

BALBOA PARK



Inspiration Point Precise Plan

FINAL DRAFT NOVEMBER 1998

Adopted:

Resolution Number:

INSPIRATION POINT PRECISE PLAN

BALBOA PARK

CITY OF SAN DIEGO

Prepared by

The Pekarek Group
Landscape Architects

Printed on Recycled Paper



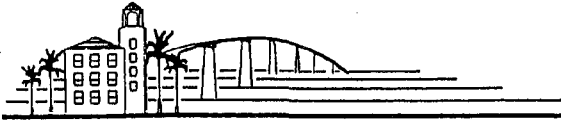
ACKNOWLEDGEMENTS

SAN DIEGO CITY COUNCIL

Mayor - Susan Golding
District 1 - Harry Mathis
District 2 - Byron Wear
District 3 - Christine Kehoe
District 4 - George Stevens
District 5 - Barbara Warden
District 6 - Valerie Stallings
District 7 - Judy McCarty
District 8 - Juan Vargas

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

Director - Marcia McLatchy
Deputy Director - Mike Behan
Project Manager - Kevin J. Oliver



THE PEKAREK GROUP STAFF

Ronald E. Pekarek, Senior Principal
Mark A. LaRue, Project Manager
A. Steven Cook, Landscape Architect

THE PEKAREK GROUP SUBCONSULTANTS

Ferris, Johnson & Perkins - Architects
Lintvedt, McColl and Associates, Civil Engineering
O.W.E.N. Group, Geotechnical Engineers
Entranco-Federhart, Traffic/Transportation
Brown & Zammit Engineering, Inc. Electrical Engineer
Digital Design Simulations, Computer Graphics Consultant

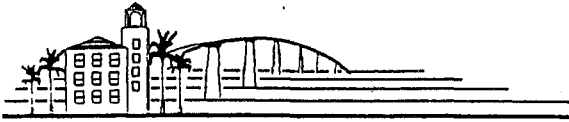
PHOTO CREDITS

San Diego Historical Society - Photo Collection



Table of Contents

	Page
Executive Summary . . . . .	.1
Vision . . . . .	.7
Introduction . . . . .	.9
Analysis . . . . .	.21
History . . . . .	.21
Utilities and Easements . . . . .	.36
Soils, Geology and Grading . . . . .	.38
Topography . . . . .	.40
Traffic and Transportation . . . . .	.42
Landscape . . . . .	.47
Visual . . . . .	.50
Noise . . . . .	.52
Solar . . . . .	.54
Land Use . . . . .	.56
The Precise Plan . . . . .	.59
The Facility . . . . .	.60
Overview . . . . .	.60
Balboa Gardens . . . . .	.68
Activity Center . . . . .	.72
North Court . . . . .	.78
Central Court . . . . .	.82
South Court . . . . .	.88
Balboa Green . . . . .	.94



Chapel Plaza	100
Balboa Mall	104
Rose Garden	108
North & South Parking Lots	110
Inspiration Point Picnic Grounds	112
Planning Components	117
Land Use	117
Circulation	118
Landscape	120
Architecture	127
Public Art	129
Plan Implementation	132
Construction Phasing	132
Phase 1	134
Phase 2	136
Phase 3	138
Phase 4	140
Phase 5	142
Phase 6 and 7	144
Funding	146
Facility Management	147
Personnel	149
Visitor Services	151
Programs/Events/Exhibits	154
Tenants/Vendors/Performers	156
Security	160
Facility Development	168
Maintenance	169



Appendix

Soils / Geology

1.00 Soils Report

Grading

2.00 Grading Plan

2.01 Cross Section Map

2.02 Cross Section A

2.03 Cross Section A

2.04 Cross Section B

2.05 Cross Section C and D

2.06 Cross Section E

2.07 Cross Section F

2.08 Cross Section G and H

2.09 Cross Section I and J

2.10 Cross Section K

2.11 Cross Section K

2.12 Cross Section L and M

Utilities

3.00 New Utilities

Lighting / Electrical

4.00 Lighting

4.01 Electrical Service

4.02 Decorative Light Standard in Parking Areas

4.03 Decorative Light Standard



Architecture

- 5.03 Cupola
- 5.04 Cupola and Arbor
- 5.05 Arbor - Typical End
- 5.06 Arbor - Typical Section
- 5.07 Restroom Building
- 5.08 Pedestrian Bridge Over Pershing Drive
- 5.09 Group Picnic Shelter
- 5.10 Existing Building Analysis

Landscape

- 6.00 Entry Fountain
- 6.01 Decorative Paving
- 6.02 Not Used
- 6.03 Balboa Gardens - Central Court Overlook
- 6.04 Balboa Gardens - Balboa Green Lily Pond Overlook
- 6.05 View East Across Central Court
- 6.06 Cupola - Floor Plan
- 6.07 Balboa Mall - Cupola Entrance
- 6.08 Flagpole Locations
- 6.09 Balustrade
- 6.10 Bench - Tile
- 6.11 Bench - Fixed
- 6.12 Drinking Fountain / Trash Receptacle
- 6.13 Plant Material List



Signage

7.00	Signage Key Map
7.01	Tram Stop Sign
7.02	Stop Sign
7.03	Information Kiosk

Cost Estimates



List of Figures

Figure		Page
FIG. 1	Inspiration Point Location Map	11
FIG. 2	Inspiration Point Project Area.	13
FIG. 3	Aerial View	14
FIG. 4	Disturbed and Remodeled Land Forms .	15
FIG. 5	Historical Analysis.	23
FIG. 6	Fern Pine Allee	25
FIG. 7	Building One 1929	27
FIG. 8	Building One 1991	27
FIG. 9	Chapel Building	28
FIG. 10	Library Building	29
FIG. 11	North Court 1924.	30
FIG. 12	North Court 1991.	31
FIG. 13	Central Court 1928	33
FIG. 14	Central Court 1991	33
FIG. 15	South Court 1960.	35
FIG. 16	South Court 1991.	35
FIG. 17	Utility / Easement Analysis.	37
FIG. 18	Soils Analysis.	39
FIG. 19	Topographic Analysis	41
FIG. 20	Traffic Analysis	45



Figure		Page
FIG. 21	Plant Materials Analysis	49
FIG. 22	View Corridor Analysis	51
FIG. 23	Noise Analysis	53
FIG. 24	Solar Analysis	55
FIG. 25	Land Use Analysis	57
FIG. 26	Site Plan	63
FIG. 27	Illustrative Plan	65
FIG. 28	Balboa Gardens	69
FIG. 29	Balboa Gardens - Activity Center	73
FIG. 30	Balboa Gardens - Activity Center Landscape and Grading Plan	75
FIG. 31	View of Most Northerly Portion of Inspiration Point	77
FIG. 32	Not used	
FIG. 33	Balboa Gardens - North Court	79
FIG. 34	Balboa Gardens - North Court Architectural Elements	80
FIG. 35	View of North Court Looking South	81
FIG. 36	Simulation View of North Court Looking South	81
FIG. 37	Balboa Gardens - Central Court	83
FIG. 38	Balboa Gardens - Central Court Architectural Elements	85



Figure		Page
FIG. 39	Balboa Gardens - South Court	89
FIG. 40	Balboa Gardens - Central Court Overlook	90
FIG. 41	Balboa Gardens - South Court Architectural Elements	91
FIG. 42	View Towards Building One from Old South Courtyard	92
FIG. 43	Simulation of View Towards Building One From South Courtyard	92
FIG. 44	Balboa Gardens - Balboa Green	95
FIG. 45	Balboa Gardens - South Court Overlook	96
FIG. 46	Balboa Gardens - Balboa Green Lily Pond Overlook	97
FIG. 47	View from the South Court over Balboa Green	98
FIG. 48	Simulation from the South Court over Balboa Green	98
FIG. 49	Balboa Gardens - Chapel Plaza	101
FIG. 50	Omitted	103
FIG. 51	Balboa Mall	105
FIG. 52	View from the Central Mesa Across Park Boulevard Towards Building One	106
FIG. 53	Simulation of the View from the Central Mesa Across Park Boulevard Towards Building One	106

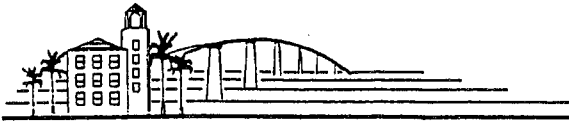


Figure		Page
FIG. 54	Balboa Mall - Rose Garden	109
FIG. 55	Balboa Mall - Schematic Parking	111
FIG. 56	Picnic Ground	113
FIG. 57	Group Picnic Area	114
FIG. 58	View Across Interstate 5 Towards Southern Portion of Inspiration Point	115
FIG. 59	Southern Portion of Inspiration Point .	115
FIG. 60	Vehicular Circulation and Parking . . .	119
FIG. 61	Formal Garden Areas	121
FIG. 62	Open Multi-Use Park Area	123
FIG. 63	Landscape Planting	125
FIG. 64	Public Art Location Map	131
FIG. 65	Implementation Phases	133
FIG. 66	Phase - 1 Central Court	135
FIG. 67	Phase - 2 Activity Center	137
FIG. 68	Phase - 3 North and South Courts . . .	139
FIG. 69	Phase - 4 Balboa Mall, Rose Garden, Chapel Plaza and Parking	141
FIG. 70	Phase - 5 Balboa Green and Parking	143
FIG. 71	Phase - 6 and 7 Open Multi-Use Park Area and Pedestrian Bridge	145
FIG. 72	Signage Key Map	153
FIG. 73.	Vendor and Performer Locations	159

Executive Summary



Executive Summary

Plan Purpose

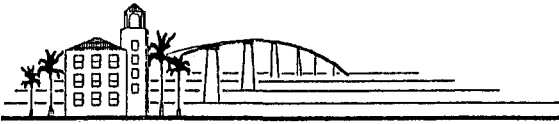
Inspiration Point is one of several subareas of Balboa Park for which the Balboa Park Master Plan mandates a Precise Plan. The Inspiration Point Precise Plan is an expansion and refinement of the 1989 Master Plan and the 1996 Master Plan Amendment. It proves and demonstrates project feasibility and sets specific design standards and criteria to be used in the site development process.

Plan Area

The Precise Plan area includes the old Navy Hospital site returned in 1983 to the City, City owned parking lots between the old Navy Hospital site and Park Boulevard and a portion of the right-of-way of Interstate 5 and Pershing Drive.

Planning Process

The Planning Process included the Park and Recreation Board, it's two primary subcommittees: Balboa Park and Design Review, the City Planning Commission and the City Council. Added during the review process were the Arts and Culture Commission and various park oriented advocacy and community groups and interested individual citizens. The general methodology started from the baseline of the 1989 Balboa Park Master Plan, proceeded through an extensive analysis segment, including public input and comment, and culminated in the mandate of the 1996 Master Plan Amendment.



Plan Context

The Inspiration Point site returns to Balboa Park a large undeveloped and unencumbered area of approximately 50 acres. Physically, the site is a natural extension of the former exposition areas in the Central Mesa which have evolved into the cultural and physical center of Balboa Park. Sharing the same topographical land form with this center, Inspiration Point becomes the natural expansion area to provide open park land which has been compromised by the growth of the San Diego Zoo, Park Museums, Park theaters and a plethora of evolved traditional activities already occupying the Central Mesa.

Plan Summary

Plan Area

The Inspiration Point site is bounded on the southwest by Interstate 5, on the southeast by Pershing Drive, on the east by the new Navy Hospital, and on the northwest by Park Boulevard. The area contains three buildings formerly part of the Navy Hospital, two large parking lots totaling about 1100 spaces and the former sites of Navy buildings of various sizes. The site is generally unusable as park land in its current configuration for reasons including topography, the need to maintain current parking functions and significant noise pollution, mostly from Interstate 5. Also, part of the legacy of the old Navy Hospital are remnants of three historical courtyards formerly enclosed by multi-story buildings.

Land Use

Land uses are mandated by the 1989 Balboa Park Master Plan and the 1996 Master Plan Amendment:

- *Free and open park land for general non-exclusive public use*
- *Preserve and redevelop the three Navy courtyards*
- *Accommodate light rail transit*



- *Accommodate an intra-park tram system*
- *Integrate Building One, the Chapel and the Library*
- *Integrate the Balboa Park Activity Center as directed by City Council*
- *Redevelop existing parking to current design and landscape standards to serve both Inspiration Point and the Central Mesa*
- *Accommodate park "entries" at Pershing Drive and Park Boulevard*
- *Provide a safe pedestrian connection from Inspiration Point to redeveloped park lands on the site of the "B" Street maintenance facility*

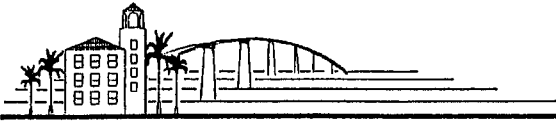
Access and Circulation

The Balboa Park Master Plan stresses the need to hold public parking capacity in check while encouraging a multitude of transport systems. The only current working supplemental systems are City buses and a limited tram service. The Plan identifies the need to study new alternate system costs in terms of capital and operations and the sensitivity of integrating these systems into a park, however the plan offers no current time tables.

Sufficient parking capacity and efficient access is provided for in the Inspiration Point Precise Plan to meet the contingency that significant mass transit may not be feasible. The Precise Plan is structured in such a way as to adjust parking capacity downward in the event new systems are introduced and become successfully established.

Landscape, Architecture and Artifacts

The Inspiration Point site layout is largely shaped by the location of the three former Navy buildings, the siting of the Activity Center, the courtyard artifacts and the two existing parking lots on Park Boulevard. These structures and the mandate to incorporate them is the basis for what will become the largest formal public garden space in California. Grading constraints of the site will be turned into positive aspects of interest and



design in this formal context. Parking will be redistributed so as to isolate and enhance the formal area and service the new traditional picnic areas which will occupy the remaining southerly portion of the site. Building One will become the architectural focal point of the entire site located on formal axes both north/south and east/west. The Chapel will also be successfully integrated into the formal grid of the main garden area. The Library building will be screened off with trees to overcome an inconsistent architectural statement. The new Activity Center will become the formal northern terminus of the Garden Complex. A new grand entry will occupy the former main gate entry of the old Navy Hospital.

Several unusual benefits accrue from the expression of over half of the site in a formal motif. A formal open ceremonial mall will occupy the foreground of Building One and will herald the entry to Balboa Park from downtown. The Balboa Park Activity Center will protect the formal gardens from the noise and visual pollution of Park Boulevard. The Activity Center entrance plaza will provide a hard surface space to accommodate scheduled activities which are prohibited by their nature to take place on park lawns. Balboa Green will be equally as functional and aesthetically valuable and will provide an open formal lawn area. Picnics, performances, art exhibits and open play will all be accommodated.

Management

Inspiration Point by virtue of scale, proximity to established cultural institutions and unique landscape design will require that certain standards for park personnel, maintenance levels and visitor service be implemented. The cultural core of Balboa Park is the outward image perceived by most visitors to San Diego. Long recognized as a significant resource in San Diego's tourist industry, the image should be maintained and improved upon. The Precise Plan offers recommendations to supplement current City policies in this area.

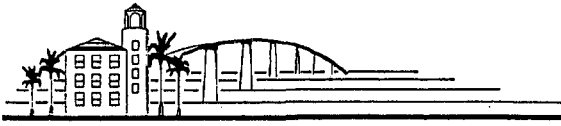
Central to the image of Inspiration Point as a major component of Balboa Park is facility maintenance. Two primary imperatives affect maintenance on Inspiration Point. First, the intensity of user demand for the Central Mesa will inevitably spill over Park Boulevard to Inspiration Point. It will offer unique cultural and park amenities available nowhere else in Balboa Park. Intense use requires intensive maintenance. Second, the unique design of Balboa Gardens with its formal planting and grand scale will require special skills to both achieve the desired affect and protect the valuable resource.



Implementation

Inspiration Point is impractical to consider as a single project. At over \$25 million it would necessarily require rescheduling of other important park projects inside and outside of Balboa Park. Phases, being inevitable, are planned to affect the least disruption to park operations and the greatest benefits of low cost soil import which is necessary to implement a workable barrier free park facility.

The grand formal scale of the Balboa Gardens and Balboa Mall portions of Inspiration Point are distinctly unique in the context of 20th century American garden design which is still commonly naturalistic in character. The very style of this kind of urban space will provide opportunities to attract private and corporate funding to supplement normal municipal sources.



EXECUTIVE SUMMARY

Vision



Vision

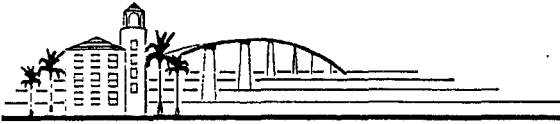
Program Authority

The Balboa Park Master Plan adopted on July 25, 1989, is the primary City guide to the completion of the development of Balboa Park. The Balboa Park Master Plan calls for several Precise Plans one of which is for the subarea of Inspiration Point. The entire planning area consists of approximately 60.5 acres. These include 36.0 acres returned by the U.S. Navy in 1983, 17 acres of existing parking lots and adjacent land and the acquisition 5.5 acres of CalTrans right-of-way as recommended by this plan.

Vision Statement

The Balboa Park Master Plan program of uses for Inspiration Point is both complementary and supplementary to the established uses that have evolved in the Central Mesa since the 1915 Panama Exposition. It is complementary because the program recognizes the long established public acceptance of and demand for the landscapes, architecture and cultural wealth found throughout Balboa Park. The program is supplementary in two ways. First, because over the last century most of the original free and open park land of the Central Mesa of Balboa Park has been steadily replaced by two highways, two schools, various museums and theaters, a Boy Scout camp, a zoo and parking lots. Inspiration Point is the logical site for replacement of free and open park land lost to these uses. Second, because the program calls for redevelopment of the existing Inspiration Point parking lots to serve both Inspiration Point and peak use days in the Central Mesa area.

For generations, park planning has been universally recognized as a process that must be responsive to the dynamic of changing public needs and societal values. In recent years, environmental considerations have been added to the formula. To this end, the Inspiration Point Precise



VISION

Plan reaches beyond the Balboa Park Master Plan to recognize and respond to additional public needs and values expressed during the planning process.

