

An Amendment to the

Balboa Park Central Mesa

Precise Plan

Proposed Amendment for
Plaza de Panama, Circulation, and a Parking Structure

April 5, 2012
Sixth Draft

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BALBOA PARK CENTRAL MESA PRECISE PLAN

PLAZA DE PANAMA, CIRCULATION, AND A PARKING STRUCTURE

INTENT OF THE AMENDMENT

An amendment is proposed to *the Balboa Park Central Mesa Precise Plan* to restore significant areas of Balboa Park to pedestrian and park use as a result of realigning current vehicular traffic routes and altering certain parking areas.

Under the proposal, a new access route – including a by-pass bridge and road that would be called Centennial Bridge and Centennial Road, respectively – would be created from the west side of the Central Mesa, connect to the Alcazar parking lot, and then lead to a new underground parking structure behind the Organ Pavilion.

One result of the proposed development will be to open major areas of the Central Mesa to pedestrian use, as was the case in 1917, 1935, and 1936 and during special events throughout the history of the Park. Significantly, this includes returning the entire Plaza de Panama to pedestrian use.

MAJOR PROJECT ELEMENTS

This proposal to restore large portions of Balboa Park to pedestrian and park use involves the following elements:

1. Remove cars from the Plaza de California, West El Prado, Plaza de Panama, The Mall, and Pan American Road East;
 2. Restore pedestrian and park uses to Plaza de California, West El Prado, Plaza de Panama, The Mall, and Pan American Road East;
 3. Create a new 798-space underground parking structure in the parking area behind the Organ Pavilion;
 4. Develop an open space and recreational area on the roof of the parking structure, plus create other landscape and pedestrian use areas that restores more than 6.3 acres of pedestrian use and parkland to the Central Mesa;
 5. Construct a new vehicular access route that starts at the eastern end of the Cabrillo Bridge, runs through the Alcazar parking lot, leads to a new parking structure behind the Organ Pavilion, and ends at the connection to Presidents Way;
 6. Improve drop-off, disabled access, and valet parking within the West Prado and Palisades areas; and
 7. Develop a new tram system that transports visitors between Pan American Road and the Plaza de Panama.
-



POLICY CONSISTENCY

The proposed amendment is consistent with major existing **Precise Plan** policies, notably as described in the **Central Mesa Precise Plan Executive Summary**:

- Recovering open park land from areas used for roads, parking, and restricted uses wherever possible. (Precise Plan, p.2)
- Creating multiple use outdoor plazas to accommodate cultural activities. (Precise Plan, p.2)
- Maintaining public accessibility. (Precise Plan, p.2)
- Reducing pedestrian and automobile conflicts. (Precise Plan, p.2)
- Providing a tram from the Palisades to the Plaza de Panama, while allowing for an expanded tram system throughout the Central Mesa in the future.
- Restoring the Plaza de Panama to a multiple use pedestrian plaza. (Precise Plan, p.3)

Building a new parking structure behind the Organ Pavilion and topping it with an open space area is consistent with the *Precise Plan*.

In addition to the concise policies within the *Executive Summary*, there are multiple policies, objectives, and recommendations within the body of the *Precise Plan* that support the proposed amendment. Some of these include:

- Land for public park uses should be recovered from areas of the Central Mesa now used for parking, roads, and restricted uses. Because there is a finite amount of land in the Central Mesa, future attendance growth in the park will require a greater amount of public open space to maintain the same quality park experience that exists today. Recovering land for public park uses will help provide significant Park environment for future visitors to the Central Mesa. (Precise Plan, p. 171)
 - Expand new roads and parking areas only to facilitate new access or to replace parking areas recovered for open public park use. (Precise Plan, p. 173)
 - Reducing the presence of the automobile will emphasize natural qualities of the Park while recapturing the original intent of the Central Mesa design concept. Placing priority on the pedestrian is based on the nature of the original site design. (Precise Plan, p. 189)
 - Separate pedestrian and vehicular pedestrian routes wherever possible. (Precise Plan, p. 193)
 - Provide convenient pedestrian drop-off points for autos and trams. (Precise Plan, p. 194)
-



DESIGN GUIDELINES

To better understand the elements proposed as part of these Plan Amendments, the following design guidelines summarize the improvements.

The Centennial Bridge and Centennial Road will eliminate the need to drive through the Plaza de California, West El Prado, Plaza de Panama, and along The Mall in order to access parking behind the Organ Pavilion. It will connect to the Alcazar Parking lot and shall:

- Provide no more than two lanes for motor vehicles, with shared lane use for bicycles;
- Provide pedestrian access from the Cabrillo Bridge to the Alcazar parking lot along the Centennial Bridge;
- Occupy a minimal footprint within Cabrillo Canyon;
- Be supported by architectural columns to add a sense of lightness and openness;
- Represent the tightest allowable curve that safety permits;
- Minimize railing cuts of the Cabrillo Bridge;
- Reflect but not mimic the architectural style of Balboa Park;
- Revegetate any disturbed slopes;
- Allow vegetation to grow around the bridge support columns;
- Maintain existing slope contours within the canyon;
- Allow vehicular speeds at no greater than 15 MPH; and
- Maintain existing drainage patterns.

The Alcazar Parking Lot is designed to accommodate traffic coming from the Centennial Bridge heading to the Organ Pavilion parking structure, and allow accessible parking. The parking lot will:

- Be reconfigured to accommodate at least 30 Accessible spaces;
- Become ADA compliant in regard to slope;
- Provide pedestrian drop-off/pick-up, valet drop-off/pick-up, and a loading zone;
- Include a sound wall to reduce noise impacts within Alcazar Garden;
- Occupy a footprint comparable to the current configuration of the parking lot;
- Allow through traffic to maintain a speed of no more than 15 mph;
- Have direct and Accessible linkage (including wheelchair) to Alcazar Garden and West El Prado;
- Retain access to the archery range from the parking lot;
- Provide raised and illuminated pedestrian crossing routes; and
- Respect historical, sensitive and donated elements (trees, benches, structures, etc.) in the area.

The Road between Alcazar Parking Lot and the Organ Pavilion Parking Structure will:

- Be grade separated from pedestrian walkways;
 - Follow portions of the existing road alignment;
 - Provide a pedestrian overpass to the Organ Pavilion parking structure rooftop open space;
 - Have a design speed of 15 MPH; and
 - Integrate retaining walls with landscape features.
-

**The Organ Pavilion Parking Structure** will:

- Be developed with three levels of parking to accommodate approximately 800 vehicles;
- Provide at least two entrances/exits;
- Allow for natural ventilation;
- Have a rooftop open space/recreational area providing active and passive parkland;
- Allow direct pedestrian access from the rooftop park to the International Cottages to the west and to The Mall to the north; and
- Provide seamless grade connection with surrounding park features and uses.

The Road between the Organ Pavilion Parking Structure and President's Way will:

- Be aligned on the east side of the parking structure;
- Accommodate one lane of through traffic in each direction and provide a dedicated left turn lane at the parking structure's entry/exit points; and
- Allow for landscape mounding and plantings to provide a visual buffer between the structure and roadway.

Other elements include:

- The Palm Canyon wood-plank pedestrian path will be extended by approximately 400 feet from the end of the existing walkway to the International Cottages;
- Pan American Road East, which separates the Organ Pavilion parking lot from the International Cottages, will be converted into a pedestrian way and tram corridor; and
- The Plaza de California, West El Prado, Plaza de Panama, Pan American Road East, and The Mall will become pedestrian use areas since vehicular traffic and parking is removed.

AMENDING THE PLAN

If approved, the project described herein will require an amendment to the *Central Mesa Precise Plan*, which was first adopted by the San Diego City Council on October 20, 1992. The *Central Mesa Precise Plan* has been amended three times since then: in May 1998 for the Natural History Museum expansion, in March 2002 for the West Arcade Project, and again in 2004 for the Park Boulevard Promenade Plan Amendment.

Recommended amendments to the text of the *Central Mesa Precise Plan* are shown in a strike-out/underline format in the attached pages. Revised graphics and figures are provided as well. No attempt has been made to update portions of the *Central Mesa Precise Plan* that do not directly and materially link to the proposed amendment. As can be seen in many of the graphics that follow, the area subject to amendment is defined by a polygon superimposed on the west central portion of the Central Mesa. When that polygon appears, nothing outside its boundary has been changed.

As a technical matter, many of the pages in the *Central Mesa Precise Plan* are not numbered. In addition, some instances page numbers have been changed as a result of amendments approved since 1993. In the pages, which follow, an attempt has been made to estimate page numbers when there is uncertainty about pagination.



BALBOA PARK CENTRAL MESA PRECISE PLAN

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



Architecture and Landscape Improvements

The goal of this portion of the plan is to rehabilitate and modify the physical environment of the Central Mesa in a manner which preserves its historic significance and provides for future uses.

West Prado

- Rebuilding the House of Charm and the House of Hospitality.
- Locating a central visitor center in the House of Hospitality.
- Restoring the Plaza de Panama to a multiple use pedestrian plaza by eliminating parking and through traffic within the Plaza.
- Restoring the archery range area to unrestricted public use.
- Reconstructing the West Arcade.

East Prado

- Expanding the Natural History Museum, and Reuben H. Fleet Space Theater and Science Center.
- Restoring an eastern pedestrian entry to the Prado with a stairway from the Plaza de Balboa to Park Boulevard.
- Restoring Village Place to a pedestrian promenade.

North Prado

- Reconfiguring and reconstructing Spanish Village buildings to restore the original character and usefulness of the complex.
- Connecting a relocated Zoo entry with the Prado by way of the proposed Park Boulevard Promenade.
- Eliminating surface parking with the exception of a small parking lot adjacent to the War Memorial building.
- Constructing a new 4800 space parking structure beneath the Park Boulevard Promenade.
- Constructing new visitor services on the Park Boulevard Promenade.
- Continuing to use Village Place for service access to Old Globe Way and Spanish Village.
- Creating a new user-friendly transit center on Park Boulevard near the Prado.

War Memorial and Park Boulevard Greenbelt

- Constructing an improved south entry area for the War Memorial Building.
- Creating a Park Boulevard Greenbelt that connects the War Memorial area with the North Prado.
- Relocating the Miniature Train to the Greenbelt and create public picnic children's play areas within the Greenbelt.
- Creating a new group entry for the Zoo across from the War Memorial to reduce pedestrian/vehicle conflicts.



Pepper Grove

- Renovating the southern water tank building to accommodate Worldbeat Cultural Center.
- Creating a new multiple use plaza between Centro Cultural de la Raza and Worldbeat Center.

Palisades

- Constructing a ~~1,000-1,500~~ 750-1000 space parking structure that will be capped with a rooftop plaza.
- Returning the Palisades to a pedestrian area that includes plazas, lawns, and gardens.
- Constructing a visitor center to serve the Southern Central Mesa.
- Expanding the House of Pacific Relations.

Management

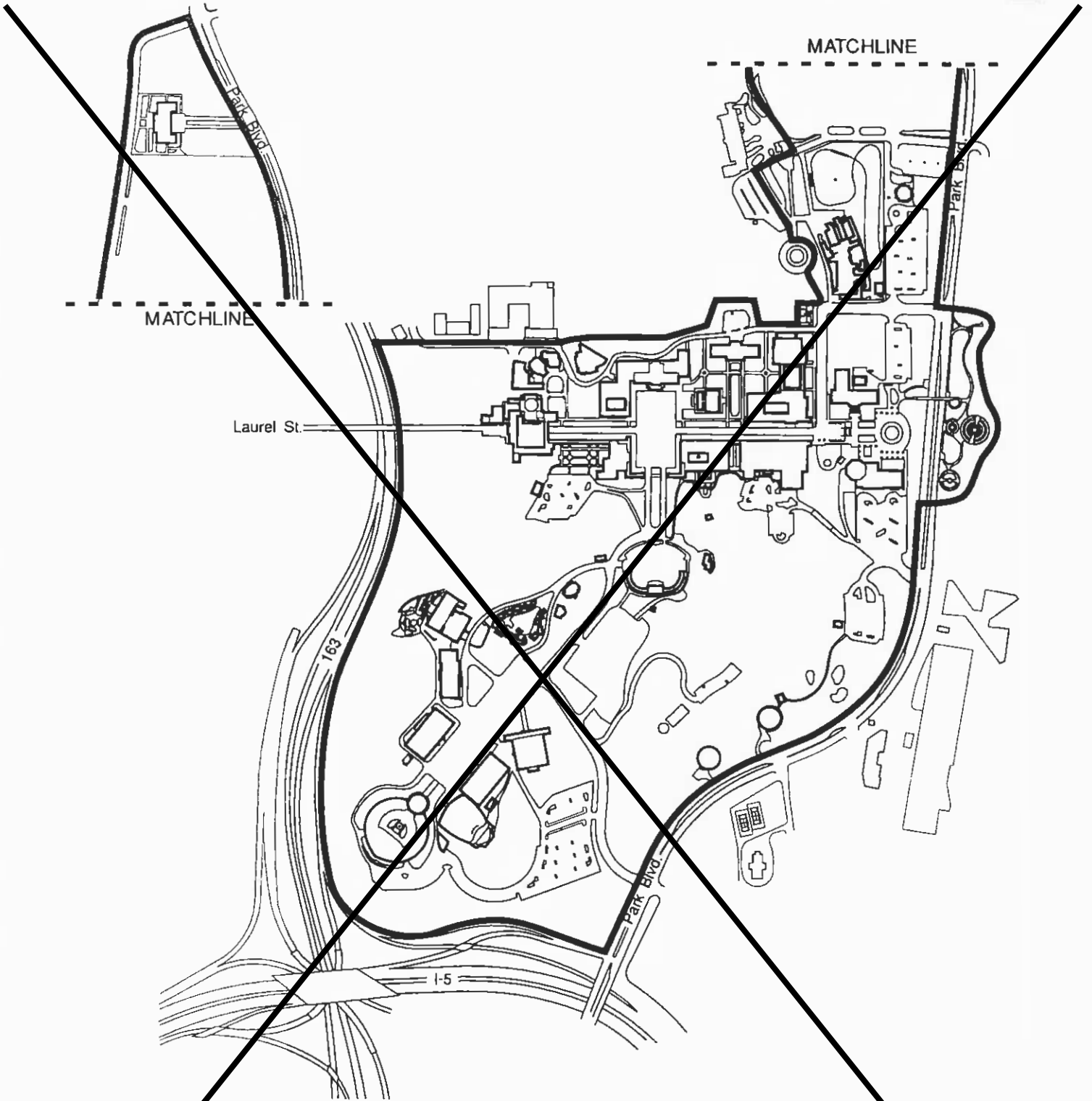
The goal of this section is to develop and fund effective management programs in areas such as:

- Park Activities – Management of public outdoor spaces and parkwide cultural activities.
- Visitor Relations – Development and oversight of a Park interpretive program, information centers, and general park publicity.
- Park Facilities – Coordination of tenant lease reviews and development of programs to assist organizations who lease facilities to meet their stated objectives.
- Personnel – Recruitment, training and development of a community volunteer corps and enhancement of employee training programs in Balboa Park policy and procedures.
- Park Security – Development and oversight of a park ranger program and security network.

Maintenance

Recommendations in this section of the plan include:

- Increasing the annual maintenance budget prior to physical improvements.
- Integrating maintenance programs into design contracts wherever possible.
- Assembling teams of maintenance personnel to perform specialized tasks.

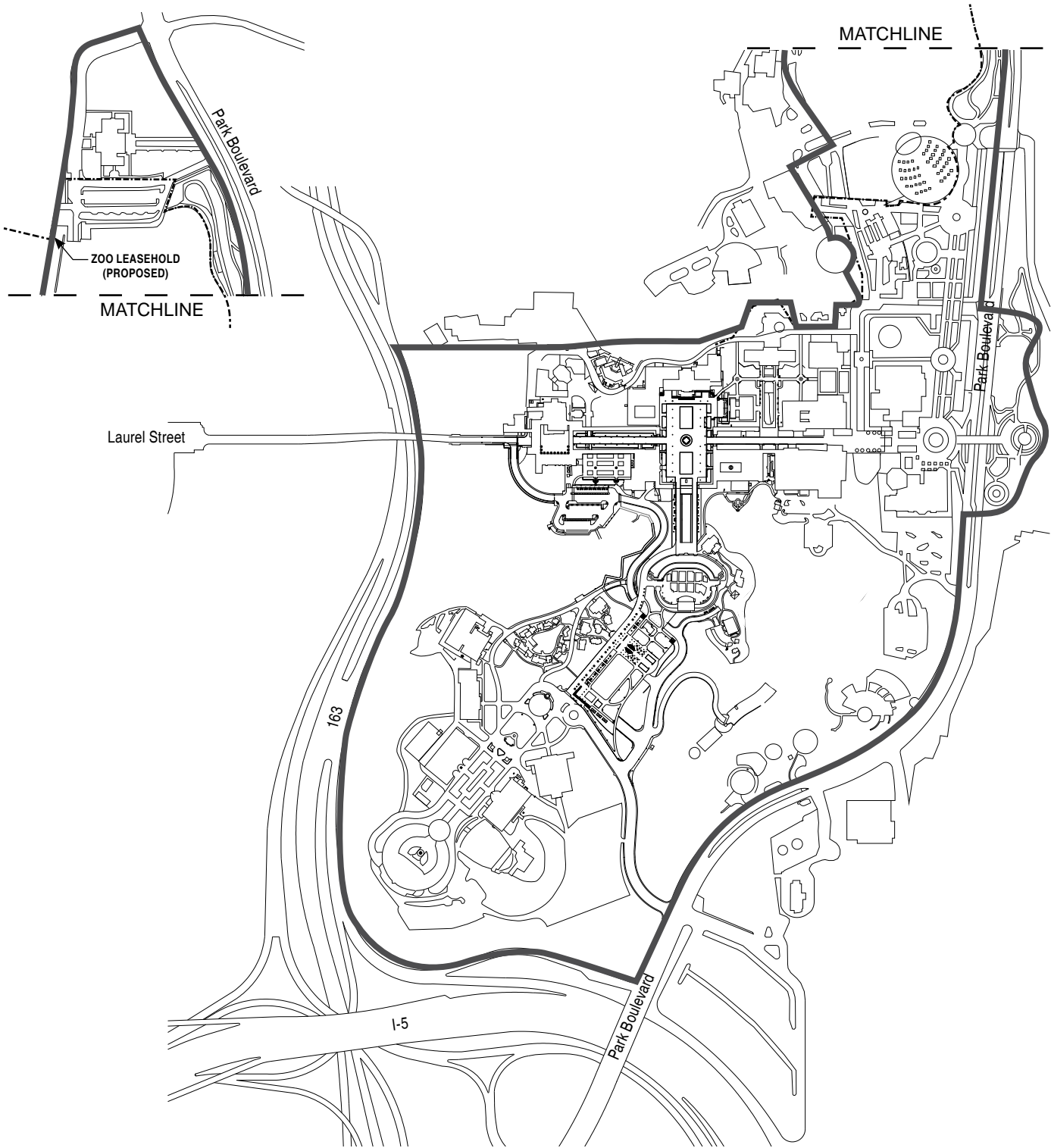


Central Mesa Study Area

13 June 1991

Figure 1



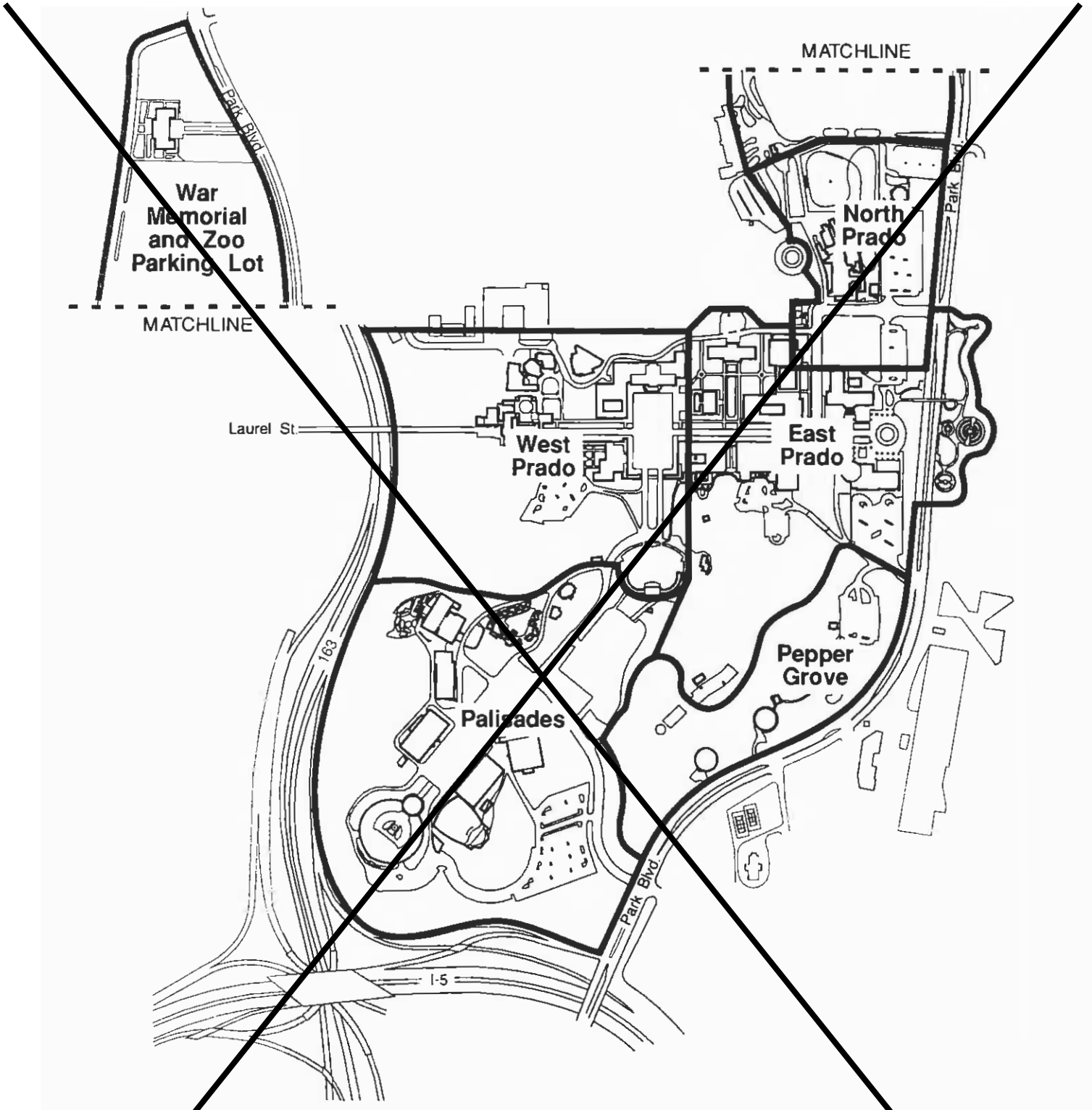


Central Mesa Study Area

revised 5 April 2012

Figure 1



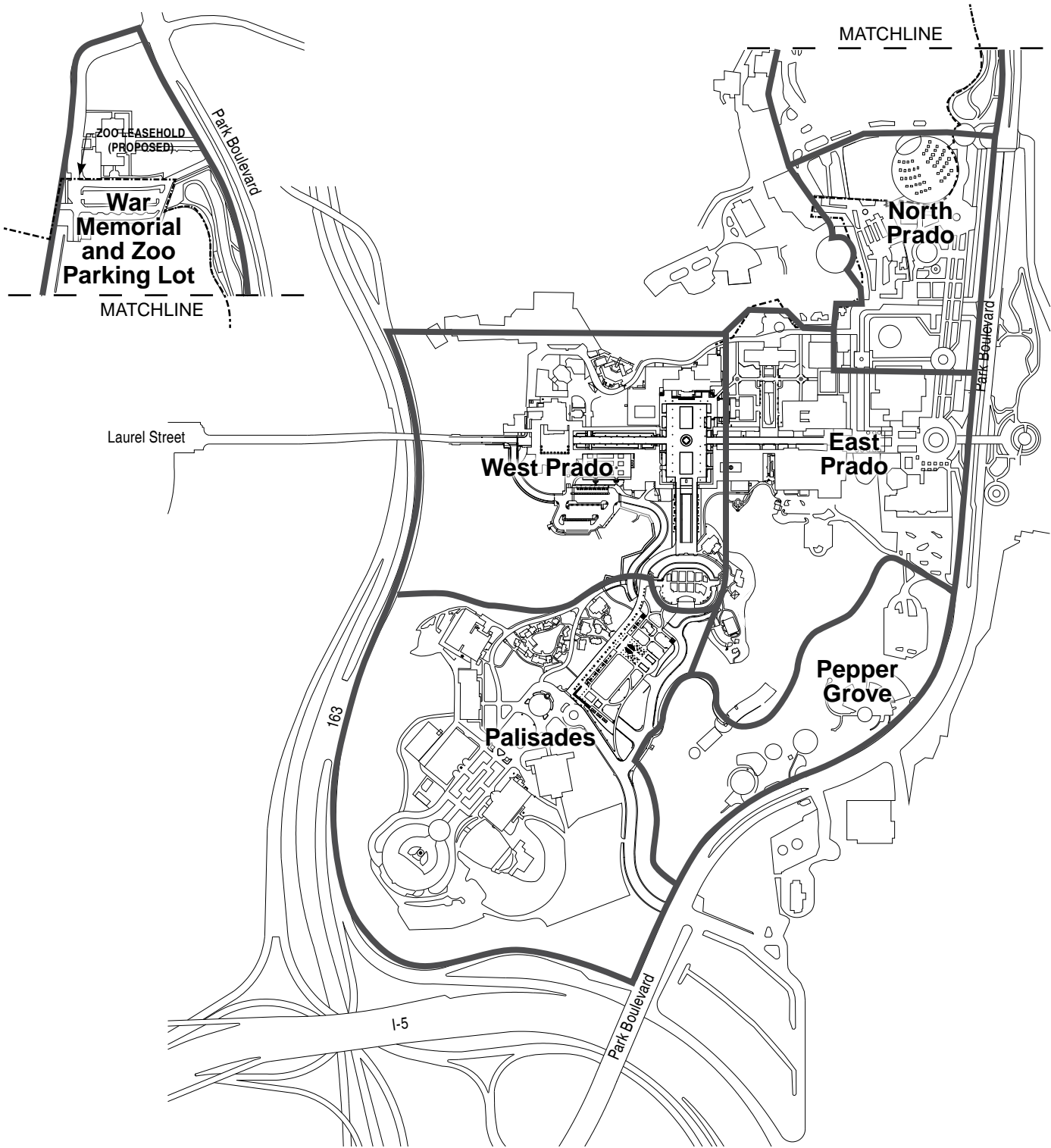


Central Mesa Subareas

13 June 1991

Figure
2



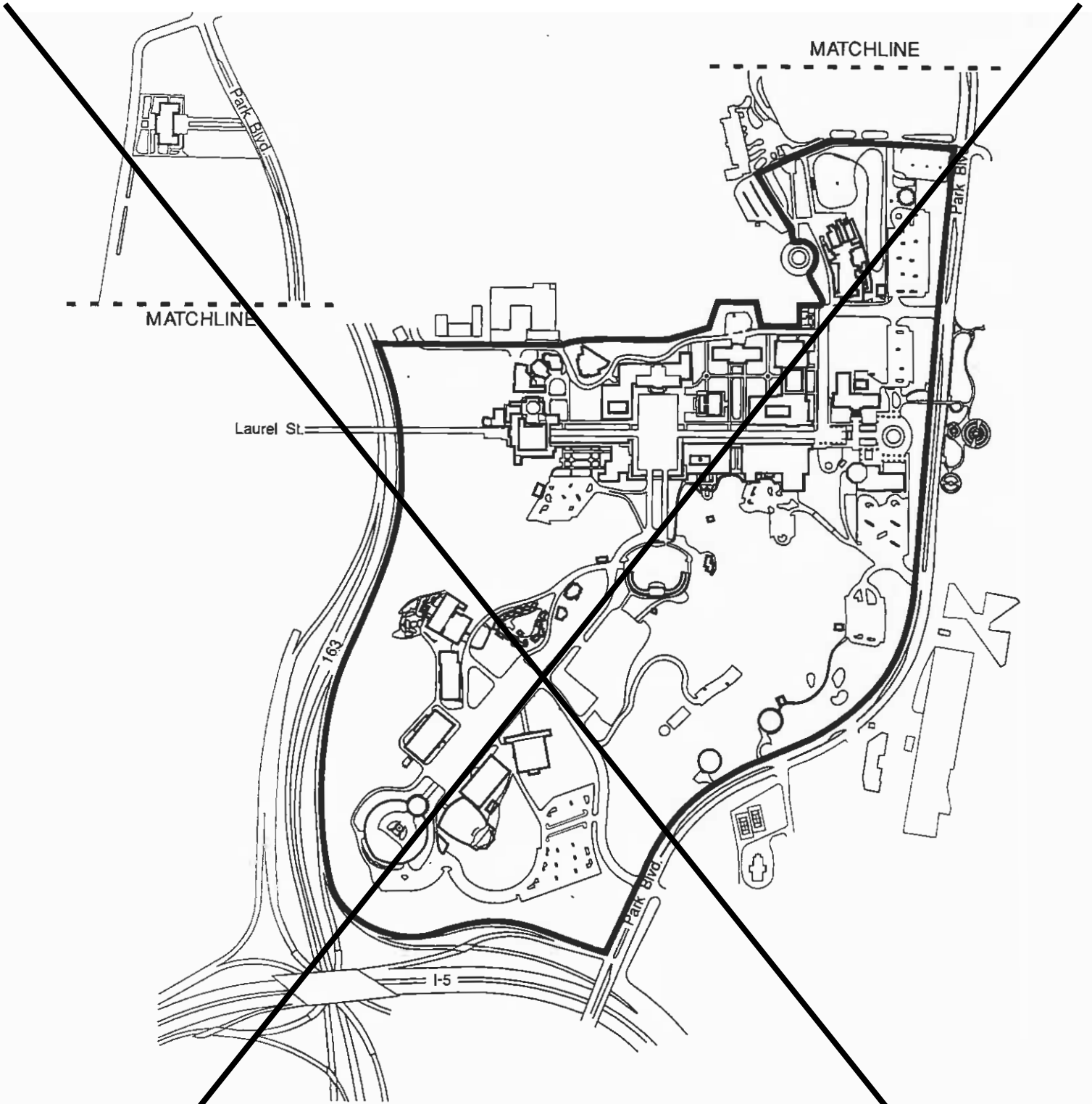


Central Mesa Subareas

revised 5 April 2012

Figure 2



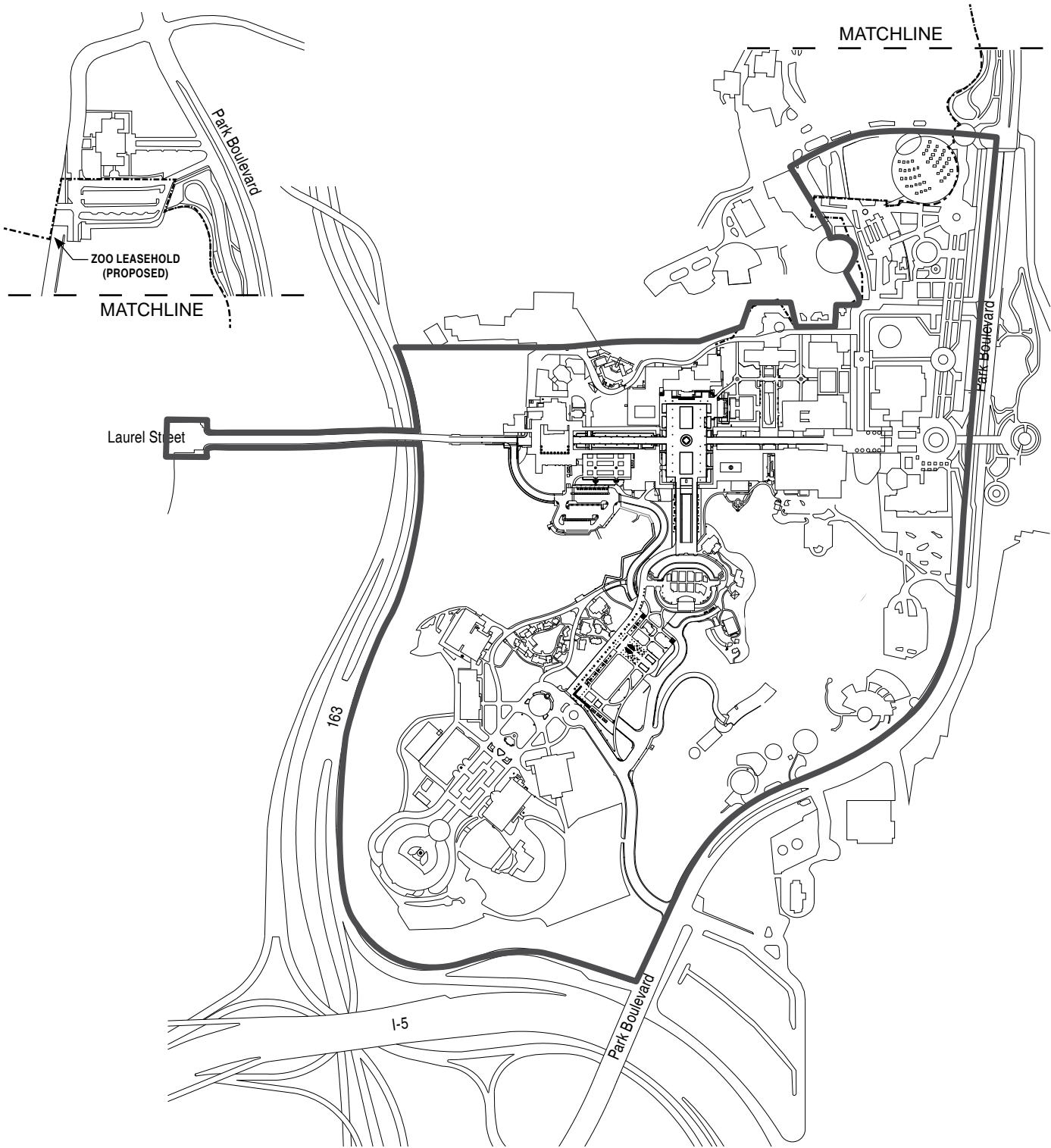


National Historic Landmark Zone

13 June 1991

Figure
5



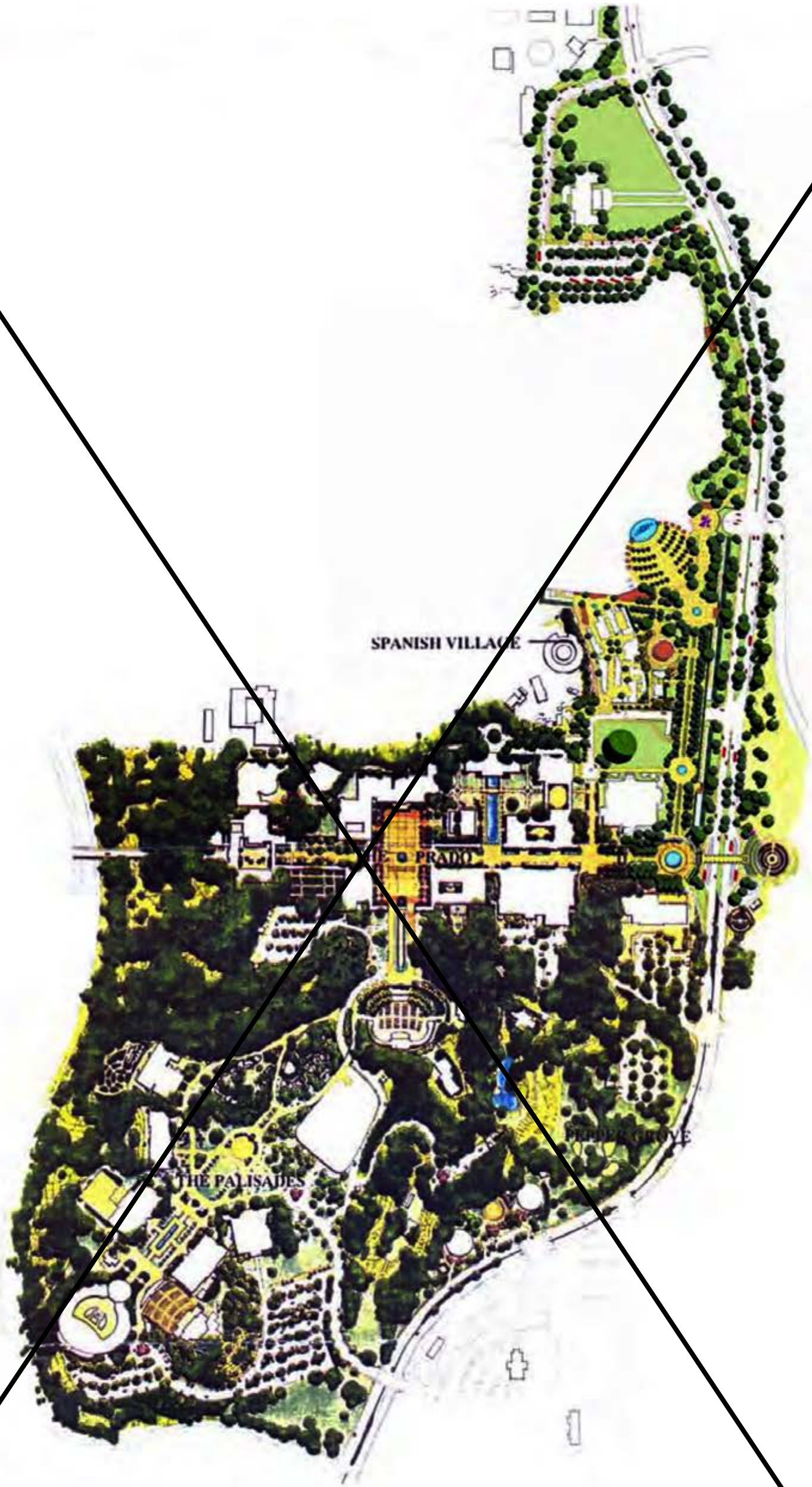


National Historic Landmark Zone

revised 5 April 2012

Figure
5





Central Mesa Illustrative

revised May 2003

Figure
28





Central Mesa Illustrative

revised 5 April 2012

Figure
28

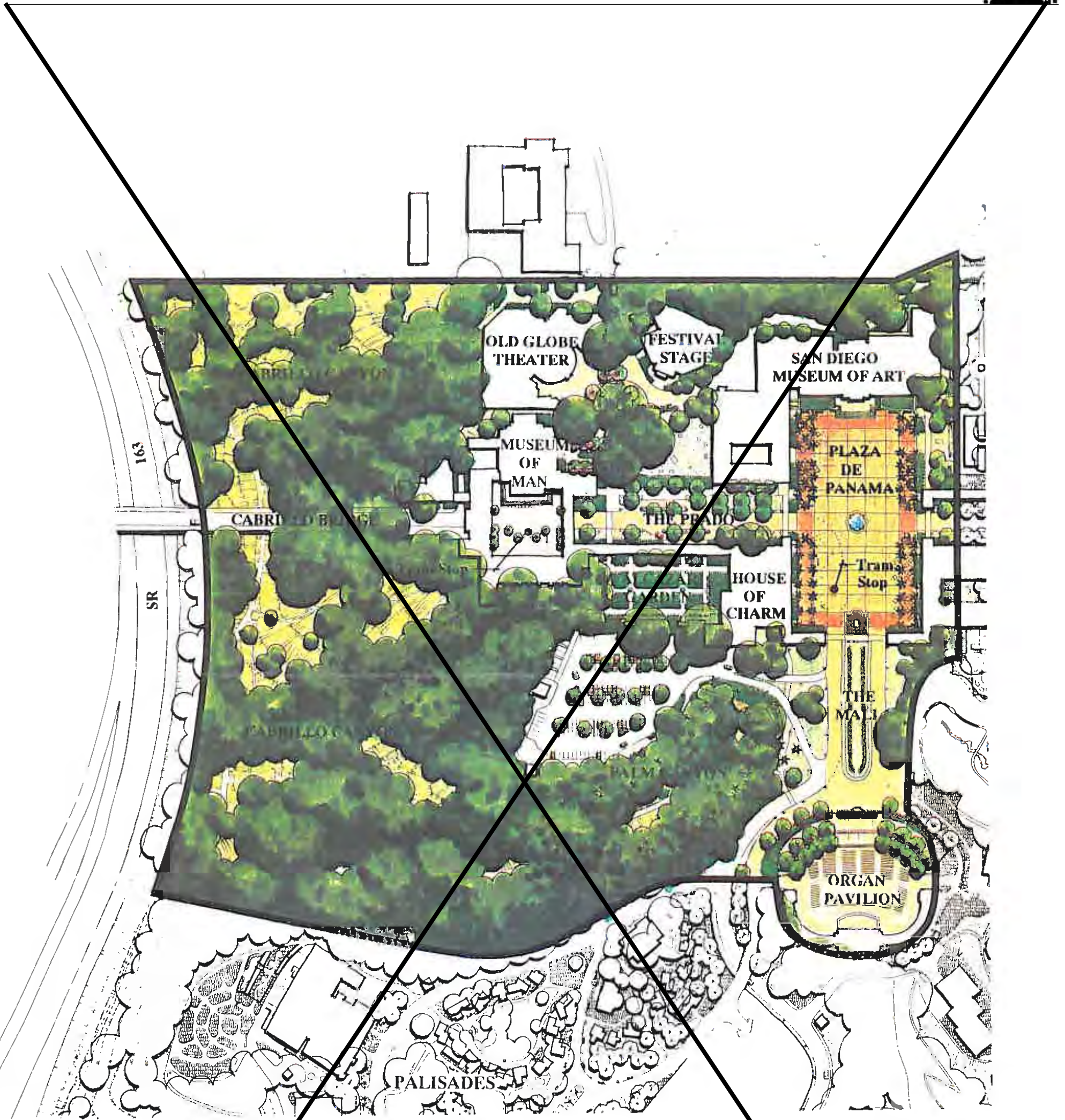




West Prado

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 Alcazar Garden parking lot will be reconfigured. 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~~ the Centennial Bridge leading from the east end of Cabrillo Bridge that connects to the Alcazar parking lot, then via Centennial Road to the parking structure behind the Organ Pavilion, and ultimately to Presidents Way and Park Boulevard. ~~A oneway 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~~ This access route will be open will function in a manner to allow two-way auto through traffic between the parking structure and the West Mesa and Park Boulevard. Vehicular drop-off and loading zones will be included ~~on both sides of the Prado and in the Plaza de Panama~~ Alcazar parking lot

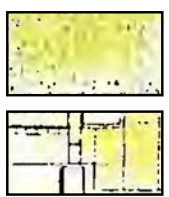


West Prado



Trees

Groundcovers



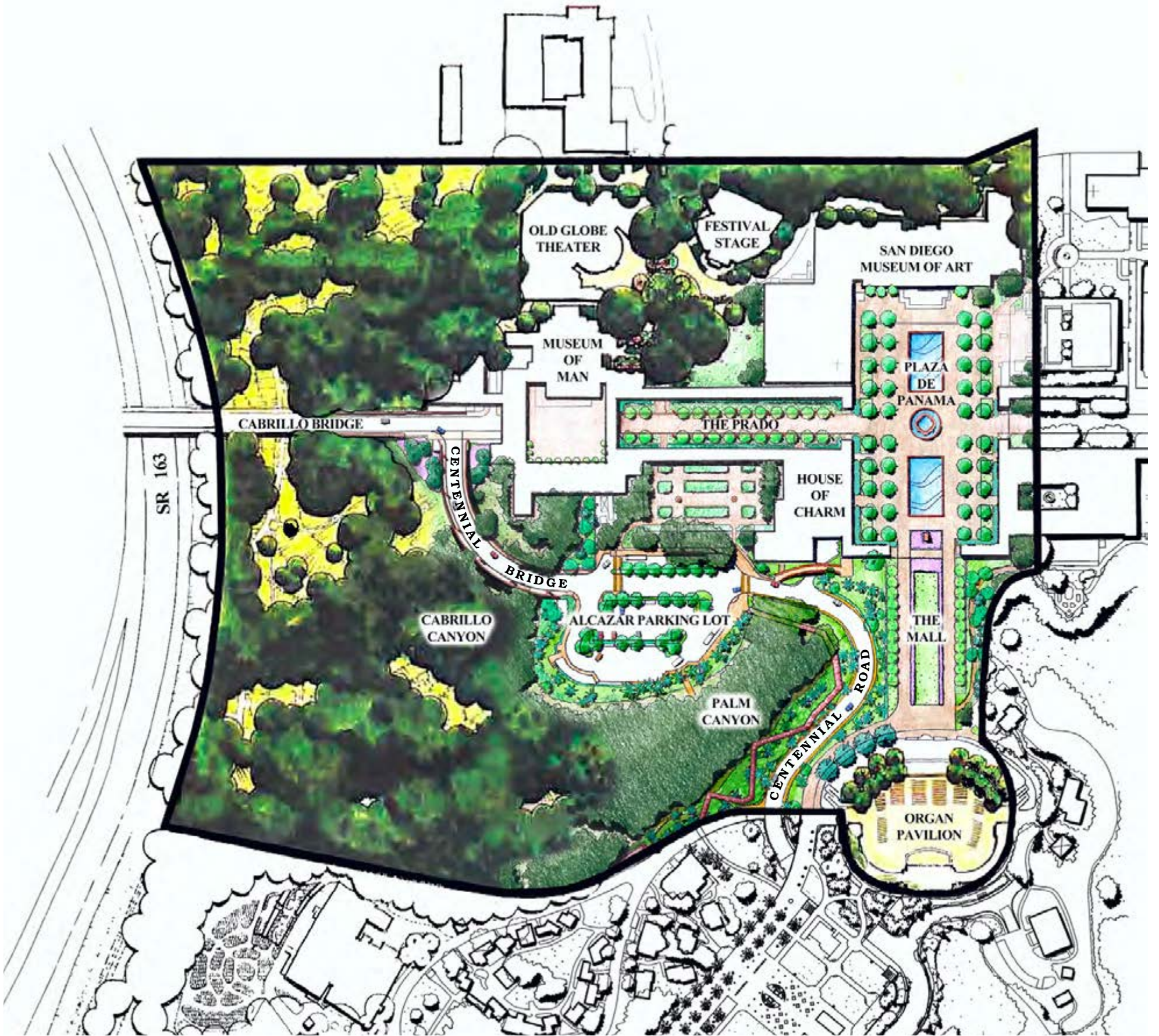
Lawn

Paved Pedestrian Areas

13 June 1991

Figure 29





West Prado

revised 5 April 2012

Figure 29



Trees



Lawn



Groundcovers



Paved Pedestrian Areas





East Prado



Trees



Groundcovers



Lawn

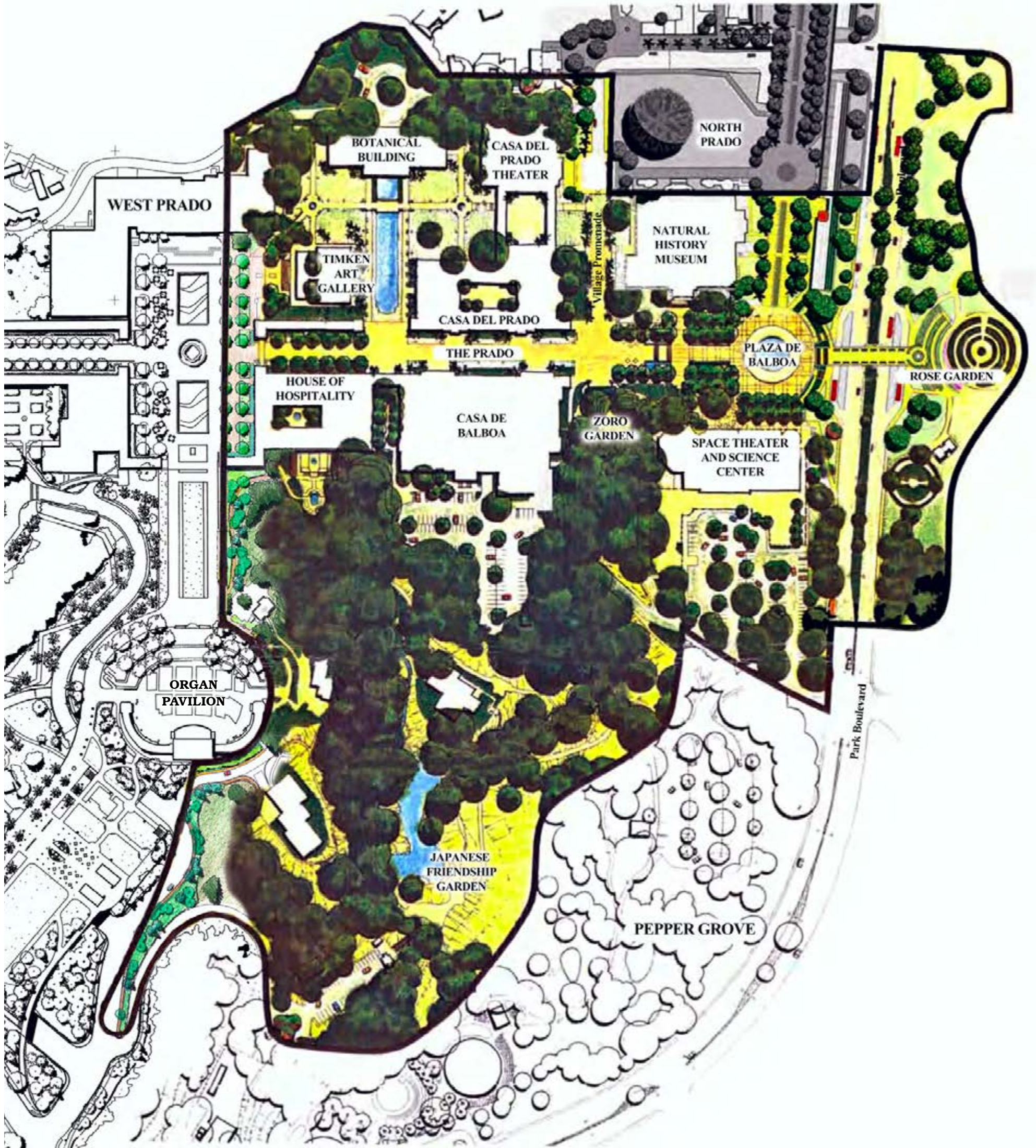


Paved Pedestrian Areas

13 June 1991

Figure 30





East Prado

revised 5 April 2012

Figure 30



Trees



Lawn



Groundcovers



Paved Pedestrian Areas





Pepper Grove



Trees



Lawn



Groundcovers







Paved Pedestrian Areas


13 June 1991

Figure 33





Pepper Grove		revised 5 April 2012	Figure 33
	Trees		Lawn
	Groundcovers		Paved Pedestrian Areas





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:

- Pan American Road East Promenade, A a wide pedestrian promenade replacing Pan American Road East, will occupy the space between the House of Pacific Relations on the west, and the new Organ Pavilion parking structure on the east, the Organ Pavilion on the north, and Presidents Way on the south. It that will be planted on both sides, with canopy trees and lawns. as will adjacent at-grade areas within the International Cottages and the rooftop plaza behind the Organ Pavilion. 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.



Palisades



Trees



Lawn



Groundcovers



Paved Pedestrian Areas

13 June 1991

Figure 34





Palisades



Trees



Lawn



Groundcovers



Paved Pedestrian Areas

revised 5 April 2012

Figure 34





- Visitor use of the Central Mesa should be more evenly distributed. Underutilized areas of the Park such as the Palisades, Spanish Village and Pepper Grove should be utilized in a way that will attract visitors and relieve high visitor levels on the Prado. Evening and weekday use along with winter season activities should be emphasized to relieve peak attendance pressure. Evening use of the Park will further increase public safety as desirable activities displace those that are undesirable.

The following table summarizes existing and proposed land uses for the Central Mesa. The changes that will occur as a result of implementing the Precise Plan are also shown.

