



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: June 25, 2015

TO: The Balboa Park Committee
Agenda of July 2, 2015

FROM: Bruce Martinez, Deputy Director, Park and Recreation Department

SUBJECT: House of Pacific Relations International Cottages General Development Plan and Plan Amendments

SUMMARY

Issues – Should the Balboa Park Committee:

1. Recommend approval of the proposed General Development Plan for the expansion of the International Cottages area of Balboa Park; and
2. Recommend approval of the proposed amendments to the Balboa Park Master Plan and Central Mesa Precise Plan for the expansion of the International Cottages area of Balboa Park?

Department Recommendations

1. Recommend approval of the proposed General Development Plan for the expansion of the International Cottages area of Balboa Park; and
2. Recommend approval of the proposed amendments to the Balboa Park Master Plan and Central Mesa Precise Plan for the expansion of the International Cottages area of Balboa Park.

Other Recommendations - On December 4, 2014 the Balboa Park Committee voted 5-0-1 to recommend initiation of plan amendments to the Balboa Park Master Plan and Central Mesa Precise Plan for the expansion of the International Cottages area.

On January 22, 2015 the Planning Commission initiated amendments to the Balboa Park Master Plan and Central Mesa Precise Plan for the expansion of the International Cottages area.

Fiscal Statement - There is no fiscal impact associated with this action.

Environmental Review – The proposed Project will be submitted to the City of San Diego Development Services Department for Public Project Assessment. The City of San Diego, as lead agency, will review the Project and prepare any required California Environmental Quality Act (CEQA) documentation per State CEQA guidelines.

Code Enforcement Impact - None

Housing Impact - None

BACKGROUND

Balboa Park is located immediately north of downtown San Diego. The Park is surrounded by the communities of Golden Hill, North Park, Uptown and Centre City. Balboa Park is one of the City's largest developed parks at 1,172 acres and is host to numerous passive and active recreational activities, cultural and educational institutions, and special events. Over 12 million visitors come to Balboa Park each year to enjoy the diversity of activities the Park has to offer.

Development, maintenance and management of Balboa Park are governed by the Balboa Park Master Plan, the Central Mesa Precise Plan, the East Mesa Precise Plan and subsequent amendments to those documents. The Balboa Park Master Plan is a part of the City's General Plan, and implements land use policies for Balboa Park. Therefore, amendments to the Master Plan and its Precise Plans must follow the Land Use and Community Planning Element of the General Plan.

The Balboa Park Master Plan (BPMP) was adopted by City Council on July 25, 1989 (Resolution No. R-274090). Subsequent amendments to the BPMP have been adopted by City Council on December 9, 1997 (R-289537); on May 4, 1998 (R-290039-1); on April 13, 2004 (R-299084-1); on September 21, 2004 (R299666); and on July 9, 2012 (R-307555-1). The Master Plan addresses the entirety of Balboa Park and provides general guidelines for development, maintenance and management.

The Central Mesa Precise Plan (CMPP) was adopted by City Council on October 20, 1992 (Resolution R-280920). Subsequent amendments to the CMPP have been adopted by City Council on May 4, 1998 (R-290031-2); on March 19, 1992 (R-296206); on April 13, 2004 (R-299084-2); and on July 9, 2012 (R-307555-2). The CMPP addresses the central portion of Balboa Park in greater detail than does the BPMP.

A large portion of Balboa Park's Central Mesa is included in the federally designated National Historic Landmark District (District). As such, any improvements within the District must meet the Secretary of the Interior's Standards for Rehabilitation. Determination of compliance is made by the City of San Diego Historic Resources staff and the Historic Resources Board.

The House of Pacific Relations complex was originally constructed for the 1935 California Pacific International Exposition and included 15 small structures (see Attachment A). The cottages are fairly small in size and, while being similar in architectural style, each has its own unique details.

The Hall of Nations building, originally named the Kansas state building, was constructed for the 1915 Panama-California International Exposition. The building is now a part of the International Cottages complex and is used by numerous House of Pacific Relations members for meetings and other events.

The CMPP identifies expansion of the International Cottages by 4,000 square feet (see Attachment B, original CMPP graphic). The graphic indicates eight structures with a size of approximately 500 square feet each. This is consistent with the small size of the original cottages. To date, four cottages have been constructed, consuming the 4,000 square foot allowance provided in the CMPP. These include the House of Hungary, the House of Iran, the House of Puerto Rico and the House of Spain. Please note the original graphic of the CMPP indicated eight new structures. The plan amendments processed for the Plaza de Panama Project in 2012 revised this graphic to reflect actual conditions (see Attachment C).

Membership in the House of Pacific Relations is greater than the number of cottages available. Nations without a cottage of their own meet in the Hall of Nations building on a rotating basis. The House of Pacific Relations proposes to amend the BPMP and CMPP to allow for construction of additional cottages to house their membership.

DISCUSSION

Project Definition

The House of Pacific Relations proposes to amend the BPMP and CMPP to provide additional cottages for their membership. The proposal includes four new duplex cottages and one single cottage, which will house nine additional member nations. The total square footage of the proposed cottages is approximately 5,365 square feet; exterior courtyards would be shared space and open to the general public daily, and therefore not included in the square footage of the cottages. Three duplex cottages would be added just south of the main cottage complex in a space that is currently covered with mulch and some turf. One duplex cottage and one single cottage would be added just north of the Hall of Nations Building and House of Iran in an area currently covered in turf. A central courtyard at each location and additional walkways to the new cottages would be included.

One duplex cottage and one single cottage would be added just north of the Hall of Nations building and House of Iran. The two new cottages and two existing buildings would form a central gathering space and accessed by each building. Due to the elevation of the Hall of Nations building the central courtyard will include stairs, a ramp, low accent wall and planters to take up grade. The existing pavement would be replaced, and an additional walkway would be added to provide access to Pan American Road East. Accessible parking is available in the

Organ Pavilion parking lot and the path of travel from the parking lot to the new cottages would be accessible.

Three duplex cottages would be added south of the House of the United States and House of Ukraine. The five buildings would form a central courtyard that would be primarily accessible by the three new cottages. The new cottages would be connected to the existing complex by a passageway between the House of the United States and House of Ukraine. A second access walkway would be added to the west of the House of Ukraine. Accessible parking is available in the Palisades parking lot and would be accessed by a new walkway between the northwest corner of the parking lot and the Balboa Park Club.

The proposed cottages have been designed to be compatible in scale and detail with the original cottages while being differentiated enough as to not be confused as original structures.

Previously identified issues

The following issues were previously identified by staff during the plan amendment initiation phase:

- Historic resources protection
- Traffic circulation and pedestrian safety
- Maintenance and Security

The Project applicant and their design team worked with the Historic Resources Board's Design Assistance Subcommittee (DAS) on the siting and design of the proposed new cottages. The final recommendation of the DAS will be presented verbally at the Balboa Park Committee meeting. Environmental Analysis staff rely on the recommendations of the DAS to determine consistency with the Secretary of The Interior's Standards for the Treatment of Historic Properties during CEQA review.

Due to the revised site design of the proposed new cottages, vehicular circulation is not being impacted. New walkways to existing accessible parking facilities are utilizing existing road crossings, providing pedestrian safety.

The Project applicant and design team have worked with staff, including Park Rangers, in the design of the Project. Security lighting is being provided where needed to assure adequate illumination. Building designs have been modified to avoid hiding places.

The design of the nine new cottages adheres to the Spanish style of the original 1935 cottages without mimicking them. The scale, massing, wall color, and materials approximate the look of the original cottages, but the detailing has been differentiated. The following features of the original 1935 cottages have not been incorporated into the new cottages: Window shutters, flush eaves, round windows, low walls, arched doors, enclosed patios, built-in seating, and recessed

entries. The nine new cottages will incorporate variegated (multi-colored) mission tile roofs, whereas the current cottages all have single color tiles. These subtle differentiations will allow the new cottages to comply with the Secretary of the Interior's Standards, Master Plan, and Precise Plan.

CONCLUSION

The proposed expansion of the International Cottages area of Balboa Park has been designed to have minimal impact on existing park uses. The design provides courtyards that are available to the general public as well as the House of Pacific relations, and that are in keeping with the configuration of the original cottages. The architecture has been designed to be compatible yet differentiated with the original cottages in both scale and detail. The project applicant and design team have worked diligently with staff to address all concerns.

ALTERNATIVES

1. Recommend approval of the proposed General Development Plan and Plan Amendments with conditions.
2. Do not recommend approval of the proposed General Development Plan and Plan Amendments.

