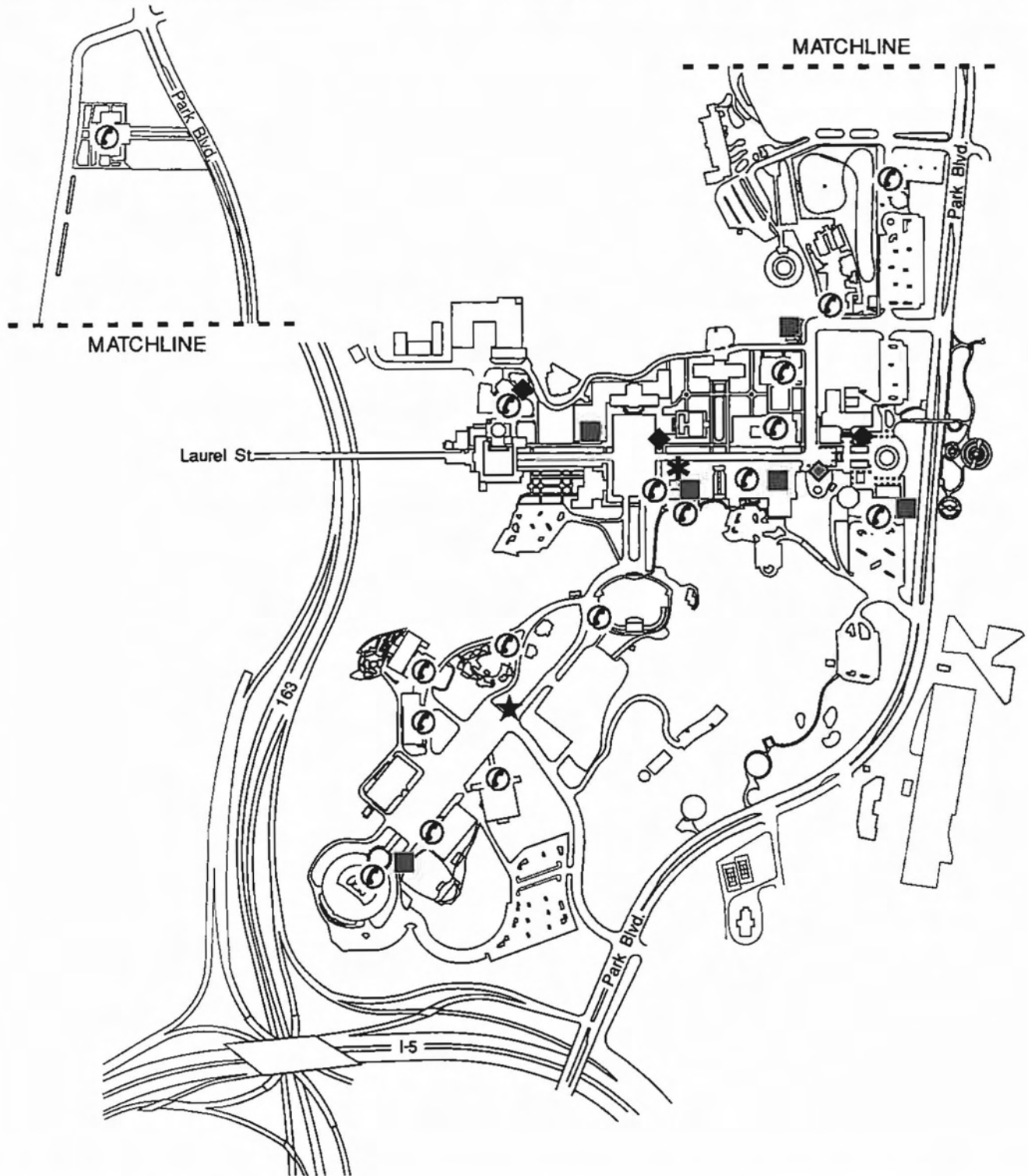
- Arts and Crafts Council (Art Mart)
- Community Christmas Center Committee
- Deaf Senior Citizens
- Disabled Services Recreational Council
- Heritage Band Society
- International Dance Association
- San Diego Archers
- San Diego Badminton Association
- San Diego Boys Choir
- San Diego Civic Dance Association
- San Diego Civic Youth Ballet



- San Diego Girls Chorus
- San Diego Guild of Puppetry
- San Diego Junior Theater
- San Diego Veterans Council
- San Diego Youth Symphony
- Special Olympics
- Spreckles Organ Society
- Square Dance Association
- Sun Harbor Chorus
- Sweet Adelines
- United Cerebral Palsy

Management Analysis Summary

All institutions and organizations surveyed acknowledged the need for computerized scheduling of the various Park Activities. The Park newsletter should be expanded to include complete event listings and to provide additional visitor information. Visitor services should be expanded to include first-aid, lost and found, and increased information availability. Facilities should be clean and comfortable. Employees and volunteers working in the Central Mesa should exhibit professionalism and hospitality in their conduct. All management programs should emphasize safety and security measures. Increased presence of Police and/or Park Rangers would greatly deter negative activities occurring within the Central Mesa.



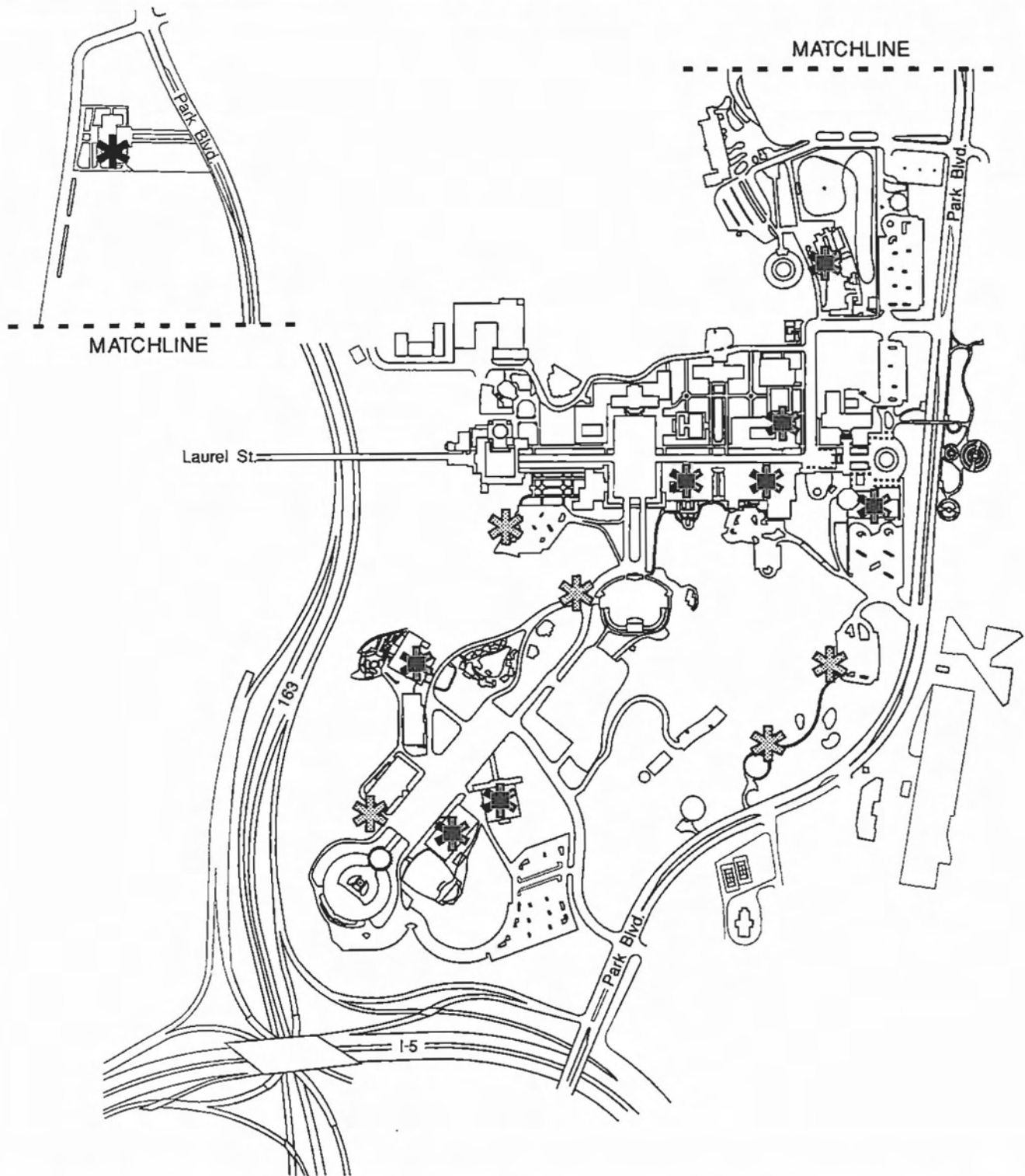
Existing Visitor Services

13 June 1991

Figure
25

- | | |
|---------------------------|-------------------|
| * Park Information Center | ◆ Concession Cart |
| ★ Park Map | |
| ⓞ Public Telephone | |
| ■ Concession in Building | |





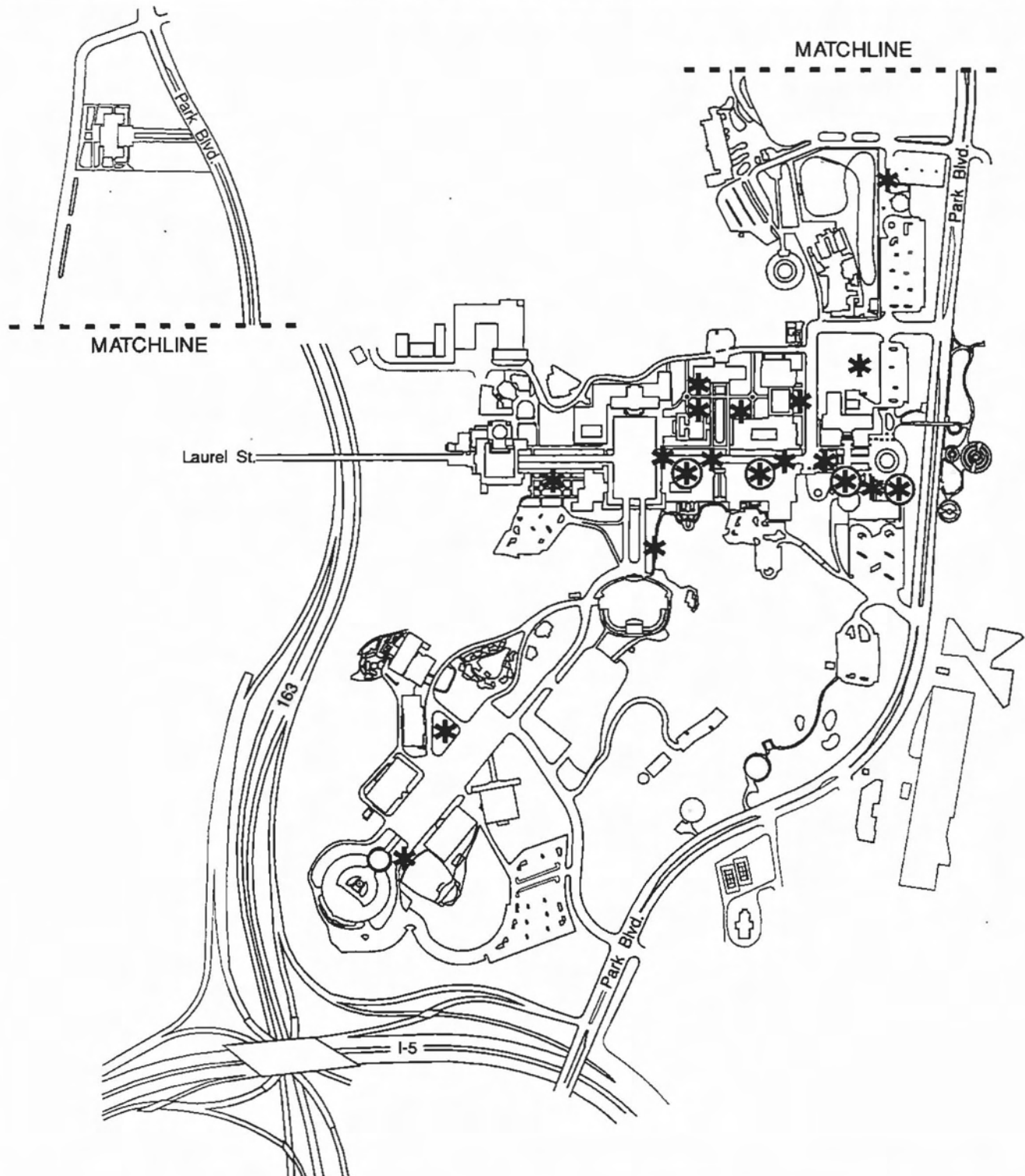
Existing Public Restroom Facilities

13 June 1991

Figure
26

- * Restroom Inside Building
- * Freestanding Restroom





Existing Street Entertainment and Petition Sites

13 June 1991

Figure
27

* Entertainment Sites

⊛ Petition Sites



Maintenance Analysis



MAINTENANCE ANALYSIS

Maintenance and operation of the Central Mesa are the responsibility of the Central Division of the Park and Recreation Department.

Buildings Maintenance

Central Mesa buildings which are under long-term leases or operating agreements, as well as those which are occupied under Preferential Non-Exclusive Use and Occupancy Permits are maintained on a daily basis by the occupants. Major repairs to these facilities such as re-roofing, structural repairs, etc., remain the responsibility of the City. The Park and Recreation Department's involvement in the day-to-day operation and maintenance of these buildings is minimal.

A second group of buildings is those which either house City staff, directly support City operated or City sponsored recreational programs, or are occupied under Special Use Permits. The day to day operation and maintenance of these buildings are the responsibility of the Central Division of the Park and Recreation Department. A Building Supervisor with a staff of custodians and other maintenance personnel are housed in Building No. 1 at the former Naval Hospital site. Central Mesa Buildings maintained by this work unit are:

- Municipal Gymnasium
- Federal Building
- Palisades Building
- Balboa Park Club
- Casa del Prado
- Casa del Prado Theater
- Spreckles Organ Pavilion
- War Memorial Building
- Freestanding Public Restrooms

The unit is also responsible for daily maintenance of all restrooms, safety inspections, equipment set up for users, and related duties of a daily, but relatively routine nature.

Repairs to this group of buildings which cannot be handled by the custodians, are directed to the City's General Services Department, Buildings Division. Their staff perform services such as plumbing, window repairs, painting, carpentry, locksmithing and electrical work. All these repairs must be initiated through a Service Request which is submitted to Buildings Division by the Balboa Park Buildings Supervisor. Under these procedures, repairs are undertaken by Buildings Division staff on a City-wide priority basis. Major repairs in Balboa Park must await their turn. Low-priority repairs often take many weeks to accomplish.



The Buildings Division also serves as liaison for the repairs to City owned buildings which are leased to institutions and other organizations. The lessees are responsible for the daily maintenance and upkeep of the facilities they occupy. They are also responsible for repairs described in their lease which relate to their specific program operations. In general, the City assumes responsibility for upkeep of building exteriors. The repair procedure is for the institution or organization to contact the Balboa Park Buildings Supervisor, who then evaluates the request and submits the Service Request to Buildings Division.

Grounds Maintenance and Horticulture

Both the grounds maintenance and horticulture programs, and the new Park Ranger program are combined into one work unit within the Central Division of the Park and Recreation Department.

On-site staff currently consists of one (1) Grounds Maintenance Manager, one (1) Horticulturist, four (4) Grounds Maintenance Supervisors and forty (40) full-time maintenance staff, which include Ground Maintenance Workers and a Light Equipment Operator. In addition to Balboa Park, this work unit staff is responsible for the maintenance of Mission Hills Park and Presidio Park. Typical tasks for the grounds and horticulture crews include gardening, litter and trash removal, sign maintenance, irrigation repair and operation, pest control and various other physical improvements and repairs. Heavy maintenance operations are performed by City-wide Park and Recreation Department crews. Tree trimming, turf mowing, brush hauling, heavy maintenance, major pest control, major irrigation repair and playground equipment repair and maintenance are all included.

The City General Services Department has three divisions with responsibilities for Balboa Park maintenance. Street Division is responsible for street and sidewalk maintenance. Communications and Electrical Division is responsible for the maintenance and repair of outdoor lighting. Buildings Division is responsible for most plumbing, electrical, painting, carpentry and other trades related maintenance of buildings. Repair and maintenance of major water lines, backflow devices and sewer systems are performed by the Water Utilities Department.

Many specialized tasks are performed by private contractors. These include fence repair, specialized irrigation repairs, ornamental fountain and water feature maintenance, specialized restroom maintenance, structural pest control, carpet cleaning and trash container services.

Maintenance Analysis Summary

Both the Buildings Program and the Grounds Maintenance and Horticulture Programs would benefit from increased staffing. It is recognized, however, that the City will continue to face severe budgetary constraints which limit its ability to provide additional staff. Nonetheless, the Central Mesa requires improved service levels and response times for maintenance and repairs.



Functions such as plumbing, carpentry, electrical and painting would be more effectively administered directly by the Park and Recreation Department. In order to effectively maintain the Central Mesa, maintenance crews should have access to adequate tools and materials. They should also have sufficient work space in which to perform their tasks and in which to store their equipment and materials. The public has made significant investment in the Central Mesa and the investment should be protected and maintained at a high level.





•BALBOA PARK •CENTRAL MESA PRECISE PLAN•

THE PRECISE PLAN

Goals and Plan Summary



• BALBOA PARK • CENTRAL MESA PRECISE PLAN •

The Precise Plan

The Precise Plan begins with a statement of the goals for each major component of the plan. A summary of the proposed physical improvements follows. Included in the summary is an illustrative plan of the Central Mesa study area (Figure 28) as well as illustrative plans of each Central Mesa subarea (Figures 29-34). Each of these is accompanied by an explanatory text describing the major physical improvements for the subarea.

The remainder of the plan consists of the objectives recommendations for each of the following major plan components:

- Land Use
- Circulation
- Architecture
- Landscape
- Specific Recommendations
- Security
- Management
- Maintenance
- Implementation

The Architecture and Landscape components also contain sections that document historic design themes and set forth the design guidelines for each component.



GOALS

Land Use

Provide a wide variety of cultural activities within a public park environment.

Circulation

Establish a pedestrian park environment that features public transportation use while providing adequate vehicular access to and within the Central Mesa.

Architecture

Rehabilitate and modify the architecture of the Central Mesa in a manner which preserves its historic and aesthetic significance while providing for functional needs.

Landscape

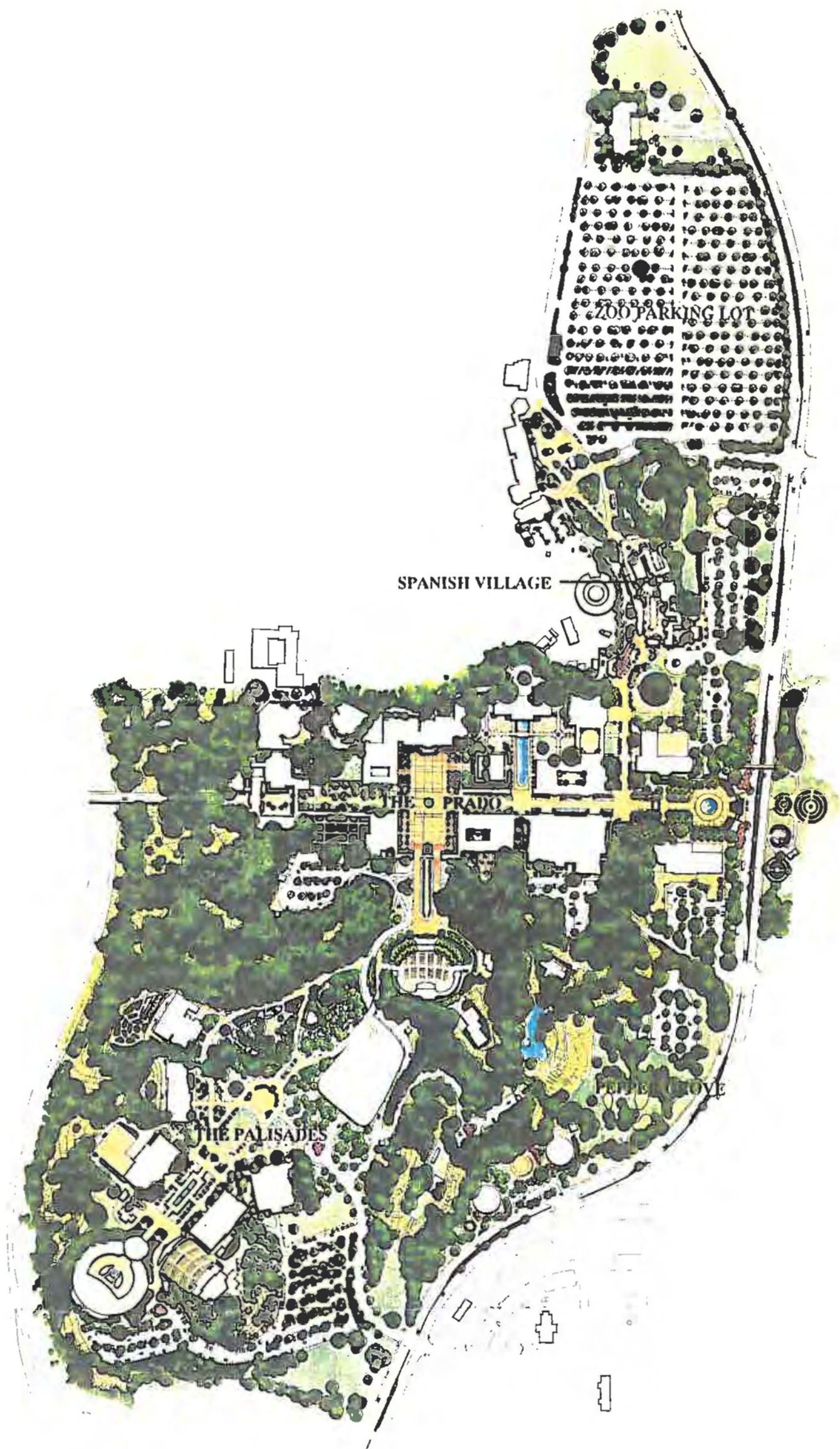
Rehabilitate and modify the Central Mesa's landscape in a manner which preserves its historic significance, accommodates a wide variety of public park activities and increases public enjoyment of the Park environment.

Management

Develop and implement an effective management program that promotes maximum public use and enjoyment of the Park.

Maintenance

Develop and fund a maintenance program that will protect the public investment in buildings and grounds and facilitate maximum public enjoyment of the Park.



Central Mesa Illustrative

13 June 1991

Figure
28

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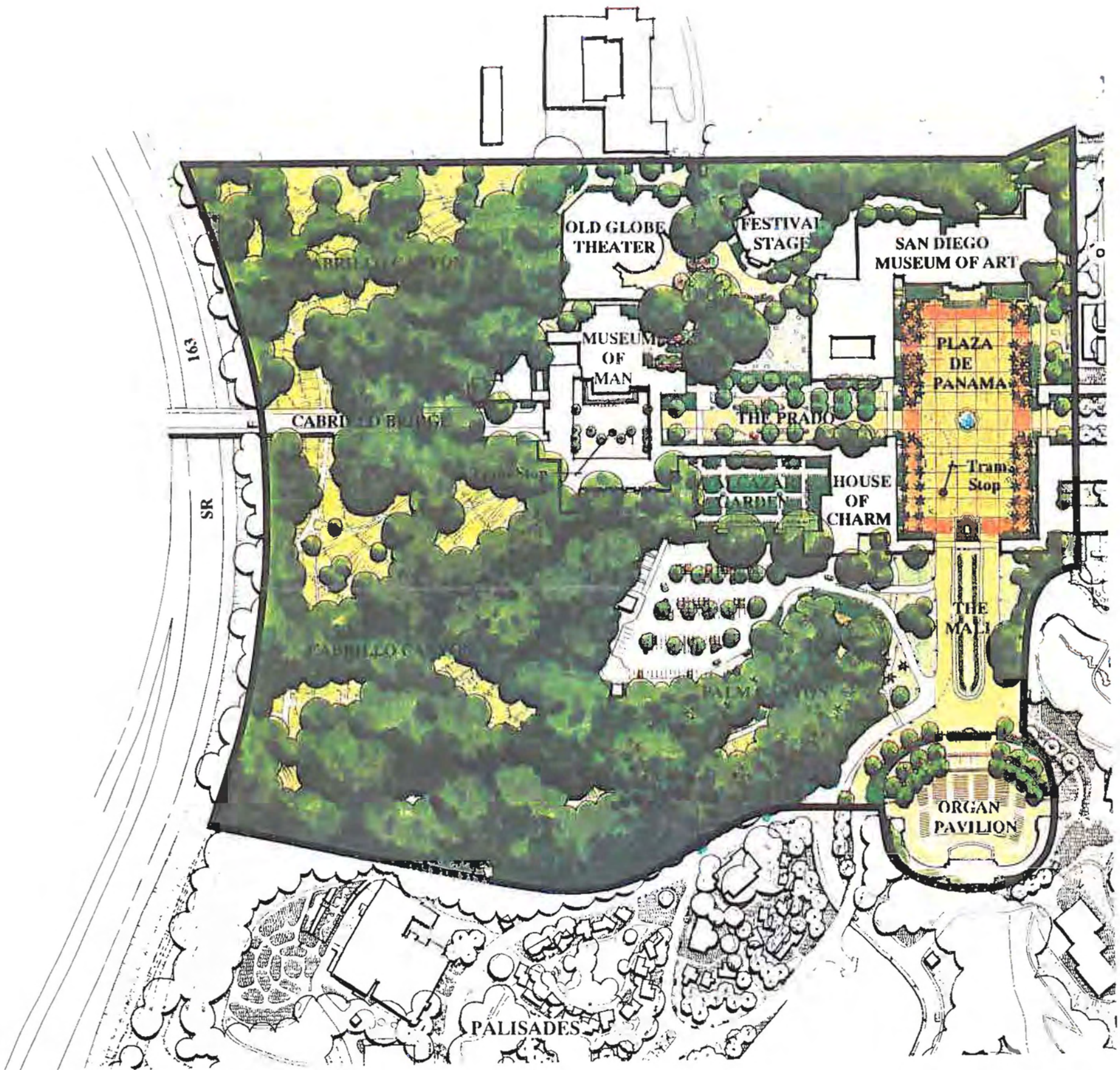




West Prado

Building rehabilitations for this area will consist of a full reconstruction of the House of Charm as well as the existing arcades. The Museum of Man will expand its storage facilities within non-historically significant interior basement spaces. The Plaza de Panama will regain its Exposition role as a multi-use pedestrian plaza, once again hosting a variety of public activities. Street trees will be added to the Prado streetscape. The entry walkway and central plaza at the Old Globe Theater complex will be redesigned. Alcazar Garden will be renovated and historical features will be restored. The Palm Canyon botanical collection will be enhanced and the west facing slopes of the Cabrillo Canyon will again return to unrestricted public use.

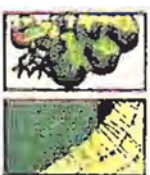
Vehicular circulation into the Central Mesa via the Cabrillo bridge will utilize one of two existing traffic lanes. A one-way eastbound automobile lane through the Prado will serve as an access route for the general public wishing to drive to the proposed Organ Pavilion parking structure. The other travel lane will be utilized for the Park tram. When the tram is not in service, the tram lane will open to allow two-way auto traffic between the parking structure and the West Mesa. Vehicular drop-off and loading zones will be included on both sides of the Prado and in the Plaza de Panama.



West Prado

13 June 1991

Figure
29



Trees

Groundcovers



Lawn

Paved Pedestrian Areas

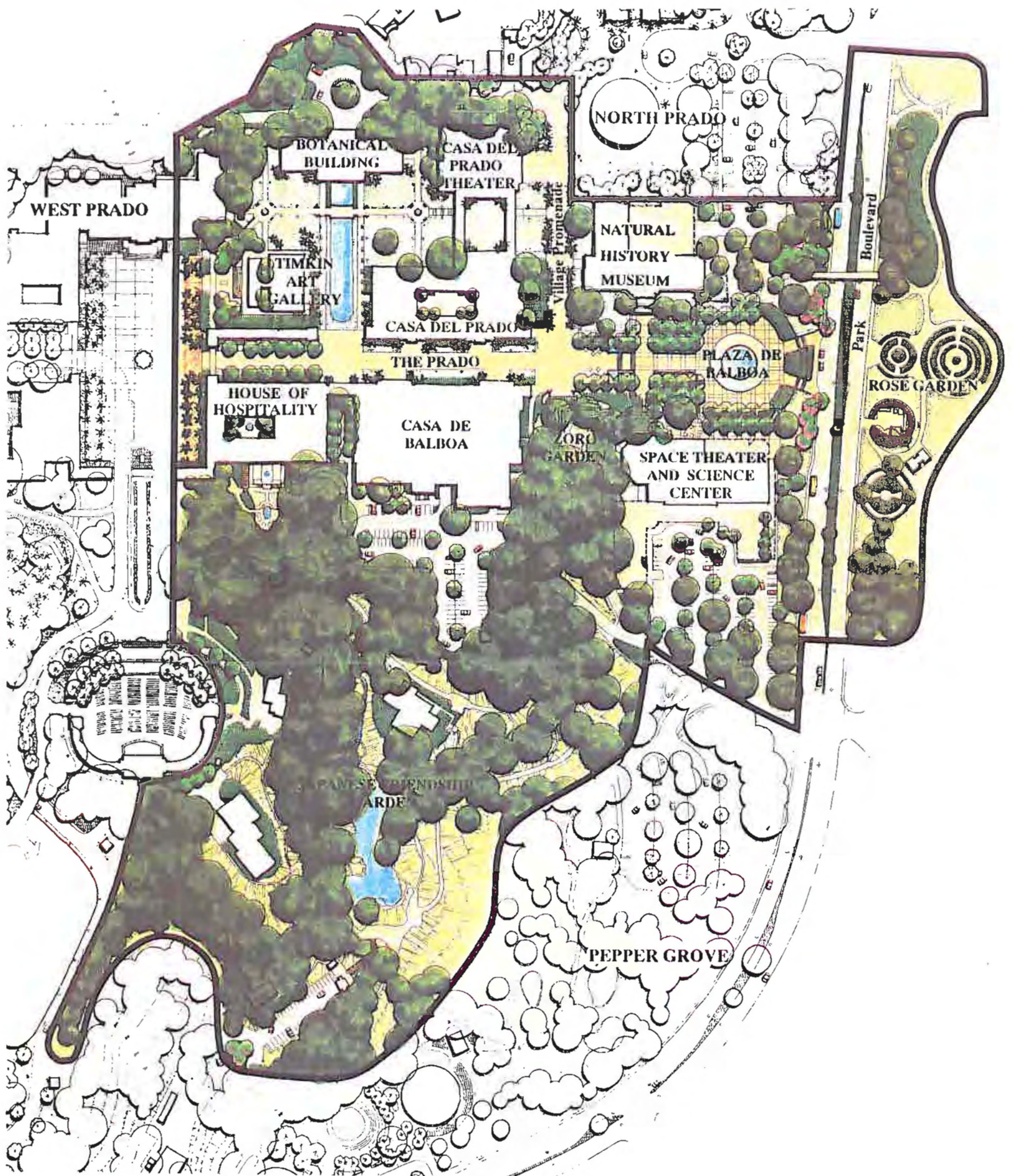
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East Prado

The House of Hospitality will benefit from a complete reconstruction and will accommodate a new full spectrum visitor center and other visitor oriented services. The Natural History Museum and the Fleet Space Center will expand their facilities. Stairways from the Plaza de Balboa to Park Boulevard will descend to a pedestrian drop-off area on Park Boulevard and reinstate the traditional east entry to the Prado. Pedestrian circulation will be restored to Village Place creating a north connection of the Prado promenade with Spanish Village. Other landscape improvements include a regrading and reconfiguration of Casa de Balboa parking lot to improve drainage and vehicular access, improvements to the south entry to the Prado located between the House of Hospitality and Casa de Balboa, and improvements to Zoro Garden.



East Prado

13 June 1991

Figure
30



Trees

Groundcovers



Lawn

Paved Pedestrian Areas

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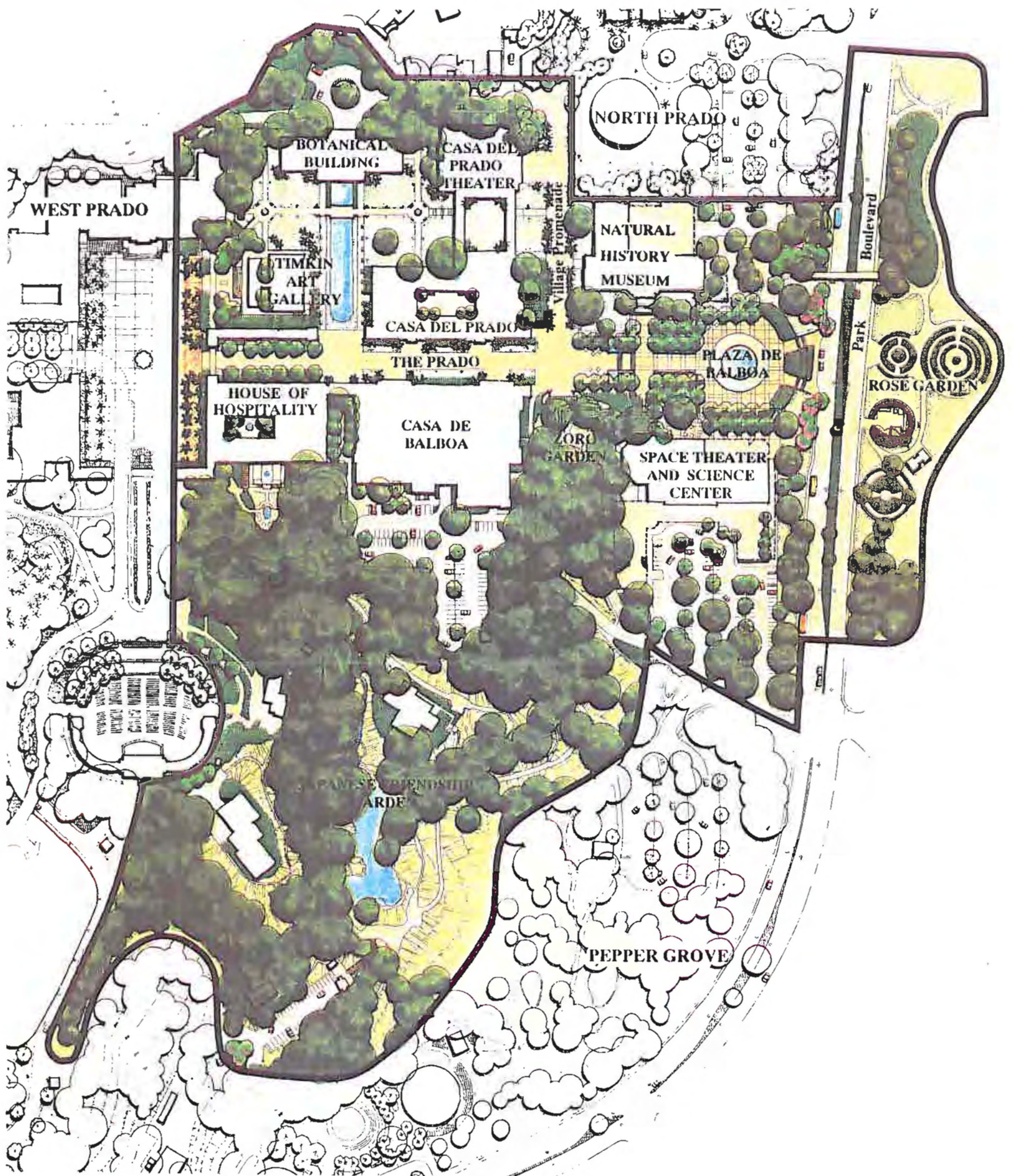
SCALE IN FEET





North Prado

Spanish Village will be reconfigured to return much of its historic character and vitality. A new visitor center will provide needed services to visitors of the North Prado. A cul-de-sac south of Spanish Village will provide a convenient pedestrian drop-off point to North Prado which will enable Village Place to once again become a grand pedestrian promenade. Service access to Old Globe Way will be retained by connecting a service road from Zoo Place. An attractive new walkway south from the Zoo exit will provide a significant entry experience to Spanish Village and the Prado area. The public will have the opportunity to access a portion of the miniature train area and enjoy a proposed picnic and children's playground area nestled in a grove of mature eucalyptus.



East Prado

13 June 1991

Figure
30



Trees

Groundcovers



Lawn

Paved Pedestrian Areas

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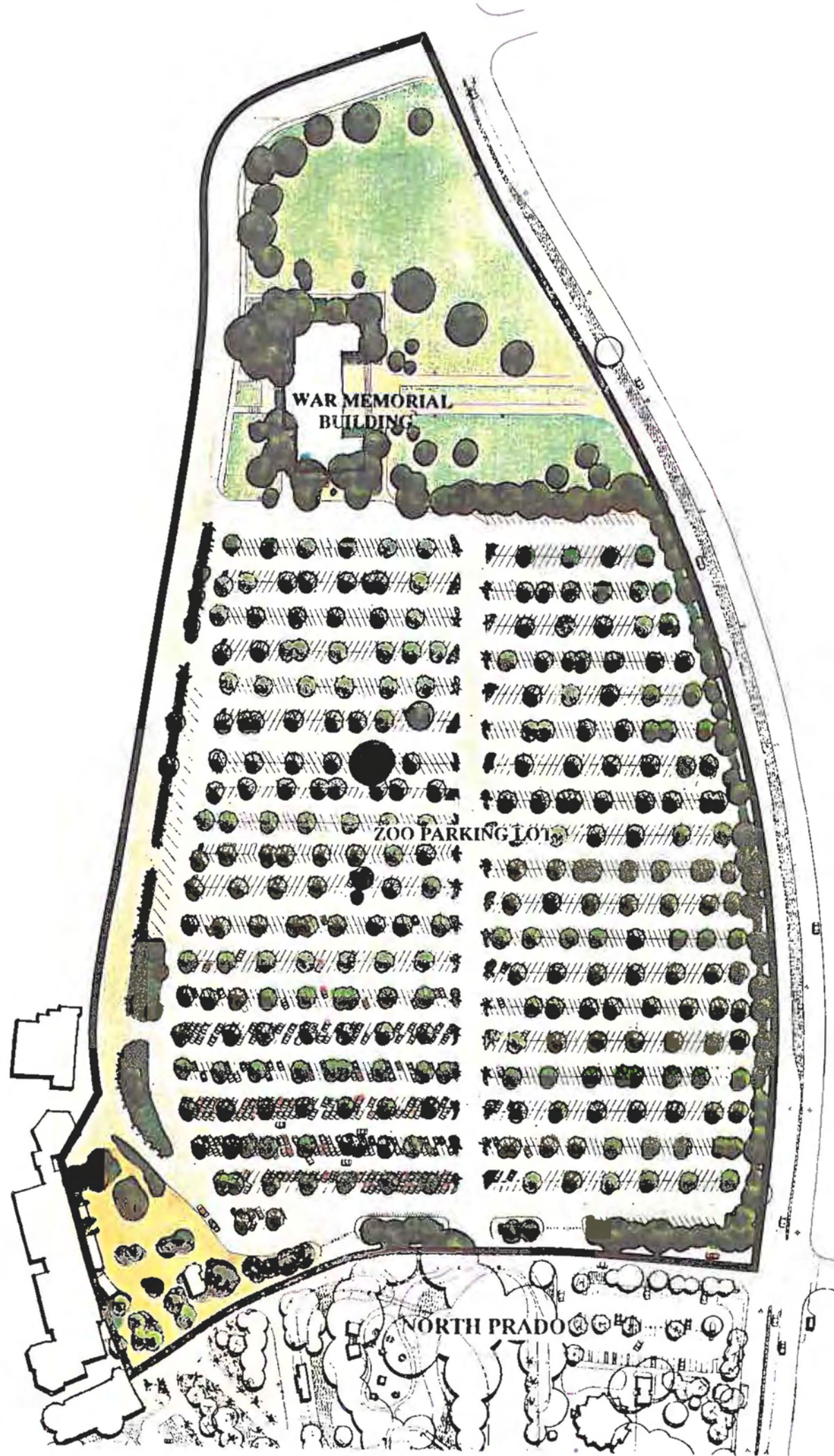
SCALE IN FEET





War Memorial and Zoo Parking Lot

The Zoo parking lot will receive new landscaping, and the southern entry to the War Memorial building will be redesigned to provide enhanced functionality and aesthetics.



War Memorial and Zoo Parking

13 June 1991 Figure 32

- | | |
|--|--|
|  Trees |  Lawn |
|  Groundcovers |  Paved Pedestrian Areas |





Pepper Grove

Pepper Grove area will continue to serve as a picnic and play area for the Central Mesa. Picnic, playground and restroom facilities will be renovated. A new pedestrian walkway near the top of Gold Gulch will afford interesting views of the latter phases of the Japanese Garden.

The southern water tank building will be renovated to accommodate the cultural activities of Worldbeat Center.

The Centro Cultural de La Raza and the Worldbeat Center will share a new central plaza which will feature a large performance area with stepped seating. Also included in this area will be a sculpture garden and an outdoor cultural activity area.



Pepper Grove

13 June 1991

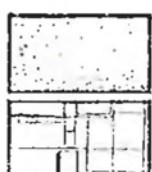
Figure
33



Trees



Groundcovers



Lawn



Paved Pedestrian Areas





The Palisades

The central objective of the Palisades restoration is to return the Palisades parking area to its original use as a series of pedestrian plazas and lawns. This will be made possible by the construction of a parking structure which will be located within the footprint of the existing Organ Pavilion parking lot as specified in the Master Plan. The structure will include a rooftop pedestrian plaza that will be situated at the same elevation as the Organ Pavilion plaza.

Palisades building modifications will include expansions to the House of Pacific Relations, Automotive Museum, and the Starlight Bowl stage area. Full rehabilitations will take place for the Balboa Park Club, Palisades Building, Municipal Gymnasium and the Federal Building.

The Palisades will contain a series of promenades, plazas, and public spaces that will begin with a proposed pedestrian overpass near the Organ Pavilion and extend to the Aerospace Museum. Significant landscape features will include:

- A wide pedestrian promenade between the House of Pacific Relations and the parking structure that will be planted on both sides with canopy trees and lawns.
- A large circular plaza that will accommodate performances and exhibits.
- Open lawn areas for informal picnics and active play.
- A Park tram stop area for the southern Central Mesa.
- A restored Exposition plaza with a central fountain, seat walls and planting.
- The South Visitor Center.



Palisades

13 June 1991

Figure
34



Trees



Lawn



Groundcovers



Paved Pedestrian Areas



Land use



LAND USE

The goal of Central Mesa land use is to provide a wide variety of cultural activities within a public park environment.

Emphasis is placed on increasing open public park land wherever possible. Existing relationships between architecture and landscape and between cultural uses and public park activities give the Central Mesa's its unique character. Each use adds significance to the other and the need for each will increase as the city grows.

In order to preserve both cultural opportunities and an open public park environment, the following objectives should be adopted:

- Land for public park uses should be recovered from areas of the Central Mesa now used for parking, roads and restricted uses. Because there is a finite amount of land in the Central Mesa, future attendance growth in the park will require a greater amount of public open space to maintain the same quality park experience that exists today. Recovering land for public park uses will help provide a significant Park environment for future visitors to the Central Mesa.
- Park land to be converted for building expansions, roads, parking areas, or restricted uses should be minimized to preserve the historic resource and maintain existing relationships between the natural and built environment.
- Cultural institutions, organizations, and activities in the Park should be encouraged and supported. Cultural use of the Central Mesa benefits the public and contributes greatly to its significance and character. Cultural use of Central Mesa facilities should include both community group use and use by institutions and organizations with long term leases.
- A long range mechanism for the expansion of cultural activities to locations outside of Balboa Park should be established. When institutions and organizations outgrow their facilities they should be encouraged to expand their programs to Centre City. Cultural expansion outside the Park will facilitate long term unrestricted growth, preserve a park environment in the Central Mesa, and provide a wider range of cultural opportunities for a growing regional population.
- Outdoor public spaces should be designed to accommodate a wide variety of cultural activities and public park uses. In San Diego's mild climate a great number of cultural activities can occur outdoors. Locating appropriate cultural events in multiple use outdoor facilities will expand cultural opportunities while preserving a public park environment.



- Visitor use of the Central Mesa should be more evenly distributed. Underutilized areas of the Park such as the Palisades, Spanish Village and Pepper Grove should be utilized in a way that will attract visitors and relieve high visitor levels on the Prado. Evening and weekday use along with winter season activities should be emphasized to relieve peak attendance pressure. Evening use of the Park will further increase public safety as desirable activities displace those that are undesirable.

The following table summarizes existing and proposed land uses for the Central Mesa. The changes that will occur as a result of implementing the Precise Plan are also shown.

LAND USE SUMMARY

LAND USE (in acres)	EXISTING	PROPOSED	CHANGE
Open Public Park Land	89	111	+22
Restricted Use Areas	33	19	-14
Roads and Parking Areas	54	45	-9
Buildings	17	18	+ 1

Objective:

Expand open public park land.

Recommendations:

- Recover open public park land wherever possible. See Figure 35 for proposed open public park land.
- Replace roads, parking areas and restricted use areas, such as the archery range, with open public use park land wherever possible. The Organ Pavilion Parking Structure will be constructed prior to converting the Plaza de Panama and Palisades parking areas to plazas per the Balboa Park Master Plan.
- Mitigate land to be converted to building expansions, roads, parking areas and restricted use areas with an equal or greater area of recovered park land. See Figure 36 for proposed areas of recovered and converted open public park land.
- Discourage park uses and policies that restrict free public use of the Park.



Objective:

Minimize all building expansions.

Recommendations:

- Expand historic buildings only to reconstruct missing historic features.
- Allow minimum expansion of non-historic buildings to enhance their relationship with historic surroundings with minimal disruption to existing open space. (Building expansion proposals are discussed in the Analysis section.) See Figure 37 for proposed buildings.
- Preserve existing building footprints wherever possible by increasing the efficiency of interior floor plans.
- Assess the feasibility of locating administrative and storage space off-site in order to increase exhibit space within existing building footprints.
- Explore the creation of shared use facilities in existing buildings or proposed building reconstructions.

Objective:

Minimize new roads and parking areas.

Recommendations:

- Reduce the need for new roads and parking areas by supporting and supplying efficient, economical, and convenient alternatives to automobile use to and within the Central Mesa.
- Expand new roads and parking areas only to facilitate new access or to replace parking areas recovered for open public park use. See Figure 38 for proposed roads and parking areas.

Objective:

Minimize new restricted use areas.

Recommendations:

- Encourage uses of the Central Mesa that are free to the public and open to all without restrictions.
- Encourage restricted uses to relocate or to expand their facilities to other parks that are less intensive visitor use levels. See Figure 39 for proposed restricted park land.



Objective:

Support and encourage cultural activities on the Central Mesa.

Recommendations:

- Actively encourage a wide diversity of cultural activities to take place on the Central Mesa.
- Offer assistance to institutions and community organizations that lease Park facilities.
- Encourage increased community involvement in cultural activities.
- Provide cultural opportunities through the development of educational programs.
- Maintain the existing mix of community uses (special use permits) and institution/organization uses (long term leases) throughout Central Mesa facilities.

Objective:

Develop a mechanism for cultural institutions and organizations on the Central Mesa to expand their facilities to Centre City and other areas.

Recommendations:

- Encourage cultural institutions and organizations in the Park to coordinate their long term development plans with the cultural elements of the Centre City Community Plan.
- Explore the option of creating satellite locations in Centre City when Park institutions and organizations project their growth will exceed the capacity of their present facilities.
- Coordinate the development of a cultural link between the Central Mesa and Centre City with the proposed San Diego Bay to Balboa Park link project.

Objective:

Create new outdoor public spaces to support expanded cultural activities throughout the Central Mesa.

Recommendations:

- Create spaces that can accommodate both cultural events and public park uses. See Figure 40 for proposed multiple use outdoor spaces.
- Provide outdoor public spaces with equipment that will emphasize flexibility and multiple uses including removable seating, tents, platforms, sound and lighting equipment.



Objective:

Distribute visitor activities throughout the Central Mesa to reduce reliance on existing high use areas.

Recommendations:

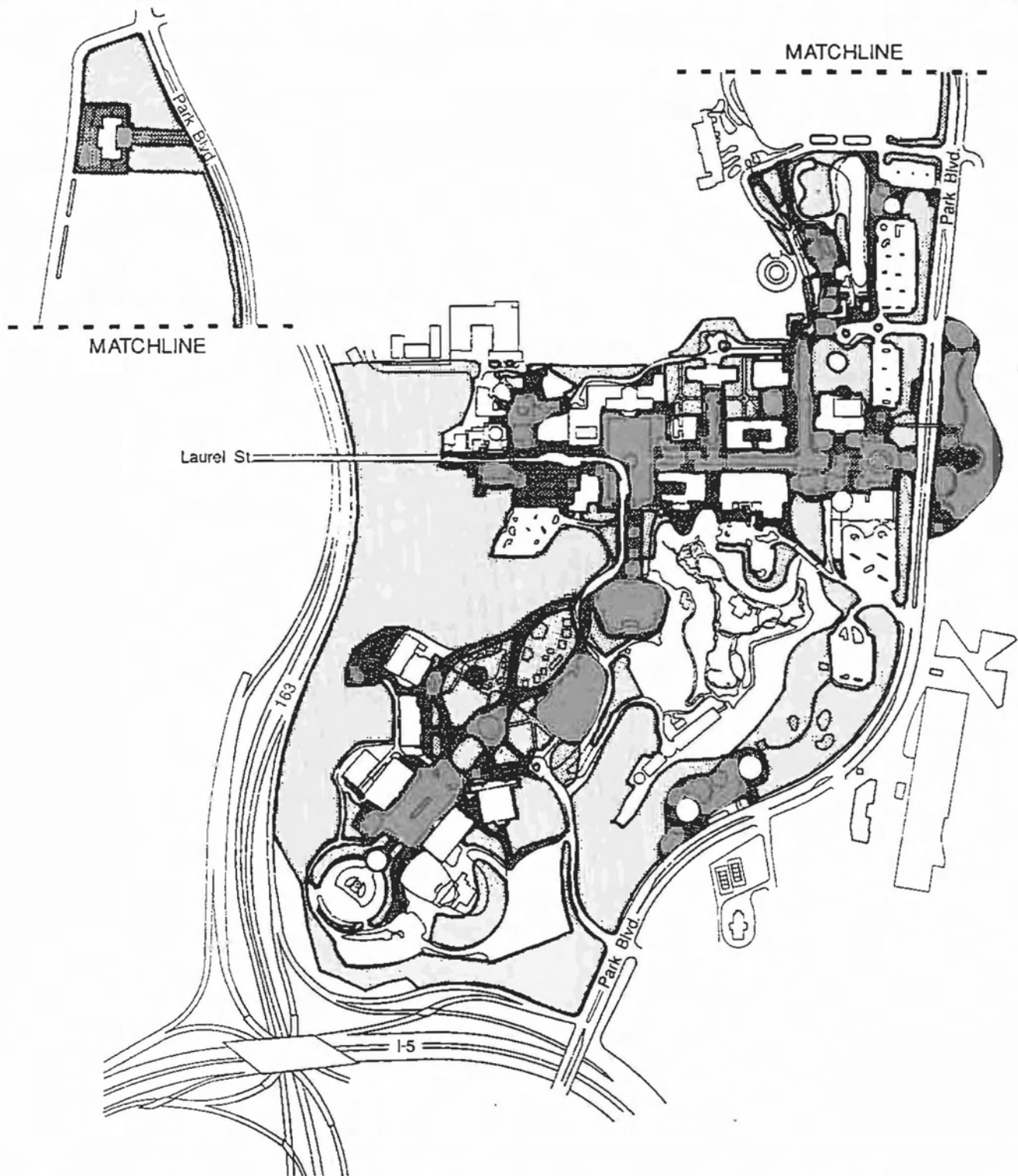
- Expand intensive visitor uses to underutilized areas of the Central Mesa.
- Expand outdoor activity spaces in the Palisades to relieve future attendance pressure on the Prado.
- Increase public access hours at the House of Pacific Relations to best utilize facilities.
- Revitalize Spanish Village to increase cultural opportunities and visitation to the North Prado.
- Create a new outdoor public activity center between the Centro Cultural de la Raza and the proposed Worldbeat Center to expand use of the southeast Central Mesa area.
- Explore options for maintaining maximum public accessibility to the proposed Japanese Garden.

Objective:

Increase winter season and evening use of the Central Mesa to reduce peak summer season, weekend and daytime uses and increase the accessibility of cultural opportunities.

Recommendations:

- Encourage institutions and organizations to expand their hours to include evenings whenever possible.
- Schedule special events in outdoor public spaces during evening hours to encourage maximum use of facilities.
- Encourage the expansion of evening activities in Spanish Village and the House of Pacific Relations.
- Encourage year round use of the Central Mesa through scheduling of events and activities in improved outdoor facilities that can be tented.



Proposed Open Public Park Land

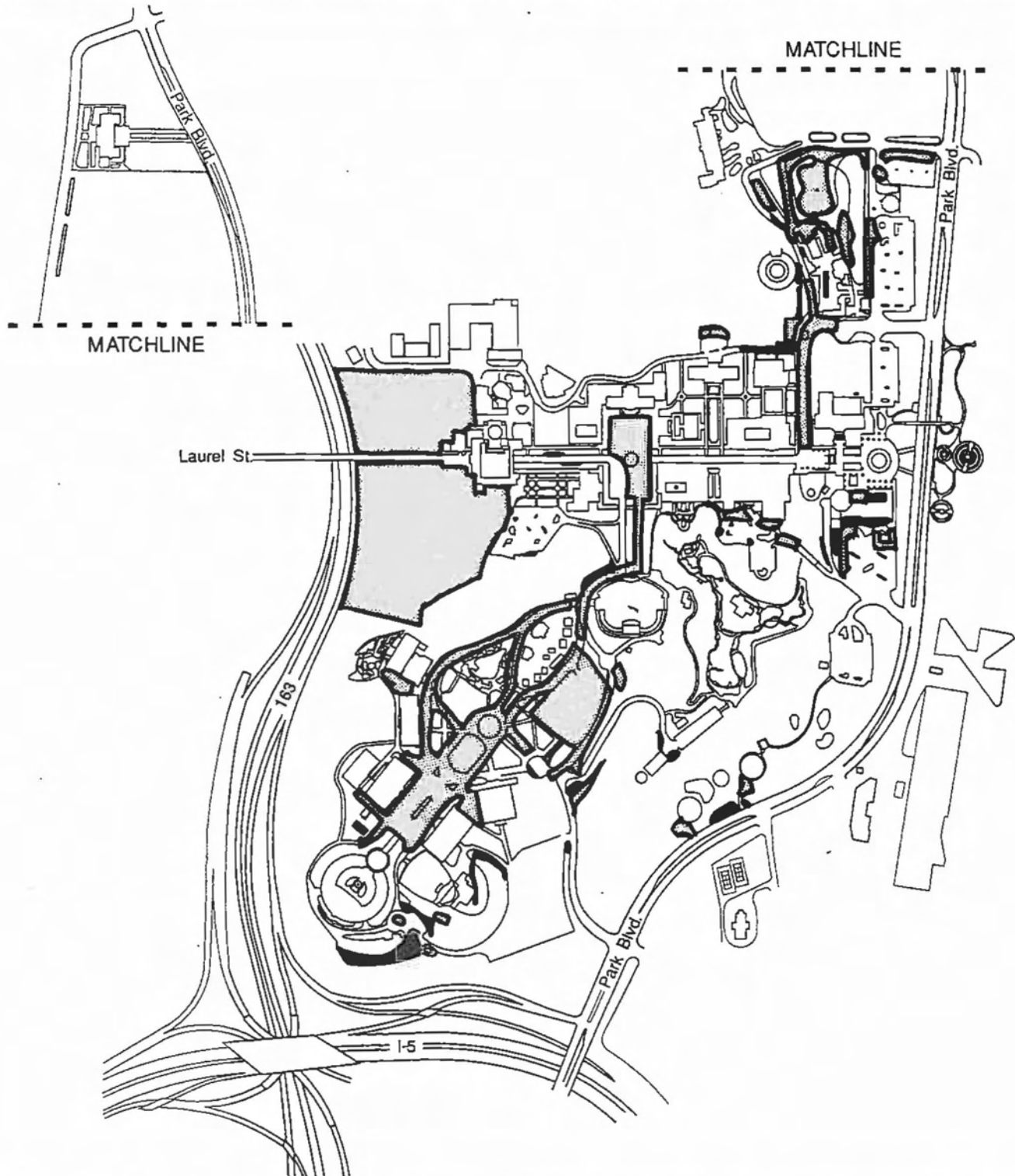
- Recreational/Natural - 75 acres
- Plazas, Promenades and Gardens - 36 acres

Total Open Public Park Land - 111 acres

13 June 1991

Figure
35





Recovered and Converted Open Public Park Land

13 June 1991

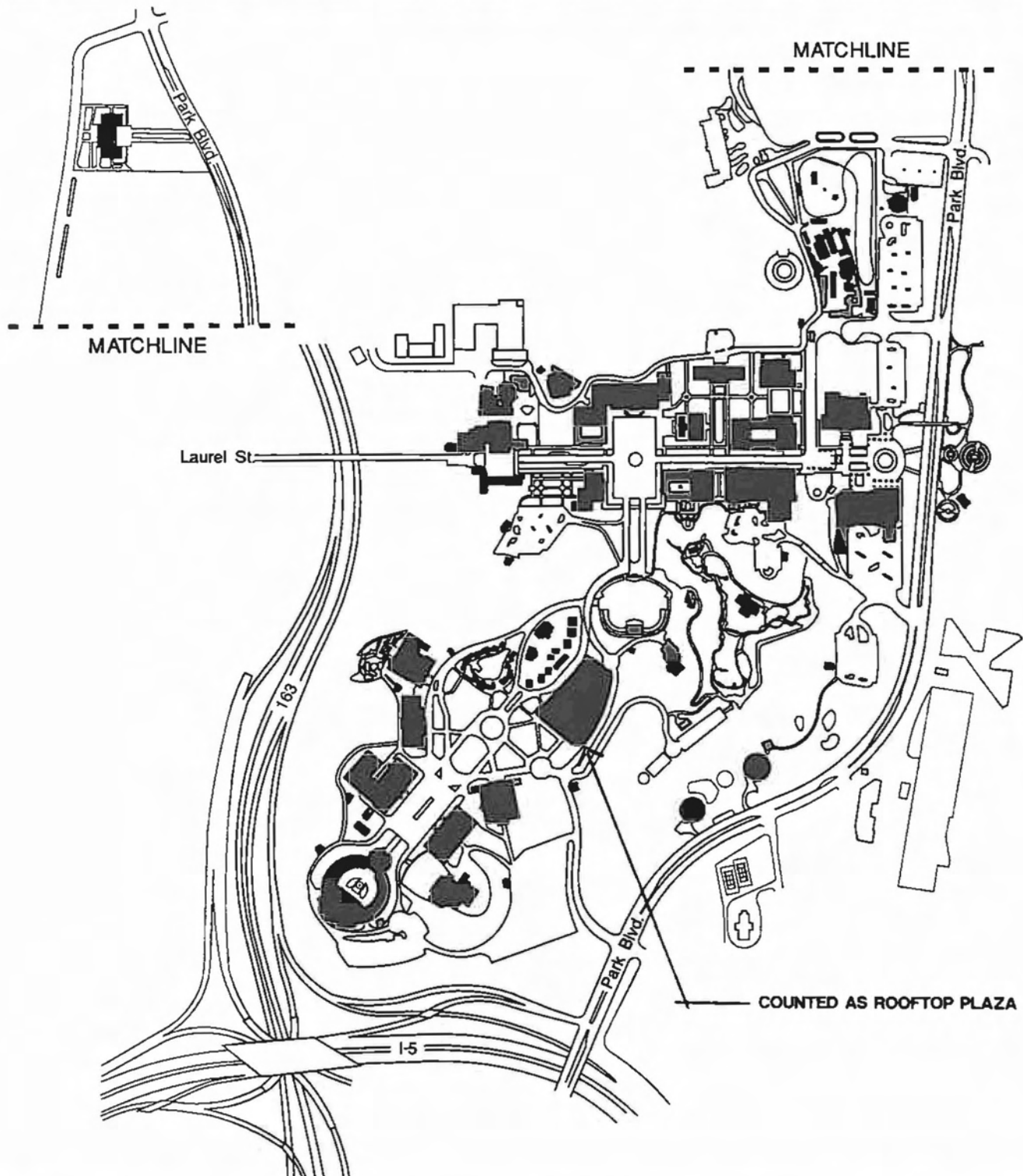
Figure
36

Open Public Park Land Recovered from other Uses - 25 ac.

Open Public Park Land Converted to other Uses - 3 ac.



Net Gain of Open Public Park Land - 22 ac.



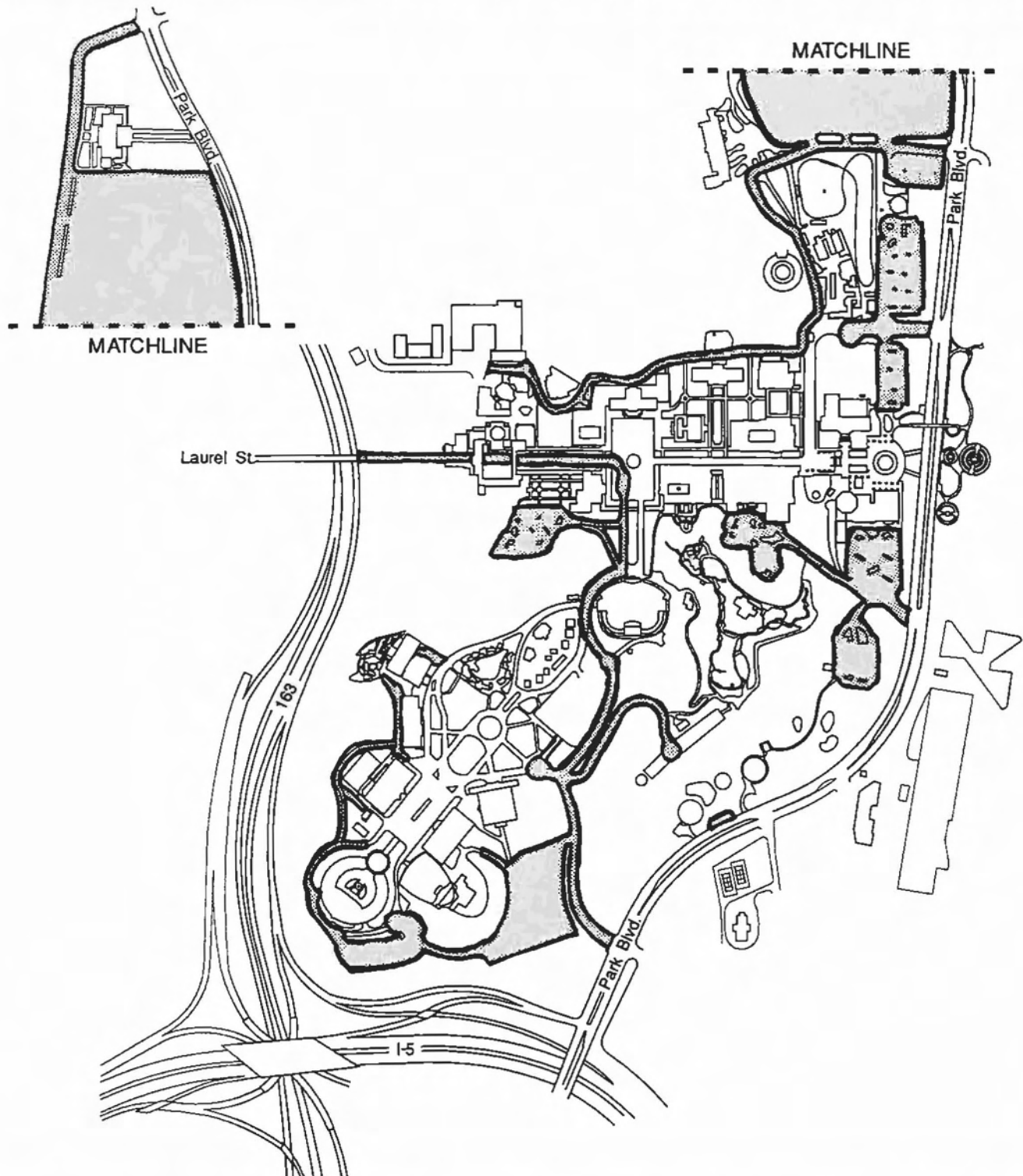
Proposed Buildings

■ Proposed Buildings - 18 acres


13 June 1991

Figure
37





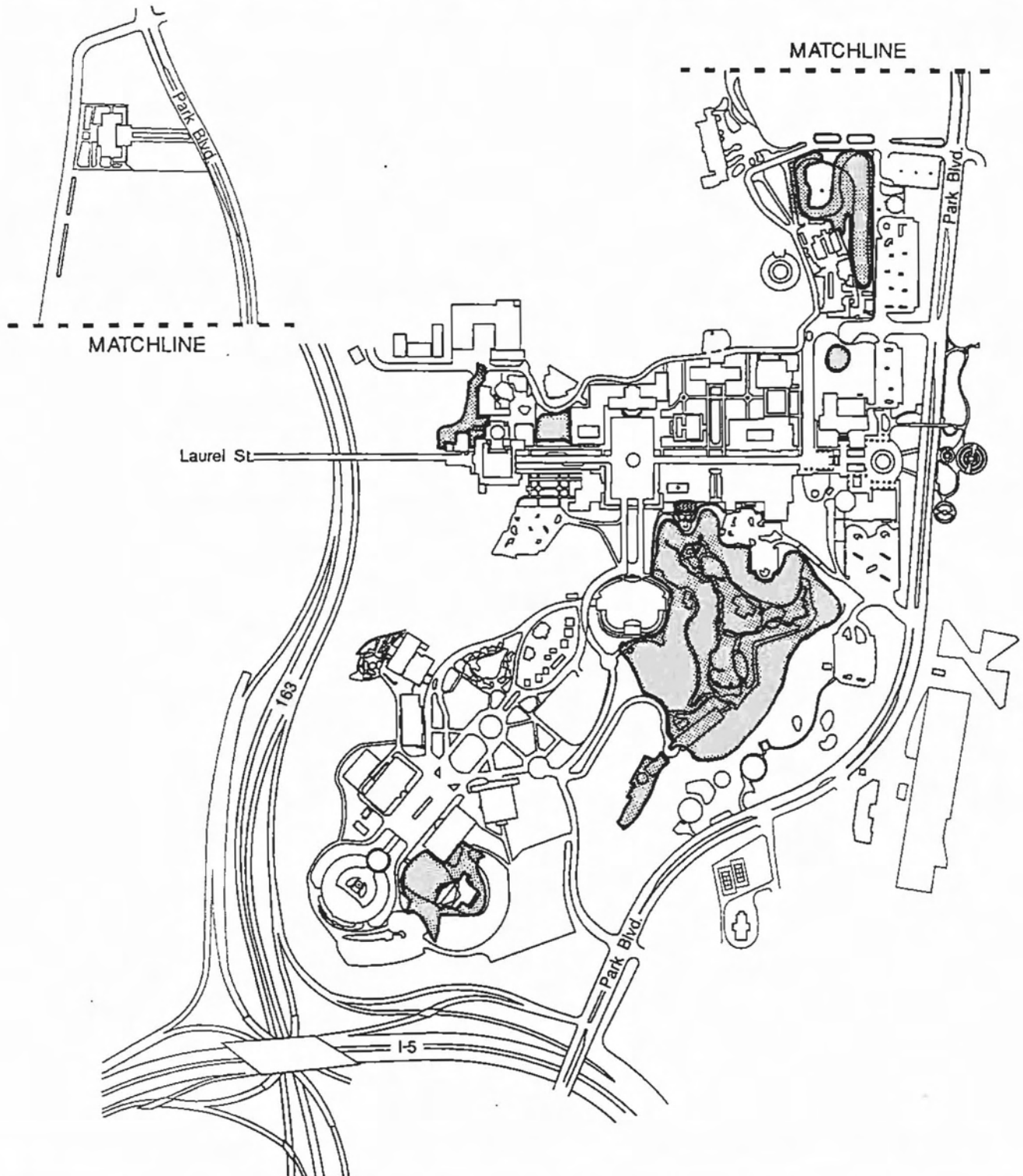
Proposed Roads and Parking Areas

 Proposed Roads and Parking Areas - 45 acres

13 June 1991

Figure
38





Proposed Restricted Park Land

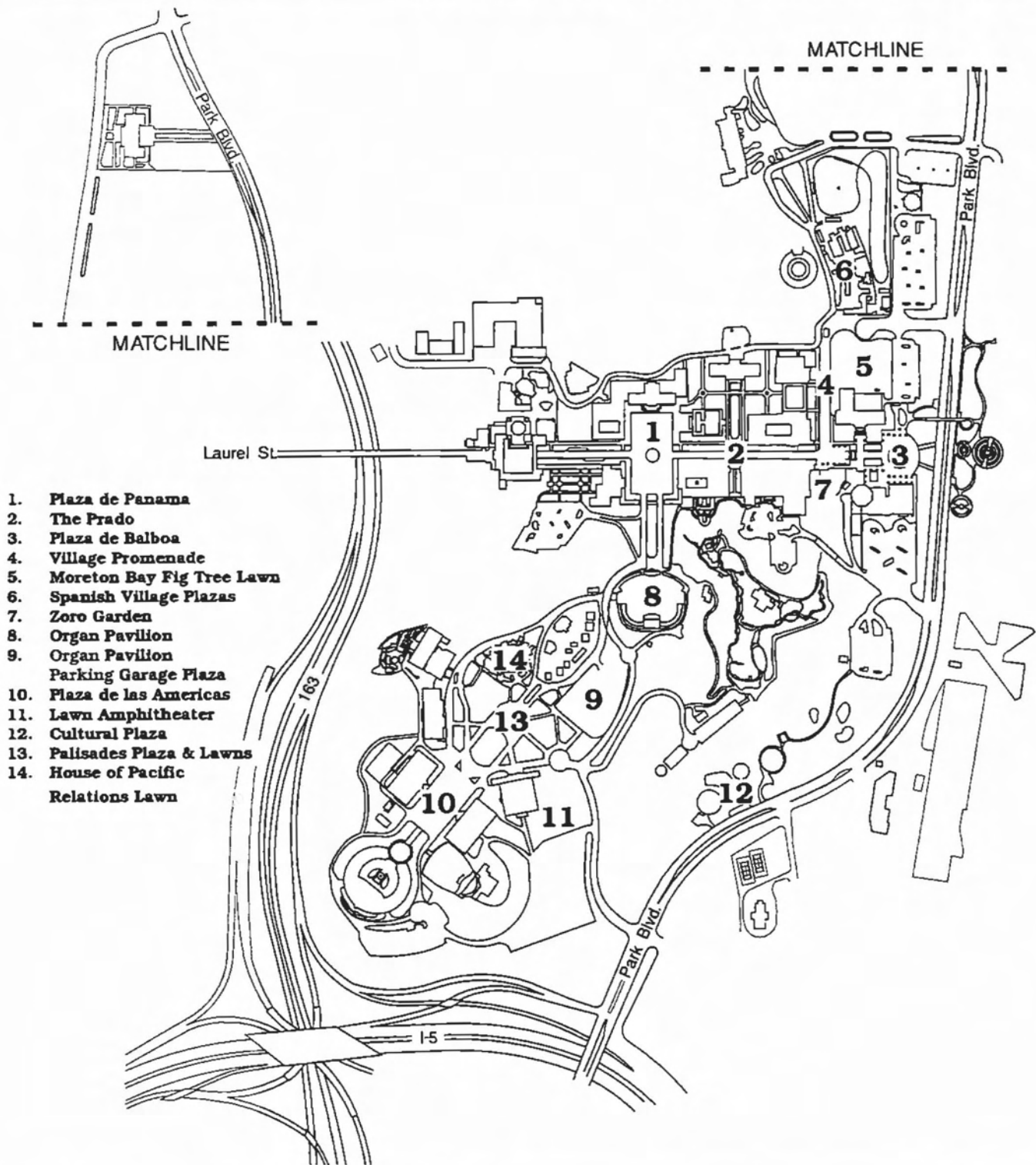


Proposed Restricted Park Land - 19 acres

13 June 1991

Figure
39





Proposed Multiple Use Outdoor Spaces

13 June 1991

Figure
40



Circulation



CIRCULATION

The goal of the circulation plan is to establish a pedestrian park environment that features public transportation use while providing adequate vehicular access to and within the Central Mesa. The circulation system will enable pedestrians to walk from the Zoo to the Aerospace Museum without crossing a vehicular circulation route. Service access and convenient public drop-off points are maintained. The intra-Park tram system, which enables quick access to the heart of the Central Mesa from outlying areas of the Park, is an important factor in achieving a more pedestrian oriented environment.