LAND USE SUMMARY

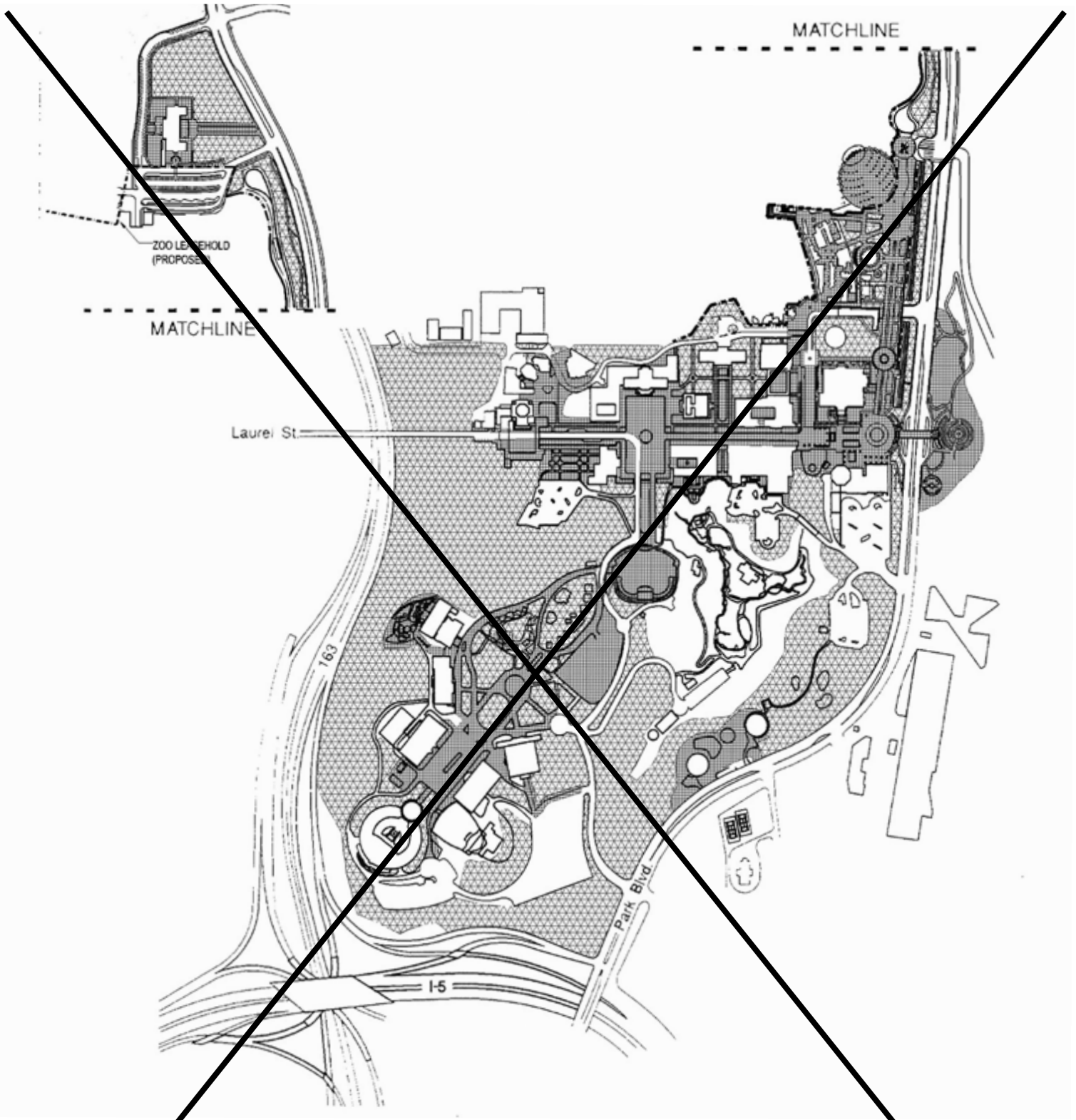
LAND USE (in acres)	EXISTING	PROPOSED	CHANGE
Open Public Park Land	89	116 <u>122</u>	+27 <u>+33</u>
Restricted Use Areas	33	19	-14
Roads and Parking Areas	54	21	-33
Buildings	17	18	+1

Objective:



Expand open public park land.

Recommendations:

- Recover open public park land wherever possible. See Figure 35 for proposed open public park land.
- Replace roads, parking areas and restricted use areas, such as the archery range, with open public use park land wherever possible. The Organ Pavilion Parking Structure will be constructed prior to converting the Plaza de Panama and Palisades parking area to plazas per the Balboa Park Master Plan.
- Mitigate land to be converted to building expansions, roads, parking areas and restricted use areas with an equal or greater area of recovered park land. See Figure 36 for proposed areas of recovered and converted open public park land.
- Discourage park uses and policies that restrict free public use of the Park, while allowing consideration of paid parking to cover parking structure construction and maintenance, and operation of the parking structure and tram system from the Palisades to the Plaza de Panama.



Open Public Park Land – Proposed Plan

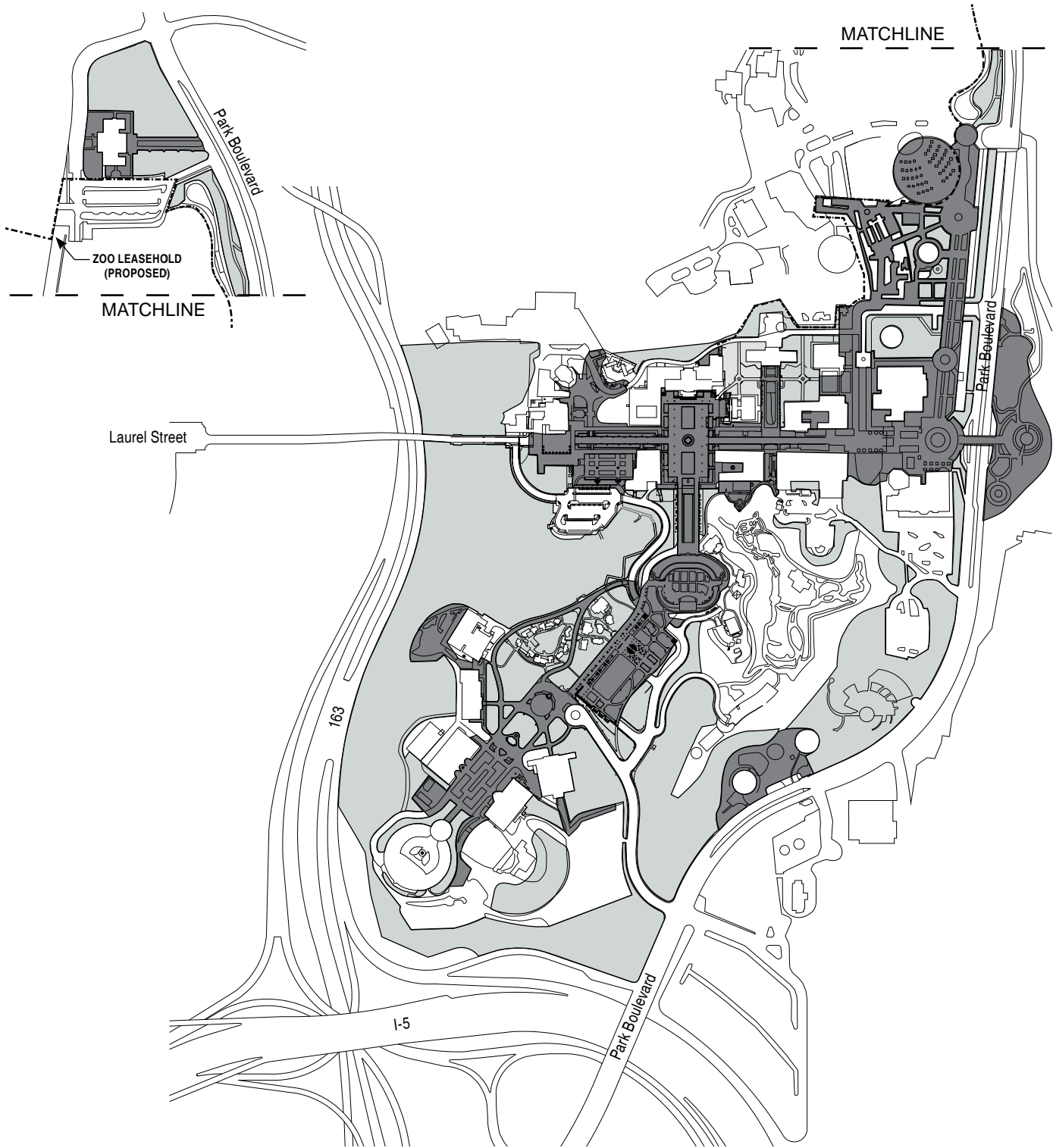
-  Recreational/Natural/Naturalized – 74 acres
-  Plazas, Promenades and Gardens – 42 acres

Total Open Public Park Land – 116 acres

13 June 1991
revised May 2003

Figure
35





Open Public Park Land – Proposed Plan

- Recreational/Natural/Naturalized – 74.73 acres**
- Plazas, Promenades and Gardens – 42.43 acres**

Total Open Public Park Land – 116 acres

revised 5 April 2012 Figure 35





Recovered and Converted Open Public Park Land

-  Open Public Park Land Recovered from other Uses – 32 acres
-  Open Public Park Land Converted to other Uses – 5 acres

Net Gain of Open Public Park Land – 27 acres

13 June 1991
revised May 2003

Figure
36





Recovered and Converted Open Public Park Land

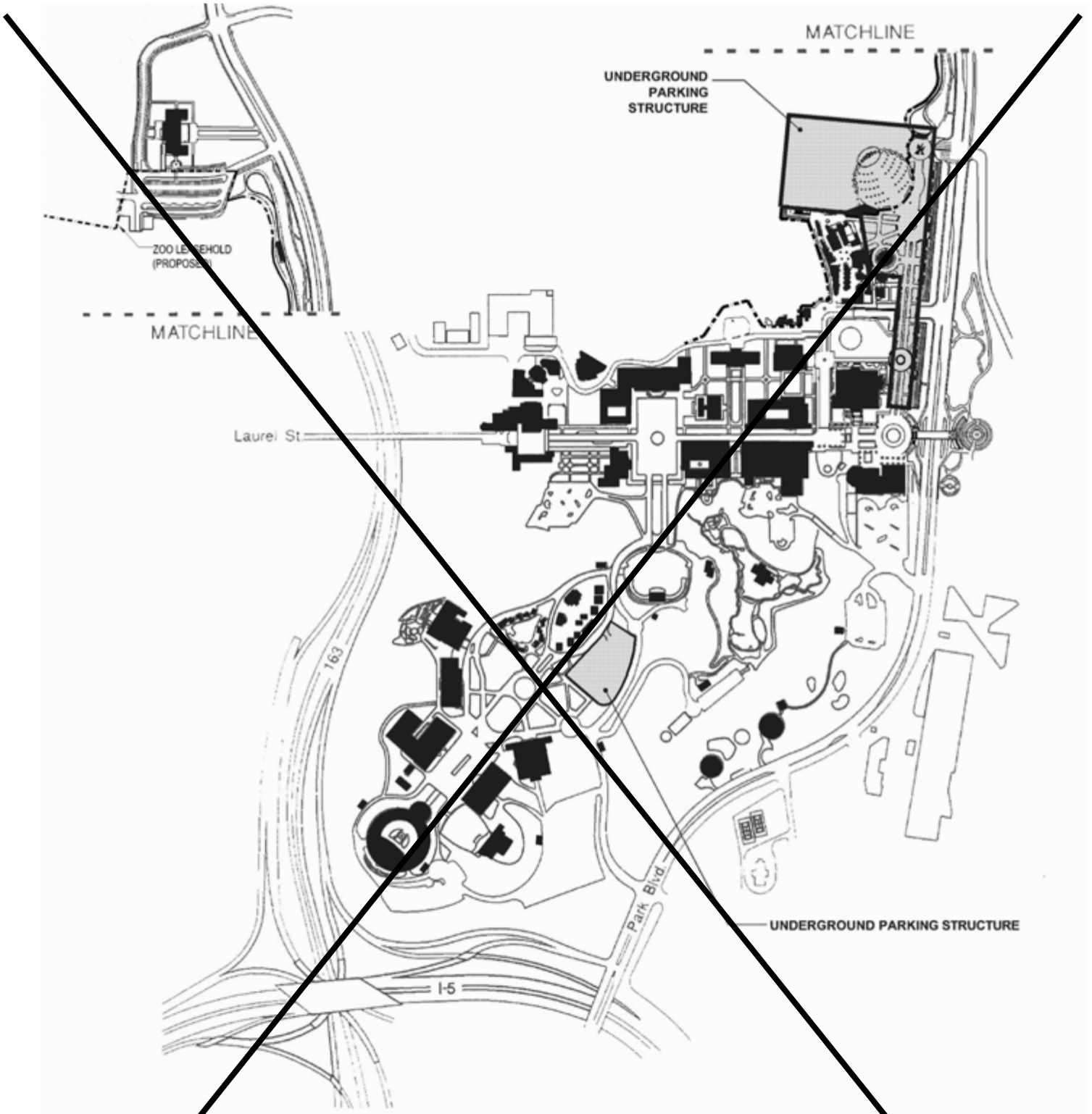
revised 5 April 2012

Figure 36

- Open Public Park Land Recovered from other Uses – **32 33** acres
- Open Public Park Land Converted to other Uses – **27 5** acres

Net Gain of Open Public Park Land – 28 acres





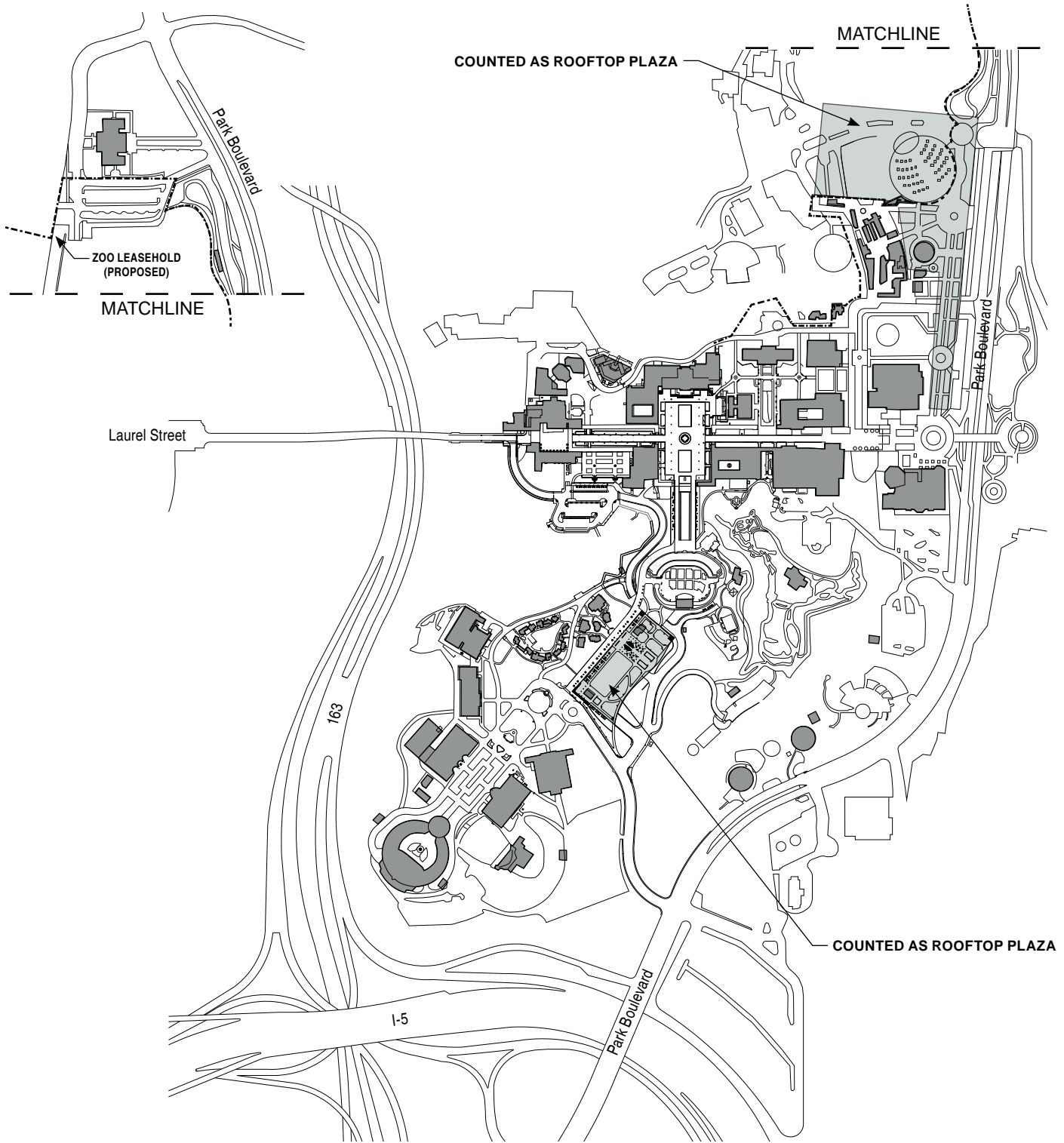
Proposed Buildings

 Proposed Buildings - 18 acres

13 June 1991
revised May 2003

Figure
37





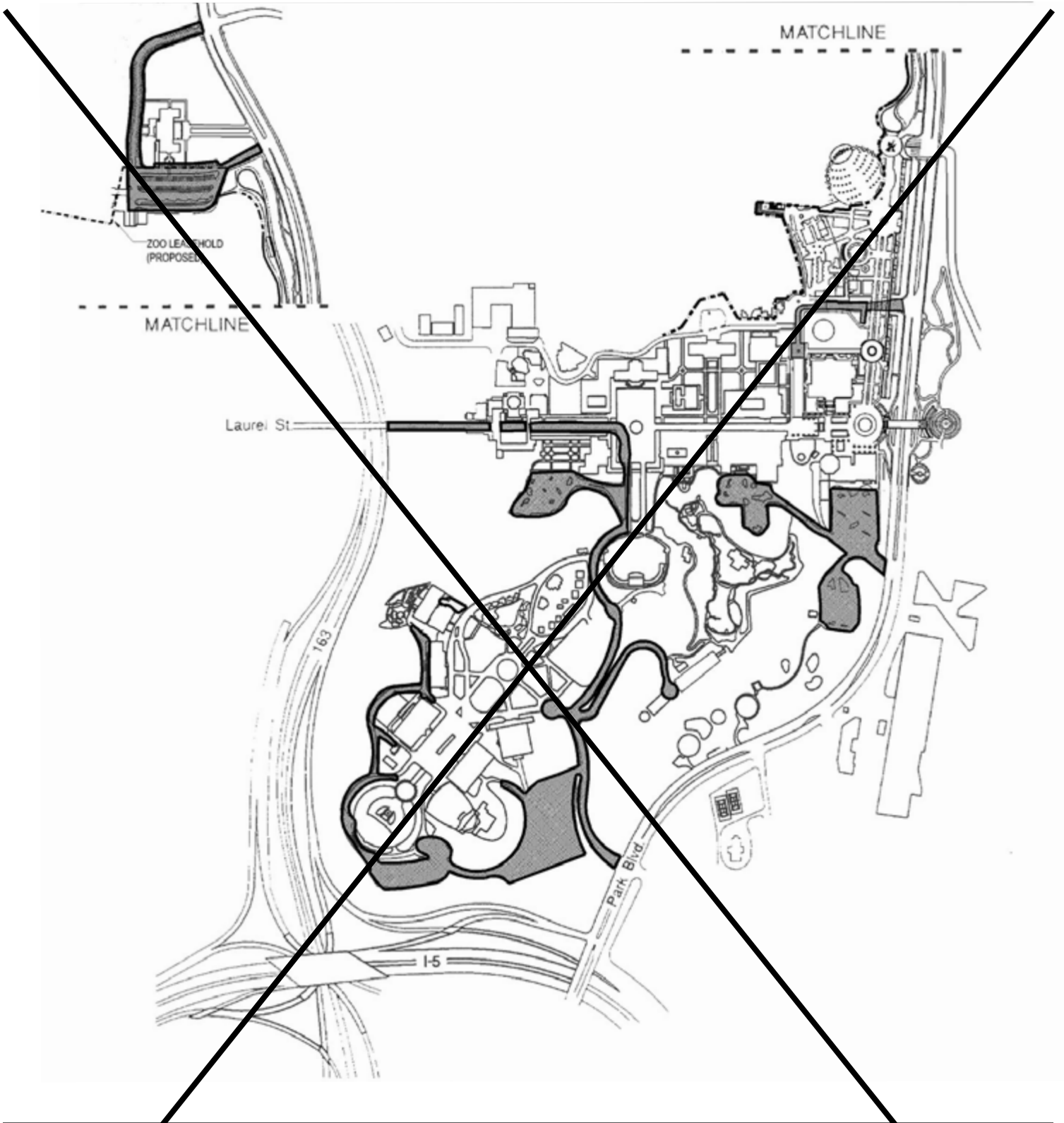
Proposed Buildings

 Proposed Buildings – 18 acres

revised 5 April 2012

Figure
37





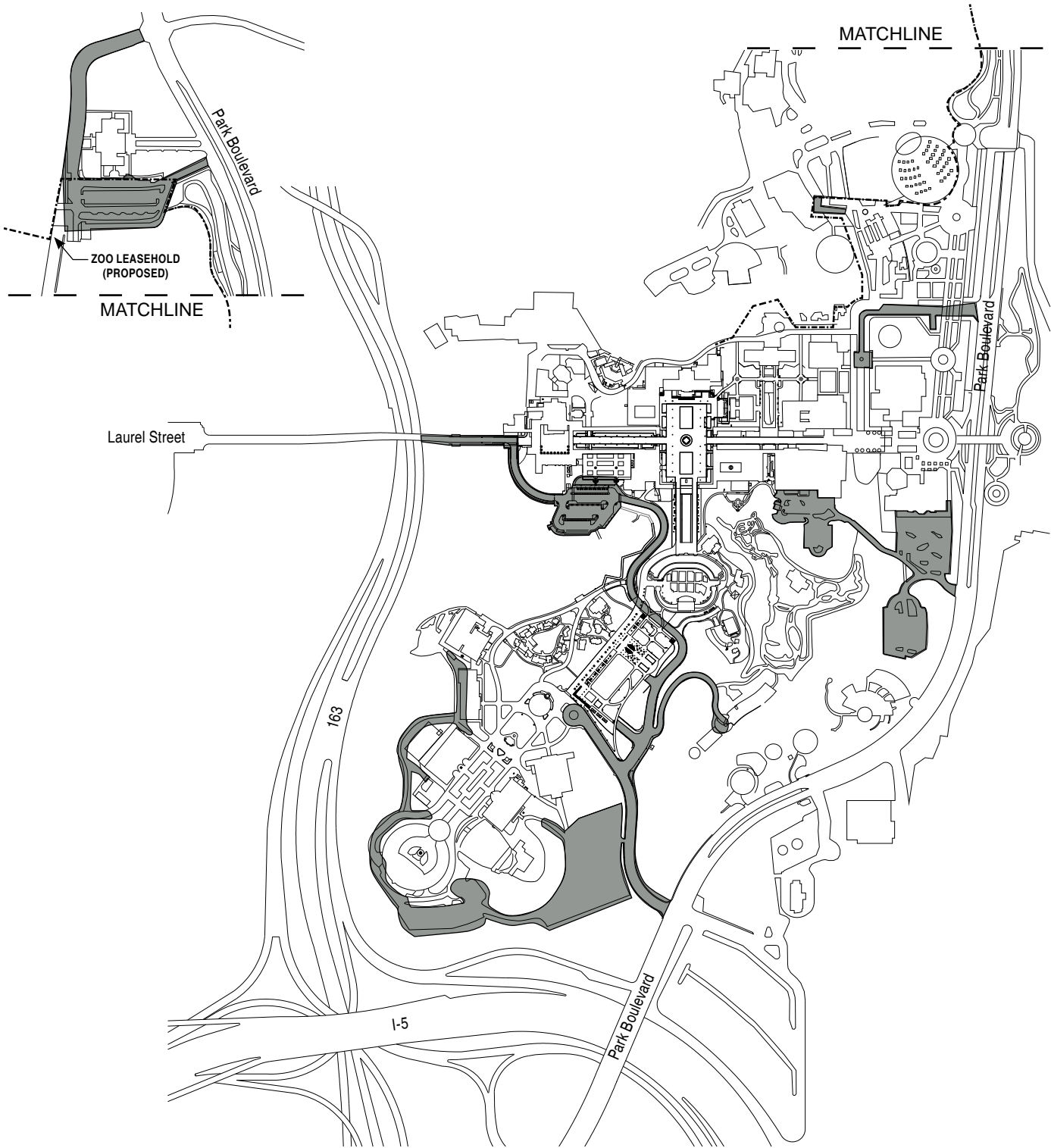
Proposed Roads and Surface Parking Areas

 Proposed Roads and Surface Parking Areas – 21 acres

13 June 1991
revised May 2003

Figure
38





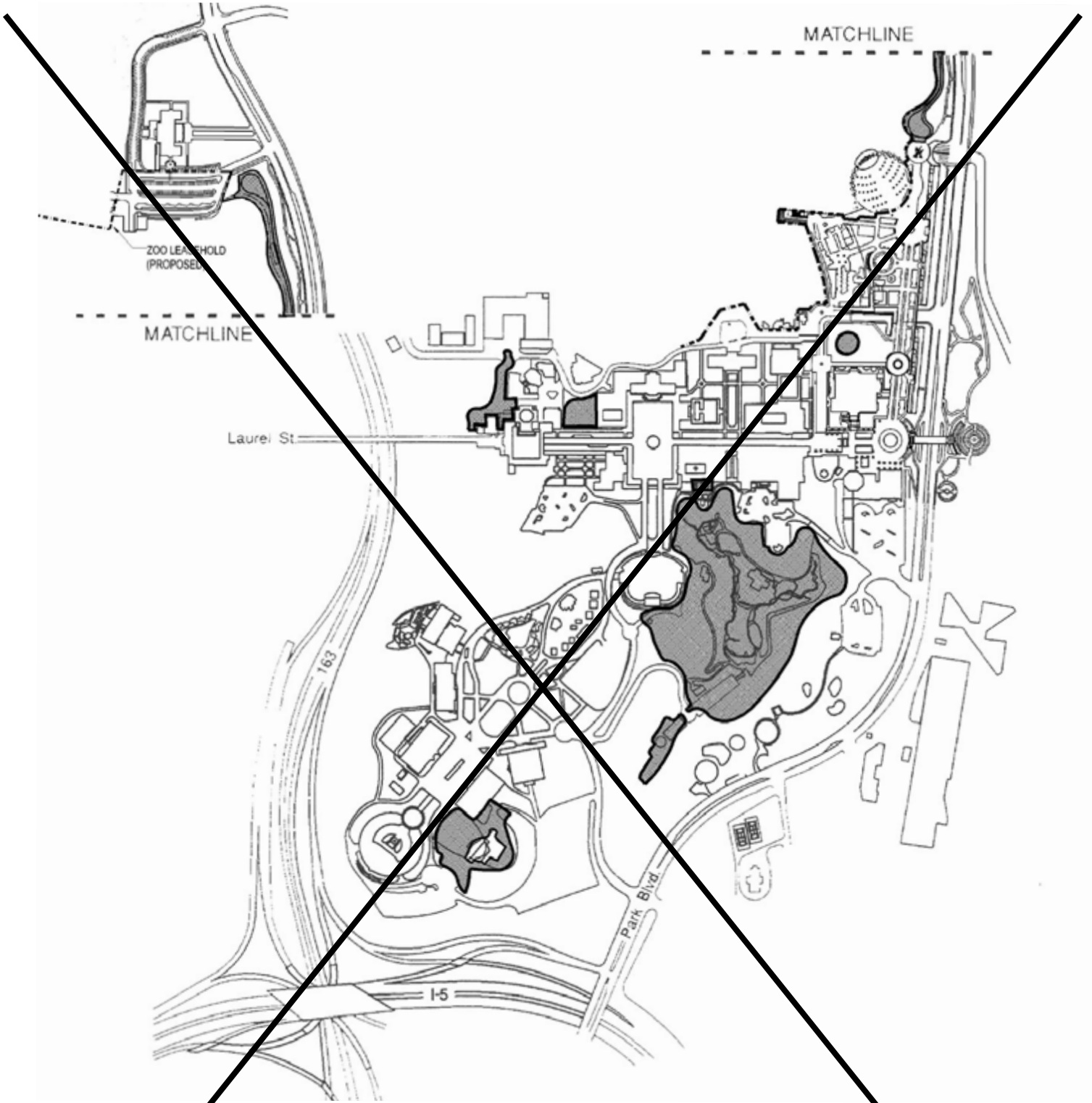
Proposed Roads and Surface Parking Areas

revised 5 April 2012

Figure 38

 Proposed Roads and Surface Parking Areas – 21 acres





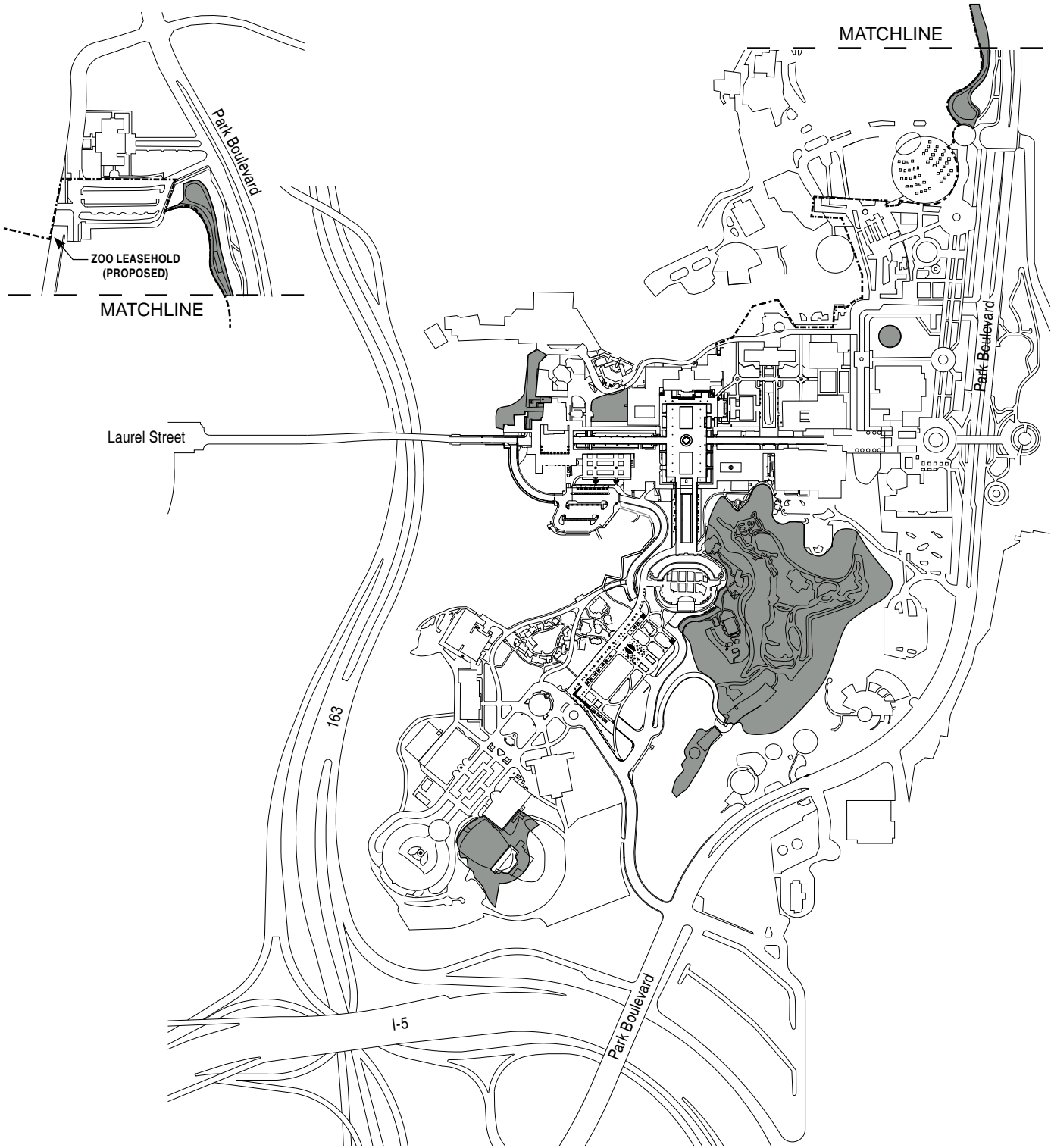
Proposed Restricted Park Land

 Proposed Restricted Park Land - 19 acres

13 June 1991
revised May 2003

Figure
39





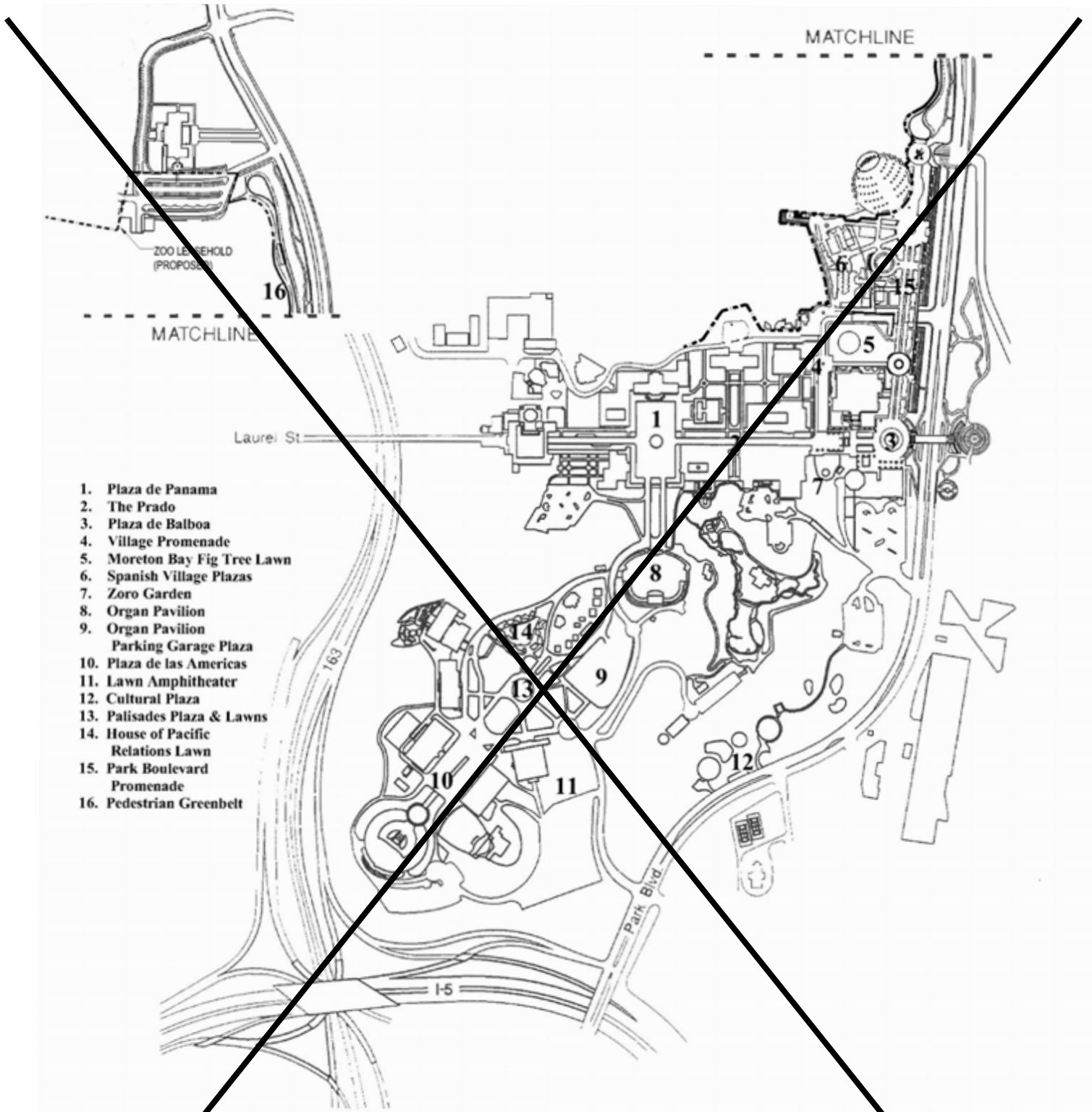
Proposed Restricted Park Land

 Proposed Restricted Park Land – 19 acres

revised 5 April 2012

Figure
39





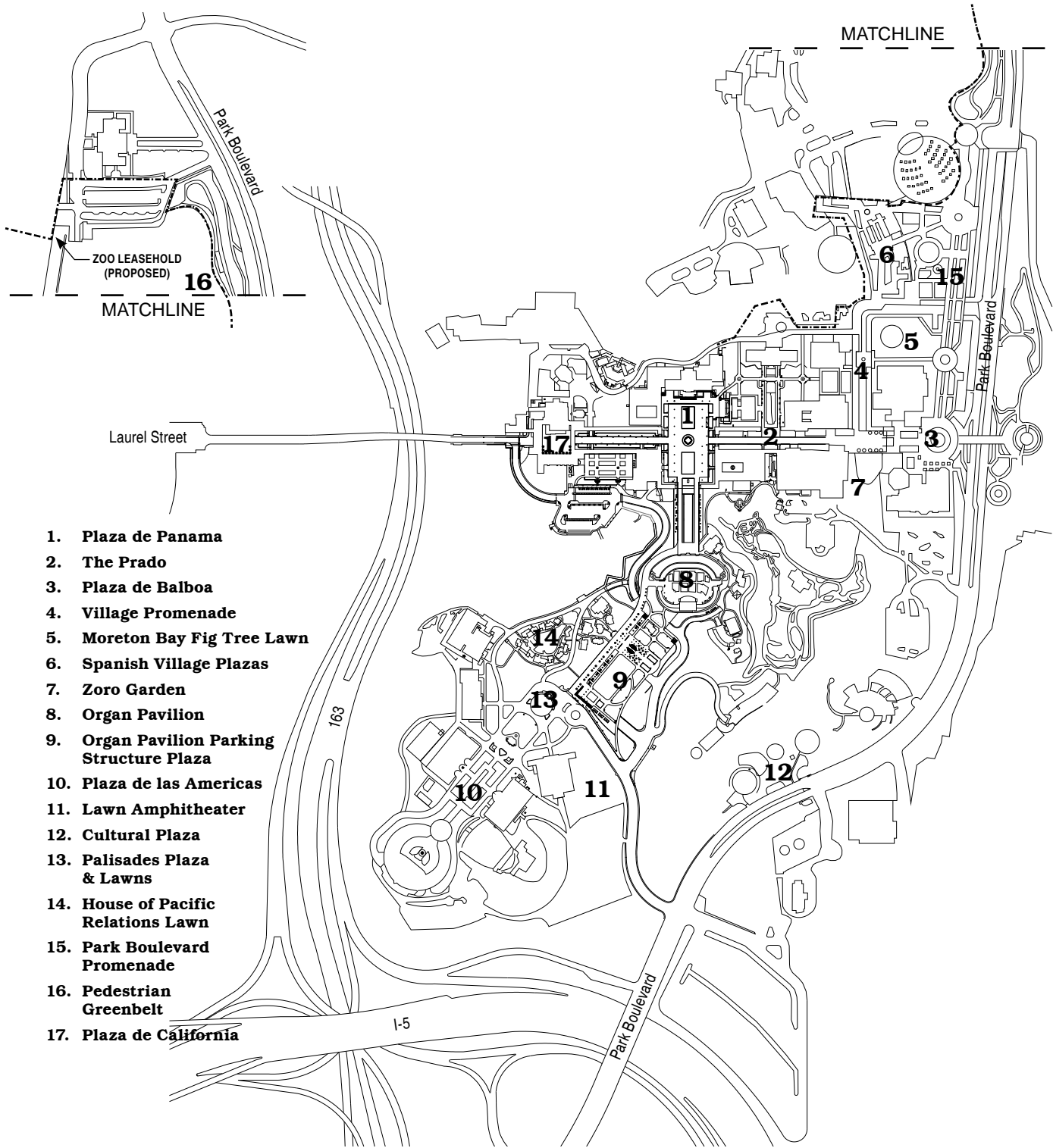
1. Plaza de Panama
2. The Prado
3. Plaza de Balboa
4. Village Promenade
5. Moreton Bay Fig Tree Lawn
6. Spanish Village Plazas
7. Zoro Garden
8. Organ Pavilion
9. Organ Pavilion Parking Garage Plaza
10. Plaza de las Americas
11. Lawn Amphitheater
12. Cultural Plaza
13. Palisades Plaza & Lawns
14. House of Pacific Relations Lawn
15. Park Boulevard Promenade
16. Pedestrian Greenbelt

Proposed Multiple Use Outdoor Spaces

13 June 1991
revised May 2003

Figure
40





Proposed Multiple Use Outdoor Spaces

revised 5 April 2012

Figure
40





TABLE 2. (see Table 1 for existing parking supply)

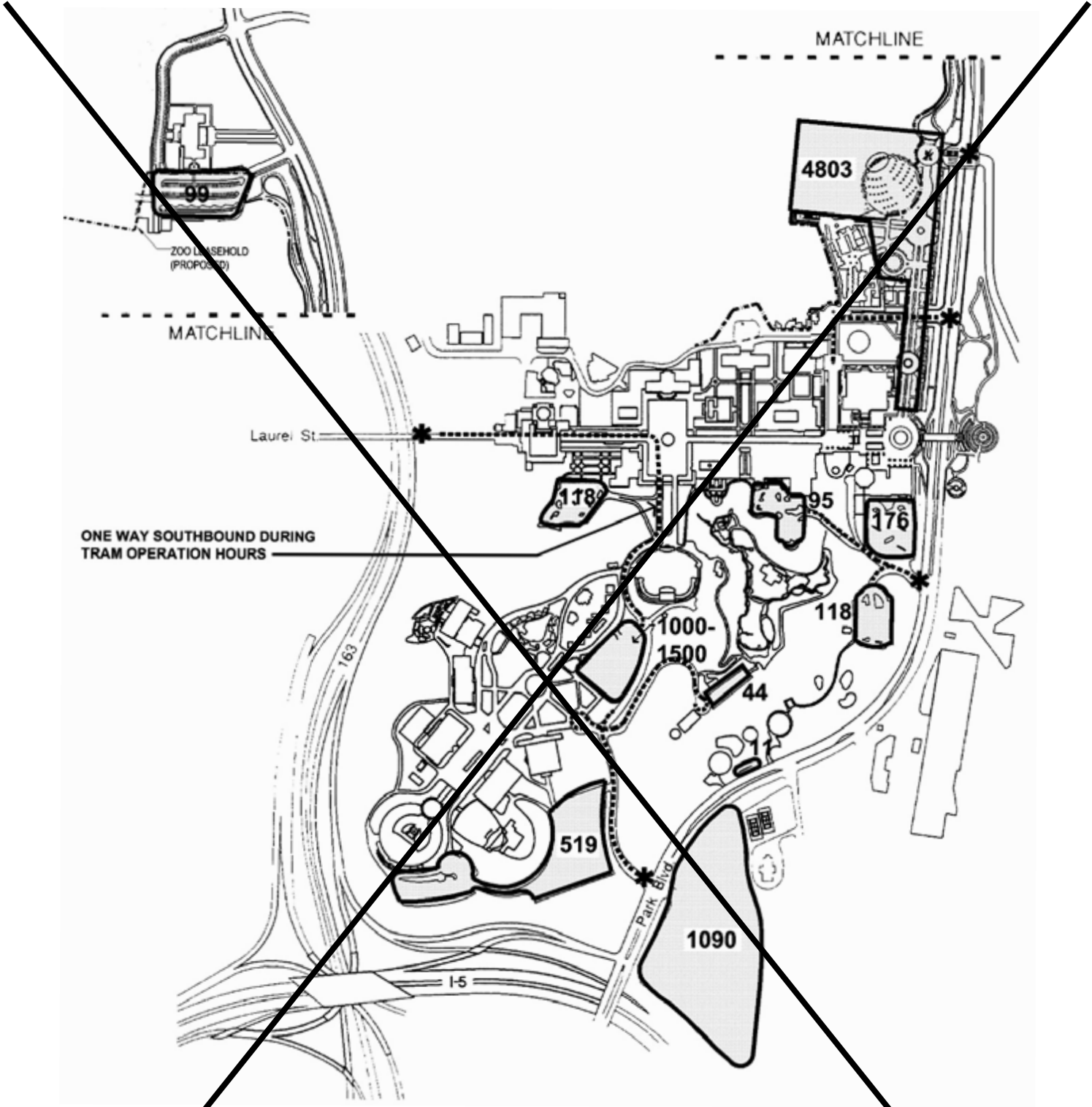
PROPOSED ~~2010~~ 2015 PARKING SUPPLY

PARKING LOT	NUMBER OF SPACES*	
ZOO EMPLOYEE LOT	450	
NORTH CAROUSEL LOT	0	
SOUTH CAROUSEL LOT	0	
NATURAL HISTORY MUSEUM LOT	0	
ALCAZAR GARDEN LOT	118	<u>32</u>
CASA DE BALBOA LOT	95	
FLEET SPACE THEATER LOT	176	
PEPPER GROVE LOT	118	
ORGAN PAVILION PARKING GARAGE	**1000-1500	<u>750-1000</u>
FEDERAL/AEROSPACE LOT	519	
GOLD GULCH LOT	44	
CENTRO/WORLDBEAT LOT	11	
WAR MEMORIAL LOT	99	
PARK BOULEVARD PROMENADE STRUCTURE	4803	
SUBTOTAL	7433-7933	<u>7097-7347</u>
ZOO DRIVE PARKING SPACES	74	
PARK BOULEVARD PARKING SPACES	***201	
SUBTOTAL	275	
INSPIRATION POINT LOTS	1090	
TOTAL PARKING SPACES:	8798-9298	<u>8462-8712</u>

* July 2000 existing spaces in parking lots collected by Metro Parks Division.

** Organ Pavilion parking garage design to accommodate ~~1,000 – 1,500~~ 750-1,000 parking spaces.

*** MTDB is considering transit service changes that might impact parking along Park Boulevard.



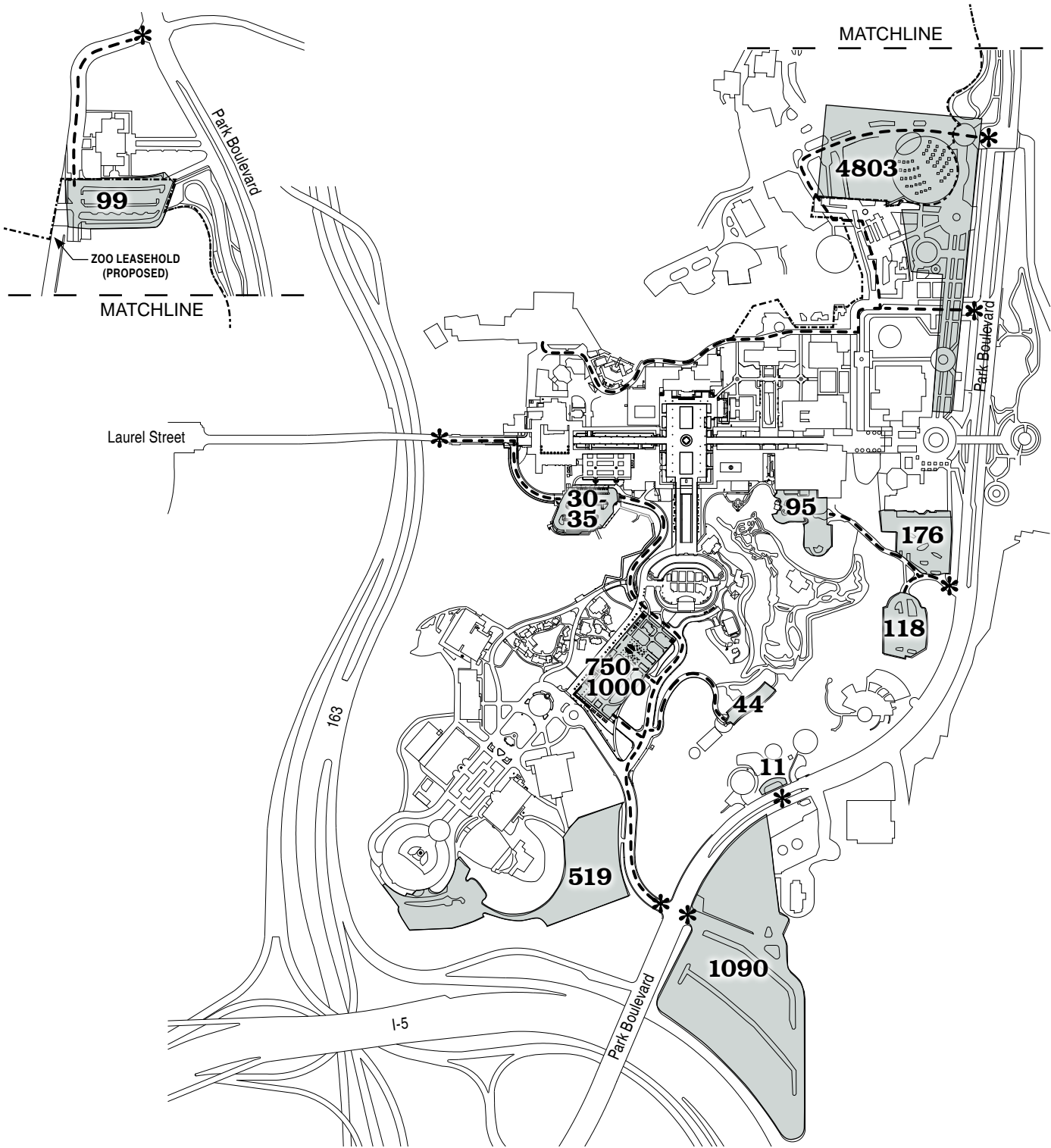
Proposed Vehicular Circulation and Parking

- * Vehicular Access Points
- (xxx) Number of Vehicular Spaces per Lot
- Vehicular Circulation

13 June 1991
revised May 2003

Figure
41





Proposed Vehicular Circulation and Parking

revised 5 April 2012

Figure 41

- * Vehicular Access Points
- (xxx) Number of Vehicular Spaces per Lot
- Vehicular Circulation





Objective:

Provide convenient pedestrian drop-off points for autos and trams.

Recommendations:

- Accommodate a drop-off area in all Central Mesa cul-de-sacs.
- Locate drop-offs in peak visitor use areas according to the plan.
- Ensure that all pedestrian drop-offs are accessible by the disabled.
- Provide nearby seating and shade at drop-off areas.

Vehicular Circulation

Objective:

Simplify through traffic routes in the Central Mesa.

Recommendations:

- Establish a two-way Centennial Bridge and Centennial Road from the Cabrillo Bridge to Presidents Way, separating vehicular traffic from pedestrian corridors.
- Confine vehicle use in the West Prado, Plaza de California, and Plaza de Panama to managed one lane of eastbound one-way traffic during tram service hours and deliveries to institutions. ~~Two-way traffic may occur when the tram is not running.~~
- ~~Install a stop sign, eastbound, at the entrance to the Plaza de Panama to slow traffic before entering the curve through the pedestrian plaza.~~
- Limit vehicular access on the southeast side of the Central Mesa to the cul-de-sacs located at Village Place, Presidents Way, and Federal Way and the new road on the east side of the Organ Pavilion parking structure (see Figure 41).

Objective:

Conduct a special focus study for Park Boulevard when long range transit plans for the area have been finalized.

Recommendations:

- Determine the feasibility of new pedestrian overpasses across Park Boulevard.
- Develop an integrated plan to locate bus stops, intra-park tram stops, off-site parking shuffle service stops, and LRT stations along Park Boulevard.
- Assess the visual impact of catenary poles to the Park environment to determine if an alternative technology solution would be more desirable than light rail transit.



Objective:

Provide adequate service access to each Park building.

Recommendations:

- Allow full service access during low pedestrian use hours and limit service access during high pedestrian use hours.
- Utilize specific service routes as shown in figure 42.
- Regulate the size, type and location of service vehicles to accommodate pedestrian usage of the Park. The hours and type of service vehicles allowed are as follows:

Night and Early Morning:

- 11:00pm – 9:00am

All vehicles, including trucks with semi-trailers on paved surfaces except pedestrian overpasses.

Peak & Evening:

- 9:00am– 11:00pm

Cars, vans, and small pick-up trucks displaying a permit will be allowed on established service routes. Permits will be obtained from the Park management office. No medium size trucks, step-vans, or larger vehicles, will be allowed without authorization from Park management.

