

BALBOA PARK
MASTER PLAN
AMENDMENT

December 9, 1997

Adopted by Resolution Number R-289537

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PURPOSE OF THE AMENDMENT

The purpose of this Master Plan Amendment is to amend the 1989 Balboa Park Master Plan. This amendment will revise the Master Plan to reflect San Diego City Council Resolution Number R-283846, adopted, May 9, 1994. The Resolution is attached to this amendment as Exhibit "A". In summary, the Resolution commits to the following:

1. The Construction of a new Balboa Park Activity Center (Recreation Facility), on Inspiration Point at the site of the former Naval Hospital Maintenance Yard.
2. The Hall of Champions will move to the Federal Building in the Palisades area in July, 1995.
3. The existing Municipal Gymnasium will incorporate activities currently occurring within the Federal Building until a replacement is built.
4. The conceptual approval of a Gymnasium facility adjacent to the proposed San Diego Entertainment and Sports Center ("Sports Arena") that will house USA Volleyball Teams and support basketball facilities.

Since some of the above recommendations are not consistent with the approved 1989 Balboa Park Master Plan, the City Council has directed the Park and Recreation Department to amend the approved 1989 Balboa Park Master Plan. **This amendment specifically addresses the City Council approved location of the proposed Balboa Park Recreation Facility on Inspiration Point. Goals, policies, guidelines and recommendations which were inconsistent with the location of the proposed Balboa Park Recreation Facility have been amended. In addition, guidelines have been added which will provide guidance for the design and construction of the proposed Balboa Park Recreation Facility.**

The catalyst for this amendment, the proposed Balboa Park Recreation Facility, is proposed as a 35,000 square foot structure that will incorporate the special recreation uses currently occurring in the Federal Building. These uses will include badminton, volleyball, table tennis and other special recreation uses. The site is proposed for the Inspiration Point area of Balboa Park, just south of the southernmost former Naval Hospital courtyard.

In conjunction with the approved 1989 Balboa Park Master Plan, this document gives definition and guidance to the future development of Balboa Park. It will function as a working document which will guide the development and restoration of Balboa Park until the year 2009. The 1989 Master Plan was intended as a twenty year plan. The Balboa Park Master Plan and this Amendment will contribute to the cultural, educational, recreational, and social life of the entire San Diego region.

The Master Plan Amendment is structured to aid the City Council, City Manager, City **staff**, Park institutions and citizens in their efforts to **successfully** implement improvements to the Park. It will serve as a guide and organizational aid for citizen's groups and individuals to plan, develop, maintain and protect legitimate uses for Balboa Park. To aid the reader, this Amendment is organized in the same order as the approved 1989 Balboa Park Master Plan. This Amendment contains text and graphics that have been revised from the approved 1989 Balboa Park Master Plan due to the inclusion of the proposed Balboa Park Recreation Facility. Text or graphics which are inconsistent with the inclusion of the proposed Balboa Park Recreation Facility were revised accordingly. To assist in the flow of this document, certain *unrevised* sections of the approved 1989 Balboa Park Master Plan were also included. Beginning on page **3**, all text which has been revised or added from the original 1989 Master Plan is shown in *italics*. All original, unrevised text is **not** shown in italics. In addition, to help orient to the Master Plan, the 1989 Master Plan page numbers for that section are placed under the section heading.

INTRODUCTION

THE VISION

(Page 3 of 1989 Master Plan)

The vision as stated in the approved 1989 Balboa Park Master Plan should continue to be the guiding design principle behind the Balboa Park Master Plan. That vision is:

"TO NURTURE AND ENHANCE THE CULTURAL, RECREATIONAL AND PASSIVE RESOURCES OF THE PARK TO MEET THE NEEDS OF THE REGION AND SURROUNDING COMMUNITY, WHILE RESPECTING ITS PHYSICAL, CULTURAL AND HISTORICAL ENVIRONMENT."

*This vision is as valid today as it was six years ago and as it will be twenty years from now. The inclusion of the proposed Balboa Park Recreation Facility can be justified by this vision statement. The proposed Recreation Facility will fill a great regional need. Based on this vision, it is important that the proposed Recreation Facility respect, to the extent possible, its physical, **cultural** and historical environment. The guidelines described in this amendment will **help** achieve these goals.*

DESIGN PRINCIPLES

(Pages 7-11 of 1989 Master Plan)

GOALS, OBJECTIVES AND DESIGN PRINCIPLES

The complete set of Goals, Objectives and Design Principles that were included in the approved 1989 Balboa Park Master Plan are included here in their entirety. Some goals, objectives and policies were changed to reflect current policies and the inclusion of the Recreation Facility while some remain unchanged as included in the 1989 Balboa Park Master Plan.

GOALS

The following major goals serve as the foundation for the Balboa Park Master Plan.

1. Create within the Park a more pedestrian oriented environment. Reduce automobile and pedestrian conflicts. Minimize through **traffic**.
2. 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.
3. Preserve, enhance and increase free and open parkland and establish a program of ongoing landscape design, maintenance and replacement.
4. Restore or improve existing building and landscaped areas within the Park
5. Preserve and enhance the mix of cultural, and active and passive recreational uses within **Balboa** Park that serve national, regional, community and neighborhood populations.
6. Preserve Balboa Park as an affordable Park experience for all citizens of **San Diego**.

Goal Analysis

The Goals that were placed in the approved 1989 Balboa Park Master Plan are something to strive for, not necessarily a mandate. While every effort should be made to achieve these goals, greater community needs will occasionally dictate that these goals be slightly "overruled". The Recreation Facility is one of those needs. The proposed Recreation Facility does not affect Goals 1, 2 and 4. However, Goal 3 is clearly in conflict since the proposed Recreation Facility would replace planned free and open park land. It could be argued that Goals 5 and 6 are just as important as Goal 3. If the Recreation Facility were located outside of Balboa Park, the current mix of active and passive recreation would be altered, thus conflicting with Goal 5. In addition, the activities that will occur within the Recreation Facility are considered affordable, achieving Goal 6. Even though Goal 3 is not achieved by placing the Recreation Facility on Inspiration Point, the inclusion of the Recreation Facility on Inspiration Point will help achieve Goals 5 and 6. This Amendment did not delete or rewrite any of the six major Goals. They continue to be valid and should be used as a basis for future improvements. It is important that this Recreation Facility not set a precedent by minimizing the six major goals.

