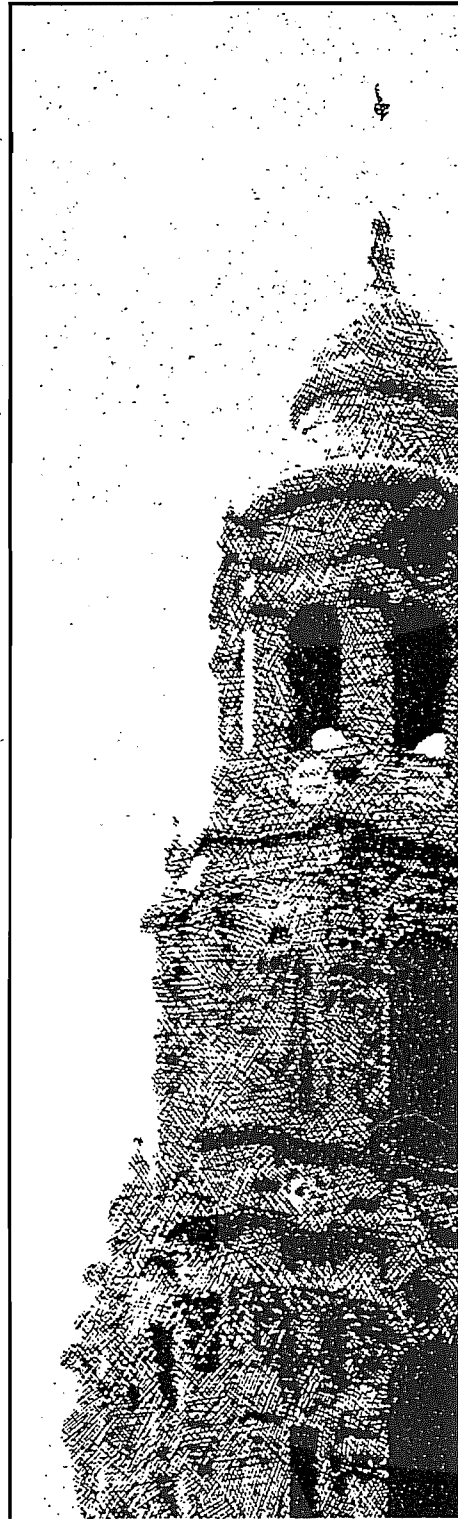


The following document is the original Balboa Park Master Plan, adopted by City Council on July 25, 1989 (City Council Resolution Number R-274090). This Master Plan has been amended by the following adopted plan amendments:

- ❖ Balboa Park Master Plan Amendment adopted December 9, 1997 (City Council Resolution Number R-289537), incorporating the Balboa Park Activity Center.
- ❖ Balboa Park Master Plan Amendment adopted May 4, 1998 (City Council Resolution Number R-290039), incorporating expansion of the Natural History Museum into open park land.
- ❖ Balboa Park Master Plan Amendment adopted April 13, 2004 (City Council Resolution Number R-299085), incorporating the Park Boulevard Promenade Project.
- ❖ Balboa Park Master Plan Amendment adopted September 21, 2004 (City Council Resolution Number R-299666), incorporating the Veterans Memorial Garden.

Portions of the Balboa Park Master Plan are superseded by the Central Mesa Precise Plan, adopted by City Council on October 20, 1992 (City Council resolution Number R-280920), and the East Mesa Precise Plan, adopted by City Council on April 13, 1993 (City Council Resolution Number R-281752). Please refer to these documents and any subsequent amendments for additional information.

Note: The original Balboa Park Master Plan document contains pages with page numbers but no information (blank pages). Blank pages were deleted from this document.



BALBOA PARK MASTER PLAN

ADOPTED : JULY 25, 1989

The Balboa Master Plan was amended by the City Council on December 9, 1997 by Resolution No. 289537. This amendment is reflected in the attached insert.

BALBOA PARK

MASTER PLAN

Adopted:
July 25, 1989

Prepared by:

Estrada Land Planning, Inc.

The City of San Diego Park & Recreation Department.

The City of San Diego Planning Department.

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Bay Park Link Study

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Wilbur Smith Associates

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Introduction

Purpose of the Plan

The purpose of this Master Plan document is to give definition and guidance to the future development of Balboa Park. It updates the Master Plan prepared by Harland Bartholomew Associates in 1960. Although many of the ideas and recommendations of the Bartholomew Plan have been implemented, changing cultural values, physical conditions, economics, and political attitudes make it necessary to update master plans periodically to ensure their relevance. This plan is a reflection of the changes which have occurred in San Diego and in Balboa Park over the past 29 years. This Master Plan will function as a working document which will guide the development and restoration of Balboa Park for the next twenty years. It is a tool which, if properly used, will contribute to the cultural, educational, recreational, and social life of the entire community.

Since the Bartholomew Plan was completed, San Diego has grown from a city with a population of 573,000 to a city of 1,100,000 persons. As the city has grown, greater emphasis has been placed on cultural and recreational activities. The role of Balboa Park as the cultural and recreational center of the city has thus become more important to the city.

The San Diego City Council, through the public hearing

process, has defined the scope and most of the recommendations of this Master Plan. The information contained within these pages is not entirely new. Some of the ideas and objectives have been presented at numerous public meetings over the last eight years. It is the application of the information which is new. The Goals and Policies which form the basis for each of the recommendations were developed in large part in response to public input. The policies were applied to each of the individual plan elements, where they were given shape and further definition resulting in design concepts.

This Master Plan makes some recommendations which differ substantially from the Bartholomew Plan. These differences occur in building and land use, restoration, road layout and parking recommendations. This is due primarily to changes in park planning principles, demography, growing energy costs, mass transit trends, tourism activity, major redevelopment programs, historical significance, downtown development, and changing economic conditions.

The Master Plan format is structured to aid the City Council, the City Manager, City staff, Park institutions and citizens in their efforts to successfully implement improvements to the Park. It will serve as an easy to follow guide and organizational aid for citizen's groups and individuals who continue to play key roles in efforts to plan,

develop, maintain and protect legitimate uses for Balboa Park.

It should be noted that this study was a collaborative enterprise between the Consultant, the Parks & Recreation Department, the Planning Department and numerous citizens who participated either individually or as members of various committees. We wish to thank them for their time, their energy and their continuing interest.

The Vision

It is difficult, if not impossible, to summarize in a single paragraph what planning principles should guide the development of Balboa Park over the next twenty years. If the plan had one underlying vision statement, however, **it** could be:

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

Over the years, there has been much debate regarding the future of Balboa Park. Should the Park contain more open space? Should cars be allowed? If so, where do they park? Should the museums expand? Should we build more structures? Should Park users pay for any use within the Park? These are just some of the questions decision makers have had to face since the Park was dedicated in 1868.

As times and the public's perception of public resources and open spaces have changed, the public opinion of using park land for non-park purposes has also changed. Many of the encroachments in the Park should not have occurred. Although some of the encroachments no doubt satisfied a

public need at the time they were approved, the long term impact has been negative.

Perhaps **it** was thought that in such a large park, a few acres would not be missed by such a small city. Because the region has grown beyond anyone's expectations, however, **it** may be time to consider returning some of the encroached-upon land back to the Park.

Although Balboa Park has different significance to all people, **it** does mean something to every metropolitan resident and to countless thousands who have visited the Park from outside the metropolitan area.

Design Principles

Goals, Objectives, and Design Principles

GOALS

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

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.

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.

RECREATIONAL ACTIVITIES

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 daytime 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.

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.

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; and

Access will be provided consistent with adopted circulation policies; and

Expansion will not be approved until adoption of a final Master 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 handicapped.

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 of the Organ 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 of Balboa Park 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 & BICYCLES

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

HANDPCAPPED ACCESS

Handicapped 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.

LANDSCAPE STANDARDS

Standards of the City Landscape Ordinance 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.

HORTICULTURE

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

LIGHTING

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

LEMENTAT

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 with the first periodic review taking place in 1993 at the end of the first planned phase of implementation.

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

Master Plan Summary

The Illustrative Master Plan is shown in Figure 1. It graphically indicates the major land use and circulation improvements. Major improvements include the following:

OPEN SPACES WITHIN THE CENTRAL MESA

Complete the construction of the Rose Garden.

Remove the central Prado parking lot and develop it as a pedestrian plaza.

Restore the central Palisades area to 1935 Exposition Garden standards. Include a pedestrian overpass at Pan American Way southwest of the Organ Pavilion.

HOUSE OF HOSPITALITY AND HOUSE OF CHARM

Restore these deteriorated buildings.

PRADO BUILDINGS AND ARCADES

Make needed improvements to the structures, their heating and ventilating systems, restrooms, fire suppression systems and provisions for handicapped access, as may be required at the museums, the

Old Globe, the Casa de Balboa, the Casa del Prado, the Reuben H. Fleet Space Theater and the Botanical Building.

The existing arcades should be reconstructed.

THE WAR MEMORIAL BUILDING

Make necessary rehabilitative improvements to the structure, but do not expand footprint. Provide a therapeutic swimming pool.

GOLF COURSE CLUBHOUSE

Renovate or reconstruct existing clubhouse, but do not increase the floor area. Do not increase seating capacity of the restaurant.

MISCELLANEOUS FACILITY IMPROVEMENTS

Make needed improvements to the structures, their heating and ventilation systems, restrooms, fire suppression systems and provisions for handicapped access as may be required at the Starlight Bowl, the Centro Cultural de la Raza and the **Marston** House.

THE PALISADES BUILDINGS

Construct a new gymnasium outside of the Park.

Restore the Palisades Building, the Federal Building and the Balboa Park Club.

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

THE HOUSE OF PACIFIC RELATIONS

Expand the House of Pacific Relations area by 4,000 square feet including additional landscaping.

THE SPANISH VILLAGE

Consider expanding Spanish Village to provide additional studio area and food service facilities. A Precise Plan should be prepared to guide this redevelopment.

Provide a drop-off and pick-up area north of the Natural History Museum near the Junior Theater.

Close Village Place at Spanish Village. Redesign the entry road.

Retain the existing service road between the Zoo and the museums, known as Old Globe Way, for purposes of controlled emergency and service vehicle access.

Reroute pedestrian traffic between the Zoo entry plaza and the Prado through Spanish Village.

These improvements are subject to further definition through the Precise Plan process.

CENTRAL OPERATIONS STATION

Reclaim the existing maintenance facility site within the Park as free and open park land.

JAPANESE GARDEN

Complete the Japanese Garden in Gold Gulch.

GOLDEN HILL

Construct a multi-use play field (Soccer Bowl) on the abandoned 26th Street right-of-way.

Provide parking facilities at the Soccer Bowl.

Add a playground or tot lot.

WATER TANK AREA

Retain and improve the Centro Cultural de la Raza.

Remove the other water tank and replace it with a new picnic area as an expansion of Pepper Grove.

INSPIRATION POINT

Redesign and landscape the existing parking lots. Utilize the standards set by the City Landscape Ordinance.

ZOO PARKING LOT

Landscape the existing parking lot. Utilize the standards set by the City Landscape Ordinance.

ORGAN PAVILION PARKING STRUCTURE

Construct a 1,000 - 1,500 space parking structure on the existing parking lot site concurrent

with restoration of the Prado and Palisades areas as pedestrian-oriented plazas.

FLORIDA DRIVE/FLORIDA CANYON

Close Florida Drive from just north of Zoo Place to just south of Zoo Drive/Morley Field Drive and concurrently implement the Florida Canyon Master Plan.

ZOO PLACE

Widen Zoo Place to four lanes between Florida Drive and Park Boulevard for improved access to the Central Mesa from **Pershing** Drive.

GOLDEN HILL PEDESTRIAN AND BICYCLE BRIDGE

Construct a **pedestrian/bicycle** bridge over **Pershing Drive** between Golden Hill Mesa and Inspiration Point. (Old Naval Hospital site.)

WATER RECLAMATION FACILITY

Consider siting a water reclamation facility within the Park to service the Park.

EIGHTH AVENUE PEDESTRIAN BICYCLE BRIDGE

Construct a **pedestrian/bicycle** bridge on Eighth Avenue over the freeway to the Park at **Marston** Point.

NORTHEAST AREA

Complete development of the northeast area of the Park in accordance with a Precise Plan.

SIGNAGE

Implement a new **signage** program.

SAFETY/SECURITY LIGHTING

Implement a safety and security lighting program throughout the Park.

INTRA-PARK TRAM

Implement an intra-park tram system.

ARIZONA LANDFILL

Reclaim the landfill area for Park purposes.

BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO

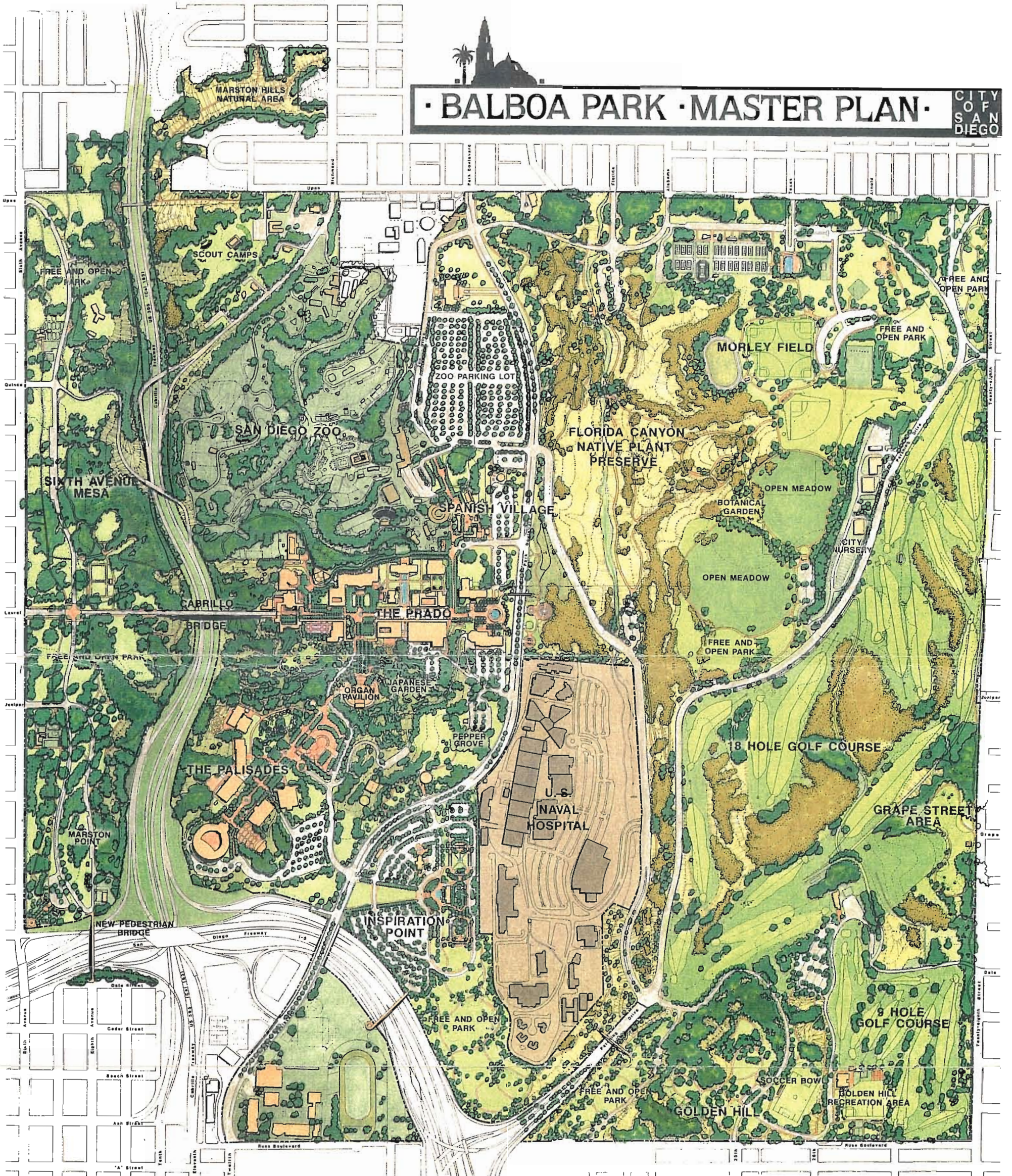


Figure 1



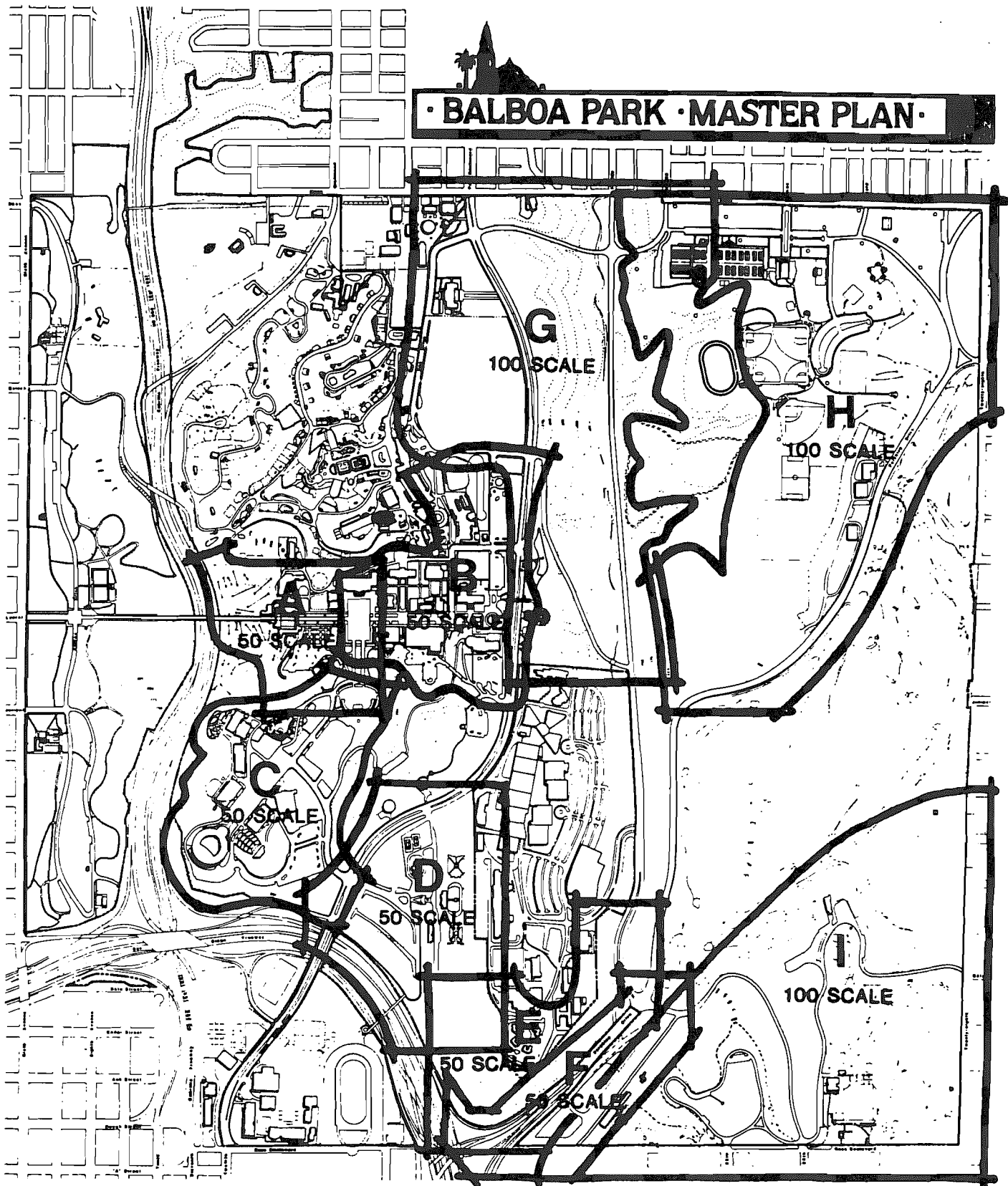
MASTER PLAN ILLUSTRATIVE

ESTRADA Land Planning
MAY 25 1999

Conceptual Subarea Master Plans

To help guide the development of future Precise Plans for Balboa Park, the following section describes and summarizes what the major improvements for each subarea will be. In addition, a graphic representation of each is included. These are preliminary concepts and are not intended to be actual Precise Plans.

BALBOA PARK MASTER PLAN



- | | | |
|--------------------------------|------------------------------|------------------|
| A PRADO WEST | E INSPIRATION POINT SOUTH | H MORLEY FIELD & |
| B PRADO EAST & SPANISH VILLAGE | F CENTRAL OPERATIONS STATION | ARIZONA LANDFILL |
| C PALISADES | G ZOO PARKING LOT & | I GOLDEN HILL |
| D INSPIRATION POINT NORTH | FLORIDA CANYON | |

KEY MAP FOR CONCEPTUAL SUBAREA MASTER PLANS

Figure



EL PRADO WEST

Figure 3

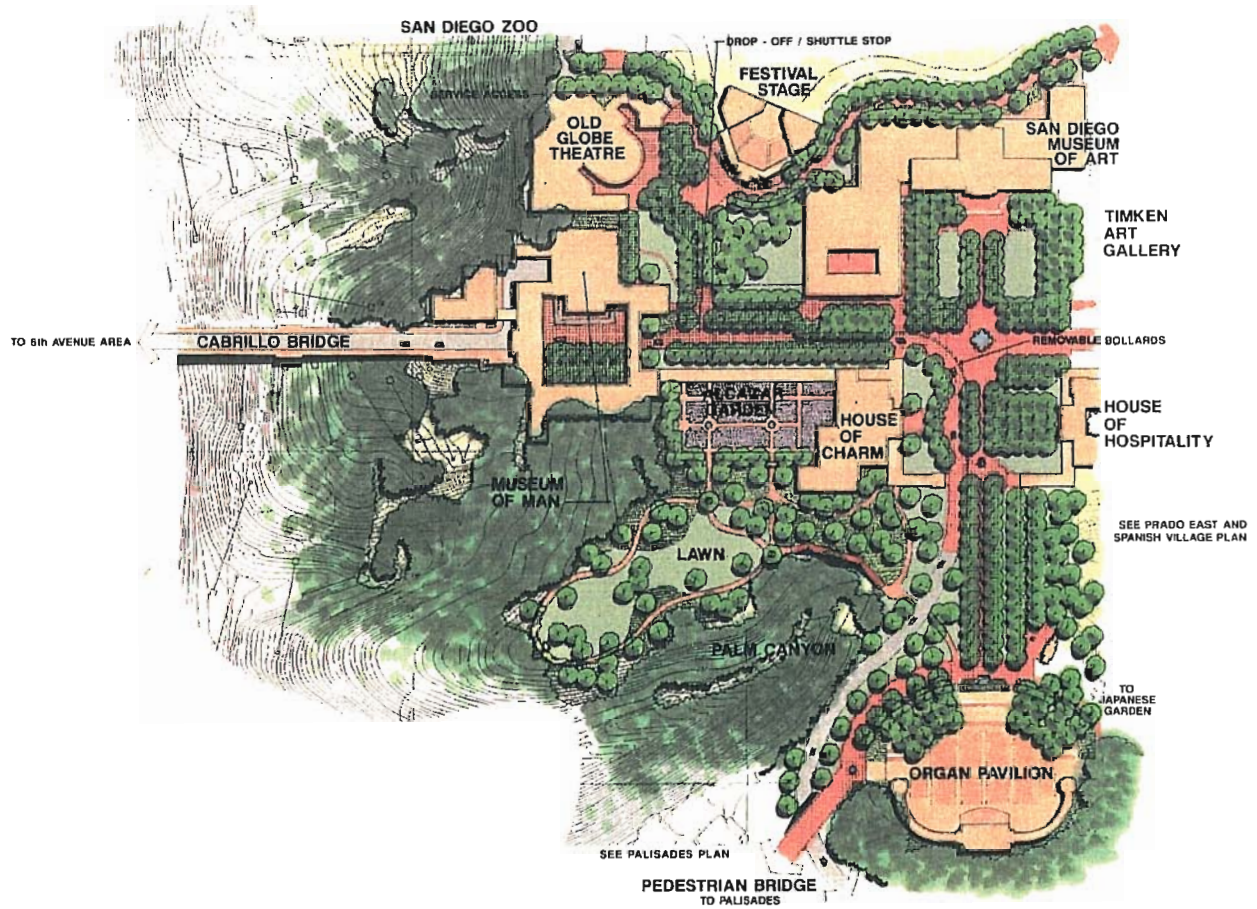
The Cabrillo Bridge will carry only eastbound automobile traffic, freeing the westbound lane for the intra-park tram, inter-park shuttle, bicycles, and pedestrian use. The direction of travel could be reversed or two way traffic could be allowed if needed to facilitate traffic flow during certain times, such as after theater or during other special events.








Automobile parking will be eliminated from the Plaza de Panama which will become a pedestrian area. Enhanced pavement, plantings, sculptural and/or water features, and appropriate and attractive site furnishings will be provided.

Buildings along the Prado will be restored or reconstructed, depending on the condition of the structure.

Shuttle stops will be provided in the center of the Prado to facilitate access to all institutions.


· BALBOA PARK · MASTER PLAN ·
CITY OF SAN DIEGO



LEGEND		
	TREES	
	NATIVE SHRUBS	
		
		PAVED PEDESTRIAN AREAS
CONCEPTUAL MASTER PLAN PRADO WEST		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Figure 3 </div> <div style="text-align: center; margin-top: 10px;">  </div> <div style="text-align: center; margin-top: 5px;">  </div> <p style="font-size: 0.8em; margin-top: 5px;"><i>ESTRADA</i> Land Planning</p>

**EL PRADO EAST AND SPANISH
VILLAGE**

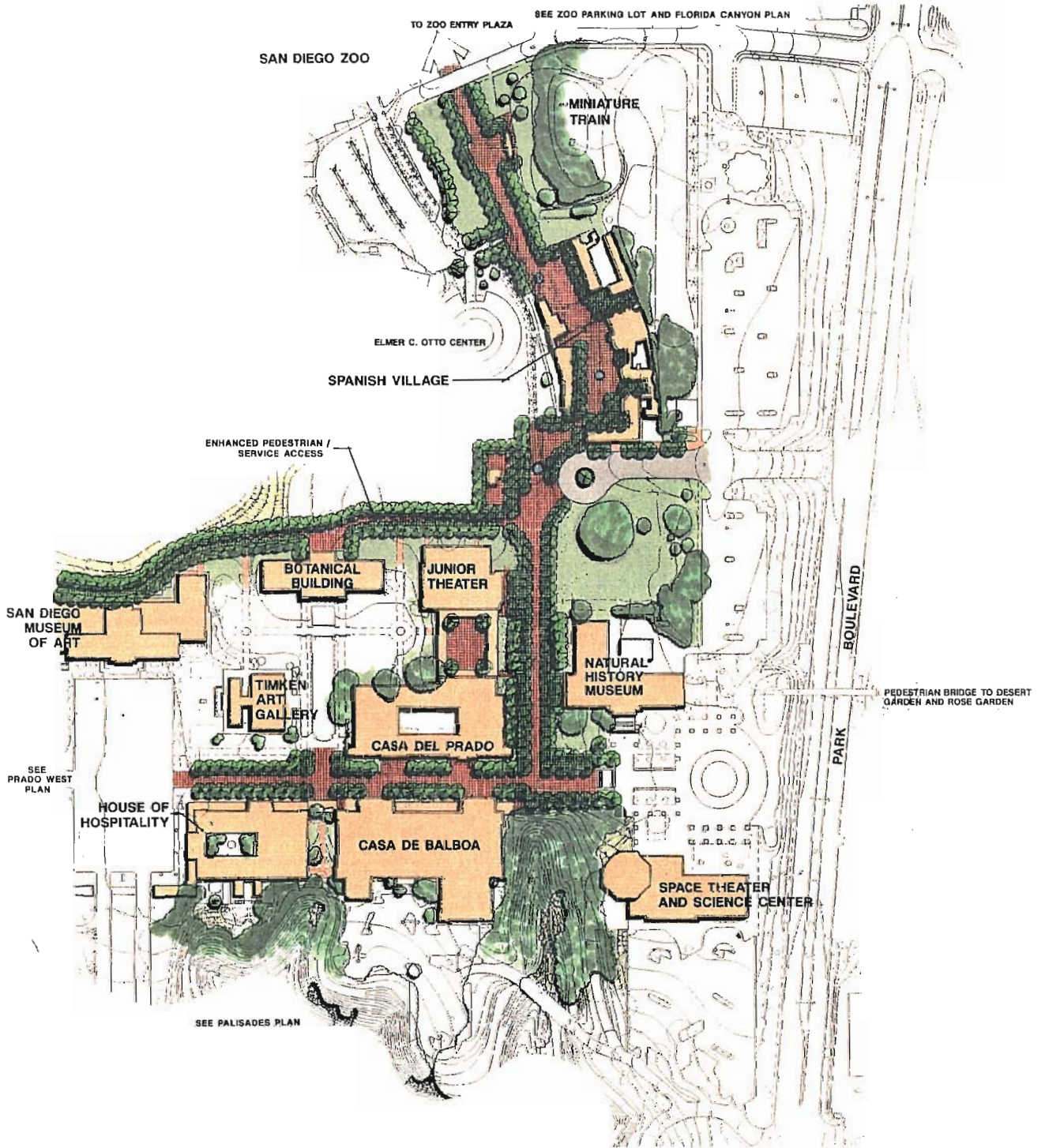
Figure 4

A wide promenade will be created to facilitate the movement of pedestrians between the the Zoo entry plaza and the Prado. The promenade will pass directly through Spanish Village, which will help attract visitors to Spanish Village. Decorative paving, landscape planting, security lighting and attractive site furnishings will enhance the promenade.

Village Place will terminate in a cul-de-sac south of Spanish Village. The cul-de-sac will serve as a drop-off area for the Junior Theater, the Casa del Prado and Spanish Village. Enhanced pavement, plantings and site furnishings will be provided.

BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO



LEGEND

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

**CONCEPTUAL MASTER PLAN
PRADO EAST AND SPANISH VILLAGE**

Figure 4



0 25 50 100 150

THE PALISADES

Figure 5

A parking structure will be developed on the Organ Pavilion parking lot. The top of the parking garage will function as a pedestrian use area. Design of the facility will be subject of an architectural design competition to ensure the widest possible search for a quality design.

A pedestrian promenade will be created on the western side of the parking structure to create a strong pedestrian linkage with the Prado. Consideration should be given to realigning Presidents Way through the Organ Pavilion parking structure to further emphasize pedestrian uses along the promenade. Automobile access from the parking structure to the Prado will pass under the promenade.

A drop-off and pick-up area will be created south of the parking structure on the Presidents Way alignment. This cul-de-sac may also be used as a shuttle stop.

Automobiles will be eliminated from the central Palisades Plaza which will be returned to pedestrian use much as it was for the 1935 Exposition. Appropriate site furnishings, plantings, architectural focal points, sculpture and/or water elements will be utilized.

The House of Pacific Relations will be expanded to increase the square footage by 4,000 square feet.

The Palisades Building, Federal Building and Balboa Park Club will be renovated and restored.

The Municipal Gymnasium Building will also be rehabilitated, to accommodate new **use(s)** once a new Municipal Gymnasium is constructed outside of the Park.



BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO



LEGEND



TREES



GROUNDCOVERS



PAVED PEDESTRIAN AREAS



NATIVE SHRUBS



LAWN

CONCEPTUAL MASTER PLAN PALISADES

Figure 5



ESTRADA Land Planning

INSPIRATION POINT NORTH
Figure 6

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.

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 will be leased to the United Veterans Council. Negotiations are now in process to lease the **library/auditorium** to the San **Diego** Opera.

The large parking lots to the southwest of the site will be retained for public parking. The intra-park tram system will shuttle park users from this parking lot to the main use areas of the Park. The parking lots will be landscaped to conform to the City Landscape Ordinance.

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 City storage tank will be removed and the site returned to open park land. The playground and tot lot at the Pepper Grove picnic area will be upgraded with new play equipment.

A **LRT** Station will be developed adjacent to Park Boulevard. This will provide a **link with** the intra-park tram and give visitors convenient access to the major activity areas.






The southern portion will be returned to open park land.


BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO



LEGEND

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

**CONCEPTUAL MASTER PLAN
INSPIRATION POINT NORTH**

Figure 6



INSPIRATION POINT SOUTH
Figure 7

This area will be landscaped as open park land and will accommodate passive recreation uses.

A pedestrian and bicycle bridge will span Pershing Drive and physically connect Inspiration Point with the Golden Hill area.

This area is a potential site for a water reclamation facility.



SEE INSPIRATION POINT NORTH PLAN

PICNIC AREA

OPEN PLAY AREA

U. S. NAVAL HOSPITAL

OPEN PLAY AREA

PROPOSED WATER RECLAMATION FACILITY SITE






INTERSTATE 5

PERSHING BOULEVARD

FLORIDA DRIVE


PEDESTRIAN BRIDGE TO OLD CENTRAL OPERATIONS STATION SITE


SEE OLD CENTRAL OPERATIONS STATION PLAN

LEGEND		
 TREES	 GROUNDCOVERS	 PAVED PEDESTRIAN AREAS
 NATIVE SHRUBS	 LAWN	

CONCEPTUAL MASTER PLAN INSPIRATION POINT SOUTH

Figure 7





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CENTRAL OPERATIONS STATION

Figure 8

Relocation of the portion of the Central Operations Station which is within Balboa Park will result in that area being returned to open park land.

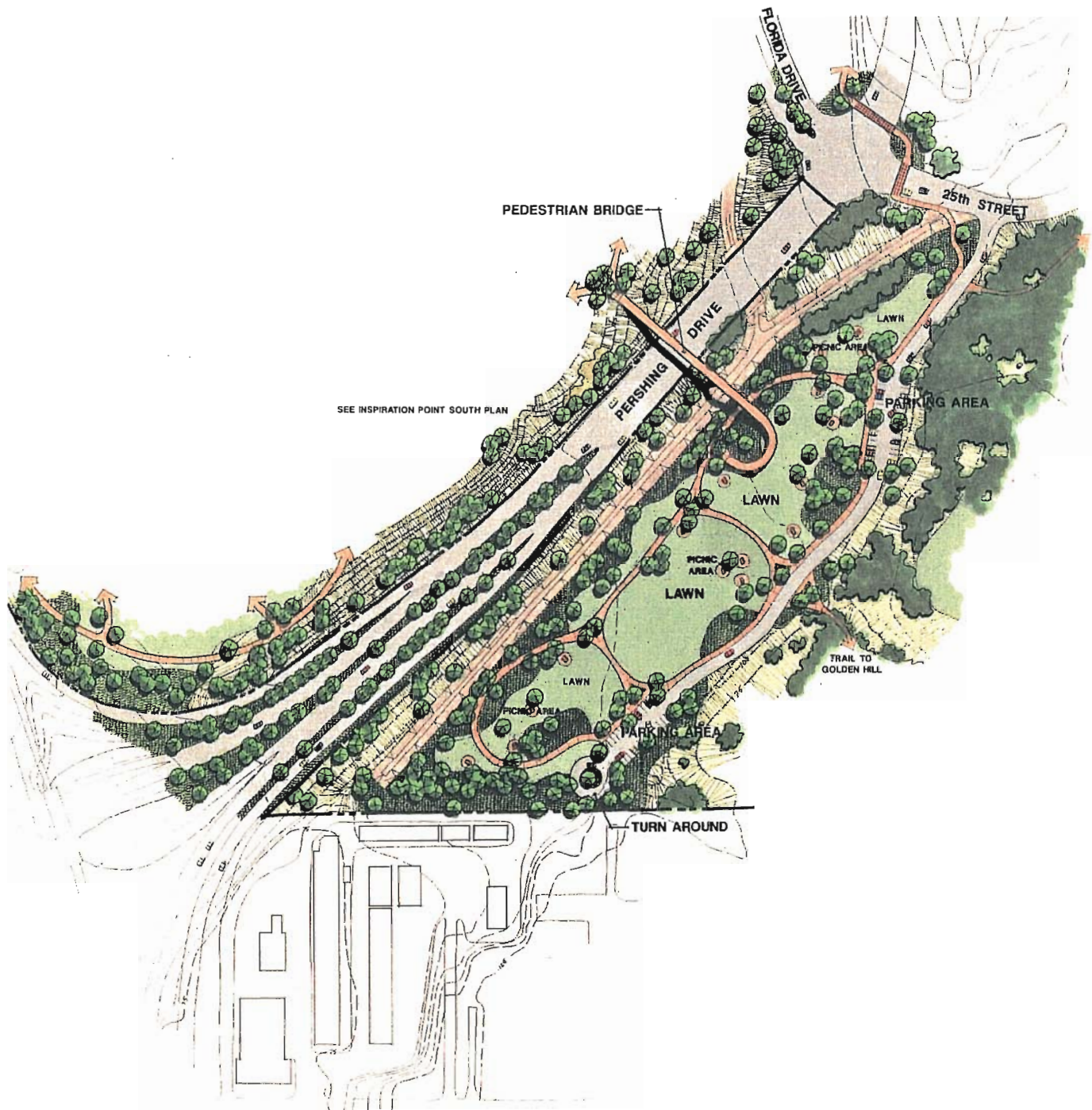
Pedestrian and bicycle trails will link this area with the Golden Hill recreation area to the east and provide direct access via the pedestrian bridge over Pershing Drive to Inspiration Point and the Central Mesa.

Since Pershing Drive is proposed as a major entry to the Park, this site will be highly visible. Colorful plantings will enhance the entry.



BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO



LEGEND



TREES



GROUNDCOVERS



PAVED PEDESTRIAN AREAS



NATIVE SHRUBS



LAWN

CONCEPTUAL MASTER PLAN OLD CENTRAL OPERATIONS STATION SITE

Figure 8



0 50 100 150

**ZOO PARKING LOT AND FLORIDA
CANYON**

Figure 9

The Zoo parking lot will be landscaped in accordance with the City Landscape Ordinance.

Development of the Rose Garden will be completed.

The Florida Canyon Master Plan will be implemented. Florida Drive will be terminated north of Zoo Place and south of Zoo **Drive/Morley** Field Drive and small parking lots constructed. Florida Canyon will retain its native California landscape and be used as a native plant preserve. Support structures will include restrooms and a small botanic building. Walking, hiking, bicycle, and jogging trails will be developed throughout the canyon area, connecting the Central Mesa area with Morley Field and the East Mesa area. The stream west of the existing roadway will be restored and landscaped as a natural riparian area.






The west side of the Velodrome will be screened to reduce its visibility from the Central Mesa.


BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO



LEGEND

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

**CONCEPTUAL MASTER PLAN
ZOO PARKING LOT AND FLORIDA CANYON**

Figure
9



0 50 100 200 400

MORLEY FIELD

Figure 10

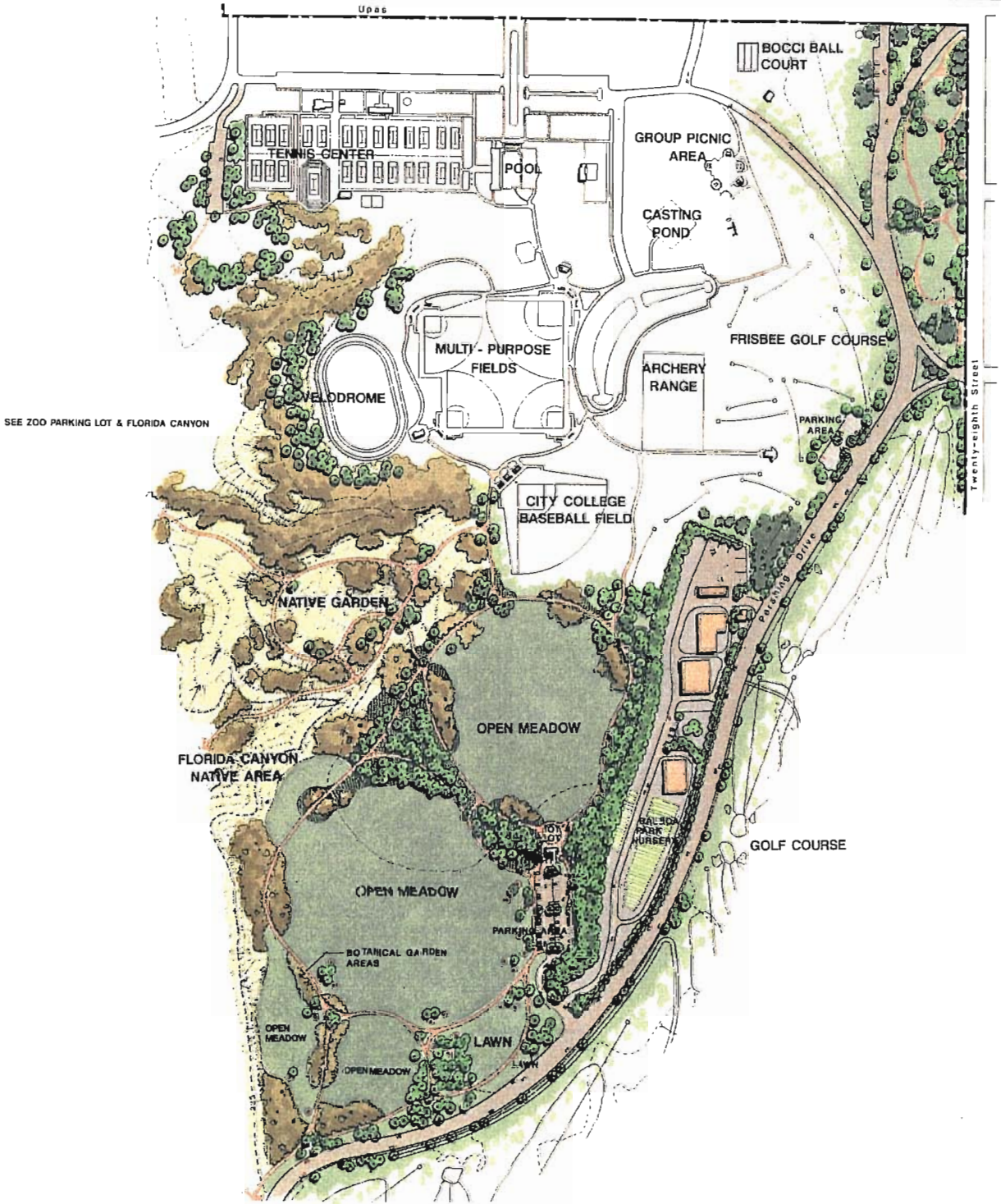
The northeast corner of the Park, between 28th Street and Pershing Drive will be landscaped as open park land. Landscape enhancements will consist of turf, trees and groundcover, with picnic areas and pedestrian trails.

The **former** Arizona Landfill will be revegetated with open meadow areas, trees, botanical garden areas, pedestrian walks, picnic areas, a parking lot and a tot lot.

A Precise Plan will be needed to guide development on this site.


BALBOA PARK · MASTER PLAN ·

CITY OF SAN DIEGO



LEGEND

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

Figure 10



**CONCEPTUAL MASTER PLAN
MORLEY FIELD AND ARIZONA LANDFILL**



GOLDEN BILL
Figure 11

The Grape Street Park area will be "**opened up**" by pruning and thinning the existing plant material allowing views to the area from Grape Street.

The existing **restroom** structure will be relocated to a more visible area.

The **26th** St. entrance to the Park will be removed, and a soccer bowl developed in the old alignment.

25th Street will be realigned to become a main entrance to the Park providing a direct connection to Pershing Drive.

Pedestrian and bicycle trails will link the area with the former Central Operations Station.


BALBOA PARK · MASTER PLAN ·
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LEGEND



TREES



GROUNDCOVERS



PAVED PEDESTRIAN AREAS



NATIVE SHRUBS



LAWN

**CONCEPTUAL MASTER PLAN
GOLDEN HILL**

**Figure
11**



0 50 100 150 200

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Master Plan Elements

Land Use, Architecture and Site Design

This section will concentrate on general design guidelines for the structures, streetscape and site design elements of Balboa Park. Further design recommendations relative to expansion and specific building and site design will be discussed during the Precise Plan process. This process is discussed in the Implementation section of this Master Plan.

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.

Because the Prado and Palisades areas have been designated National Historic Landmarks and are on the National Register of Historic Places, rehabilitation and new construction should

follow the Secretary of the Interior's **Standards For Rehabilitation**. The Balboa Park Master Plan recommends adopting these guidelines as part of the Historical Element. These guidelines are as follows:

The Secretary of the Interior's **STANDARDS FOR REHABILITATION (Revised 1983)**

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising federal agencies on the preservation of historic properties listed, or eligible for listing on the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's standards for historic preservation projects have been developed to direct work undertaken on historic buildings.

"Rehabilitation" is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

Standards for Rehabilitation are:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building,

structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replace-

ment of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

As stated in its definition in the Historical Element, the term "**Rehabilitation**" assumes that at least some repair or alteration of the historic building will need to take place in order to provide for an efficient contemporary use; however these repairs and alterations must not damage or destroy the materials and features, including their finishes, that are important in defining the building's **historic** character.

In terms of specific project work, preservation of the building and its historic character is based on the assumption that the historic materials and features and their unique craftsmanship are of primary importance and that they will be **retained, protected,** and repaired in the process of rehabilitation to the greatest extent possible, not removed and replaced with materials and features which appear to be historic, but are new.

In addition to the above, the following guidelines should also be adhered to.

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, and bike racks and lockers, planters, **directories/kiosks,** bollards, bus stop structures, and tree grates.

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

REGIONAL CIRCULATION

THE REGIONAL TRANSIT SYSTEM

A primary objective of the Master Plan is to provide better access to the Park, and to provide alternatives to the car as the principal means of transportation to and within the Park. This section discusses the proposed regional transportation network and identifies opportunities to connect the system to Balboa Park.

BUS ROUTES

The four bus routes currently operating within the Park should continue to operate. The several bus stops occurring along these routes should provide adequate access to the Park. Since walking distances tend to be long from Park Boulevard and Sixth Avenue to the central park area, the bus stops should be located to provide opportunities for transferring between the proposed shuttle, the trolley and buses. See Figure 16.

Light Rail

San Diego's regional Light Rail Transit (LRT) system currently provides service to Centre City, but does not provide service to Balboa Park. A link to the LRT should be provided within Balboa Park. Two projects are recommended to provide this connection with the regional LRT system. They are:

PARK BOULEVARD LRT

Expansion of the LRT from Centre City to Mission Valley via Park Boulevard.

CENTRE CITY HISTORIC TROLLEY

Construction and extension of the Centre City Historic Trolley to Balboa Park.

PARK BOULEVARD LRT

The Metropolitan Transit Development Board (MTDB) has initiated studies to determine the physical suitability, capital cost and service potential for a Light Rail Transit extension connecting Centre City, and Mission Valley via Balboa Park:

This corridor would provide LRT service to Balboa Park on Park Boulevard. A number of transit stops are shown along Park Boulevard located at Inspiration Point/Presidents Way, the Rose Garden/pedestrian overpass, and at Zoo Place. See Figure 16.

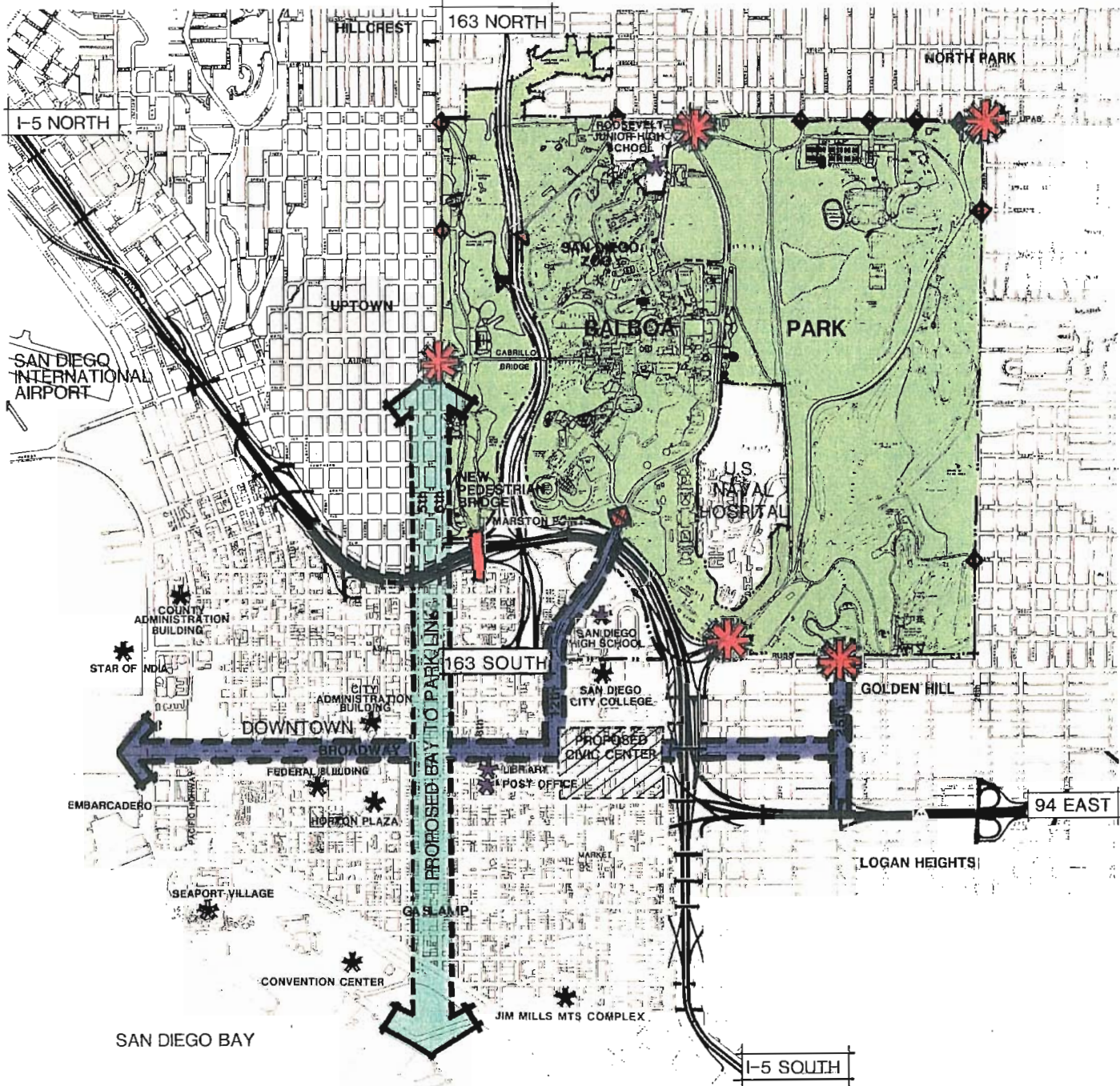
Preliminary studies have concluded that this alignment presents a workable opportunity to extend light rail transit at a reasonable cost. Additional studies are needed to quantify project benefits in terms of ridership and cost effectiveness, and to determine environmental impacts.

CENTRE CITY HISTORIC TROLLEY

The Centre City Historic Trolley is planned to operate on Fifth Avenue from "C" Street to "L" Street and then share the Bayside LRT tracks along Harbor Drive to Seaport Village.

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LEGEND	
	PRIMARY ACCESS POINTS
	SECONDARY ACCESS POINTS
	PARK BOUNDARY
	LANDMARKS
PROPOSED LAND USE AND VICINITY MAP	

Figure 12

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Expansion of this system north to Laurel Street would develop a direct link between the San **Diego** Convention center, Centre City hotels, Seaport Village, downtown and Balboa Park. Potential Historic Trolley routes are shown in Figure 16.

AMTRAK/Commuter Rail

In addition to the **LRT** system, Centre City is served by the AMTRAK system. Taxis, the **LRT** system, and buses provide connections to the Park for **AMTRAK** passengers.

THE SAN DIEGO BAY - BALBOA PARK LINK

The relationship between San **Diego** Bay, Centre City and Balboa Park is unique among American cities. The Park connects the highest and most prominent point in the city with the downtown skyline. A grid pattern of streets was imposed on the landscape, accentuating the sense of topographic change in the downtown area and providing dramatic axial views to the water and the Park (see figure 12).

The San **Diego** Bay - Balboa Park Link project will establish a well defined connection between the waterfront, Centre City and the Park. The link between the bay and the Park will be made in both a westerly and southerly direction. The **east/west** links will include: Laurel Street, Cedar Street, Hawthorn and Grape Streets, Ash Street, C Street, Broadway, Market Street and G Street. The **north/south** links will be:

Fourth Avenue, Fifth and Sixth Avenues, Twelfth **Avenue/Park** Boulevard.

Demonstration Project

An initial city project to link San **Diego** Bay with Balboa Park will be comprised of Broadway as the **east/west** link and Fifth and Sixth Avenues acting as a couplet in the **north/south** direction. Design improvements will be made in those portions of the links not currently enhanced - between Fifth and Sixth Avenues north of Broadway and the Park. Later phases of the Bay-Park Link project will select a demonstration project to implement another portion of the link.

Each street will be a "**Cross-Town Link**" providing enhanced pedestrian, bicycle and vehicle flow through the downtown and to areas outside Centre City. Each street will provide the opportunity for a direct physical and visual connection to the water's edge and will connect with major activity centers. Both Fifth and Sixth Avenues provide multi-modal transportation including automobile, bus and pedestrian opportunities. The proposed Centre City Historic Trolley could also operate on Fifth and/or Sixth Avenues connecting the Park with the waterfront.

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. Accordingly, one will be able to walk from the Zoo to the Aerospace Historical Center without crossing a street. In addition, a large trail system is proposed throughout the Park tying into the central core of the Park. Figure 14 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 will 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 throughout the Park.

RECREATIONAL TRAILS

Recreational trails differ from the defined pedestrian system in that trails are less structured than the classic pedestrian plaza, sidewalk or street. Trails may be shared by walkers, joggers and bicyclists.

The trail system in Balboa Park is designed to provide access to naturalized areas of the Park and to more efficiently utilize areas that are restricted to general recreational activity.

The trail system is also designed to connect the east and west areas of the Park. The conceptual trail system is shown on Figure 14.

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. Figure 15 illustrates a bicycle system that serves the surrounding population areas, Uptown, North Park, Golden Hill, and Centre City.

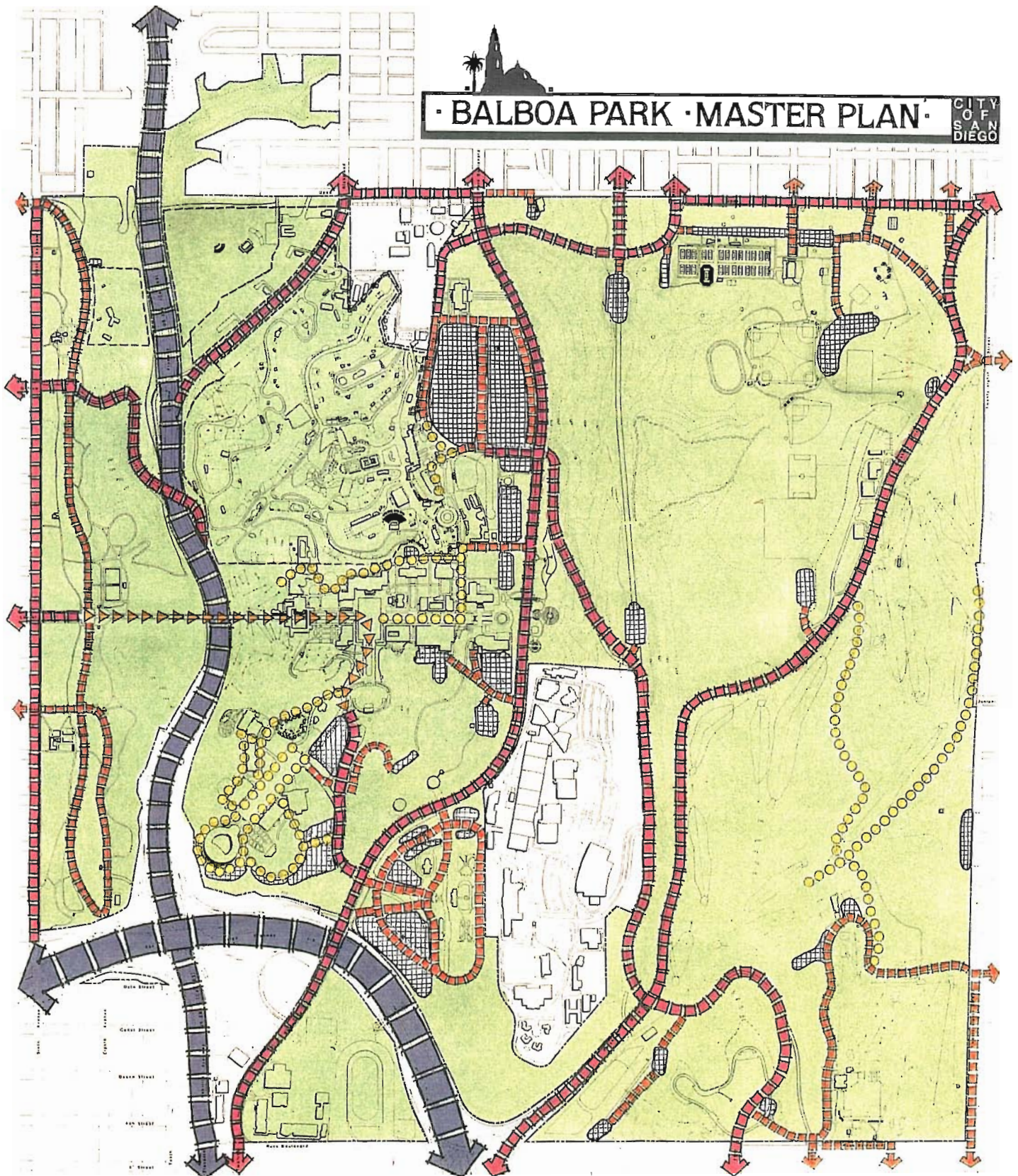
In support of increasing bicycle access to the Park, bicycle lockers should be provided. Lockers should be located in the highly used and visible areas of the Park.

EQUESTRIAN TRAILS

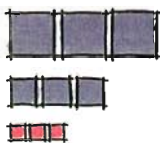
The appropriateness and feasibility of developing an equestrian trail system within Balboa Park was analyzed. While equestrian trails exist in some major parks, they are essentially limited in scope with the exception of Griffith Park in Los Angeles, which does have sufficient acreage to accommodate equestrian activities. In Golden Gate Park; for example, horseback riding is permitted through guided tours in the undeveloped portion of the park.

BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO



LEGEND



INTERSTATE FREEWAY

STATE FREEWAY

PRINCIPAL CIRCULATION ROUTE

▶▶▶ REVERSIBLE ONE-WAY ROUTE

--- SECONDARY CIRCULATION ROUTE

▨ PARKING

●●● SERVICE ROUTE

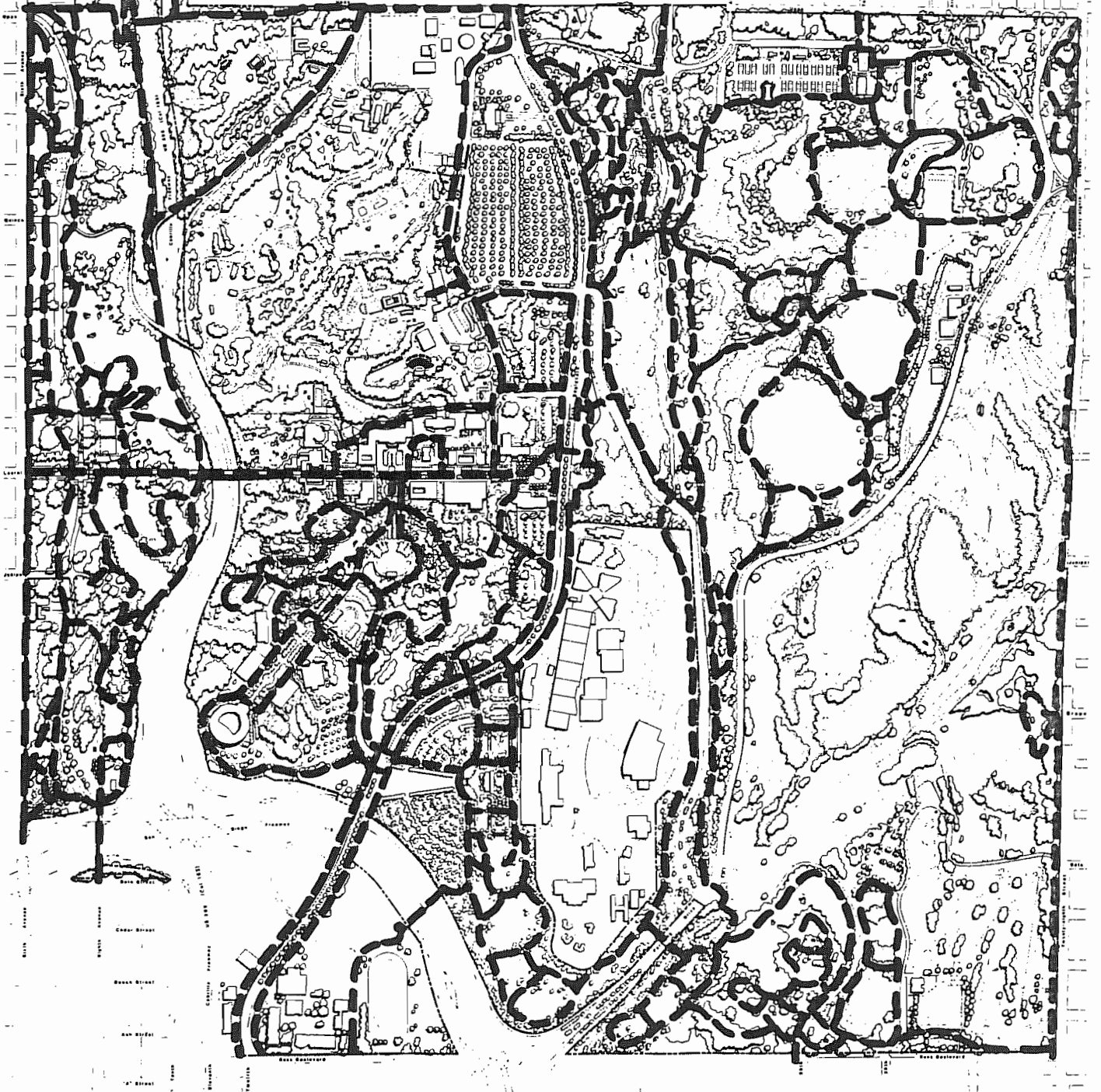
PROPOSED CIRCULATION AND PARKING

Figure 13



BALBOA PARK MASTER PLAN

CITY OF
SAN
DIEGO



LEGEND

— — — PRINCIPAL TRAILS

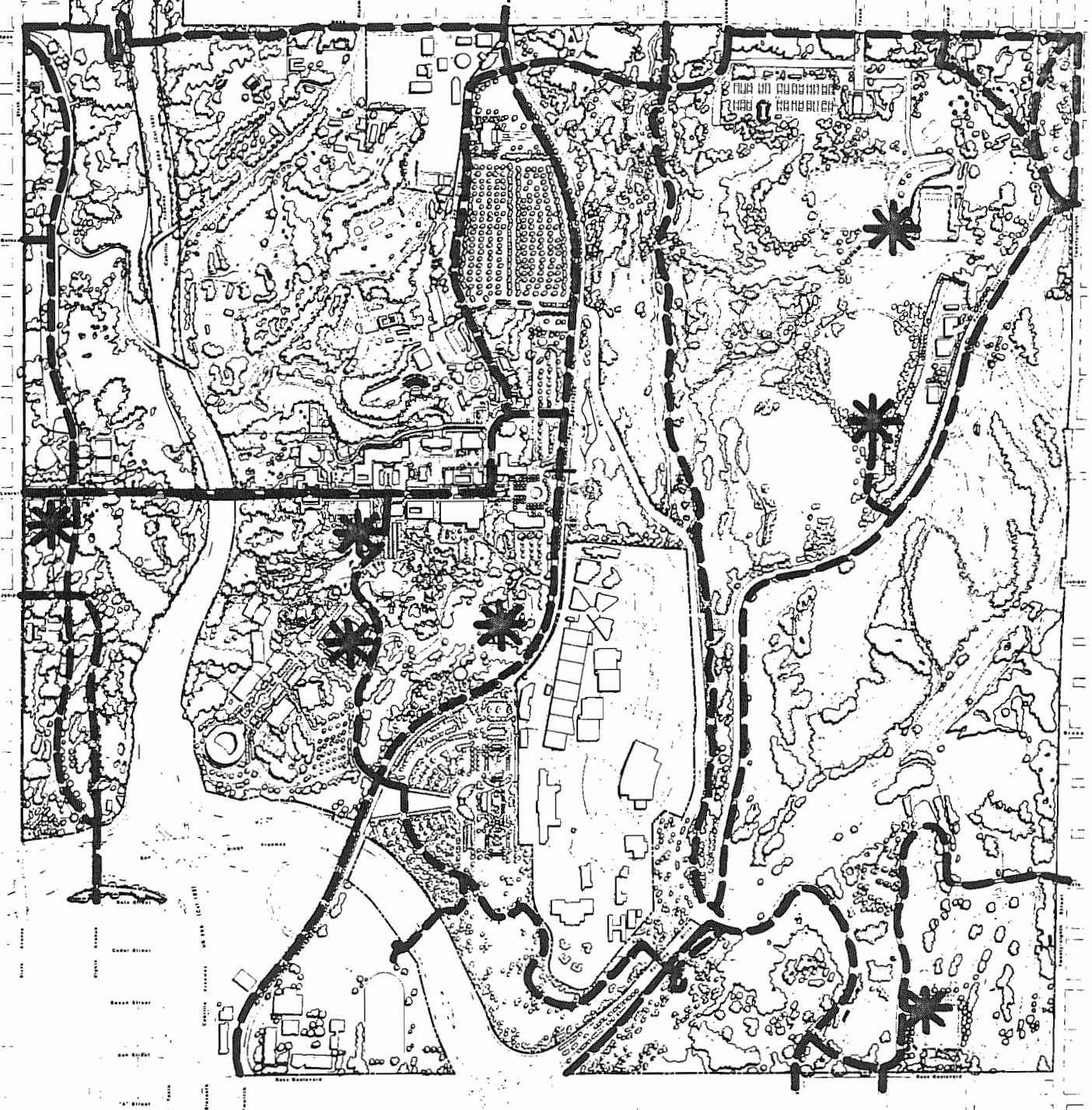
PEDESTRIAN TRAIL SYSTEM

Figure
14



BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO



LEGEND

— PROPOSED BICYCLE TRAILS

* BICYCLE STORAGE LOCKERS

BICYCLE TRAIL SYSTEM

Figure 15



Four potential sites for horse trails in Balboa Park were considered:

1. The jogging path adjacent to SR-163, the Scout area and the **Marston** addition to the Park.
2. The area generally east of Park Boulevard, south of Morley Field Drive and west of Florida Drive.
3. The area generally east of Florida Drive, north of **Pershing** Drive and west of Morley Field.
4. A combination of areas 2 and 3.

In evaluating these candidate areas, the design team considered:

- 1) Space requirements;
- 2) Accessibility to the area by autos and pedestrians;
- 3) Compatibility of horse trails with other uses of the Park;
- 4) Lack of conflict between horses and pedestrians and automobiles;
- 5) Location of horse trails away from roadways and pedestrian paths.
- 6) Potential health hazards

While the areas evaluated are currently undeveloped, they are planned for future improvements.

It is concluded that providing for active public equestrian activity is not desirable due **to the** relatively short length of any one potential trail, the terrain and the proximity of potential trails to major streets. In addition, because of the relatively narrow range in **terms** of mileage, the equestrian experience of the horseback rider would be very limited and thus not provide a large enough base for a stable concession to be successful in the Park. The question of equestrian trails should remain open for reconsideration however, should an entrepreneur develop a proposal which could provide for such activity without the need for public funds and with the appropriate level of public liability insurance protection.

VEHICULAR ACCESS

The main vehicular entry into **the Park** is intended to be Pershing Drive. Traffic destined for the core of the Park and the Zoo would take the Pershing Drive offramp, drive north on Florida Drive and Zoo Place to Park Boulevard. Other major entries would be at the north and south ends of Park Boulevard, Laurel Street and the new 25th Street entry., (See figure 13.)

SERVICE. DELIVERY AND EMERGENCY ACCESS

In addition to the public street system within the Park, **service** and emergency vehicles will be able to utilize certain pedestrian malls and plazas 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. Figure 13 identifies these routes.

PARKING SUPPLY AND DEMAND

The City Planning Department and its consultant, Wilbur Smith Associates is currently preparing a Parking Management Program for Centre City and Balboa Park. In Phases I and II of that study, existing and expected parking conditions in Balboa Park were analyzed. The following findings are of key interest.

Parking demand in the Park can be divided into four periods:

- Weekday, daytime
- Weekday, nighttime
- Typical weekend
- Holiday weekend

Parking supply in Balboa Park is inadequate to meet peak daytime demand on holiday weekends. See figure 27 for the existing parking supply within Balboa Park.

For nighttime activities in the Park, safety concerns and access difficulties have led to extremely high utilization of spaces near attractions, and extremely low utilization at other spaces.

For Balboa Park, a total of 8,500 parking spaces (approximately 1,000 spaces more than current central mesa parking supply) will be needed to meet the Year 2000 peak demands if current transportation trends to the Park do not change.

If transit ridership to the Park doubles, however, the overall demand for parking in the Year 2000 would be reduced by 500 spaces.

IMPLICATIONS

One basic finding was that parking demand in the Park can be broken into four distinct periods, each with its own implications for parking needs. The absolute peak in parking demand occurs during holiday weekends. Typical weekends represent the next highest peak, showing strong seasonal variation. Weekday peak demands are relatively low compared to typical or holiday weekends except on the first Tuesday of each month when admission to the museums is free. Nighttime demands are not nearly as high as daytime periods, but questions of access and safety are much more relevant at night than during the day.

The parking management plan takes into account the four major demand periods experienced in the Park.

A second major finding was that the the current spatial utilization of parking spaces is poor. Temporary remote parking at the Arizona Landfill site is more than a mile from the central mesa area. It was heavily utilized during the Zoo's Panda promotion. A tram service to the Zoo was also provided. At the same time, the Inspiration Point parking lots remain almost empty on holiday weekends. At night, a few surface lots in a few central locations are heavily

utilized, while many facilities in the central area remain practically empty.

The proposed parking management plan addresses spatial utilization problems by introducing an intra-park tram system, and by addressing nighttime security concerns.

Finally, three factors in the future would significantly impact parking in Balboa Park.

The first is growth in annual attendance. By the Year 2000, attendance is expected to increase by over 20%, and parking demand would also increase.

Second, since this Master Plan proposes that several key parking areas within the Park be reclaimed as park area, the parking lost must either be replaced or otherwise mitigated.

Third, the proposed extension of the LRT through the Park would provide a viable, non-auto mode of travel to the Park.

OBJECTIVES

The parking management plan should meet the objectives defined below:

Meet the parking needs for each of the four main parking demand periods with a maximum of efficiency and minimum cost.

Emphasize full utilization of existing parking spaces before expensive structured spaces are considered.

Encourage greater utilization of transit as a way of reducing future parking demand.

Accommodate the eventual reclamation of the Prado and Pan American plaza areas as pedestrian plazas, and the reclamation of the Arizona Landfill site as open space.

Accommodate the expected growth in Park attendance and the increase in parking demand in the future.

The Balboa Park Parking Management Plan includes six proposals. These include:

1. Provide intra-park tram service.
2. Improve security in central mesa parking areas and walkways, especially at night.
3. Institute reserved employee parking lots which are currently poorly utilized.
4. Improve signage within and outside of the park.
5. Implement low power radio station in the park.

Include information on parking and tram service.

Provide freeway signage identifying frequency of station.
6. Long term parking objectives.

Build a parking structure at the Organ Pavilion to replace lost spaces.

Reduce overall parking demand to Park by promoting transit to the Park.

Utilize off-site parking.

INTRA-PARK SHUTTLE

The Inspiration Point surface lots are, in general, very poorly utilized. The poor utilization during peak weekend periods is partly because the lots are perceived to be out of walking range of destinations in the Prado area (the distance is actually less than one-half mile). A shuttle service between the lots and attractions in the Central Mesa area, including the Zoo, should be established to meet peak weekend demands.

At night, problems of poor utilization of existing parking facilities is also apparent. At both the Inspiration Point and Zoo parking lots, less than five percent of the total spaces are occupied during the evening peak hours. Walking distance is a factor in the poor utilization of these parking lots during evenings in the park. The Zoo parking lot should be included in the tram system at night to encourage the utilization of the Zoo lot by visitors to nighttime attractions in the northern end of the Central Mesa area.

The service should be established (see figure 16 for routes), with the following considerations in mind:

Maximum Ten Minute Headways

While the easy parking at the Inspiration Point site should serve as an incentive to use the lot, frequent tram runs must be provided to ensure the lot is well used.

Signage Improvements

Provisions for tram service should be accompanied by improvements to signage in the Park. The signage system should be flexible, allowing Park staff to direct visitors to certain lots as parking in the Central Mesa fills up. This approach was effective for the Zoo. During the Panda exhibit visitors were directed to overflow parking as the Zoo lot reached capacity.

R.V. and Tour Bus Parking

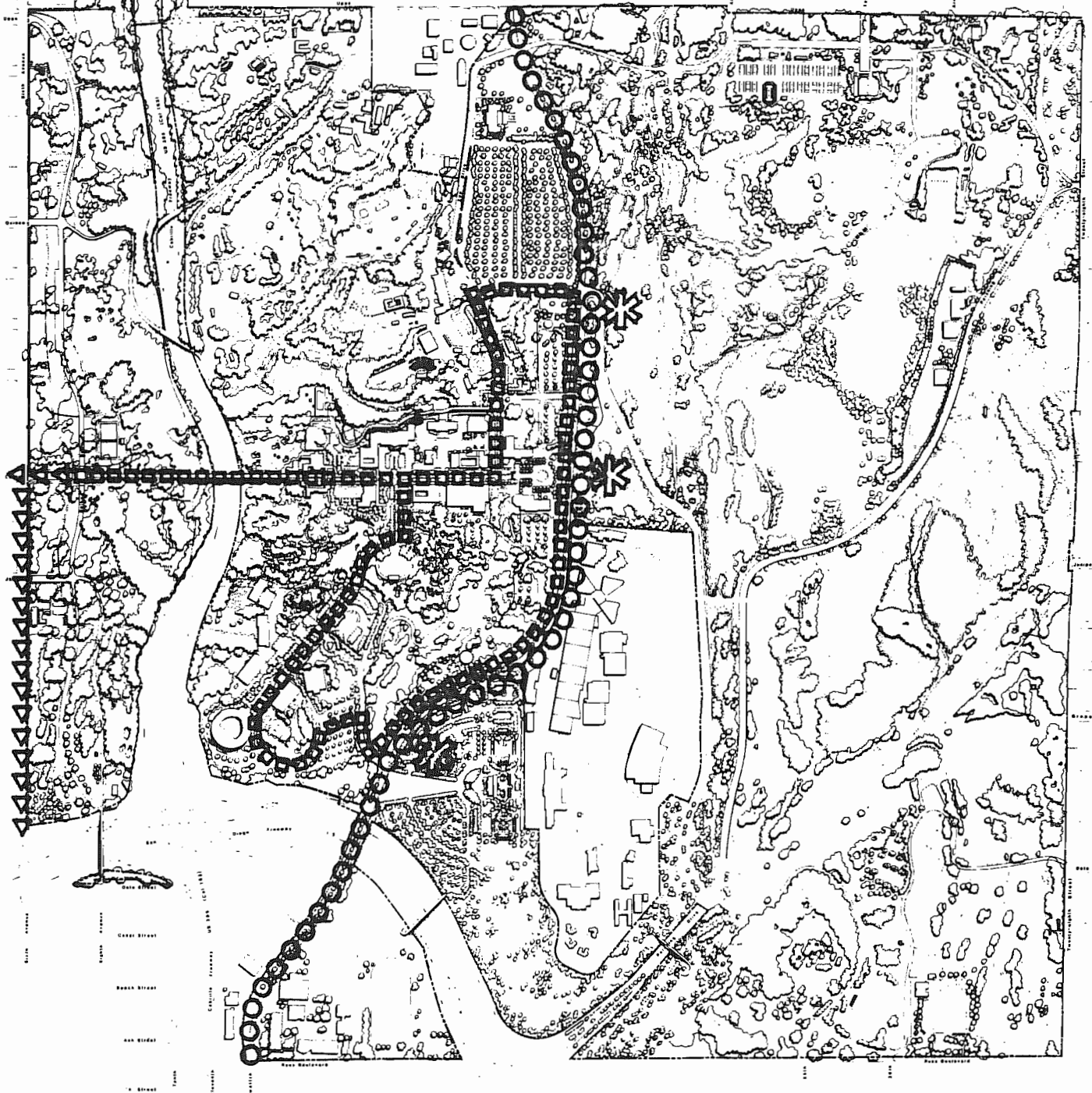
R.V.'s and tour buses are most prevalent during summer weekends, and take up an inordinate amount of parking space. Special R.V. and bus parking should be established in the Inspiration Point site to remove these large vehicles from congested streets and parking areas within the Central Mesa.

Arizona Landfill Site

According to demand estimates, the Inspiration Point lots could accommodate spillover demands from both the Central Mesa and the Zoo during peak summer weekends. The proposed tram system should include the Zoo, so that the use of the Arizona Landfill site can be phased out and eventually reclaimed.

BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO



LEGEND

OOO LRT

□□□ PARK SHUTTLE

△△△ HISTORIC TROLLEY

* STATION AND SHUTTLE STOPS

**PROPOSED ALTERNATIVE
TRANSPORTATION SYSTEM**

Figure
16



SECURITY

Security at parking areas, especially at night, is a major concern. Incidents of auto burglary or muggings, reduce the attractiveness of parking in areas such as the Inspiration Point or the Zoo parking lot. Security is a concern both in the parking lots and on major walkways between nighttime attractions and parking areas. The intra-park tram service will partially address security concerns on walkways between parking areas and nighttime attractions by providing a safe, non-walking alternative. Additionally, the following measures should be considered:

Security Personnel

Additional security personnel should be scheduled for nighttimes, especially during the summer when nighttime activity in the Park is heaviest. Security personnel should be focused on parking areas and walkways between major Park attractions and parking areas.

Lighting

Currently, many of the major pedestrian paths between major nighttime attractions and parking areas are poorly lit. This serves as a disincentive to park at certain parking areas at night, and increases the demand for parking spaces near the attractions. Lighting in parking facilities and along pedestrian paths should be improved to eliminate this problem.

Master scheduling of the Tram and more security guards

Even more so than during the daytime, activity during evening hours in the Park varies. The expected level of attendance at scheduled activities, the number of attractions actually open, and the night of the week on which activities occur all affect the number of nighttime visitors. Additional security personnel patrolling parking areas and walkways should be scheduled on evenings when activity in the Park is expected to be heavy. Routing and scheduling of the intra-park tram service should also be coordinated with scheduled activities.

Valet parking

Especially at night, the problem of security in remote parking areas could be addressed by implementing more valet parking, whereby visitors drive directly to the Park attraction and cars are parked in a remote lot by valets. This would also allow stacked parking in designated sections of parking areas, effectively increasing the available parking capacity.

RESERVED EMPLOYEE NG

In the 1982 "Balboa Park Visitor Study", it was reported that approximately 1,200 employees and volunteers are present in the Park on a daily basis, most of whom work in the Central Mesa area. While signage improvements and the intra-park tram should improve utilization of remote parking areas, parking spaces in some poorly utilized lots should be

reserved for Park employees and volunteers. By reducing the amount of long-term employee parking in parking areas nearest the Park attractions, more convenient spaces will be available to accommodate visitor parking demands.

SIGNAGE

Specific recommendations pertaining to signage will benefit the parking and circulation element of Balboa Park. These recommendations are discussed in the Signage Element of this Master Plan.

LOW POWER RADIO STATION

To inform park visitors about current events and conditions in the Park, a small radio system is recommended for inclusion the park. Such a system could supplement a signage system for informing visitors about parking and circulation conditions. The Park should establish a radio station and include the following features for improving parking:

Report parking conditions

The radio station should include regular, up-to-the-minute reports on parking conditions. Locations of overflow lots like Inspiration Point the availability of parking in the Central Mesa, and other special information on parking should be broadcast regularly, along with reports on special activities in the Park.

Freeway signage

Signs should be placed on major freeway approaches to the Park, telling Park visitors in advance of the Park of the radio station and its broadcast frequency.

LONG RANGE PARKING STRATEGIES

The following measures are more long range strategies.