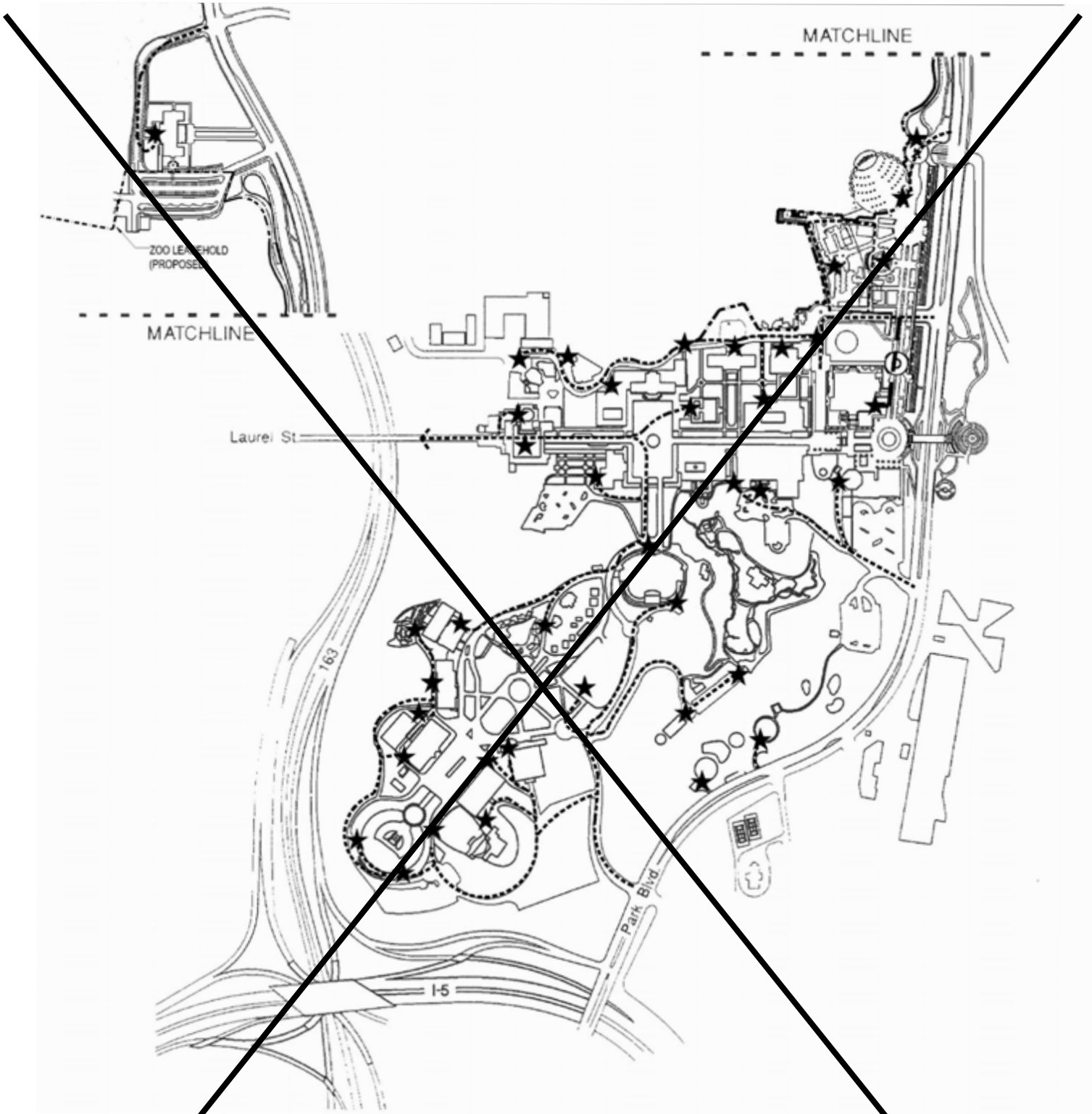
- Design all service access routes to accommodate trucks with semi-trailers.
- Provide manual or motorized carts to be used for private deliveries to and from automobile drop-off areas by community organizations leasing building space.

Objective:

Increase parking spaces in the Central Mesa.

Recommendations:

- Construct an approximate 4,800 space, below-grade parking structure beneath the proposed Park Boulevard Promenade (See Architecture recommendations).
- Construct a ~~1,000–1,500~~ 750-1000 space parking garage on the existing Organ Pavilion parking lot site. (See Architecture recommendations).
- Restripe existing lots to include compact spaces in each lot to maximize total spaces.
- Reconfigure existing lots as shown in the Landscape recommendations.



Proposed Service Access Routes

- Service Access Route
- - - Below-Grade Service Access Route
- ★ Service Area

13 June 1991
revised May 2003

Figure
42



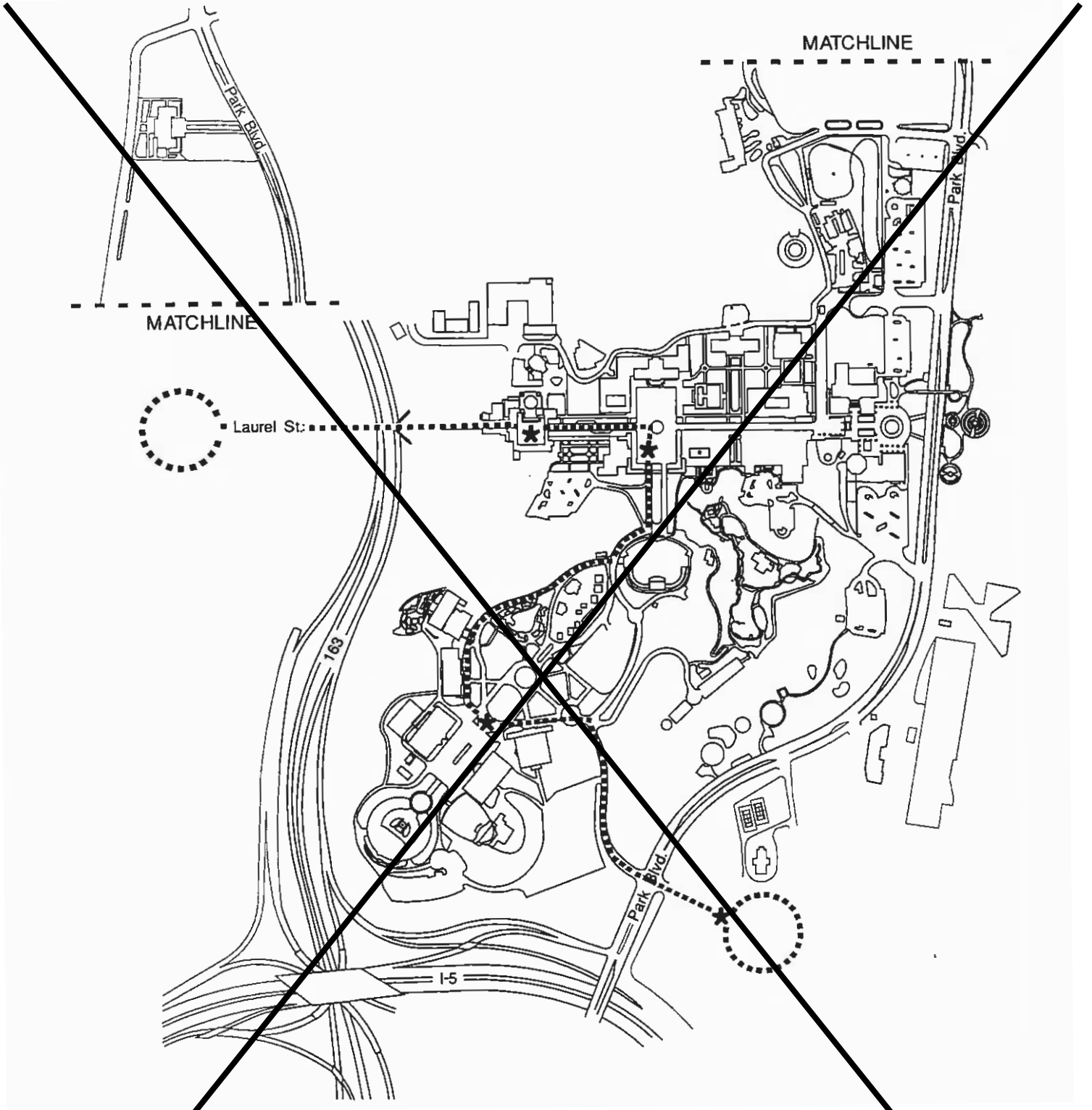


Proposed Service Access Routes

revised 5 April 2012 Figure 42

- **Service Access Route**
- **Below-Grade Service Access Route**
- ★ **Service Area**





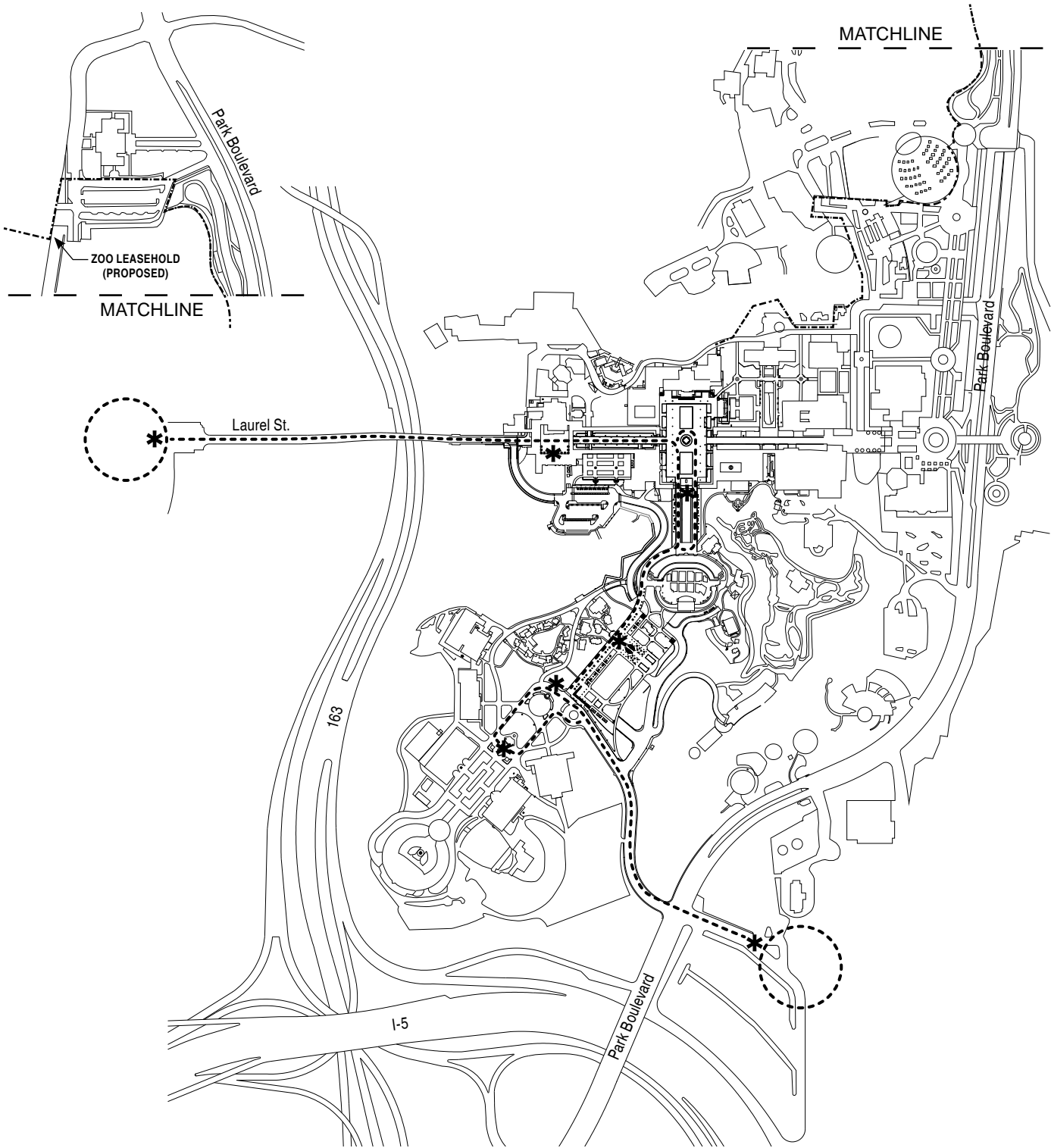
Proposed Park Tram Route

- Tram Route
- * Tram Stop

13 June 1991

Figure 43





Proposed Park Tram Route

revised 5 April 2012 Figure 43

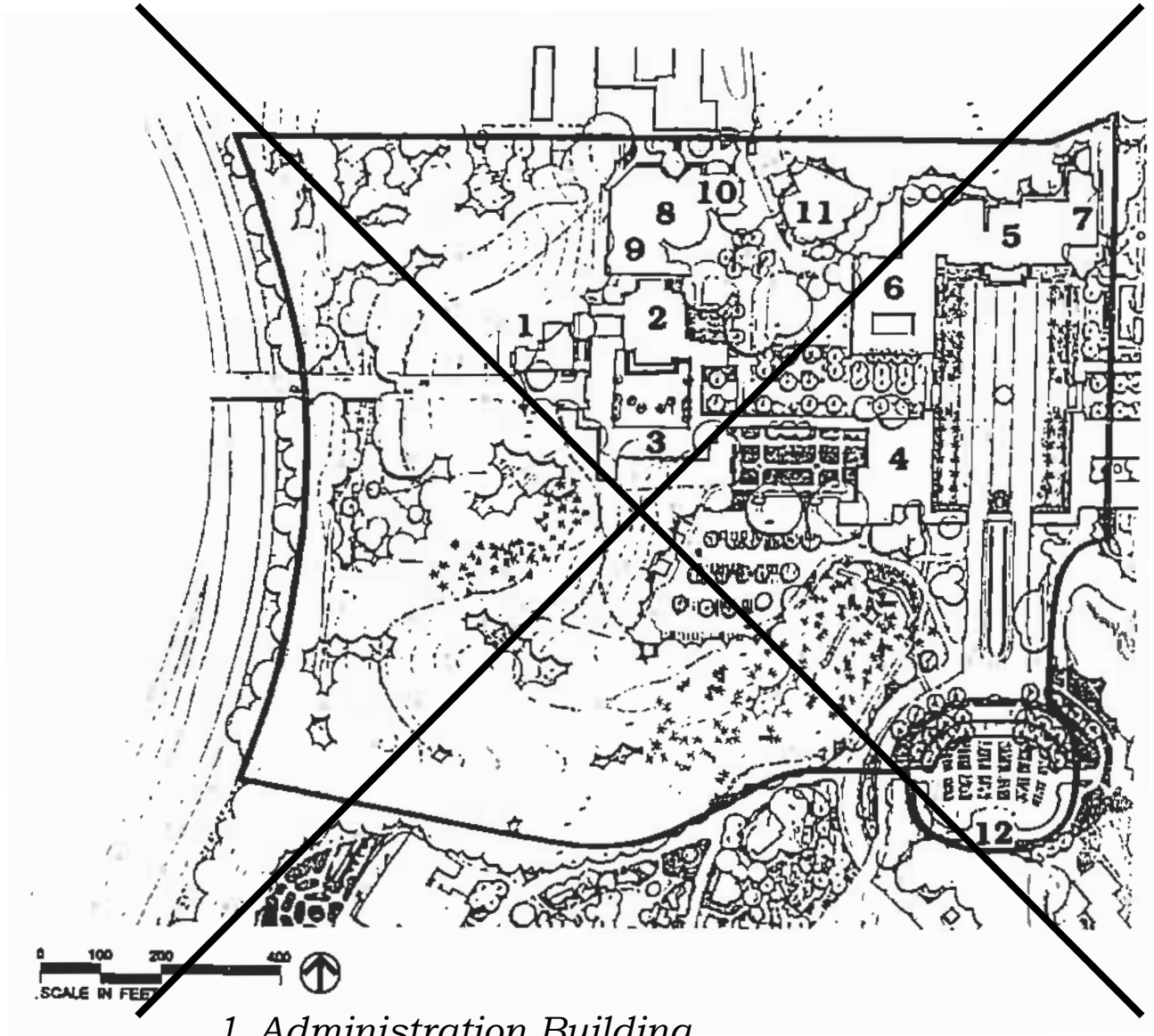
- Tram Route
- * Tram Stop





SPECIFIC RECOMMENDATIONS

West Prado



1. Administration Building

Design Objective:

Preserve and maintain the existing structure according to the general architectural design guidelines.

2. California Building – Museum of Man, Main (north) Building

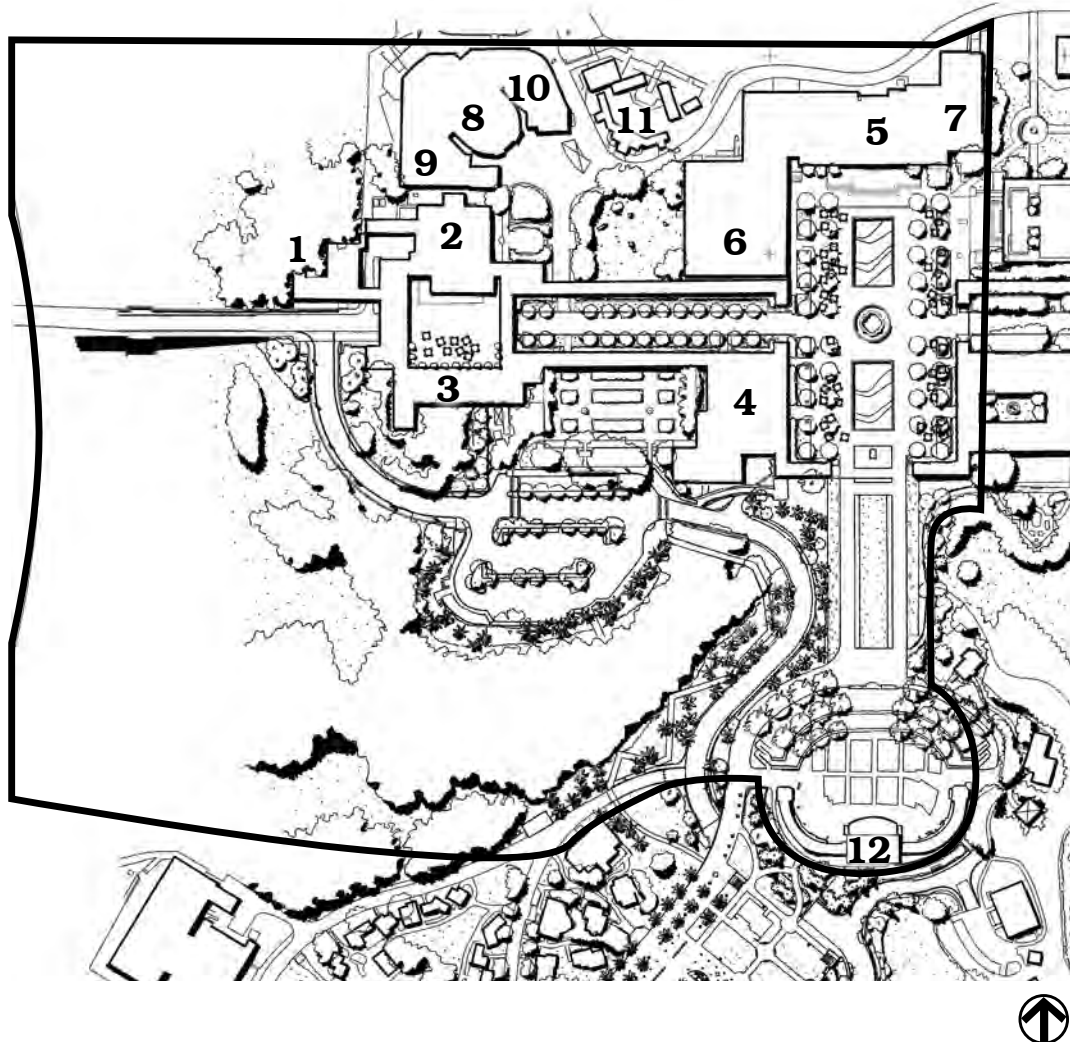
Design Objective:

Preserve and restore interior and exterior historic features to their 1915 condition wherever possible according to the general architectural design guidelines.



SPECIFIC RECOMMENDATIONS

West Prado



1. Administration Building

Design Objective:

Preserve and maintain the existing structure according to the general architectural design guidelines.

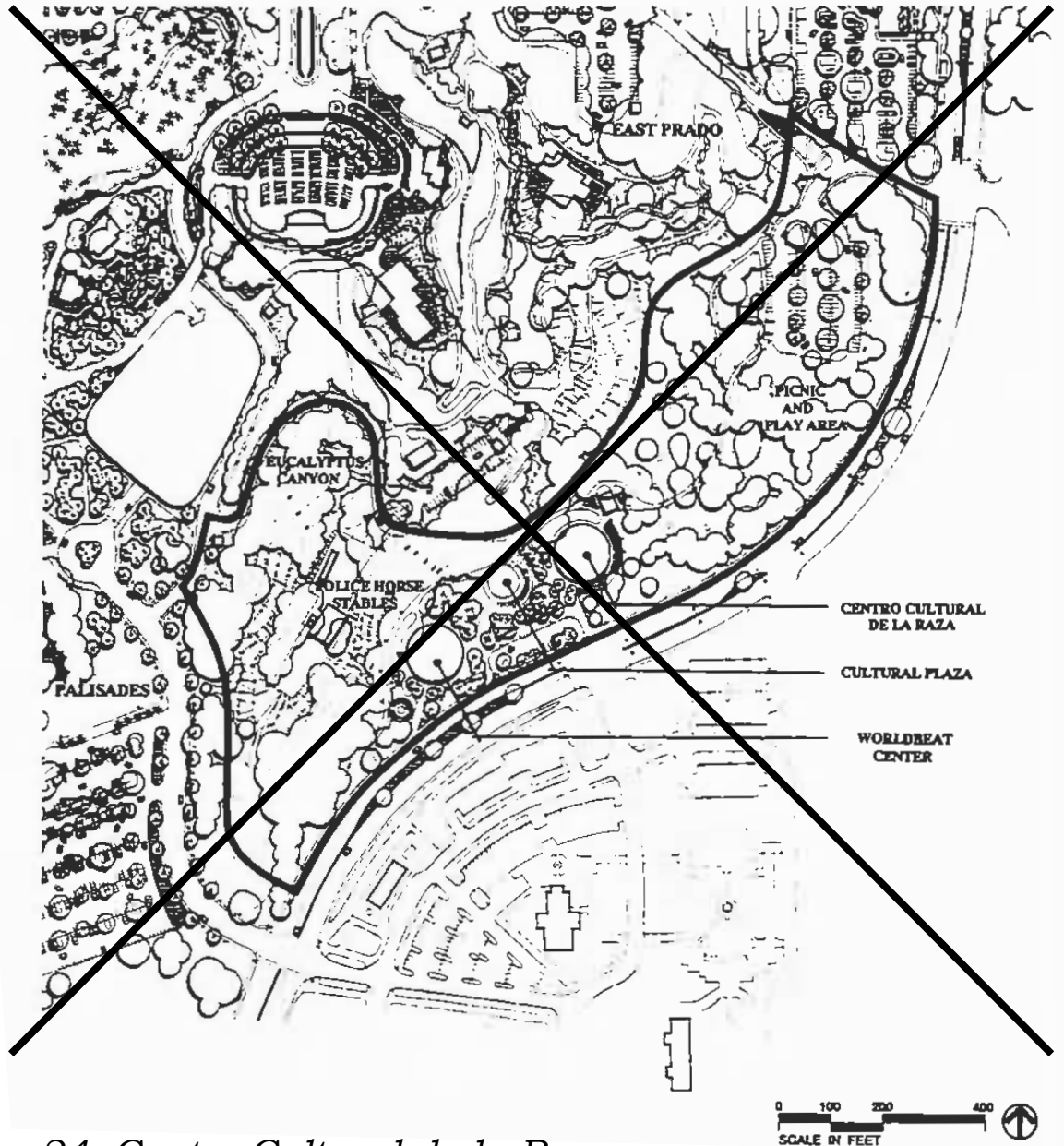
2. California Building – Museum of Man, Main (north) Building

Design Objective:

Preserve and restore interior and exterior historic features to their 1915 condition wherever possible according to the general architectural design guidelines.



Pepper Grove



24. Centro Cultural de la Raza

Design Objective:

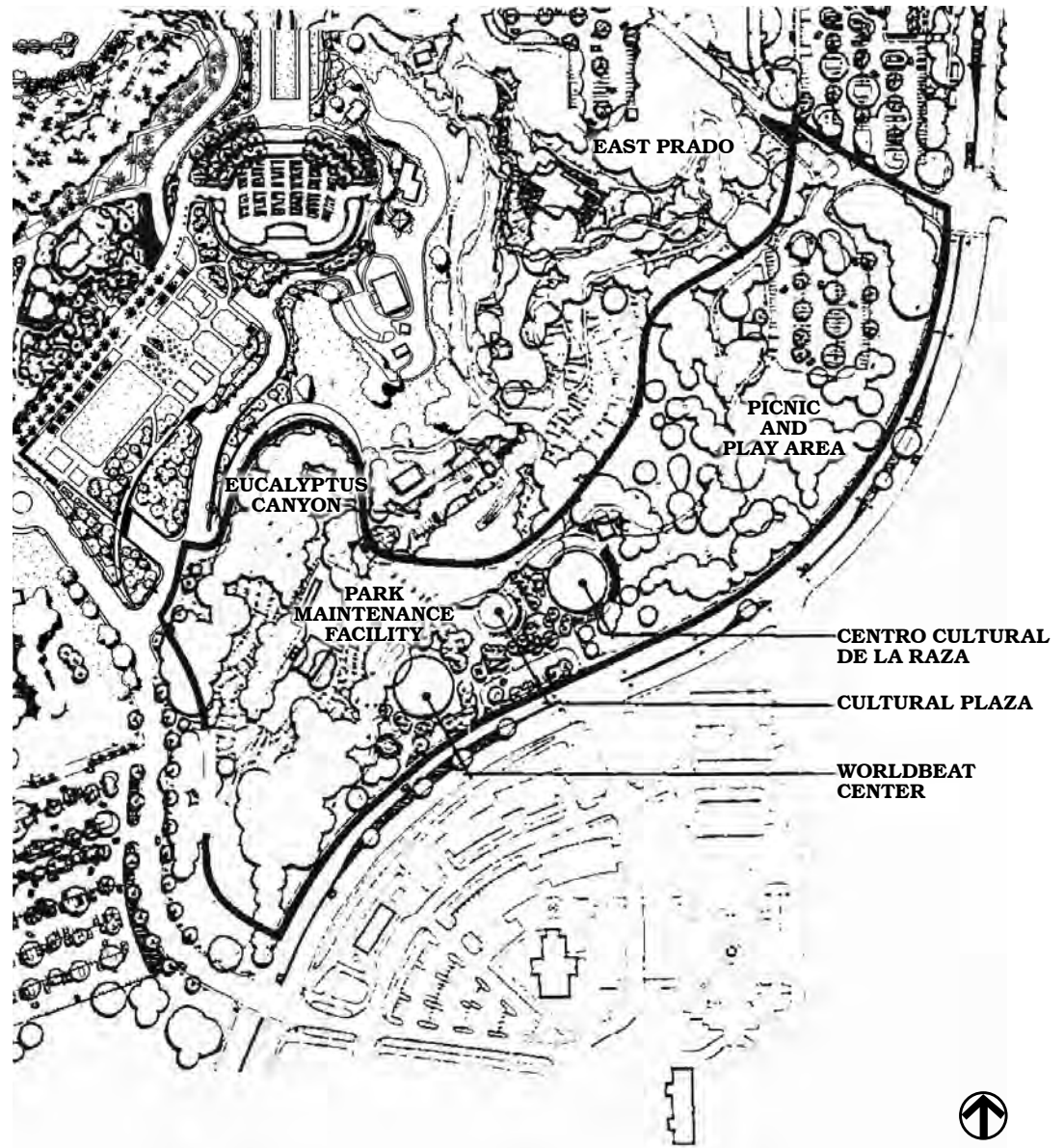
Preserve and maintain the existing structure according to the general architectural design guidelines.

Recommendations:

- Preserve views to the murals on the Centro Cultural de la Raza



Pepper Grove



24. Centro Cultural de la Raza

Design Objective:

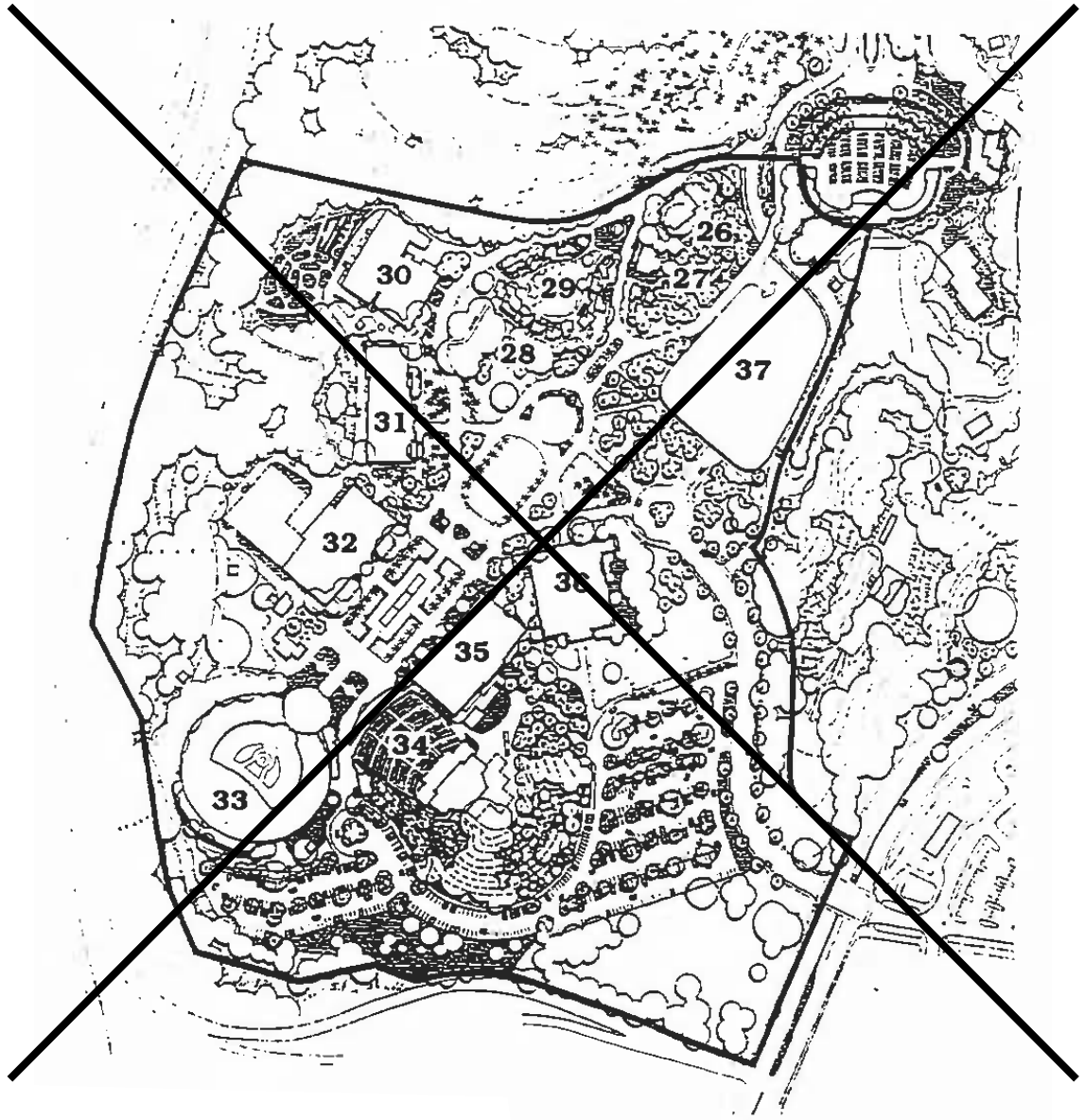
Preserve and maintain the existing structure according to the general architectural design guidelines.

Recommendations:

- Preserve views to the murals on the Centro Cultural de la Raza



Palisades



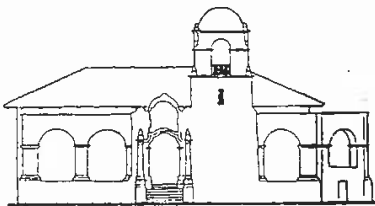
26. Hall of Nations

Design Objectives:

Restore the Hall of Nations to its original exterior design.

Recommendations:

- Reconstruct the domed tower to its original location.
- Restore the original veranda to the north and west elevations.



Hall of Nations Elevation showing original tower.

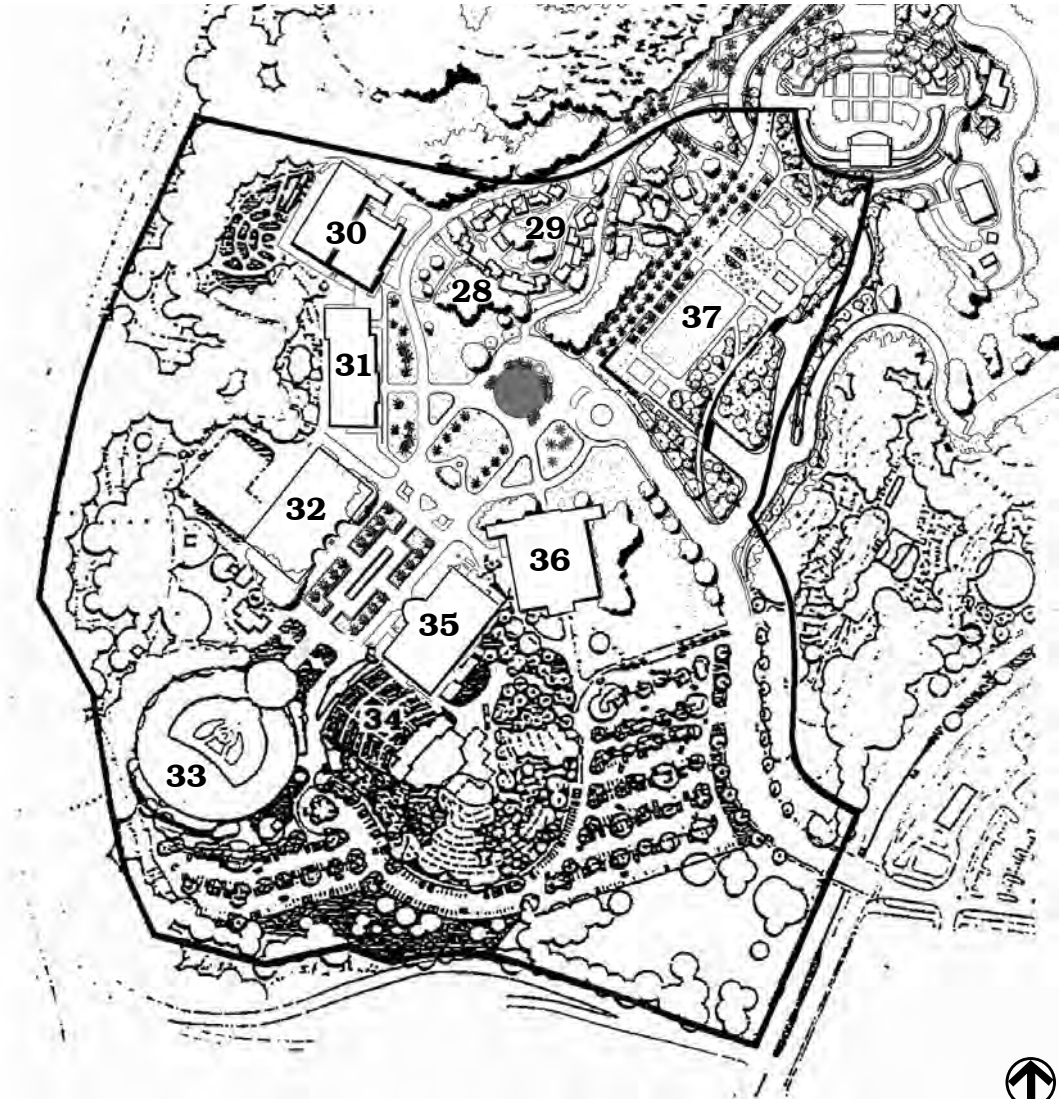
27. United Nations Building

Design Objectives:

Preserve and restore historically significant interior and exterior features wherever possible according to the architectural design guidelines.



Palisades



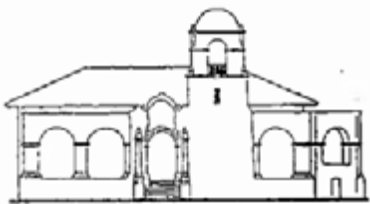
26. Hall of Nations

Design Objectives:

Restore the Hall of Nations to its original exterior design.

Recommendations:

- Reconstruct the domed tower to its original location.
- Restore the original veranda to the north and west elevations.



Hall of Nations Elevation showing original tower.

27. United Nations Building

Design Objectives:

Preserve and restore historically significant interior and exterior features wherever possible according to the architectural design guidelines.



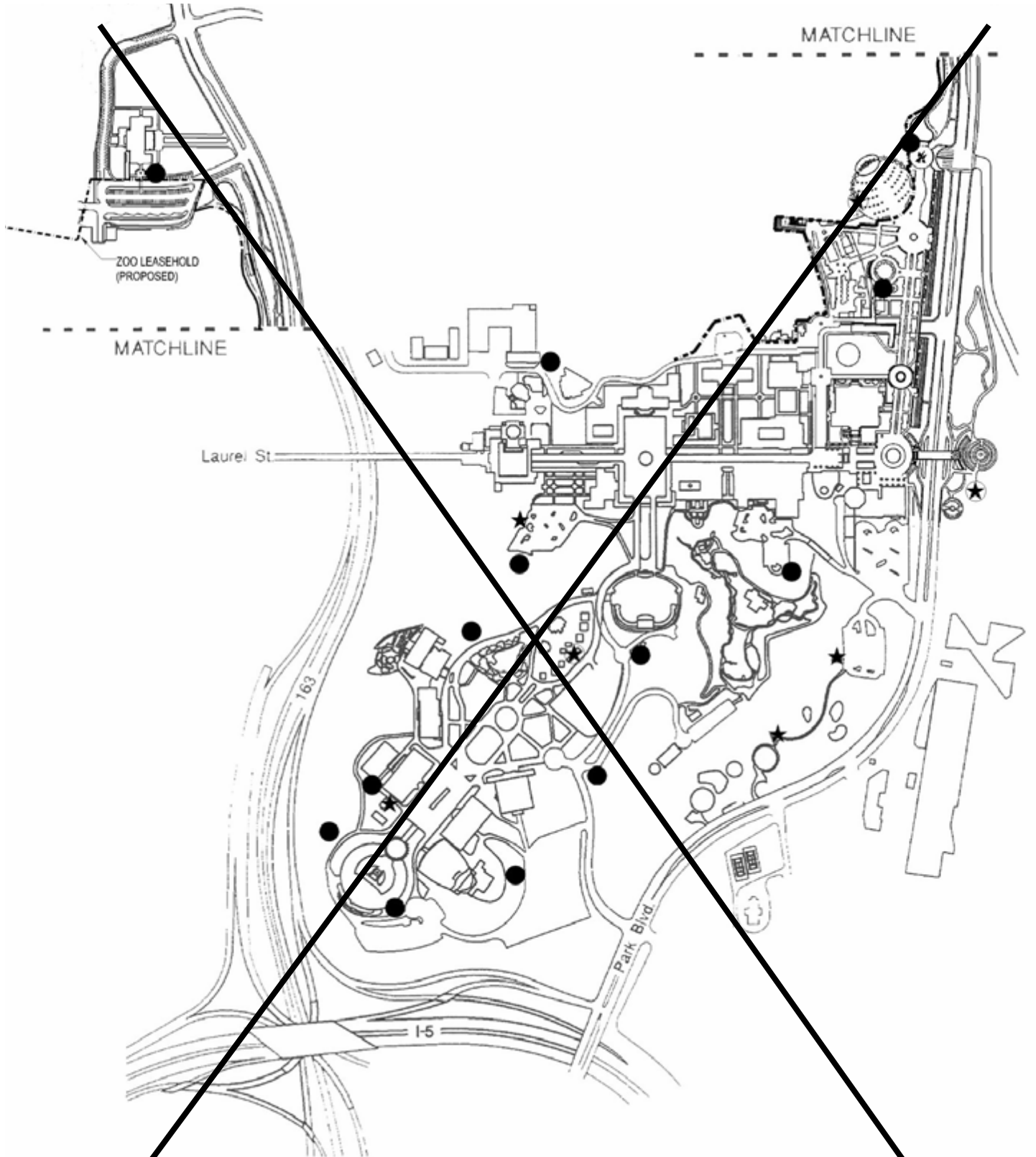
37. Organ Pavilion Parking Structure

Objective:

Construct a new parking garage that will accommodate ~~1,000 to 1,500~~
750-1000 cars.

Recommendation:

- Construct a multiple use pedestrian plaza on the roof that will be on the same elevation as the Organ Pavilion Plaza.
- Terrace the south and southwest elevations to blend the building in with site topography.
- ~~Conduct a design competition to determine the final configuration of the structure.~~
- Provide facilities for public restrooms, bicycle storage, and park information services.



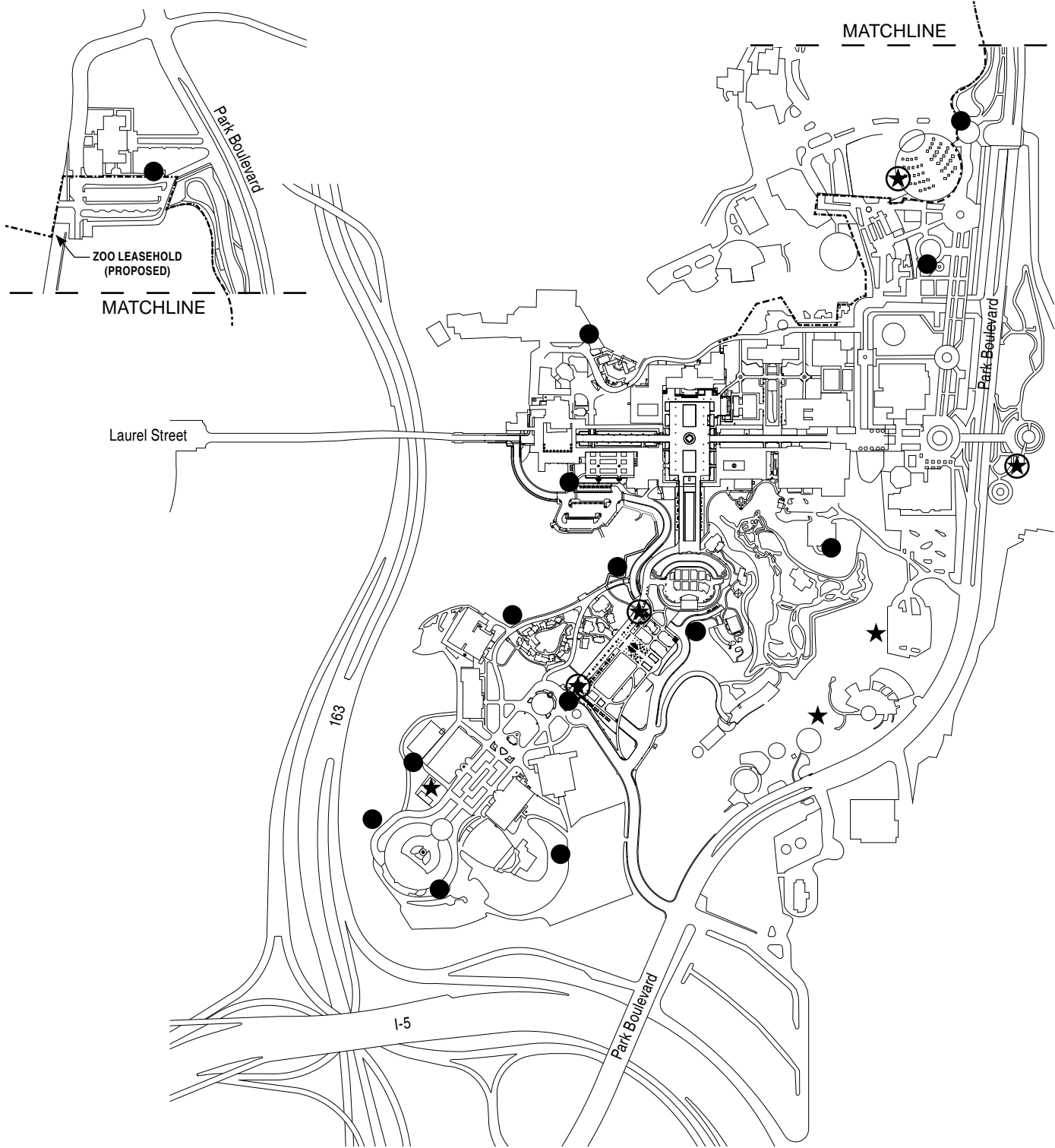
Proposed Auxiliary Buildings

- ★ Existing Buildings Needing Full Upgrade
- ⊗ New or Relocated Historical Restroom Buildings
- New Grounds Maintenance Buildings

13 June 1991
revised May 2003

Figure
44



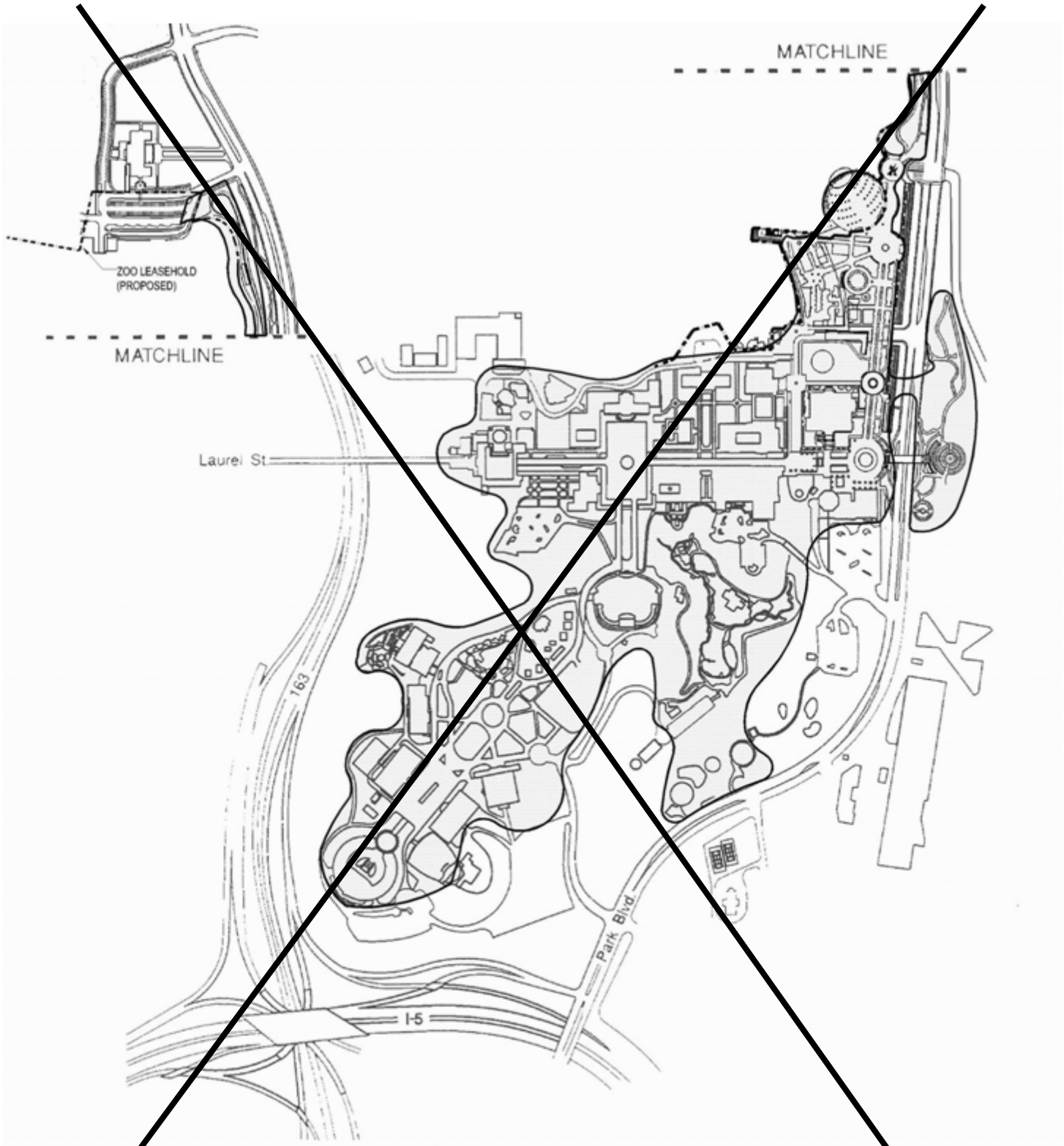


Proposed Auxiliary Buildings

revised 5 April 2012 Figure 44

- ★ Existing Buildings Needing Full Upgrade
- ⊛ New or Relocated Restroom Buildings
- New Grounds Maintenance Buildings