POLICIES

The following policies will help achieve the Master Plan Goals.

LAND USE

FREE AND OPEN PARK

Free and open park land is a dwindling resource which must be protected and recovered from encroaching uses whenever possible. The Arizona Landfill, Central Operations Station and Inspiration Point shall be developed as free and open park land emphasizing multi-use play, picnic and passive uses. *A Recreation Facility may be placed on Inspiration Point to house special recreation uses.*

PROPOSED BALBOA PARK RECREATION FACILITY

The proposed Recreation Facility on Inspiration Point should minimize the taking of free and open park land. Private, fenced off areas not available to the general public, should not be allowed.

RECREATIONAL ACTIVITIES

With the exception of the Recreation Facility, consolidate special use recreation and sports activities in the Morley Field-East Mesa area, the Zoo and the Golden Hill Recreation Center areas.

CULTURAL ACTIVITIES

Emphasize the Prado and Palisades areas as the center of cultural activities (museums, performing arts, arts and crafts skills, etc.). Maintain a "public park" atmosphere in all improvements and provide for both day and nighttime uses.

SPECIAL EVENTS

New and redeveloped facilities of the Central Mesa will be designed to accommodate multiple uses, including special events and maximum public access.

COMMERCIAL SERVICES

Commercial services within the Park shall be limited to those endeavors that enhance the park experience but are not destination oriented. *Aside from the usual food, drink and snack uses associated with an athletic facility, the proposed Recreation Facility should not contain any destination oriented commercial uses (such as a sporting goods store).*

PARK TENANCY

Only those individuals, organizations or activities whose function contributes to either the visitor experience, support services, or on-site operations and maintenance of the Park shall be considered for tenancy or renewal of lease.

PARKING

With the exception of the Organ Pavilion parking structure, existing parking areas will not be expanded and new parking facilities will not be located within the Park unless:

It is demonstrated that off- site parking and/or transportation alternatives have not, after an adequate period of testing and use, provided adequate accessibility; and

An equal or greater amount of usable open park land is recovered through the provision of parking facilities.

The proposed Balboa Park Recreation Facility will not require a separate parking area. The facility will utilize the Inspiration Point parking areas that have already been specified in the Master Plan.

EXPANSION

Expansion of all Park uses, activities, and buildings will be guided by the adopted Balboa Park Master Plan and:

Expansion will not encroach on open park land, landscaped areas or plazas;

Access will be provided consistent with adopted circulation policies; and

Expansion will not be approved until adoption of a final blaster Plan, Financing Plan and Precise Plans which will determine allowable building envelopes and architectural design guidelines for all Park facilities.

CIRCULATION

ACCESSIBILITY

Accessibility to and within Balboa Park shall be increased through alternative modes of transportation including transit, inter-park shuttles, an intra-park tram, bicycle facilities, etc. When off-site parking, transit, tram and shuttle systems provide adequate access to the Prado and Palisades areas, consider closing Cabrillo Bridge to automobiles and consider recovering the parking facilities at Alcazar Garden and Inspiration Point as productive park land, provided, however, that sufficient close-in parking is retained to accommodate the *disabled*.

MANAGEMENT STRATEGIES

The capacity and efficiency of existing streets, and designated parking facilities within Balboa Park shall be increased through implementation of transportation and parking management techniques.

DESIGN

Design of street and parking facilities shall acknowledge both day and night use of the Park.

DROP-OFF AND PICK-UP

Adequate drop-off, pick-up, emergency and service/delivery access shall be provided in the Prado and Palisades areas.

PRADO AND PALISADES RESTORATION

The Prado and Palisades Plazas shall be restored as pedestrian oriented plazas in which through vehicular traffic is minimized and conflicts with pedestrians are reduced.

REPLACEMENT PARKING

Replace parking displaced by the landscaping of the Prado and Palisades plazas by the construction of an Organ Pavilion parking structure. That structure shall be designed according to the following general design parameters:

The top of the structure shall not rise above the floor Pavilion;

The structure shall be built within the existing footprint of the Organ Pavilion parking lot and will provide between 1,000 - 1,500 spaces;

All parking shall be contained within the structure, not on visible deck areas; and

The structure shall be screened from view through landscaping.

ADDITIONAL PARKING

Additional parking for the *Central Mesa area and for special events in the proposed Recreation Facility* shall be provided through off-site shared parking facilities in a manner that supports increased transit and shuttle access to the Park.

RETENTION OF PARKING

Shared off-site parking facilities, shuttle service and transit shall be providing adequate access to the Park before any existing parking spaces are eliminated at Inspiration Point or Alcazar Garden.

PEDESTRIANS AND BICYCLES

Provide pedestrian and bicycle access into the Park from public rights-of-way and City open space.

DISABLED ACCESS

Disabled and elderly access to the park shall be ensured.

ARCHITECTURE AND LANDSCAPE DESIGN

VIEWS

Enhance major off-site viewpoints, internal viewpoints and views **from** adjacent neighborhoods. Screen or buffer incompatible uses and views in a timely fashion and in a manner consistent with surrounding landscaping and Park atmosphere. *The proposed Recreation Facility should minimize view blockage and provide for viewpoints.*

LANDSCAPE STANDARDS

Current City landscape requirements shall be applied as a minimum to all existing, newly constructed and rehabilitated Park structures and facilities.

LANDSCAPE THEMES

Maintain and enhance the long established landscape themes of the developed Balboa Park.

ARCHITECTURE

Expansion, rehabilitation and new construction will be designed according to adopted design guidelines such that appropriate architectural styles are incorporated or replicated and significant views, plazas, open space, design symmetry, etc. are not disrupted.

HORTICUETURE

WATER RECLAMATION

Water reclamation shall be employed to protect the Park's horticulture against the possibility of severe water shortages. However, Balboa Park is not a desirable location for water reclamation facilities since priority has been given to maintaining the park in open space. Any water reclamation facilities shall be placed external to the park site.

PLANT INVENTORY

Establish an inventory of existing plant materials and their condition and ensure their replacement and care through a thorough horticultural maintenance program, including a reforestation plan to replace trees lost in past years to wind and other natural forces.

HISTORIC PRESERVATION

PRESERVATION, MAINTENANCE AND ENHANCEMENT

Buildings, arcades, plazas and horticultural elements which contribute to the local historic designation and national historic status of the Park should be preserved, maintained and enhanced.