Organ Pavilion Structure

The Organ Pavilion structure should be phased to replace parking spaces lost in the reclamation of parking areas in the Pan American Plaza and Plaza de Panama for pedestrian uses. In scheduling construction of the structure, the following considerations should be kept in mind:

Construction should occur during the winter and spring months, when Park attendance is likely to be low and the impact of losing some or all of the Organ Pavilion surface lot would be the smallest.

During construction, the tram-system should be made available to mitigate the impact of the temporary loss of the Organ Pavilion surface spaces.

Transit to the Park

By the Year 2000, the Park should be linked in the LRT system with rail line along Park Boulevard from Centre City to Jack Murphy Stadium. Every effort should be made to promote transit ridership to the Park when this improvement is made. In planning for the

trolley extensions, the following considerations should be kept in mind:

Residents of San Diego are far more likely to ride transit to the Park if they know that it is reliable, convenient, safe, and runs enough hours of the day and with headways short enough to make it competitive with the automobile as a mode of travel to the Park. Promotions should be made among regular transit commuters to Centre City, who are the most likely market for trolley service to the Park on weekends when the lines are extended to the Park.

For trolleys and other transit to the Park, special efforts must be made to ensure that service is adequate to encourage weekend travel to the Park. Currently most transit planing is oriented to meeting weekday commute hours, and weekend service is often inadequate. To improve overall transit ridership above the current five percent, real improvements in weekend service must be made.

Lons Ranse Parking Needs.

Every effort should be made to reduce future parking demand by encouraging transit to the Park. At the same time, attendance in the Park is expected to grow and more spaces may be ,needed in the future. If new parking facilities are required in the future, the following should be considered:

A joint use parking structure should be considered with Centre City. A likely staging

area for such a facility would be near the new Civic Center, to be located at 12th Avenue and Broadway. A joint use structure at this site should be considered to accommodate weekend parking demands in the Park. Adequate shuttle connector service must be arranged.

Historic Preservation

EXISTING LOCAL AND NATIONAL HISTORIC DESIGNATION STATUS

The Historical Site Board designated the El Prado Area of Balboa Park as City Historical Site Number 1 on September 7, 1967. The California Quadrangle of the El Prado area was placed on the National Register of Historic Places in May 1974, and the entire El Prado complex was placed on the Register in December 1976. In February 1978, the sites of the 1915 and 1935 Expositions, were granted National Historic Landmark (NHL) status.

AMENDMENTS TO EXISTING STATUS

On July 27, 1988, the Historic Site Board amended the local historic site and National Historic Landmark designations to make them coterminous and to add additional contributing elements. See the boundaries on figure 17.

contributing structures to both the local San Diego and National designations are those structures which were erected for the Panama-California International Exposition of 1915-1916 and the California Pacific International Exposition of 1935-1936. They are the:

Administration Building, Botanical Building, Cabrillo Bridge and Guard Houses, Casa de Balboa (reconstruction), Casa del Prado (reconstruction) House of Charm, House of Hospitality, Museum of Man,

Spreckels Organ Pavilion, El Cid Statue, Alcazar Garden, Balboa Park Club, Conference Building and restroom, Ford Building (Aerospace Museum), Ford/Starlight Bowl, Federal Building, Hall of Nations, House of Pacific Relations, Municipal Gymnasium, Palisades Building, Spanish Village, United Nations Building, and Zoro Garden. The Natural History Museum, the San Diego Museum of Art, the Merry-go-round Carousel), and the Miniature Train are also contributing structures and elements.

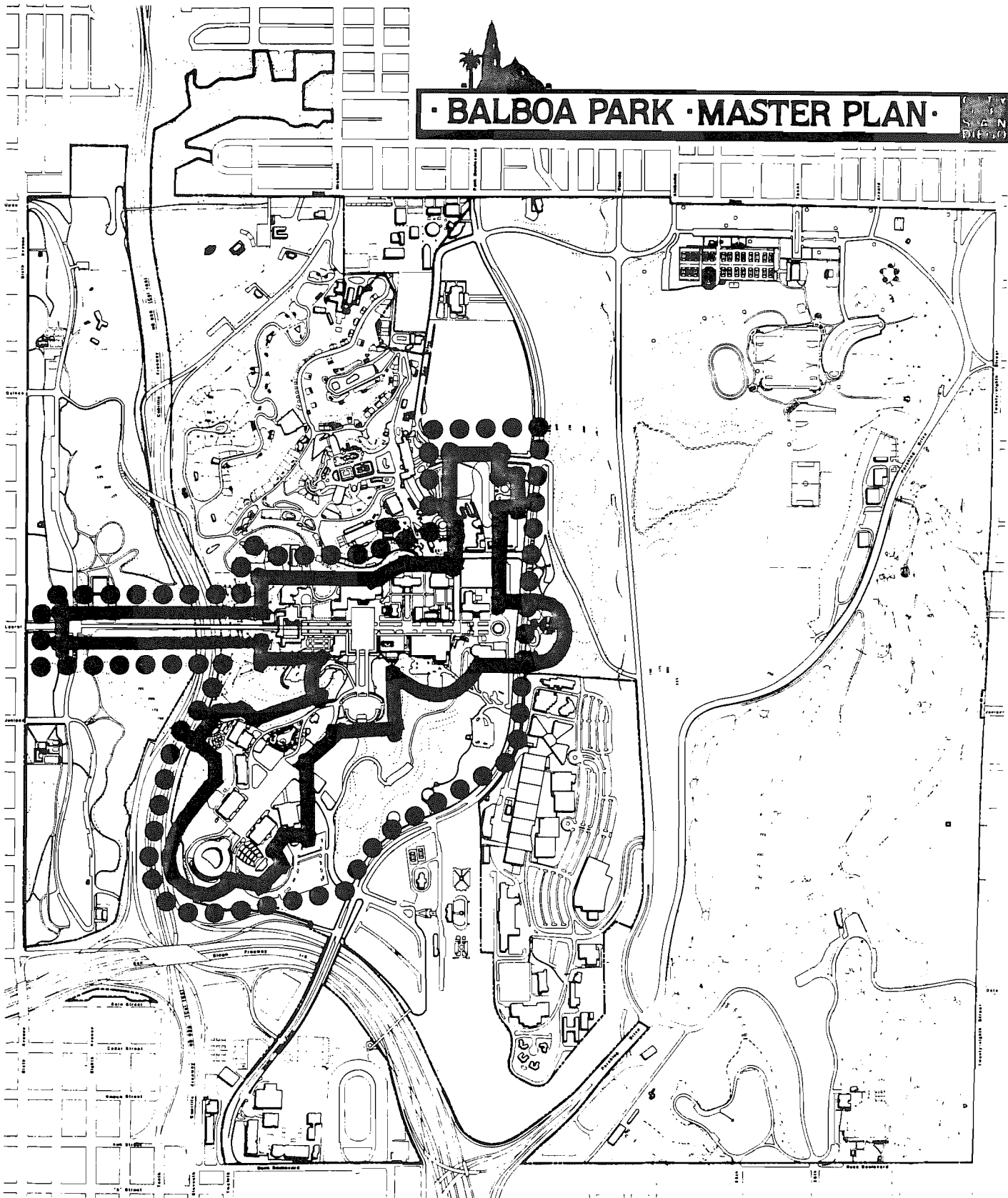
In addition, the potential exists for other structures and sites to be designated National Historic Landmarks or Local Historic Resources.

THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places, administered by the Keeper of the Register, U.S. Department of the Interior, Washington D.C., is the nation's official list of cultural resources worthy of preservation. The Register is a catalog of American culture, the tangible remains of our heritage. It is also an authoritative guide for federal, state, and local governments, and for citizens groups interested in protecting and enhancing these irreplaceable elements of our cultural environment.

Properties listed in the National Register are eligible for a variety of benefits including grants, loans, tax

BALBOA PARK MASTER PLAN



LEGEND

EXISTING

PROPOSED

HISTORICAL LANDMARK ZONE

Figure

17



relief, and legal protection. Some of the programs are specifically intended for culturally significant properties, while others benefit them indirectly.

Federal laws such as the National Historic Preservation Act and the National Environmental Policy Act, and state laws such as the **California** Environmental Quality Act provide protection for properties on, or eligible for, placement on the National Register.

These Acts ensure that projects that threaten a National Register property with demolition or serious alteration must undergo careful review by citizens and agencies such as the Office of Historic Preservation. Registration otherwise does not affect the use, maintenance or sale of any property listed in the National Register.

HISTORICAL SITE BOARD ACTION PERTAINING TO THE BALBOA PARK MASTER PLAN

The Historical Site Board, on June 22, 1988, gave unanimous approval to recommend to the Park and Recreation Board and to the City Council the inclusion of an historic preservation element and that the following policy statements be incorporated and adopted as part of the Balboa Park Master Plan:

To preserve, maintain and enhance the **1915** and **1935** Exposition build-

ings, arcades, plazas, landscape horticultural elements, as well as the other building and site features which contribute to the local significance and the National Historic Landmark status of the Park.

Rehabilitation and new construction should respect the historical architectural character of the historic structures and site features in the Park.

Safety and Security

The safety of the Park user is an issue of vital concern to the public. Often the **public's** opinion that a park is safe is based on the perception rather than reality. Park Management, on the other hand, is concerned that the Park be as secure as possible and that the safety of the public never be in doubt.

As part of 'the User Surveys conducted by the Parks and Recreation **Dept.** during the summer of 1988, several questions were asked regarding the safety and security of Balboa Park. The following observations indicate the public's feeling about Balboa Park:

The park is too dark and unsafe at night.

Parking lots are susceptible to car break-ins and theft.

There is inadequate police surveillance.

Drug dealing is prevalent in some areas of the Park.

The homeless are a concern.

Emergency services and Information Centers are limited and hard to find.

Vegetation is overgrown and reduces visibility in some areas.

There is inadequate access for the elderly and disabled persons to the central core area of the Park.

GUIDELINES

Provide a greater perceived presence of security personnel.

Provide staffed "**security**" booths in parking structures.

Provide a greater presence of equestrian police patrols in canyons.

Implement a Park Ranger program to monitor Park usage, give information and assistance and be visible.

Provide adequate security in parking structures.

Priority should be given to lighting of parking lots, streets, buildings, and facilities and remote Park areas.

Provide drop-off and loading areas for the elderly and handicapped throughout the Park.

Provide access for emergency vehicles, service vehicles and delivery vehicles.

Locate the police storefront on the Prado.

Provide emergency assistance in remote areas of the Park and outlying parking lots. Perhaps installing call boxes or pay phones.

Develop a restroom security plan. Consider closing restrooms between 11:00 p.m. and 7:00 a.m.

Provide information areas (kiosks) where the public can receive assistance and obtain maps, etc.

Design and maintain landscape areas for high visibility and low density, especially within canyons and along pedestrian walkways.

Horticulture

The most recent horticultural element for the Park was prepared by Harland Bartholomew and Associates in 1960 as part of the Balboa Park Master Plan. The extension of the existing naturalistic Park appearance throughout Balboa Park was the overriding theme which governed the preparation of that horticultural plan. The Park has continued to follow the basic guidelines established by that plan. That plan, however, did not specify exact locations of plant materials, only general planting philosophies. As a result, maintenance personnel have planted species throughout the Park with no apparent logic in mind. Some exceptions were the Australian area and Palm Canyon. The basic design principles established by that plan, however, are still valid.

Balboa Park currently contains a wide variety of trees, shrubs, groundcover and other herbaceous plant materials. Of these, trees are considered to be the most critical based on replacement cost, length of time required to reach maturity and contribution to the Park environment. While the Balboa Park forests are not in danger of being lost, some significant problems exist.

Budgetary constraints following Proposition 13 reduced maintenance levels in peripheral Park areas and canyons. The groves in the Golden Hill addition and other areas have been

subjected to environmental stress making them easy victims of disease and insects.

Each year a number of trees in well cultivated areas are lost due to old age or weather related damage. Compared to the total tree inventory, these numbers are not large, but replacement of lost trees is essential to avoid large scale cumulative deterioration of the Park forest.

A more subtle but potentially more critical problem lies in Balboa Park's "skyline trees", *Eucalyptus cladocalyx*. This species is the primary component of the very tall tree groves that have the greatest visual impact. Unfortunately, this tree is both brittle and shallow rooted. It tends to drop relatively large numbers of branches and frequently topples over when it reaches maturity. As these trees are lost or removed, they must be replaced by other species capable of filling the same landscape role. Species with this potential include *Eucalyptus diversicolor*, *Eucalyptus gomphocephala*, *Eucalyptus citriodora* and *Eucalyptus camaldulensis*.

GUIDELINES

- o Palms should continue to be utilized throughout the Park to accent certain features and to act as focal points.
- o As Eucalyptus skyline trees die or are removed, they should be replaced with other "skyline" trees.
- o Planting species in groves as opposed to individual specimens should continue to be emphasized. This helps create a park character and spatial identity.
- o Several areas of the Park should remain in a largely native state, Florida Canyon, the northern slopes of Switzer Canyon and the Marston Hills addition. The native chaparral should be preserved for horticultural and botanical interests.
- o As much lawn area as possible, should be utilized for recreational uses in the free and open park areas.
- o The thinning and removal of overgrown, diseased, over-aged and volunteer trees and shrubs should be undertaken.
- o Shrub plantings should be minimized and be limited primarily to areas where foundation planting or low screens are required.
- o Tree, grass, and ground cover planting should be the dominant landscape materials used.
- o Landscaping should enhance major 'natural site elements through the careful use of flower and leaf color and texture, plant forms and plant masses.
- s A simplified palette of plant materials which maintains the Park's theme should be used. Visual confusion due to the use of many unrelated plant varieties should be avoided. Broad plant masses and consistency of landscape character should be employed to avoid complex plant mixtures.
- o Landscaping should be designed in a manner which effectively enhances existing views or provides new view corridor opportunities into open space corridors, major land forms or views of Centre City and the Bay.
- o Effective screening of parking areas, utility enclosures, utility cabinets, service areas, or service corridors shall be provided.
- o All areas within the Park not covered with buildings, paving, or native or domestic plant materials will be landscaped with varying combinations of groundcover, mulches, shrubs and/or trees. Landscaped areas may include unplanted improvements such as rock groupings, sculptures, decorative paving and benches.
- o Grouped masses of plant materials will be designed to complement architectural elevations and roof lines through

color, texture, density and form on both the vertical and horizontal planes.

o Plant materials known to have invasive or destructive root systems should be avoided. Similarly, plants known to be messy or have brittle limbs should also be avoided.

o The spacing of the plant material should be commensurate with anticipated mature growth in order to promote natural forms without the need for excessive pruning and maintenance in the future.

o All plant materials should be of a type known to have been successful in the area or in similar climatic and soil conditions.

areas, the Balboa Park Master Plan recommends following the planting themes specified below.

PLANTING THEMES

Most of these concepts have been previously used. However, they should serve as a general framework for planting guidelines.

CONCEPTUAL LANDSCAPE PLAN

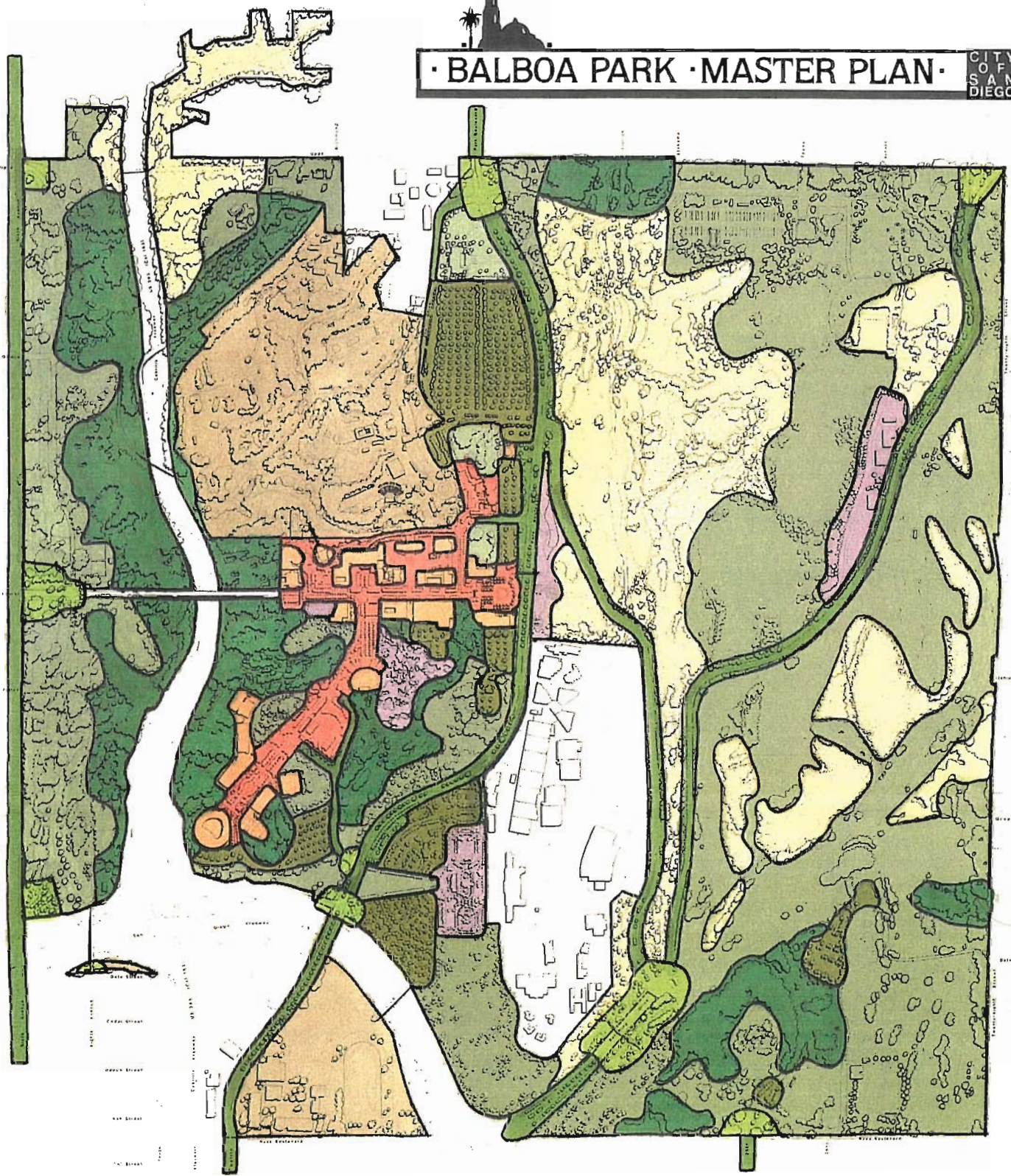
A conceptual landscape plan was prepared for the Park and is illustrated on figure 18. The major categories include:

- Major parkway planting
- Enhanced parking lot planting
- Entry planting
- Natural areas
- Grove areas
- Pedestrian plaza planting
- Turf and tree areas









The plan is somewhat general. Rather than identifying specific plants for specific


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LEGEND

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

CONCEPTUAL LANDSCAPE PLAN

Figure 18

0 100 200 400 600
ONE ACRE

ESTRADA Land Planning
MAY 26 1989

6th avenue Mesa

Tree Planting Theme: Conifers and deciduous trees

Other Significant Groups: Evergreen Oaks
Eucalyptus
Ficus
Palms
Magnolias

Long Term Goals:

1. Replace eucalyptus with individuals from theme species.
2. Add groups of conifers of unusual species.
3. Upgrade flowering peach tree plantings.
4. Expand deciduous tree groves

Central Area

Tree Planting Theme: Semitropical, concentrating on palms, ficus and broadleaf evergreens

Other Significant Groups: Eucalyptus
Pines
Deciduous species

Long Term Goals:

1. Replace eucalyptus with theme species.
2. Upgrade Palm Canyon, Shade (Zoro) Garden, Australian section and Desert Garden.

Florida Canyon

Tree Planting Theme: California natives, with the emphasis on indigenous species.

Other Significant Groups: None

Long Term Goals:

1. Develop according to Florida Canyon Master Plan.
2. Actively remove non-native vegetation where possible and/or practical.

East Mesa

Tree Planting Theme: Australian (Melaleuca and eucalyptus) and oak species

Other significant Groups: Deciduous trees
Broadleaf evergreens
Palms

Long Term Goals:

1. Plant additional areas.
2. Introduce flowering trees.
3. Expand deciduous tree groves.

Golden Hill

Tree **Planting** Theme: Mediterranean and Australian with mixed species

Long Term Goals:

1. Upgrade planted area.
2. Introduce flowering trees, **e.g.** Acacia
3. Expand deciduous tree groves.

Marston Grounds

Tree Planting Theme: English garden
Native Oaks and specimen trees

Long Term Goals: Maintain existing character

HORTICULTURAL MAINTENANCE

The two primary elements in an adequate horticultural maintenance program are qualified, professional staff and adequate resources to support the required activities. Organizational changes affecting Balboa Park staffing during Fiscal Year 1988-89 have resulted in an emphasis on horticultural maintenance needs. These changes include the addition of a professional Horticulturist to guide maintenance operations and the reorganization of Park and Recreation Department Districts to facilitate program continuity. The continuation of these organization features will ensure that accepted horticultural practices will be adhered to in future maintenance programs.

Allocation of municipal resources for park maintenance and improvements remains relatively limited. To minimize the impact of fiscal constraints, it is important to consider maintenance requirements when designing or constructing new landscapes.

GUIDELINES

All irrigation systems should be fully automated and should be of the proper type for the plants being installed.

Plant species should be selected based on an ability to adapt to San Diego's climate and to Balboa Park's shallow soils.

Trees and shrubs with high maintenance requirements in terms of pruning, pest control and fertilization should be avoided.

An urban forest management plan should be undertaken. It should consider unforeseen losses due to storms and other natural forces and reforestation needs based on estimates of tree longevity.

Unforeseen losses should be replaced by the same or equivalent species as losses occur. Approximately 250-300 trees have been planted in Balboa Park during fiscal year 1989. This is sufficient to replace losses incurred in recent storms. An annual tree replacement program of this magnitude should be continued.

A reforestation program based on estimated longevity of species is more difficult to conduct. The necessity for such a program is based upon the assumption that a very large percentages of the forest will die within a relatively short time frame. Since the tree groves, in Balboa Park are composed of a wide variety of species planted at intervals over a long period of time, it is unlikely that a major loss of tree cover will occur within the areas that are staffed to receive an adequate level of maintenance. Additional losses of trees in canyons and peripheral areas may be anticipated particularly in years with less than average rainfall.

An exception to this general rule is the necessary replacement of Eucalyptus cladocalyx, the previously mentioned Balboa Park "skyline" tree. Steps should be taken to obtain and grow a suitable replacement.

The other significant problem within the Park's tree groves exists within the dense stands of Eucalyptus trees planted around the Park early this century. Many of these groves were heavily over-planted and never thinned. Stress created by the intense competition for water and nutrients has weakened many of these trees rendering them susceptible to disease and pest invasion. Eucalyptus borer infestations have appeared in several locations within Balboa Park. A program to remove a substantial number of these trees is needed to promote the health of the general population.

WATER RECLAMATION

Reliance on imported water in Balboa Park has caused financial as well as operational problems. A proposal made by the City of San Diego Water Utilities Department to build a water reclamation facility in the Park to service the Park's irrigation needs is currently under consideration. A study is being prepared to select a location and to determine which type of reclamation facility should be built.

If the facility is built, it should follow the design standards discussed in this Master Plan and be subject to the Precise Plan process.

Lighting

Lighting in 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 California Tower, fountains, specimen trees or sculptural elements.

Security lighting shall be heavily used in pedestrian malls, particularly those linking the central Prado with surrounding parking areas. Figure 19 illustrates where these areas are located.

GUIDELINES

The entire Balboa Park area shall have uniform lighting standards with regard to style, materials, and colors.

Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme.

All outdoor lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare and illumination on streets or surrounding areas; low intensity, energy **conserving** lighting is preferred.

Lights shall be of unbreakable plastic or otherwise designed to reduce the problems associated with damage and replacement of fixtures. Fixtures shall be vandalproof, yet should not look institutional.

Neon and similar types of lighting are prohibited in all areas of Balboa Park.

Proper lighting helps to define the organization of streets, walkways, malls and parking areas. Entry areas (both pedestrian and vehicular) shall be creatively lit to develop a sense of place and arrival.

All exterior lighting designs shall address the issue of security. Parking lots, pedestrian walkways, and museum and other facility entrances shall be well lit.

All exterior lights should be shielded where feasible and focused to minimize spill light into the night sky or adjacent areas.

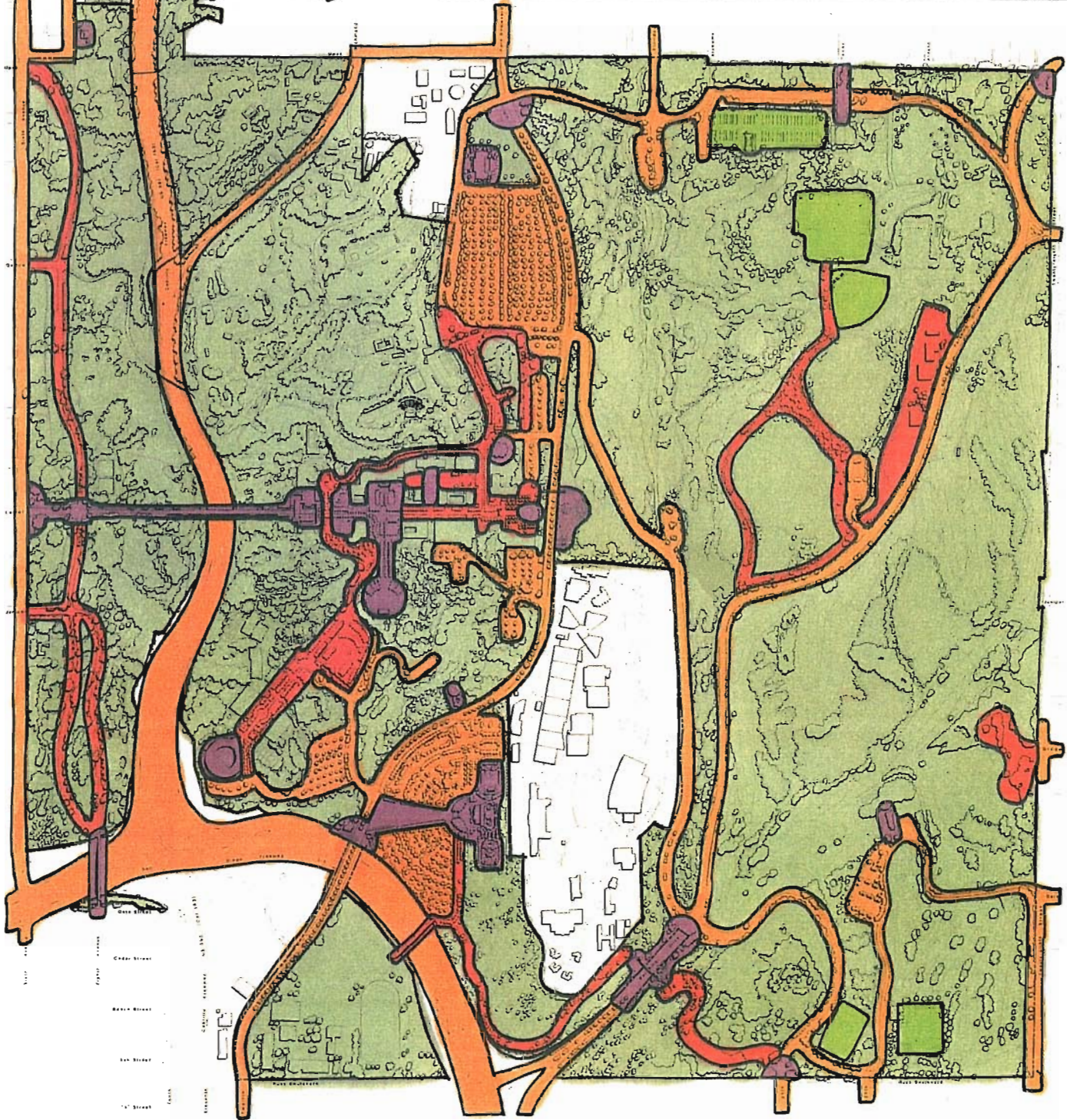
No freestanding lighting fixtures shall exceed 25 feet in height. In no case shall **overwash** occur beyond the Park boundary.

Entry monuments should be illuminated externally and should be consistent with **the Balboa** Park Master Plan design theme. Glare from external light sources should be controlled and lighting sources concealed.

All electrical meter pedestals and light **switch/control** equipment shall be located with minimum public visibility or shall

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- PRINCIPAL SECURITY LIGHTING AREAS***
- STREET AND PARKING LOT LIGHTING AREAS**
- AESTHETIC LIGHTING AREAS**
- SPORT FACILITY LIGHTING**

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

Figure

19



EXTERIOR LIGHTING CONCEPTS

be screened with appropriate plant materials, walls, and/or fencing.

All service or loading area lightings shall be entirely contained within the service and loading area yard boundaries and walls. Service and loading area lighting shall not be visible from the public street and no light spillover should occur outside the service or loading area.

All building **illumination and** architectural lighting shall be indirect in character with no visible light sources or fixtures. Indirect building wall lighting or "**wall washing**" using overhead down lighting enclosed in building fascia, or overhangs is encouraged.

Architectural lighting should attempt to articulate or animate a particular building design as well as provide the required functional lighting requirements for safety and efficiency of pedestrian movement.

Pedestrian lighting for secondary areas such as pedestrian walkways should clearly identify the pedestrian walkway.

High priority should be given to preparation of a comprehensive lighting plan for all of Balboa Park.

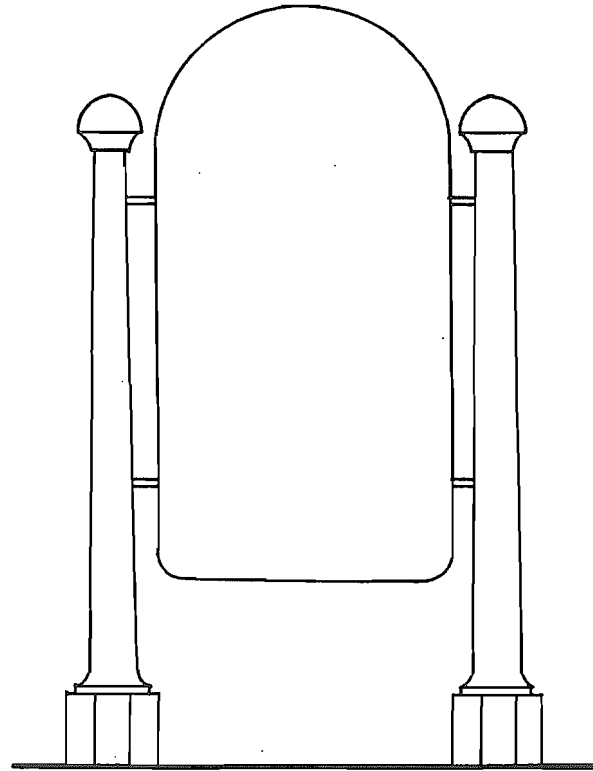
Signage

Over the years, **signage** and graphics have remained relatively unregulated in Balboa Park, resulting in either no **signage** or a variety of graphic styles. Because the character of the Park is so dependent on the built physical environment, a sense of cohesiveness and logic throughout Balboa Park relative to **signage** and graphics should be provided.

Within the Central Mesa, **signage** is adequate in terms of directing visitors to final destinations. However, **signage** on the fringes of the Central Mesa and immediately outside the Park is in many cases obsolete, contradictory, and confusing. At the same time, the **signage** system is not flexible enough to accommodate the unique requirements of the four main parking demand periods: weekdays, typical weekends, holiday weekends, and nights.

Signage Inventory

Existing **signage** should be inventoried, with the number, type and location of all signs cataloged. An inventory is the first, necessary step in designing an effective **signage** system for the Park. Obsolete signs should be removed and contradictory or confusing signs changed.



Pedestrian Kiosk

The graphic examples illustrated on the side column are an indication of the style, character and size of the **signage** and graphics that will be described in the **signage** manual.

GUIDELINES

The **signage** system should be flexible enough to accommodate the different parking demand periods in the Park by directing visitors to fringe parking areas when lots within the Central Mesa get full.

A detailed and comprehensive **signage** manual should be prepared and used to regulate **signage** and graphics.

The Park and Recreation Board, through its **subcommittees**, shall be responsible to certify compliance with the sign manual.

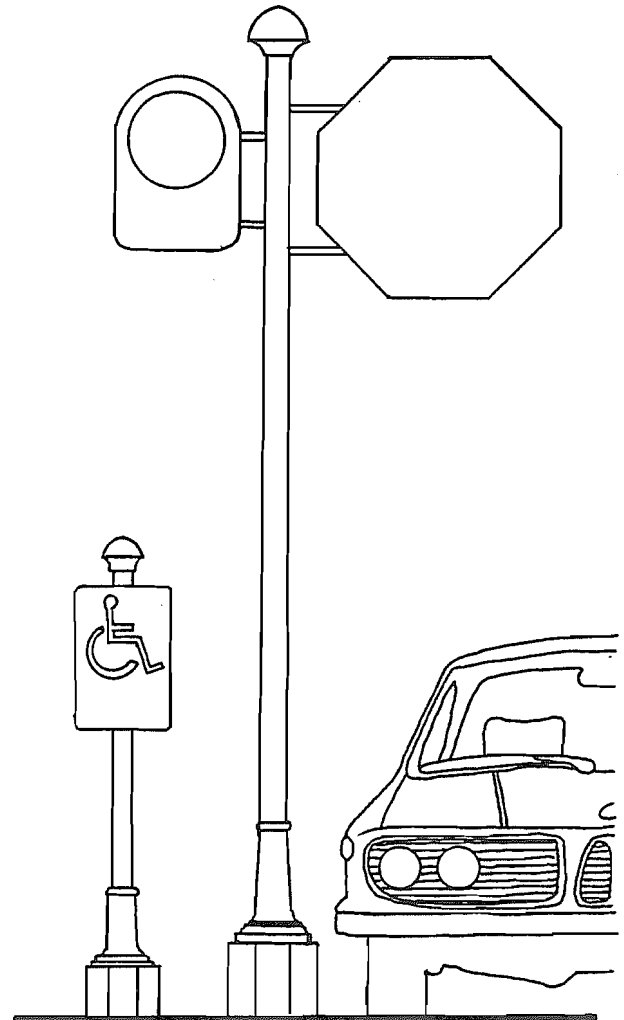
In addition, signs proposed within the Historical Monument area shall be approved by the Historic Site Board.

All external institutions and concessionaire signs shall be subject to these guidelines.

Temporary signs are limited to the areas shown on figure 20.

All specific institution, concessionaire or special interest signs shall be limited to pedestrian kiosks, directional signs, building monument signs, or wall mounted building signs.

All automobile oriented signs shall be "**generic**" in nature. No specific institution name will be allowed, with the exception of the San **Diego** Zoo.



Auto Traffic Signing

All signs in Balboa park should be consistent in terms of scale, color, design, and lettering. The signs should be distinctive, and match with the image, architecture, and layout of the Park.

Information Kiosk

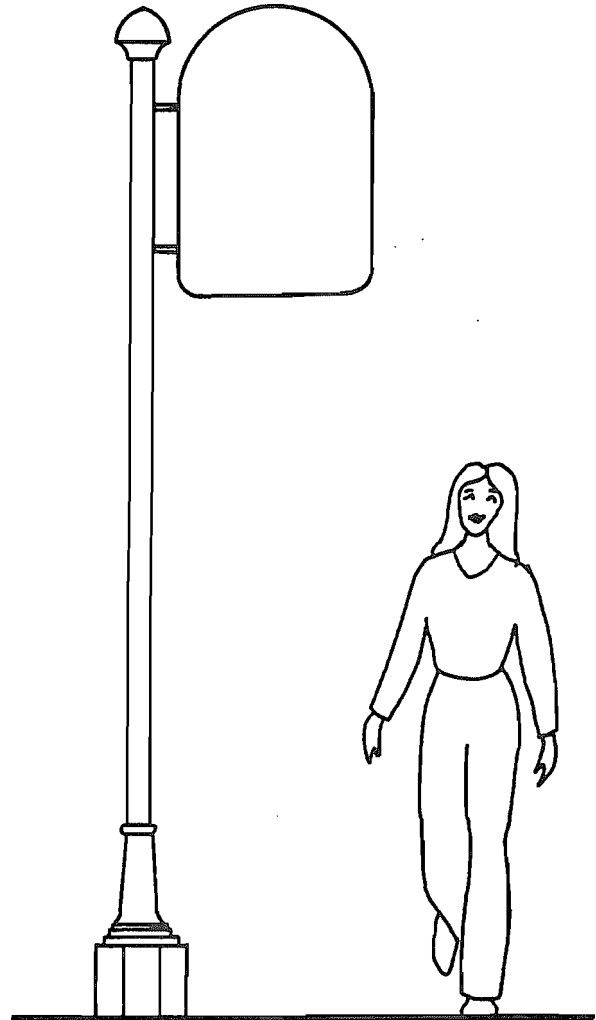
Consideration should be given to a centrally located information kiosk should be located to provide information on what is happening in the Park on any given day. The information kiosk could replace or work in conjunction with the current information center located in the House of Hospitality. The new kiosk could be staffed by volunteers as the current one is.

"You are Here" Maps

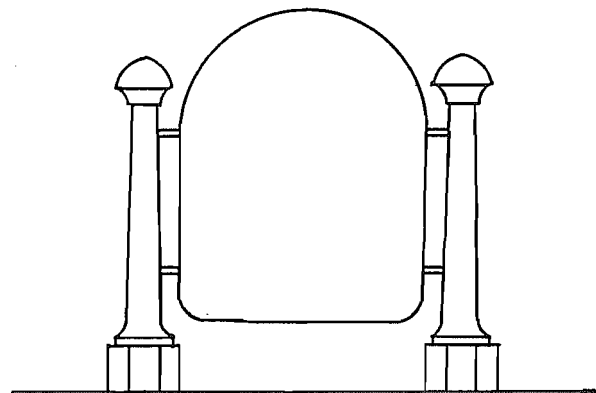
Several **permanent** map displays should be located in key areas which clearly show where all facilities (including water fountains and rest rooms) are located. These should be high quality relief maps or models. They could also have changing displays to show where special functions are located in the Park. Brochures and handouts should be made available at the permanent map displays.

A map of jogging trails, walking trails, and race routes (sanctioned race routes) should be prepared and distributed.

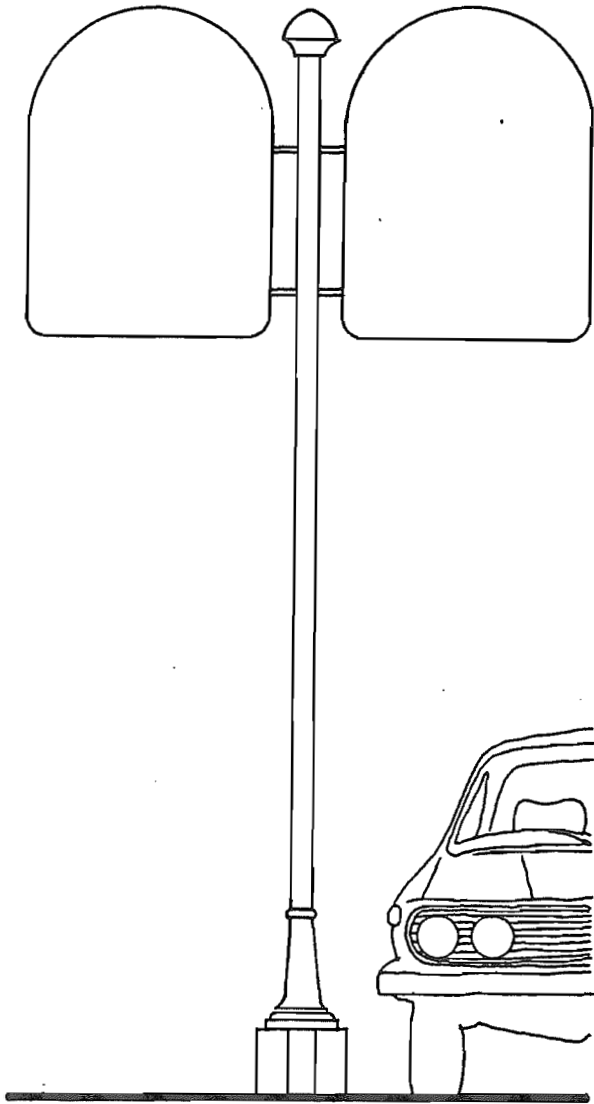
High priority should be given to development of a comprehensive **signage** program for all of Balboa Park.