Introduction



Introduction

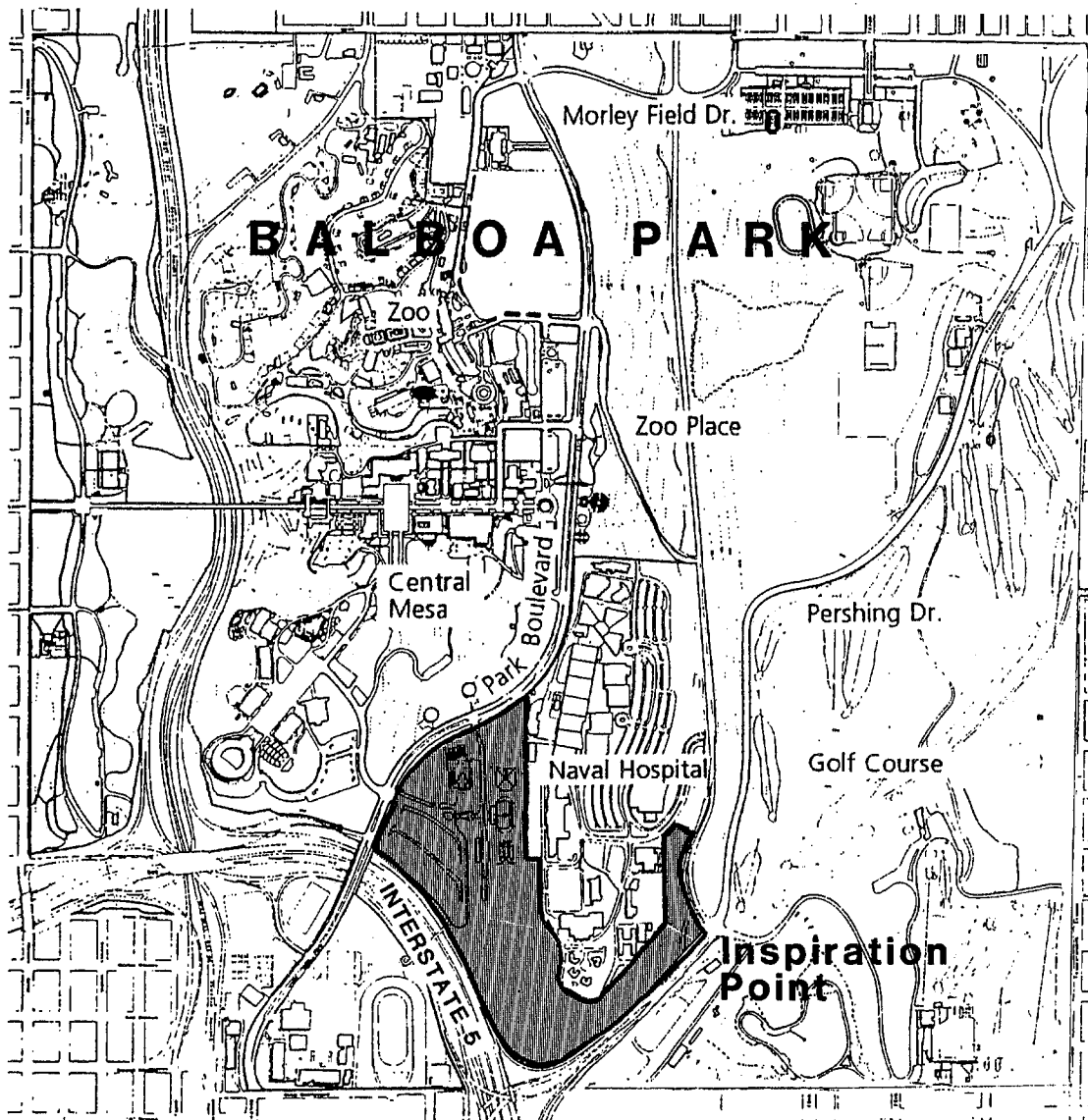
Overview of the Inspiration Point Site

Inspiration Point is comprised of approximately 55.5 acres and is the former site of most of the original Navy Medical Center buildings built from 1920 onward and a City parking lot developed after construction of Interstate 5 in the early 1960's. The Interstate freeway at that time became the southwest boundary of the site. Park Boulevard on the west and north, the Navy Medical Center on the east and Pershing drive on the southeast make up the balance of the site limits. For planning purposes, the full right of way of both Pershing Drive and Park Boulevard are incorporated into the site study limits.

See Figure 1 and 2.

Inspiration Point is unique in Balboa Park. Even though it was originally part of the Park, it was totally developed by the Navy in the 1920's and 1930's and used until the 1980's. See Figure 3. With the return of the land to Balboa Park came a public mandate for the land to be redeveloped as open park land, free from exclusive special uses with the exception of the three remaining Navy Buildings and the New Activity Center. This reverses a century long trend. Exclusive special uses have, become the pattern and norm and occupy over 40% of the original 1,400 acres of Balboa Park and about one half (1/2) of the historic Central Mesa area of the park.





Inspiration Point Location Map

No Scale

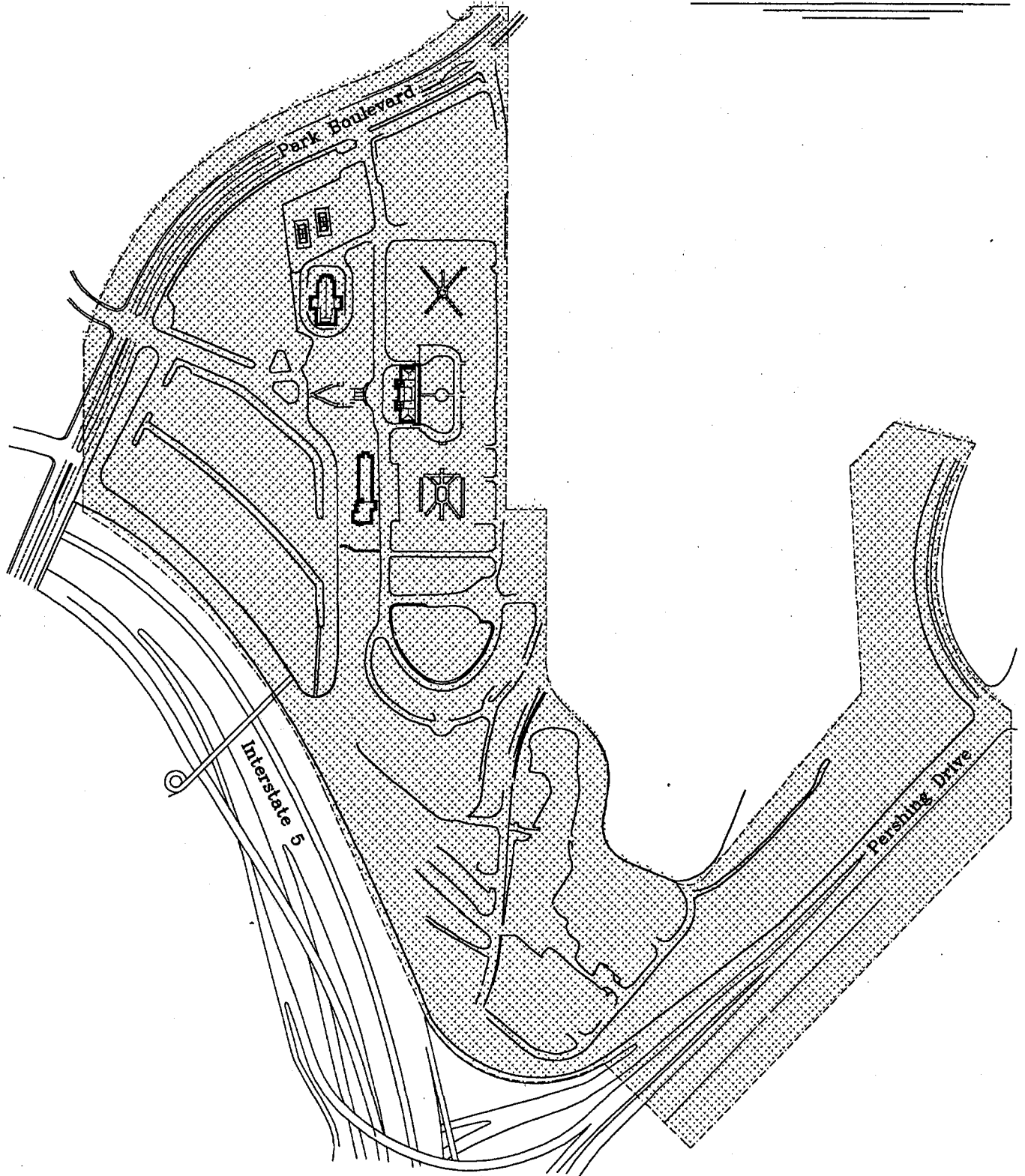


Figure
1

The
Pekarek
Group



INSPIRATION POINT PRECISE PLAN



Inspiration Point Project Area

100 0 200 600



Project Limits



Main Building



Library



Chapel



Figure
2

The
Pekarek
Group

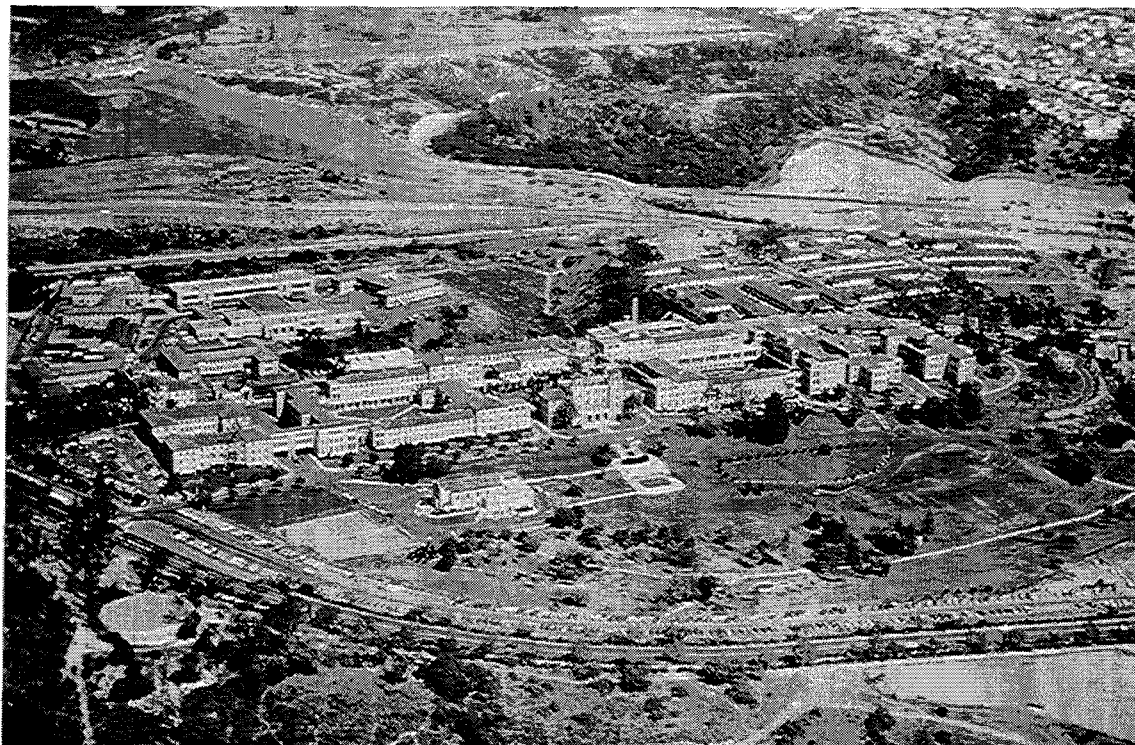
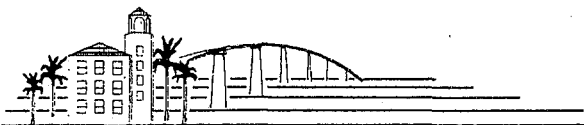


Figure 3 : A 1958 aerial view of the Navy Hospital complex occupying most of Inspiration Point.

There is added value and special significance to the Inspiration Point site because of its proximity to the Central Mesa which is essentially dedicated entirely to special and exclusive uses such as Roosevelt Junior High School, The Zoological Society, museums, theaters and parking lots. Though there is no serious debate as to the legitimacy and value of these uses, they have left almost no free and open park land on the central mesa of Balboa Park.



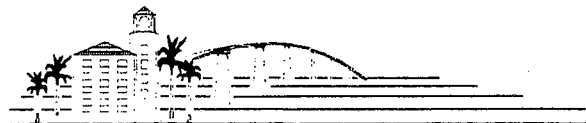
The direct proximity of Inspiration Point to the Central Mesa with only Park Boulevard as a boundary offers an unusual opportunity to put back some of the open park land and unrestricted uses which have steadily disappeared throughout Balboa Park over the past century.

Though the previous uses of Inspiration Point did not leave an ideal site upon which to economically expand Balboa Park, there is a positive side to the existing site conditions. The Navy, CalTrans and the City helped disturb and remodel the landform of the entire site. This minimizes the constraints to design possibilities which are based on environmental considerations.



Figure 4 : Disturbed and remodeled landforms of the site left by the U.S. Navy after demolition of utility buildings on the southern half of Inspiration Point.

The challenges presented by the site configuration left by the Navy for park redevelopment have several facets. Most existing site grading and engineering does not meet current standards for barrier free access and there are also three former Navy buildings left for incorporation into the new plan. The Activity Center and the three existing structures all create serious site design constraints because of the buildings siting and finish floor elevations related to the surrounding topography, view corridors and access. The entire site will require significant



reconfiguration to develop full public accessibility and an acceptable level of passive park security.

Finally, the site has an exclusive value found nowhere else in Balboa Park. Prior to the turn of the century most of Balboa Park had extraordinary offsite views of the City, the ocean and beyond. In their zeal to create a park from a scrubby native landscape, Victorians and their successors filled the park with trees while disregarding this subtle yet valuable resource. These extensive non-native tree plantings and the ever-growing skyline development of the City have eliminated most offsite views. Only Inspiration Point, the East Mesa Entry, and the Balboa Park Golf Course have any remaining high quality views. The removal of almost all the original Naval Hospital structures and the regrading of most of the Inspiration Point site will provide for views to downtown, Mexico, and the Pacific Ocean that were never before available.

Purpose of the Precise Plan

The 1989 Balboa Park Master Plan and the 1996 Master Plan Amendment by virtue of scope, depth and volume of subject matter is necessarily limited to that of a broad policy document. It reflects almost a decade of community debate and compromises. The Inspiration Point Precise Plan will refine and focus design, engineering and aesthetic components and will facilitate a valid long range budget and feasible redevelopment phasing plan. The Precise Plan will be the basis to allow preparation of construction plans immediately upon availability of funding for each development phase. It will also aid Park Staff in the management of both redeveloped and undeveloped areas as phases of the project progress.



The Planning Process

It is often said that size, location and the recreational and cultural fabric of Balboa Park combine to make it greater than the sum of its parts. For the citizens of San Diego and the region, it is both a cultural treasure and an important economic resource. Over the past three decades, in recognition of this fact, both citizen and institutional involvement in the planning, development and management process has accelerated and intensified. The evolution of environmental law over the same period has magnified the level of scrutiny that planning proposals must undergo to achieve approval. The design standards applied by park designers have risen parallel to this phenomenon.

The City Council, City Manager's Office, Park and Recreation Department, Planning Department, other City Departments, individual citizens, and special interest groups have participated at various levels throughout this park planning effort. Some of the others involved in the planning process have included:

- *City Engineering Department*
- *Police Department*
- *Fire Department*
- *The Commission for Arts and Culture*
- *The Subcommittee for Art in Public Places*
- *Citizens Coordinates for Century Three*
- *Committee of 100*
- *Central Balboa Park Association*
- *Landmark Art Projects*
- *San Diego Fly Fishers Association*
- *San Diego Botanical Society*
- *Rotary Club Tree Grove Committee*
- *San Diego Association of Model Airplanes*
- *Polish Americans Veterans Memorial Committee*



The Precise Plan Format

The Inspiration Point Precise Plan is organized in three primary sections, which are the Vision, the Analysis and the Precise Plan. An appendix supplements these sections.

- *The Vision section states and elaborates on the official program as defined in the Balboa Park Master Plan and Master Plan Amendment.*
- *The Analysis section interfaces all of the programmatic and physical site characteristics and improvements in order to confirm the feasibility and appropriateness of the Inspiration Point Precise Plan Facility.*
- *The Precise Plan is subdivided into four basic categories. First is The Facility which describes in text and plans the physical site improvements. Second is Planning Components which address Land Use, Circulation, Landscape, Architecture and Public Art. Third is Plan Implementation which outlines development phasing. Fourth is Facility Management divided into the subsections of Personnel, Visitor Services, Programs/ Events/Exhibits, Tenants/Vendors/Performers, Security, Facility Development and Maintenance.*
- *The Appendix is composed of technical information on grading, utilities, infrastructure standards, site furnishings, hardware and other information for use in the preparation of construction bidding documents.*

Analysis



Analysis

Analysis in the context of this Precise Plan process has two distinct yet interdependent purposes. Discovery and Communication. Discovery means the process by which reasonably true dimensions of the capacity of a site to facilitate specific functions in specific physical arrangements can be found. Communication is the use of both the Discovery process and the products of it to communicate the proposed plan and program in the clearest way possible so as to achieve consensus and a durable Precise Plan.

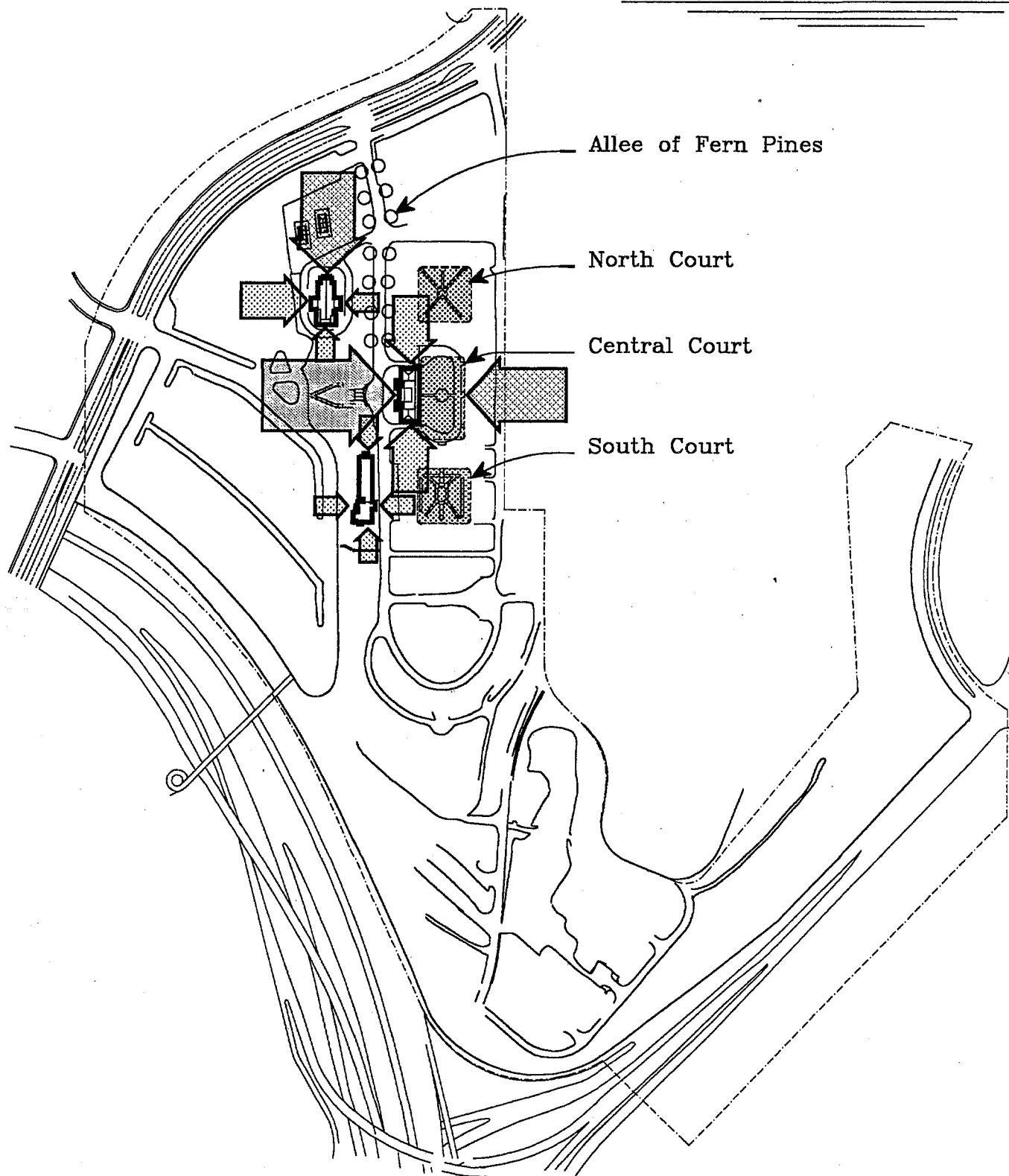
The use of Analysis helps focus a more solid base of objectivity in design development, and the review and approval process. Though Analysis does not insure objectivity from any quarter, it certainly can reduce the propensity for dependency on subjectivity from every quarter.



