



·BALBOA PARK ·CENTRAL MESA PRECISE PLAN·

The Precise Plan

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

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

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

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



GOALS

Land Use

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

Circulation

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

Architecture

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

Landscape

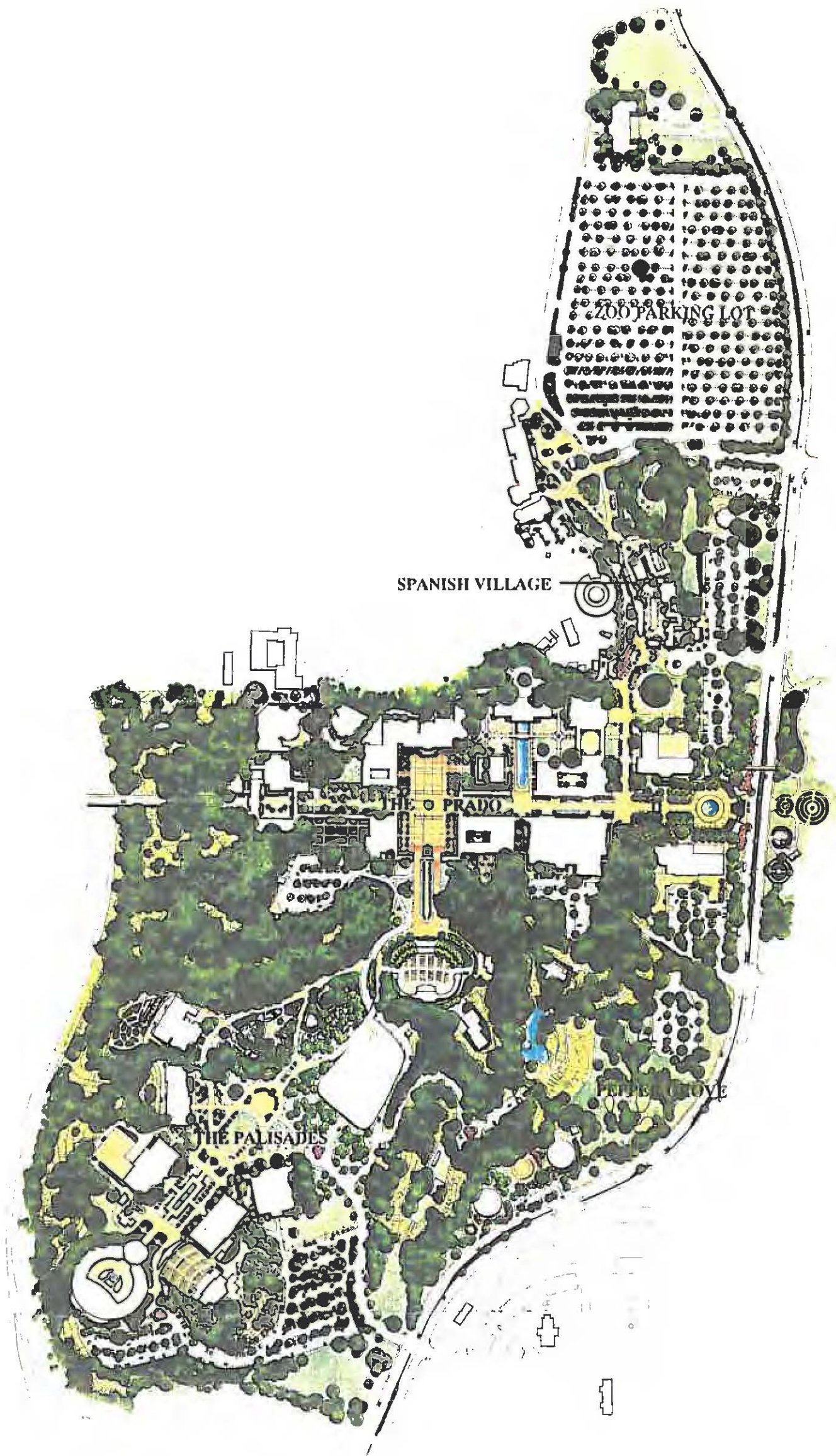
Rehabilitate and modify the Central Mesa's landscape in a manner which preserves its historic significance, accommodates a wide variety of public park activities and increases public enjoyment of the Park environment.