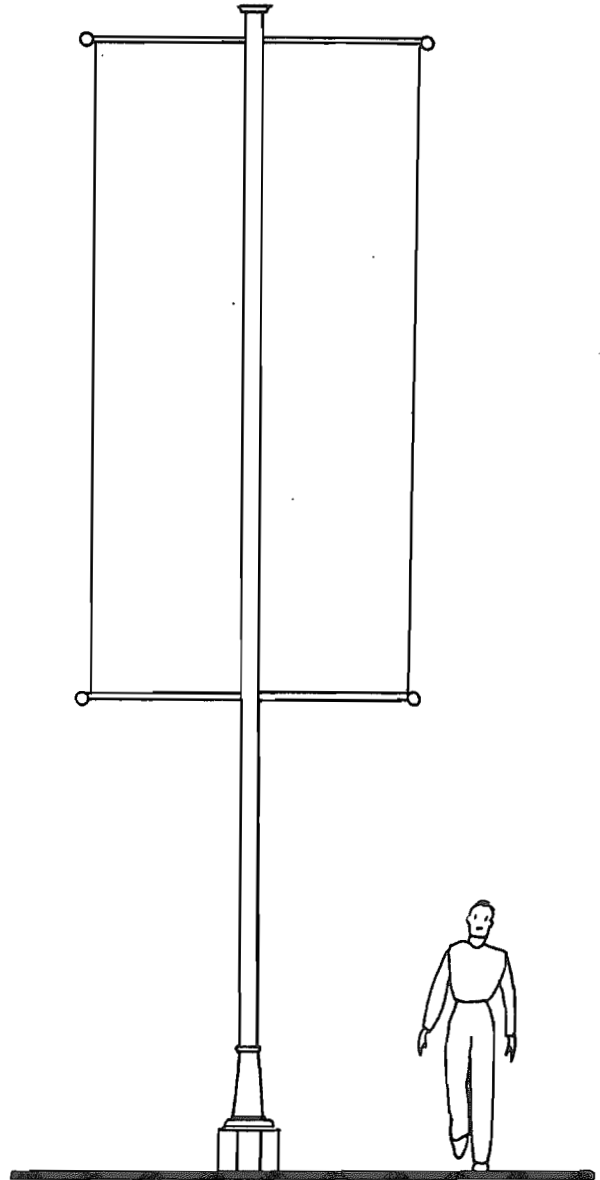
Pedestrian Directional



Pedestrian Kiosk



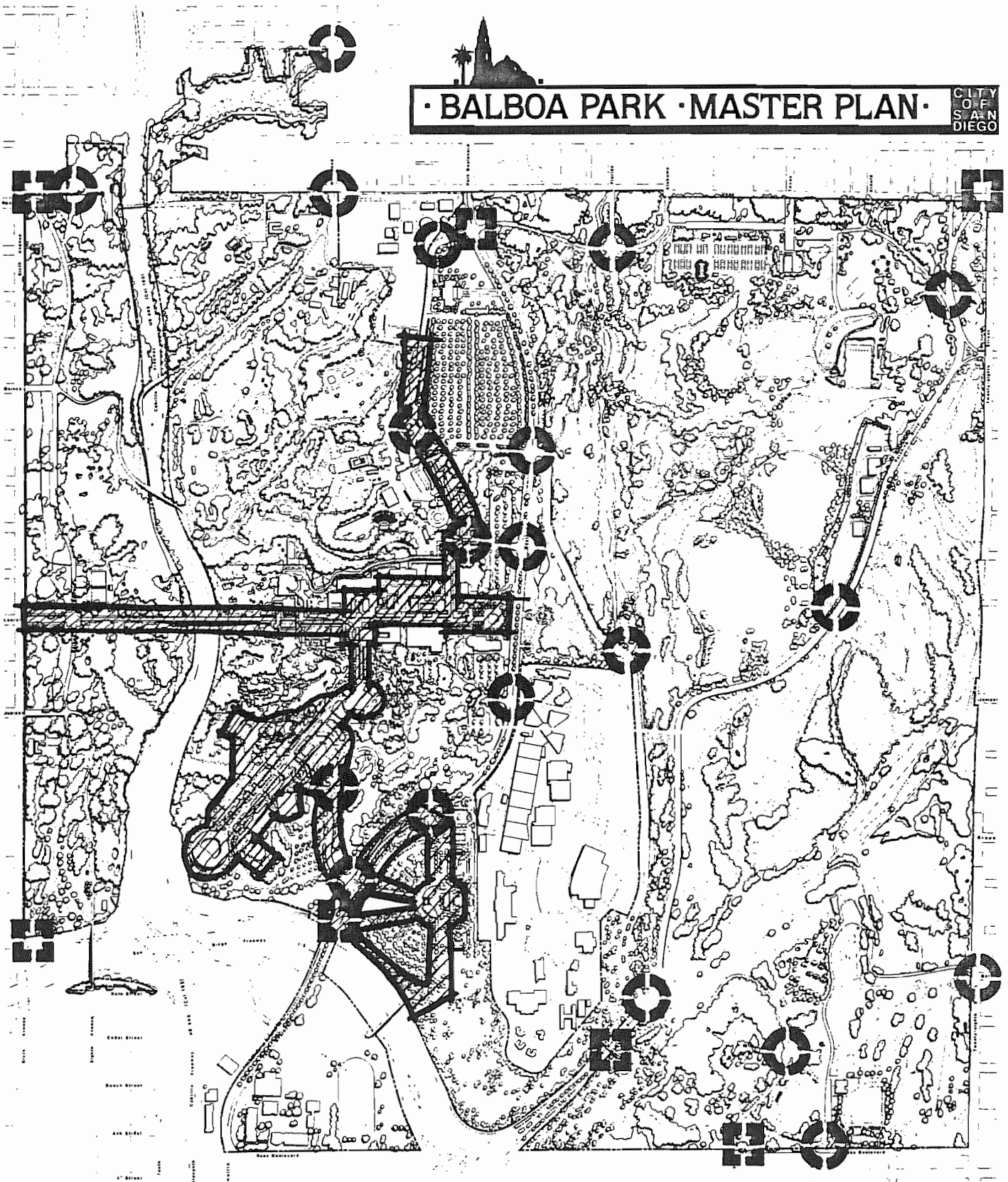
Auto Traffic Directional



Banner Standard

BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO



LEGEND



ENTRY SIGNAGE



TEMPORARY SIGN ZONE



SUB-AREA SIGNAGE

SIGNAGE CONCEPTS

Figure
20



Master Plan Implementation

Precise Plans

Purpose

The purpose of the Precise Plans will be to initiate a process to achieve specific improvement, maintenance and **implementation** programs for well defined areas within the Park. The Precise Plans will support the overall goals and policies of this Balboa Park Master Plan.

The Precise Plan process will address the opportunities and issues unique to each Precise Plan area. The Precise Plan process will also ensure community involvement and participation.

Design Guidelines

One product of the Precise Plans will be the preparation of design guidelines. The design guidelines will be prepared to guide rehabilitation, reconstruction and potential expansion of facilities within the Park.

These guidelines will focus on the Palisades and Prado areas and will apply to all designated national and local historic structures and places.

The purpose of the design guidelines will be to establish clear criteria to ensure that proposed improvements are consistent with the spirit and intent of the adopted Master Plan. Design guidelines will identify areas for interior and

exterior building expansion and reconstruction; establish architectural principles necessary to preserve the unique character of the historic areas; and will establish criteria to mitigate new circulation and parking impacts created by proposed reconstruction and expansion of facilities.

The following is a detailed outline of the Design Guideline development program.

Inventory/Analysis

Document the spatial relationship between buildings, plazas and open spaces.

Topographic analysis: identify changes in elevation, relationship between buildings, plazas, and open spaces.

Visual analysis: identify important views and vistas, visual hierarchy of buildings, plazas, and landscape materials.

Document the existing use of plant and landscape materials.

Identify the type and level of use of buildings, plazas, and open spaces.

Historic Context

Document original exposition buildings, plazas, and open spaces.

Document exposition landscape themes.

Document the architectural style, ornamentation and details, materials, structural condition, and interior floor plans of existing buildings.

Determine handicap, service, and emergency access requirements.

Determine compatibility and assess impact.

Determine architectural and landscape architectural compatibility.

Determine circulation and parking requirements.

Alternative Expansion and Design Guidelines

Determine expansion plans and needs of users.

Identify alternative means of providing for expansion needs.

Determine what facilities, operations, or services must be accommodated within the existing building.

Determine opportunities provided through building reconstruction.

Determine expansion opportunities provided through interior remodeling of existing buildings.

Determine opportunities provided through exterior additions.

Determine opportunities that can be provided outside of the Park.

Determine drop-off and pick-up needs.

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 tram 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 areas;

Implement on-street parking controls on Park Boulevard;

Utilize traffic control officers.

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

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.** daytime versus nighttime activities.

Implement a bikeway plan to:

Provide bicycle lanes to the Park

Provide **recreational** bicycle lanes 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.

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
- Water reclamation facility	(By Water Utilities Department)
Safety/security lighting	1.0

-	Develop northeast corner 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	<u>(By Zoo)</u>
TOTAL PHASE I = \$50.35 Million		

PHASE II: FY 1994 - FY 1998

OBJECTIVES:

Reduce vehicle / pedestrian conflicts

Recover open park land

Implement traffic patterns (per experimentation process) across **Cabrillo** Bridge

Utilize shared off-site parking with downtown

IMPROVEMENTS:

	<u>COST IN MILLIONS</u>
- Tram system	1.0
- Restore Palisades plaza	2.7
- New Municipal Gymnasium (outside park)	6.0
- Improve existing gymnasium building 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
- Miscellaneous minor improvements at \$250,000 per year	<u>1.25</u>

TOTAL PHASE 11 = \$ 32.25 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

IMPROVEMENTS:

	<u>COST IN MILLIONS</u>
- Tram system	1.0
- Reconstruct clubhouse/restaurant at golf course	1.0
- Spanish Village revitalization	4.6
- Recover 400 space lot at Inspiration Point for open park use.	0.5
- Reconstruct/renovate Kearny Pool complex	2.0
- Golden Hill soccer facility	0.9
- Miscellaneous minor improvements at \$250,000 per year	<u>1.25</u>
TOTAL PHASE III = \$ 11.25 Million	

PHASE IV: FY 2004 - FY 2008

OBJECTIVES:

Reduce vehicle - pedestrian conflicts

ACTIONS:

Consider closing Cabrillo Bridge to automobile traffic if transit, off-site parking, and shuttle system are adequately serving the Park.

EMENTS:

	<u>COST IN MILLIONS</u>
- Tram system	1.0
- Central Mesa-East Mesa pedestrian/bicycle bridge	1.1
- Expand House of Pacific Relations	0.6
- Rehabilitate War Memorial Building/add therapeutic pool	0.7
- Eighth Avenue pedestrian/bicycle bridge	1.2
- Reclaim water tank area	0.5
- Miscellaneous minor improvements at \$250,000 per year	1.25

TOTAL PHASE IV = \$ 6.35 Million

GRAND TOTAL ALL PHASES = \$100.2 MILLION

Project descriptions, scheduling and cost estimates are preliminary and are subject to change with the approval of the City Council.

Financing

On June 21, 1988, the San Diego City Council adopted an ordinance increasing the Transient Occupancy Tax (TOT) from 7% to 8% effective August 1, 1988. The City Council adopted a second ordinance increasing the TOT from 8% to 9% effective June 1, 1989. In conjunction with adoption of the second ordinance, the City Council approved a policy statement allocating funds to certain programs and projects. Under this schedule, funds are allocated for Balboa Park Maintenance and Improvements as follows:

FY 1989

\$1.0 Million

FY 1990

\$3.8 Million

FY 1991 AND AFTER

Equivalent of 1% of TOT

Using Certificates of Participation, Revenue Bonds or other financing mechanisms supported by the funds allocated for Balboa Park Maintenance and Improvements, it is expected that approximately \$45 - \$50 million will be available for major improvements between FY 1989 and FY 1993.

Master Plan Background

Park History

HISTORY OF BALBOA PARK

1868

With great **foresight**, the City Trustees by resolution set aside 1,400 acres of municipally owned Pueblo Lands as a permanent public **preserve**. City Park, as it is called, becomes San Diego's most controversial tract of land. Alonzo Horton and Ephraim Morse are instrumental in securing the site. The urban population at the time approximately 2,300. Due to the lack of available water and appropriated revenue, early park development is severely restricted.

1871

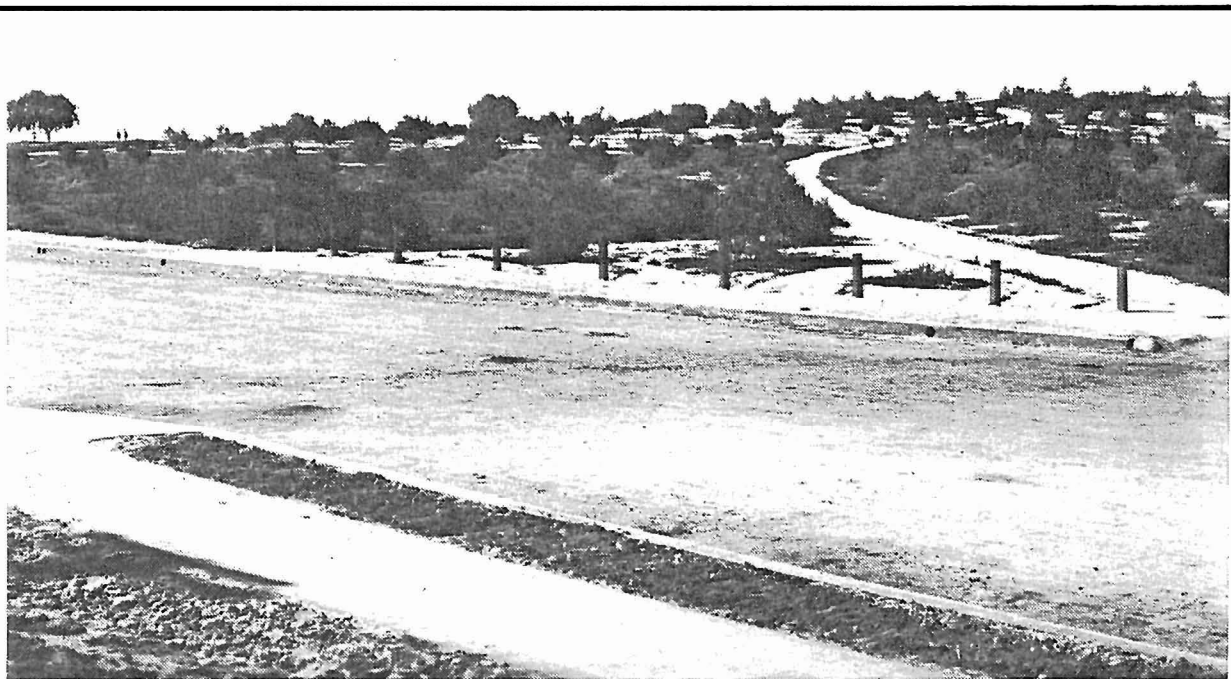
A Bill is introduced (but defeated) in the State Legislature to publicly sell the property. From this, a firm legal statement emerged:

"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." By 1881 the first encroachments begin.

Russ High School, a **children's** home, a 100 acre site for an orphanage, a city pound, a gun club and other uses begin to take advantage of open parkland.

1880's

Sixth Avenue becomes the focus for park development. Many groups randomly conduct tree planting programs with little regard for the Park as a



Early implementation of the Parson's Plan along Sixth Avenue.

whole. However, Golden Hill Park in the Southeast section develops from neighborhood care and participation.

1892

Kate Sessions is allowed a ten year lease for a 30 acre nursery site in the northwest quadrant of the Park along Sixth Avenue in return for planting 100 trees per year within the Park and 300 citywide. At her urging a Park committee is formed to enlist design expertise toward a comprehensive Master Plan.

1903

At the personal solicitation and expense of George **Marston**, Samuel Parsons, Jr. a renowned New York City landscape architect, trained in the "Picturesque" English romantic style, is contracted to generate the **Park's** first plan. Parsons says of the unique City Park site "**with** its spreading mesas and rugged picturesque canyons, there is nothing else like it among the parks of the world." Parsons writes vigorously about the distant views of the hills and the bay and is committed to protecting the "**genius** of the scenery."

1909

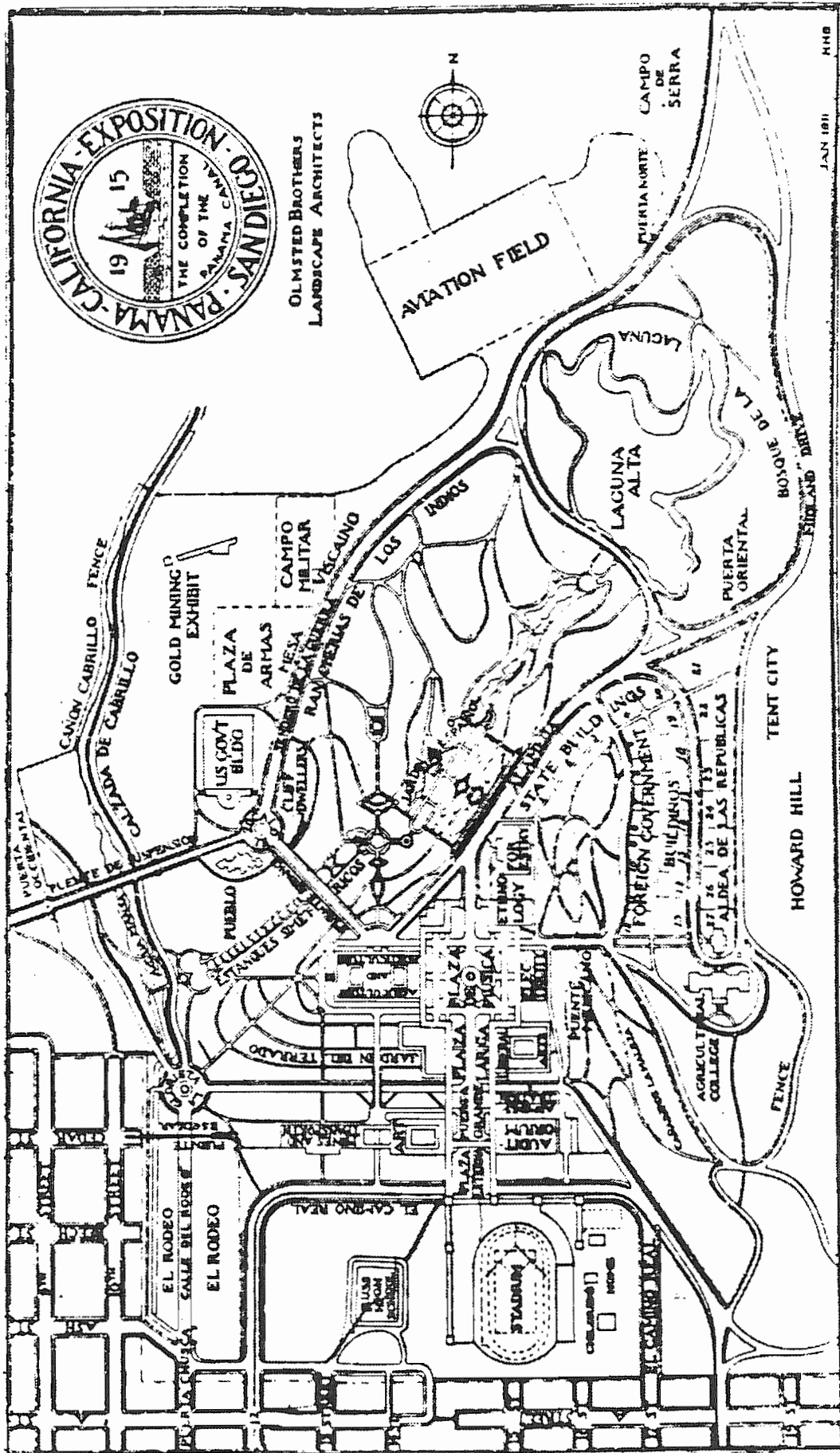
Rumblings of an opportunity for San **Diego** to host an exposition celebrating the completion of the Panama Canal begins. The famous Olmsted Brothers from **Massachusetts** are contracted to plan the fairgrounds. Aligned with the planning ideals set down by Parsons, the Olmsteds **feel, as** many San Diegans do, that the central area of the Park should remain

natural and undeveloped. Their proposed site plan, adjacent to the high school, reflects a "**regional mission revival**" theme set in the formality of the Spanish renaissance. Upon their invitation, architect Bertram **Goodhue** is added to the team because of his knowledge of the Spanish Colonial style. He proposes an alternate site on the Central Mesa with more emphasis on an ornate architectural style convincing the fair supporters that this would ensure a successful event. Subsequently, the Olmsteds withdraw.

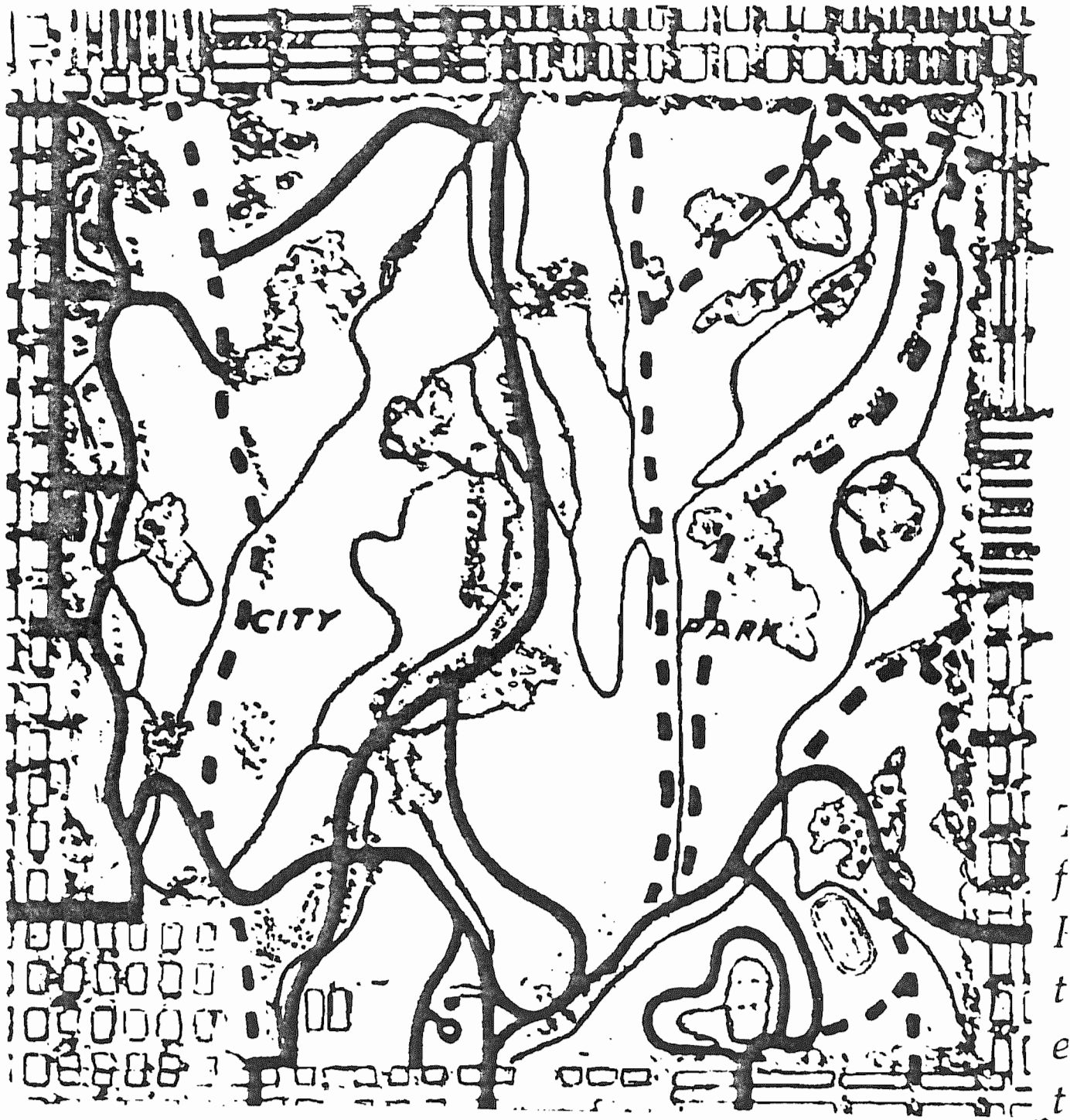
A contest is held to rename the Park. The name of the Spanish explorer **Balboais** chosen.

The Panama California Exposition grounds take five and one half years to complete. San **Diego** is so strident in its attempts to be the preferred host city (competing directly with San Francisco) that the federal government directs Latin American countries not to exhibit in San **Diego** and sends generous financial support to the northern city alone. Consequently, the visions are scaled down and funded through contributions and a bond issue. The transformation of the Central Mesa is indeed extensive. As the event is also responsible for San **Diego's** ornamental horticulture boom the exposition is affectionately named "**The Garden Fair**", supporting over 1,200 species and countless numbers of each.

The fair attracts well over three and a half million people as it runs from 1915



The Olmsted plan for the Panama-California Exposition, San Diego, 1915.



1902-1903 circulation element from the Parson's Master Plan.

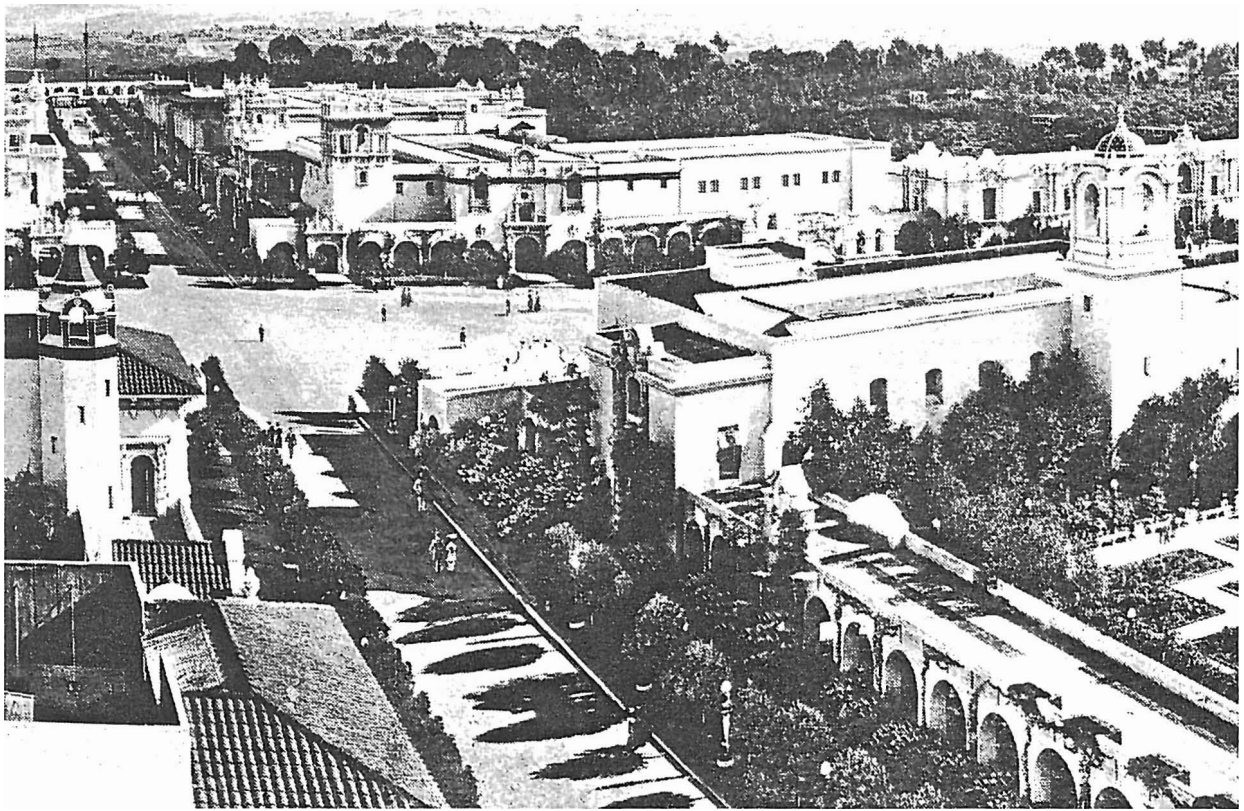
through 1916 and launches a Spanish Colonial revival that manifests itself in other parts of the nation. All of the buildings are constructed with no foundations and are intended to be temporary.

1918

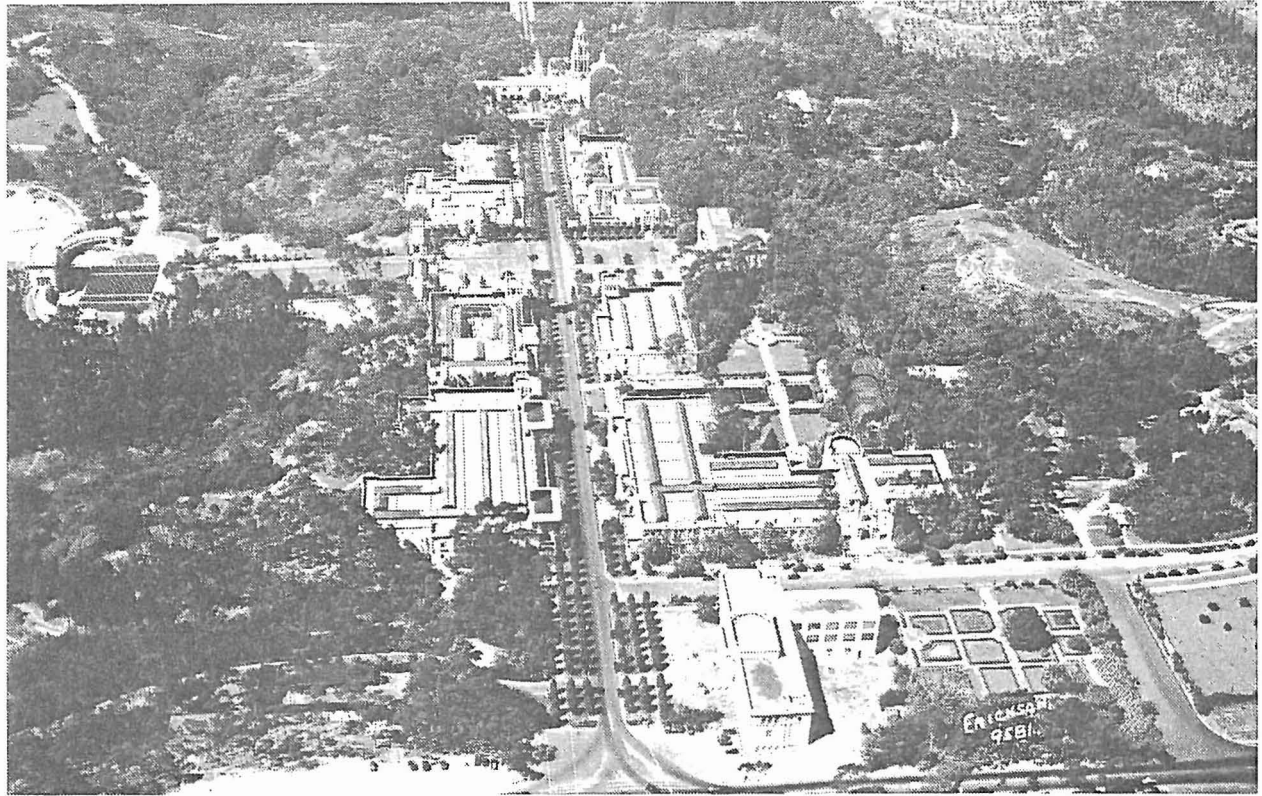
The first appropriation of land to the U.S. Navy for the WWI effort takes place. Partial **occupation** of the park occurs and training activities are conducted.

1921

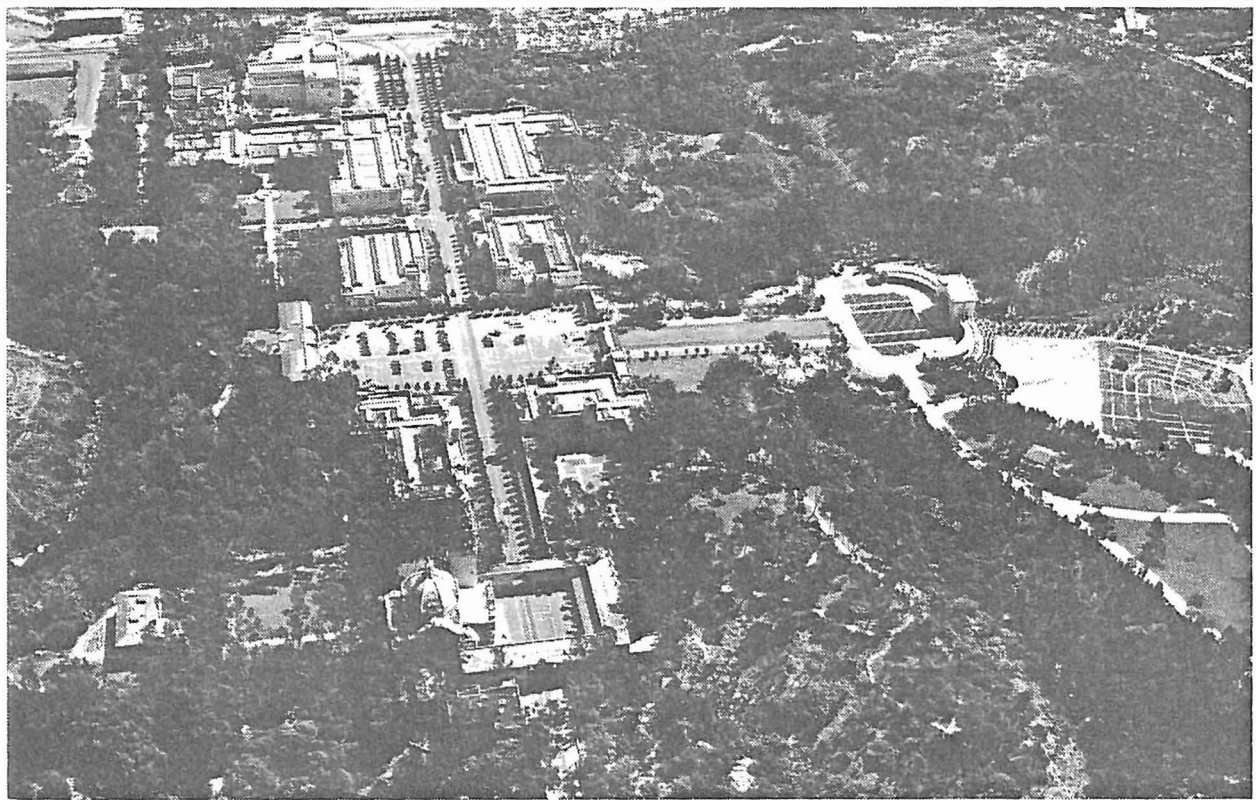
The Naval Hospital compound begins construction, utilizing the area initially used by the orphanage.



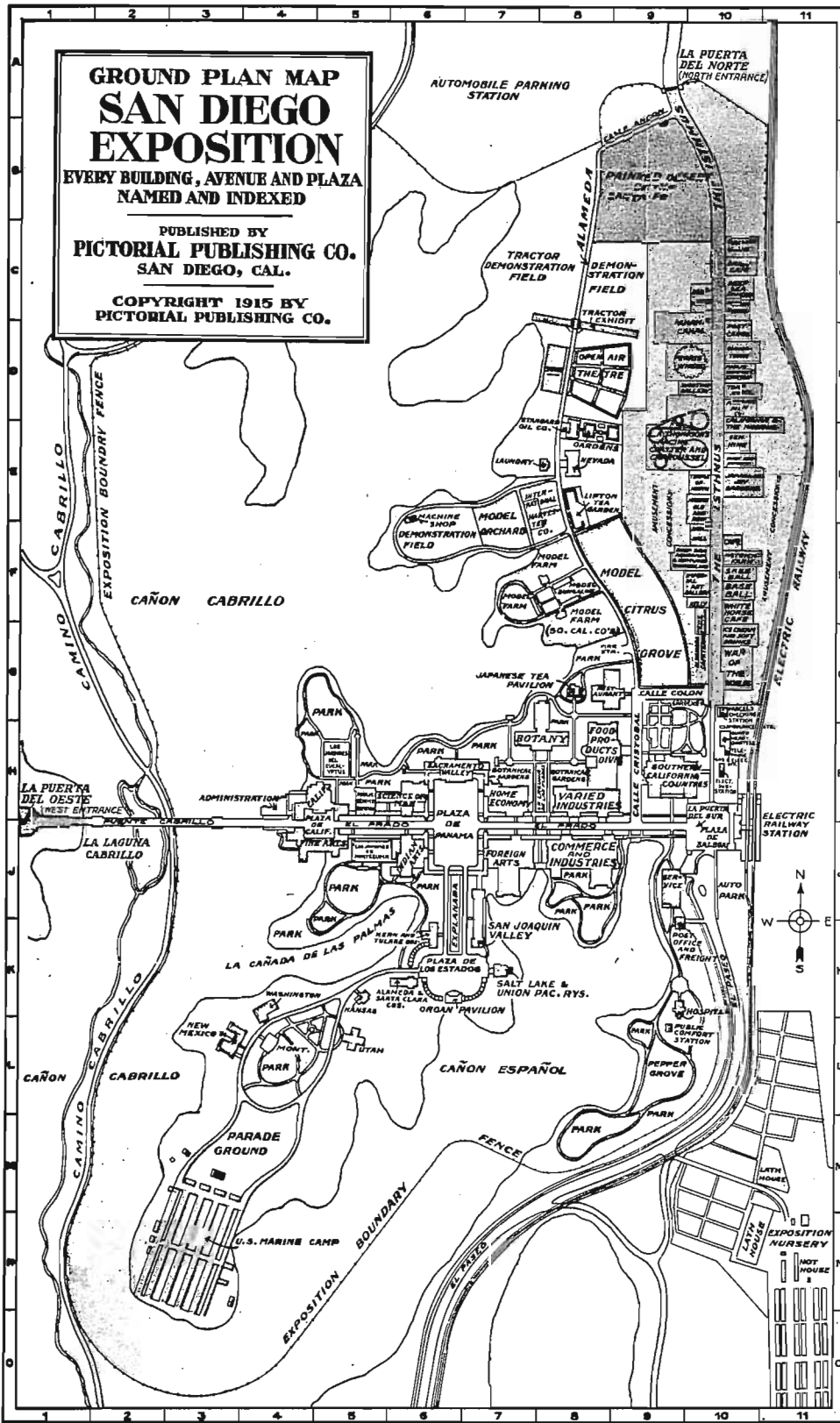
1915 Plaza de Panama- Panama-California International Exposition.



View of the Prado looking west-1932.



View of the Prado looking east-1932.



