

*Principles untested by a public process are coercive, and a process without principles lacks structure for a credible outcome.*

# Master Plan Update Best Planning Practices

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## 1. Background Diagnosis

Understanding/analyze the problem, current conditions and the many, many reports over the years.

## 2. Vision

Big Picture to determine Planning and Design Principles and Public Process to shift from problem statement to problem solving

### 3. PLAN and CODE

The Authorization and Intent Section establishes the overall vision and protects political leadership and court determinations.

- Policies – Prioritizes and Directs Intentions, Goals, Objectives
  - Administration Processes (Prioritization, Design Review)
- Regulations – Architecture, Landscape Architecture, Development Standards (Precise Plans)

CEQA is used to determine the EIR process.

### 4. IMPLEMENTATION Actions:

Programs

- AEA Prioritization Plan

Funding

- Allocation from existing budgets and city departments.
- **Save** via efficiencies
- **Borrow** via taxes and fees.
  - Self-Taxing Districts
  - Visitor-Taxing Districts
  - Voter Initiatives
- **Beg** via philanthropy and grants add monies to existing budgets from outside the city entities.

# AEA Report Prioritization Projects:

1. **Centro Cultural de la Raza – Roof & flooring**
2. **Casa de Balboa – Roof & ornament**
3. **Balboa Park Signage RFP & Exhibits – Signage/Wayfinding**
4. **Balboa Park Admin Building – HVAC & electrical roof**
5. **Arizona Landfill – Remediate**
6. **Balboa Drive & Juniper – Restroom**
7. **Federal Lot – Restripe & repave**
8. **Bankers Hill – Walking trails**
9. **Bankers Hill – Install park benches**
10. **Desert Garden – Improved walkways & benches**

# Forever Balboa Park and Cultural Partnership Initiatives



## Strategy 01

### Invite exploration

Enable movement into and between zones of the Cultural District



## Strategy 02

### Amplify great gathering places

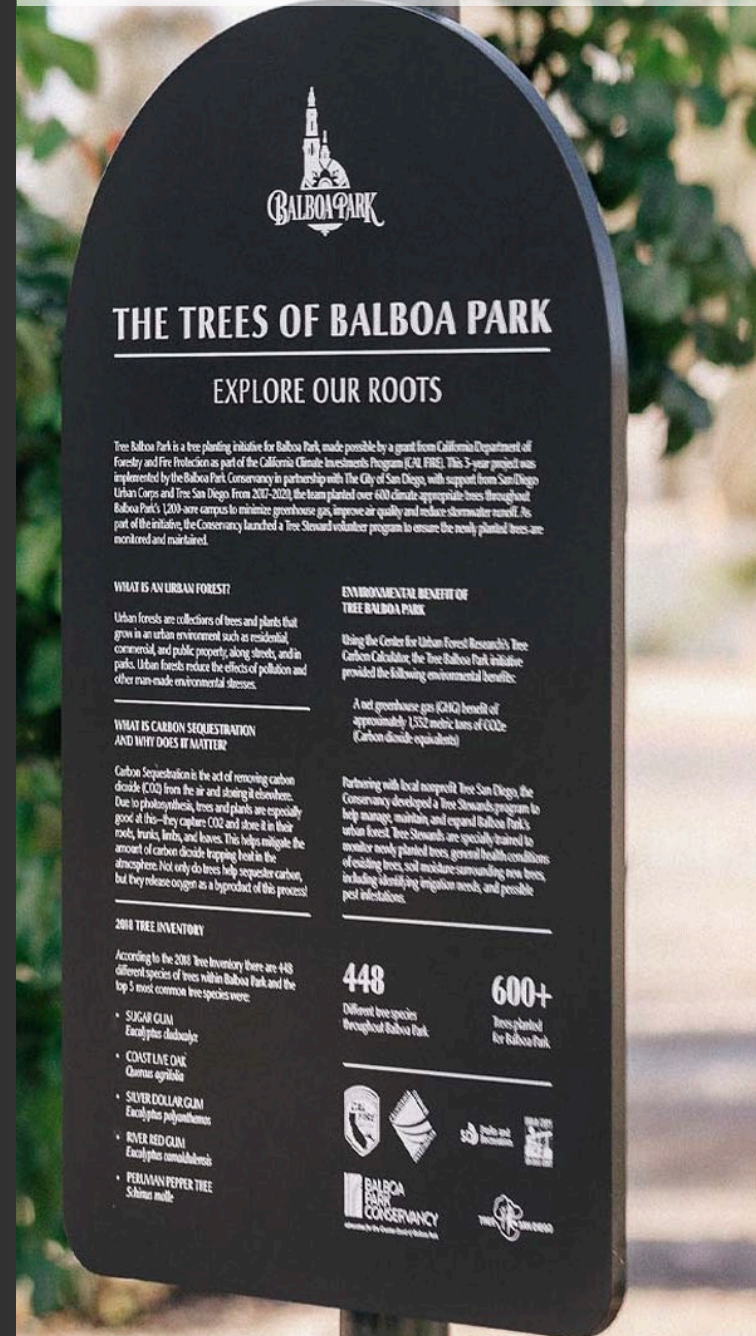
Strengthen spaces by making more cohesive and hospitable destinations in the Cultural District