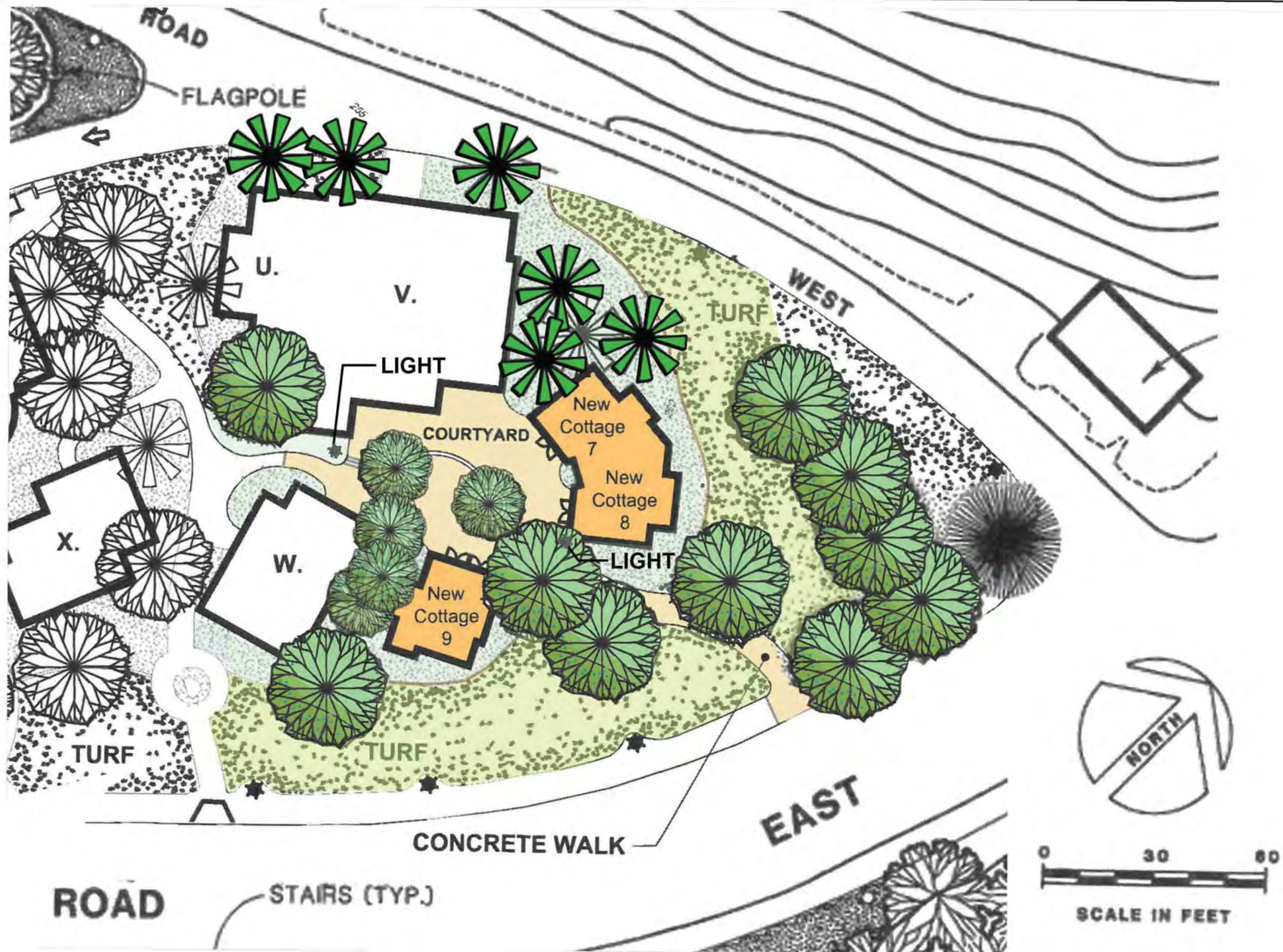
Respectfully submitted,



Bruce Martinez
Deputy Director

BEM/cpd

Attachments: Attachment A – Proposed General Development Plan
Attachment B – Proposed Master Plan Amendments
Attachment C – proposed Precise Plan Amendments



COUNCIL DISTRICT: 8 COMMUNITY PLAN AREA: SOUTHWEST SAN DIEGO

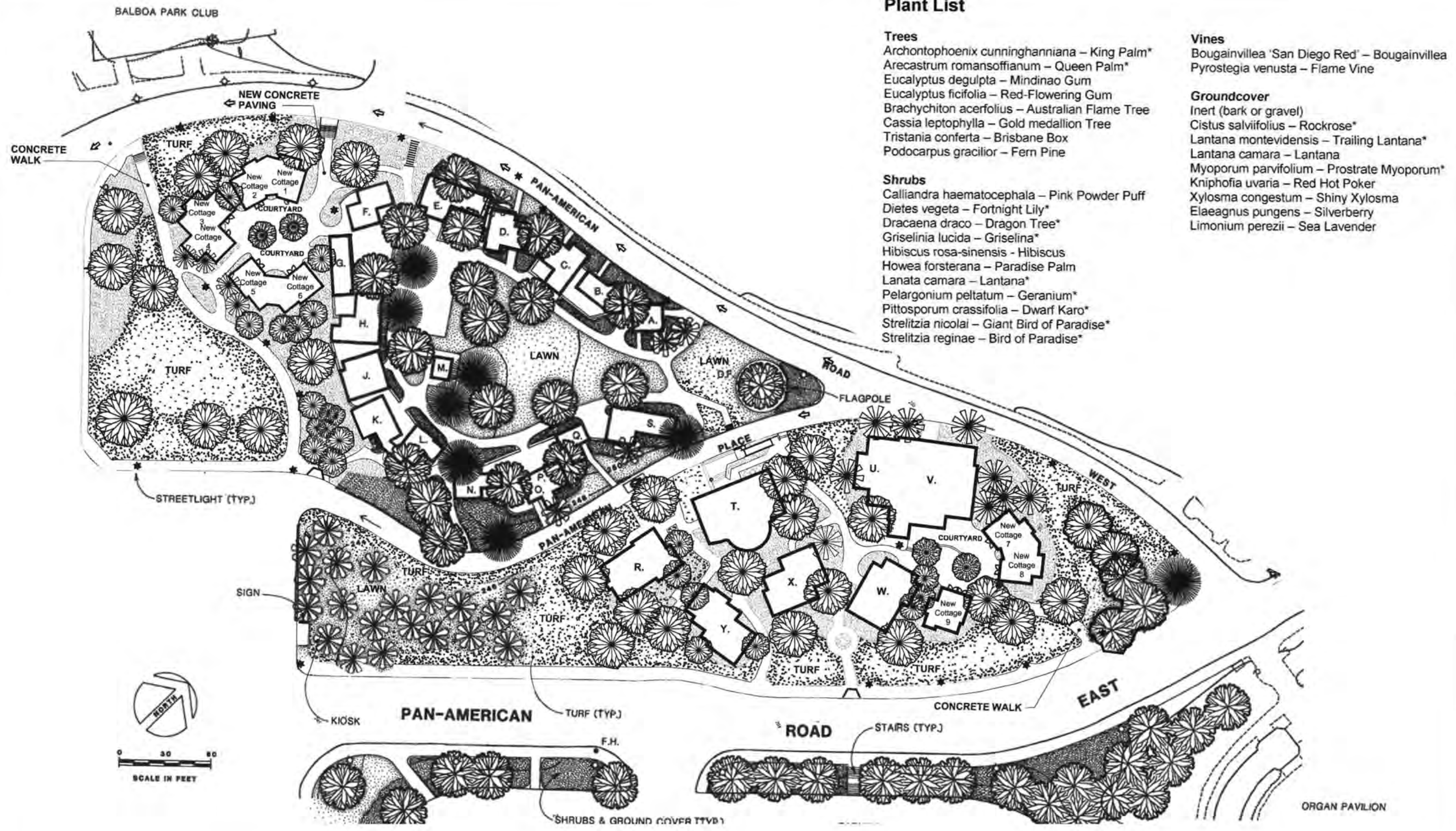
DATE	ACTION	REFERENCE DOCUMENTS	COST \$	ACRES
	SITE ACQUIRED	RESO. NO. R-		ACRES
	SITE DEDICATED	ORD. NO.		ACRES
1/18/2012	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
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		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)			
ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	AC.	TOT LOT	SF
IMPROVED AREA	AC.	MULTI-PURPOSE CT.	SF
TURF	AC.	TENNIS CTS.	SF
SHRUB BED	AC.	RESTROOM	SF
NATURAL	AC.	REC. BLDG.	SF
D.G. PAVING	AC.	POOL BLDG.	SF
DIRT INFIELDS	AC.	POOL DECK	SF
		POOL WATER	SF
		BLEACHERS	EA.
		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT
THE GENERAL DEVELOPMENT PLAN
SITE PLAN (NORTH) - SHEET 2 OF 19
 HOUSE OF PACIFIC RELATIONS
INTERNATIONAL COTTAGES
 A PORTION OF BALBOA PARK

COUNCIL DISTRICT 3 COMMUNITY PLANNING AREA = BALBOA PARK I PSD
 LAMBERT COORDINATES: 204-1721 THOMAS BROTHERS PAGE: 60, D-6 (PSD #)





Plant List

Trees

- Archontophoenix cunninghamiana – King Palm*
- Arecastrum romansoffianum – Queen Palm*
- Eucalyptus degulpta – Mindinao Gum
- Eucalyptus ficifolia – Red-Flowering Gum
- Brachychiton acerfolius – Australian Flame Tree
- Cassia leptophylla – Gold medallion Tree
- Tristania conferta – Brisbane Box
- Podocarpus gracilior – Fern Pine

Shrubs

- Calliandra haematocephala – Pink Powder Puff
- Dietes vegeta – Fortnight Lily*
- Dracaena draco – Dragon Tree*
- Griselinia lucida – Griselinia*
- Hibiscus rosa-sinensis - Hibiscus
- Howea forsterana – Paradise Palm
- Lanata camara – Lantana*
- Pelargonium peltatum – Geranium*
- Pittosporum crassifolia – Dwarf Karo*
- Strelitzia nicolai – Giant Bird of Paradise*
- Strelitzia reginae – Bird of Paradise*

Vines

- Bougainvillea 'San Diego Red' – Bougainvillea
- Pyrostegia venusta – Flame Vine

Groundcover

- Inert (bark or gravel)
- Cistus salviifolius – Rockrose*
- Lantana montevidensis – Trailing Lantana*
- Lantana camara – Lantana
- Myoporum parvifolium – Prostrate Myoporum*
- Kniphofia uvaria – Red Hot Poker
- Xylosma congestum – Shiny Xylosma
- Elaeagnus pungens – Silverberry
- Limonium perezii – Sea Lavender

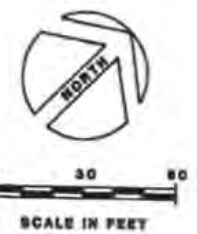
BALBOA PARK CLUB

NEW CONCRETE PAVING

CONCRETE WALK

STREETLIGHT (TYP.)

SIGN



SCALE IN FEET

KIOSK

PAN-AMERICAN

TURF (TYP.)

F.H.

ROAD

STAIRS (TYP.)

CONCRETE WALK

EAST

ORGAN PAVILION

SHRUBS & GROUND COVER (TYP.)