Restoring a pedestrian oriented park environment to the Central Mesa is a primary objective for preserving its essential character. Reducing the presence of the automobile will emphasize natural qualities of the Park while recapturing the original intent of the Central Mesa design concept. Placing priority on the pedestrian is based on the nature of the original site design. The historic architecture and horticulture, with their intricate detail, were designed to be appreciated at a walking pace. Their significance warrants pedestrian priority for circulation routes.

Reducing conflicts between pedestrians and vehicular traffic will encourage pedestrian activity. Providing site amenities, increasing lighting and expanding pedestrian access will reduce the perceived need for the automobile within the Central Mesa. Increased pedestrian use of the Park will also increase public safety as high numbers of visitors participating in desirable uses of the Park will displace less desirable activities.

With higher visitor levels in the future, alternate forms of transportation will become a necessity to ensure maximum public use and enjoyment of the Park. As pedestrian activity increases, regular tram service and increased management of vehicular circulation will enable pedestrians, vehicular traffic, and service vehicles to safely coexist despite higher levels of park use. An important aspect of the Central Mesa circulation system will be the use of shuttles to connect off-site parking with the Central Mesa. This will relieve peak demands on proposed parking areas.

Proposed parking areas will increase the amount of parking available on the Central Mesa. See Figure 41 for Proposed Circulation and Parking. The parking spaces removed from areas such as the Palisades and the Plaza de Panama will be replaced by the proposed plaza-topped Organ Pavilion parking structure. A summary of the proposed parking supply is shown on Table 2.



BALBOA PARK-CENTRAL MESA PRECISE PLAN

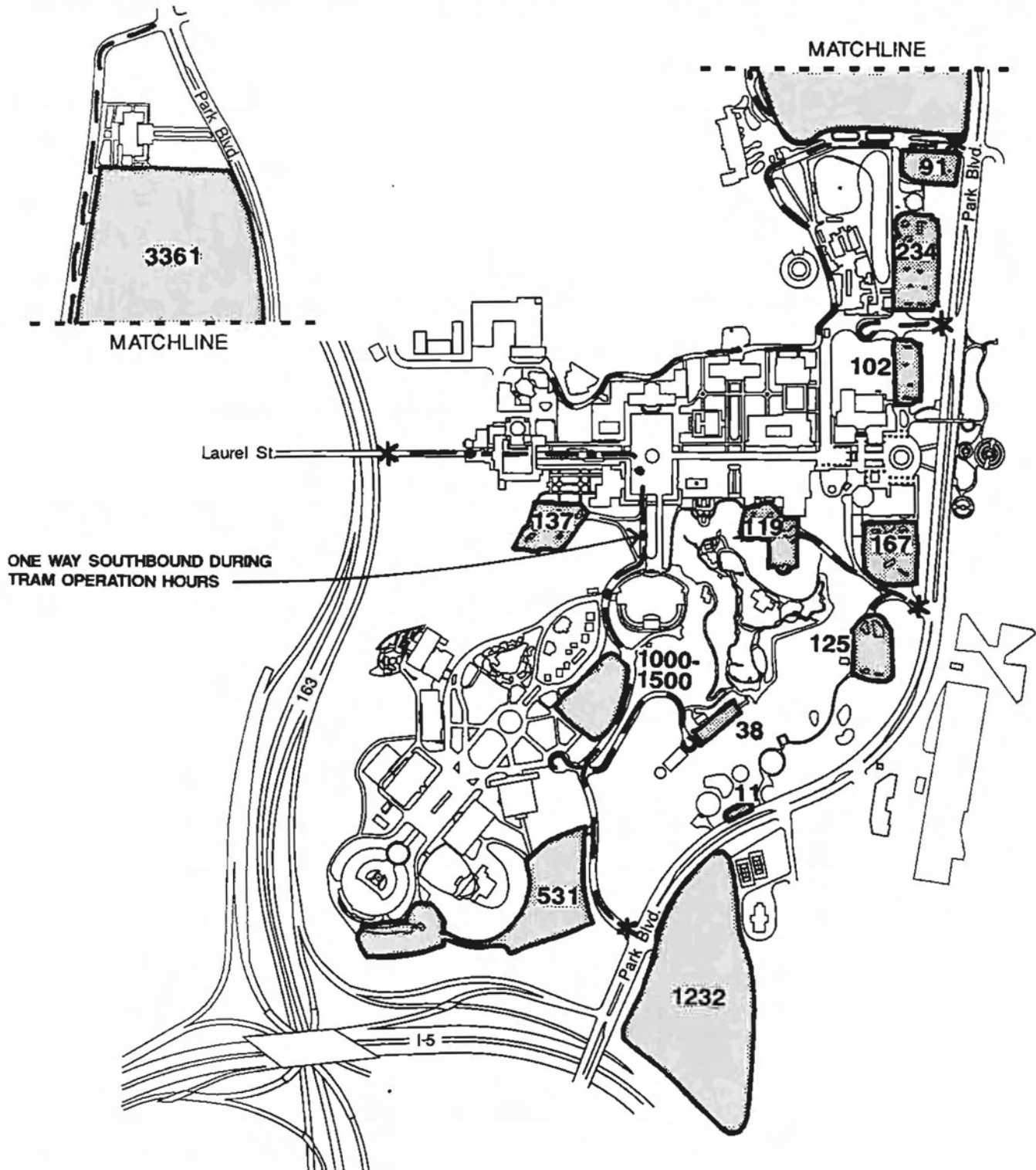
Precise Plan - Circulation

TABLE 2. (see Table 1 for existing parking supply)

PROPOSED PARKING SUPPLY, JUNE 1991.

PARKING LOT:	NUMBER OF SPACES
ZOO LOT	3,016
NORTH CAROUSEL LOT	91
SOUTH CAROUSEL LOT	234
NATURAL HISTORY MUSEUM LOT	102
ALCAZAR GARDEN LOT	137
CASA DE BALBOA LOT	119
FLEET SPACE THEATER LOT	167
PEPPER GROVE LOT	125
ORGAN PAVILION PARKING GARAGE	1,000 - 1,500
FEDERAL/AEROSPACE LOT	531
GOLD GULCH LOT	38
CENTRO/WORLDBEAT LOT	11
SUB-TOTAL: 5,571 - 6,071	
ZOO PLACE PARKING SPACES	120 +
PARK BOULEVARD PARKING SPACES	340 +
SUB-TOTAL: 460 +	
INSPIRATION POINT LOTS	1,232
TOTAL PARKING SPACES:	7,263 - 7,763 +

* Organ Pavilion parking garage designed to accommodate 1,000 - 1,500 parking spaces.



Proposed Vehicular Circulation and Parking

13 June 1991

Figure
41

- * Vehicular Access Points
- (XXX) Number of Vehicular Spaces per Lot
- — Vehicular Circulation





Pedestrian Circulation

Objective:

Create a pedestrian oriented park environment.

Recommendations:

- Utilize pedestrian overpasses at major circulation crossings. These should be located at the Organ Pavilion connection to the Palisades and the Plaza de Balboa connection to the Rose Garden (existing to remain). Future consideration should be given to an additional pedestrian overpass near the intersection of Park Boulevard and Presidents Way.
- Concentrate parking in the proposed Organ Pavilion parking garage and restore the Plaza de Panama, the Palisades, and Village Place to pedestrian use.
- Regulate service vehicle access hours in pedestrian areas and specify designated routes.
- Separate pedestrian and vehicular circulation routes wherever possible.

Objective:

Develop a comprehensive system of pedestrian walkways throughout the Central Mesa.

Recommendations:

- Provide disabled accessibility to all park facilities.
- Provide a major pedestrian route between the Zoo entry and the Aerospace Museum that does not cross automobile circulation routes.
- Convert existing roads to pedestrian promenades wherever possible.

Objective:

Enhance pedestrian entries to the Central Mesa.

Recommendations:

- Use focal features, accent planting, accent paving and pedestrian scale signage and lighting to delineate entry points to the Central Mesa.
- Provide enhanced site amenities at pedestrian drop-off points, public transportation entries, and tram stops.



Objective:

Provide convenient pedestrian drop-off points for autos and trams.

Recommendations:

- Accommodate a drop-off area in all Central Mesa cul-de-sacs.
- Locate drop-offs in peak visitor use areas according to the plan.
- Ensure that all pedestrian drop-offs are accessible by the disabled.
- Provide nearby seating and shade at drop-off areas.

Vehicular Circulation

Objective:

Simplify through traffic routes in the Central Mesa.

Recommendations:

- Confine vehicle use in the Prado to one lane of eastbound one-way traffic during tram service hours. Two-way traffic may occur when the tram is not running.
- Install a stop sign, eastbound, at the entrance to the Plaza de Panama to slow traffic before entering the curve through the pedestrian plaza.
- Limit vehicular access on the east side of the Central Mesa to the cul-de-sacs located at Village Place, Presidents Way, and Federal Way.

Objective:

Conduct a special focus study for Park Boulevard when long range transit plans for the area have been finalized.

Recommendations:

- Determine the feasibility of new pedestrian overpasses across Park Boulevard.
- Develop an integrated plan to locate bus stops, intra-park tram stops, off site parking shuttle service stops, and LRT stations along Park Boulevard.
- Assess the visual impact of catenary poles to the Park environment to determine if an alternative technology solution would be more desirable than light rail transit.



Objective:

Provide adequate service access to each Park building.

Recommendations:

- Allow full service access during low pedestrian use hours and limit service access during high pedestrian use hours.
- Utilize specific service routes as shown in figure 42.
- Regulate the size, type and location of service vehicles to accommodate pedestrian usage of the Park. The hours and type of service vehicles allowed are as follows:

Night and Early Morning:

- 11:00 p.m. to 9:00 a.m.

All vehicles, including trucks with semi-trailers on paved surfaces except pedestrian overpasses.

Peak & Evening:

- 9:00 a.m. to 11:00 p.m.

Cars, vans, and small pick-up trucks displaying a permit will be allowed on established service routes. Permits will be obtained from the Park management office. No medium size trucks, step-vans, or larger vehicles, will be allowed without authorization from Park management.

- Design all service access routes to accommodate trucks with semi-trailers.
- Provide manual or motorized carts to be used for private deliveries to and from automobile drop-off areas by community organizations leasing building space.

Objective:

Increase parking spaces in the Central Mesa.

Recommendations:

- Construct a 1,000 - 1,500 space parking garage on the existing Organ Pavilion parking lot site. (See Architecture recommendations).
- Restripe existing lots to include compact spaces in each lot to maximize total spaces.
- Reconfigure existing lots as shown in the Landscape recommendations.



Objective:

Prohibit large vehicles in the Prado.

Recommendations:

- Limit parking for buses and large recreational vehicles to the Inspiration Point and Federal Building lots.
- Allow buses to drop off passengers at the Presidents Way and Village Place cul-de-sac.

Objective:

Incorporate a prioritized parking system to maximize parking opportunities for Park visitors.

Recommendations

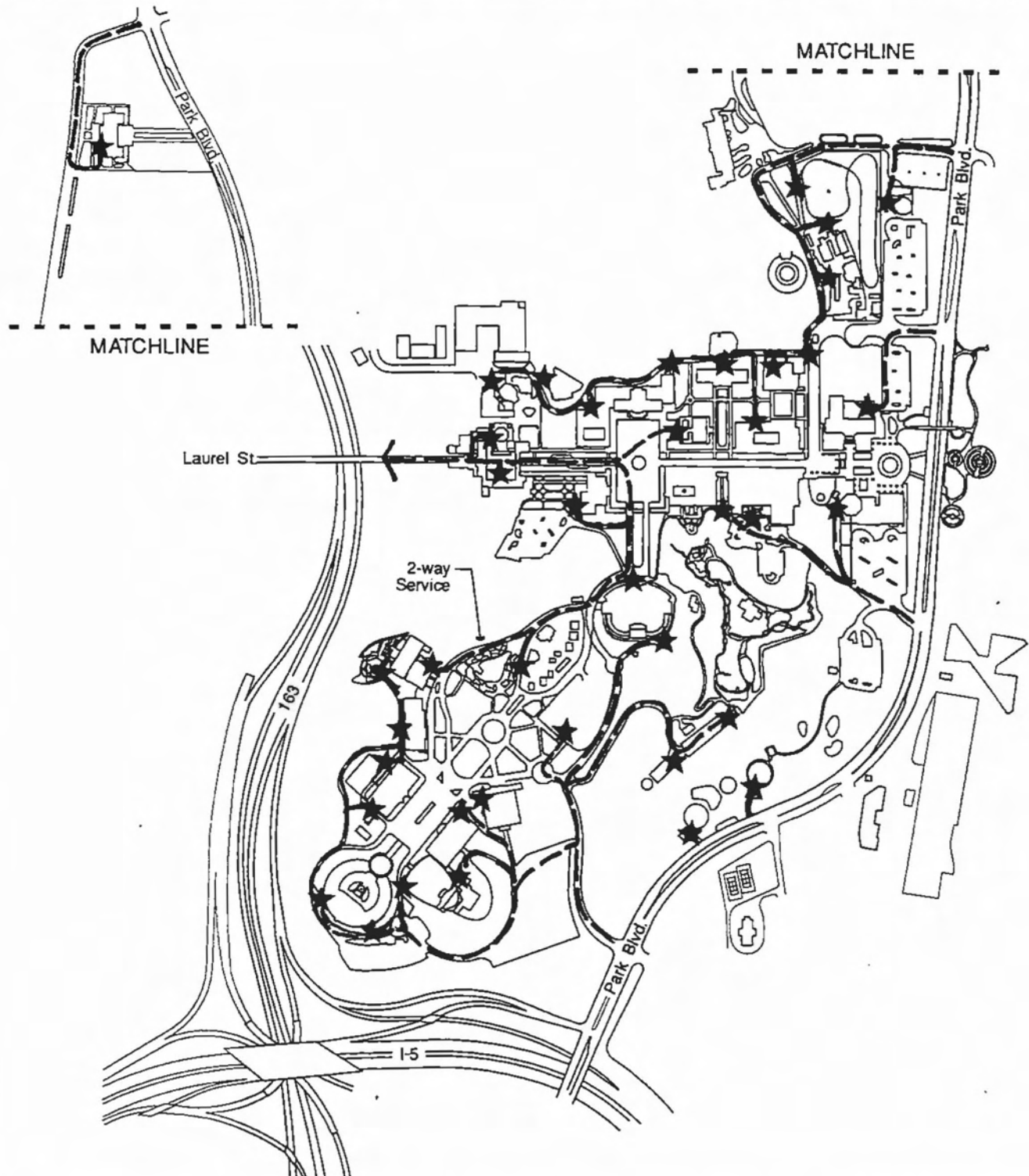
- Designate parking spaces according to length of stay with the exception of disabled spaces. Priority of close-in parking should go to short term use in time increments ranging from 20 minute loading spaces to 2 hour, 4 hour, full day, or evening time periods. Parking regulations will be enforced by Park Rangers.
- Provide tram service to long-term parking lots during peak hours.
- Encourage Park institutions to provide a joint shuttle service for employees who park in long-term lots and require transportation to their vehicles during non-peak hours.

Objective:

Utilize portions of the Inspiration Point and Federal Building parking lot for specialized uses such as recreational vehicle, bus and employee parking to allow the Central Mesa lots to accommodate the maximum number of visitor autos.

Recommendations:

- Designate employee / volunteer parking spaces in the Inspiration Point parking lot after tram service begins as outlined in the Centre City and Balboa Park Parking Management Plan. Employee / volunteer use of these spaces should be encouraged by each institution as a courtesy to the public.
- Assign bus and recreational vehicle parking to a designated area of the Inspiration Point parking lot when Park tram service begins. Provide a school bus drop-off and parking in the Federal building parking lot.



Proposed Service Access Routes

— Service Access Route

★ Service Area

13 June 1991

Figure
42





Objective:

Provide adequate disabled parking throughout the Central Mesa.

Recommendations:

- Use Alcazar parking lot to accommodate the majority of disabled parking spaces in the Prado area.
- Reserve preferred spaces in all Central Mesa parking lots for disabled parking.

Objective:

Promote evening use of the Zoo parking lot by patrons of the Old Globe and other Prado institutions with evening programs.

Recommendations:

- Provide a wide, well lighted pedestrian walkway from the Zoo parking lot to the Prado to encourage evening use of the Zoo parking lot.
- Install appropriate signage to direct evening visitors from the Zoo parking lot to the Prado.
- Encourage institutions that conduct evening events to inform their patrons that evening parking in the Zoo lot is available.

Objective:

Coordinate parking management with groups located adjacent to the Precise Plan study area whose uses could impact the availability of parking for visitors to the Central Mesa.

Recommendations:

- Work with the Zoo to develop a long term parking plan that will enable their parking needs to be fully accommodated within the area of their current leasehold.
- Encourage Navy Hospital to develop a parking plan that enables Central Mesa parking to be fully utilized by visitors using the Park.

Alternative Modes of Transportation

Objective:

Encourage the use of public transit as a primary means of access to the Central Mesa.

Recommendations:

- Improve public transit service to the Park during peak visitor periods.



- Expand bus service on Park Boulevard.
- Ensure that all means of public transportation will accommodate bicycles, strollers, wheelchairs and walkers.

Objective:

Continue and enhance the free Park tram program.

Recommendations:

- Provide convenient tram stop locations with site amenities as described in the Landscape recommendations. The proposed Park tram route is shown on Figure 43.
- Use Park trams that are compatible in appearance with the Park's historic architecture.
- Employ the most efficient, non polluting and cost effective fuel methodologies possible.
- Accommodate all peak visitor hours with the Park tram schedule.
- Publicize the tram and its operating schedule in all Park information literature and with signage.
- Operate the tram with a headway time of 10 minutes during peak summer hours.
- Expand Park tram hours to evenings when evening use levels increase.
- Ensure that the Park tram system is accessible by the disabled.

Objective:

Develop joint City/Park parking facilities in Centre City East with public shuttle service to and from the Park during peak periods.

Recommendations:

- Implement the recommendation of the Centre City and Balboa Park Parking Management Plan to develop shared use parking facilities at the proposed Civic Center and San Diego Community College.
- Provide shuttle connection to the Park when an off site parking facility is utilized.
- Locate shuttle drop off near Park tram stops.
- Provide signage that will direct visitors to the off site parking facility prior to entering the Park, preferably near freeway exits.
- Conduct a public relations campaign to promote and encourage use of off-site parking facilities.
- Provide parking information at all Park Information Centers.

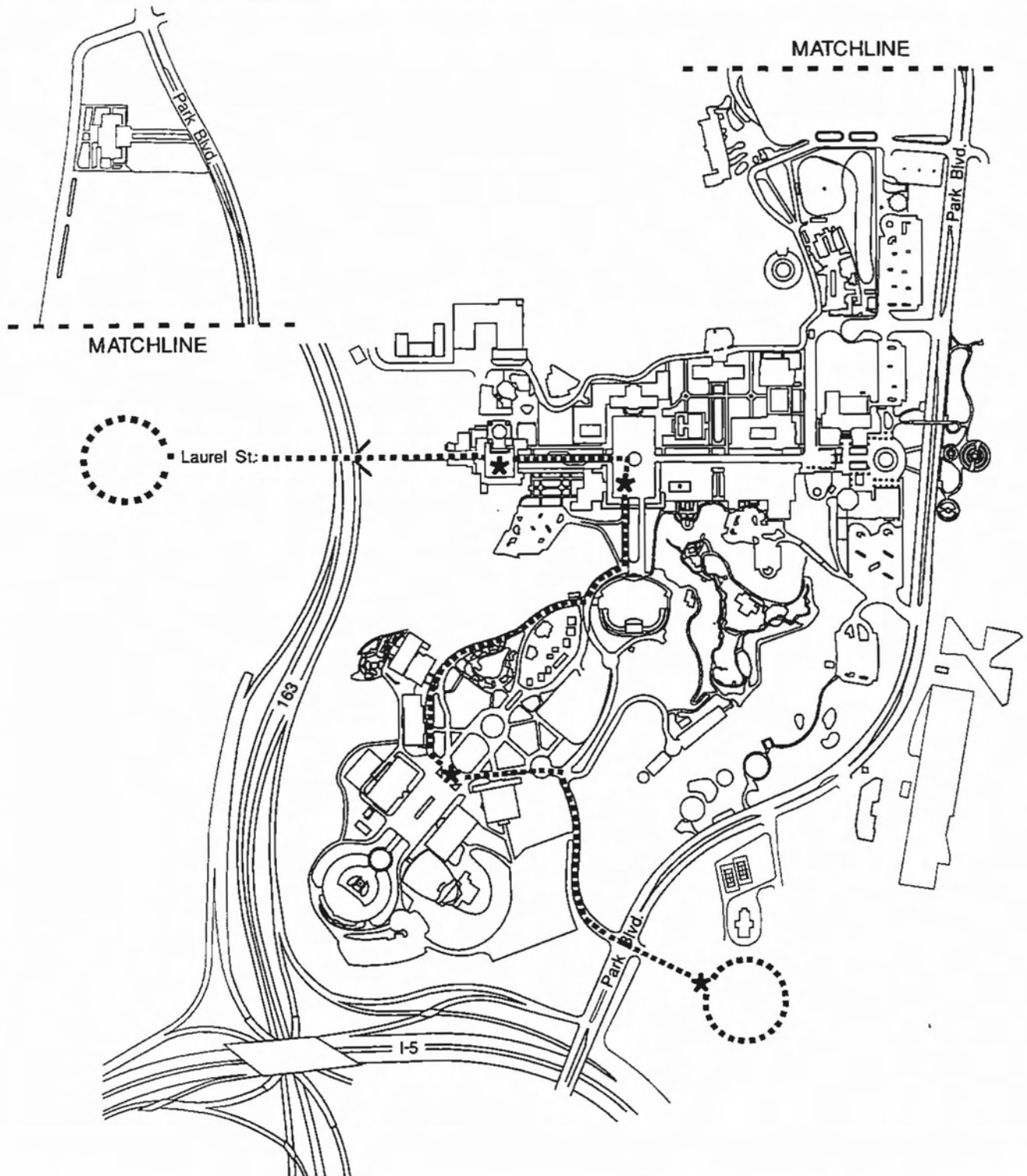


Objective:

Include bicycle facilities within the Central Mesa.

Recommendations:

- Refrain from the use of formally designated bicycle paths or lanes in the Central Mesa. This will help to preserve the aesthetics and historic character of the Central Mesa and allow Park security personnel to concentrate their enforcement efforts on high priority public safety issues.
- Encourage bicyclists to use vehicular circulation routes as they travel through the Central Mesa.
- Provide well marked bicycle storage opportunities at or near vehicular cul-de-sacs and pedestrian drop off points throughout the Central Mesa.
- Include a bicycle storage locker facility as a part of the Organ Pavilion Parking Structure design.



Proposed Park Tram Route

- Tram Route
- ★ Tram Stop

13 June 1991

Figure
43



Architecture



ARCHITECTURE

The goal of this section is to rehabilitate and modify the architecture of the Central Mesa in a manner which preserves its historic and aesthetic significance while providing for functional needs.

The existing structures built for the 1915 and the 1935 Expositions are both historically and architecturally significant and should be reconstructed or rehabilitated. Not only should the individual structures be preserved, but the entire ensemble in its original composition should be preserved and restored wherever possible. It is the historic relationship between the built and the outdoor environment that is the hallmark of the two Expositions. Because each structure affects its site context to such a great degree, it is vital to the preservation of the historic district that every effort be made to preserve and restore original Exposition building footprints and elevations wherever possible. For this reason, emphasis has been placed on minimizing architectural additions unless they are reconstructions of significant historical features.

Five major types of architectural modifications are recommended for the Central Mesa and are briefly described below.

1. **Preservation and maintenance of existing structures.** In the case of historically significant architecture, this involves preserving the historical significance of the structure and restoring lost historical features wherever possible. Buildings which are not historically significant should be preserved and maintained in good condition.
2. **Reconstructions.** This type of modification involves the reconstruction of historic buildings that have deteriorated to a point that prevents rehabilitation of the existing structure. This type of modification also includes the reconstruction of historically significant architectural features that have been lost. Reconstruction of both kinds involve thorough historic research and documentation.
3. **Additions to existing structures.** Historically significant buildings will preserve their characteristic features by locating additions in non-public areas that have a minimal impact on original Exposition site relationships. Additions to non-historic buildings will be visually compatible with surrounding historic architecture and will preserve or restore original Exposition site relationships.
4. **New structures.** The addition of small auxiliary structures that serve a utilitarian role such as freestanding restrooms, visitor service centers and grounds maintenance storage buildings have been recommended and are designed to be unobtrusive and to visually complement existing architecture.
5. **Removal of existing structures** - In cases where a non-historic building or structure no longer meets functional needs and is incompatible with surrounding historic architecture, removal of that structure is recommended.



This architecture section is organized into three areas. The first is a brief summary of historic design themes. The second provides general design guidelines which pertain to the entire Central Mesa Precise Plan study area. The third makes specific recommendations for individual structures or types of structures and is organized according to Central Mesa sub-areas.



Historic Design Themes

1915 Exposition Design Themes

1. Grand design at a human scale - Exposition architect Bertram Goodhue's "city in miniature" was designed at a scale that placed a high value on people. It was an architecture that was inspiring rather than imposing. Although many towers and domes projected into the sky, the overall building height and footprint size were compact, especially when compared to the monumental structures of other expositions of the day.

The limited number of buildings that comprised the Exposition exemplified Goodhue's philosophy that the "full appreciation of a work of beauty is achieved as a result of the skillful arrangement of a few exquisite elements that form a unified whole."¹

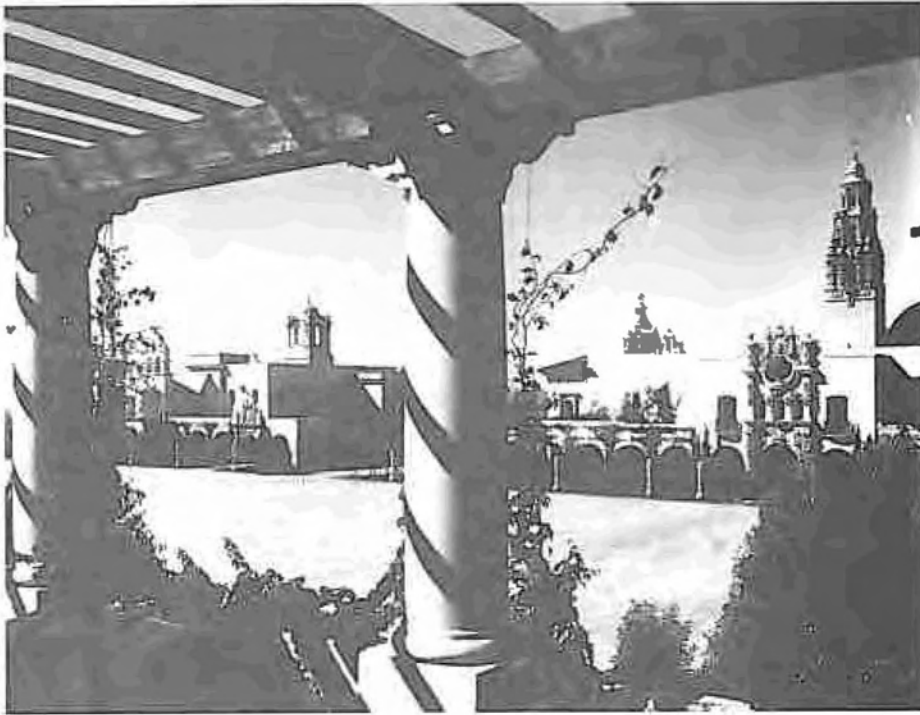
According to Goodhue's associate, Clarence Stein, the planners sought to combine the formal dignity of great cities with their axial symmetry and grand focal points with the intimate aspects of urban design such as "the drinking fountain at a street corner, the glimpse of some secluded garden through a half open gate."²

The humane intimacy of the ideal city was evident in the thoughtful detailing and pride of craftsmanship shown in the handmade ceramic tiles, leaded glass, hand forged ironwork, and carved wood detailing. The presence of these features had the effect of elevating the exposition visitor to the status of a well loved guest being guided by the architects and builders on a personal tour of their treasured creations.

2. An architecture of regional romance - Spanish Colonial architecture was chosen for the 1915 Exposition in order to "link the spirit of the old seekers of the fabled Eldorado with that of the twentieth century" and to create an atmosphere "wherein everything that met the eye and ear of the visitor were meant to recall to mind the glamour and mystery and poetry of the old Spanish days."³

Several architectural elements were used to communicate this romantic theme.

- Towers that receded from the building facades. The use of towers reaching to the sky was a dominant architectural theme. The sense of personal scale was maintained by receding the towers away from the pedestrian and providing small scale elements such as arcades to meet the ground plane.
- Entries that projected from the major building mass toward the pedestrian. Most entries were heavily ornamented frontispieces that recalled the Plateresque facades of Spanish Colonial churches throughout Mexico. This enormous quantity of detail invited the pedestrian to pause, examine and then enter the building.



This 1915 view of the Plaza de Panama illustrates the skillful interplay of indoor and outdoor spaces.

- Arcades that linked major pedestrian promenades and plazas. Goodhue and his associate Carleton Monroe Winslow utilized arcades to provide a thematic link between a variety of architectural styles, lend a personal human scale to the Exposition buildings, articulate pedestrian space, provide a sense of transition from landscape to architecture, and establish the Spanish Colonial theme. Carleton Winslow wrote "the arcades which line the principle streets of the Exposition tend to give it more Spanish character than any other single architectural detail" ⁴
 - Lush architectural ornamentation. The architecture of the 1915 Exposition was meant to glorify the romantic vision of charm and variety that are associated with the cities of Italy and Spain. ⁵ This is architecture that celebrates the joy of artistic extravagance where form is not subordinate to function. The attention to detail and the direct references to California's past within the ornamentation contribute to the rich, historical quality of the Prado architecture.
3. An architecture that integrated indoor and outdoor spaces - Perhaps the most striking feature of the 1915 Exposition was the skillful manner in which open and enclosed spaces were designed to work as an architectural whole.

The mild climate of San Diego enabled many of the features and exhibits to be displayed outdoors. A writer for Architectural Record was impressed with the ability of the visitor to see agricultural exhibits of actual planted orchards rather than "piles of fruit in a Horticultural Hall." ⁶



This theme was continued by Richard Requa with his redesign of the House of Hospitality. He and his associate Sam Hamill reduced the size of the building and replaced fully enclosed areas with a central outdoor courtyard and a landscaped multilevel patio that Requa designed to be an outdoor extension of the building. The outdoor orientation of both Expositions provided visitors with an impressive display of the benefits of outdoor living in Southern California.

1935 Exposition Design Themes

1. Integration of Ancient and Modern Regional Architecture. The design concept for the Palisades by Exposition architect Richard Requa was to extend the Spanish Colonial theme of the Prado and create a progression of styles that would represent southwestern American architecture ranging from the Aztecs to the modern industrial age. Two general thematic elements were used to accomplish this.
 - Unadorned building masses with strong horizontal lines. Most Palisades buildings were designed to be decorated by interesting and unusual plant material that would augment the architectural ornamentation.
 - Geometric forms of Meso American ornamentation on doorways, friezes and parapets. Requa believed that pre-Columbian and modern architecture both shared the same fundamental design features. One of those common elements was the judicious use of ornamentation which was concentrated near entries.
2. Creation of a festive atmosphere - Throughout the Palisades there appeared a festive profusion of colorful flags and banners on decorative standards, water features (including the Firestone Singing Fountains), kiosks, concession stands, decorative lighting and floral gardens. These design elements, combined with the architecture, gave the Palisades a romantic quality that was related to, but unique from the Prado. While the 1915 Exposition architecture could be described as a romanticized reproduction of an ideal Spanish city of the past, the architecture of the Palisades represented a fanciful vision of ancient architecture metamorphasized into the modern world.

This fanciful quality was purposely enhanced by the use of night illumination that featured the landscaping instead of the buildings. The effect that the designers sought to achieve was similar to the "imaginative, fairy-like" quality that characterized the work of art deco artist Maxfield Parrish.

Richard Requa revealed his philosophy for exposition architecture with the following words. "In building an Exposition, the dominant consideration must be the Public. It must always be borne in mind that an Exposition is primarily a show, stimulating in appeal to the eye and the imagination, and that originality and the spectacular are essential in order to catch and hold the attention. No matter how perfectly one may express an architectural truth, if that expression lacks the dramatic, the unusual and the striking effect ... it is doomed to failure."



A view of the Water and Transportation Building, 1935. This view of the Palisades typifies the Meso American themes and festive atmosphere of the area.

3. Use of Southwestern vernacular styles to serve as an architectural counterpoint. Requa wished to exemplify the charm of regional architecture of a more intimate scale than the majority of Exposition buildings. The House of Pacific Relations and Spanish Village were included to display a romanticized view of the vernacular architecture of the southwest. These small groupings of buildings were designed in a romantic vein with great care given to detailing. Details on doors, window shutters, wrought iron weather vanes and other features give this architecture a handmade quality that contributes greatly to its charm.

Notes:

1. Carleton M. Winslow, *The Architecture and Gardens of the San Diego Exposition*, introduction by Bertram Goodhue (San Francisco: P. Elder and Co., 1916), 6.
2. *Ibid.*, 11.
3. *Ibid.*, 6.
4. *Ibid.*, 80.
5. *Ibid.*, 11.
6. C. Matlock Price, "The Panama - California Exposition, San Diego, California," *The Architectural Record*, March 1915, p. 244
7. Richard S. Requa, *Inside Lights on the Building of San Diego's Exposition: 1935* (San Diego: Author, c.1937), 51



GENERAL DESIGN GUIDELINES

1. All architectural improvements on structures listed on the National Register of Historic Places must strictly adhere to the Secretary of the Interior's Standards for Historic Preservation Projects (located in the appendix).
2. All architectural improvements within the Central Mesa should be of high quality and emphasize craftsmanship, detail, and permanency of materials.
3. All design proposals for new structures or modifications to existing structures within the historic landmark should closely adhere to the established historic design themes.
 - All architecture in the 1915 Prado areas should exhibit the Spanish Colonial style.
 - All architecture in the 1935 Palisades areas should exhibit the styles established by Richard Requa's original design concept.
 - All architecture in the Spanish Village and the House of Pacific Relations areas should exhibit the southwestern vernacular style also established during the 1935 Exposition.
4. The general form and scale of original exposition buildings should be maintained in all modifications and additions.
5. Missing historic elements should be reconstructed wherever possible.
6. All exterior building modifications should preserve or restore original Exposition site relationships.
7. All exterior modifications to non-historic buildings should increase their visual compatibility with surrounding historic architecture. Architectural style, materials and detailing should follow surrounding historic design themes.
8. All new structures or modifications to existing structures outside the historic landmark should complement historic architecture.
9. All building modifications should reflect the fact that there is no "back yard" to the Central Mesa. Equal care for all design detail, ornamentation and space articulation should be taken with all exterior elevations.
10. All building infrastructure should be rehabilitated as needed according to the design guidelines of this plan.
11. A detailed assessment of the condition of all existing buildings should be conducted, including those scheduled for complete rehabilitation in phase one.
12. All loading docks, maintenance areas, and refuse dumpsters should be located within buildings or screened from public view.

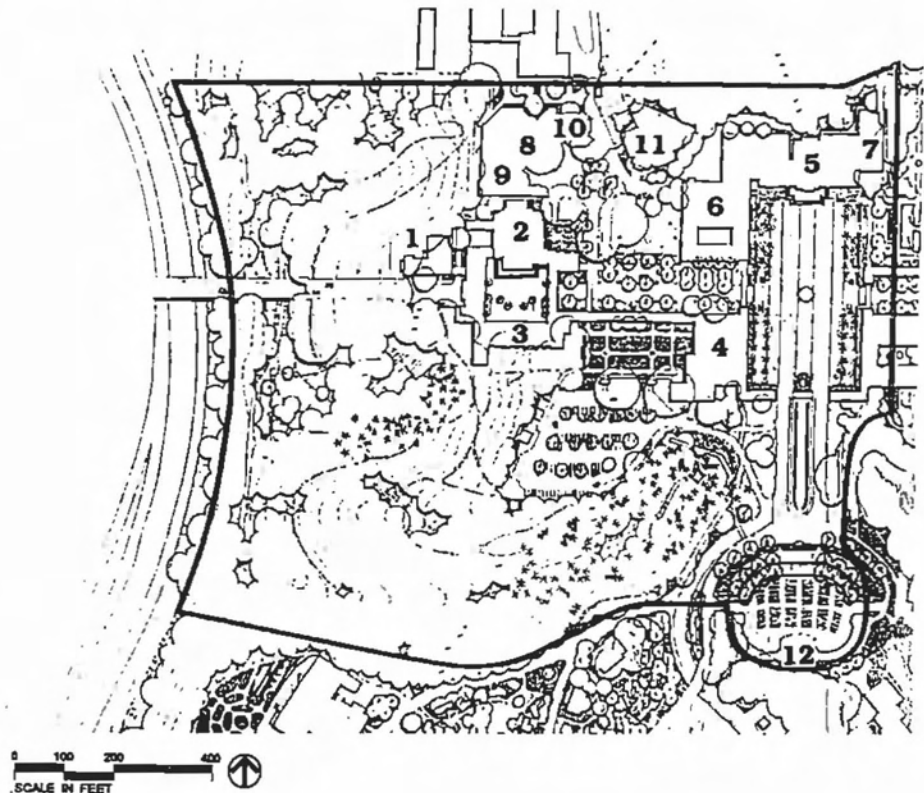


13. All mechanical screens, ducts, intakes and exhausts should not alter exterior elevations on any historic structure. Mechanical structures on non-historic buildings should be screened from public view.
14. Heating and air conditioning intakes and outlets on all interior elevations should be visually non-obtrusive.
15. All exterior colors should harmonize with the surroundings.
16. No reflective glass should be used.
17. All window and door trim and sash should be made of materials that are consistent with original designs.
18. All signage attached to buildings will comply with the Balboa Park Sign manual (see appendix).
19. Exterior finishes should be able to be easily cleaned, repaired, or replaced by city maintenance crews.
20. Inventories of historic architectural features should be conducted as well as definitive research on original design and construction of historic structures. A Park architectural history archive should be established.
21. All future improvement plans for projects within the Central Mesa National Historic Landmark area should be sent to the National Park Service and the Historic Site Board for approval.



SPECIFIC RECOMMENDATIONS

West Prado



1. Administration Building

Design Objective:

Preserve and maintain the existing structure according to the general architectural design guidelines.

2. California Building - Museum of Man, Main (north) Building

Design Objective:

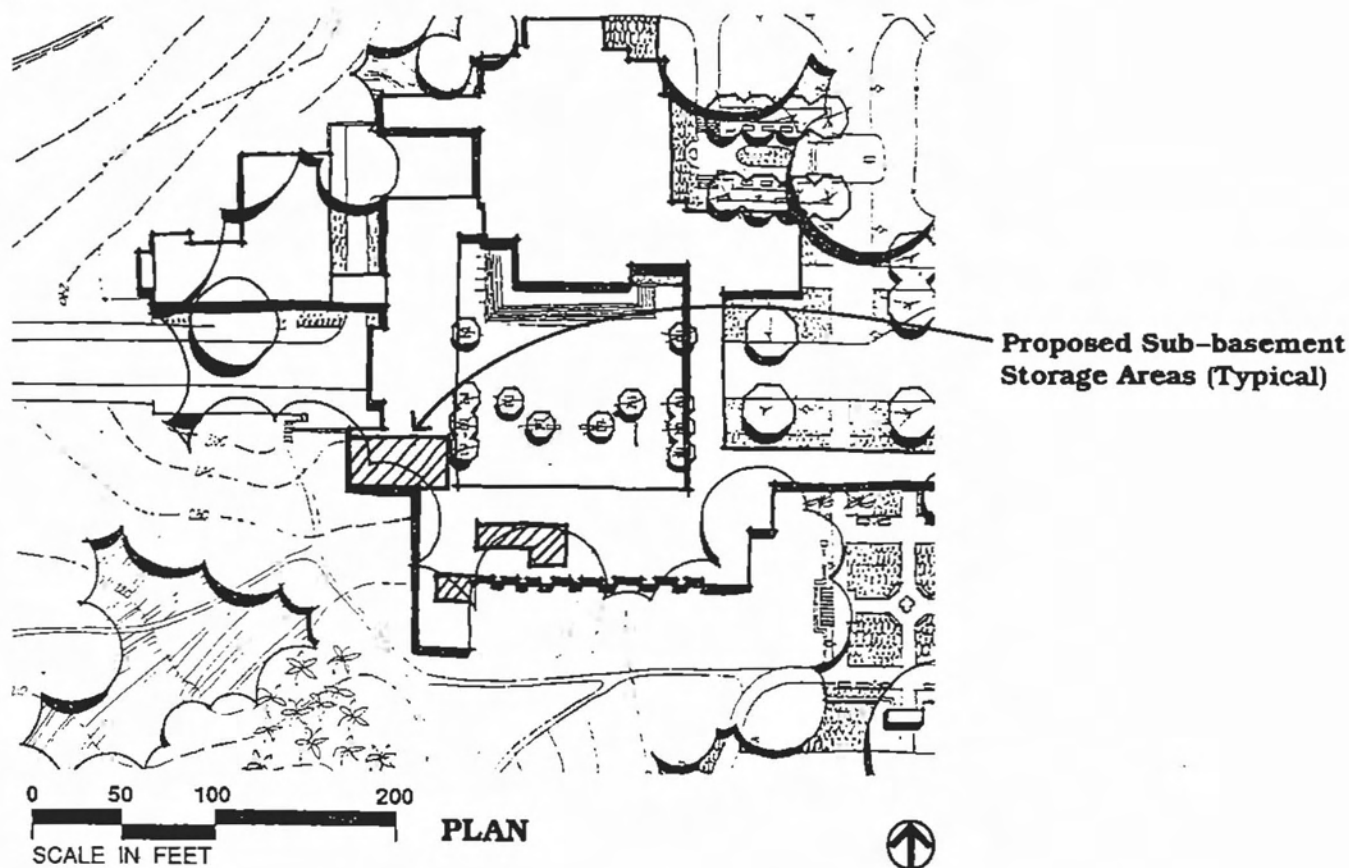
Preserve and restore interior and exterior historic features to their 1915 condition wherever possible according to the general architectural design guidelines.



3. Fine Arts Building - Museum of Man, South Building

Design Objective:

Preserve and restore interior and exterior historic features to their 1915 condition wherever possible and provide additional storage space within the existing building footprint according to the general architectural design guidelines.



Recommendations:

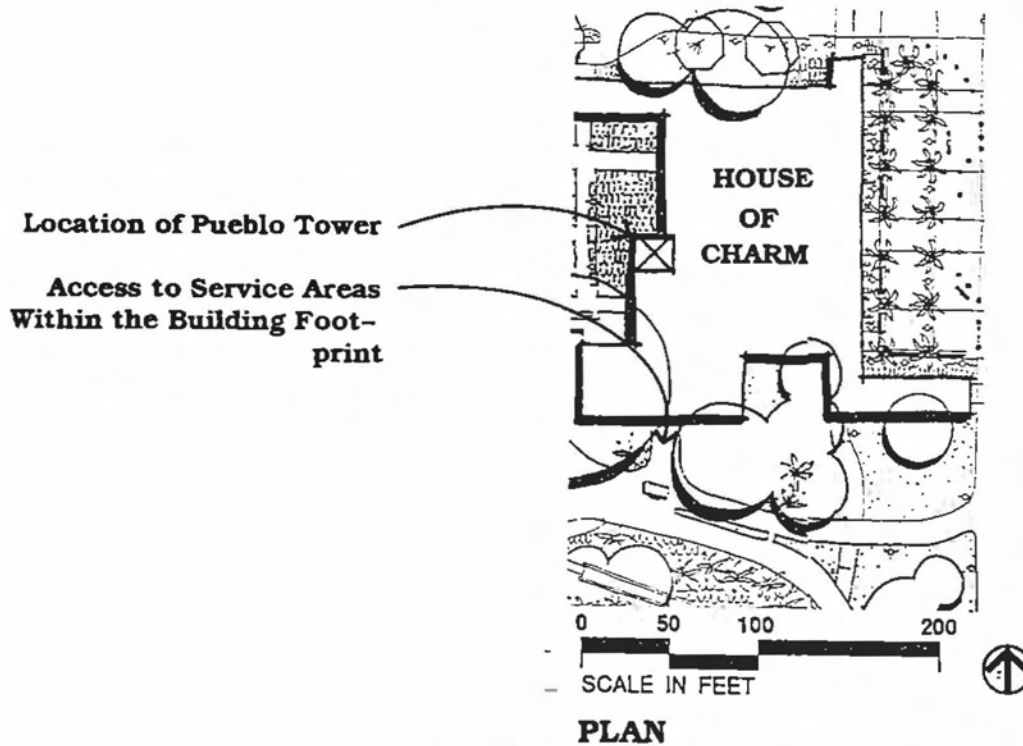
- Restore missing historic features and repair existing ones wherever possible.
- Expand storage facilities by 3,000 square feet as requested by the Museum of Man. Facility expansion should occur entirely within the building footprint in non-historically significant basement areas and unfinished basement crawl spaces which are presently not utilized. If expansion within the existing building footprint cannot be accomplished due to structural reasons, the option should be explored of constructing storage facilities below grade adjacent to the south wall and east of the chapel wall so as not to modify any building exterior.
- Restore all exterior elevations to their original condition where modifications have taken place to accommodate mechanical equipment improvements.



4. House of Charm

Design Objective:

Conduct a complete building reconstruction.



Recommendations:

- Retain the original building footprint.
- Restore the Pueblo Tower to its original form in its original location.
- Restore historic interior treatments from the 1915 and 1935 Expositions wherever possible.
- Maintain original site relationships with Alcazar Garden.
- Locate all service areas within the building footprint.
- Modify exterior elevations (within Rehabilitation Standard Guidelines) only to accommodate safety access or to provide for efficient access to interior service areas.
- Provide a public restroom accessible from main lobby near the Plaza de Panama. Restroom will be maintained by the Park and Recreation Department.
- Locate service access on south wall only so as to protect Alcazar Garden and Prado views.
- Ensure that service access is as unobtrusive as possible due to the high visibility of the south wall.



A view of Puebla Tower from Montezuma Garden (now Alcazar Garden) in 1915.

5. Museum of Art - Main Building

Design Objective:

Preserve and restore interior and exterior historical features wherever possible according to the general architectural design guidelines.

6. Museum of Art - West Addition

Design Objective:

Preserve and maintain the existing structure according to the general architectural design guidelines.

7. Museum of Art - Gilred-Parker-Grant Wing

Design Objective:

Preserve and maintain the existing structure according to the general architectural design guidelines.



8. Old Globe Theater

Design Objective:

Preserve and maintain the existing structure according to the general architectural design guidelines.

9. Old Globe Theater Administration Building

Design Objective:

Preserve and maintain the existing structure according to the general architectural design guidelines.

10. Cassius Carter Theater

Design Objective:

Provide for reconstruction of the Falstaff Tavern below grade.

Recommendations:

- Preserve the existing building footprint and exterior elevations.
- Preserve historic site relationships while providing for lower level access from outside.

11. Lowell Davies Theater - Festival Stage

Design Objective:

Preserve and maintain the existing structure according to the general architectural design guidelines. Install a new freestanding restroom building on the northwest side of the Lowell Davies Festival Stage that is architecturally compatible with surrounding Elizabethan architecture.

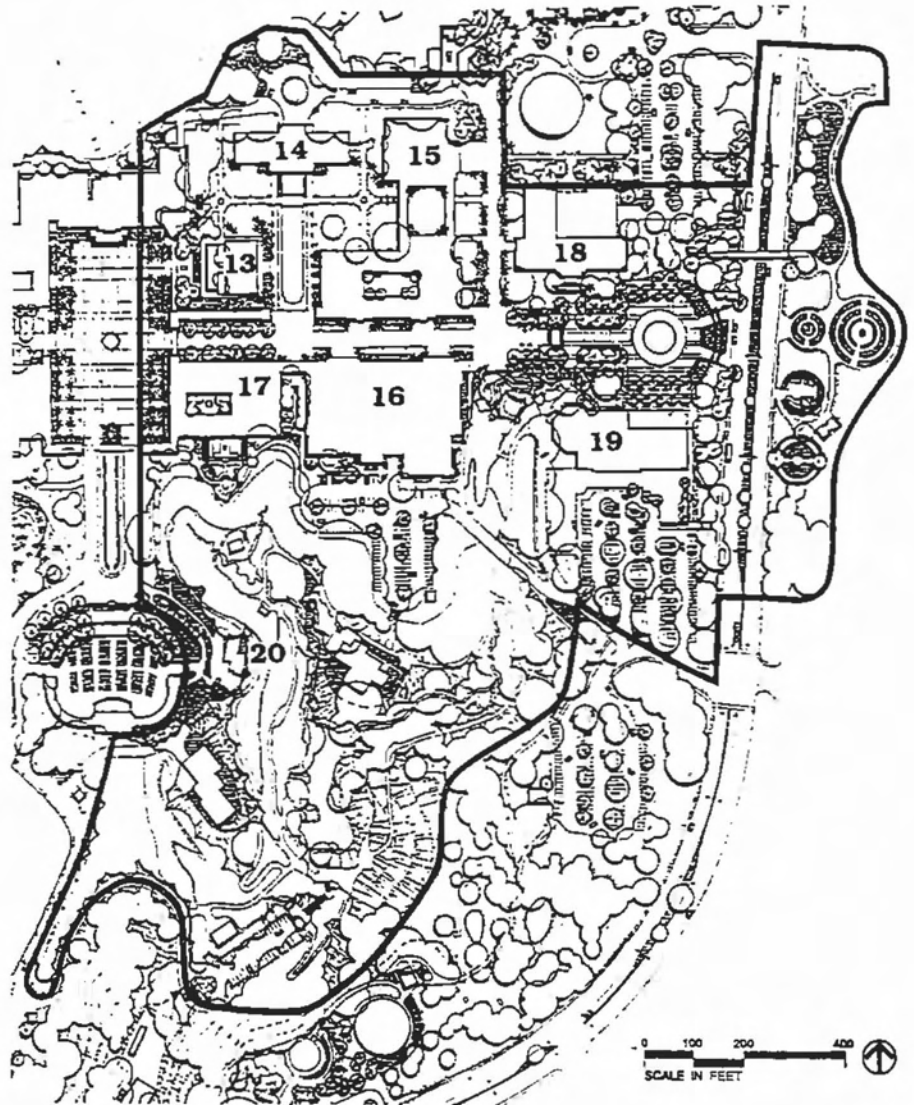
12. Organ Pavilion

Design Objective:

Preserve and restore historically significant interior and exterior features wherever possible according to the general architectural design guidelines.



East Prado



13. Timken Art Building

Design Objective:

Preserve and maintain the existing structure according to the general architectural design guidelines.

14. Botanical Building

Design Objective:

Preserve and restore historically significant interior and exterior features wherever possible according to the general architectural design guidelines.



15. Casa del Prado and Casa del Prado Theater

Design Objective:

Preserve and maintain the existing structure according to the general architectural design guidelines.

16. Casa de Balboa

Design Objective:

Make improvements to the south elevation of the building.

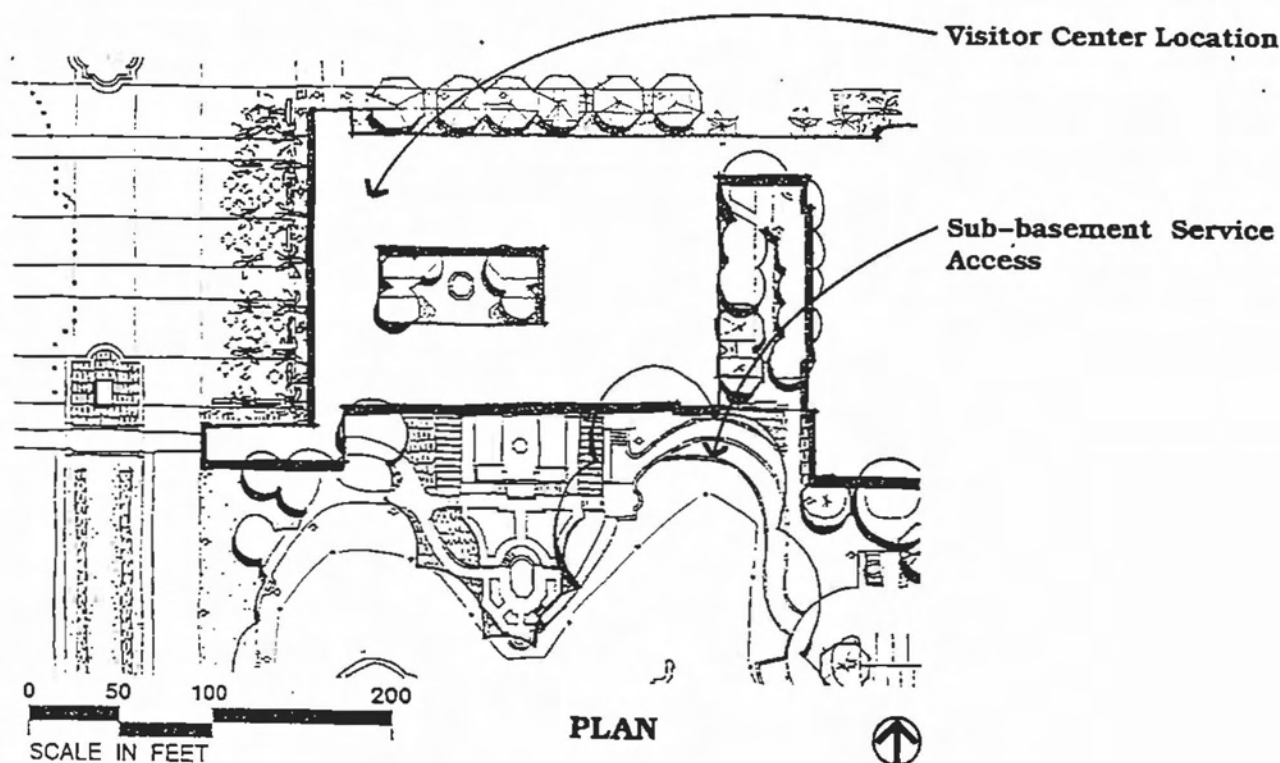
Recommendations:

- Relocate the mower repair shop as soon as space becomes available elsewhere and include this portion of the south elevation in renovation work that should occur after the adjacent parking lot is regraded and reconfigured.
- Redesign the auditorium entry to provide for ease of circulation and improved aesthetics.

17. House of Hospitality

Design Objective:

Undertake a complete building reconstruction.





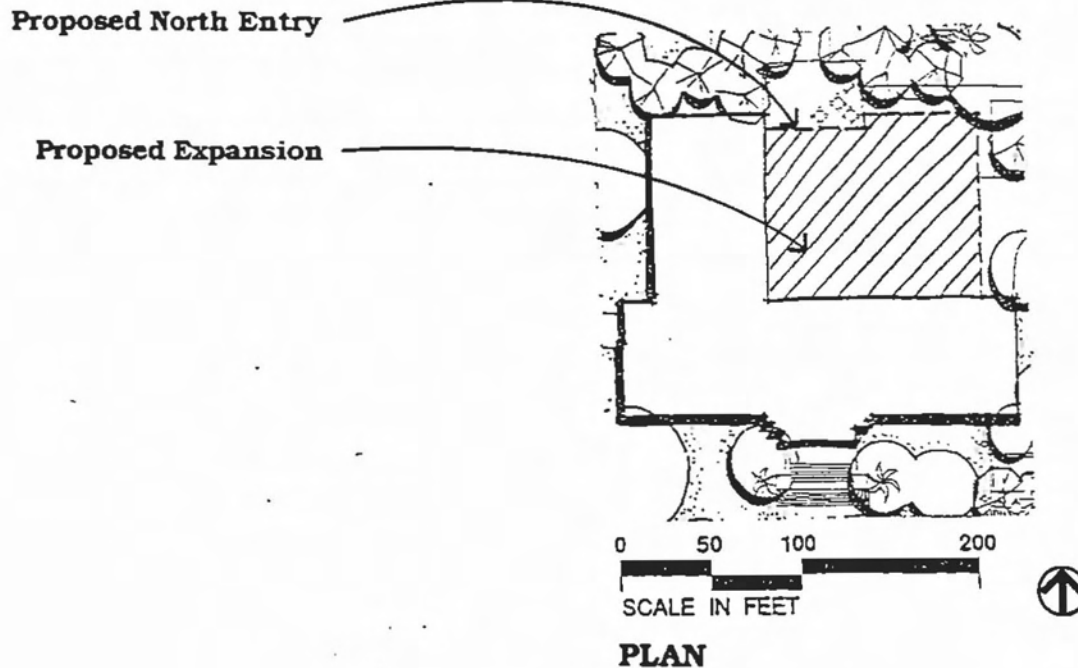
Recommendations:

- Retain the existing building footprint.
- Provide a basement to contain service and storage.
- Restore historic interior treatments from the 1915 and 1935 Expositions wherever possible.
- If possible all service areas should be located inside the building footprint.
- Provide access to service areas with a new basement entry on the south elevation.
- Restore the series of window and door openings on the northwest and north first floor elevations where the information and visitor center will be located.

18. Natural History Museum

Design Objective:

Construct the proposed alternative building expansion and interior modifications while preserving and restoring historically significant features according to the general architectural design guidelines.



Recommendations:

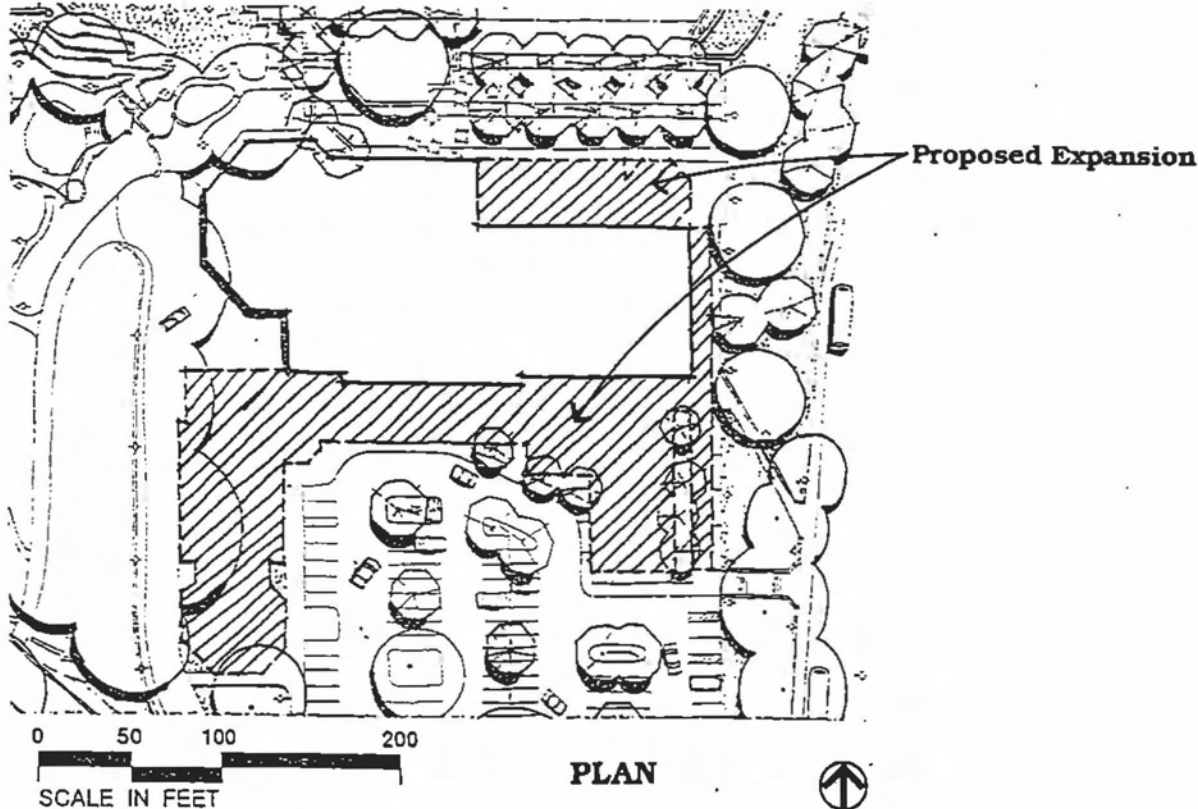
- Mirror the existing west elevation building setbacks in the new east addition.
- Create a north entry that preserves the building's symmetry and relates to the adjoining lawn on a pedestrian scale.



19. Reuben H. Fleet Space Theater and Science Center

Design Objective:

Construct the proposed alternative building expansion and interior modifications according to the general architectural design guidelines.



Recommendations

- Height of the main building mass should not exceed that of the existing building.
- Provide spatial articulation and ornamentation that harmonizes with surrounding historic architecture.
- Continue the Spanish Colonial themes of the existing building.
- Provide a public restroom in the main lobby which will be maintained by the Park & Recreation Departments.

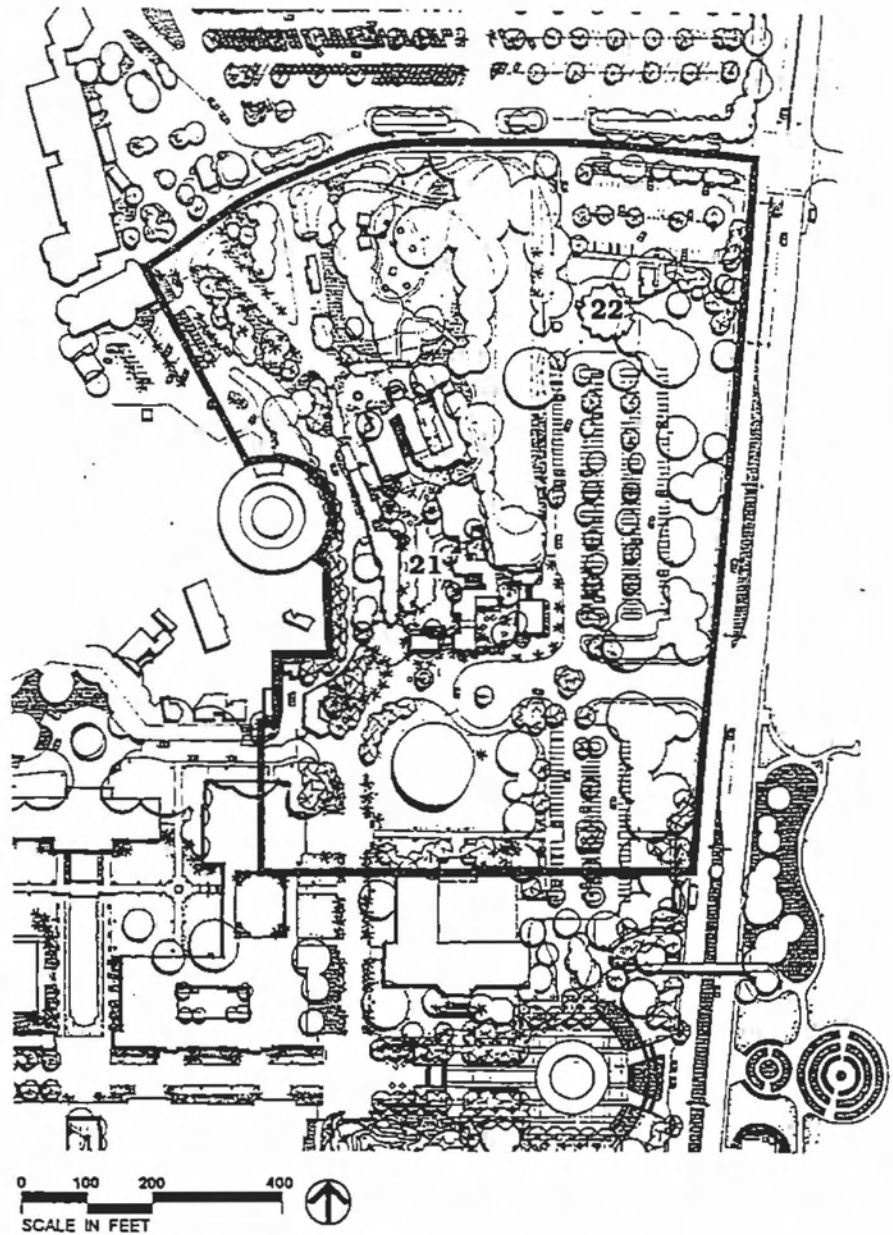
20. Japanese Garden Exhibit House

Design Objective:

Preserve and maintain the existing structure according to the general architectural design guidelines.



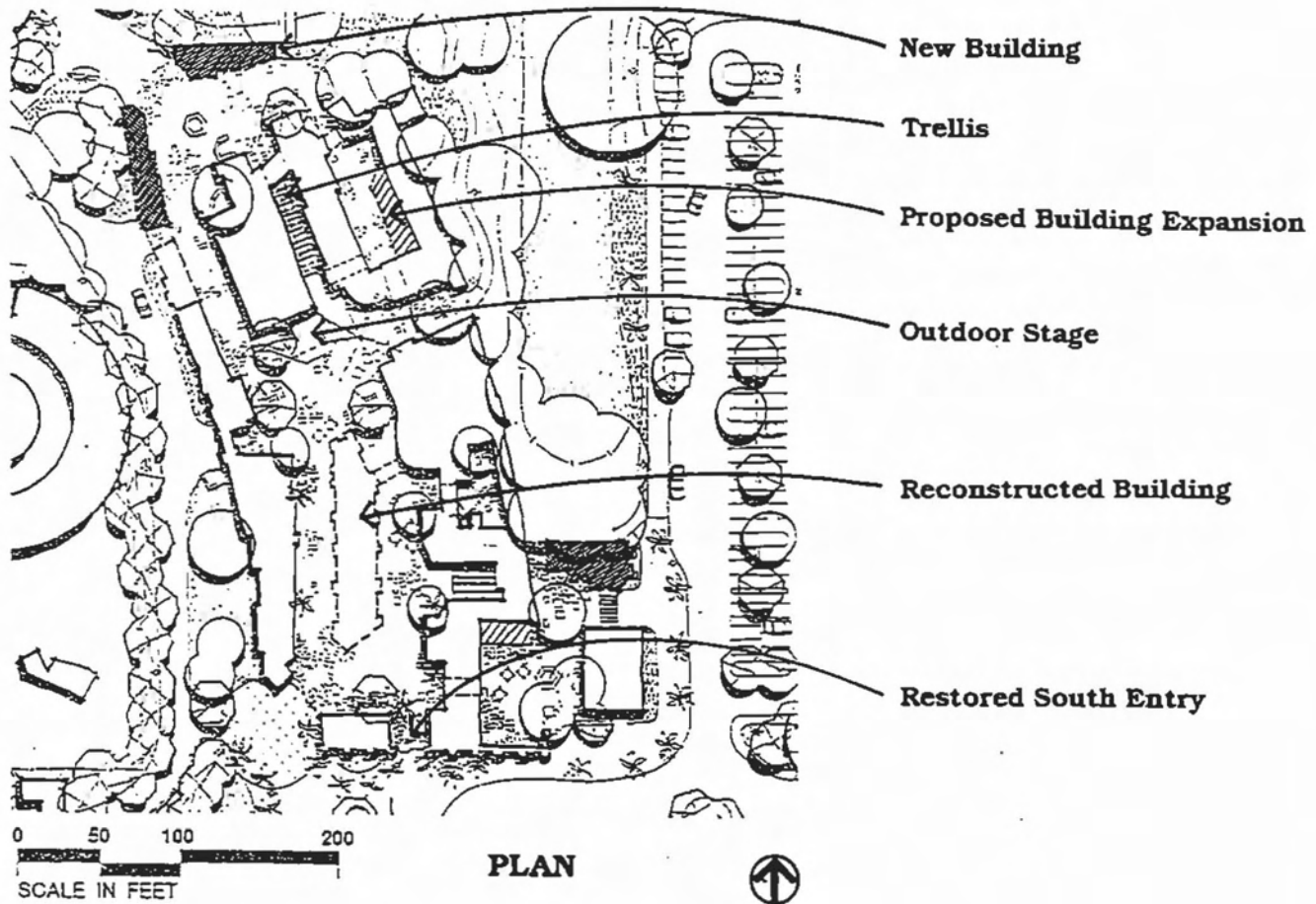
North Prado



21. Spanish Village

Design Objective:

Rehabilitate and expand the Village to resemble its 1935 appearance, add studio space and provide increased opportunities for viewing artists at work.



Recommendations:

- Conduct a detailed assessment of existing utilities and refurbish where needed.
- Reconstruct the central building exterior according to the original plans. Interior spaces should provide for main floor uses such as large exhibitions, meetings, or individual studios. The second floor should be designed to accommodate administration work space.
- Reconstruct the historic building portion located at the northwest portion of the Village as shown.
- Remove the non-historic structure located in the proposed east entry patio.
- Restore the south entry that was present in 1935.
- Construct new studio buildings at the north and east entry areas as shown.
- Replicate original building elevations wherever possible.
- Include space for public viewing of working artists in interior floor plans of all studios.
- Provide floor space for a specialty food service.



- Remodel the existing residence and restore archways into the northeast courtyard as shown.
- Remodel the non-historic addition to the Mineral and Gem building to conform to historic elevations and detailing.
- Extend the roofline of the Mineral and Gem building to partially cover the proposed outdoor stage.
- Replace non-historic bars on windows with operable wood shutters that can be closed and locked after hours of operation.