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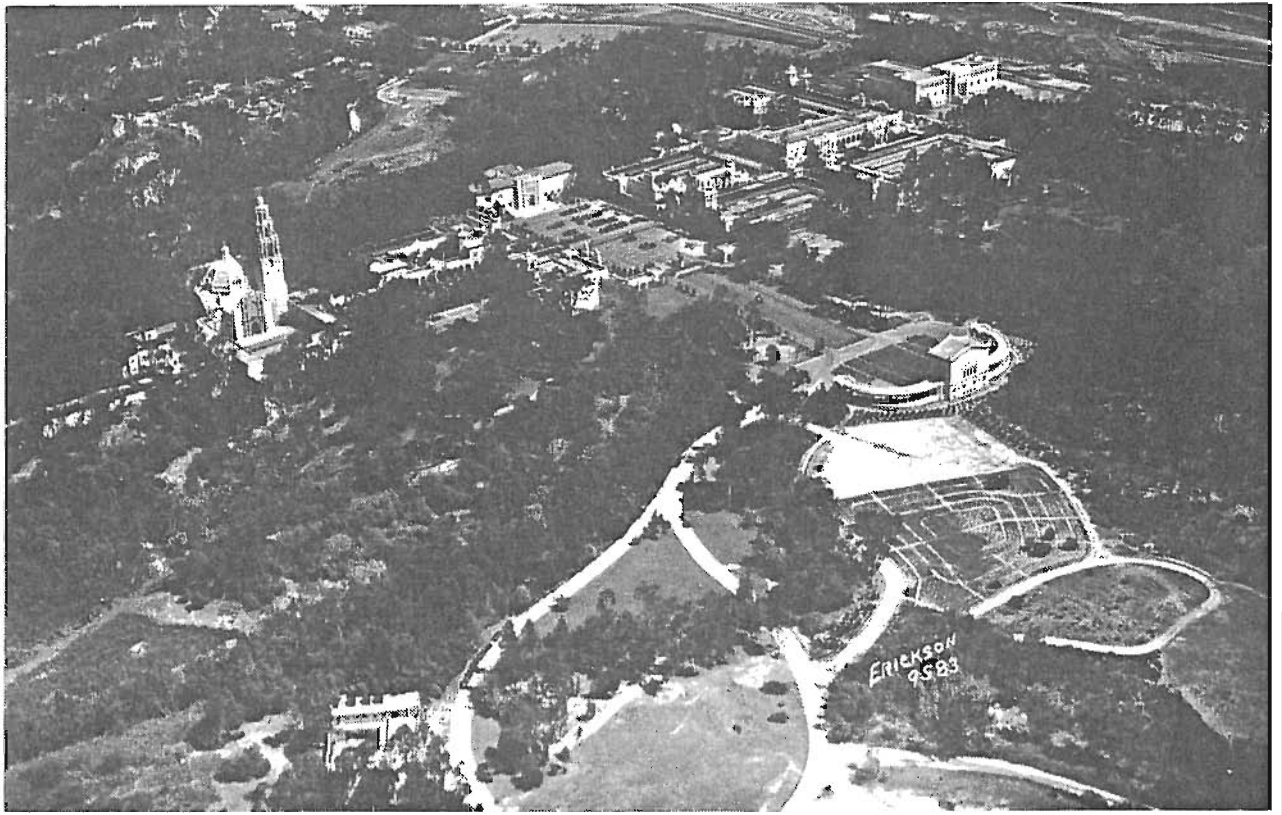
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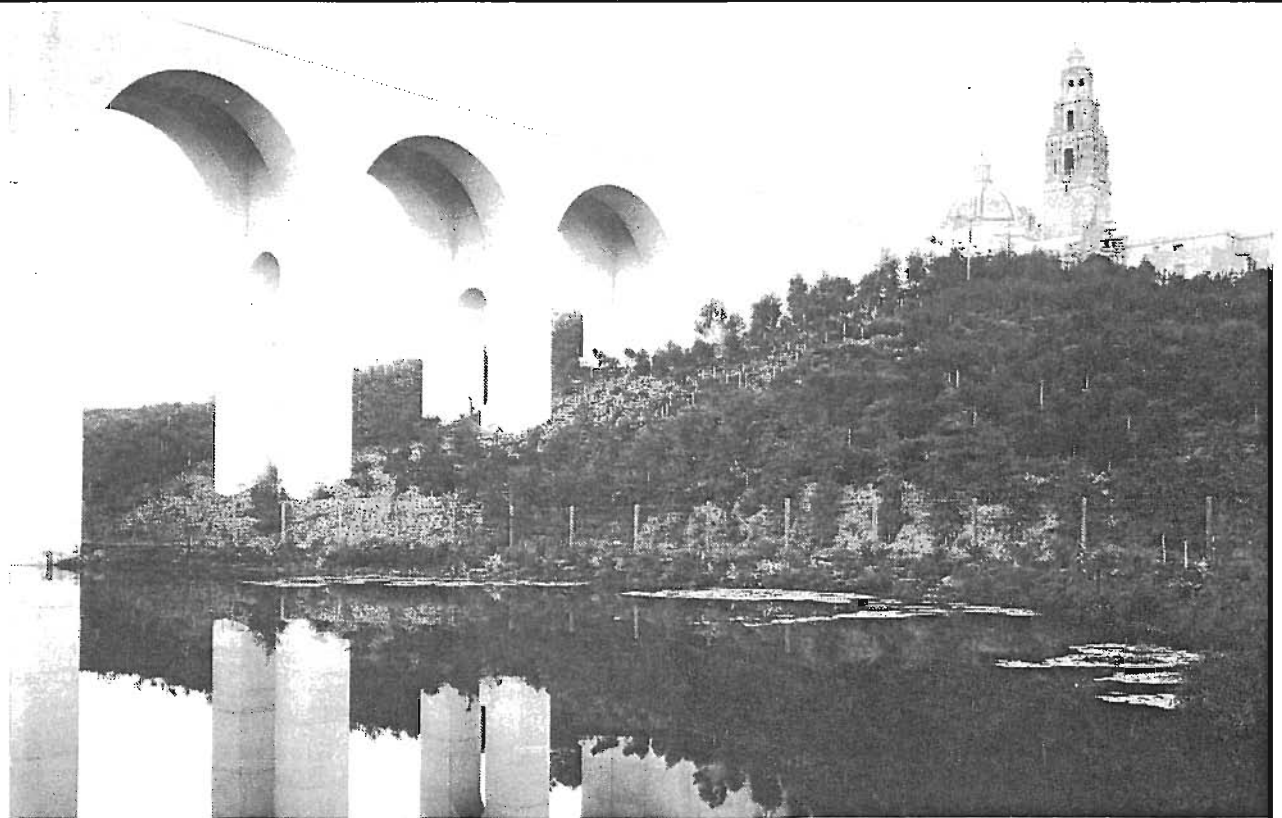
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1915 Official Map of the Panama-California International Exposition.



View of the Prado looking northeast-1932.



Puente Cabrillo over Cabrillo de Laguna. 1915

1920's

Citizens prefer to preserve as many exposition buildings as feasible and add permanent improvements to the Prado. William Templeton Johnson designs the Natural History Museum and the San Diego Museum of Art. The Carousel (Merry-go-round), is also acquired.

1927

John Nolen prepares the second Master Plan of the Park, concentrating on the northeast quadrant which is now known as Morley Field. A bond issue is passed and additional WPA monies provide for the construction of a municipal pool, a bathhouse, tennis courts, a nine and eighteen hole golf course, and bowling greens.

1935

After a nationwide depression and a local concern for preservation of the Prado area, San Diego once again plans for an exposition. Richard Requa, lead architect and major proponent for saving the architecture remaining from the 1915 exposition, plans the grounds known as the Palisades area. His design theme is "architecture and societies ranging from primitive times to the modern era". The exposition is called the California Pacific International Exposition and also continues a year longer than originally planned. The fair planners receive City Council blessing in December of 1934 and the gates open in May of 1935, a mere six months later.

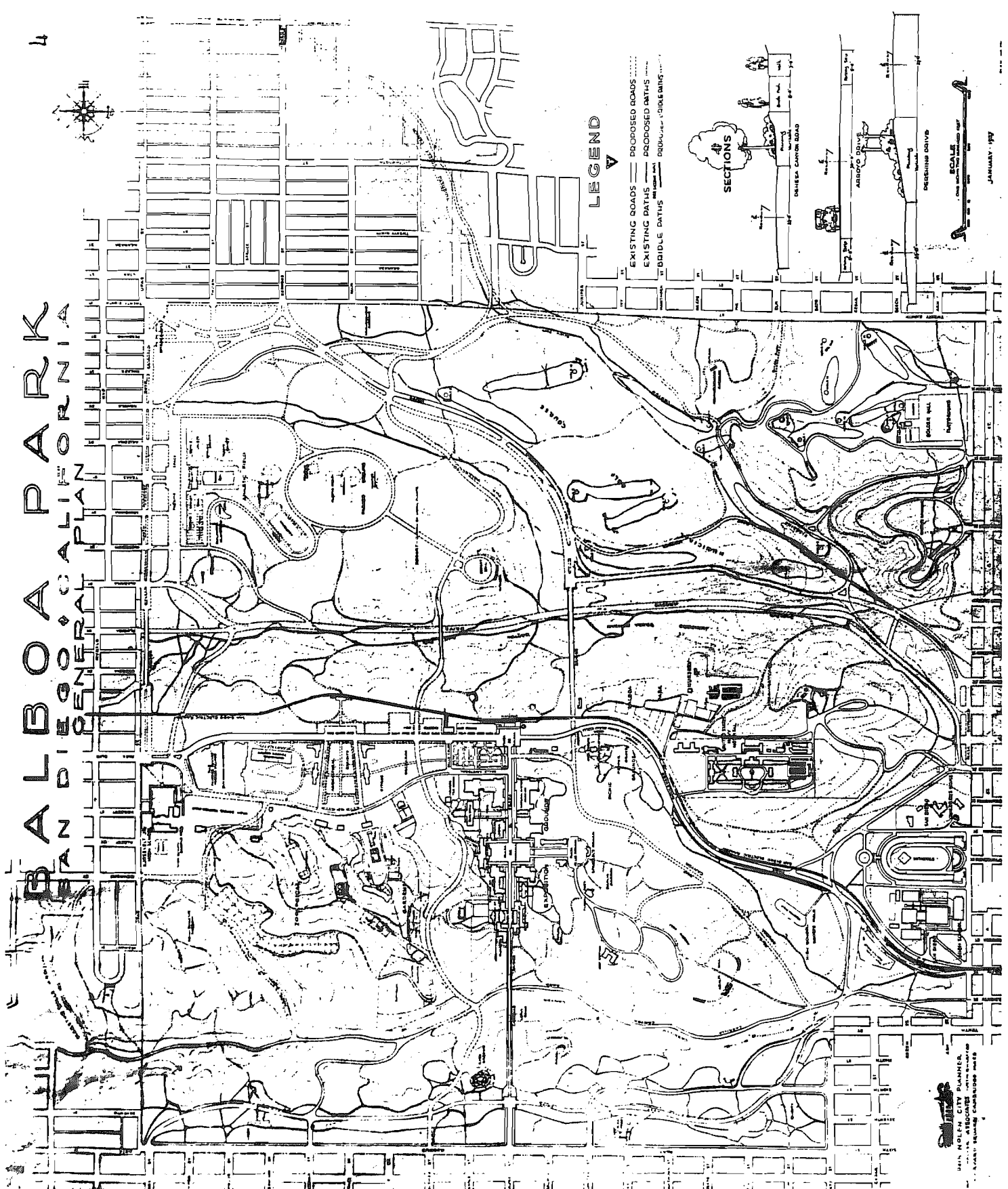
Significant architecture is added during this time. The Old Globe Theater, replicating the Shakespearean stage of old England, the Ford Building, designed by nationally acclaimed architect Walter Teague and many additional experimental pieces from Requa himself. Hollywood as well as local artisans had a hand in producing the many murals and friezes. The first restoration of the Prado buildings is an important part of the new exposition planning.

1941

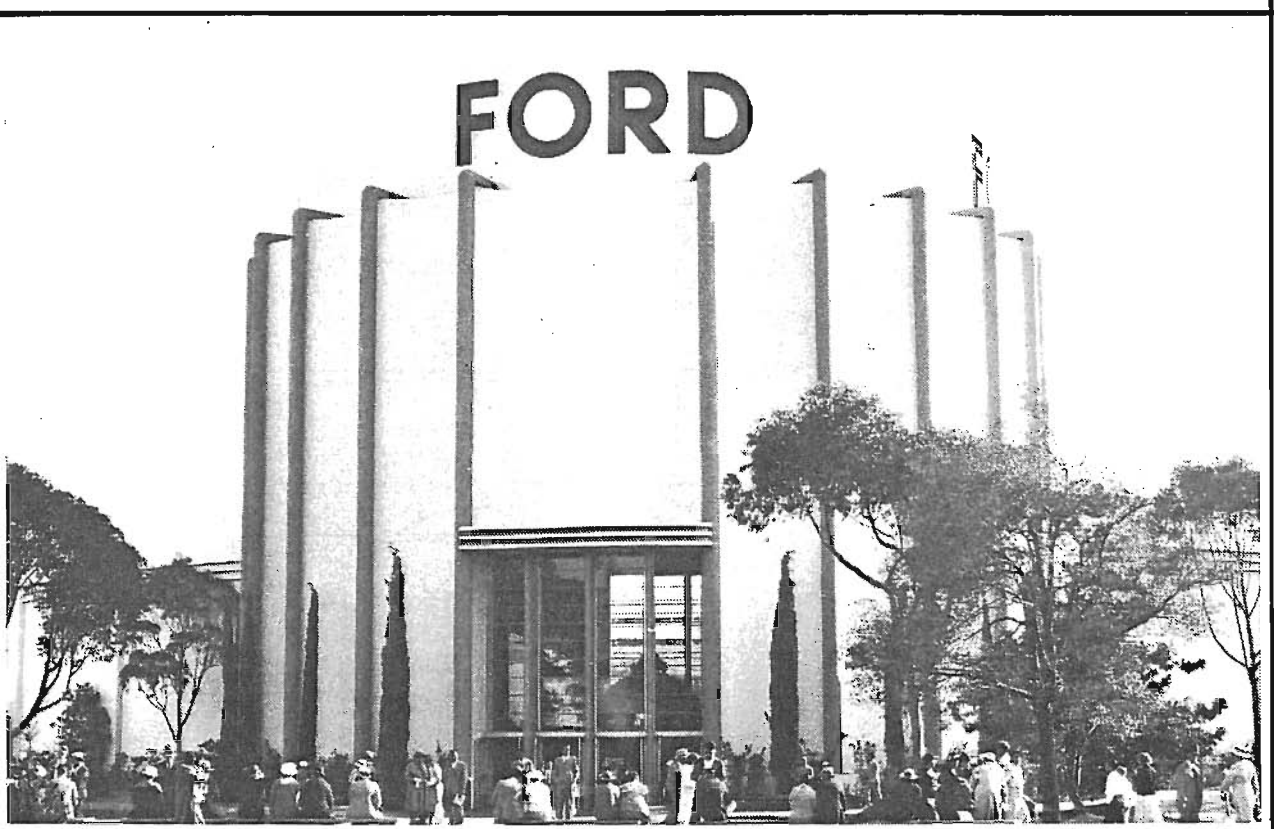
During World War II, the U.S. Navy occupies all of the buildings remaining from both expositions and closes the Park off to the public. For six years the Central Mesa is known as Camp Kidd, named for Admiral Kidd who was killed at Pearl Harbor, and the hospital expands operations. The Natural History Museum becomes the dermatology ward, the House of Hospitality becomes the nurses dormitory, and all other buildings and areas are put to practical medical and supporting uses. The Navy finally exits the Park and compensates the city for damages sustained during the occupation.

1947

The Olmsted Brothers, responding to solicitations from the City San Diego prepare a bid to assist in the Master Plan of the Park. They are perceived as being too expensive and the matter is shelved.



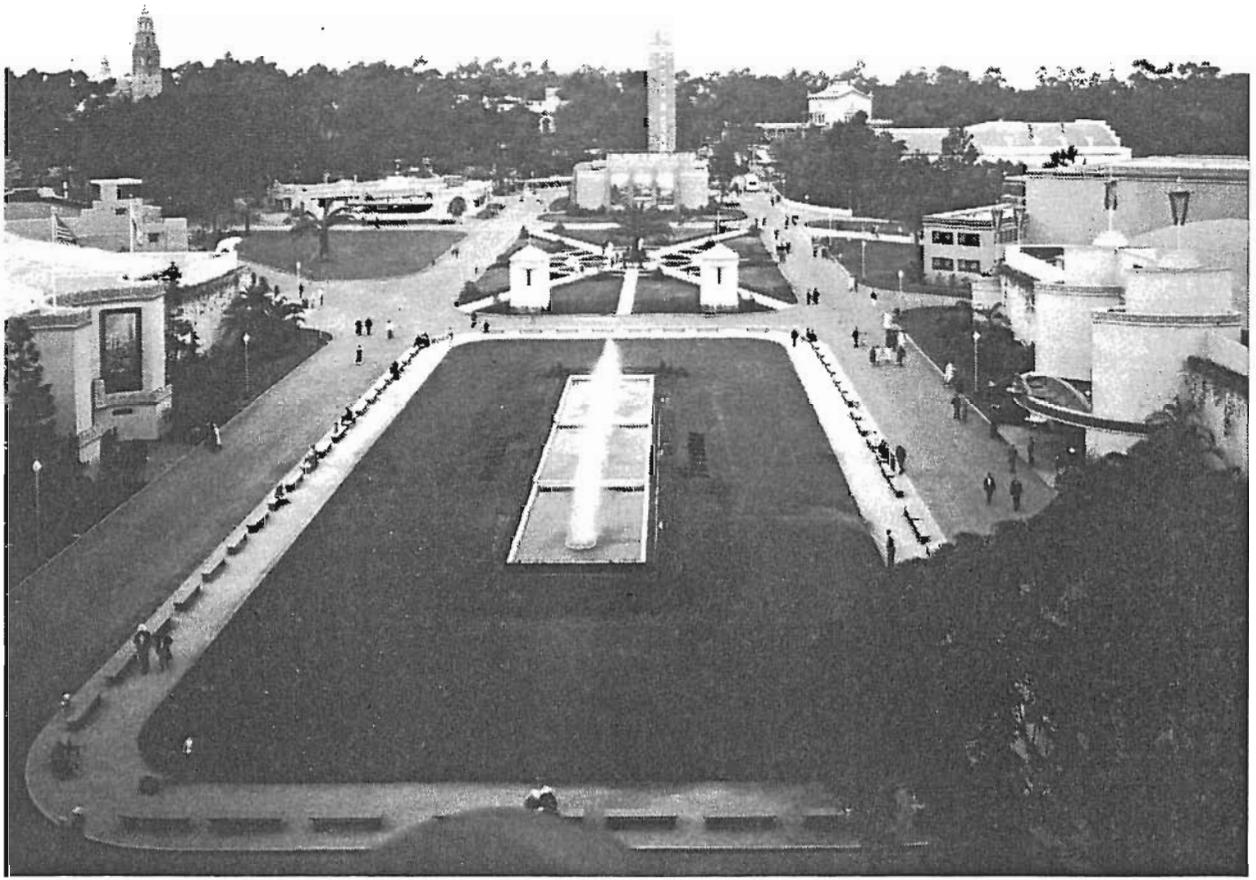
1927 John Nolen Central Mesa Master Plan.



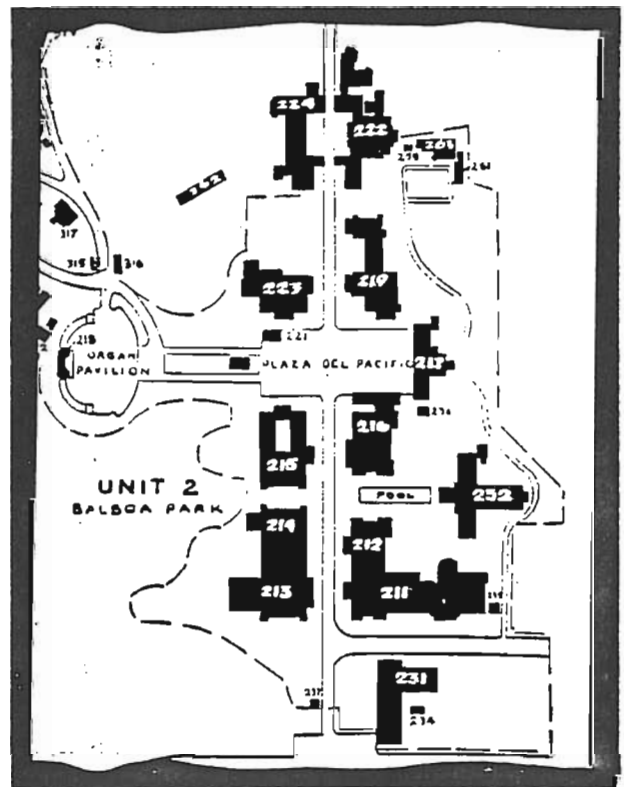
Ford Building. 1935



Plaza de Panama, California Pacific International Exposition.



Palisades from Ford Tower-1935 Exposition.



1940's WWII
Navy occupation of the Prado.

1949

Forty acres through Cabrillo Canyon become a major north/south link for the City presently known as Cabrillo Freeway.

1958

The firm of Harland Bartholomew and Associates is contracted to prepare a Master Plan for Balboa Park. A comprehensive study is done and many recommendations are followed such as the construction of Interstate 5 in the southwest section. The plan's preservation element exhibits a weakness but its recommendations for demolition and further encroachments are not followed.

1960's - 1970's

Non-historical museum construction is added in the heart of the Prado area. It is contested and becomes controversial. From this era the first successful National Historic Landmark designations are applied for and awarded, thereby protecting the future of other significant architecture or site elements created during the exposition eras.

Past Planning Efforts

The current Master Plan for Balboa Park, the Bartholomew Master Plan, adopted in 1960, (See Figure 17) has served its intended purpose well. Structured to guide development for 20 years, it contained a 15-year capital improvements program focused on **the major** unfinished parts of the Park. Though it clearly addressed budget cost factors, it did not present a financial strategy and depended on conventional funding methods. This factor is one of two basic reasons for the failure of some key projects to be implemented. Subsequent economic downturns altered City priorities, thus slowing the pace of improvements.

The second major factor which fostered stagnation of the development program was the value given to close-in parking and continued auto access through the central Prado area. Public pressure successfully blocked development of most of the approved projects of the **Spanish Village/Prado/Palisades** complex.

Changing public attitudes toward the environment also played a role in thwarting some of the Bartholomew **Plan's** recommendations such as the Switzer Canyon Freeway.

The plan contained nine major proposals:

Improvement of the San Diego Zoo with enhanced accessibility and convenience.

The plan called for the provision of a large, permanent parking area immediately east of the Zoo Administration Building to be provided partly by a relocation of Park Boulevard. The Zoo would be connected directly with the Morley Field area by a new road and would have improved pedestrian connections with the Prado and Palisades areas. This project has been completed.

Development of the Prado Area as an extraordinary museum complex.

This goal listed a number of changes in use for various Prado area buildings including: transformation of the California Building into a theatrical arts center; enlargement of the Art Museum; addition of a Garden Center to the Botanical Building; construction of a Science and Industry Museum and a Youth Cultural Center; relocation of the Sports Museum to the House of Charm, and others. Temporary exposition buildings were to be replaced, but the basic form, arrangement and charm of the area was to be maintained.

Loop roads were designed to carry traffic around the Prado area and Laurel Street would become a pedestrian walkway. The Plaza de Panama was to be redesigned with reflecting pools. Most of these projects

were never carried out, with the exception of construction of the Space Theatre.

Transformation of the Palisades Area.

The Ford Building, Conference and Palisades Buildings, the Municipal Gymnasium and the Balboa Park Club were scheduled for demolition. Parking was designed to allow a central lawn in the Plaza. The Ford Building location was meant for a dramatic overlook. None of these recommendations were completed.

An enlarged active recreational center.

The Morley Field area was to receive a new gymnasium, ball fields, tennis courts and a pool. These recommendations were implemented with the exception of the gymnasium construction.

Separation of through and local traffic.

Specific recommendations included widening Park Blvd to four lanes; connecting 26th Street to Park Boulevard; connecting **Upas** and Cypress Streets. Only the Park Boulevard widening was completed.

Separation of pedestrian and vehicular traffic.

Proposed projects included a pedestrian overpass at the Organ Pavilion; an underpass be-

tween the Natural History Museum and **Spanish Village**; traffic was to have been banned from the Prado area. These recommendations also were never implemented.

Greatly enlarged picnic areas.

At the time, the Park contained 65 acres of picnic facilities. The plan proposed doubling this area, particularly in the Sixth Avenue area and Florida Canyon. Pepper Grove would also have been enlarged. These recommendations have generally been followed, except in the case of Florida Canyon.

More facilities for older persons.

This called for maintaining existing bowling, shuffleboard and roque activities, and relocation of the Balboa Club to "**the present site of the Ivy Street Aviary**". It was also felt that removal of heavy traffic from the heart of the Park would increase accessibility of the cultural areas. These recommendations have generally been followed except that traffic has not been removed from the cultural core of the Park.

More facilities for nearby residents.

A development similar to the Golden Hill Recreation Center was planned for the northeastern corner of the Park, consisting of improved shuffleboard and roque courts,

restrooms, picnic facilities
and open landscaped areas. The
Morley Field area now contains
these improvements.

Master Plan Analysis

Planning Context

Several key external factors affect the planning of Balboa Park. (See Figure 22 for the regional location of Balboa Park in the County of San **Diego**.)

SURROUNDING LAND USES

Centre City San **Diego** Community Plan Area

Balboa Park is located in close proximity to San **Diego's** downtown area and is therefore generally surrounded by a variety of urban land uses. Community plan areas adjacent to Balboa Park include the Centre City area, the Greater North Park area, the Uptown area and the Golden Hill area. Land uses in these surrounding areas are described below and are illustrated in Figure 23.

The Centre City San **Diego** Community Plan area lies adjacent to Balboa Park and south and west of Interstate 5. It includes all of San **Diego** City College. The Community Plan includes the downtown area of San **Diego** and is bounded by Laurel Street, Interstate 5, Commercial Street, and the San **Diego** Bay.

Centre City is divided into sub-areas to more clearly define neighborhoods within the downtown area. The area adjacent to Balboa Park is **Cortez**, which is proposed to contain a mixture of residential, commercial and office use.

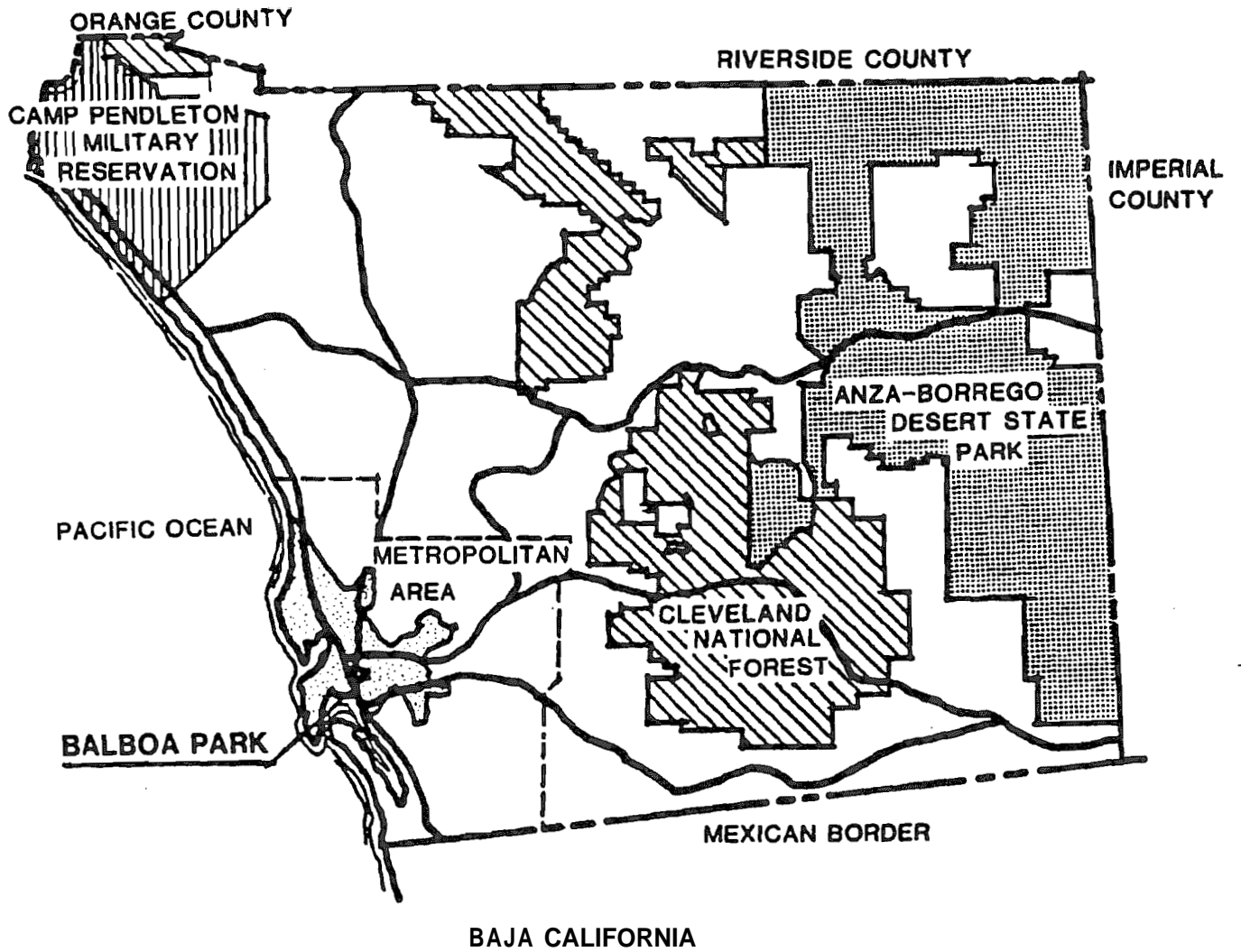
The Centre City San **Diego** Community Plan emphasizes the need for a linkage between Balboa Park and the San **Diego** Bay. The waterfront and embarcadero are viewed as a major open space element and a visual gateway to the City. The proposed linkage would provide regional access to both Balboa Park and the San **Diego** Bay.

The transportation systems of Centre City include consideration of activity areas outside of the community plan area, including Balboa Park.

Greater North Park Community Plan

Greater North Park, with a total area of approximately four square miles, borders Balboa Park on the north along **Upas** Street and on the east along 28th Street. Greater North Park is an older community characterized by mixed residential development and ribbon commercial development **along** the major streets - Adams Avenue, El Cajon Boulevard, University Avenue, Park Boulevard, and 30th Street. A majority of the area is residential, most of that being single family dwellings with some duplexes. Two-thirds of **the single** family homes are

· BALBOA PARK · MASTER PLAN ·



LOCATION MAP

Figure
22

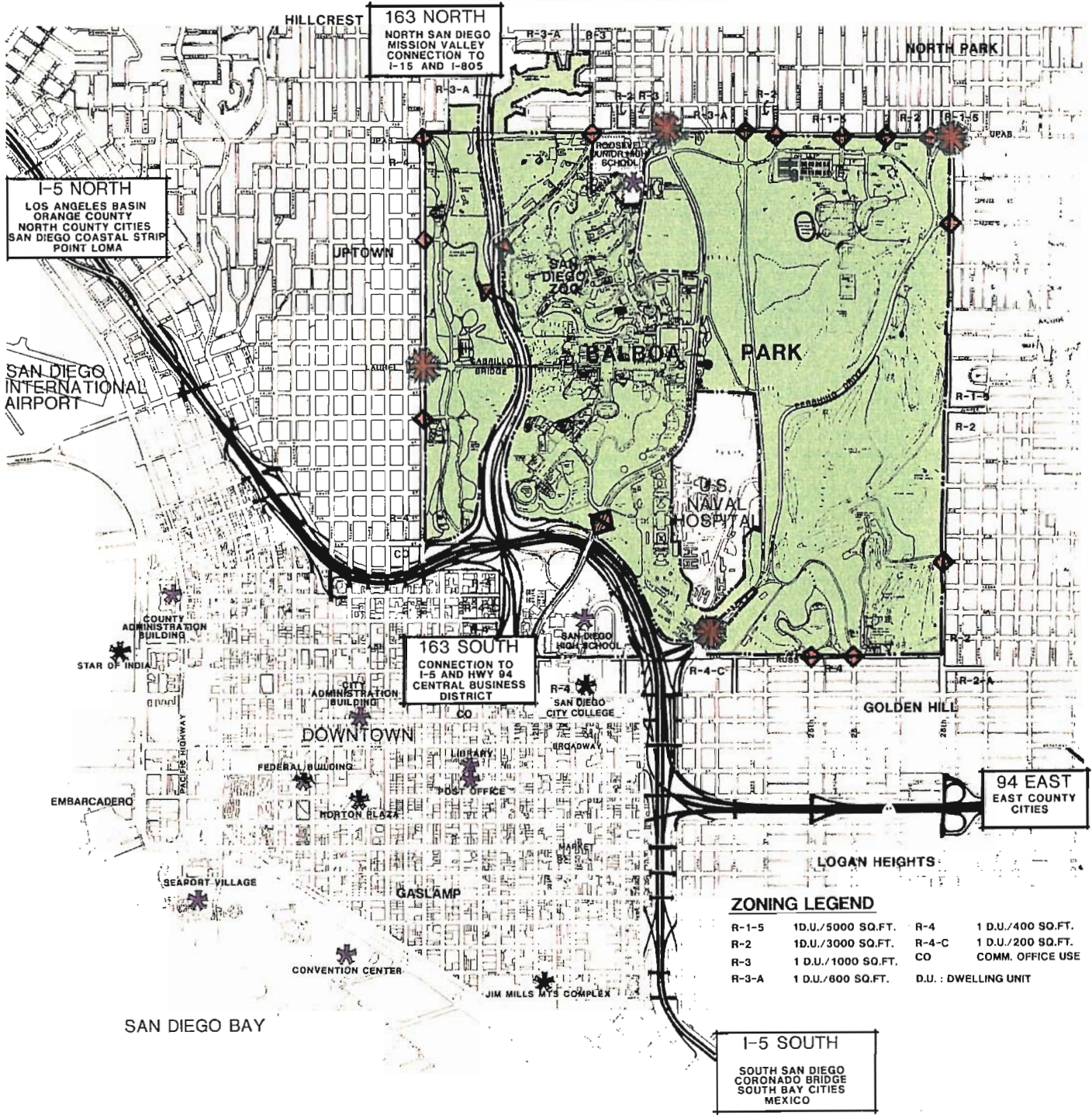


NOT TO SCALE

STRAY Land Planning

· BALBOA PARK · MASTER PLAN ·

CITY OF SAN DIEGO



ZONING LEGEND

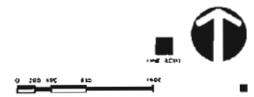
R-1-5	1D.U./5000 SQ.FT.	R-4	1 D.U./400 SQ.FT.
R-2	1D.U./3000 SQ.FT.	R-4-C	1 D.U./200 SQ.FT.
R-3	1 D.U./1000 SQ.FT.	CO	COMM. OFFICE USE
R-3-A	1 D.U./600 SQ.FT.	D.U.	: DWELLING UNIT

LEGEND

- PRIMARY ACCESS POINTS
- SECONDARY ACCESS POINTS
- PARK BOUNDARY
- LANDMARKS

EXISTING LAND USE AND VICINITY MAP

Figure 23



older, having been built before 1940. Recently, there has been a transition to multi-family dwelling units. During the 1960's there was a proliferation of apartment building construction, particularly in the area between Adams Avenue and University Avenue.

The area of Greater North Park adjacent to Balboa Park is made up primarily of single family dwelling units with a few scattered apartment buildings. One of the goals of the Community Plan is to "Preserve the low density single family areas immediately adjacent to Balboa Park."

The Greater North Park Community Plan places considerable emphasis on parks and open space areas. A small number of neighborhood parks currently exist which satisfy a portion of the community's needs. One of the plan proposals is to "Develop the areas at the periphery of Balboa Park with recreational facilities to serve the nearby residential areas of the community". These recreational facilities are intended to make up for the recreation and Park deficiencies in Greater North Park.

Open space areas are delineated in the Community Plan to ensure the preservation of existing, valuable natural resources, such as canyons. Switzer Canyon, a major east-west canyon, enters Balboa Park at approximately the end of Juniper Street at the northern end of the golf course. The

canyon provides a natural extension of Balboa Park into the community.

A system of pedestrian/bicycle linkages has been proposed to better integrate the community with Balboa Park. The linkage system would include bikeways and improved pedestrian paths within existing street rights-of-way which would connect Balboa Park with other public facilities such as community parks, schools, and libraries. The Community Plan indicates pedestrian/bikeway entrances to Balboa Park at approximately Redwood Street, Grape Street, Ash Street, and Pershing Drive.

Greater Golden Hill Precise Plan Area.

This Precise Plan includes an area of 430 acres east of downtown San Diego, bounded by Balboa Park and Juniper Street on the north, 32nd Street between Juniper and Hawthorn Street and along Marston Drive to 34th Street canyon to Beech Street on the east, Highway 94 to the south and I-5 to the west.

Golden Hill is a mixed use community dominated by residential usage with five small commercial pockets and a strip of industrial area occupying the southeast corner of the community. Housing constitutes the majority of land use in Greater Golden Hill and includes a variety of housing types with a wide range of values and ages. Homes are generally older.

Due to the relative age of many of the homes, some built before 1900, and the rich diversity of architectural forms, a concerted effort has been made to preserve historical homesites or homes with significant architectural value. An Historic District has been established between 24th and 25th Streets south of Balboa Park.

Balboa Park borders the community on two sides. The southeast corner of the Park, called Golden Hill Triangle area, includes the Golden Hill Recreation Center, Golden Hill Park, 28th Street area, and the Grape Street picnic area. This area is used primarily as a neighborhood park by residents of Golden Hill. The Golden Hill Triangle area satisfies only a part of the recreational needs of the neighborhood; sufficient facilities and upkeep are lacking, there is an access problem, and youth gang activities have made the area sometimes dangerous.

The recreation goals of the Greater Golden Hill Precise Plan include better pedestrian access to and maintenance of the Golden Hill Triangle area.

The Balboa Park-related goals are as follows:

- o Provide pedestrian access through the Golden Hill Triangle by maintenance of public right of way.

- o Provide increased maintenance of the Triangle grounds to improve Park appearance and to provide a greater feeling of spaciousness and security.

- o Develop pedestrian paths linking the four areas located in the Golden Hill Triangle.

- o Provide additional facilities in all four Triangle locations.

- o Encourage the Park and Recreation Department to continue undertaking ongoing review of the utilization of the Golden Hill Triangle area and the age composition of the users.

- o Increase general grounds maintenance and initiate pruning and clearing of the vegetation that currently makes much of the Park impassable and presents a potential fire hazard.

There is little traffic interaction between Balboa Park and Golden Hill. Except for entrances to the Golden Hill Triangle at 25th Street and 28th Street, there is no through traffic to the park with the exception of 26th Street.

Uptown Community Plan

The Uptown Community Plan area is located to the north and west of Balboa Park, bounded by Mission Valley to the north, Park Boulevard and Balboa Park to the east, I-5 and Old San Diego to the west. Sub-area C, Park West, is the Sub-area immediately west of the Park, while Sub-area B, the Hillcrest community, borders the north edge of the Park.

Sub-area B adjoining the Park is primarily residential in nature, with low and medium density single family residences. Sub-area C is a mixture of high density single and multi-family residential between the Park and Fifth Avenue; the Fourth and Fifth Avenue area is primarily commercial. In the Uptown Community Plan, the single family residential area north of the Park would be retained, while high-density residential development would be continued along Sixth Avenue. The plan emphasizes that care should be taken not to "wall-off" Balboa Park from the westerly part of the community.

A number of parks and open space goals are emphasized in the plan, as neighborhood and community parks satisfy a portion of these needs. Recommendations include making full use of Roosevelt Junior High School for active recreation facilities. The preservation of natural open space is emphasized. Balboa Park Canyon (Marston Hills Addition) is recommended as an open space green belt.

The plan proposes a system of bikeways and pedestrian paths to all activity areas including Balboa Park. Open space linkages are recommended to be developed on selected east-west streets through the Fourth and Fifth Avenue corridor: closure of streets or widening of sidewalks would physically and visually connect Balboa Park to this corridor and the residential area to the west. The need for pedestrian ways between Fourth and Fifth Avenues and the Park is emphasized.

Land Use and Architecture

Land Use Character

The existing Balboa Park land use plan is shown in Figure 24. The Park has been divided into several land use zones. These zones are for reference purposes and are illustrated in Figure 25. The major characteristics of each of these zones are described below.

Zone 1: Northwest Area

This zone includes the Marston Hills addition of approximately 15 acres north of Upas Street between Seventh Avenue and Richmond Street. The area includes Marston home. The Northwest Area also includes the area between Richmond Drive and SR-163 which contains the Boy Scout and Girl Scout leaseholds, and Campfire Camp Cahita just west of SR-163. The Marston Hills addition consists of a deep canyon tributary to Cabrillo Canyon.

The Boy Scouts and Girl Scouts are located in this zone. Activities include night camping, day camping, training sessions, troop meetings and community group meetings. Both the Boy and Girl Scouts hold eight weeks of day camp in the summer months.

The camps provide an area for the appreciation of nature and the opportunity for young person social interaction within an outdoor setting. Although not a campground within the

"wilds" so to speak, the camps provide a natural enough character to act as a transitional experience between the "city" and the "country".