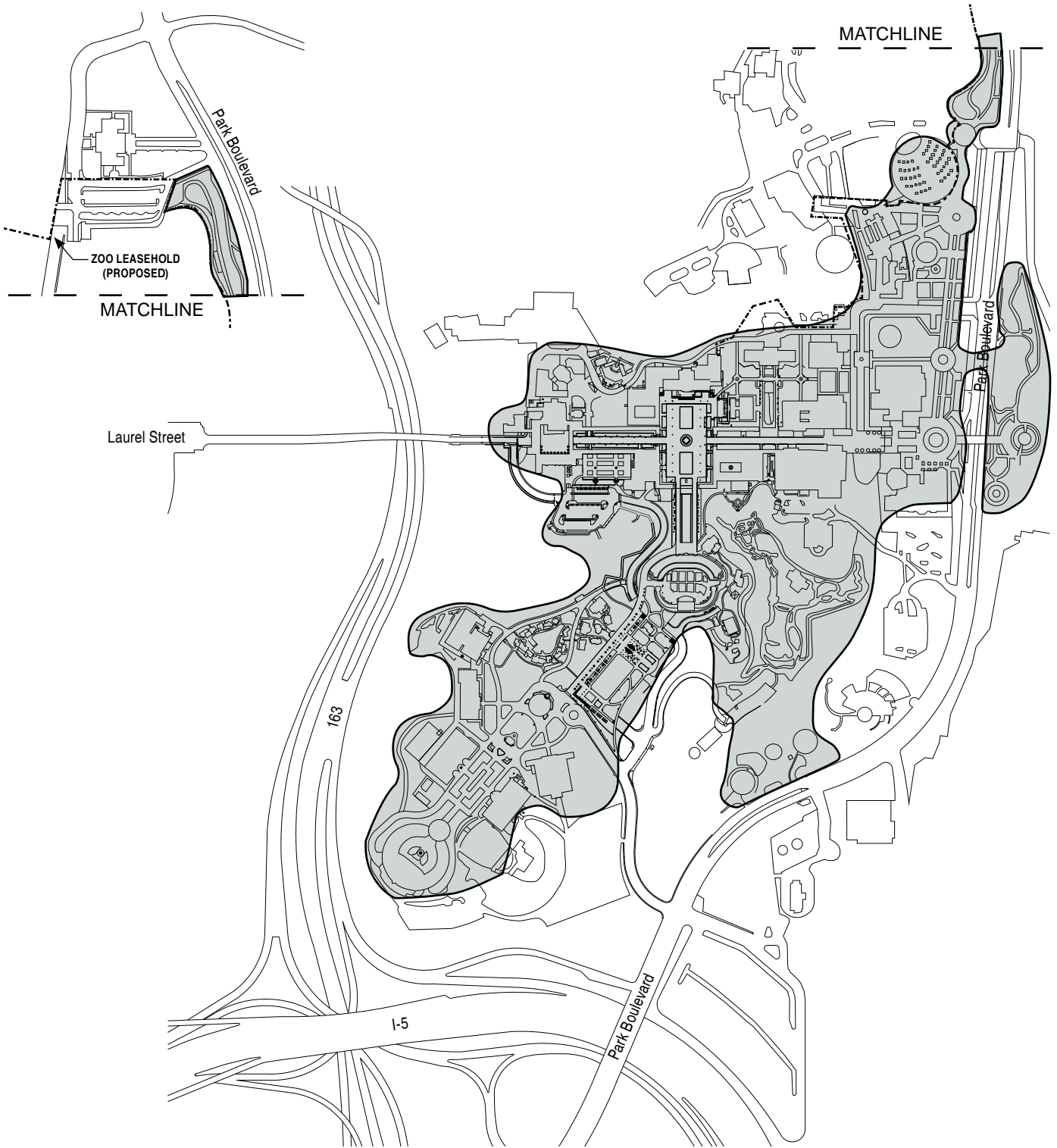


**Proposed Multiple Use and
Outdoor Attraction Areas**

13 June 1991
revised May 2003

Figure
45



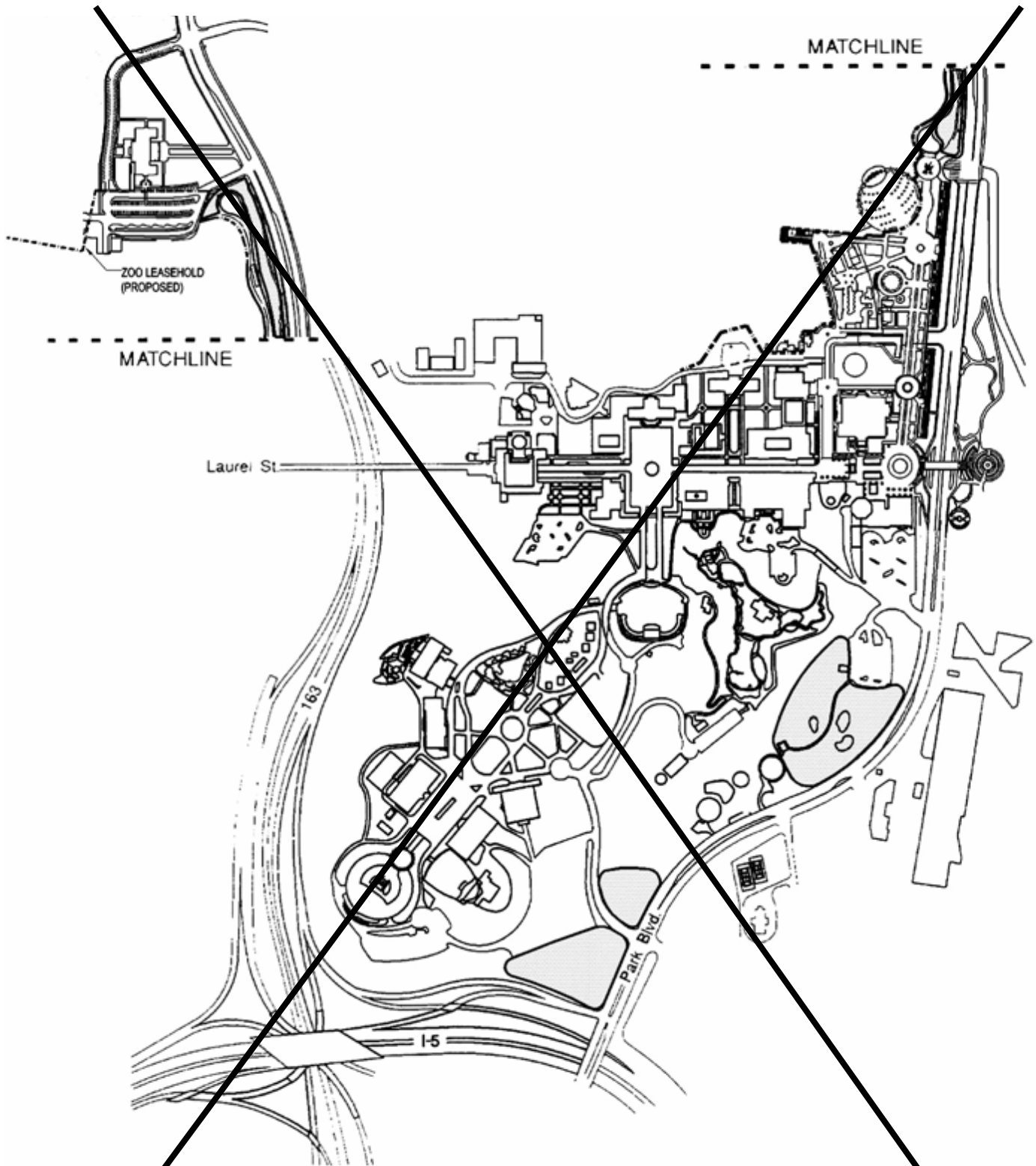


Proposed Multiple Use and Outdoor Attraction Areas

revised 5 April 2012

Figure 45



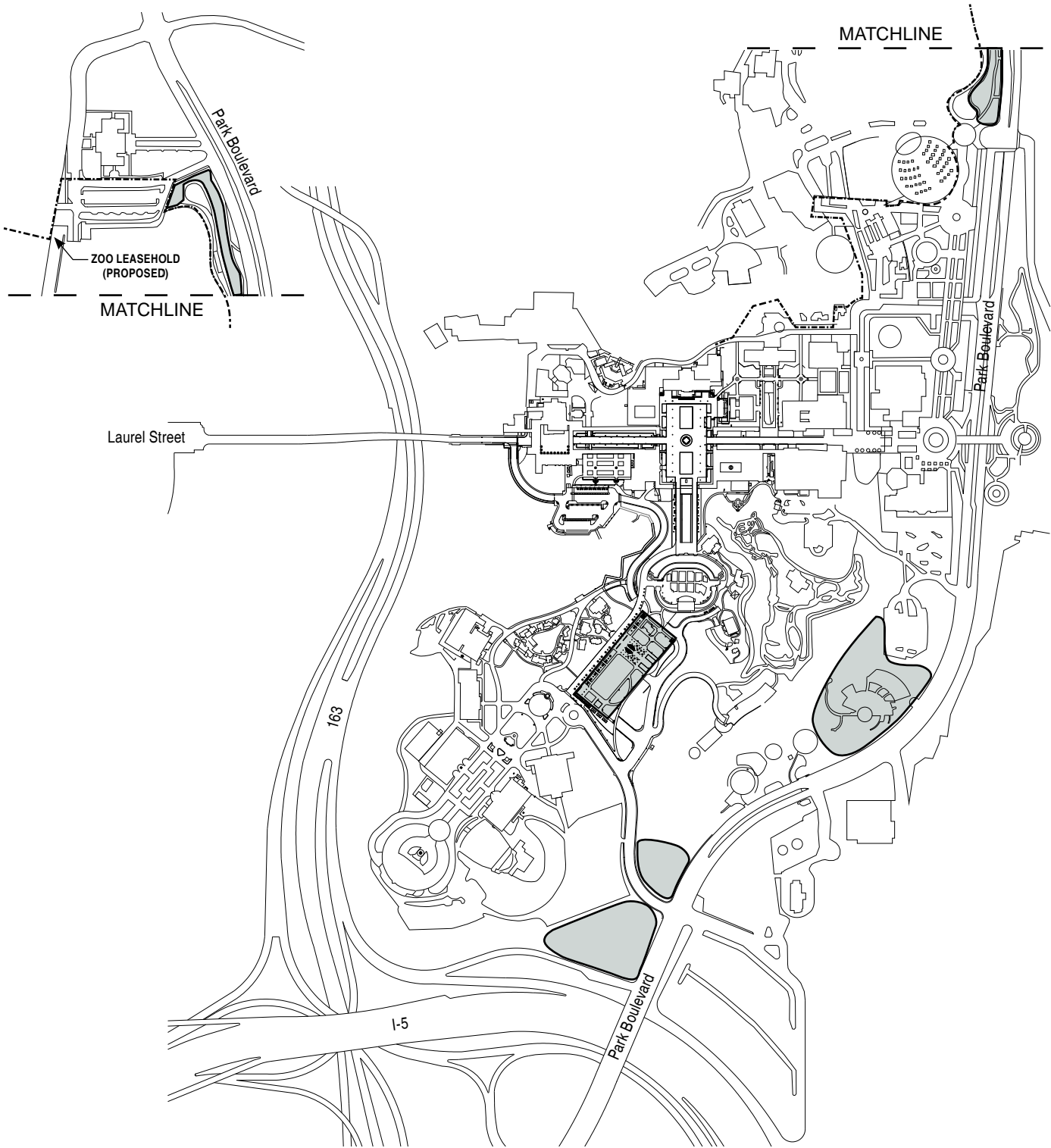


Proposed Picnic and Open Play Areas

13 June 1991
revised May 2003

Figure
46



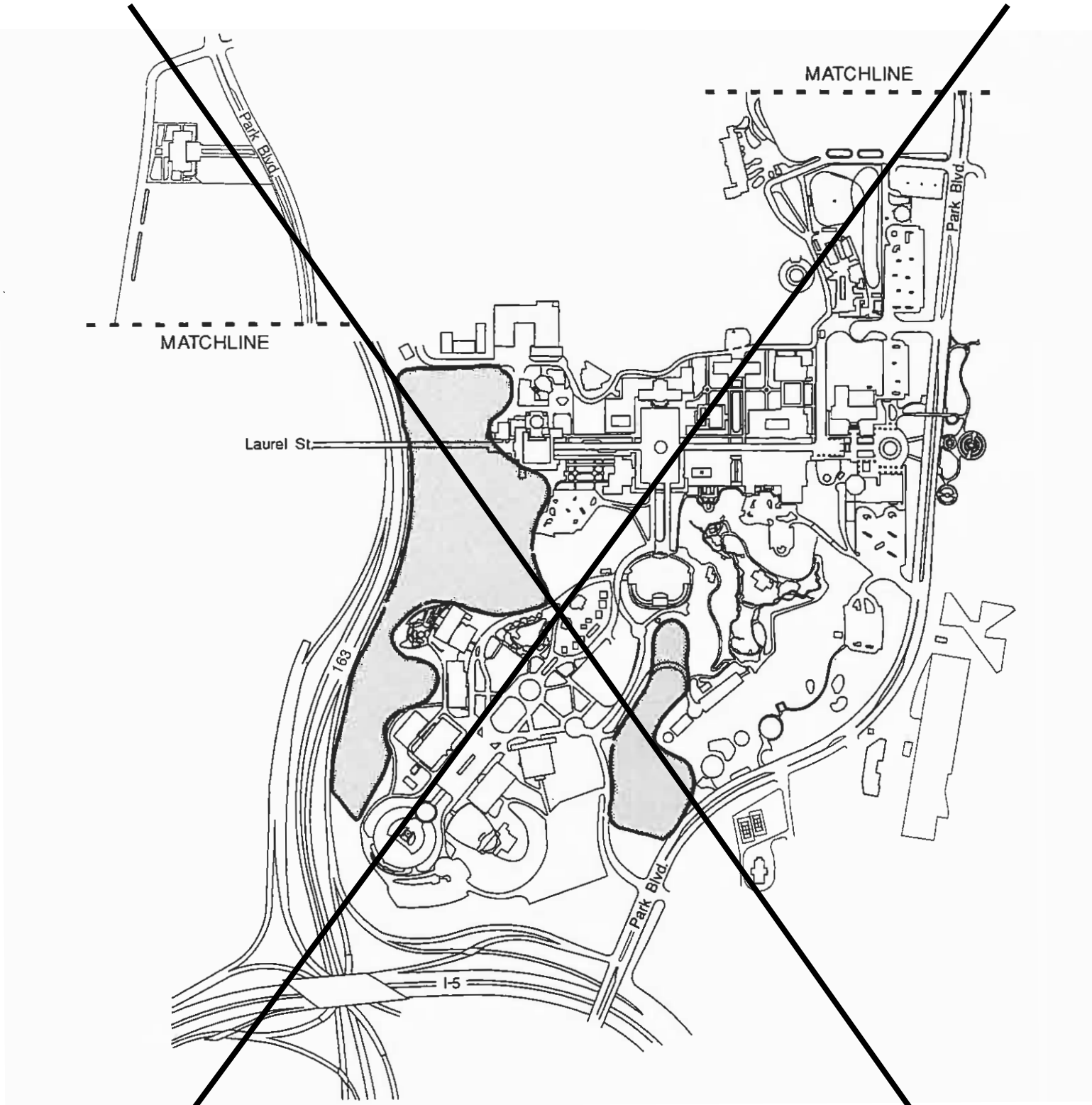


Proposed Picnic and Open Play Areas

revised 5 April 2012

Figure
46





Proposed Natural Use Areas

13 June 1991 Figure 47



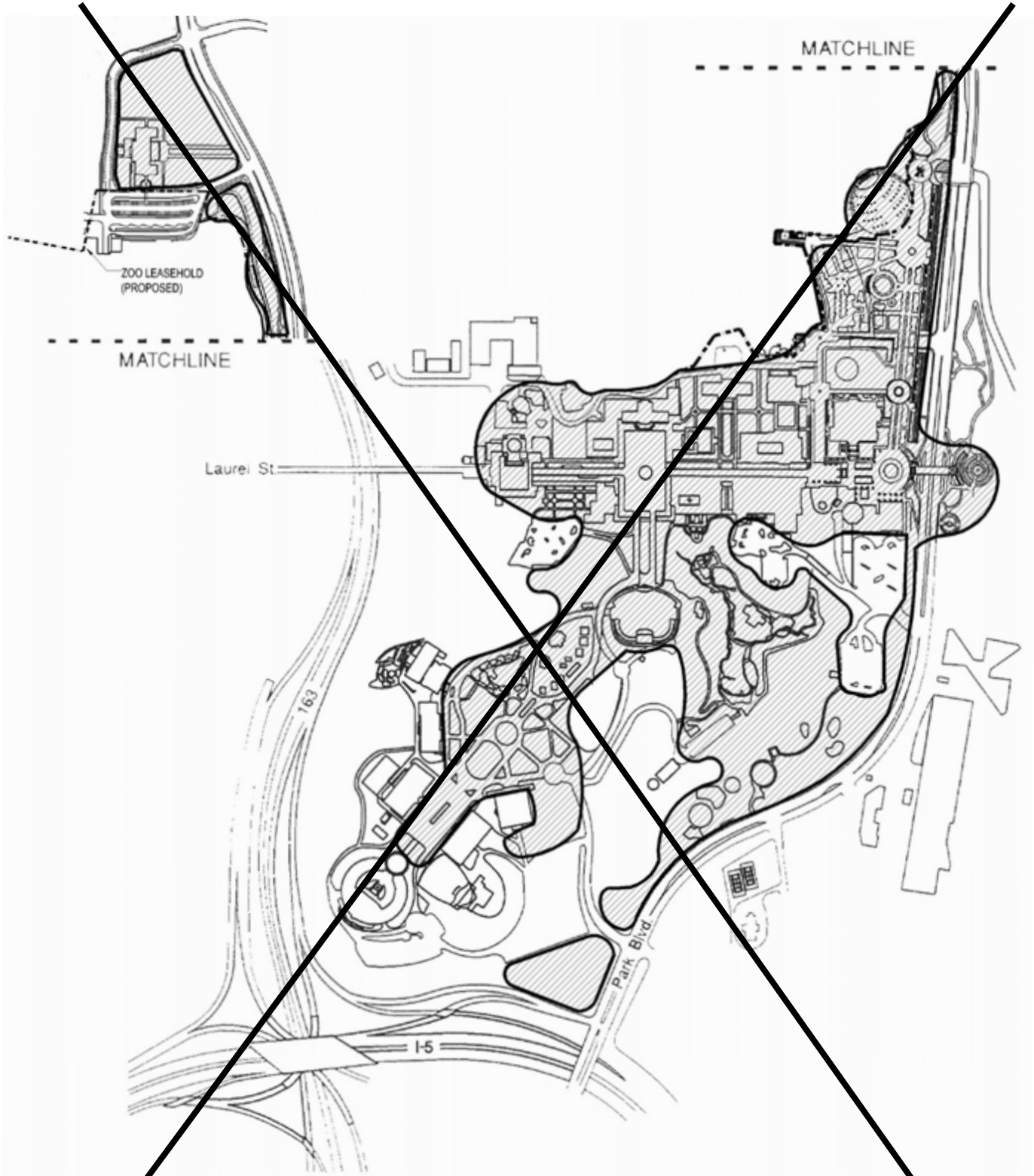


Proposed Natural Use Areas

revised 5 April 2012

Figure
47



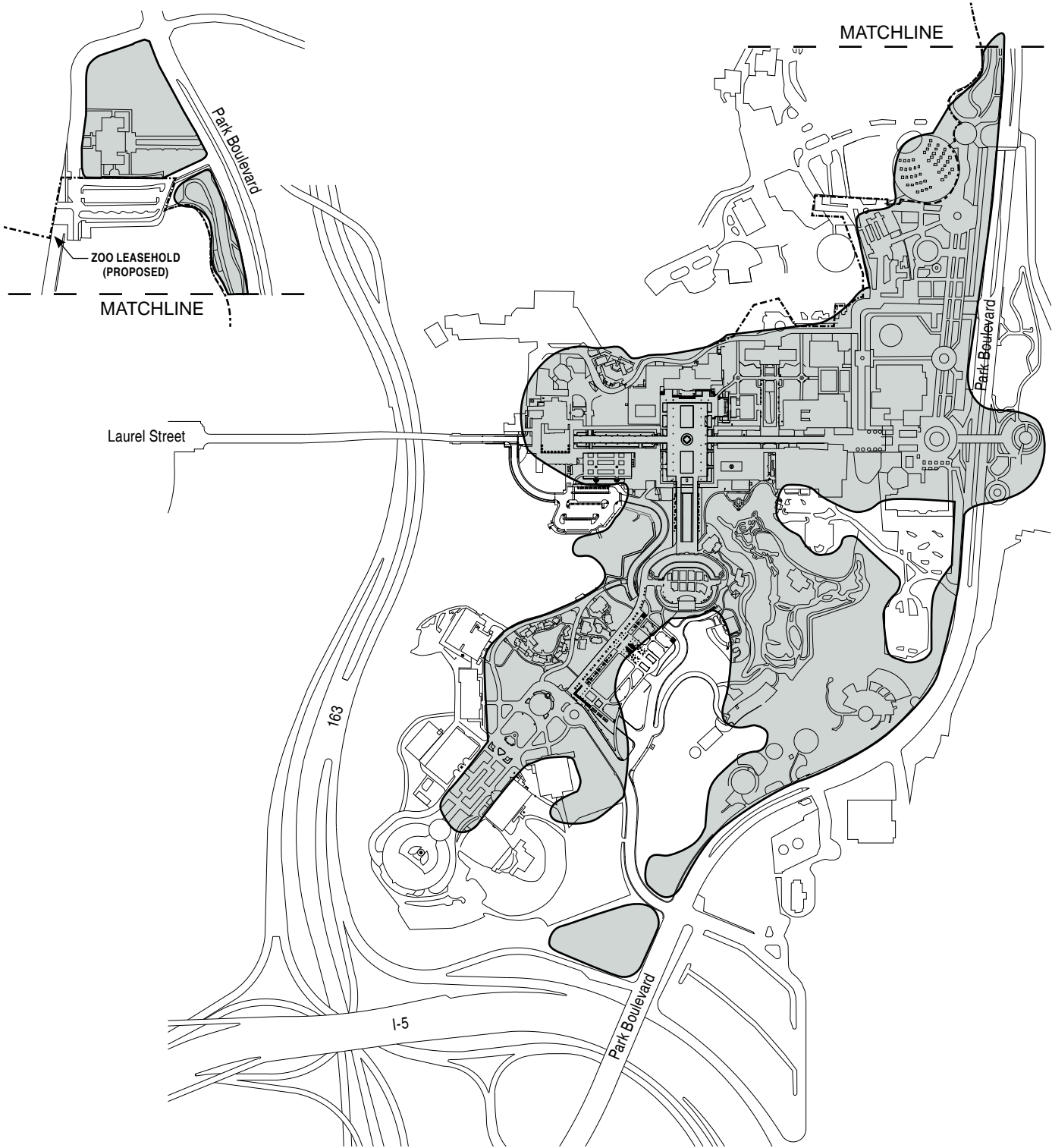


Proposed Priority Water Use Areas

13 June 1991
revised May 2003

Figure
48



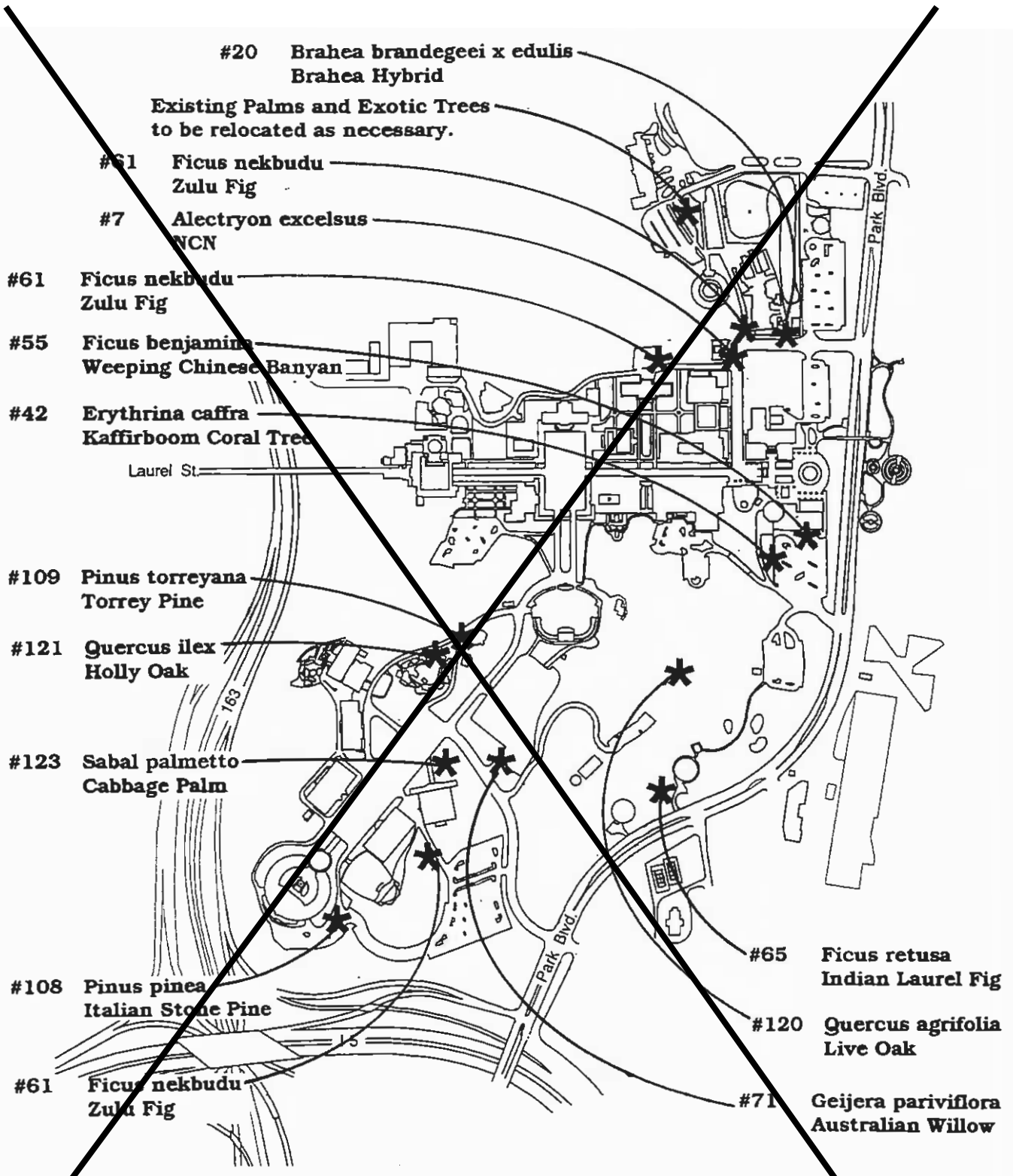


Proposed Priority Water Use Areas

revised 5 April 2012

Figure 48

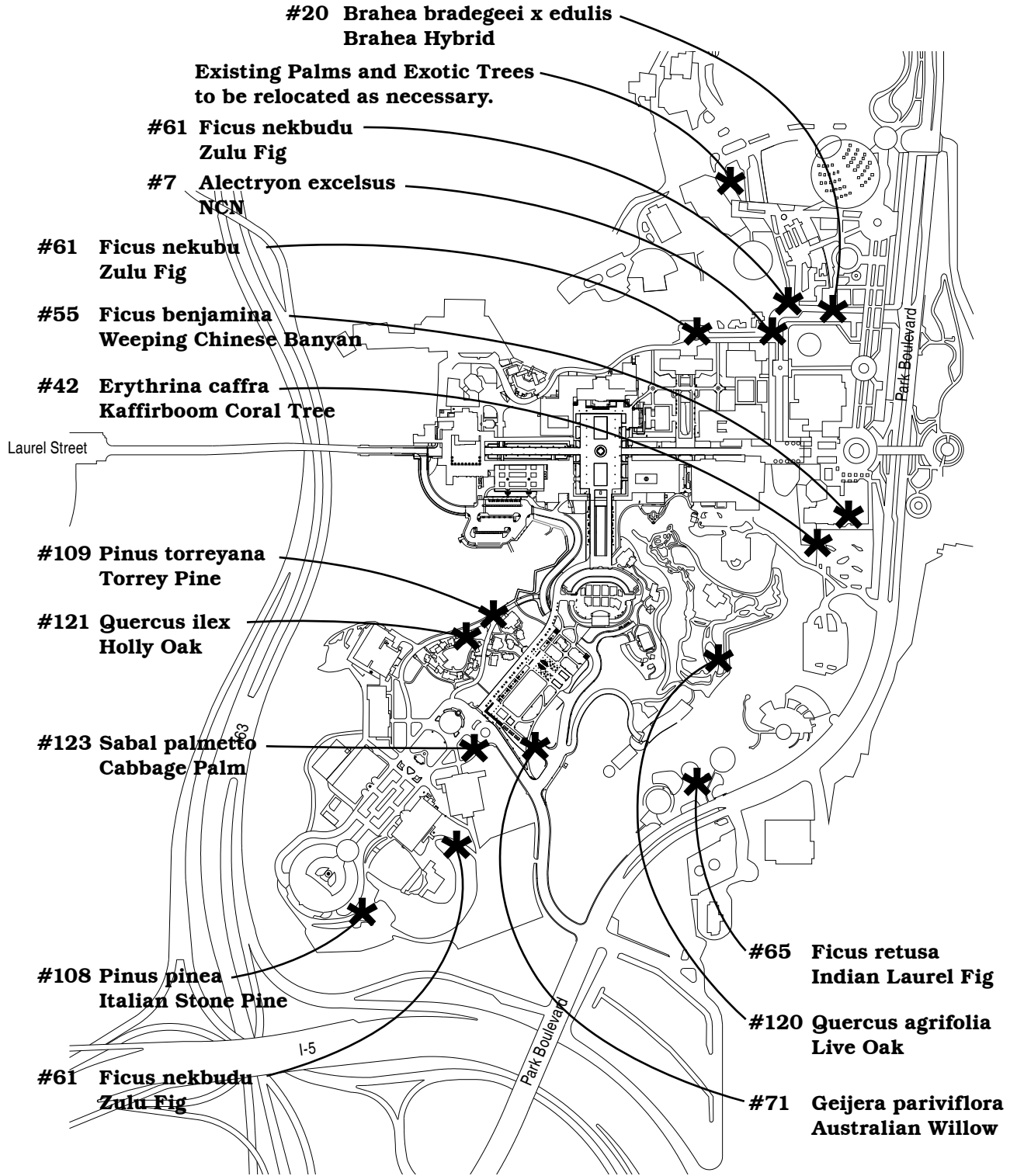




Significant Trees to be Relocated

13 June 1991 Figure 49



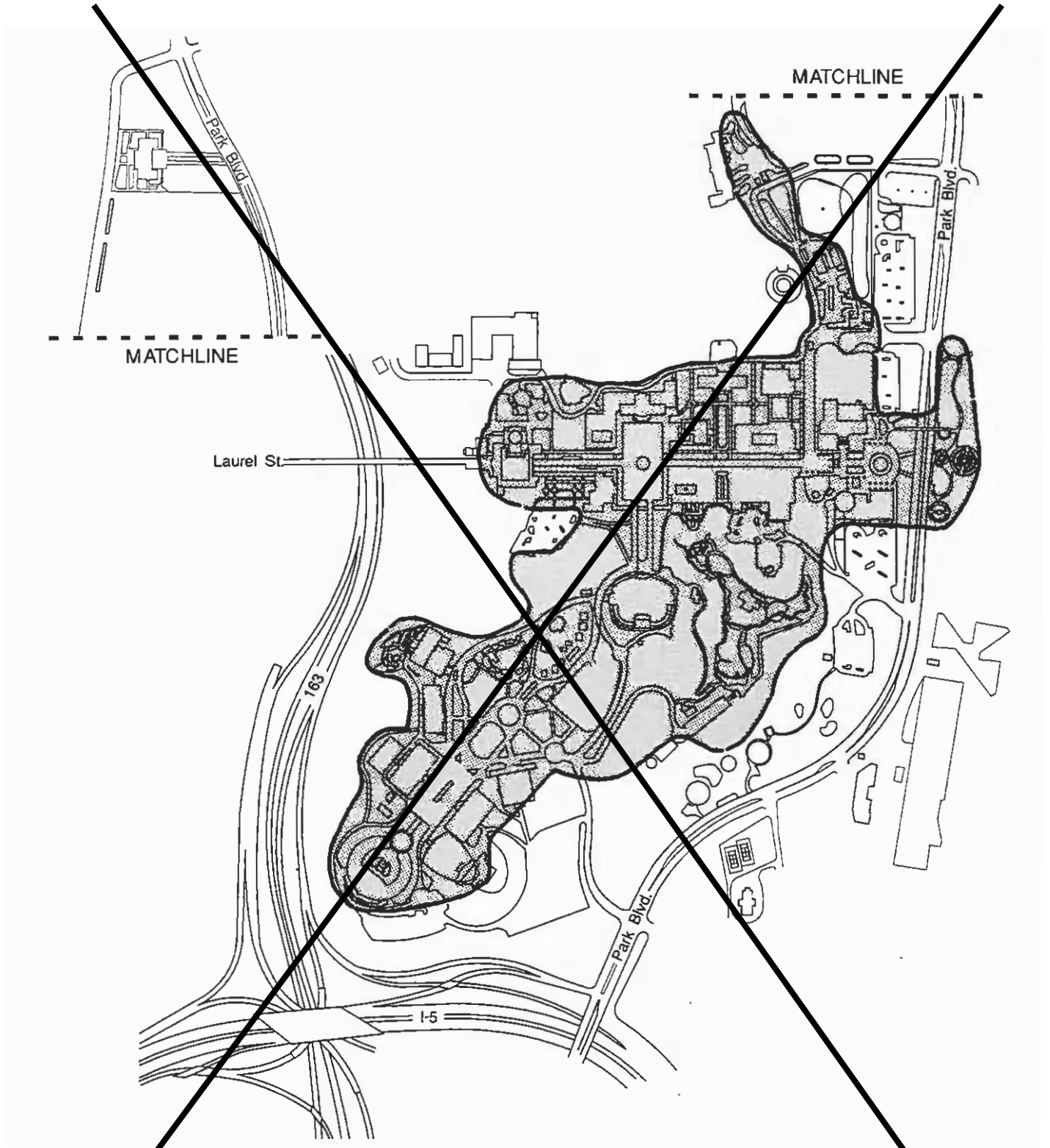


Significant Trees to be Relocated

revised 5 April 2012

Figure
49

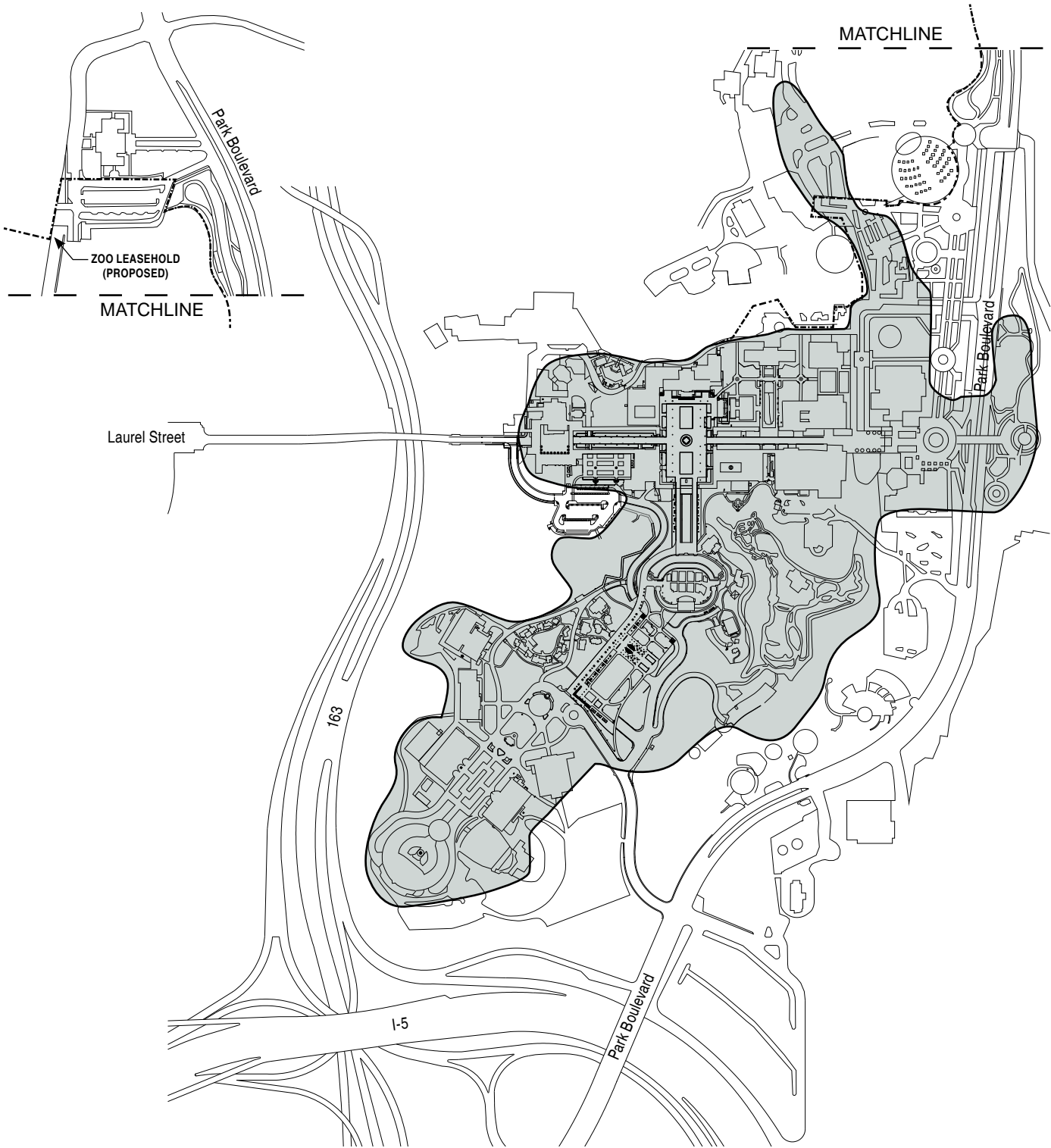




Proposed Botanical Emphasis Areas

13 June 1991 Figure 50





Proposed Botanical Emphasis Areas

revised 5 April 2012

Figure 50





- Landscape planting areas will be divided into three general areas of emphasis.
- **Botanical Emphasis Areas** (see Figure 50)

Plant materials generally should be arranged formally in major plazas and promenades. They should be arranged informally in other areas such as lawns, canyons, and parking lots.

Plant materials that possess the following characteristics should be included in these areas. –

- Exotic plant species that take full advantage of San Diego's mild climate.
- A lush, tropical appearance.
- Plants that are particularly associated with San Diego or were popularized because of their appearance in the 1915 Exposition.

The Park Boulevard Promenade is in the Botanical Emphasis Area, but plants for this area should be selected with care because of the parking structure below. Factors to take in consideration when choosing on-structure plants include: amount of leaf and fruit drop, reaction to acid/alkaline soils, root hardiness, and root growth characteristics. Despite these constraints, the overall impact of the planting on the Park Boulevard Promenade should be a lush, tropical appearance as found in the rest of the Botanical Emphasis areas. Planting should include large, mature-canopy trees, palm trees, accent shrubs, and annual flowers. More detailed information on the planting on Park Boulevard Promenade is included in the Specific Recommendations section.

Representative species for this area: The following list contains representative plant species for the Botanical Emphasis area. Additional plant species will be considered on a project by project basis and must be approved by the Park and Recreation Department.

Trees [underlined in original]

Alectryon excelsum – Alectryon*
 Archontophoenix cunninghanniana – King Palm*
 Arecastrum romansoffianum – Queen Palm*
 Bischofia javanica – Toog Tree
 Brahea brandegeei – San Jose Hesper Palm
 Brahea edulis – Guadalupe Fan Palm
 Chorisa speciosa – Floss Silk Tree
 Dombeya cacuminum – Dombeya
 Erythrina 'skyesii' – Skyes' Coral Tree
 Eucalyptus degulpta – Mindinao Gum
 Ficus macrophylla – Moreton Bay Fig
 Ficus micocarpa – Indian Laurel Fig



Livistona decipiens – Ribbon Fan Palm*
 Markhamia hildebrandtii – Markhamia*
 Neodypsis decaryi – Triangle Palm*
 Phoenix reclinata – Senegalese Date Palm*
 Stenocarpus sinuatus – Firewheel Tree*

Shrubs [underlined in original]

Acanthus mollis – Bear’s Breech*
 Aucuba japonica – Japanese Acuba*
 Bauhinia punctata – Red Bauhinia*
 Calliandra haematocephala – Pink Powder Puff
 Cycas revoluta – Sago Palm*
 Dietes vegeta – Fortnight Lily*
 Dracaena draco – Dragon Tree*
 Griselinia lucida – Griselinia*
 Hedychium gardnerianum – Kahili Ginger
 Hibiscus rosa-sinensis - Hibiscus
 Howea forsterana – Paradise Palm
 Lanata camara – Lantana*
 Pelargonium peltatum – Geranium*
 Pittosporum crassifolia – Dwarf Karo*
 Rhaps humilis – Rattan Palm
 Strelitzia nicolai – Giant Bird of Paradise*
 Strelitzia reginae – Bird of Paradise*
 Ternstroemia gymnanthera – Ternstroemia
 Tetrapanax papyferus – Rice Paper Tree

Vines [underlined in original]

Bougainvillea ‘San Diego Red’ – Bougainvillea
 Combretum fruticosum – Combretum
 Passiflora jamesonii – Passion Vine
 Pyrostegia venusta – Flame Vine

Groundcover [underlined in original]

Cistus salviifolius – Rockrose*
 Lantana montevidensis – Trailing Lantana*
 Liriope muscari – Big Blue Lily Turf*
 Myoporum parvifolium – Prostrate Myoporum*
 Vinca major – Periwinkle
 Vinca minor – Dwarf Periwinkle*

*plants suggested for on-structure planting



- **Functional Planting Areas** (see Figure 51) – This category includes picnic, play, parking and buffer areas. Planting in these areas should possess the following features and characteristics:

Open lawn areas interspersed with large shade trees.

Parking areas with flowering accent and canopy trees that provide shade and harmonize with planting in surrounding areas.

Slopes planted with drought tolerant ornamental trees and groundcover.

Representative species for this area: The following list contains representative plant species for the Functional Planting area. Additional plant species will be considered on a project by project basis and must be approved by the Park and Recreation Department.

Trees [underlined in original]

Eucalyptus ficifolia – Red-Flowering Gum
Eucalyptus citriodora – Lemon Scented Gum
Brachychiton acerfolius – Australian Flame Tree
Cassia leptophylla – Gold medallion Tree
Schinus terebinthifolius – Brazilian Pepper Tree
Tristania conferta – Brisbane Box
Podocarpus gracilior – Fern Pine
Erythrina coralloides – Mexican Coral Tree
Eucalyptus torquata – Coral Gum

Shrubs [underlined in original]

Lantana camara – Lantana
Kniphofia uvaria – Red Hot Poker
Echium fastuosum – Pride of Maderira
Xylosma congestum – Shiny Xylosma
Elaeagnus pungens – Silverberry
Dietes vegetata – African Iris
Acacia ongerup – Prostrate Acacia
Limonium perezii – Sea Lavender



Groundcover [underlined in original]

Cistus salviifolius – Sageleaf Rockrose
Lantana montevidensis – Purple Trailing Lantana
Myoporum parvifolium – Prostrate Myoporum

- **Naturalized Areas** (see Figure 52) – This category consists mostly of slopes planted with eucalyptus and other drought tolerant trees and shrubs.

These areas will be part of the Balboa Park reforestation program conducted by the Park horticulturist. The existing visual character of the areas should be retained by replanting Eucalyptus species that resemble the existing trees but have deeper root systems and less brittle branches.

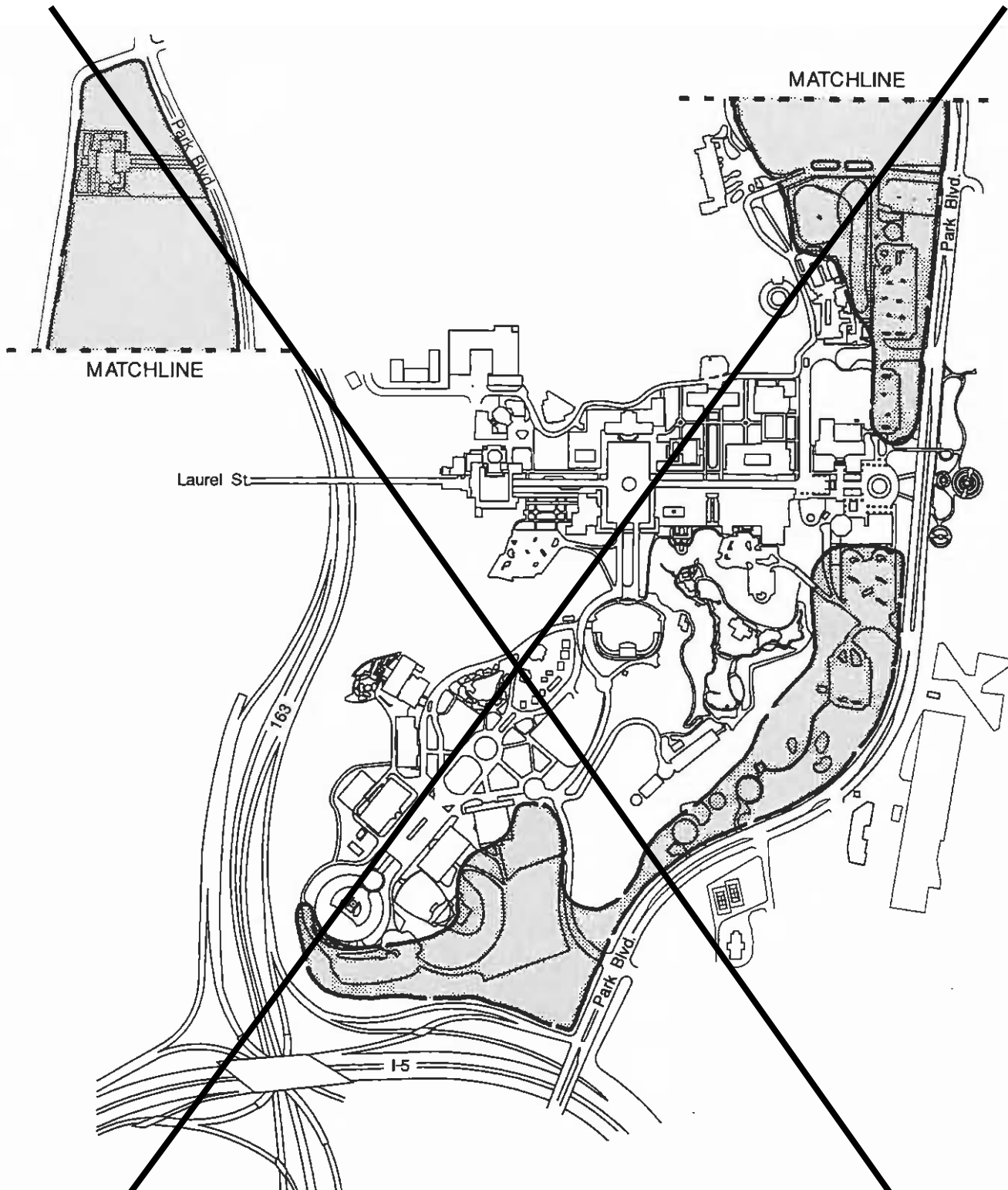
Representative species for this area: The following list contains representative plant species for the Naturalized areas. Additional plant species will be considered on a project by project basis and must be approved by the Park and Recreation Department.