*The south entry of Spanish Village
with a view of the Central building
during construction in 1935.*

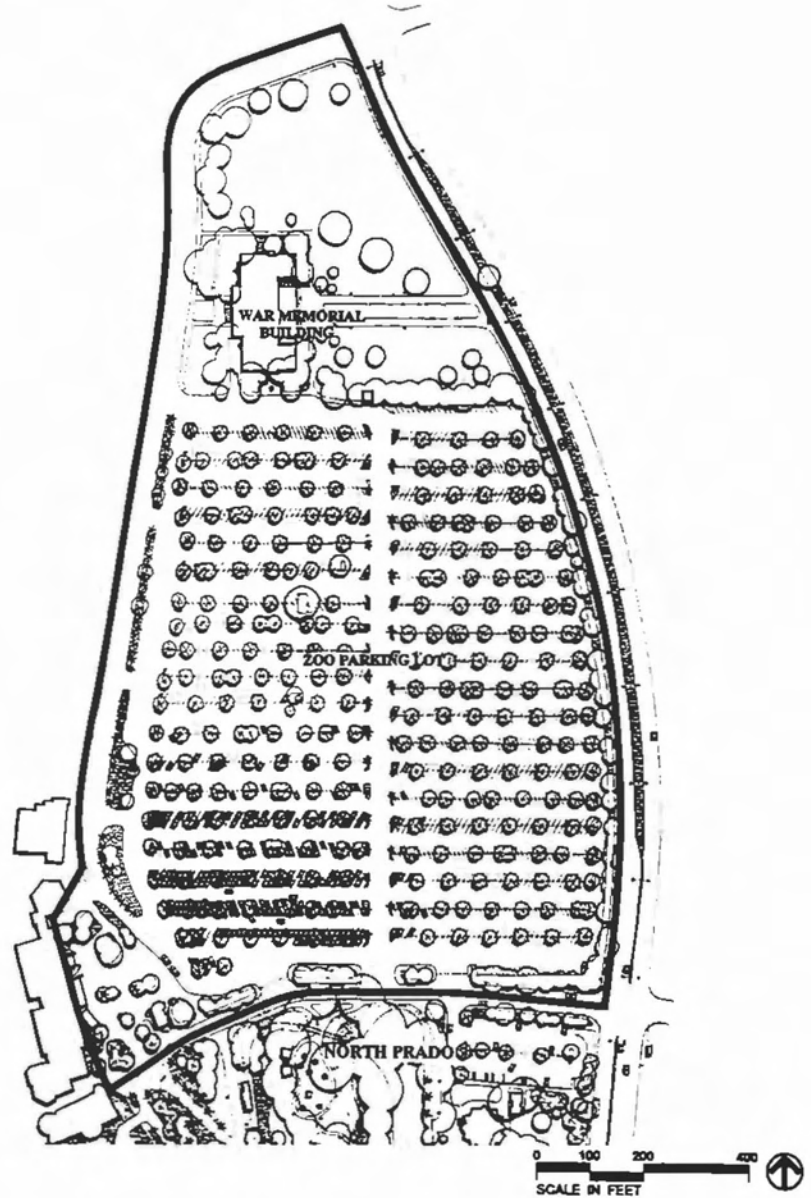
22. Carousel

Design Objective:

Preserve and maintain the existing structure according to the general architectural design guidelines.



War Memorial and Zoo Parking Lot



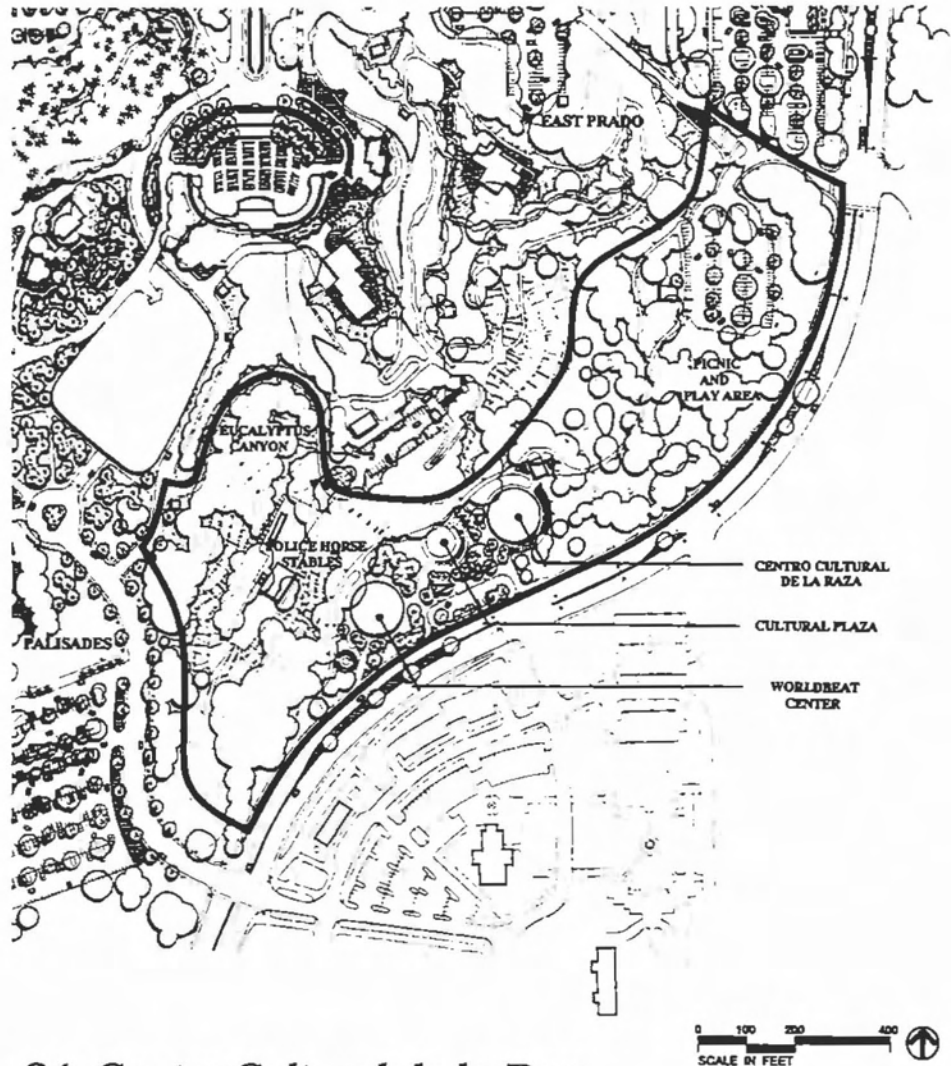
23. War Memorial Building

Design Objective:

Preserve and maintain the existing structure according to the general architectural design guidelines.



Pepper Grove



24. Centro Cultural de la Raza

Design Objective:

Preserve and maintain the existing structure according to the general architectural design guidelines.

Recommendations:

- Preserve views to the murals on the Centro Cultural de la Raza.



A view of the Centro Cultural de la Raza from Park Boulevard.

25. South Water Tank

Design Objective:

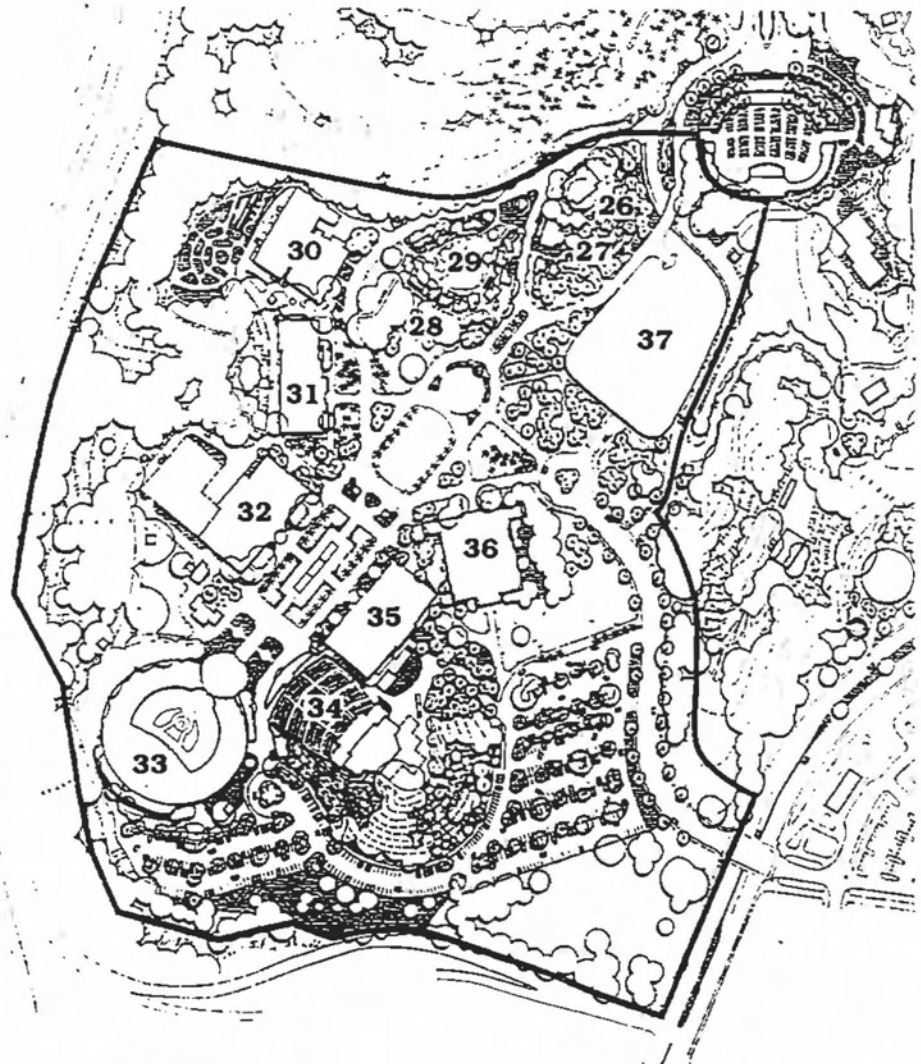
Renovate the water tank for use as Worldbeat Center.

Recommendations:

- Refurbish the existing water tank to accommodate the anticipated uses of Worldbeat Center.
- Create a new front entry that faces the proposed plaza area per plan.



Palisades



26. Hall of Nations

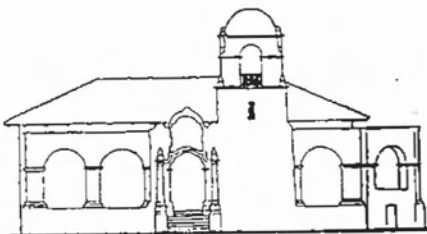


Design Objectives:

Restore the Hall of Nations to its original exterior design.

Recommendations:

- Reconstruct the domed tower to its original location.
- Restore the original veranda to the north and west elevations.



Hall of Nations Elevation showing original tower.

27. United Nations Building

Design Objective:

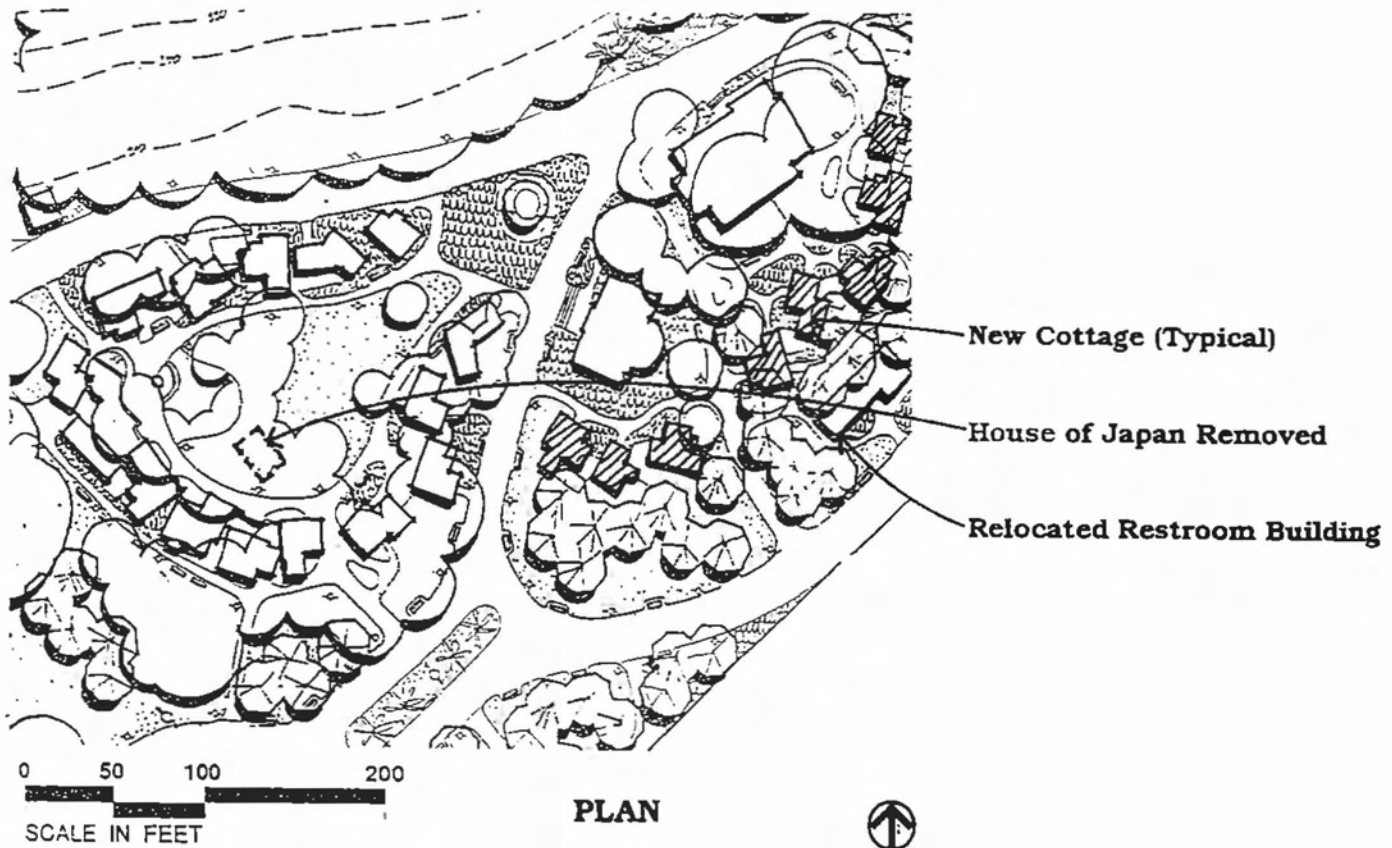
Preserve and restore historically significant interior and exterior features wherever possible according the architectural design guidelines.



28. House of Pacific Relations

Design Objective:

Add additional cottages while preserving the existing group of 1935 Exposition cottages intact.



Recommendations:

- Arrange new cottages on the site as shown.
- Retain the same scale, forms, details, trim, materials and colors as the existing cottages.
- Add a storage and changing room within the expansion.
- Limit the total square footage of expansion to 4,000 square feet.

29. House of Pacific Relations - House of Japan Cottage

Design Objective:

Remove the non-historic House of Japan addition and relocate the organization in one of the new cottages.



30. Balboa Park Club

Design Objective:

Renovate the exterior to preserve and restore historic features. Renovate the interior to increase its usefulness.

Recommendations:

- Refurbish the southern portion of the 1915 Exposition building to its original level of detail.
- Renovate and remodel the newer northern additions to match the quality, form, details, and materials of the original structure.
- Design a new rear elevation that will effectively and aesthetically function with the proposed outdoor public reception area and proposed Protea Garden.
- Retain and refurbish the Fountain of the Four Cornerstones of American Democracy.

31. Palisades Building

Design Objective:

Preserve and restore historically significant interior and exterior features wherever possible according the architectural design guidelines.

Recommendations:

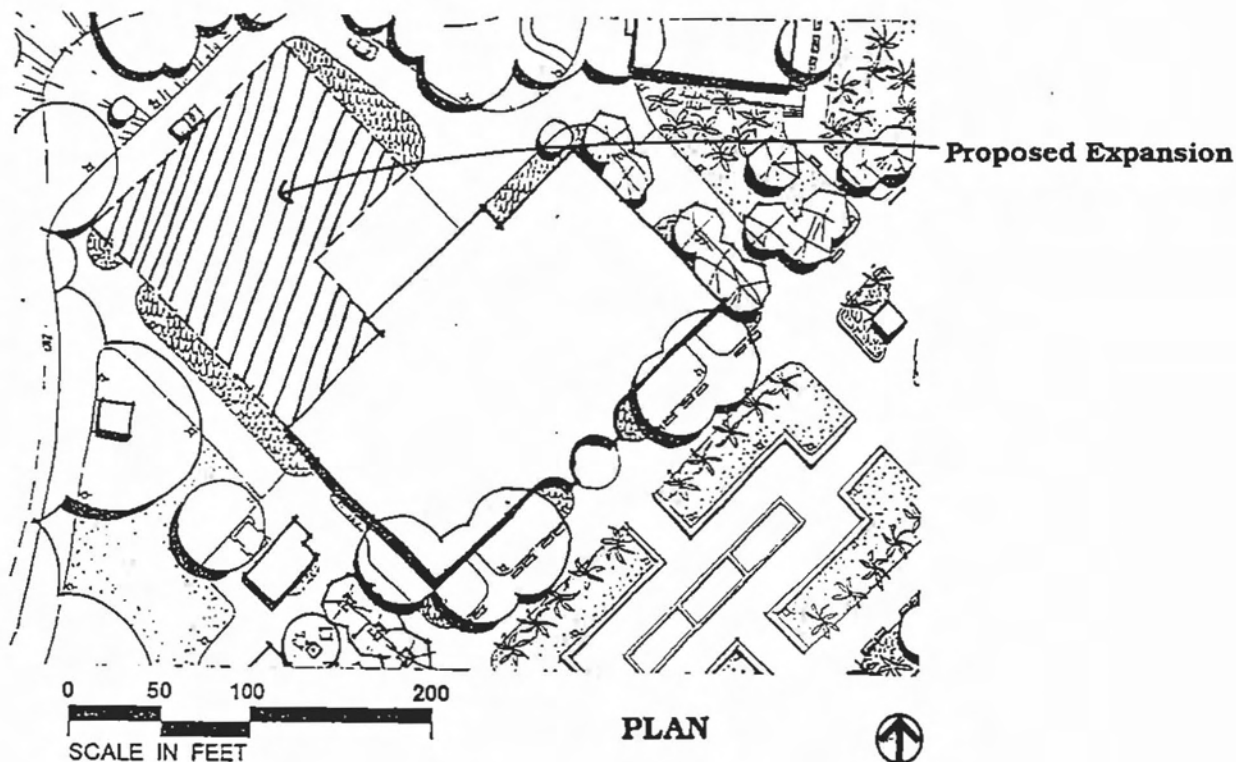
- Modify interior spaces that are now occupied by City staff for interim use by Park and Recreation development department.
- Renovate the recital hall and puppet theater to increase their usefulness.



32. Automotive Museum

Design Objective:

Construct the expansion required by the City in its lease agreement with the tenant and approved by the Environmental Impact Report for the Automotive Museum expansion dated February 1986.



33. Aerospace Museum

Design Objective:

Preserve and restore historically significant interior and exterior features wherever possible according to the general architectural guidelines.

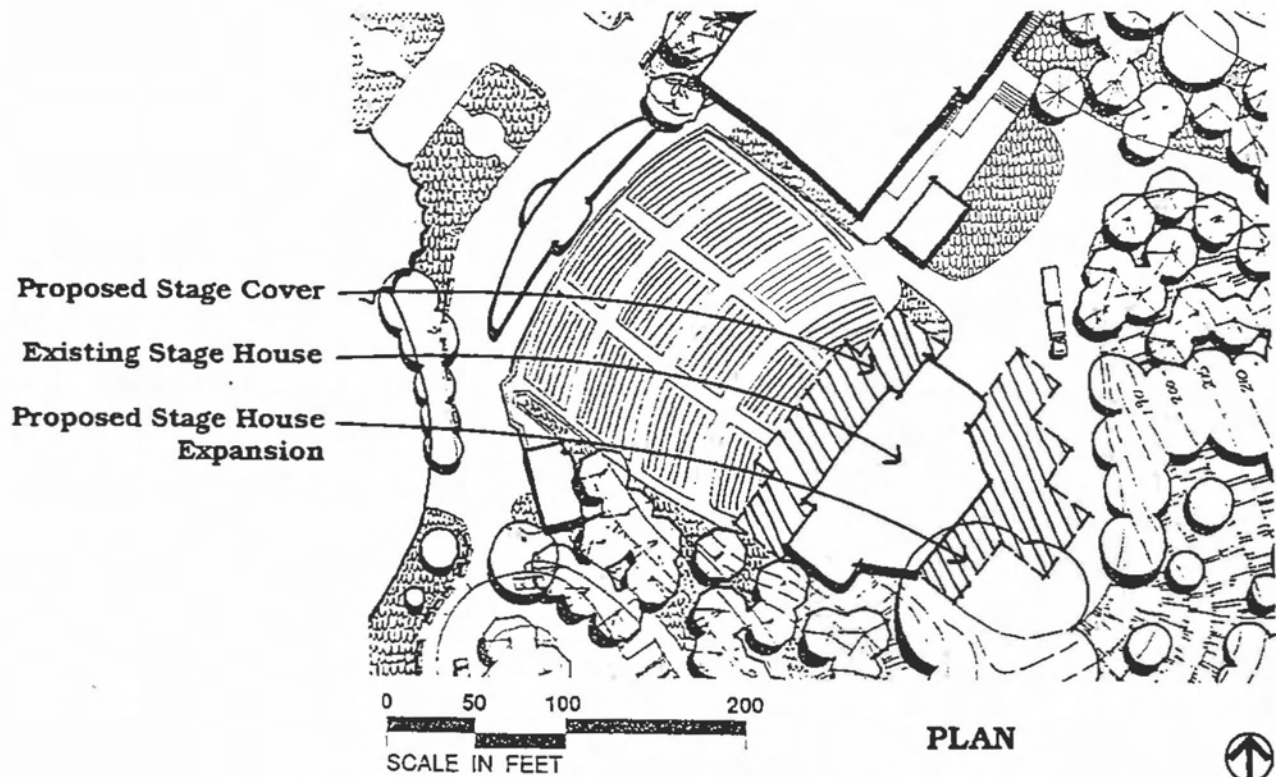


34. Starlight Bowl

Design Objective:

Construct the proposed expansion of the stage house and preserve and restore significant historical features of the Bowl wherever possible.

- Utilize a non-obtrusive color that blends with vegetation on surrounding slopes.





35. Municipal Gym

Design Objective:

Preserve and restore historically significant interior and exterior features wherever possible according to the architectural design guidelines.



The facade of the Electricity and Varied Industries Building (now the Municipal Gym) as it appeared at the 1935 Exposition.

Recommendation:

- Restore the exterior facade to the 1935 Exposition level of detail by reinstating friezes and the bas-relief mural above the entry.

36. Federal Building

Design Objective:

Preserve and restore historically significant interior and exterior features wherever possible according to the architectural design guidelines.

Recommendations:

- Restore decorative friezes on the exterior.
- Restore the original artwork and lighting to the front facade to resemble the original design.



37. Organ Pavilion Parking Structure

Design Objective:

Construct a new parking garage that will accommodate 1,000 to 1,500 cars.

Recommendations:

- Construct a multiple use pedestrian plaza on the roof that will be on the same elevation as the Organ Pavilion Plaza.
- Terrace the south and southwest elevations to blend the building in with site topography.
- Conduct a design competition to determine the final configuration of the structure.
- Provide facilities for public restrooms, bicycle storage, and park information services.



Arcades and Auxiliary Structures

Arcades

- Rehabilitate existing arcades with the exception of those attached to the Casa del Prado and Casa de Balboa. Paving material within the arcades should be light in color and scored to match the arcade paving of the Museum of Man building. Upgrade all lighting in the arcades using reproductions of or rehabilitated original 1915 light fixtures.
- Preserve the site of the former north arcade in West Prado so that restoration of the arcade might be possible in the future. An evaluation of the restored East Prado arcade north of the House of Hospitality and a further visual study should be completely assessed before a final determination is made on the feasibility of restoring the West Prado arcade.

North Prado Visitor Center

- Remove the existing building to accommodate the new access road (North Prado Way) linking Zoo Place with Old Globe Way.
- Construct a new visitor center to replace the existing concession building near Spanish Village.
- Design the building to house a food service facility, information center, public restrooms, and visitor service rental and storage.
- Harmonize size, color, materials, and forms with Spanish Village architecture.

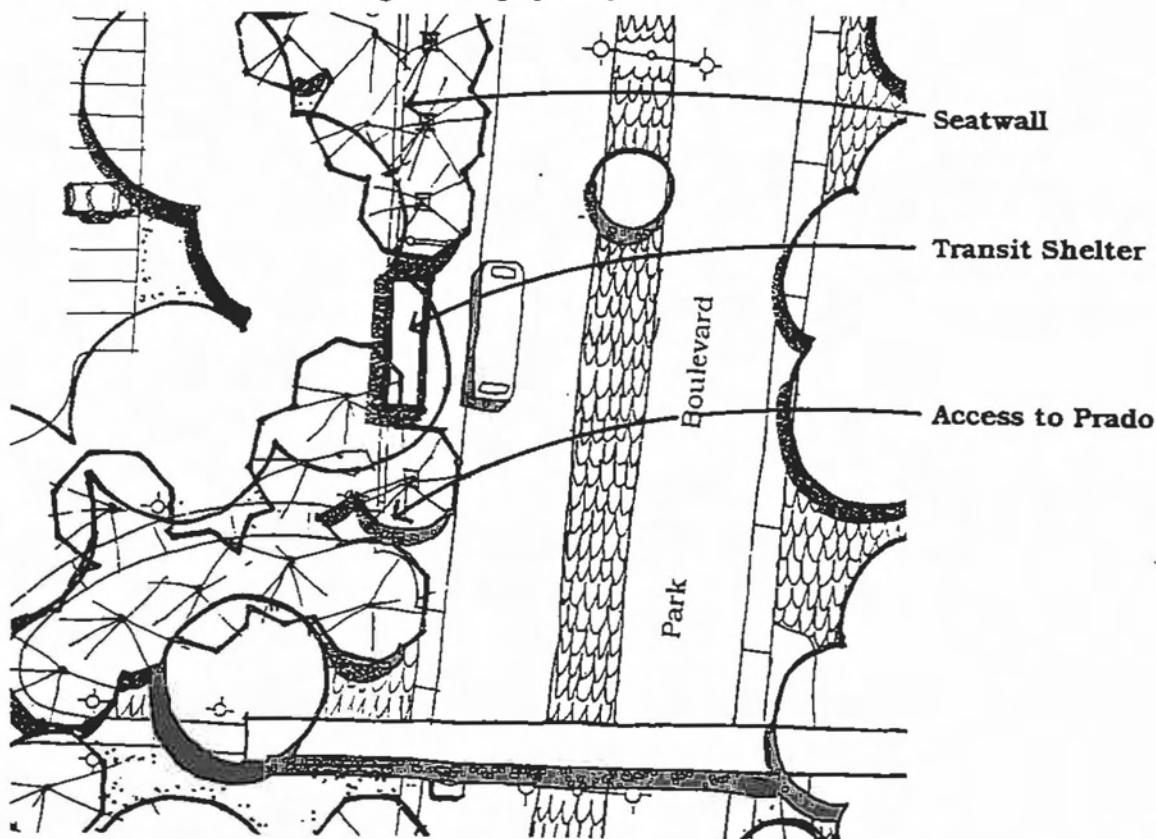
South Visitor Center

- Construct a visitor center adjacent to the Automotive Museum and Aerospace Museum.
- Design the building to resemble the concession stand that occupied the site during the 1935 Exposition.
- Design the building to house a food concession, information center, and visitor service rental and storage.
- Incorporate the existing restroom building into the design as a freestanding structure.



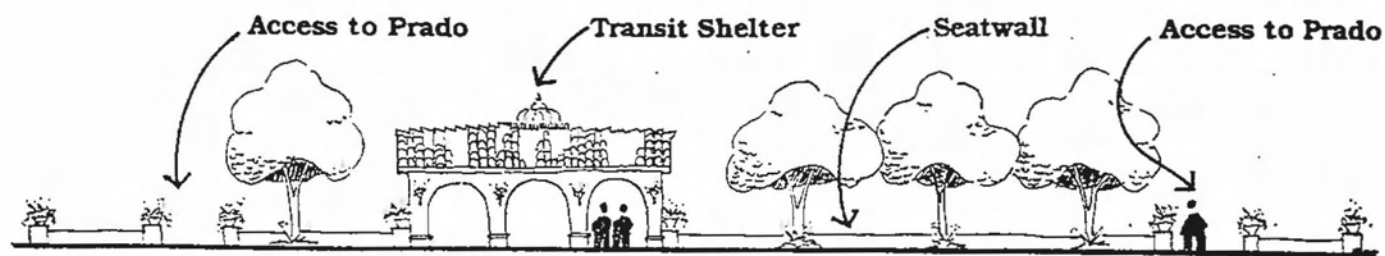
Public Transit Shelters on Park Boulevard

- All of these structures should follow the Spanish Colonial architectural theme of the Prado and seek to emulate the design qualities of the electric railway station that served as the eastern terminus of the Plaza de Balboa and the east entry to both Expositions.
- All transit shelters should provide Park information, comfortable seating, drinking fountains, and full and thorough illumination. In addition, high quality materials should be used in construction and maintenance should be given a high priority.



Not to Scale

PLAN

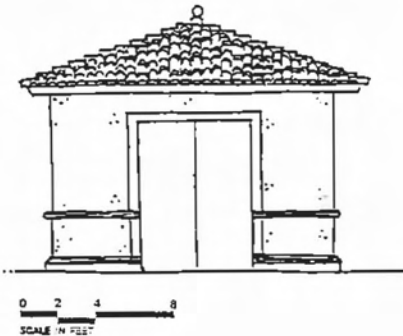


0 10 20 40
SCALE IN FEET

ELEVATION



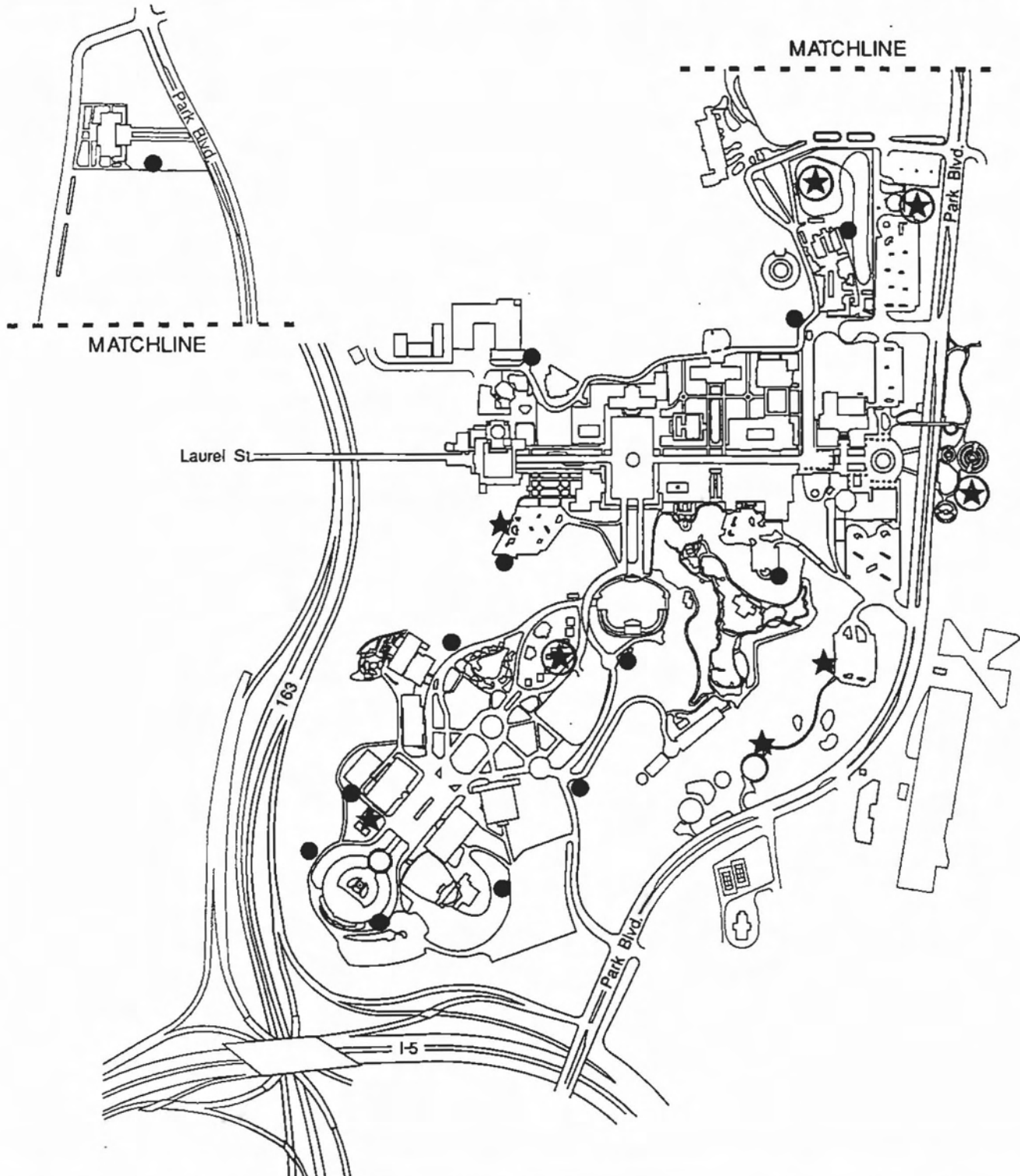
Grounds Maintenance Buildings



- Existing wooden ground maintenance storage sheds should be replaced with grounds maintenance storage buildings that are permanent and secure.
- Design of these structures should be small scale and subordinate to surrounding architecture, but should contain ornamentation and detailing that is consistent with existing design elements.
- Structures should be stucco and have hip roofs of red tile. They should be small scale representations of the structures located near Sefton Plaza at the intersection of Laurel Street and Balboa Drive.
- These structures should be located to ensure convenience, easy vehicular access and should be provided with plumbing, electrical service, and adequate ventilation. See Figure 44.

Freestanding Restrooms

- Construct new freestanding restrooms in the locations shown in Figure 44.
- All existing and proposed freestanding restrooms should be constructed or remodeled to follow all building design guidelines and be consistent with design recommendations for accessory structures.
- Because of the high levels of use anticipated in the future, all restrooms should be light, airy and provide extra space and amenities for activities such as changing clothes and caring for small children. Outside, Park information or interpretive material, telephones, and drinking fountains should be included. These extra amenities will encourage greater use by the public. A high level of maintenance and full nighttime illumination will promote safety and discourage vandalism.



Proposed Auxiliary Buildings

13 June 1991

Figure
44

- ★ Existing Buildings Needing Full Upgrade
- ⊛ New or Relocated Historical Restroom Buildings
- New Grounds Maintenance Buildings



Landscape



LANDSCAPE

The goal of this section is to restore, rehabilitate and modify the Central Mesa's landscape in a manner that preserves its historic significance, accommodates a wide variety of public park activities and increases public enjoyment of the Park environment.

The landscape of the Central Mesa includes all outdoor spaces such as plazas, promenades, arcades, gardens and naturalized areas. There are three generalized park use areas that influence the proposed landscape treatments.

Multiple use and outdoor attraction areas (See Figure 45) - These will be the most heavily used areas of the Central Mesa and will include cultural and park uses, including open air concerts, outdoor exhibits and informal picnic and play areas. Emphasis will be placed on a high level of detail, generous site amenities, quality materials, comprehensive signage, decorative lighting, and ornamental plant materials. The most prominent landscape features in this area will consist of multiple use plazas that can serve the majority of the time as pleasant, relaxing outdoor public spaces and also facilitate a full spectrum of special public events.

Picnic and Open Play Areas (See Figure 46) - These areas possess the overall landscape character of a traditional public park and include features such as open lawns, children's play equipment and picnic tables. These areas will receive additional lighting, improved restroom facilities and increased site amenities, but will not be developed as intensively as the multiple use and outdoor attraction areas.

Natural Use Areas (See Figure 47) - These portions of the Central Mesa will remain as a refuge for passive uses such as hiking and observation of plants and wildlife. These areas will form an important link in a regional network of urban buffer corridors that provide habitat for native flora and fauna. An improved trail system with interpretive material are proposed for these areas of the Park.

In all landscaped areas for the Central Mesa, public safety will be emphasized by providing increased lighting, clear sightliness, and an expanded number of well used public spaces that displace undesirable activities.

Landscaped areas in the Central Mesa will allow for maximum public accessibility and flexibility of use. They should offer comfort, security and positive visual stimulation to every visitor.

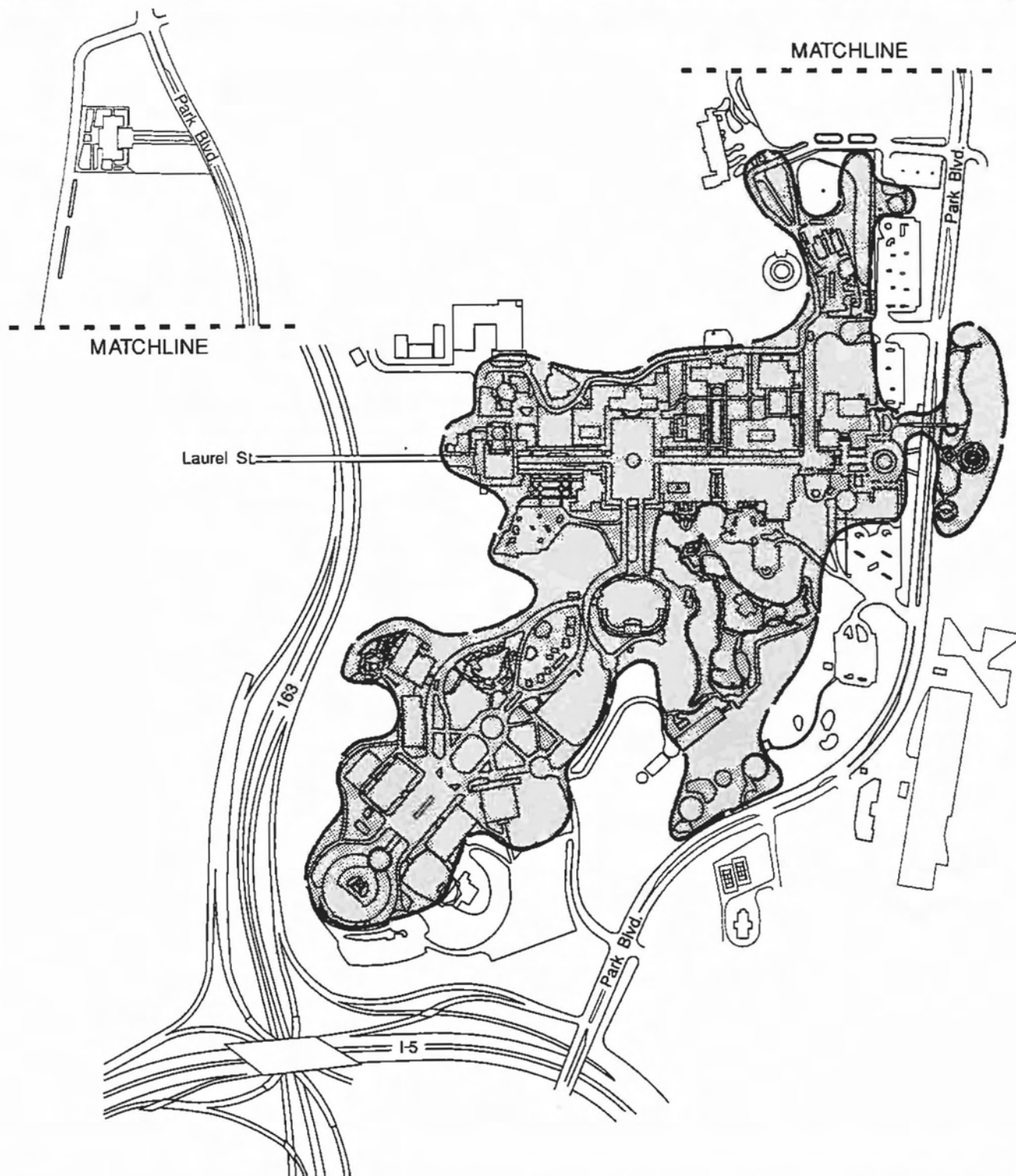
All landscape design in the Central Mesa is based on historic precedent. Wherever possible, historic conditions are preserved or restored. Where new features must be incorporated, they complement, respect and support both the original design intent and the existing historic features that remain.



·BALBOA PARK·CENTRAL MESA PRECISE PLAN

Precise Plan - Landscape

This landscape section is organized into three areas. The first presents the foundational historic design themes. The second provides general guidelines pertaining to the whole of the Central Mesa and the third makes specific recommendations for each Central Mesa sub area.

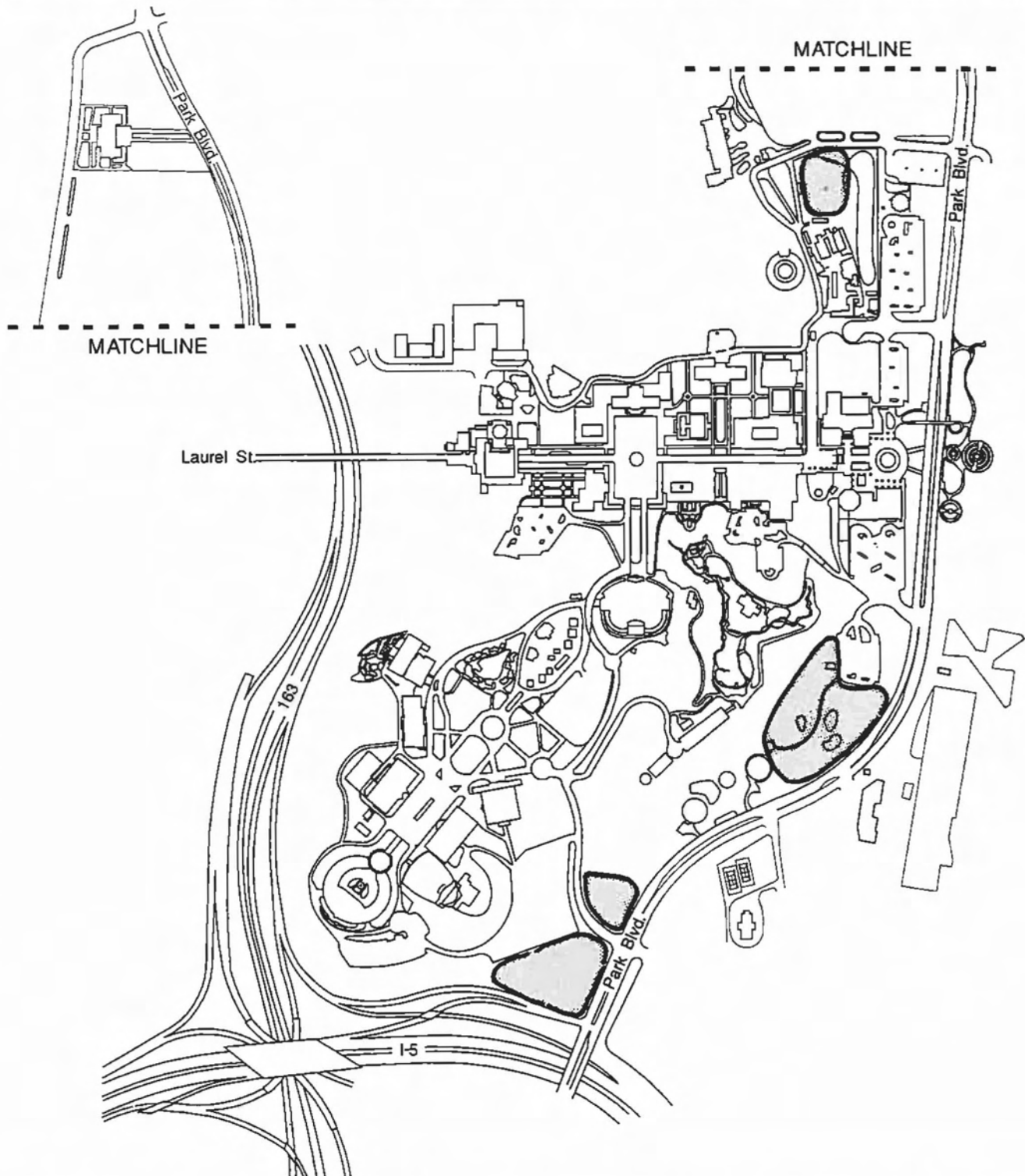


**Proposed Multiple Use and
Outdoor Attraction Areas**

13 June 1991

Figure
45



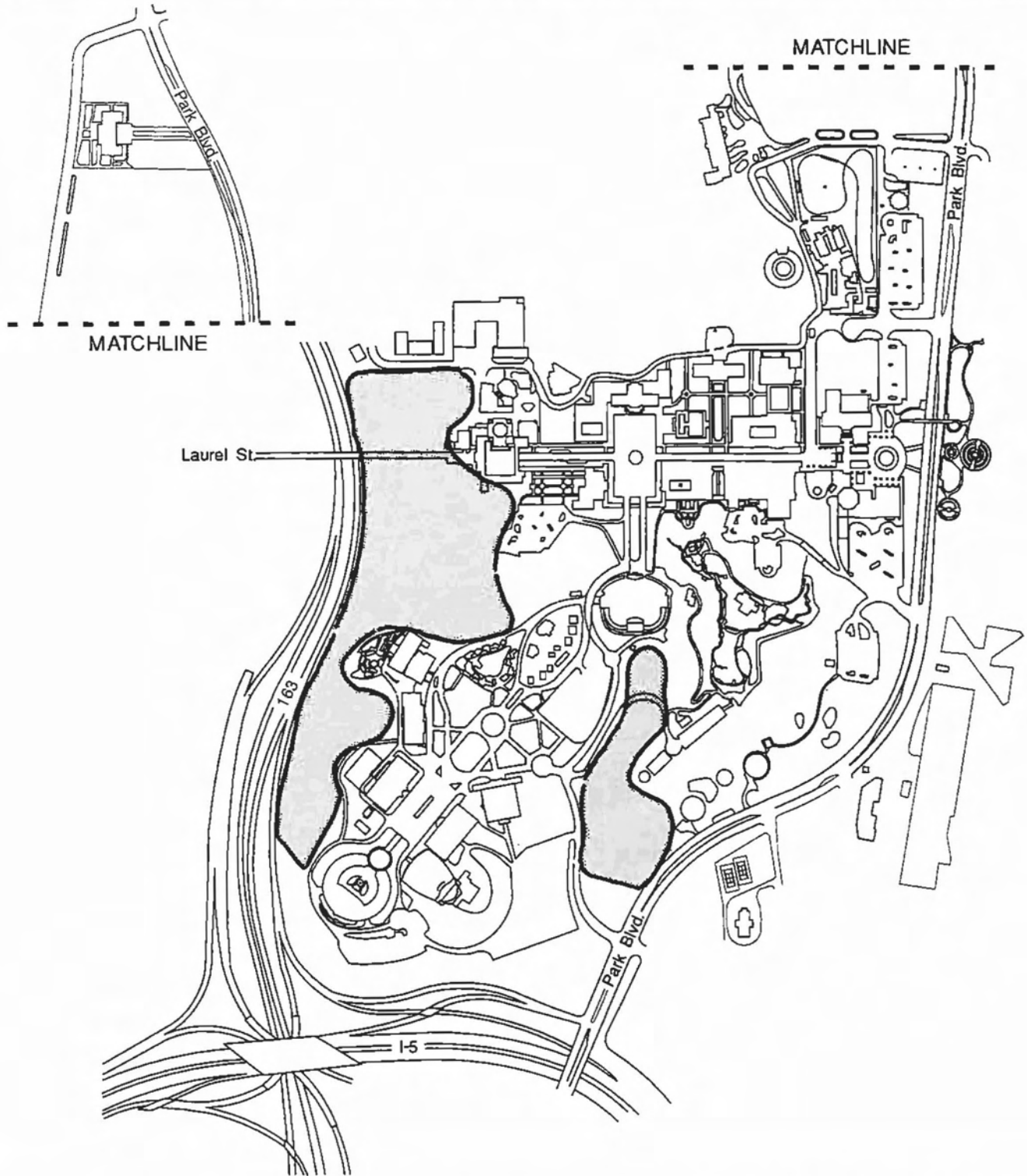


Proposed Picnic and Open Play Areas

13 June 1991

Figure
46





Proposed Natural Use Areas

13 June 1991

Figure
47





HISTORIC DESIGN THEMES

The historic landscape themes for the Central Mesa were established during the planning of the 1915 Exposition. In 1935 those themes were retained in the Prado and continued in the newly developed areas. The planners of the 1935 Exposition intended to provide a permanent and harmonious landscape throughout the Central Mesa for future park visitors to enjoy. For the same reason, the historic themes outlined below form the basis for all guidelines and recommendations contained in this plan.

1. **A landscape of regional romance** - Just as Spanish Colonial Architecture was chosen to link the 1915 Exposition to a nostalgic vision of the historic Southwest, the site planning also reflected the same Latin influence. Several landscape elements combined forces with architectural features to give the desired effect.
 - **Formal plazas at axial focal points that served as ceremonial spaces** - The plazas at the Exposition expressed perhaps the most characteristic landscape feature of Latin American cities. The Plaza de Panama was the best example of what could be called a new world piazza. It was the central public space of the Exposition and was host to a wide variety of passive and active uses. It also functioned as the main gathering space for public events such as speeches, military parades, special displays, and large social gatherings. It was spatially defined by arcades on all four sides, which brought the surrounding architecture to a pedestrian scale and provided a sensitive transition between the outdoor and indoor environment.
 - **Enclosed gardens and patios** - The use of intimate garden spaces served as a counterpoint to the large public plazas. They reinforced an architectural theme of Bertram Goodhue by displaying beauty at a small scale that allowed itself to be discovered rather than imposing itself on the guest. Many of the most exquisite plant displays of the Exposition were exhibited in these quiet, secluded gardens that provided the charm of unexpected pleasure.
 - **Formal Water Features** - Another design element from 1915 that referred to historic Spanish landscape architecture was the use of water features in the Botanical Garden. The formal geometry of the lily pond harmonized with the axial plan of the Prado and also alluded to the Moorish water gardens of old Spain. Also present in 1915 were small fountains which could be found in enclosed gardens and patios. In 1935, Exposition architect Richard Requa beautifully emphasized this Prado theme by providing additional examples of water features inspired by the Moorish style. The most visible examples are the Alcazar Garden fountains and the fountains and pools found in the House of Hospitality gardens and patio. The Persian water rug fountain is an often overlooked feature that serves as a complimentary counterpoint to the lily pond and also provides a southern terminus to that axis.
2. **A landscape that emphasized site context** - During both expositions, there was always continuity between primary public areas and the



surrounding landscape. One observer to the 1915 Exposition noted, "Nowhere has the impression been allowed to develop that you are behind a building in the sense of being in a backyard. Walking around and behind the building is one of the greater pleasures at this Exposition. The intimate side of the Exposition reveals itself here. It is here that we feel the difference between the new and the old type of Exposition. Here you can see behind the screen, so to speak, without fear of sham and plaster of Paris deceit."¹ Great care had been taken to insure that once the visitor was off the Prado, he or she would be treated to an outdoor experience that would be of equal significance. Just a few steps from the center of the "magic city" was open park land containing wide expanses of lawn, canyons filled with palms and eucalyptus, and shaded picnic grounds.



Looking south from Montezuma (Alcazar) Garden on an open expanse of lawn from the 1915 Exposition located on the present day site of the Alcazar parking lot.

Views of the region were also a major attraction of the 1915 Exposition. This design element was also a significant feature of Samuel Parson's plan for Balboa Park. The Exposition visitor could enjoy the warm sun while standing in the midst of subtropical plants in full bloom, then gaze into the distance to view snow capped mountain peaks. Another glance to the west would reveal the "Harbor of the Sun" and picturesque islands rising from a shimmering sea. These spectacular views greatly enhanced the themes the designers sought to achieve.



3. **A landscape that appeared idyllic and exotic** - San Diego's warm climate provided an environment that set both the 1915 and 1935 Expositions apart from all others by enabling them to remain open all year. Perhaps the most significant impact of the mild climate was to give the Expositions a unique outdoor orientation. This evoked a picture of an ideal city in a natural setting that was entirely benign, decorative and enjoyable. Many accounts of the 1915 Exposition use the word "paradise" to describe the rich ensemble of architecture and landscape that seemed to spring magically from the semi-arid surroundings.

A writer for *Sunset Magazine* (April 1915) contrasted the San Francisco Exposition where the visitor was kept moving by the great size and number of indoor exhibits with the San Diego Exposition and its slower pace. He stated, "San Diego's Exposition invites the visitor to sit down, to stretch out full length on the lawn, to let his eyes wander and drink in the calm serene beauty of Old Spain, to steep his soul in the mystic, half-religious atmosphere of the Castillian City. There is an abundance of sunshine and shade in San Diego, and the cool wind carries the aroma of a million blossoms. So perfect is the picture, so harmoniously do all its parts blend that memory of it tugs and pulls at the heartstrings. San Diego's Exposition is not merely a spectacle; it is an emotion the memory of which constricts the throat and brings with it a feeling of homesickness."

Several design elements worked together to provide this idyllic setting.

- **Exotic Horticulture** - The lush appearance, great variety, and unusual nature of the plant materials were chosen to bring attention to San Diego's mild climate. Instead of following a strictly Spanish planting



Exotic foliage in a secluded garden contributes to the romance of the 1915 Exposition.



scheme, the planners of both Expositions opted instead for a sumptuous palette of semitropical exotics. The great profusion of plants, the wide variety of species, and the huge number of exotics that were flourishing when the 1915 Exposition opened testified to the potential of outdoor living in Southern California.

- **A Human Scale** - Just as the architecture was compact, so too the planting and other landscape features were designed at an intimate scale. Light standards were 10 feet tall and street trees were trimmed to remain smaller than the nearby arcades. Signage, site furniture, plant containers, and paving unit sizes were all consistent with the surrounding architecture and planting.
- **A Generous Amount of Site Amenities** - The landscape at the Exposition was not designed to be observed, but to be experienced. There was an abundance of comfortable outdoor seating, abundant lighting, a comprehensive trail system, a noticeable absence of "keep off the grass" signs, and a profusion of blooming exotic plants that visitors could smell and touch. A detailed horticultural guide was also available to every Exposition visitor.



Enjoying a box lunch and a view of the lily pond at the 1915 Exposition.

- **A Comprehensive Maintenance Program** - The appearance of paradise was developed by hard working crews of nurserymen and gardeners who worked at night to irrigate and transplant flowers, trees and shrubs. The high level of detailed maintenance conducted on such a large scale certainly must have given the Exposition a utopian quality.



While describing the comprehensiveness of the landscape treatment, Eugene Neuhaus pays tribute to the gardeners of the 1915 Exposition by saying, "The loving care of the gardener who leads the eye from the buildings gently over the trees, shrubs, into the ground, is manifest at every turn ... order and care has been maintained with all that regard for the finer and lasting affects that attention to detail will create." Detailed, high quality maintenance performed with an eye to design and aesthetics was the keystone in the total effect of harmony, order and perfection that the Exposition planners strived to achieve.

Notes:

1. Eugene Neuhaus, *The San Diego Garden Fair*, San Francisco: P. Elder and Co., 1916, 64.



GENERAL DESIGN GUIDELINES

1. Historic Preservation

- The Secretary of Interior's Standards for Rehabilitation located in the appendix should be adhered to in all landscape modifications and restorations.
- All landscape features should be consistent with historic architectural themes.
 - Prado - Spanish Colonial
 - Palisades - Pueblo/Mayan/Moderne
 - Villages-Spanish Vernacular

2. Walkways

- Wherever possible, historic walkways should be preserved or restored.
- Minimum widths should be established for walkways of various kinds:
Primary: The major ceremonial pedestrian walkways should range from 20' - 25' wide.

Secondary: The majority of the secondary walkways should be 10' - 15' wide. Certain areas of the Park will require a more intimate scale or have low use requirements. Walkways in these areas should be a minimum of 6'.

- Access for the disabled should be provided to all Park facilities. Access ramps should not exceed 8% slope. Landings are required every 30 feet and should be a minimum of four feet by six feet in size.
- Primary and secondary walkways should possess the following characteristics:
 - Non-slip surfaces.
 - Thickness which can accommodate service vehicle use.
 - Texture which allows for ease of walking and use of strollers and wheelchairs.
 - Easy replaceability after repair.
 - Authenticity and high quality in selection of style and character of the material. Unless replacing authentic historical material, pavement selection should be simple and functional. Concrete should be emphasized as a paving material.
 - Color that complements surrounding architecture and landscape features.
 - Materials that do not easily absorb stains and can be cleaned with equipment now utilized by Park maintenance crews.
 - Concrete paving treatments will be described in the specific recommendations section in the following way:

Type A - The highest level of quality of finish and detail.

Type B - A high level of quality and detail.

Type C - A decorative treatment with a moderate degree of detail. The existing concrete paving treatment in the East Prado would be classed in this category.

Type D - Standard finish and color.



Walkways should be designed for a variety of uses.

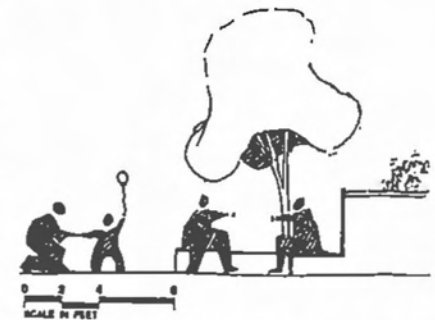


3. Seating

- Generous amounts of seating should be provided to visitors in the Central Mesa to create an atmosphere of comfort, hospitality and relaxation.
- Outdoor public spaces should be furnished with compatible benches, raised planter edges, and movable chairs to provide comfortable seating.
- Fixed seating should be integrated wherever possible into other landscape features of the Park so that a pedestrian may rest, lean on, or sit on raised planter walls, fountain, and walkway walls or steps.
- Integrated seating and stationary benches should be approximately 16 inches in height and should be a minimum of 14 inches wide.
- Movable chairs should be provided in plazas, especially near concessions. The use of these chairs with tables and umbrellas should be encouraged.
- Seating should be oriented to maximize conversation ability and views.
- Seating should be designed with these considerations in mind: to provide exposure to sun or shade, to allow for circulation around the seating areas, to provide a sense of protected enclosure behind the seating and to provide a relationship to other site amenities such as trash receptacles, signage and lighting.



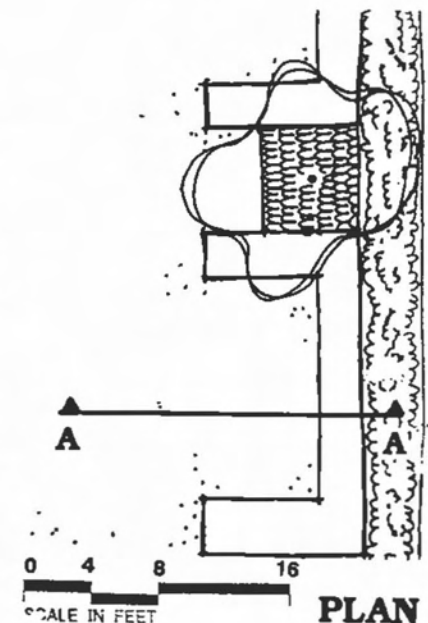
Moveable seating and shade provide a restful environment.



SECTION A-A'

4. Lighting

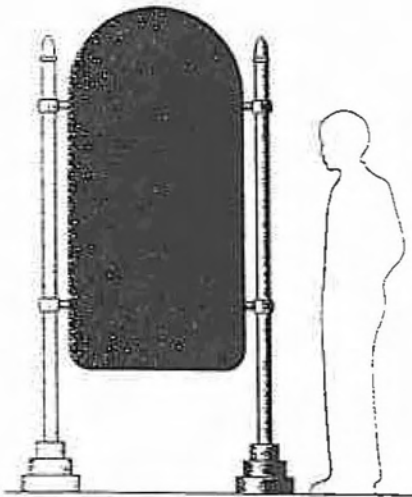
- Pole lighting should be incorporated as much as possible. This treatment should be scaled to the pedestrian and be consistent with historic design.
- All existing pole lights in the Central Mesa should be replaced with recommended models in specified locations.
- Lighting should be incorporated into steps and walls wherever appropriate.
- The use of bollard lighting is not recommended.
- A safe and inviting atmosphere should be created with aesthetic lighting such as building and landscape illumination and miniature tree lights.
- Thorough lighting coverage should be emphasized to eliminate shadows and dark areas rather than focusing high levels of light in concentrated areas. This will provide for increased public safety as well as pleasing aesthetics.
- In areas where low pressure sodium lighting is not required by ordinance, acceptable alternatives should be actively pursued.
- Results of the comprehensive lighting inventory currently underway should be incorporated into future improvements.



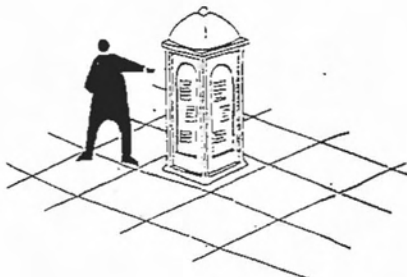
An example of seating that enables people to converse easily.



5. Site amenities



Palisades pedestrian orientation sign.



Prado public use kiosk concept.



Dumpster enclosure concept.

- All site amenities for the Central Mesa should be consistent with historic design themes which emphasize quality and attention to detail. Standard "city issue" site fixtures such as metal trash receptacles should not be used on the Central Mesa.
- Freestanding trash receptacles should be extremely durable and aesthetically designed to match their surroundings and should be located along all major pedestrian circulation routes. For special events, temporary trash receptacles can be added. These should be uniform in size, color and material and comply with park policies that focus on attention to detail and high quality.
- Drinking fountains should be provided adjacent to seating areas.
- Orientation signage should be located at major pedestrian gathering areas. Detailed information can be found in the Balboa Park Sign Manual.
- Pedestrian orientation signage should display maps locating amenities and Park information. The maps and information should be updated yearly. The information should consist of institution free-days schedules, concession hours, restroom locations and hours. The signage should also provide information concerning: the Park Tram parking, the Park Interpretive Center, Police storefront, lost and found, and first-aid services. There should also be information on the "Park Watch" system identifying call box locations, open lobby network locations and Park ranger stations. (Refer to the Balboa Park Sign System in the appendix)
- A public use kiosk should be located in the vicinity of the orientation signage in the Spanish Village Plaza, the Plaza de Panama, and the Palisades tram stop. These kiosks will allow the public to post temporary notices on a weekly basis. Notices should be removed by maintenance staff once each week. The design for these kiosks should be consistent with proposed signage and architectural themes. (Refer to the Balboa Park Sign System in the appendix)

6. Dumpster Enclosures

- These structures should be carefully designed and detailed to harmonize with surrounding architecture.
- Enclosures should be designed to prevent unauthorized entry, and should be located to insure easy access by service vehicles.
- Whenever possible, dumpsters locations should be located within building footprints.

7. Interior and Exterior Park Views

- Maintain and re-establish the pedestrian walkways located along formal axial views to major focal points.

Major view corridors include, but are not limited to:

- The Prado from Cabrillo Bridge and California Tower to Plaza de Balboa.



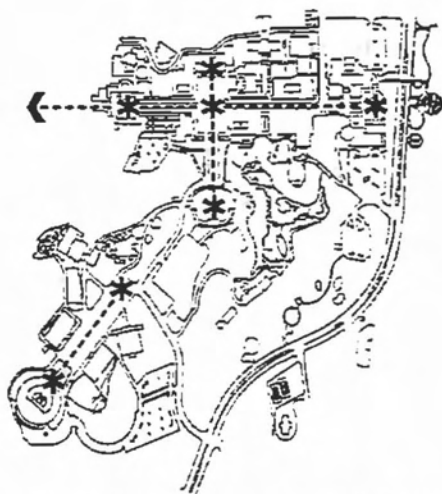
BALBOA PARK • CENTRAL MESA PRECISE PLAN

Precise Plan - Landscape

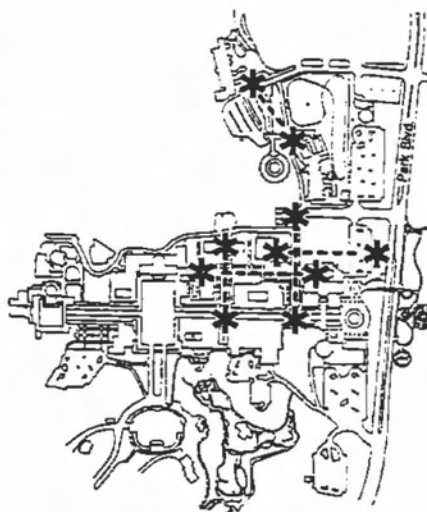
- The Mall from the Museum of Art to the Organ Pavilion.
- The Palisades from Palisades Plaza to the Aerospace Museum.

Minor view corridors include:

- The Lily Pond from the Prado to the Botanical Building.
- South Village Promenade from the Prado to Spanish Village Plaza.
- Botanical Building fountain walkway from Village Place to the Museum of Art.
- The North Village Promenade from the Zoo entry plaza to Spanish Village.
- The east/west walkway from the Junior Theater to the Park Boulevard transit stop.

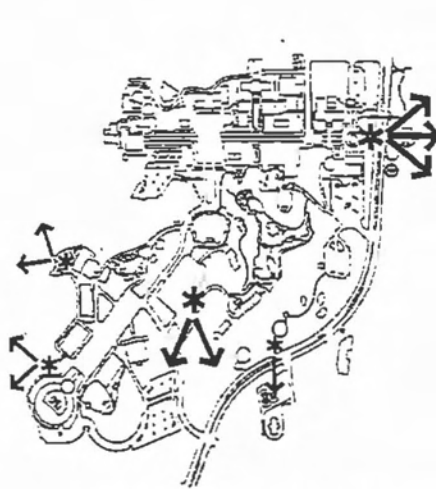


Major View Corridors and Focal Points (Proposed)

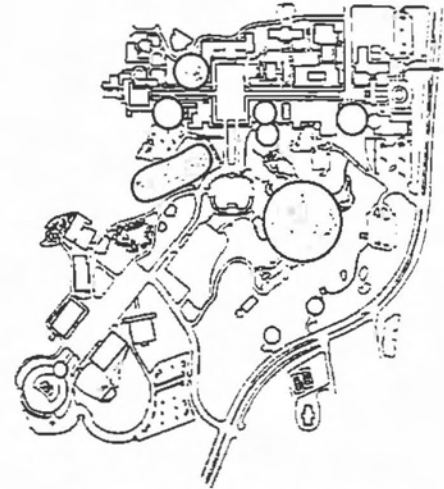


Minor View Corridors and Focal Points

- Pedestrian viewpoints to views outside the Park should be preserved or established. These viewpoints include:
 - Plaza de Balboa, looking east with a view to the mountains, the East Mesa and the Rose Garden.
 - The Organ Pavilion Parking structure Plaza, looking south to west with a view to the ocean and city skyline.



Views Outside the Park



Interior Garden Views

- Access to enclosed interior garden views should be provided in way that preserves the quiet intimacy of the spaces. These gardens include:
 - The Alcazar Garden
 - House of Hospitality Patio
 - Cafe del Rey Moro Garden
 - Zoro Garden

8. Irrigation

- All irrigation systems should comply with San Diego City Water Conservation and Irrigation System Standards and Requirements as outlined in the Landscape Technical Manual.
- Drip irrigation should be used wherever possible.
- All backflow preventers, control boxes, and other equipment should be located away from public view or be adequately screened.
- All irrigation systems should be assessed, redesigned, and retrofitted to accept reclaimed water when it becomes available for irrigation purposes.



9. Planting

- Landscape planting should accomplish the following design objectives:

Provide Shade - Trees adjacent to pedestrian walkways and within plazas should provide shade that can be used functionally, aesthetically and spatially. Shade should be used to provide a sense of enclosure as areas of shadow and light contrast.

Delineate Space - Plant materials can define outdoor space, both formally and informally. Planting areas can delineate the horizontal plane by providing contrast with paved areas. In a similar way, trees can provide vertical enclosure to open spaces. The degree of space delineation can vary depending on the form, density, and spacing patterns of the plant material.

Enhance Spatial Identity - The visual character of a space can be reinforced with the continued use of plant materials which have been historically associated with a particular area of the Park or the community.

Promote Safety - Plants should be selected to allow maximum visibility from a height of 18" to 6'. The use of high canopy trees, groundcovers and low growing or open branched shrubs should be emphasized.

Preserve Views - View corridors should be maintained in all planting designs by ensuring that the maximum growth size of a plant is considered in the selection. Plants should be utilized to frame views and create interest to guide pedestrians in "discovery" of views. In areas of significant architectural features, plant selection and placement should preserve pedestrian sightlines to architectural detailing.

Accent architectural forms - Tall shrubs in front of arcade openings should be replaced with low growing shrubs and groundcover. Columnar shrubs planted against walls that obscure their flat surfaces should be replaced in favor of vines which conform to the shape of the architectural surfaces. Plant material should articulate large architectural masses. Emphasis should be given to the interplay of interesting plant forms and patterns of shade against building surfaces.

Emphasize Entries/Focal Features - Specialized plantings should celebrate pedestrian entries and highlight architectural features.

Establish a human scale in areas of direct pedestrian contact - Along walkways, near seating areas or in intimate gardens, plants should be selected for their detail, beauty and interest. Selection should focus on characteristics such as branching pattern, colors, texture and bloom.

Accommodate a Variety of Active and Passive Uses - Lawns should be utilized in high use areas. They are an essential visual element in any park experience and they provide areas for active recreation, strolling, picnics and relaxation.

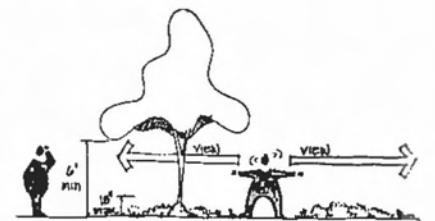
Provide Spatial Buffers and Transition Zones - Plantings can be used to delineate space or provide a change of theme to differentiate areas with differing architectural or functional qualities.



Shade provides a space for relaxation.



Pepper Trees give Pepper Grove its unique identity.



Landscape can be designed to provide clear views for safety.



Palms help define an entry at Casa de Balboa.



Lawn medians can be replaced with ground cover to conserve water.



Lawns provide for picnic and play- even in settings that are less than ideal.

- Landscape planting should be designed to conserve water as much as possible.

Lawns that serve a primarily decorative function in small areas such as a street median planting should be phased out and replaced with drought tolerant low shrubs or groundcover. Larger areas of lawn that contribute visually or functionally to the park experience should be retained.

Ornamental plantings with high water requirements should be located in high visual impact areas such as major plazas, promenades, and formal gardens.

- Plants with similar water requirements should be grouped together.
- Exotic plants that have relatively low water requirements should be used as much as possible. For example, Giant Bird of Paradise would be preferable to Banana species because of its similar appearance and lower water requirements.
- Installation of small planting beds surrounded by large paved areas should be discouraged.
- Existing landscape character and historic landscape themes should continue despite periodic drought conditions.