REHABILITATION AND NEW CONSTRUCTION

Rehabilitation and new construction should respect the historical and architectural character of the existing historic structures, arcades, plazas and horticultural element of the Park.

SAFETY AND SECURITY

SAFE ENVIRONMENT

Provide a safe park experience for all Park users without compromising the quality and variety of traditional Park activities.

LIGHTING

Provide adequate lighting in plazas, parking lots, along primary pedestrian routes, and in areas of nighttime activity.

IMPLEMENTATION

PLAN AMENDMENTS

Changing conditions will require that this Master Plan be amended from time to time. As a minimum, the plan should be subject to periodic review every five (5) years.

DESIGN STANDARDS

Expand existing design standards to implement low maintenance design solutions.

ADVISORY GROUPS

Increase the effectiveness of advisory groups and coordination and communication among these groups.

PRECISE PLANS/GENERAL DEVELOPMENT

Based upon the approved Master Plan, Precise Plans (General Development Plans) should be developed and implemented to guide the nature and extent of future projects for the following areas:

- The Prado
- The Palisades
- Inspiration Point (Former Naval Hospital Site)
- The Central Operations Station (20th and 'B' Street)
- The Arizona Landfill
- The East Mesa area
- The Zoo parking lot

NEIGHBORING COMMUNITIES

Planning and development within Balboa Park shall consider the community plans of, and potential Park impacts on, neighboring communities. In particular, planning for the East Mesa section of the Park shall be conducted in cooperation with community planning groups for the surrounding areas.

MAINTENANCE OF EFFORT

Maintain adequate levels of planning, design, improvements, maintenance and funding for all areas of the Park.

THE MASTER PLAN

(Pages 15 to 20 of the 1989 Master Plan)

MASTER PLAN SUMMARY

The Illustrative Master Plan is shown in revised Figure 1, page 12. It graphically indicates the major land use and circulation improvements. *Only those improvements that have been revised from the 1989 Balboa Park Master Plan or affect the proposed Recreation Facility are described below.* Major improvements include the following:

THE PALISADES BUILDINGS

Construct a new gymnasium outside of the Park *and relocate the Federal Building uses to a new Recreation Facility to be located on Inspiration Point.*

Rehabilitate the Municipal Gymnasium Building for new use(s).

INSPIRATION POINT

Maintain and restore the former Naval Hospital Administration Building, the Library, and the Chapel.

Restore the three (3) landscaped courtyards behind and on either side of the Administration Building.

Locate a Recreation Facility, to replace the existing uses in the Federal Building, on the south end of Inspiration Point.



BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO

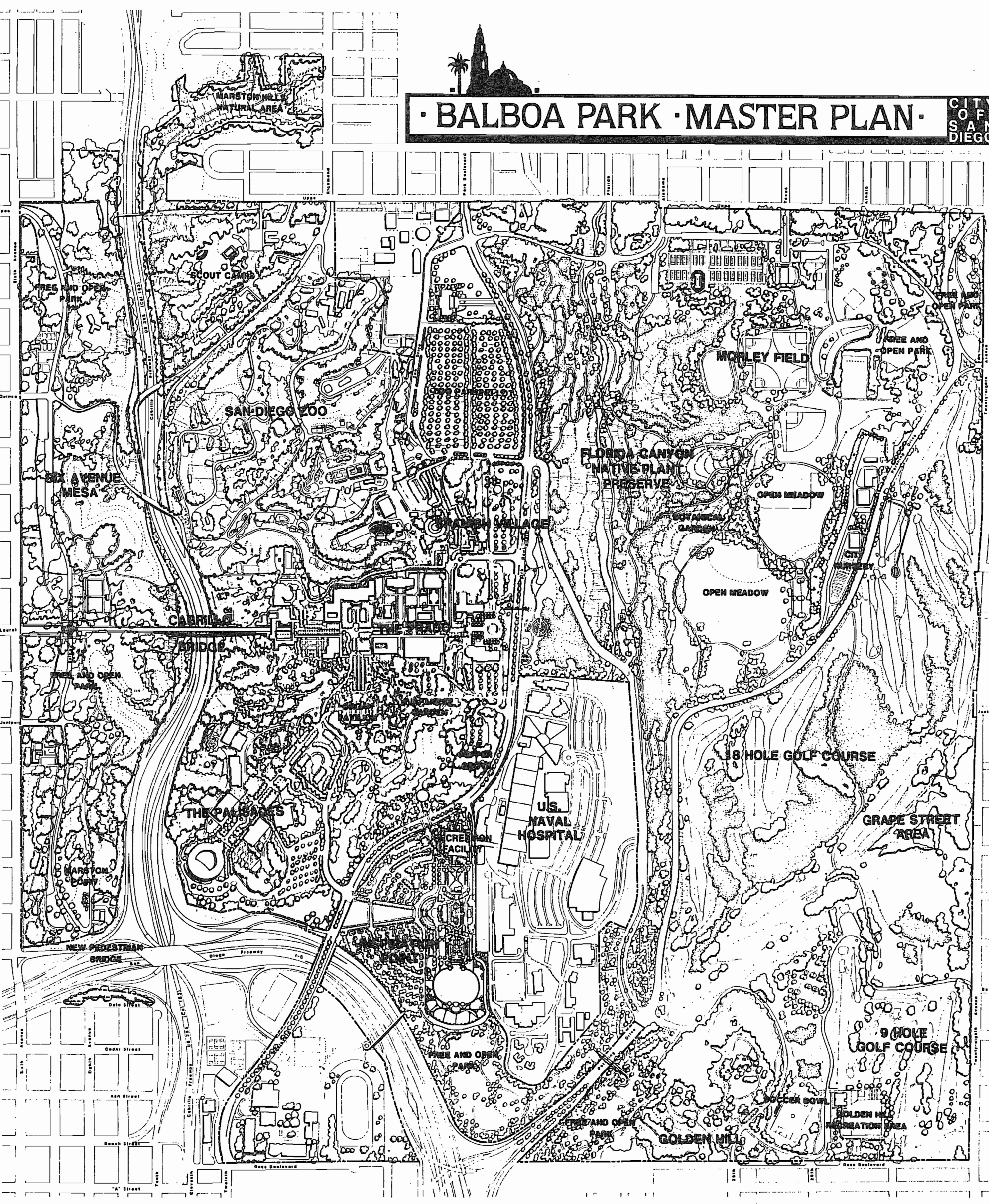


Figure 1



MASTER PLAN ILLUSTRATIVE

REV. DATE: DEC. 2, 1996
REV. DATE: APRIL 8, 1995

ESTRADA Land Planning
MAY 26 1995

CONCEPTUAL SUBAREA MASTER PLANS

(Pages 21 to 59 of 1989 Master Plan)