Pedestrian/bicycle paths run along Upas Street. A pedestrian and bicycle bridge crosses SR-163. The Marston Hills Addition and the nearby park area currently exhibit a feeling of "naturalness". Because of its shape, the perceived background viewed from within the canyon is low density residential on the east, north and south perimeters. The immediate and foreground character is not destroyed by the adjacent homes. This canyon creates an excellent feeling of seclusion within an intense urban framework.

Zone 2: Sixth Avenue Area

This zone consists of a beautifully landscaped area between Sixth Avenue and SR-163, from Upas Street to the SR-163/I-5 interchange. It includes the Sixth Avenue mesa area, and the west slope of Cabrillo Canyon. This is one of the two oldest landscaped and developed open park areas and is devoted to passive and active recreational pursuits designed for all age groups. The Cabrillo Bridge functionally divides the mesa into northern and southern sections.

The northern section is dominated by the Cypress Grove picnic area. Facilities on the northern mesa section include large turf areas, a children's play area, the Redwood Bridge

BALBOA PARK MASTER PLAN

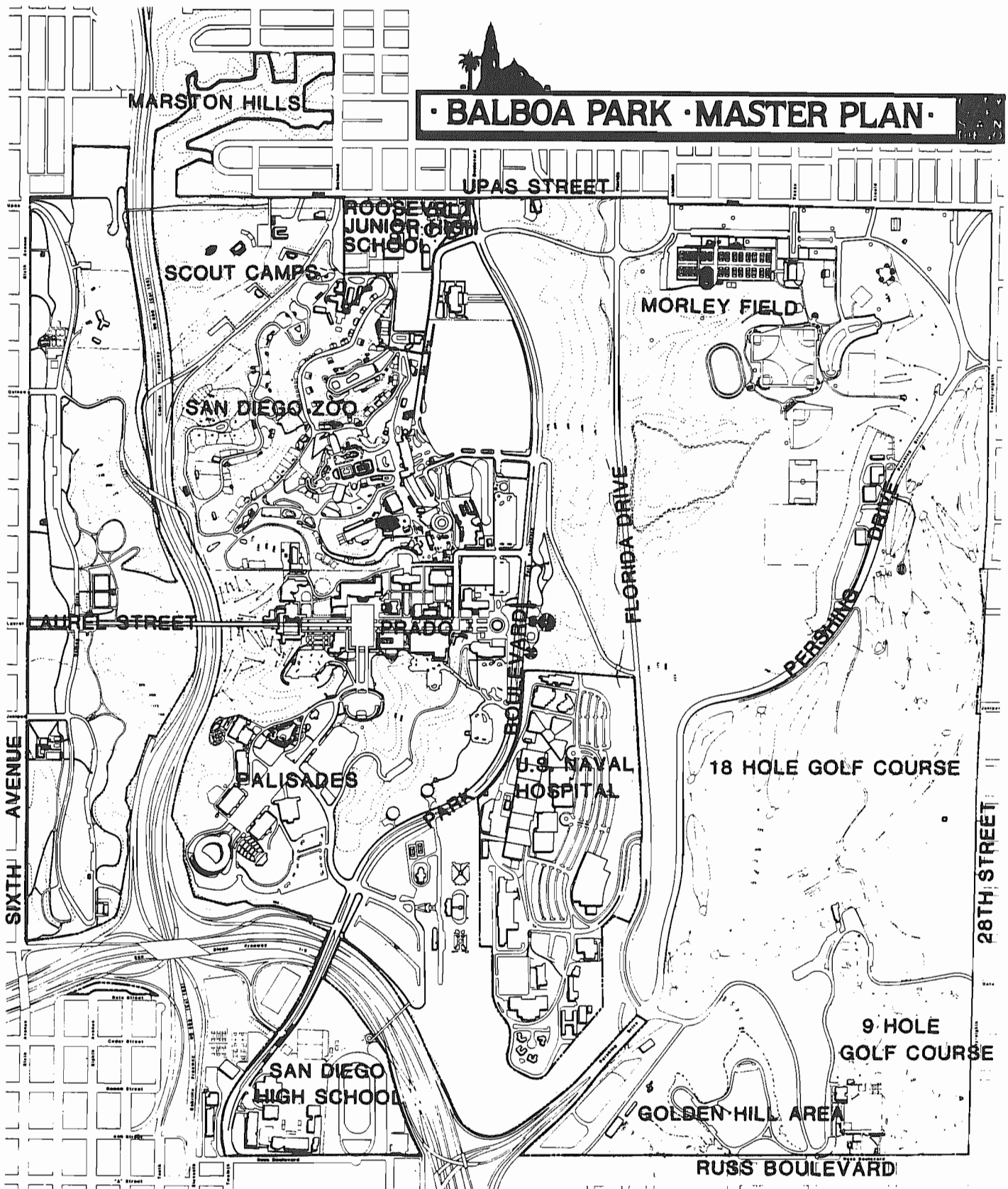


Figure
24

EXISTING BALBOA PARK PLAN

BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO

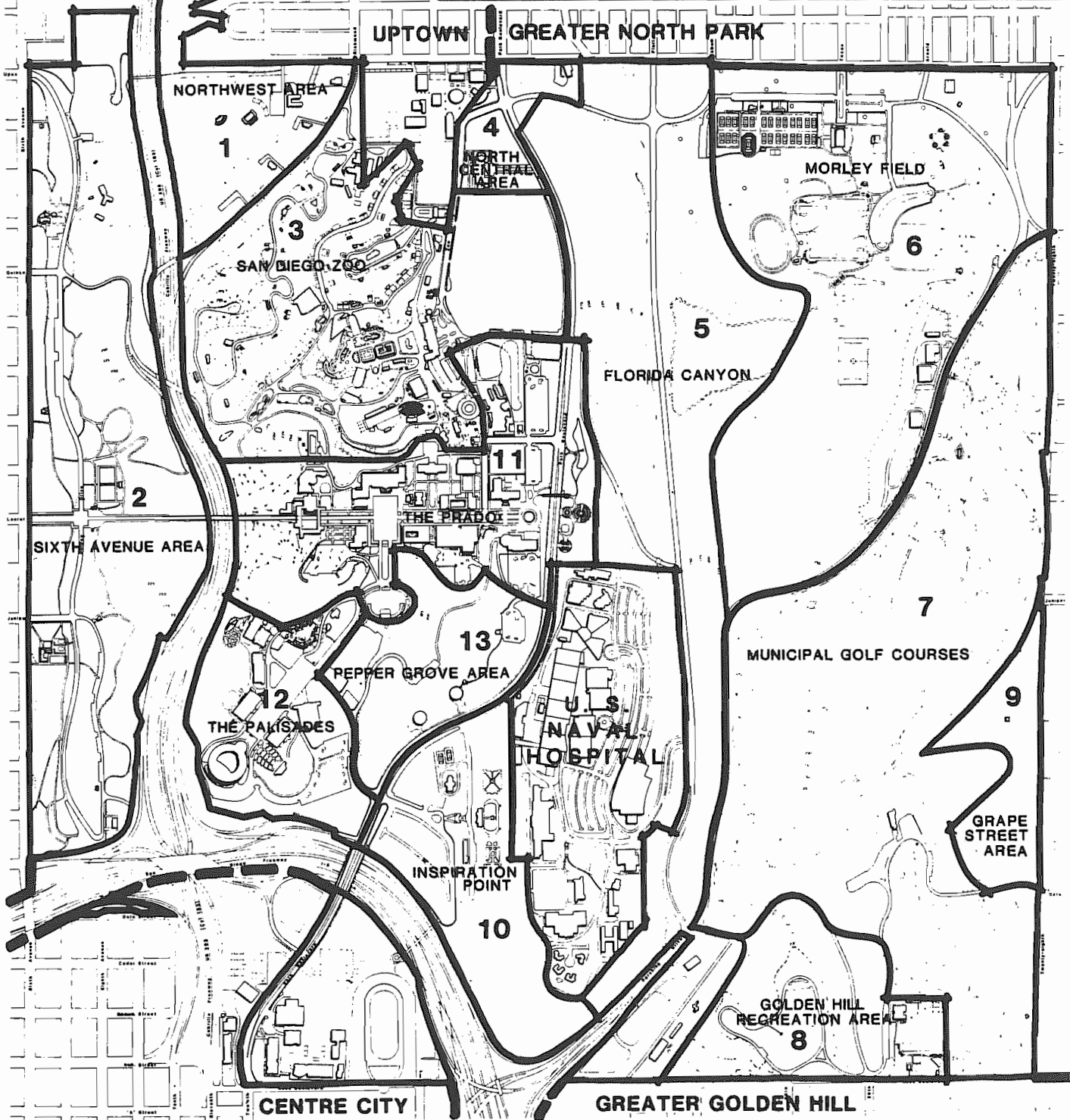


Figure
25

LAND USE ZONES

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and Shuffleboard Club, the San Diego Roque Club and a bowling green.

The southern section also has a large central picnic area, the Pine Grove Picnic Area. Facilities include the Balboa Roque and Shuffleboard Club, and the Fire Alarm Building, currently used by the Park and Recreation Department for storage but is anticipated to temporarily house Park and Recreation Department offices.

The Sixth Avenue area is an extensively landscaped area of grass, curving paths and tree plantings. The mesa tops have a formal atmosphere, while the canyon slopes give a more naturalized appearance. The basic character within this area is one of a traditional park with large areas of open lawn with occasional groves of trees. On busy weekends and holidays, this character is negatively affected by the large number of cars parking and traveling on Balboa Drive.

Zone 3: San Diego Zoo

This includes all of the Zoo area as well as the parking lot north of Zoo Place and west of Park Boulevard. The Zoo houses over 1,600 species of animals, and the largest plant collection in Balboa Park. Many rare and exotic trees and shrubs are planted on the Zoo grounds. Its character varies from tropical lushness to heavily wooded.

Zone 4: North Central Area

This small zone north of the Zoo parking lot and south of Upas Street includes the Veterans War Memorial Building and grounds on the west side of Park Boulevard and the Blind Recreation Center area on the east side of Park Boulevard. The grounds surrounding these buildings are generally level turf areas, with scattered plantings of trees. The Veterans War Memorial Building is used by community and social groups.

The Recreation Center for the Blind is sponsored by the Lions Club of San Diego. The character within this area is one of great openness due to the large open lawn areas and low relatively small buildings. Traffic on Park Boulevard is often heavy and fast, detracting from the value of the area for passive, contemplative uses.

Zone 5: Florida Canyon Area

This includes all of the Florida Canyon area except for the Rose Garden, the Desert Garden, and the new Naval Hospital. The area also includes portions of the Central Operations Station.

Florida Canyon is the largest undeveloped portion of Balboa Park; it is a fairly deep, narrow canyon with several finger canyons. A cobbled stream runs through the canyon to the west of Florida Drive. A system of nature trails is provided in Florida Canyon.

Zone 5 is an area of varied character types, ranging from unattractive city maintenance facilities, to the institutional architectural character of the Naval Hospital site, to the native hillsides of Florida Canyon. The Central Operations Station presents a rather un-parklike entrance via Pershing Drive.

Zone 6: Morley Field

This large recreation oriented area includes all of the area east of Florida Canyon, south of Upas Street, north and west of Pershing Drive and west of 28th Street between Redwood Street and Upas Street. This relatively flat mesa top is the site of the Morley Field Sports Complex, which includes tennis courts, the municipal pool, soccer, baseball and multipurpose play fields, a velodrome, frisbee golf course, archery field, flycasting pool, bocce courts, a Senior Citizen's Center with shuffleboard and roque, organizational and open picnic areas, and a children's play area. This area also includes a large unofficially closed sanitary landfill. Open lawn and picnic areas occur along Upas Street, and an undeveloped area lies between Pershing Drive and 29th Street north of Redwood. One of the most dramatic viewpoints from within the Park is located at the south end of the landfill overlooking Florida Canyon.

Zone 7: Municipal Golf Courses

This zone consists of the 18-hole and 9-hole golf courses and a driving range, to the east of Pershing Drive. The zone is bisected by Switzer Canyon: the canyon's northern slopes and finger canyons are in a natural state, with a native chaparral vegetation. A single clubhouse serves both golf courses.

The majority of this area is obviously dominated by large open lawn areas typical of golf courses. What gives the course a unique flavor are the undisturbed native hillsides throughout the course. In the heart of the city, one can play a round of golf and experience manicured park-like areas as well as experience undisturbed and natural hillsides that were once prevalent in the area.

Zone 8: Golden Hill

This zone includes the area north of Russ Boulevard, east of Pershing Drive, south and west of 26th Street Road and all of the Golden Hills Recreation Center adjacent to the 9-hole golf course. It is the second of the two oldest landscaped and developed park areas. The Golden Hill Picnic Area is a large turf area on the flat crown of a hill, ringed by a loop road. The surrounding slopes are covered in well established groves of oak trees to the west, with eucalyptus and some pine trees to the east. Some native vegetation is found at the eastern edge of this zone.

The Golden Hill area displays varying character. The existing recreation center provides a hub of activity resulting in character similar to the Morley Field area, including abundant fencing and bright lighting at night. The Golden Hill Recreation Center facilities include shuffleboard courts, ball fields, and basketball courts and offers varied community activities. In addition, the knoll area provides a typical passive park setting with open lawn areas and large trees.

Zone 9: Grape Street Area

This area lies east of 28th Street between Date Street and Juniper Street and east of the golf courses, on a small mesa top. A large central turf area is surrounded by well developed stands of primarily eucalyptus trees. This area is generally perceived as having safety and security problems, particularly after dark. Because of its proximity to single family residences, it conveys the feeling of a small neighborhood park.

Zone 10: Inspiration Point Zone

Inspiration Point lies at the south end of the Park, east of Park Boulevard. An approximate 35 acre area was returned to the City of San Diego by the U.S. Navy in exchange for a similar sized area to the north. All but three of the existing hospital buildings are being demolished. An ad hoc committee established by

the City Council studied the area and determined the most appropriate type of re-use. The recommended uses are predominantly free and open park.

Zone 11: Central Area

This zone extends south from the Zoo and parking lot between SR-163 and Park Boulevard to include the Prado area. This zone covers the Prado area, Cabrillo Bridge, Spanish Village, the children's rides, the Rose Garden and Desert Garden, the field archery range and Palm Canyon. Cultural activities dominate this area, including museums, theatres, art galleries, community activities and gardens.

This zone is perhaps the most familiar part of the Park to many users. Use of this popular area peaks on good weather weekends, when the festive atmosphere created by jugglers, musicians, and mimes, landscaped areas, and heavily-used museums combines with heavy through automobile traffic. This area is one of the prime activity centers and destinations for residents and tourists in the City of San Diego.

Zone 12: Palisades Area

This zone lies south of the Prado area. It includes the House of Pacific Relations, United Nations Building, Balboa Park Club, Puppet Theatre, Palisades Building, Automotive Museum (Conference Building),

Aerospace Historical Center (Ford Building), Starlight Bowl and Municipal Gymnasium. As is the case for the Prado area, cultural activities dominate, including museums, theatre, international cultural displays, folk dancing and sports and community activities.

The predominant character of this zone is that of a large expansive parking lot surrounded by buildings of mixed character. This is also a pedestrian and vehicular area. The northeasterly section is more of a passive lawn and vegetation area which includes the House of Pacific Relations. The southwest terminus is the large circular Ford Building which encloses this space.

The views to the south from the Aerospace Museum are quite dramatic. Unfortunately, these views are not visible from the Pan American Plaza area.

Zone 13: Pepper Grove Area
This zone lies south of the Prado and east of the Palisades area and includes the Pepper Grove picnic area, Australian area, proposed Japanese Garden, and two circular water tank buildings which are used by the Centro Cultural de la Raza and the Park and Recreation Department. The area adjacent to Park Boulevard is a relatively flat mesa top with large open lawn areas dotted with pepper trees. Behind this, the ground slopes downward steeply to form Gold Gulch, a deep canyon covering most of the remaining area. The Police Department's equestrian facility occupies

the southern portion of the canyon. A children's playground area is located adjacent to the Centro Cultural de la Raza.

EXISTING ACTIVITY PATTERNS

Free and Open Park Uses

Free and open park space occurs primarily around the Park perimeter, Florida Canyon and the Central Mesa area. The largest section is found along Sixth Avenue west of SR-163, with extensive lawn, and picnic areas. Other large areas of park land oriented toward picnicking and similar activities occur in the Pepper Grove area on Park Boulevard; the Golden Hill area excluding the Recreation Center; the Grape Street picnic area; the picnic and open play areas of Morley Field. Palm Canyon, located south of the Alcazar Garden parking lot and west of the Organ Pavilion, constitutes a type of open park land which is intermediate between the previously mentioned lawn and picnic areas and the natural open spaces of Florida Canyon and the Marston Addition. Existing free and open park uses are somewhat limited when compared with the overall size of the Park, and comprise only eighteen percent of the total Park acreage.

Site Specific Recreation Uses

These uses are concentrated on the east side of the Park, the San Diego Zoo and several small recreation centers. The east side includes the Morley

Field Sports complex which provides tennis courts, bocce courts, a swimming pool, the velodrome, an archery range and a frisbee disc golf course. The two municipal golf courses are also located on the East Mesa, the 18-hole course south of Pershing Drive and the 9-hole golf course at the southeastern corner of the Park. The Golden Hill Recreation Center offers community recreation activities next to the 9-hole golf course. Several special recreation activity centers are found scattered on the west side of the Park along Sixth Avenue. These include two shuffleboard and roque clubs, and a bowling green.

The single largest special recreation area is the San Diego Zoo on the Central Mesa. A field archery range is also located on the Central Mesa, both north and south of Cabrillo Bridge.

Cultural Activities

Cultural activities are concentrated on the Central Mesa, especially in the Prado and Palisades areas and in Spanish Village. The Veterans War Memorial Building north of the Zoo parking lot is used for community social and cultural activities. The Centro Cultural de la Raza functions as a community center with meeting rooms, dance classes and an art gallery.

Special Events

The majority of special events are held in the Prado and Palisades areas, or on the open park land next to Laurel Street and Sixth Avenue. Special events permits are handled through the Facilities Management and Maintenance Section of the Park and Recreation Department. Fund raising events are usually held in the Organ Pavilion or the central Prado area.

Tourist Attractions

Major tourist attractions consist of the San Diego Zoo and the cultural areas of the Prado and Palisades. The golf courses and the open park areas of the Central Mesa and along Sixth Avenue also receive some tourist activities. The Morley Field area, Florida Canyon and Golden Hill areas primarily serve community and neighborhood uses.

Encroachments and Restricted Areas

Several major encroachments (non-park uses) or restricted uses exist along the Park perimeter west of Florida Drive. These include San Diego High School, the Naval Hospital, Roosevelt Junior High School, the Boy Scout, Girl Scout, and Campfire campgrounds. In addition, the Arizona Landfill and the City Operations Center/Maintenance Yard, the freeways, and the new City Nursery are considered to be encroachments within the park. A variety of uses are available to the general public

for a fee. These uses include the Zoo, the golf courses, the museums and some of the recreational facilities at Morley Field.

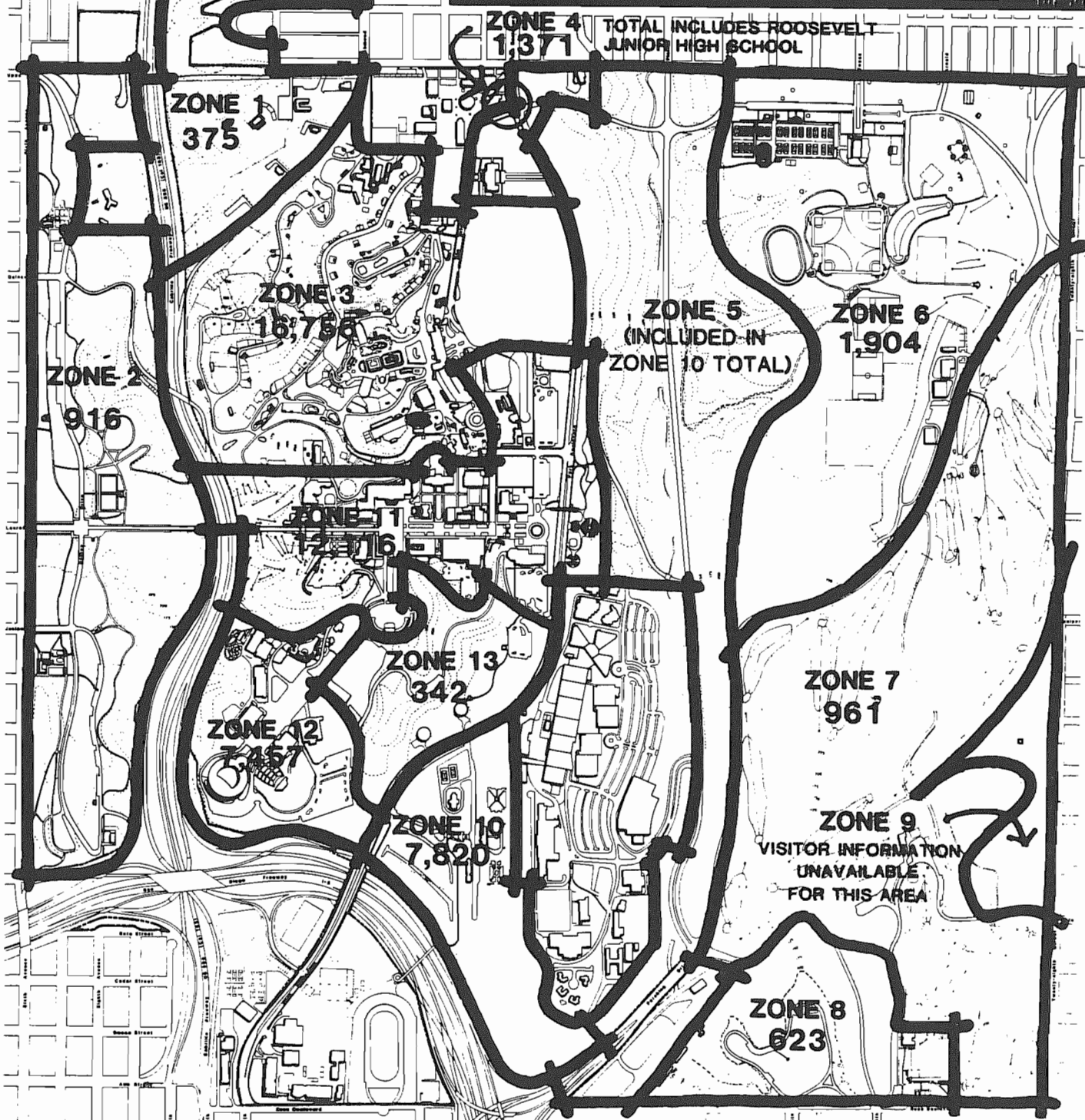
EXISTING LAND USE CHARACTER

The existing land use character of the Park is strongly affected by existing user patterns within the Park. The number of visitors to Balboa Park has increased yearly since 1957. This trend is expected to continue. Exceptions to this overall yearly rise in attendance were the years 1976-1979. (See figure 26). During these years, there was an overall decline in use of the Park. This decline has been attributed to several factors including the initiation of user fees at the museums, destruction of the Old Globe and Aerospace Museums by fire and the 1979 gasoline crisis.

As might be expected, there are strong seasonal and weekend/weekday fluctuations in Park attendance. Attendance at the Park is highest during the summer months (June, July and August) and peaks particularly from 2 p.m. to 4 p.m. on summer weekends. Approximately two-thirds of Park visitors are residents of San Diego County. The remaining visitors are from other California areas and from out-of-state. As San Diego's popularity as a tourist destination has increased since 1959, it is likely that the proportion of out-of-county visitors has also increased. Most out-of-county visitors and out-of-state visitors utilize

primarily the Zoo and museum area. In-county visitors utilize these areas as well as other areas such as Morley Field, the Sixth Avenue area and the golf courses. However, the Golden Hill and Grape Street areas appear to be utilized primarily as neighborhood parks by local residents from those areas.

BALBOA PARK MASTER PLAN



SOURCE: BALBOA PARK VISITOR STUDY PREPARED BY PERSPECTIVES, MARCH, 1982

Figure
26



ESTIMATED DAILY ATTENDANCE

Access, Circulation and Parking

Auto Access: Auto access is presently provided to Balboa Park by both the regional freeway system and local arterial roadways. (See Figure 27). Running north-south in the park and through Cabrillo Canyon, SR-163 Freeway (Cabrillo Freeway) splits Balboa Park into the western one-third and eastern two-thirds. This freeway links with I-5, I-8 and other regional facilities to the north. Direct access to the Park is provided from SR-163, but only in the northbound direction, at Quince and Richmond Street off-ramps. Interstate 5, forming the southwestern boundary of the Park, also provides regional Park access, with connections to SR-163, Pershing Drive, Park Boulevard and Sixth Avenue.

Principal arterial roadways providing auto access to Balboa Park include Sixth Avenue, which forms the western boundary of the Park; Laurel/El Prado, the prime western entry gate via Sixth Avenue; Pershing Drive, especially from the south via I-5; and Park Boulevard, with both southern and northern entrance ways to the Park.

Identified in Figure 28 are recent weekday average daily traffic (ADT) totals. These ground traffic counts were collected between 1988 and 1989 by the City of San Diego. The SR-163 freeway at Richmond

Street off-ramp is carrying more traffic than desired. Portions of Laurel/El Prado, Florida Drive and Upas Street exhibit traffic loadings which also exceed the maximum desirable standard.

Balboa Park is predominantly accessed by automobile, as opposed to other modes of transportation. Survey data from the late 1970's indicate that at least 90 percent of Park users arrive by auto (Economic Behavior Analysts, Inc., 1980). The data indicates that, depending upon the Park institution visited, as many as 95 percent of patrons arrive by automobile. The same survey identified that, depending upon which institutions were visited, vehicle occupancy for auto users averaged 2.9 - 3.3 persons per vehicle.

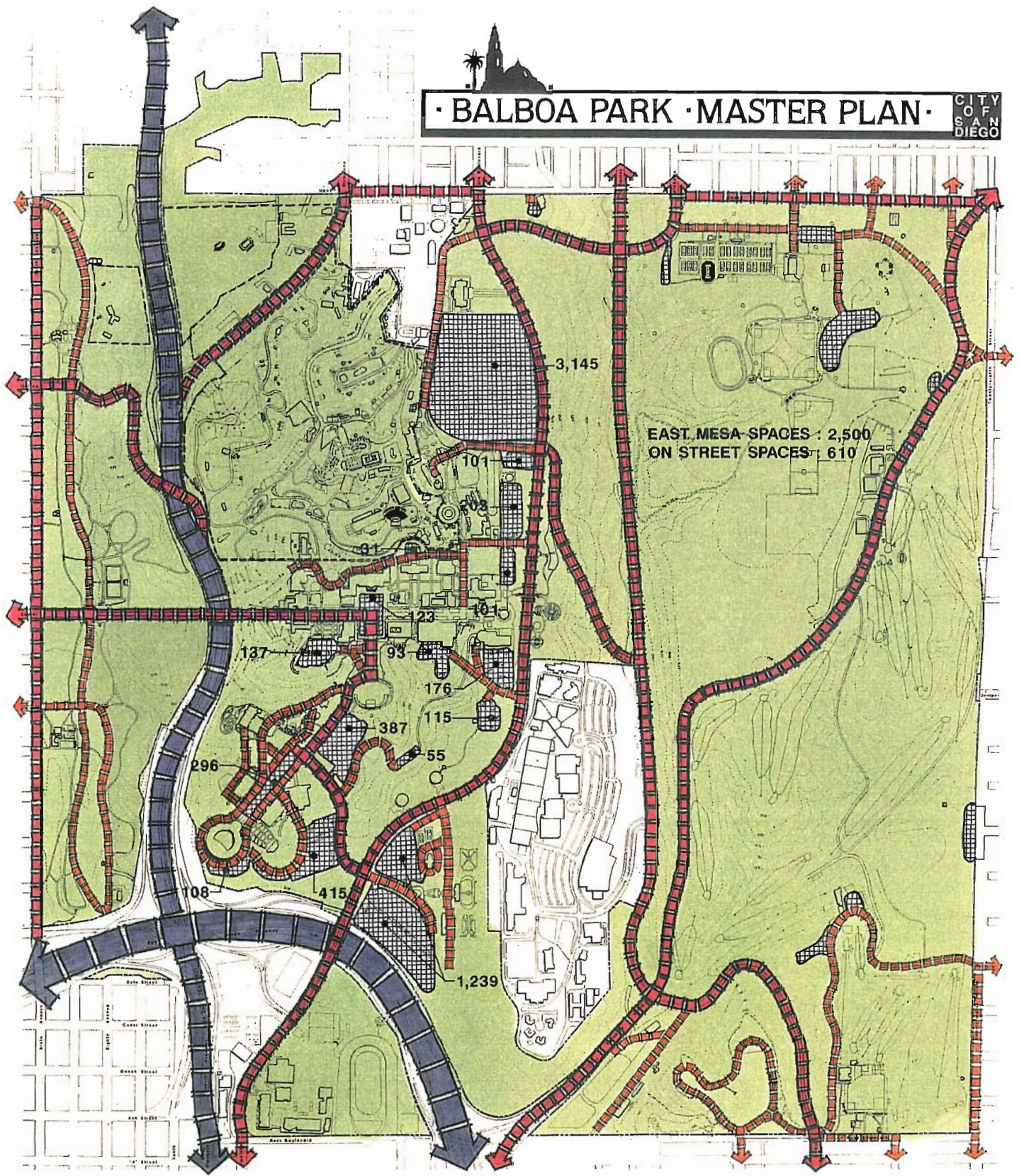
Existing Balboa Park vehicular auto parking supply totals are shown in Figure 26. With 3,145 parking spaces, the Zoo lot alone accounts for nearly one-half of the total Central Mesa parking supply.

Demand for parking is influenced by a variety of factors, including (but not necessarily limited to) the following:




- o Demand for parking space varies by hour within the day, and is different at night than during the day. It is also different on weekends than weekdays, typically peaking

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CITY OF SAN DIEGO



LEGEND

-  INTERSTATE FREEWAY
-  STATE FREEWAY
-  PRINCIPAL CIRCULATION ROUTE



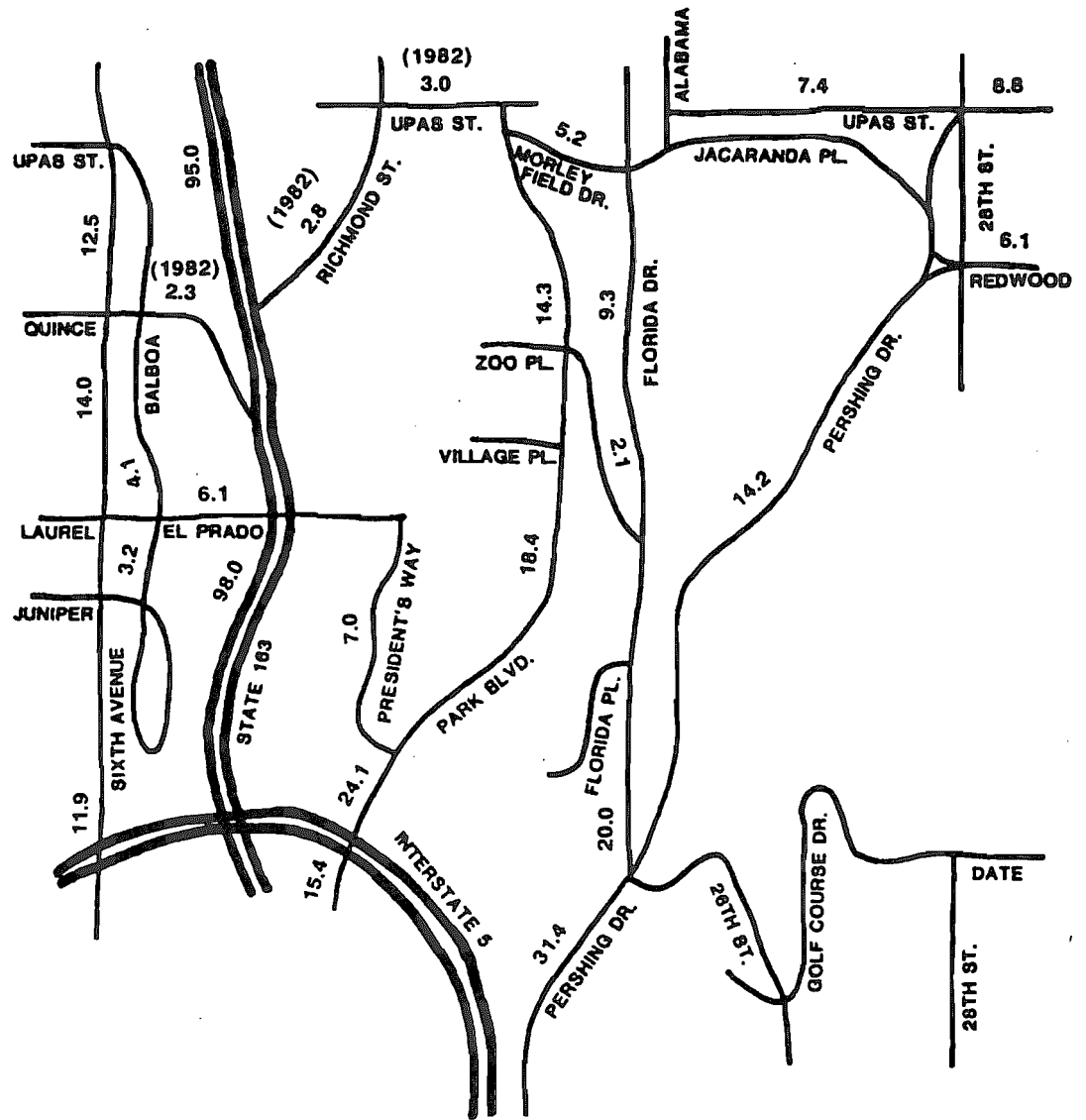
-  SECONDARY CIRCULATION ROUTE
-  PARKING AREA WITH NUMBER OF SPACES

Figure 27



EXISTING CIRCULATION AND PARKING


· BALBOA PARK · MASTER PLAN ·




DAILY TRAFFIC COUNTS

COUNTS REPRESENT TOTAL TWO WAY TRAFFIC EXPRESSED IN THOUSANDS (000)

* COUNTS ARE FROM (1986-1989) UNLESS OTHERWISE NOTED

Figure
28



NOT TO SCALE

ESTRADA Land Planning

TRAFFIC ANALYSIS

(under normal circumstances) during the afternoon on a Sunday.

- o Demand is also higher during the summer months, on holidays and free admission days, and during special events and promotions. The latter can create special parking problems.

- o Demand fluctuates with the weather.

- o Length of stay/duration of parking is a key factor affecting availability of parking spaces.

- o Vehicle occupancy is another key factor, as the number of persons which can be accommodated within parking facilities will vary by the number of persons per auto.

Demand for parking spaces varies by user group as well. (See table 1). Patrons of park institutions (e.g., the Zoo or a museum) will park for greater or lesser periods of time, depending on their destination(s) within the Park. As an example, Zoo patrons tend to park for several hours at a time. Institution patrons also prefer to park near their intended destination(s), should the space be available. Employees and volunteers represent a critical user group, as they take up space that could otherwise be available to visitors. Patrons of special events, due to the potential sheer number of attendees can encounter acute parking constraints.

In the late 1970's, it was indicated that:

"On at least thirty days a year the entire Park is at or near the capacity use of its parking spaces, and there are a number of areas within the Park which almost always are filled, such as in front of the Art Museum, the Natural History Museum parking lot and the Space Theater parking lot during performances." (Economic Behavior Analysts, Inc., 1980)

In addition to inadequate parking supply at times and/or locations, another key parking-related problem relates to conflicts between motorists and pedestrians (and to a lesser extent bicyclists). In the cultural center/El Prado area, in particular, vehicles turning in and out of parking lots, and circulating around searching for an available space, will often conflict with pedestrian circulation.

Alternate Modes of Access: Access to Balboa Park, while predominantly by automobile, can also be gained by transit, taxi, bicycle or on foot. The aforementioned survey results demonstrated that, depending upon specifically where the interviews were conducted, with whom and what time of day, total persons **in** using cars amounted to 5-11 percent of all Park visitors.

San Diego Transit operates four (4) bus routes 7, 7B, 16 and 25 which serve the Park. . All of these routes have certain bus stops designated "lift

TABLE 1
1988 BALBOA PARK PARKING SUPPLY
San Diego Centre City and Balboa Park Parking Management Plan

<u>Facility Name</u>	<u>Spaces</u>
Central Mesa Area:	
Zoo Lot	3,145
Organ Pavilion Lot	387
Starlight Bowl Lot (East of Federal Building)	415
Pan American Plaza Lot (a.k.a. Palisades Lot)	296
Spanish Village Lot (North of Village Place)	203
Fleet Space Theatre Lots	176
Alcazar Gardens Lot	137
Plaza de Panama Lots (a.k.a. Prado Lots)	123
Pepper Grove	115
Aerospace Museum (South of Museum)	108
Natural History Museum Lot (South of Village Place)	101
Carousel Lot (South of Zoo Place)	101
Casa de Balboa	93
Gold Gulch Lot (Just East of Organ Pavilion Lot)	55
Botanical Building Lot (North of Village Place)	31
Subtotal:	5,486
Other Nearby Areas:	
'Inspiration Point Lots	1,239
On-Street Spaces	610
Subtotal:	1,849
TOTAL PARKING SPACES:	7,335

SOURCE: Park and Recreation Board and SANDAG "Centre City Parking Study", 1988.

stops" for wheelchair-bound persons. Not every bus along a particular route has lift capabilities, however. San Diego Transit operates no special or "dial-a-ride" service to the Park only fixed-route, fixed-schedule services.

The Molly Corporation offers two "Molly Trolley Express" routes from Seaport Village in Centre City. One line traverses the Gaslamp Quarter and eventually runs up Park Boulevard to the San Diego Zoo. No special accommodations are made for the handicapped.

Most of the Park is "pedestrian friendly"; sidewalks and pathways are generally plentiful. Conflicts do occur with automotive traffic, particularly in the high pedestrian activity areas of the Prado and Palisades where motorists and pedestrians compete for room in which to circulate. Pedestrian access across Florida Drive is not specifically provided for.

There are some signed bike routes (on-street) designated in the Park for the cyclist. There are also portable metal bike racks at selected sites. These represent the only special accommodations currently provided for those wishing to travel to Balboa Park by bicycle.

Topography, Soils and Geology

General

Balboa Park currently covers approximately 1,290 acres of dissected marine terrace, in the coastal plains area. The Park is characterized by a mesa-canyon topography of relatively level uplands, strongly dissected by deep, narrow canyons. The Park is divided into four mesa areas: 1) the western one paralleling Sixth Avenue; 2) the Central Mesa along Park Boulevard and including the Prado and Palisades area; 3) the eastern Morley Field Mesa; and the 4) smaller mesa to the southeast of the Park. The mesa tops have elevations varying from 225 to 275 feet above mean sea level. (See figure 29.)

The three major canyons located within the Park consist of Cabrillo Canyon and its tributaries, separating the Sixth Avenue and central mesas; Florida Canyon which separates the central and eastern mesas; and Switzer Canyon which bisects the 18-hole golf course. These canyons are generally over a hundred feet deep, with rim elevations of 225 to 275 feet above mean sea level, and bottom depths ranging from 100 to 175 feet. The Marston Hills Addition and Florida and Switzer Canyons contain the only large areas of native vegetation still in existence within the Park. Figure 30 illustrates the Park's slope characteristics.