History

Historical values, much as art, are in the eyes of the beholder. As most of the physical remnants of history on Inspiration Point are in the form of architectural and landscape artifacts, this is perhaps doubly true. The Navy has returned to the City Building One, The Chapel and the Library, three distinctly different structures with various former uses in locations that bear no current meaning to a park use, except as reminders of a former use. The possible exception is Building One, the former Navy administration building which more by accident than design now serves as a sentinel announcing the southern entrance to Balboa Park. The three former Navy courtyards returned to the City, though certainly significant to military personnel and their families and especially those associated with the Pacific War, have never before been public spaces.

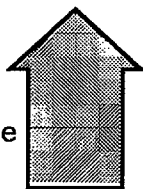
Were it not for the historical qualities and the emotional significance of all of these artifacts, they could not be justified to stay in the park in terms of great architecture or great garden design. See Figure 5.



Historical Analysis

Facade Values

Most
Valuable



Least
Valuable

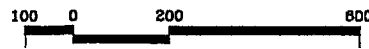
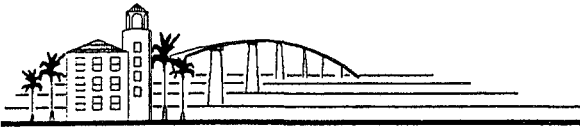


Figure
5

The
Pekarek
Group



Landscape

Remnants of plant materials exist throughout the site. Unfortunately, even the horticulturally valuable plant materials, with one notable exception, do not coincide with any practical site plan which could function as park land. The exception is the rather grand and high quality allee of Fern Pines framing the former hospital entry from Park Boulevard to Building One and beyond. The age, if not financial prudence of relocating these trees, eliminates their use in a future park except as they now exist.

Historical value for plant materials can generally be viewed in three ways. First, does a plant or planting ameliorate or relate to constructed features or a place of historic value. Second, does a plant or planting group have value because of longevity, great size or a combination of both. Finally, does a plant or planting relate to a significant person or event and hence become the living symbol of the same. Because plants are living organisms with widely varying life spans, their historic value is by definition transitory.



Figure 6 : A grand allée of Fern Pines lines the main entry to the former Navy Hospital.



Building One

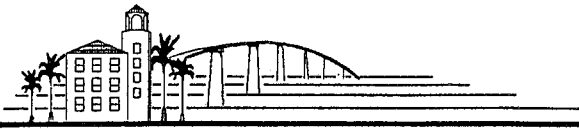
Building One is the most imposing of the remaining Navy structures. Completed in 1922 it has both Mediterranean and Spanish colonial revival style architectural elements. Its significance is based more upon a relationship to the promontory upon which it is sited than architectural substance. It was the centerpiece of the larger compound made up the by major buildings of the original Navy Hospital. Building One will now be used for Park and Recreation Department staff offices.



Figure 7 : Building One in 1929 with an undeveloped frontyard.



Figure 8 : Building One in 1991 with most upgrades complete and the Parks and Recreation staff in residence.



Chapel Building

Completed in 1945, the Chapel Building served the overall hospital complex. It is of the Spanish Colonial revival style. Without major architectural or historical significance of its own, it will serve future generations as a reminder of the larger more significant Navy institution to which it once belonged. The Chapel Building is currently being leased by the City to the United Veterans Council.

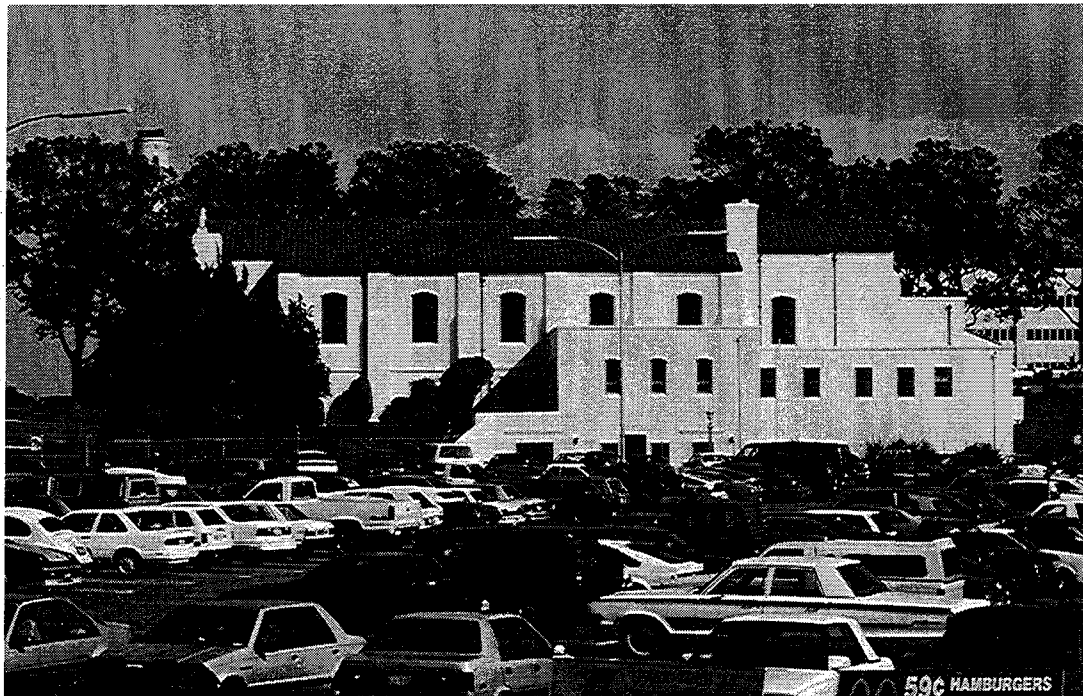


Figure 9 : The Chapel Building (west elevation) in 1991 oriented due north.

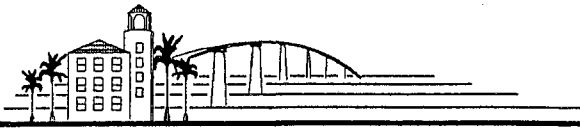


Library Building

The Library building's modern architectural style departs completely from the established regimen of the old Navy Hospital complex. Without any historical significance, it does lay claim to several contemporary architectural awards. As an individual statement of the style it represents it is a very good, if not excellent, example of the era in which it was built. The Library Building is currently being leased by the City to the San Diego Opera. The building is unfortunately sited on a steep hillside adjacent to the South Court and is only accessible from above, which will limit development opportunities adjacent to the structure.



Figure 10 : *The Library Building (west elevation) is perched on the western edge of the South Court with access only from above.*



North Court

The North Court has a simple small residential scale walking system focused on an equally small scale centerpiece. The lantern centerpiece is not believed to be an original element of the court. There is no evidence that it has ever had a water element and paving materials are not notable.

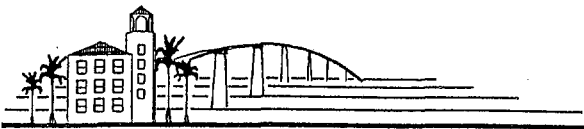
Remaining plant species, mostly overgrown Junipers and Eugenia have outlived their practical horticultural life. Lawns are completely infested with common bermuda grass and various other weeds. Previous maintenance practices, the age, location and specimen value make the salvage of any plant materials for reuse or relocation impractical. Nothing of the irrigation system is practical to reuse in a redeveloped court.



Figure 11 : The North Court in 1924.



Figure 12 : The North Court lantern centerpiece in 1991.



Central Court

The Central Court has few existing values except in respect to the central fountain. Though not being of extraordinary design, it has tile typical of the era of its construction and some specialized tiles with an original U.S. Navy Seal. The fountain is out of scale because all adjacent buildings, except Building One, are now gone. The fountain could be recycled into a new court and certainly would have future interpretive values.

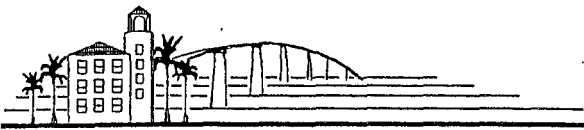
The only plant materials in this court are twenty-eight (28) Queen palms which show the results of erratic and improper care over at least six decades. Because of their overgrown and uneven heights and various trunk forms, they would be better replaced and removed to places within the site where height and consistency are not as important. A single Deodar Cedar tree in the central lawn needs to be relocated to an area of deep soil. It is one of what was a pair of trees. The other was blown down by strong winds in 1990. As in the North Court and for the same reasons, lawns and irrigation systems are not worth salvaging.



Figure 13 : The Central Court in 1928.



Figure 14 : The Central Court (1991) display handsome tile work reminiscent of it's era and the former land use of the site.



South Court

The South Court fountain (fish pond) is the largest central feature of the three courts and offers more interest than the other two, but its most dramatic feature is the 25 overgrown Hollywood Junipers, which hide the water element and block extremely valuable offsite views from the Central Court above. Pruning practices, obviously intended to improve pedestrian access and security, have badly deformed the trees. This fact and an unfortunate placement of the trees directly adjacent to the pavement of the walkways precludes their continued use in their existing position. Other trees of the court, mostly Italian Cypress, and Fern Pine are deformed and poorly positioned to be of any value in a renovated court. There are no lawns and as in the other courts, and the existing irrigation systems are of no value.

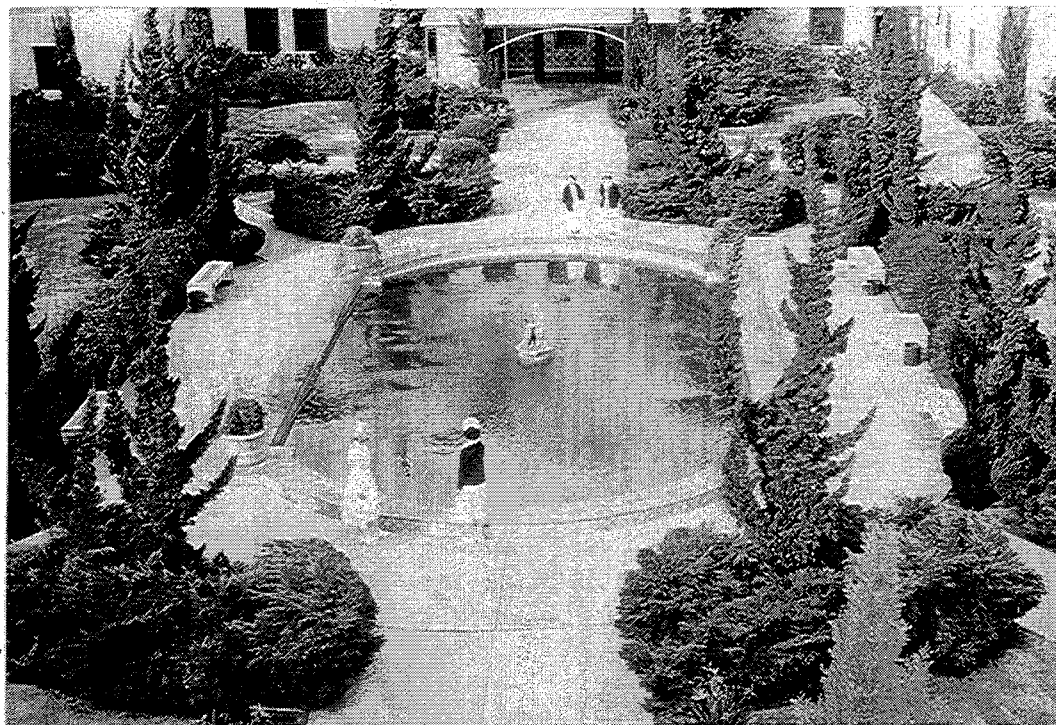
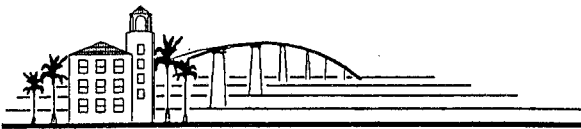


Figure 15 : The South Court 1960.



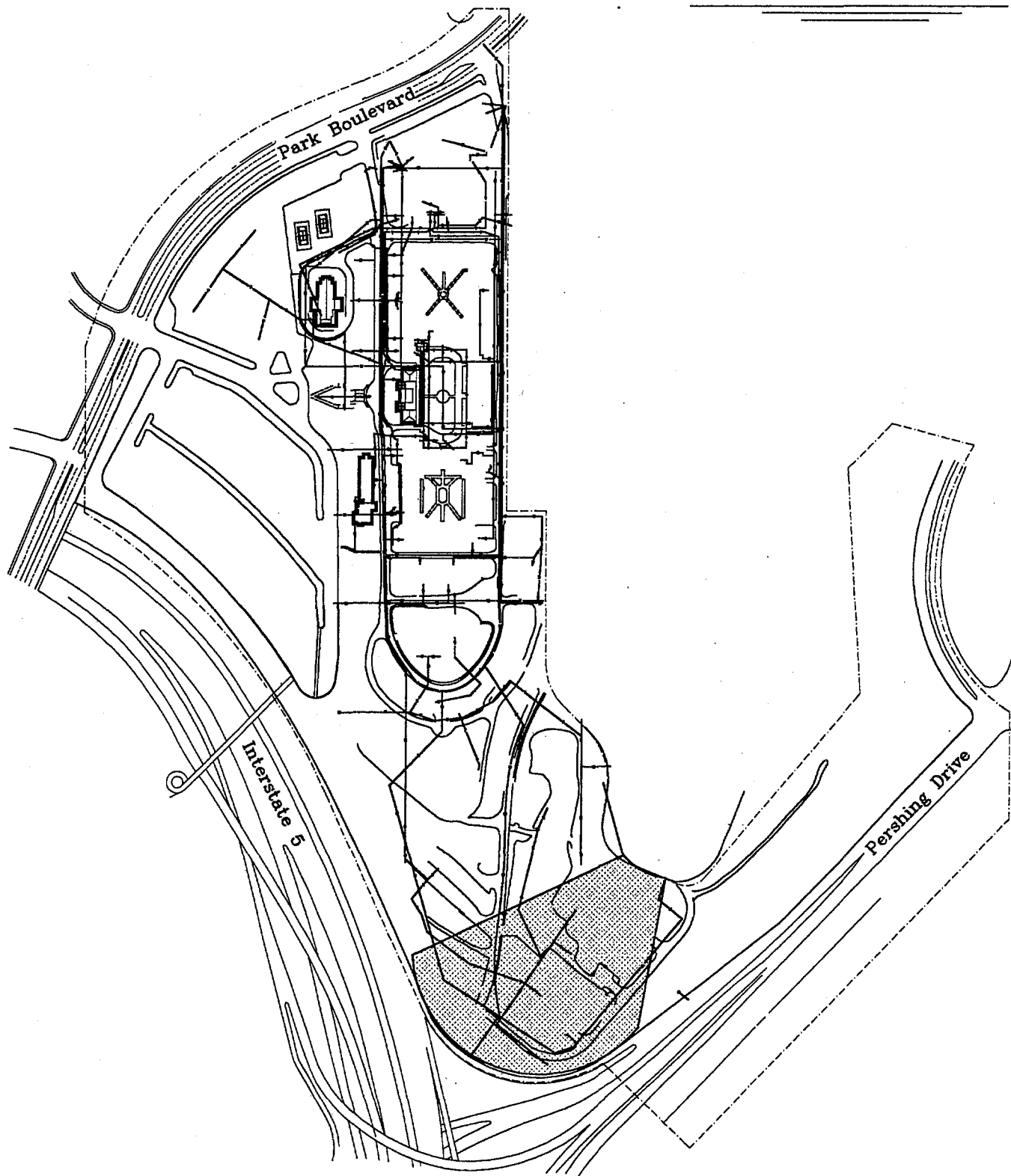
Figure 16 : The South Court (looking north to the Central Court) in 1991 has dramatic old Juniper trees which block offsite views.



Utilities and Easements

The utilities and easements analysis, provided the test of feasibility of recycling existing infrastructure into the final park development and helped establish the cost of new and revised infrastructure. In addition to existing infrastructure, an airspace view easement at the southern end of the site adjacent to Pershing Drive not only controls the height of grades and constructed improvements, but has a ripple affect beyond the actual easement because of applicable road and barrier free access design standards.

In general, electrical, water, sewer and storm drainage for the three remaining buildings is functional as it exists. The existing vertical profile of all utilities beyond the immediate area of the three buildings and three courts will more than likely not serve any new park configuration regardless of their capacity or condition.