To help guide the development of future Precise Plans for Balboa Park, the following section describes and summarizes major improvements for each subarea. In addition, a graphic representation of each is included. **These are preliminary concepts and are not intended to be actual Precise Plans.** *Only Subarea D has changed from the 1989 Master Plan, Inspiration Point North.*

INSPIRATION POINT NORTH

(See revised Figure 2, page 14)

The three historic courtyards from the old hospital complex will be retained and enhanced through landscape plantings and/or architectural features. The landscape architectural treatment of the courtyards will serve to increase public access and enjoyment of the site. Exceptional views of the bay, the Coronado Islands, downtown, and Point Loma will increase the value of this reclaimed park land to the visitor experience. *In 1995, the central courtyard enhancement will be completed.*

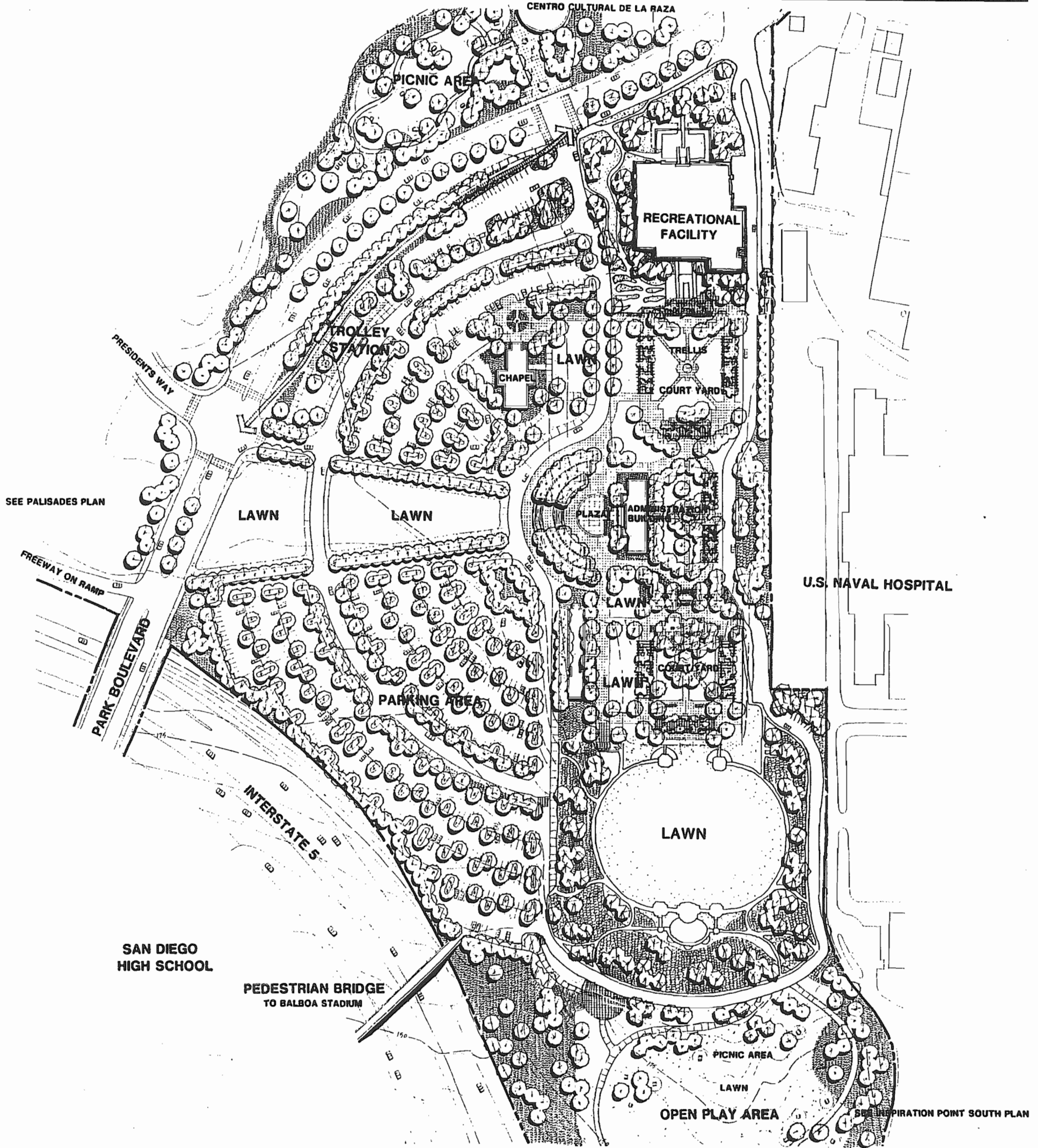
The three retained buildings of the former Naval Hospital will be converted to new uses. The Administration Building will be used for Park and Recreation Department staff offices, the Chapel *has been* leased to the Veteran's Memorial Center, Inc.

A Proposed Balboa Park Recreation Facility will be located south of the southernmost courtyard, immediate east of the pedestrian bridge to Balboa Stadium. The new structure should respect the symmetry and formality created by the arrangement of the existing structures and the courtyards. Every effort should be made to not block views to the south from the courtyard areas. A pedestrian plaza should be located near the main entrance to create a major sense of arrival. The new structure should be architecturally compatible with the existing Administration Building.






The large parking lots to the southwest of the site will be retained for public parking. *These lots will also function as the primary parking lots for the Recreation Facility. Convenient disabled access should be provided between the Recreation Facility and the parking lots.* The intra-park tram system will shuttle park users from this parking lot to the main use areas of the Park. *In addition, there are bus stops located on Park Boulevard that provide adequate access to Inspiration Point.* The parking lots will be landscaped to conform to the City Landscape Ordinance.


BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO



LEGEND

-  TREES
-  NATIVE SHRUBS
-  GROUNDCOVERS
-  LAWN
-  PAVED PEDESTRIAN AREAS

**CONCEPTUAL MASTER PLAN
INSPIRATION POINT NORTH**

Figure 2



REV. DATE: DEC. 2, 1996
REV. DATE: APRIL 6, 1995

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The Centro Cultural de la Raza will be retained in its existing location, and access will be improved through appropriate landscape design. A new roof and restroom facilities will also be provided.

The southern portion will be returned to open park land.

MASTER PLAN ELEMENTS

(Pages 62 to 118 of the 1989 Master Plan)

LAND USE, ARCHITECTURE AND SITE DESIGN

This section concentrates on general design guidelines for the structures, streetscape and site design elements of Balboa Park. ***Only those areas that are applicable to the proposed Recreation Facility are included.*** Further design recommendations relative to expansion and specific building and site design will be discussed during the Precise Plan process.

Generally speaking, these guidelines have been prepared as an aid for achieving a high quality, cohesive design fabric within the Park. More specifically, the purpose of these design guidelines is:

To provide the City of San Diego with the necessary assurance that Balboa Park will develop in accordance with the intended quality and character.

To provide guidance to engineers, architects, landscape architects, and other professionals.

To provide guidance to City staff, the Park and Recreation Board, the Facilities Committee and the Balboa Park Committee relative to design decisions in the Park.

GUIDELINES

Mechanical Equipment

All air conditioning and mechanical equipment shall be screened from view and located to minimize sound impacts.

Walls and Fences

All walls and fences shall be designed to be integrated with the main building structures by using the same materials and colors.

Color

Break up masses of buildings with subtle variations of color, avoiding high contrasts. Use more intense colors for accents such as entry points, recreation structures and important features. All colors shall be compatible with those already used in Balboa Park. Earth tones, terracottas, and beiges shall be emphasized.

Accessory Buildings/Structures

All accessory structures or buildings shall be designed to be compatible with the style and scale of any adjacent building.

STREET FURNITURE

Coordinated site furniture should be provided throughout the park. These furnishings include benches, signage, drinking fountains, trash containers, bike racks and lockers, planters, directories/kiosks, bollards, bus stop structures, and tree grates. *The Recreation Facility should respect this intent and not have its own street furniture design theme.*

Furnishings should not clutter or dominate the setting. Where possible, furnishings should be grouped to provide relief for pedestrians, and to introduce human scale.

Drinking Fountains

Drinking fountains should be provided adjacent to seating areas.

Seating Areas

Furniture within an outdoor public space should include a mix of benches and planter edges to provide comfortable seating. Stationary benches and raised planters with seat walls should be approximately 16 inches in height and should be a minimum of 14 inches wide. Optimally, benches should be 30 to 36 inches wide to allow people to sit on both sides of the bench.

Trash Enclosures

Trash enclosures shall be oriented towards the rear, or low visibility area of any structure or institution. In no case will a trash, storage or service area be unscreened, so as to be visible from a Park street, trail or walkway.

These facilities shall be screened with solid walls a maximum of 6 feet in height. Where possible, reduce the visual impact of high wall by using earth berms in combination with the wall.

If the trash, storage or service areas can be viewed from a higher elevation, they must be covered with a solid roof or partially open trellis.

Small trash containers should be located adjacent to public seating areas.

ACCESS, CIRCULATION AND PARKING

Only those access, circulation and parking issues relative to the Recreation Facility are included in this section.

LOCAL AND INTERNAL PARK CIRCULATION

PEDESTRIAN ACCESS

It is intended that Balboa Park become more pedestrian oriented. Conflicts between automobiles and pedestrians should be minimized. *Since the parking areas for the Recreation Facility are relatively far away from the building and are vertically distant as well, a safe pedestrian access should be provided* Large sets of steps should be avoided for safety reasons. Figure 3, page 19, indicates the proposed pedestrian network in the Park.

DISABLED PERSONS ACCESS

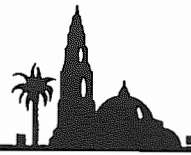
All facilities within the Park shall be accessible to the disabled. Not every museum or facility will be able to have a drop-off area immediately in front of it, however, drop-off areas should be provided in the general vicinity. The paths between the facilities and the drop-off areas will be regulated by the State Title 24, Disabled Persons Act. Ramps will be provided at appropriate locations.

BICYCLE ROUTES

Since most of the trips made to the Park are recreational in nature, greater use of bicycles should be accommodated to enhance the overall recreational experience. *The proposed Recreation Facility should be easily accessible to bicycles and it should provide substantial bicycle parking areas.* In support of increasing bicycle access to the Park, bicycle lockers should also be provided. Lockers should be located in highly used and visible areas.