## Strategy 03

### Tell stories everywhere

Extend stories outside the walls of institutions and beyond colonial perspectives



# What's New?

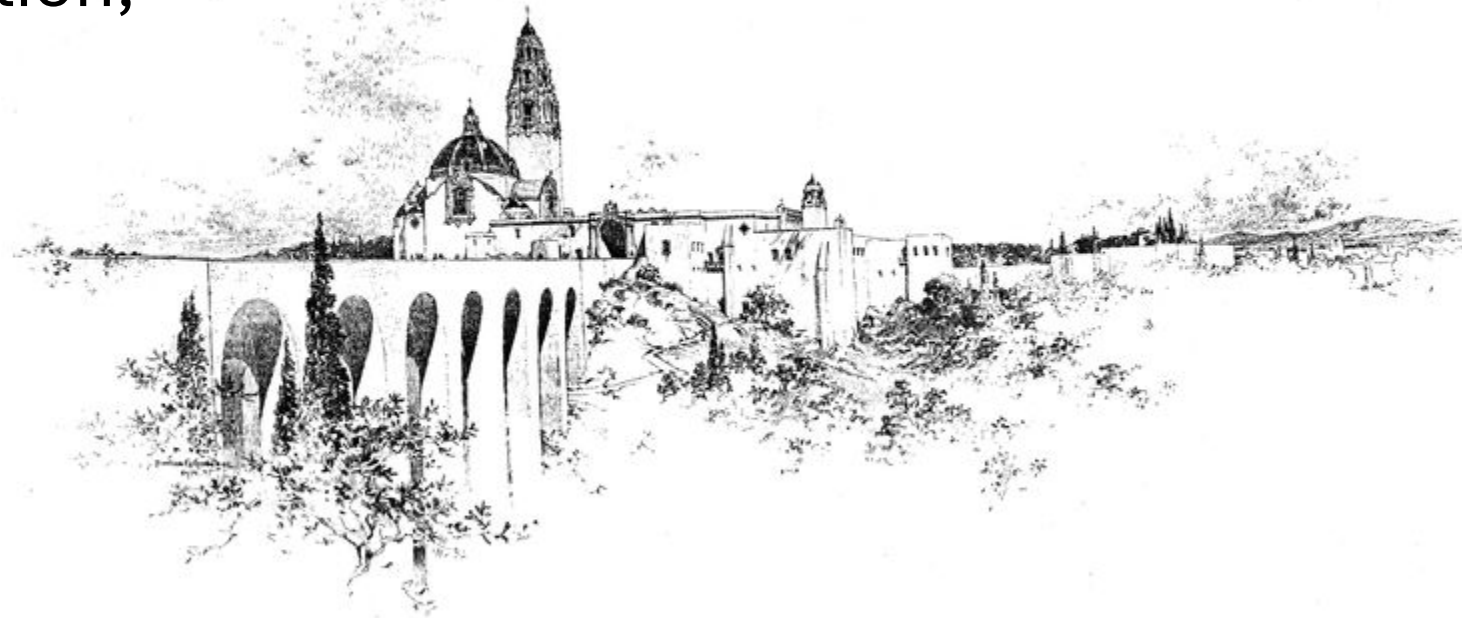
- New Use of West Mesa (Precise Plan)
- Add Marston Hills Natural Area
- Updated Inspiration Point Precise Plan
- Management of O&M
- Officials who Abdicate Authority
- Self-Appointed Czars
- Operational Money Starved Institutions
- The Zoo's Participation



# What is It?

And to utilize and integrate existing piecemeal parking, prioritization, and placemaking plans.

- Central Mesa Precise Plan (1992)
- East Mesa Precise Plan (1993)
- Inspiration Point Precise Plan (1998)
- Balboa Park Facilities Condition Assessment (2016)
- General Facilities Fund (2017)
- 2018 Unfunded Park Improvements (2018)
- Balboa Park Parking and Circulation Plan (2020)
- Committee of 100 Strategic Plan (2021)
- Balboa Park Cultural Experience Plan RFP (2021)
- San Diego Climate Action Plan (2022)
- West Mesa Project Priorities (2023)
- Outstanding Balboa Park Notifications (2023)



THE PERMANENT BUILDINGS, PANAMA-CALIFORNIA EXHIBITION, SAN DIEGO, CALIFORNIA (C. G. & F.)

- Balboa Park Design Review/Assistance Exploratory Committee report [2023]
- Balboa Park/San Diego High School-Connections Working Group Report [2024]