COUNCIL DISTRICT: 8 COMMUNITY PLAN AREA: SOUTHWEST SAN DIEGO

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	CDP BOARD APPROVAL	CDP APPROVAL		
	INITIAL DEVELOPMENT	CDP NO. & DATE		
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TURF	AC.	PARK ROADS	SF
SHRUB BED	AC.	MULTI-PURPOSE CT.	SF
NATURAL	AC.	TENNIS CTS.	SF
O.G. PAVING	AC.	PARKING LOT	SF
DIRT INFIELDS	AC.	RESTROOM	SF
		REG. BLDG.	SF
		POOL BLDG.	SF
		POOL DECK	SF
		POOL WATER	SF
		PARKING STALLS-STD.	SF
		PARKING STALLS-DISABLED	SF
		COURT GAME AREA	SF
		LAWN EDGING	LF
		BLEACHERS	EA.
		BACKSTOPS	EA.
		BENCHES	EA.
		PICNIC TABLES	EA.
		TRASH RECEPTACLES	EA.
		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN
LANDSCAPE CONCEPT - SHEET 4 OF 19
 HOUSE OF PACIFIC RELATIONS
INTERNATIONAL COTTAGES
 A PORTION OF BALBOA PARK

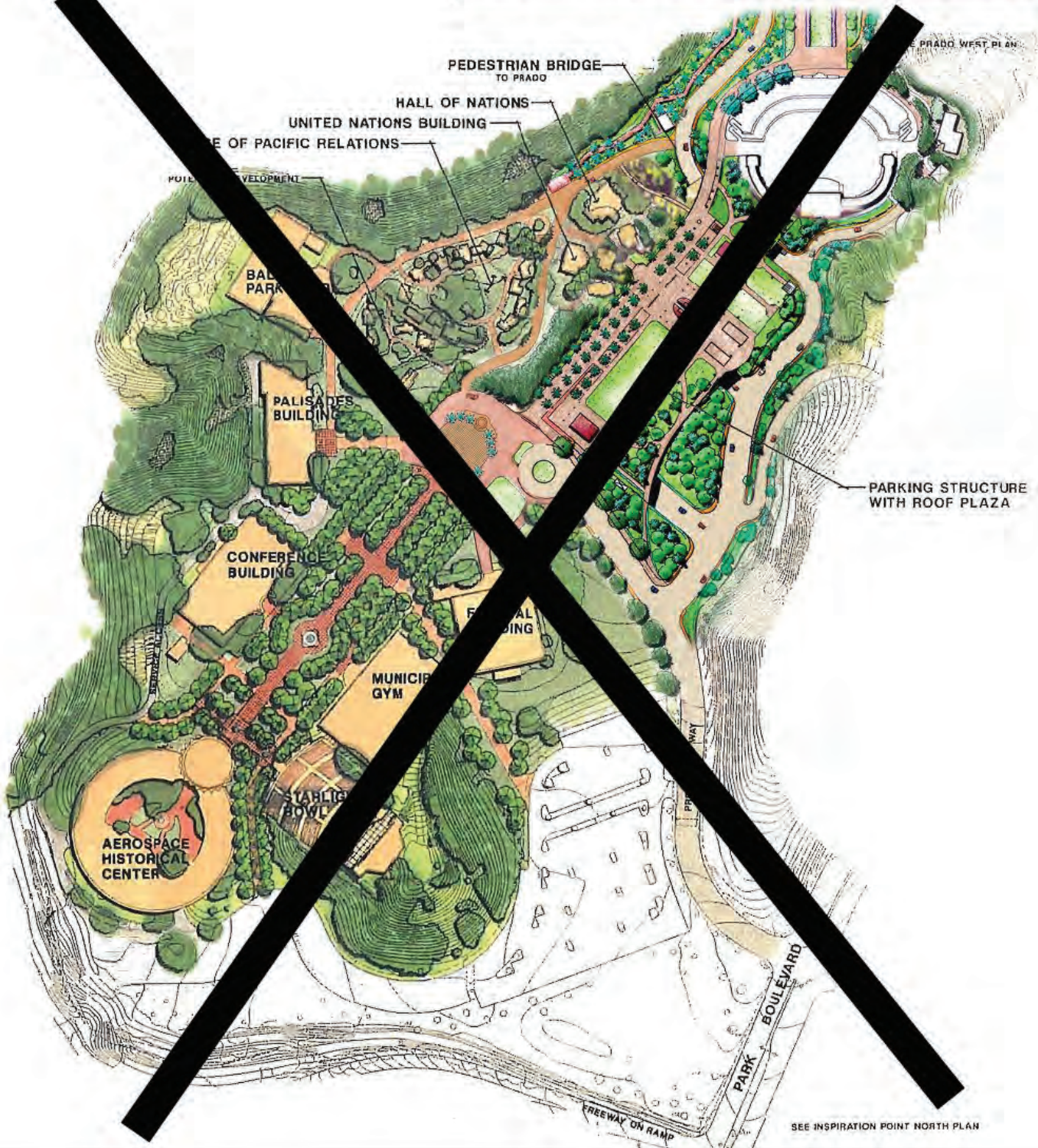
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Estrada Land Planning
 619.236.0413
 225 Broadway
 Suite 1160
 San Diego
 California 92101

An Amendment to the
Balboa Park Master Plan

For the
House of Pacific Relations
International Cottages Expansion
June 25, 2015

Prepared by:
Estrada Land Planning



LEGEND			Figure 5
 TREES	 GROUNDCOVERS	 PAVED PEDESTRIAN AREAS	
 PALM TREES	 LAWN		
CONCEPTUAL MASTER PLAN PALISADES			



LEGEND			Figure 5
 TREES	 GROUNDCOVERS	 PAVED PEDESTRIAN AREAS	
 PALM TREES	 LAWN		
CONCEPTUAL MASTER PLAN PALISADES			



**BALBOA PARK CENTRAL
MESA PRECISE PLAN**

**Proposed Amendment
Strike-out/Underline Format**

**For the
House of Pacific Relations
International Cottages Expansion
June 25, 2015**

**Prepared by:
Estrada Land Planning**



Proposal Analysis

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

House of Pacific Relations

Expansion Proposal

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

Analysis of Initial Proposal

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

Alternative Proposal

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

Analysis of Alternative Proposal

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

Spanish Village

Expansion Needs

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



Proposal Analysis

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

House of Pacific Relations

Expansion Proposal

The Balboa Park Master Plan ~~has had~~ allocated an additional 4,000 square feet to the House of Pacific Relations. ~~to accommodate member groups who do not currently have cottage space. That allocation has been fulfilled, requiring this Precise Plan Amendment. An additional five~~⁵ ~~buildings are proposed that will contain nine~~⁹ ~~countries. Three buildings will be located in the open area south of the existing cottages and two~~² ~~buildings will be located north and east of the Hall of Nations. Courtyard areas will be located within each of these building clusters creating an internal enclave that will be shared by the new countries. The preliminary design included the relocation of the United States cottage to allow for an expanded central lawn area and a single grouping of cottages consisting of historic and newly constructed architecture.~~