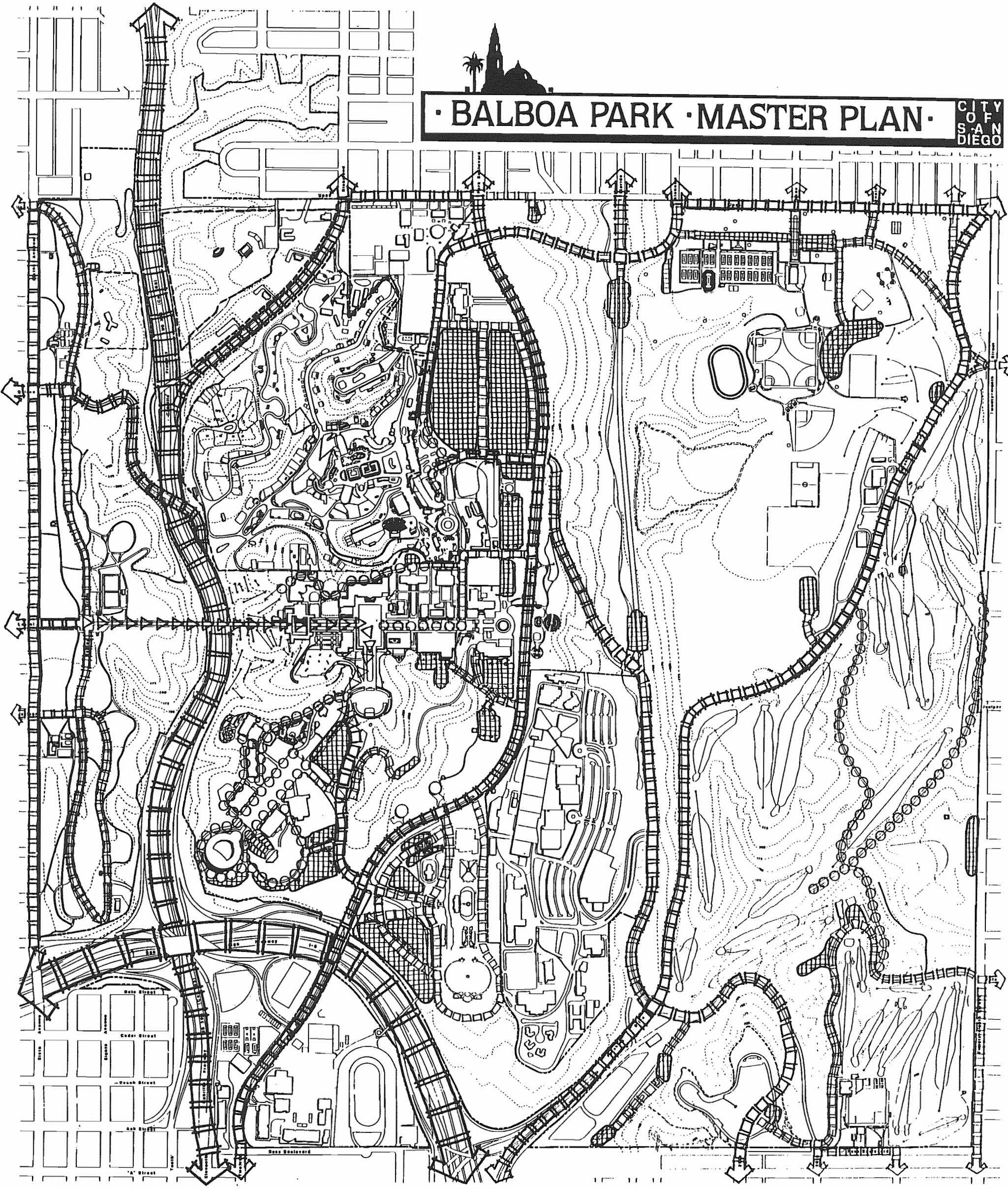
VEHICULAR ACCESS

The main vehicular entry into the parking area serving the Recreation Facility should be off of Park Boulevard. The main sight lines that are proposed to frame the Administration Building from the west, should not be compromised to accommodate access to the Recreation Facility. Only service, emergency, and disabled access should be immediately adjacent to the Recreation Facility building. The general public should not be able to drive up to the front door and park. Parking should be located to provide convenient access.

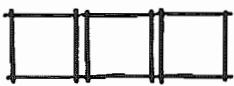


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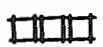
LEGEND



INTERSTATE FREEWAY



STATE FREEWAY



PRINCIPAL CIRCULATION ROUTE

▷▷▷ REVERSIBLE ONE-WAY ROUTE



SECONDARY CIRCULATION ROUTE



PARKING



SERVICE ROUTE

PROPOSED CIRCULATION AND PARKING

Figure

3



ESTRADA Land Planning
REV. DATE: APRIL 8, 1985 MAY 28, 1988

REV. DEC. 2, 1996

SERVICE, DELIVERY AND EMERGENCY ACCESS

In addition to the public street system within the Inspiration Point area, service and emergency vehicles should be able to utilize major pedestrian areas for access. Removable bollards, much like the ones currently used in the east Prado area, will keep the local traffic off of the service and emergency access routes.

SECURITY

Security at parking areas, especially at night, is a major concern. Incidents of auto burglary and muggings reduce the attractiveness of parking. Security will be a concern both in the parking lots and on the major walkways between the Recreation Facility and the parking areas. Additional security personnel should be considered during major events. In addition, security lighting should be generously utilized in the parking areas, around the Recreation Facility and the walkways between them.

RESERVED EMPLOYEE PARKING

With the exception of a few spaces, employees should not be able to park immediately adjacent to the Recreation Facility. These few spaces should be designated "staff parking only". Employees and staff should be encouraged to park in spaces furthest away to allow users access to the close-in spaces.

HORTICULTURE

New plant material for the Recreation Facility should be in conformance with the 1989 Balboa Park Master Plan. Since views are so unique and predominate from Inspiration Point, care should be taken to not use trees that are too tall or dense. Use of tall trees is acceptable to occasionally create view accents and view windows. Figure 4, page 21, illustrates the revised Conceptual Landscape Plan.