A public park is traditionally a place where people can go to experience a landscape that they cannot afford to individually possess. The Central Mesa is a botanical resource with a long history of displaying to residents and visitors alike the best outdoor environment San Diego has to offer. Even when regional drought conditions occur, Balboa Park should continue to serve as a botanical oasis whose wide lawns and exotic flora can refresh, educate and inspire those who visit. Areas of priority water use in the Central Mesa are shown in Figure 48.

- Existing significant plants and trees should be protected and well cared for. Significant plants and trees which must be moved should be relocated to other Central mesa locations with similar superior growing conditions. They should be moved during the winter months to help insure their survival. The significant plants and trees identified for relocation during the Precise Plan process are listed in the following table. The number preceding the name is the location number as shown in Figure 49. This number also appears in the Plant Inventory List located in the Landscape Analysis section. The number following the name is the documented quantity of trees to be relocated.

Plants to be Relocated:

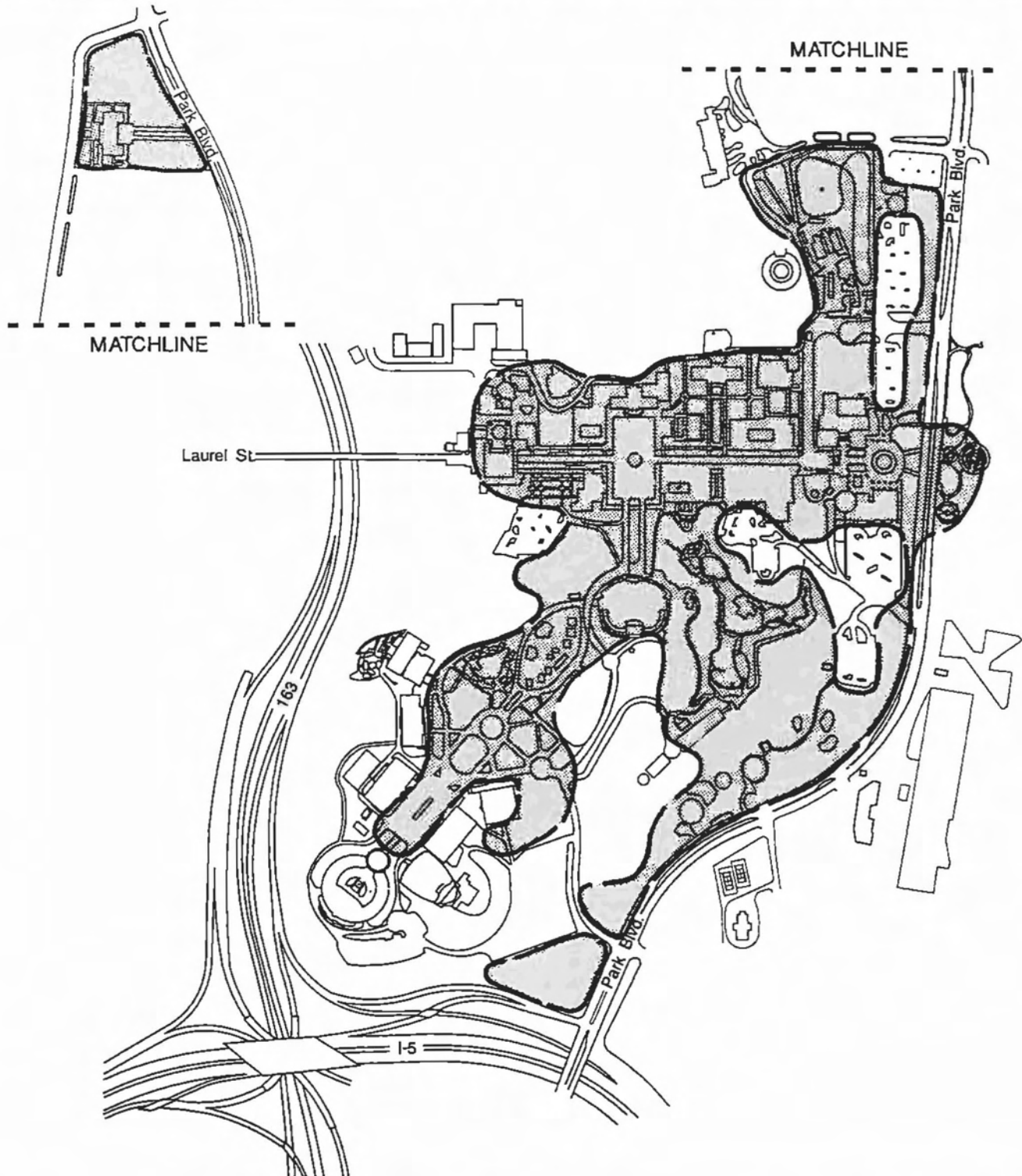
#7	Alectryon excelsus NCN	(8)
#20	Brahea brandegeeiexedulis Brahea Hybrid	(7)
#42	Erythrina caffra Kaffirboom Coral Tree	(1)



BALBOA PARK · CENTRAL MESA PRECISE PLAN

Precise Plan - Landscape

#55	Ficus benjamina Weeping Chinese Banyan	(3)
#61	Ficus nekbudu Zulu Fig.	(2) (1) (1)
#65	Ficus retusa Indian Laurel Fig.	(2) (1)
#71	Geijera parviflora Australian Willow	(1) (3)
#108	Pinus pinea Italian Stone Pine	(1)
#109	Pinus torreyana Torrey Pine	(1)
#120	Quercus agrifolia Live Oak	(25)
#121	Quercus ilex Holly Oak	(1)
#123	Sabal palmetto Cabbage Palm	(5)

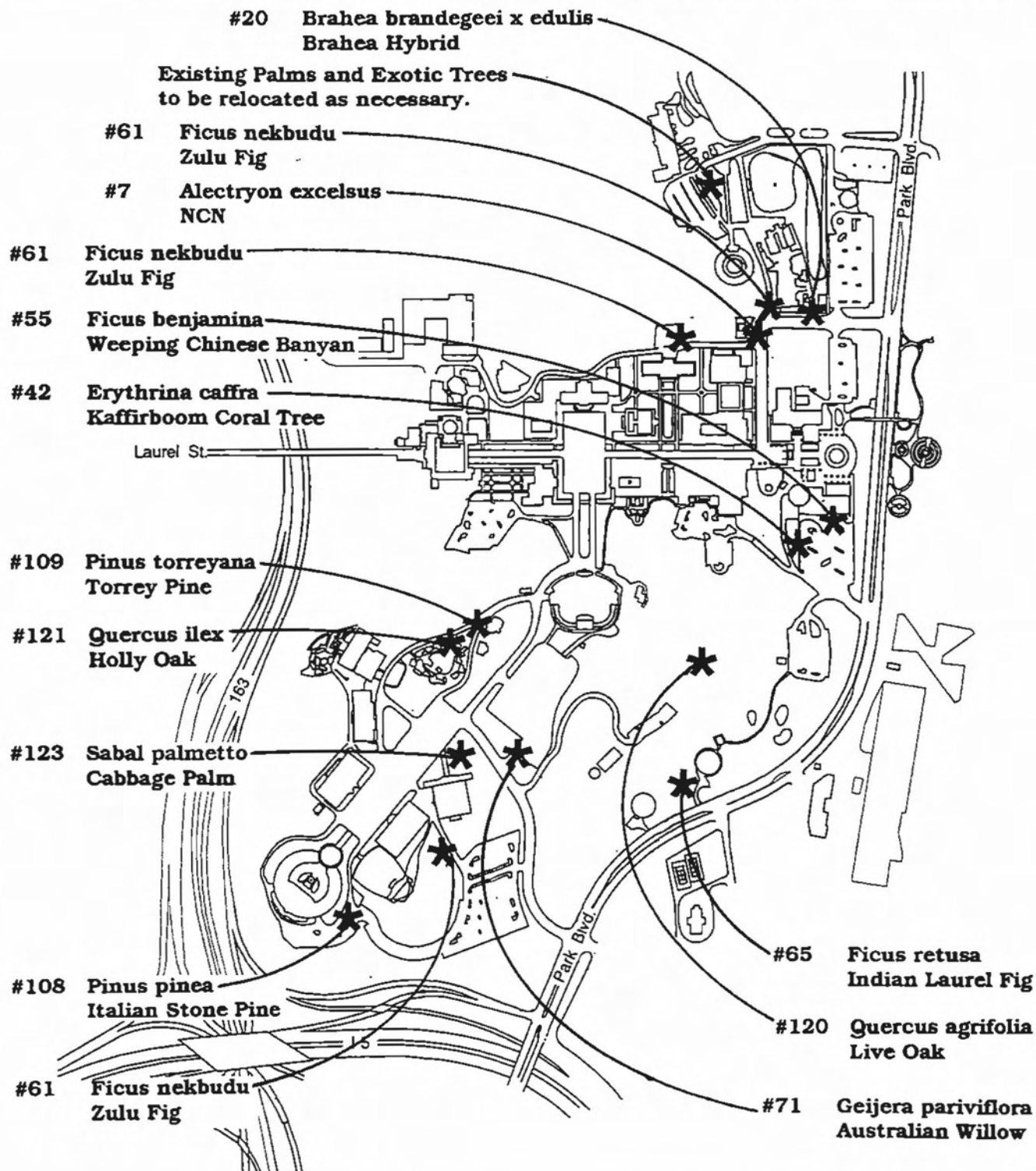


Proposed Priority Water Use Areas

13 June 1991

Figure
48



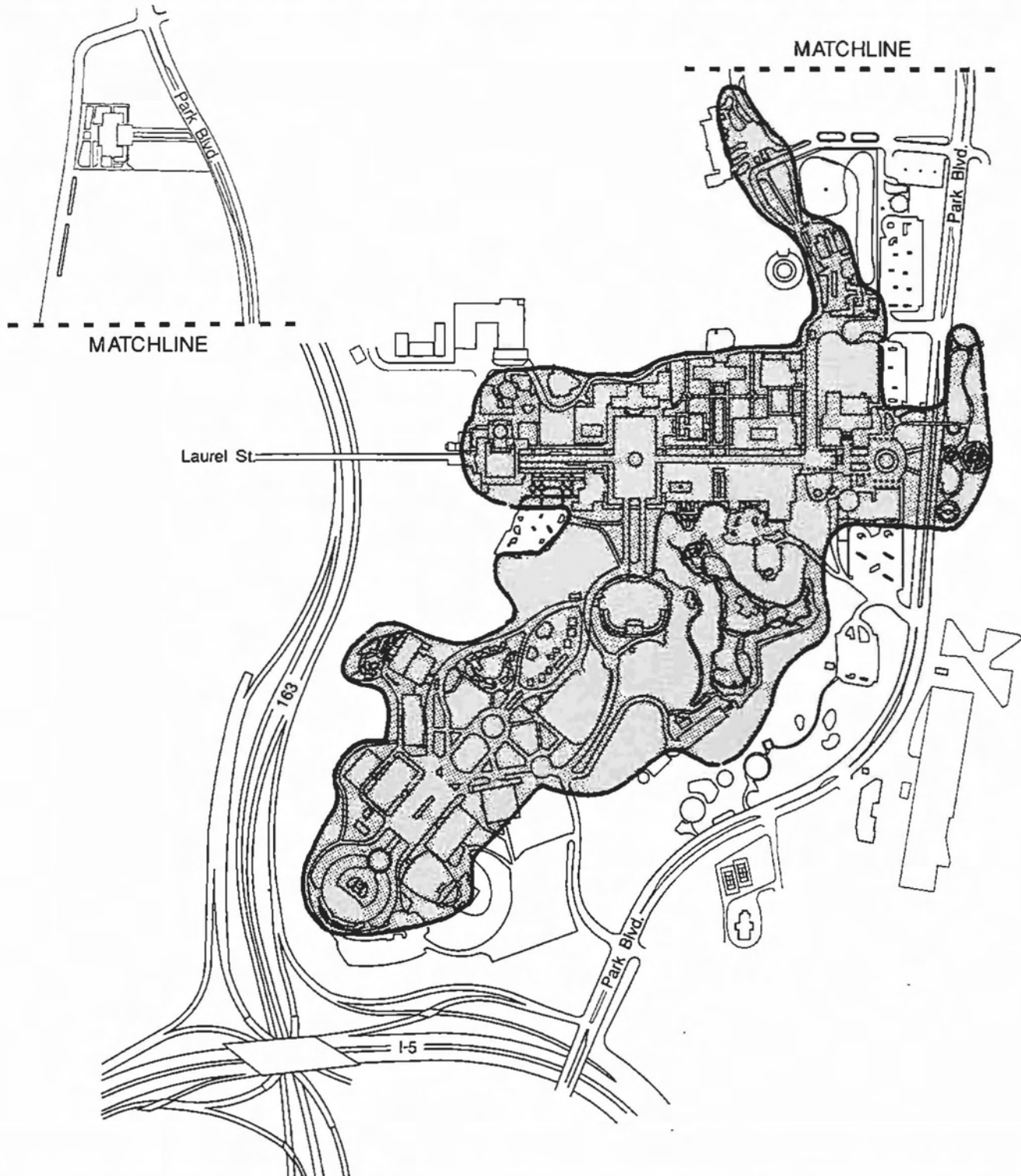


Significant Trees to be Relocated

13 June 1991

Figure
49





Proposed Botanical Emphasis Areas

13 June 1991

Figure
50





- Landscape planting areas will be divided into three general areas of emphasis.

- **Botanical Emphasis Areas** (see Figure 50)

Plant materials generally should be arranged formally in major plazas and promenades. They should be arranged informally in other areas such as lawns, canyons, and parking lots.

Plant materials that possess the following characteristics should be included in these areas.

Exotic plant species that take full advantage of San Diego's mild climate.

A lush, tropical appearance.

Plants that are particularly associated with San Diego or were popularized because of their appearance in the 1915 Exposition.

Representative species for this area:

Trees

Phoenix reclinata - Senegal Date Palm
Brahea brandegeei - San Jose Hesper Palm
Arecastrum romansoffianum - Queen Palm
Archontophoenix cunninghanniana - King Palm
Erythrina 'sykesii' - Sykes' Coral Tree
Alectryon excelsum - Alectryon
Eucalyptus degulpta - Mindinao Gum
Livistona decipiens - Ribbon Fan Palm
Bischofia javanica - Toog Tree
Ficus microcarpa - Indian Laurel Fig
Ficus macrophylla - Moreton Bay Fig
Chorisa speciosa - Floss Silk Tree
Stenocarpus sinuatus - Firewheel Tree
Brahea edulis - Guadalupe Fan Palm
Dombeya cacuminum - Dombeya
Neodypsis decaryi - Triangle Palm

Shrubs

Bauhinia punctata - Red Bauhinia
Hedychium gardnerianum - Kahili Ginger
Strelitzia nicolai - Giant Bird of Paradise
Acanthus mollis - Bear's Breech
Dracaena draco - Dragon Tree
Pelargonium peltatum - Geranium
Aucuba japonica - Japanese Aucuba
Cycas revoluta - Sago Palm
Tetrapanax papyferus - Rice Paper Tree
Hibiscus rosa-sinensis - Hibiscus
Griselinia lucida - Griselinia
Pittosporum crassifolium - Dwarf Karo
Strelitzia reginae - Bird of Paradise
Howea forsterana - Paradise Palm



Calliandra haematocephala - Pink Powder Puff
Rhapis humilis - Rattan Palm
Ternstroemia gymnanthera - Ternstroemia

Vines

Bougainvillea 'San Diego Red' - Bougainvillea
Combretum fruticosum - Combretum
Passiflora jamesonii - Passion Vine
Pyrostegia venusta - Flame Vine

Groundcover

Vinca minor - Dwarf Periwinkle
Liriope muscari - Big Blue Lily Turf

- **Functional Planting Areas** (see Figure 51) - This category includes picnic, play, parking and buffer areas. Planting in these areas should possess the following features and characteristics:

Open lawn areas interspersed with large shade trees.

Parking areas with flowering accent and canopy trees that provide shade and harmonize with planting in surrounding areas.

Slopes planted with drought tolerant ornamental trees and groundcover.

Representative species for this area:

Trees

Eucalyptus ficifolia - Red-Flowering Gum
Eucalyptus citriodora - Lemon Scented Gum
Brachychiton acerfolius - Australian Flame Tree
Cassia leptophylla - Gold Medallion Tree
Schinus terebinthifolius - Brazilian Pepper Tree
Tristania conferta - Brisbane Box
Podocarpus gracilior - Fern Pine
Erythrina coralloides - Mexican Coral Tree
Eucalyptus torquata - Coral Gum

Shrubs

Lantana camara - Lantana
Kniphofia uvaria - Red Hot Poker
Echium fastuosum - Pride of Madeira
Xylosma congestum - Shiny Xylosma
Elaeagnus pungens - Silverberry
Dietes vegeta - African Iris
Acacia ongerup - Prostrate Acacia
Limonium perezii - Sea Lavender

Groundcover

Cistus salviifolius - Sageleaf Rockrose
Lantana montevidensis - Purple Trailing Lantana
Myoporum parvifolium - Prostrate Myoporum



- **Naturalized Areas** (see Figure 52) - This category consists mostly of slopes planted with eucalyptus and other drought tolerant trees and shrubs.

These areas will be part of the Balboa Park reforestation program conducted by the Park horticulturist. The existing visual character of the areas should be retained by replanting Eucalyptus species that resemble the existing trees but have deeper root systems and less brittle branches.

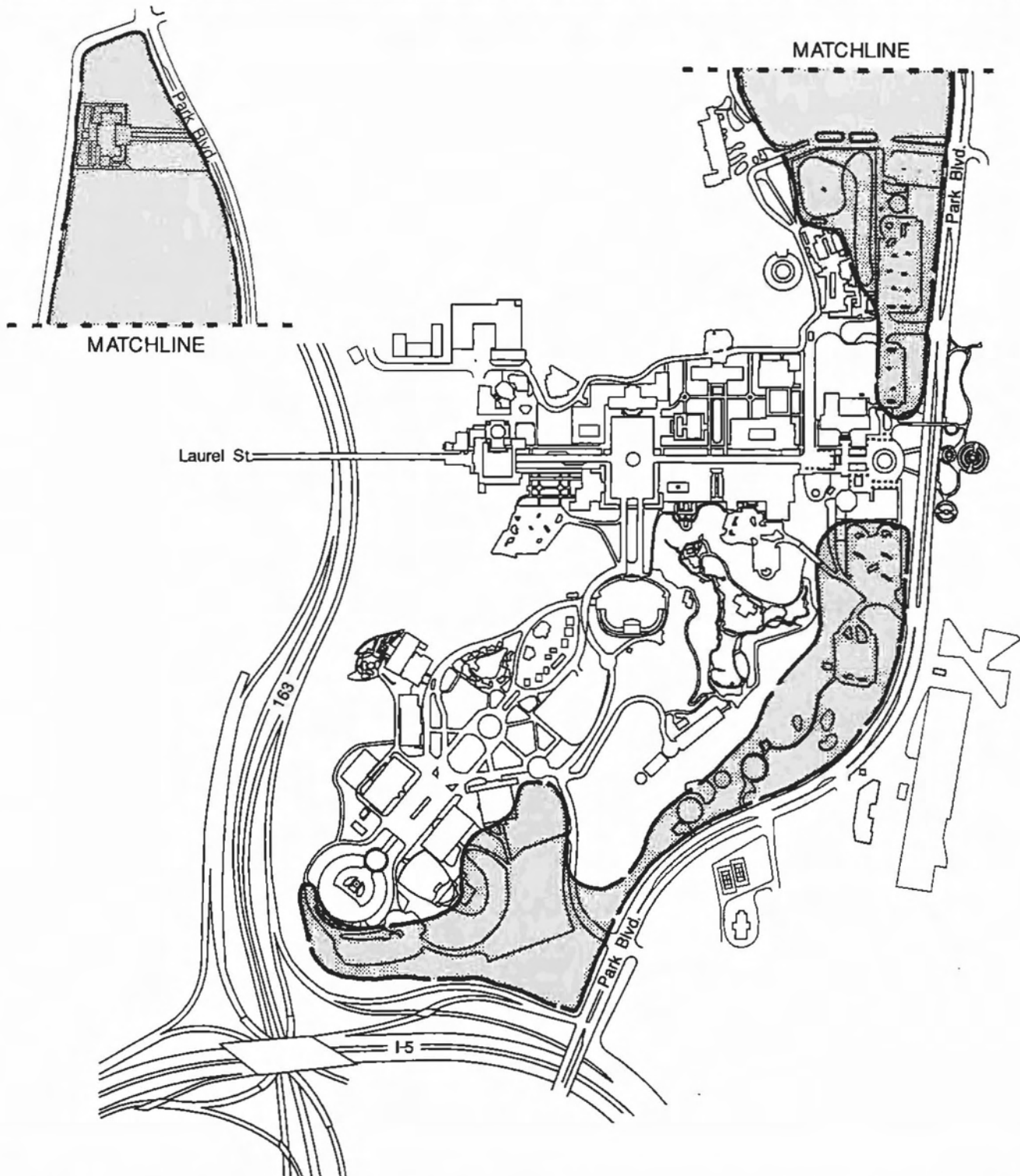
Representative species for this area:

Trees

Pinus torreyana - Torrey Pine
Eucalyptus melliodora - Honey Scented Gum
Eucalyptus calophylla - N.C.N.
Eucalyptus cladocalyx - Sugar Gum
Platanus racemosa - California Sycamore
Quercus agrifolia - Coast Live Oak
Acacia melanoxylon - Black Acacia
Leptospermum laevigatum - Australian Tea Tree

Shrubs

Heteromeles arbutifolia - Toyon
Prunus lyonii - Catalina Cherry
Ribes viburnifolium - Evergreen Currant
Rhus integrifolia - Lemonade Berry
Sambucus mexicana - Mexican Elderberry
Encelia californica - Coast Sunflower
Eriogonum fasciculatum - Wild Buckwheat
Diplacus puniceus - Monkey Flower
Artemesia - Sage
Salvia spp. - Sage
Romneya couteri - Matilija Poppy
Acacia spp. - Acacia
Rhus laurina - Laurel Sumac

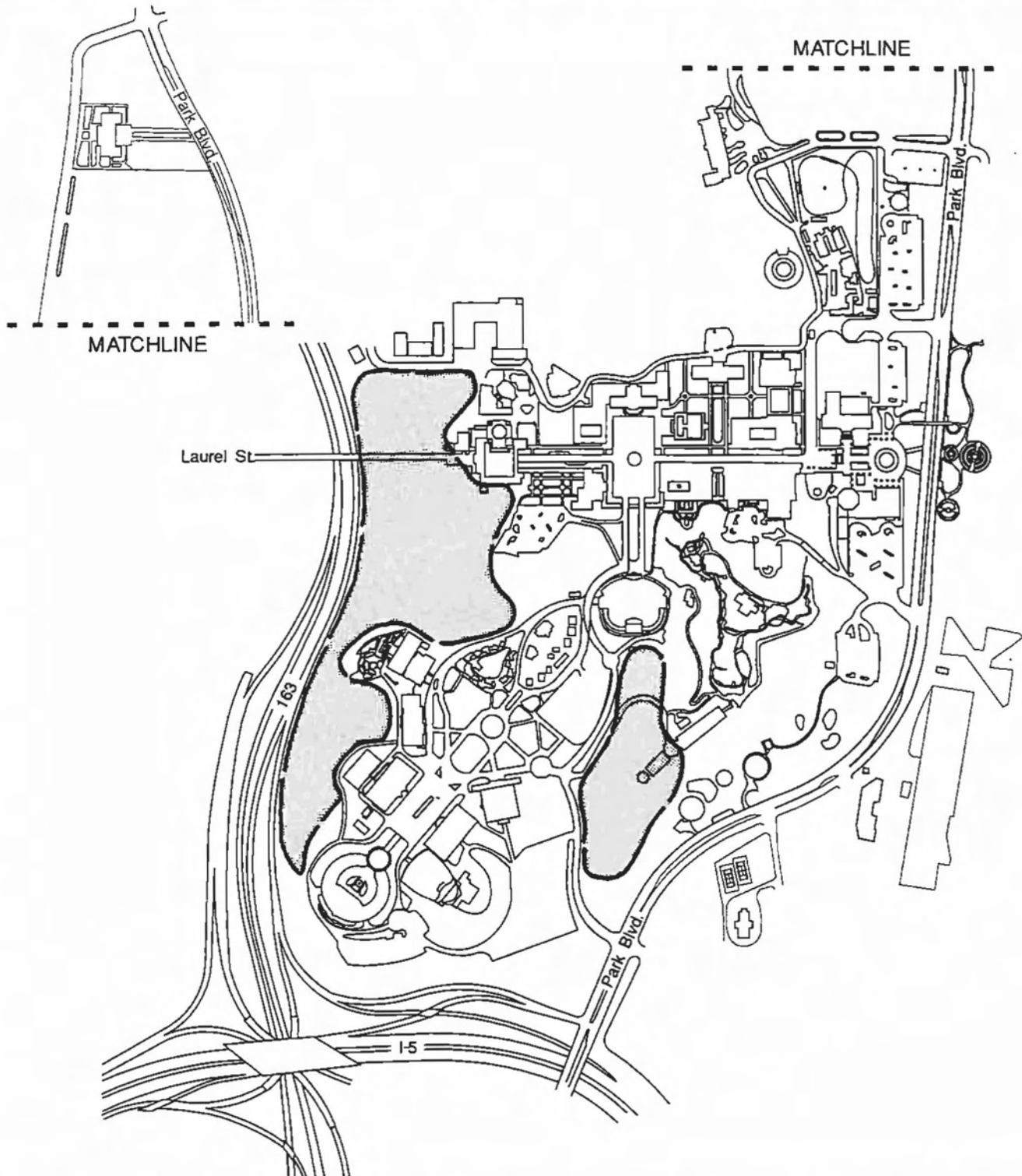


Proposed Functional Planting Areas

13 June 1991

Figure
51





Proposed Naturalized Planting Areas

13 June 1991

Figure
52

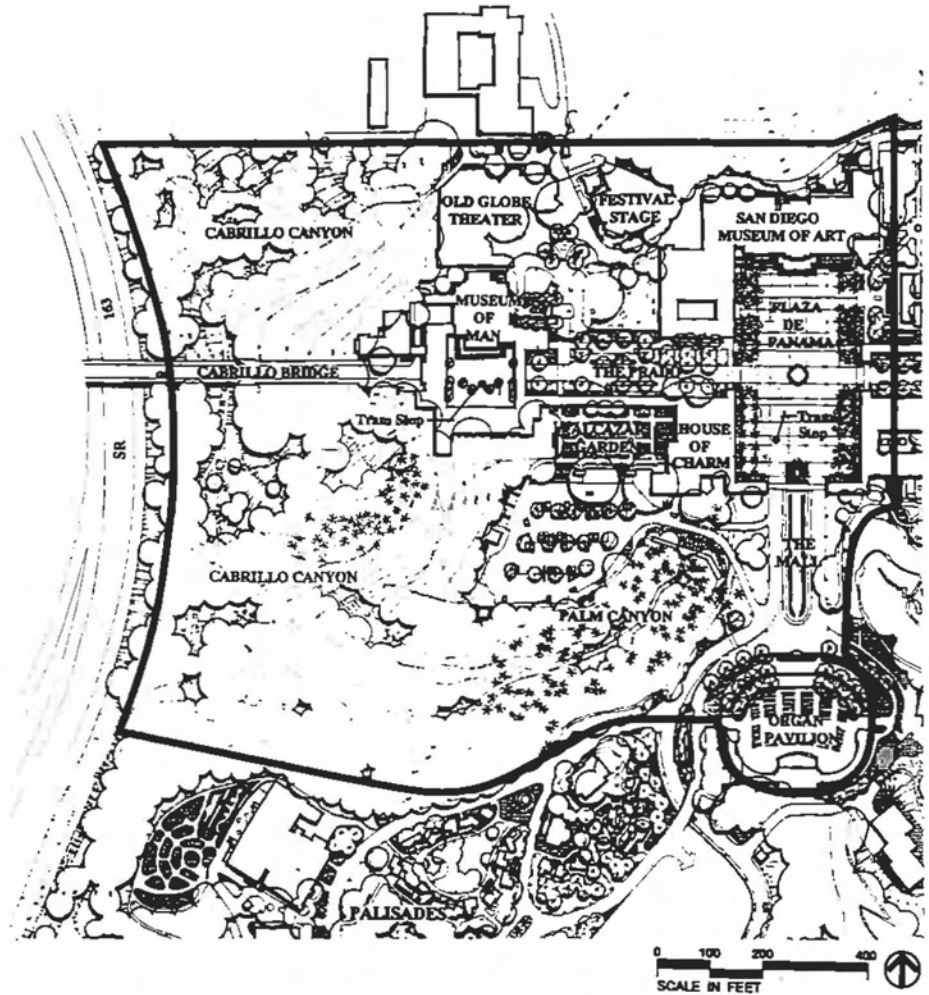


Specific Recommendations



SPECIFIC RECOMMENDATIONS

West Prado



Site Amenities:

- Prado Light Standard: Western Lighting Standards Capistrano Series CA10 (or equal). Custom fixture as shown in Appendix. Color shall be Frazee Shutter Green 6125N gloss enamel.
- Removable Bollard: Western Lighting Standards Capistrano series custom design with 17" base as shown (or equal) in Appendix. Color to match light standards.
- Prado Drinking Fountain: Western Lighting Standards Capistrano series mini base as shown (or equal) in Appendix. Color to match light standards.



- Prado Cast Iron/Wood Bench: TimberForm Site Complements model numbers 2118-x and 2119-x (or equal) with cast iron supports and patterned wood slats. Bench depth is 2'-2.5" and height is 2'-9.5". Seat height is 1'-5" with surface mounting and wood size 1.5" x 2.5". Length to be determined. Finish to be powder coating color RAL 6009. See Appendix.
- Prado Concrete Bench: Dura Art Stone cast stone Coronado bench 6U, minimum 6' length, installed with epoxy adhesive, nordic cream color and sanded smooth finish, order number: S-6U-E-S-13-SK (or equal). 26" wide seat, 17" height and minimum 72" length. See Appendix.
- Plaza Chair: Wesnic Food Court Furniture, Bentwood III side chairs, with mesh seat and Fan Back, model #302 (or equal). See Appendix.
- Prado Plaza Table: Falcon Table Base model #2704-UH (or equal) with cast iron base, 18 ga. 4" steel tubing, rubber cushion glides, 15" cast iron spider, 24" diameter base spread, 27.5" overall height. 36" round marble table top available through distributor. California Umbrella with 1-1/4" diameter pole available through Sunstar Bistro. See Appendix.
- Prado Metal Trash Receptacles: Victor Stanley Ironsites Concourse Series, model #RS-12 (or equal). Color to match light standards. See Appendix.
- Prado Concrete Trash Receptacle: Dura Art Stone cast stone trash receptacle model number TR-N round, nordic cream color with light sand blast finish, order number: S-TR-N-S-13-LSB (or equal) with 30" diameter, 36" height. Matching ash urn (at building entries only) order number: S-AU-N-S-13-LSB (or equal) with 19" diameter, 22" height. See Appendix.
- Plant Container: Dura Art Stone cast stone 3' & 4' wide, design N Aquarian round planters, 30" & 36" height, nordic cream color with light sand blast finish and 2" centered drain holes. Order numbers:
 - S-4-N-36-S-13-LSB-2" centered (or equal)
 - S-4-N-30-S-13-LSB-2" centered (or equal)
 - S-3-N-30-S-13-LSB-2" centered (or equal)See Appendix.
- Prado Tree Grates: Urban Accessories, cast iron tree grate model "O.T." series (or equal). Round or square shape and size to be determined. See Appendix.

Signage:

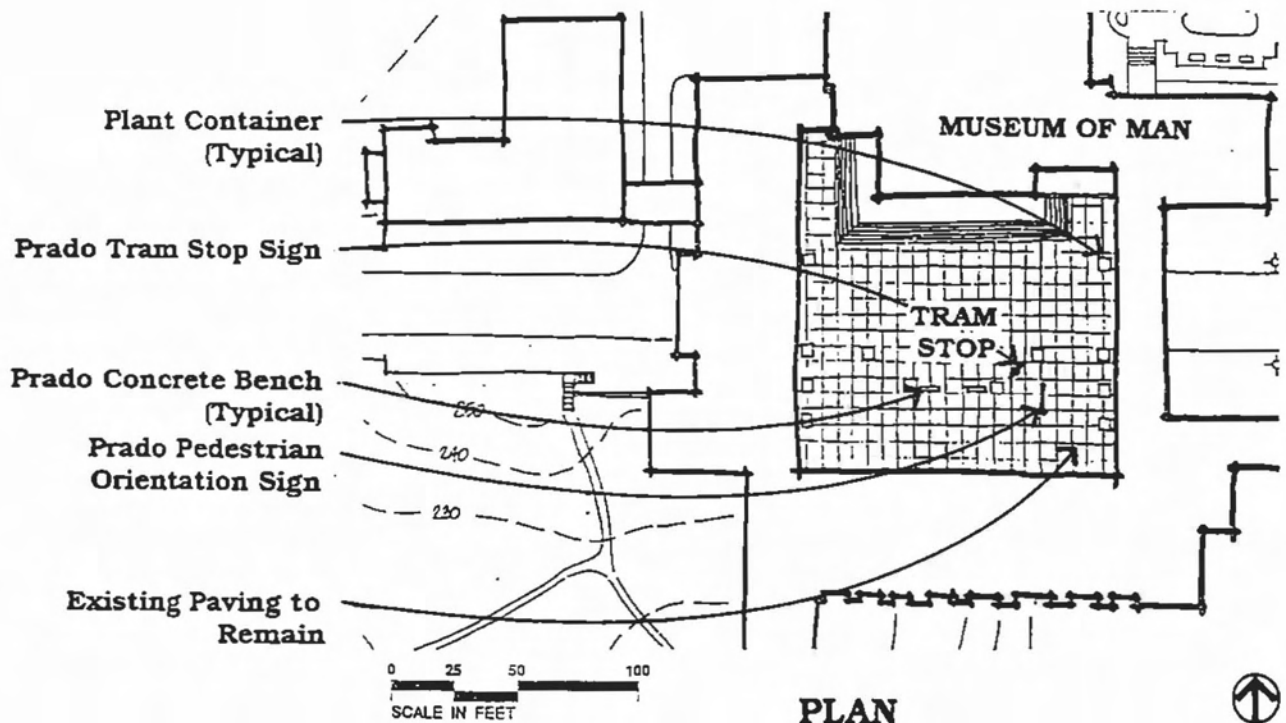
- Stop Sign Standard: Western Lighting Standards Capistrano series as shown in Appendix (or equal). Color shall be Frazee Shutter Green 6125N, gloss enamel or equal.
- Prado Tram Stop Sign Standard: Western Lighting Standards Capistrano series as shown in Appendix (or equal). Color shall be Frazee Shutter Green 6125N, gloss enamel or equal.
- Prado Pedestrian Orientation Sign Standards: Western Lighting Standards Mini Capistrano series as shown in Appendix (or equal). Color shall be Frazee Shutter Green 6125N gloss enamel or equal.



1. Plaza de California

Design Objective:

Incorporate a Park tram stop, seating, new planting and additional lighting in the Plaza de California.



Recommendations:

- Define vehicular circulation areas with plant containers 48" in diameter.
- Provide 36 inch diameter plant containers for container trees placed on west and east edges of the plaza.
- Place concrete benches for the tram stop inside the south arcade.
- Maintain an unobstructed pedestrian sightline and access from the front door of the Museum of Man to the center arch of the south arcade.
- Retain and refurbish original attached light fixtures on perimeter of plaza. Add new light fixtures under all arcades using reproductions of the original 1915 light fixtures.

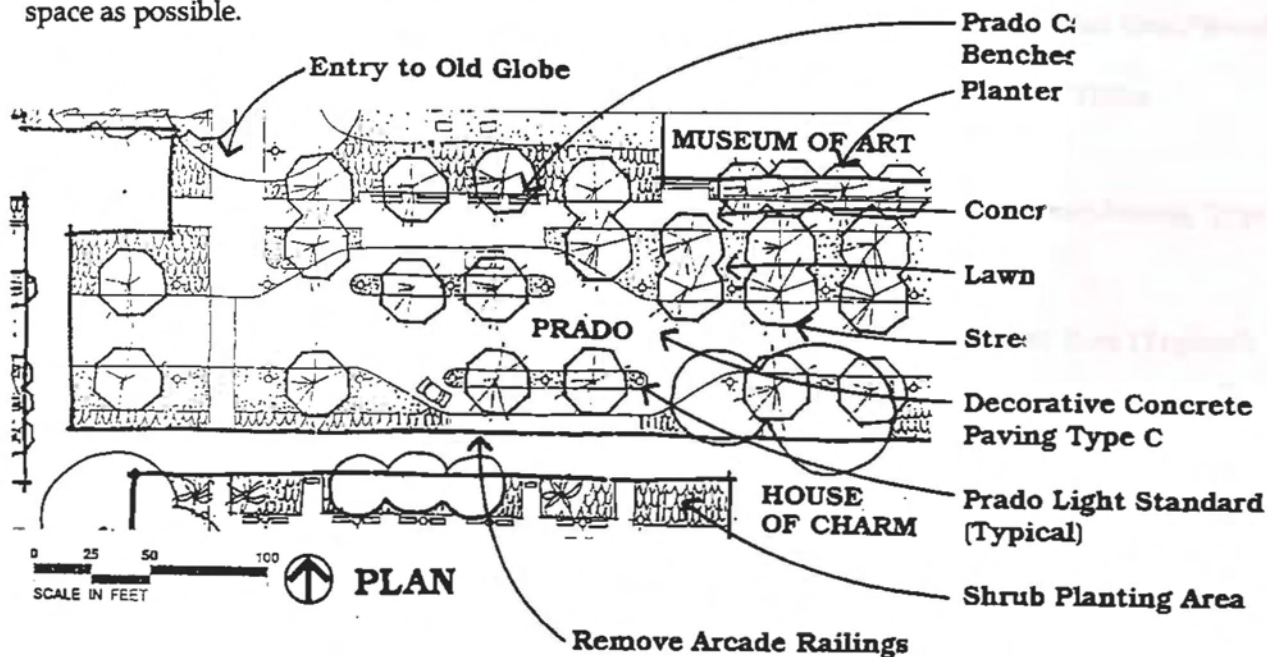
Container Tree: *Chamaerops humilis* - Mediterranean Fan Palm



2. The Prado Streetscape

Design Objective:

Modify the West Prado in order to provide for automobile turnout lanes while re-establishing as much of the historical character of this processional space as possible.



Recommendations:

- Replace asphalt with decorative concrete paving to match existing East Prado paving surface.
- Install a pedestrian drop-off lane on each side of the vehicular circulation lanes as shown on the plan.
- Include a loading zone in each drop-off lane.
- Add sidewalk access to drop-off areas according to plan. Remove arcade railings where needed to provide access.
- Incorporate new planting after rehabilitation of arcades and the House of Charm have been completed. Utilize accent shrubs and groundcover that will remain below two feet in height and are consistent with landscape guidelines and historic themes. Retain all significant trees per the Balboa Park horticulturist. (See appendix for specific horticultural recommendations).
- Remove junipers from the Museum of Art planter and replace with small accent shrubs, climbing vines, and small trees.

Street Tree: *Alectryon excelsum* - N.C.N.

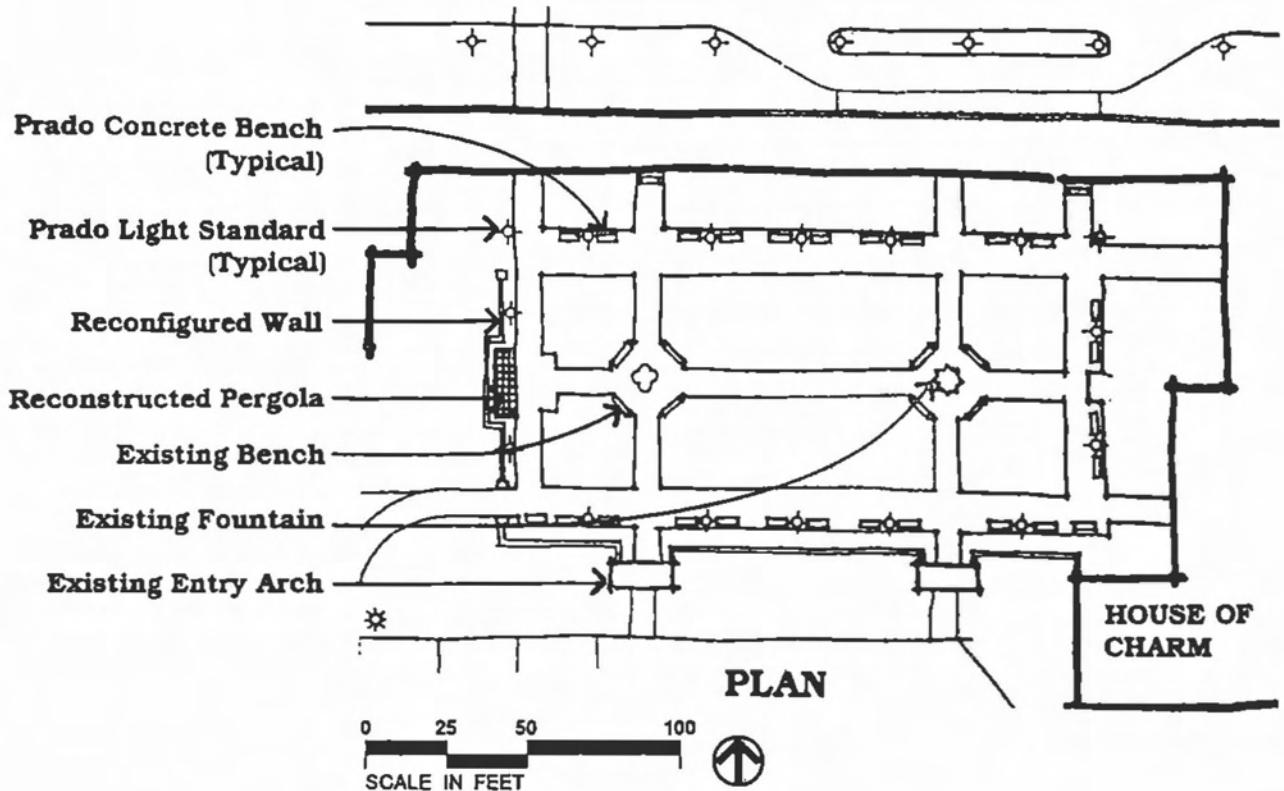
Planter Tree (Museum of Art): *Eriobotrya deflexa* - Bronze loquat



3. Alcazar Garden

Design Objective:

Rehabilitate the garden fixtures and hardscape.



Recommendations:

- Reconstruct the historic pergola on the west side of the garden that existed during the 1915 and 1935 Expositions.
- Remodel the masonry wall on the west side of the garden as shown on the plan to match south wall.
- Renovate the existing south entry arches.
- Remove the existing flood lights from the south entry arches and install pole lights as shown on the plan.
- Widen sidewalks to accommodate concrete benches and light standards.
- Rehabilitate the entry pilasters on the southwest entry.
- Rehabilitate the garden fountains and nearby benches to their 1935 appearance.
- Relocate the maintenance area adjacent to the garden to a new ground maintenance building on the west side of the Alcazar parking lot.



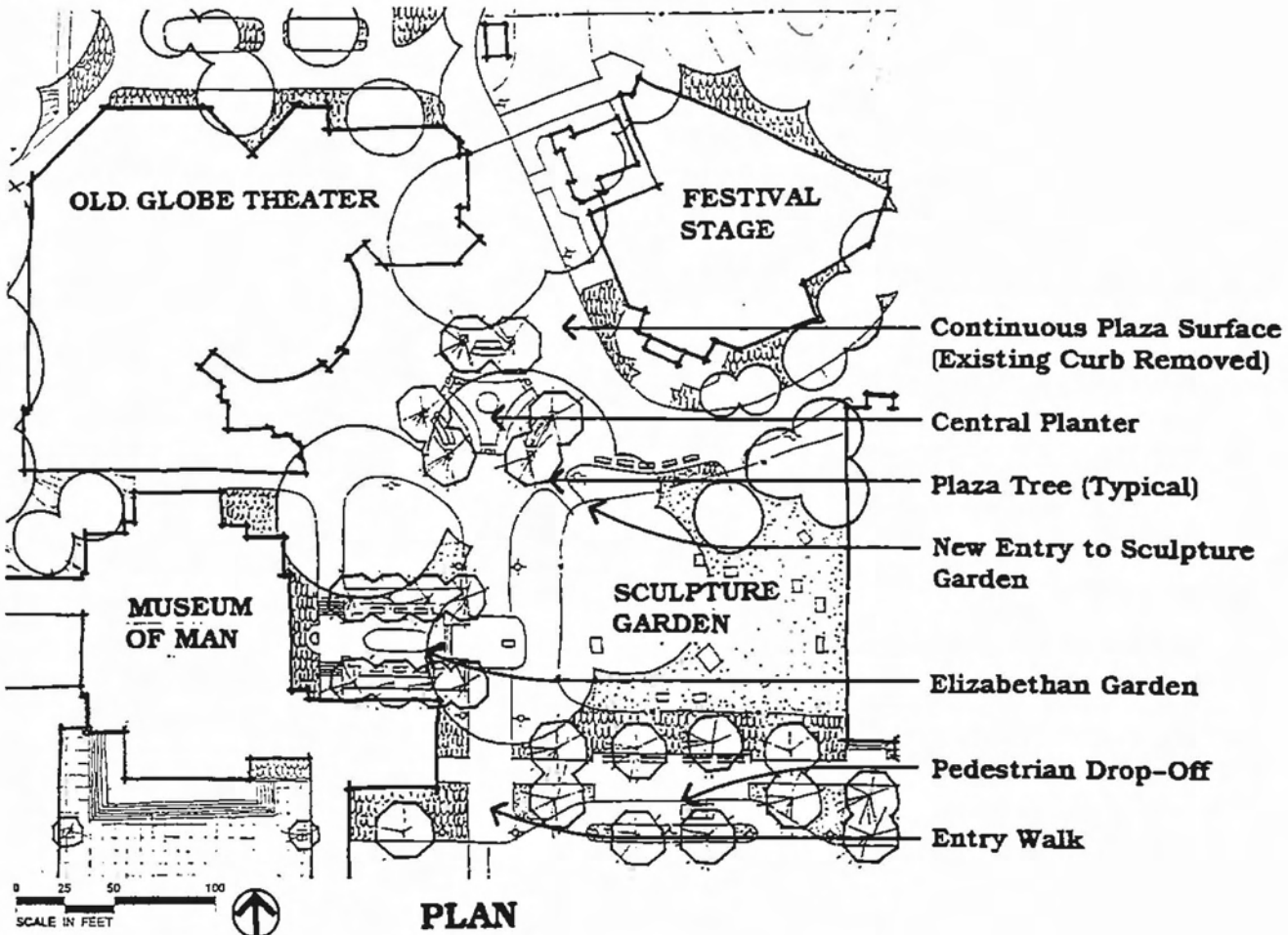
The Alcazar garden pergola as it appeared in 1915.



4. Old Globe Plaza

Design Objective:

Provide a new ramped entry and pedestrian plaza for the Old Globe Theater complex.



Recommendations:

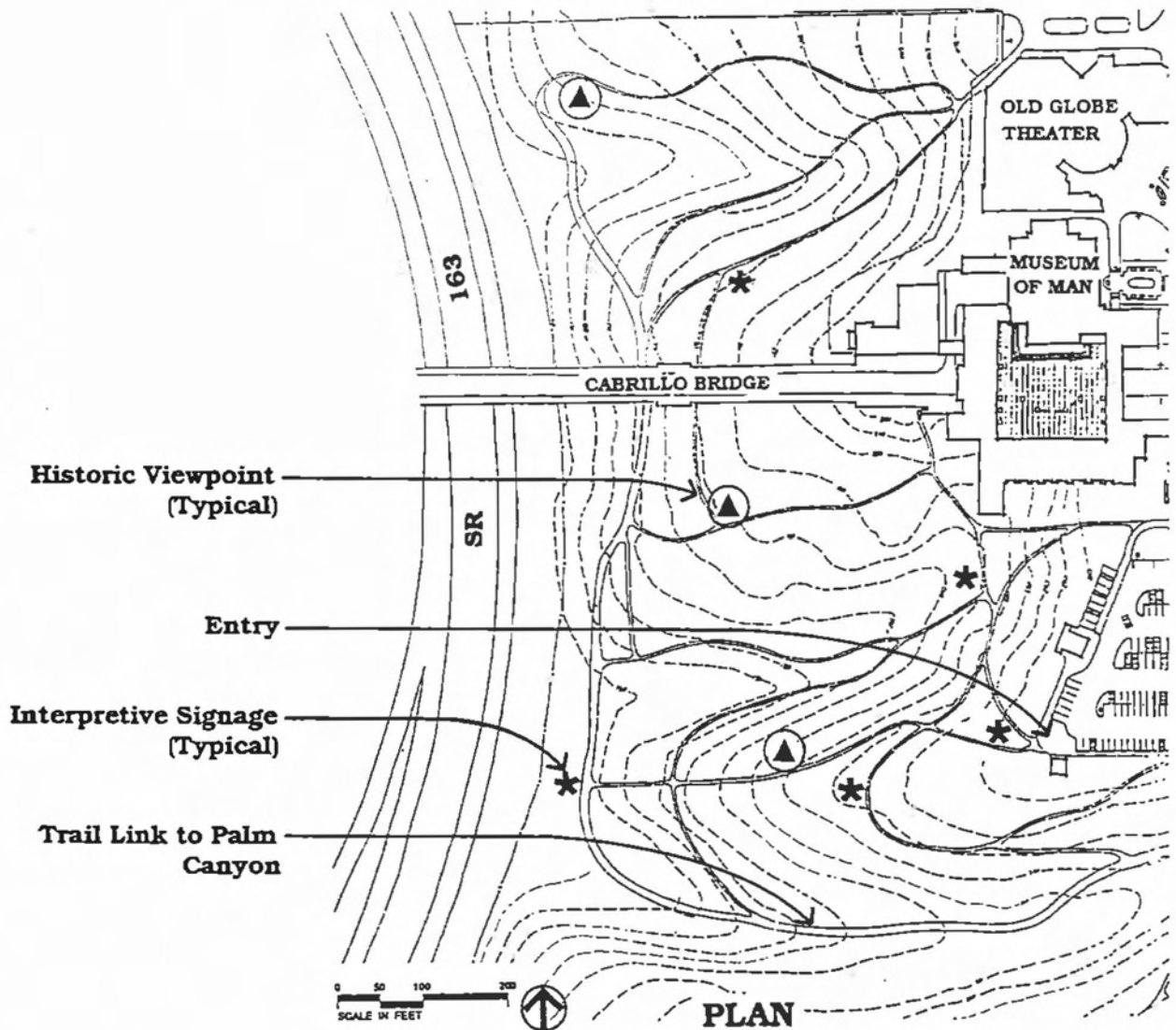
- Utilize scored concrete as a paving surface throughout the plaza.
- Remove the existing curb on Old Globe Way to create a continuous paving surface throughout the plaza.
- Provide wide raised planter walls and benches for seating.
- Confine all permanent institution signage within leasehold area.
- Install a new freestanding restroom building on the northwest side of the Lowell Davies Festival Stage that is architecturally compatible with surrounding Elizabethan architecture.
- Add new entry to the Sculpture Garden from the plaza.



5. Archery Range

Design Objective:

Relocate the archery range to a comparable alternate location when possible and return the area to a naturalized preserve for general public use. Provide for interim shared use of the area until an alternate site for an archery range is chosen and prepared.



Recommendations:

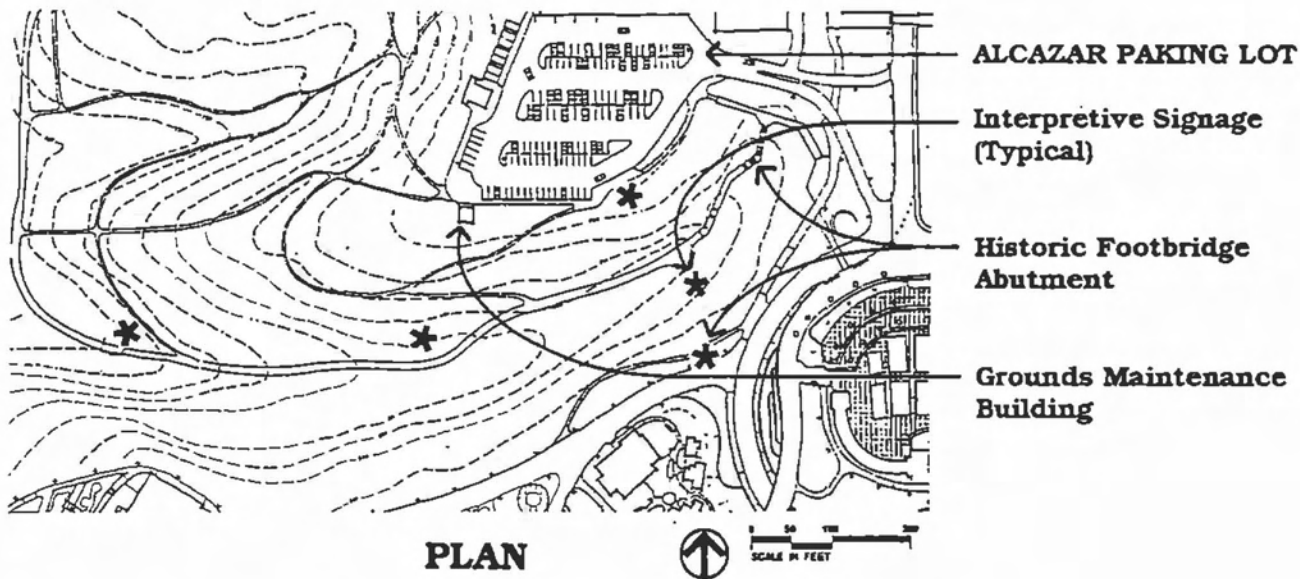
- Remove the fence and restricted use signs from the range perimeter.
- Develop a trail system that incorporates historic viewpoints and interpretive material.
- Incorporate linkages between the former archery range area and the Palm Canyon trail system and Alcazar Garden.
- Develop interim use guidelines between Park Management and San Diego Archers to ensure public safety and effective use of the area.



6. Palm Canyon

Design Objective:

Add additional plantings and interpretive material to enhance Palm Canyon.



Recommendations:

- Extend the present concrete path at the bottom of the canyon and add a small interpretive area at the terminus of the concrete path containing benches and interpretive signage.
- Provide lighting along the pedestrian path using Prado pole lighting.
- Construct new trails that link the interpretive area to the two bridge heads of the former Palm Canyon bridge at the top of each side of the canyon.
- Provide interpretive signage at both remaining historic foot bridge abutments.
- Construct new trails that will link with the former archery range open space.
- Construct a new trail that links the interpretive area to the proposed protea garden behind the Balboa Park Club.
- Add additional plantings to the canyon under the direction of the Balboa Park horticulturist.



7. Plaza de Panama

Design Objective:

This plaza should be restored to its historic role as the outdoor "living room" of San Diego. Its central location at the crossing point of the two major sightlines of the Central Mesa will cause it to function as the primary public square of the Central Mesa. Because of its singular importance as a pedestrian crossroad, as a cultural center, and as a visual focal point, a variety of special events, ceremonial occasions, and everyday passive and active uses can be accommodated.

In order to return the plaza to its historic function and spatial identity, several design elements will be employed. First, the edge of the plaza must be delineated on the ground plane through the use of a band of paving that subtly contrasts with the remainder of the plaza. Second, a vertical treatment is needed to return a sense of spatial enclosure to the northeast side of the plaza. This treatment must, however, be transparent enough to retain visual access to the Timken Gallery. A small bosque of queen palms was chosen for this purpose, and this treatment was repeated in the other three quadrants of the plaza to retain its formal symmetry and preserve views to surrounding architecture. Finally, a central focal feature is needed to give further definition to the spatial relationships and site lines of the space. A low pool was chosen for this purpose to retain axial views and to provide a cooling water element that is consistent with the Spanish Colonial themes in the Prado. Vehicular circulation through the plaza should be defined with bollards to allow for a flush plaza surface.

The Plaza de Panama in its current role as a vehicular circulation and parking area.



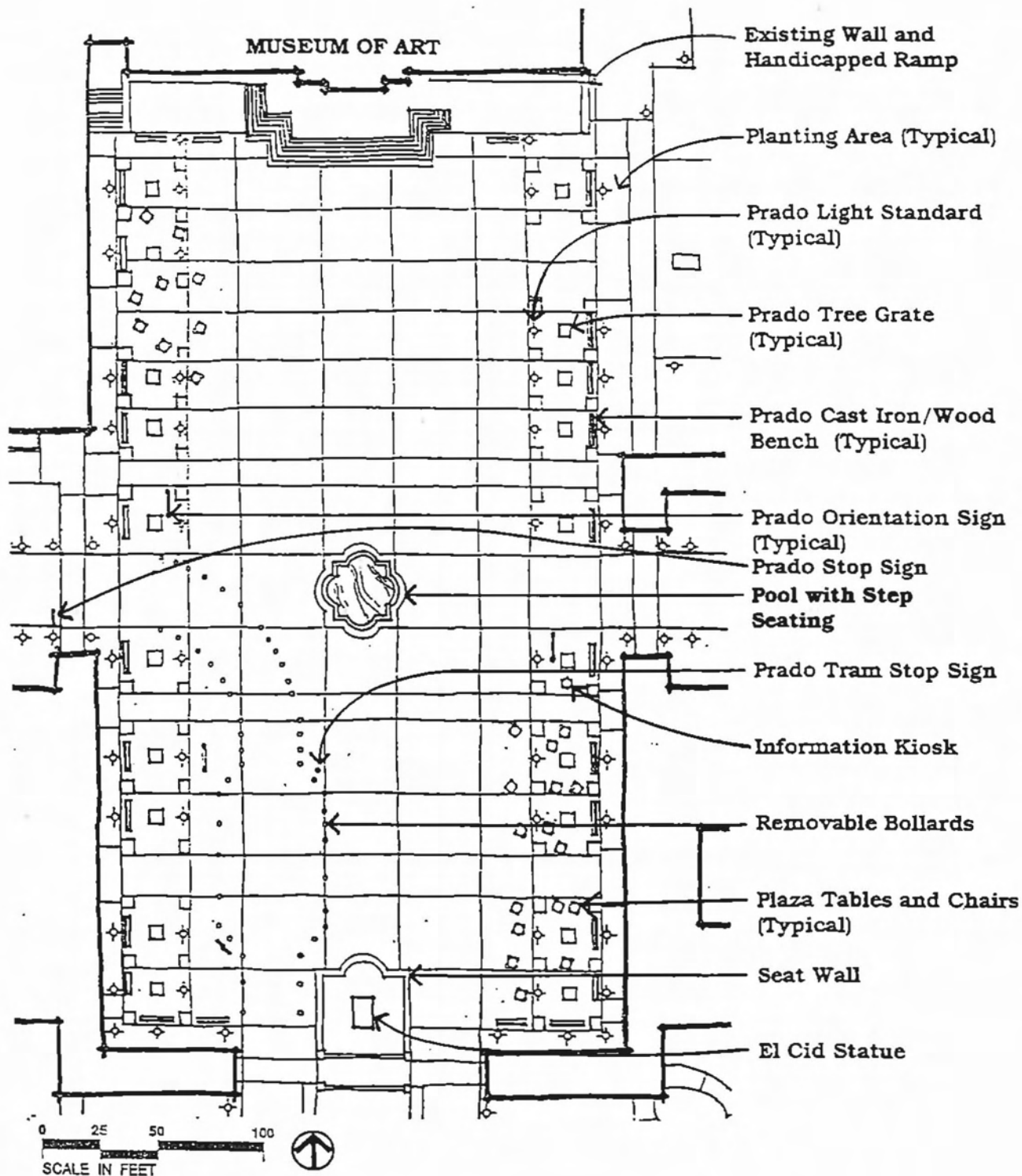
A computer simulation of the proposed plaza which will serve as a central pedestrian open space.





BALBOA PARK • CENTRAL MESA PRECISE PLAN

Precise Plan - Specific Recommendations

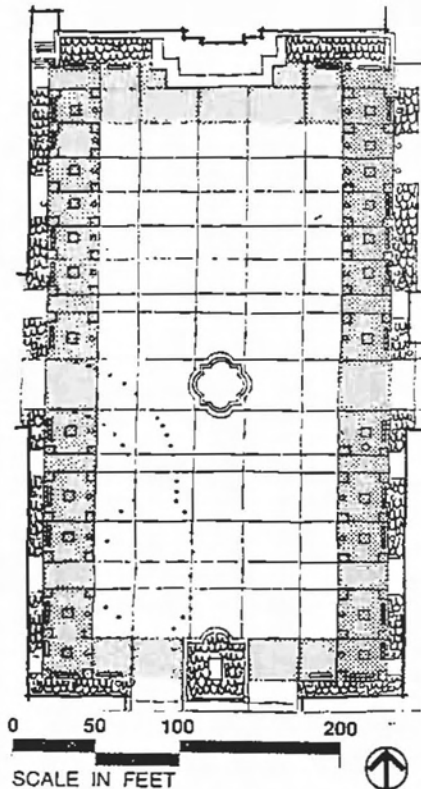


PLAZA DE PANAMA
PLAN

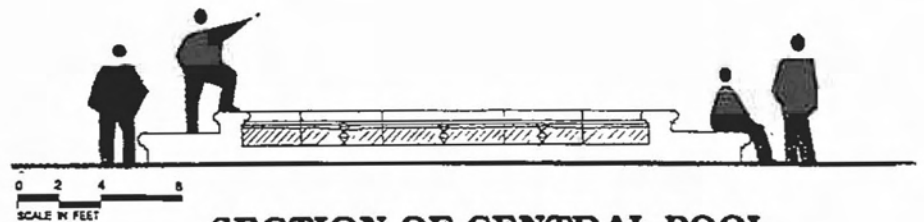
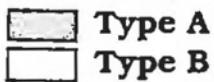


Recommendations:

- Utilize subtly colored, scored concrete paving surfaces that are similar to existing Prado paving throughout the plaza. (See decorative paving diagram.)
- Install a stop sign at the vehicular entry to Plaza.
- Confine vehicular traffic to two lanes through the southwest corner of the plaza and include drop-offs and tram stops.
- Define the vehicular circulation route with the use of removable bollards to match Prado light standard bases. Chains connecting bollards should not be used.
- Provide movable chairs and tables in the plaza. The areas closest to the House of Hospitality and Sculpture Garden Cafe are well suited to this purpose.
- Place benches along the periphery of the plaza as shown.
- Plant bosques of queen palms at the margins of the plaza.
- Accent the central axial crossing point of the Prado by placing a Spanish Colonial pool in the plaza. Two levels of monumental steps will form the rise to the central pool. These should not exceed 30" in height and be surrounded by a rim that is a minimum of 16" wide to provide seating. Concealed down lights built into the pool steps should be included. Mosaic tiles inside the pool should repeat historic motifs such as the sunburst design found on the tile dome of the California Building. Decorative brass fixtures should also be included inside the pool to support a portable stage deck for special events.
- Provide aesthetically pleasing night lighting in the plaza. Features in the Plaza de Panama to highlight will be the bosques of palms, the central pool, El Cid, and the surrounding arcades and architecture.
- Define vehicular circulation through the plaza at night by illuminating the bollards with up lights installed flush with the plaza paving.



PLAZA PAVING DETAIL



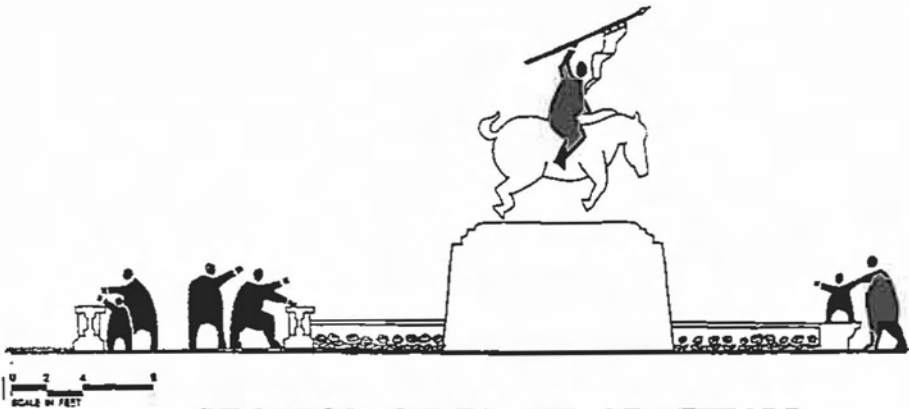
SECTION OF CENTRAL POOL



BALBOA PARK · CENTRAL MESA PRECISE PLAN

Precise Plan - Specific Recommendations

- Locate a seat wall around the statue of El Cid, enclosing seasonal flower beds.
- Provide unobtrusive and secure electrical service to support sound and lighting equipment in several areas of the plaza. Provision should also be made for power to be provided to a stage that could be set up over the central fountain.



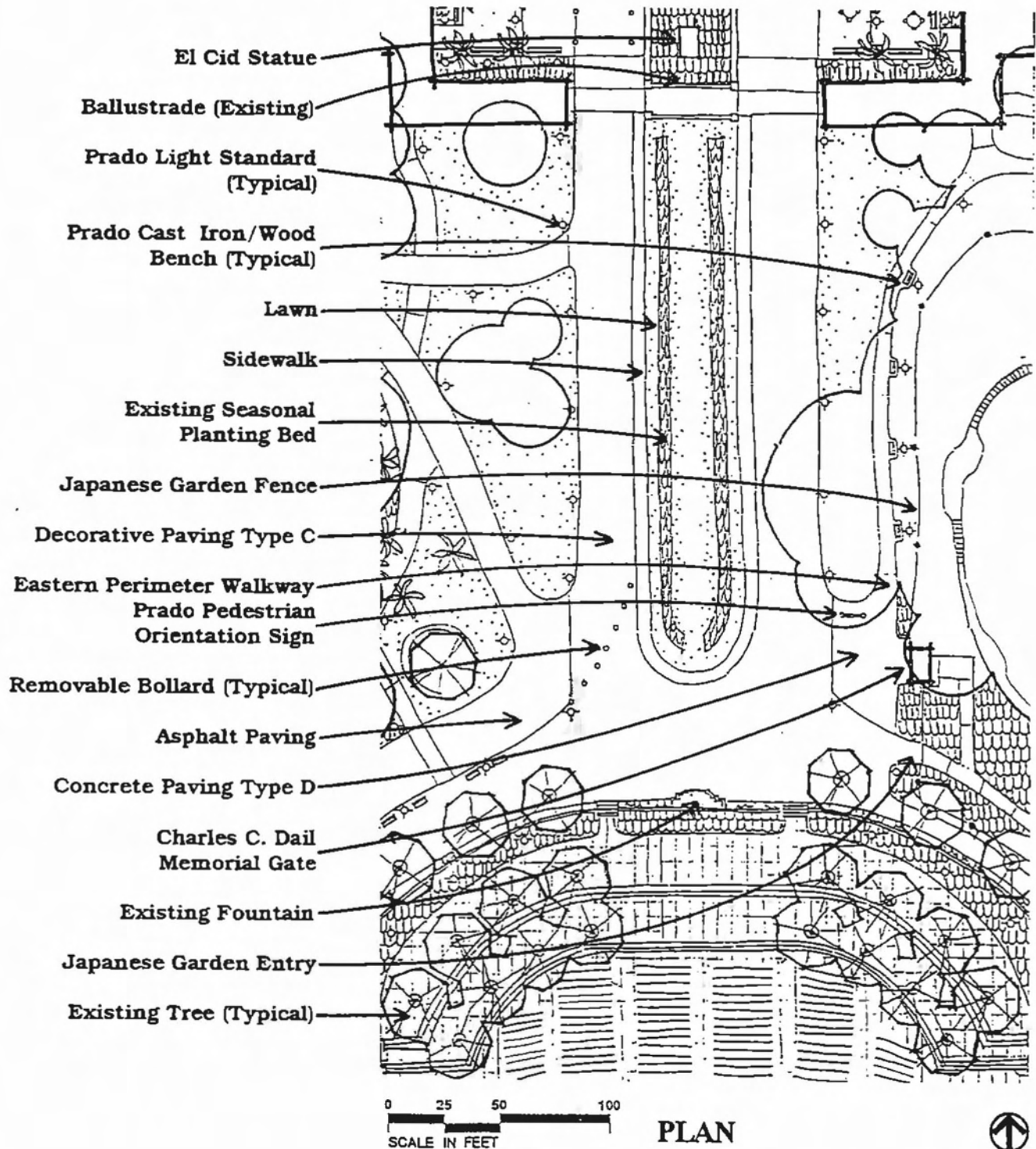
SECTION OF EL CID SEATWALL



8. The Mall

Design Objective:

Restore pedestrian access along the central mall between Plaza de Panama and the Organ Pavilion. Allow for vehicular circulation on the western portion only.