Utility / Easement Analysis

100 0 200 400



Figure
17

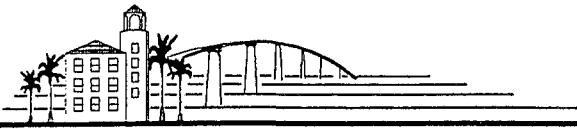


Existing Utilities
(Gas, Phone, Electric, Sewer, Storm Drain)



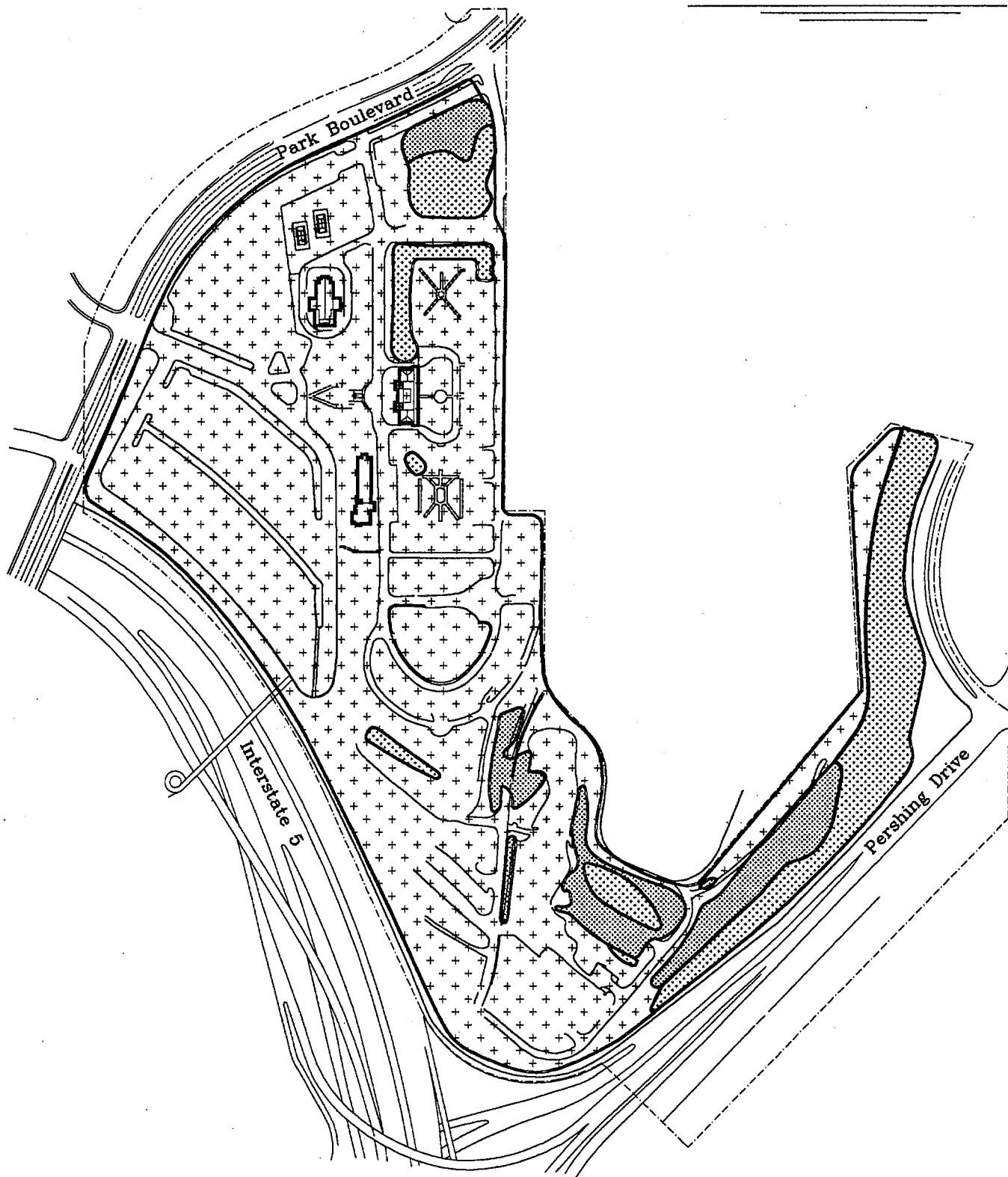
Navy View Easement (Above 180')

The
Pekarek
Group






Soils, Geology and Grading

Approximately 82% of the site is comprised of fill soil materials of unknown quality. Though the remaining undisturbed formations are stable, areas of the site of unknown fill materials will need to be reconstructed to current standards to insure stability for new construction and infrastructure. The checkerboard mix of old fill and original soil formations and the fact that any project design will require the net import of soil leads to the need for comprehensive regrading of 87 % of the site. See Figure 18. For additional geotechnical information see Appendix.



Soils / Geology Analysis

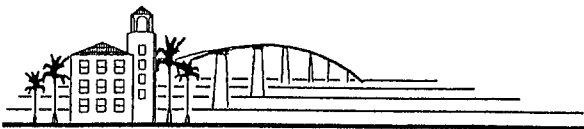
-  Fill Material of Unknown Quality
-  QLN Linda Vista Formation
-  TSd San Diego Formation

100 0 200 600



Figure
18

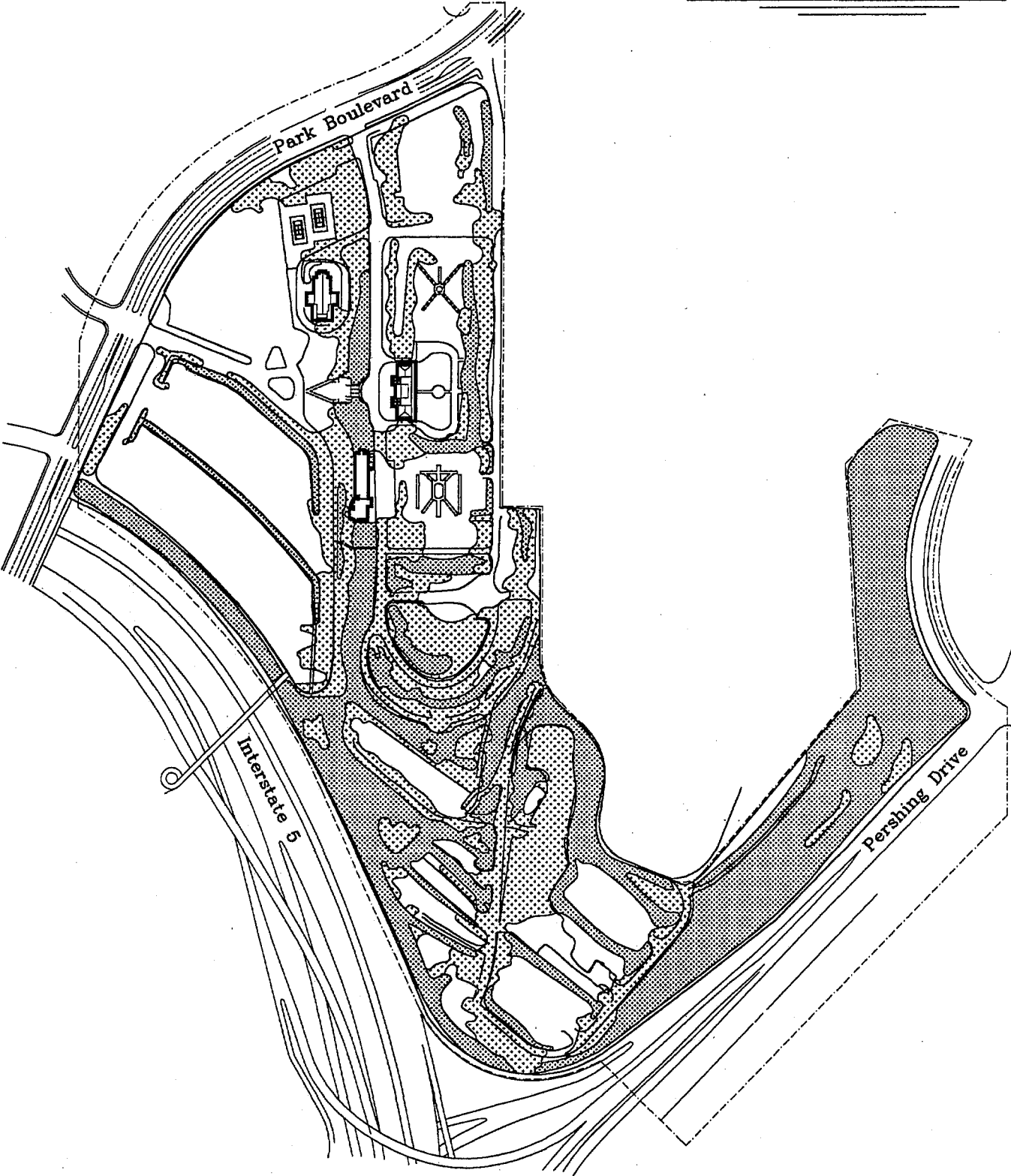
The
Pekarek
Group



Topography

The existing topography, of the site clearly reflects the three primary former land uses, of the large institutional buildings, large parking lots and smaller utility buildings. Because of restricted access points, previous building finish floor elevation relationships to each other and the existing main parking pads, the site in it's existing configuration is virtually useless as park land which would meet current park design standards.

Another major problem with the existing topography is that the southerly one third (1/3) of the site is directly exposed to very high traffic noise from Interstate I-5 and the connecting Pershing Drive ramps, which are positioned above the park site. The northern most area of the site is exposed to significant noise levels from Park Boulevard. Levels exceed Federal standards for passive park uses. The existing topography in these areas does not provide any noise attenuation. Creative site planning, earthen berms, tree windrow plantings and sensitive contour grading may all provide some level of noise attenuation to limit the impact of these adjacent noise sources.

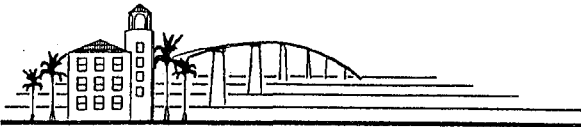


Topographic Analysis



Figure 19

0-5% Gradient	Active Recreational or Paved Surfaces
6-20% Gradient	Passive Recreational Uses
21%+ Gradient	Not Suitable for Recreational Uses



Traffic and Transportation

The 1989 Balboa Park Master Plan recommended a transportation program that included private automobiles, an intra-park tram system, the City bus system and the San Diego Light Rail Transit system. Bicycles are part of any surface street system, but have never developed to a significant degree as transportation in the mesa/canyon terrain of San Diego. Though every Balboa Park planning effort in this century stresses minimal auto intrusion into the park, all, even the 1989 Balboa Park Master Plan leaves the existing quantity of automobile parking and auto access points essentially intact.

The Balboa Park Master Plan also recognizes and predicts significant visitor increases as park amenities and community activities grow and tourism both regional and national grows as a leading San Diego industry. Operating on this premise, the efficiency of automobile traffic flow, and the overall capacity of the tram, bus and trolley system are the only variables which may be adjusted to accommodate user demand.

Automobiles, trams, buses, electric trolleys and bicycles are all land intensive uses and electric trolleys need exclusive right-of-way ruling out multiple uses. Trams, buses and trolleys all, when integrated with automobiles, reduce the optimum efficiency of each and increase the overall land area required for transit stops, turn lanes, storage lanes and exclusive bicycle lanes.

The 1989 Balboa Park Master Plan shows a schematic trolley station encroaching on the northern parking lot of Inspiration Point. During the transportation analysis process for Inspiration Point, it was found that the Metropolitan Transit Development Board (MTDB) has neither determined the feasibility of or preference for Park Boulevard as the trolley corridor from downtown to Mission Valley. Their determination of corridor feasibility will necessarily include their alignment preference based upon safety, engineering and cost consideration. The Master Plan location for a trolley stop was therefore premature and cannot be supported.

When the potential trolley system is viewed in the context of the quality of the experience of Park visitor, a critical issue must be considered - aesthetics. Aesthetics in both dimensions of sound and sight. No matter what the trolley alignment and station location is, it is very likely that the Park Boulevard bridge over I-5 will need to be rebuilt or retrofitted which opens the opportunity of making an entry statement for Balboa Park through architectural treatment of the bridge. If a pedestrian bridge from



Inspiration Point to the Central Mesa is part of a centerline alignment and trolley stop, it too would further signify the Park Entry. It is imperative that a trolley station be located as near to Presidents Way as possible to maximize the efficiency of getting the user to and from the heaviest use area of the Park. The intersection of Presidents Way and Park Boulevard is essentially the crossroads of Inspiration Point and the Central Mesa's Palisades and becomes the main pedestrian corridor between the two. See Figure 20.

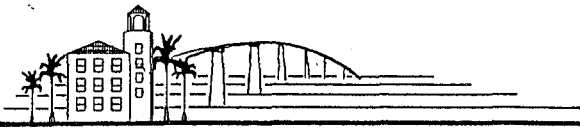
With or without a trolley line in Park Boulevard, maintenance of a 4-way intersection at Presidents Way after full development of Inspiration Point would magnify and exacerbate problems of current traffic service at this intersection during peak use periods.

The bus system on Park Boulevard has a long successful history as the primary mass transit system serving Balboa Park. Unlike trolley systems which operate on fixed exclusive rights-of-way, the bus system is fully flexible in adjusting routes to more closely serve the user as demand shifts, increases or decreases. Public buses must be viewed as a complimentary segment of the overall transport system, filling a niche left by private automobiles, tram systems and trolley systems. Private tour buses and school buses have the same high flexibility and desirable passenger to vehicle ratio as public buses, but they also take parking spaces normally in high demand by park visitors using private automobiles.

The current intra-park system tram fills yet another niche in the overall park transport system. Unlike the much larger, noisier and dirtier full size buses of the public and private bus systems, tram systems integrate more easily with automobile traffic, bicycles and pedestrians. More importantly, the smaller size of an intra-park tram allows service where full size buses cannot easily be integrated.

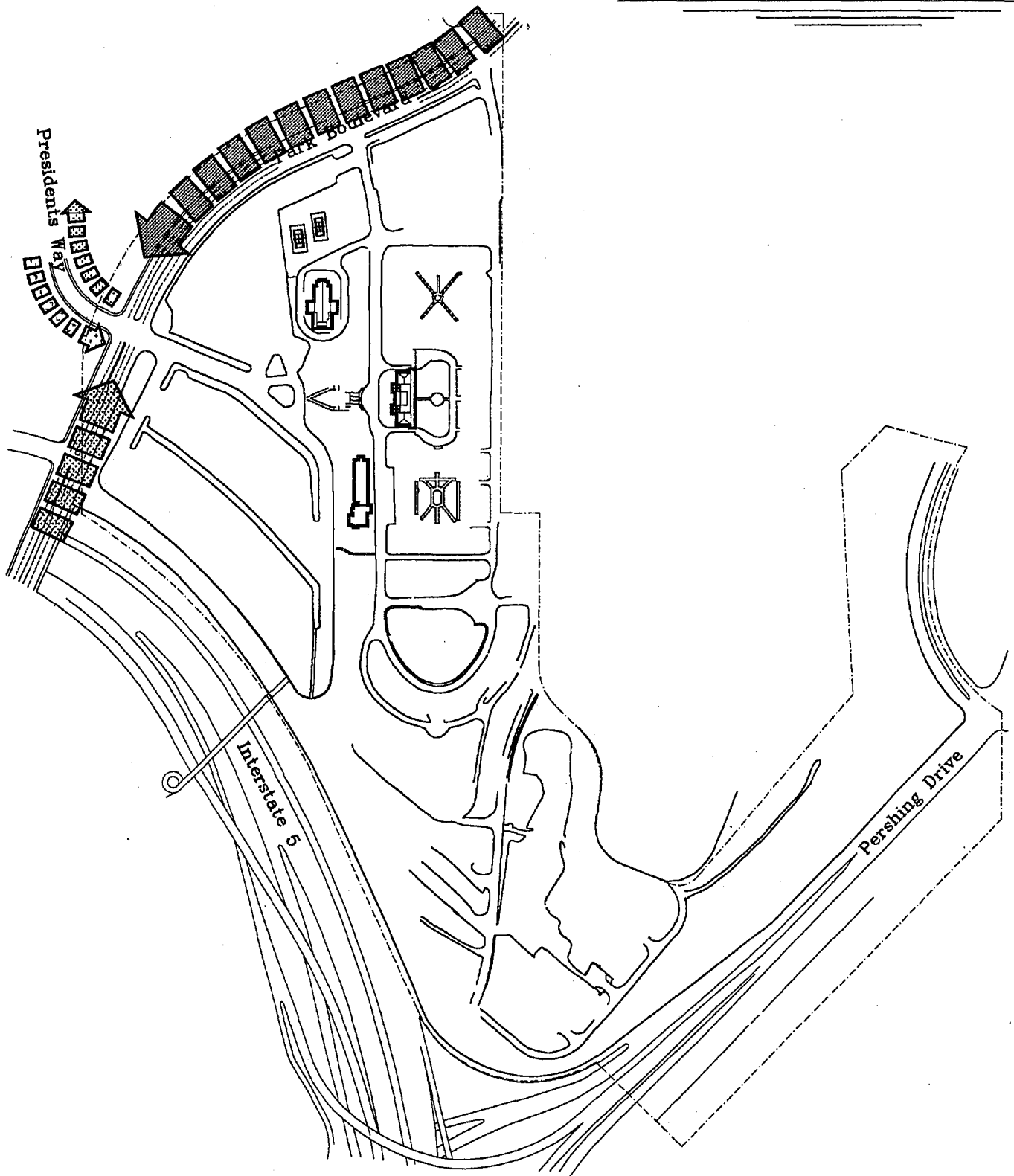
Even more than private automobiles, all of the current mass transit systems have a negative affect on park aesthetics. The public acceptance of their use is based largely in their passenger ratio efficiency. Each system including private automobiles requires some kind of commitment to land for infrastructure in the form of parking lots, roads or tracks. An increase in use of any one system has a proportional inverse affect on one or more of the others.

Since successful implementation and ongoing funding of any of the mass systems is dependent upon financial and political commitments, the planning of a final transportation infrastructure must be thought of as dynamic. Experience, projected park use, and park capacity can be used



only as a guide, not a standard. The actual commitment to automobile parking and mass transit systems need to be viewed as fluid and changing. Only an ideal or projected best condition can be used to plan a mixed system of public and private transportation in Balboa Park.

In any case, the quality of the park experience itself should never be subordinated to the notion of an ideal, perfectly functional and balanced transport system.



Traffic Analysis

100 0 200 600



Figure
20



Park Blvd. South (10,800 ADT)



Park Blvd. North (9,600 ADT)



Presidents Way West (4,700 ADT)



Presidents Way East (4,200 ADT)

The
Pekarek
Group





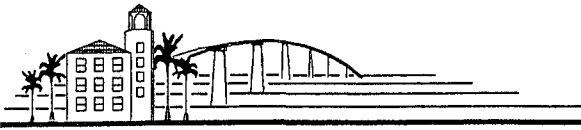
Landscape

When the Navy buildings of Inspiration Point were removed to make way for redevelopment of the site as park land the entire meaning of the trees, shrubs and lawns went with them. Their relationship to each other, the site, to Balboa Park and the City are now essentially irrelevant. Even plants that seem complementary to one of the three remaining buildings have lost the meaning of their previous context. They now function only as ornaments to soften an otherwise stark elevation of buildings and to punctuate sidewalks that go nowhere.