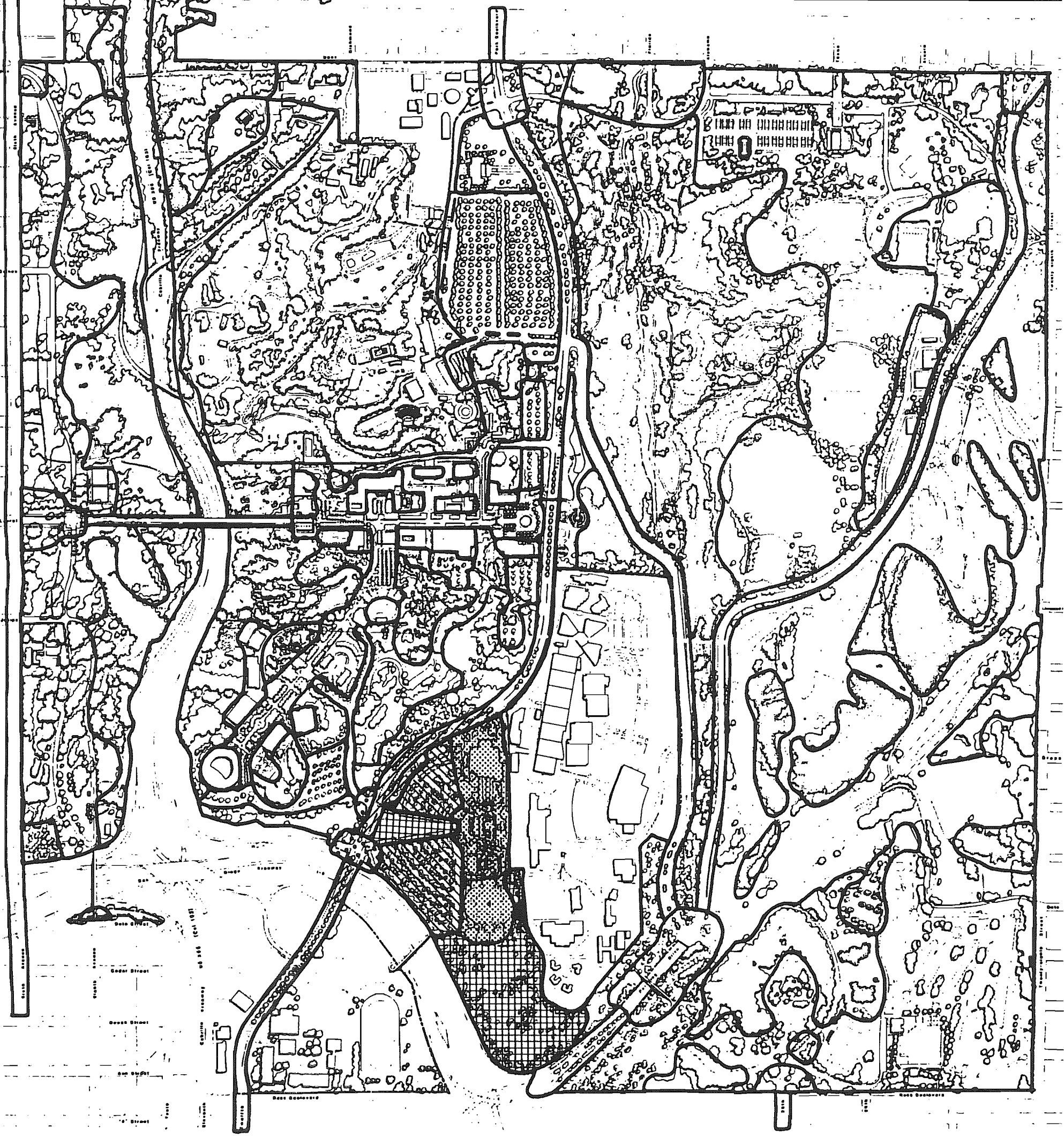
LIGHTING

Lighting in the Inspiration Point area of Balboa Park shall be utilized for security and aesthetic reasons. Aesthetic lighting shall be utilized to highlight certain architectural or landscape features such as the Administration Building, the proposed Balboa Park Recreation Facility, fountains, specimen trees or sculptural elements.

Security lighting shall be heavily used in pedestrian areas, particularly those linking the Proposed Balboa Park Recreation Facility with the parking areas.

The lighting guidelines specified in the approved 1989 Balboa Park Master Plan shall be used as a basis for the lighting design. See figure 5, page 22, the revised Lighting Concept Plan.


BALBOA PARK · MASTER PLAN ·
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LEGEND


- | | | |
|---|---|---|
|  MAJOR PARKWAY PLANTING |  NATURAL AREAS |  SPECIAL TREATMENT AREAS |
|  ENHANCED PARKING LOT PLANTING |  GROVE AREAS |  PEDESTRIAN PLAZA AREAS |
|  ENTRY PLANTING |  TURF AND TREE AREAS | |