Recommendations:

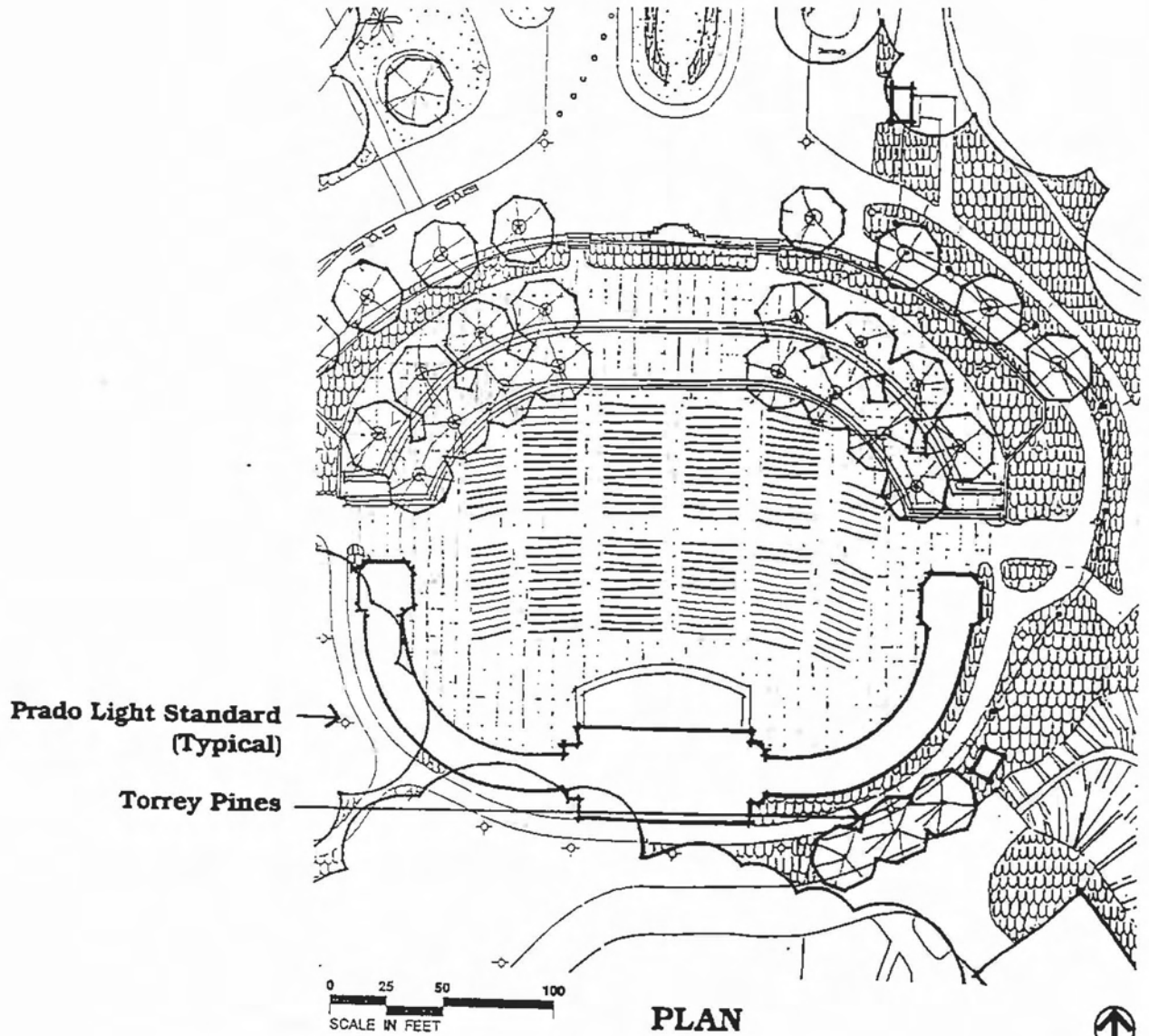
- Retain the existing configuration of the central landscaped area containing lawn and seasonal planting beds.
- Border the planting area with a six foot wide type C concrete sidewalk separated from adjacent paving by a six inch curb.
- Relocate the existing backflow preventer device located in the central landscaped area to a location hidden from public view.
- Replace the permanent pole used for Christmas decoration with a removable pole that will fit into a capped metal sleeve installed flush with finish grade. Install in place only during use.
- Repave the existing asphalt roadway and sidewalks bordering the Organ Pavilion with type C paving.
- Reconfigure the plaza and pedestrian walkway on the north side of the Organ Pavilion. Pave with scored concrete type C paving.
- Separate automobile circulation from pedestrian areas south of the central planting area with bollards that match the Prado light standard bases.
- Provide an entry area for the Japanese Garden that connects to the existing eastern perimeter walkway as shown on the plan. Pave with concrete type D.
- Relocate existing Queen Palms to other locations in the Park to provide an unobstructed view of the Organ Pavilion from the Plaza de Panama.



9. Organ Pavilion

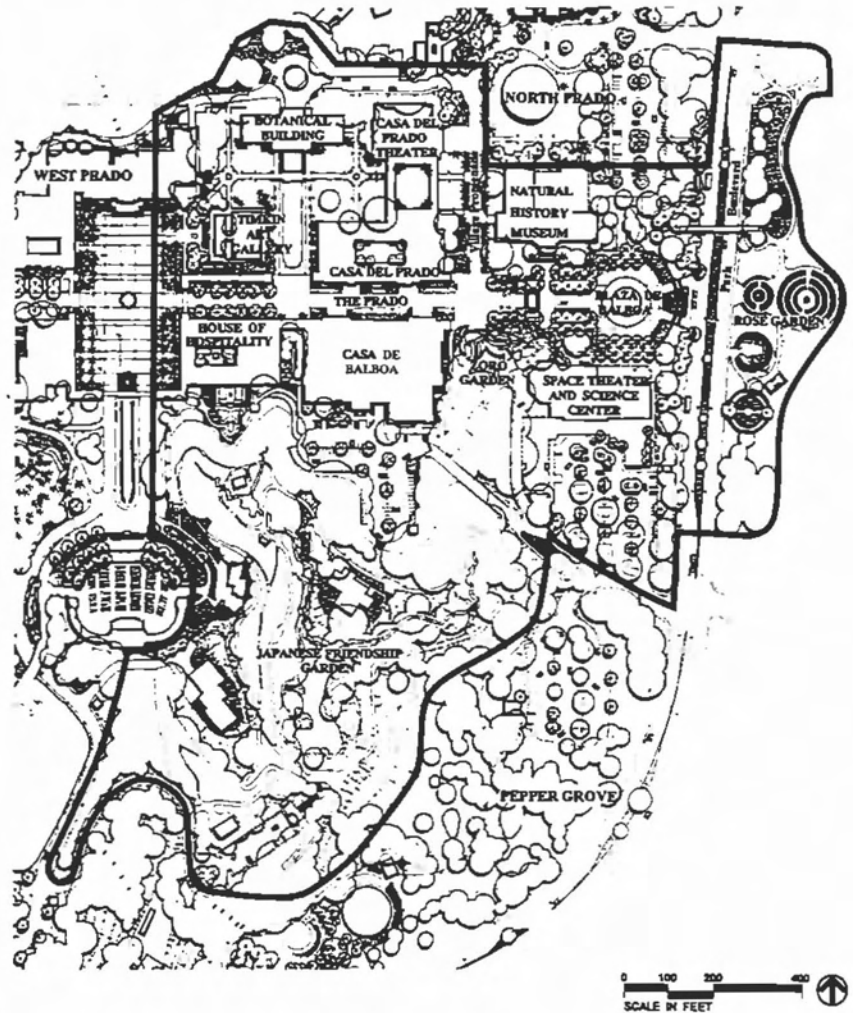
Design Objective:

Retain the existing design and plant materials. Add torrey pines behind the east peristyle to provide a symmetrical visual backdrop.





East Prado



Site Amenities:

- Prado Light Standard: Western Lighting Standards Capistrano Series CA10 (or equal). Custom fixture as shown in Appendix. Color shall be Frazee Shutter Green 6125N gloss enamel.
- Prado Drinking Fountain: Western Lighting Standards Capistrano series mini base as shown in Appendix (or equal). Color to match light standards.
- Prado Cast Iron/Wood Bench: TimberForm Site Complements model numbers 2118-x and 2119-x (or equal) with cast iron supports and patterned wood slats. Bench depth is 2' - 2.5" and height is 2' - 9.5". Seat height is 1' - 5" with surface mounting and wood size 1.5" x 2.5". Length to be determined. Finish to be powder coating color RAL 6009. See Appendix.



- Prado Concrete Bench: Dura Art Stone cast stone Coronado bench 6U, minimum 6' length, installed with epoxy adhesive, nordic cream color and sacked smooth finish, order number: S-6U-E-S-13-SK (or equal). 26" wide seat, 17" height and minimum 72" length. See Appendix.
- Plaza Chair: Wesnic Food Court Furniture, Bentwood III side chairs, with mesh seat and Fan Back, model #302 (or equal). See Appendix.
- Prado Plaza Table: Falcon Table Base model #2704-UH (or equal) with cast iron base, 18 ga. 4" steel tubing, rubber cushion glides, 15" cast iron spider, 24" diameter base spread, 27.5" overall height. 36" round marble table top available through distributor. California Umbrella with 1-1/4" diameter pole available through Sunstar Bistro. See Appendix.
- Prado Metal Trash Receptacles: Victor Stanley Ironsites Concourse Series, model #RS-12 (or equal). Color to match light standards. See Appendix.
- Prado Concrete Trash Receptacle: Dura Art Stone cast stone trash receptacle model number TR-N round, nordic cream color with light sand blast finish, order number: S-TR-N-S-13-LSB (or equal) with 30" diameter, 36" height. Matching ash urn (at building entries only) order number: S-AU-N-S-13-LSB (or equal) with 19" diameter, 22" height. See Appendix.
- Plant Container: Dura Art Stone cast stone 3' & 4' wide, design N Aquarian round planters, 30" & 36" height, nordic cream color with light sand blast finish and 2" centered drain holes. See Appendix. Order numbers:
 - S-4-N-36-S-13-LSB-2" centered (or equal)
 - S-4-N-30-S-13-LSB-2" centered (or equal)
 - S-3-N-30-S-13-LSB-2" centered (or equal)
- Prado Tree Grates: Urban Accessories, cast iron tree grate model "O.T." series (or equal). Round or square shape and size to be determined. See Appendix.

Signage:

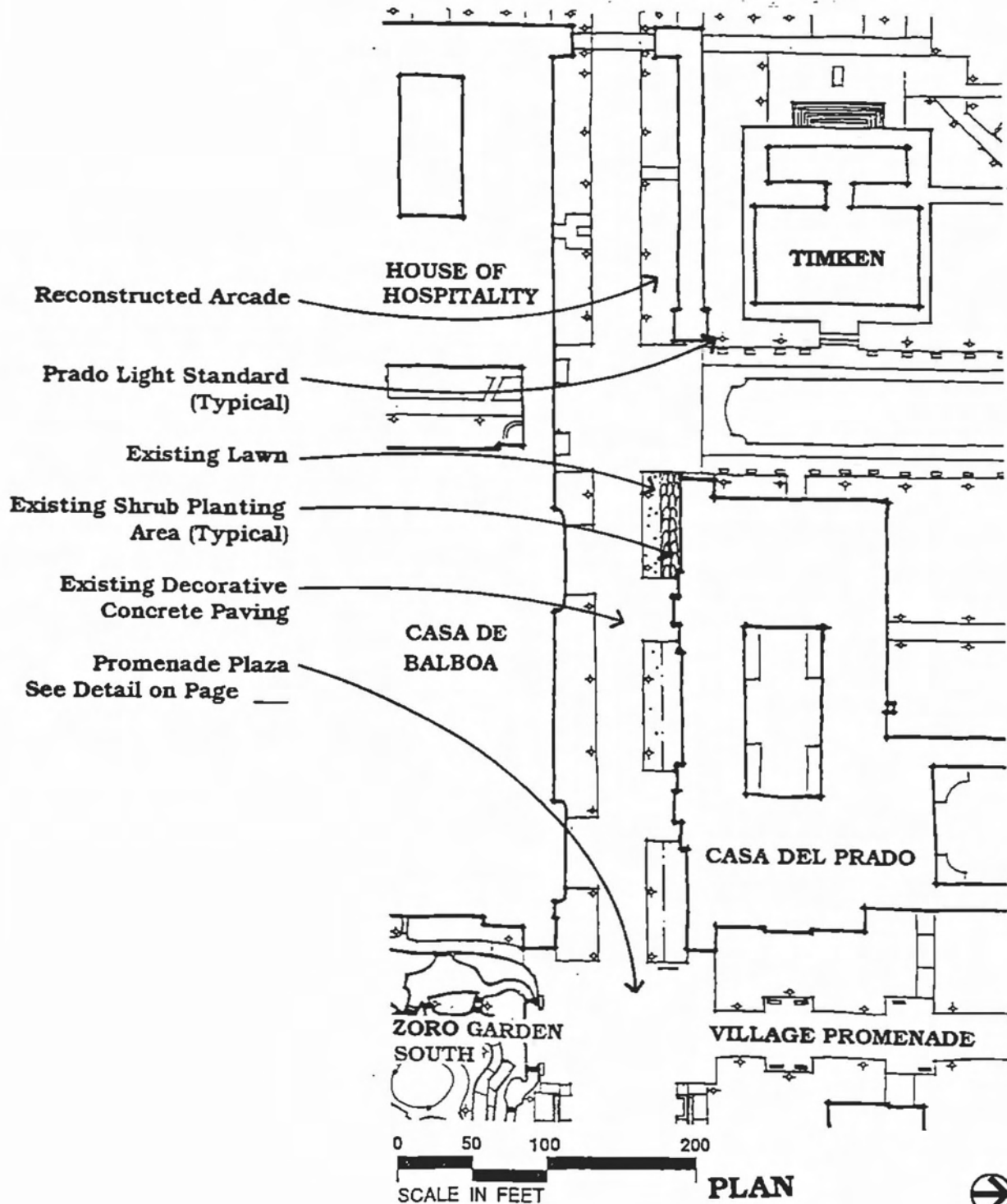
- Prado Pedestrian Orientation Sign Standards: Western Lighting Standards Mini Capistrano series as shown in Appendix (or equal). Color shall be Frazee Shutter Green 6125N gloss enamel or equal.



1. The Prado Streetscape

Design Objective:

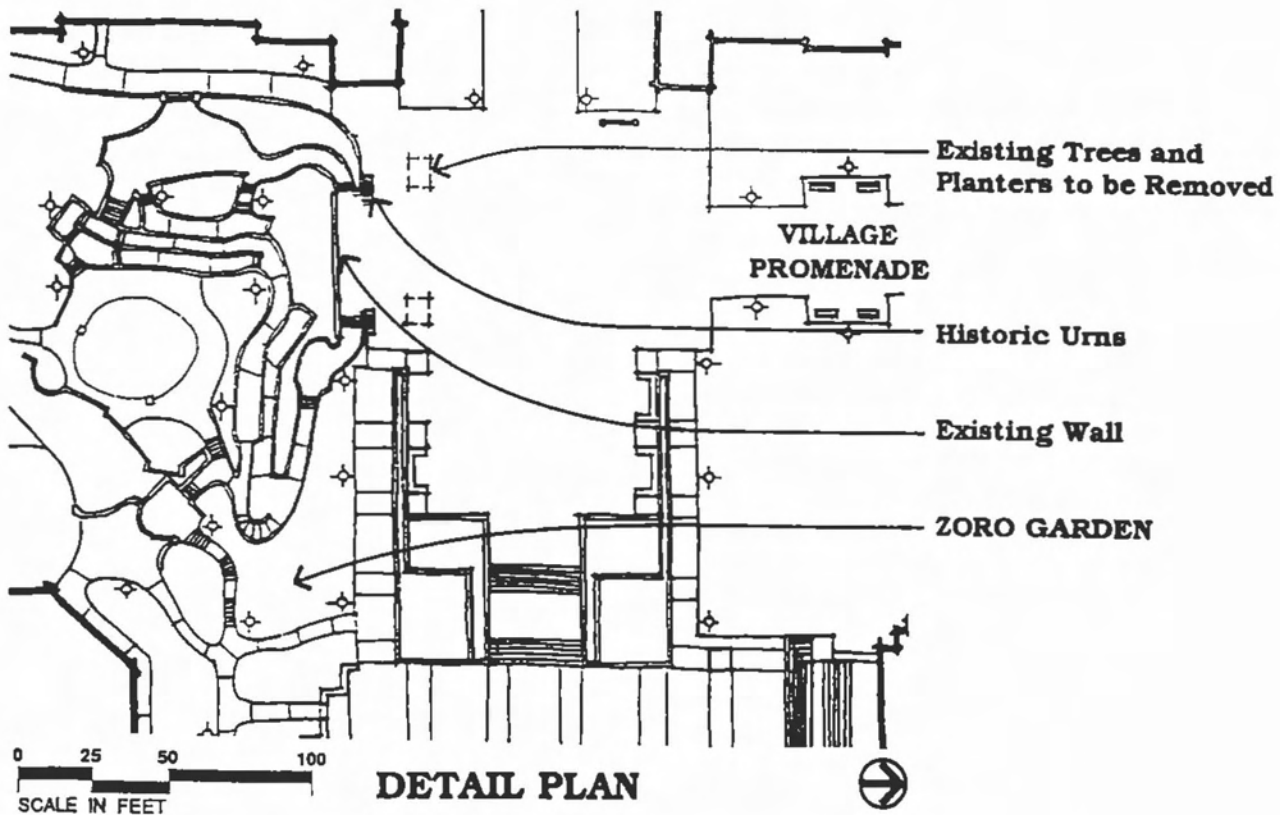
Preserve the landscape treatment along the pedestrian promenade and rejuvenate the Promenade Plaza area at the junction with Village Promenade.





Recommendations:

- Preserve existing plantings along the Prado.
- Replace existing light standards with the recommended model in locations shown on the plan.
- Install replicas of the large planting urns which were present during the Expositions on the pilasters which form the entry to Zoro Garden.
- Relocate the existing freestanding planting urn and remove the two existing trees and planters to restore this area to its Exposition configuration.



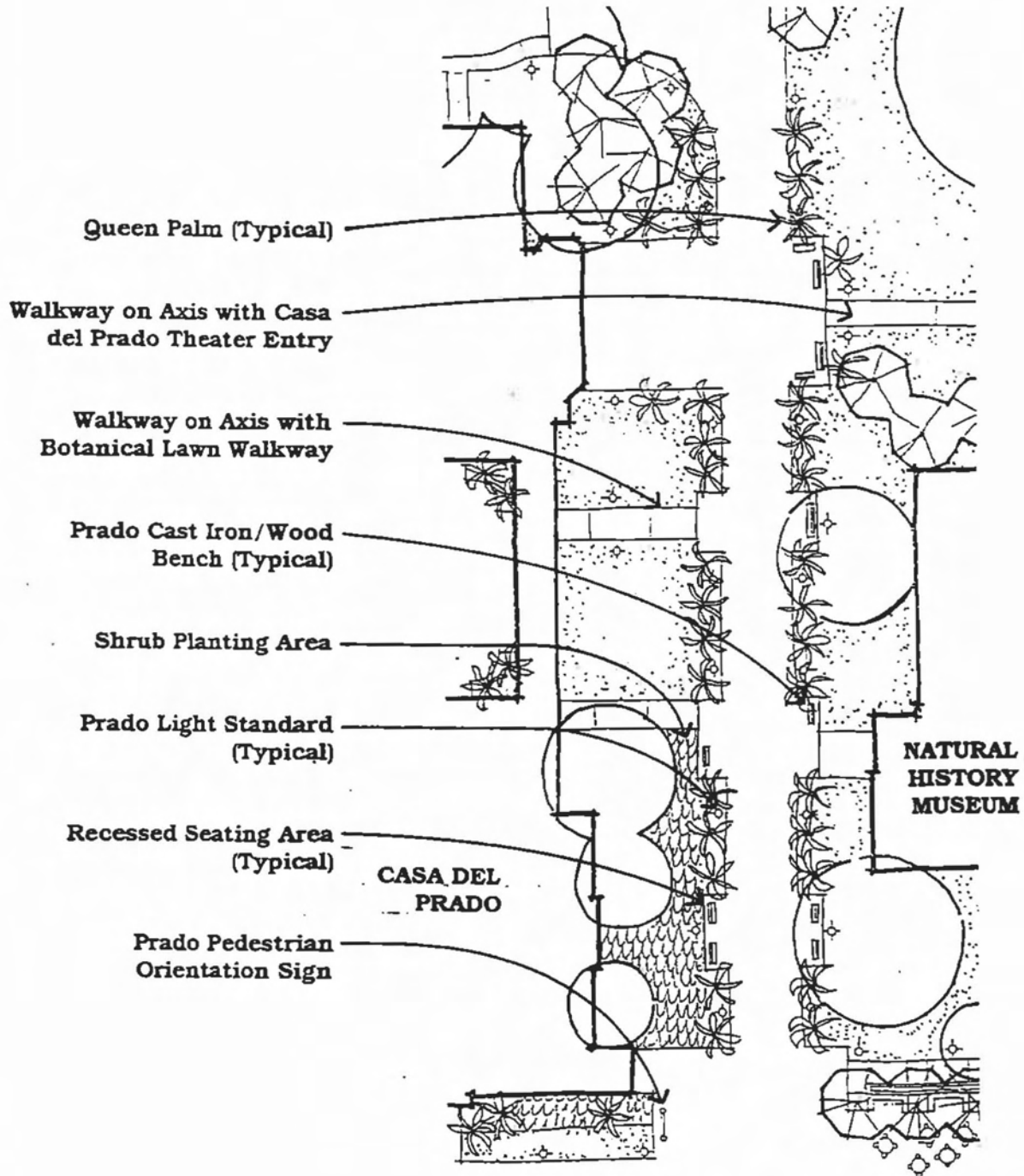
Planting urns as they appeared in 1915.



2. Village Promenade*

Design Objective:

Return the north/south portion of Village Place to a pedestrian promenade.



0 25 50 100
SCALE IN FEET

PLAN





Recommendations:

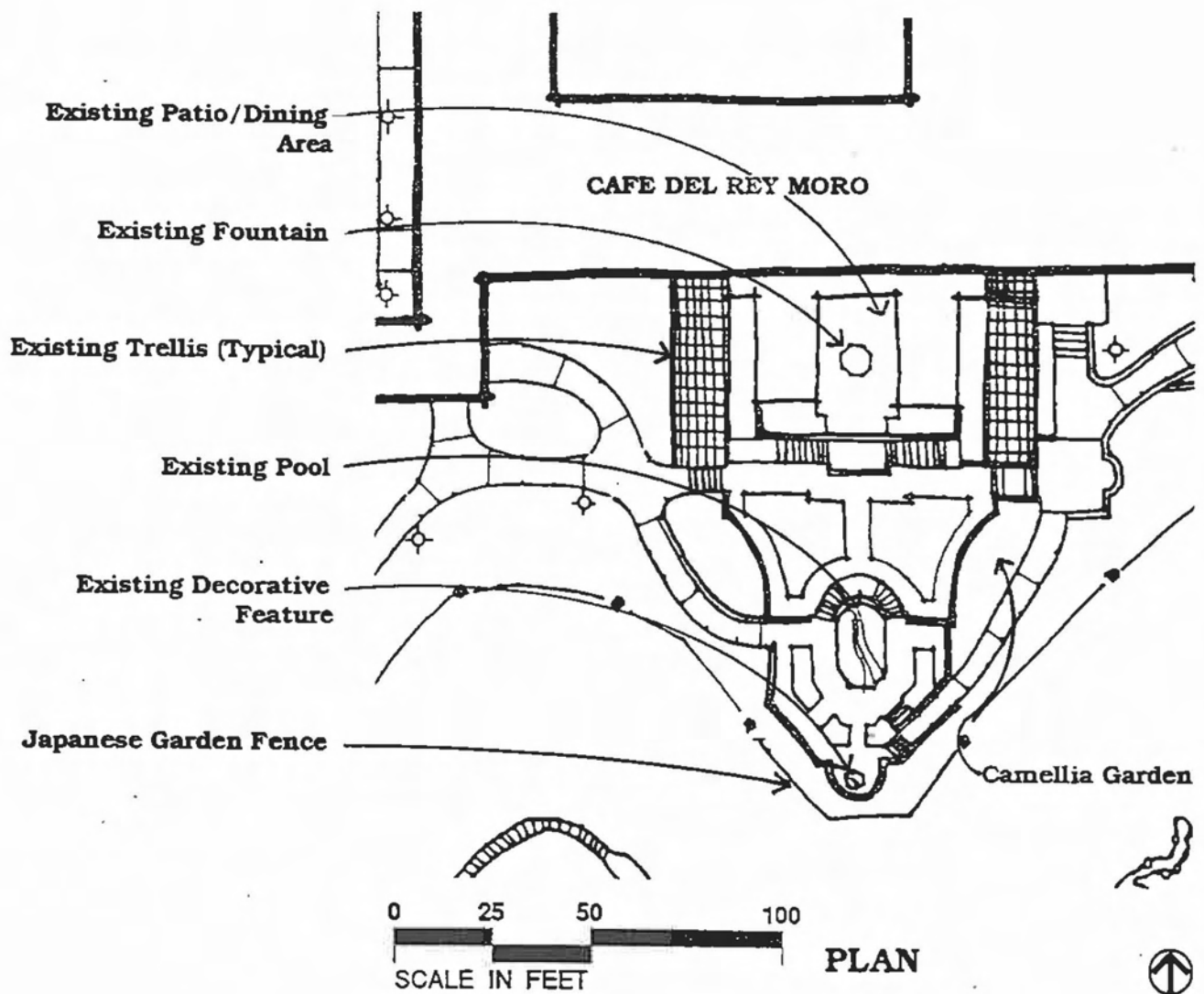
- Remove existing sidewalks on both sides of Village Place and return them to lawn and garden areas.
- Narrow the width of paved walkway to 30 feet.
- Replace asphalt paving with type C decorative concrete to complement the paving in the Prado.
- Add two new seating areas that face one another and are recessed from the promenade adjacent to the Casa del Prado and Natural History Museum.
- Relocate the walkway connecting Village Promenade to Casa del Prado courtyard so that the new walk is on axis with the Botanical Building lawn walkway. Remove the existing iron railings in the arcade openings to allow for free circulation through the courtyard.
- Provide a seating enclave directly across South Village Promenade from the relocated walkway that will serve as the eastern terminus of the sightline formed by the Botanical Building lawn walkway.
- Provide seating across from the Casa del Prado Theater entry.
- Relocate existing queen palms.



3. Cafe Del Rey Moro Garden

Design Objective:

Preserve and rehabilitate the Cafe del Rey Moro Garden.



Recommendations:

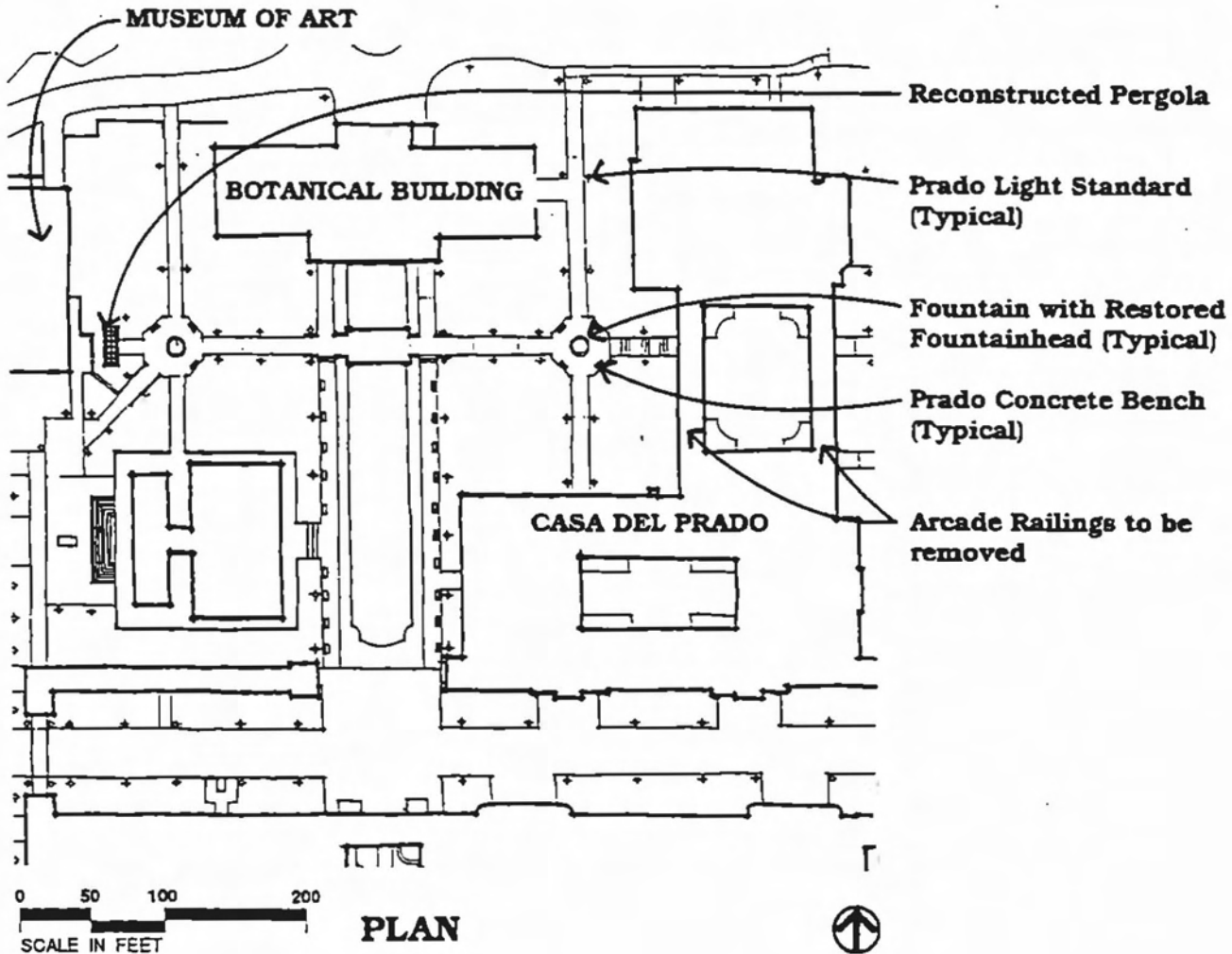
- Repair and reconstruct landscape features such as fountains, balustrades, and paving materials where needed.
- Adhere closely to the original 1935 design when making any alterations to the garden.
- Rehabilitate the camellia garden as directed by the Park horticulturalist.



4. Botanical Building Gardens

Design Objective:

Restore historic features and detailing to the Botanical Building Gardens.





Recommendations:

- Reconstruct the pergola built in 1915 located at the west terminus of the main walkway.
- Refurbish the circular fountains and replace existing fountain heads with those of 1915 Exposition design.
- Remove iron railings between the arches of the Casa del Prado patio that will enable the circulation access and sightline of the east walkway to extend through to the Village Promenade.*

* proposed name for a new feature



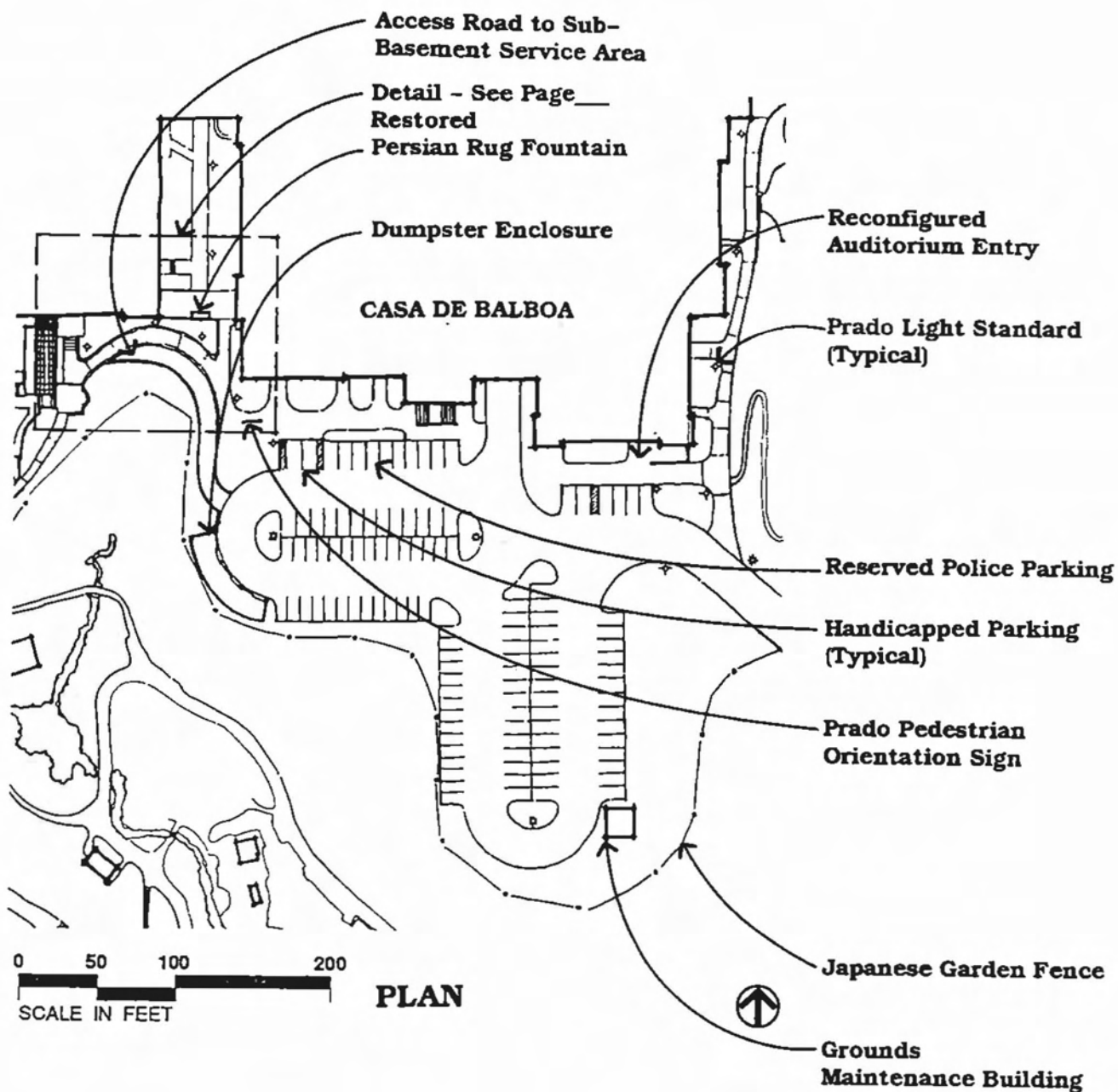
The Botanical Gardens pergola in 1915.



5. Casa de Balboa Parking Area

Design Objective:

Regrade and reconfigure Casa de Balboa parking lot to improve surface drainage, provide improved delivery access for large trucks, and provide a pleasant Prado entry experience for the pedestrian.





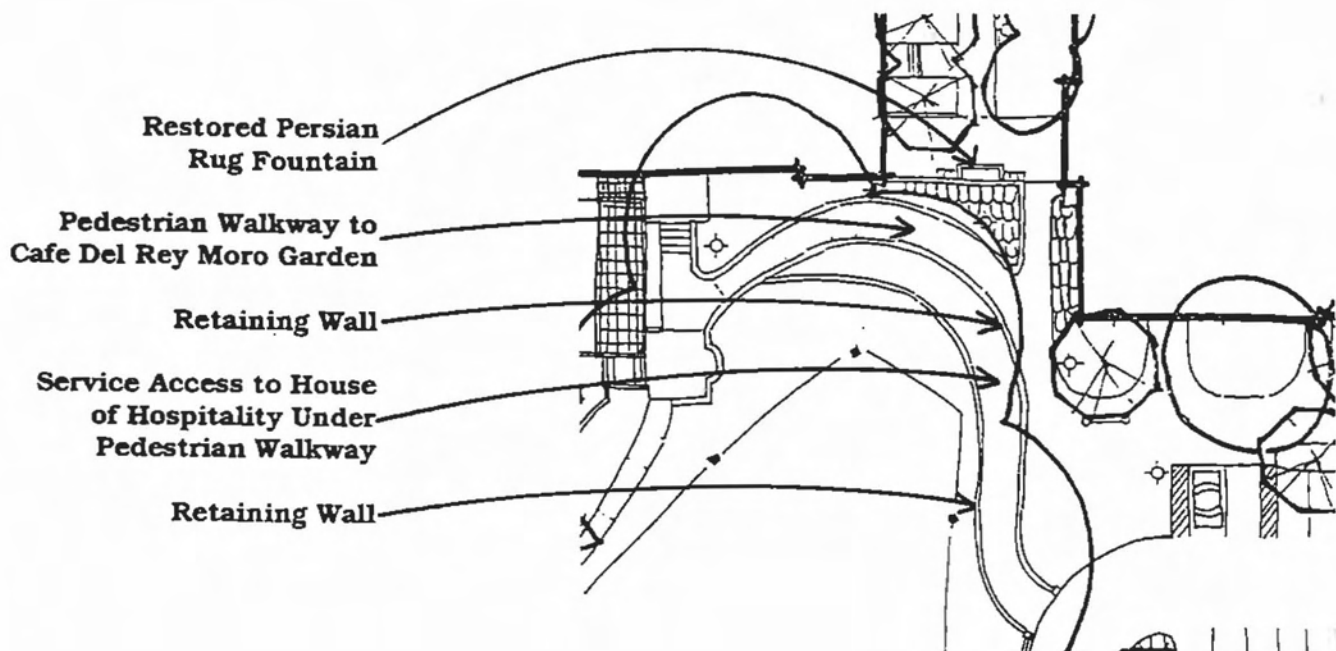
Recommendations:

- Lower the elevation of the parking lot so that surface drainage does not flow into the southeast corner of the Casa de Balboa.
- Reconfigure and restripe the Casa de Balboa lot.
- Construct enclosures for trash dumpsters that will harmonize with surrounding architecture and historical themes.
- Locate a new grounds maintenance building adjacent to the south portion of the lot.
- Relocate the Park mower shop off the Central Mesa as soon as space becomes available.
- Install new 15' wide pedestrian walkway and service access to the House of Hospitality using decorative concrete paving.
- Provide a drop-off area for service vehicles.
- Provide delivery truck access to a subbasement in the reconstructed House of Hospitality.
- Provide priority parking for three police vehicles.
- Restore and incorporate the existing Moorish "Persian Rug" fountain into the new walkway to the Prado. Install reproductions of historic urns in their original locations flanking the fountain.
- Reconfigure the pedestrian walkway east of Casa de Balboa to Zoro Garden according to the plan.

Parking Lot Tree:

Eucalyptus ficifolia - Red Flowering Gum

Eucalyptus degulpta - Mindanao Gum

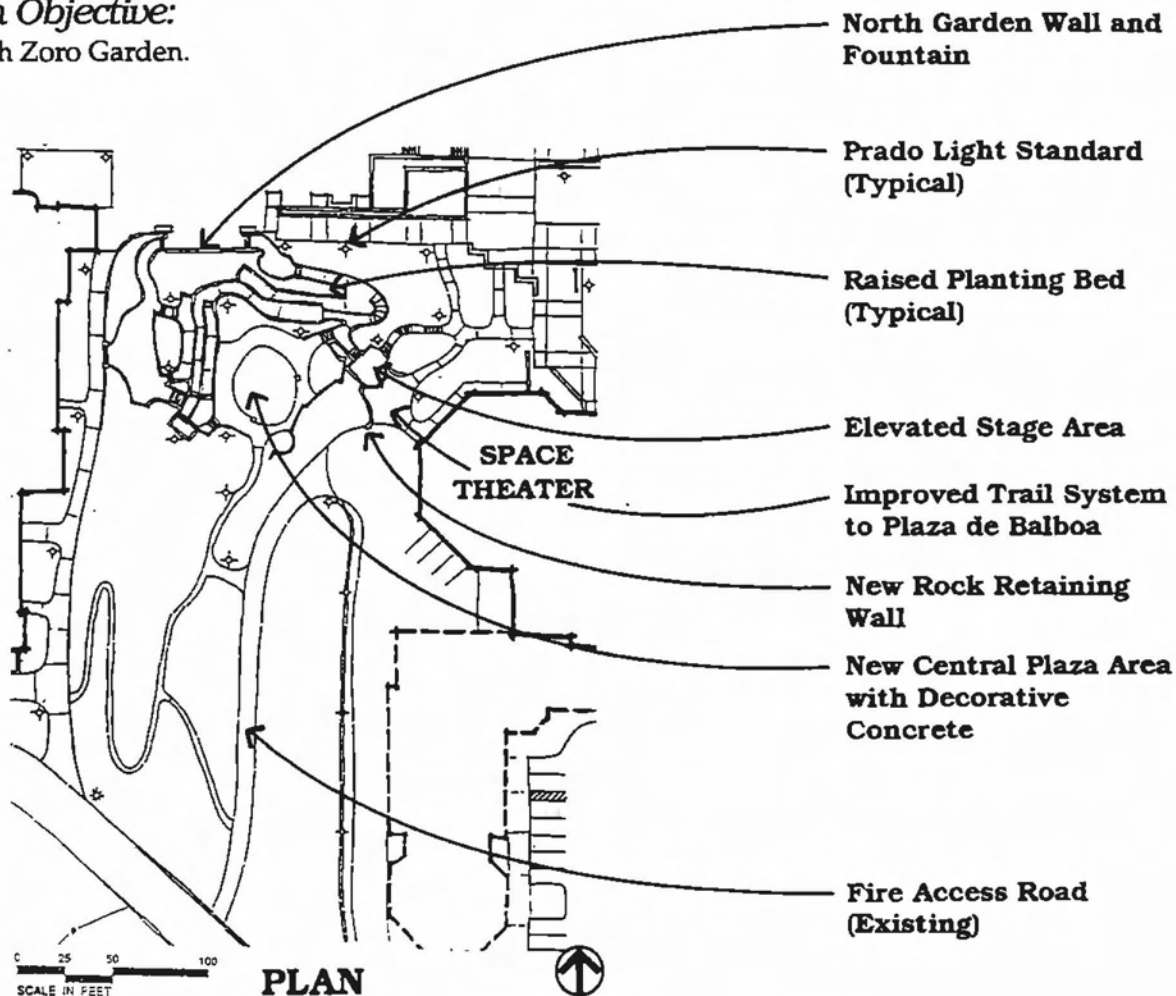




6. Zoro Garden

Design Objective:

Refurbish Zoro Garden.



Recommendations:

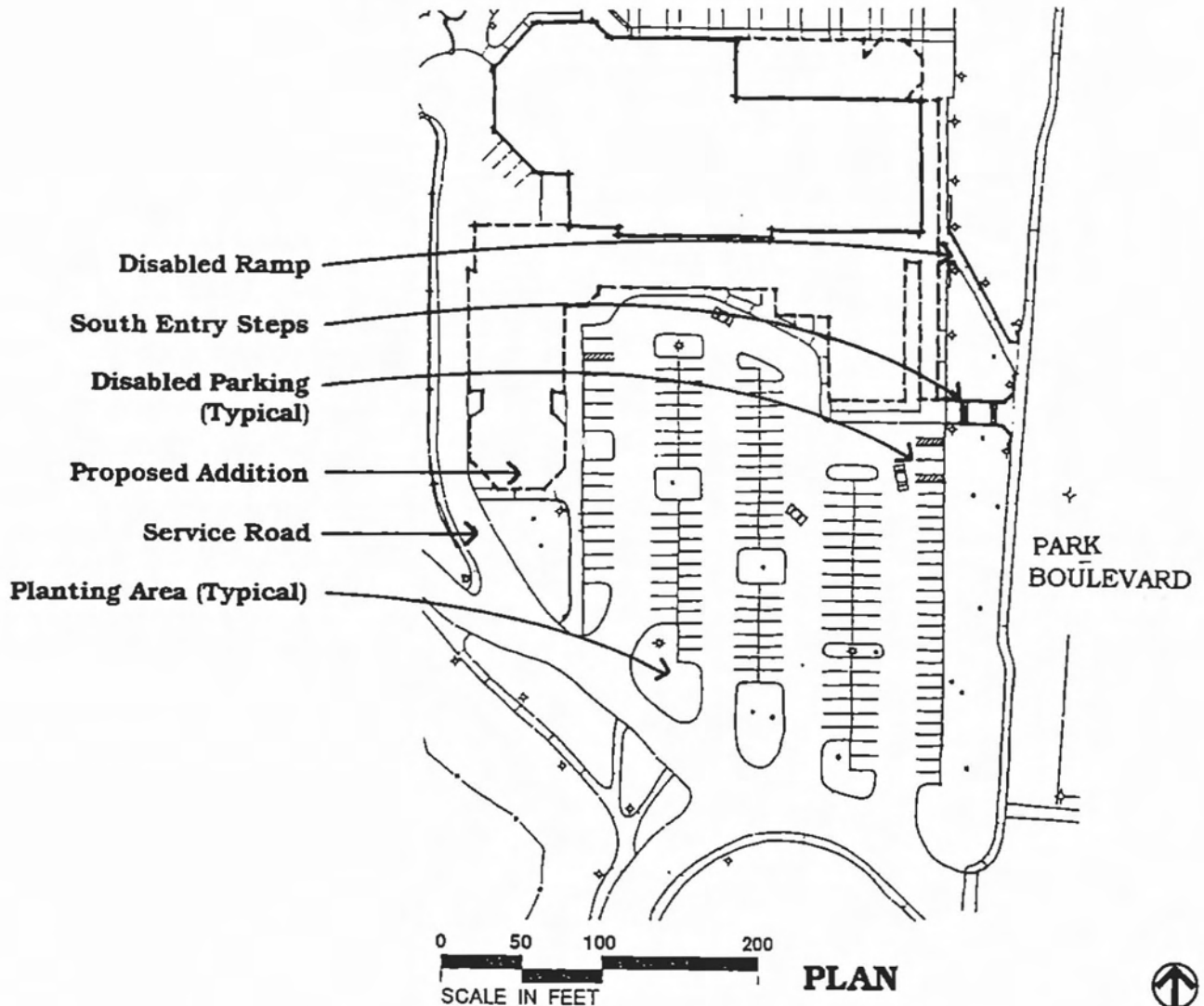
- Pave the circular central plaza area with exposed aggregate concrete.
- Remove the grounds maintenance storage building and construct a rock retaining wall to provide an elevated stage area.
- Install new plant material throughout Zoro Garden as directed by the Park Horticulturalist.
- Construct a new pedestrian trail system with stairs that will link the Zoro Garden with Plaza de Balboa.
- Refurbish the north garden wall and fountain.
- Retain the fire access road from the Space Theater service area to the Japanese Garden fence.
- Add pole lighting as shown.



7. Space Theater Parking Lot

Design Objective:

Reconfigure the parking lot and provide pedestrian access to the Space Theater from Park Boulevard.



Recommendations:

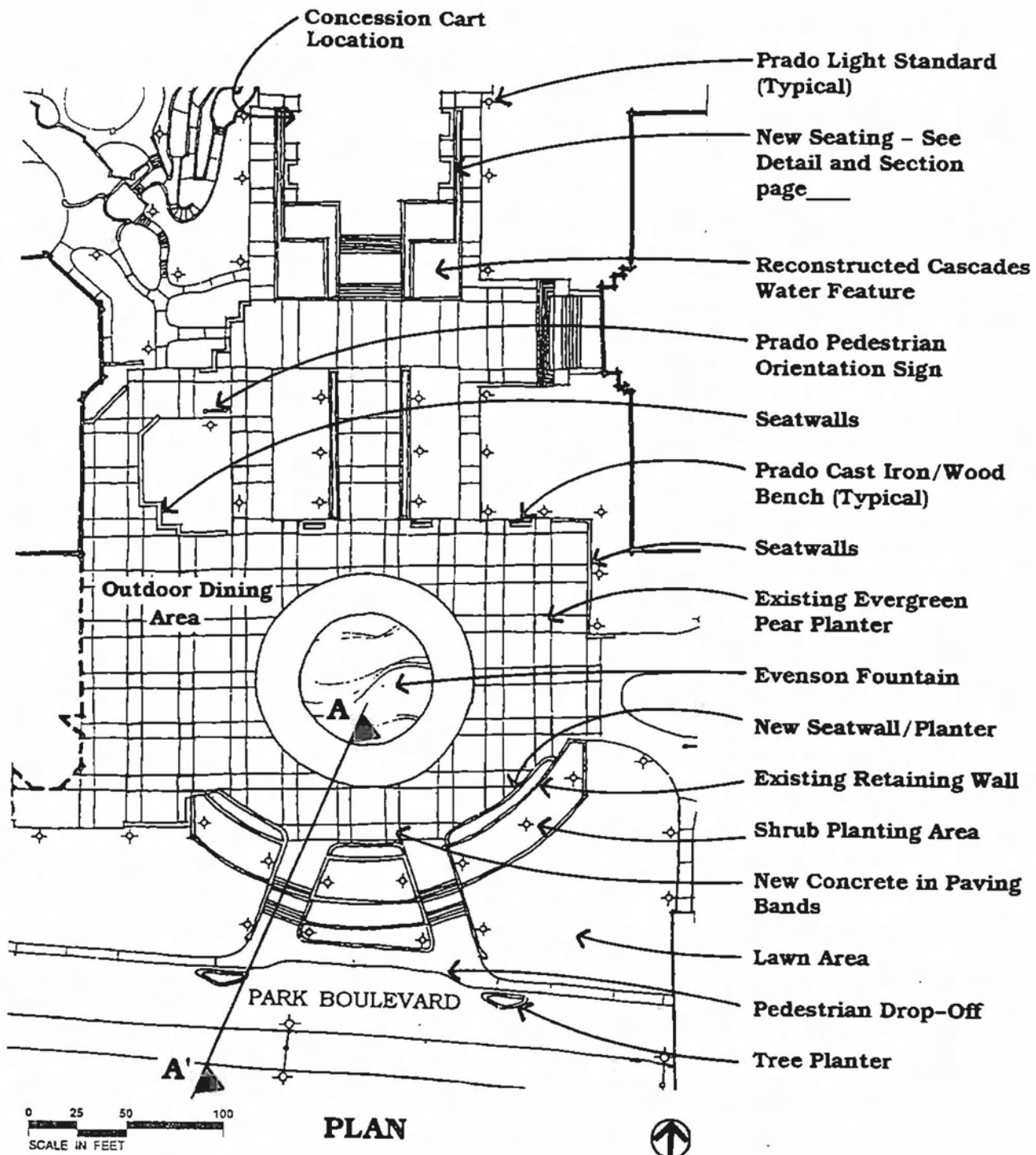
- Reconfigure parking lot when required by proposed building expansion.
- Construct steps and ramp connecting the parking lot with Park Boulevard.
- Incorporate trees in this area such as the following:
Parking Lot Tree: *Eucalyptus ficifolia* - Red Flowering Gum



8. Plaza de Balboa

Design Objective:

Enhance Plaza de Balboa to serve the future needs of Park visitors.

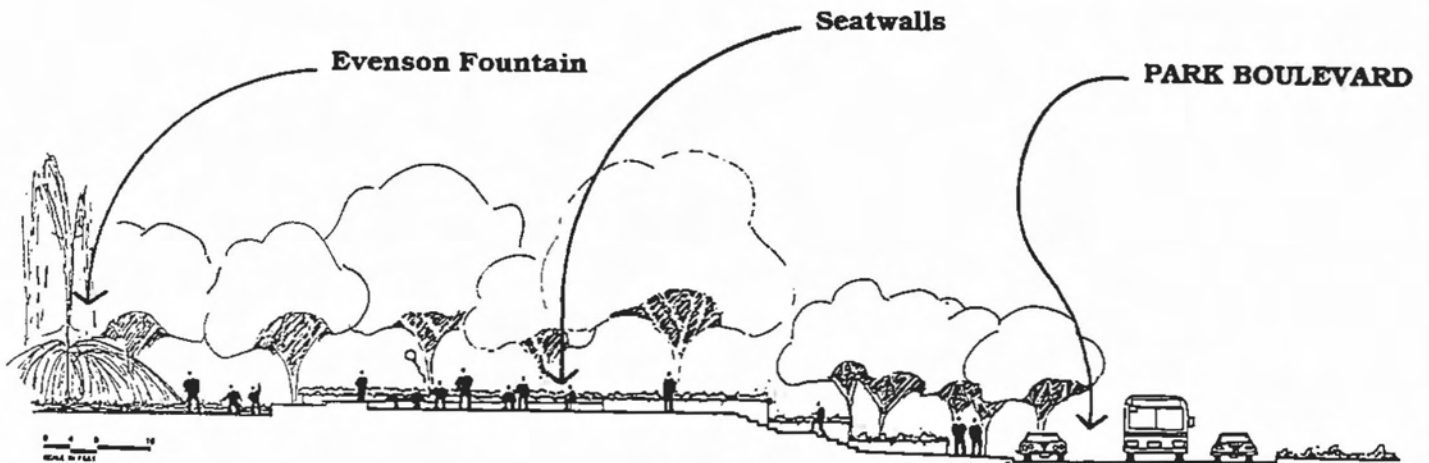




Recommendations:

- Create an east entry from Park Boulevard by providing dual stairways that will connect the Plaza with a pedestrian drop-off lane at Park Boulevard. Preserve the existing pump mechanism for the Evenson Fountain.
- Provide low seat walls in front of the existing raised planters on the east side of the Evenson fountain.
- Repair and refurbish the Cascades water feature.
- Redesign seating and planting areas in the southwestern portion of the plaza near the Space Theater.
- Provide movable tables and chairs for outdoor dining near the Space Theater's food service area.
- Replace decorative bands with textured colored concrete to complement surrounding architecture.

Plaza Tree: *Pyrus kawakamii* - Evergreen Pear



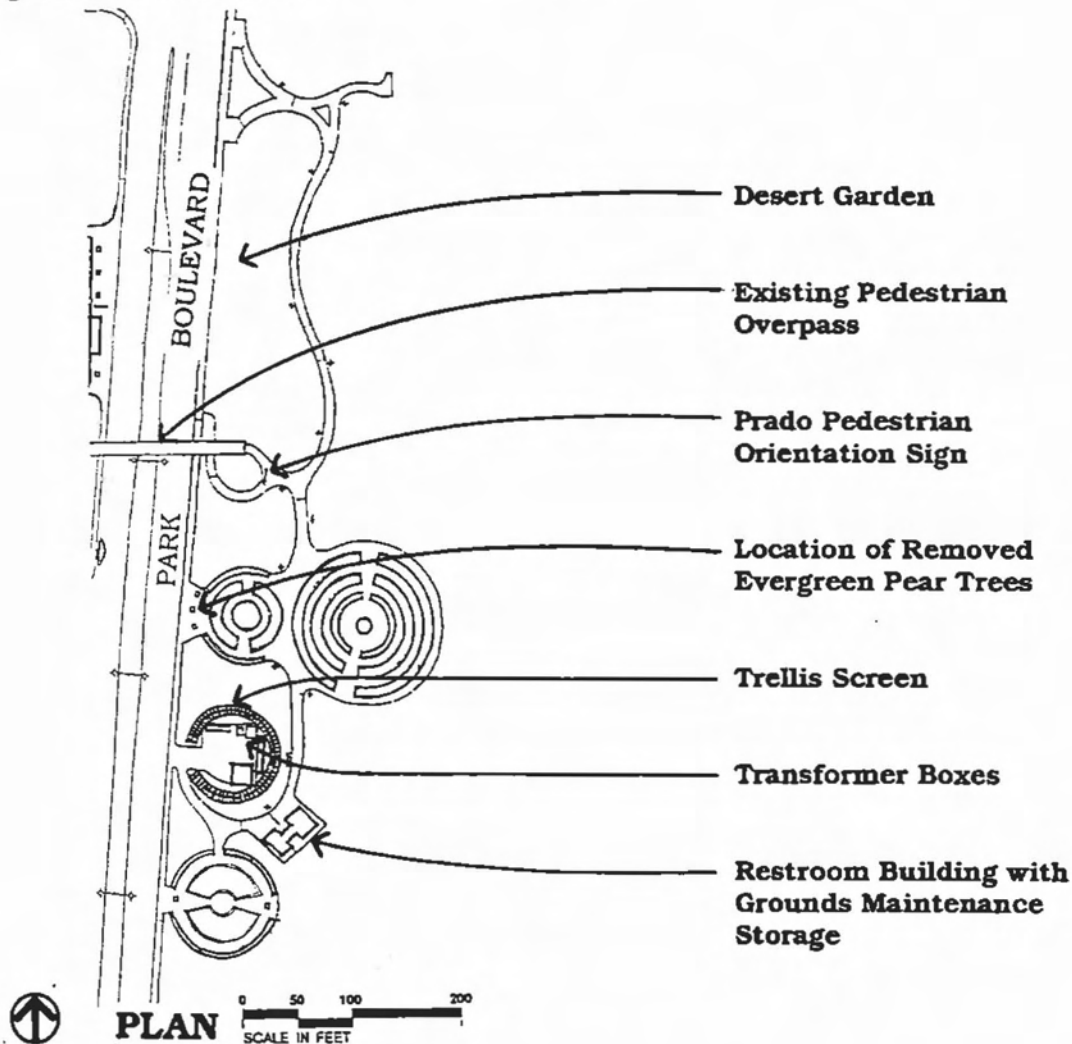
SECTION A-A'



9. Rose and Desert Gardens

Design Objective:

Construct the final phases of the rose garden, screen unsightly views and provide lighting and restroom facilities.



Recommendations:

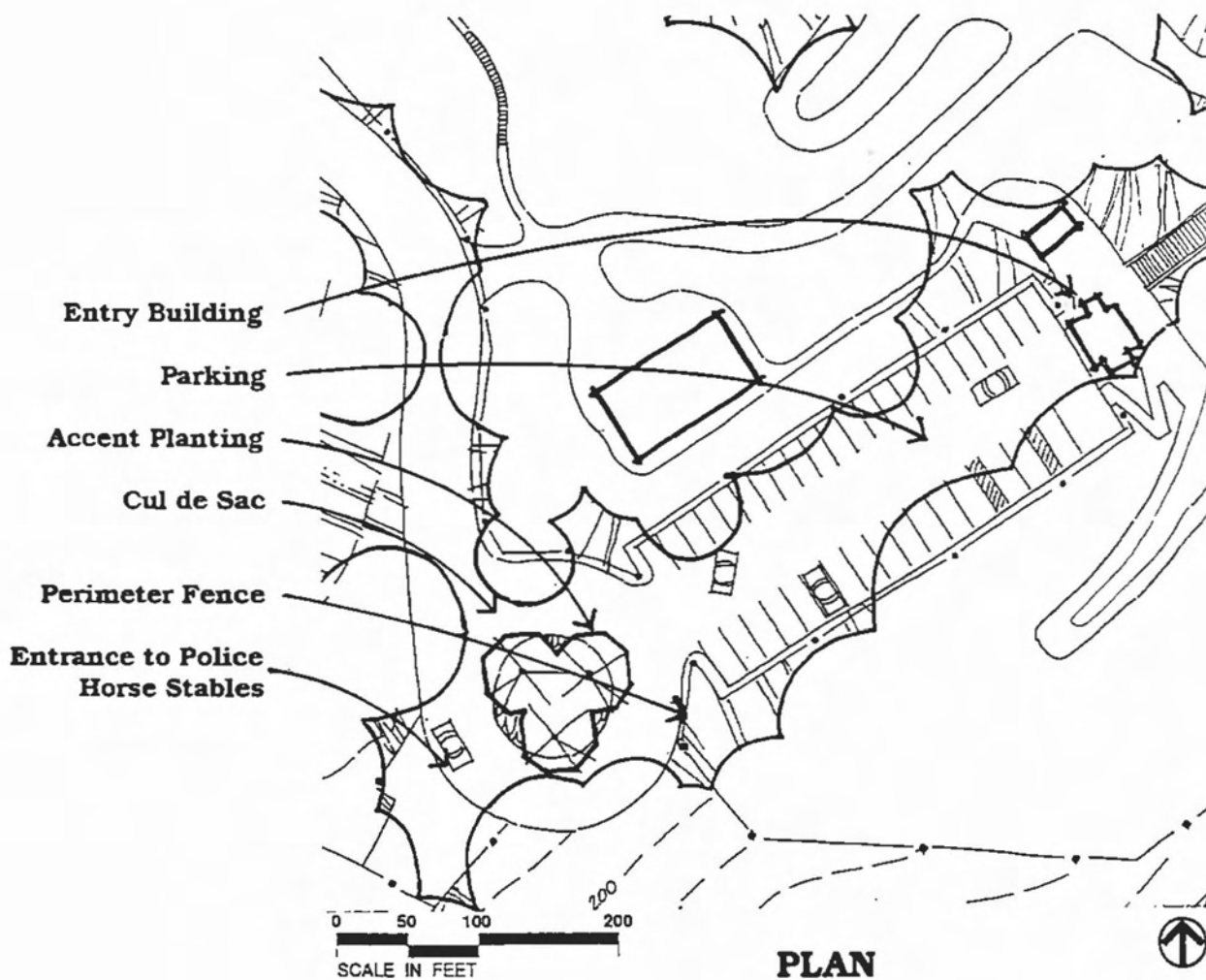
- Complete construction of the existing phase 2 plan for the rose garden.
- Add Prado lighting as shown.
- Screen unsightly views of electrical transformer boxes with wooden screens and trellises in cooperation with SDG&E.
- Provide a freestanding restroom building that contains a maintenance storage room.
- Remove the existing Evergreen Pear trees that block distant views from Plaza de Balboa.
- Refurbish planting and interpretive signage in desert garden where needed.



10. Japanese Friendship Garden South Entry

Design Objective:

Provide a cul-de-sac at the entrance to the Gold Gulch parking lot.

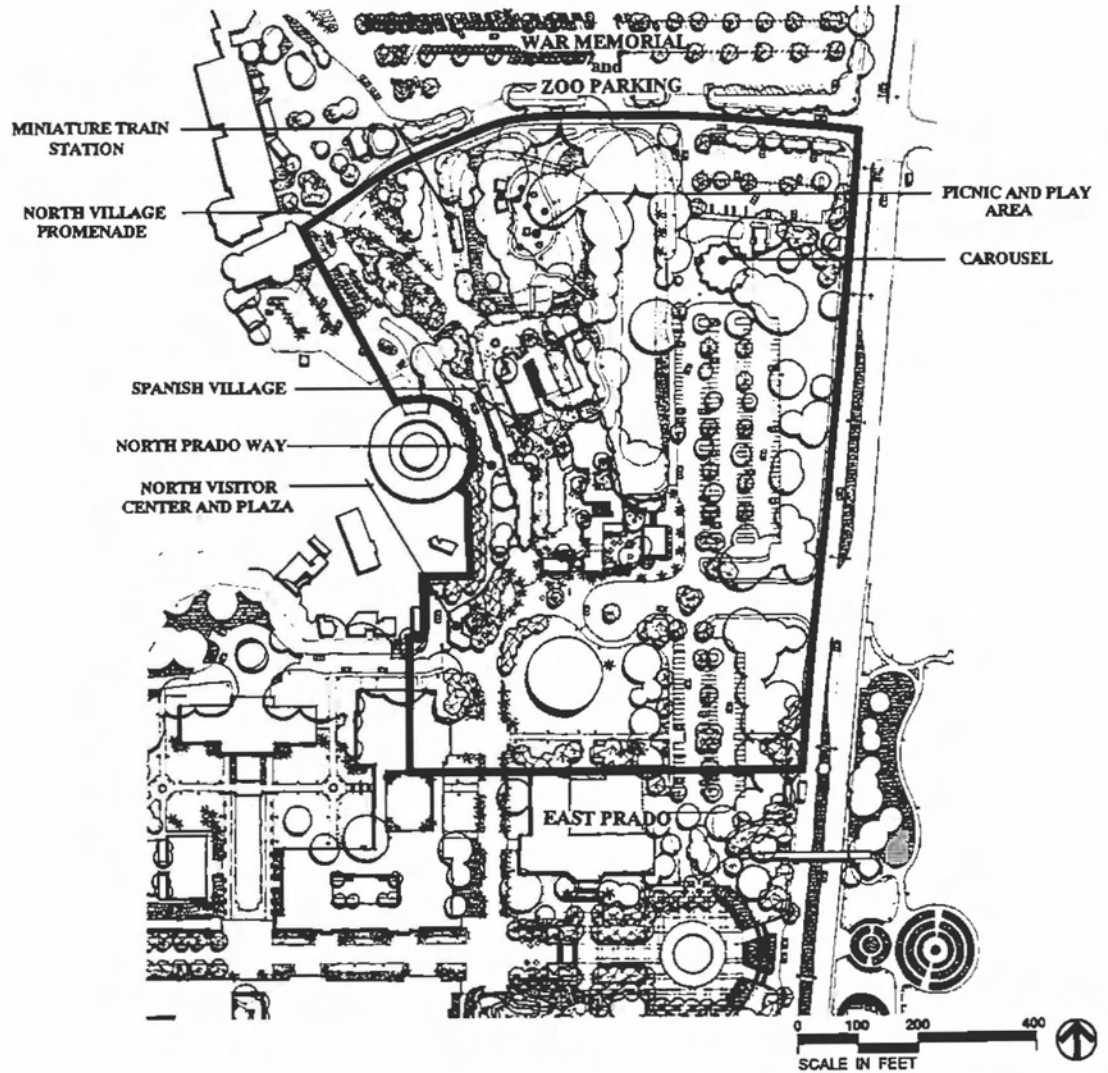


Recommendations:

- Design the cal-de-sac to accommodate semi trailer trucks for deliveries to the Japanese Friendship Garden and Police horse stables.
- Provide accent plantings in the center island that harmonize with the surrounding landscape.
- Design perimeter fencing that harmonizes with its surroundings and provides views into the Friendship Garden from surrounding pedestrian circulation areas. Standard galvanized chain link fences should not be used.



North Prado



Site Amenities:

- Prado Light Standard: Western Lighting Standards Capistrano Series CA10 (or equal). Custom fixture as shown in Appendix. Color shall be Frazee Shutter Green 6125N gloss enamel.
- Prado Drinking Fountain: Western Lighting Standards Capistrano series mini base as shown in Appendix (or equal). Color to match light standards.



- Prado Cast Iron/Wood Bench: TimberForm Site Complements model numbers 2118-x and 2119-x (or equal) with cast iron supports and patterned wood slats. Bench depth is 2' - 2.5" and height is 2' - 9.5". Seat height is 1' - 5" with surface mounting and wood size 1.5" x 2.5". Length to be determined. Finish to be powder coating color RAL 6009. See Appendix.
- Plaza Chair: Wesnic Food Court Furniture, Bentwood III side chairs, with mesh seat and Fan Back, model #302 (or equal). See Appendix.
- Prado Plaza Table: Falcon Table Base model #2704-UH (or equal) with cast iron base, 18 ga. 4" steel tubing, rubber cushion glides, 15" cast iron spider, 24" diameter base spread, 27.5" overall height. 36" round marble table top available through distributor. California Umbrella with 1-1/4" diameter pole available through Sunstar Bistro. See Appendix.
- Prado Metal Trash Receptacles: Victor Stanley Ironsites Concourse Series, model #RS-12 (or equal). Color to match light standards. See Appendix.
- Spanish Village Trash Receptacle: SueMar Designs trash can containers. Round, hexagonal, and octagonal shapes, design and colors at discretion of artist, 18" chain with eye bolt and concrete anchor. See Appendix.
- Plant Container: Dura Art Stone cast stone 3' & 4' wide, design N Aquarian round planters, 30" & 36" height, nordic cream color with light sand blast finish and 2" centered drain holes. See Appendix. Order numbers:
 - S-4-N-36-S-13-LSB-2" centered (or equal)
 - S-4-N-30-S-13-LSB-2" centered (or equal)
 - S-3-N-30-S-13-LSB-2" centered (or equal)
- Prado Tree Grates: Urban Accessories, cast iron tree grate model "O.T." series (or equal). Round or square shape and size to be determined. See Appendix.

Signage:

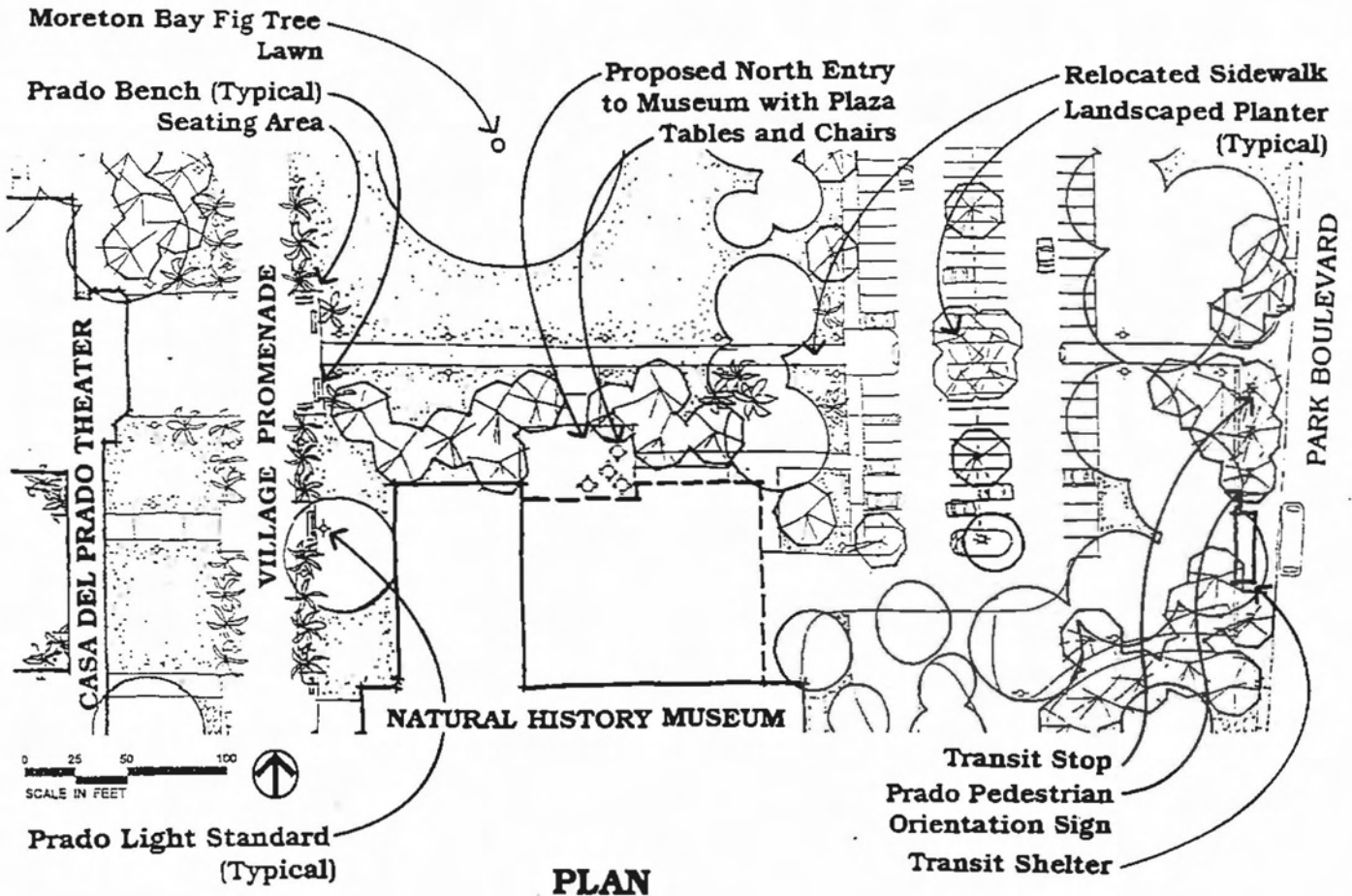
- Prado Pedestrian Orientation Sign Standards: Western Lighting Standards Mini Capistrano series as shown in Appendix (or equal). Color shall be Frazee Shutter Green 6125N gloss enamel or equal.



1. Village Promenade / Park Boulevard Pedestrian Link

Design Objective:

Emphasize the entry experience to the North Prado for the pedestrian arriving on public transportation from Park Boulevard.