Trees [underlined in original]

Acacia melanoxydon – Black Acacia
Eucalyptus cladocalyx – Sugar Gum
Eucalyptus calophylla – N.C.N.
Eucalyptus melliodora – Honey Scented Gum
Leptospermum laevigatum – Australian Tea Tree
Pinus torreyana – Torrey Pine
Plantanus racemosa – California Sycamore
Quercus agrifolia – Coast Live Oak

Shrubs [underlined in original]

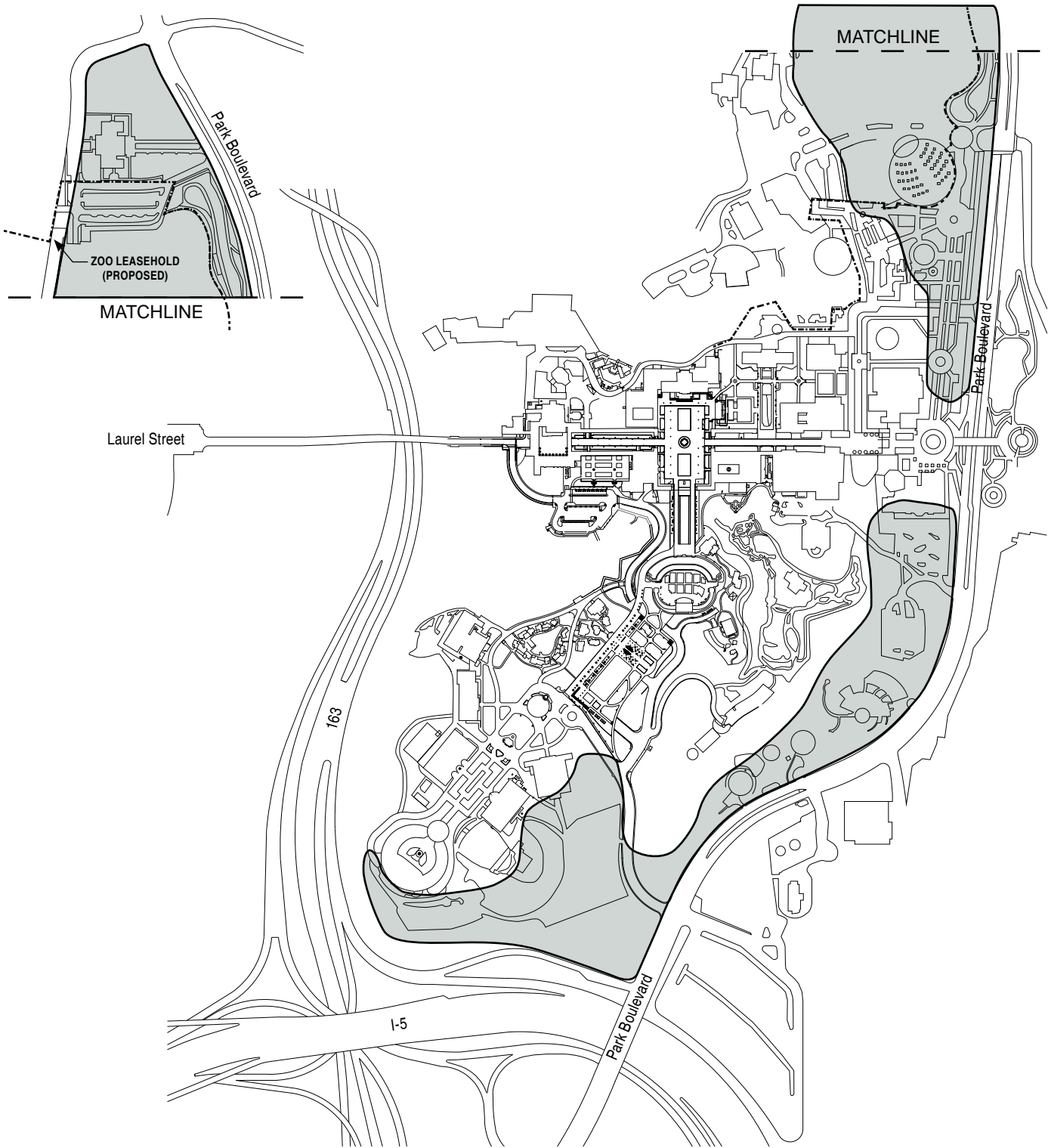
Acacia spp. – Acacia
Artemisia – Sage
Diplacus Puniceus – Monkey Flower
Encelia californica – Coast Sunflower
Eriogonum fasciculatum – Wild Buckwheat
Heteromeles arbutifolia – Toyon
Prunus lyonii – Catalina Cherry
Rhus integrifolia – Lemonade Berry
Rhus laurina – Laurel Sumac
Ribes viburnifolium – Evergreen Currant
Romneya couteri – Matilija Poppy
Salvia spp. – Sage
Sambucus mexicana – Mexican Elderberry



Proposed Functional Planting Areas

13 June 1991 Figure 51



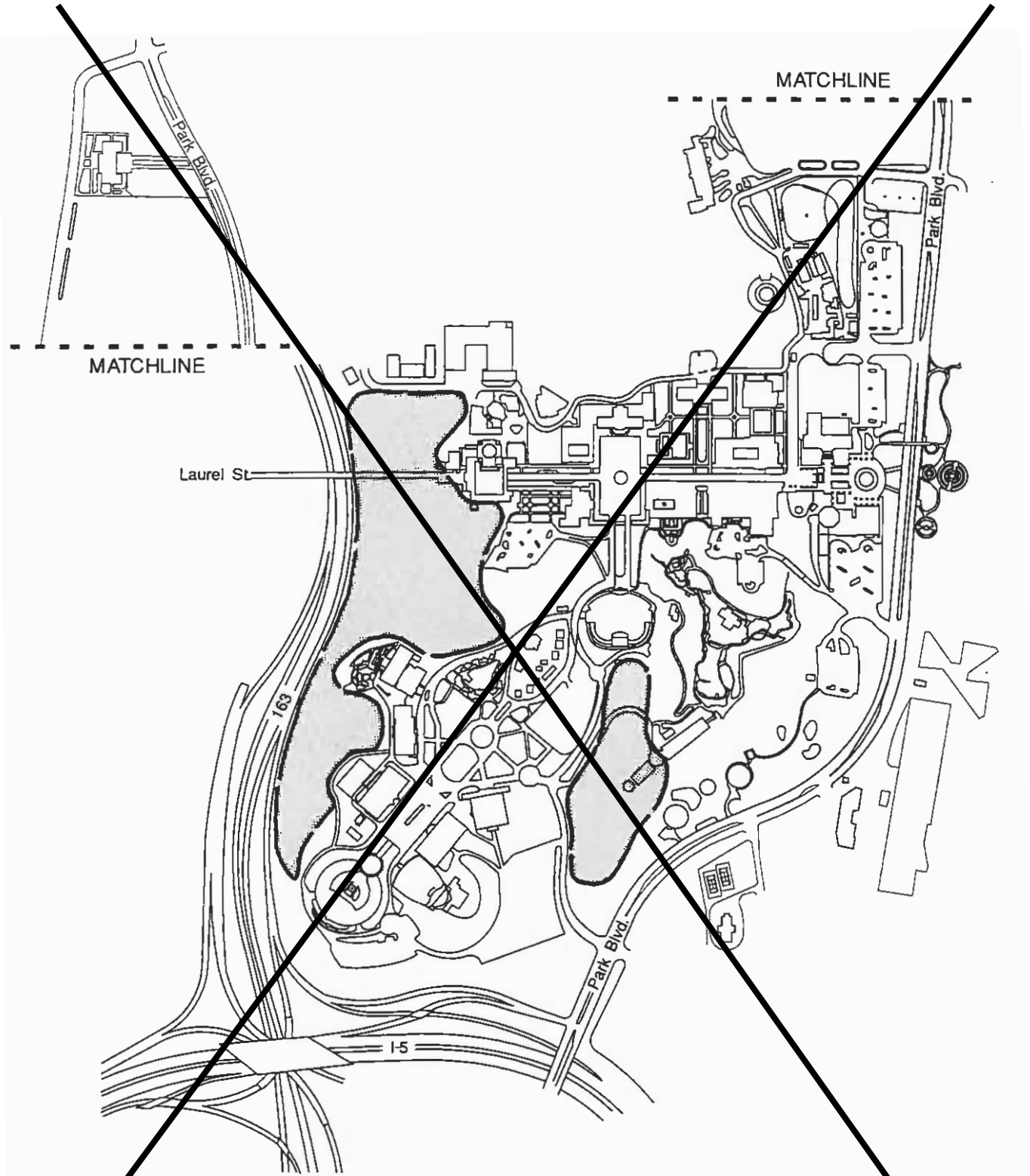


Proposed Functional Planting Areas

revised 5 April 2012

Figure 51





Proposed Naturalized Planting Areas

13 June 1991 Figure 52





Proposed Naturalized Planting Areas

revised 5 April 2012

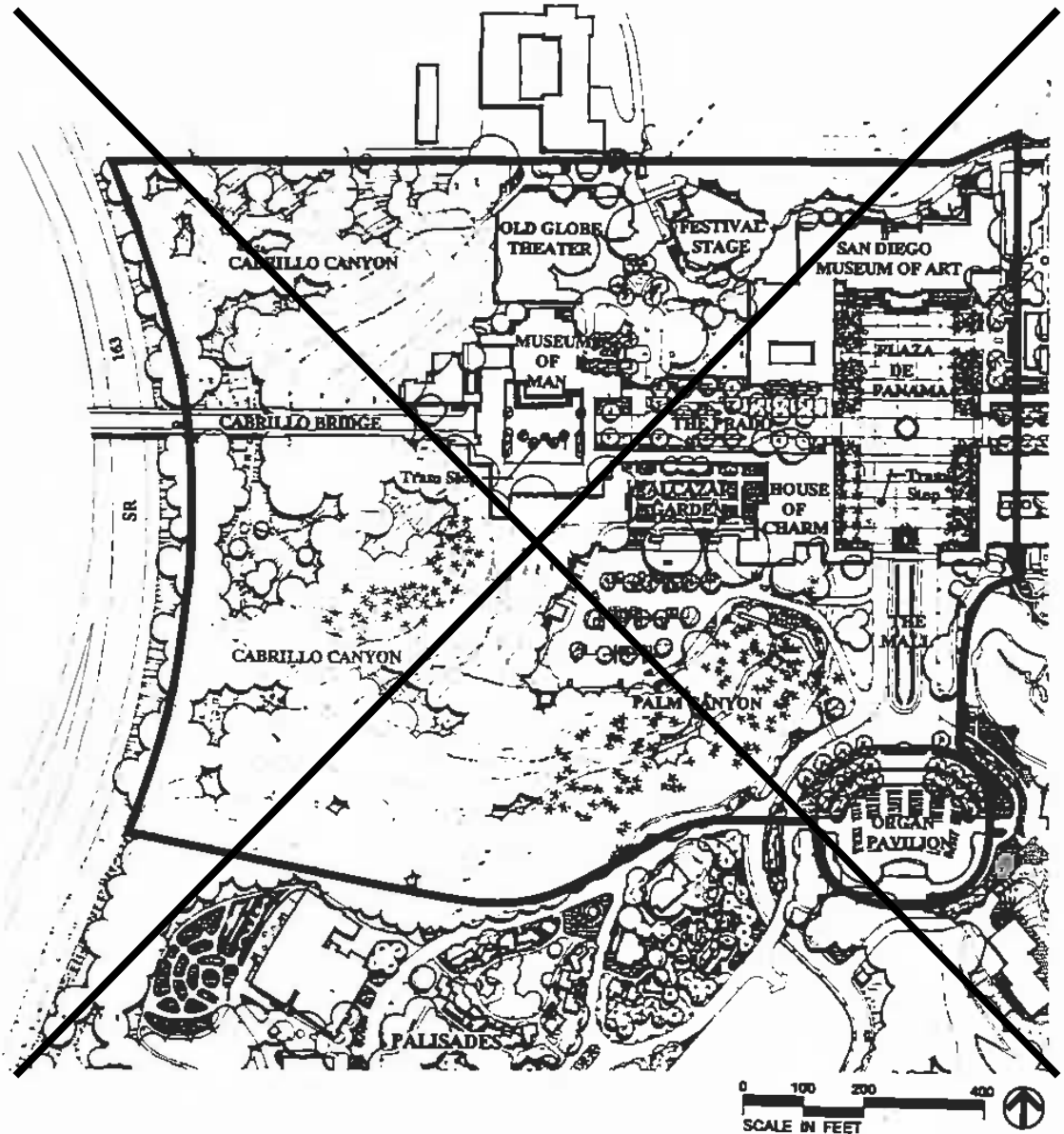
Figure 52





SPECIFIC RECOMMENDATIONS

West Prado



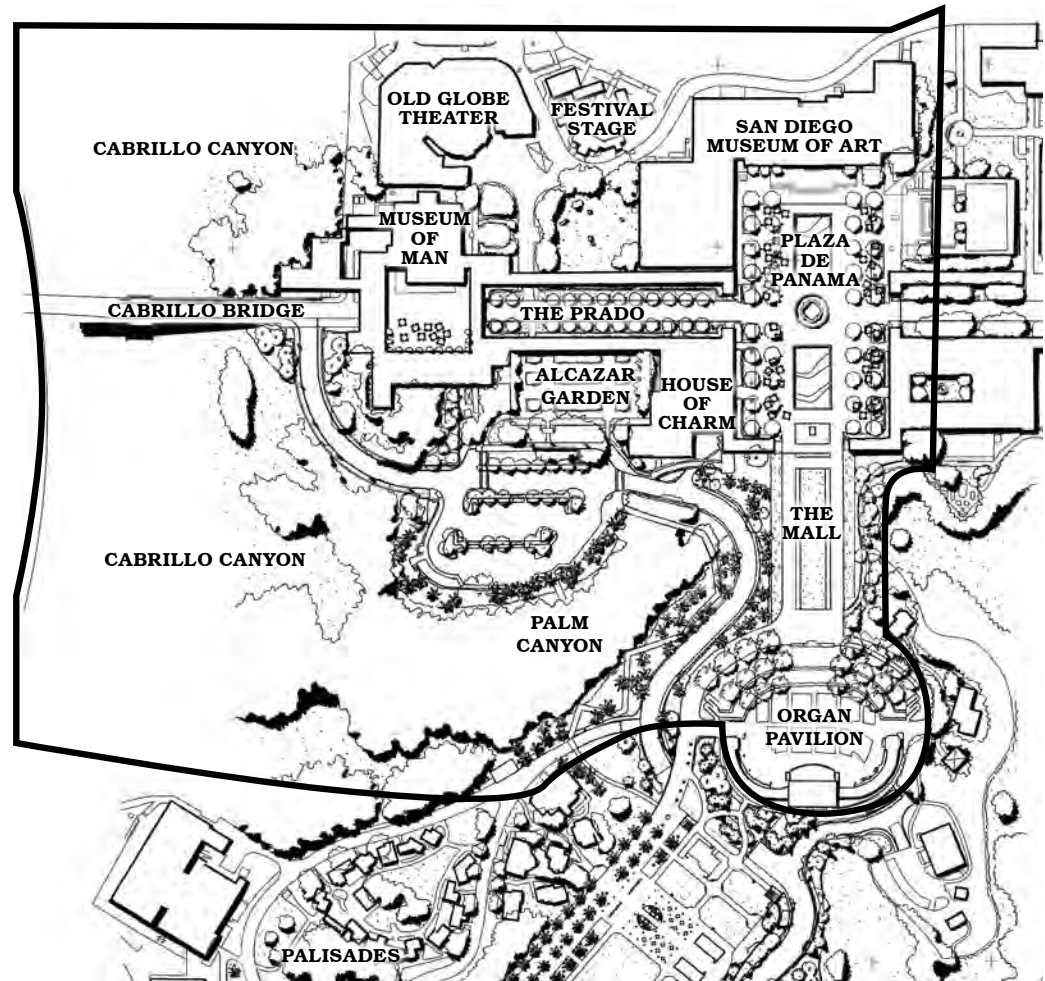
Site Amenities:

- Prado Light Standard: Western Lighting Standards Capistrano Series CA10 (or equal). Custom fixture as shown in Appendix. Color shall be Frazee Shutter Green 6125N gloss enamel.
- Removable Bollard: Western Lighting Standards Capistrano series custom design with 17" base as shown (or equal) in Appendix. Color to match light standards.
- Prado Drinking Fountain: Western Lighting Standards Capistrano series mini base as shown (or equal) in Appendix. Color to match light standard.



SPECIFIC RECOMMENDATIONS

West Prado



PLAN



Site Amenities:

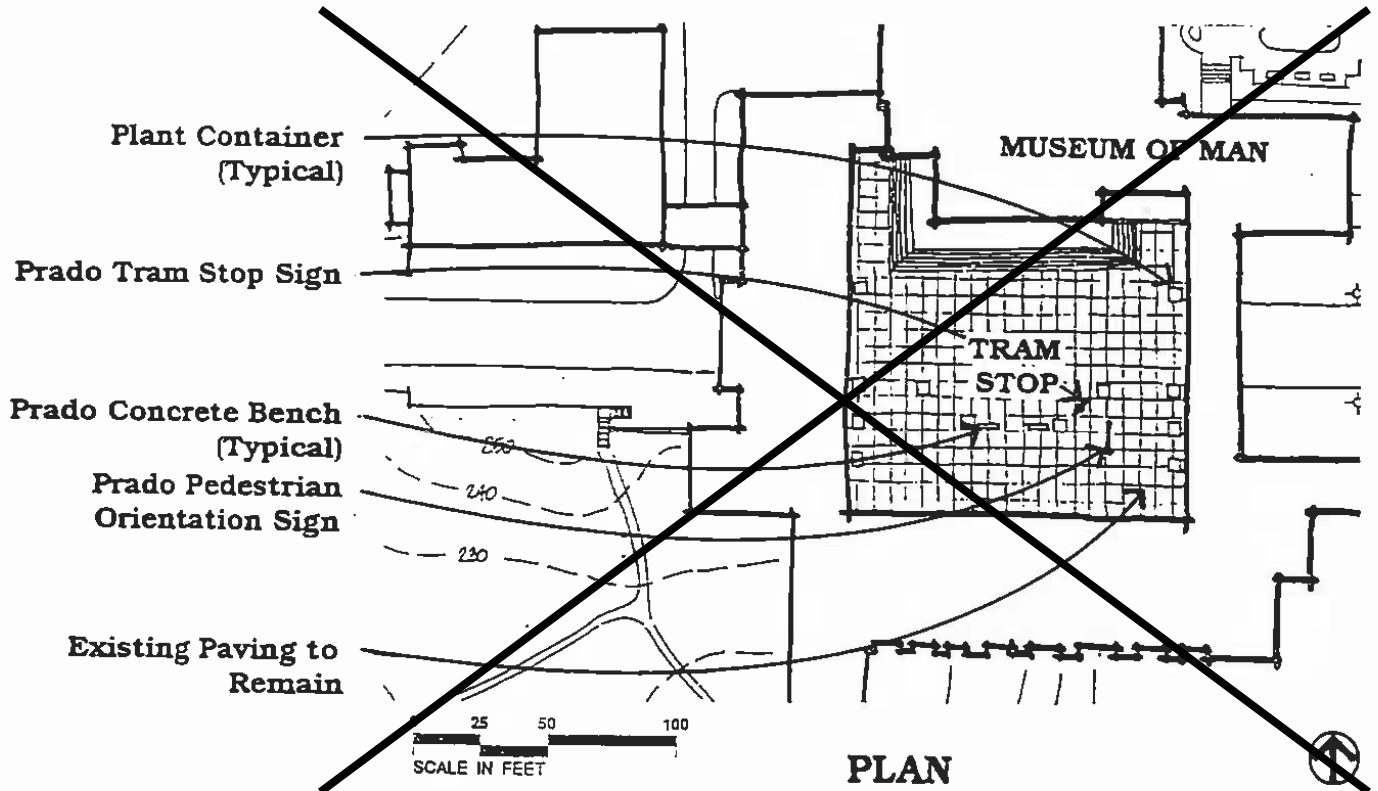
- The following list contains approved furnishings for the West Prado. Over time, either these furnishing may no longer be available or new products may become available that are better suited to the overall design and intent of the area. Alternative furnishings may be considered on a project by project basis and must be approved by the Park and Recreation Department.
- Prado Light Standard: Western Lighting Standards Capistrano Series CA10 (or equal). Custom fixture as shown in Appendix. Color shall be Frazee Shutter Green 6125N gloss enamel.
- Prado Light Standards: Lighting should be historically accurate reproductions of the lights used in 1915.
- Removable or Retractable Bollard: Western Lighting Standards Capistrano series custom design with 17" base as shown (or equal) in Appendix. Color to match light standards.
- Prado Drinking Fountain: Western Lighting Standards Capistrano series mini base as shown (or equal) in Appendix. Color to match light standard.



1. Plaza de California

Design Objective:

Incorporate a Park tram stop, seating, new planting, and additional lighting in the Plaza de California.



Recommendations:

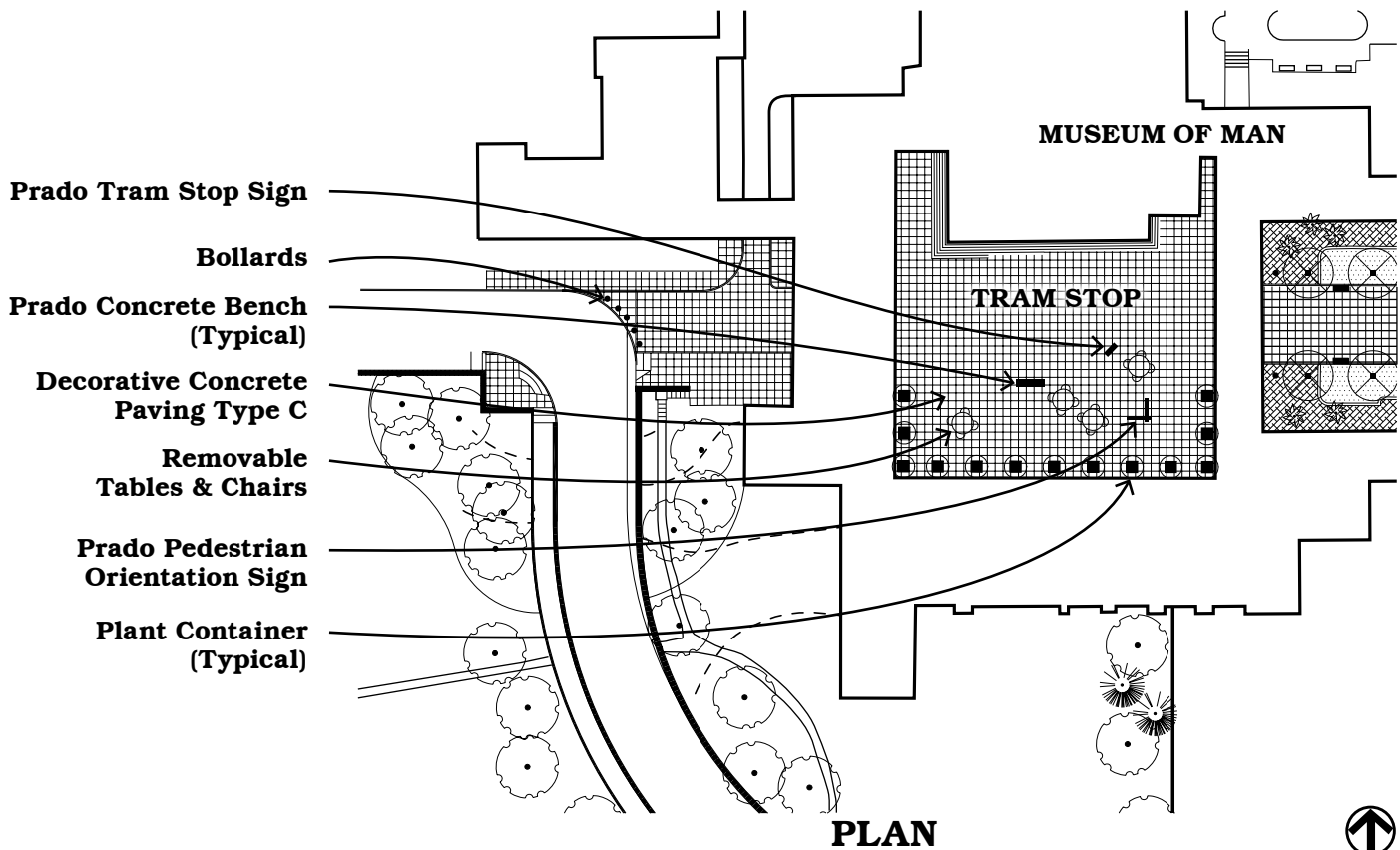
- Define vehicular circulation areas with plant containers 48" in diameter.
- Provide 36 inch diameter plant containers for container trees placed on west and east edges of the plaza.
- Place concrete benches for the tram stop inside the south arcade.
- Maintain an unobstructed pedestrian sightline and access from the front door of the Museum of Man to the center arch of the south arcade.
- Retain and refurbish original attached light fixtures on perimeter of plaza. Add new light fixtures under all arcades using reproductions of the original 1915 light fixtures.
- Container Tree: *Chamaerops humilis* - Mediterranean Fan Palm



1. Plaza de California

Design Objective:

Incorporate a Park tram stop, seating, new planting, and additional lighting in the Plaza de California.



Recommendations:

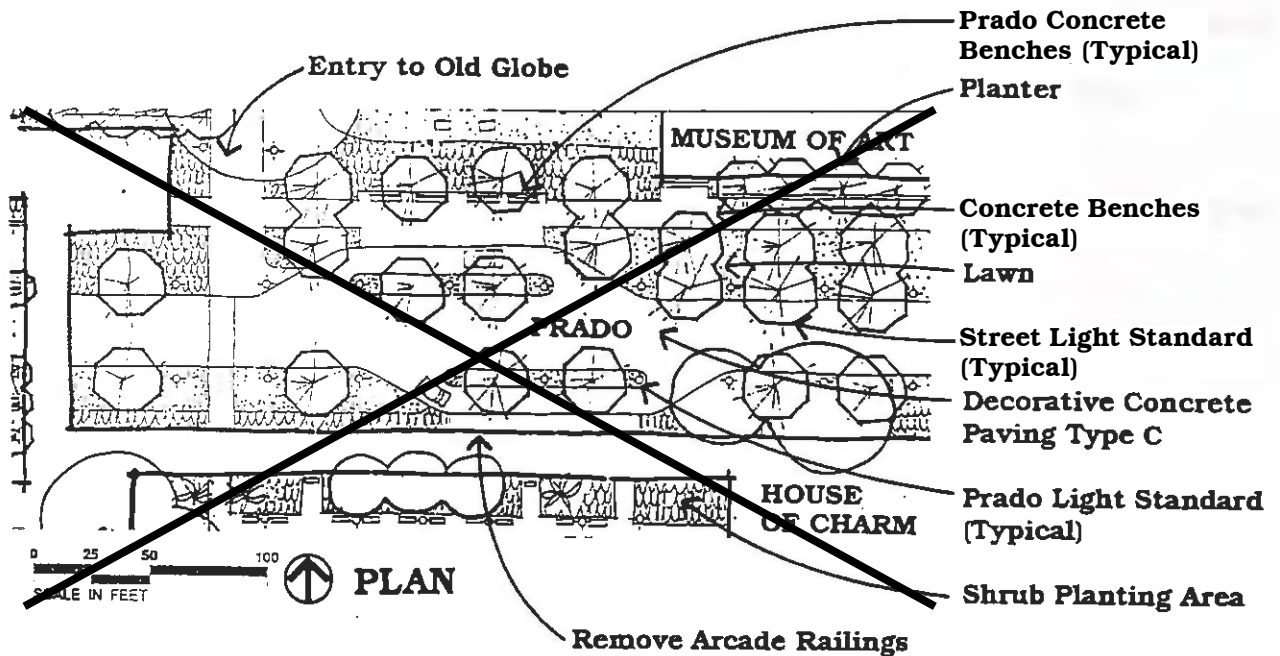
- Define vehicular circulation areas with plant containers 48" in diameter.
- Provide 36 inch diameter square plant containers for container trees placed on west and east edges of the plaza.
- Place concrete benches for the tram stop inside the south arcade.
- Maintain an unobstructed pedestrian sightline and access from the front door of the Museum of Man to the center arch of the south arcade.
- Retain and refurbish original attached light fixtures on perimeter of plaza. Add new light fixtures under all arcades using reproductions of the original 1915 light fixtures.
- Provide moveable tables and chairs along the southern edge of the Plaza.
- Container Tree: *Chamaerops humilis* - Mediterranean Fan Palm



2. The Prado Streetscape

Design Objective:

Modify the West Prado in order to provide for automobile turnout lanes while re-establishing as much of the historical character of this processional space as possible.



Recommendations:

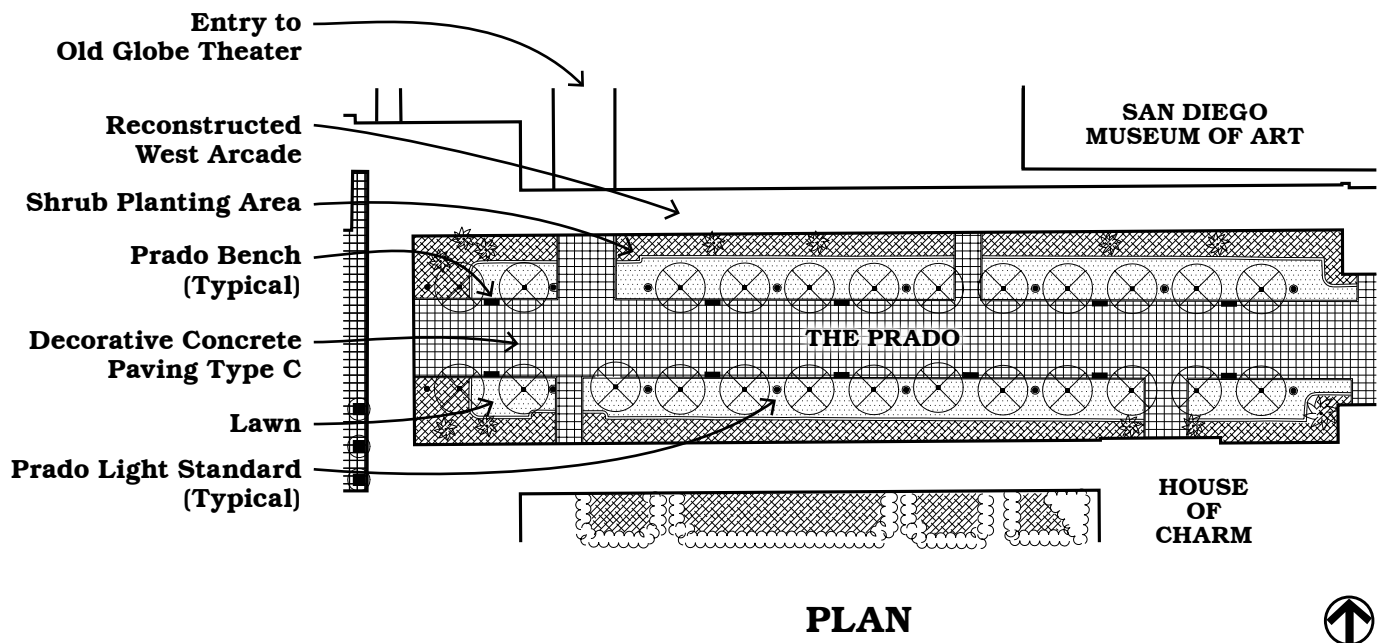
- Replace asphalt with decorative concrete paving to match existing East Prado paving surface.
- Install a pedestrian drop-off lane on each side of the vehicular circulation lanes as shown on the plan.
- Include a loading zone in each dropoff lane.
- Add sidewalk access to drop-off areas according to plan. Remove arcade railings where needed to provide access.
- Incorporate new planting after rehabilitation of arcades and the House of Charm have been completed. Utilize accent shrubs and groundcover that will remain below two feet in height and are consistent with landscape guidelines and historic themes. Retain all significant trees per the Balboa Park horticulturist. (See appendix for specific horticultural recommendations).
- Remove junipers from the Museum of Art planter and replace with small accent shrubs, climbing vines, and small trees.
- Street Tree: *Alechyon excelsum* - N.C.N.
- Planter Tree (Museum of Art): *Eriobohya deflexa* - Bronze loquat



2. The Prado Streetscape

Design Objective:

Modify the West Prado in order to ~~provide for automobile turnout lanes while re-establishing~~ re-establish as much of the historical character of this processional space as possible.



Recommendations:

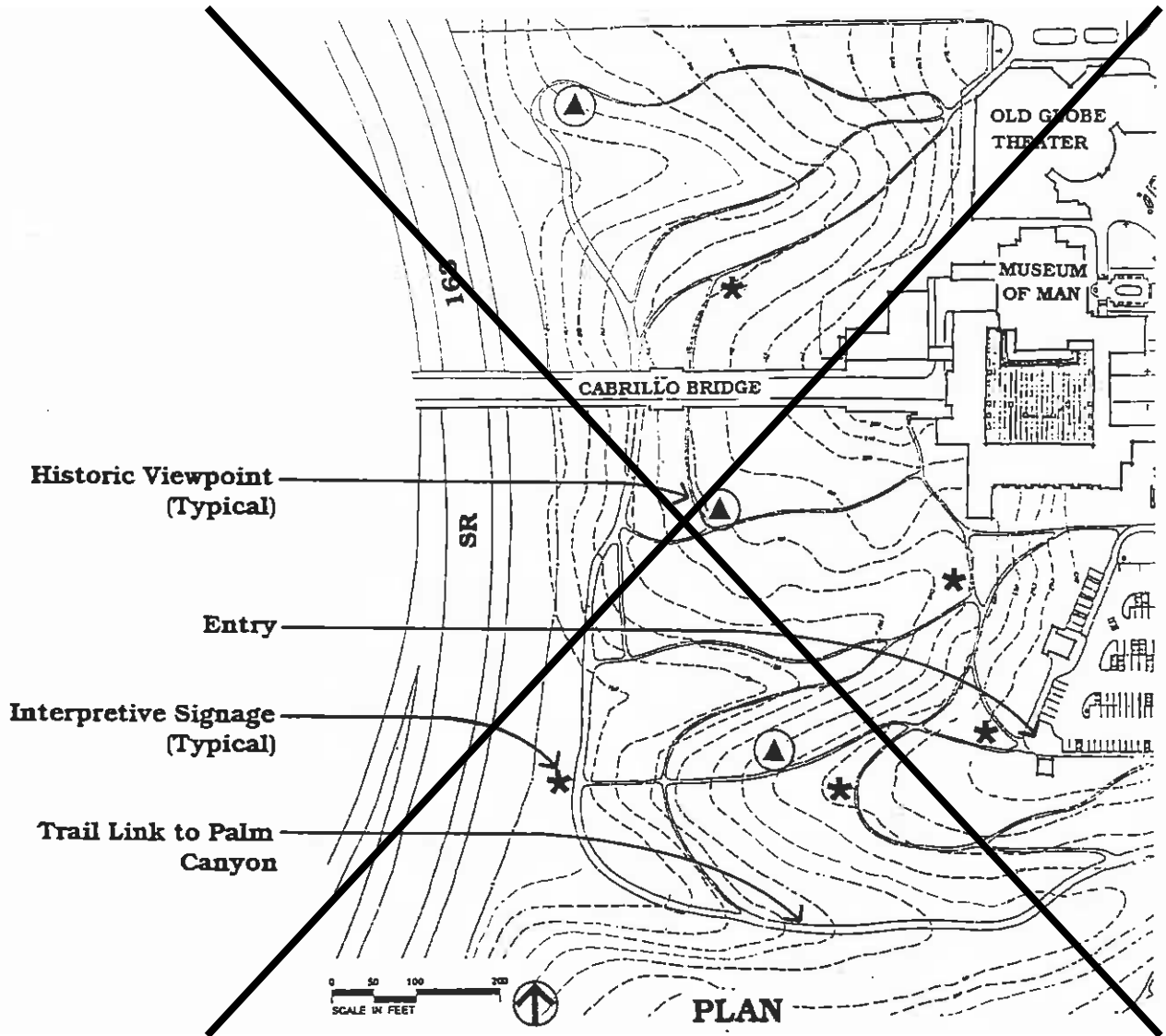
- Replace asphalt with decorative concrete paving to ~~match~~ complement existing East Prado paving surface.
- Install a pedestrian drop-off lane on each side of the vehicular circulation lanes as shown on the plan.
- Include a loading zone in each dropoff lane.
- Add sidewalk access to drop-off areas according to plan. Remove arcade railings where needed to provide access.
- Incorporate new planting after rehabilitation of arcades and the House of Charm have been completed. Utilize accent shrubs and groundcover that will remain below two feet in height and are consistent with landscape guidelines and historic themes. Retain all significant trees per the Balboa Park horticulturist. (See appendix for specific horticultural recommendations).
- Remove junipers from the Museum of Art planter and replace with small accent shrubs, climbing vines, and small trees.
- Street Tree: *Alechyon excelsum* – N.C.N.
- Planter Tree (Museum of Art): *Eriobohya deflexa* – Bronze loquat



5. Archery Range

Design Objective:

Relocate the archery range to a comparable alternate location when possible and return the area to a naturalized preserve for general public use. Provide for interim shared use of the area until an alternate site for an archery range is chose and prepared.



Recommendations:

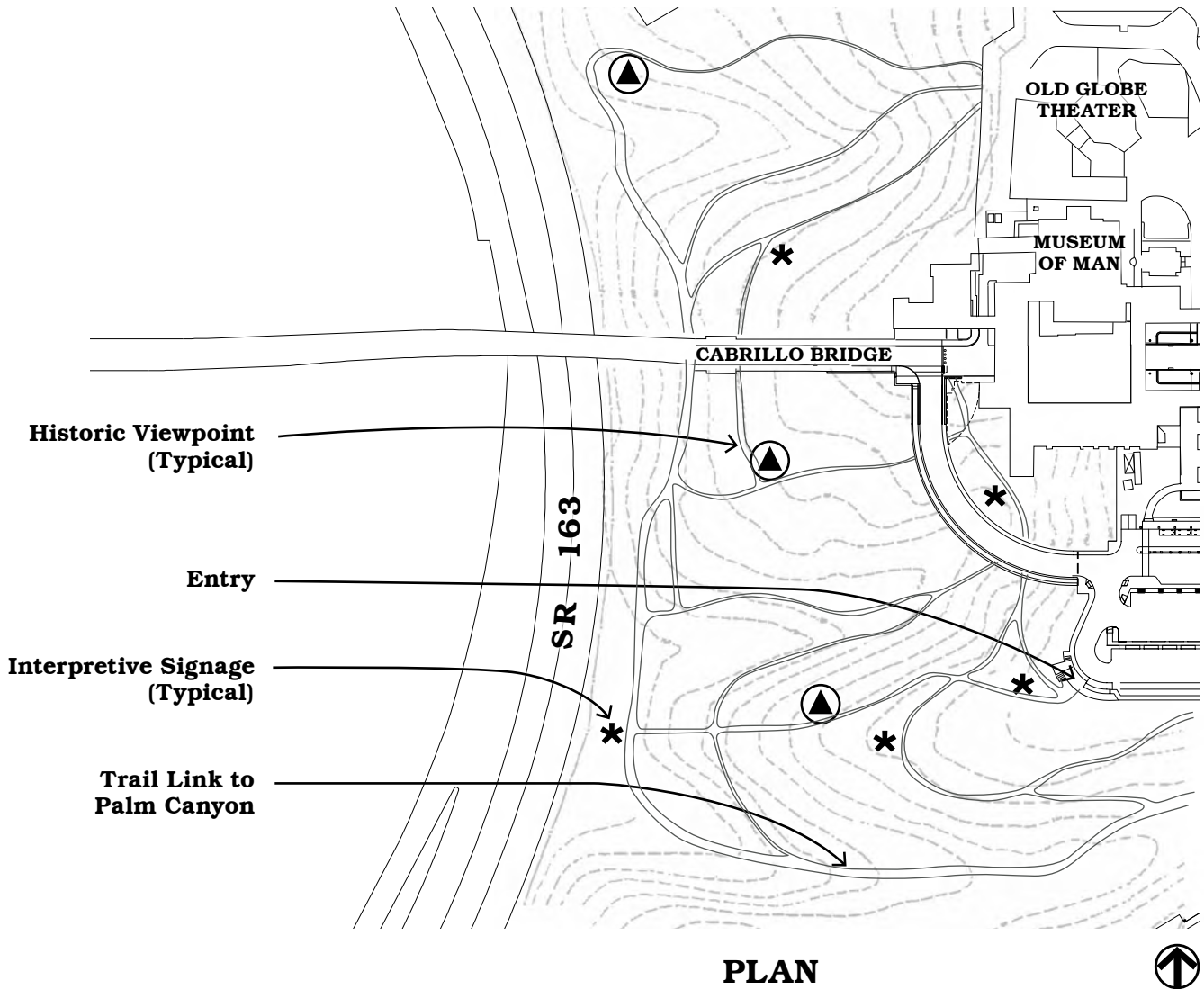
- Remove the fence and restricted use signs from the range perimeter.
- Develop a trail system that incorporates historic viewpoints and interpretive material.
- Incorporate linkages between the former archery range and the Palm Canyon trail system and Alcazar Garden.
- Develop interim use guidelines between Park Management and San Diego Archers to ensure public safety and effective use of the area.



5. Archery Range

Design Objective:

Relocate the archery range to a comparable alternate location when possible and return the area to a naturalized preserve for general public use. Provide for interim shared use of the area until an alternate site for an archery range is chosen and prepared.



Recommendations:

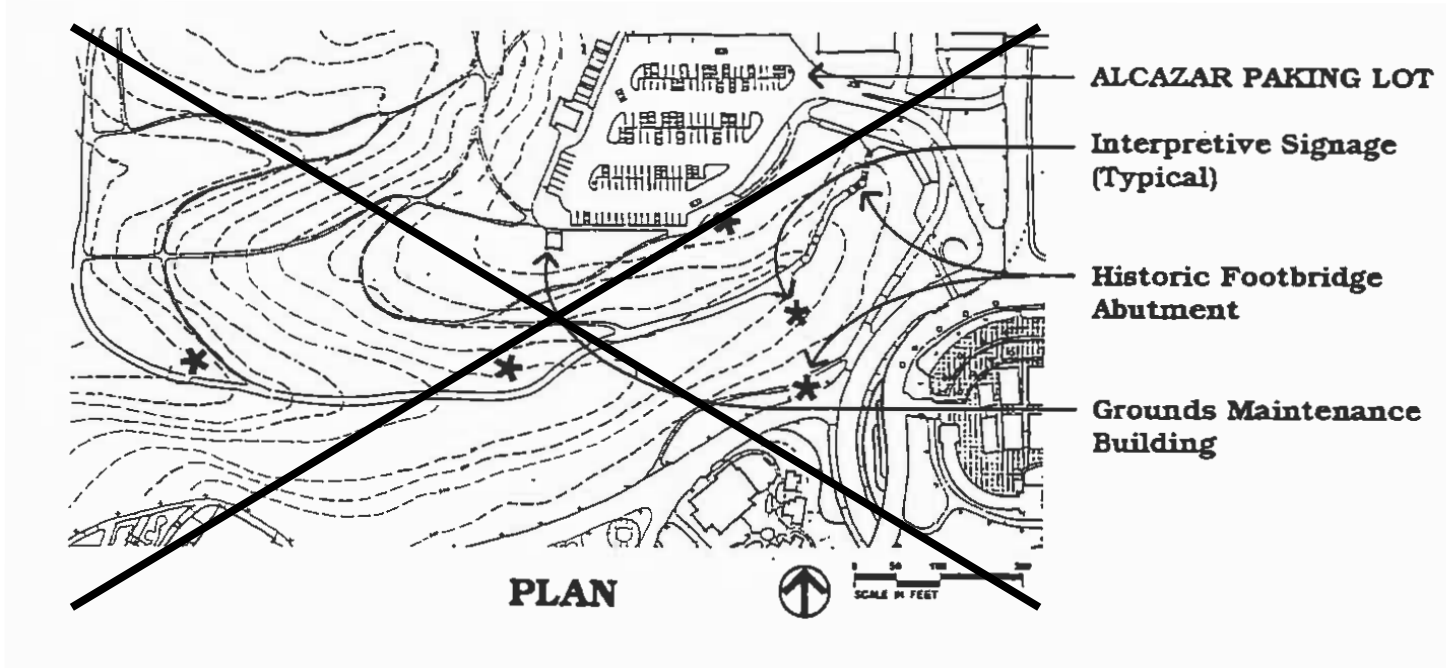
- Remove the fence and restricted use signs from the range perimeter.
- Develop a trail system that incorporates historic viewpoints and interpretive material.
- Incorporate linkages between the former archery range and the Palm Canyon trail system and Alcazar Garden.
- Develop interim use guidelines between Park Management and San Diego Archers to ensure public safety and effective use of the area.



6. Palm Canyon

Design Objective:

Add additional plantings and interpretive material to enhance Palm Canyon.



Recommendations:

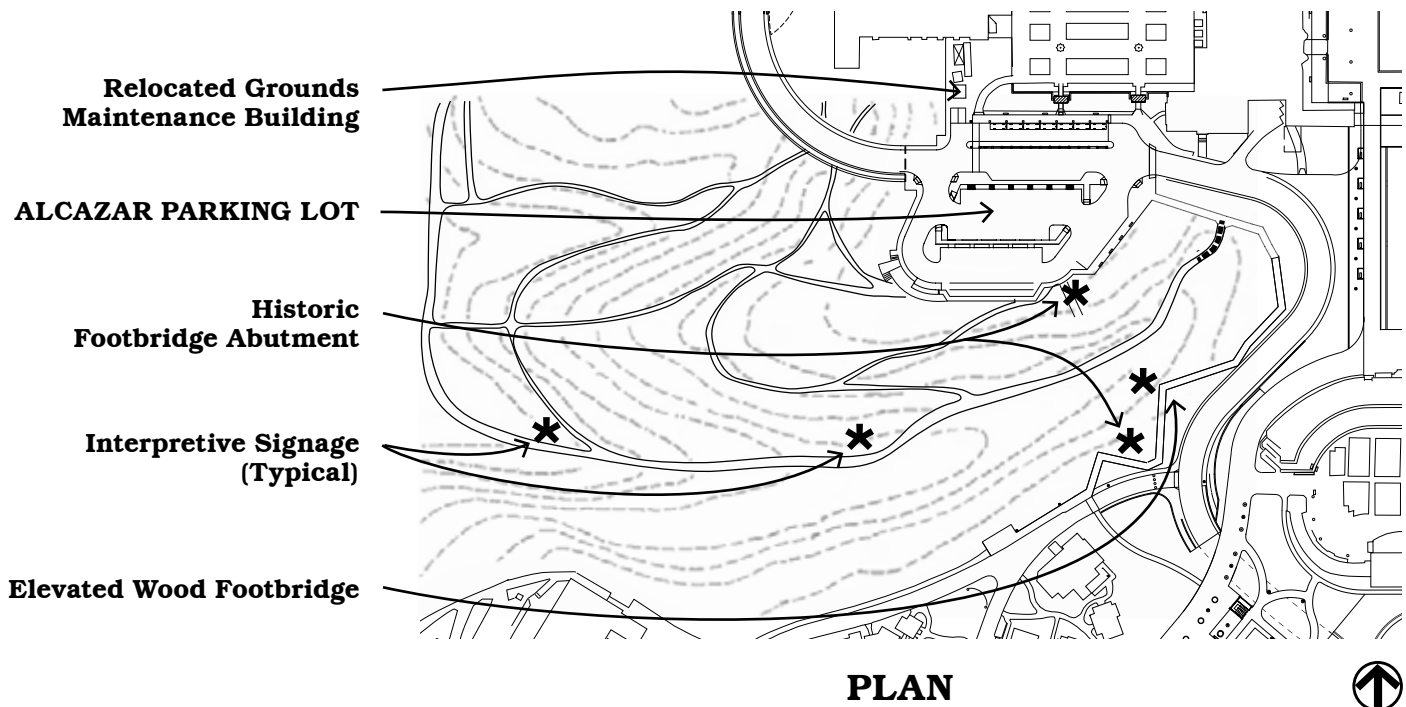
- Extend the present concrete path at the bottom of the canyon and add a small interpretive area at the terminus of the concrete path containing benches and interpretive signage.
- Provide lighting along the pedestrian path using Prado pole lighting.
- Construct new trails that link the interpretive area to the two bridge heads of the former Palm Canyon bridge at the top of each side of the canyon.
- Provide interpretive signage at both remaining historic foot bridge abutments.
- Construct new trails that will link with the former archery range open space.
- Construct a new trail that links the interpretive area to the proposed protea garden behind the Balboa Park Club.
- Add additional plantings to the canyon under the direction of the Balboa Park horticulturist.



6. Palm Canyon

Design Objective:

Add additional plantings and interpretive material to enhance Palm Canyon.



Recommendations:

- Extend the present concrete path at the bottom of the canyon and add a small interpretive area at the terminus of the concrete path containing benches and interpretive signage.
- Provide lighting along the pedestrian path using Prado pole lighting.
- Construct new trails that link the interpretive area to the two bridge heads of the former Palm Canyon bridge at the top of each side of the canyon.
- Provide interpretive signage at both remaining historic foot bridge abutments.
- Construct new trails that will link with the former archery range open space.
- Construct a new trail that links the interpretive area to the proposed protea garden behind the Balboa Park Club.
- Add additional plantings to the canyon under the direction of the Balboa Park horticulturist.
- Extend the existing elevated wood footbridge to the International Cottages area.



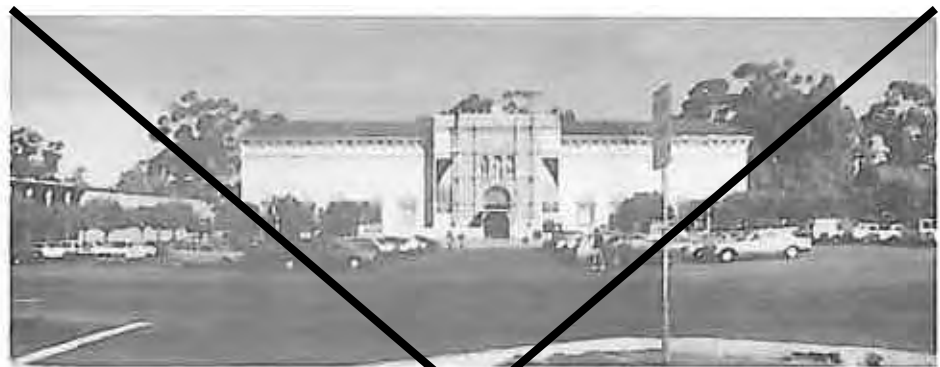
7. Plaza de Panama

Objectives:

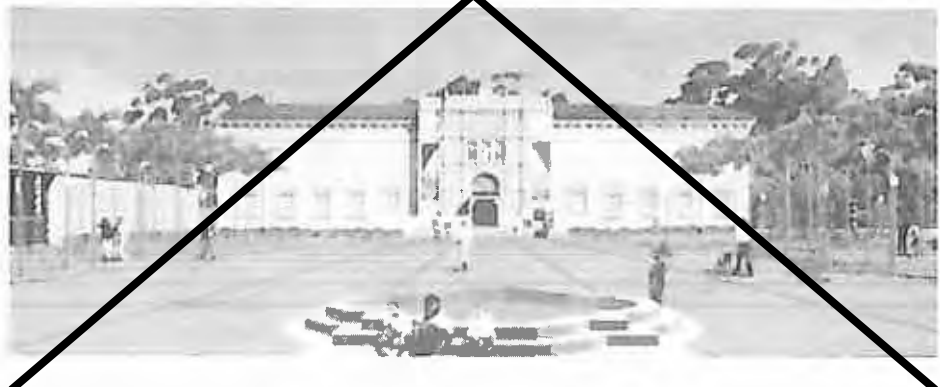
This plaza should be restored to its historic role as the outdoor “living room” of San Diego. Its central location at the crossing point of the two major sightlines of the Central Mesa will cause it to function as the primary public square of the Central Mesa. Because of its singular importance as a pedestrian crossroad, as a cultural center, and as a visual focal point, a variety of special events, ceremonial occasions, and everyday passive and active uses can be accommodated.

In order to return the plaza to its historic function and spatial identity, several design elements will be employed. First, the edge of the plaza must be delineated on the ground plane through the use of a band of paving that subtly contrasts with the remainder of the plaza. Second, a vertical treatment is needed to return a sense of spatial enclosure to the northeast side of the plaza. This treatment must, however, be transparent enough to retain visual access to the Timken Gallery. A small bosque of queen palms was chosen for this purpose, and this treatment was repeated in the other three quadrants of the plaza to retain its formal symmetry and preserve views to surrounding architecture. Finally, a central focal feature is needed to give further definition to the spatial relationships and site lines of the space. A low pool was chosen for this purpose to retain axial views and to provide a cooling water element that is consistent with the Spanish Colonial themes in the Prado. Vehicular circulation through the plaza should be defined with bollards to allow for a flush plaza surface.

The Plaza de Panama in its current role as a vehicular circulation and parking area.



A computer simulation of the proposed plaza which will serve as a central pedestrian open space.





7. Plaza de Panama

Objectives:

This plaza should be restored to its historic role as the outdoor “living room” of San Diego. Its central location at the crossing point of the two major sightlines of the Central Mesa will cause it to function as the primary public square of the Central Mesa. Because of its singular importance as a pedestrian crossroad, as a cultural center, and as a visual focal point, a variety of special events, ceremonial occasions, and everyday passive and active uses can be accommodated.

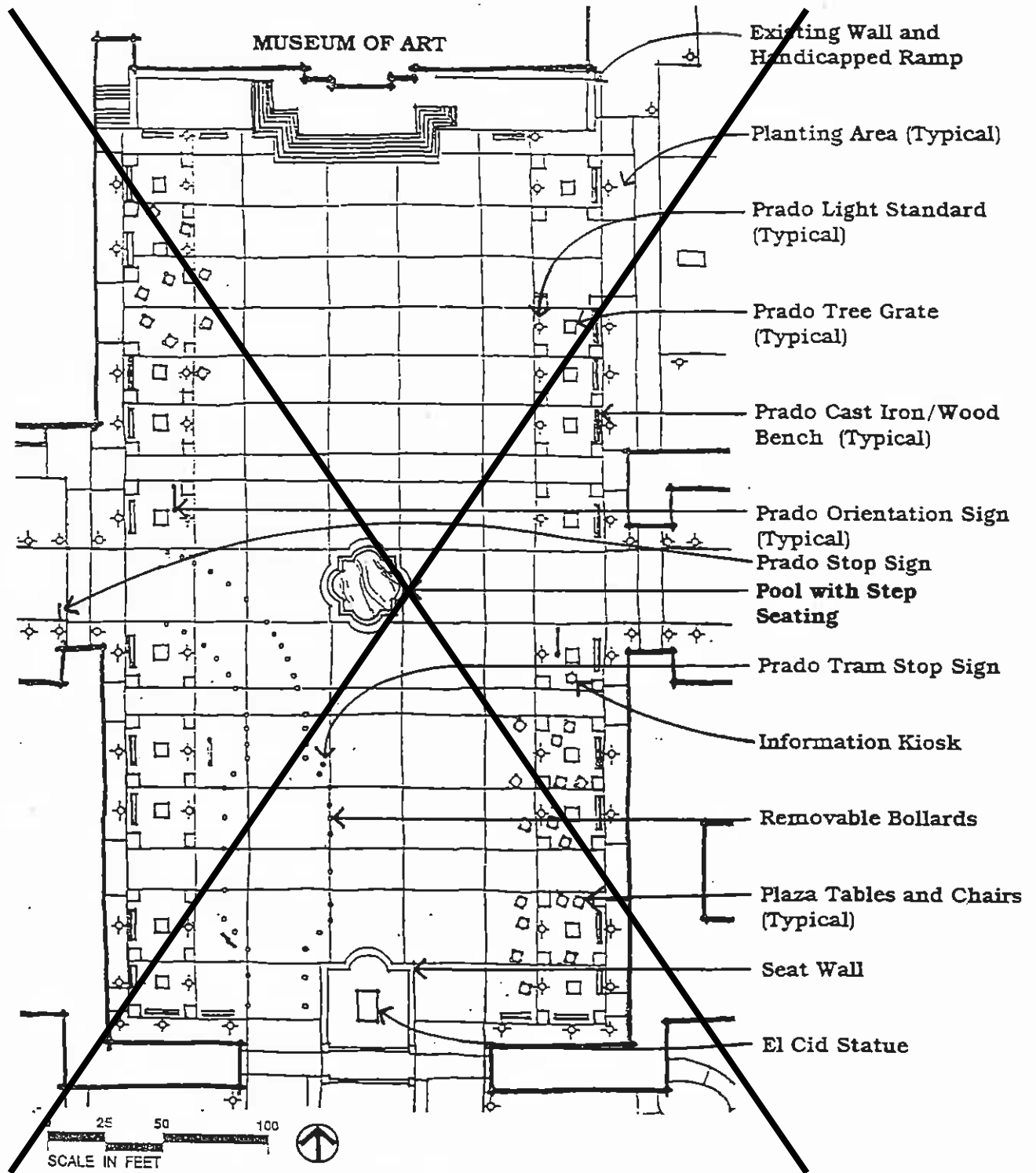
In order to return the plaza to its historic function and spatial identity, several design elements will be employed. First, the edge of the plaza must be delineated on the ground plane through the use of historic core foundation plantings and restoration of historic lawn panels. ~~a band of paving that subtly contrasts with the remainder of the plaza.~~ Second, a vertical treatment is needed to return a sense of spatial enclosure to the northeast side of the plaza. This treatment must, however, be transparent enough to retain visual access to the Timken Gallery. ~~A small bosque of queen palms was chosen for this purpose, and this treatment was repeated in the other three quadrants of the plaza to retain its formal symmetry and preserve views to surrounding architecture.~~ To retain formal symmetry, a tree specifically intended for use within the Plaza de Panama will be selected and planted in a double-row along the length of the east side and west side of the Plaza, preserving views and retaining the formal symmetry to the surrounding architecture. Finally, a central focal feature is needed to give further definition to the spatial relationships and site lines of the space. Two shallow pools were chosen for this purpose to retain axial views and to provide a cooling water element that is consistent with the Spanish Colonial themes in the Prado. The existing central fountain will remain. ~~Vehicular circulation through the plaza should be defined with bollards to allow for a flush plaza surface.~~

The Plaza de Panama in its current role as a vehicular circulation and parking area.



A computer simulation of the proposed plaza which will serve as a central pedestrian open space.