With the radical change of land use from a major military medical center to a City park of regional and national significance, an equally extreme change of plant material requirements has taken place. The primary change from an institutional context to one of a more passive cultural use totally changes what plants are to be used for. The use of plants in the former land use was focused almost entirely on reinforcing the symmetrical formality, bulk and military presence of the main hospital buildings. Though outdoor courts were the natural extension of a fortlike building layout, they were decorated and planted in a style reminiscent of the California's Spanish era. The open hall system lining the courtyards clearly echoed the arcades of the California missions. As with the missions, courtyards were never grandiose but rather contemplative spaces of simple design and austere decoration.

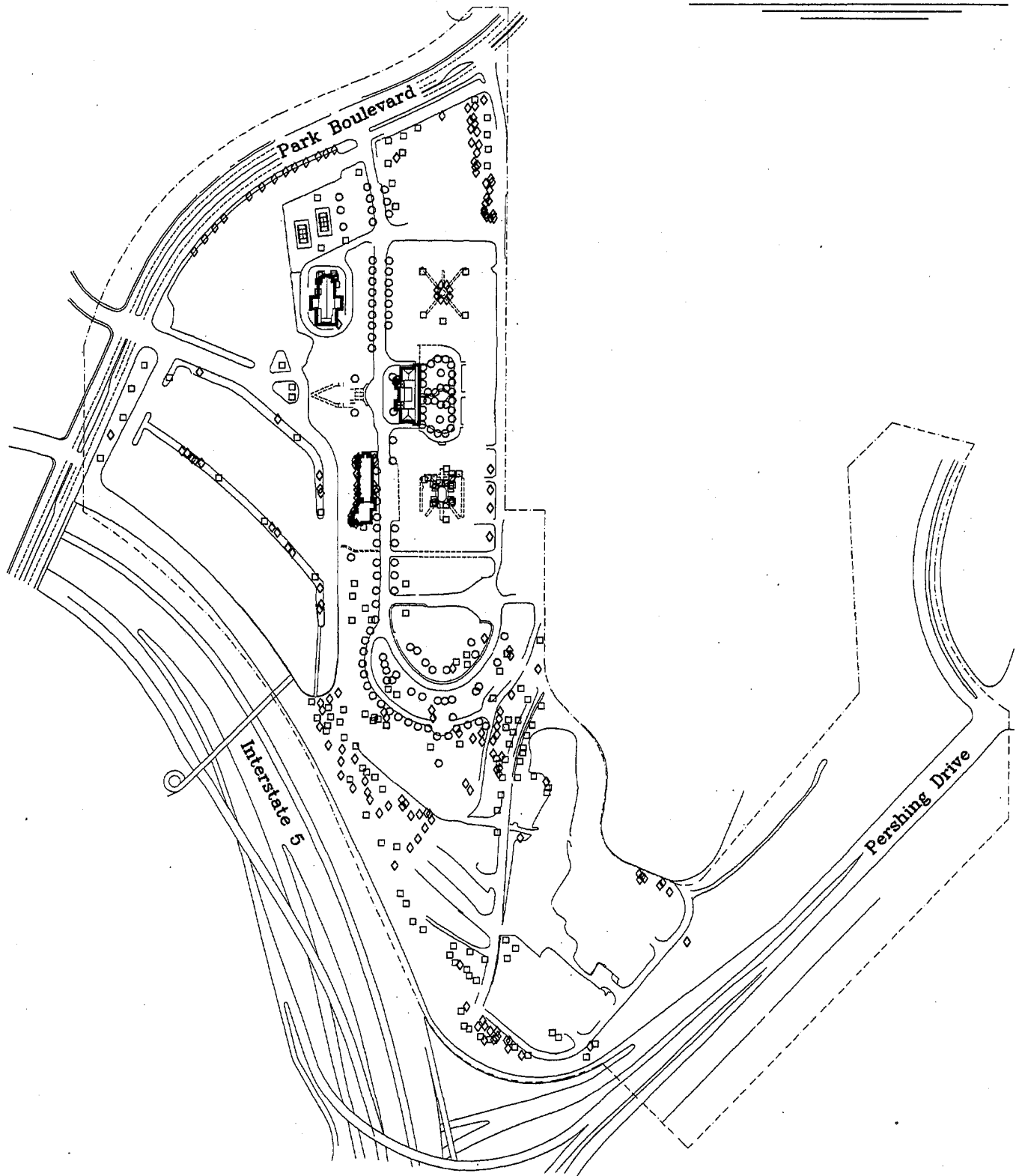
The balance of the old hospital landscape plants served less as architectural features and more for their own qualities as individual plants. Five very impressive officers residences on Inspiration Point were planted as any southern California residence of the era. This meant plants used more for horticultural interest than in a design sense. The more mundane ancillary buildings on the south part of the site had very few plantings certainly none for clear aesthetic reasons.

When the remaining plantings of the site are considered for their current relationship to the road system and buildings, only a few get more positive than negative credit in any future park landscape.



However, most that are eliminated as part of a park landscape failed the test because of the current location they occupy. Most of the site must be regraded to create open park land and to bring site drainage systems and barrier free access up to current standards. For either horticultural or economic reasons, most of the affected plants are not movable. Many, though not affected by grading, must go because they compromise either views or the quality of the park planting design.

Plants in private gardens have very high value for horticultural interest. In public settings, individual plants generally serve as a component of a composition which articulates and ameliorates spaces to create specific moods and facilitate specific activities. When viewed in this way, the remaining stock of individual plants must be considered for their value as the building blocks of the Inspiration Point Park landscape. Some can serve that purpose in place. Some can be relocated. Many must be demolished to facilitate the nearly total regrading of the site. See Figure 21.



Plant Material Analysis

100 0 200 600



Figure
21

TREES OF VERY HIGH VALUE

- ARECASTRUM ROMANZOFFIANUM
- CEDRUS SP.
- DRACAENA DRACO
- GINKGO BILOBA
- HOWEA SP.
- PHOENIX CANARIENSIS
- PHOENIX DACTYLIFERA
- PODOCARPUS GRACILIOR
- PODOCARPUS MACROPHYLLUS
- QUERCUS SP.
- TRACHYCARPUS FORTUNEI
- WASHINGTONIA FILIFERA

TREES OF HIGH VALUE BUT NOT ENOUGH TO SUBORDINATE GRADING IF NOT MOVABLE

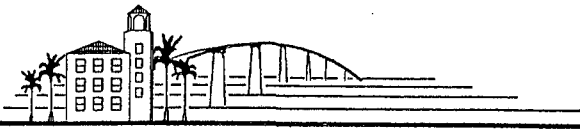
- ARAUCARIA HETEROPHYLLA
- BUTIA CAPITATA
- CASUARINA EQUITIFOLIA
- CUPRESSUS SEMPERVIRENS
- CUPRESSUS SP.
- EUCALYPTUS SP.
- FICUS SP.
- FRAXINUS SP.
- JUNIPERUS SP.

- ◇ MAGNOLIA SP.
- ◇ PINUS SP.
- ◇ PODOCARPUS GRACILIOR
- ◇ PODOCARPUS MACROPHYLLUS
- ◇ PYRACANTHA SP.
- ◇ SCHINUS MOLLE
- ◇ SCHINUS TEREBINTHIFOLIUS
- ◇ TRISTANIA CONFERTA

TREES OF MINOR VALUE BECAUSE OF SPECIE SPECIFIC FACTORS AND LOCATION

- ◇ ARAUCARIA BIDWILLI
- ◇ CASUARINA EQUITIFOLIA
- ◇ EUCALYPTUS SP.
- ◇ MELALEUCA QUINQUENERVERIA
- ◇ PITTOSPORUM UNDULATUM
- ◇ PODOCARPUS MACROPHYLLUS
- ◇ SCHINUS MOLLE
- ◇ SCHINUS TEREBINTHIFOLIUS
- ◇ SYZYGIIUM PANICULATUM
- ◇ YUCCA SP.

The
Pekarek
Group

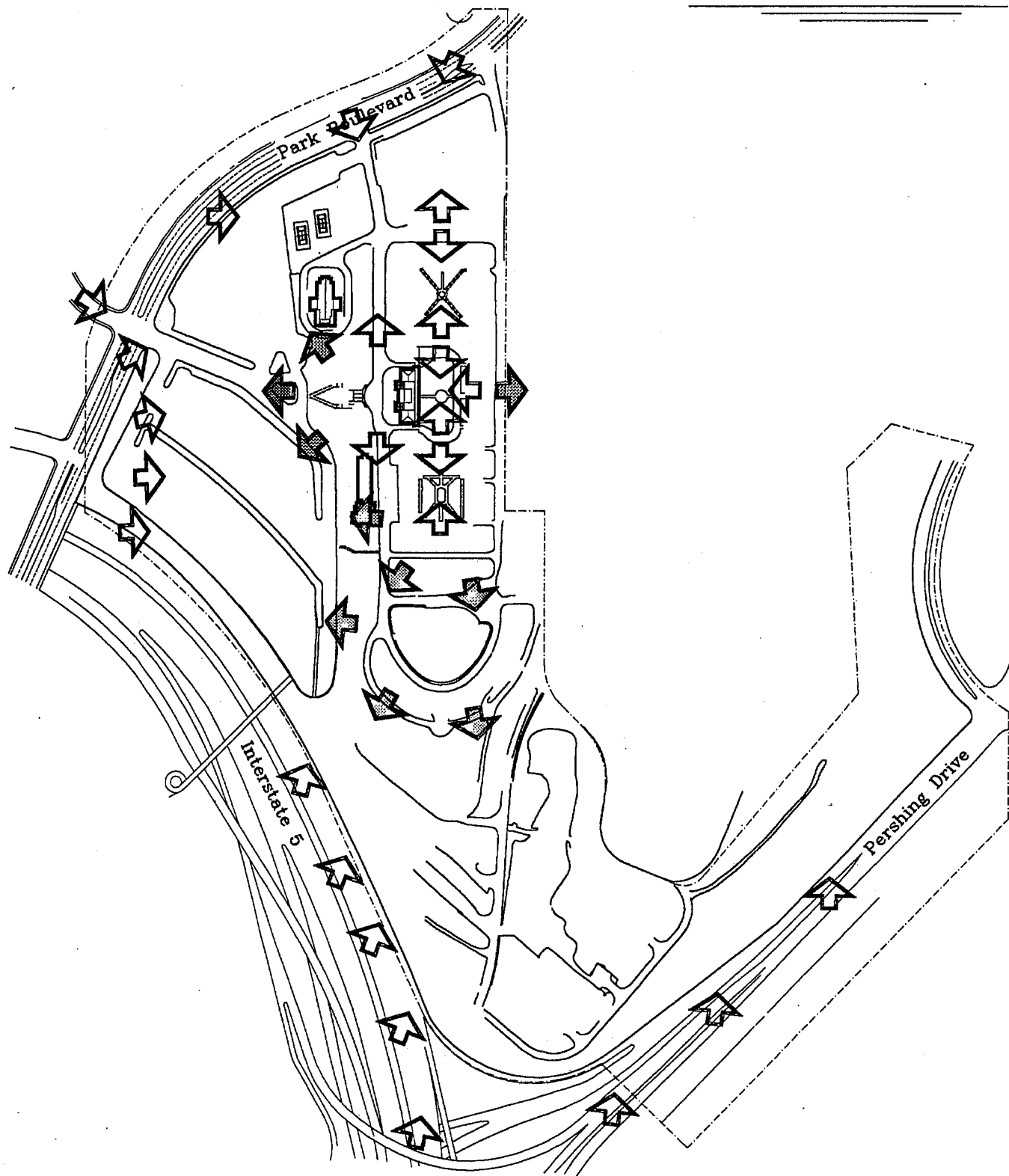


Visual



Existing and potential visual components both positive and negative are key parameters to consider on Inspiration Point. The offsite view quality scale starts at the highs of the views of Mexico and the offshore islands and proceeds down through neutral to the lows of the stark massive wall of the Navy Parking garage on the east boundary.

The likely success of the visual integration of Inspiration Point into Balboa Park is highly contingent on presentation from Park Boulevard. To achieve success, the dominant visual feature in the form of Building One should be exploited as the terminus of the southern entrance statement upon entering the park over the I-5 bridge. The exaggerated elevation, massive symmetrical west elevation and distance all call for use of Building One as an outscale sculptural ornament to herald entry to Balboa Park.

Over the past 75 years, most of the formerly dramatic views out of and into Balboa park are now overgrown with trees. Trees that have assumed their own importance with age and are likely to stay. On Inspiration Point, a rare opportunity is presented to recapture this lost asset of Balboa Park. Unlike the naturalistic planting style of most of Balboa Park, Inspiration Point offers the architectural and topographic basis upon which to apply the open symmetrical grading and planting styles which can effectively exploit the attributes of dramatic views.



View Corridor Analysis

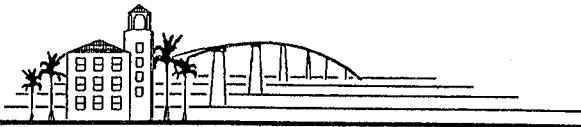
-  On Site Views
-  Off Site Views

100 0 200 600



Figure
22

The
Pekarek
Group

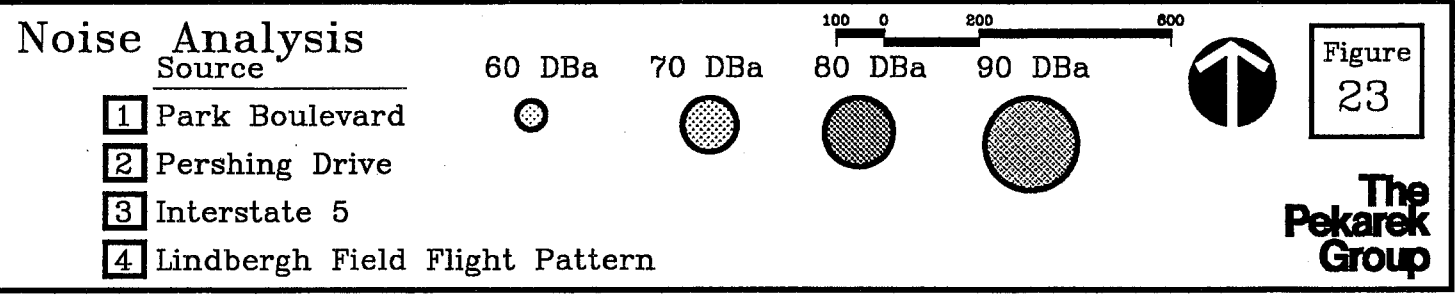
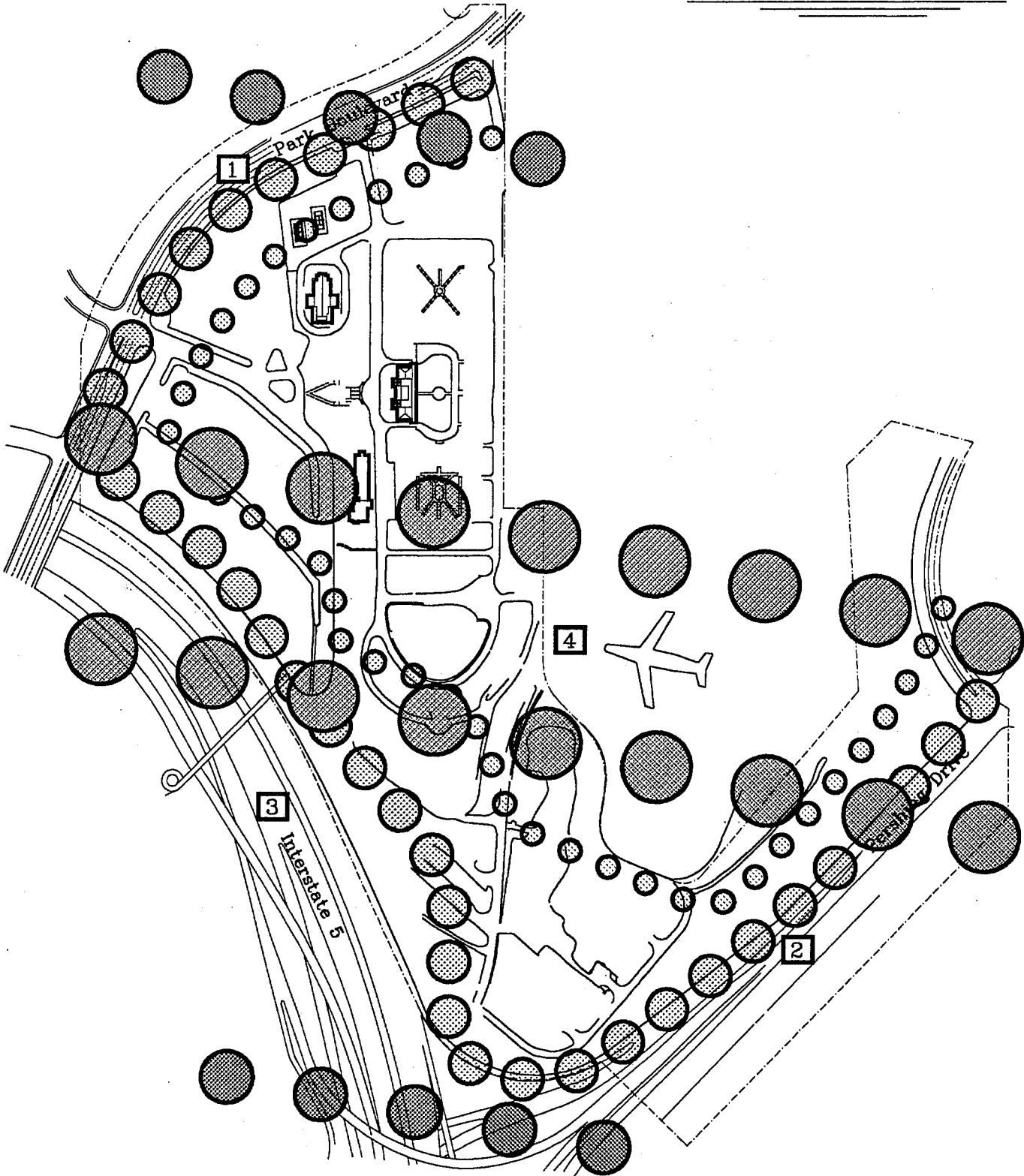


Noise

Noise, by definition, is inconsistent with any naturalistic or formal park. Everyone with knowledge of Balboa Park is well aware of the unhappy impact that Lindbergh Field has on the Park, especially along the southern edge of Inspiration Point and the Central Mesa. Second only to the jet airliners imposition on Inspiration Point is the cacophony of tires and engines from traffic on Interstate 5. The third major noise source affecting the quality of the park experience on Inspiration Point is Park Boulevard. The Noise from both roadway sources are of a higher amplitude because both have significant uphill road grades on north bound lanes which coincidentally are closer to Inspiration Point than the southbound lanes. Steeper uphill road grades cause higher engine noise than flat road grades. The prevailing onshore wind only increases amplitude from these two sources. The elevated concrete Pershing Drive off ramp and retaining wall serve as near perfect reflectors to magnify the total noise delivered to Inspiration Point from Interstate 5. See Figure 23.