PLAN

Recommendations:

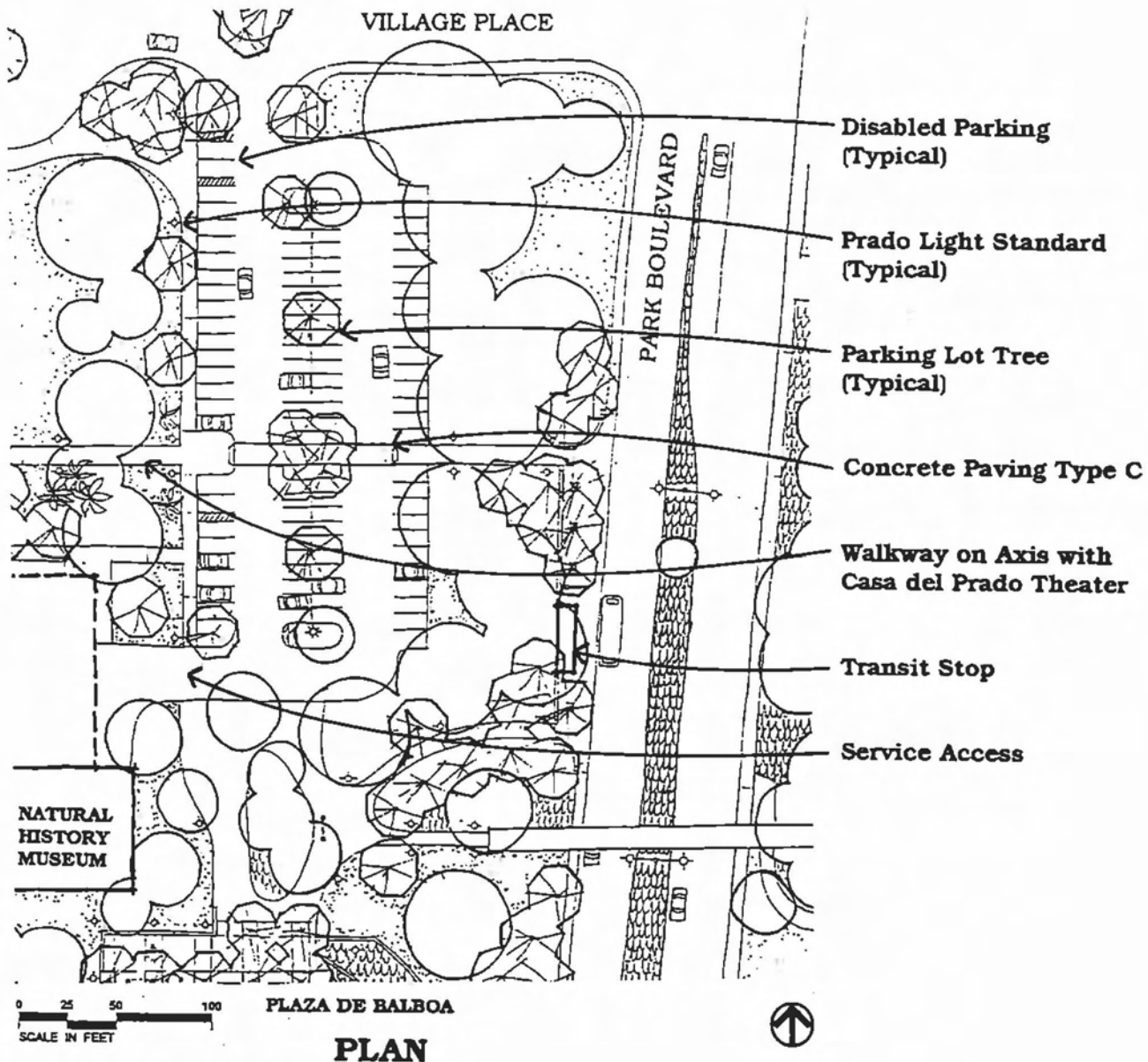
- Replace the existing sidewalk from the Natural History Museum parking lot to the Casa de Balboa Theater with a new walkway on axis with the entry to the Theater. This walkway will connect the Theater entry plaza with the transit stop on Park Boulevard.
- Construct the walk of type C concrete. The color should complement surrounding architecture.
- Extend the concrete paving through the Natural History Museum parking lot and flank the walkway with landscaped planters when it intersects parking rows.
- Include a seating area across from the Casa del Prado Theater as shown on plan.



2. Natural History Museum Parking Lot

Design Objective:

Add disabled parking, a pedestrian walkway and trees to the parking lot.



Recommendations:

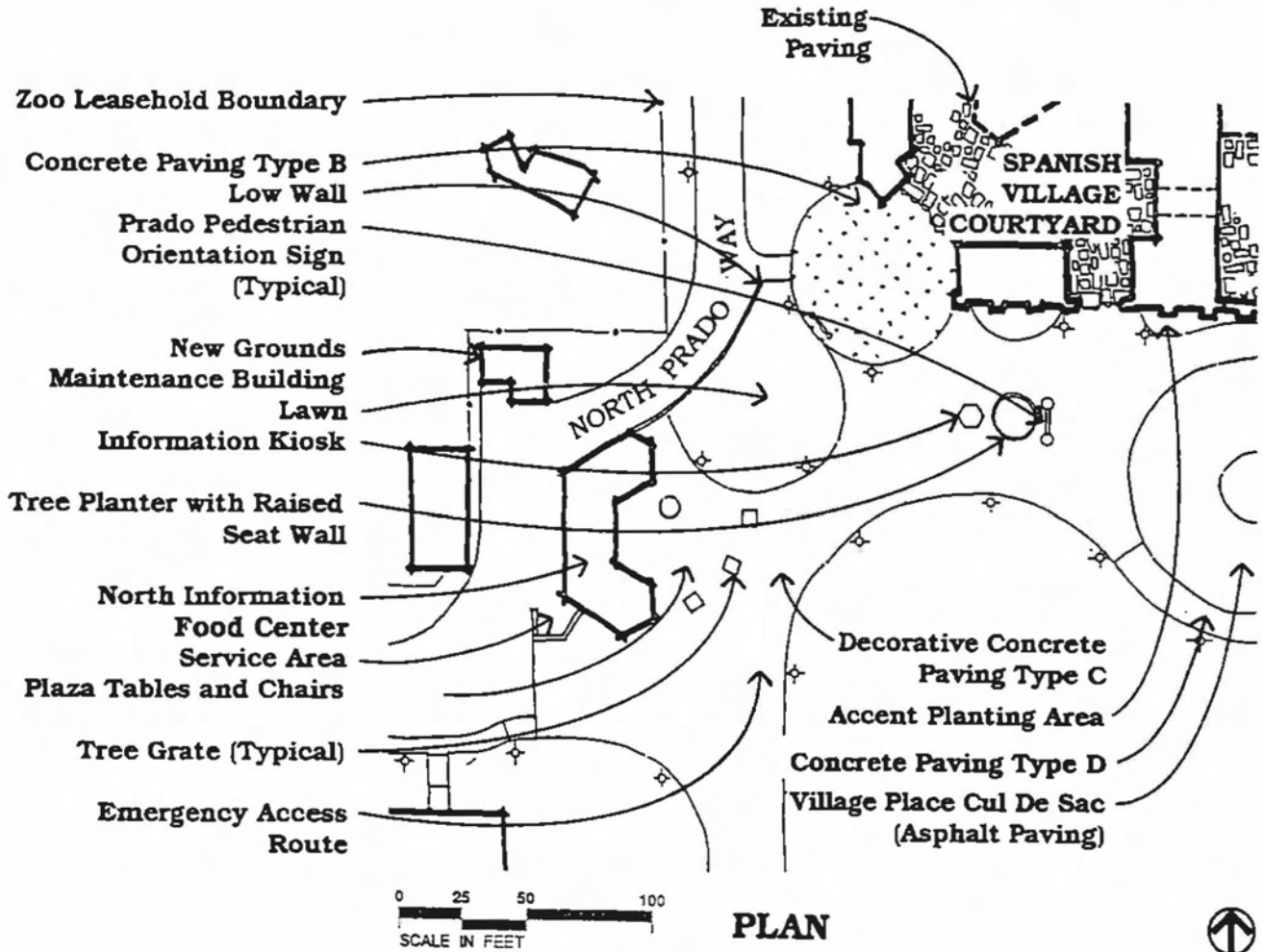
- Add planting that harmonizes with surrounding existing vegetation.
- Incorporate trees in this area such as the following:
Parking lot tree: *Podocarpus gracilior* - Fern Pine



3. Spanish Village South Entry Plaza*

Design Objective:

Because of its significant location, this plaza presents an opportunity to create a festive gathering place at a major crossroads area of the Park. It will include a major visitor service center and provide a vital link between Spanish Village and the Prado. It will be a visual focal point from the Prado and the Village Place cul-de-sac.



Recommendations:

- Provide an outdoor dining area with plaza tables and chairs. Include accent trees in grates.
- Increase the lawn area on the northwest side of the Moreton Bay Fig.
- Replace the existing chain link fence with one of decorative wrought iron.
- Create an additional lawn area near the visitor center. Include a three foot high wall to serve as a visual barrier between the plaza and North Prado Way. Provide palms and theme trees.

* proposed name for a new feature



BALBOA PARK • CENTRAL MESA PRECISE PLAN

Precise Plan - Specific Recommendations

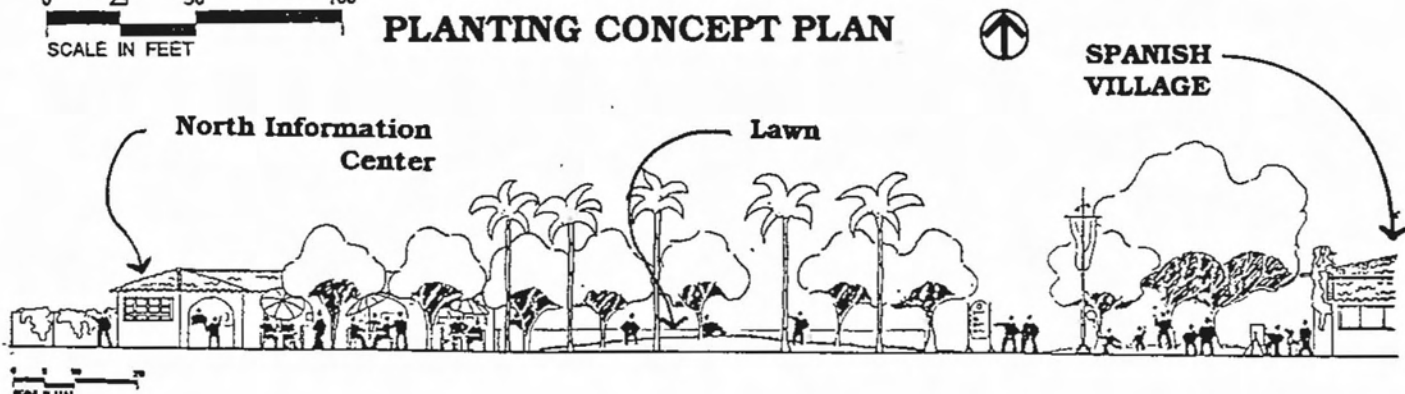
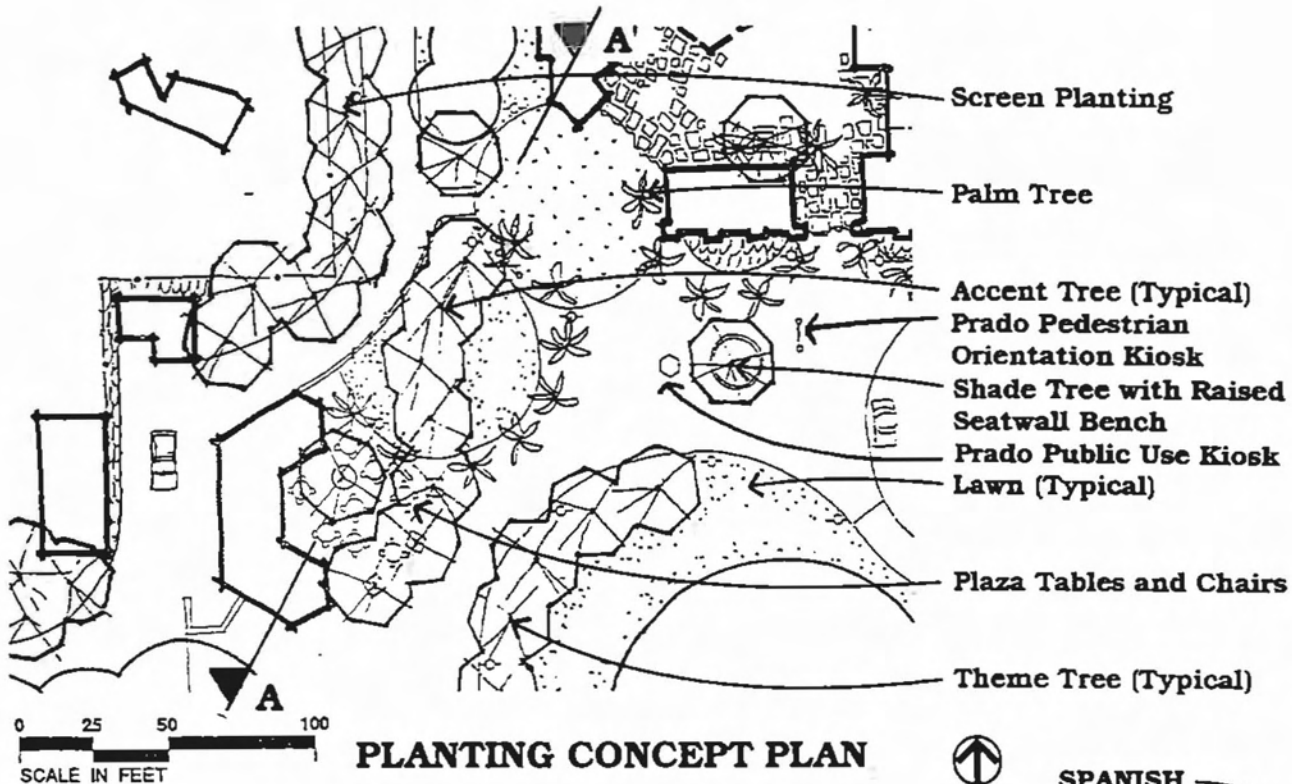
- Create new accent planting areas adjacent to the south wall of Spanish Village.
- Incorporate a circular shaped paving treatment near the southwest entry to Spanish Village that subtly contrasts with the rest of the plaza paving as shown on the plan.
- Allow room for vehicular service and emergency fire access from the Village Place cul-de-sac as a part of the plaza design.
- Provide a raised seatwall underneath a proposed shade tree adjacent to the cul-de-sac.

Accent Tree: Jacaranda mimosifolia - Jacaranda

Theme Tree: Alestryon excelsum - N.C.N.

Palm Tree: Washingtonia filifera - California Fan Palm

Shade Tree: Erythrina 'Sykesii' - 'Sykes' Coral Tree



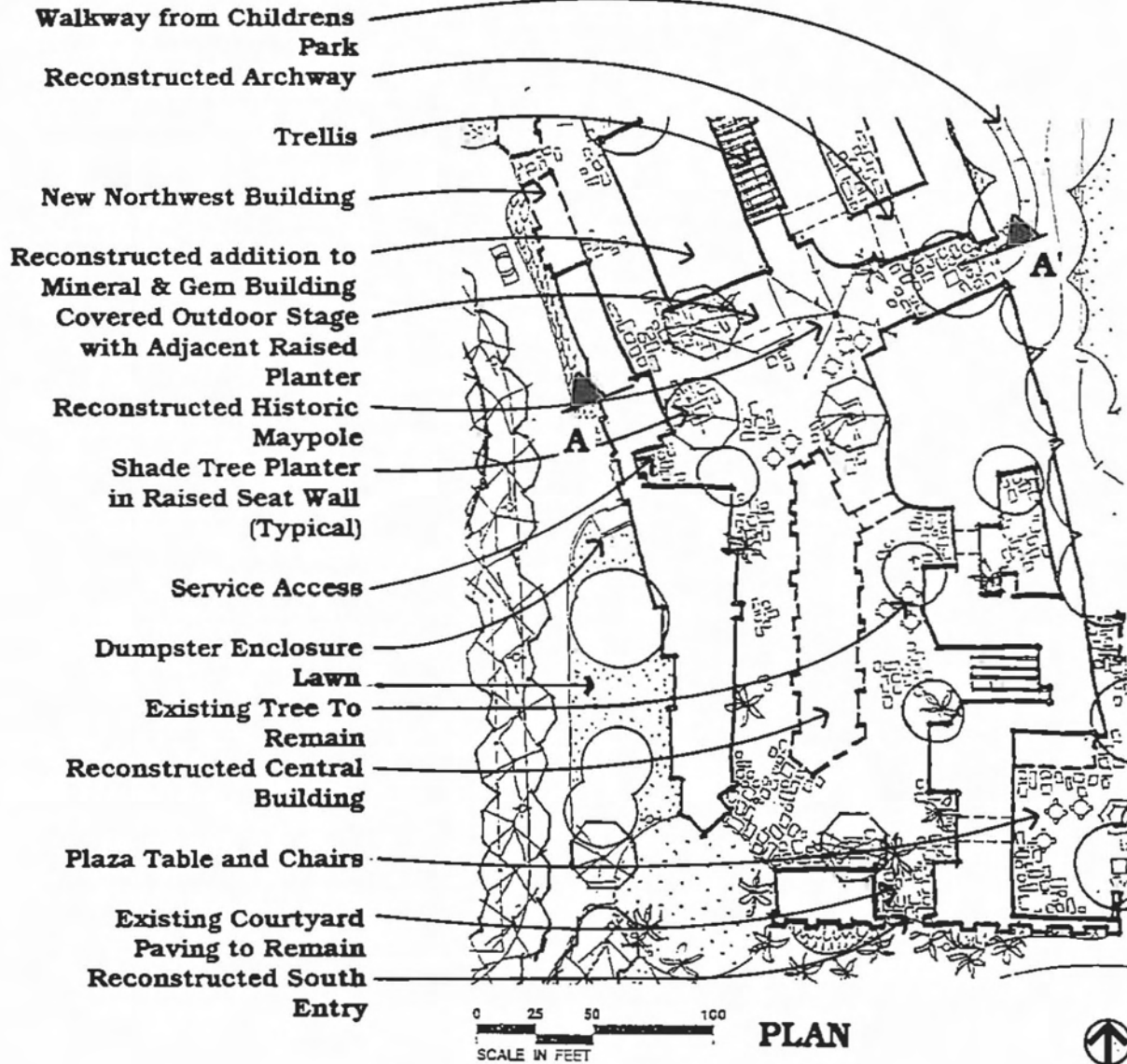
SECTION A-A'



4. Spanish Village

Design Objective:

Renovate the central courtyard of Spanish Village as an integral part of its rehabilitation and expansion.



Recommendations:

- Reconstruct the central building that was built for the 1935 Exposition. (See Building Recommendations Section.)
- Reconstruct the north west building that was built for the 1935 Exposition.
- Provide a large open courtyard north of the reconstructed central building incorporating the lighted "maypole" that existed during Exposition.



BALBOA PARK • CENTRAL MESA PRECISE PLAN

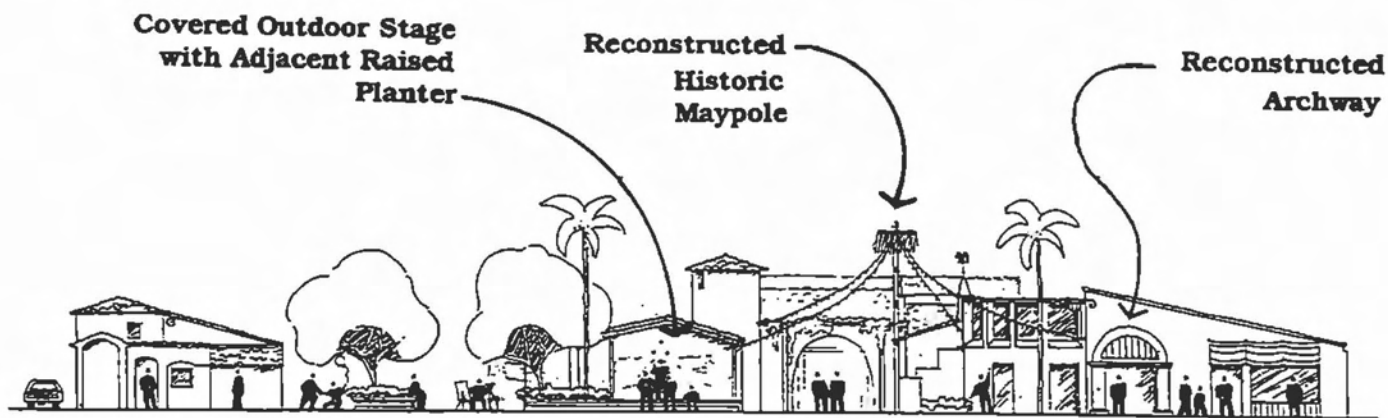
Precise Plan - Specific Recommendations

- Construct a covered outdoor stage on the south elevation of the Mineral and Gem Building. The stage cover will be an extension of the building roofline. Modify the non-historic building addition. (See Building Recommendations Section).
- Reconstruct arches as shown on plan as in 1935.
- Reconstruct south entry as in 1935.
- Retain the existing broken concrete courtyard paving material. Encourage village artists to individualize their areas of the courtyard by continuing to paint the paving surface outside their studio doors.
- Design generous seating for pedestrians. Incorporate seating in courtyard planter walls. Most seating will consist of movable chairs with tables and umbrellas.
- Utilize planting to provide shade and soften architectural surfaces. Vines can be trained on walls and trellises. Trees can be located in courtyard planters.

Shade Tree: Jacaranda mimosifolia - Jacaranda

Accent Tree: Strelitzia nicolai - Giant Bird of Paradise

Palm Tree: Archontophoenix cunninghamiana - King Palm



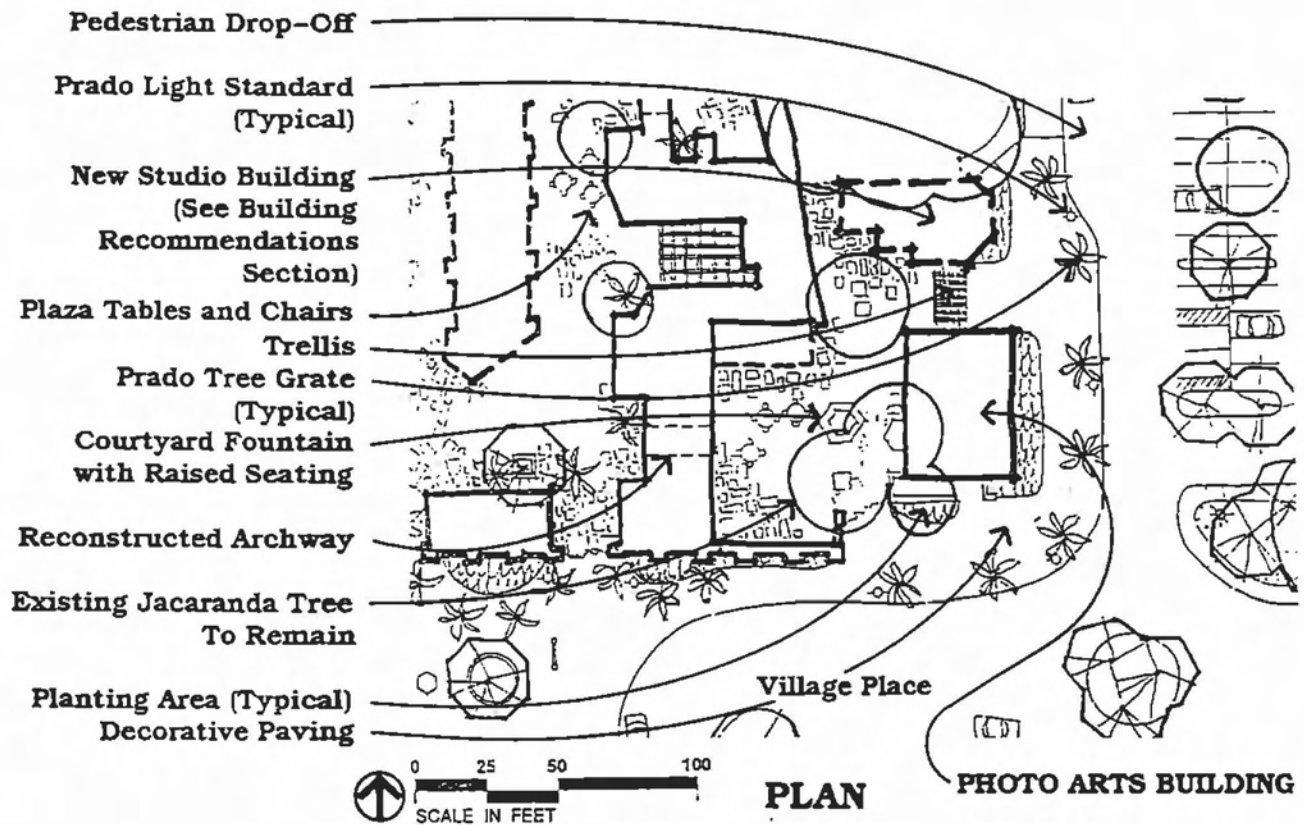
SECTION A-A'



5. Spanish Village East Entry*

Design Objective:

Create a southeast entry to Spanish Village to increase visibility and pedestrian circulation through the Village.



Recommendations:

- Expand the Spanish Village studios to define the plaza space as shown on the plan. (See Building Recommendations Section).
- Integrate the entry courtyard with the photo arts building with complementary paving, low seat walls, and planting.
- Include a small fountain that is compatible with village architecture.
- Incorporate accent paving and planting adjacent to Village Place to make an entry statement for pedestrians and those arriving in autos from Park Boulevard as shown on the plan.
- Retain the existing Jacaranda tree adjacent to the Photo Arts Building.
- Provide vine covered trellises to shade hot east facing walls.

Palm Tree in sidewalk grates:

Washingtonia filifera - California

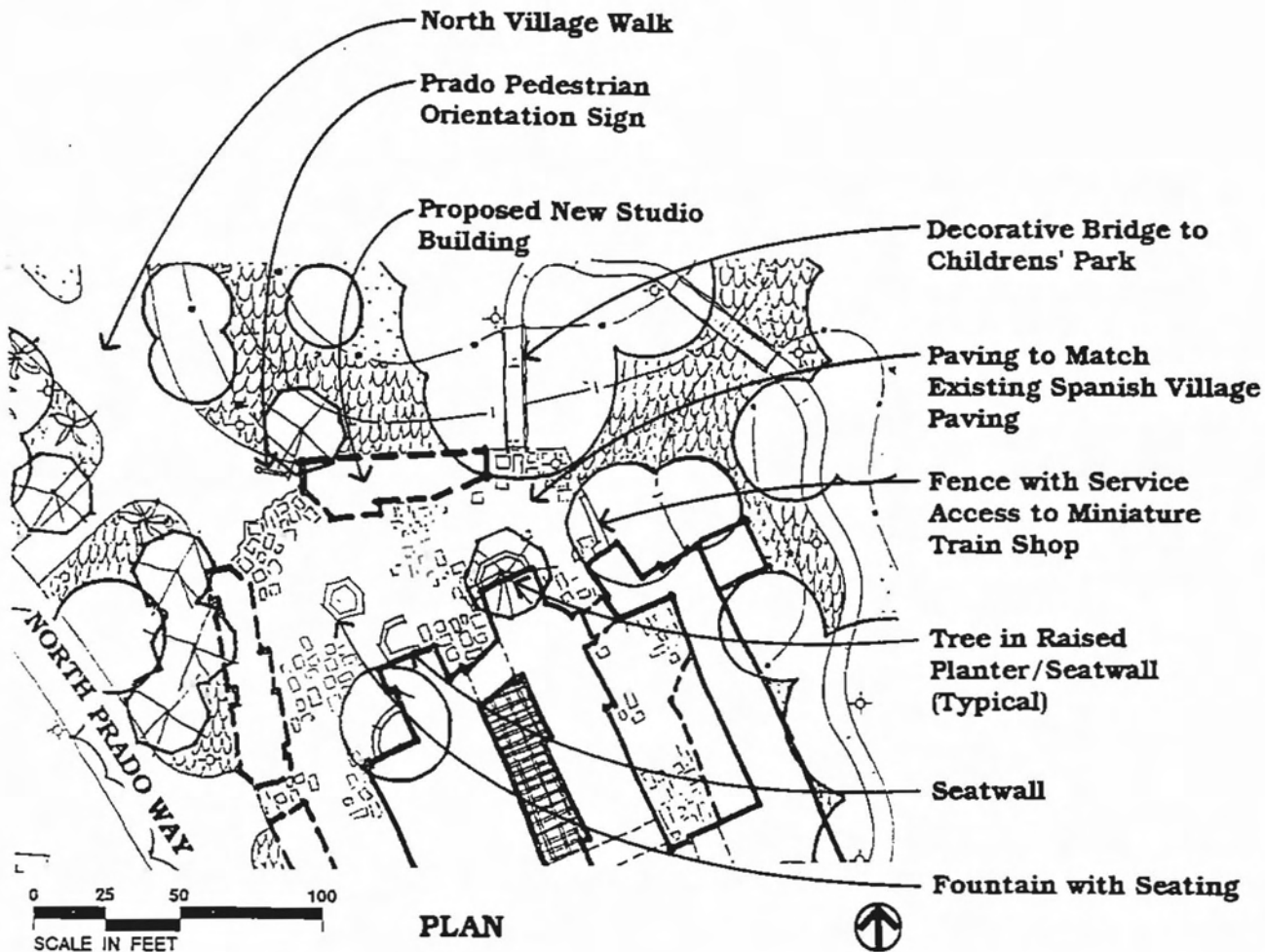
* proposed name for a new feature



6. Spanish Village North Entry*

Design Objective:

Create a northern entry plaza at Spanish Village that will be visible to pedestrians from the Zoo exit area.



Recommendations:

- Incorporate a central water fountain that is compatible with Village architecture to serve as a visual focal point.
- Integrate pedestrian seating into planter walls.
- Continue the existing Spanish Village courtyard paving into the entire plaza.
- Provide trees, vines and accent plants to provide shade and harmonize with adjacent planting themes in Spanish Village.
- Construct two new studio buildings. (See Building Recommendations Section).

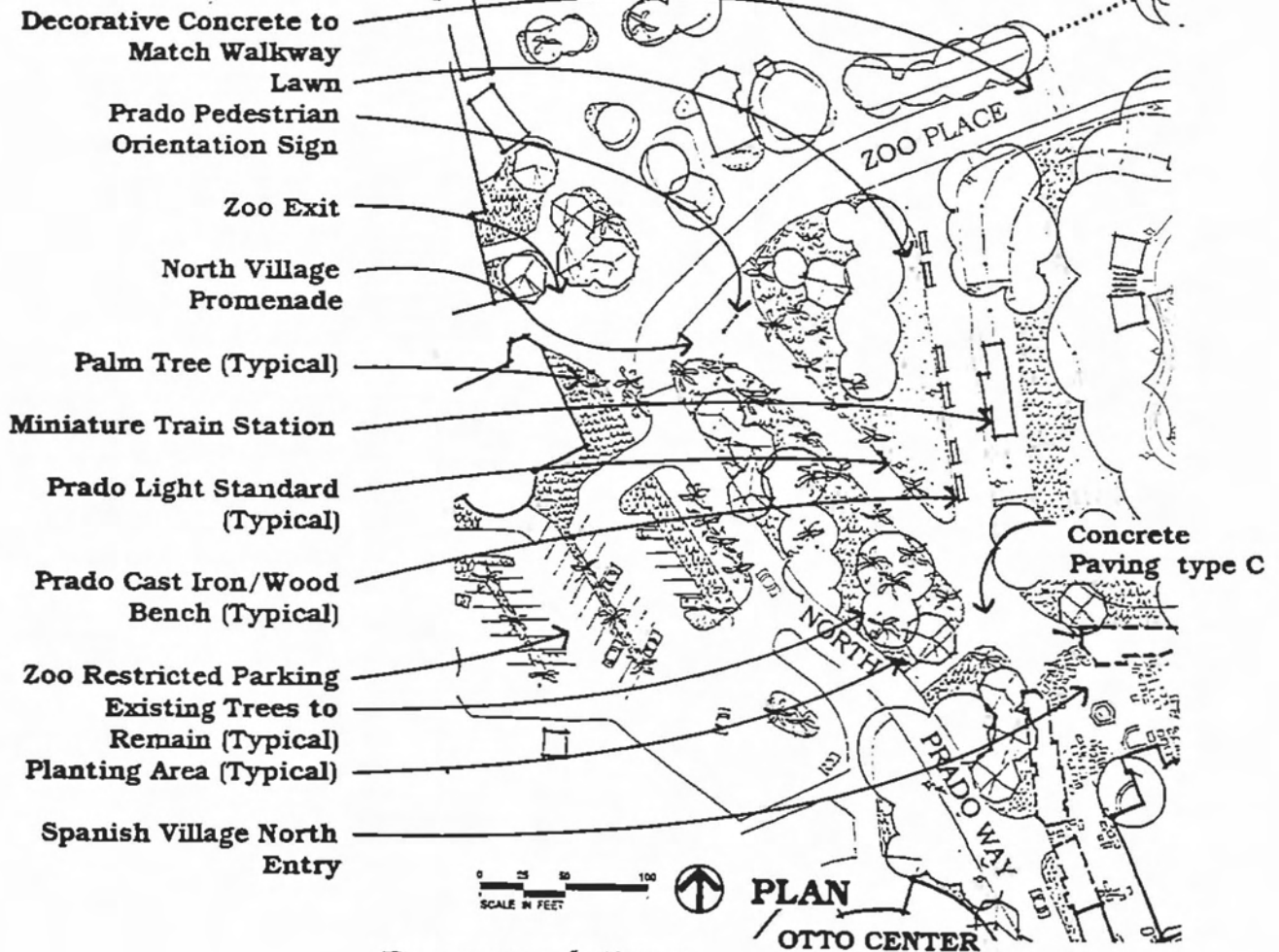
* proposed name for a new feature



7. North Village Promenade*

Design Objective:

Provide a direct circulation route and sightline from the Zoo exit to Spanish Village.



Recommendations:

- Reconfigure the existing walkway system and landscape as shown in the plan.
 - Utilize type C decorative concrete as a paving material.
 - Remove the asphalt paving on Zoo Place at the pedestrian crossing points shown on the plan and replace it with decorative concrete to match the new walkway.
 - Remove a portion of the axial walkway to the Otto Center to reinforce the Spanish Village circulation axis.
 - Remove the existing sidewalk west of Spanish Village.
- Theme Tree: *Bischofia javanica* - Toog tree
 Accent Tree: *Erythrina 'Sykesii'* - Sykes' Coral Tree
 Palm Tree: *Livistona decipiens* - Ribbon Fan Palm

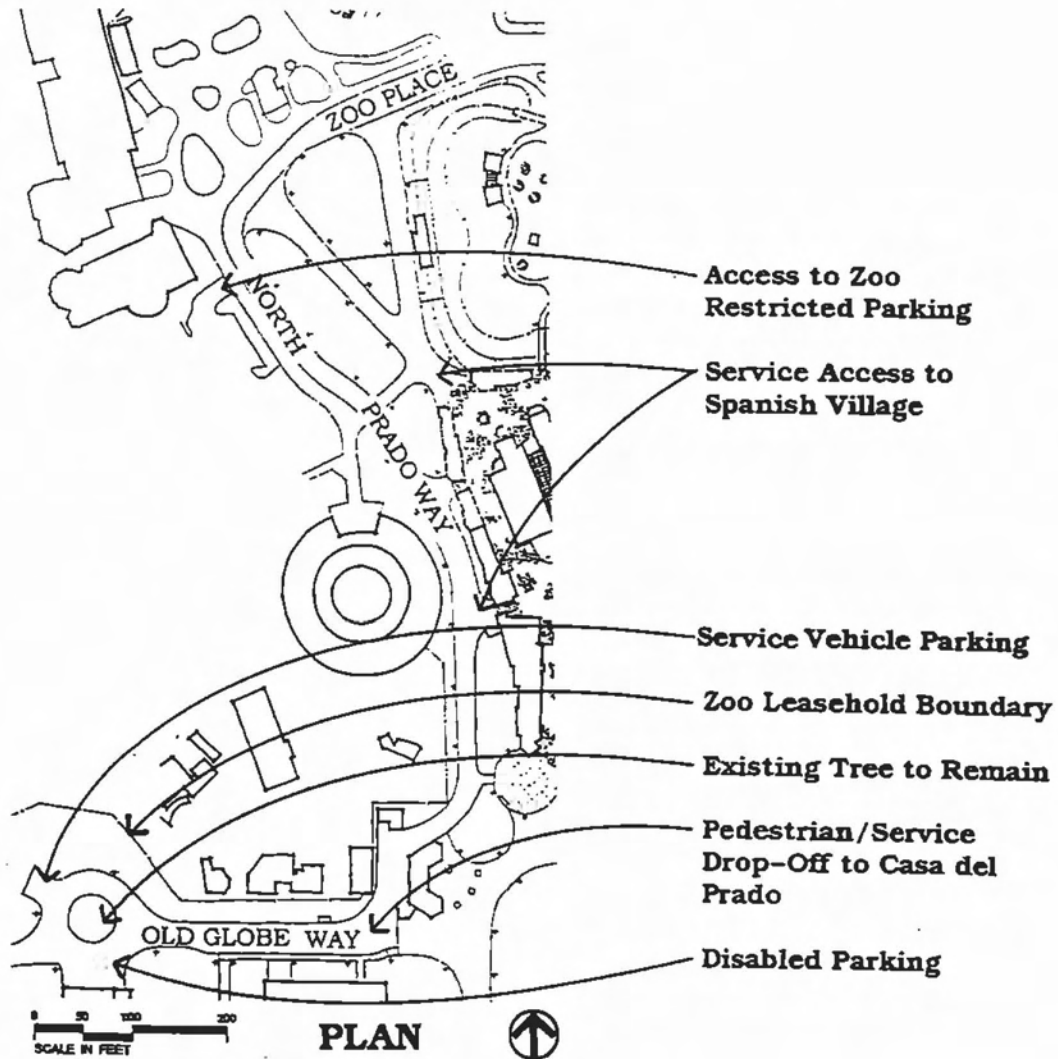
* proposed name for a new feature



8. North Prado Way*

Design Objective:

Provide service and fire access to Old Globe Way and a drop-off area to Casa del Prado.



Recommendations:

- Connect Zoo Place with Old Globe Way by a 26' wide roadway.
- Incorporate a cul-de-sac with adjacent service parking behind the Botanical Building as shown on plan. Preserve the existing Ficus sycamorus tree in the center planting area of the cul-de-sac.
- Maintain disabled parking behind the Botanical Building.
- Provide a drop-off lane on the north side of the Casa del Prado Theater.
- Provide a drop-off lane at the Spanish Village west entry.

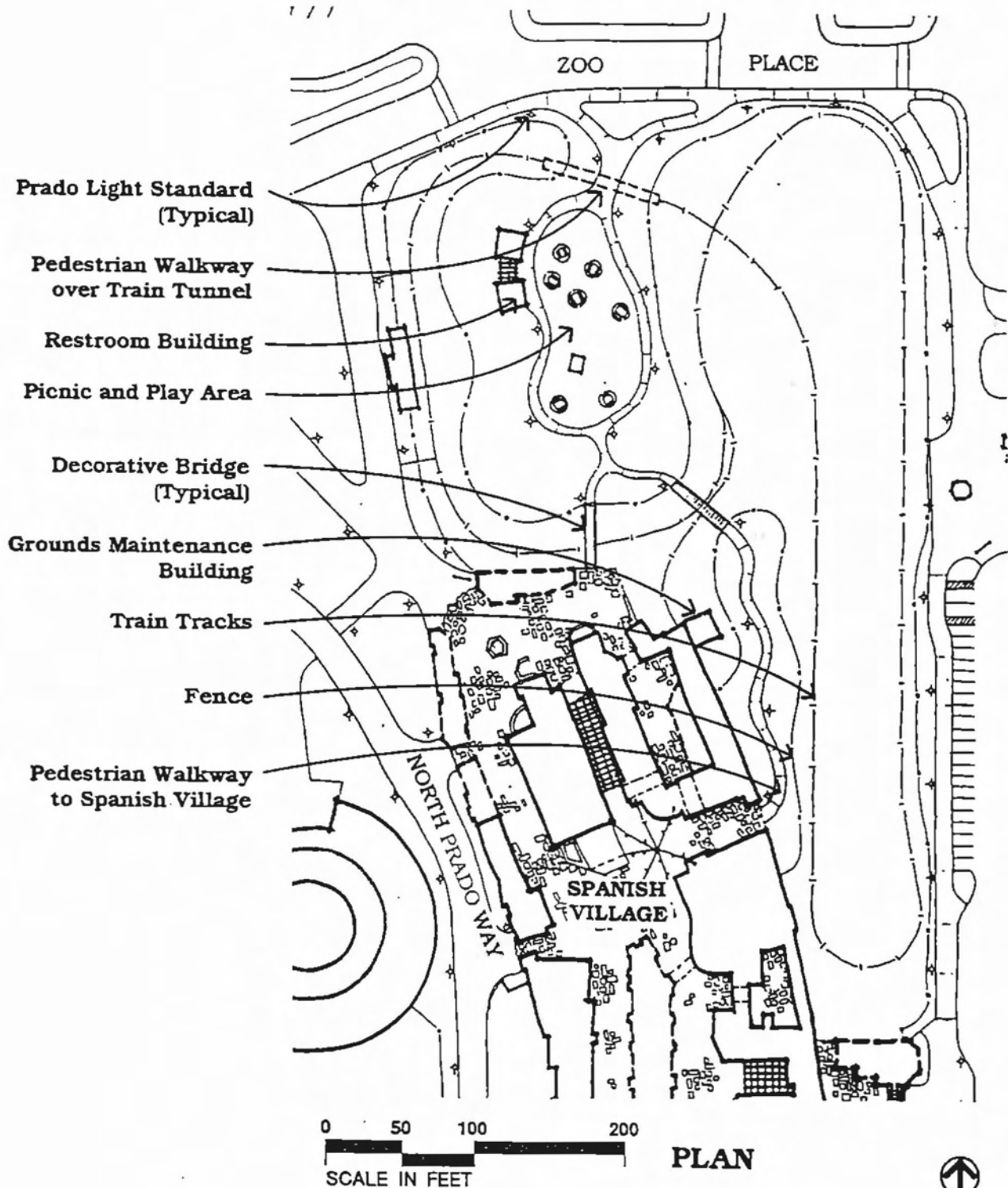
* proposed name for a new feature



9. Miniature Train/Children's Park*

Design Objective:

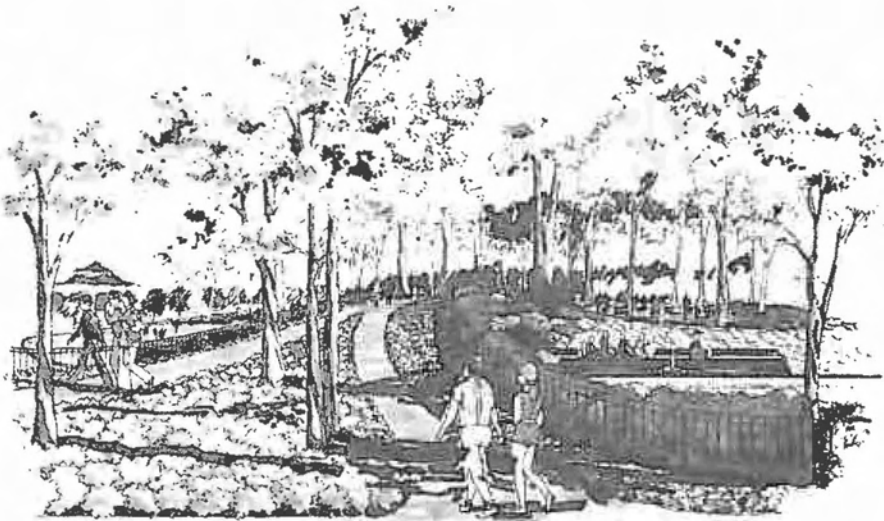
Improve public access and amenities around and within the miniature train and to create the Children's Park playground area.





Recommendations:

- Create public access to a new picnic and play area (Children's Park) within the miniature train area by means of a new pedestrian walkway covering the miniature train tunnel. Include children's play equipment in the landscape.
- Relocate the existing electrical transformer box to a non-public portion of the miniature train area.
- Provide additional access by means of decorative arched bridges spanning the train tracks and linking the picnic area to the carousel and Spanish Village as shown on the plan.
- Replace the existing chain link fence around the miniature train area with decorative fencing and realign it to allow for public access according to the plan.
- Relocate the existing underground gas storage tank for the miniature train to a location near Zoo Place that can be readily accessed by a large delivery truck.
- Construct a grounds maintenance building in the vicinity of the train storage building.



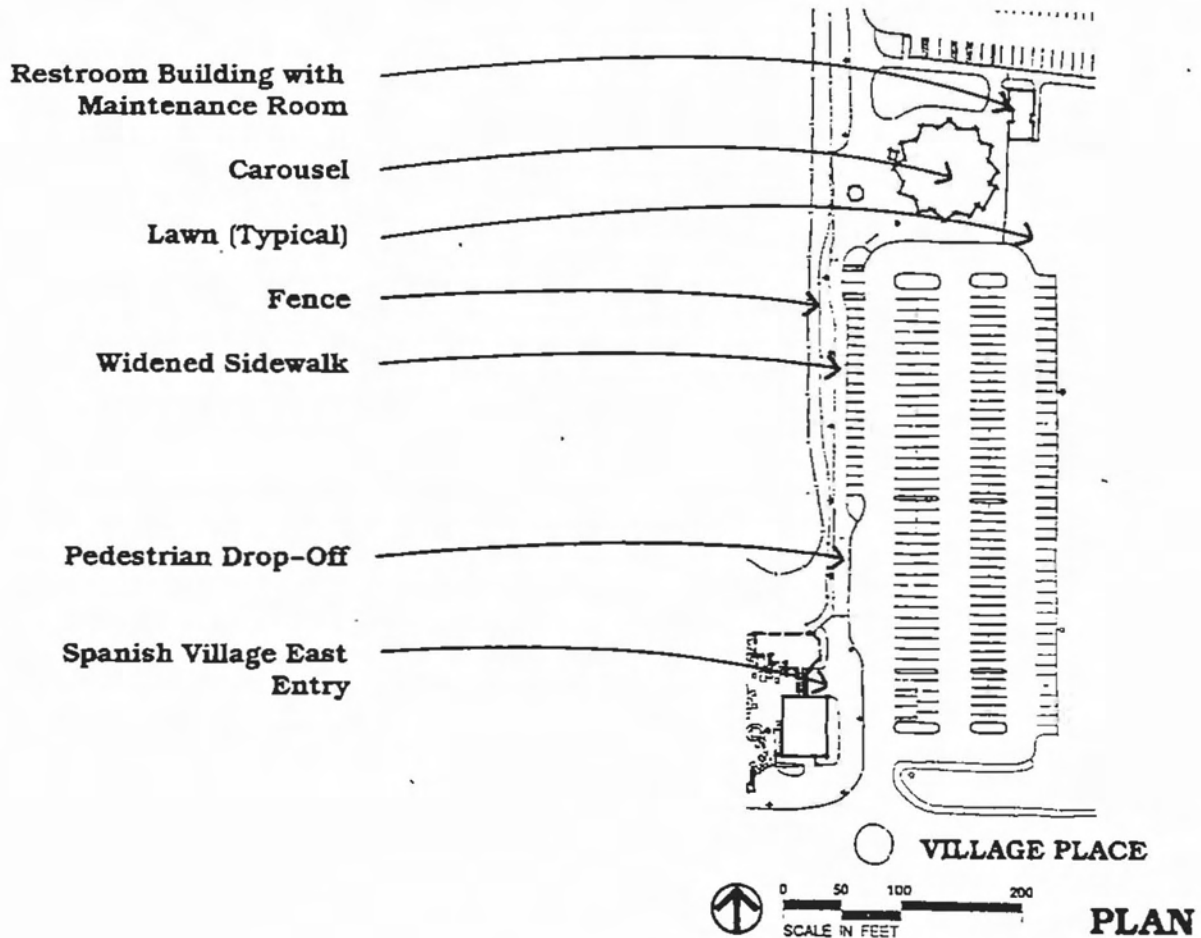
Entry to Children's Park from Zoo Place.



10. Carousel and South Carousel Parking Lot

Design Objective:

Reconfigure the parking lot to improve circulation and provide a pedestrian drop-off lane near the East Entry to Spanish Village.



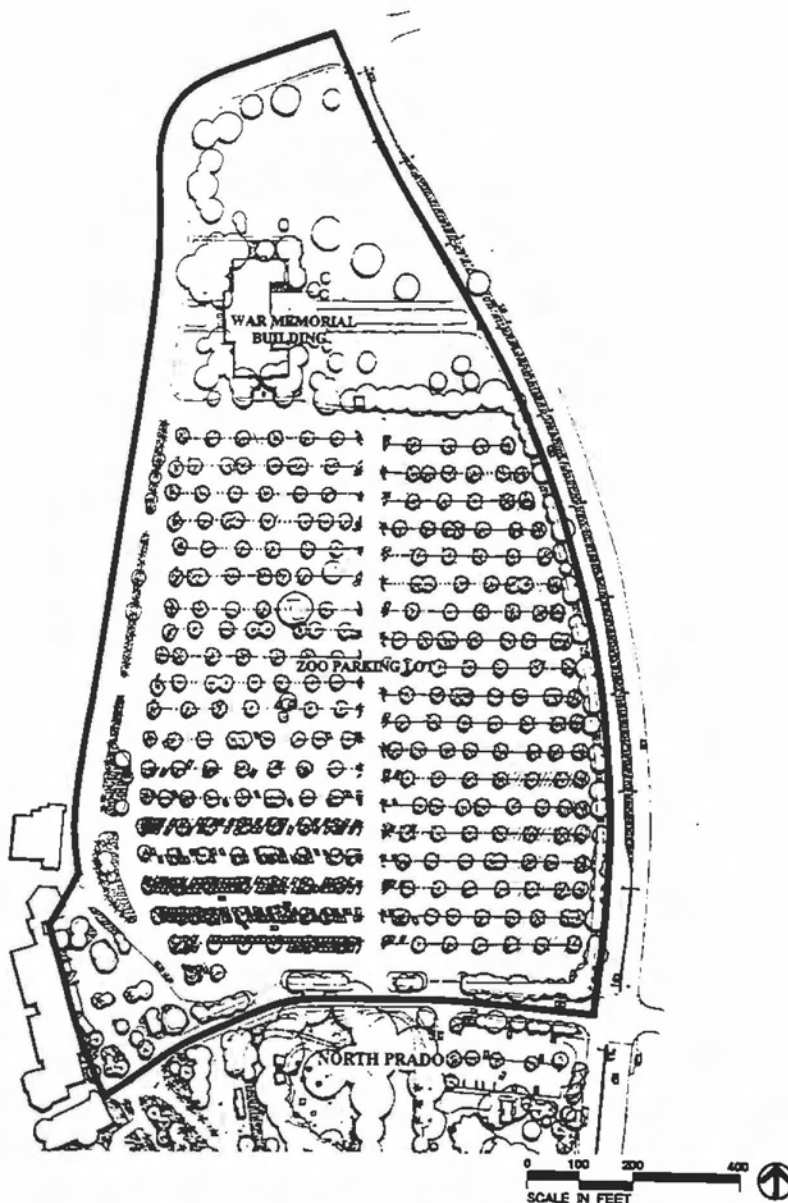
Recommendations:

- Widen the sidewalk that connects the east entry to Spanish Village and the Carousel as shown in the plan.
- Construct a new freestanding restroom facility near the carousel. Include a maintenance storage room.
- Alter the existing parking configuration to the pattern shown on the plan.
- Provide a drop-off lane as shown on the plan.
- Plant additional trees to conform to the City landscape ordinance.

Parking Lot Trees: *Brachychiton acerfolius* - Australian Flame Tree



War Memorial and Zoo Parking Lot



Site Amenities:

- Prado Light Standard: Western Lighting Standards Capistrano Series CA10 (or equal). Custom fixture as shown in Appendix. Color shall be Frazee Shutter Green 6125N gloss enamel.
- Park Concrete Trash Receptacle: Dura Art Stone cast stone trash receptacle, D-round, nordic cream color with light sand blast finish, order number: S-TR-D-S-13-LSD (or equal) with 22" diameter, 36" height. Matching Ash Urn (at building entries only) order number: S-AU-D-S-13-LSB (or equal) with 14" diameter, 22" height. See Appendix.



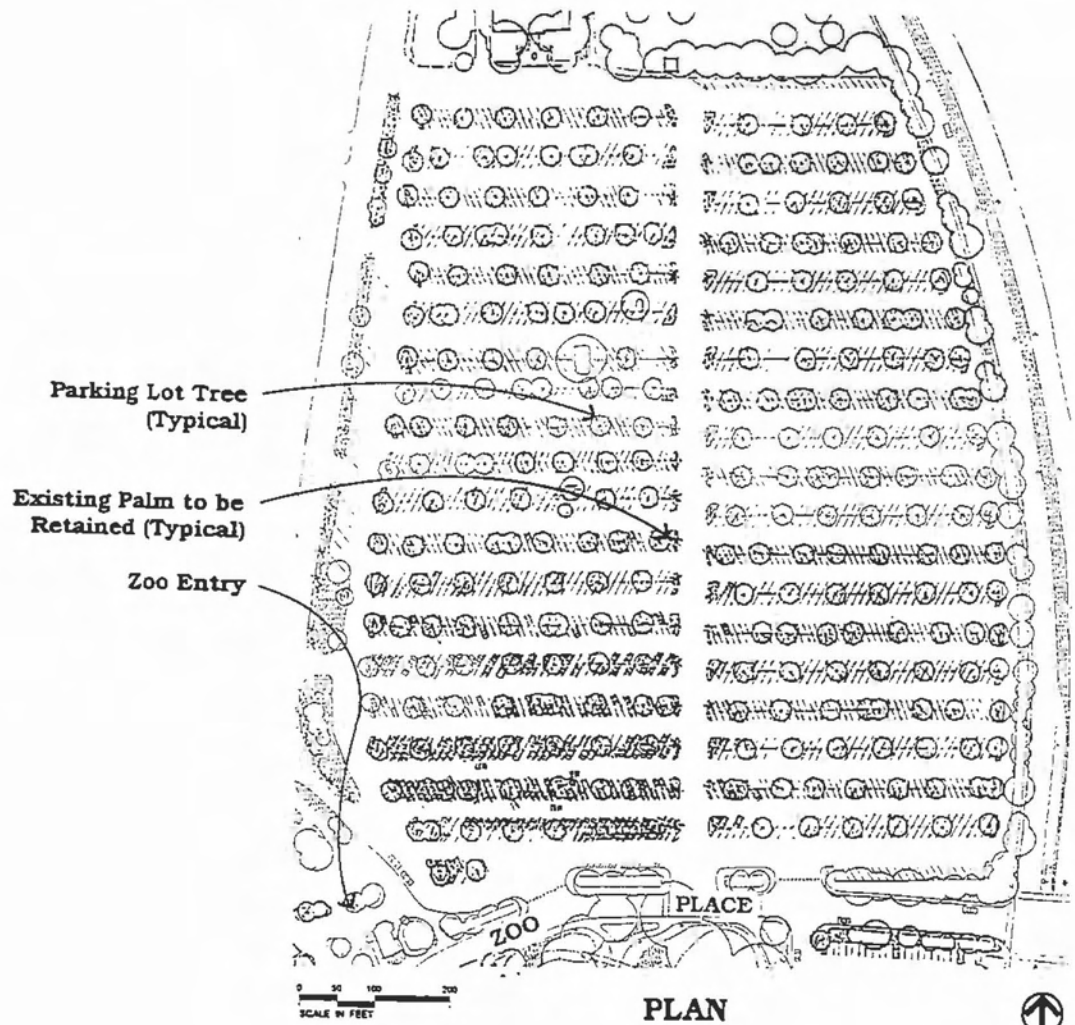
1. Zoo Parking Lot

Design Objective:

Install additional landscaping within the Zoo parking lot to comply with the San Diego City Landscape Ordinance.

The Zoo shall bring the public parking lot within its leasehold into compliance with Chapter X, Division 7, of the Municipal Code, entitled "City-Wide Landscape Regulations," whenever the Zoo:

1. Initiates any project to reconfigure or re-stripe the parking lot which results in an increase in the number of parking spaces within the existing boundaries of the present parking lot; or
2. Is required by virtue of the City's established permitting processes to bring the existing parking lot into compliance with Chapter X, Division 7, of the Municipal Code if any project initiated by the Zoo within its leasehold triggers the requirement to add additional parking to the existing public parking lot.





Recommendations:

- Install plant materials that harmonize with existing architectural and landscape themes.
- Plant trees in irregular, informal groupings to continue the effect of existing tree patterns.

Parking Lot Trees:

Tristania conferta - Brisbane Box

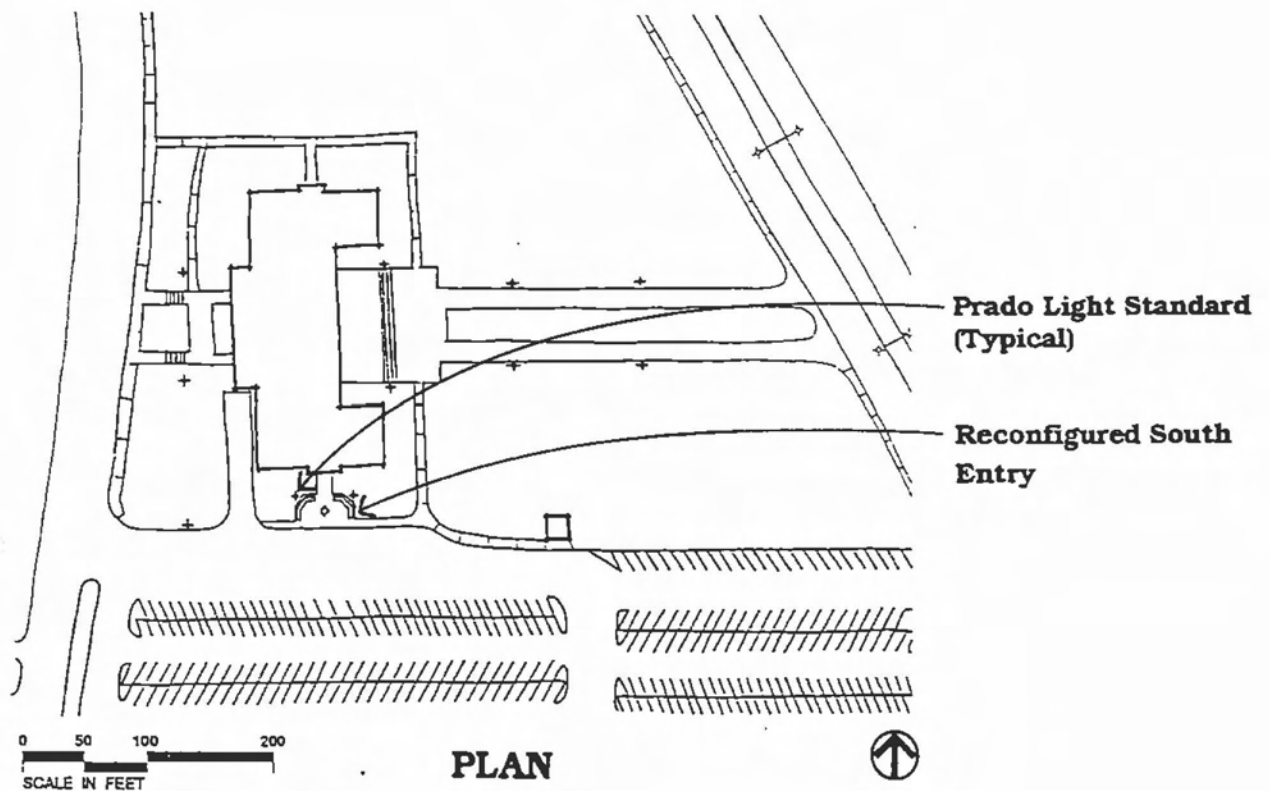
Eucalyptus melliodora - Honey Scented Gum



2. War Memorial Building and Lawns

Design Objective:

Reconstruct the south entry walkway to the War Memorial Building.

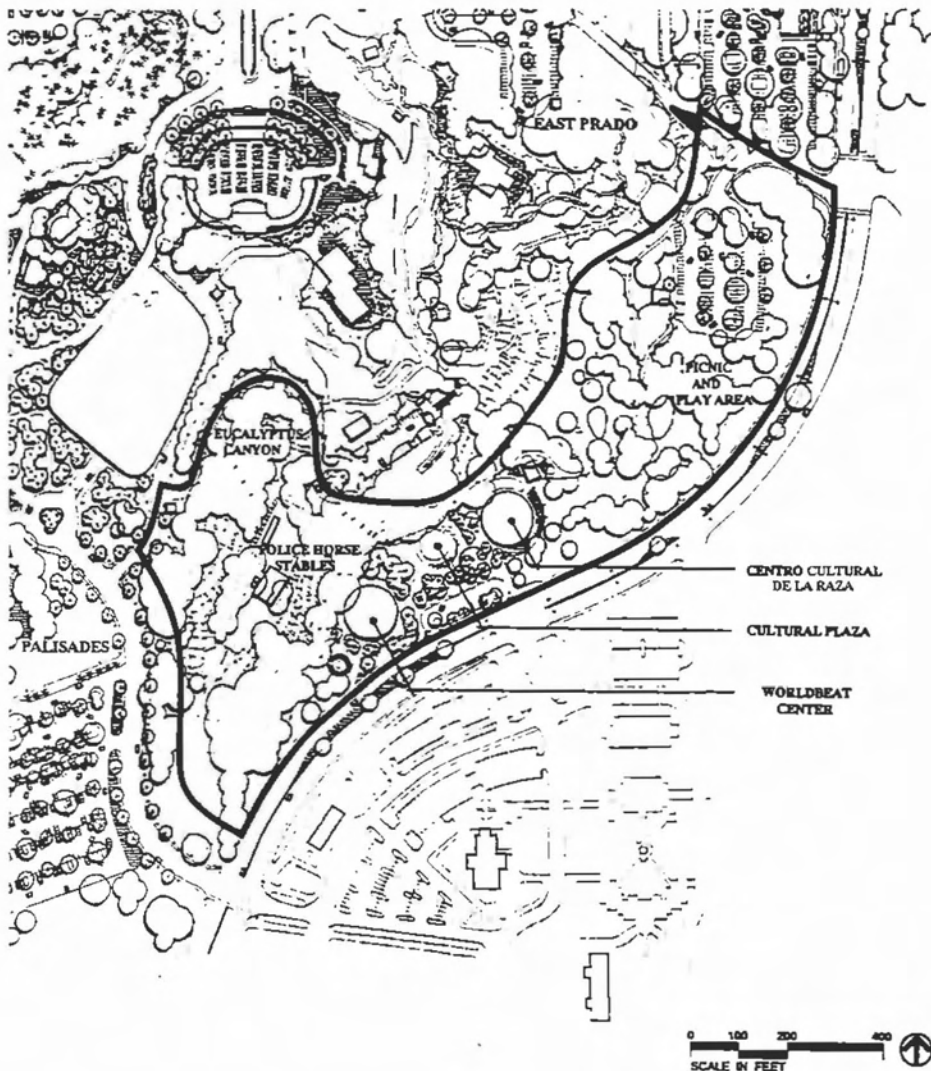


Recommendations:

- Construct a decorative concrete walkway and landscaped pedestrian pooling area on the southern entry to the building.
- Add lights as shown on the plan.



Pepper Grove



Site Amenities:

Pepper Grove Picnic Area:

- Prado Light Standard: Western Lighting Standards Capistrano Series CA10 (or equal). Custom fixture as shown in Appendix. Color shall be Frazee Shutter Green 6125N gloss enamel.
- Park Concrete Bench: Dura Art Stone cast stone S-6B bench, epoxy adhesive installed, nordic cream color, sacked smooth finish, order number: S-6B-E-S-13-SK (or equal). 24" wide, 17" height, 72" long. See Appendix.



- Park Concrete Trash Receptacle: Dura Art Stone cast stone trash receptacle, D-round, nordic cream color with light sand blast finish, order number: S-TR-D-S-13-LSD (or equal) with 22" diameter, 36" height. Matching Ash Urn (at building entries only) order number: S-AU-D-S-13-LSB (or equal) with 14" diameter, 22" height. See Appendix.

Cultural Plaza:

- Prado Light Standard: Western Lighting Standards Capistrano Series CA10 (or equal). Custom fixture as shown in Appendix. Color shall be Frazee Shutter Green 6125N gloss enamel.
- Palisades Drinking Fountain: Haws Pedestal model #3353 (or equal) with receptor and pedestal in stainless steel with #4 satin finish. Haws Wheelchair accessible pedestal model #3180 (or equal) with outdoor pedestal fountain with built-in sandtrap. See Appendix.
- Palisades Trash Receptacle: Woodcrafters of Florida, Inc.; Heavy Metal Collection trash receptacle model #HTC-2631 (or equal) with 26" diameter, 31" height, 110 lb. weight, color D-70. Lid with lift and swing mechanism and locking device. See Appendix.
- Palisades Tree Grate: Urban Accessories cast iron tree grate model "Standard Flats" (or equal). Round or square shape and size to be determined. See Appendix.

Signage:

Pepper Grove Picnic Area:

- Prado Pedestrian Orientation Sign Standards: Western Lighting Standards Mini Capistrano series as shown in Appendix (or equal). Color shall be Frazee Shutter Green 6125N gloss enamel or equal.

Cultural Plaza:

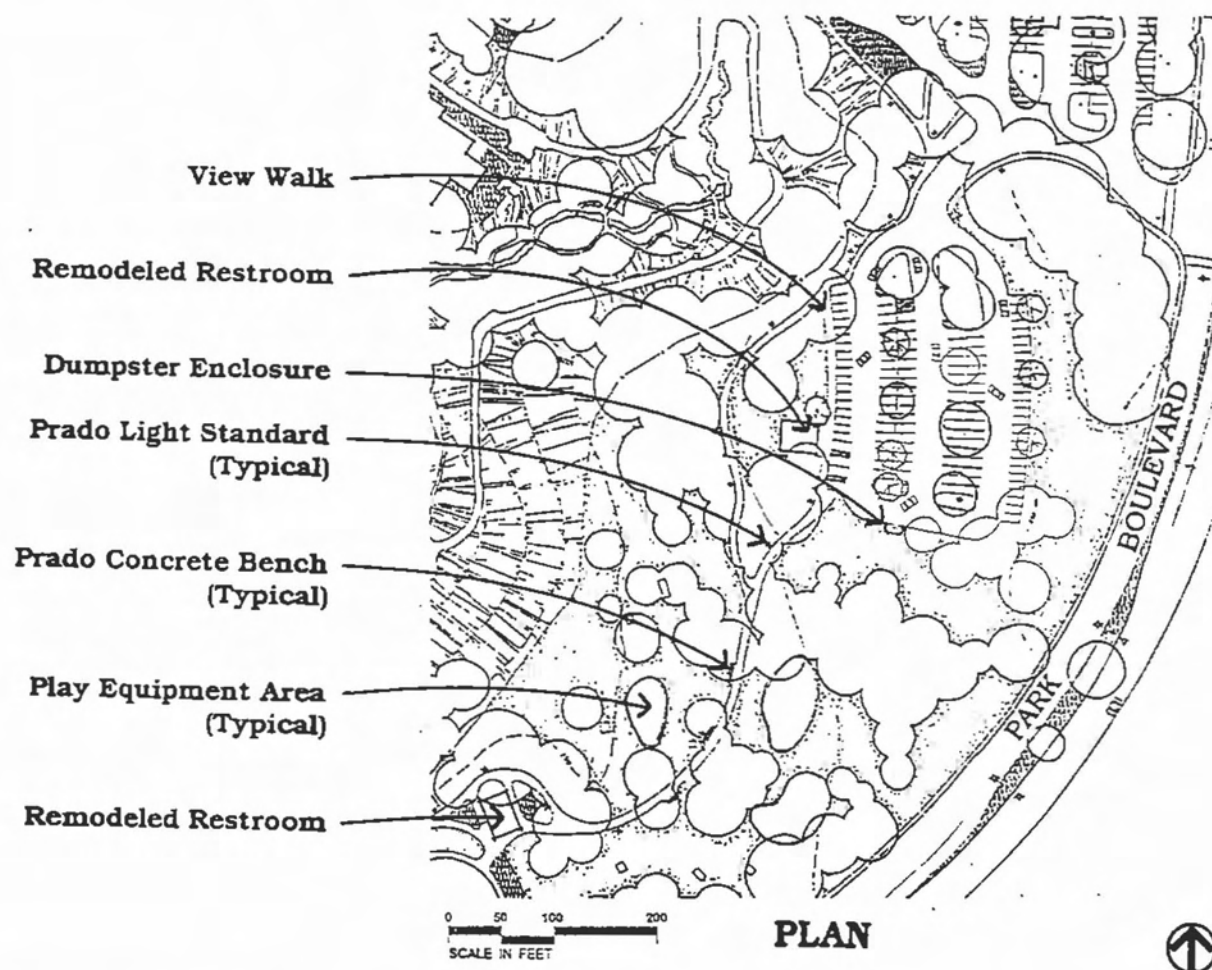
- Palisades Pedestrian Orientation Sign Standards: Western Lighting Standards custom design as shown in Appendix (or equal). Brushed aluminum finish.



1. Pepper Grove Picnic Area

Design Objective:

Refurbish and improve Pepper Grove picnic area and playgrounds.



Recommendations:

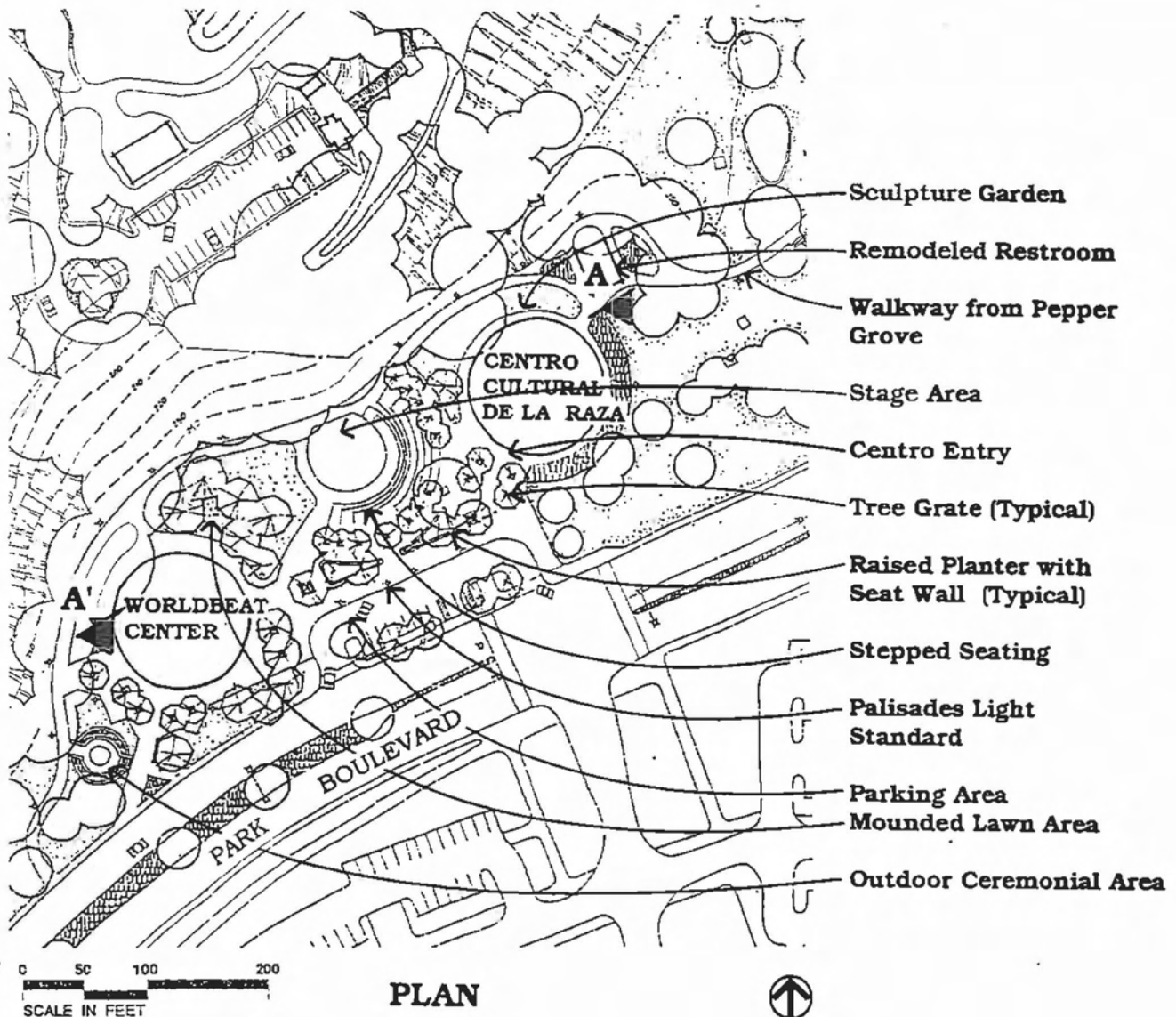
- Construct a new pedestrian walkway to the west of the restroom structure focusing views into the proposed Japanese Garden.
- Ensure that Japanese Garden fencing is located below the sightline of the walkway.
- Redesign restrooms for increased lighting, ventilation, architectural detailing, and provide visitor amenities as outlined in the building rehabilitation guidelines.
- Screen trash dumpsters with a enclosure that harmonizes with Central Mesa architecture.
- Upgrade children's play equipment.
- Trim the existing tree canopy to provide more light to the picnic area.



