



IMPLEMENTATION

Purpose

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

Types of Improvements

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

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

Approval Process

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

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

Amendments to the Precise Plan

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

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



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

Implementation Priorities

Before any physical improvements are made, a new Balboa Park policy manual should be implemented. All Park & Recreation staff, Park Management staff, Park institutions and other committees and groups that develop Park policy should agree on how the Park should be managed. Balboa Park Management staff should have a clear leadership role in the development and implementation of the policies contained in the manual.

The following implementation priorities and cost estimate chart indicates phasing priorities for the physical improvements recommended in the Precise Plan. The current funding status for each improvement is also indicated by one of the following symbols:

- Funded per approved Balboa Park Financing Plan.
- ◐ Partially funded per approved Balboa Park Financing Plan.
- Unfunded.

Sources of Funding

Possible sources of funding could include:

- Transient Occupancy Tax
- Bonds issued by the City
- Other City Funds
- Federal Government Grants
- Private sources such as fundraising, grants and endowments



Implementation Priorities and Cost Estimates

WEST PRADO	Priority				Approximate Cost (in 1991 dollars)
	No. 1	No. 2	No. 3	No.4	
House of Charm/Arcades Reconstruction	●				9,240,000
Museum of Man/Mechanical Upgrades	●				1,890,000
Museum of Man Interior Expansion*					
Plaza de California		○			50,000
Old Globe Administration Building**	●				1,155,000
Old Globe Plaza*					
West Prado Streetscape		○			350,000
Alcazar Garden			●		600,000
Museum of Art - Mechanical Upgrades	●				1,449,000
Plaza de Panama		●			1,500,000
The Mall		○			600,000
Palm Canyon/Archery Range				○	150,000
Grounds Maintenance Buildings		○			160,000

Priority Subtotals	\$ 13.7 Million	\$ 2.7 Million	\$600,000	\$150,000
West Prado Total	\$ 17.2 Million			

EAST PRADO

House of Hospitality Reconstruction	●				12,232,500
Natural History Museum Mechanical Upgrade	●				2,205,000
Natural History Museum Expansion*					
Botanical Building Structural Improvements	●				105,000
Botanical Building Historical Renovation				○	200,000
Botanical Building Lawn Area				○	300,000
East Prado Streetscape/ Village Promenade			○		700,000

* Privately funded

** City contribution to a privately funded project



- BALBOA PARK - CENTRAL MESA PRECISE PLAN

Precise Plan - Implementation

EAST PRADO (cont.)	Priority				Approximate Cost (in 1991 dollars)
	No. 1	No. 2	No. 3	No. 4	
Plaza de Balboa/Cascades Fountain Repair	●				84,000
Plaza de Balboa/East Entry			○		1,400,000
Japanese Friendship Garden**	●				2,000,000
Casa de Balboa Mechanical Upgrade	●				1,470,000
Casa de Balboa Parking/Prado Entry			○		350,000
Space Theater Mechanical Upgrade & Tenant Improvements**	●				1,155,000
Space Theater Expansion*					
Zoro Garden				○	250,000
Rose Garden	●				250,000
Public Transit Stops			○		500,000
Grounds Maintenance Buildings			○		80,000

Priority Subtotals	\$ 19.5 Million	0	\$ 3.0 Million	\$750,000
East Prado Total	\$ 23.0 Million			

NORTH PRADO

Spanish Village Renovation/ Reconstruction/Expansion		●			6,450,000
North Prado Way		○			350,000
Parking Lot Improvements			○		200,000
Miniature Train/Carousel Area				○	600,000
Grounds Maintenance Buildings			○		320,000

Priority Subtotals	0	\$ 6.8 Million	\$520,000	\$600,000
North Prado Total	\$ 7.9 Million			

* Privately funded

** City contribution to a privately funded project



WAR MEMORIAL BUILDING/ ZOO PARKING LOT	Priority				Approximate Cost (in 1991 dollars)
	No. 1	No. 2	No. 3	No.4	
War Memorial Building Architectural Improvements	●				105,000
War Memorial Building Rehabilitation		●			735,000
War Memorial Landscaping				○	50,000
Zoo Parking Lot Landscaping*					

Priority Subtotals	\$105,000	\$735,000	0	\$50,000
War Memorial Building/ Zoo Parking Lot Total	\$ 890,000			

PEPPER GROVE

Picnic Area			○		500,000
Centro Cultural de la Raza Building Improvements	●				315,000
Cultural Plaza			○		1,000,000
South Water Tank Renovation		○			1,000,000
Eucalyptus Canyon				○	100,000

Priority Subtotals	\$315,000	\$ 1.0 Million	\$ 1.5 Million	\$100,000
Pepper Grove Total	\$ 2.9 Million			

* Privately funded

** City contribution to a privately funded project



BALBOA PARK - CENTRAL MESA PRECISE PLAN

Precise Plan - Implementation

PALISADES	Priority				Approximate Cost (in 1991 dollars)
	No. 1	No. 2	No. 3	No. 4	
House of Pacific Relations Renovation/ Expansion		●			1,630,000
Organ Pavilion Parking Structure/Plaza		●			10,500,000
Organ Pavilion Pedestrian Overpass		○			2,000,000
Hall of Nations Restoration			○		200,000
Palisades Building Renovation	●				367,500
Automotive Museum Expansion*					
Starlight Bowl Expansion	○				1,600,000
Municipal Gym Renovation		○			2,000,000
Federal Building Renovation**	●				2,100,000
South Visitor Center/Restroom Renovation		●			600,000
Palisades Promenade, Plaza, Lawns		○			
Palisades Tram Stop		○			250,000
Plaza de las Americas		●			1,200,000
Protea Garden Area				○	100,000
Federal Building Lawn Improvements				○	300,000
Federal Building Parking/Federal Way			○		600,000
Aerospace Parking Lot Reconfiguration			○		200,000
Presidents Way			○		500,000
Grounds Maintenance Buildings			○		560,000

Priority Subtotals	\$ 4.1 Million	\$ 20.2 Million	\$ 2.1 Million	\$400,000
Palisades Total	\$ 26.8 Million			

Totals for all areas	\$ 37.7 Million	\$ 31.4 Million	\$ 7.7 Million	\$ 2.1 Million
Grand Total	\$ 78.7 Million			

* Privately funded

** City contribution to a privately funded project