Additionally, the controlled intersection at Presidents Way on Park Boulevard causes buses and truck traffic to accelerate from a dead stop. The noise source is louder in the closer north bound lanes which are uphill.

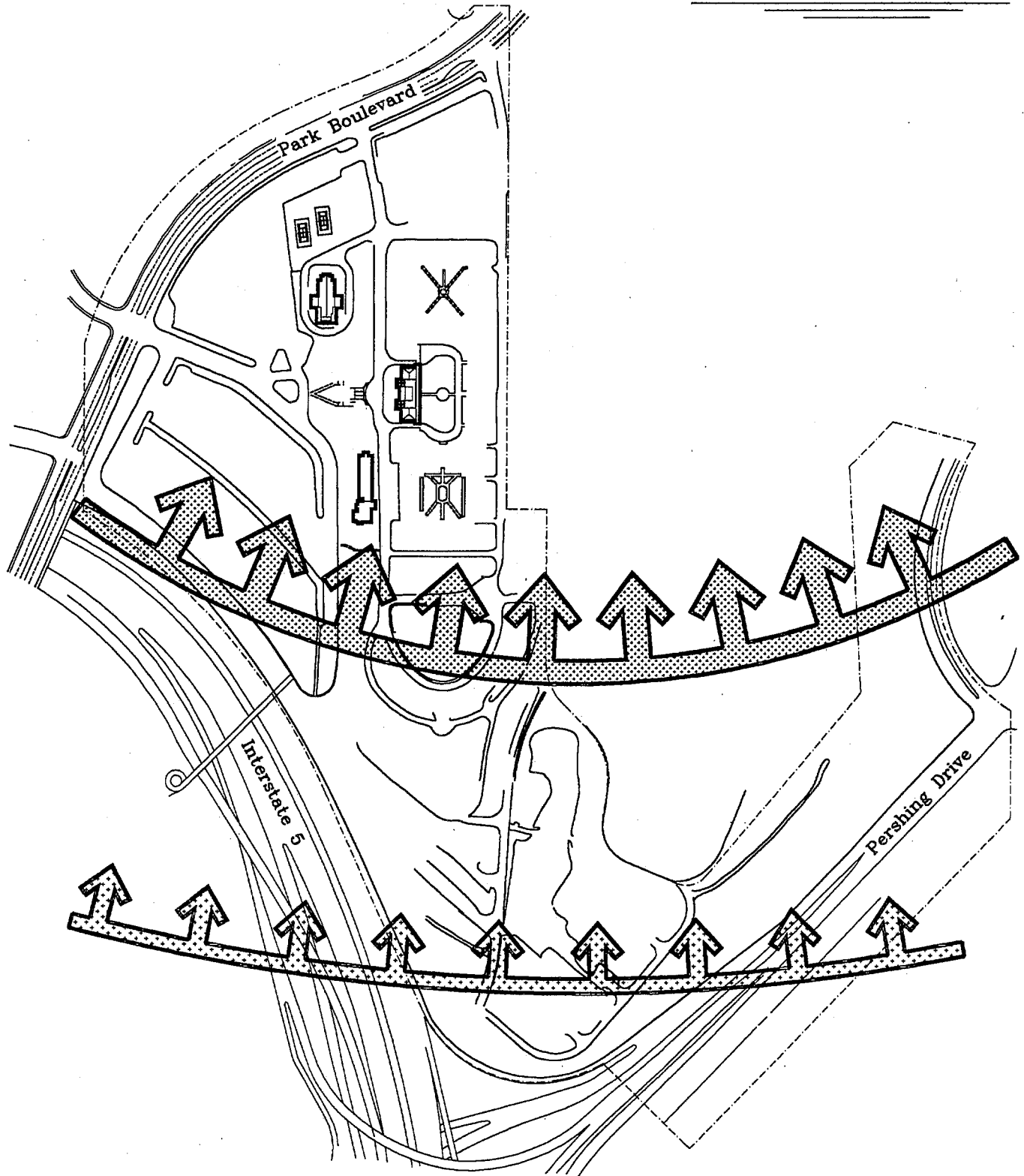
Though there is sufficient room in the park to plant visual screens of trees and shrubs for both Park Boulevard and Interstate 5, the only attenuation of noise impact would be psychological. Increased amplitude caused by the onshore wind factor could be partially controlled by plantings but then the tactile pleasure of the ocean cooled breeze would be partially lost. Only solid barriers can appreciably reduce noise, and noise will need to be attenuated in order for Inspiration Point to offer a high quality park experience. However, the visual impact of any noise attenuation structure should be considered in its design and the overall impact to the park user's experience.





Solar

The aspect of most of the topography of Inspiration Point is south and west. This means the site is generally warmer longer than a north or east exposure. San Diego's weather pattern of a very narrow temperature range both winter and summer makes for a very high number of days in each season that draws park users. Beyond a higher potential number of visitor days, the warm aspect of the Inspiration Point site increases the growing period and range of plant species to add interest and beauty in the park experience. In essence, the number, length and quality of user days every year are enhanced because of the fortunate aspect of the site.



Solar Analysis



Summer Sun Track



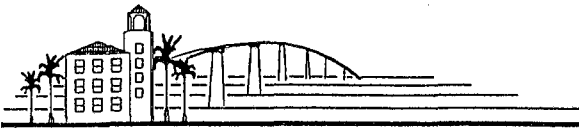
Winter Sun Track

100 0 200 300



Figure
24

The
Pekarek
Group



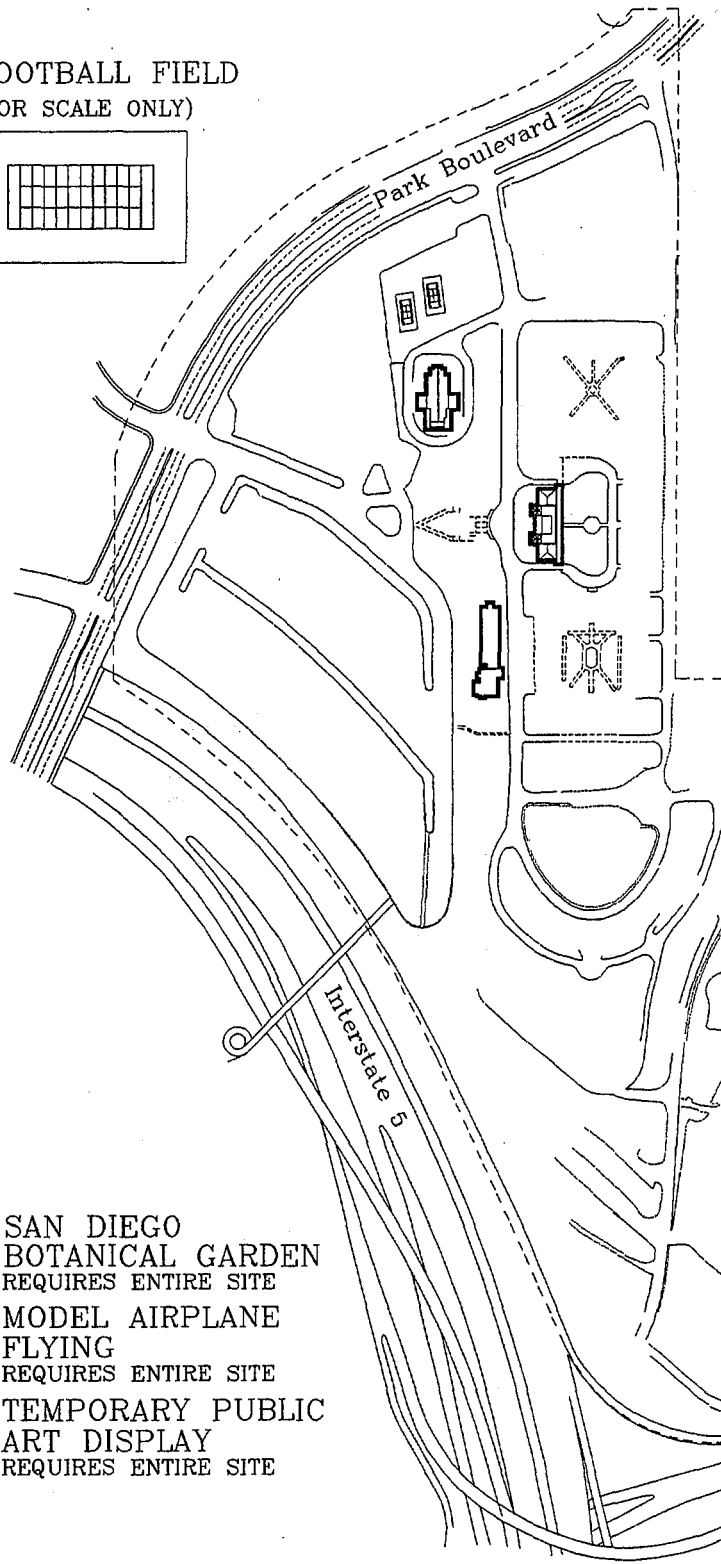
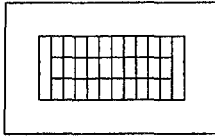
Land Use

The status of Inspiration Point as park land is unquestioned. Yet, in the history of Balboa Park, the definition of park land flows with the tides of politics, the economic health of the community and more recently the "environment". Would anyone ever seriously suggest a landfill in a public park in 1993 in a great park of regional stature? Would over a tenth of a great urban park be dedicated to a special use such as golf -which serves a very narrow cross section of the public. Would a military hospital, a high school or a state highway be built on park land in the center of Americas finest city?

The sanctity of park land for park uses in 1993 is fortunately a public priority important enough to insure that Inspiration Point will be developed as park land. The mandated program of the 1989 Balboa Park Master Plan and Master Plan Amendment and most of the uses suggested during the analysis process are shown in Figure 25.

INSPIRATION POINT PRECISE PLAN

FOOTBALL FIELD
(FOR SCALE ONLY)



PARKING
±13.4 ACRES

ROTARY CLUB
TREE GROVE
±5.2 ACRES

FLY CASTING
POND
±2.0 ACRES

ACTIVITY CENTER
±.85 ACRES

MUSEUM OF
SEASONAL
CHANGE
±3.4 ACRES

MTDB TROLLEY
STOP
±.80 ACRES

PAVILION
±2.5 ACRES

PUBLIC ART SITES
ESTIMATED 5 SITES
±.20 ACRES

TRAM STOPS
ESTIMATED 6 SITES
±.10 ACRES

POLISH AMERICAN
VETERANS MEMORIAL
±.07 ACRES

- * SAN DIEGO BOTANICAL GARDEN
REQUIRES ENTIRE SITE
- * MODEL AIRPLANE FLYING
REQUIRES ENTIRE SITE
- * TEMPORARY PUBLIC ART DISPLAY
REQUIRES ENTIRE SITE

Land Use Analysis

100 0 200 600



Figure
25

The
Pekarek
Group

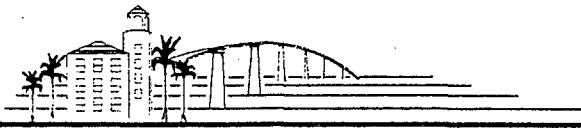


The Precise Plan



The Precise Plan

The Precise Plan is subdivided into four subsections: The Facility; Planning Components; Plan Implementation; and Facility Management. The section on The Facility describes in text, illustrative plans and development standards the physical plan for each subarea of Inspiration Point. The Planning Components section addresses the objectives which are to be met by the planned facility. The Plan Implementation section identifies the need for land acquisition, construction phasing and project funding. The Facility Management section outlines the role of Park Management in the operation and maintenance of Inspiration Point.



The Facility

Overview

The physical relationships, distribution and sizes of each of the improvements of the Inspiration Point facility result directly from of the application of the 1989 Balboa Park Master Plan and the 1996 Master Plan Amendment policies, standards and official park design policies and site opportunities and constraints.

The Precise Plan is composed of approximately 60.5 acres, 55.5 of which are currently within in Balboa Park boundaries and 5.5 of CalTrans right-of-way which are proposed to be added by acquisition or trade. The Inspiration Point facility is composed of the following elements:

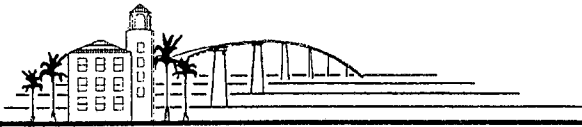
- *Building One - a 4 story building with a basement, is approximately 22,300 square feet. It houses the offices of Park and Recreation Department Operations staff.*
- *The Chapel building - a single story building of approximately 12,000 square feet including a basement and a mezzanine or choir loft. It is leased to United Veterans Council of San Diego and is available for public group functions.*
- *The Library building - a two story building of approximately 9,500 square feet including a 112 seat auditorium.*
- *The Activity Center building - a 37,000 square foot structure to accommodate recreational uses currently located in the Federal Building on the Central Mesa in Balboa Park. These uses will include badminton, volleyball, and other special recreation uses.*
- *Approximately 33.0 acres of free and open useable public park land of which approximately 16.50 acres are formal gardens including the three former Navy courts and a rose garden, and 1.2 acres are durable surface areas including the Activity Center Plaza, the Chapel Court, the Balboa Green Courts and a group picnic pavilion.*
- *Approximately 15.5 acres of landscape area dedicated to functional landscapes for the purpose of slope stabilization, sound buffers and*

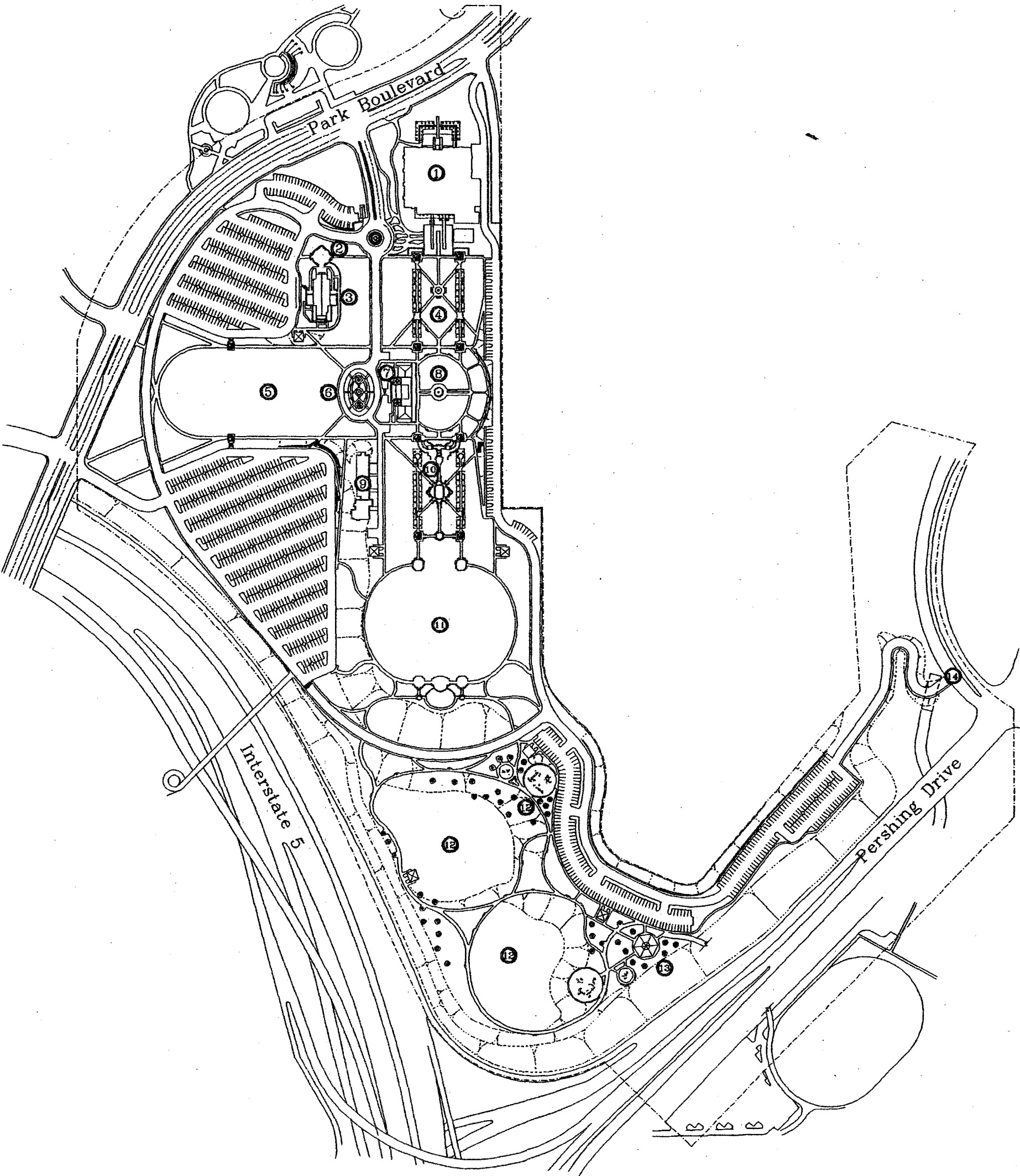


natural planting buffers.

- *Approximately 13.5 acres of pavement dedicated to roadways and parking. This amount is distributed to 6.3 acres of open public access roads, 2.6 acres of controlled public access roads including uses such as fire and emergency, intra-park trams, inter-park shuttles, bicycles and peak use traffic management and 9.1 acres of parking lots.*
- *Six restrooms of approximately 675 square feet each including maintenance storage.*
- *Approximately 620 outdoor light fixtures in total of which 410 are for area and safety lighting and 210 serve decorative purposes to highlight buildings and large scale tree plantings.*

Inspiration Point offers the setting for the above listed multiple park experiences and uses in three distinct sub-areas. These major park sub-areas are characterized and defined by landscape style, scale, relationships to Park Boulevard and offsite views. They include Balboa Gardens, Balboa Mall and the Inspiration Point Picnic Grounds. See Figure 26 and 27.