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House of Pacific Relations

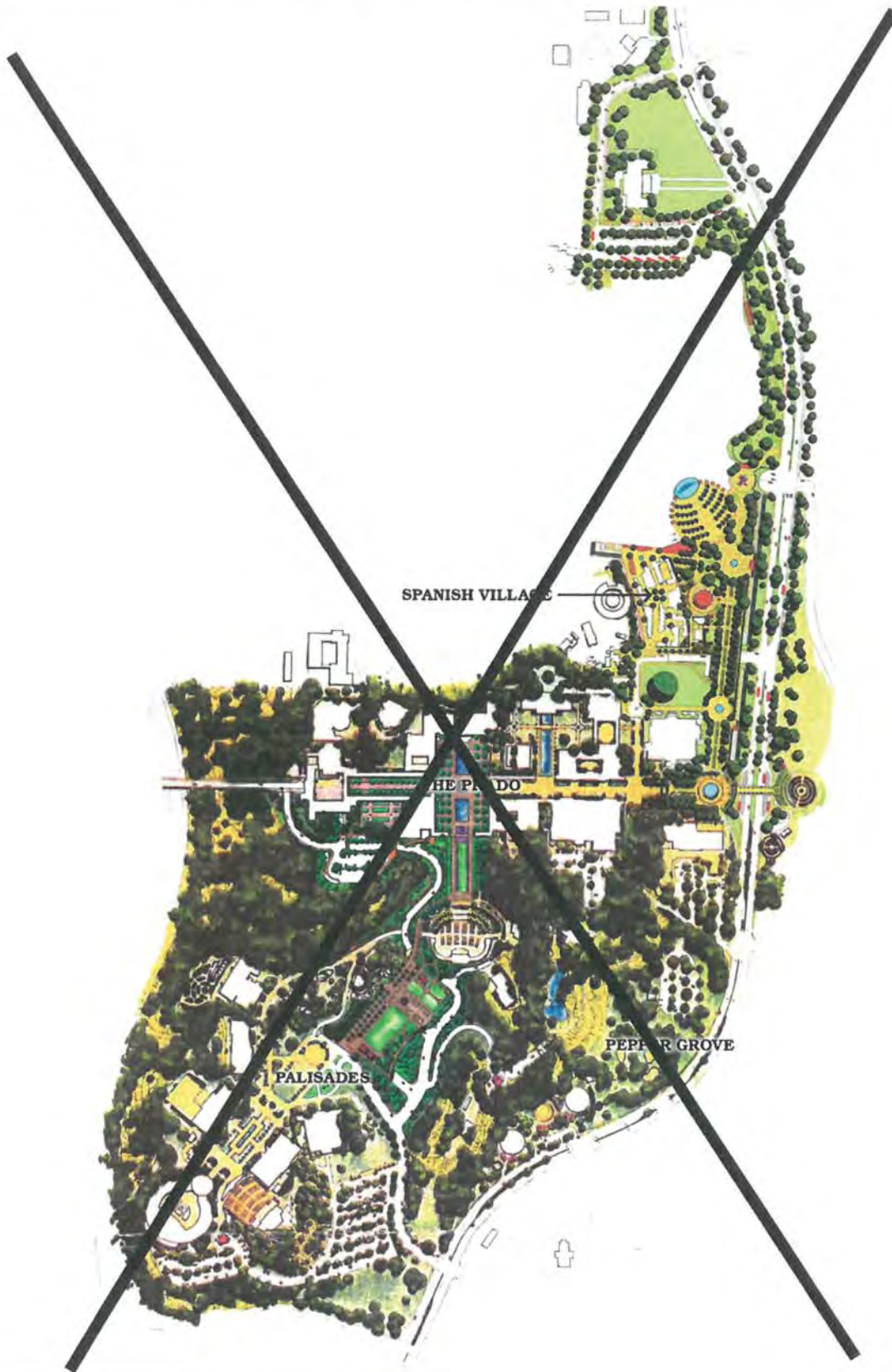
Expansion Proposal

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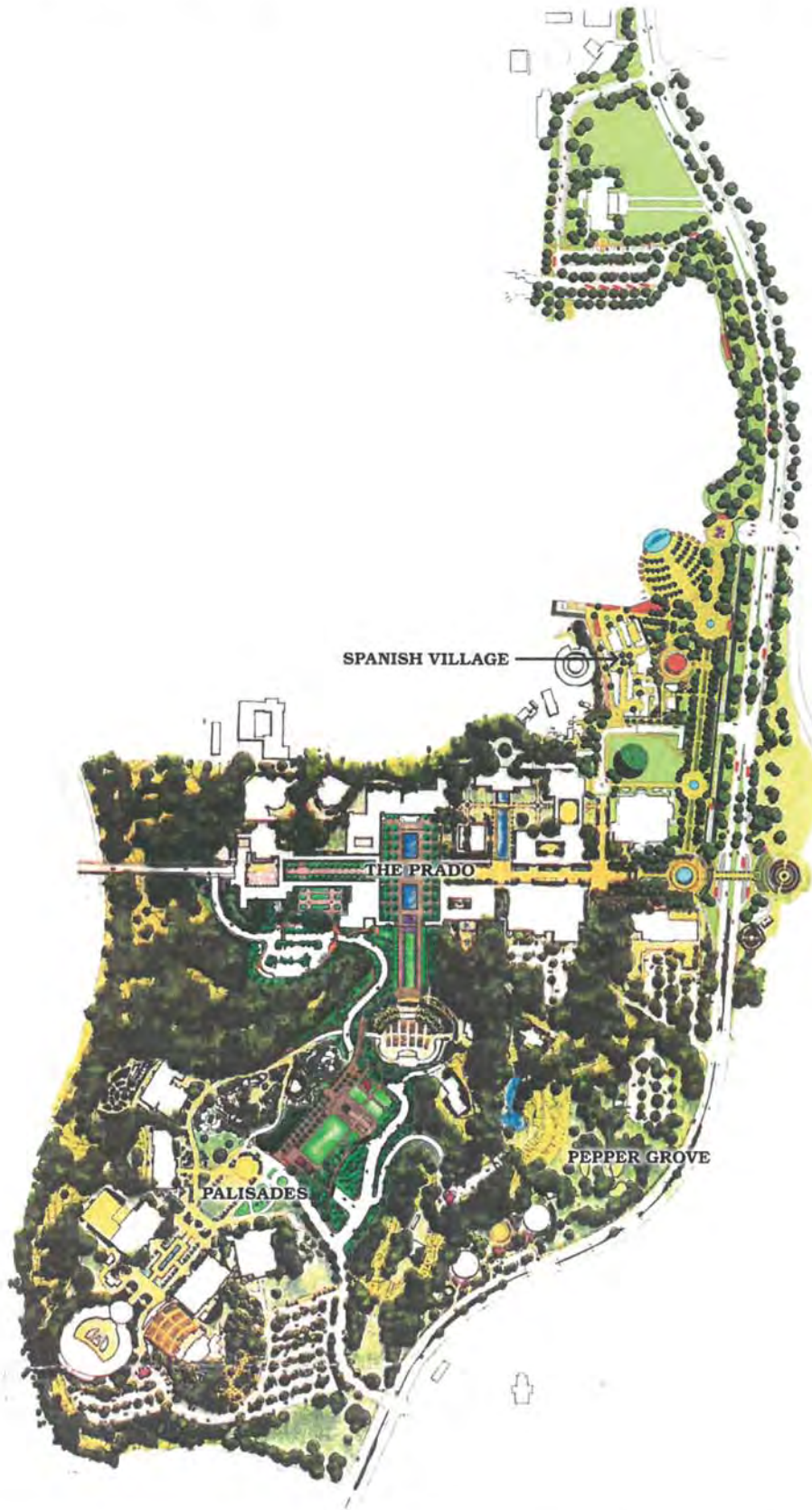