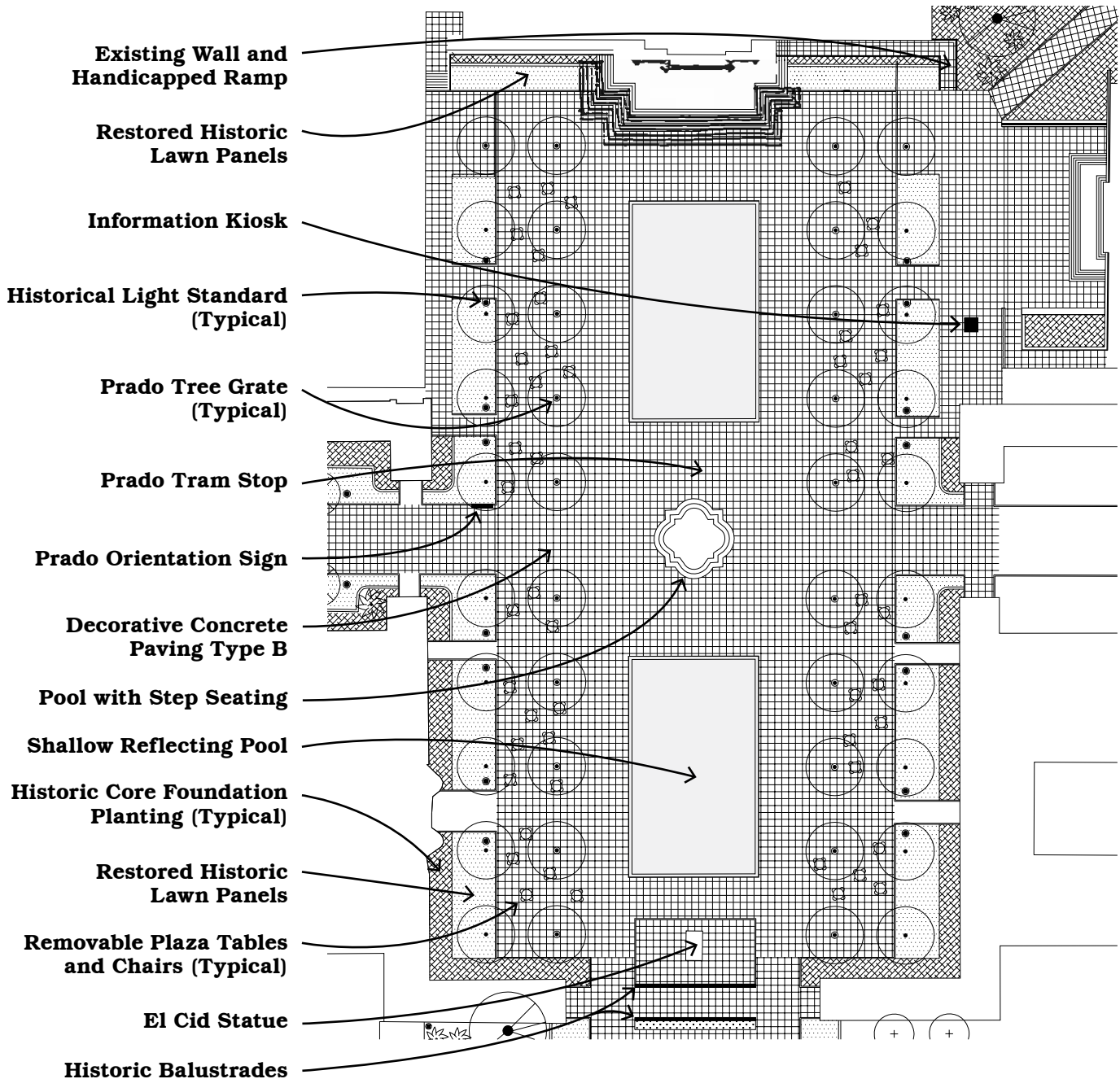




PLAZA DE PANAMA
PLAN



MUSEUM OF ART



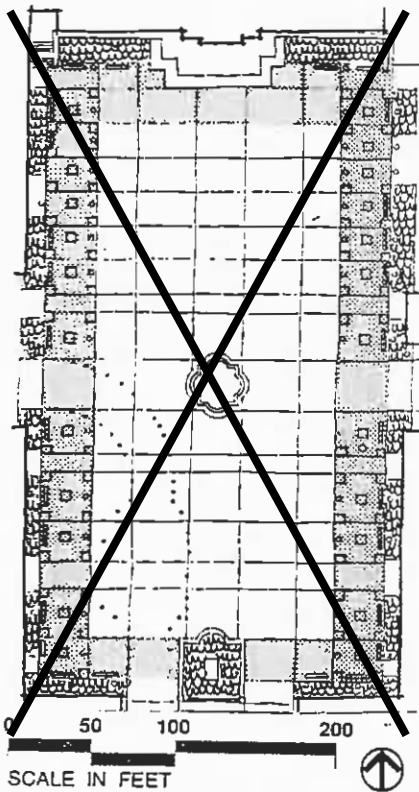
PLAZA DE PANAMA PLAN





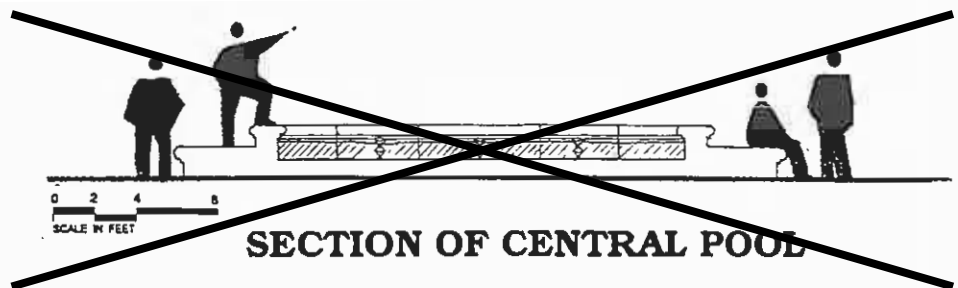
Recommendations:

- Utilize subtly colored, scored concrete paving surfaces that are similar to existing Prado paving throughout the plaza. (See decorative paving diagram.)
- Install a stop sign at the vehicular entry to Plaza.
- Confine vehicular traffic to two lanes through the southwest corner of the plaza and include drop-offs and tram stops.
- Define the vehicular circulation route with the use of removable bollards to match Prado light standard bases. Chains connecting bollards should not be used.
- Provide movable chairs and tables in the plaza. The areas closest to the House of Hospitality and Sculpture Garden Cafe are well suited to this purpose.
- Place benches along the periphery of the plaza as shown.
- Plant bosques of queen palms trees at the margins of the plaza.
- Accent the central axial crossing point of the Prado by placing a Spanish Colonial pool in the plaza. Two levels of monumental steps will form the rise to the central pool. These should not exceed 30” in height and be surrounded by a rim that is a minimum of 16” wide to provide seating. Concealed down lights built into the pool steps should be included. Mosaic tiles inside the pool should repeat historic motifs such as the sunburst design found on the tile dome of the California Building. Decorative brass fixtures should also be included inside the pool to support a portable stage deck for special events.
- Provide aesthetically pleasing night lighting in the plaza. Features in the Plaza de Panama to highlight will be the bosques of palms, the central pool, El Cid, and the surrounding arcades and architecture.
- Define vehicular circulation through the plaza at night by illuminating the bollards with up lights installed flush with the plaza paving.



PLAZA PAVING DETAIL

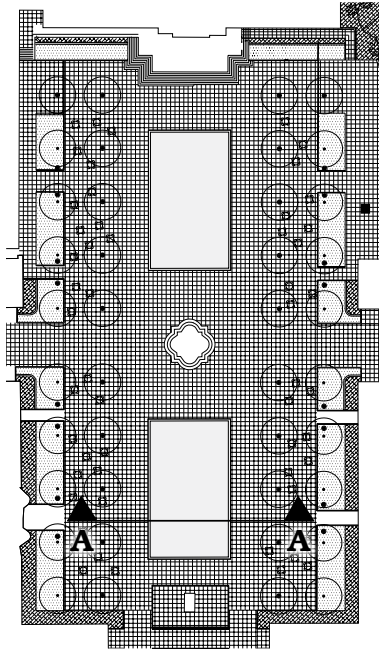
- Type A
- Type B



SECTION OF CENTRAL POOL



Recommendations:



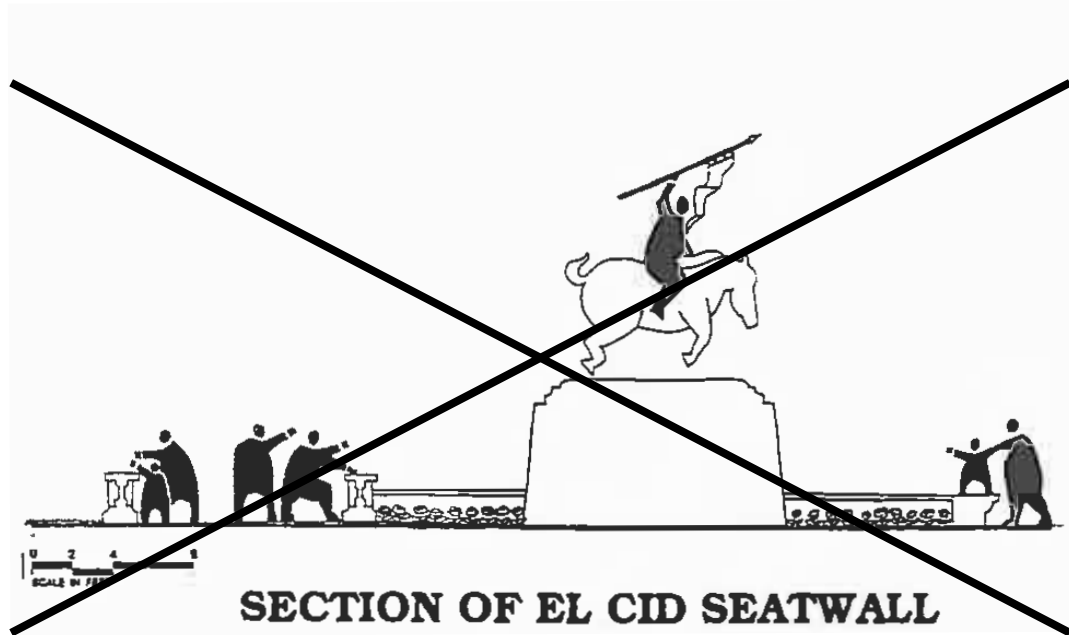
PLAZA SECTION A – A
(See Page 292)



- Utilize ~~subtly colored, scored concrete paving surfaces that are similar to complement~~ existing Prado paving throughout the plaza. (~~See decorative paving diagram.~~)
- ~~Install a stop sign at the vehicular entry to Plaza.~~
- ~~Confine vehicular traffic to two lanes through the southwest corner of the plaza and include drop-offs and tram stops.~~
- ~~Define the vehicular circulation route with the use of removable bollards to match Prado light standard bases. Chains connecting bollards should not be used.~~
- Provide movable chairs and tables in the plaza. The areas closest to the House of Hospitality and Sculpture Garden Cafe are well suited to this purpose.
- Place benches along the periphery of the plaza ~~as shown.~~
- Plant bosques of ~~queen palms~~ Plaza de Panama-specific trees at the margins of the plaza.
- Accent the central axial crossing point of the Prado by placing a Spanish Colonial pool in the center of the plaza flanked by shallow reflecting pools to the north and south. ~~Two levels of monumental steps will form the rise to the central pool. These should not exceed 30" in height and be surrounded by a rim that is a minimum of 16" wide to provide seating. Concealed down lights built into the pool steps should be included. Mosaic tiles inside the pool should repeat historic motifs such as the sunburst design found on the tile dome of the California Building. Decorative brass fixtures should also be included inside the pool to support a portable stage deck for special events.~~
- Provide aesthetically pleasing night lighting in the plaza. Features in the Plaza de Panama to highlight will be the trees bosques of palms, the central Spanish Colonial pool, the two reflecting pools, El Cid, and the surrounding arcades and architecture.
- Include historically accurate reproductions of the original 1915 light fixtures.
- ~~Define vehicular circulation through the plaza at night by illuminating the bollards with up lights installed flush with the plaza paving.~~



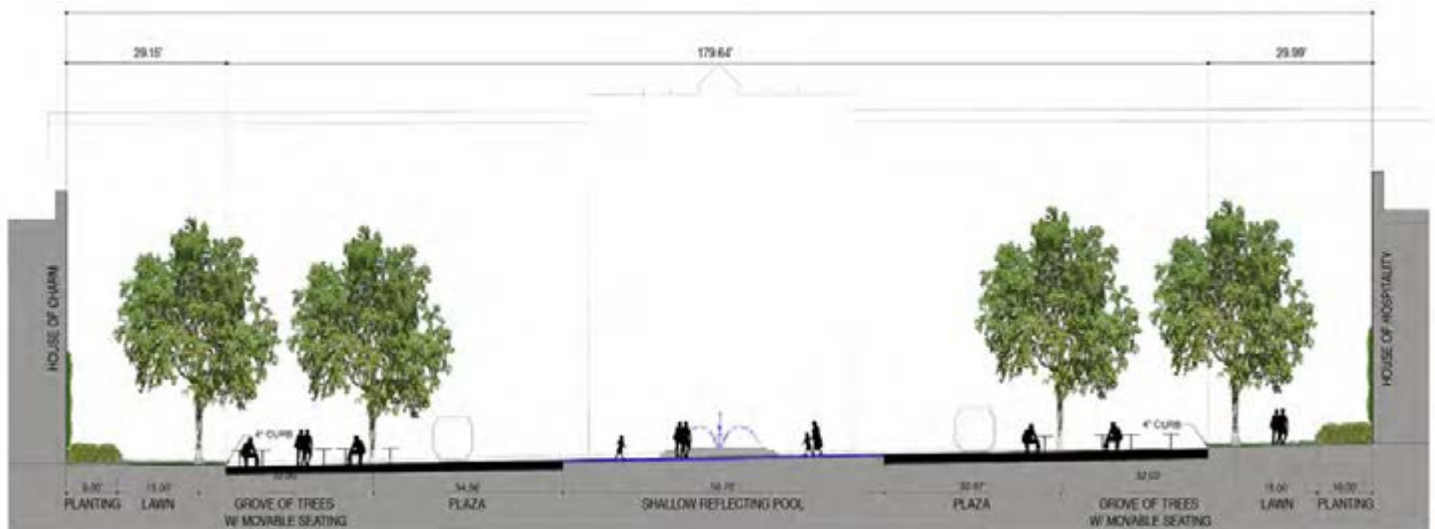
- Locate a seat wall around the statue of El Cid, enclosing seasonal flower beds.
- Provide unobtrusive and secure electrical service to support sound and lighting equipment in several areas of the plaza. Provision should also be made for power to be provided to a stage that could be set up over the central fountain.



SECTION OF EL CID SEATWALL



- Create two shallow reflecting pools in the plaza, one north and one south of the central Spanish Colonial fountain.
- The pools should have the ability to be deactivated if necessary.
- The depth of the pools should not exceed 1/2” such that when deactivated the surface can be used as part of the plaza space.
- Consider intermittent water jet features to activate the shallow reflecting pools as a play area.
- ~~Locate a seat wall around the statue of El Cid, enclosing seasonal flower beds.~~
- Provide unobtrusive and secure electrical service to support sound and lighting equipment in several areas of the plaza. Provision should also be made for power to be provided to a stage that could be set up over the central fountain.



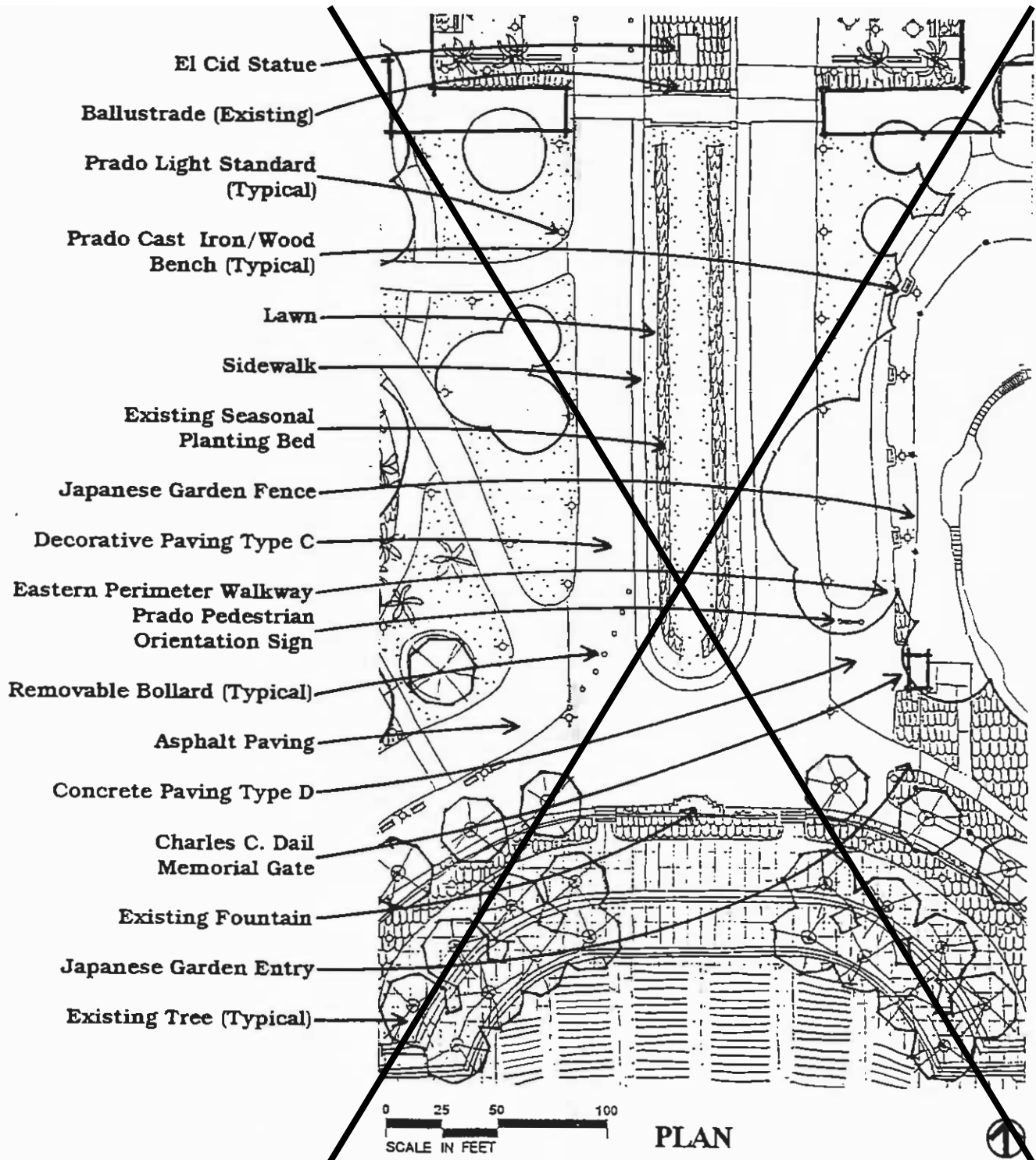
PLAZA DE PANAMA SECTION A – A



8. The Mall

Design Objective:

Restore pedestrian access along the central mall between Plaza de Panama and the Organ Pavilion. Allow for vehicle circulation on the western portion only.

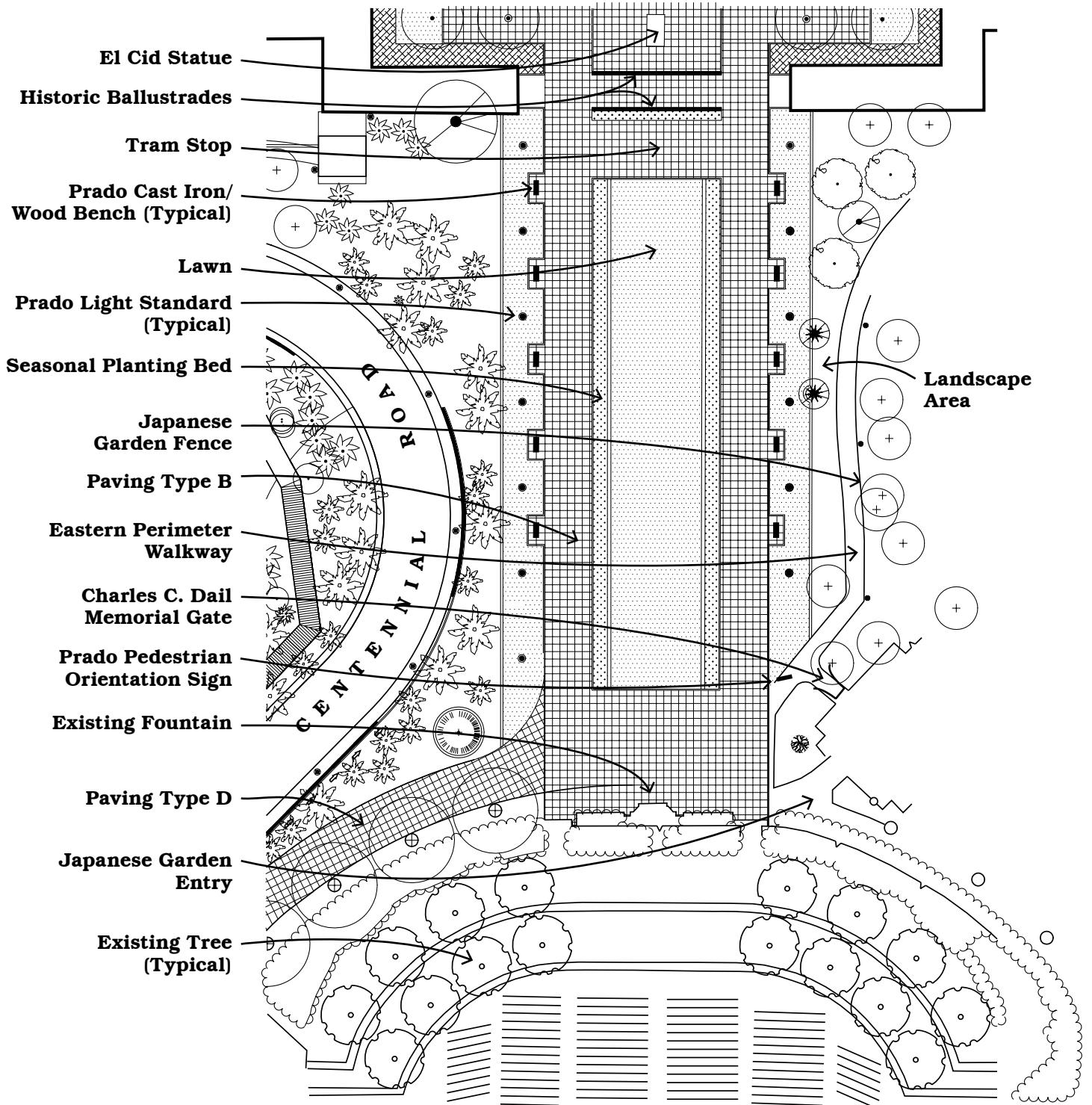




8. The Mall

Design Objective:

Restore pedestrian access along the central mall between Plaza de Panama and the Organ Pavilion. Allow for vehicle circulation on the western portion only.



PLAN





Recommendations:

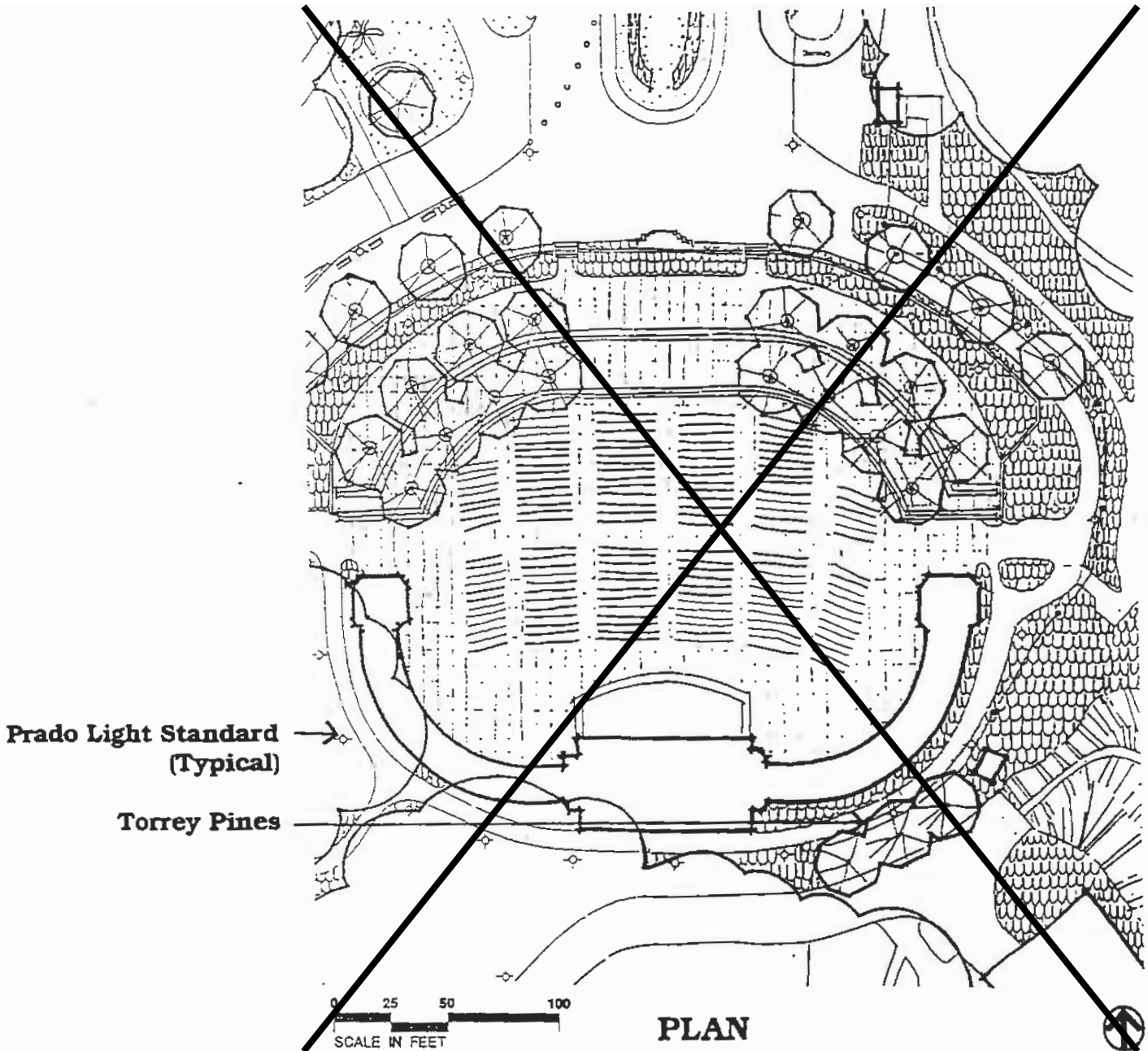
- ~~Retain the existing configuration of the central landscaped area containing lawn and seasonal planting beds.~~
- ~~Border the planting area with a six foot wide type C concrete sidewalk separated from adjacent paving by a six inch curb.~~
- Restore the central landscaped area to its original 1915 proportions.
- Relocate the existing backflow preventer device located in the central landscaped area to a location hidden from public view.
- Replace the permanent pole used for Christmas decoration with a removable pole that will fit into a capped metal sleeve installed flush with finish grade. Install in place only during use.
- Repave the existing asphalt roadway and sidewalks bordering the Organ Pavilion with type C paving that complements the Plaza de Panama.
- Reconfigure the plaza and pedestrian walkway on the north side of the Organ Pavilion. Pave with scored concrete type C paving that matches the Plaza de Panama.
- ~~Separate automobile circulation from pedestrian areas south of the central planting area with bollards that match the Prado light standard bases.~~
- Provide an entry area for the Japanese Garden that connects to the existing eastern perimeter walkway as shown on the plan. Pave with concrete type D.
- Relocate existing Queen Palms to other locations in the Park to provide an unobstructed view of the Organ Pavilion from the Plaza de Panama and reintroduce a row of Mall-specific deciduous trees along the east and west edges of the space to emphasize the Mall as an important physical and visual axis between the Organ Pavilion and the Plaza de Panama.



9. Organ Pavilion

Design Objective:

Retain the existing design and plant materials. Add torrey pines behind the east peristyle to provide a symmetrical visual backdrop.

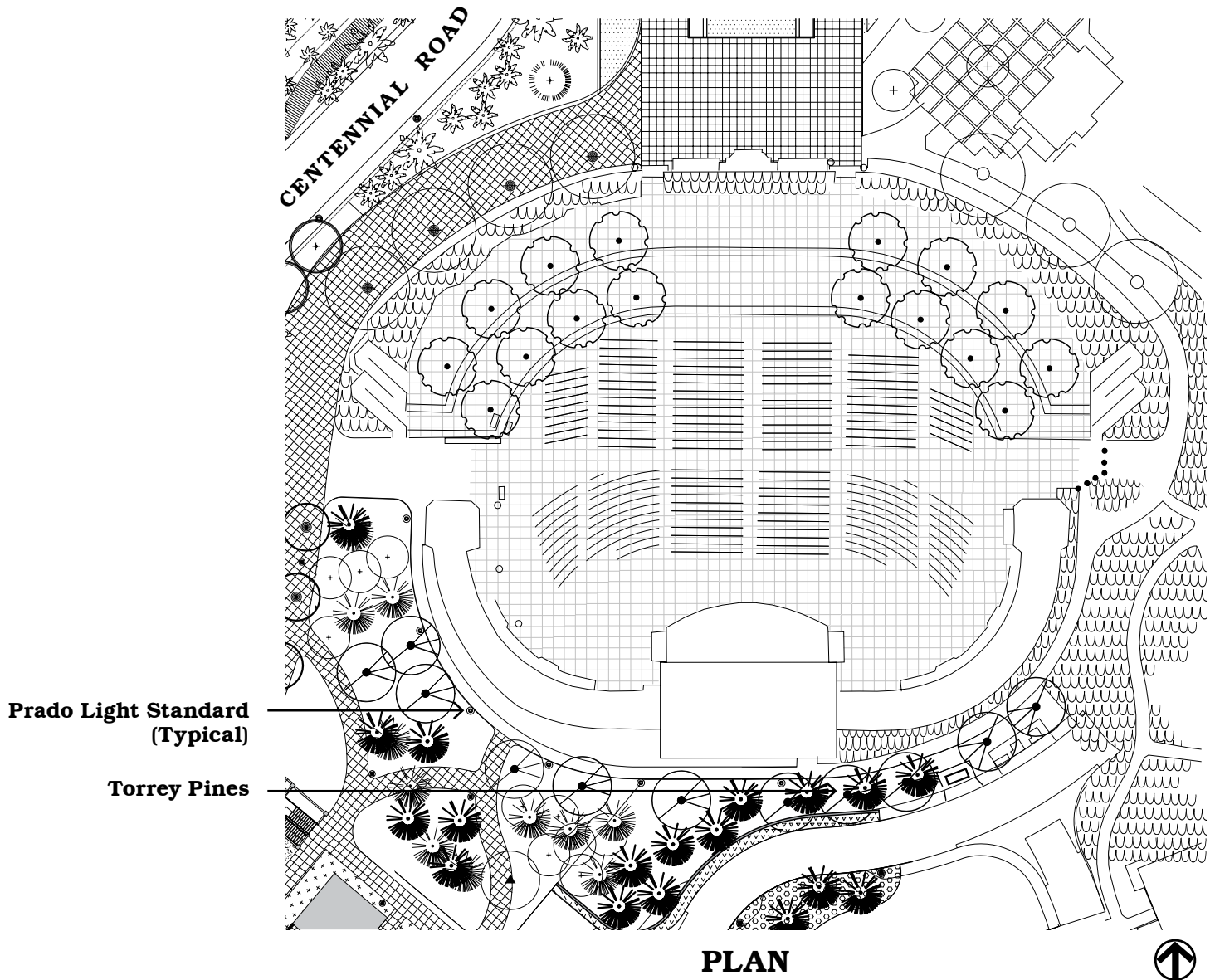




9. Organ Pavilion

Design Objective:

Retain the existing design and plant materials. Add torrey pines behind the east peristyle to provide a symmetrical visual backdrop.

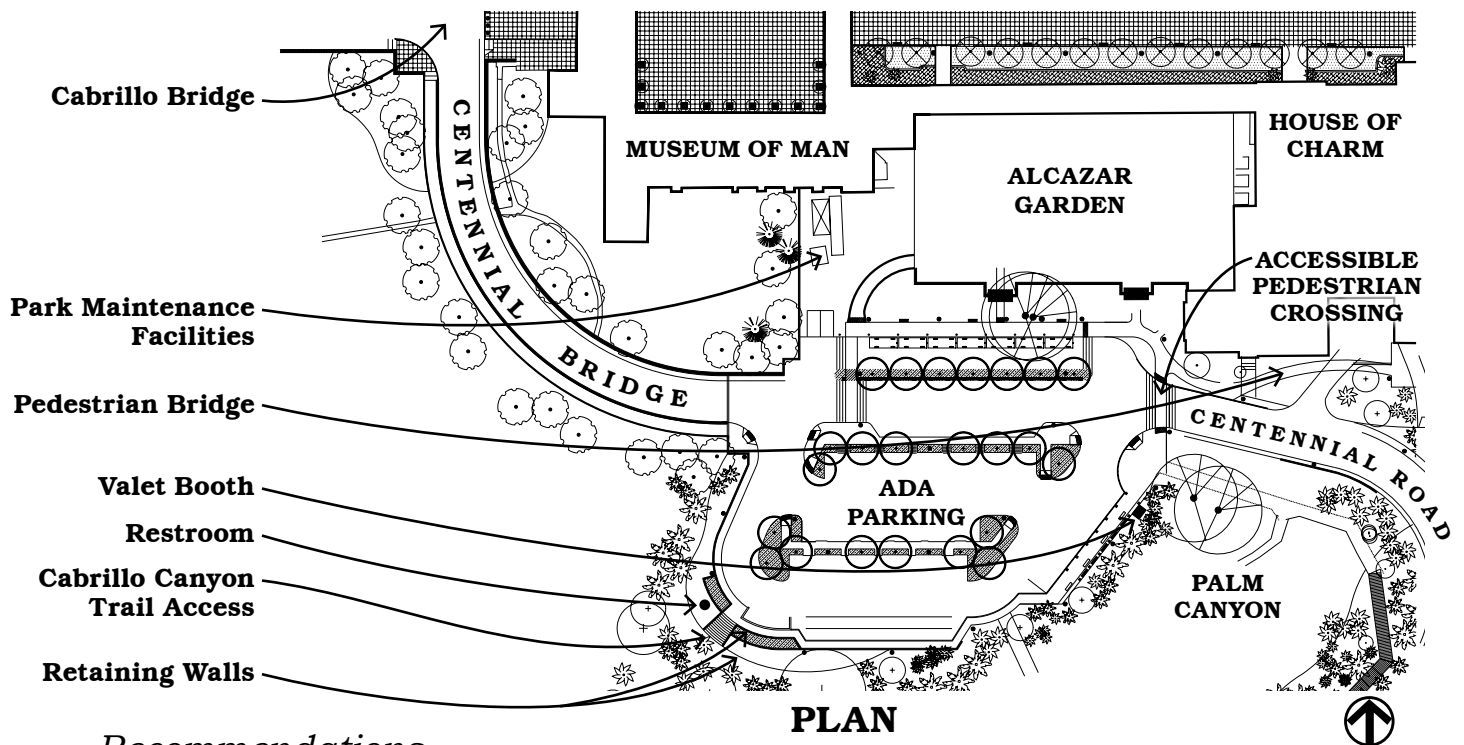




10. Centennial Bridge, Centennial Road and Alcazar Parking Lot Design Objectives:

Construct the Centennial Bridge and Centennial Road to eliminate the need for visitors to drive through West El Prado, Plaza de Panama, and The Mall.

Reconfigure the Alcazar parking lot to accommodate accessible (ADA) parking, visitor drop-off, and valet service.

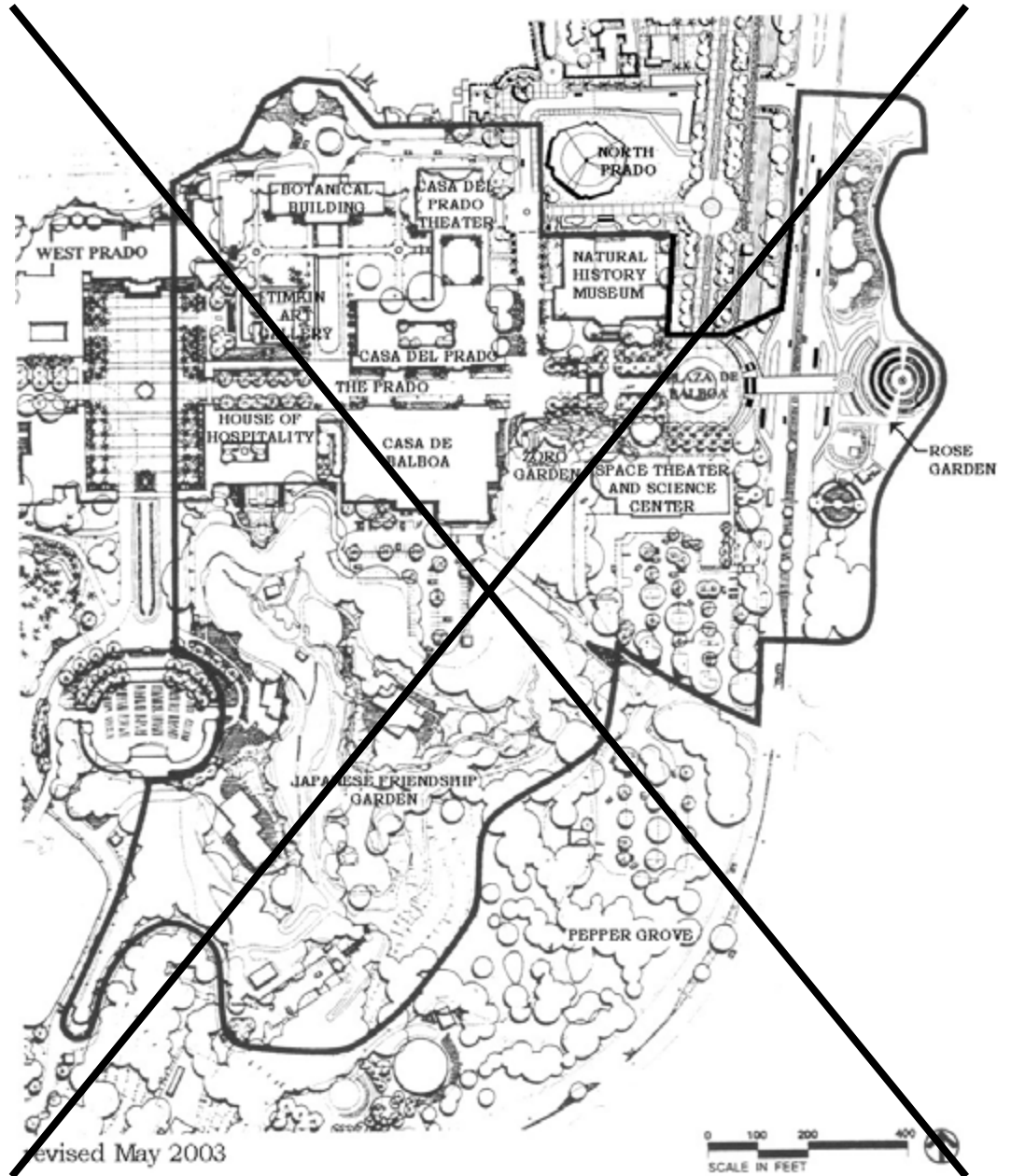


Recommendations:

- Construct the Centennial Bridge to connect the eastern end of the Cabrillo Bridge with the Alcazar parking lot.
- Design the Centennial Bridge and Centennial Road so that they:
 - connect seamlessly with the Cabrillo Bridge;
 - provide one lane of traffic in each direction;
 - separate pedestrian and vehicular routes;
 - minimize encroachment into open park land;
 - complement but do not mimic the architectural character of Cabrillo Bridge and Balboa Park; and
 - integrate with the Park’s vehicular circulation system leading to the Organ Pavilion parking structure and Presidents Way.
- Allow through vehicular movement within the Alcazar parking lot.
- Accommodate accessible parking spaces within the Alcazar lot.
- Provide a valet drop-off area within the lot.
- Relocate a restroom to the southwest portion of the Alcazar lot.
- Develop an accessible (ADA) pedestrian route from the parking lot through Alcazar Garden to West El Prado, and from the parking lot to The Mall.
- Construct the Centennial Bridge on the western end of the parking lot that connects with Cabrillo Bridge.
- Construct the Centennial Road on the eastern end of the parking lot so that it connects with the Organ Pavilion parking structure and Presidents Way.



East Prado

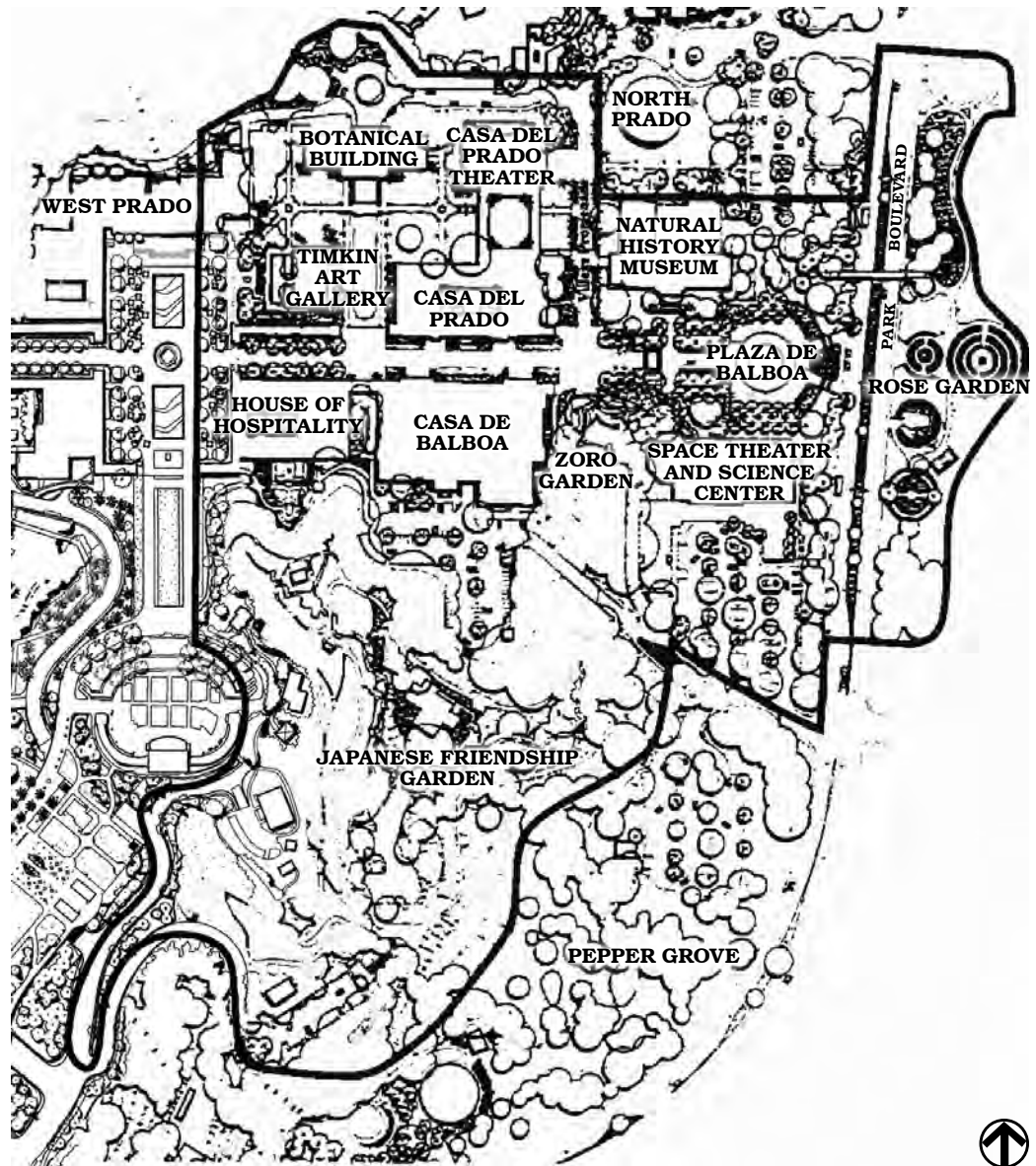


Site Amenities

- Prado Light Standard: Western Lighting Standards Capistrano Series Ca10 (or equal). Custom fixture as shown in Appendix. Color shall be Frazee Shutter Green 6125N gloss enamel.
- Prado Drinking Fountain: Western Lighting Standards Capistrano series mini base as shown in Appendix (or equal). Color to match light standards.
- Prado Cast Iron/Wood Bench: TimberForm Site Complements model numbers 2118-x and 2119-x (or equal) with cast iron support and patterned wood slats. Bench depth is 2'- 2.5" and height is 2'- 9.5". Seat height is 1'4" with surface mounting and wood size 1.5" x 2.5". Length to be determined. Finish to be powder coating color RAL 6009. See Appendix.



East Prado

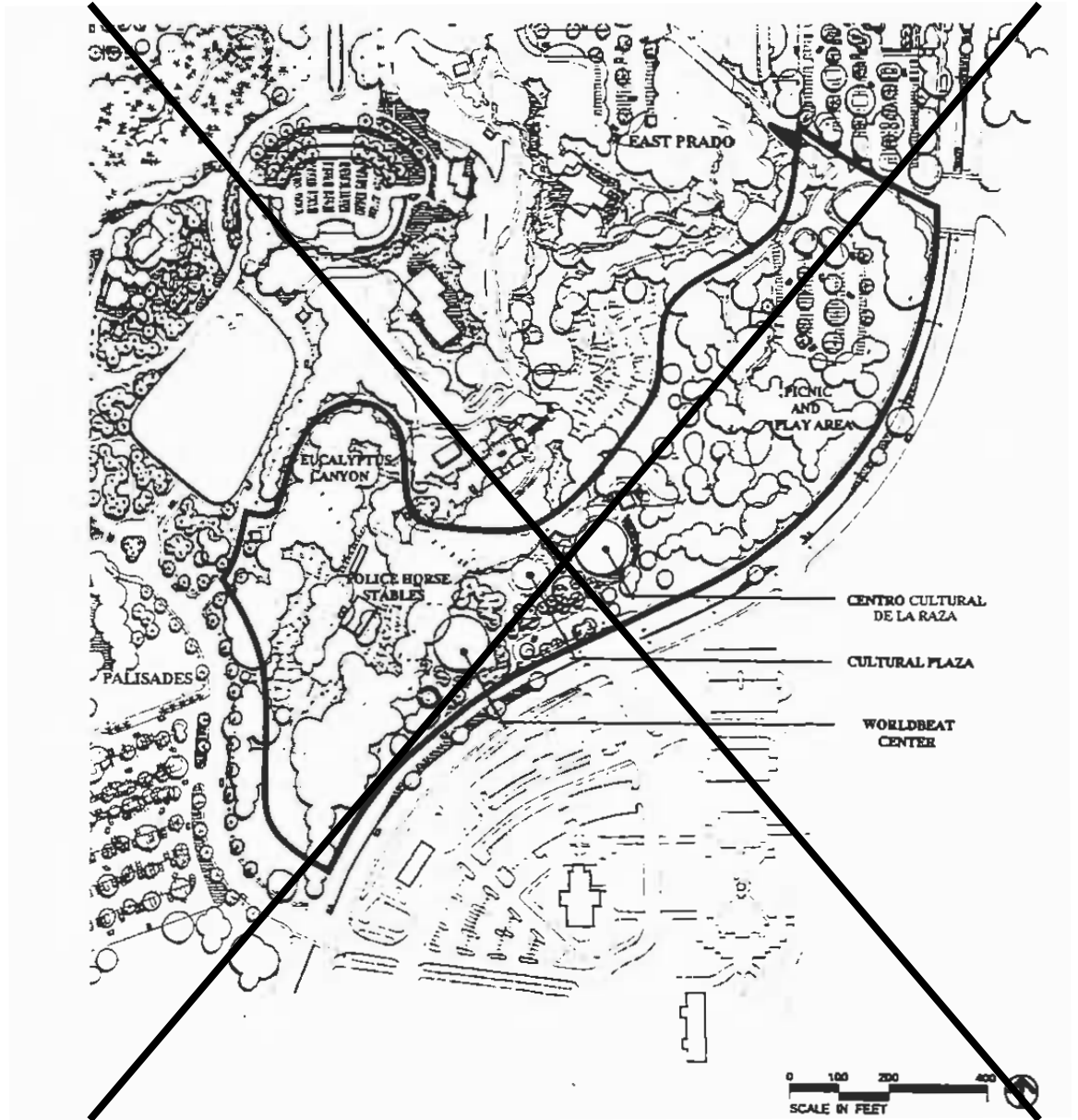


Site Amenities

- Prado Light Standard: Western Lighting Standards Capistrano Series Ca10 (or equal). Custom fixture as shown in Appendix. Color shall be Frazee Shutter Green 6125N gloss enamel.
- Prado Drinking Fountain: Western Lighting Standards Capistrano series mini base as shown in Appendix (or equal). Color to match light standards.
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Pepper Grove



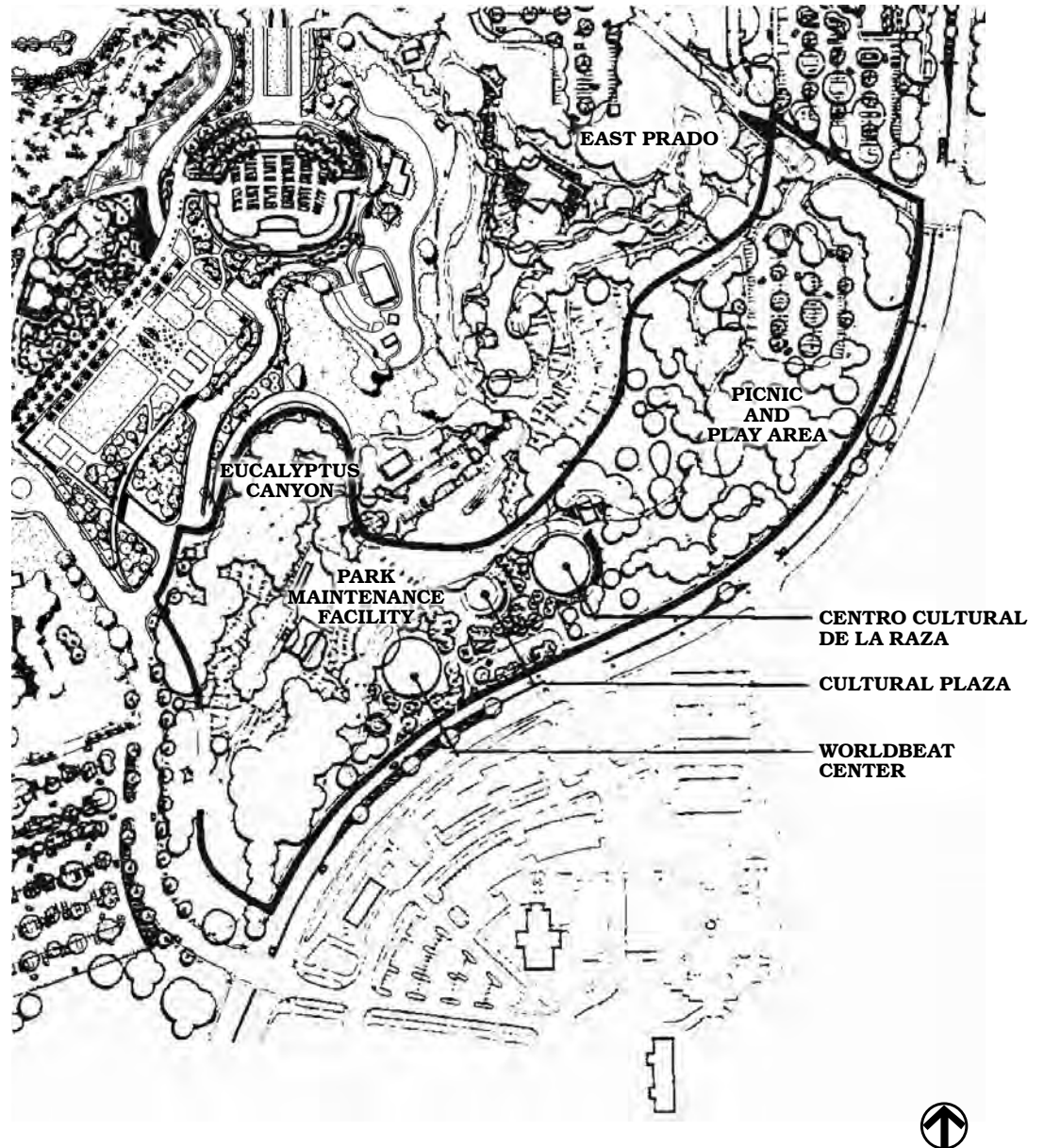
Site Amenities:

Pepper Grove Picnic Area:

- Prado Light Standard: Western Lighting Standards Capistrano Series CA10 (or equal). Custom fixture as shown in Appendix. Color shall be Frazee Shutter Green 6125N gloss enamel.
- Park Concrete Bench: Dura Art Stone cast stone S-6B bench, epoxy adhesive installed, nordic cream color, sacked smooth finish, order number: %BE-S-13-SK (or equal). 24" wide, 11' height 72" long. See Appendix.