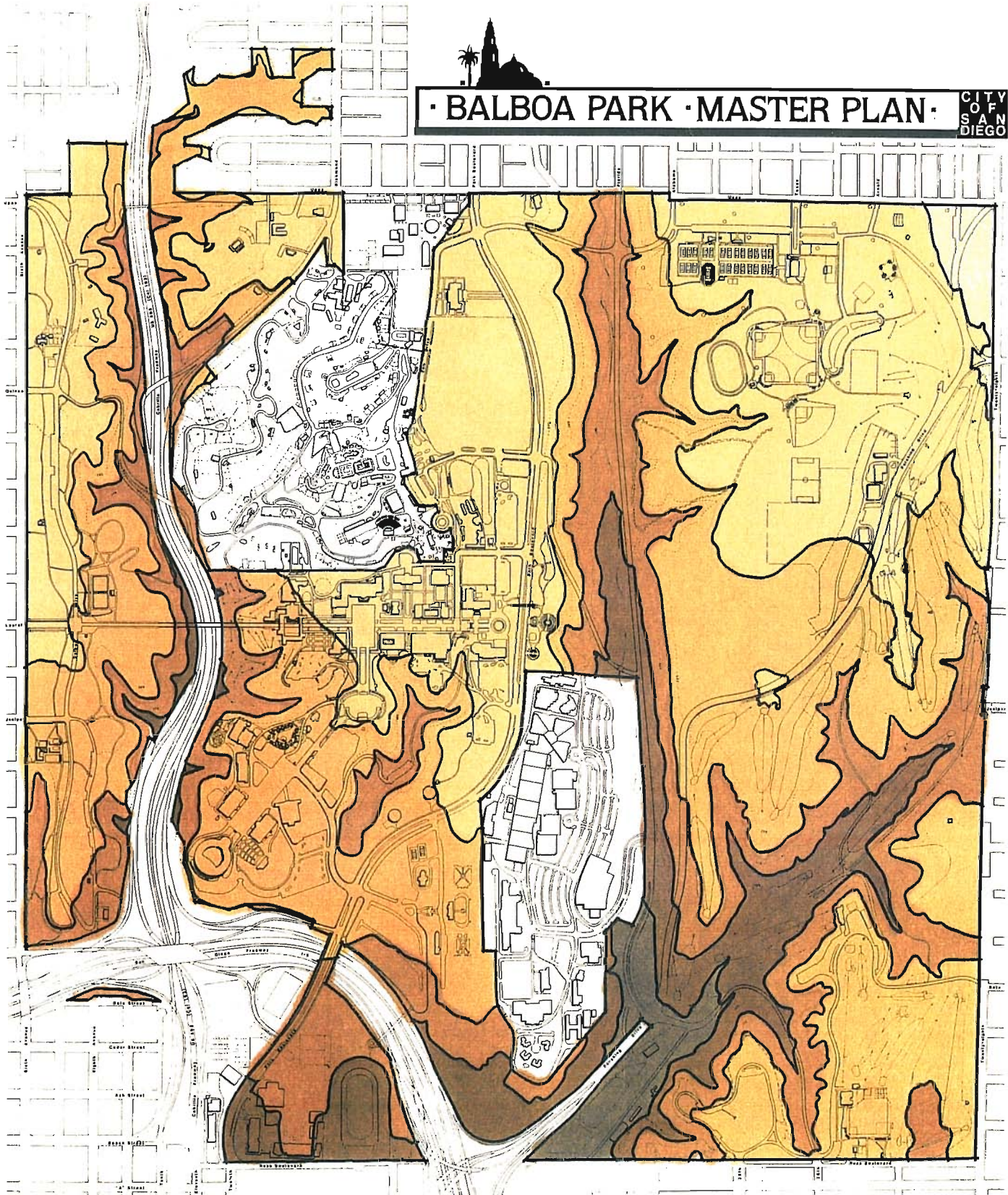
The bedrock units underlying the Park are of marine origin, dating from the Pliocene to the Pleistocene periods. The two major types of bedrock Formations are the Linda Vista Formation, found primarily on the mesas, and the San Diego Formation, generally exposed in the canyons. Some Otay formation is exposed in the eastern areas.

Soils west of Park Boulevard belong to two major groups, the Chesterton series on the Sixth Avenue mesa, and the Gaviota series in Cabrillo Canyon and its tributaries, including the Zoo area. Both soil series consist of soils weathered from sandstone. The thin soils of the Sixth Avenue area are generally gravely loamy sands over sandstone or a hardpan. The Gaviota soils of the canyons are well-drained fine sandy loam, only 9 to 18 inches deep over sandstone. Run-off is rapid and the erosion hazard is high.

The soils east of Park Boulevard belong primarily to the Redding series. These well-drained gravely loams have a gravely clay subsoil over a shallow hardpan. The mesa along Park Boulevard, the Morley Field mesa, and the 9-hole golf course site are covered by Redding gravely loam, the same soil type found in the mimamound-vernal pool areas of Kearny Mesa. The only undeveloped area with this soil type is the small mesa top west of the landfill. Florida and Switzer Canyons soils are characterized as Redding cobbly loams, shallow soils over a








BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO



LEGEND

ELEVATION IN FEET

	50 - 100		150 - 200		250 - 300
	100 - 150		200 - 250		300 - 350

ELEVATION ANALYSIS

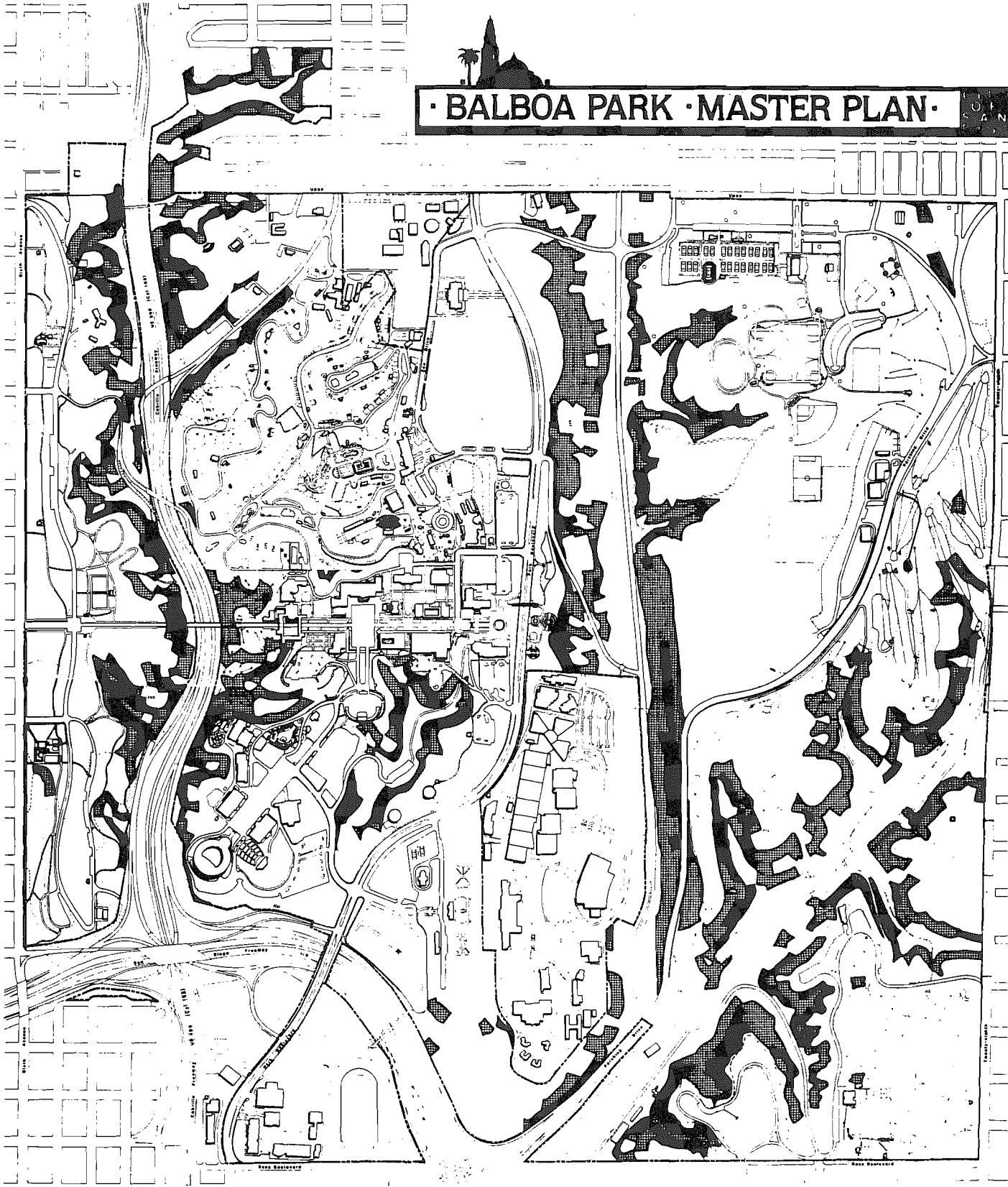
Figure 29






0 100 200 400 800

hardpan with a moderate to high erosion hazard. Soils of the Huerheuro series cover the Golden Hill and Marston Point areas. These are moderately well-drained loams with a clay subsoil.


BALBOA PARK MASTER PLAN



LEGEND

-  0% - 25%
-  25% - 40%
-  OVER 40%

SLOPE ANALYSIS

Figure
30

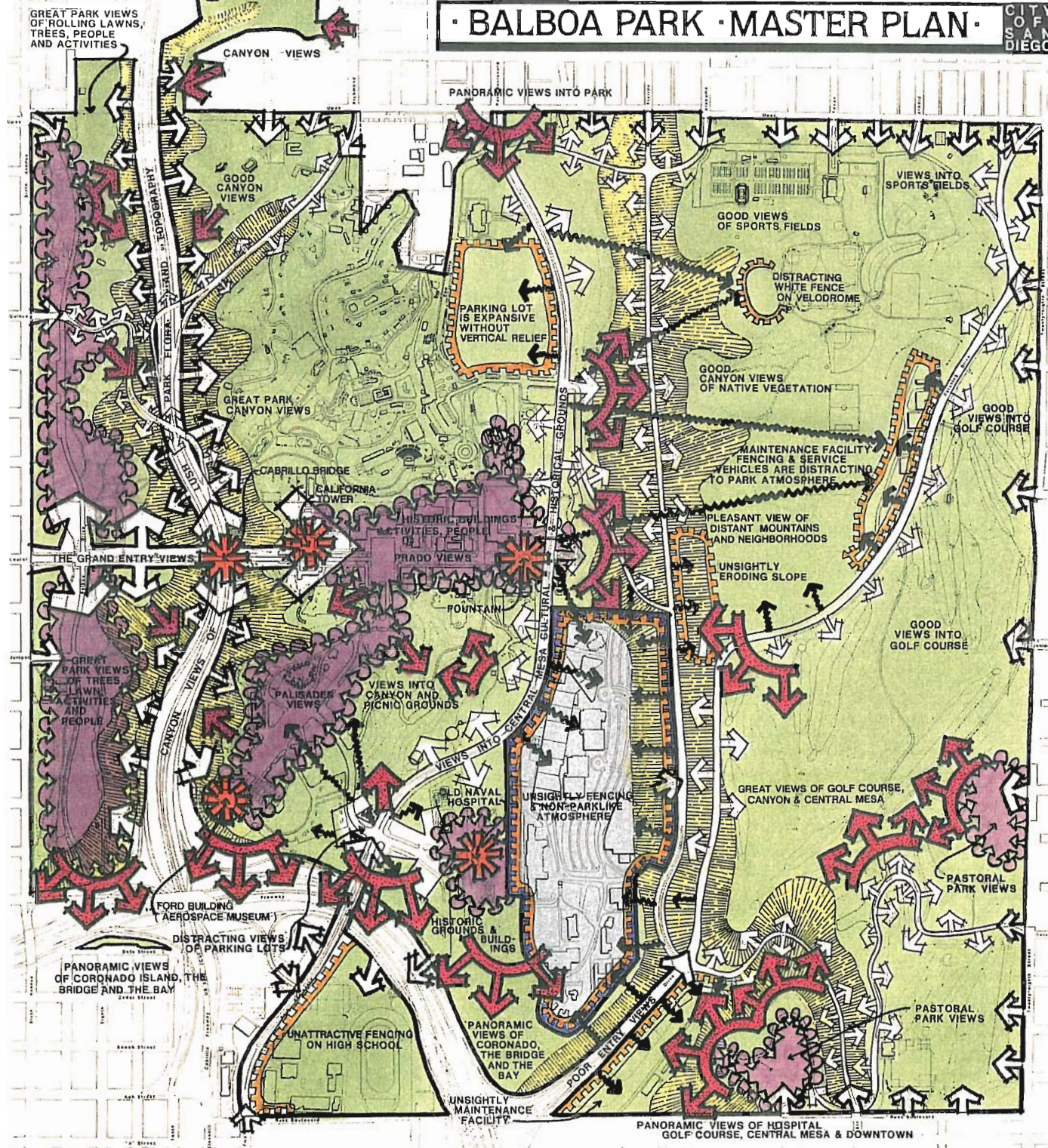


Visual Analysis



An analysis of the visual characteristics of Balboa Park was prepared. Figure 31 summarizes the results.




BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO



LEGEND

-  POSITIVE PANORAMIC VIEWS
-  LANDMARKS

-  AREAS OF POSITIVE INTERNAL VIEWS
-  NEGATIVE VIEWS
-  UNSIGHTLY AREAS



-  CANYON SLOPES
-  POSITIVE VIEWS ALONG CIRCULATION ROUTES

Figure 31



VISUAL ANALYSIS

Horticulture

The existing lush landscape within Balboa Park is not a natural occurrence. The 1,400 acres of Park land first deeded to the public in the year 1868, consisted of native mesas. These mesas contained plant communities of chaparral, coastal sage scrub, scrub oak, and cactus. From these mesas, San Diego Bay, Point Loma, the Pacific Ocean and the Coronado Islands could be seen.

The green park of today was achieved through the physical labor, vision and commitment of the City of San Diego and its citizens. Planted without benefit of a Master Plan, it generally conformed to the "picturesque" school of English landscape design popular at the time.

In 1902, the first Master Plan for the Park was completed by Samuel Parsons. Between 1903 and 1909, large portions of the Parsons Plan were implemented, creating winding paths and roads that augmented views, as well as plantings that seemed to be set out "by the hand of mother nature herself". The Panama-California Exposition of 1915, however, provided the real incentive to complete the landscaping of Balboa Park. In 1912 some 50,000 shrubs were planted and a number of lath houses were constructed to contain over 1.5 million plants for use in the exposition. San Diego horticulturist Fred Bodey supervised much of this work

and was largely responsible for the planting of Palm Canyon, one of the Exposition's main attractions. Since the Exposition's organizers and designers wanted a finished appearance to their work, hundreds of mature trees and shrubs were donated and moved to Balboa Park by San Diego residents from their own yards.

The Panama-California Exposition presented visitors with one of the most impressive horticultural displays ever seen on the Pacific Coast. Approximately 2 million plants, of 1,200 varieties were planted earning the Exposition the nickname "The Garden Fair". A spectacular feature of the 1915 exposition was the giant lath house, now known as the Botanical Building which continues to feature changing exhibits as well as permanent plantings.

In 1935, another fair was held on the site, the California Pacific International Exposition. More buildings and complementary plantings were installed, this time in the austere "moderne" style then the vogue. Through it all, Balboa Park continued to expand its horticultural bounty.

Over the years a number of specialty gardens have been added to Balboa Park. While a new Rose Garden and Cactus Garden have been planted east of Park Boulevard, what was at one time a formal garden behind the Natural History Museum has been almost completely shaded out by a now enormous Moreton Bay Fig. There are also a Camellia Gar-

den and a Gardenia Garden. A Japanese Friendship Garden is planned.

Alcazar Garden, still one of the Park's most popular seating areas, is very much the way it looked when built in 1915.

Existing conditions

The Sixth Avenue mesa has been landscaped since early in this century. Large open lawn areas with multiple plantings of individual trees and small groves dominate the mesa top. The western slope of Cabrillo Canyon is densely landscaped with large groves of introduced trees such as coast redwood (*Sequoia Sempervirens*), eucalyptus (*Eucalyptus citriodora*), Torrey pine (*Pinus torreyana*), Canary Island pine (*Pinus canariensis*), coast live oak (*Quercus agrifolia*), Monterey cypress (*Cypresses macrocarpa*), and Deodar cedar (*Cedrus deodora*). Some pockets of native vegetation remain on a few of the slopes along the freeway, and native bushes such as toyon (*Heteromeles arbutifolia*), lemonadeberry (*Rhus integrifolia*), and laurel sumac (*Rhus laurina*) form parts of the understory of several tree groves on the freeway slopes. More detailed information on the biological resources in this and the other areas of the Park is given in the horticultural inventory section of this report.

The Central Mesa area is also predominantly traditionally landscaped. Eucalyptus trees are the principal species found along the eastern slopes of

Cabrillo Canyon, particularly in the scout camp areas, on the edges of the Marston Hills Addition, and at the Field Archery Range to either side of Cabrillo Bridge. The archery range also contains small groves of Canary Island date palms (*Phoenix canariensis*) and fan palms (*Washingtonia robusta*). The remainder of the Central Mesa contains many horticultural plantings distinguished by their stature, rarity, unique history and educational value. To the east of the Organ Pavilion is Gold Gulch. This canyon is very open, with little shrubbery or understory. Eucalyptus is present on the western slope, while the eastern slope is primarily open lawn. Groves of live oaks, large silk oaks (*Grevillea robusta*), sycamores (*Platanus*) and elm (*Ulmus sp.*) are found in the canyon as well as scattered California Peppers, Brazilian pepper trees (*Schinus terebinthifolius*), acacias and Australian tea trees. To the north of the Natural History Museum, a single magnificent specimen of Moreton Bay fig (*Ficus macrophylla*) stands in an area of open lawn.

The area leased by the San Diego Zoo contains over 50,000 plant species and their plant collection is reputedly of an even greater value than their zoological collection. As in most of the landscaped areas of the Park, many species remain unidentified.

Florida Canyon is the largest remaining stand of native vegetation within Balboa Park.

Aside from a system of trails established for educational forays into the canyon from the Natural History Museum and others developed by children and transients, occasional fire scars, and its bisection by Florida Drive, the area remains relatively undisturbed. The Florida Canyon Master Plan (Steve Halsey Associates, 1976) describes the vegetation and wildlife of the canyon, and a compilation of the plants observed by the Florida Canyoners (affiliated with the Natural History Museum) is presented in the horticultural inventory of this report. The predominant vegetative cover consists of southern coastal sage scrub typified by coastal sagebrush (*Artemisia californica*), black sage (*Salvia apiana*), wild buckwheat (*Eriogonum fasciculatum*) and broom baccharis (*Baccharis sarothroides*). Chaparral vegetation is found on the mesa tops and in the tributary canyons east of Florida Drive, consisting of chamois (*Adenostoma fasciculatum*), scrub oak (*Quercus dumosa*), mission manzanita (*Xylococcus bicolor*), coast white lilac (*Ceanothus verrucosus*) and laurel sumac. A poorly developed area of riparian vegetation is present along the main drainage of Florida Canyon. A large section of native vegetation is also found in Switzer Canyon within the boundaries of the 18-hole golf course. The majority of this vegetation (60 to 70 percent) is chaparral, with the remainder coastal sage scrub. Native chaparral is also found

on the eastern slopes of the 26th Street Canyon, just west of Golf Course Drive.

A number of high-interest plant and animal species were found associated with these areas of native vegetation. Snake cholla (*Opuntia parryi* var. *serpentina*) is considered rare and endangered in California and elsewhere in the California Native Plant Society (SNPS). Small patches of the species appear in Florida Canyon, in a recently burned area of a finger canyon of the east slope and on the west slope down from the intersection of Zoo Place and Park Boulevard; these populations appear to be hybrids. Several sizable populations of non-hybrid snake cholla are found throughout the coastal sage scrub vegetation in Switzer Canyon, located on the point of the slope between the 13th and 16th greens, and on the slopes between the 13th and 2nd greens and near the 3rd green. In addition, Switzer Canyon contains an unusually well-developed stand of *Yucca schidigera* (Mojave yucca).

Three species of plants considered rare in California but common elsewhere by the CNPS were found in the native vegetation in Florida and Switzer Canyons: coast barrel cactus (*Ferocactus viridescens*), pygmy spike-moss (*Selaginella cinerascens*), and coast white lilac. A fourth, Palmer's ericameria (*Ericameria palmeri* sp. *palmeri*), was reportedly previously in the area since developed for the new Naval Hospital (Steve Halsey Associates, 1976). Coast barrel

cactus was found in small populations east of Florida Drive, in a recently burned canyon and in a small finger canyon west of the park nursery. Over a hundred plants were found between the 2nd and 3rd holes in Switzer Canyon. Pygmy spike-moss is common throughout the Florida Canyon and on the south-facing slopes of Switzer Canyon, again between the 12nd and 13th holes. Coast white lilac is a common constituent of the chaparral in Florida and Switzer Canyons, and on the east slope of the 26th Street Canyon. A species of limited distribution, adder's-tongue fern (*Ophioglossum lusitanicum* ssp. *californicum*) was previously reported in a tributary canyon west of the velodrome (Steve Halsey Associates, 1976).

A number of declining animal species found within coastal sage scrub habitat, though not located during this study, may occur on-site. These include two reptiles, The San Diego horned lizard (*Phrynosoma coronatum blainvillei*), the orange-throated whiptail (*Cnemidophorus hyperthus beldingi*), and two birds, the black-tailed gnatcatcher (*Polioptila melanura californica*) and the cactus wren (*Campylorhynchus brunneicapillus*).

The East Mesa area is comprised of the Morley Field sports complex; the unvegetated landfill and temporary nursery areas; the golf courses; the Grape Street picnic area and the Golden Hill area. The Morley Field complex is primarily open

lawn areas with *Eucalyptus* species. The area proposed for the new Park Nursery contains a large grove of *Melaleuca quinquenervia* and a separate small cluster of cork oak (*Quercus suber*). The Grape Street picnic area is open park land, with eucalyptus as the principal tree and native chaparral on the adjoining slopes. The Golden Hill picnic area represents, along with a portion of the Sixth Avenue area, the first developed landscaped area in the Park. A variety of species are found on the slopes surrounding the lawn areas, including bunya-bunya (*Araucaria bidwillii*), Canary Island date palm, coast live oak, several species of pine, eucalyptus and fig, *Acacia*, *Leptospermum*, *Casuarina*, *Pittosporum*, *Schinus molle*, and more.

Landscape Resources

In the two decades since the adoption of the Bartholomew Plan, large areas of what that Plan describes as "naturalistic" park land have been developed on dry mesas and landfill. Even with these great gains, at least 100 acres of Balboa Park are undeveloped or partially developed today.

Early landscape architects such as Parsons, Olmstead, and Nolen all viewed the future of Balboa Park as a fully developed urban park, a landscape in the 19th century British tradition. They envisioned a landscape structured in one respect as Japanese gardens to provide maximum use and enjoyment through a sort of exaggeration of nature, to increase ef-

iciency of space and numbers of users served. Areas of high rainfall such as England and the American Northwest need only to clear vegetation under-story, introduce turf and a few false ruins or architectural artifacts to establish a romantic vision typical of this imagery. The assignment to create a similar setting with poor soils and rain fall under 15 inches per year is quite another story, both economically and technically.

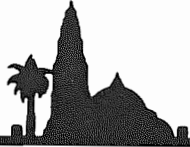
But leaving aside expense and complexity, few argue that the concept does not make sense in terms of the highest and best use for Balboa Park. It is perhaps partly due to sheer contrast to the native canyons and dry mesas that Balboa Park is viewed with such high value. Without a doubt, this dimension of the Park's value can be attributed to the botanical garden effect provided by the vast variety of species that lend interest and novelty. New major native open space regional parks such as Los Penasquitos Canyon Preserve, Tecolote Canyon Natural Park and Mission Trails Regional Park provide the natural experience and passive setting appropriate to low density suburban communities which surround them. But Balboa Park is a city park in every sense of the work and has been historically intended to be such. The best landscape features and design of a city park are typified by the Sixth Avenue/Marston Point area. The variety of plantings, large turf areas, and varied topography are as close to the

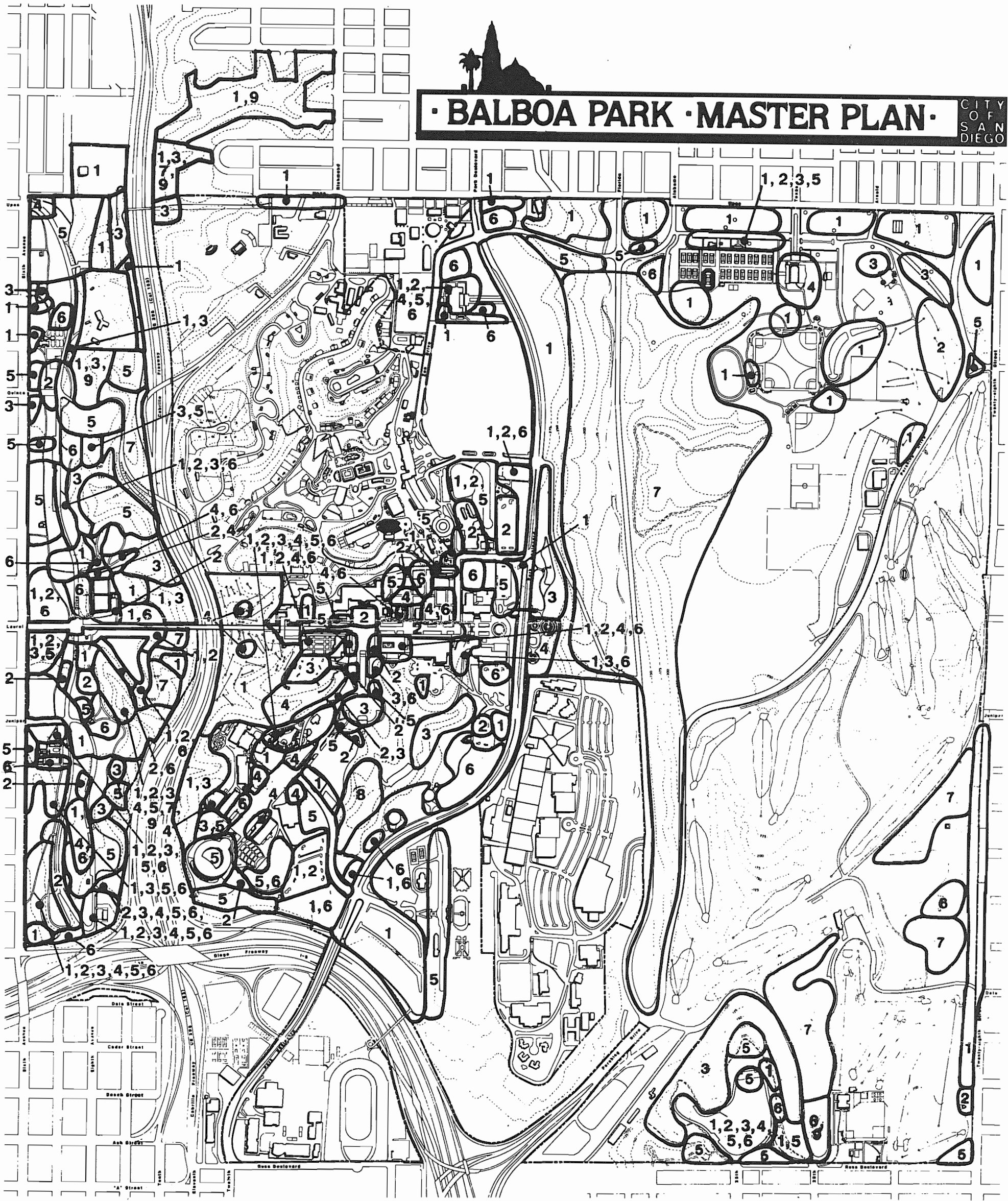
naturalistic park concept as Parsons or Olmstead could have planned. These areas sustain the user capacity demanded of a central city park.

A large area of canyon walls still support the native vegetation of the Park. Though utilized by relatively few park users these areas have extremely high educational and interpretive value to individuals and the Natural History Museum.

BALBOA PARK PLANT INVENTORY

An inventory of significant plants in Balboa Park was completed in May of 1989. The inventory was prepared in two ways. A more detailed analysis was prepared utilizing a matrix of 100 foot by 100 foot grids across the park (see figure 34). Specific species and their respective quantities were indicated. A more general massing inventory was also prepared (see figure 32).


BALBOA PARK MASTER PLAN
CITY OF SAN DIEGO



- | | | |
|--|---|--------------------------------------|
| 1 MIXED EUCALYPTUS/
EUCALYPTUS-LIKE TREES | 5 MIXED CONIFERS/
CONIFER-LIKE TREES | 9 HERBACEOUS/GRASSES
- NON-NATIVE |
| 2 MIXED FLOWERING TREES | 6 MIXED SUB-TROPICAL TREES | |
| 3 MIXED BROADLEAVED TREES | 7 MIXED NATIVES - SHRUBS AND TREES | |
| 4 MIXED PALM TREES | 8 MIXED AUSTRALIAN TREES | |

EXISTING HORTICULTURAL INVENTORY (MASSING)

Figure 32

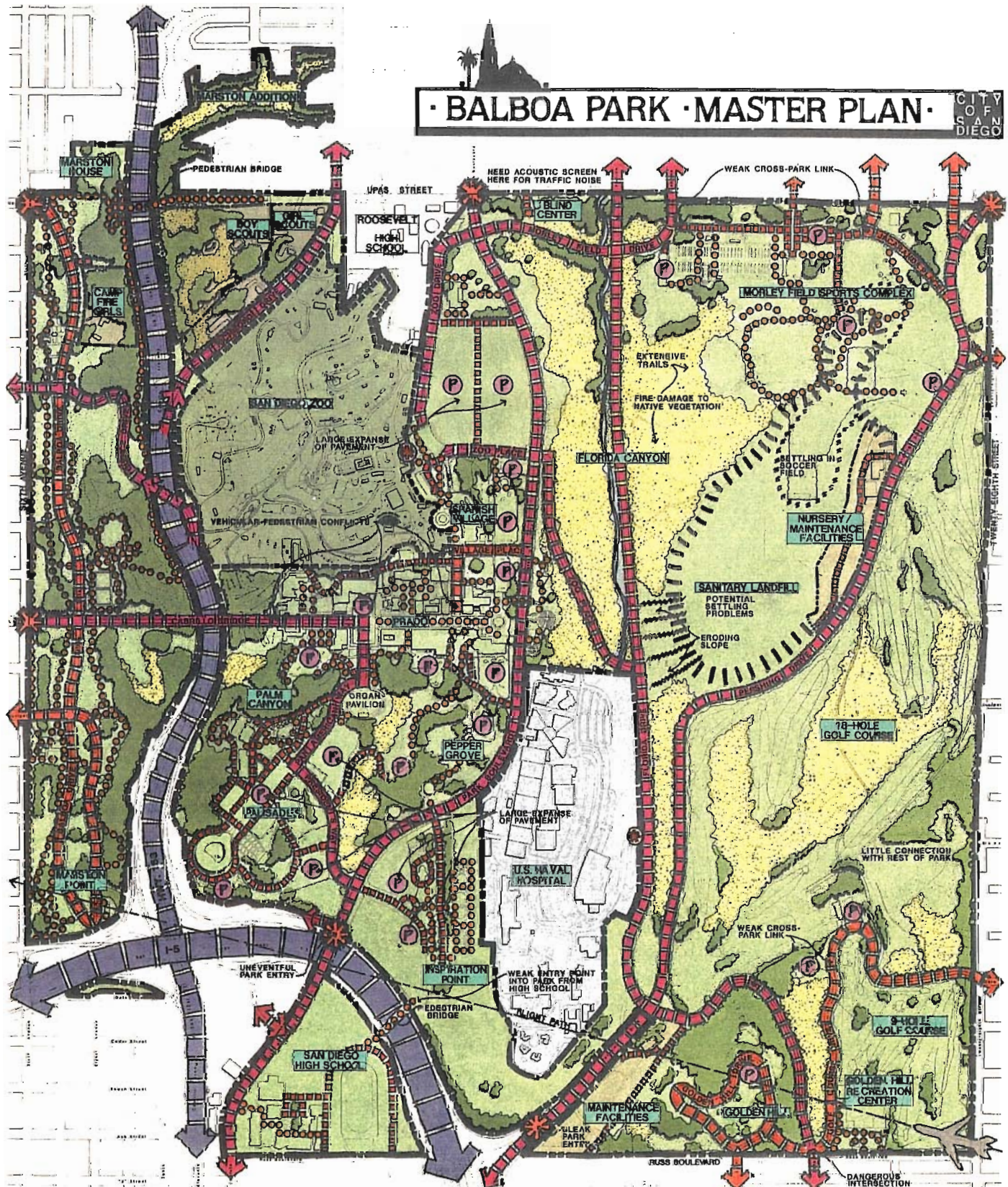


Site Analysis Summary

Figure 33 summarizes the overall site opportunities and constraints of Balboa Park.

BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO



	MAJOR PARK ACCESS		SANITARY LANDFILL AREA		LAWN		DRAINAGE
	PEDESTRIAN CIRCULATION		SETTLING SOIL AREA		NATIVE VEGETATION		Figure 33
	SECONDARY PARK CIRCULATION		ERODED AREA		TREE MASSES		
	PRIMARY PARK CIRCULATION		PARKING AREA		FENCED AREAS		ZOO BOUNDARY
	STATE FREEWAY		AIRPORT FLIGHT PATH		PROJECT BOUNDARY		
	INTERSTATE FREEWAY		HOSPITAL AND ZOO ACCESS				

SUMMARY SITE ANALYSIS

ESTRADA Land Planning

Horticultural Inventory

BALBOA PARK MASTER PLAN
PLANT LIST

NO.	PLANT		
1	ACACIA MELANOXYLON		67
2	ACALYPHA VILKESIAN		68
3	ACCELORAPHE WRIGHTII		69
4	ACER PAXII		70
5	ACMENA SMITHII		71
6	ACROCARPUS FRAXINIFOLIUS		72
7	AGATHIS AUSTRALIS		73
8	AGATHIS ROBUSTA		74
9	AGAVE ATTEENUATA		75
10	AGONIS FLEXUOSA		76
11	AGONIS JUNIPERA		77
12	ALECTRYON EXCELSUM		78
13	ALEURITES WOLUCCANA		79
14	ALOE ARBORESCENS		80
15	ALOE BAINESII		81
16	ARAUCARIA ANGUSTIFOLIA		82
17	ARAUCARIA ARAUCAMA		83
18	ARAUCARIA BIDWILLII		84
19	ARAUCARIA COLUMNARIS		85
20	ARAUCARIA CUNNINGHAMII		86
21	ARAUCARIA HETEROPHYLLA		87
22	ARBUTUS UNEDO		88
23	ARCHONTOPHOENIX CUNNINGHAMII		89
24	ARAUCARIA HETEROPHYLLA		90
25	ARBUTUS UNEDO		91
26	ARCHONTOPHOENIX ALEXANDRAE		92
27	ARCHONTOPHOENIX CUNNINGHAMIANA		93
28	ARCHONTOPHOENIX GLAUCA		94
29	ARECASTRUM ROMANZOFFIANUM		95
30	ARECASTRUM X BUTIA		96
31	ARENCA ENCLERI		97
32	ARENGA UNKNOWN		98
33	BAMBUSA OLDHAMII		99
34	BAMBUSA UNKNOWN		100
35	BAUHINIA BLAKEANA		101
36	BAUHINIA PUNCTATA		102
37	BAUHINIA VARIEGATA		103
38	BEAUCARNEA RECURVATA		104
39	BISCHOFIA JAVANICA		105
40	BWGAINVILLEA		106
41	BRACHYCHITON ACERIFOLIUS		107
42	BRACHYCHITON DISCOLOR		108
43	BRACHYCHITON POPULNEO-ACERIFOLIUS		109
44	BRACHYCHITON POPULNEUS		110
45	BRACHYCHITON RUPESTRIS		111
46	BRACHYCHITON TRICHOSIPHON		112
47	BRAHEA ARMATA		113
48	BRAHEA BRANDEGEEI		114
49	BRAHEA EDULIS		115
50	BRASSAIA ACTINOPHYLLA		116
51	BUTIA CAPITATA		117
52	CAESALPINIA GILLIESII		118
53	CAESALPINIA SPINOSA		119
54	CALLIANDRA HAEMATOCEPHALA		120
55	CALLIANDRA TWEEDII		121
56	CALLISTEWN CITRINUS		122
57	CALLISTEWN SALIGNUS		123
58	CALLISTEWN VIMINALIS		124
59	CALLITRIS COLUMELLARIS		125
60	CALLITRIS ROBUSTA		126
61	CALOCEDRUS DECURRENS		127
62	CALODENDRUM CAPENSE		128
63	CAMELLIA JAPONICA		129
64	CARNEIGIEA GICANTEA		130
65	CARYOTA MITIS		131
66	CARYOTA URENS		132
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139	FICUS MICROCARPA	211	PINUS PINEA
140	FICUS MYSORENIS	212	PINUS RADIATA
141	FICUS NEKBUDU	213	PINUS SABINIANA
142	FICUS PETIOLARIS	214	PINUS THLBIBERGIANA
143	FICUS RACEMSA	215	PINUS TORREYANA
144	FICUS RADULINA	216	PISONIA WBELLIFERA
145	FICUS RELIGIOSA	217	PITTOSPORUM EUGENIOIDES
146	FICUS ROXBURGHII	218	PITTOSPORUM RHOMBIFOLIUM
147	FICUS RUBIGINOSA	219	PITTOSPORUM UNDULATUM
148	FICUS SYCAMORES	220	PITTOSPORUM VIRIDIFLORUM
149	FICUS THONNINGII	221	PLATANUS ACERIFOLIA
150	GARDENIA THUNBERGIA	222	PODOCARPUS GRACILIOR
151	GEIJERA PARVIFLORA	223	PODOCARPUS HENKELII
152	GINKGO BILOBA	224	PODOCARPUS MACROPHYLLA MAKI
153	GLEDITSIA TRIACANTHOS SUNBURST	225	PODOCARPUS TOTARA
154	GRNILLEA ROBUSTA	226	PRUNUS CERASIFERA ATROPURPUREA
155	GRISELINIA LITTORALIS	227	PRLBIUS FLOWERING
156	HEDYSCEPE CANTERBURYANA	228	PSEUDOPANAX LESSONII
157	HETEROMELES ARBUTIFOLIA	229	PTEROCARYA STENOPTERA
158	H M A BELMOREANA	230	FUNICA GRANATUM
159	H M A FORSTERANA	231	PYRACANTHA COCCIMEA
160	HYMENOSPORLH FLAVUM	232	PYRUS KAWAKAMII
161	ILEX ALTAFLARENSIS WILSONII	233	PUERCUS AGRIFOLIA
162	ILEX AQUIFOLIUM	234	PUERCUS ILEX
163	JACARANDA MIMOSIFOLIA	235	RAUVOLFIA SAMARENSIS
164	JUBAEA CHILENSIS	236	RAMNEA RIVULARIS
165	JUBAEA SPECTABILIS	237	RHAPIS EXCELSA
166	JUNIPERUS CHINENSIS PFITZERIANA	238	RHAPIS HUMULIS
167	JUNIPERUS CHINENSIS TORULUSA	239	RHOPALOSTYLIS BAUERI
168	KETELEERIA DAVIDIANA	240	RHOPALOSTYLIS SAPIA
169	KOELREUTERIA BIPINNATA	241	ROYSTONIA ELATA
170	LACUNARIA PATERSONII	242	RUSCUS ACULEATUS
171	LAURUS NOBILIS	243	SABAL MINOR
172	LEPTOSPERMUM LAEVIGATUM	244	SABAL PALMETTO
173	L IQUIDAMBAR ORIENTALIS	245	SCHINUS M L L E
174	LIWIDAMBAR STYRACIFLUA	246	SCHINUS TEREBINTHIFOLIUS
175	LIRIODENDRUM TULIPIFERA	247	SCHINUS POLYGAMOUS
176	LIVISTONA AUSTRALIS	248	SCLEROCARYA CAFFRA
177	LYANTHAMNUS FLORIBUNDUS ASPLENIFOLIUS	249	SEQUOIA SEHPERVIRENS
178	MACADAMIA INTEGRIFOLIA	250	SERENOA REPENS
179	MAGNOLIA GRANDIFLORA	251	SOLANDRA MAXIMA
180	MARKHAMIA LUTEA	252	SPATHWEA CAMPANULATA
181	HELALEUCA NESOPHLA	253	STENOCARPUS SINUATUS
182	MELALEUCA PUINWENERVIA	254	STRELITZIA NICOLAI
183	UELALEUCA STYPHELIOIDES	255	STRELITZIA REGINAE
184	HERYTA SINCLAIRI	256	SYZYGIUM PANICULATUM
185	HETASEPUOIA GLYPTOSTROBOIDES	257	TABEBUIA AMLLANEDAE
186	METROSIDEROS EXCELSUS	258	TABEBUIA CHRYSOTRICHA
187	MICHAELIA DOLTSOPA	259	TAXWILH DISTICHUM
188	MORUS ALBA	260	TAXUS BACCATA
189	MUSA PARADISIACA	261	THRINAX PARVIFLORA
190	NANDINA DOMESTICA	262	TIPUANA TIPU
191	NERIUM OLEANDER	263	TRACHYCARPUS FORTUNE1
192	NYHPHAEA SPECIES	264	TRACHYCARPUS TAKIL
193	OLEA EUROPAEA	265	TRISTANIA CONFERTA
194	OLMEDIELLA BETSCHLERANA	266	TUPIDANTHUS CALYPTRATUS
195	ORBIGNYA COHUNE	267	ULMUS AMERICANA
196	OREOPANAX CAPITATA	268	LHBELLULARIA CALIFORNICA
197	OSMANTHUS FRAGRANS	269	VITEX LUCENS
198	PARKINSDNIA ACULEATA	270	WASHINGTONIA ROBUSTA
199	PELTOPHORUM DUBI W	271	ZELKOVA SERRATA
200	PHILODENDRUM X EVANSII	272	ACACIA LONGIFOLIA
201	PHOENIX CANARIENSIS	273	ACACIA PENDULA
202	PHOENIX DACTYLIFERA	274	AGAVE AMERICANA WARIEGATA
203	PHOENIX RECLINATA	275	ALOE CILIARIS
204	PHOENIX ROEBELII	276	ARAUCARIA RULEI
205	PHOENIX ROEBELII X RECLINATA	277	ARCHONIOPHOENIX CUNNINGHAMIANA
206	PHYTOLACCA DIOICA	278	BAUHINIA FORFICATA
207	PINUS CANARIENSIS	279	BRAHEA UNKNOWN
208	PINUS COULTERI	280	CALLISTEMON UNKNOWN
209	PINUS HALEPENSIS	281	CALLITRIS PREISSII
210	PINUS PATULA	282	