Site Plan

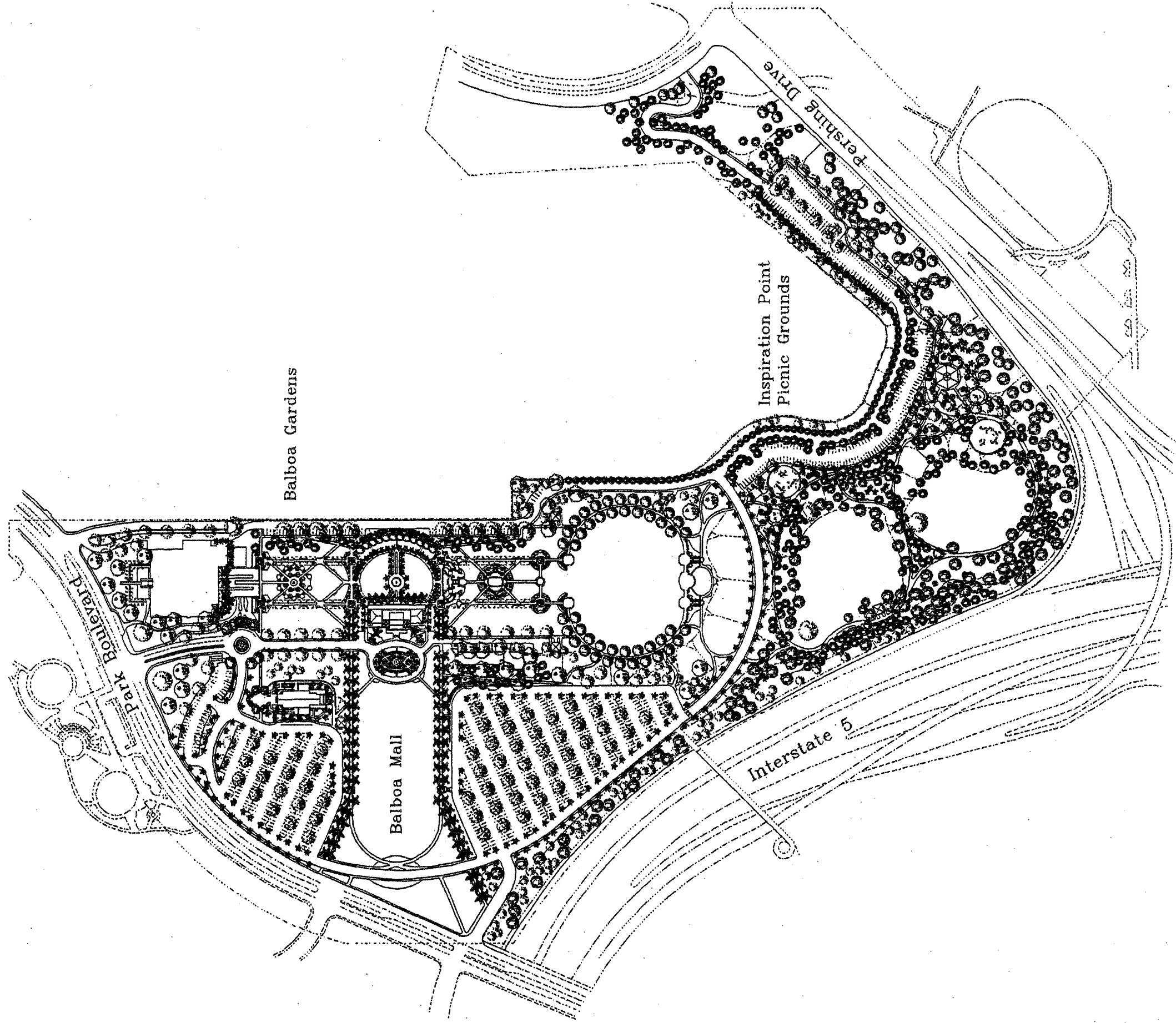
- | | | | |
|-------------------|-----------------|------------------|---------------------|
| ① Activity Center | ⑤ Balboa Mall | ⑨ Library | ⑬ Group Picnic Area |
| ② Chapel Plaza | ⑥ Rose Garden | ⑩ South Court | ⑭ Emergency Access |
| ③ Chapel | ⑦ Building 1 | ⑪ Balboa Green | |
| ④ North Court | ⑧ Central Court | ⑫ Picnic Grounds | |

100 0 200 400



Figure
26

The
Pekarek
Group



Illustrative Plan



Figure
27



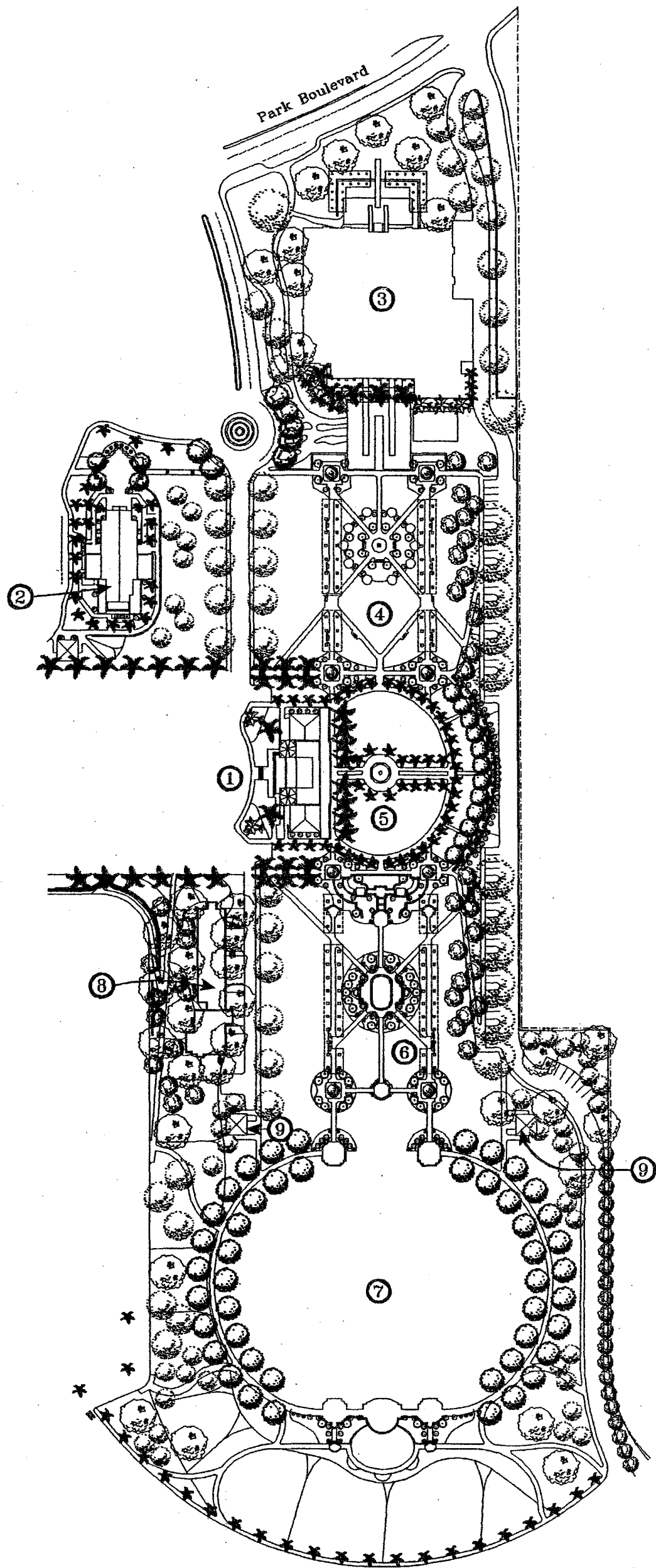


Balboa Gardens

Balboa Gardens is the backbone of Inspiration Point with the three former Navy Hospital courtyards as the centerpiece of the gardens. The complex expands to the north and south into Balboa Piazza and Balboa Green to form the single largest formal public garden in California fully encompassing 16.5 acres. Balboa Gardens, unlike Plaza de Panama or the Palisades Gardens of the Central Mesa, are not born out of or subordinated to exhibition buildings. Balboa Gardens is truly a garden space. It is a hybrid design using the French 18th Century garden for scale, the Spanish 15th Century garden for vocabulary and 20th Century California garden for color and texture. This is accomplished while preserving the historical integrity of the former Navy courtyards and their artifacts.

Alcazar Garden, the only formal garden in the Central Mesa, is less than 10% the size of Balboa Gardens. The addition of large scale arbors which replace the former Navy buildings as spatial delineators will recreate the Navy courtyards in a grand presentation without losing the flavor and complexion of former spaces. The inclusion of restrooms will expand the three court complex from a demonstration area into a fully workable park unit.

The Balboa Garden complex is subdivided from north to south into the following individual spaces: Balboa Park Activity Center, North Court, Central Court, South Court, Balboa Green and the Chapel Plaza. See Figure 28.



Balboa Gardens

- | | | |
|-------------------|-----------------|-------------|
| ① Building 1 | ⑤ Central Court | ⑨ Restrooms |
| ② Chapel | ⑥ South Court | |
| ③ Activity Center | ⑦ Balboa Green | |
| ④ North Court | ⑧ Library | |

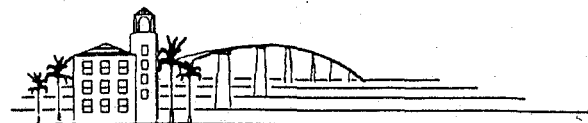
50 0 100 200



FIGURE
28

The
Pekarek
Group





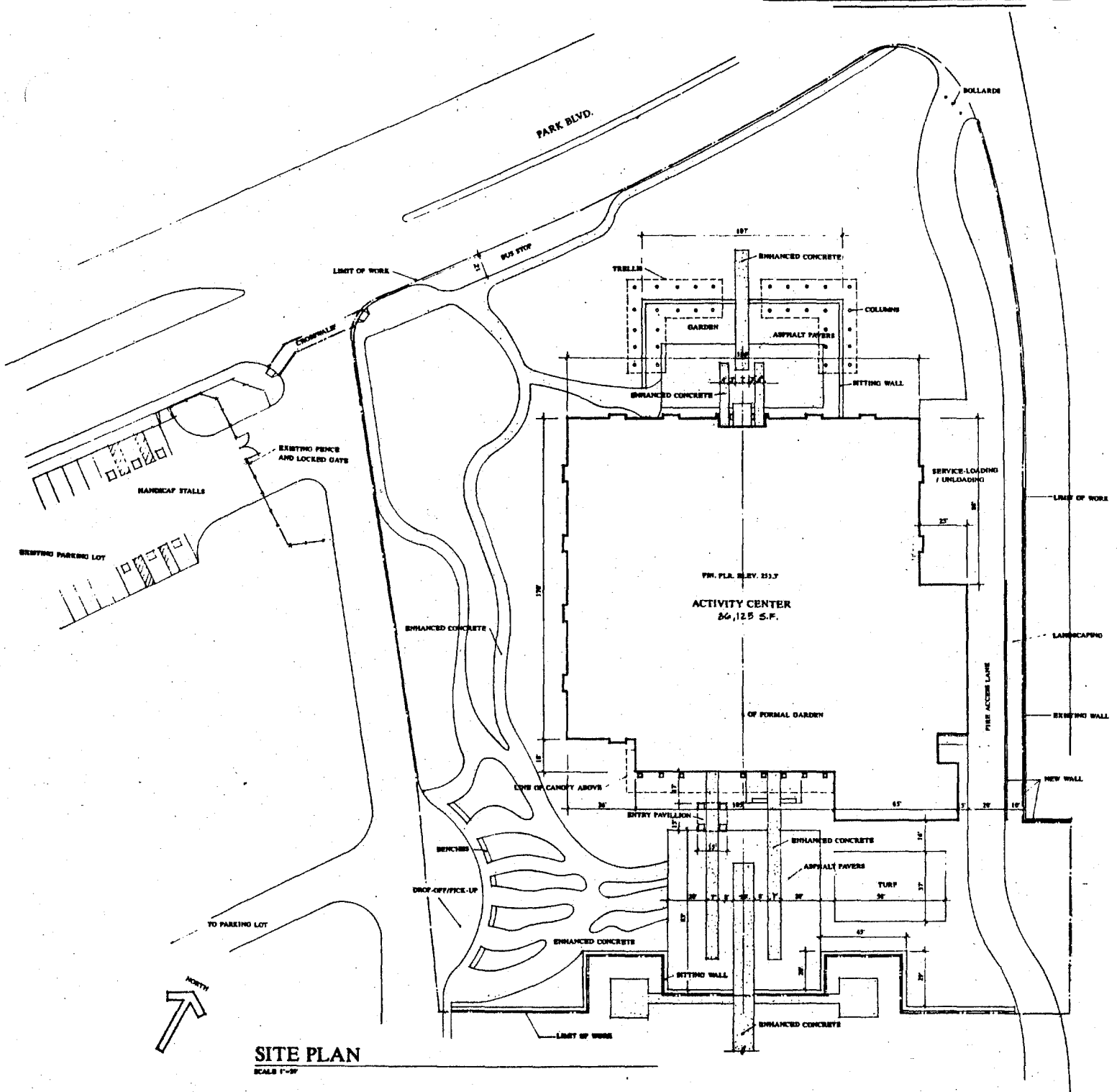
Balboa Gardens - Activity Center Plaza

The proposed Balboa Park Activity Center will become the largest building on Inspiration Point, with a footprint of approximately 37,000 square feet. The siting of the Activity Center on the north-south axis makes it a focal point as the northern terminus of the Balboa Gardens Complex. The major design components of the space include: a large hard surface plaza at the building entrance; a drop off area at the traffic circle; a retaining / sitting wall at the North Court transition; a meandering pathway west of the building to connect to Park Boulevard and the relocated Bus Stop; a garden court on the north side of the building adjacent to Park Boulevard; and a fire access and service road on the east side of the building adjacent to the Navy access road. See figure 29.

*The Activity Center will provide the largest multi-use hard surface plaza on Inspiration Point. Free and open park land is often hard surface as exemplified in the Plaza de Panama, the **Spreckels** Organ Pavilion and the "streets" of the Spanish Village in the Central Mesa. Many legitimate public park uses simply do not work on lawns. The Activity Center Plaza provides the flexibility to facilitate these kinds of uses while still serving unrestricted open park uses in the same way as the Plaza de Panama does now.*

A secondary function of the siting of the Activity Center is noise attenuation. The quality of the Balboa Gardens park experience as well as the Activity Center Plaza is made possible by this solid noise barrier. The scale of the three former Navy Courts and their historical context is not adaptable to group or intense uses of any kind. This limits their use to passive activity oriented toward more personalized experiences. The Activity Center Plaza has all of the same visual and passive values but adds the multiple use characteristic of intense, scheduled public activities. The result is that passive uses are not lost while active scheduled uses are accommodated.

The Architectural treatment of the Activity Center should respect the symmetry and formality created by the arrangement of the site's existing structures and elements of the Balboa Garden complex. In addition, the materials, colors, and architectural vocabulary should be compatible with what already exists on Inspiration Point and throughout Balboa Park. The Activity Center building should conform with the Master Plan which states that "...new construction will be designed according to adopted design guidelines such that appropriate architectural styles are incorporated or replicated and significant views, plazas, open space, design symmetry, etc. are not disrupted. See figure 30.



Source: Wheeler, Wimer, Blackman & Associates

Balboa Gardens - Activity Center

Figure
29

The
Pekarek
Group





October 12, 1966



NORTH

LEGEND

- | | |
|--|--|
| EXISTING TREES
<i>Podocarpus gracilior</i> | PEARL PINE |
| EUCALYPTUS SPECIES
<i>Eucalyptus melliodora</i>
<i>Eucalyptus globulus</i> | HONEY-SCENTED
SILVER DOLLAR OIL |
| ACCENT TREE
<i>Sciurus urole</i> | CALIFORNIA PEPPER |
| PALM SPECIES
<i>Phoenix rostrata</i>
<i>Phoenix reclinata</i>
<i>Tidypalmia foetida</i>
<i>Washingtonia robusta</i> | CANARY ISLAND DATE PALM
SESHUAM DATE PALM
WINDMILL PALM
MEXICAN FAN PALM |
| SUCCULENT GARDEN
<i>Agave filamentosus</i>
<i>Aloe barbadensis</i>
<i>Aloe saponaria</i>
<i>Aloe aristata</i>
<i>Agave americana</i>
<i>Dracaena draco</i> | SECTOPUS AGAVE
MEDICINAL ALOE
SNY
CORAL AGAVE
CENTURY PLANT
DRAGON TREE |
| VINES AT TRELLIS AND POSTS
<i>Dioscorea</i>
<i>Ipomoea batatas</i>
<i>Dioscorea</i> 'Bevan' | BOUTAINVILLE 'San Diego Red'
BLOOD-RED TRUMPET VINE
TRUMPET VINE |
| GROUNDCOVER
<i>Acacia gussonei</i>
<i>Lantana lucida</i>
<i>Lantana montevidensis</i> | ACACIA REDOLENS
MEXICAN BUSH SAGE
TRAILING LANTANA |
| BARK MULCH GROUNDCOVER | |
| TURF GRASS | |
| PAVING
Exposed Aggregate Concrete Paving
Polished Sealing Concrete Paving | |
| Asphalt Paving | |

ANDREW SPURLOCK MARTIN POIRIZ
Landscape Architects
San Diego, CA 92101
710 12th Street 315
619 233 1024 voice
619 233 6256 fax
License 1965