Central Mesa Illustrative

revised 5 April 2012

Figure
28





Central Mesa Illustrative

Revised: June 25, 2015

Figure
28





Palisades



Trees



Lawn



Groundcovers



Paved Pedestrian Areas

revised 5 April 2012

Figure 34





Palisades



Trees



Lawn



Groundcovers

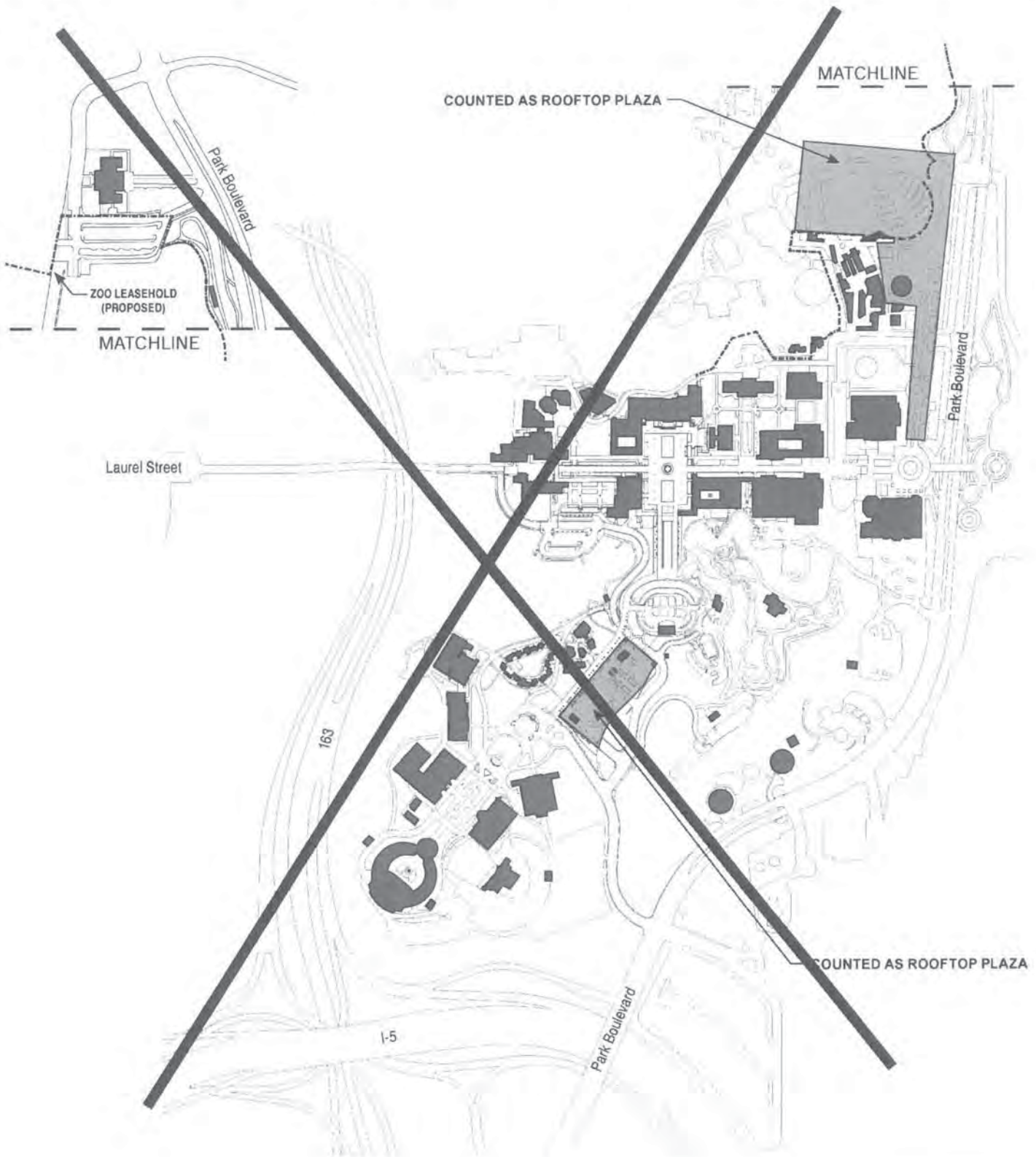


Paved Pedestrian Areas

Revised: June 25, 2015

Figure 34





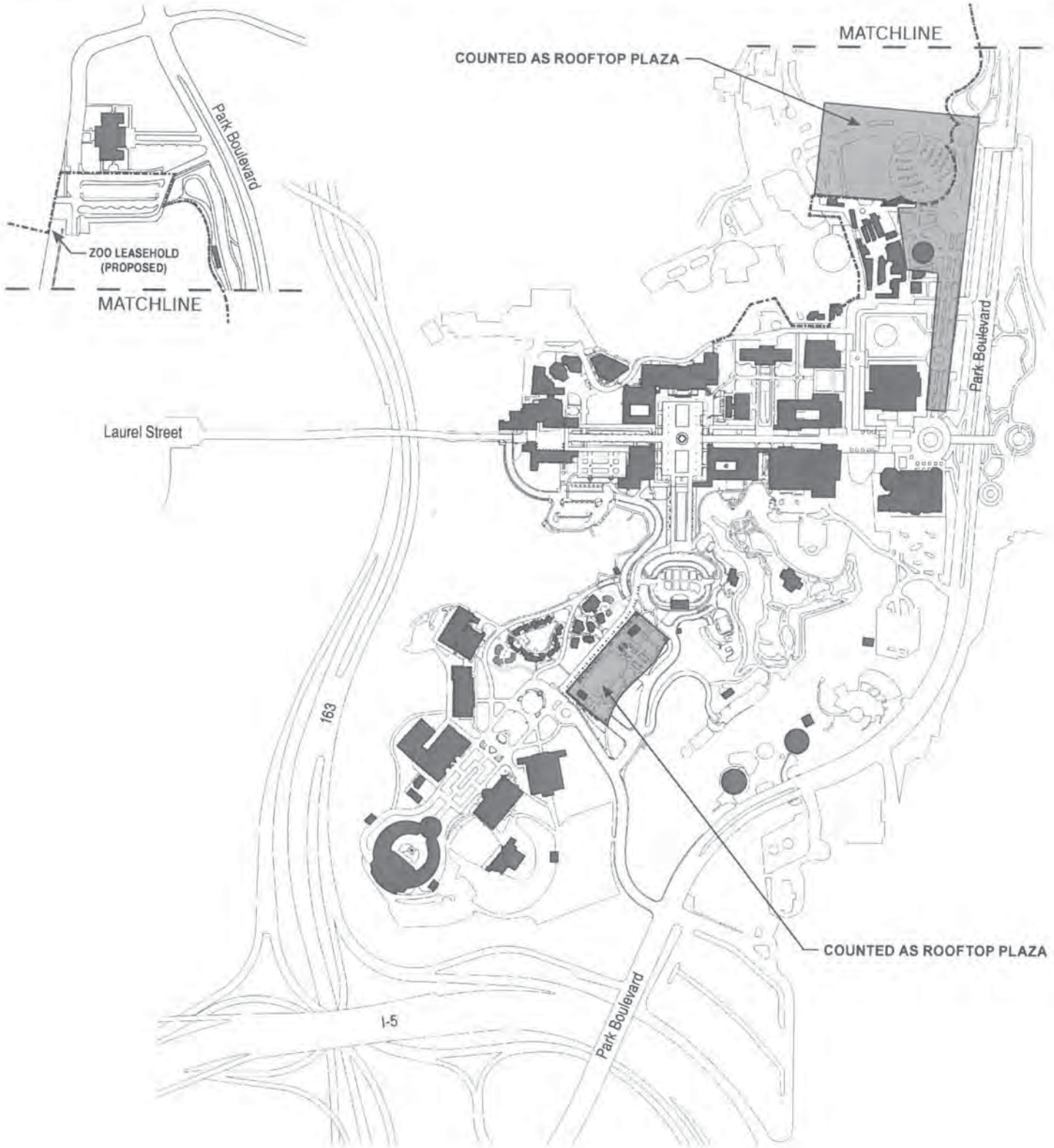
Proposed Buildings

 Proposed Buildings – 18 acres

revised 5 April 2012

Figure 37





Proposed Buildings

 Proposed Buildings - 18.1 Acres

Revised: June 25, 2015

Figure
37

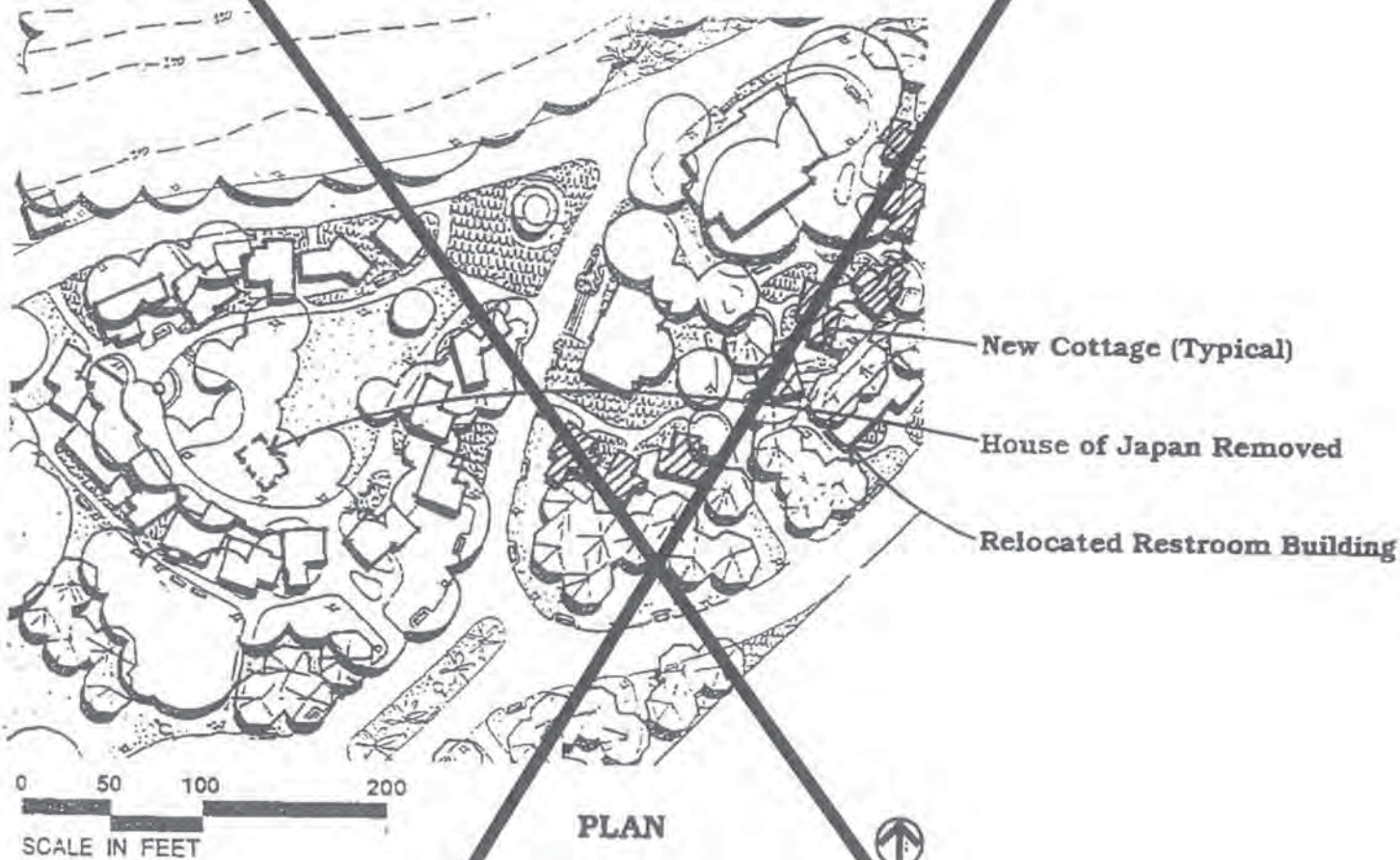




28. House of Pacific Relations

Design Objective:

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



Recommendations:

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

29. House of Pacific Relations - House of Japan Cottage

Design Objective:

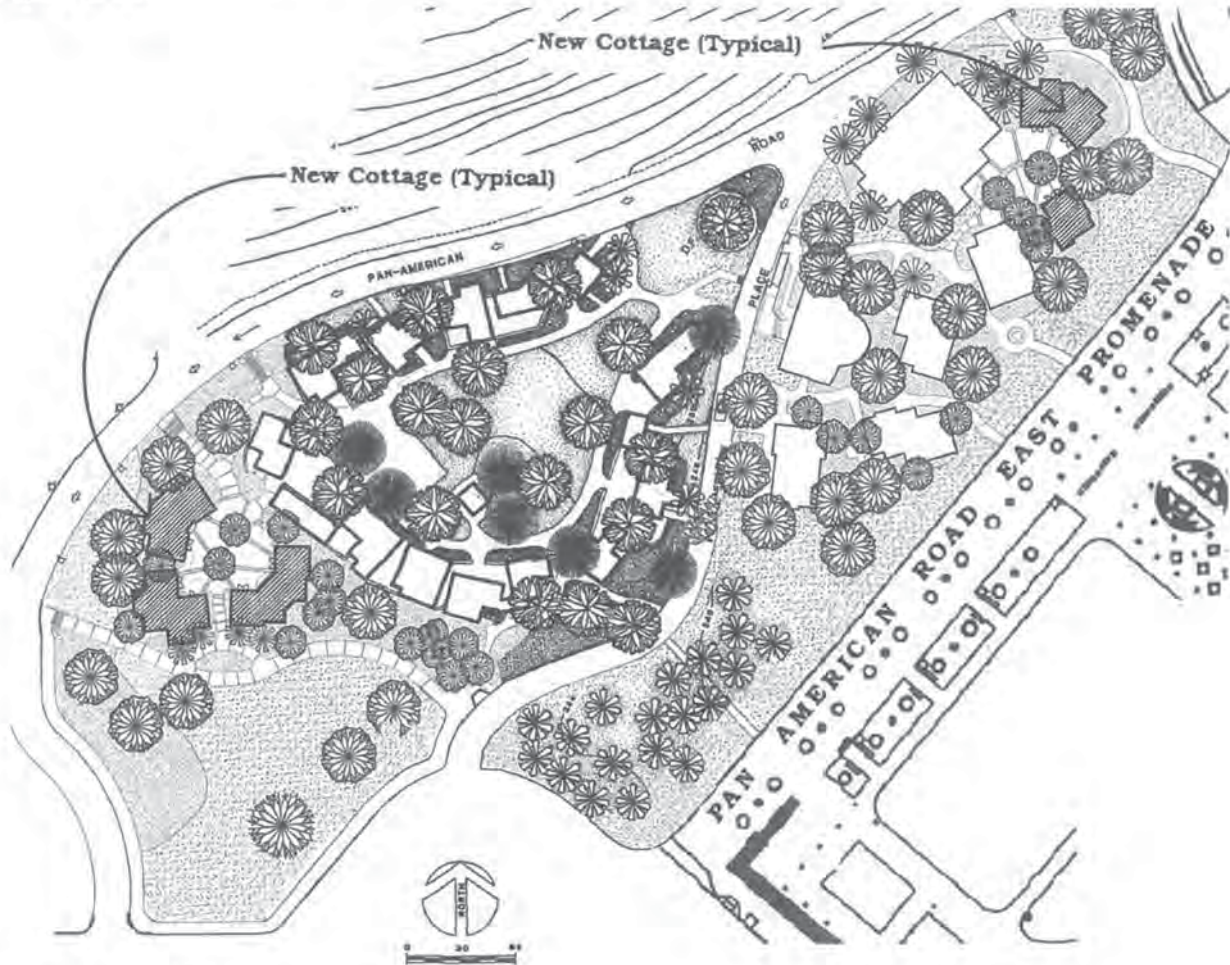
Remove the non-historic House of Japan addition and relocate the organization in one of the new cottages.



28. House of Pacific Relations

Design Objective:

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~~29. House of Pacific Relations - House of Japan Cottage~~