CONCEPTUAL LANDSCAPE PLAN

REV. DATE: DECEMBER 2, 1996
 REV. DATE: APRIL 6, 1995

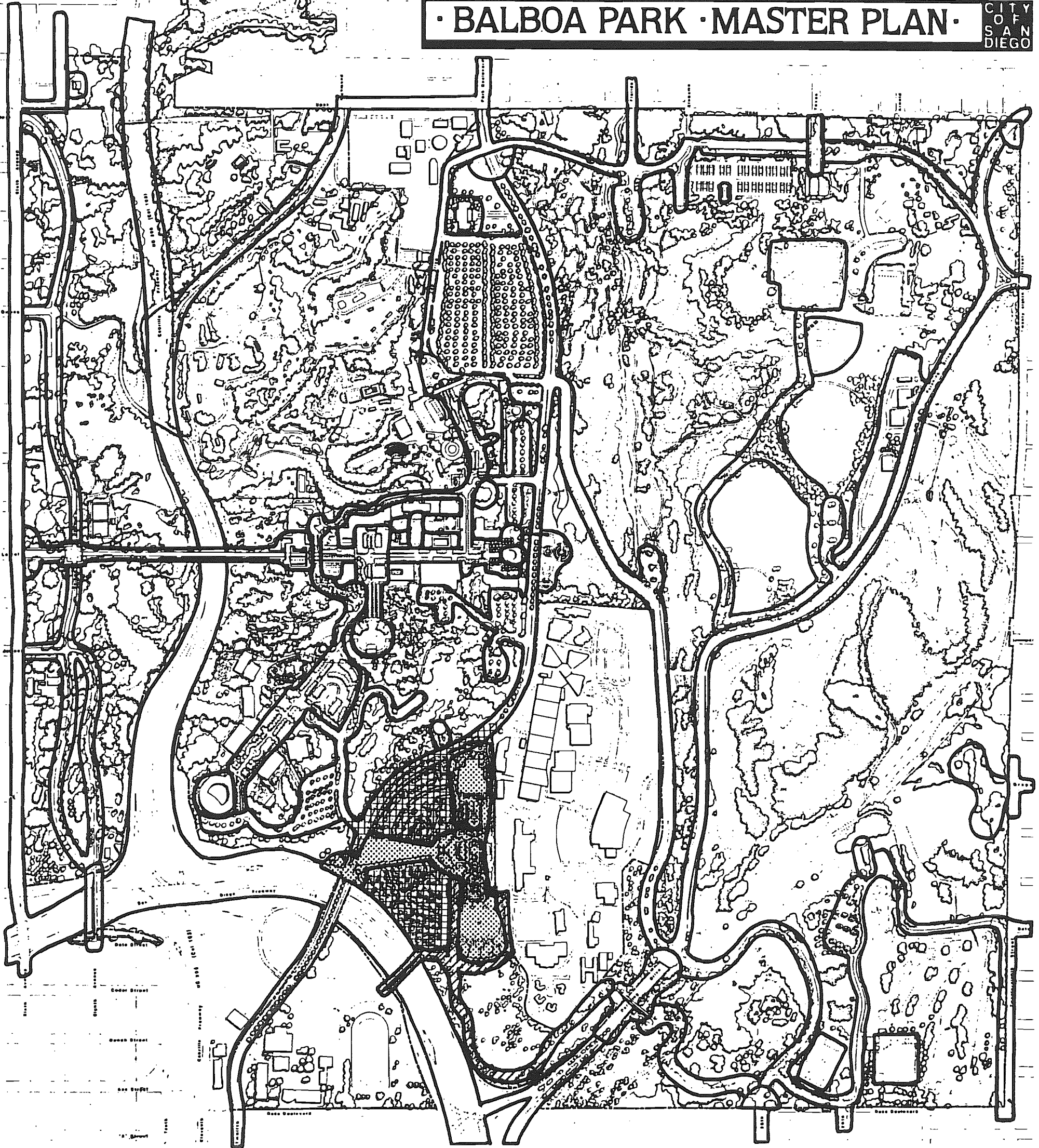
ESTRADA Land Planning
 MAY 28 1998

Figure 4






BALBOA PARK · MASTER PLAN ·

CITY OF SAN DIEGO



LEGEND

-  PRINCIPAL SECURITY LIGHTING AREAS*
-  AESTHETIC LIGHTING AREAS

-  STREET AND PARKING LOT LIGHTING AREAS
-  SPORT FACILITY LIGHTING

*NOTE: SECURITY LIGHTING SHALL BE PROVIDED THROUGHOUT THE PARK. THIS MAP INDICATES AREAS OF HIGHER INTENSITY SECURITY LIGHTING.

Figure 5



EXTERIOR LIGHTING CONCEPTS

REV. DATE: DECEMBER 2, 1996
REV. DATE: APRIL 6, 1996

ESTRADA Land Planning
1997 20 1999

MASTER PLAN IMPLEMENTATION

(Pages 120 to 130 of the 1989 Master Plan)

PHASING AND CONSTRUCTION COSTS

Although much of the following recommendations have not occurred, only those areas pertaining to the Proposed Balboa Park Recreation Facility have been amended. It is beyond the scope of this Master Plan Amendment to totally revise the phasing and construction costs.

PHASE 1: 1989 FY - 1993 FY

OBJECTIVES:

Emphasize low-cost, management strategies to increase efficiency of existing street and parking facilities.

Provide alternative means of access to the Park.

Reduce vehicle-pedestrian conflict.

ACTIONS:

Conduct the following feasibility studies:

Centre City and Balboa Park Parking Management Program.

Fixed rail transit alignments from Centre City to Balboa Park

Revegetation of Arizona landfill.

Establish an intra-park shuttle system serving peripheral parking lots and the central mesa.

Implement a **parking** management plan to:

Establish parking lot **signage**;

Increase compact stalls and **restripe** existing lots;

Designate bus loading and parking areas;

Designate long **term** employee parking;

Implement on-street **parking** controls on Park Boulevard;

Utilize **traffic** control officers.

Improve directional **signage** on local Interstate highways to designate preferred Balboa Park access routes and **parking** area;

Implement a low power information radio system for the Park;

Keep Cabrillo Bridge open but experiment with **traffic** management techniques such as one way traffic, counter-flow lanes, improvements to existing **traffic** patterns, etc., depending on demand, **e.g.** day versus night activities.

Implement a bikeway plan to:

Provide bike lanes to the Park

Provide recreational bicycle lands within the Park

Provide bicycle storage facilities within the Park

Limit use of the Arizona Landfill for parking to very special events (with shuttle service to the central mesa area) subject to permit, on a case-by-case basis.

Construction Costs (Phase I)

PLEASE NOTE THAT COSTS ARE IN 1989 DOLLARS.

IMPROVEMENTS	COST IN MILLIONS
Tram system	1.0
Implement parking management strategies	0.1
Restore/reconstruct Prado buildings House of Charm, House of Hospitality	16.5
Upgrade Prado buildings and Arcades Museum of Man, Art , Natural History, Casa de Balboa, Casa Del Prado, Old Globe	9.1
Upgrade Palisades Buildings Palisades Building, Federal Building, Balboa Park Club	2.1
Facility improvements Starlight, Centro Cultural, Fleet Space Theater, Marston House, Botanical Building	3.9
Japanese Garden	2.0
Restore Prado	1.0
Organ Pavilion Parking Garage	10.0
Landscape Inspiration Point parking lot	0.2
Safety/Security Lighting	1.0
Develop northeast comer of park	0.5
Signage	0.55
Complete Rose Garden	0.15
Miscellaneous Minor Improvements at \$250,000 per year	1.25

Close Florida Drive, implement Florida Canyon Master Plan	1.0
Landscape Zoo parking lot	(By Zoo)

TOTAL PHASE I = \$50.35 Million

PHASE II: FY 1994 - FY 1998

OBJECTIVES:

Reduce vehicle / pedestrian conflicts

Recover open parkland

Implement traffic patterns (per experimentation process) across Cabrillo Bridge

Utilize shared off site parking with downtown

Construct a Recreation Facility to accommodate the existing uses in the Federal Building which will be converted to The Hall of Champions.

Construction Costs

IMPROVEMENTS

COST IN MILLIONS

Tram System	1.0
Restore Palisades Plaza	2.7
New Municipal Gym (outside park)	6.0
Improve existing Gym for new use	1.3
Joint use garage (outside park)	10.0
Park/garage shuttle	0.5
Widen Zoo Place	1.9
Restore Central Operations Station to Park	1.0
Golden Hill pedestrian/bike bridge	1.1
Reclaim Arizona Landfill	5.0
Construct formal Gardens in Sixth Avenue area	0.5

<i>Construct a Recreation Facility on Inspiration Point</i>	6.5
Miscellaneous minor improvements at \$250,000 per year	1.25

TOTAL PHASE II = \$ 38.75 Million

PHASE III: FY 1999 - FY 2003

OBJECTIVES:

Link Balboa Park to Centre City through fixed rail transit

Recover available open park land

ACTIONS:

Extend fixed rail transit from Centre City to Balboa Park

Extend shuttle service across Cabrillo Bridge to transit stations

Construction Costs

IMPROVEMENTS	COST IN MILLIONS
Tram System	1.0
Reconstruct clubhouse/restaurant at golf course	1.0
Spanish Village revitalization	4.6
Reconstruct/renovate Kearny Pool complex	2.0
Golden Hill Soccer Facility	0.9
Miscellaneous minor improvements at \$250,000 per year	1.25
TOTAL PHASE III = \$ 10.75 Million	