Management

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

Maintenance

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



Central Mesa Illustrative

13 June 1991

Figure 28







West Prado

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

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

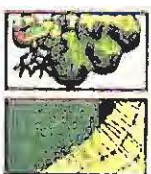




West Prado

13 June 1991

Figure 29



Trees

Groundcovers



Lawn

Paved Pedestrian Areas



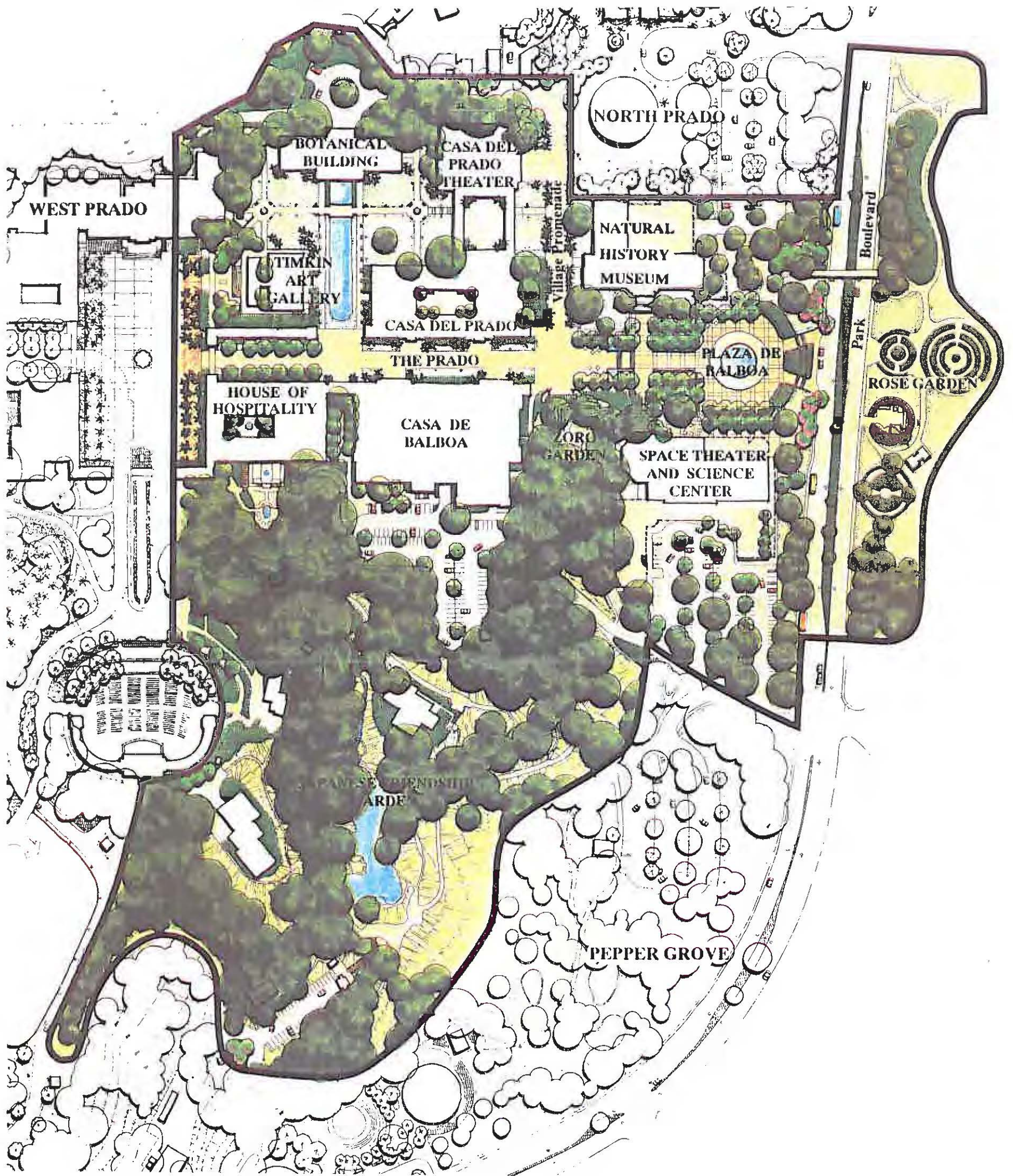




East Prado

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





East Prado

13 June 1991

Figure 30



Trees



Lawn



Groundcovers



Paved Pedestrian Areas



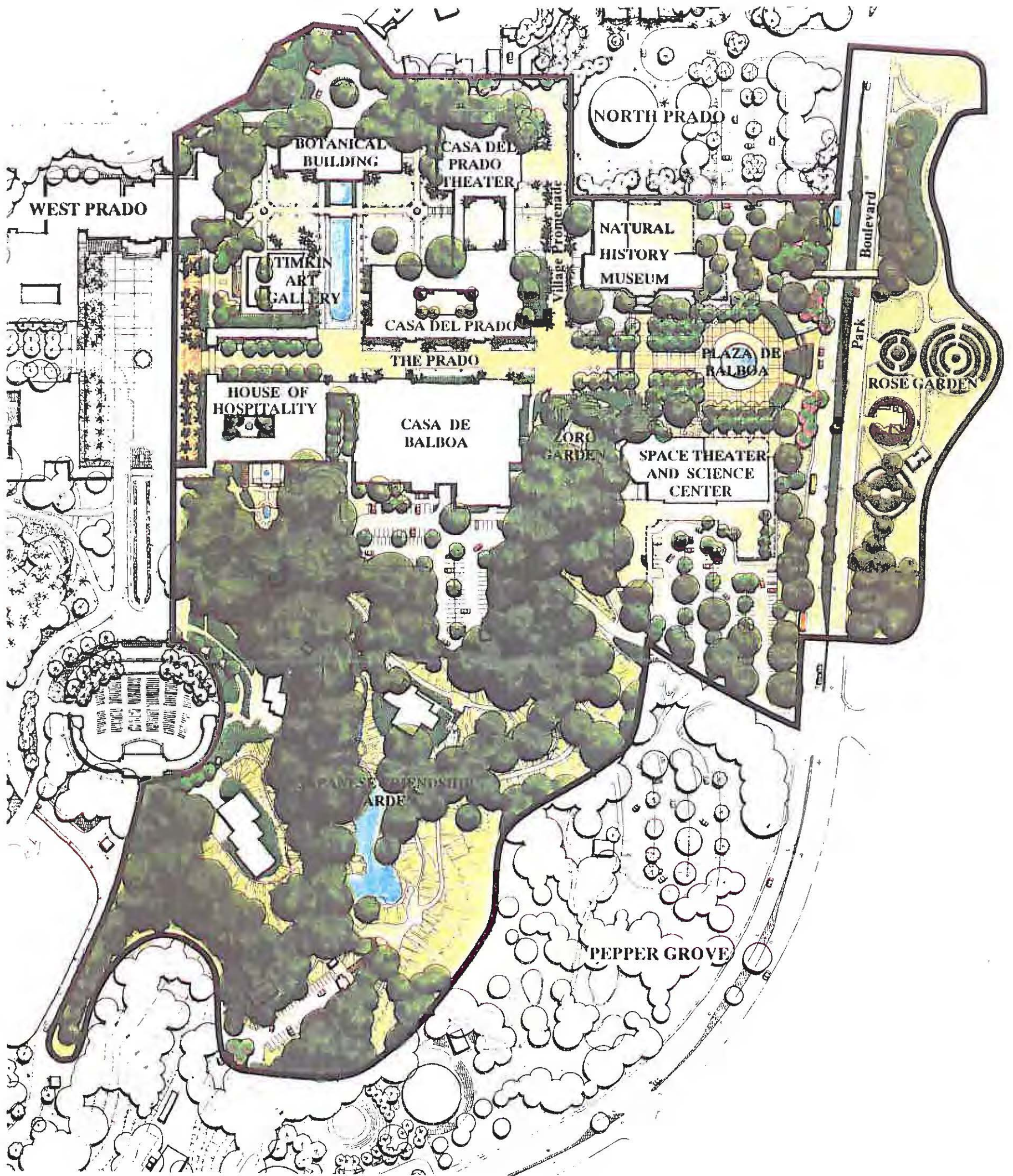




North Prado

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





East Prado

13 June 1991

Figure 30



Trees