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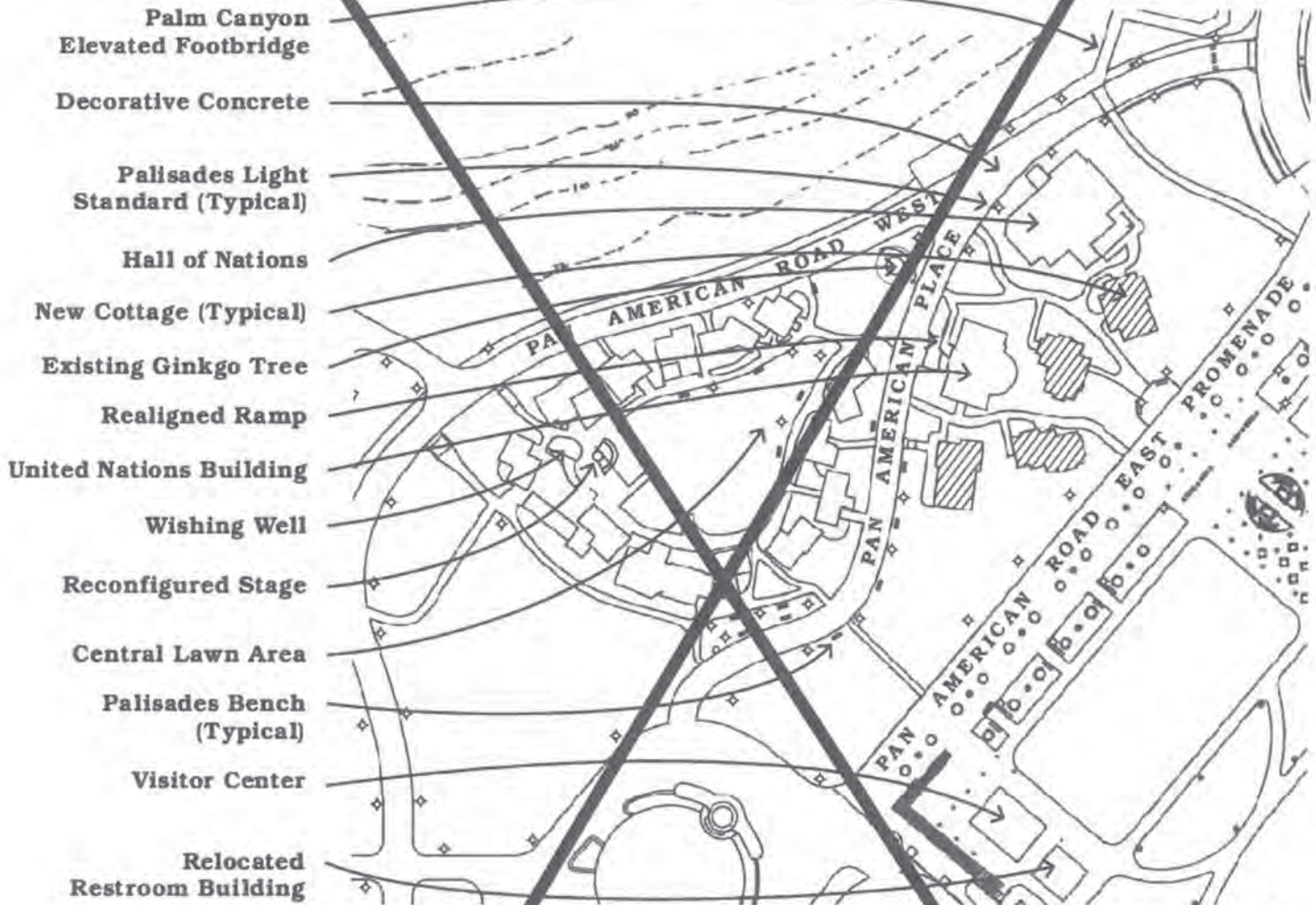
~~Remove the non-historic House of Japan addition and relocate the organization in one of the new cottages.~~



1. House of Pacific Relations

Design Objective:

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



PLAN

Recommendations:

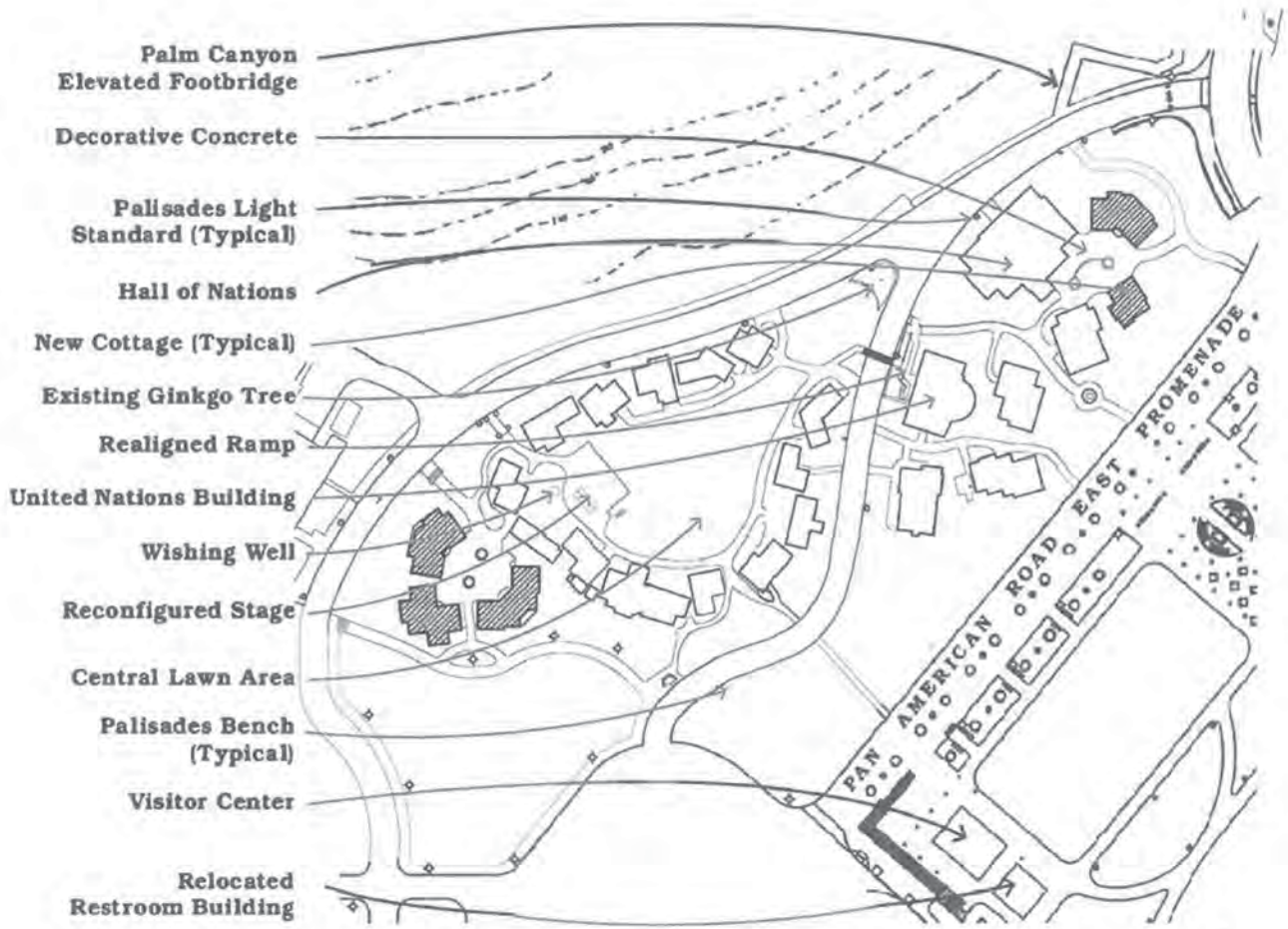
- Reconfigure the existing concrete performance platform as shown on the plan. Supply the platform with electrical service for sound and lighting equipment. Preserve the wishing well in present location.
- Provide new pedestrian walkways to proposed new cottages as shown on the plan.
- Remove the non-historic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



1. House of Pacific Relations

Design Objective:

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



PLAN



Recommendations:

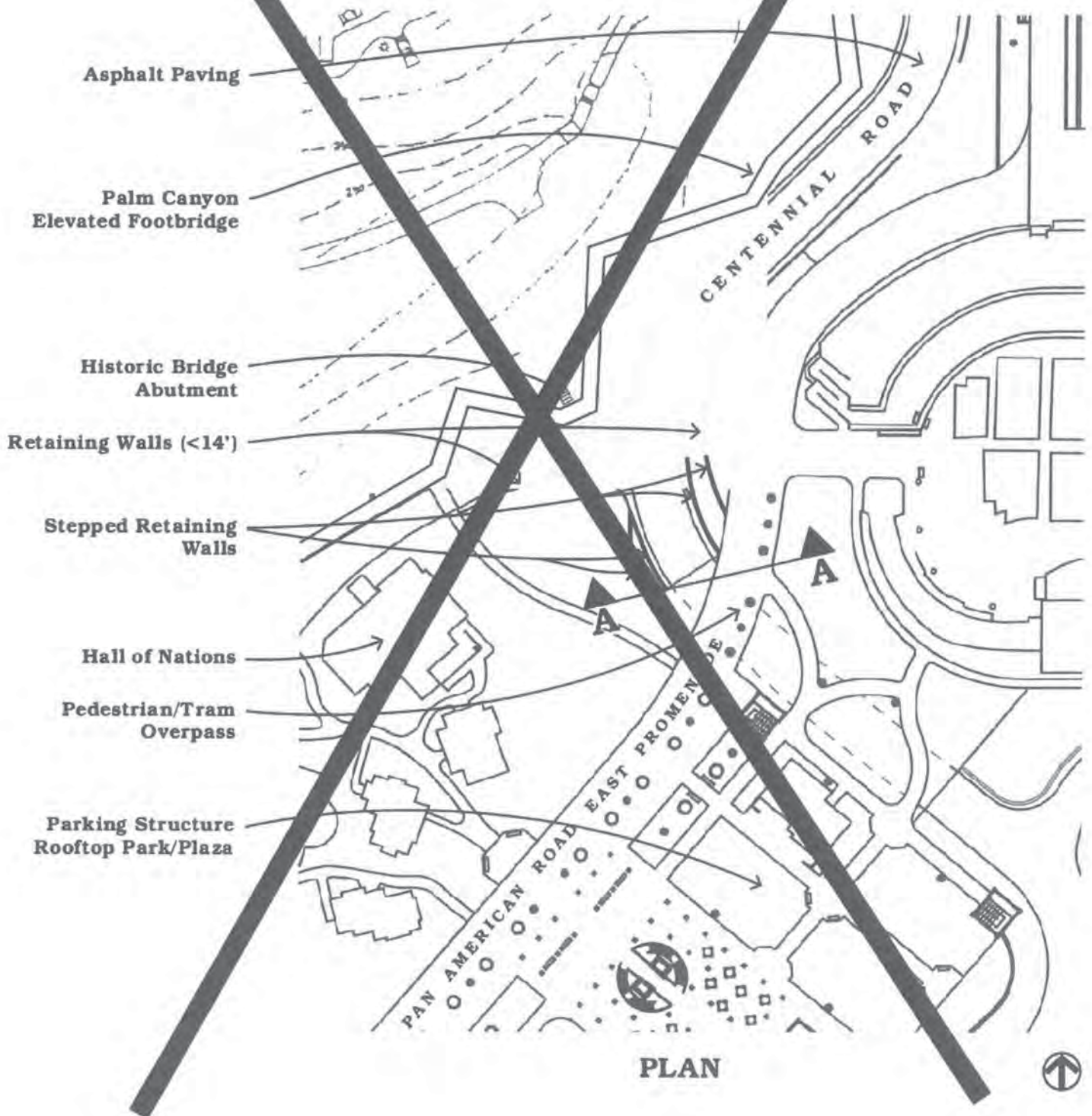
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- Locate all new cottages and walkways in a way that preserves existing plant material as much as possible.
- Replace asphalt on Pan American Road and Pan American Place with decorative concrete to visually define them as pedestrian walkways.