2. Cultural Plaza*

Design Objective:

Create a new multi-use plaza between the Centro Cultural de la Raza and the Worldbeat Center.



* proposed name for a new feature.



BALBOA PARK · CENTRAL MESA PRECISE PLAN

Precise Plan - Specific Recommendations

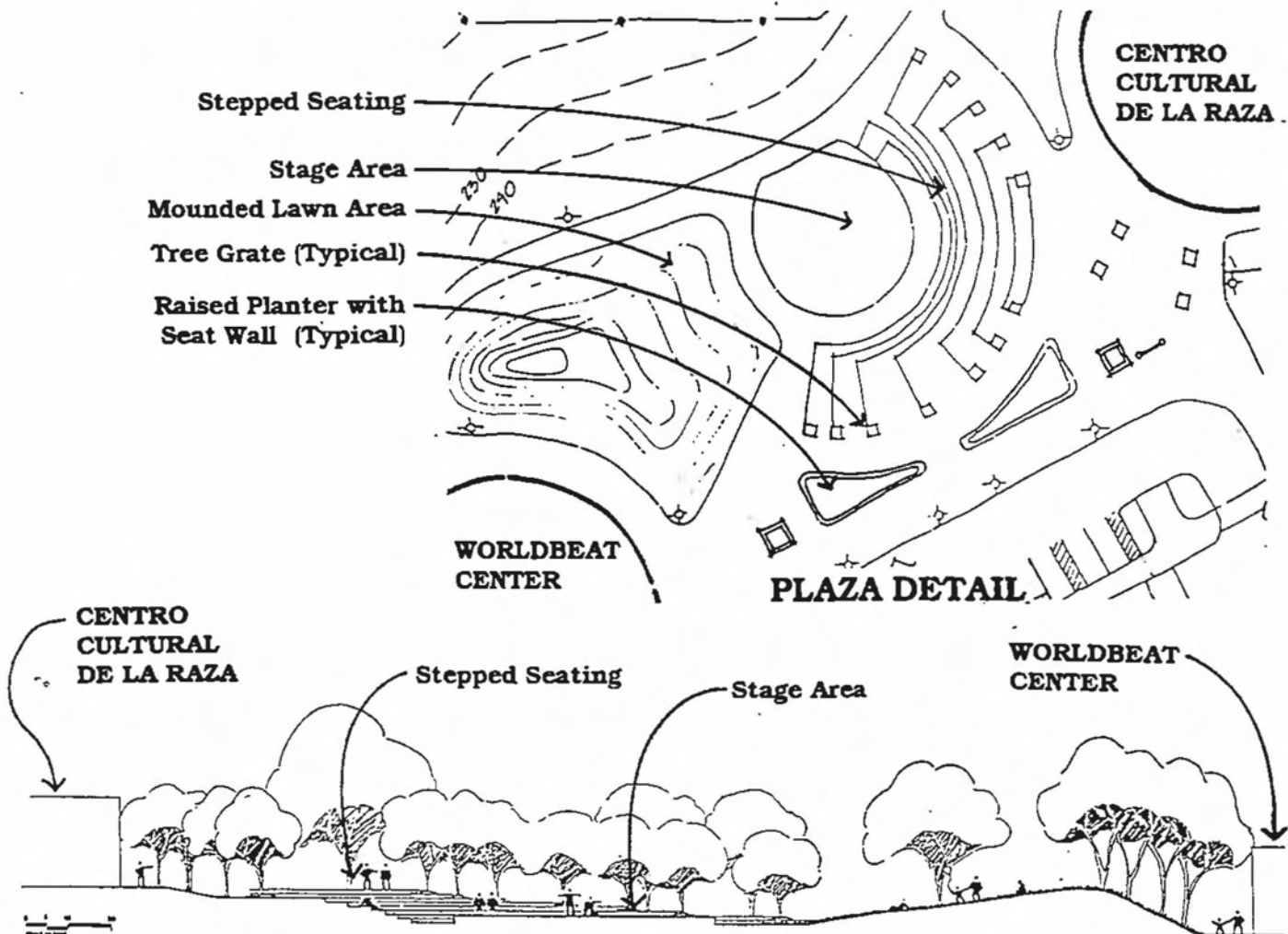
Recommendations:

- Provide a drop-off loading and disabled parking area.
- Provide a pedestrian crossing at Park Boulevard with a traffic signal and enhanced paving to provide safe access to and from the Inspiration Point parking lots.
- Provide a central performance area that incorporates monumental step seating and raised planters that can accommodate seating.
- Maintain views to existing and proposed water tank murals from Park Boulevard.
- Construct a small outdoor ceremonial area southwest of Worldbeat Center.
- Construct a small outdoor sculpture garden area west of Centro Cultural de la Raza.

Plaza Tree: Jacaranda mimosifolia - Jacaranda

Lawn Tree: Eucalyptus citriodora - Lemon Scented Gum

Accent Tree: Erythrina coralloides - Mexican Coral Tree



SECTION A-A'



3. Presidents Way Entry

Design Objective:

Create a fromal entry experience to the Palisades from Park Boulevard that coordinates with the proposed Inspiration Point design.

Recommendations:

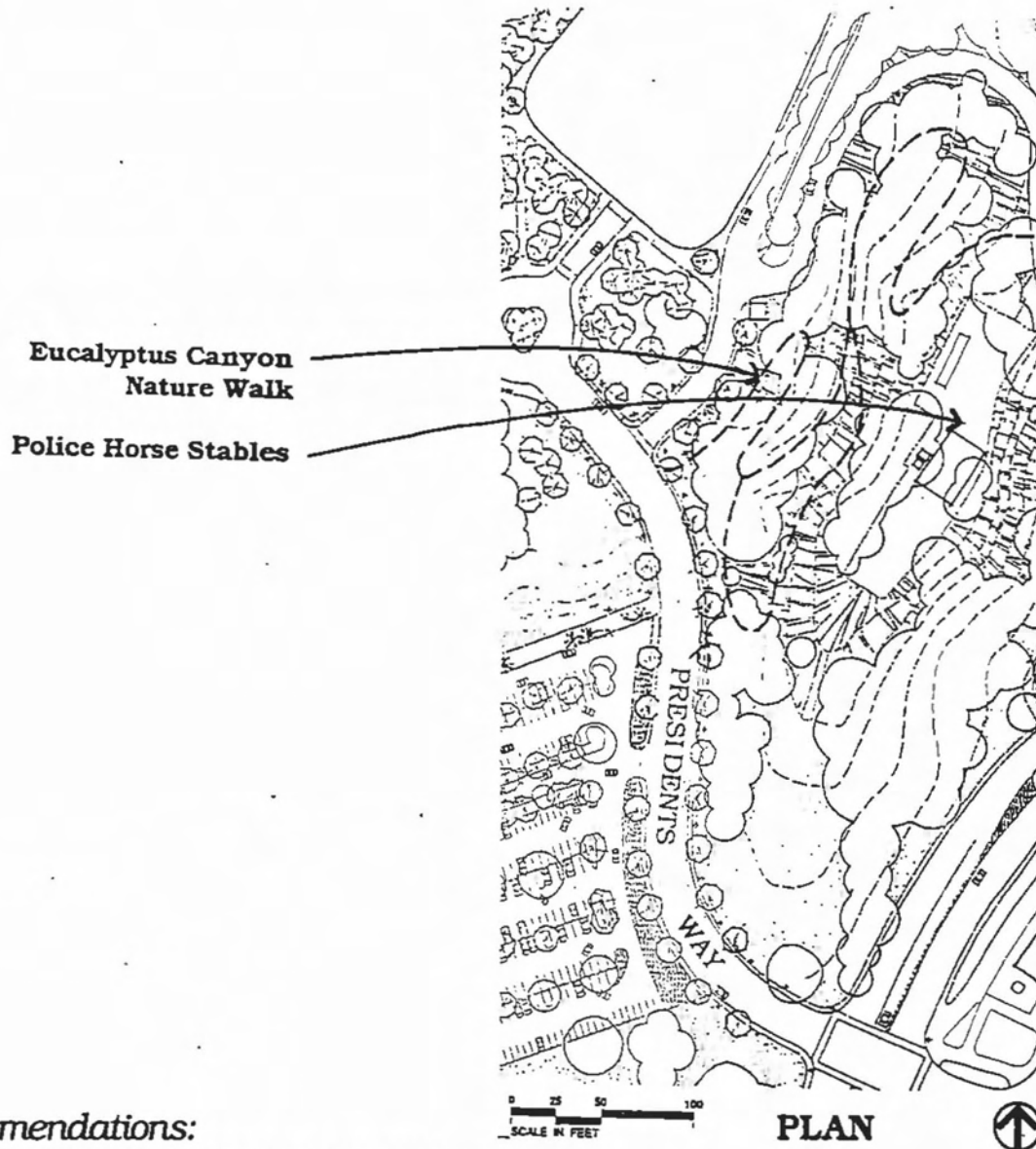
- Conduct a focus study on the Park Boulevard streetscape after the future light rail route from downtown to Mission Valley has been determined.
- Allow for the future installation of a pedestrian overpass crossing Park Boulevard in the vicinity of Presidents Way to connect Inspiration Point with the Central Mesa.



4. Eucalyptus Canyon

Design Objective:

Enhance the existing Australian Garden at the southern portion of Gold Gulch.



Recommendations:

- Enhance and stabilize the existing path system.
- Introduce new planting under the guidance of the Park horticulturist.
- Provide new interpretive signage and develop self guided interpretive literature.
- Relocate the existing Police Horse Stables if an alternative location can be found. The area should then be revegetated to reflect the surrounding natural environment.



Palisades



Site Amenities:

- Palisades Light Standard: Western Light Standards with custom 10' pole and 17" diameter base fixture (or equal). Brushed aluminum finish. See Appendix.
- Palisades Drinking Fountain: Haws Pedestal model #3353 (or equal) with receptor and pedestal in stainless steel with #4 satin finish. Haws Wheelchair accessible pedestal model #3180 (or equal) with outdoor pedestal fountain with built-in sandtrap. See Appendix.
- Palisades Bench (2): (1) Landscape Forms Gretchen's Bench of Jarrah wood with back and armrest style supports in 72" or 96" length, model #GR3005-BA-length to be determined (or equal). (2) Gretchen's Bench of Jarrah wood freestanding style support in 72" or 96" length, model #GR 3005-FS-length to be determined (or equal). See Appendix.



- Plaza Chair: Wesnic Food Court Furniture, Bentwood III side chairs, with mesh seat and Fan Back, model #302 (or equal). See Appendix.
- Palisades Plaza Table: Falcon Table Base model #4404-UH (or equal) with cast iron base, 18 ga. 3" steel tubing, rubber cushion glides, 15" cast iron spider, 22" diameter base spread, 28.5" overall height. 36" round marble table top available through distributor. California Umbrella with 1-1/4" diameter pole available through Sunstar Bistro. See Appendix.
- Palisades Trash Receptacle: Woodcrafters of Florida, Inc.; Heavy Metal Collection trash receptacle model #HTC-2631 (or equal) with 26" diameter, 31" height, 110 lb. weight, color D-70. Lid with lift and swing mechanism and locking device. See Appendix.
- Palisades Tree Grate: Urban Accessories cast iron tree grate model "Standard Flats" (or equal). Round or square shape and size to be determined. See Appendix.

Signage:

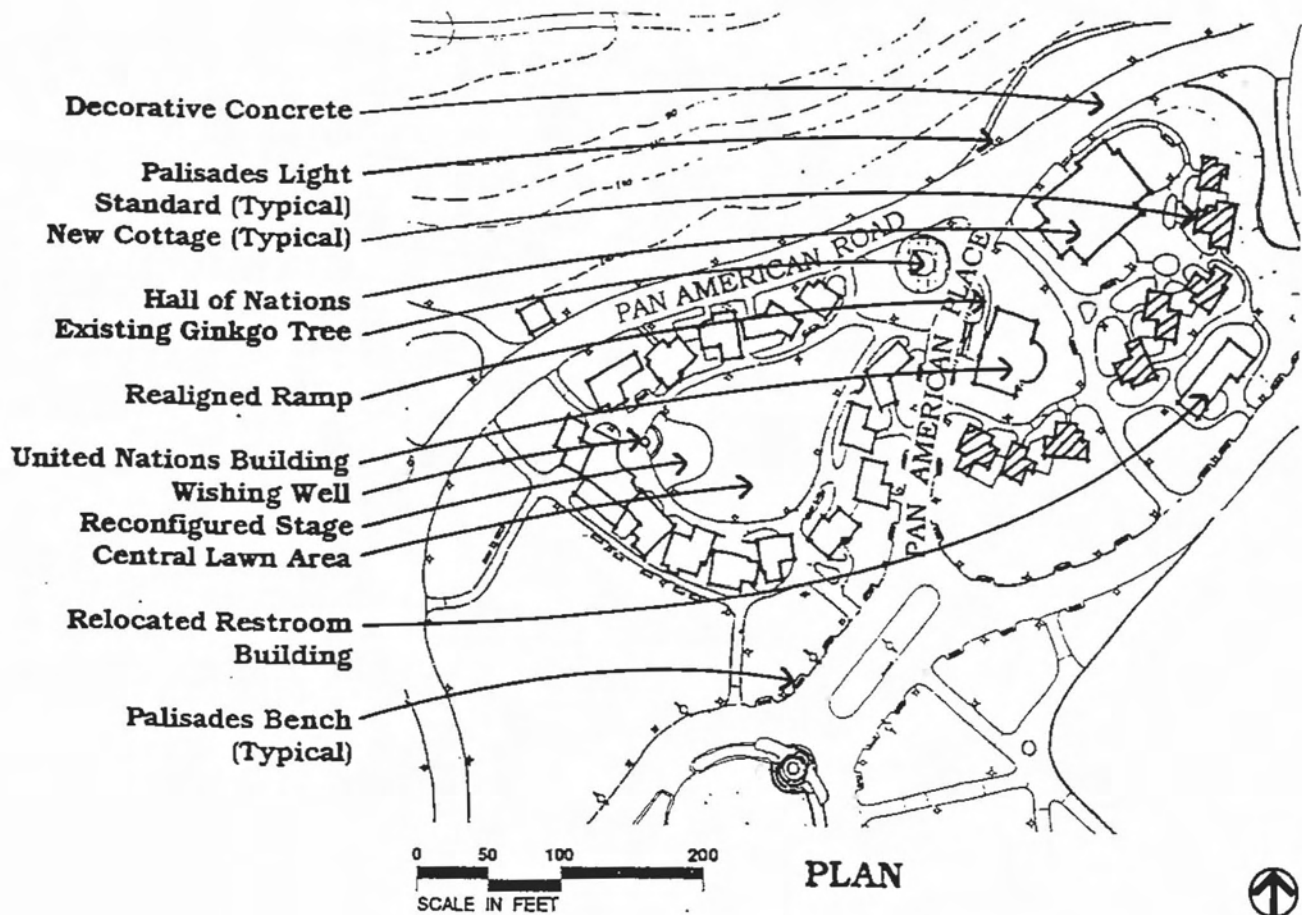
- Palisades Tram Stop Sign Standard: Western Lighting Standards custom design as shown in Appendix (or equal). Brushed aluminum finish.
- Prado Pedestrian Orientation Sign Standards: Western Lighting Standards Mini Capistrano series as shown in Appendix (or equal). Color shall be Frazee Shutter Green 6125N gloss enamel or equal.
- Palisades Pedestrian Orientation Sign Standards: Western Lighting Standards custom design as shown in Appendix (or equal). Brushed aluminum finish.



1. House of Pacific Relations

Design Objective:

Preserve the wooded secluded quality of the village, enhance pedestrian enjoyment of the area and provide pedestrian access to the proposed additional cottages.



Recommendations:

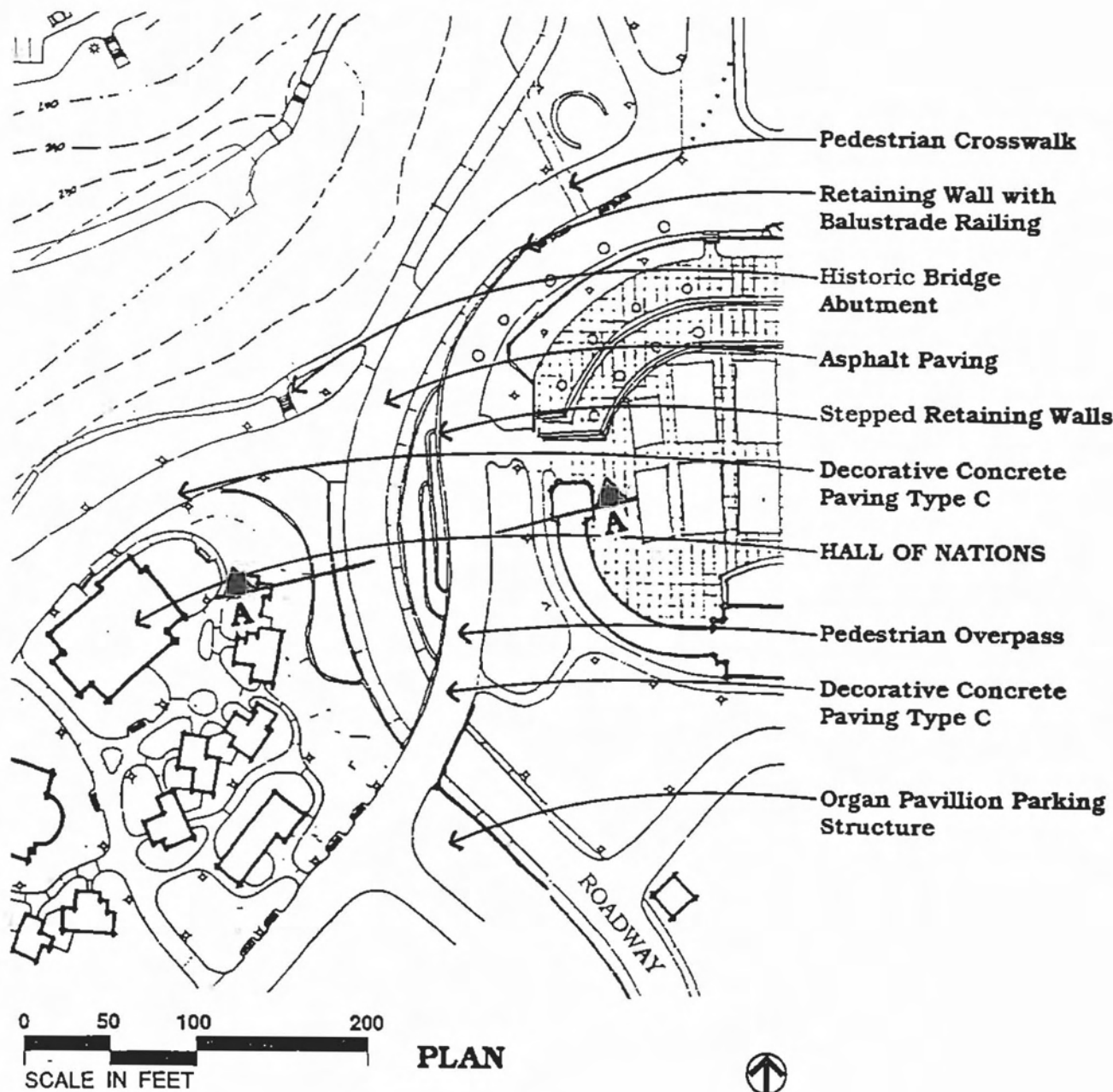
- Reconfigure the existing concrete performance platform as shown on the plan. Supply the platform with electrical service for sound and lighting equipment. Preserve the wishing well in present location.
- Provide new pedestrian walkways to proposed new cottages as shown on the plan.
- Remove the non-historic House of Japan and relocate the organization in a new cottage within the Village.
- Locate all new cottages and walkways in a way that preserves existing plant material as much as possible.
- Replace asphalt on Pan American Road and Pan American Place with decorative concrete to visually define them as pedestrian walkways.



2. Organ Pavilion Pedestrian Overpass*

Design Objective:

Separate vehicular and pedestrian circulation by constructing a pedestrian overpass which links the Prado and Palisades. Bring the roadway underneath to connect the Prado with Presidents Way through or around the new parking garage.

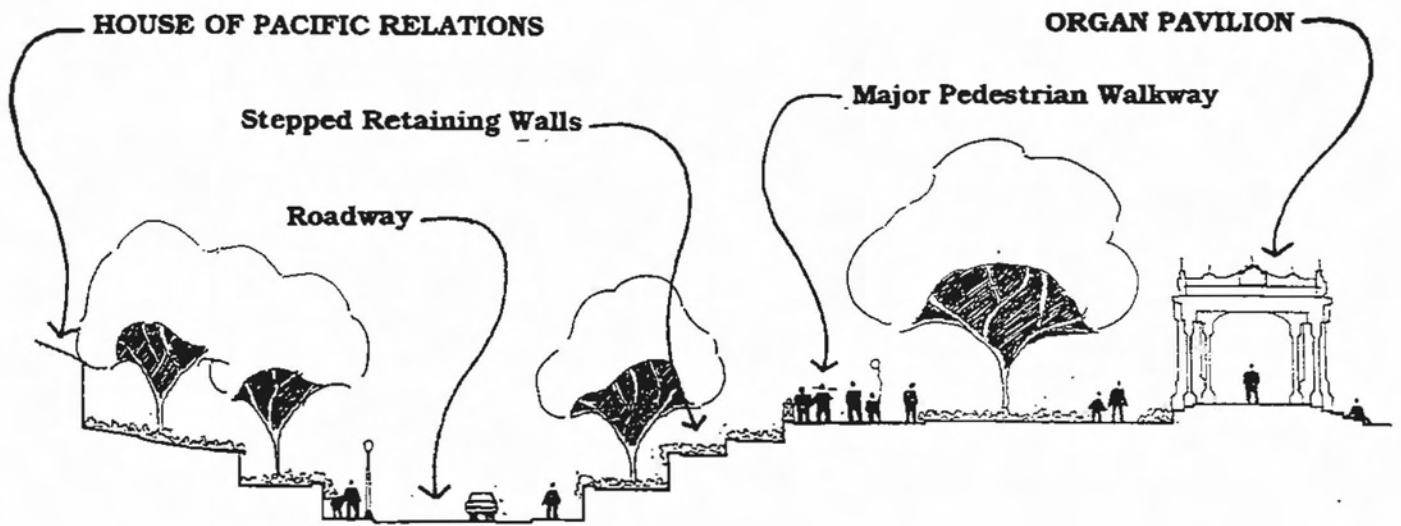


* proposed name for a new feature



Recommendations:

- Create stepped retaining walls and planters on slopes.
- Use an aesthetically pleasing wall treatment to complement existing architecture.
- Use shrubs, trees and vines to soften the retaining walls.
- Provide walkways along road underpass.
- Use architecturally compatible balustrades along the pedestrian bridge.
- Light both the bridge and the underpass area extensively.
- Light fixtures on bridge balustrades should be similar to those on Cabrillo Bridge.
- Preserve the historic palm canyon bridge abutment during relocation of historic restroom and regrading of road.



SECTION A-A'



3. Organ Pavilion Parking Garage Plaza*

Design Objective:

Create a landscaped rooftop plaza on top of the proposed parking structure.

Recommendations:

- Conduct a design competition to determine the shape of the plaza and its underlying parking structure. Some features which should be incorporated into the plaza are:
 - Perimeter viewing areas overlooking the Japanese Garden, the Palisades plazas and the city beyond.
 - An open staging area that could be tented for festivals or be equipped with booths and displays for outdoor exhibits.
 - Special event staging equipment and storage.
 - Appropriate Palisades lighting and site amenities.
 - Slopes graded to meet and cover the northwest edge of the structure.

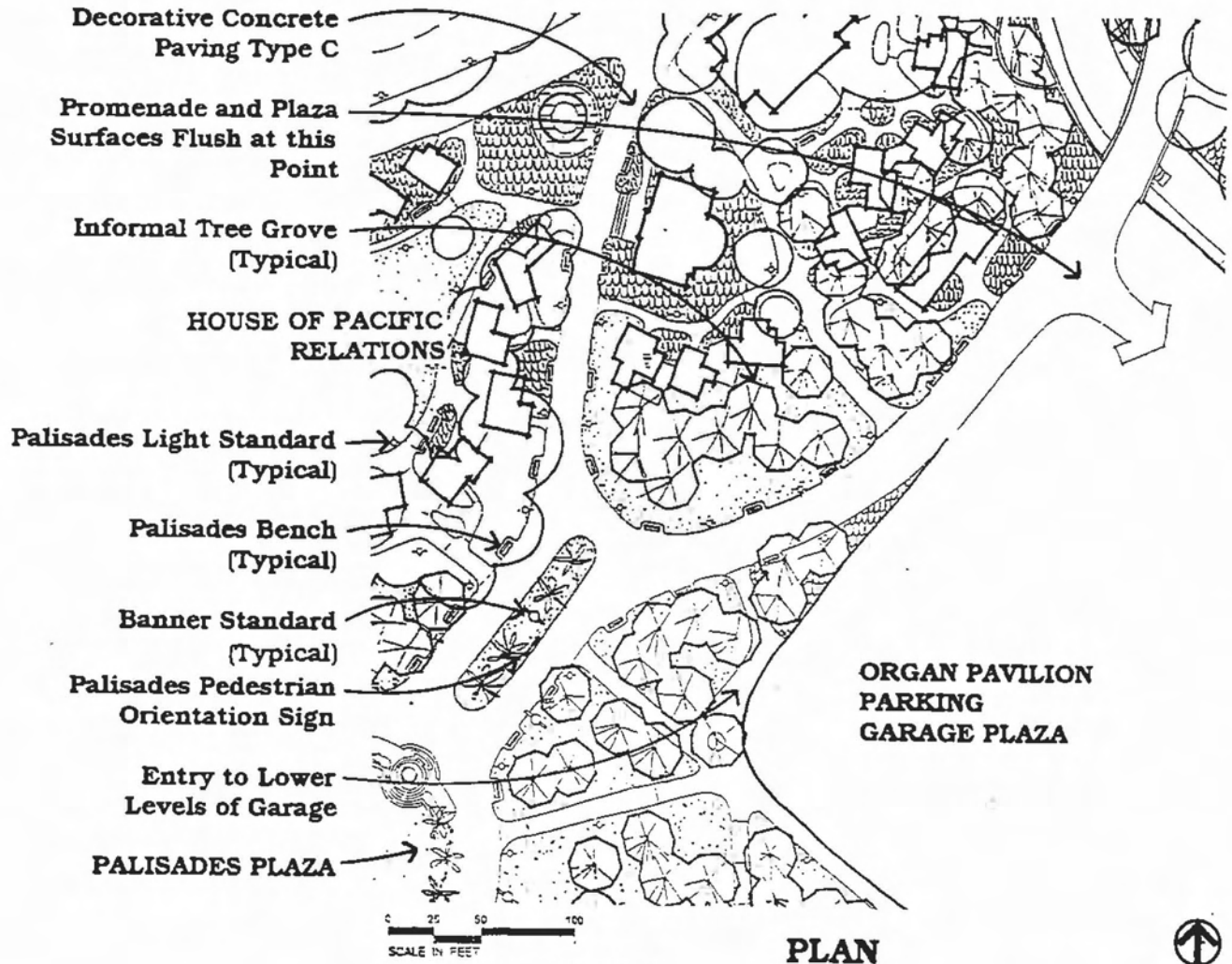
*proposed name for a new feature.



4. Pan American Promenade*

Design Objective:

Connect the Organ Pavilion pedestrian overpass with the Palisades by creating a new pedestrian walkway.



Recommendations:

- Configure the walkway to meet the parking garage plaza at grade, then descend to Palisades Plaza.
- Provide for pedestrian circulation to House of Pacific Relations.
- Plant informal groves of trees with lawns and groundcover underneath to continue the existing landscape theme of the area.
- Pave the walkway with concrete that will be consistent with surrounding paving surfaces in color and texture.

Canopy Trees: Eucalyptus melliodora - Honey Scented Gum

Eucalyptus cornuta - Yate

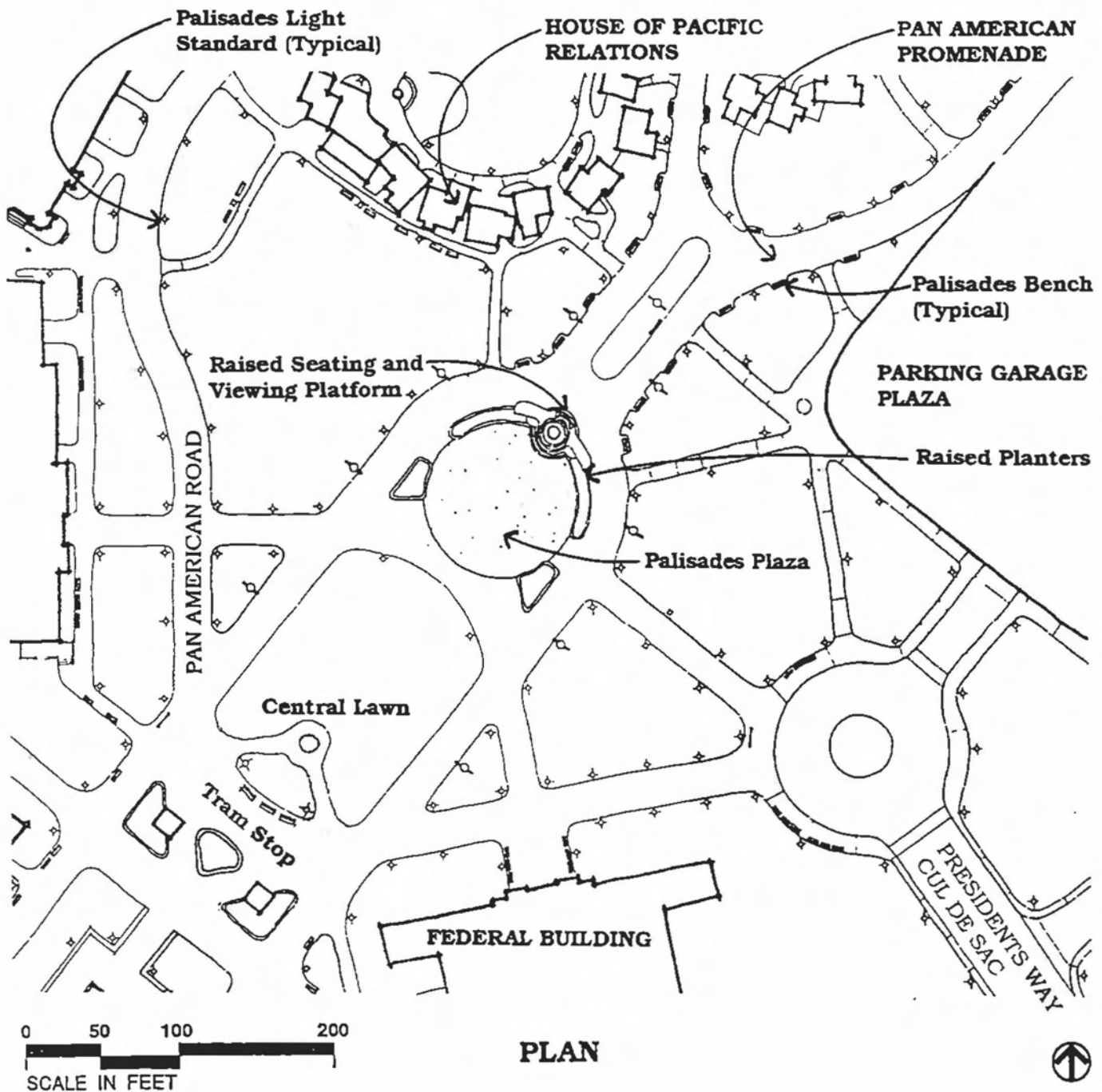
*proposed name for a new feature.



5. Palisades Plaza and Lawns*

Design Objective:

Create a multiple use open space that will accommodate large public gatherings and exhibitions as well as picnicking and passive recreation.



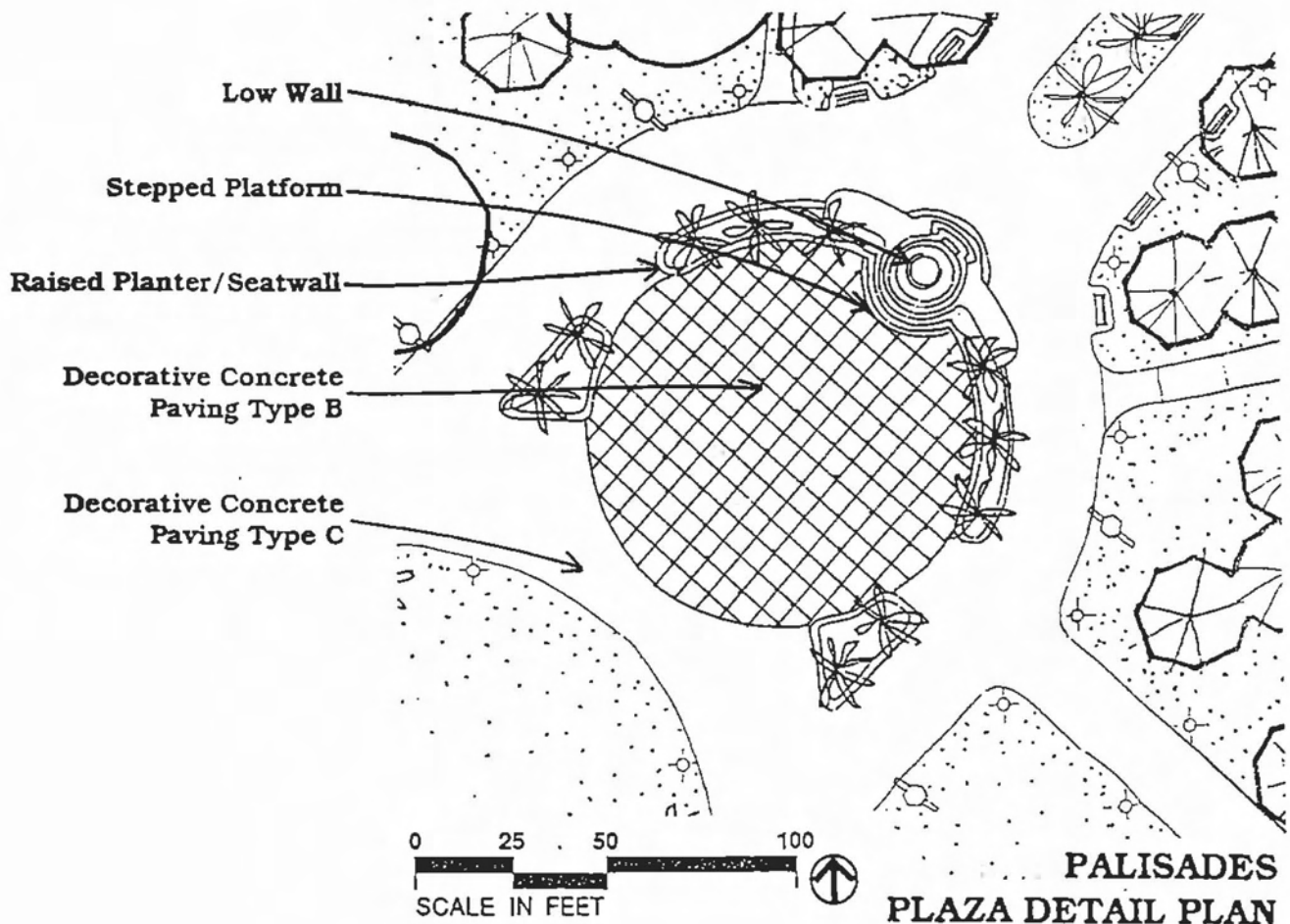
*proposed name for a new feature.

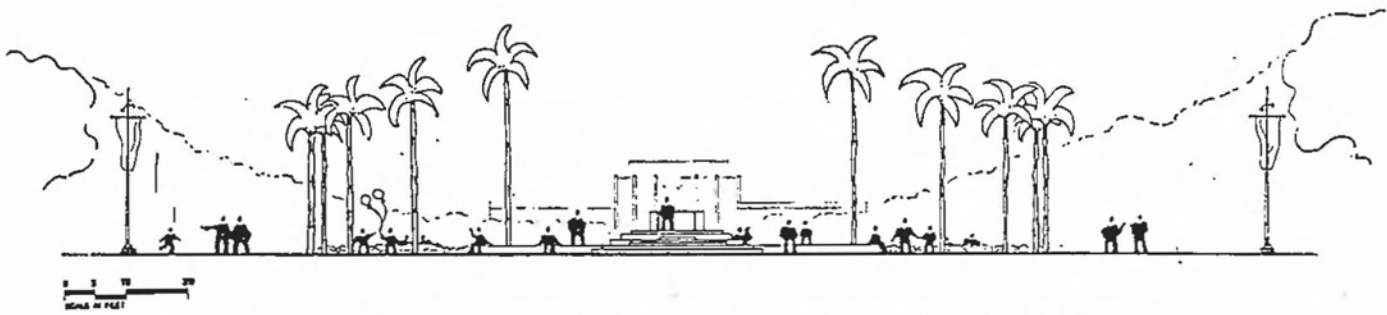


Recommendations:

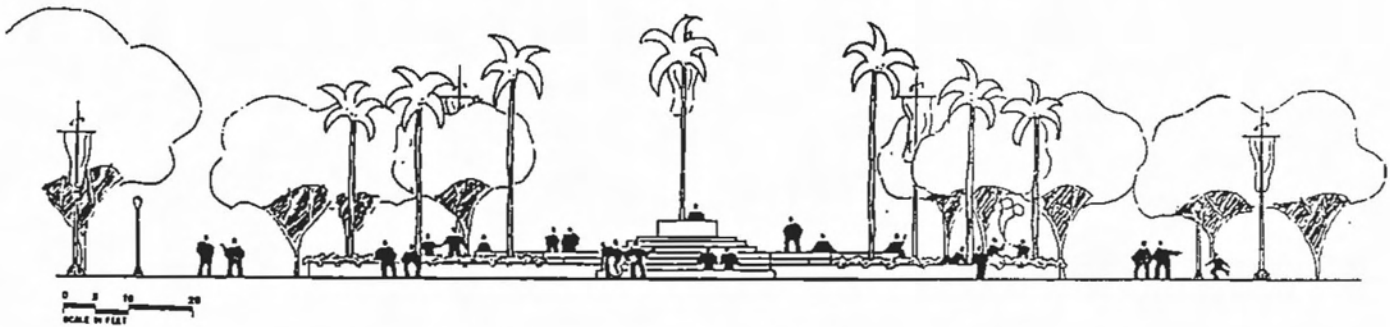
- Locate a stepped platform at the focal point of the plaza as shown.
- Construct raised planters flanking the platform to provide spatial definition for the plaza. Wall caps should be at least 16 inches wide to provide seating opportunities.
- Plant appropriate low accent shrubs and palm trees in the raised planters.
- Pave the plaza surface with decorative concrete that varies slightly in color and texture from the surrounding walkways and is flush with surrounding paving surfaces.
- Provide secure, weatherproof electrical service for sound and lighting equipment.

Lawn Trees: Archontophoenix cunninghamiana - King Palm
 Eucalyptus melliodora - Honey Scented Gum
 Podocarpus gracilior - Fern Pine
 Tipuana tipu - Tipu Tree
 Ficus macrophylla - Moreton Bay Fig
 Plaza Palm Tree: Arecastrum romanzofianum - Queen Palm

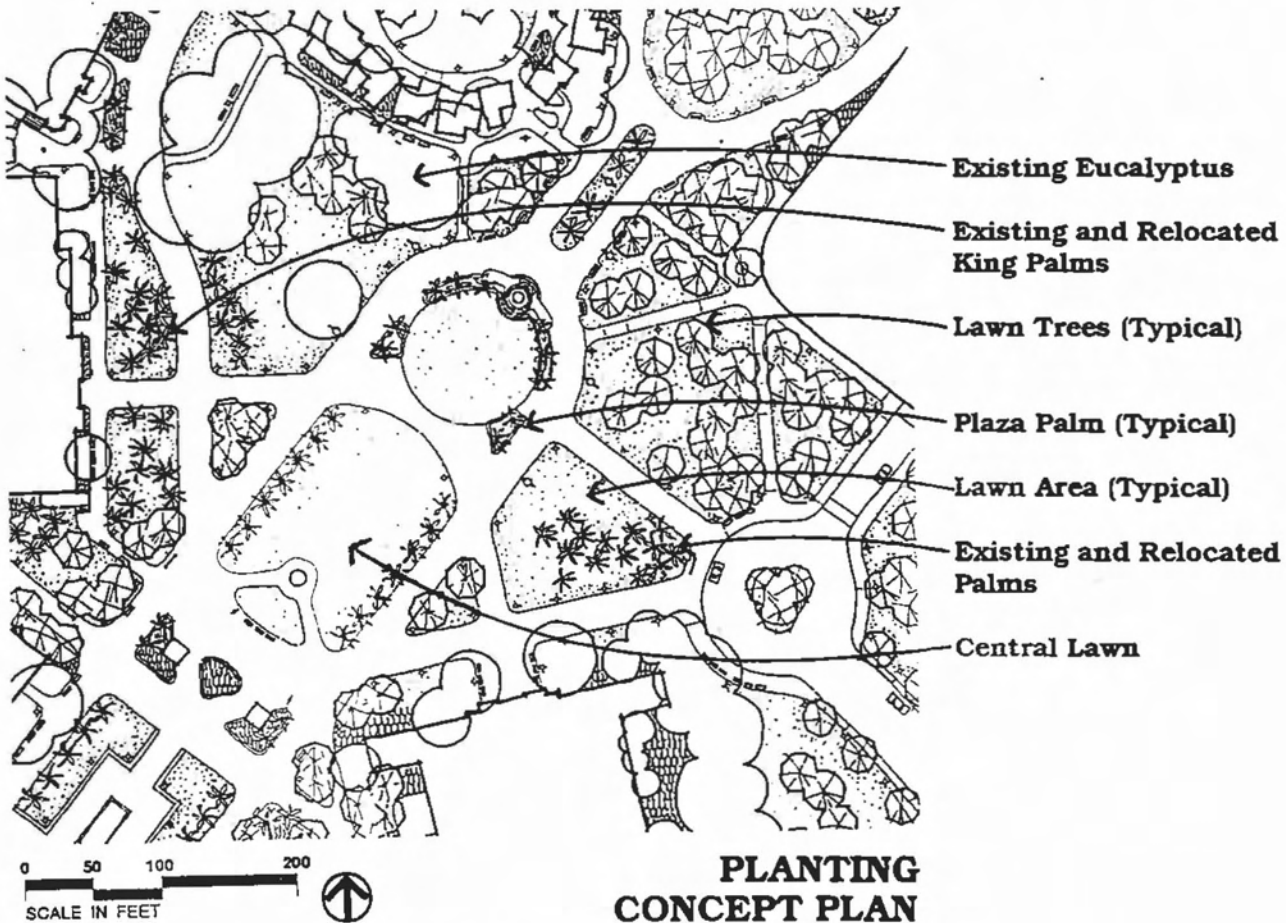




PALISADES PLAZA - LOOKING SOUTH



PALISADES PLAZA - LOOKING NORTH

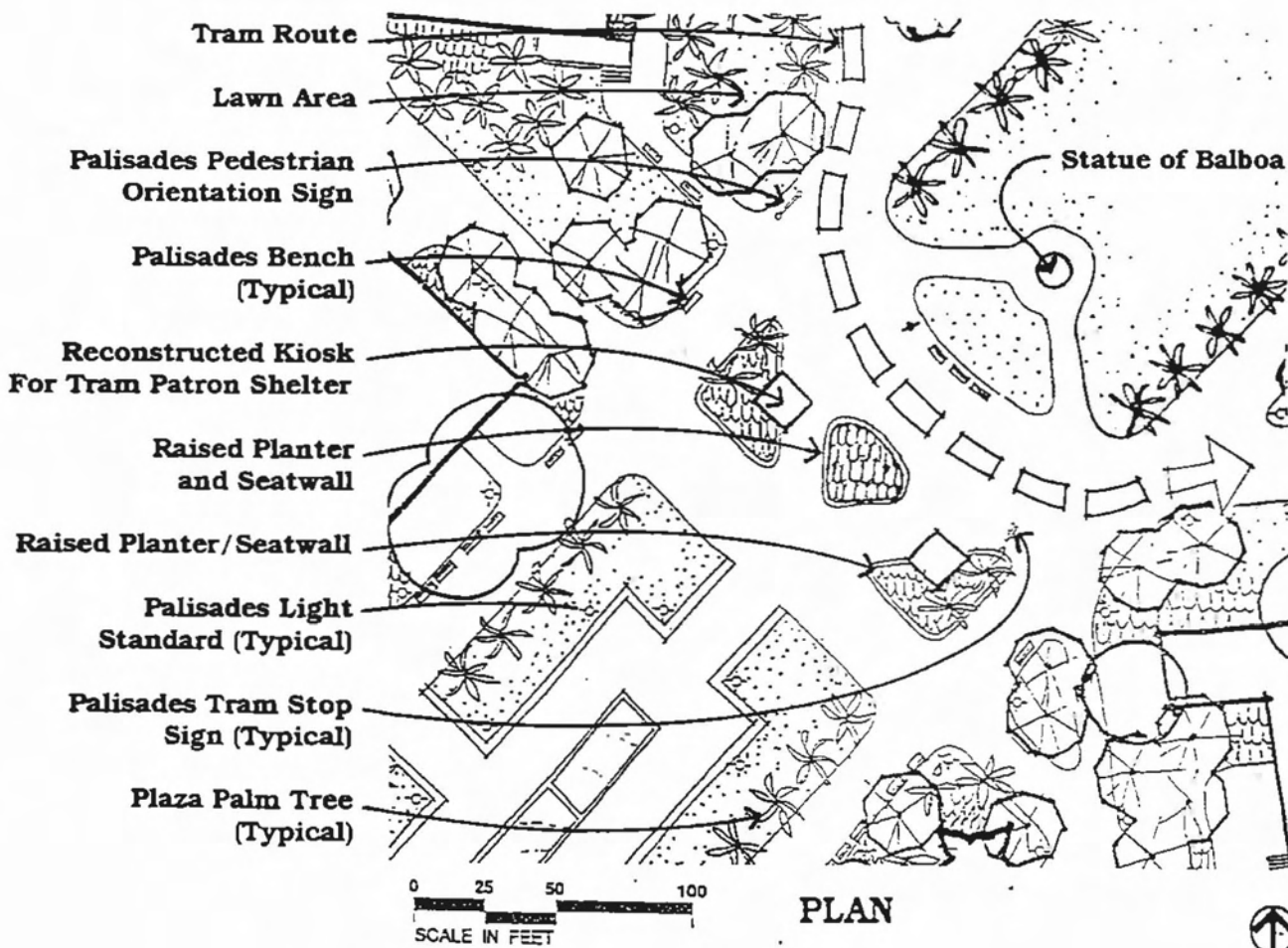




6. Palisades Tram Stop*

Design Objective:

Provide a safe loading and unloading area for the Park Tram and include sheltered seating for Tram patrons.

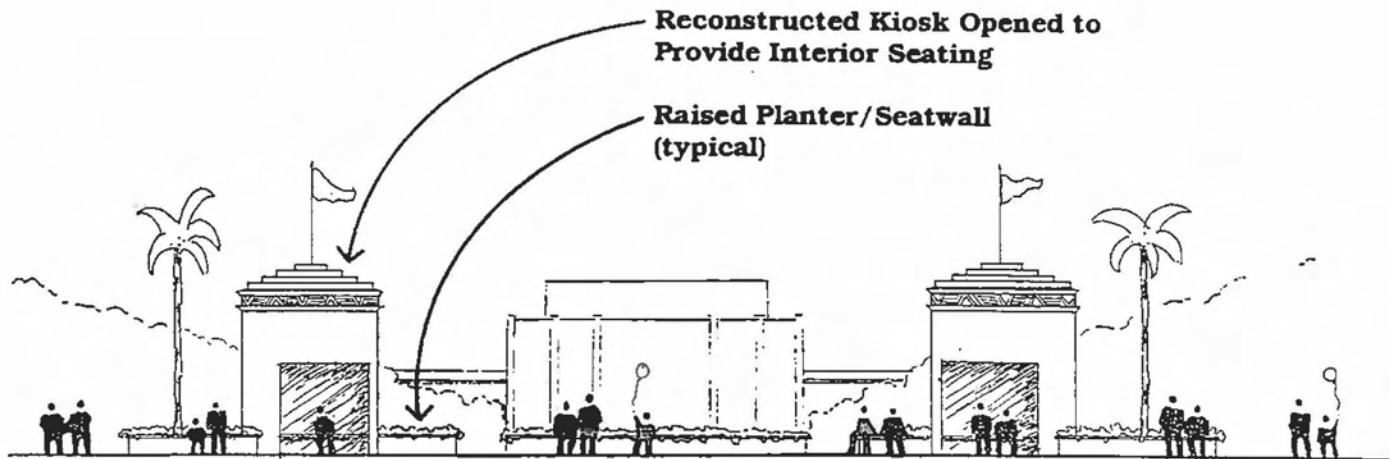


Recommendations:

- Conduct a partial reconstruction of the 1935 speaker kiosks in the location shown on the plan to serve as open air shelters. Adapt the kiosks to be open on two sides facing the tram staging area and provide seating inside.
- Incorporate raised seat walls into the kiosk seating.
- Provide walkways to a statue of Vasco Nunez de Balboa, namesake of Balboa Park.
- Include orientation signage, a public information kiosk, and drinking fountains in the design for this area.

Plaza Palm Tree: *Arecastrum romanzofianum* - Queen Palm

*proposed name for a new feature.



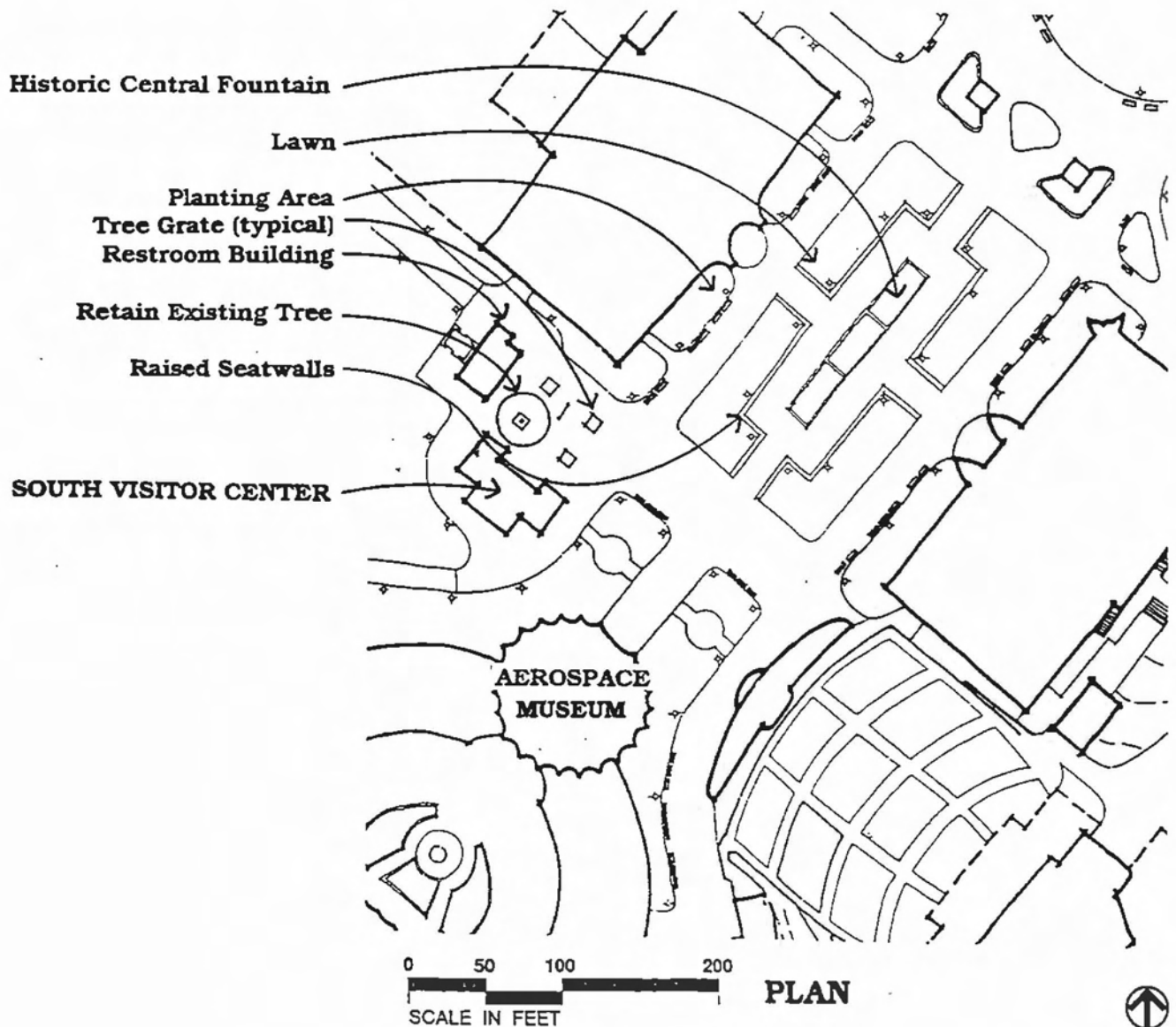
TRAM STOP ELEVATION - LOOKING SOUTH



7. Plaza de las Americas

Design Objective:

Restore the southern portion of the 1935 Plaza area of the Palisades to its original use as a pedestrian plaza. This plaza should function as a pleasant southern destination point for the Central Mesa and offer amenities that will serve the needs of a variety of user groups from nighttime playgoers to museum patrons who might spend half a day in the immediate area. It should provide pooling space for the Starlight Bowl areas for outdoor display, circulation space, food service, visitor information, public restrooms, a variety of seating, and visual interest features that will invite the Park visitor to pause, relax, and enjoy spending time outdoors.





BALBOA PARK - CENTRAL MESA PRECISE PLAN

Precise Plan - Specific Recommendations

Recommendations:

- Provide a patio area for outdoor dining adjacent to the visitor center. Retain the existing tree (*Kigelia pinnata*) and incorporate it into the design. Also allow for views into the nearby wooded canyon.
- Situate movable seating consisting of chairs, and tables with umbrellas at the concession patio and the adjoining plaza space.
- Utilize a central fountain to serve as the major focus of interest in the plaza. This fountain should recall the Firestone Singing Fountains of the 1935 Exposition which featured colored lighting and special spray effects that synchronized with prerecorded music or live performances in the Bowl.
- Provide seating around the inner portion of the plaza using raised seat walls as shown in plan. Surrounding the walls, lawn areas will slope from wall height down to plaza level.
- Provide bench seating on the outer edge of the pedestrian walkways under the shade of the trees planted near the buildings as shown on the plan.

Plaza Palm Tree: *Arecastrum romanzofianum* - Queen Palm

Building Accent Trees:

Phoenix reclinata - Senegal Date Palm

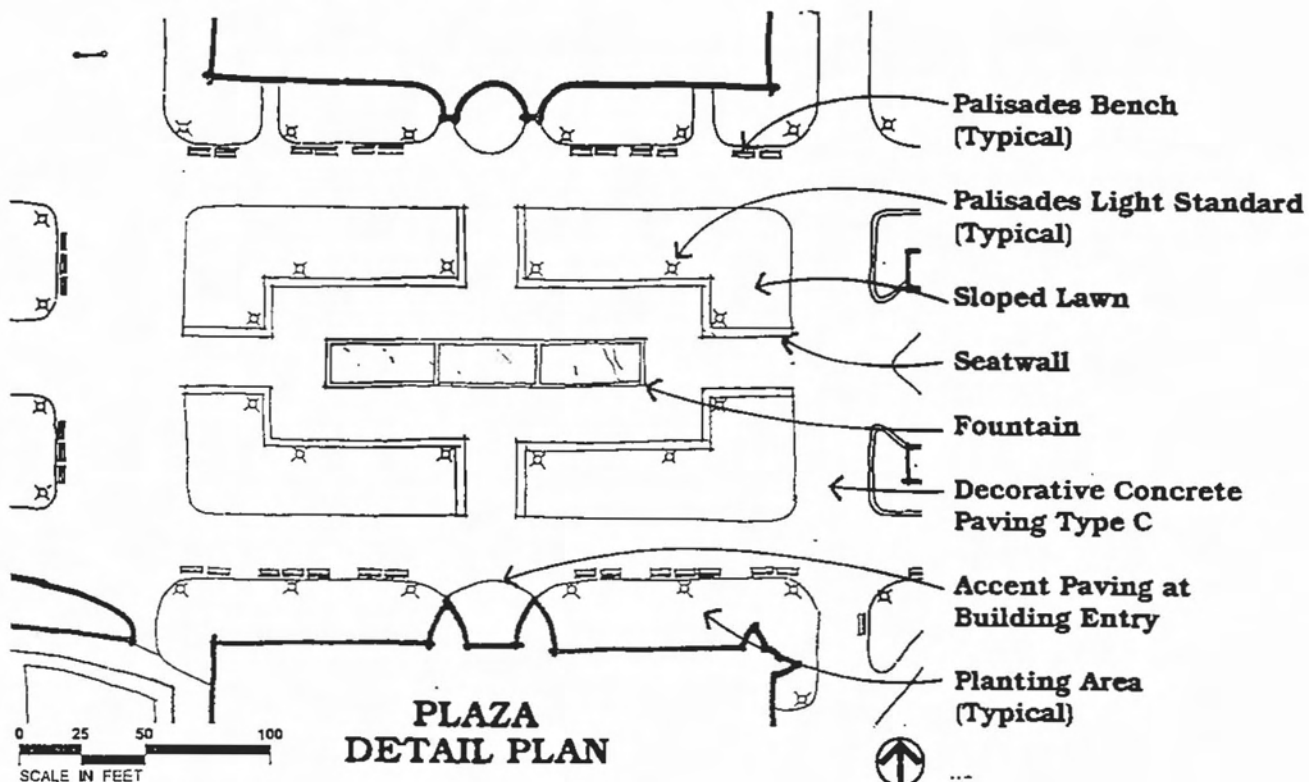
Chorisa speciosa - Floss Silk Tree

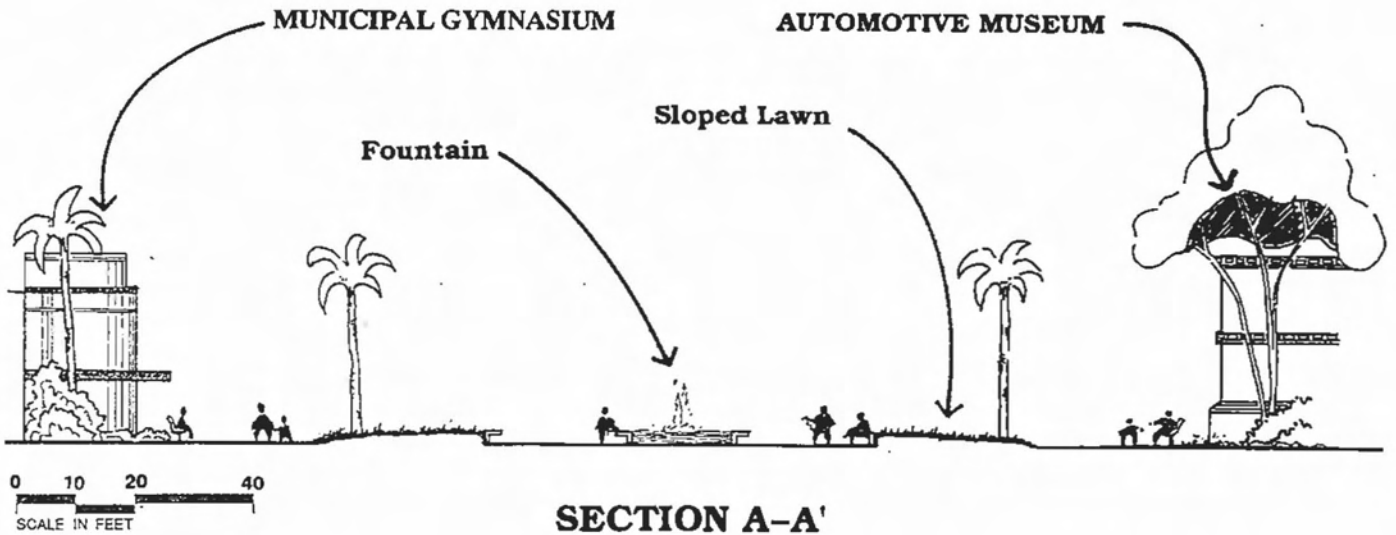
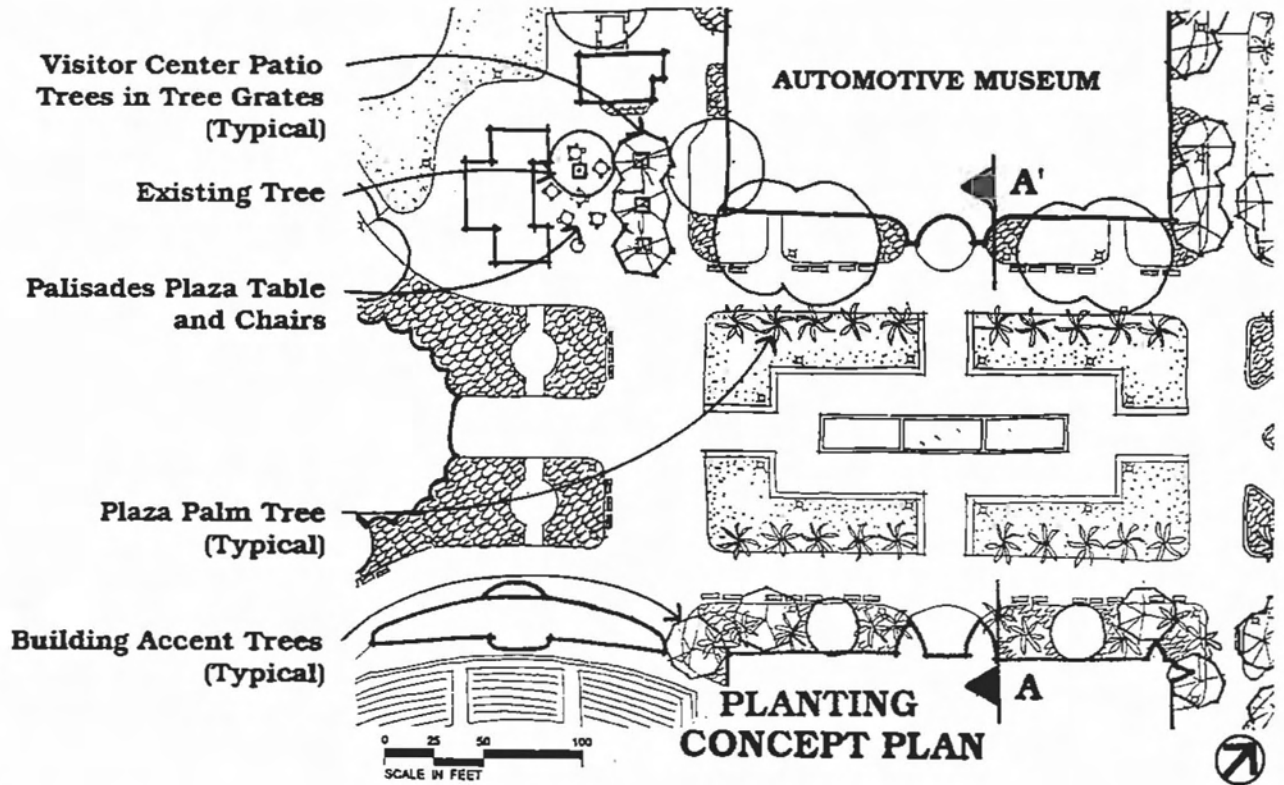
Spathodea campanulata - African Tulip Tree

Ficus microphytta - Indian Laurel Fig (Existing)

Visitor Center Patio Tree:

Podocarpus gracilior - Fern Pine



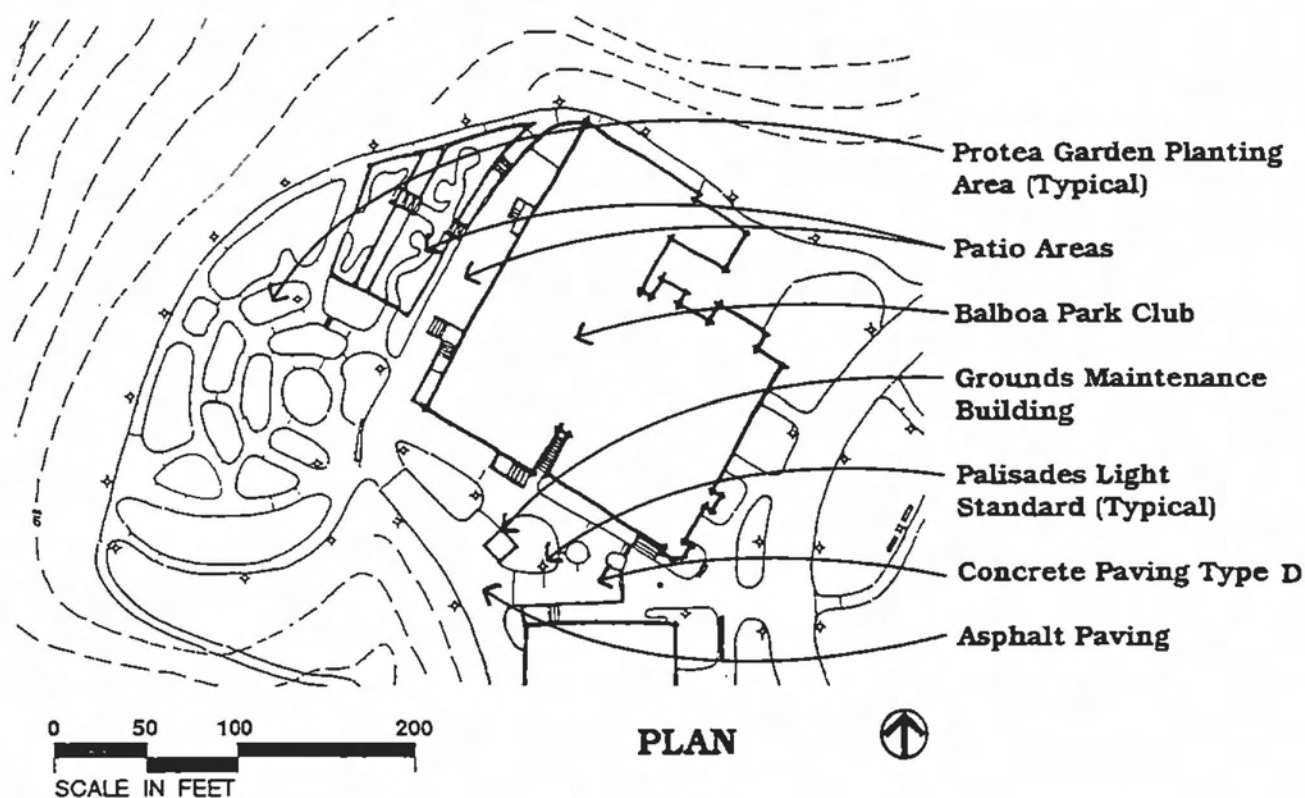




8. Protea Garden*

Design Objectives:

Renovate the plaza area behind the Balboa Park Club and create a new protea garden.



Recommendations:

- Expand and enhance the existing patio area to accommodate outdoor activities such as community organization events and wedding receptions.
- Restore the existing path system and introduce protea plants to the garden. Conduct necessary soil amendments and drainage improvements under the direction of the Park horticulturist.

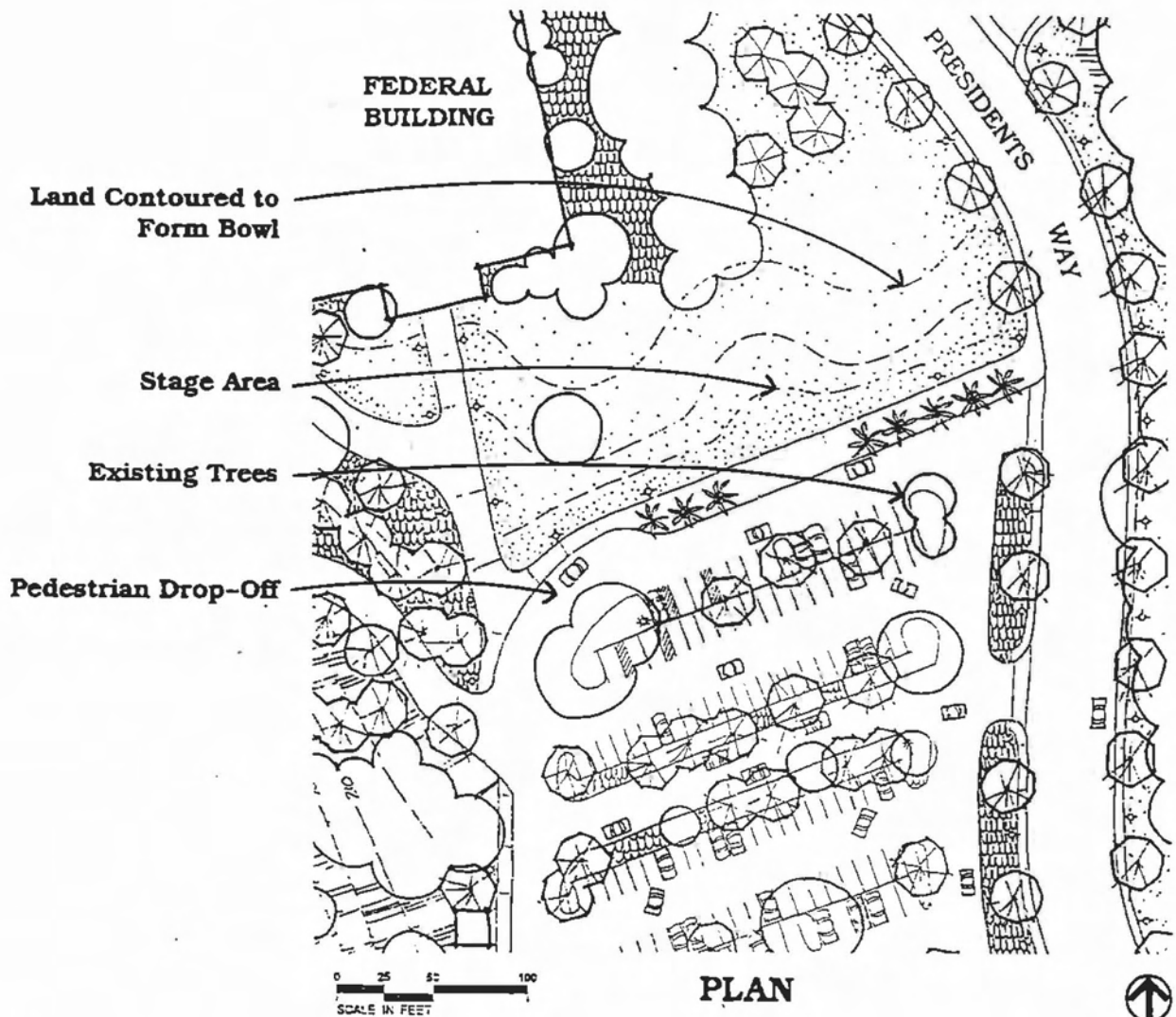
*proposed name for a new feature.