Pepper Grove



Site Amenities:

Pepper Grove Picnic Area: (underlined in original)

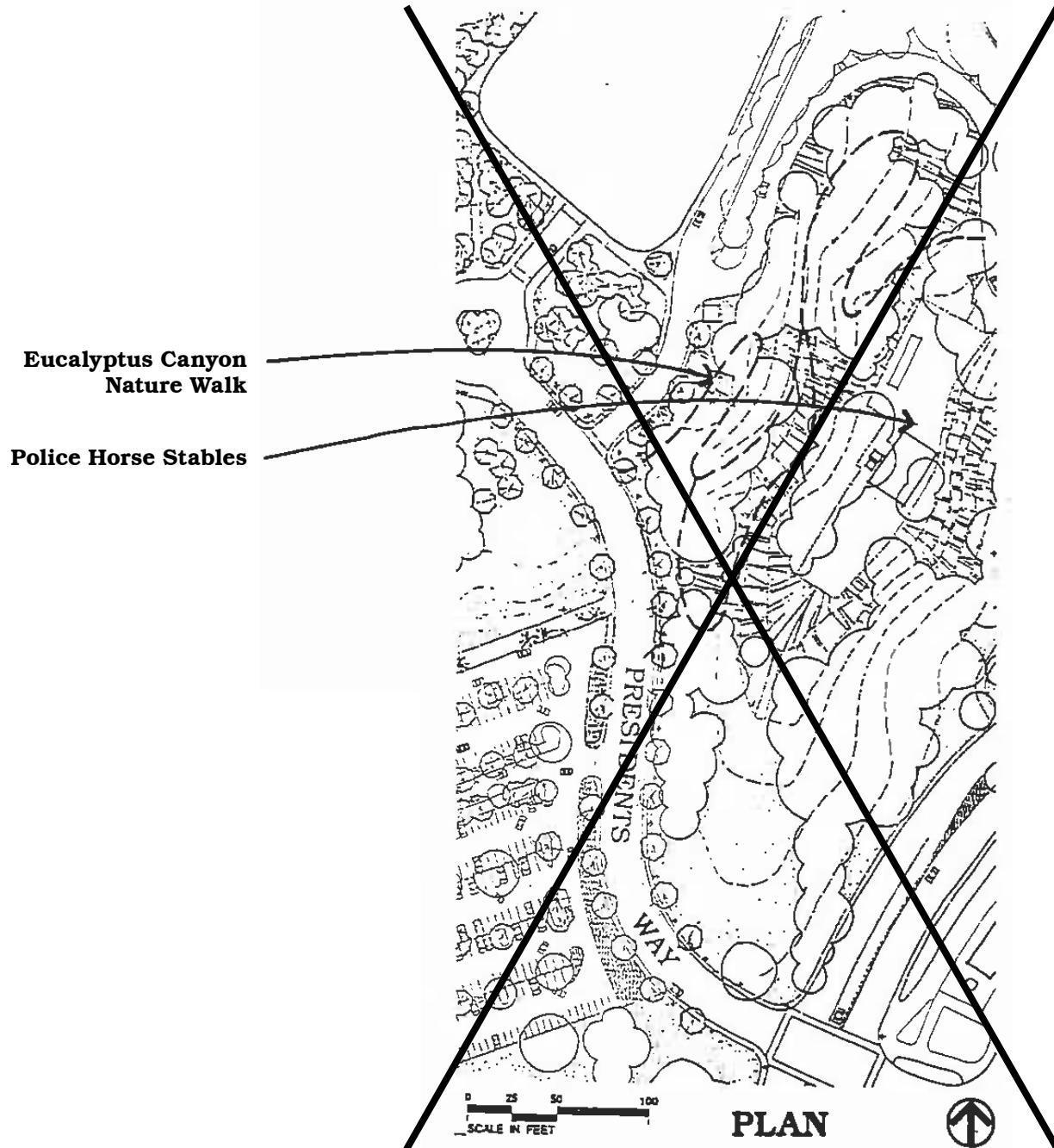
- Prado Light Standard: Western Lighting Standards Capistrano Series CA10 (or equal). Custom fixture as shown in Appendix. Color shall be Frazee Shutter Green 6125N gloss enamel.
- Park Concrete Bench: Dura Art Stone cast stone S-6B bench, epoxy adhesive installed, nordic cream color, sacked smooth finish, order number: %BE-S-13-SK (or equal). 24" wide, 17' height 72" long. See Appendix.



4. Eucalyptus Canyon

Design Objectives:

Enhance the existing Australian Garden at the southern portion of Gold Gulch.



Recommendations:

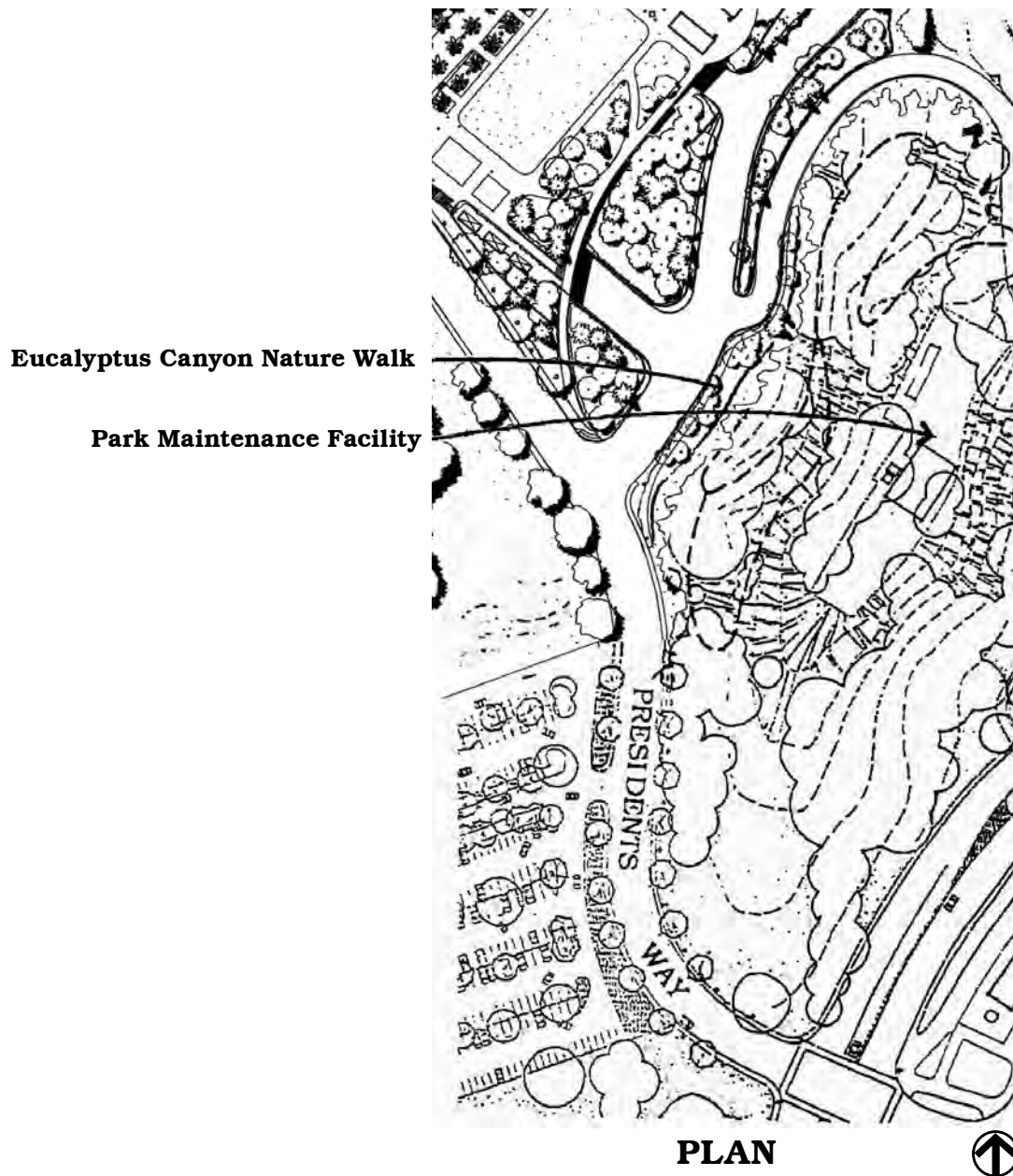
- Enhance and stabilize the existing path system.
- Introduce new planting under the guidance of the Park horticulturist.
- Provide new interpretive signage and develop self-guided interpretive literature.
- Relocate the existing Police Horse Stables if an alternative location can be found. The area should then be revegetated to reflect the surrounding natural environment.



4. Eucalyptus Canyon

Design Objectives:

Enhance the existing Australian Garden at the southern portion of Gold Gulch.

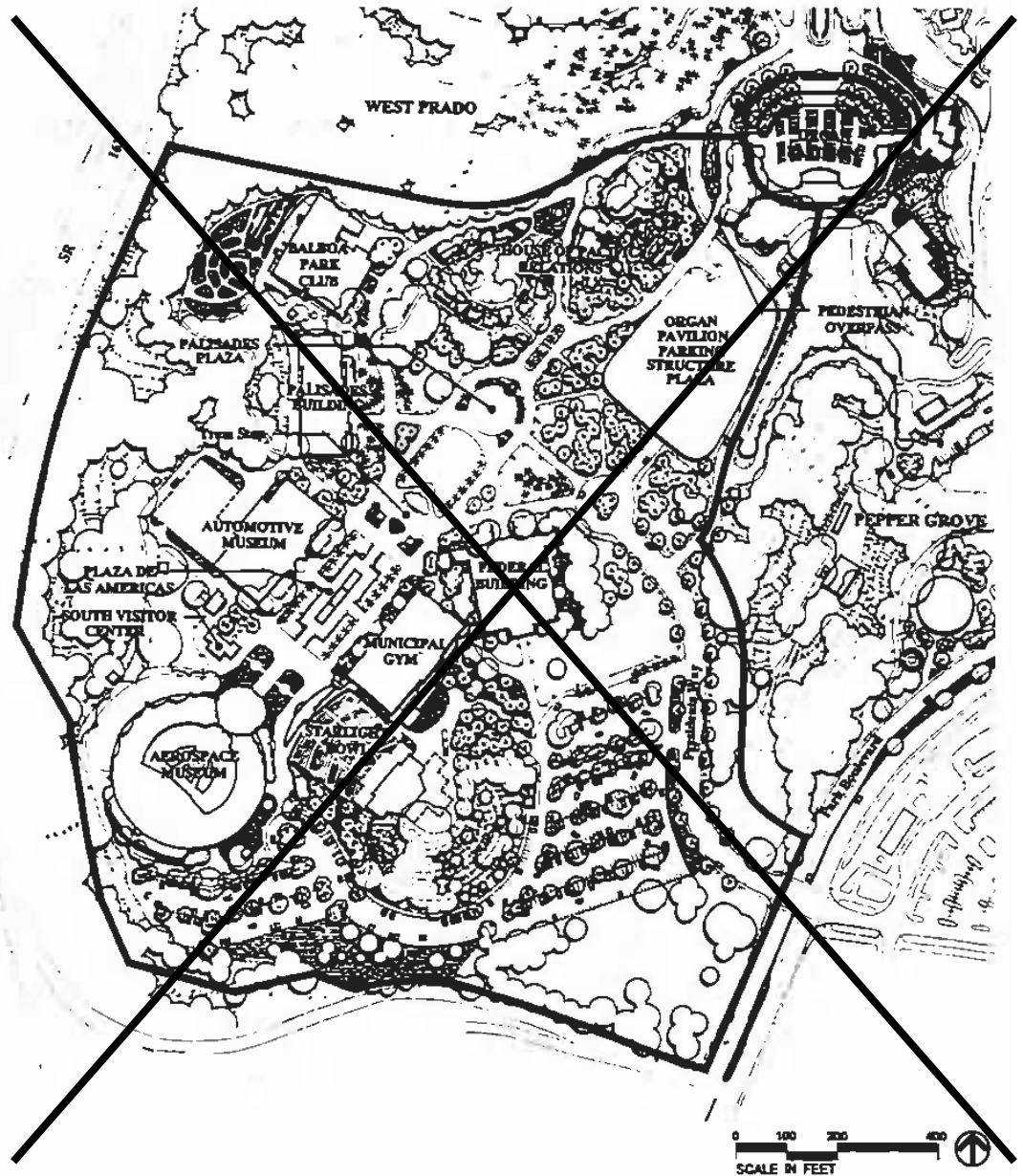


Recommendations:

- Enhance and stabilize the existing path system.
- Introduce new planting under the guidance of the Park horticulturist.
- Provide new interpretive signage and develop self-guided interpretive literature.
- Relocate the existing Police Horse S tables if an alternative location can be found. The area should then be revegetated to reflect the surrounding natural environment.



Palisades

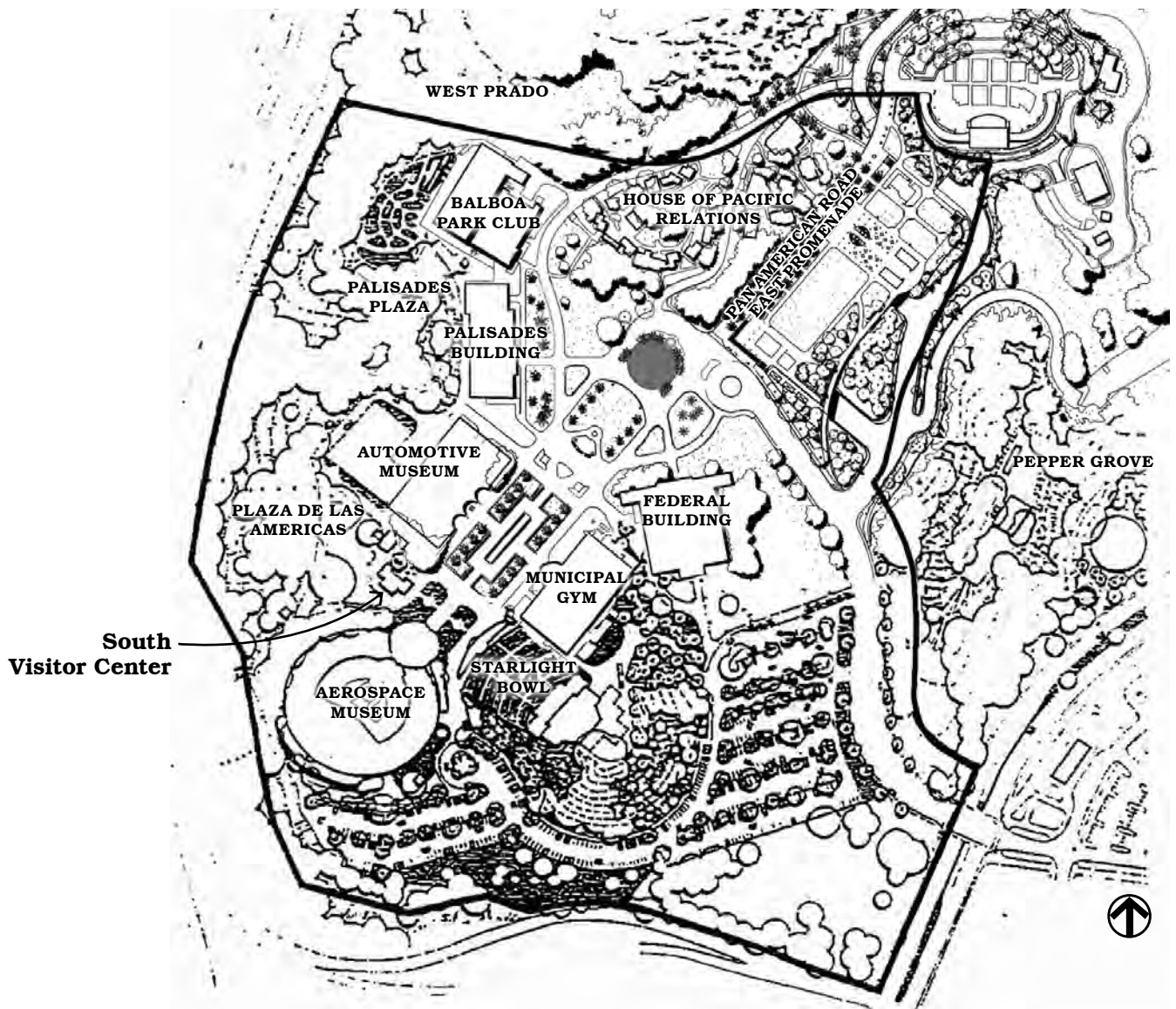


Site Amenities:

- Palisades Light Standard: Western Light Standards with custom 10' pole and 17" diameter base fixture (or equal). Brushed aluminum finish. See Appendix.
- Palisades Drinking Fountain: Haws Pedestal model #3353 (or equal) with receptor and pedestal in stainless steel with #4 satin finish. Haws Wheelchair accessible pedestal model #3180 (or equal) with outdoor pedestal fountain with built-in sandtrap. See Appendix.
- Palisades Bench (2): (1) Landscape Forms Gretchen's Bench of Jarrah wood with back and armrest style supports in 72" or 96" length, model #GR3005-BA-length to be determined (or equal). (2) Gretchen's Bench of Jarrah wood freestanding style support in 72" or 96" length, model #GR 3005-FS-length to be determined (or equal). See Appendix.



Palisades



Site Amenities:

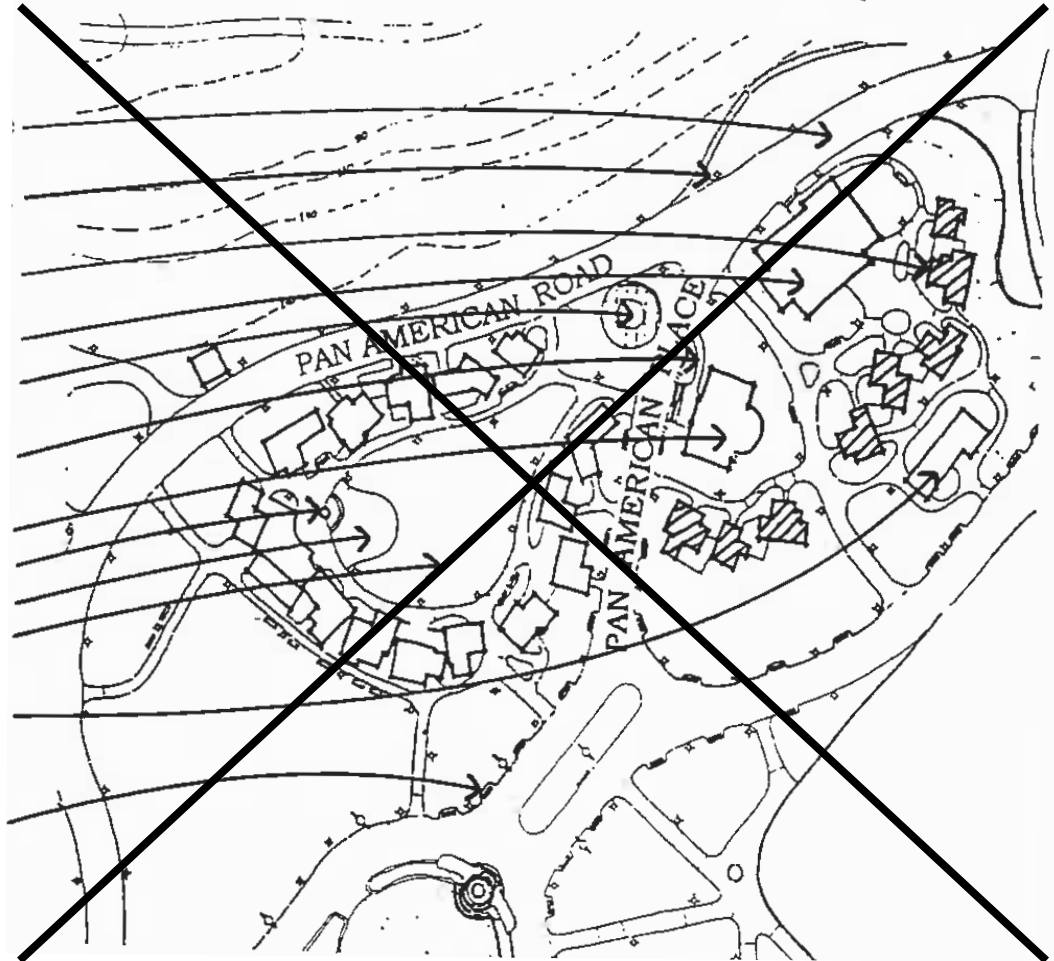
- Palisades Light Standard: Western Light Standards with custom 10' pole and 17" diameter base fixture (or equal). Brushed aluminum finish. See Appendix.
- Palisades Drinking Fountain: Haws Pedestal model #3353 (or equal) with receptor and pedestal in stainless steel with #4 satin finish. Haws Wheelchair accessible pedestal model #3180 (or equal) with outdoor pedestal fountain with built-in sandtrap. See Appendix.
- Palisades Bench (2): (1) Landscape Forms Gretchen's Bench of Jarrah wood with back and armrest style supports in 72" or 96" length, model #GR3005-BA-length to be determined (or equal). (2) Gretchen's Bench of Jarrah wood freestanding style support in 72" or 96" length, model #GR 3005-FS-length to be determined (or equal). See Appendix.



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.



Recommendations:

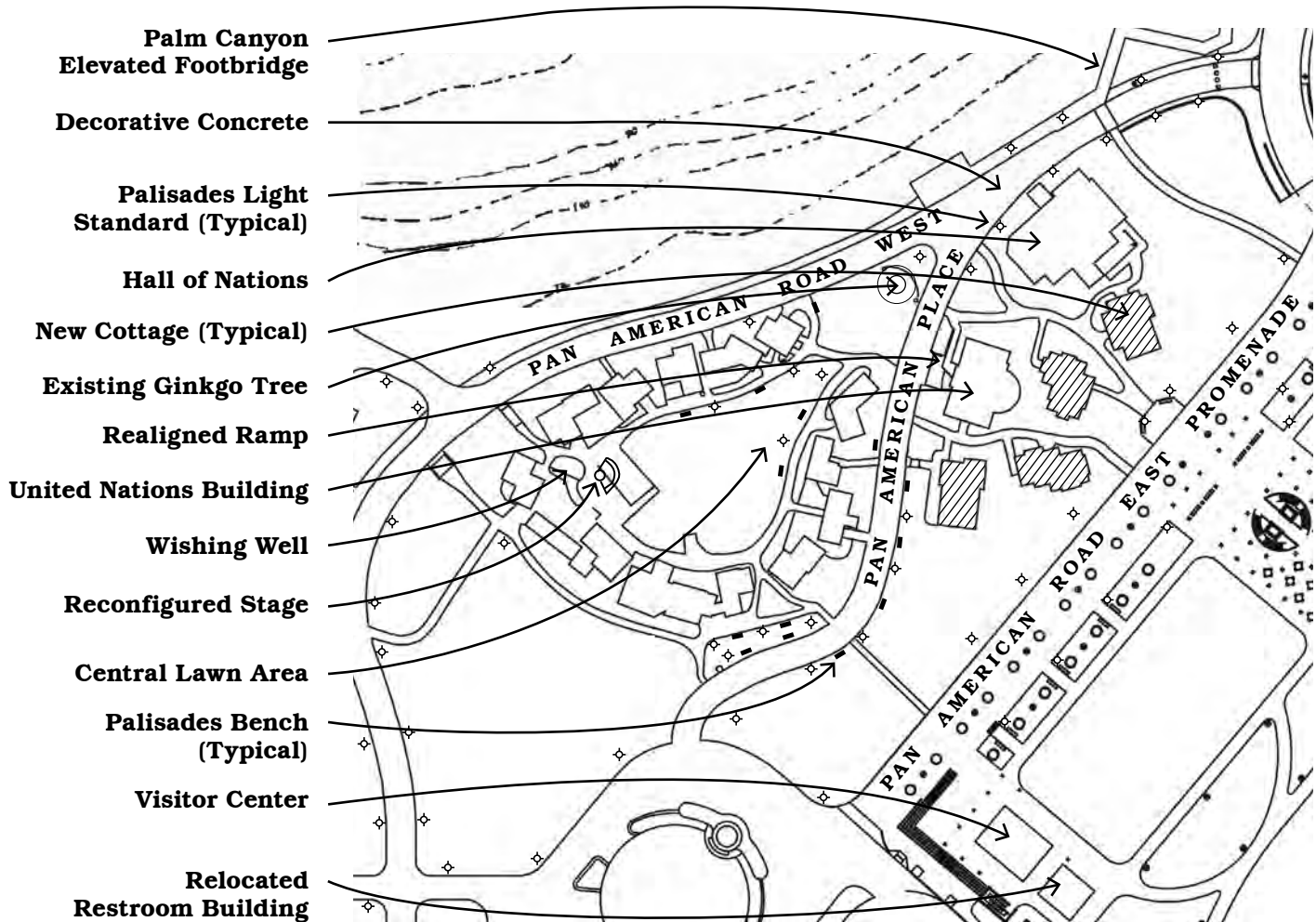
- Reconfigure the existing concrete performance platform as shown on the plan. Supply the platform with electrical service for sound and lighting equipment. Preserve the wishing well in present location.
- Provide new pedestrian walkways to proposed new cottages as shown on the plan.
- Remove the non-historic 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:

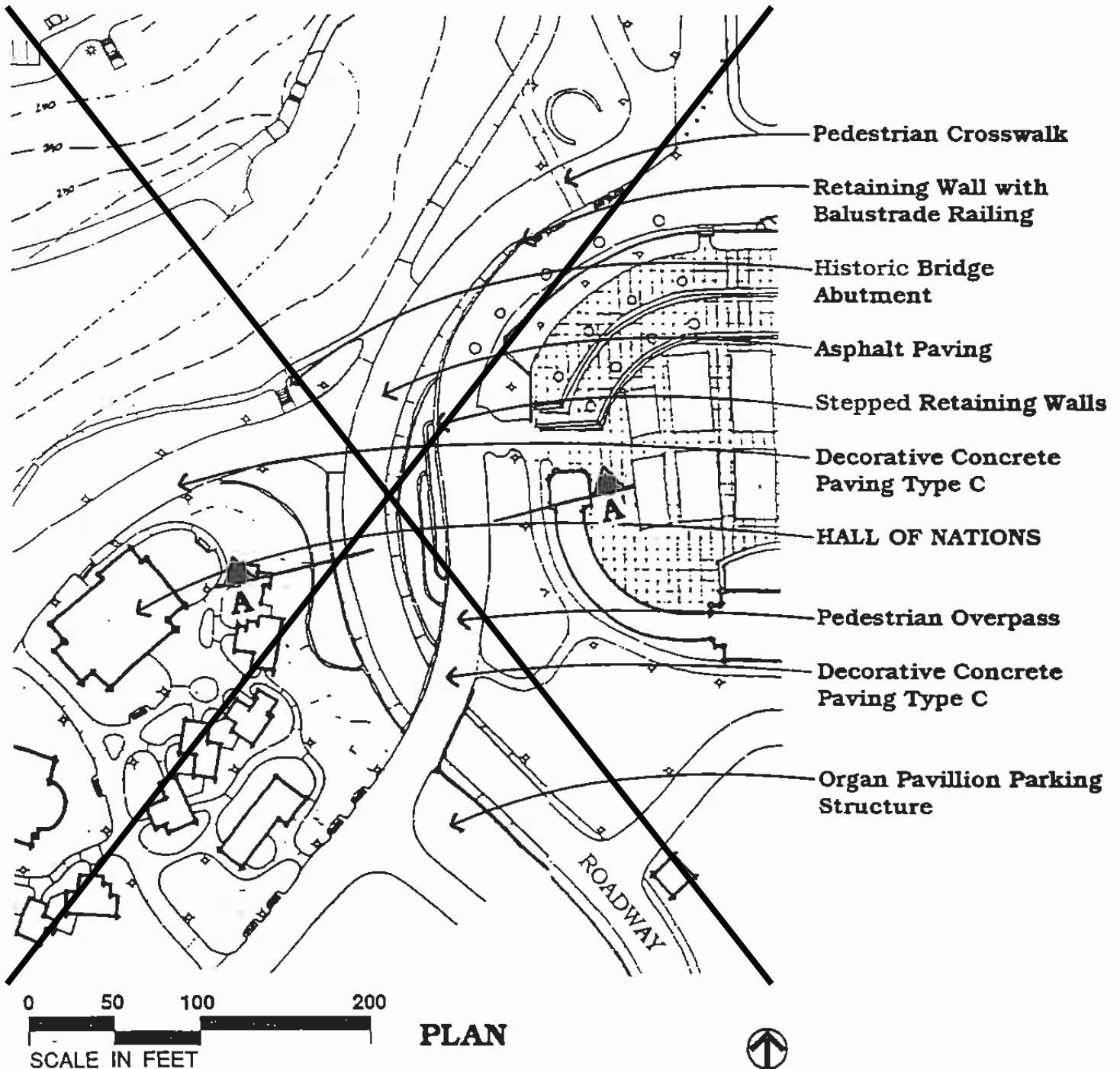
- Reconfigure the existing concrete performance platform as shown on the plan. Supply the platform with electrical service for sound and lighting equipment. Preserve the wishing well in present location.
- Provide new pedestrian walkways to proposed new cottages as shown on the plan.
- Remove the non-historic 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.



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.



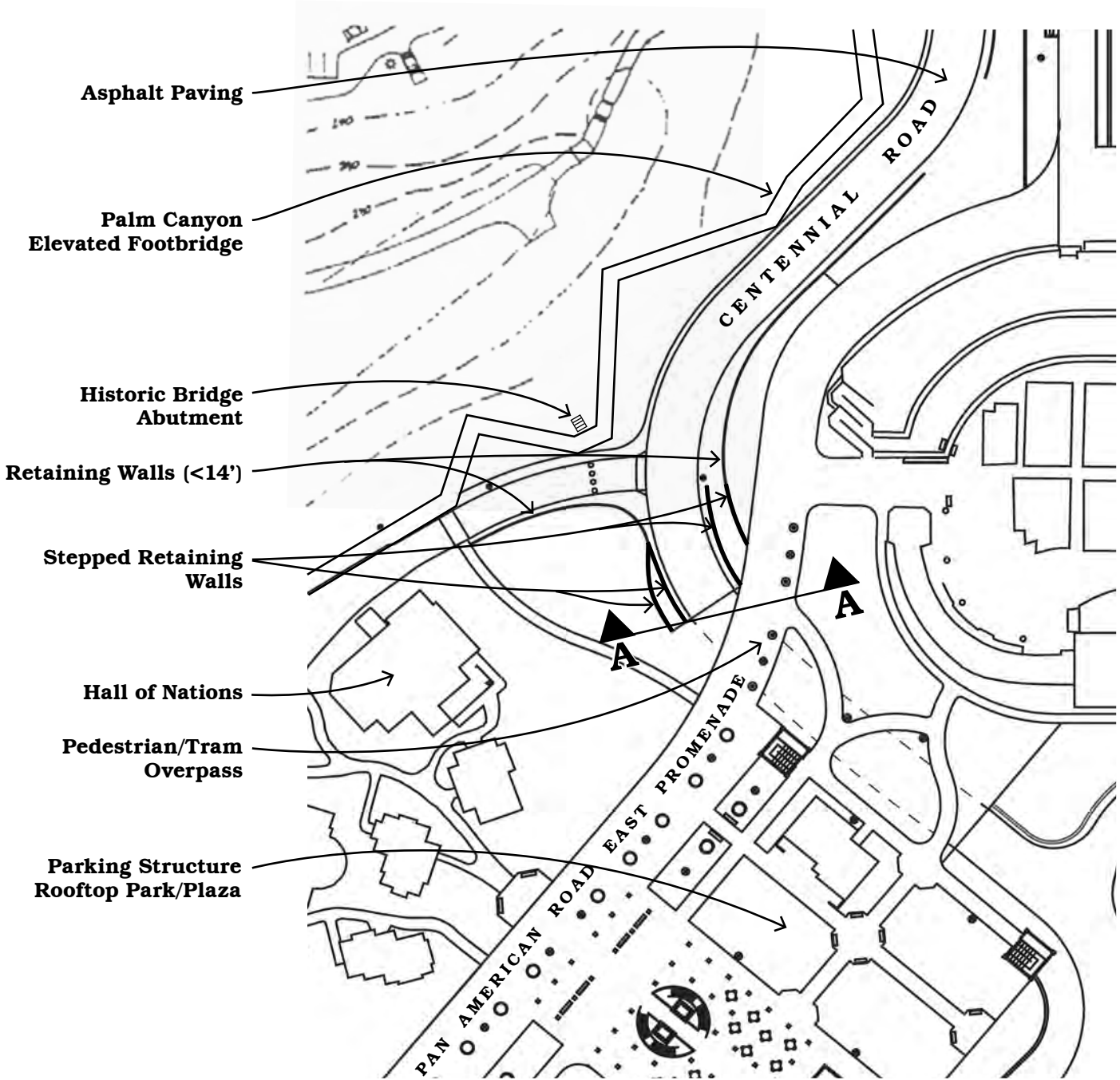
*proposed name for new feature.



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

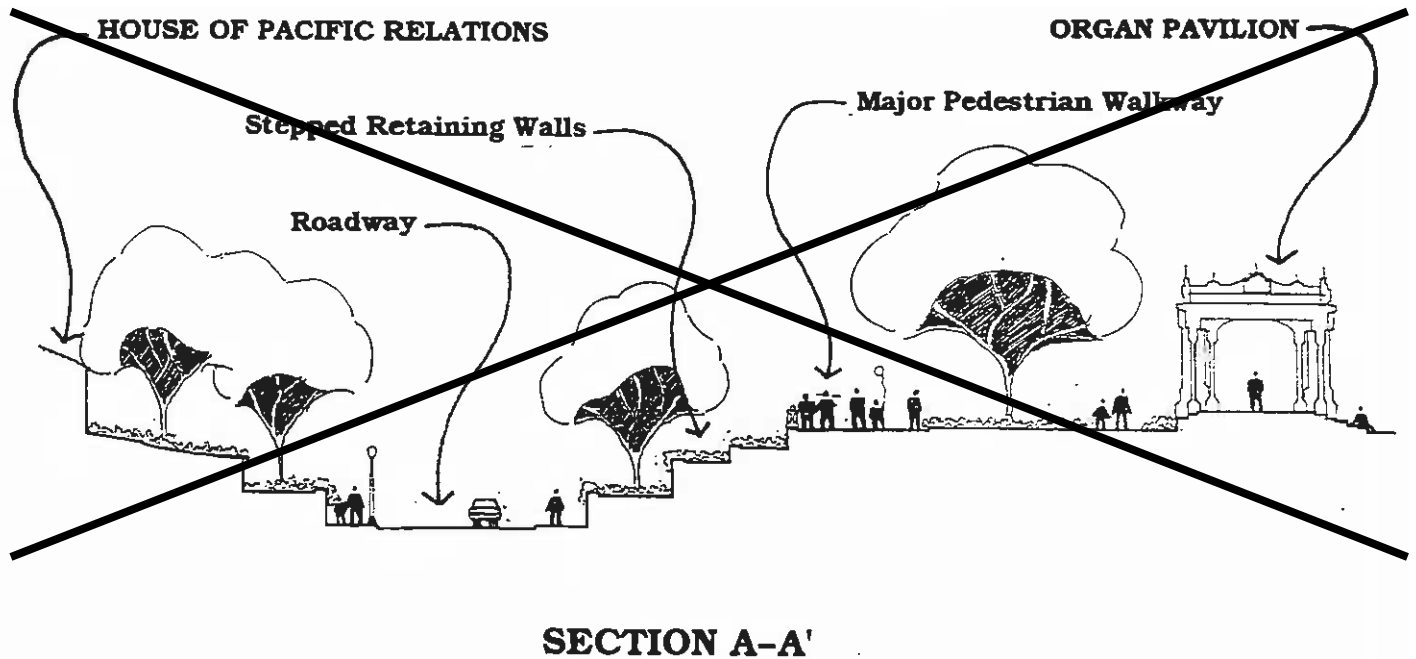


*proposed name for new feature.



Recommendations:

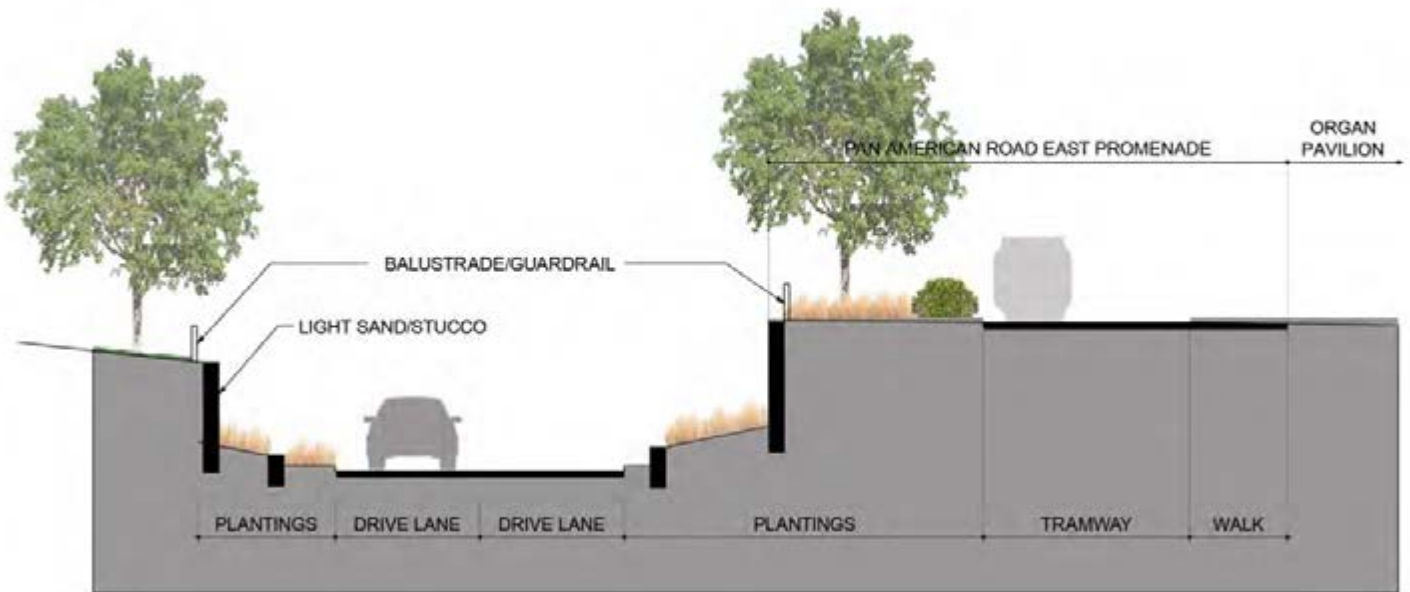
- Create stepped retaining walls and planters on slopes.
- Use an aesthetically pleasing wall treatment to complement existing architecture.
- Use shrubs, trees and vines to soften the retaining walls.
- Provide walkways along road underpass.
- Use architecturally compatible balustrades along the pedestrian bridge.
- Light both the bridge and the underpass area extensively.
- Light fixtures on bridge balustrades should be similar to those on Cabrillo Bridge.
- Preserve the historic palm canyon bridge abutment during relocation of historic restroom and regrading of road.





Recommendations:

- Create stepped retaining walls and planters on slopes.
- Use an aesthetically pleasing wall treatment to complement existing architecture.
- Use shrubs, trees and vines to soften the retaining walls.
- ~~Provide walkways along road underpass.~~
- Use architecturally compatible balustrades along the pedestrian bridge.
- Light both the bridge and the underpass area extensively.
- Light fixtures on bridge balustrades should be similar to those on Cabrillo Bridge.
- Preserve the historic palm canyon bridge abutment during relocation of historic restroom and regrading of road.



SECTION A – A



3. Organ Pavilion Parking Garage Plaza

Design Objective:

Create a landscaped rooftop plaza on top of the proposed parking structure.

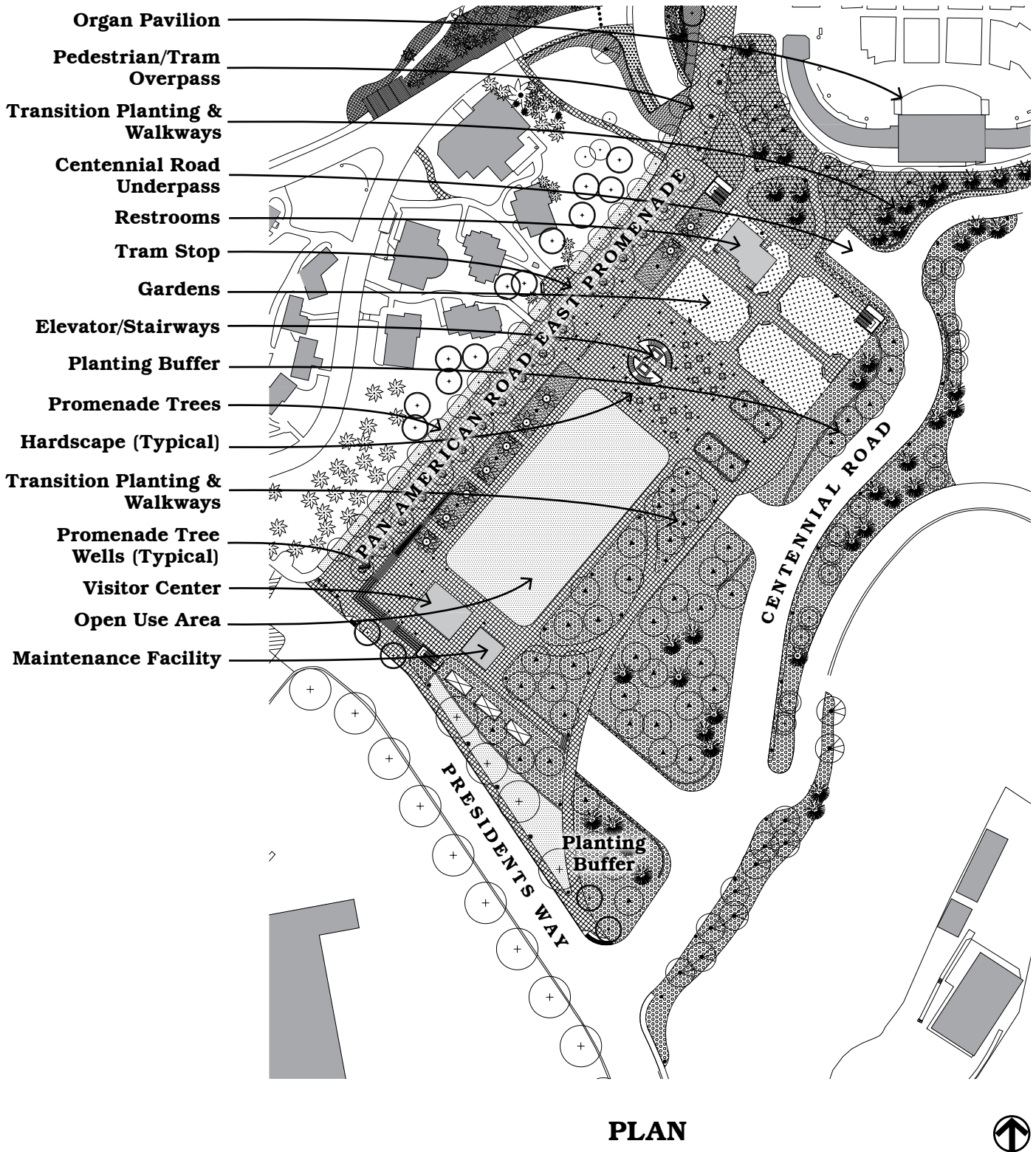
Recommendations

- ~~Conduct a design competition to determine the shape of the plaza and its underlying parking structure. Some f~~ Features which should be incorporated into the plaza are:
 - Perimeter viewing areas overlooking the Japanese Garden, the Palisades plazas and the city beyond.
 - An open staging area that could be tented for festivals or be equipped with booths and displays for outdoor exhibits.
 - Special event staging equipment and storage.
 - Appropriate Palisades lighting and site amenities.
 - ~~Slopes graded to meet and cover the northwest edge of the structure.~~
 - Elevation of the rooftop plaza should match existing grades of the Organ Pavilion and slope gently southwesterly to meet the grades adjacent to the International Cottages.
 - Visitor center and restroom facilities.
 - Picnic and children play areas.
 - Floral gardens.
 - Natural ventilation of the garage space.

*proposed name for a new feature.



3a. Organ Pavilion Rooftop Plaza

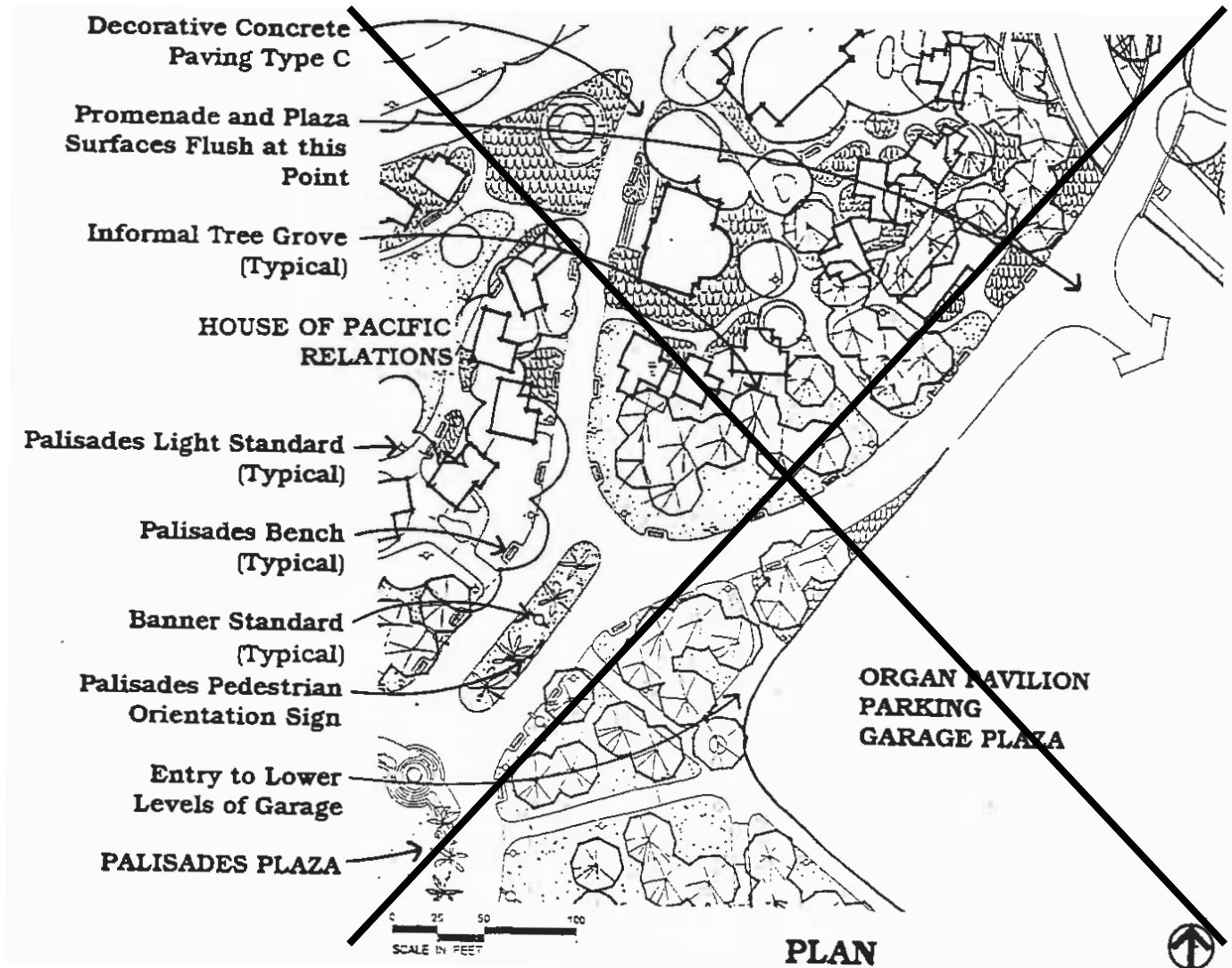




4. Pan American Promenade*

Design Objective:

Connect the Organ Pavilion Parking Garage Plaza pedestrian overpass with the Palisades by creating a new pedestrian walkway.



Recommendations:

- Configure the walkway to meet the parking garage plaza at grade then descend to Palisades Plaza.
- 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.
- Pave the walkway with concrete that will be consistent with surrounding paving surfaces in color and texture.

Canopy Trees: Eucalyptus melliodora - Honey Scented Gum
Eucalyptus cornuta - Yate

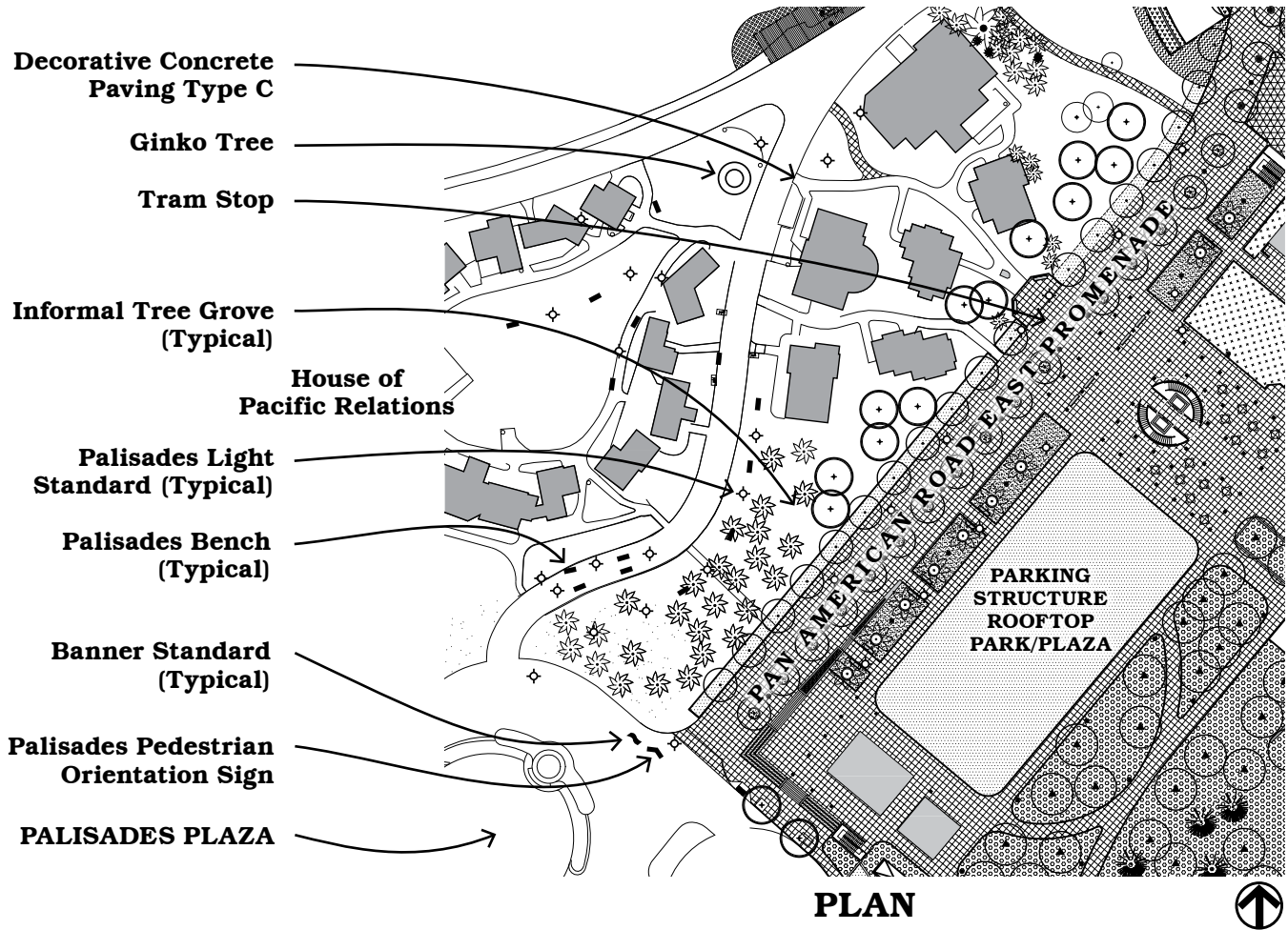
*proposed name for a new feature.