2. Organ Pavilion Pedestrian Overpass*

Design Objective:

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



PLAN

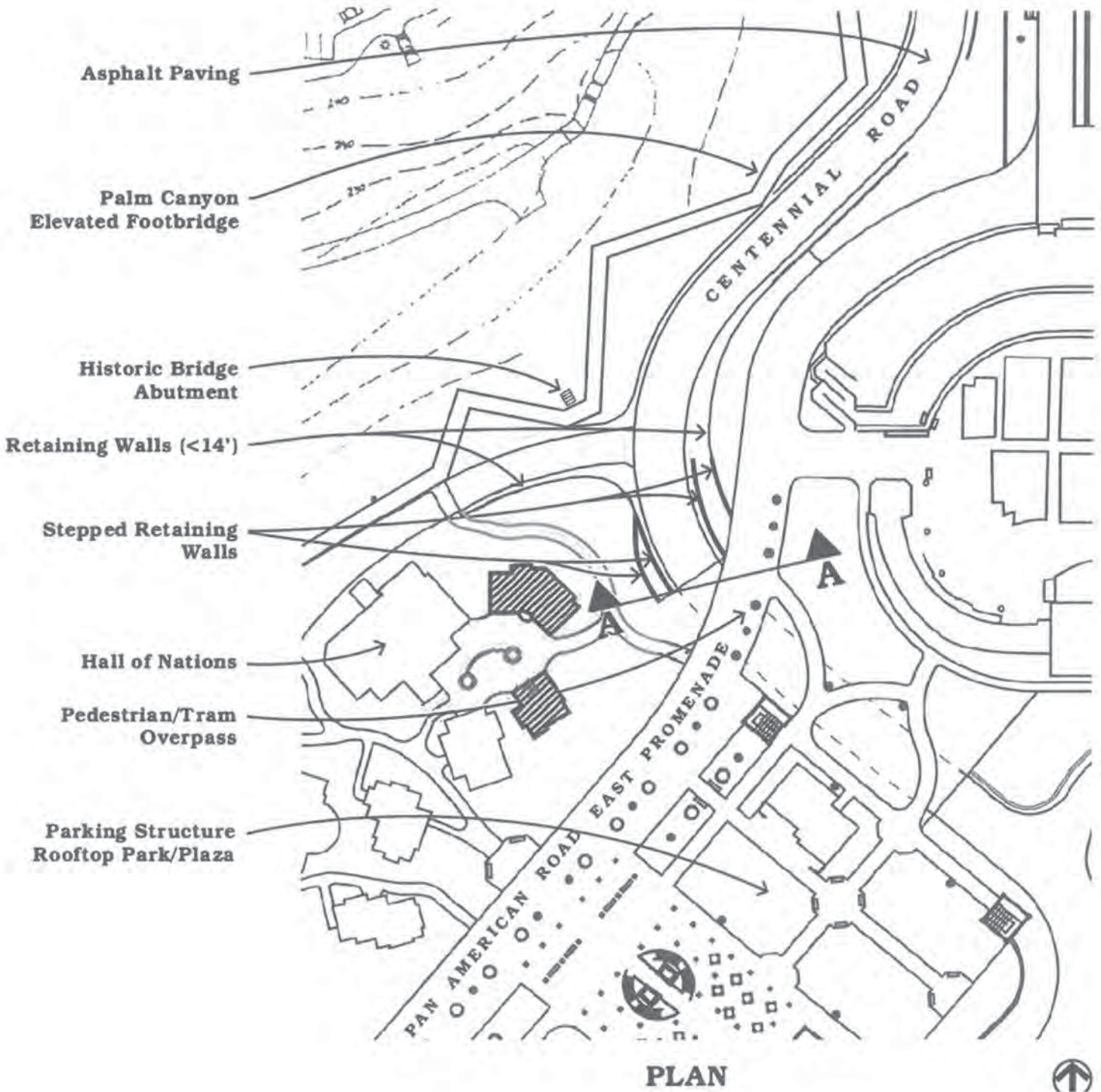
*proposed name for new feature.



2. Organ Pavilion Pedestrian Overpass*

Design Objective:

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

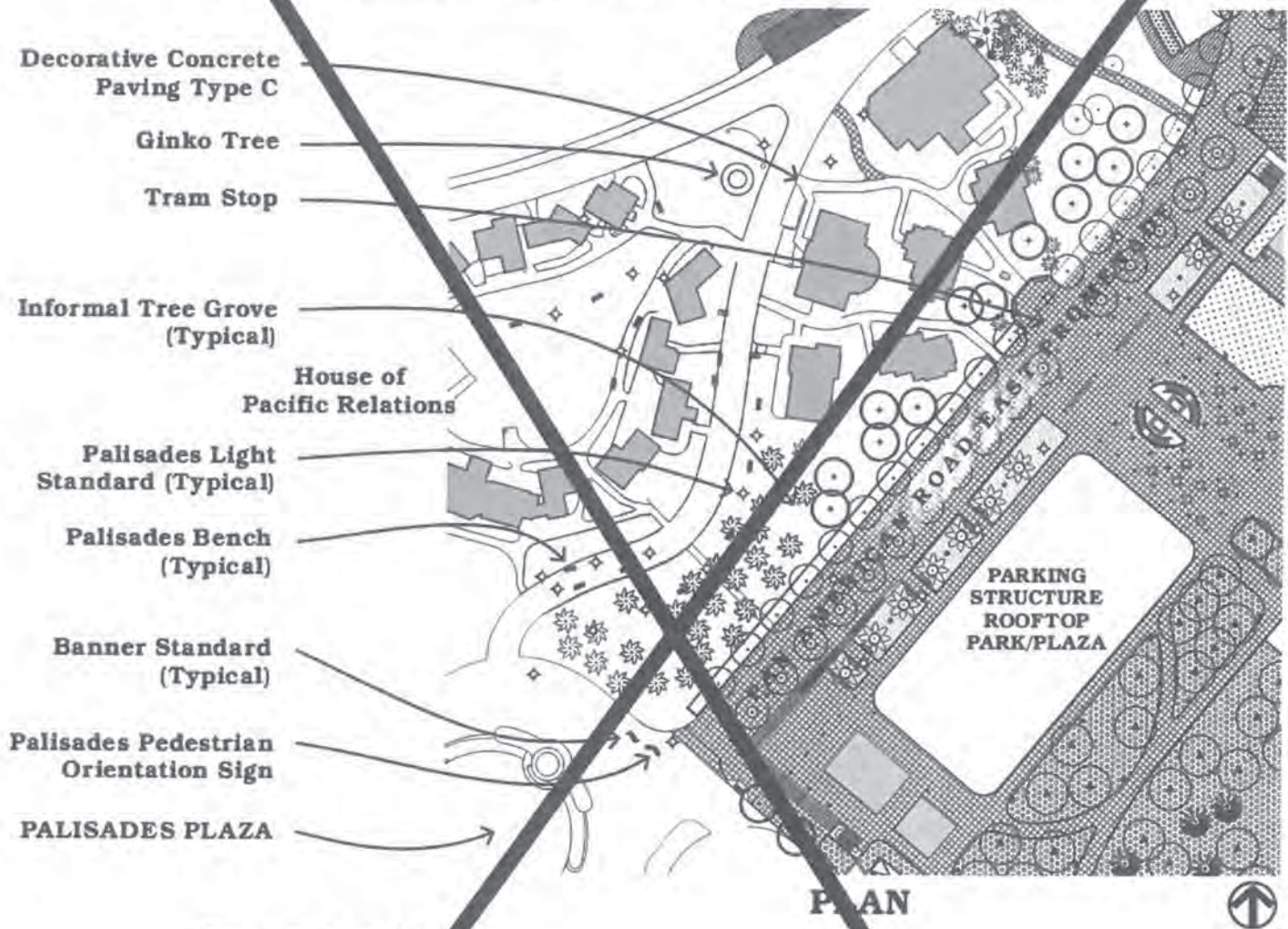


*proposed name for new feature.

4. Pan American Promenade*

Design Objective:

Connect the Organ Pavilion Parking Garage Plaza pedestrian overpass with the Palisades by creating a new pedestrian walkway. Convert Pan American Road East from a two-way road into a promenade (Pan American Road East Promenade) used exclusively by pedestrians and an intra-Park tram.



Recommendations:

- Configure an at-grade ~~the~~ walkway ~~between~~ to meet the parking garage plaza and the Palisades Plaza. ~~at grade then ascend to Palisades Plaza.~~
- Convert Pan American Road East from a two-way road into a promenade used exclusively by pedestrians and an intra-Park tram.
- Provide for pedestrian circulation to House of Pacific Relations.
- ~~Plant informal groves of trees with lawns and ground cover underneath to continue the existing landscape theme of the area.~~
Plant formal allees of Palm trees set within the lawns on the north and rectilinear planters on the south.
- Pave the walkway with concrete that will be consistent with surrounding paving surfaces in color and texture.

Canopy Trees: Phoenix dactylifera – Medjool Palm
~~Eucalyptus melliodora – Honey Scented Gum~~
~~Eucalyptus cornuta – Yate~~

*proposed name for a new feature.

4. Pan American Promenade*

Design Objective:

Connect the Organ Pavilion Parking Garage Plaza ~~pedestrian overpass~~ with the Palisades by creating a new pedestrian walkway. Convert Pan American Road East from a two-way road into a promenade (Pan American Road East Promenade) used exclusively by pedestrians and an intra-Park tram.



Recommendations:

- Configure an at-grade ~~the walkway between to meet~~ the parking garage plaza and the Palisades Plaza. ~~at grade then descend to Palisades Plaza.~~
- Convert Pan American Road East from a two-way road into a promenade used exclusively by pedestrians and an intra-Park tram.
- Provide for pedestrian circulation to House of Pacific Relations.
- ~~Plant informal groves of trees with lawns and groundcover underneath to continue the existing landscape theme of the area.~~
- Plant formal allees of Palm trees set within the lawns on the north and rectilinear planters on the south.
- Pave the walkway with concrete that will be consistent with surrounding paving surfaces in color and texture.