9. Federal Building Lawn

Design Objective:

Regrade the sloping lawn area southeast of the Federal Building parking lot to form a subtle bowl for use as an informal amphitheater.



Recommendations:

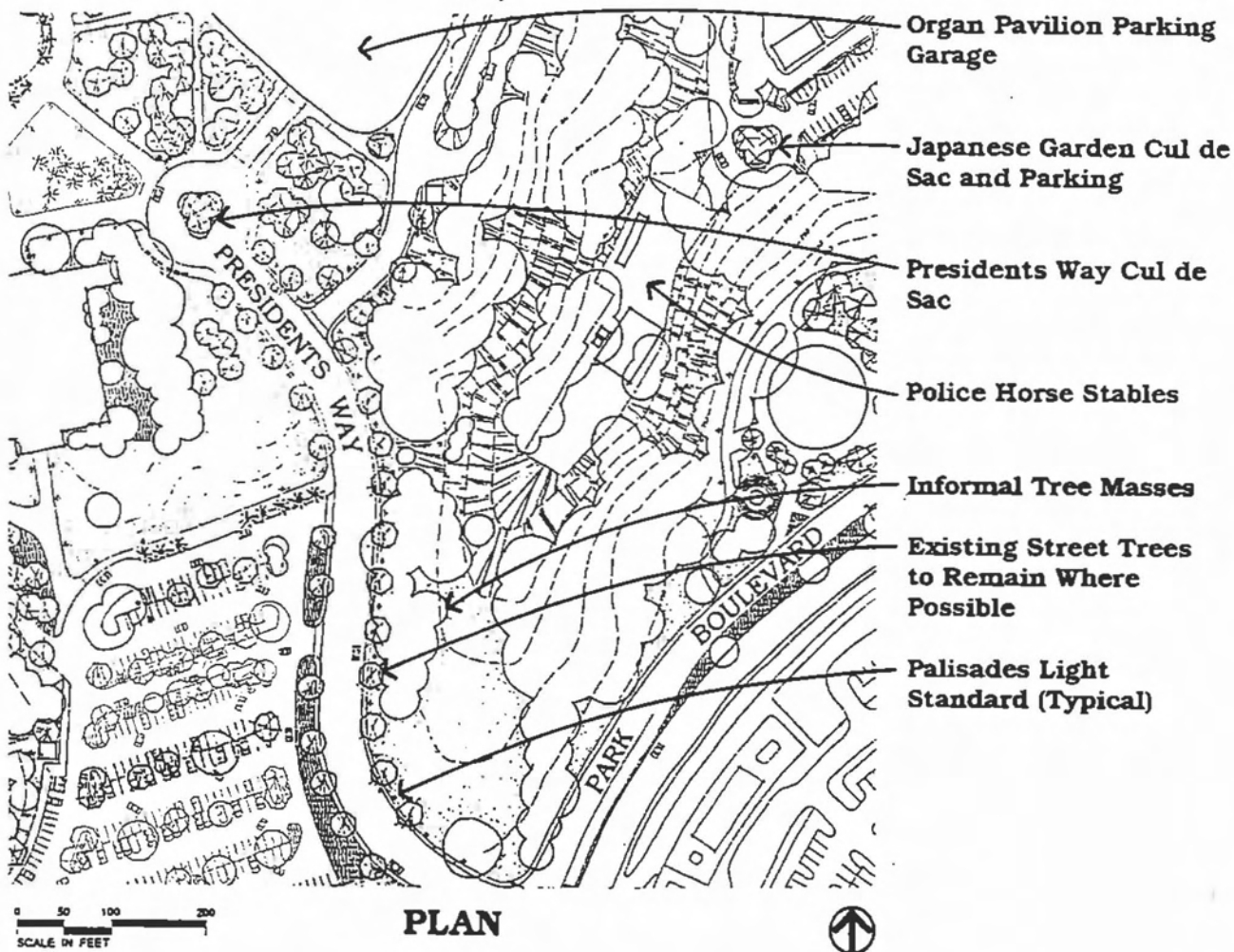
- Reconfigure the parking lot to accommodate a second access road from Presidents Way. Allow for closure of the north portion of the parking lot to allow for stage set up for special special events.
- Equip the stage area with electrical service for sound and lighting equipment.
- Allow for clear sightlines to the stage area when planting trees in the area.



10. Presidents Way

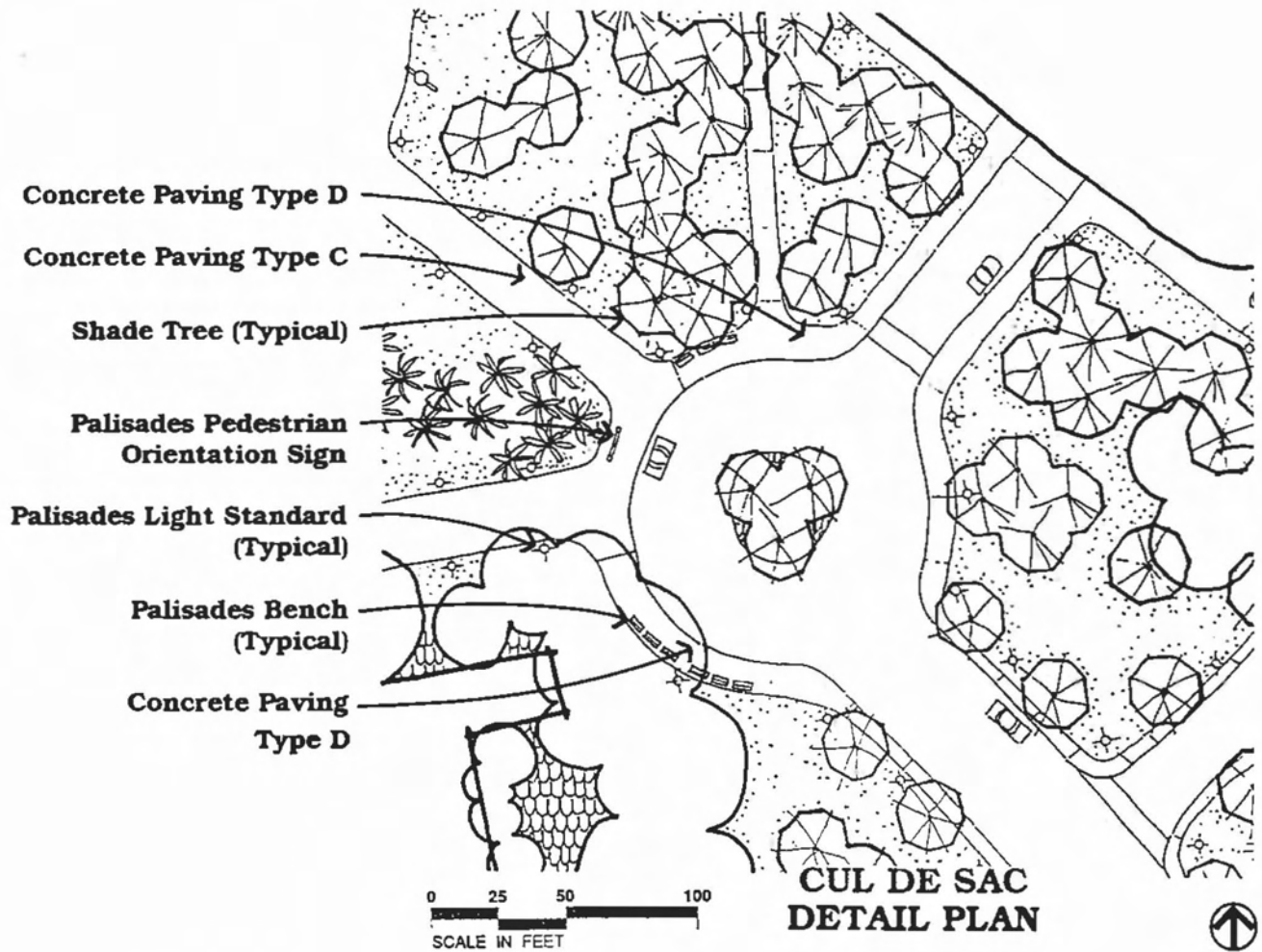
Design Objective:

Provide vehicular access to the proposed parking structure as well as a cul-de-sac with a large drop-off area to provide pedestrian access to the Palisades.



Recommendations:

- Determine vehicular circulation routes when the parking structure design is finalized.
- Widen sidewalks on both sides of Presidents Way to 10 feet in width.
- Provide seating, shade and Park orientation signage at the cul-de-sac.
- Plant large trees in random patterns along the northeast side of Presidents way to harmonize with existing planting in Eucalyptus Canyon.
- Plant specimen accent trees in the center of the cul-de-sac.
- Retain existing street trees wherever possible.

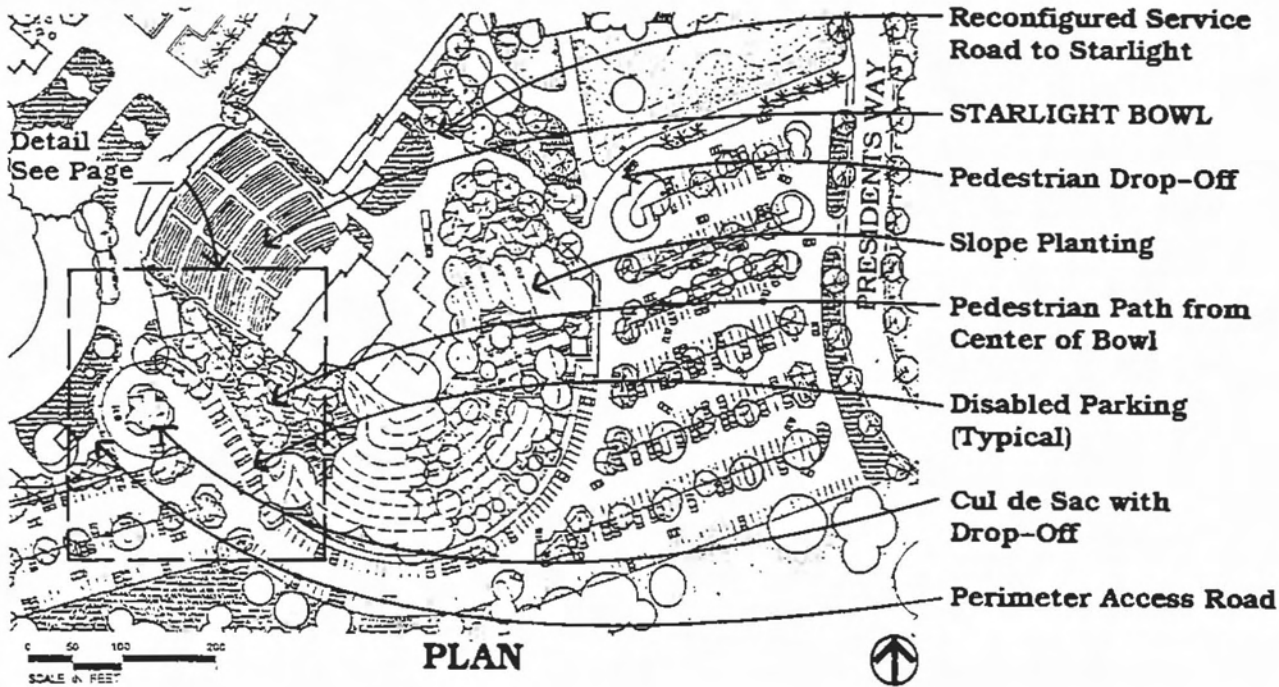




11. Federal Building Parking Area

Design Objectives:

Provide a vehicular circulation route from Presidents Way to a new pedestrian drop-off and cul-de-sac at the Starlight Bowl. Provide a new service access road for Starlight Bowl.



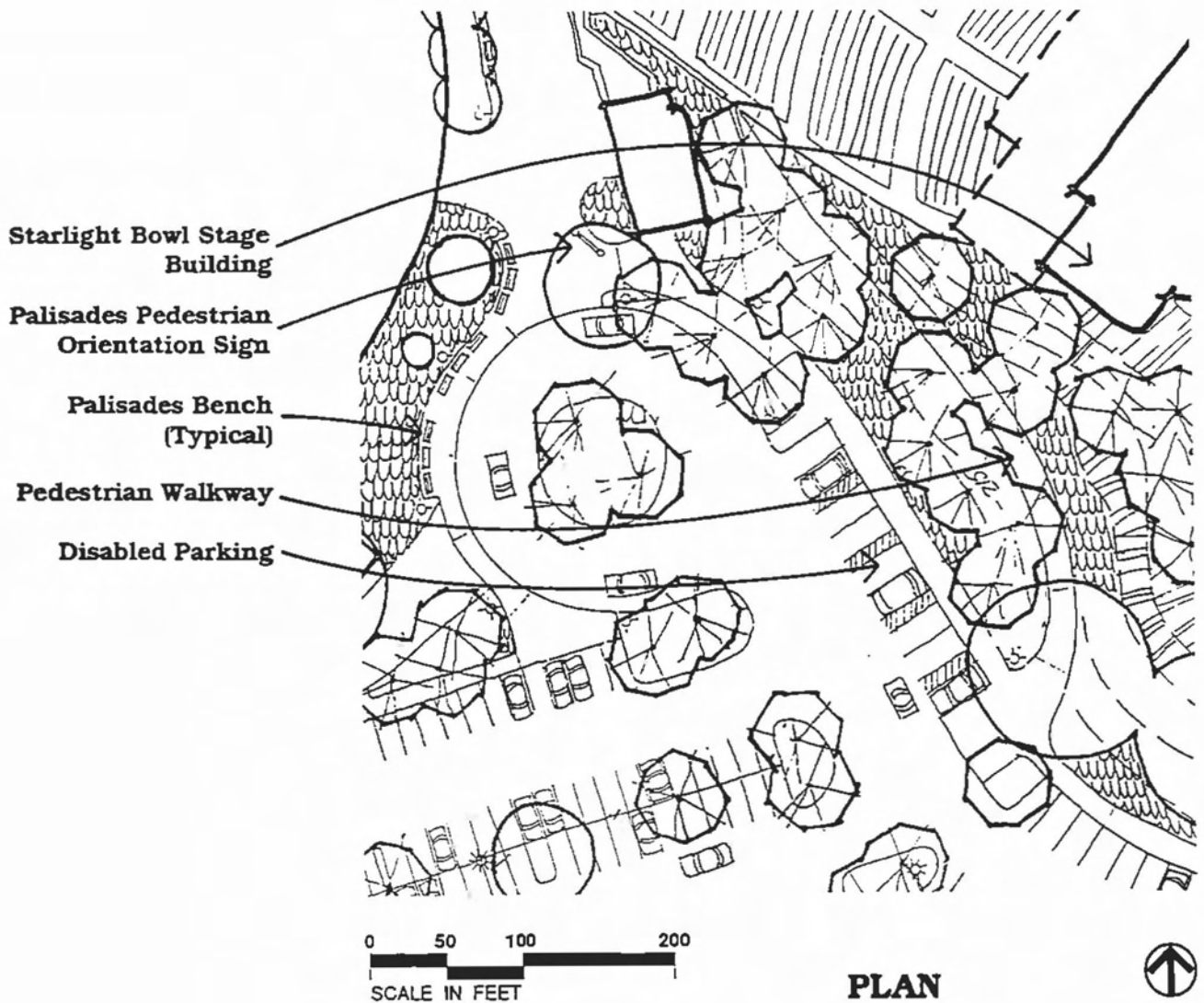
Recommendations:

- Create a vehicular circulation route (Federal Way *) through the Federal Building parking lot as shown on the plan. Terminate the vehicular route with a cul-de-sac at the Starlight Bowl that will allow room for a drop-off lane.
- Provide a generous disabled parking area near the Starlight entrance.
- Connect the Palisades perimeter service access road to the cul-de-sac.
- Supply a pedestrian drop-off area near the south entrance to the Federal building.
- Provide a disabled accessible pedestrian path connecting the central seating area of the Starlight Bowl with the Federal Way lots.
- Relocate the existing Starlight Bowl service road according to plan.
- Provide generous slope planting to screen the Starlight service road and loading areas from public view.

Parking Lot Tree: Calodendrum capense - Cape Chestnut

Eucalyptus ficifolia - Red Flowered Gum

Accent Tree: Erythrina 'Sykesii' - Sykes' Coral Tree



12. Park Boulevard Streetscape

A landscape theme that will communicate the subtropical landscape themes of the Central Mesa should be established. The landscape treatment should also serve as a transition between the Central Mesa and the Florida Canyon/ Inspiration Point areas.

The following design guidelines should be used in developing this theme.

- Views to the east from Plaza de Balboa should be preserved.
- The new east entry to the Prado should be highlighted.
- Emphasis should be given to the entry experience of public transit patrons.

Security Element



SECURITY ELEMENT

Balboa Park is often perceived as unsafe for visitors, especially after dark. This is created by the perception that Balboa Park is a high crime area. Although, when compared to the surrounding communities, this "high crime" perception is not true. This "fear" factor affects the users of the park. Statistically, the majority of crime occurs in the central mesa area, generally involving crimes such as auto theft, car burglaries and bicycle thefts. Crimes of violence most frequently occur in the west mesa area west of Highway 163 east of Sixth Avenue.

In 1991, there were 1,080 reported crimes in the Balboa Park area. Of these reported crimes, 951 or about 88%, were property related thefts. This primarily included auto theft and auto burglary, predominantly property taken from automobiles, and stolen bicycles. The remainder were crimes against persons, occurring primarily in the heavily wooded areas and canyons of the west and east sides of the Park.

While the number and frequency of these crimes are low when compared to the surrounding communities, the impact creates a negative image for the Park. Many people consider the Park to be unsafe. A survey taken in 1989 showed that 22% of the people contacted felt intimidated in certain areas of the Park and 38% said that they had witnessed undesirable activity within the Park. Only 6%, however, felt that they needed police assistance. This underscores the issue of perception and lends credence to the concept that a great deal may be accomplished by everyone working together to create a sense of "presence".

A need exists to alter the perception that Balboa Park is an unsafe or dangerous place to visit. Statistics indicate that a majority of the crime takes place in the public parking lots and open areas where the public gathers. Experience has shown that public education, combined with a joint effort of law enforcement and volunteers, promotes safety and reduces crime. To accomplish this, the following programs and guidelines for improved security should be met:

- Retain and promote the San Diego Police Community Relations storefront office and retain Balboa Park as a separate patrol beat;
- Expand the Park Ranger Program;
- Institute a Park Watch Program;
- Continue the Eyes on the Park Program;
- Create a Civilian Volunteer Program sponsored by the Park and Recreation Department;
- Increase lighting and safety features;
- Use the Balboa Park Travelers Advisory (1610 AM) radio transmission to the extent allowed by FCC regulations;



- Incorporate the tram operation into the overall Park security program;
- Promote cooperative efforts with Naval Hospital Security;
- Increase evening activities;
- Incorporate safety concerns into Park design and maintenance;
- Relocate homeless feeding programs;
- Eliminate transient camps.

1. Retain and Promote the San Diego Police Community Relations Storefront Office.

The Police Department has maintained a Community Relations Storefront office in Balboa Park since December, 1988. Originally housed in the Balboa Park Club in the Palisades area, the office is now located in the House of Hospitality on the Prado. This office needs increased visibility.

Recommendations:

- Improve signage.
- Adjust hours to accommodate maximum attendance periods.
- Tie into Park Watch Program, Park Ranger Program, Civilian Volunteer Program.
- Function as overall coordinator of security;
- Serve as a base station for uniformed Police Officers on duty and patrolling the park.

2. Expand the Park Ranger Program.

The Park Ranger Program was implemented with a single ranger in 1991. Currently, there are three rangers in the program. In addition to the Central Mesa, the Park Rangers' areas of responsibility include Golden Hill, Morley Field, Grape Street, Florida Canyon, Marston Addition and the Sixth Avenue side of Balboa Park (between I-5 and Upas Street), Presidio Park and Mission Hills (Pioneer) Park. The three rangers are assigned to cover these areas seven days a week. Due to the limited number of rangers and the activities to be monitored, staff scheduling is based on Park attendance, peak hours and special events.

Balboa Park Rangers do not carry weapons. Rangers wear uniforms and badges and, as public officers, they may issue parking and misdemeanor citations. They are not sworn peace officers and their authority is confined to City parks and open space areas. The Balboa Park Rangers have the capability to immediately communicate with the Police Department Dispatcher.



Recommendations:

- Tie the Park Ranger Program in with the Police Storefront, Park Watch Program and Citizen Volunteer Program.
- Ensure effective communication between all elements of the security program.
- Maximize the contribution of each element through judicious assignment of responsibility.
- Adopt a 5-year plan to increase the program level to 17 Park Rangers by 1996.

3. Institute a Park Watch Program.

A Park Watch Program, similar to the successful Neighborhood Watch Program, would be a valued addition to the Park's security program. Employees of Park institutions, residents of neighboring communities and Park visitors would all be encouraged to participate.

Recommendation:

- Take all necessary steps to implement this program immediately.

4. Continue the Eyes on the Park Program.

Employees of the Park and Recreation Department, such as grounds maintenance workers, building custodians, etc., perform their duties throughout Balboa Park on a daily basis, seven days per week. Approximately 24 months ago, these employees went through an awareness and reporting training program sponsored by the Police Department. The program was very successful. A follow-up program was conducted in April, 1992.

Recommendation:

- Establish the training program as mandatory training to be conducted once each year. Consider the feasibility of a video taped training program for all new employees.

5. Create a Civilian Volunteer Program Sponsored by the Park and Recreation Department.

The proposed FY 1993 operating budget for the Park and Recreation Department includes a position at the Assistant Deputy Director level which would have as its primary duties: 1) fund raising for the Park system and for recreational programs; and 2) structuring and coordinating a volunteer program. The volunteer program would be multi-faceted and would include an element focused on security. The



simple presence of volunteers has been shown to be an effective tool in reducing crime. This has been evidenced by recent experience of the Aerospace Museum which has seen a dramatic reduction in car prowls, break-ins and thefts in its parking lot since its volunteers began patrolling the lot.

Recommendation:

- Upon approval of the budget for FY 1993, the Park and Recreation Department should proceed immediately to fill the position. The goal should be to have a fledgling volunteer program in place in Balboa Park for the summer of 1993. This volunteer effort should be closely coordinated with similar programs sponsored by various Park institutions and the Central Balboa Park Association.

6. Increase Lighting and Safety Features.

The Implementation Element of the adopted Balboa Park Master Plan identifies a project to increase lighting levels in Balboa Park. The Financing Plan includes \$1,238,000 for this project in the 1991 - 1997 timeframe. A consultant has been hired to undertake the first phase of the plan which is an inventory and evaluation of the existing electrical infrastructure. This phase of the work is scheduled to be completed in May, 1992. Future phases of the plan provide for analysis of all Precise Plans and future Park projects for lighting needs, recommendations regarding required safety lighting levels, architectural and landscape enhancement lighting, preliminary cost estimates and project priorities.

Recommendation:

- Proceed with Phase II of the plan in an expeditious manner. Also, as building projects such as House of Charm and House of Hospitality come on line, an upgraded level of lighting around the buildings should be included in the scope of work.

7. Use the Balboa Park Travelers Advisory (1610 AM) Radio Transmission to Advise Park Visitors Regarding Locking Their Cars, Security Belongings in Trunk, Etc.

This low power radiosystem is licensed by the Federal Communications Commission (FCC) to provide travelers information within a 1.5 mile radius of Balboa Park. Messages from City staff are recorded daily. They provide information on anticipated traffic, parking demands and special Park events. The content of the messages is strictly controlled by the FCC.



Recommendation:

- If allowed by FCC regulations, include in the daily message, a reminder of usual precautions that visitors should take to ensure a positive Park experience, e.g., lock your car, place valuables in the trunk, etc. This message needs to be worded in a manner that does not unduly arouse fear or doubt in the visitor's mind.

8. Incorporate the Tram Operation Into the Overall Park Security Plan.

The Balboa Park tram operates 365 days per year; 6 hours per day in the winter and 8 hours per day in the summer. The drivers are sitting up high in the vehicle with a good view of the surroundings and they carry radios.

Recommendation:

- Coordinate with Old Town Trolley, the tram contractor, to increase the drivers' awareness of security issues and to make them proactive in reporting criminal activity.

9. Promote Cooperative Efforts with Naval Hospital Security.

The Naval Hospital facility attracts 4,000-6,000 vehicles each week day. Many of these vehicles park curbside on Park Boulevard, in the two City owned lots at the intersection of Park Boulevard and Presidents Way, and in various other locations throughout the Park. These vehicles are as subject to break-ins or theft as are those of any Park visitor or employee.

Recommendation:

- Work with officials of Naval Hospital to explore a mutual assistance security program. These discussions can begin immediately through the representative from the Naval Hospital who attends monthly meetings with City and Park institution staff.

10. Increase Evening Activities.

At present, museum and theater evening activity in the Park is limited to the Reuben Fleet Space Theater, which stays open regularly on weekdays until midnight and on weekends until 1:00 am., the Old Globe and the Starlight during their seasons, and other institutions on a relatively infrequent basis for special events. City operated facilities, such as Federal Building, Municipal Gym, Recital Hall, Balboa Park



Club and Casa del Prado, are all open in the evenings until approximately 10:00 pm. Special events such as summer concerts also take place in the evening.

Recommendation:

- Several institutions have expressed interest in extending their hours but do not believe it would meet with a satisfactory level of success until the public's perception of the Park as a secure place to be after dark is improved. The upgraded lighting project should be aggressively implemented and other Park institutions should begin planning for extended evening activities.

11. Incorporate Safety Concerns into Park Design and Maintenance.

Safety features can be incorporated into Park improvements that will help to avoid security problems when the facility is put into use. Similarly, maintenance practices can contribute to safety by maintaining views and minimizing hiding places, particularly along heavily used pedestrian routes.

Recommendations:

- All capital improvement projects included in the Central Mesa Precise Plan should consider safety and security. All consultant contracts will include a requirement that Police Department input should be sought before design begins. The Police Department should also be included in the inter-departmental plan check process.
- Central Division maintenance staff should review its policies with a view to making any changes that are necessary and feasible to improve Park safety without significant negative aesthetic impact.

12. Relocate the Homeless Feeding Program Outside of Balboa Park.

Currently, the Salvation Army conducts a feeding program for the homeless in the lower parking lot at Inspiration Point. The program attracts large numbers of transients to the Park every day. A great number of these people are emotionally disturbed. Many have substance abuse problems. Car prowls, break-ins, panhandling and harassment of the people who use the lot for parking, are a regular occurrence. In addition, a growing number of participants in the feeding program have decided to camp out in the lot. Many are living in old cars or vans.



Recommendation:

- The Citizens Advisory Committee for Balboa Park is working on a project to open a homeless feeding facility in a downtown building. The facility would be operated by people from the homeless community. The feeding program in Balboa Park should be discontinued once the new facility comes on-line.

13. Eliminate Transient Camps.

Balboa Park is characterized by its numerous canyons. These canyons have become home to many of the transients who inhabit the Park. This situation leads to the construction of make-sift encampments, contributes to the litter problem, is destructive to the natural environment and has been the direct cause of several fires. Many of these people are hostile and confrontations with bikers, joggers, etc. sometimes occur.

Recommendation:

- The Park and Recreation Department utilizes County probationers, Weekend Public Service workers and General Relief workers in addition to Park staff to work regular sweeps through the canyons. Tons of material are removed and hauled to the landfill each year. This program should continue and be reinforced as necessary to keep ahead of the problem.

Management



MANAGEMENT

The goal of the recommendations contained in this section is to develop and implement an effective management program that promotes maximum public use and enjoyment of the Park.

Efficient management is the prerequisite for creating positive public spaces. Active and enterprising management is the ingredient that brings good physical designs to life. A vibrant public space such as the Plaza de Panama should function as an outdoor "living room" of the city. It should be home to a multitude of public activities such as civic celebrations, cultural expositions, concerts and weddings as well as be a place of quiet and rest. Every event should be a public event and anyone should be able to reserve a space in their plaza. The Central Mesa as a whole should have a vitality that reflects the personality of the city. Effective management of the Central Mesa's public spaces would restore their historic roles as outdoor venues for ceremonial and cultural activities that give life to the Park.

Essential for success is the development of an enhanced visitor services program for the Central Mesa. Expanded visitor service is needed to regain the traditional charm and hospitality that began with the 1915 Exposition. Accessibility to Park facilities involves more than vehicular and pedestrian circulation. In order for visitors to best experience and appreciate all the Park has to offer they must be provided with easy to understand directional information, educational interpretive material and Park guides to lead them to the treasures of the Central Mesa's past and present. Support services should be available to meet basic needs such as providing facilities to house lost and found, first-aid, and information services. Food service in the Park should be readily available and should emphasize variety and value.

An aspect of civic life that expands Park accessibility and that has great potential for enhancing the value of the Park is the creation of a public volunteer corps that would contribute to all levels of Park operations. Volunteer service is ideal for providing people with a sense of pride and ownership in the Park as they assume responsibility for its protection and care. Park Management should train, supervise, motivate and recruit the citizens of San Diego whose contribution to the Park would be invaluable.

Accessibility also means promoting opportunities for the public to be involved in the community activities that take place in the Central Mesa. Park Management should work with organizations that lease park facilities to enhance programs that contribute to their growth and viability. As organizations grow they provide opportunities for the community to take active part in the rich diversity of cultural activities regularly taking place in the Central Mesa.

Safety and security are pre-eminent concerns for the Central Mesa. The public and the resource both must be protected and cared for. Positive atmospheres that deter crime can be generated by creative programming. Activities that generate desirable attendance in low use areas relieve congestion



in high use areas and infuse positive activities into areas of the Park now poorly used. Clean and efficient facilities that are well lit and well attended have the least amount of security problems. All areas of the Central Mesa benefit from increased Park personnel, Park Rangers and City police. Adequate staffing levels are necessary for promoting the perception of safety as well as for providing actual security itself.

Prior to the development of new Central Mesa facilities it is imperative that an adequate budget for new management programs be funded. Balboa Park's Central Mesa has a long history of being the place where San Diego exhibits its best in the arts, culture and natural beauty. Comprehensive management is the key to unlocking the treasures of the Park to the public. The purpose of this section is to provide a framework for the city to receive full value for its investment in Park improvements.

The elements of Park Management are organized into five sections consisting of Activities, Visitor Services, Facilities, Personnel and Security. These are designed to target areas of administration that can benefit most from the enhancement of existing programs or new program development.



Programs, Events and Activities

Objective:

Expand and enhance the programming of outdoor public spaces.

Recommendations:

- Begin organizing and developing programs, events and activities for the new outdoor public plazas, including the Plaza de las Americas, Palisades Plaza, the Organ Pavilion parking garage plaza, Spanish Village Plaza, Cultural Plaza, and the International Plaza at the House of Pacific Relations.
- Expand programming with a diversity of activities, including multi-cultural events, temporary public art exhibits, open air lawn theater, horticultural festivals and interpretive programs.
- Expand programs, street entertainment, and scheduled activities to the promenades and lawns of the Palisades, North Prado and Pepper Grove.
- Promote reservation of outdoor public event spaces and expand public information of scheduled activities throughout the Park.
- Program popular activities in underutilized areas to promote and encourage a positive park environment throughout the Central Mesa.
- Establish the objective of utilizing public spaces to their fullest potential in a manner which establishes neutrality and opportunity for full public participation.

Objective:

Expand and enhance the programming of public building facilities to ensure full utilization by the community.

Recommendations:

- Promote the availability of public building facilities for community use within the Central Mesa.
- Encourage diversity in community use of facilities to promote interesting and enriching activities on the Central Mesa.
- Reserve facilities in a manner that assures full public accessibility and ensures equity.
- Coordinate building programming with the programming of public outdoor spaces.



Objective:

Develop a Special Events division to administer scheduling, staffing, resources and coordination of special events in the Park.

Recommendations:

- Promote program diversity and full community representation when scheduling special events.
- Establish flexibility and neutrality in special event programming and encourage public comment and review of program outlines.
- Aggressively seek out high caliber events to bring to the Park.
- Ensure that event coordinators have strong familiarity with arts and culture programs.
- Develop experienced special event staff to facilitate smooth operation of complex activities.
- Centralize the scheduling of all Central Mesa activities and special events and continue to coordinate individual organization events with Park wide activities to best utilize facilities and avoid scheduling conflicts.



Visitor Services

Objective:

Expand Park information.

Recommendations:

- Develop a Park management program that administer Park information including management of the information centers and coordination of Park promotions.
- Create three Park information centers in the Central Mesa. Locate one each in the North Prado and in the Palisades and locate the main information center in the House of Hospitality.
- Enable the Park Information Centers to:
 - Direct visitors to Balboa Park features and visitor services.
 - Develop and distribute Park maps, guide books and tram schedules.
 - Distribute brochures and other informative materials concerning Park features and attractions.
 - Provide regional public transit assistance.
 - Provide information concerning other visitor attraction and areas of interest in the region.
- Create a Park promotion program to increase public awareness of Park opportunities, centralize the dissemination of Park information and ensure a compatible and coordinated public relations effort.
- Continue and expand the existing coordination between individual institution promotions and Park wide activities.
- Liaison with promotional groups such as CONVIS, tour companies, travel agencies, and Park fund raisers to promote the Park.
- Create promotional campaigns on public transportation, ecological sensitivity, volunteer participation and training, endowment programs, and Park Watch programs.
- Develop promotional material for newspapers, television, magazines and other community awareness organizations.
- Develop and distribute a Park newspaper on a regular basis that is available to visitors free of charge. It should list all daily, weekly, monthly and special event activities.

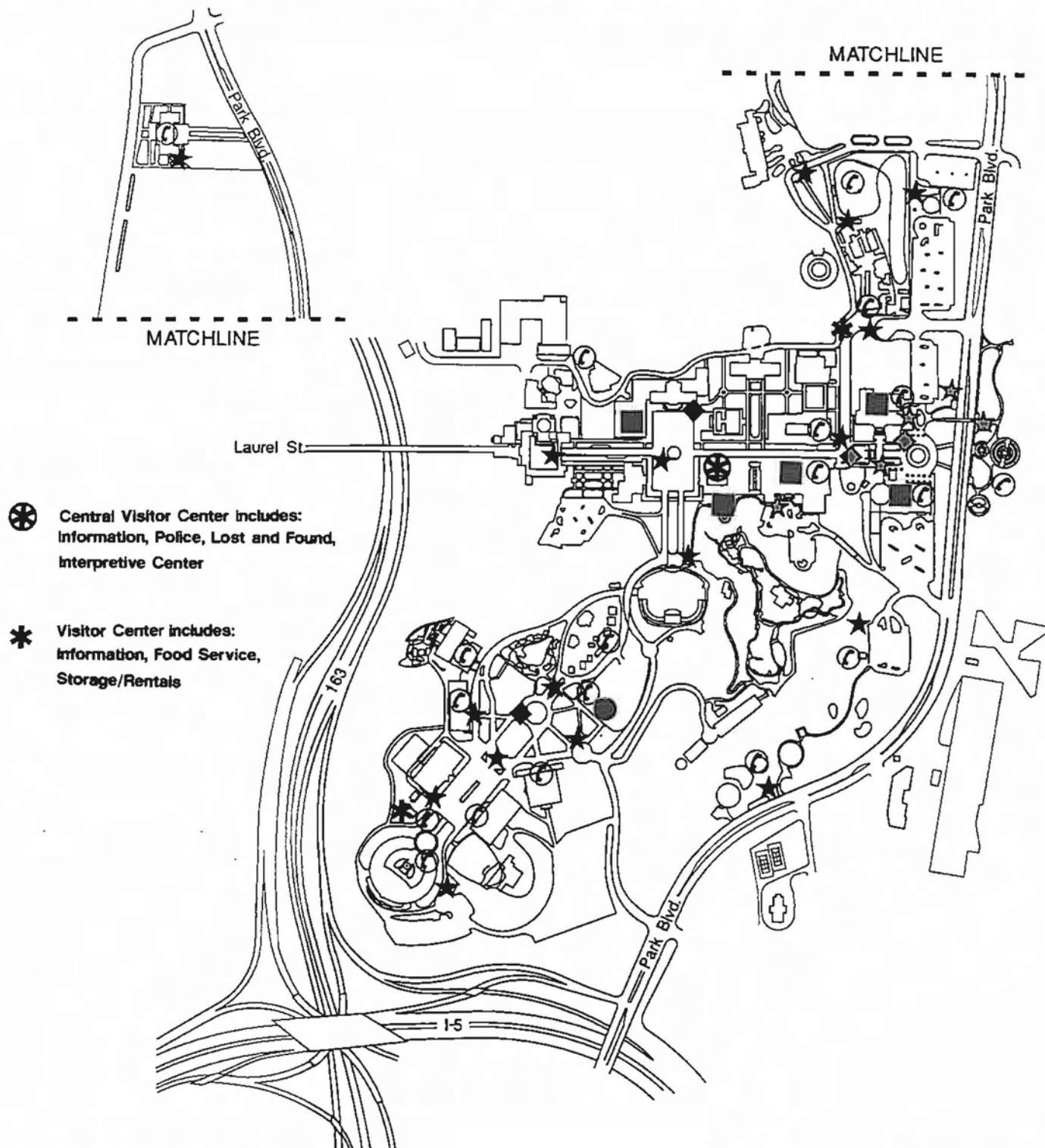


Objective:

Expand visitor services throughout the Central Mesa:

Recommendations:

- Create three visitor service centers in the Central Mesa. Locate them with the Park information centers in the Palisades, the North Prado and the House of Hospitality. See Figure 53.
- The visitor service centers should include the following services:
 - Park Information
 - Supervised Storage Lockers
 - Stroller and Wheelchair Rental
 - Restroom Facilities
 - Infant Changing Facilities
 - Public Telephones
- The main visitor service center located in the House of Hospitality should include the above list of visitor services and in addition should provide:
 - A first-aid center, which in addition to minor medical services, would be able to dispense diapers, bandages, moist-wipes or tissues for a nominal charge.
 - A lost-and-found facility which would have two-way radio contact with Park management, Park rangers and City police on patrol in the park.
- The area surrounding the visitor service centers should be free of clutter such as newspaper racks and temporary signs.
- Locate the City Police Storefront in the House of Hospitality.
- Create a supervised bicycle storage locker facility in the Organ Pavilion parking garage.
- Expand and enhance public restroom facilities to include infant changing facilities for both male and female caretakers, increased lighting, mirrors, disabled provisions and increased ventilation. See Figure 54.
- Expand public telephones to all restroom locations and to wall-mounted locations in arcades, lobbies, and other spaces as needed to provide convenient locations for public accessibility and safety. Eliminate telephone booths from the Central Mesa.
- Encourage and emphasize a variety of food services throughout the Central Mesa ensuring high quality, nutritional value, freshness and reasonable cost.
- Prevent commercialization in the Park by prohibiting brand name advertisements and logos outdoors. Franchised businesses should not be granted permission to operate on the Central Mesa.

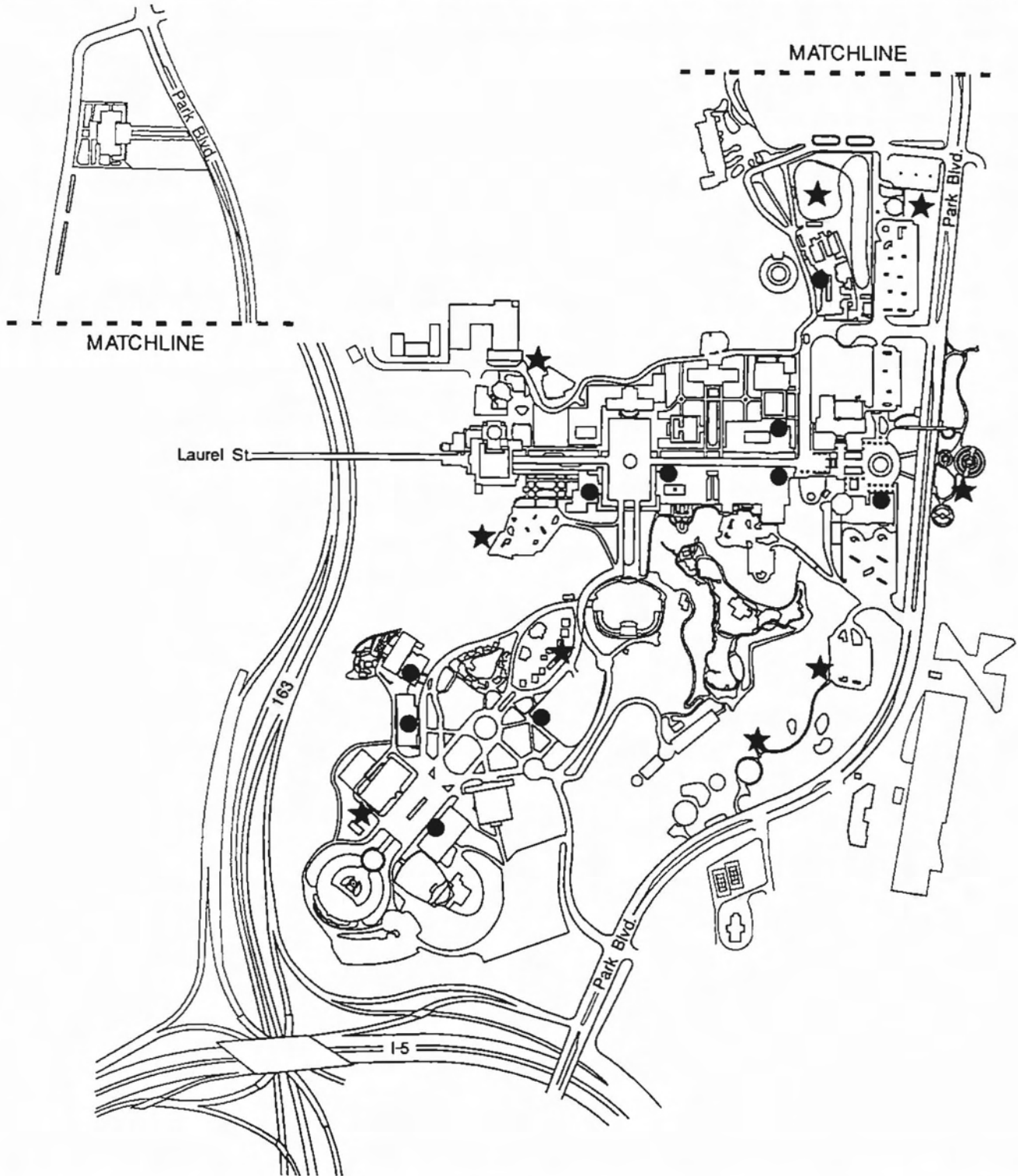


Proposed Visitor Services

13 June 1991

Figure
53





Proposed Public Restroom Facilities

13 June 1991

Figure
54

- Restroom Inside Building
- ★ Freestanding Restroom





Objective:

Develop a Balboa Park Interpretive Program.

Recommendations:

- Create a Balboa Park Interpretive Center and locate it in the House of Hospitality.
- Staff the Interpretive Center with a Park interpreter and provide exhibits, literature and audio/visual features describing Park attractions.
- Evaluate and incorporate existing Park programs and privately sponsored tours into a single comprehensive Park interpretive program.
- Create new interpretive programs, cultural tours and presentations. Programs should focus on history, horticulture, cultural activities, museum adventures, Park administration, civics, Park maintenance, historic preservation, architecture, special event features, and community involvement in the Park.
- Utilize trained Park interpreters to lead tours, present programs and guide visitors to areas of interest within Balboa Park.
- Utilize community volunteers in assisting the Park interpreters.



Facilities

Objective:

Effectively manage all physical improvements for Park facilities.

Recommendations:

- Ensure that all physical improvement proposals have completed the established design review process and have been approved.
- Coordinate all physical improvement proposals with the appropriate City agencies, Park divisions, public organizations and tenants affected by the improvement.
- Explore creative design solutions for physical improvement needs by including arts professionals on design teams.
- Supervise improvements to ensure conformance to the approved design and to monitor potential deviations from the approved design. All "in-the-field" changes must conform to standards set by the initial design approval (i.e., Historic Preservation Standards).
- Monitor all Park improvement proposals including those made by tenants, outside agencies and from within the Park and Recreation Department itself.

Objective:

Actively manage lease holdings on the Central Mesa to maximize the Park's cultural vitality.

Recommendations:

- Review the formal tenant selection procedure for Park facilities in order to determine and maintain the best possible cultural use of Park property.
- Review the current city policies regarding minimum public use levels for leasehold occupancy.
- Evaluate tenant adherence to stated goals and purposes every five years.
- Identify underutilized leased facilities and explore options for programming activities, sharing lease space, or assisting tenant organizations in meeting their stated goals.
- Assist Park organizations in meeting their stated objectives as described below:
 - Inform Park organizations of City resources available to them such as funding programs, educational opportunities and other Park agencies which could assist them in enhancing their programs.
 - Initiate communication and collaboration between Park organizations and between Park and other City organizations such as the Commission for Arts and Culture and ConVis, to strengthen programs and best utilize available facilities.



Objective:

Revitalize the House of Pacific Relations.

The permit for use and occupancy of the HPR and Hall of Nations buildings states that the premises ... "be used only for the purpose of fostering and cultivating a spirit of understanding, tolerance and goodwill among the various national groups represented in its membership, as well as the community, and to present to the general public programs of an educational, civic, cultural and artistic nature to provide a greater appreciation of the cultural heritage of the various national and racial groups, and for no other purpose."

Recommendations:

- Review and evaluate the organization's goals and programs.
- Assign Park staff to work with the HPR in developing a progressive management program for the facilities.
- Develop and implement a specific program of revitalization which will:
 - Significantly increase the hours open to the public.
 - Increase interaction with the community at large to reach the public not currently involved with or aware of local cultural heritage organizations.
 - Increase interaction with schools and community centers.
 - Develop collaboration and interaction with Park organizations such as the Greater Spanish Village Association, the Centro Cultural de la Raza, the Worldbeat Center and the Japanese Garden Society.
 - Increase membership and participation.
 - Forge alliances with groups such as international student organizations, tourism groups, travel writers, and elder hostellers who could provide volunteers, resources and potential membership.
 - Expand the cultural outreach program through collaboration with City-wide diversity programs.

Objective:

Revitalize the Spanish Village.

Recommendations:

- Establish an association of the individual organizations within the Spanish Village complex to foster increased communication and cooperation in management of the Village. The organizations within Spanish Village are the Mineral and Gem Society, the Spanish Village



Art Center and the Southern California Association of Camera Clubs who, together in association, will be referred to as the Greater Spanish Village Association (GSVA).

- Develop a mission statement for the GSVA which affirms the purpose set forth by Park and Recreation Board Policy 1103: The Spanish Village shall serve as a center where a wide variety of artists and artisans may exercise their talents, the creative process may be witnessed by the general public, the resulting works may be viewed and sold, and where the public interest in arts and crafts is stimulated and the aesthetic standards of the community are raised by means of exhibitions, demonstrations, lectures, and classes.
- Create a new Park staff position which would specifically focus on Spanish Village. The Park staff person hired should lead, direct, develop, and implement a progressive management plan for the Village in coordination with the GSVA.

The Park staff person hired, herein referred to as the Director, should have a background in grant writing, public relations, and management and have experience in directing arts and cultural programs.

The Director of the Spanish Village area should be responsible for, but not limited to, the following:

- Guiding the GSVA in fulfilling its stated mission.
- Assisting the GSVA in pursuing grants and other sources of public funding.
- Assisting the GSVA in developing private fund raising opportunities.
- Developing and implementing an effective marketing and public relations effort on behalf of the GSVA and in coordination with the Park's promotional office.
- Promoting and guiding the collaboration and interaction of the GSVA with other City organizations such as the Commission for Arts and Culture.
- Promoting and guiding the collaboration and interaction of the GSVA with other community-wide organizations with related interests.
- Initiating and strengthening the interaction and coordination of the GSVA with other Park organizations to best utilize resources and facilities.
- Assisting the GSVA in enhancing their community outreach programs to offer greater educational opportunities and community involvement.
- Promoting and scheduling the leasing of a "Community Building" which would be leased out for meetings, programs, and retreats and also used for Village related activities.



- Assisting the Spanish Village Artists Association in developing a formal tenant selection process that is impartial and complies with existing Park & Recreation policy guidelines.
- Assisting the Spanish Village Artists Association in developing a Emerging Artists program in cooperation with the Commission for Arts and Culture. This would make studio space available to young artists that demonstrate great potential and have already committed themselves to art as full time vocation.
- Assisting the GSVA in programming its daily activities including entertainers, art and craft demonstrations and studio tours.
- Assisting the GSVA in scheduling its special events in coordination with other Central Mesa activities.
- Providing continuous assessment of the individual organizations adherence to their stated goals and purposes.
- Monitoring the overall caliber of exhibits, demonstrations, classes, products and appearance of the Village.
- Increase the Village hours of operation to include evening hours.
- During open hours, ensure all areas of the Village are active and open to the public. When closed, ensure the entire Village is "shuttered" (See Buildings Section under Spanish Village) and secure.
- Increase activities in the Village including outdoor demonstrations, entertainers, programs in dance, theater, music, and poetry reading, puppet theater and festivals.
- Install a specialty food concession in the Village which promotes and complements the artistic Village atmosphere. It should serve high quality items until late evening, attracting after-theater patrons and increasing nighttime activity in the Village.
- Promote safety and security in the Village through the increased surveillance provided by regular evening activities and patrolling Park rangers and City police.
- Create a Village Store where items crafted in the Village are displayed and sold. The store should complement the Village's main emphasis of showcasing how arts and crafts are created and performed. The sales service provided would benefit both the public who might wish to obtain locally handcrafted items and the artisans who must sell these items.
- Strictly limit commercialization in the Village to the Village store. Discontinue the sale of items not made by Village artists, monitor signage and eliminate credit card advertisements on windows and significantly limit individual sales in studio.
- Create the Community Building which would provide space for meetings, programs, retreats and conference in an Arts Village atmosphere. Allow outside Arts agencies and organizations to have the building for their activities.



- Promote and effectively manage the Village Community Building.
- Increase the types of crafts in the Village to include weaving, blacksmithing, metal sculpture, glasswork, woodwork, and other regional arts and crafts not currently represented.
- Expand the Village to include support facilities and studios in other parts of the region encouraging cultural expansion and promoting the concept of the Village being the center for showcasing regional arts.
- Develop apprentice programs to attract and train volunteers.
- Develop a Village tour, led by volunteer docents who lead visitors through scheduled studio visits, demonstrations and programs.
- Eliminate the live-in artist status (unless available in all Park facilities). This will encourage neutrality in the use of facilities and decrease security and liability concerns.



Personnel

Objective:

Create a Park education program to train Park employees and Park volunteers in Park policies, procedures and visitor relations.

Recommendations:

- Develop a Balboa Park Procedures Manual to guide training for all Balboa Park employees.
- Expand upon the existing service enhancement portion of the Employee Orientation Program to include Park specific information.
- Develop a Balboa Park Certification System. Graduates would be certified at various levels and would then be eligible to work in their areas of certification.
- Encourage all Park employees, Park concessionaires and Park volunteers to take part in certification classes.
- Offer training in areas such as: security, public relations, visitor services, visitor information, safety, first-aid, maintenance awareness, ranger studies; horticultural maintenance, special event productions, craftsmanship, Park history, information and Park career opportunities.
- Encourage docent participation in Park education programs.

Objective:

Promote volunteer service in Balboa Park.

Recommendations:

- Define areas of Balboa Park which could benefit from volunteer services.
- Create volunteer programs such as:
 - **Friends of Balboa Park** - Members would be involved in fund raising, public relations, and community outreach.
 - **Executive Park Service** - Members of the business community would be involved by volunteering one day a month or quarter to serve in the Park. Training and certification would occur through the Park Education Program, and members work in their field of expertise and interest along with Park employees.
 - **Ranger Assistance** - Volunteers would assist in providing information and directions to visitors on special event days or holiday weekends.
 - **Interpretation & Tours** - Volunteers would assist Interpretive Center staff in producing and presenting programs.
 - **Organization Assistance** - talented individuals of the community lend their expertise to organizations in the Park to assist them in accomplishing their stated goals.



Precise Plan - Management

- **Special Events** - Volunteers would be involved in set-up, coordination, operations and clean-up for events such as Earth Day, Kids Arts, and Christmas on the Prado.
- Promote volunteer service through Park information services such as the information centers, newspapers and other promotional material.
- Encourage organizations to expand their memberships to include volunteer service in Park-wide programs.



Security

Develop and implement an effective security program for the Central Mesa in coordination with Park-wide Security efforts.

Objective:

Expand the Park Ranger program to include full patrol coverage of Balboa Park.

Recommendations:

- Expand the number of Park Rangers patrolling the Central Mesa to increase surveillance and discourage crime.
- Coordinate the Park Ranger program with the San Diego Police Department to ensure effective communication, outline responsibilities and determine procedures.
- Initiate a Volunteer Program to train community members in Ranger assistance and support.

Objective:

Establish an effective Park security network.

Recommendations:

- Establish a central location for security communications and dispatch.
- Establish a procedure by which all Park staff can immediately contact security headquarters.
- Use a "hot line" system between the Security Office and all Park telephones including call boxes. Calls will be forwarded to Park Rangers or City Police or both.
- Develop a volunteer nighttime escort system to accompany individuals to their cars or other destinations as requested.
- Train all Park staff in safety and security basics such as how to obtain immediate emergency assistance, initiate emergency protocol procedures, basic CPR and first-aid.
- Coordinate the Security Program with physical improvement needs such as lighting and landscape maintenance.

Objective:

Create a community outreach program dealing with safety concerns in the Park



Recommendations:

- Educate Park staff in safety measures such as how to recognize and respond to a potentially threatening situation and where to find help should such a situation occur.
- Inform Park visitors about the security system that will exist in the Park and how they can make use of it should the need arise.
- Appoint a Park spokesman to inform the San Diego community of the Park's safety record and of the safety measures that the Park has instituted.
- Promote a "Park Watch" system through the public relations program which utilizes the "many eyes" of the public to report suspicious activities and potential dangers.

Maintenance



MAINTENANCE

The goal of this section is to develop and fund a maintenance program that will protect the public investment in buildings and grounds and facilitate maximum public enjoyment of the Park.

Because of its great value and significance, the Central Mesa should receive a high level of maintenance. Future physical improvements to the Park will increase the need for a comprehensive maintenance program. In order to establish a high level of maintenance for the Central Mesa the following elements should be incorporated:

- A recognition by the City that increased levels of maintenance required for existing facilities and for proposed physical improvements will require a commensurate allocation of resources.
- A team of skilled personnel that can perform specialized maintenance to the significant architectural and horticultural resources on the Central Mesa.
- An emphasis on preventative maintenance that includes quick response times for repairs.
- An extended daily maintenance schedule to facilitate evening uses in the Park and to conduct extensive cleaning and repairs of facilities after the Park is closed.
- A regular maintenance inspection program that is coordinated with an ongoing design review process.
- Adequate equipment and materials storage facilities and work space.



The tradition of craftsmanship and attention to detail in the Central Mesa began with the construction of the 1915 Exposition.

Objective:

Raise the basic level of service the Central Mesa presently receives to a high level of service.

Recommendations:

- Within the limits of overall budgetary constraints, increase the present maintenance budget in order to fund a high level of care for the Central Mesa.
- Raise staff levels, service frequency and availability of tools and materials to quantitatively increase the level of Central Mesa maintenance and repairs.
- Throughout the Central Mesa increase:
 - litter pickup
 - sweeping
 - steam cleaning of walls, walks and plazas
 - public restroom maintenance
 - painting



Precise Plan - Maintenance

- repairing cracks in paving surfaces
- building maintenance and repair
- landscape planting, mulching, trimming and watering
- site amenity repair and replacement
- signage repair and replacement
- utility improvements

Objective:

Within limits of available resources, increase maintenance staff and budget proportionately with each new capital improvement installation in order to maintain a high level of service throughout the Central Mesa.

Recommendations:

- Structure capital improvement expenditures to include maintenance level increases required to maintain and protect the proposed investment.
- Assess new capital improvements for the projected additional services required.
- Add the appropriate number of staff and ensure that all required maintenance materials and equipment are procured to enable staff to adequately perform their services.
- Establish the maintenance program increases before completion of new facilities to ensure immediate proper care for the new facility and the least amount of maintenance level disruption to existing facilities.

Objective:

Assign maintenance personnel to work exclusively in Balboa Park.

Recommendations:

- Create a maintenance division that works directly for Balboa Park management which would include skilled personnel such as:
 - carpenters
 - painters
 - electricians
 - plumbers
 - utility workers
 - plasterers
 - tree trimmers
 - irrigation specialists
 - gardeners
 - inspectors



- Utilize the Balboa Park crews for immediate action or minor repairs to avoid closure of facilities and to circumvent unnecessary major repairs due to deferred maintenance or neglect.
- Utilize volunteers from the community to work alongside park maintenance staff whenever possible. (See Management section under Education.)

Objective:

Increase standards of employment for maintenance personnel.

Recommendations:

- Reinstate the "gardener" classification.
- Create new classifications for highly skilled specialists who can maintain historic buildings and landscape.
- Encourage long term employment within the Balboa Park division to promote continuity.
- Invest in skills training and Balboa Park operations familiarity by encouraging maintenance personnel participation in Balboa Park education classes (see Management section under Education).
- Conduct routine public relations and professional conduct awareness training with Park maintenance personnel.

Objective:

Establish a third shift maintenance crew to perform major cleaning and repair duties on Central Mesa buildings and grounds where possible.

Recommendations:

- When facilities are closed to the public conduct routine inspections, make necessary repairs and accomplish major cleaning duties such as:
 - cleaning floors
 - stripping and waxing floors
 - cleaning windows
 - thoroughly scrubbing and disinfecting restrooms
 - shampooing carpets
 - cleaning drapes and blinds
 - polishing furniture
 - painting
 - changing lights
- Provide adequate supervision of third shift crews.
- Schedule crews efficiently to ensure safety in numbers and coordination with security measures.



Objective:

Raise maintenance personnel's awareness of their high visibility in the Park.

Recommendations:

- Ensure orderliness and cleanliness in all Park maintenance operations.
- Ensure all maintenance equipment is stored appropriately either within buildings or in specifically designed and approved locations.
- Park vehicles in assigned locations.
- Encourage pride in personal appearance and performance.
- Train staff to practice hospitality, helpfulness and politeness in all interactions with Park visitors.

Objective:

Develop a regular Park buildings and grounds inspection process in coordination with an ongoing design review process.

Recommendations:

- Create a Park management inspection crew to routinely inspect building and grounds for necessary repairs assessing priorities and notifying supervisors of required service necessity.
- Train all maintenance personnel to identify non-routine maintenance needs and to report all potential repair needs to Park management in a clearly defined and easily administered manner.
- Coordinate the inspection program with the design review program supervised by Park management. (See Management section under Facilities.)

Objective:

Create a Central Mesa building maintenance workshop in the proposed Organ Pavilion parking structure.

Recommendations:

- Create a workspace to facilitate minor repairs in carpentry, plumbing, electrical, or other crafts to enable quick response and immediate repair of Central Mesa facilities.
- Ensure that this facility is non-obtrusive to the public yet easily accessible for crews and equipment.

Implementation



IMPLEMENTATION

Purpose

The purpose of this section is to outline a means to carry out the recommendations of the Precise Plan. In order for any plan to become a reality, a strategy that determines priorities and methods for funding is a necessity.

Types of Improvements

Improvements recommended by this plan are not limited to the physical park environment. There are two major categories of Park improvements that should be implemented.

- Physical Improvements - This category includes the implementation of the land use, circulation, architecture and landscape recommendations of the plan.
- Policy Improvements - This category includes Park management and maintenance recommendations.

Approval Process

As individual projects are proposed for the Balboa Park Central Mesa, they should be reviewed by the following commissions and boards.

- Historical Site Board
- Commission for Arts and Culture
- Central Balboa Park Association
- Balboa Park Committee
- Facilities Committee
- Park and Recreation Board
- Planning Commission
- Public Facilities and Recreation Committee of City Council

Amendments to the Precise Plan

During implementation of the Precise Plan there will from time to time be a need for a certain amount of deviation from the designs shown when changes in site conditions or user needs arise. For this reason the Precise Plan is intended to allow a certain degree of flexibility in the development of construction drawings.

If, however, a substantial deviation from the goals, objectives, recommendations or design guidelines is proposed it will require a Precise Plan Amendment in order to be implemented. The Precise Plan amendment review and approval process will involve all of the same boards and commissions as the Precise Plan Approval project itself:



- Historical Site Board
- Commission for Arts and Culture
- Central Balboa Park Association
- Balboa Park Committee
- Facilities Committee
- Park and Recreation Board
- Planning Commission
- Public Facilities and Recreation Committee of City Council
- City Council

Implementation Priorities

Before any physical improvements are made, a new Balboa Park policy manual should be implemented. All Park & Recreation staff, Park Management staff, Park institutions and other committees and groups that develop Park policy should agree on how the Park should be managed. Balboa Park Management staff should have a clear leadership role in the development and implementation of the policies contained in the manual.

The following implementation priorities and cost estimate chart indicates phasing priorities for the physical improvements recommended in the Precise Plan. The current funding status for each improvement is also indicated by one of the following symbols:

- Funded per approved Balboa Park Financing Plan.
- ◐ Partially funded per approved Balboa Park Financing Plan.
- Unfunded.

Sources of Funding

Possible sources of funding could include:

- Transient Occupancy Tax
- Bonds issued by the City
- Other City Funds
- Federal Government Grants
- Private sources such as fundraising, grants and endowments



Implementation Priorities and Cost Estimates

WEST PRADO	Priority				Approximate Cost (in 1991 dollars)
	No. 1	No. 2	No. 3	No.4	
House of Charm/Arcades Reconstruction	●				9,240,000
Museum of Man/Mechanical Upgrades	●				1,890,000
Museum of Man Interior Expansion*					
Plaza de California		○			50,000
Old Globe Administration Building**	●				1,155,000
Old Globe Plaza*					
West Prado Streetscape		○			350,000
Alcazar Garden			●		600,000
Museum of Art - Mechanical Upgrades	●				1,449,000
Plaza de Panama		●			1,500,000
The Mall		○			600,000
Palm Canyon/Archery Range				○	150,000
Grounds Maintenance Buildings		○			160,000

Priority Subtotals	\$ 13.7 Million	\$ 2.7 Million	\$600,000	\$150,000
West Prado Total	\$ 17.2 Million			

EAST PRADO

House of Hospitality Reconstruction	●				12,232,500
Natural History Museum Mechanical Upgrade	●				2,205,000
Natural History Museum Expansion*					
Botanical Building Structural Improvements	●				105,000
Botanical Building Historical Renovation				○	200,000
Botanical Building Lawn Area				○	300,000
East Prado Streetscape/ Village Promenade			○		700,000

* Privately funded

** City contribution to a privately funded project



BALBOA PARK • CENTRAL MESA PRECISE PLAN

Precise Plan - Implementation

EAST PRADO (cont.)	Priority				Approximate Cost (in 1991 dollars)
	No. 1	No. 2	No. 3	No. 4	
Plaza de Balboa/Cascades Fountain Repair	●				84,000
Plaza de Balboa/East Entry			○		1,400,000
Japanese Friendship Garden**	●				2,000,000
Casa de Balboa Mechanical Upgrade	●				1,470,000
Casa de Balboa Parking/Prado Entry			○		350,000
Space Theater Mechanical Upgrade & Tenant Improvements**	●				1,155,000
Space Theater Expansion*					
Zoro Garden				○	250,000
Rose Garden	●				250,000
Public Transit Stops			○		500,000
Grounds Maintenance Buildings			○		80,000

Priority Subtotals	\$ 19.5 Million	0	\$ 3.0 Million	\$750,000
East Prado Total	\$ 23.0 Million			

NORTH PRADO

Spanish Village Renovation/Reconstruction/Expansion		●			6,450,000
North Prado Way		○			350,000
Parking Lot Improvements			○		200,000
Miniature Train/Carousel Area				○	600,000
Grounds Maintenance Buildings			○		320,000

Priority Subtotals	0	\$ 6.8 Million	\$520,000	\$600,000
North Prado Total	\$ 7.9 Million			

* Privately funded

** City contribution to a privately funded project



WAR MEMORIAL BUILDING/ ZOO PARKING LOT	Priority				Approximate Cost (in 1991 dollars)
	No. 1	No. 2	No. 3	No.4	
War Memorial Building Architectural Improvements	●				105,000
War Memorial Building Rehabilitation		●			735,000
War Memorial Landscaping				○	50,000
Zoo Parking Lot Landscaping*					

Priority Subtotals	\$105,000	\$735,000	0	\$50,000
War Memorial Building/ Zoo Parking Lot Total	\$ 890,000			

PEPPER GROVE

Picnic Area			○		500,000
Centro Cultural de la Raza Building Improvements	●				315,000
Cultural Plaza			○		1,000,000
South Water Tank Renovation		●			1,000,000
Eucalyptus Canyon				○	100,000

Priority Subtotals	\$315,000	\$ 1.0 Million	\$ 1.5 Million	\$100,000
Pepper Grove Total	\$ 2.9 Million			

* Privately funded

** City contribution to a privately funded project



BALBOA PARK • CENTRAL MESA PRECISE PLAN

Precise Plan - Implementation

PALISADES	Priority				Approximate Cost (in 1991 dollars)
	No. 1	No. 2	No. 3	No. 4	
House of Pacific Relations Renovation/ Expansion		●			1,630,000
Organ Pavilion Parking Structure/Plaza		●			10,500,000
Organ Pavilion Pedestrian Overpass		○			2,000,000
Hall of Nations Restoration			○		200,000
Palisades Building Renovation	●				367,500
Automotive Museum Expansion*					
Starlight Bowl Expansion	●				1,600,000
Municipal Gym Renovation		●			2,000,000
Federal Building Renovation**	●				2,100,000
South Visitor Center/Restroom Renovation		●			600,000
Palisades Promenade, Plaza, Lawns		○			
Palisades Tram Stop		○			250,000
Plaza de las Americas		●			1,200,000
Protea Garden Area				○	100,000
Federal Building Lawn Improvements				○	300,000
Federal Building Parking/Federal Way			○		600,000
Aerospace Parking Lot Reconfiguration			○		200,000
Presidents Way			○		500,000
Grounds Maintenance Buildings			○		560,000

Priority Subtotals	\$ 4.1 Million	\$ 20.2 Million	\$ 2.1 Million	\$400,000
Palisades Total	\$ 26.8 Million			

Totals for all areas	\$ 37.7 Million	\$ 31.4 Million	\$ 7.7 Million	\$ 2.1 Million
Grand Total	\$ 78.7 Million			

* Privately funded

** City contribution to a privately funded project

Resolution

RESOLUTION NUMBER R- 280920

ADOPTED ON OCT 20 1992

WHEREAS, the proposed BALBOA PARK CENTRAL MESA PRECISE PLAN was unanimously approved by the Historical Site Board on August 28, 1991; by the Commission for Arts & Culture on September 20, 1991; by the Park & Recreation Board on September 19, 1991; and by the Central Balboa Park Association subject to its position statement on September 9, 1991; and

WHEREAS, the proposed BALBOA PARK CENTRAL MESA PRECISE PLAN is scheduled for consideration by the Planning Commission on August 6, 1992 with amendment of the General Plan Map in order to retain consistency between said plans; and

WHEREAS, Council Policy No. 600-7 provides that public hearings to consider revisions of the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO may be scheduled concurrently with public hearings on proposed community plan amendments; and

WHEREAS, California Government Code Section 65361 provides that mandatory elements of the GENERAL PLAN may not be amended more than four times per year; and

WHEREAS, it is the intention of the City Council to consider amendments of the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO at hearings conducted on a semiannual basis; and

WHEREAS, it is the intention of the City Council to conduct a public hearing on proposed actions that will result in changes to the PROGRESS GUIDE AND GENERAL PLAN during the year, but such

changes shall not become effective until enacted at the semi-annual hearings conducted for the purpose of amending the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO; and

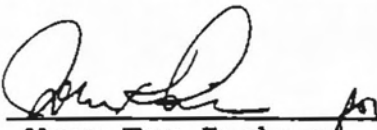
WHEREAS, the Council of The City of San Diego adopted the Master Plan for Balboa Park in July 1989; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That this City Council hereby approves the BALBOA PARK CENTRAL MESA PRECISE PLAN to guide development within the Central Mesa area of Balboa Park, a copy of which plan is on file in the office of the City Clerk as Document No. RR-280920, by incorporation therein of the Balboa Park Central Mesa Precise Plan.

2. That the BALBOA PARK CENTRAL MESA PRECISE PLAN shall become effective upon adoption of an appropriate amendment of the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO incorporating said plan at the next scheduled omnibus hearing.

APPROVED: JOHN W. WITT, City Attorney

By 
Mary Kay Jackson
Deputy City Attorney

MKJ:mb
07/21/92
Or.Dept:Pk&Rec
R-93-103
Form=r.cpgp


(R-93-107)

RESOLUTION NUMBER R-280919ADOPTED ON OCT 20 1992

BE IT RESOLVED, by the Council of The City of San Diego, that it be, and it is hereby certified, that the information contained in the SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT on file in the office of the City Clerk as ENVIRONMENTAL IMPACT REPORT DEP No. 91-0686, in connection with the Balboa Park Central Mesa Precise Plan, has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the State guidelines thereto, and that said Report and Findings and Statement of Overriding Considerations have been reviewed and considered by this Council.

APPROVED: JOHN W. WITT, City Attorney

By


Mary Kay Jackson
Deputy City Attorney

MKJ:mb
07/21/92
Or.Dept:Pk.&Rec.
R-93-107
Form=r.eirs

Passed and adopted by the Council of The City of San Diego on OCT 20 1992
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Stevens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Behr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Valerie Stallings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

(Seal)

MAUREEN O'CONNOR

Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

By

Blond a. R. Curran
Deputy

Office of the City Clerk, San Diego, California

Resolution
Number

R-280920

Adopted

OCT 20 1992