Lawn



Groundcovers



Paved Pedestrian Areas







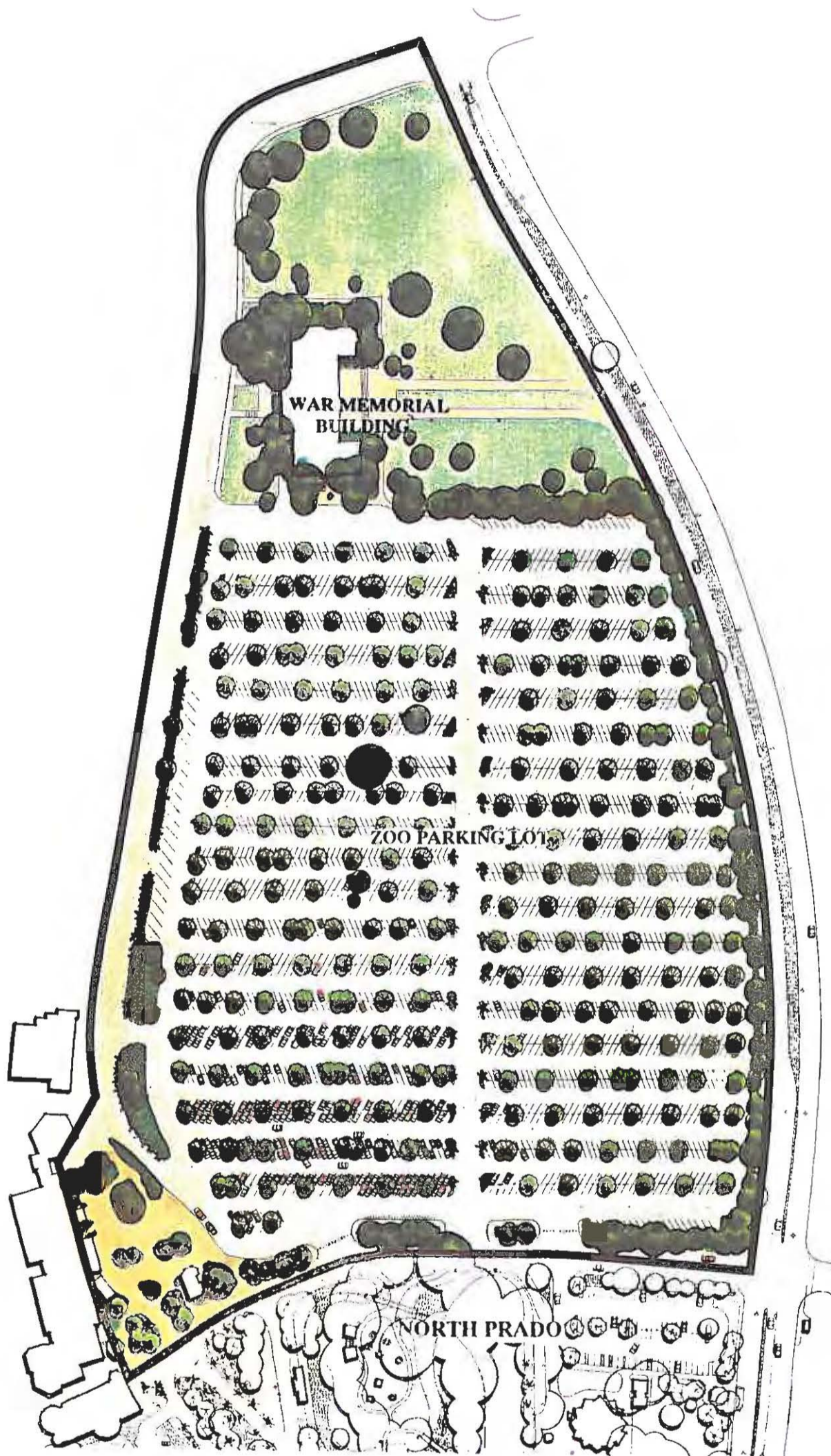
War Memorial and Zoo Parking Lot

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



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Precise Plan - Goals and Plan Summary



War Memorial and Zoo Parking

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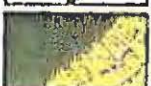
Figure 32