283 **CAMELLIA** HYBRIDS
284 **CATALPA** **BIGNONIOIDES**
285 **CATHA** **EDULIS**
286 **CHAMAEDOREA** UNKNOWN
287 **CHORIZIA** UNKNOWN
288 **CRYPTOCARIA** **RUBRA**
289 **CUPRESSUS** UNKNOWN
290 **CUSSONIA** **SPICATA**
291 **EUCALYPTUS** **ANGLOPHOEOIDES**
292 **EUCALYPTUS** **BAIJENSIS**
293 **EUCALYPTUS** **BENTHAMII**
294 **EUCALYPTUS** **CINEREA**
295 **EUCALYPTUS** **CIPELLOCARPA**
296 **EUCALYPTUS** **DALRYMPLEANA**
297 **EUCALYPTUS** **GLOBULUS**
298 **EUCALYPTUS** **GLOBUSA BICOSTATA**
299 **EUCALYPTUS** **GUMII**
300 **EUCALYPTUS** **KARTZOFFIANA**
301 **EUCALYPTUS** **LAEVOSPINA**
302 **EUCALYPTUS** **NICHOLII**
303 **EUCALYPTUS** **OCCIDENTALIS**
304 **EUCALYPTUS** **PAULIFORMIS**
305 **EUCALYPTUS** **PYROCARPA**
306 **EUCALYPTUS** **SIEBERII**
307 **EUCALYPTUS** **TRIFLORA**
308 **EUCALYPTUS** UNKNOWN
309 **EUCALYPTUS** **WANDOO**
310 **FICUS** **COCCULIFOLIA**
311 **FICUS** UNKNOWN
312 **HARPEPHYLLUI** **CAFFRW**
313 **HARPULLIA** **PENDULA**
314 **HIBISCUS** **ROSA-SINENSIS**
315 **JACARANDA** **ACUTIFOLIA**
316 **KIGELIA** **PINNATA**
317 **LIVISTONA** **CHINENSIS**
318 **MAHONIA** **LOMARIFOLIA**
319 **MALUS** **CRABAPPLE**
320 **MALVAVISCUS** **ARBOREUS**
321 **MARKHAMIA** **HILDEBRANDTII**
322 **MELALEUCA** UNKNOWN
323 **MIMUSA** UNKNOWN
324 **PERSEA** **AMERICANA**
325 **PINUS** **EDULIS**
326 **PINUS** UNKNOWN
327 **PTEROSPERMUM** **ACERIFOLIUM**
328 **PITTOSPORUM** **TOBIRA**
329 **PLPDTYCLADUS** **ORIENTALIS**
330 **PLUMBAGO** **AURICULATA**
331 **PLUMERIA** **HYBRID**
332 **PRUNUS** **CAROLINIANA**
333 **PRUNUS** **PERSICA**
334 **QUERCUS** **SUBER**
335 **SALIX** **MATSUDANA 'TORTUOSA'**
336 **WASHINGTONIA** **FILIFERA**
337 **YUCCA** **ALOIFOLIA**
338 **JUNIPERUS** **DRUPACEA**
339 **EUCALYPTUS** **ORIENTALIS**
340 **ERYTHEA** **EDULIS**
341 **TERNSTROEIIIA** **GYMANTHERA**
342 **ERYTHRINA** UNKNOWN
343 **ABUTILON** UNKNOWN
344 **CORYNOCARPUS** **LAEVIGATA**
345 **PLATANUS** **RACEMOSA**
346 **SALIX** **BABYLONICA**
347 **KETLEERIA** **DAVIDIANA**
348 **THUJA** UNKNOWN
349 **ACACIA** **BAILEYANA**
350 **JUGLANS** **OCHLANDRA 'STANDLEY'**
351 **ACACIA** **CULTRIFORMIS**
352 **PHORMIUM** **TENAX**

BALBOA PARK LEGEND

PLANTS

COL/ROW PLANT NO. & QUANTITY

3 15 (4) 29
3 16 (6) 29; (1) 207
3 17 (6) 29
3 21 (2) 51
3 22 (2) 29; (2) 51; (1) 207
3 23 (2) 29
3 25 (2) 29; (1) 222
3 26 (2) 29; (5) 207
3 27 (6) 29; (6) 207
3 28 (2) 96; (2) 207
3 29 (5) 29; (3) 117
3 30 (6) 29
3 32 (4) 29; (4) 117
3 33 (3) 29
3 34 (4) 29; (3) 71; (8) 117
3 35 (2) 29; (3) 71
3 36 (4) 29; (2) 71
3 38 (3) 29; (7) 174
3 39 (6) 29; (11) 174
3 40 (6) 29; (1) 174
3 44 (6) 29; (1) 207
3 45 (6) 29
3 46 (6) 29
3 47 (4) 29; (5) 207
3 48 (4) 29; (3) 207
3 49 (4) 29; (1) 261
3 50 (4) 29
3 51 (4) 29
3 52 (4) 29
3 53 (4) 29; (1) 245
3 55 (4) 29; (5) 154; (1) 169; (1) 201; (3) 222
3 57 (4) 29; (1) 69; (3) 244; (1) 264; (1) 271
3 58 (4) 29; (2) 154
3 59 (2) 29; (1) 127; (1) 116; (1) 147
3 60 (2) 29; (2) 116; (1) 117
3 61 (2) 29; (3) 116
3 62 (2) 29; (1) 118
3 63 (2) 29; (3) 116
3 64 (2) 29; (1) 289; (3) 109; (2) 121
3 65 (4) 29; (1) 325; (2) 211; (1) 215; (1) 328; (1) 219; (2) 227
3 66 (1) 201; (3) 219; (2) 227; (1) 234
3 67 (5) 18; (6) 29
3 68 (3) 29; (1) 201
3 69 (2) 29
3 70 (4) 29
3 71 (2) 29
3 72 (2) 29
3 73 (4) 29
3 74 (2) 29
3 75 (2) 29
3 76 (2) 29
3 77 (4) 29
3 78 (2) 29
3 79 (2) 29
3 80 (4) 29
3 81 (4) 29; (3) 116
3 82 (4) 29; (10) 266
4 21 (3) 51
4 22 (1) 51; (2) 207
4 23 (1) 117; (2) 207
4 25 (2) 8; (5) 183; (1) 219
4 26 (2) 183; (1) 201; (1) 207

4 27 (3) 117; (2) 207
 4 28 (1) 96; (1) 245
 4 29 (1) 183; (1) 207; (4) 268
 4 30 (1) 117; (1) 127; (1) 201
 4 35 (5) 179; (1) 201
 4 36 (16) 227
 4 38 (2) 227
 4 44 (1) 152; (2) 207
 4 47 (8) 207
 4 48 (4) 207
 4 49 (2) 207
 4 55 (1) 154; (8) 222
 4 56 (1) 1
 4 57 (1) 138
 4 58 (1) 138
 4 64 (2) 116; (1) 219
 4 65 (1) 107; (1) 323; (1) 324; (1) 325; (4) 215; (3) 219
 4 66 (1) 118; (2) 338; (3) 219
 4 68 (3) 169; (8) 194; (1) 201
 4 72 (3) 116; (3) 201; (8) 219; (2) 234
 4 73 (2) 116; (1) 201; (4) 219; (5) 245
 4 74 (2) 169
 4 75 (2) 169
 4 76 (4) 116; (3) 172; (2) 215
 4 77 (3) 116; (5) 325; (5) 215
 4 78 (2) 169; (3) 172; (1) 245
 4 79 (4) 117; (1) 160; (1) 245
 4 80 (6) 116; (1) 160; (3) 172; (1) 215
 4 81 (1) 215; (4) 227
 4 82 (2) 116; (2) 227; (2) 245
 5 17 (3) 207
 5 21 (2) 222
 5 22 (2) 207
 5 24 (1) 214
 5 26 (10) 183
 5 27 (3) 207
 5 28 (1) 96
 5 29 (8) 339
 5 30 (2) 117; (4) 138
 5 33 (3) 1
 5 34 (2) 218
 5 36 (8) 227
 5 38 (5) 227
 5 44 (2) 152; (1) 207
 5 47 (10) 207; (3) 259
 5 48 (10) 207
 5 49 (4) 207
 5 50 (1) 117; (5) 118; (1) 138; (2) 201; (6) 207; (2) 261
 5 51 (5) 118; (1) 138
 5 55 (1) 117; (1) 118
 5 56 (1) 1
 5 57 (1) 234
 5 59 (1) 138
 5 60 (1) 119; (1) 201
 5 61 (1) 116; (3) 119
 5 62 (2) 117; (3) 119
 5 63 (2) 116; (1) 119
 5 64 (2) 116; (1) 125
 5 65 (1) 274; (1) 37; (1) 116
 5 66 (1) 215; (3) 263
 5 68 (2) 289; (1) 245
 5 69 (1) 69; (5) 289; (3) 219
 5 70 (1) 69; (4) 245
 5 71 (2) 201; (1) 245
 5 72 (1) 84; (3) 169; (1) 201; (1) 234
 5 73 (1) 297; (5) 169; (1) 201; (4) 211; (1) 219; (1) 245
 5 74 (3) 169
 5 75 (2) 163; (2) 169
 5 76 (2) 169
 5 77 (2) 163; (3) 169
 5 78 (1) 72

6 21 (3) 201; (2) 222
6 23 (1) 288; (1) 334; (1) 266
6 25 (2) 8
6 26 (5) 207; (1) 334
6 27 (4) 29; (1) in; (4) 207
6 28 (4) 96; (2) 118; (1) 328; (1) 334
6 29 (3) 118; (1) 127; (2) 223
6 30 (4) 147; (1) 326
6 32 (2) 334
6 33 (1) 96; (1) 207; (1) 314
6 34 (5) 118
6 35 (2) 71; (4) in; (2) 326
6 36 (1) 1; (2) 71; (1) 168; (10) 172
6 37 (5) 71; (1) 347; (4) 172; (1) 201; (1) 326
6 38 (2) 16; (6) 172; (2) 226
6 39 (1) 16
6 41 (1) 246
6 42 (15) 246
6 43 (2) 1; (5) 219; (1) 233; (1) 266
6 44 (18) 320; (2) 201; (4) 219; (1) 233
6 45 (3) 219
6 46 (1) 119; (1) 201; (3) 219; (3) 233
6 47 (1) 219; (1) 233
6 48 (2) 219; (1) 247
6 49 (2) 109; (3) 219; (1) 247
6 52 (1) 118
6 53 (1) 84
6 54 (6) 84; (2) 270
6 55 (1) 169
6 57 (1) 1; (3) 61; (1) 169
6 58 (1) 117; (1) 119
6 61 (3) 263
6 62 (1) 119
6 63 (2) 115
6 64 (1) 115
6 65 (2) 117; (1) 129
6 66 (1) 349; (1) 351; (5) 86; (6) 115; (2) 117; (1) 219
6 67 (2) 351; (3) 116
6 68 (2) 169; (3) 183; (2) 219
6 69 (10) 183; (1) 201
6 70 (1) 160
6 71 (5) 116; (1) 245; (1) 246
6 72 (1) 124; (1) 169; (1) 328
6 73 (4) 297
6 74 (1) 163
6 75 (3) 348
6 77 (8) 72
6 79 (2) 169
6 81 (2) 245
7 21 (5) 117; (3) 222
7 22 (4) 117
7 23 (1) 112; (1) 209
7 25 (2) 8; (3) 117
7 26 (1) 116; (1) 117; (3) 207
7 38 (1) 97
7 41 (4) 246
7 42 (4) 1; (3) 116; (5) 266; 249; 215;
7 43 249; 215
7 44 249; 215
7 45 249; 215
7 46 249; 215
7 47 249; 215
7 48 (1) 178; (6) 219
7 49 (4) 1
7 50 (1) 93; (1) 118; (1) 186; (3) 219; (2) 234
7 52 (1) 37; (5) 84
7 53 (4) 84
7 54 (5) 118
7 55 (3) 84; (1) 169
7 57 (2) 118; (1) 169
7 58 (2) 116

7 59 (10) **179**
7 60 (3) **179**
7 61 (5) **179**
7 62 (2) 116; (1) 201
7 65 (3) 116; (1) 313
7 67 (2) 116; (1) 169; (1) **234**
7 68 (2) 116; (3) 2%
7 69 (4) 284; (2) 118; (1) 169; (1) 201; (2) 256
7 70 (2) **70**; (1) 169; (1) 219; (1) 256
7 72 (5) 116
7 73 (1) 21; (3) 116; (1) 171
7 75 (5) **72**
7 76 (4) **72**
7 79 (3) 169
7 80 (2) 169
8 21 (7) 117
8 22 (8) 117
8 23 (3) 117; (2) 211
8 26 (5) 115; (1) 125
8 39 (2) **277**
8 40 (2) **277**; (2) 246
8 41 (2) 210; (1) 272
8 42 (1) 97; (3) 210; (4) 246; 249; 215
8 43 249; 215
8 44 249; 215
8 45 249; 215
8 46 249; 215
8 47 249; 215
8 48 (2) 178; (8) 219
8 49 (1) 185; (3) 245
8 50 (2) 84; (1) 127
8 51 (1) 12; (4) **88**; (1) 203; (5) 225; (2) 228; (3) 240
8 55 (4) 118; (3) 201; (4) **227**
8 57 (3) 118; (5) 227
8 58 (2) 118; (1) 201; (2) 245
8 59 (8) 118
8 61 (14) 179; (1) 245
8 62 (1) 126
8 63 (4) 18; (2) 221
8 64 (2) 136
8 66 (2) 93; (5) 115
8 67 (2) 115; (1) 350
8 68 (2) 160; (1) 233
8 69 (1) 107
8 70 (2) 115; (2) 245
8 71 (1) 115
8 72 (3) **234**; (1) 245
8 75 (18) 72
8 76 (12) **72**
8 77 (5) **72**
8 78 (20) 72
8 80 (2) 29
8 81 (1) **72**; (3) 245
9 21 (10) 117
9 22 (8) 117
9 24 Eucalyptus Groves
9 25 **Eucalyptus** Groves
9 26 **Eucalyptus** Groves
9 39 (2) **277**
9 40 (4) 23
9 41 (2) 210
9 42 (1) 18; (2) 97; (3) 210; 249; 215
9 43 249; 215
9 44 249; 215
9 45 249; 215
9 46 249; 215
9 47 249; 215
9 48 (3) 172; (1) 234
9 49 (1) 174; (1) 185
9 50 (1) 185
9 51 (2) 12; (4) 37; (4) 352; (9) 217; (2) 270

9 52 (3) 88; (1) 201; (5) 203
 9 55 (3) 118; (3) 227
 9 58 (3) 118; (4) 227
 9 62 (1) 140
 9 63 (1) 136; (1) 221
 9 65 (3) 234
 9 66 (4) 234
 9 67 (2) 233
 9 68 (1) 169; (2) 233
 9 69 (1) 219
 9 70 (3) 245
 9 71 (1) 93; (3) 115; (2) 234; (1) 245
 9 73 (2) 72; (2) 115; (2) 234
 9 74 (20) 72
 9 75 (20) 72
 9 76 (20) 72
 9 77 (8) 172; (2) 245; 72
 9 78 (2) 169; (2) 245; 272; 72
 9 79 Schirus sp.; Pinus sp.
 9 80 (2) 29; Schirus sp.; Pinus sp.
 9 81 Schirus sp.; Pinus sp.
 10 21 193
 10 22 193
 10 23 193
 10 24 Eucalyptus Groves
 10 25 Eucalyptus Groves
 10 26 Eucalyptus Groves
 10 39 (2) 126; (1) 21; (1) 97; (1) 219
 10 40 (1) 20; (2) 21; (1) 58; (1) 97; (1) 163; (1)326; (1) 222; (2) 246; Native Plant Areas
 10 41 (4) 281; (1) 211; Native Plant Areas
 10 42 (2) 313; (2) 173; 249; 215; Native Plant Areas
 10 43 249; 215; Native Plant Areas
 10 44 249; 215; Native Plant Areas
 10 45 249; 215
 10 46 249; 215
 10 47 249; 215
 10 48 (6) 172; (3) 174
 10 49 (2) 174; (3) 186
 10 50 (2) 152; (1) 245; 337; 47; 49; 271
 10 51 337; 47; 49; 271
 10 52 (4) 49; (3) 126;
 10 53 (8) 126; (1) 129; (2) 167; (1) 253
 10 54 (2) 90; (1) 215; (1) 253
 10 55 (10) 227
 10 57 (2) 118; (6) 227
 10 59 (1) 117; (1) 263
 10 60 (4) 82
 10 62 (2) 12; (2) 82; Native Plant Areas
 10 63 (1) 12; (1) 82; Native Plant Areas
 10 64 (1) 126; (1) 147; (2) 234; Native Plant Areas
 10 65 (3) 118; (2) 234; Native Plant Areas
 10 67 (2) 207; (9) 209; (3) 212; 233
 10 68 (8) 207; (4) 214; 233
 10 73 72
 10 74 (10) 72
 10 75 (8) 72
 10 76 (10) 72
 10 77 72
 10 78 72
 10 79 Schirus sp.; Pinus sp.
 10 80 Schirus sp.; Pinus sp.
 10 81 Schirus sp.; Pinus sp.
 11 21 193
 11 22 193
 11 23 193
 11 24 234
 11 25 234
 11 26 234
 11 27 Eucalyptus Groves
 11 28 Eucalyptus Groves
 11 29 Eucalyptus Groves

11 30 **Eucalyptus** Grows
11 31 **Eucalyptus** Groves
11 33 215
11 34 215
11 35 215
11 36 215
11 37 215
11 38 M 7
11 39 207
11 40 Native Plant Areas
11 41 **Native Plant** Areas
11 42 **Native** Plant Areas; 249; 215
11 43 Native Plant Areas; 249; 215
11 44 Native **Plant** Areas; 249; 215
11 46 249; 215
11 47 249; 215
11 48 (2) 1; (10) 249
11 49 (5) 234; 233
11 50 (12) 48; (10) 49; (3) 337; 47; 49; 271
11 51 337; 47; 49; 271
11 53 (1) 126; (1) 167
11 54 (5) 227; (2) 247
11 55 (4) 1; (1) 126; (6) 172; (1) 247
11 57 (1) 219; (3) 227
11 62 Native Plant Areas
11 63 **Native** Plant Areas
11 64 (2) 118; (3) 126; Native **Plant** Areas
11 65 (3) 118; (4) 126; (1) 129; (1) 147; (1) 311; Native **Plant** Areas
11 67 233
11 68 233
11 72 72
11 73 72
11 74 72
11 75 72
11 76 72
11 77 72
11 78 72
12 21 193
12 22 193
12 23 193
12 27 **Eucalyptus** Groves
12 28 **Eucalyptus** Groves
12 29 **Eucalyptus** Groves
12 30 **Eucalyptus** Grows
12 31 **Eucalyptus** Grows
12 32 **Eucalyptus** Groves
12 33 215
12 34 215
12 35 215
12 36 215
12 37 215
12 38 207
12 39 207
12 40 Native Plant Areas
12 41 Native **Plant** Areas
12 42 Native Plant Areas
12 43 **Native** Plant Areas
12 44 Native Plant Areas
12 49 233
12 50 233
12 51 233
12 52 **Eucalyptus** Groves; **Mixed Broadleaf**
12 53 **Eucalyptus** Groves; **Mixed Broadleaf**
12 54 **Eucalyptus** Groves; **Mixed Broadleaf**
12 55 **Eucalyptus** Groves; () nixed **Broadleaf**
12 57 (2) 172
12 58 (3) 308
12 59 (2) 163
12 60 (5) 163
12 61 (4) 12; (1) 82
12 62 (5) 12; (1) 82; Native **Plant** Areas

12 63 (1) 12; (3) **8**; Wative Plant Areas
 12 64 Native Plant Areas
 12 65 Native Plant Areas
 12 66 Eucalyptus Groves
 12 67 Eucalyptus Groves
 12 68 Eucal**py**tus Groves
 13 49 233
 13 50 233
 13 51 **233**
 13 52 Eucalyptus Groves; **mixed** brodleaf
 13 53 **Eucalyptus** Groves; mixed **broadleaf**
 13 54 Eucalyptus Groves; mixed broadleaf
 13 55 **Eucalpytus** Groves; mixed broadleaf
 13 57 Native Plant Areas
 13 58 Native Plant Areas
 13 59 Native Plant Areas
 13 62 **Native** Plant Areas
 13 63 Native Plant Areas
 13 64 Native Plant Areas
 13 65 Native **Plant** Areas
 13 66 Eucalyptus Groves
 13 67 Eucalyptus Groves
 13 68 Eucalyptus Groves
 14 52 Eucalyptus Groves; mixed brodleaf
 14 53 **Eucalpytus** Groves; mixed broedleaf
 14 54 **Eucalpytus** Groves; mixed broadleaf
 14 55 Eucalyptus Groves; mixed broadleaf
 14 57 Wative Plant Areas
 14 58 Wative Plant Areas
 14 59 Wative Plant Areas
 14 60 126
 14 61 126
 14 62 Native Plant Areas
 14 63 Wative Plant Areas
 14 64 **Native** Plant Areas
 14 65 Native Plant Areas
 15 57 Native Plant Areas
 15 58 **Native** Plant Areas
 15 59 **Native** Plant Areas
 15 60 126
 15 61 126
 16 75 **(2)** 118
 16 76 **(4)** 118; (1) 125
 16 77 **(4)** 118; (3) 129
 17 53 Eucal**py**tus Groves
 17 54 Eucalyptus Groves
 17 55 Eucalyptus Groves
 17 56 Eucal**py**tus Groves
 17 57 Eucalyptus Groves
 17 58 Eucalyptus Groves
 17 59 Eucalyptus Groves
 17 60 Eucalyptus Groves
 17 61 Eucalyptus Groves
 17 62 Eucalyptus Groves
 17 63 Eucalyptus Groves
 17 74 **(4)** 118
 17 76 **(3)** 118
 17 77 **(1) 34; (10)** 118; (2) 211; (2) 222
 17 78 **(2)** 211
 18 53 Eucalyptus Groves
 18 54 Eucalyptus Groves
 18 55 Eucalyptus Groves
 18 56 Eucalyptus Groves
 18 57 Eucalyptus Groves
 18 58 Eucalyptus Groves
 18 59 Eucalyptus Groves
 18 60 Eucalyptus Groves
 18 61 Eucalyptus Groves
 18 62 Eucalyptus Groves
 18 63 Eucalyptus Groves
 18 69 **(2)** 118; (1) 125

18 70 **(3)** 118; **(1)** 222
18 71 **(3)** 118
18 72 **(1)** 141; **(2)** 163; UNKNOWN TREE ?
18 74 **(2)** 171
18 78 **(2)** 118; **(2)** 211; **(2)** 328
18 79 **(3)** 211
19 53 Eucalyptus Groves
19 54 Eucalyptus Groves
19 55 Eucalyptus Groves
19 56 Eucalyptus Groves
19 57 Eucalyptus Groves
19 58 Eucalyptus Groves
19 59 Eucalyptus Groves
19 60 Eucalyptus Groves
19 61 Eucalyptus Groves
19 62 Eucalyptus Groves
19 63 Eucalyptus Groves
19 64 **(4)** 29; **(5)** 330
19 66 **(6)** 118
19 69 **(1)** 29; **(3)** 48; **(1)** 58; **(2)** 201; **(3)** 271
19 70 **(3)** 29; **(4)** 118; **(2)** 230
19 72 **(1)** 139; **(1)** 316
19 73 **(1)** 140; **(1)** 222
19 74 **(12)** 98
19 75 **(1)** 117
19 76 **(2)** 289; **(3)** 310
19 77 **(1)** 118; **(1)** 172;
19 78 **(3)** 211
19 79 **(2)** 211
20 53 Eucalyptus Groves
20 54 Eucalyptus Groves
20 55 Eucalyptus Groves
20 56 Eucalyptus Groves
20 57 Eucalyptus Groves
20 58 Eucalyptus Groves
20 59 Eucalyptus Groves
20 60 Eucalyptus Groves
20 61 Eucalyptus Groves
20 62 Eucalyptus Groves
20 63 Eucalyptus Groves
20 64 **(2)** 29; **(2)** 118
20 66 **(4)** 118
20 67 **(2)** 118
20 68 **(1)** 273; **(3)** 118; **(1)** 201
20 69 **(1)** 44; **(1)** 78; **(4)** 106; **(1)** 149; **(2)** 219; **(2)** 256
20 72 **(1)** 139
20 73 **(1)** 118
20 74 **(1)** 118
20 76 **(1)** 118
20 79 **(3)** 211
21 53 Eucalyptus Groves
21 54 Eucalyptus Groves
21 55 Eucalyptus Groves
21 56 Eucalyptus Groves
21 57 Eucalyptus Groves
21 58 Eucalyptus Groves
21 59 Eucalyptus Groves
21 60 Eucalyptus Groves
21 61 Eucalyptus Groves
21 62 Eucalyptus Groves
21 63 Eucalyptus Groves
21 64 **(3)** 1; **(3)** 275; **(2)** 14; **(3)** 106; **(5)** 118; **(1)** 154
21 65 **(2)** 106; **(1)** 118; **(1)** 124; **(5)** 322; **(1)** 219
21 66 **(3)** 9; **(3)** 14; **(3)** 276; **(2)** 49; **(7)** 106; **(1)** 201; **(1)** 337;
21 67 **(3)** 14; **(1)** 38; **(5)** 78; **(4)** 106; **(1)** 118; **(1)** 201
21 68 **(1)** 275; **(3)** 14; **(2)** 15; **(4)** 78; **(1)** 106; **(1)** 203; **(2)** 207
21 69 **(1)** 14; **(5)** 48; **(4)** 78; **(1)** 207
21 71 **(1)** 139
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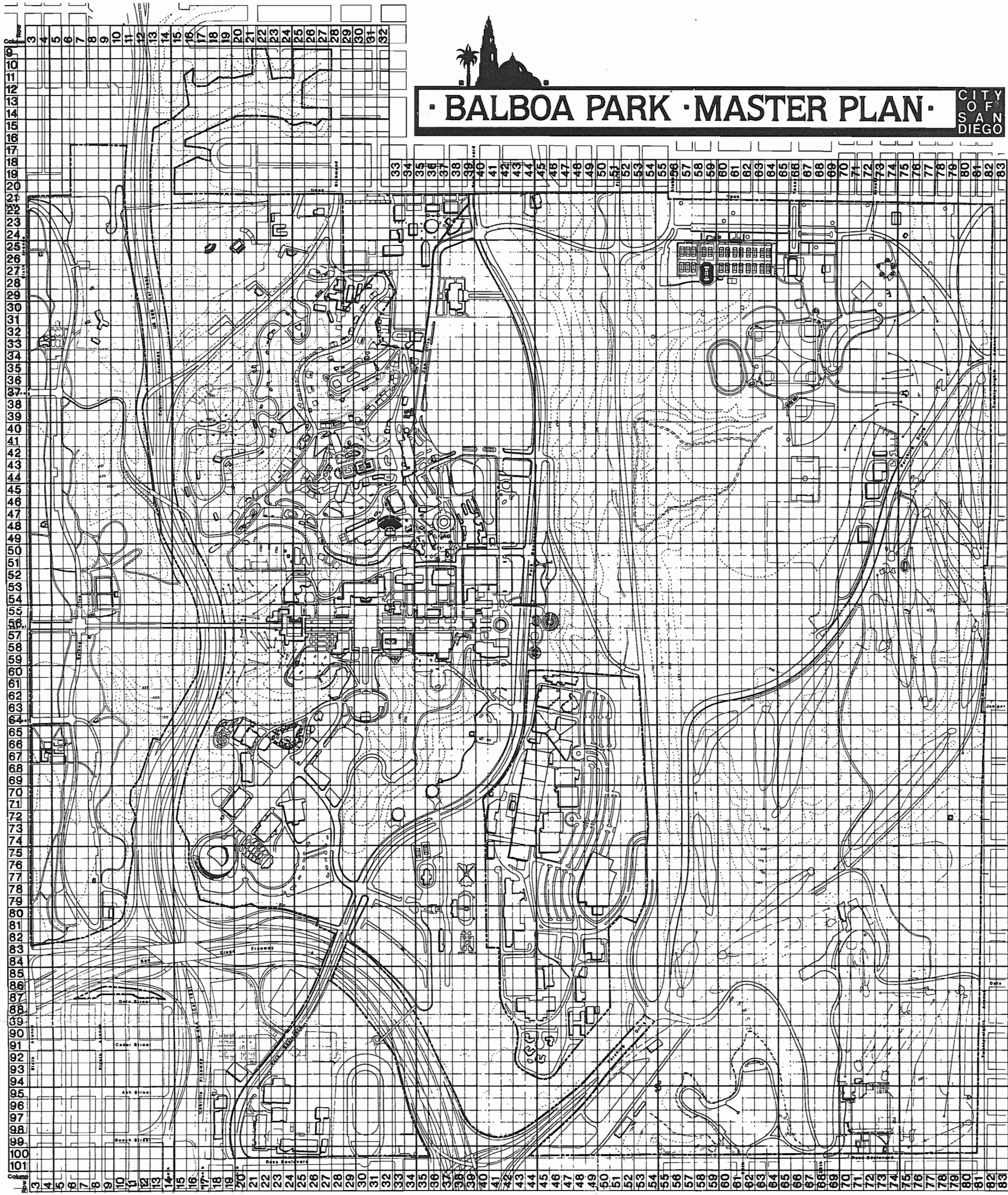
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67 30 (5) 116
67 86 Native Plant Areas
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68 22 (3) 118; (1) 147
68 23 (20) 118
68 24 (1) 129
68 27 (9) 125
68 28 (4) 125
68 30 (3) 118
68 86 Native Plant Areas
68 87 Wative Plant Areas
68 88 Native Plant Areas
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68 97 Native Plant Areas
68 98 245
68 99 245
69 22 (3) 117
69 23 (8) 117; (2) 118
69 25 (2) 117; (1) 335
69 26 (4) 125
69 33 (1) 263
70 22 (2) 117
70 23 (15) 117
70 24 (3) 117
70 33 (2) 93
70 38 (4) 263
71 22 (2) 116; (1) 117
71 23 (1) 117
71 24 (2) 117
71 25 (3) 117
71 26 (2) 117
71 28 (3) 266
71 34 (1) 45
71 39 (10) 183
72 22 (2) 115; (1) 146
72 23 (4) 115; (1) 117; (3) 123
72 24 (5) 123
72 25 (4) 115
72 27 (2) 57, (1) 58; (1) 335
72 28 (3) 266
73 22 (1) 183; (2) 266
73 23 (8) 183
73 25 (5) 115; (4) 345
73 26 (1) 69; (5) 345; (7) 346
73 27 (3) 345; (1) 346
74 22 (5) 266
74 23 (3) 183; (1) 266
74 24 (1) 183; (2) 266
75 22 (3) 183; (1) 266
75 24 (2) 93; (9) 118; (2) 266
75 27 (2) 345; (5) 232
76 23 (15) 118; (3) 183
76 29 (2) 345; (5) 246
77 22 (8) 118

77 23 (5) 118
77 24 (3) 118
77 25 (3) 193
77 26 (7) 193
77 27 (5) 193
77 29 (1) 1; (2) 193; (2) 345; (4) 246
77 72 (10) 124
78 21 (2) 119
78 22 (2) 118; (3) 119
78 23 (4) 118
78 24 (10) 118
78 25 (15) 118
78 26 (5) 118; (3) 193
78 27 (8) 193
78 28 (5) 193
78 29 (4) 193
78 72 (10) 124
78 74 (4) 115
78 77 (1) 147
78 78 (5) 115; (2) 147
78 79 (5) 115
79 21 (6) 119
79 22 (4) 119
79 71 (3) 215
79 72 (3) 215
79 73 (4) 115
79 75 (1) 125
79 77 (4) 125
79 78 (1) 147
80 79 (25) 115
80 86 (25) 115
80 87 (25) 115
80 88 (25) 115
80 89 (25) 115
80 91 (1) 115; (5) 308
80 92 (6) 308
80 94 (5) 263
80 95 (1) 172; (1) 263
80 98 (3) 209; (1) 212; (15) 214
81 34 (3) 69
81 76 (25) 115
81 77 (25) 115
81 78 (25) 115
81 79 (25) 115
81 90 (20) 245
81 91 (4) 271
81 92 (3) 336
81 93 (4) 336
81 94 (5) 336
81 95 (5) 336
81 96 (5) 336
81 97 (5) 336
81 98 (5) 336
82 24 (10) 118
82 27 (6) 118
82 29 (4) 118
82 32 (3) 151


BALBOA PARK MASTER PLAN

CITY OF SAN DIEGO



EXISTING HORTICULTURAL INVENTORY (GRID)

Figure
34



RESOLUTION NUMBER R-274090

ADOPTED ON JULY 25, 1989

WHEREAS, the Council of The City of San Diego approved in concept the Balboa Park Master Plan/Community Plan in September 1988; and

WHEREAS, the Planning Commission, the Historical Site Board and the Park and Recreation Board subsequently reviewed and approved the Balboa Park Master Plan/Community Plan subject to modification; and

WHEREAS, the City Manager by Report No. 89-364 has recommended the adoption of the Balboa Park Master Plan/Community Plan, with certain modifications; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that the Balboa Park Master Plan/Community Plan, a copy of which is on file in the office of the City Clerk as Document No.

RR- 274090-1, be and the same is hereby adopted, together with those modifications included in City Manager Report No. 89-364, a copy of which is also on file in the office of the City Clerk as Document No. RR-274090-2

BE IT FURTHER RESOLVED that the City Manager and the City Planning Director are hereby directed to take the necessary steps to cause the incorporation of the Balboa Park Master Plan/Community Plan into the Progress Guide and General Plan, and Balboa Park into an Open Space Zone (OS-R) designation.

BE IT FURTHER RESOLVED, that the expenditure of an amount not to exceed \$100,000 from the Balboa Park Improvement Fund No. 102242 is hereby authorized, solely and exclusively for purposes of obtaining consultant services for preparation of the Precise Plans.

BE IT FURTHER RESOLVED, that the City Manager is hereby directed to accomplish or effect the following additional issues respecting the Balboa Park Master Plan:

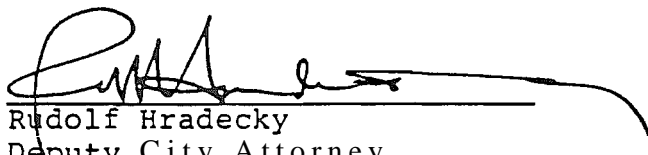
1. Develop the precise plans for the Prado and Palisades areas of the Balboa Park as one (1) comprehensive plan;
2. Develop the planning for Inspiration Point, the Central Operations Station, the Arizona Landfill, and the East Mesa area simultaneously with the Prado and Palisades Precise Plan;
3. Ensure each precise plan contains a specific security element to be prepared in cooperation with the Police Department;
4. Make recommendations regarding a site within the Balboa Park in response to a request by "World Beat Productions," consistent with the Master Plan;
5. Transfer from Phase III to Phase I the sum of \$500,000, currently designated for development of the northeast corner of the park, within budget constraints;
6. Make changes to the Balboa Park Master Plan/Community Plan on page 10 under that portion designated "Water Reclamation" to read as follows:

Delete the sentence "If Balboa Park is determined to be a feasible and desirable location

for a water reclamation facility, that facility should be sized to provide reclaimed water only for use within the park.¶, and substitute the following language: "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";

7. Include a further review for equestrian activity and utilization within the Balboa Park Master Plan.

APPROVED: JOHN W. WITT, City Attorney

By 
Rudolf Hradecky
Deputy City Attorney

RH:mb:skc
07/07/89
08/15/89 REV. 1
Or.Dept:Pk.& Rec
Aud.Cert:9000073
R-90-72
Form=r.none

The City of San Diego

CERTIFICATE OF CITY AUDITOR AND COMPTROLLER

CITY RECEIVED
CERTIFICATE OF UNALLOTTED BALANCE AC 9000073
 89 JUL 37 PH 3:50 *me* ORIGINATING DEPT. NO. 441

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted.

Amount \$ 100,000.00 Fund 102242

Purpose Authorizing all of the Following: Adoption of the Balboa Park Master Plan/Community Plan ; Amendment of the Progress Guide and General Plan to reflect the adoption of preceding; and, authorizing the expenditure of funds from the Balboa Park Improvement Fund(102242) to obtain consultant services for preparation of Precise Plans.

Date July 07, 1989

By: *Nancy M. Murray*
 AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA										
ACCTG. LINE	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/EQUIP	FACILITY	AMOUNT	
1	102242	9162	692	4222	069001					\$100,000.00
TOTAL AMOUNT										\$100,000.00

FUND OVERRIDE

CERTIFICATION OF UNENCUMBERED BALANCE

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contract or agreement authorized by the hereto attached resolution, can be incurred without the violation of any of the provisions of the Charter of the City of San Diego; and I do hereby further certify, in conformity with the requirements of the Charter of the City of San Diego, that sufficient moneys have been appropriated for the purpose of said contract, that sufficient moneys to meet the obligations of said contract are actually in the Treasury, or are anticipated to come into the Treasury, to the credit of the appropriation from which the same are to be drawn, and that the said moneys now actually in the Treasury, together with the moneys anticipated to come into the Treasury, to the credit of said appropriation, are otherwise unencumbered.

Not to Exceed \$ _____

Vendor _____

Purpose _____

Date _____, 19____

By: _____
 AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA										
ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/EQUIP	FACILITY	AMOUNT
TOTAL AMOUNT										

FUND OVERRIDE

AC-361 (REV 3-88)

NOTE: **CONTINGENT UPON ADOPTION OF FY '90 APPROPRIATIONS ORDINANCE**

JUL 25 1989

R 274090

9000073
 AC

JUL 25 1989

Passed and adopted by the Council of The City of San Diego on....., by the following vote:

Council hmembers	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"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By *Ellen Boward*, Deputy.

Office of the City Clerk. San Diego, California

Resolution Number R 274090 Adopted JUL 25 1989

(R-90-73)

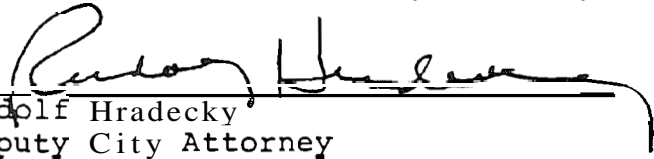
RESOLUTION NUMBER R- 274089

ADOPTED ON JUL 25 1989

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 ENVIRONMENTAL IMPACT REPORT EQD NO. 84-0595 on file in the office of the City Clerk in connection with the Balboa Park Master Plan/Community 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 a Statement of Overriding Considerations have been reviewed and considered by this Council.

APPROVED: JOHN W. WITT, City Attorney

By


Rudolf Hradecky
Deputy City Attorney

RH:mb

07/07/89

Or.Dept:Pk.& Rec

R-90-73

Form=r.eirs

JUL 25 1989

Passed and adopted by the Council of The City of San Diego on....., 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"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By *Ellen Board*, Deputy.

Office of the City Clerk. San Diego, California

Resolution Number *R-274089* Adopted *JUL 25 1989*

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