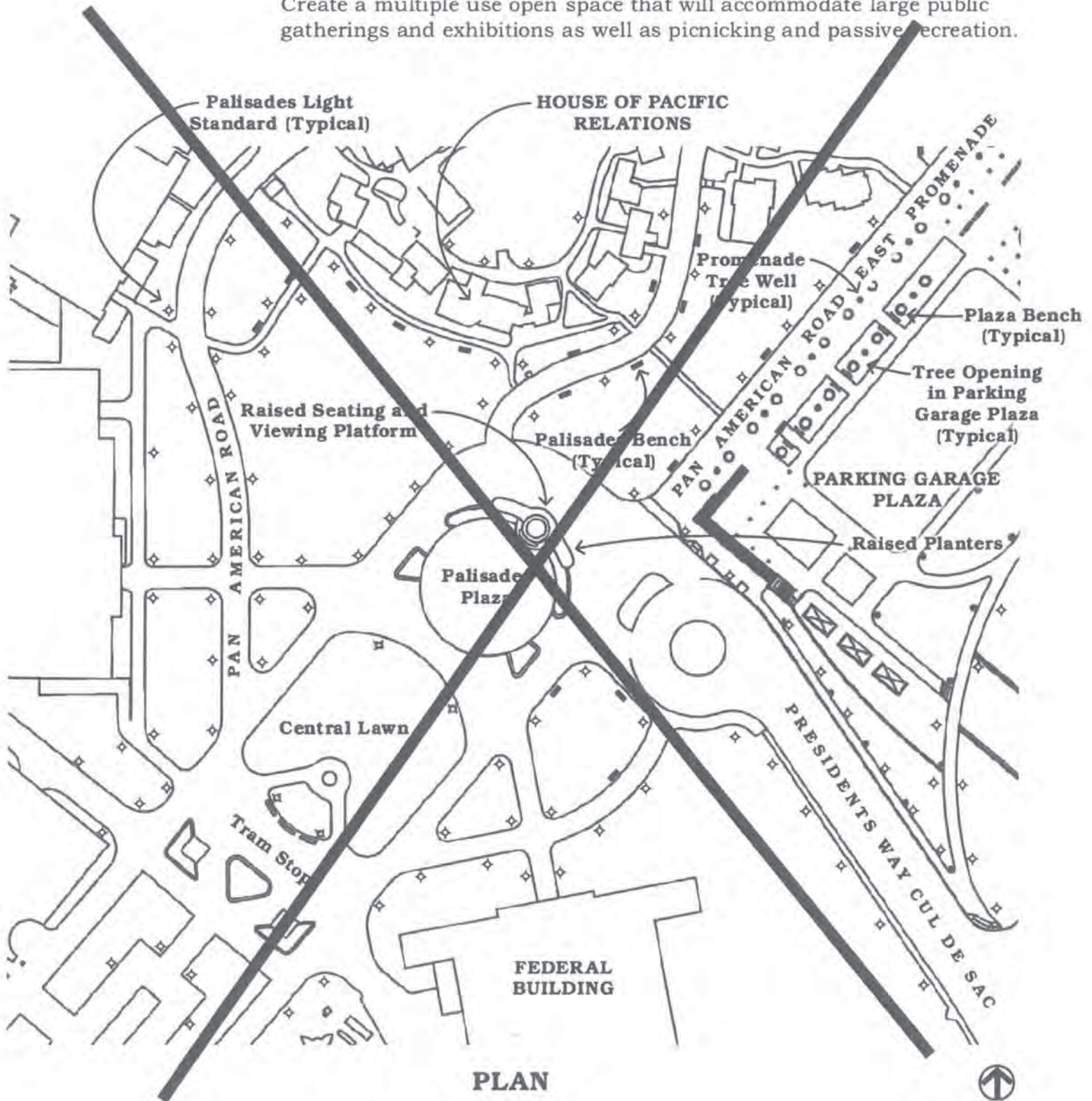
Canopy Trees: Phoenix dactylifera – Medjool Palm
~~Eucalyptus melliodora – Honey Scented Gum~~
~~Eucalyptus cornuta – Yate~~

*proposed name for a new feature.

5. Palisades Plaza and Lawns*

Design Objective:

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

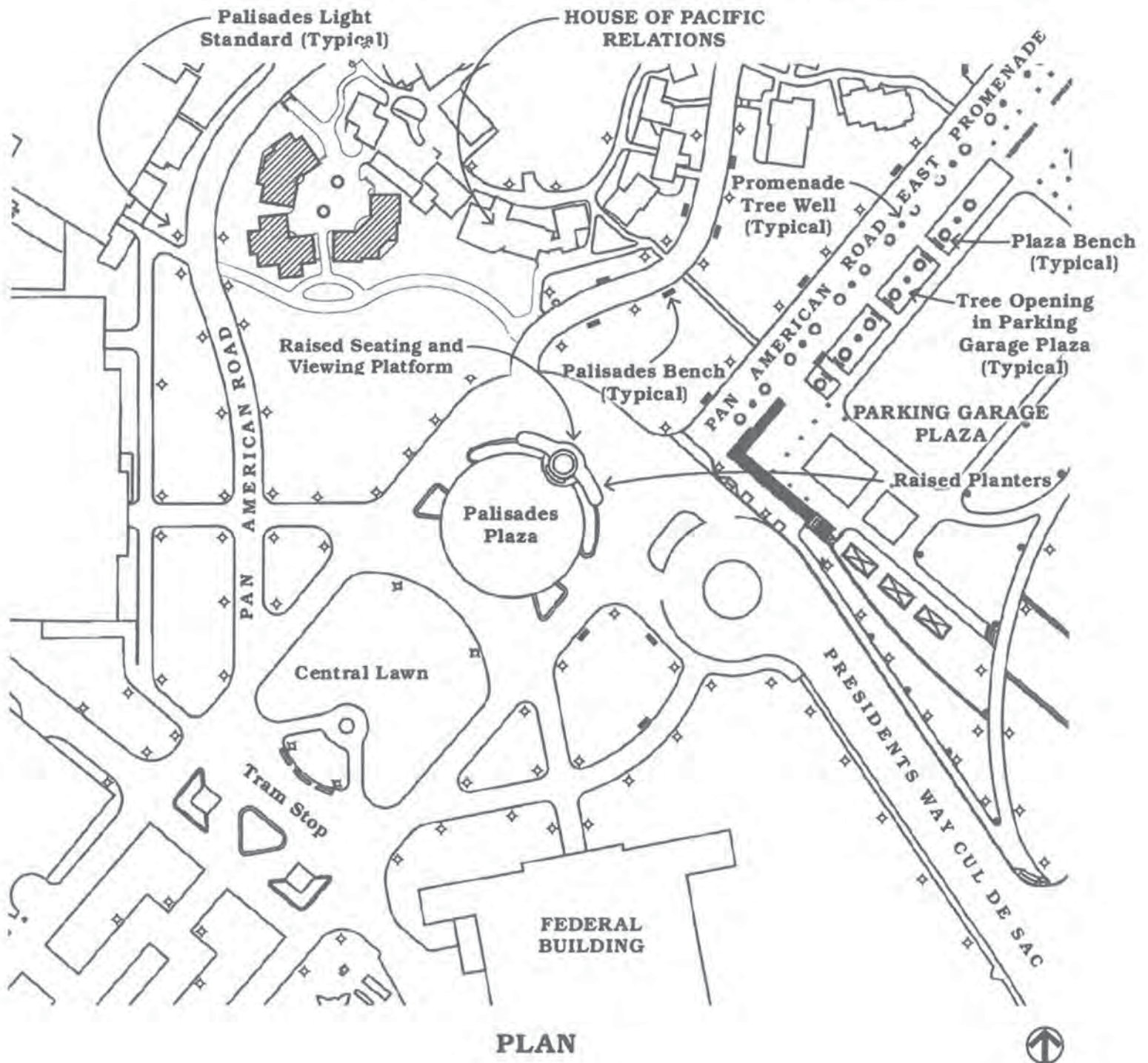


*proposed name for a new feature.

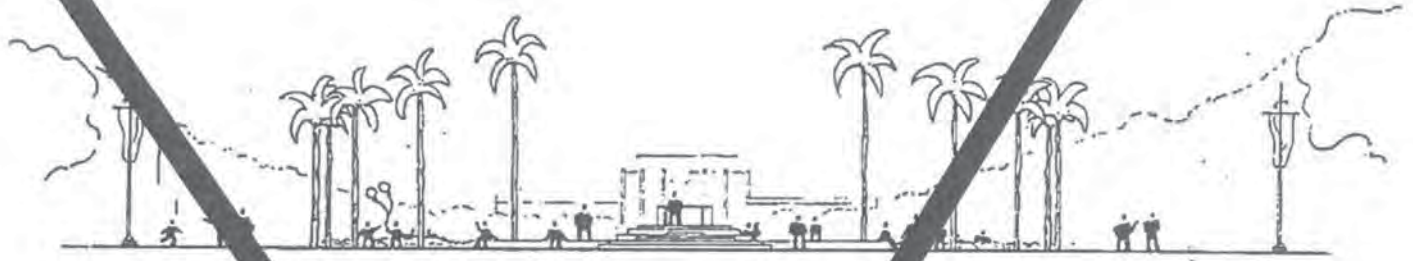
5. Palisades Plaza and Lawns*

Design Objective:

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



*proposed name for a new feature.



PALISADES PLAZA – LOOKING SOUTH

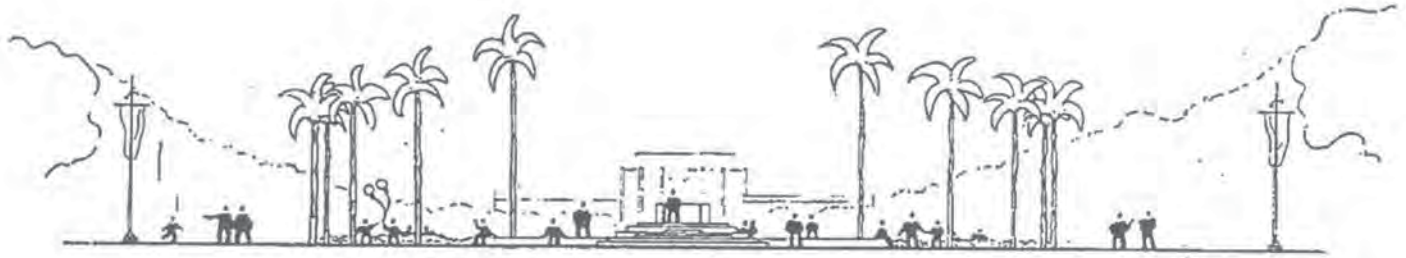


PALISADES PLAZA – LOOKING NORTH



PLANTING CONCEPT PLAN





PALISADES PLAZA - LOOKING SOUTH



PALISADES PLAZA - LOOKING NORTH



PLANTING CONCEPT PLAN