Trees



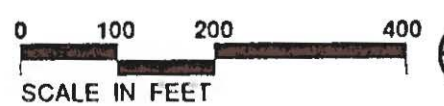
Lawn



Groundcovers



Paved Pedestrian Areas



SCALE IN FEET







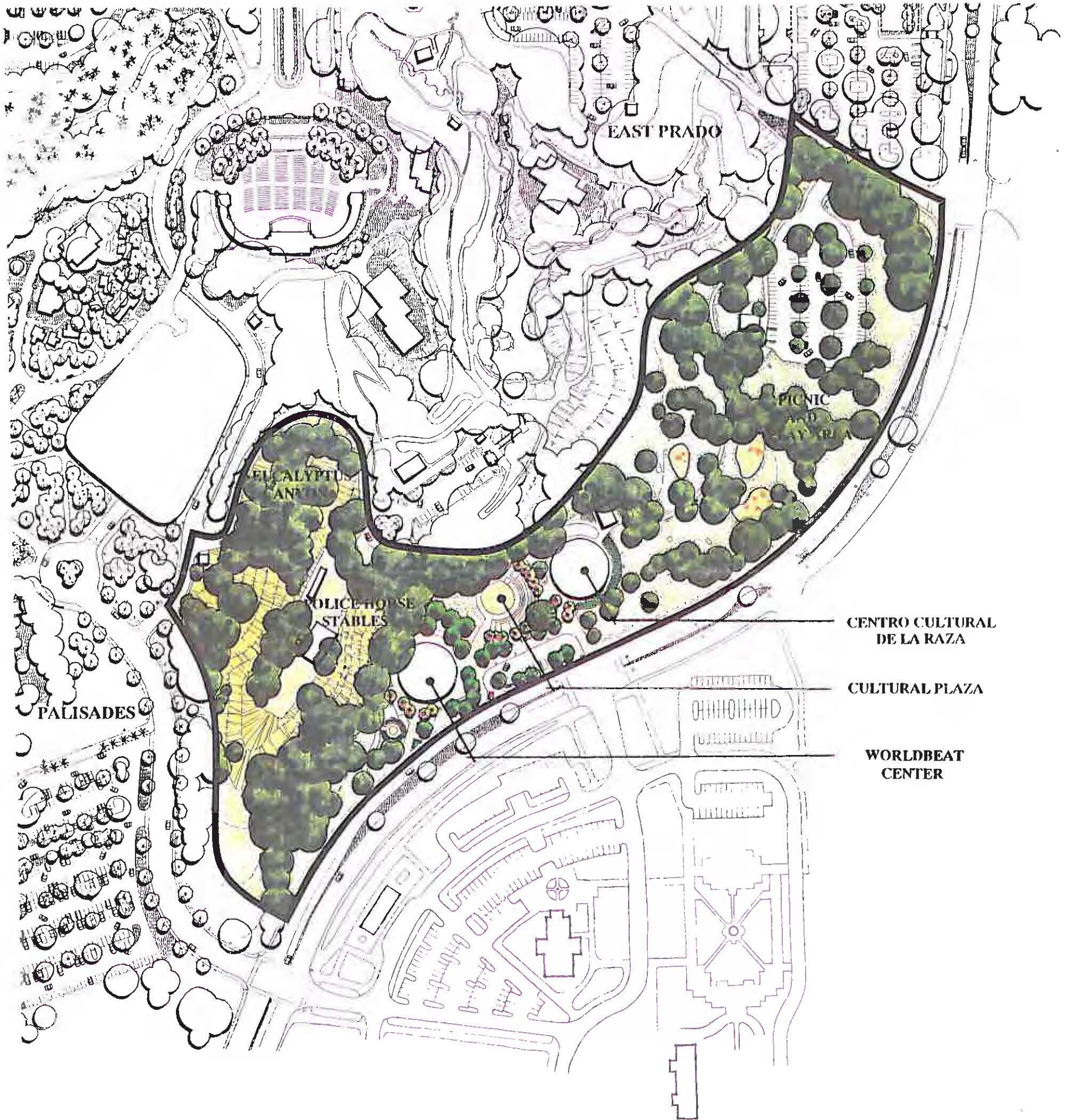
Pepper Grove

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

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

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





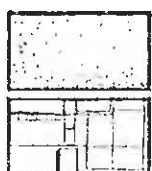
Pepper Grove

13 June 1991

Figure
33



Trees



Lawn



Groundcovers



Paved Pedestrian Areas





BALBOA PARK CENTRAL MESA PRECISE PLAN

Precise Plan - Goals and Plan Summary



The Palisades

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

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

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

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



BALBOA PARK-CENTRAL MESA PRECISE PLAN

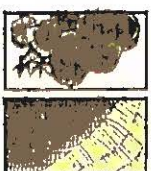
Precise Plan - Goals and Plan Summary



Palisades

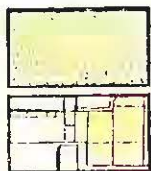
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Figure 34



Trees

Groundcovers



Lawn

Paved Pedestrian Areas