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

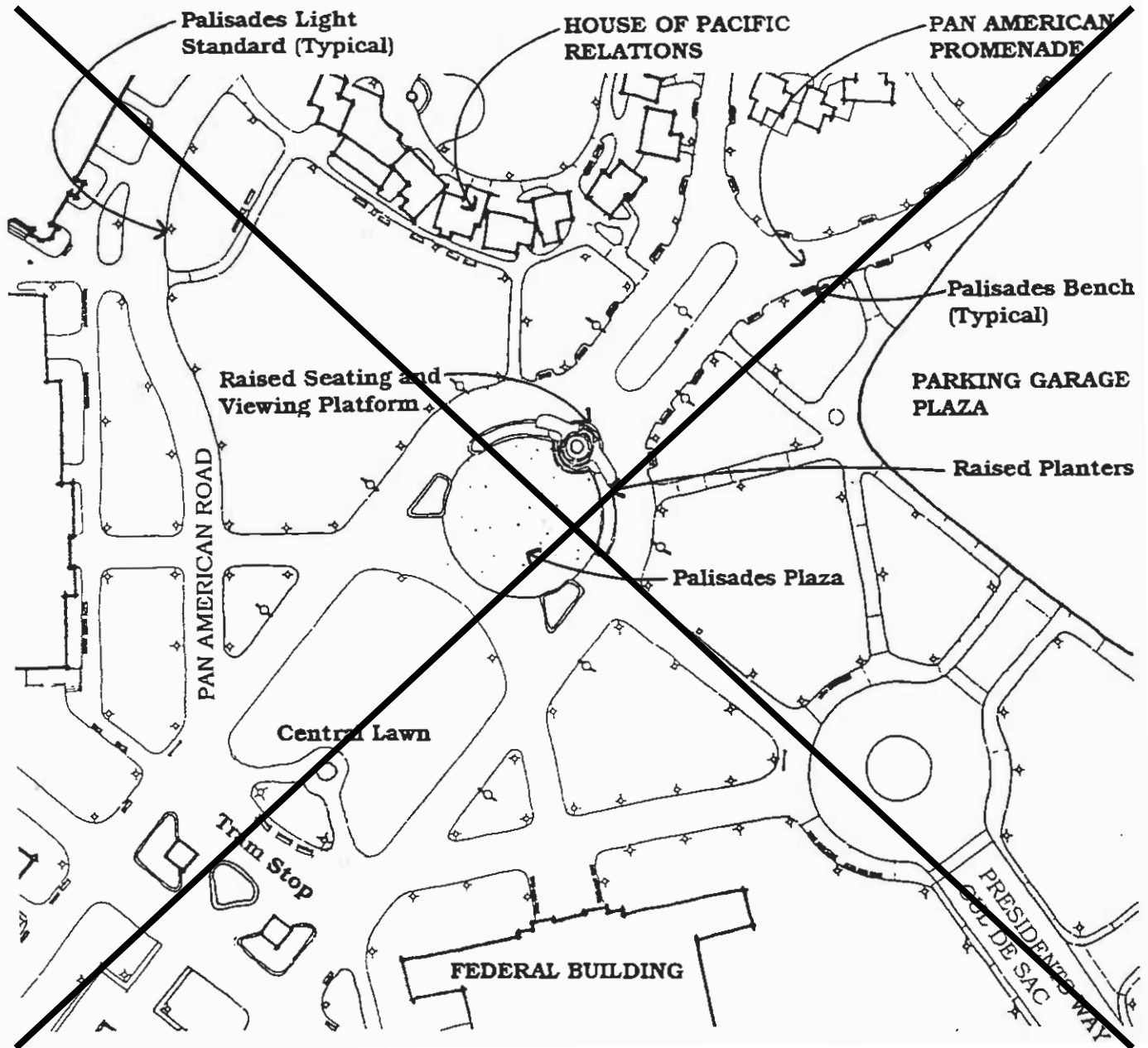
*proposed name for a new feature.



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.



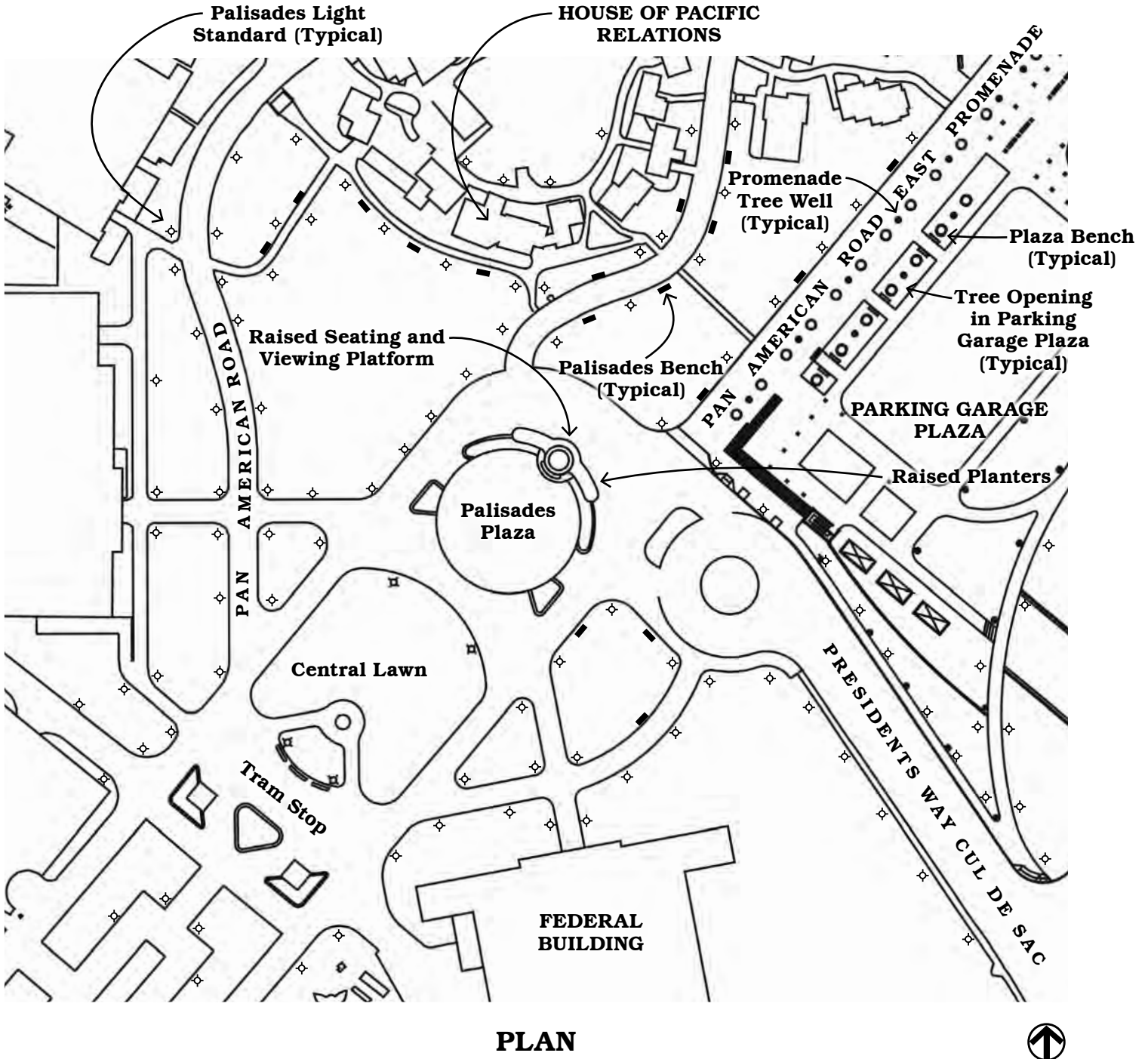
*proposed name for a new feature.



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.



Recommendations:

- Locate a stepped platform at the focal point of the plaza as shown.
- Construct raised planters flanking the platform to provide spatial definition for the plaza. Wall caps should be at least 16 inches wide to provide seating opportunities.
- Plant appropriate low accent shrubs and palm trees in the raised planters.
- Pave the plaza surface with decorative concrete that varies slightly in color and texture from the surrounding walkways and is flush with surrounding paving surfaces.
- Provide secure, weatherproof electrical service for sound and lighting equipment.

Lawn Trees: *Archontophoenix cunninghamiana* - King Palm

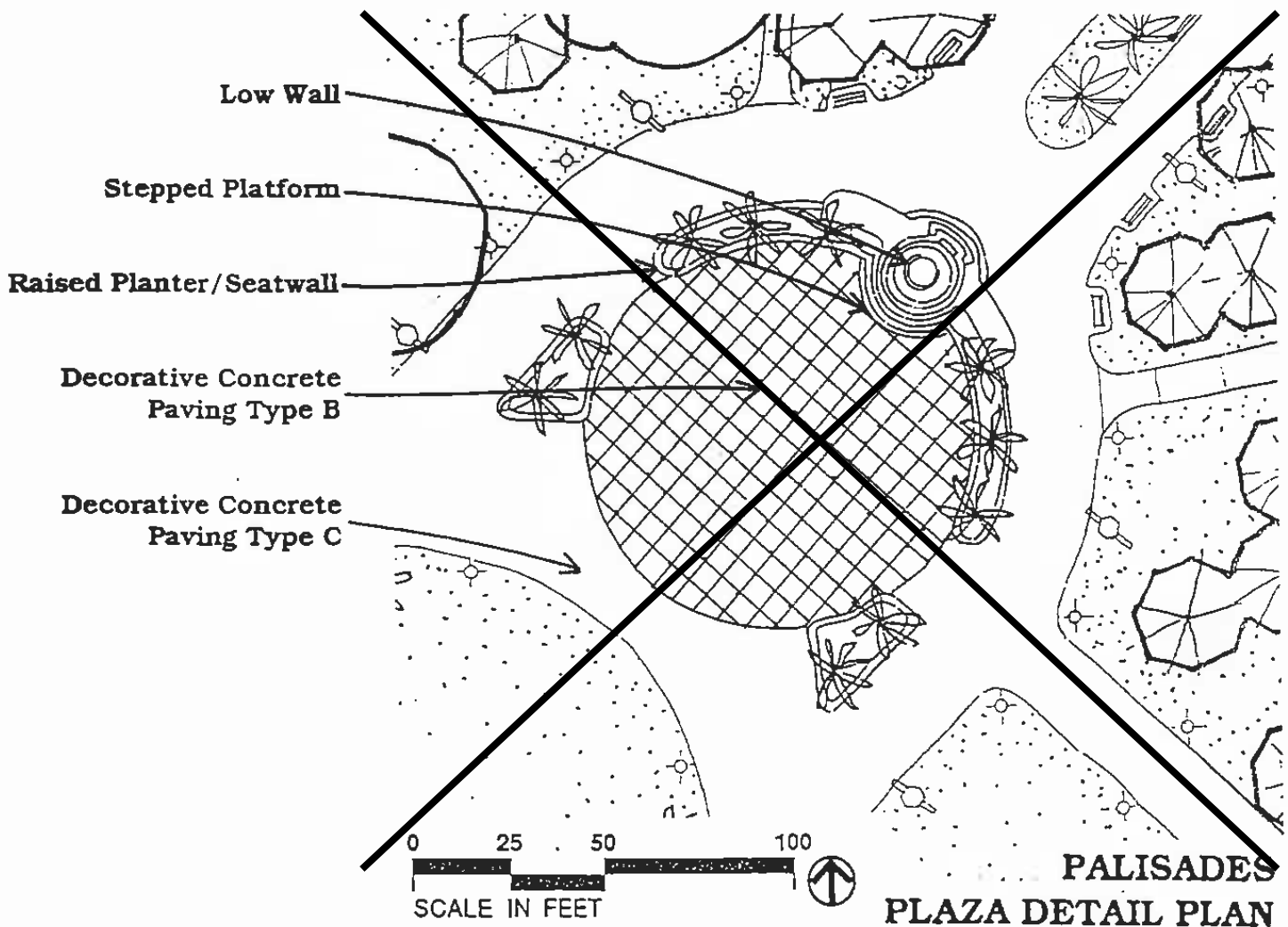
Eucalyptus mellodora - Honey Scented Gum

Podocarpus gracillor - Fern Pine

Tipuana tipu - Tipu Tree

Ficus macrophylla - Moreton Bay Fig

Plaza Palm Tree: *Arecastrum romanzofianum* - Queen Palm



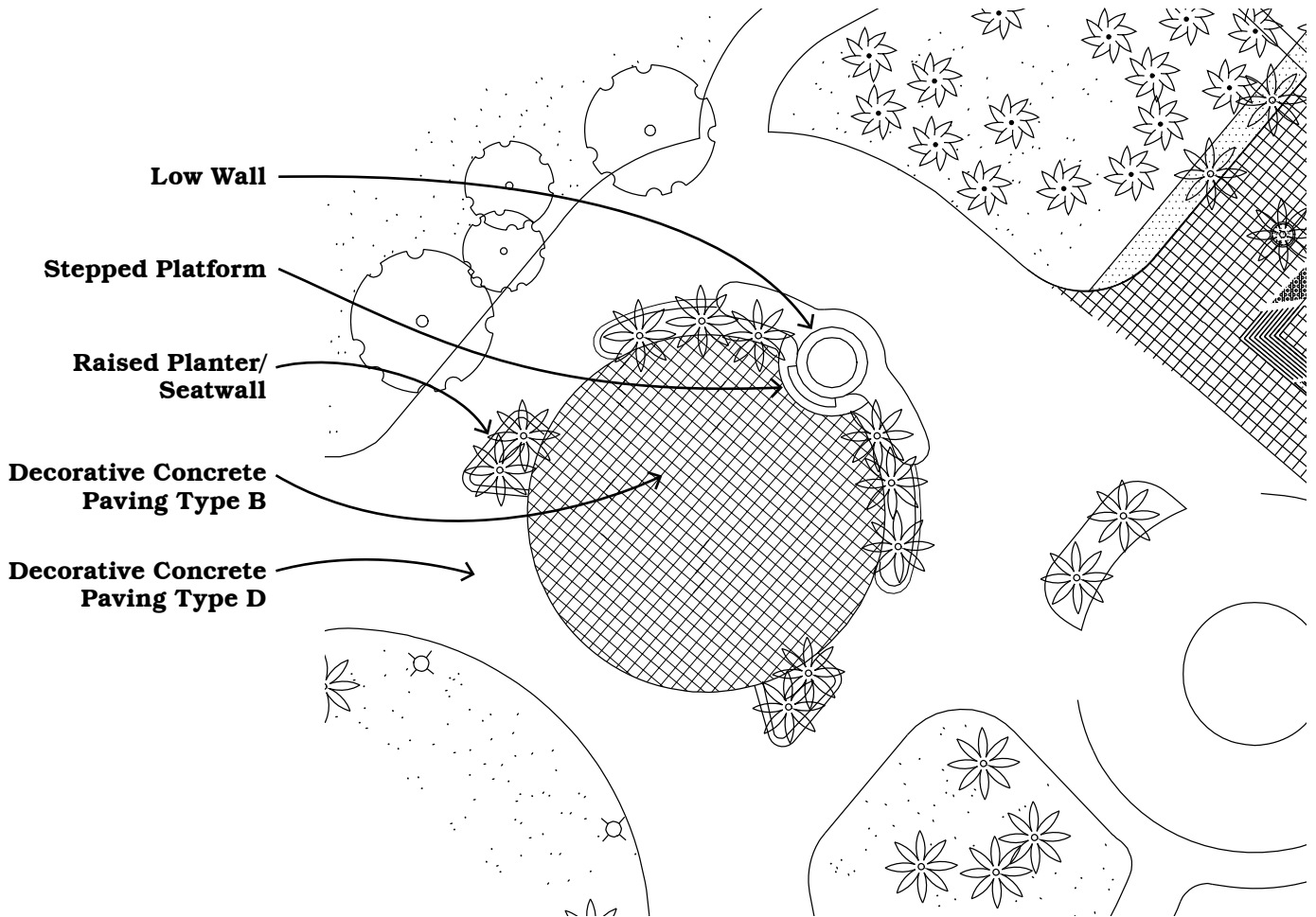


Recommendations:

- Locate a stepped platform at the focal point of the plaza as shown.
- Construct raised planters flanking the platform to provide spatial definition for the plaza. Wall caps should be at least 16 inches wide to provide seating opportunities.
- Plant appropriate low accent shrubs and palm trees in the raised planters.
- Pave the plaza surface with decorative concrete that varies slightly in color and texture from the surrounding walkways and is flush with surrounding paving surfaces.
- Provide secure, weatherproof electrical service for sound and lighting equipment.

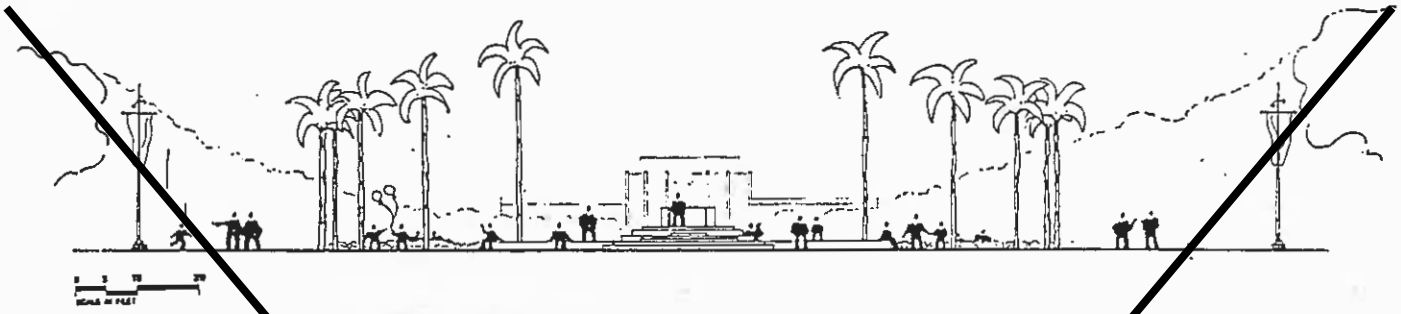
Lawn Trees: *Archontophoenix cunninghamiana* - King Palm
Eucalyptus mellodora - Honey Scented Gum
Podocarpus gracillor - Fern Pine
Tipuana tipu - Tipu Tree
Ficus macrophylla - Moreton Bay Fig

Plaza Palm Tree: ~~*Arecastrum romanzofianum*~~ Queen Palm
Phoenix dactylifera - Date Palm

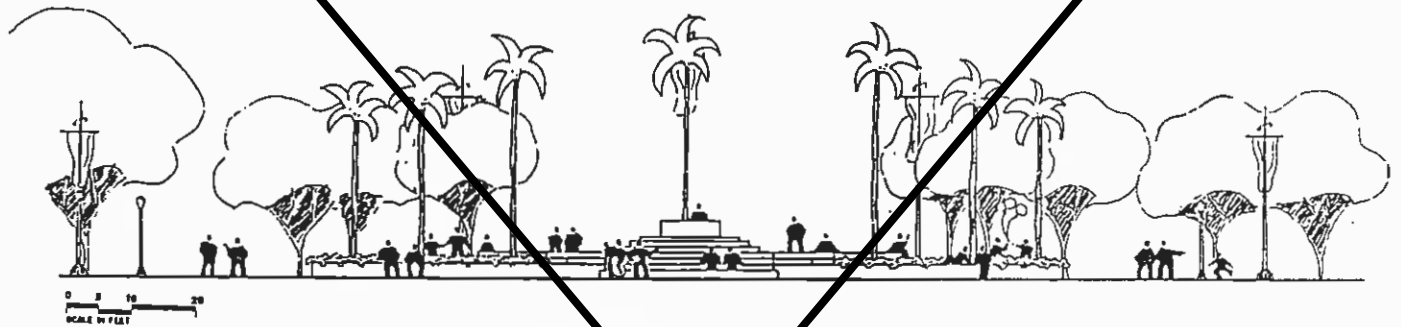


PALISADES PLAZA DETAIL PLAN

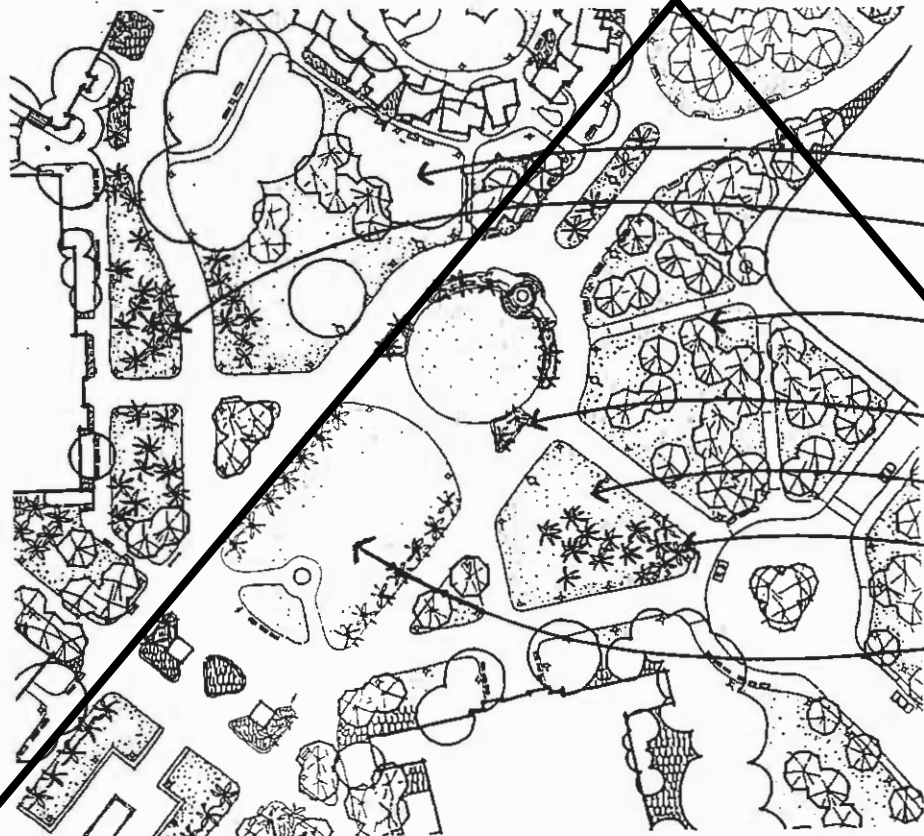




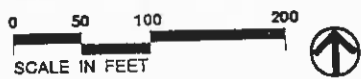
PALISADES PLAZA - LOOKING SOUTH



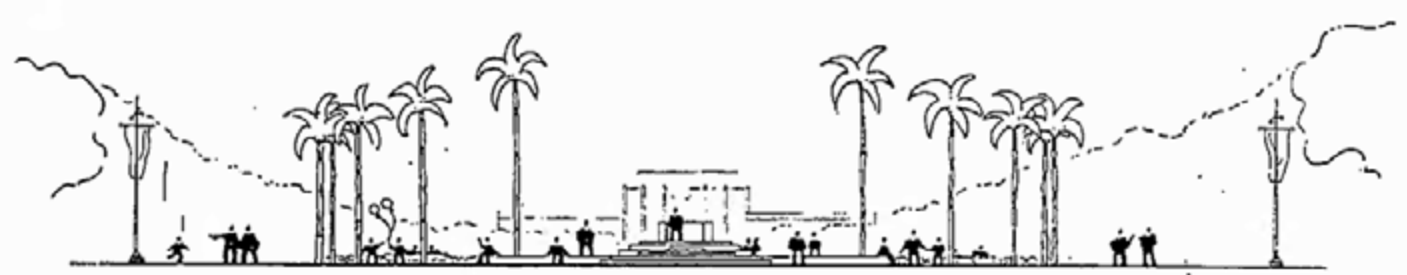
PALISADES PLAZA - LOOKING NORTH



- Existing Eucalyptus
- Existing and Relocated King Palms
- Lawn Trees (Typical)
- Plaza Palm (Typical)
- Lawn Area (Typical)
- Existing and Relocated Palms
- Central Lawn



**PLANTING
CONCEPT PLAN**



PALISADES PLAZA – LOOKING SOUTH



PALISADES PLAZA – LOOKING NORTH



PLANTING CONCEPT PLAN

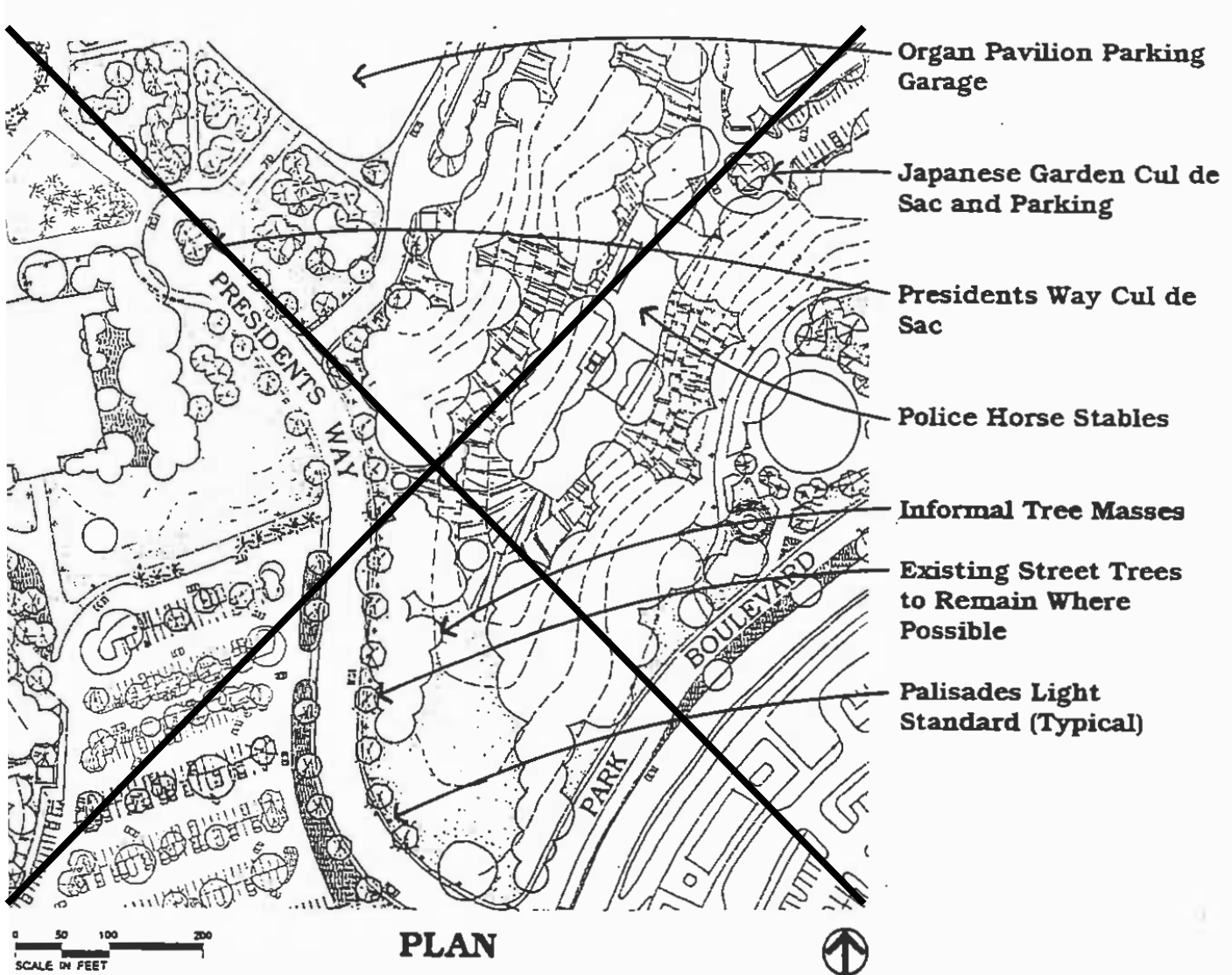




10. Presidents Way

Design Objective:

Provide vehicular access to the proposed parking structure as well as a cul-de-sac with a large drop-off area to provide pedestrian access to the Palisades.



Recommendations:

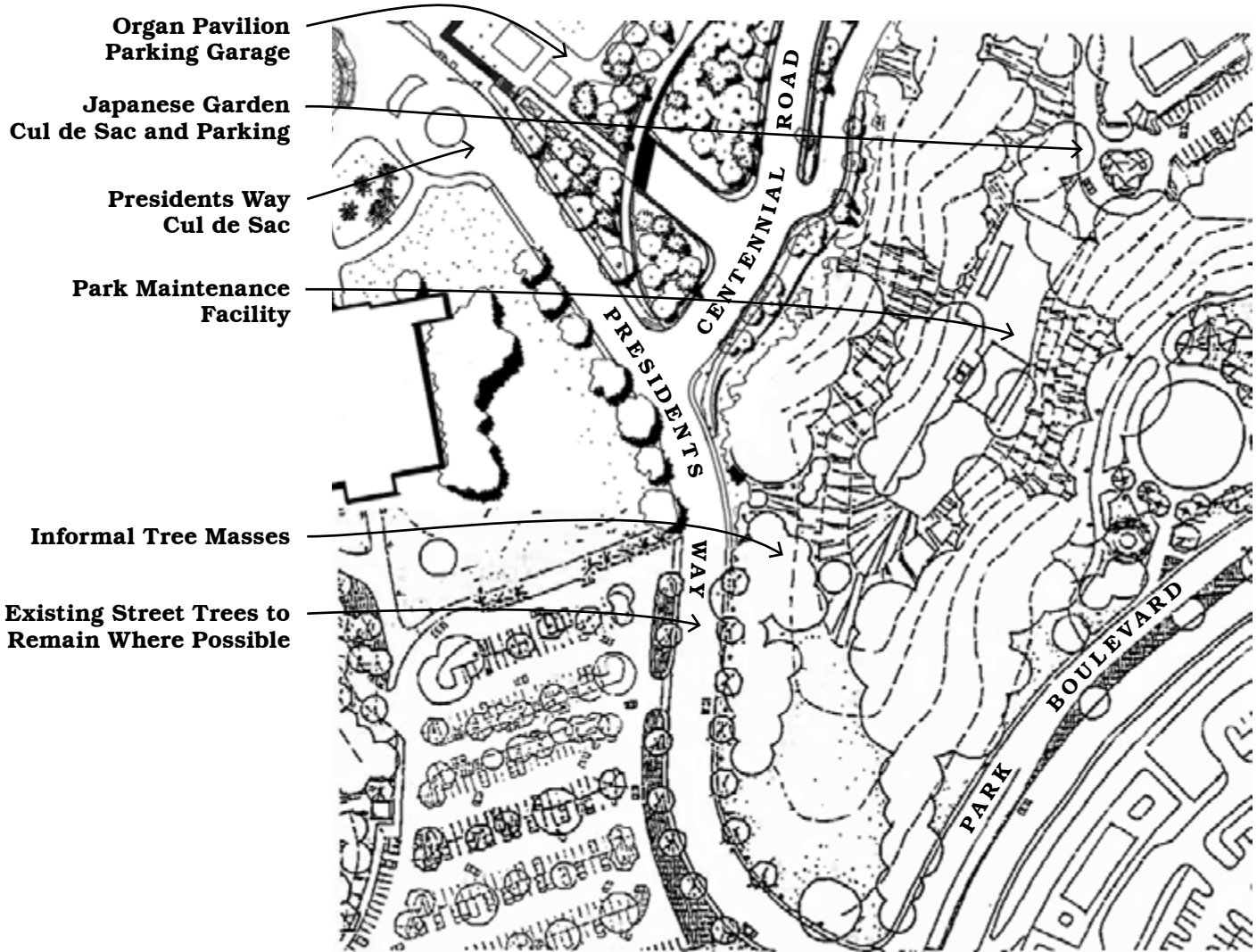
- Determine vehicular circulation routes when the parking structure design is finalized.
- Widen sidewalks on both sides of Presidents Way to 10 feet in width.
- Provide seating, shade, and Park orientation signage at the cul-de-sac.
- Plant large trees in random patterns along the northeast side of Presidents Way to harmonize with existing planting in Eucalyptus Canyon.
- Plant specimen accent trees in the center of the cul-de-sac.
- Retain existing street trees wherever possible.



10. Presidents Way

Design Objective:

Provide vehicular access to the proposed parking structure as well as a cul-de-sac with a large drop-off area to provide pedestrian access to the Palisades.

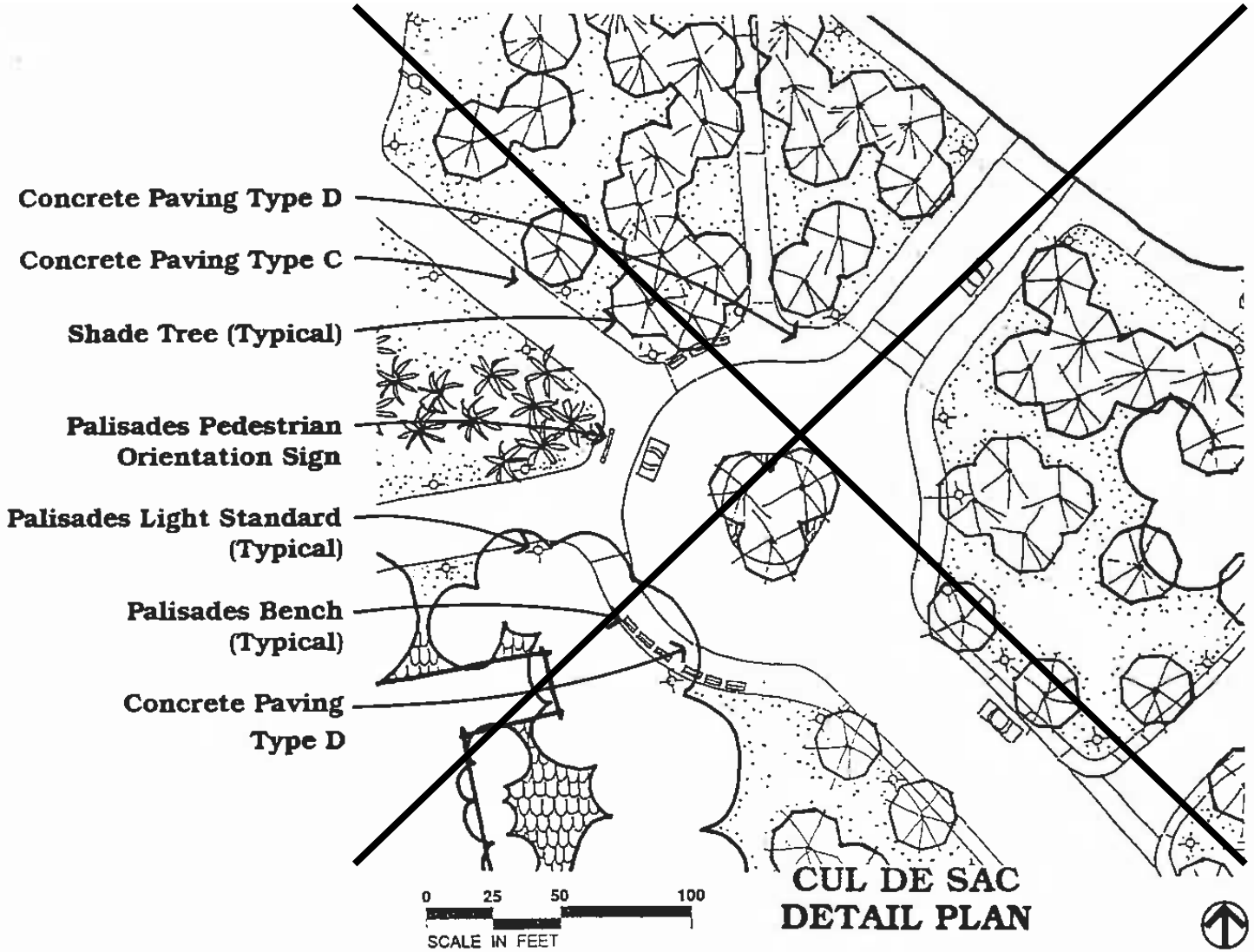


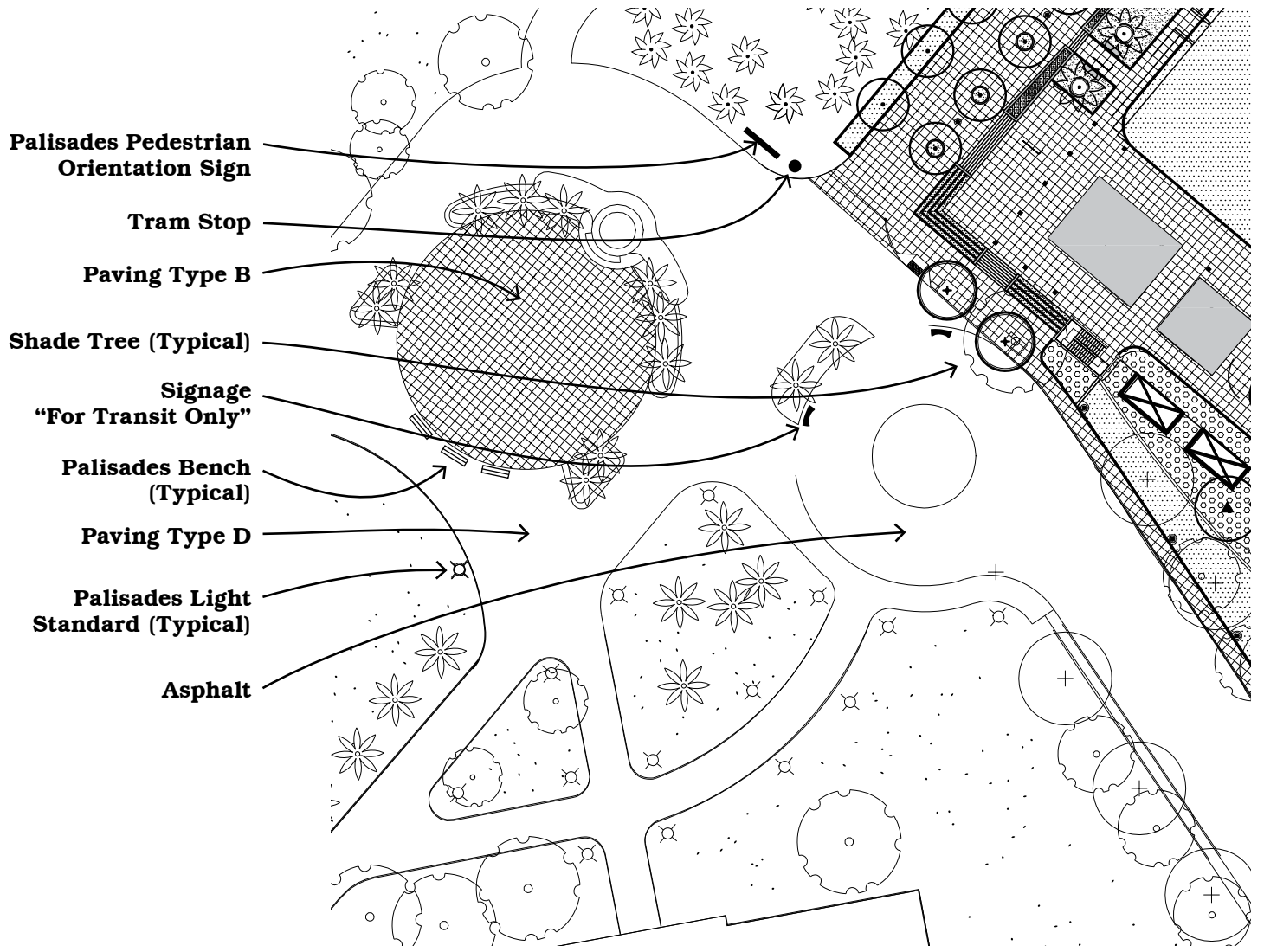
PLAN



Recommendations:

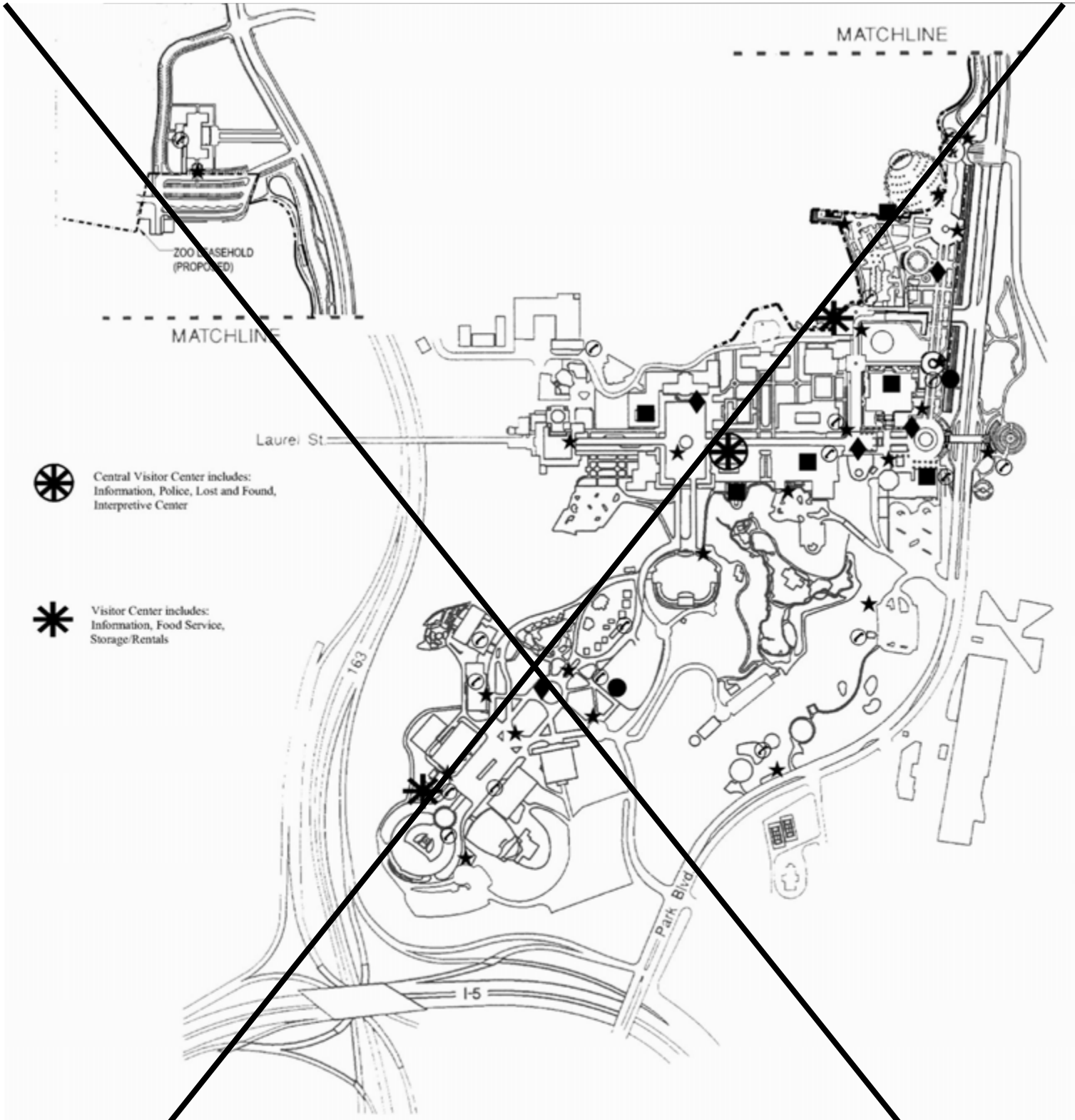
- Determine vehicular circulation routes when the parking structure design is finalized.
- Widen sidewalks on both sides of Presidents Way to 10 feet in width.
- Provide seating, shade, and Park orientation signage at the cul-de-sac.
- Plant large trees in random patterns along the northeast side of Presidents Way to harmonize with existing planting in Eucalyptus Canyon.
- Plant specimen accent trees in the center of the cul-de-sac.
- Retain existing street trees wherever possible.





CUL DE SAC DETAIL PLAN





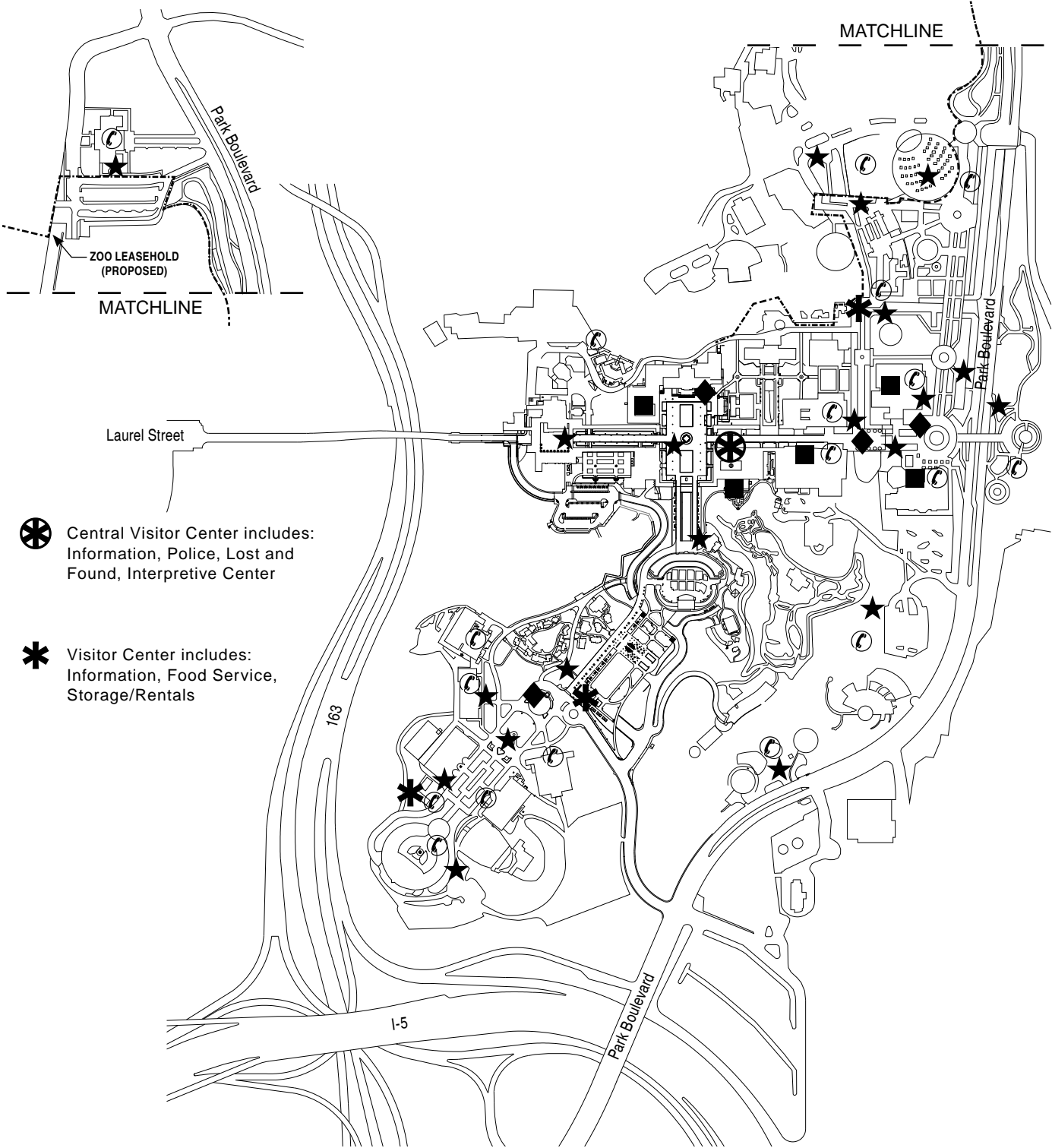
Proposed Visitor Services



- Food Service
- ◆ Food Cart
- ★ Park Map
- ☎ Telephone
- Storage/Rentals

13 June 1991
revised May 2003

Figure
53





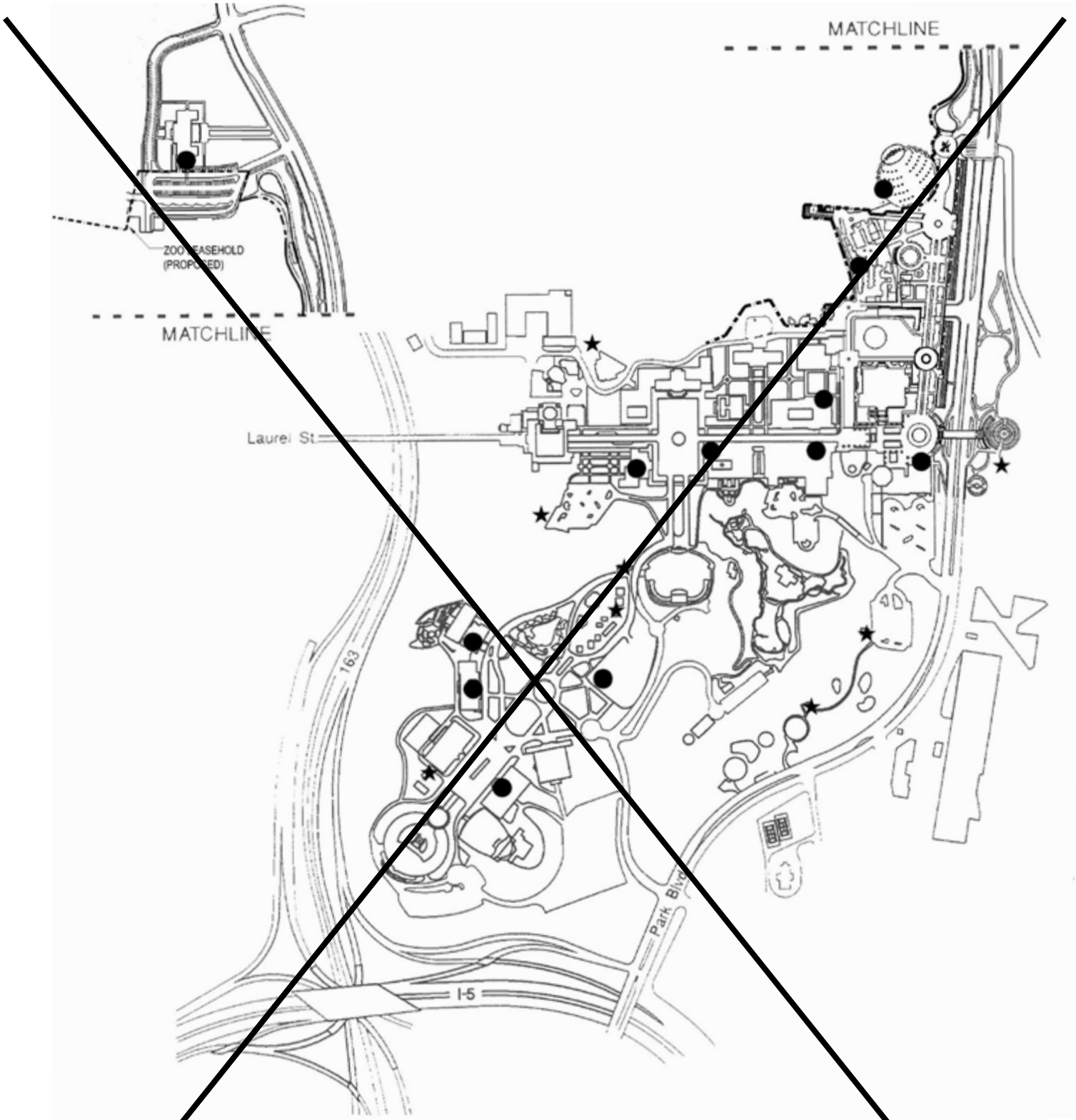
-  Central Visitor Center includes:
Information, Police, Lost and Found, Interpretive Center
-  Visitor Center includes:
Information, Food Service, Storage/Rentals

Proposed Visitor Services

revised 5 April 2012 Figure 53

-  Food Service
-  Telephone
-  Food Cart
-  Storage/Rentals
-  Park Map





Proposed Public Restroom Facilities

- Restroom Inside Building
- ★ Freestanding Restroom

13 June 1991
revised May 2003

Figure
54





Proposed Public Restroom Facilities

revised 5 April 2012

Figure 54

- Restroom Inside Building
- ★ Freestanding Restroom