**SALBOA PARK
ACTIVITIES CENTER**

Source: Wheeler, Wimer, Blackman & Associates

Balboa Gardens – Activity Center



Balboa Gardens Piazza Balboa

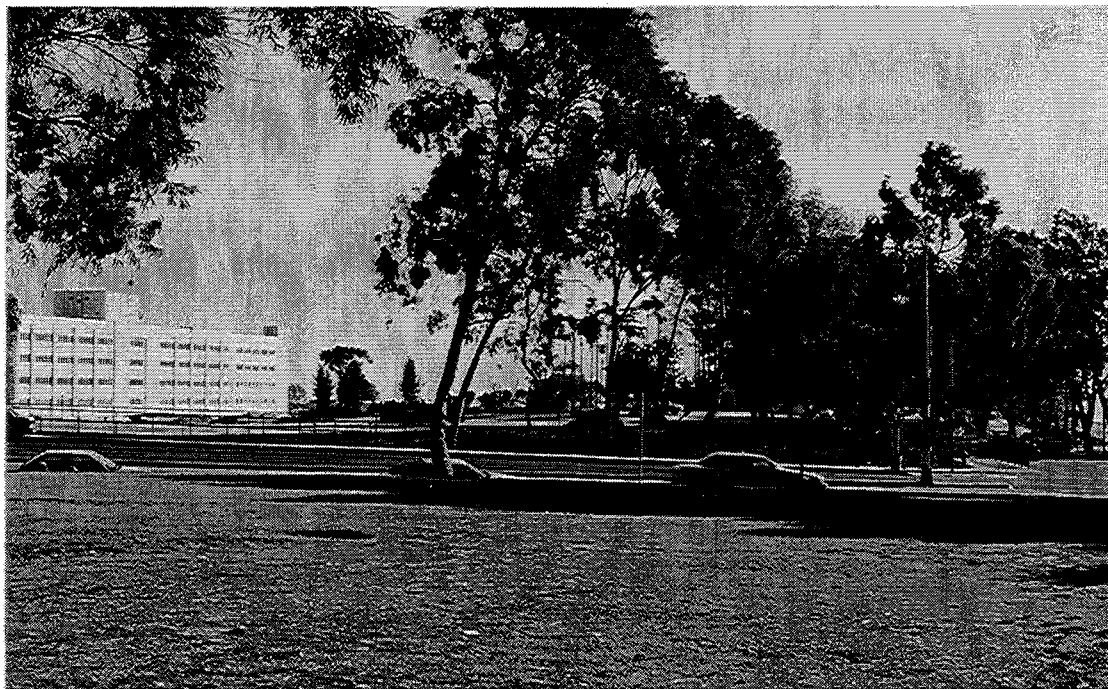
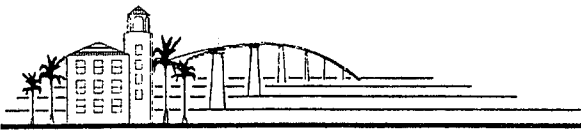
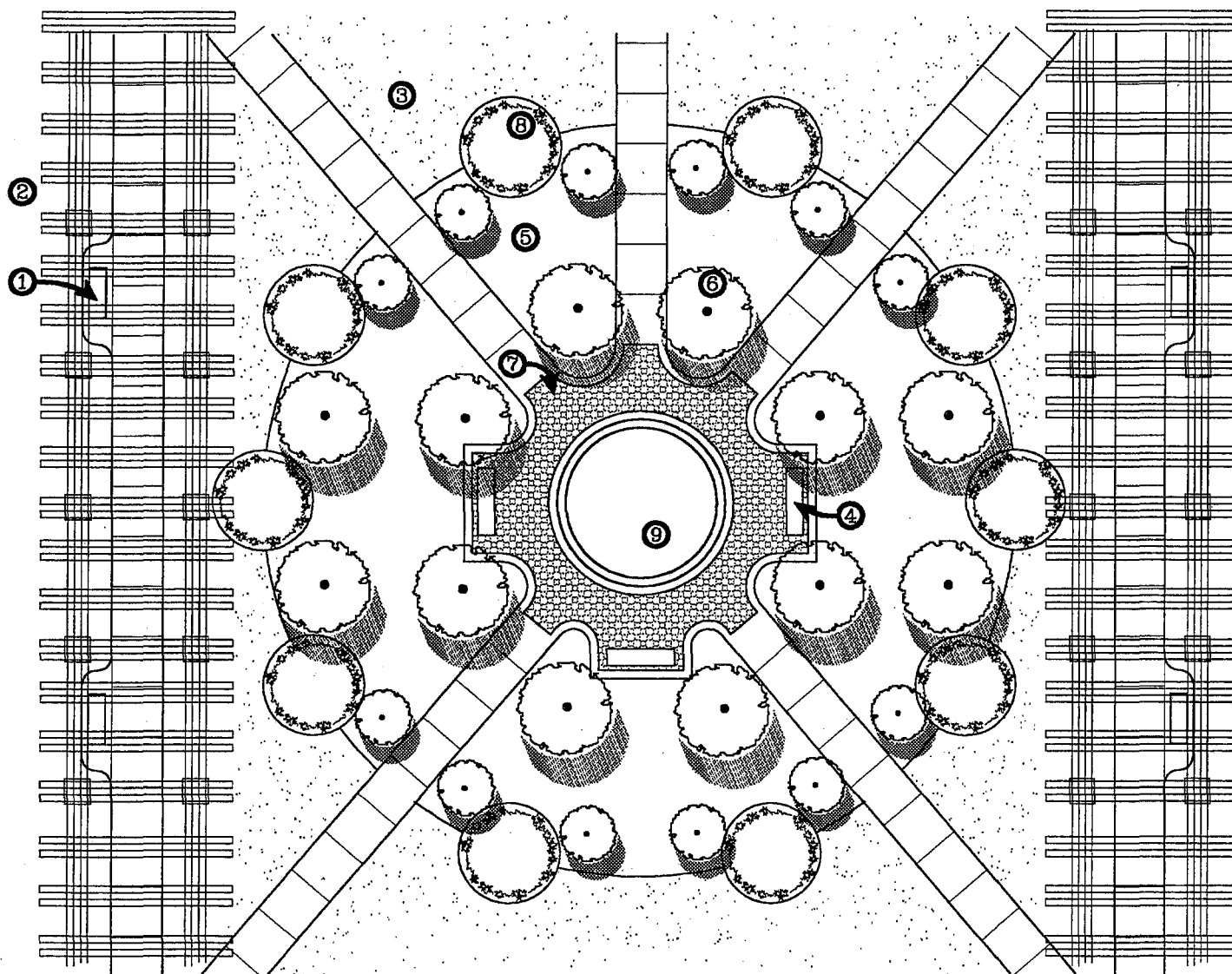


Figure 31 : A view over Park Boulevard in 1991 showing the most northerly portion of Inspiration Point.

***Balboa Gardens - North Court***

The North Court expands and upgrades the original Navy Courtyard elements while still maintaining its historical integrity. The major design elements of the space include: a new central water element to include the original Navy Courtyard centerpiece; an extension of the original small-scale pedestrian walking system; two large garden cupolas to anchor the northern corners of the site; two large scale arbors that will link the space between the northern cupolas and the cupolas of the central court and will delineate the western and eastern limits of the court where the Navy Buildings were formerly located; and a formal/symmetrical landscape theme with hedge and topiary plantings surrounded by a large formal lawn area. See Figures 33-36.



Balboa Gardens – North Court

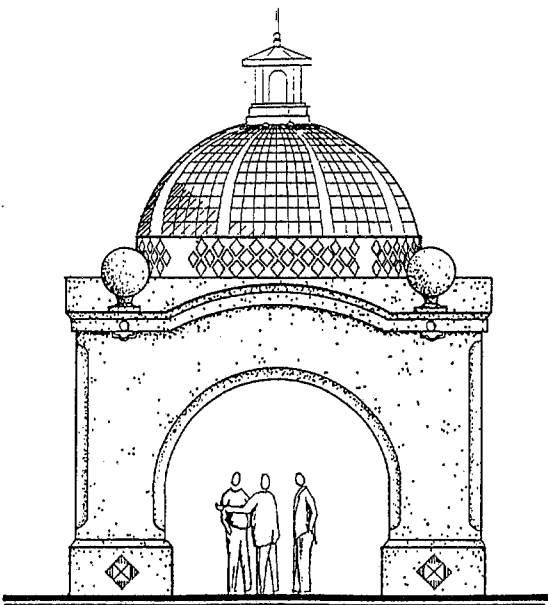
10 5 0 20



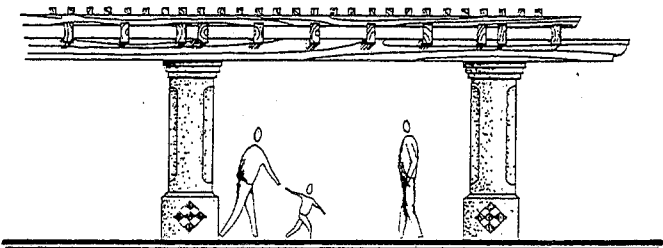
figure
33

- | | | |
|-------------------|---------------------------|-----------------------|
| ① Backless Bench | ⑤ Hedge Style Plants | ⑨ Small Water Element |
| ② Arbor | ⑥ Symmetrical Form Plants | |
| ③ Lawn | ⑦ Decorative Paving | |
| ④ Bench With Back | ⑧ Annuals / Perennials | |

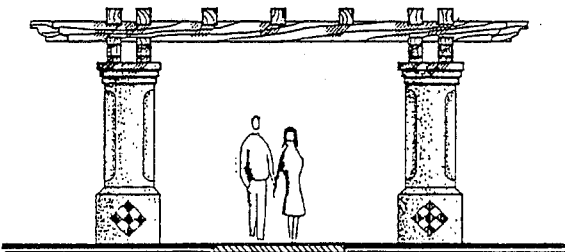
The
Pekarek
Group



TYPICAL GARDEN CUPOLA ELEVATION



TYPICAL PARALLEL ARBOR ELEVATION



TYPICAL END ARBOR ELEVATION

Balboa Gardens – North Court
Architectural Elements

No Scale

Figure
3/

The
Pekarek
Group



Balboa Gardens - North Court



Figure 35 : The remaining artifacts of the old north courtyard in 1991.

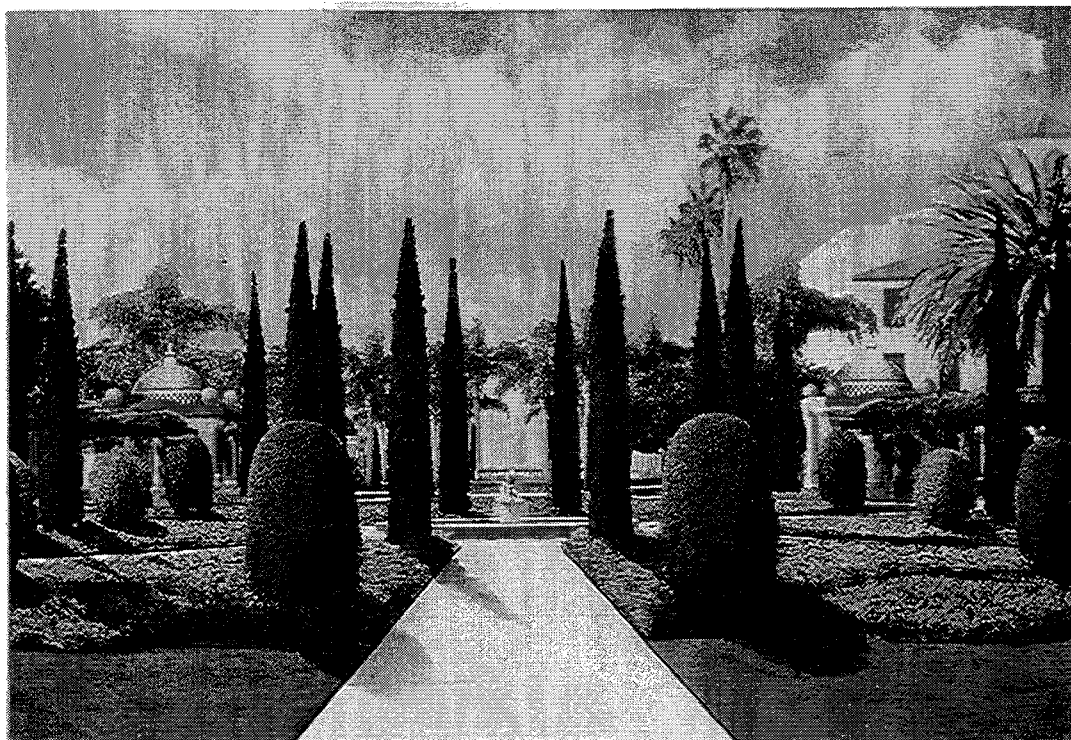
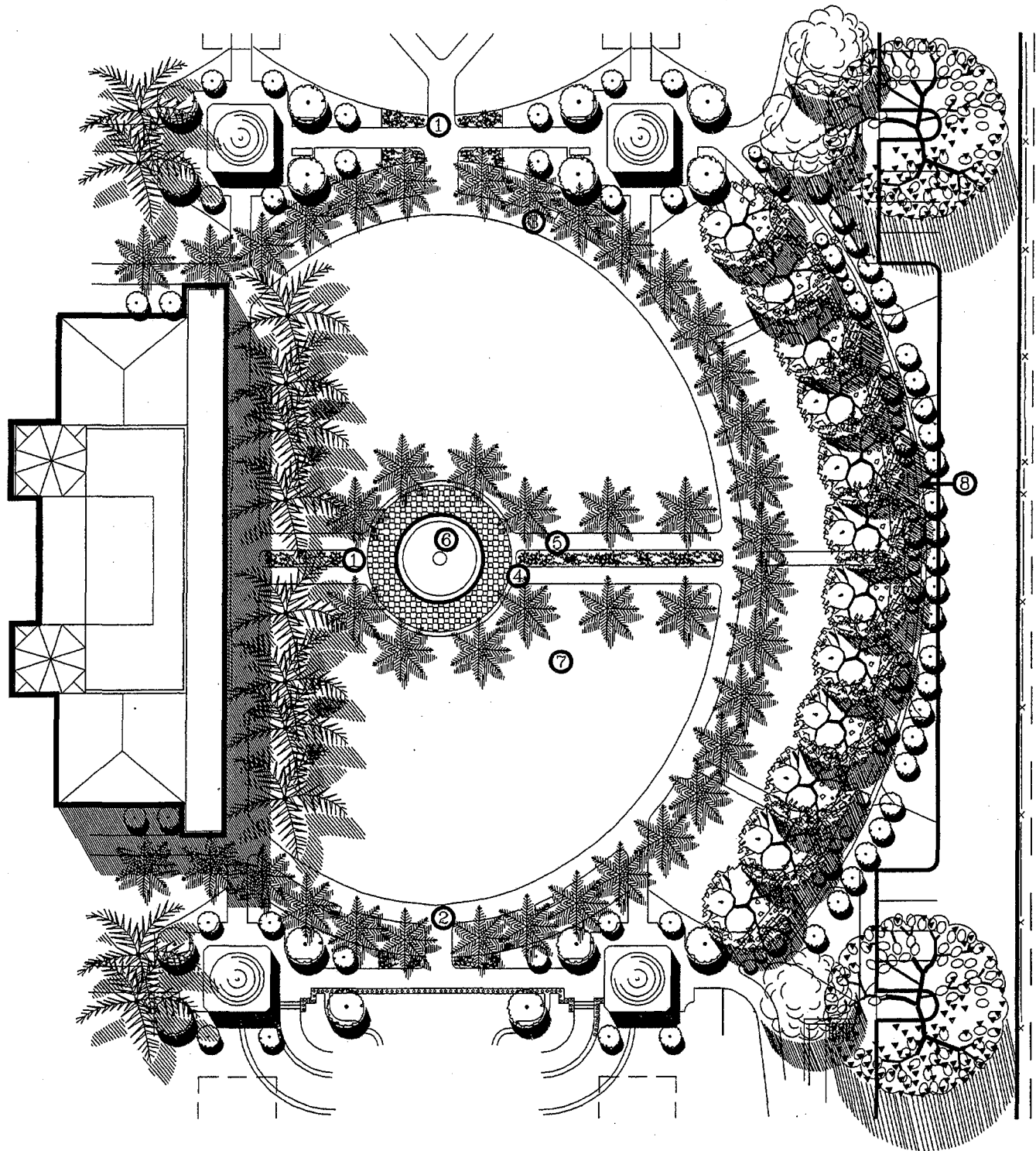


Figure 36 : A simulation of the new north court of Balboa Gardens looking south and showing the new cupolas framing the central court of Balboa Gardens beyond.



Balboa Gardens - Central Court

The Central Court is located at the heart of the Balboa Gardens complex and is the focal point that unifies the Gardens with the historic presence of Building One. This court is the only one of the three remaining Navy courtyards that still relates to an adjacent Navy Hospital structure. The large scale and dominance of Building One is balanced by the expanded scale and open formal design of the Central Court. The major design elements of the space include: the renovation of the original central water element with adjacent decorative paving; a large formal lawn area surrounding the water feature; concentric rows of symmetrical palm trees and broad headed screen trees; the four garden cupolas at each corner of the court anchor the north and south court to the central space; a dramatic overlook from the Central Court over the South Court; and the combination retaining/screen wall and screen planting provide a functional visual barrier between the courts eastern edge and the existing Naval Hospital Garage. See Figures 37 and 38.



Balboa Gardens - Central Court

- | | |
|-----------------------|-----------------------------|
| ① Annual / Perennial | ⑤ New Walks |
| ② Palm Tree | ⑥ Existing Fountain |
| ③ Backless Bench | ⑦ Lawn |
| ④ Decorative Pavement | ⑧ Decorative Retaining Wall |

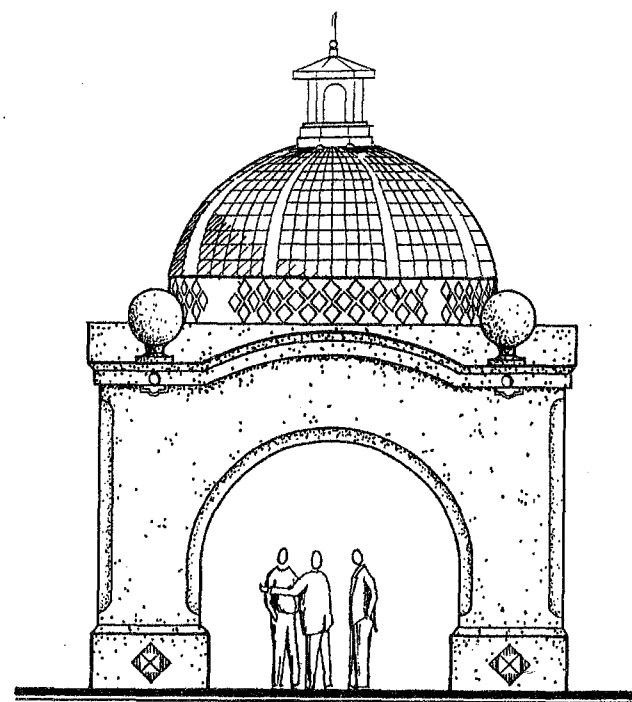
10 0 25 50



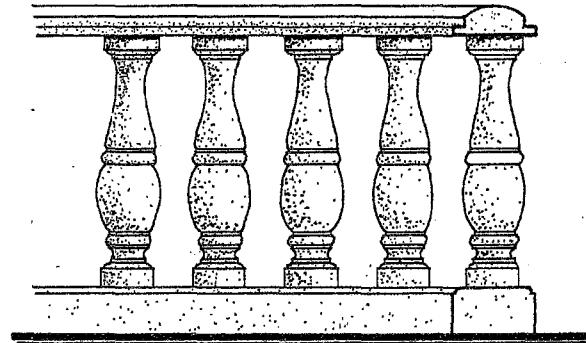
Figure
37

The
Pekarek
Group

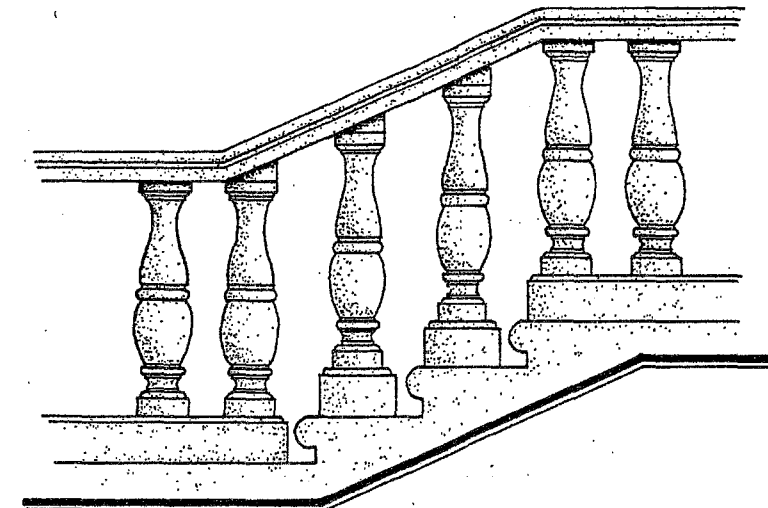




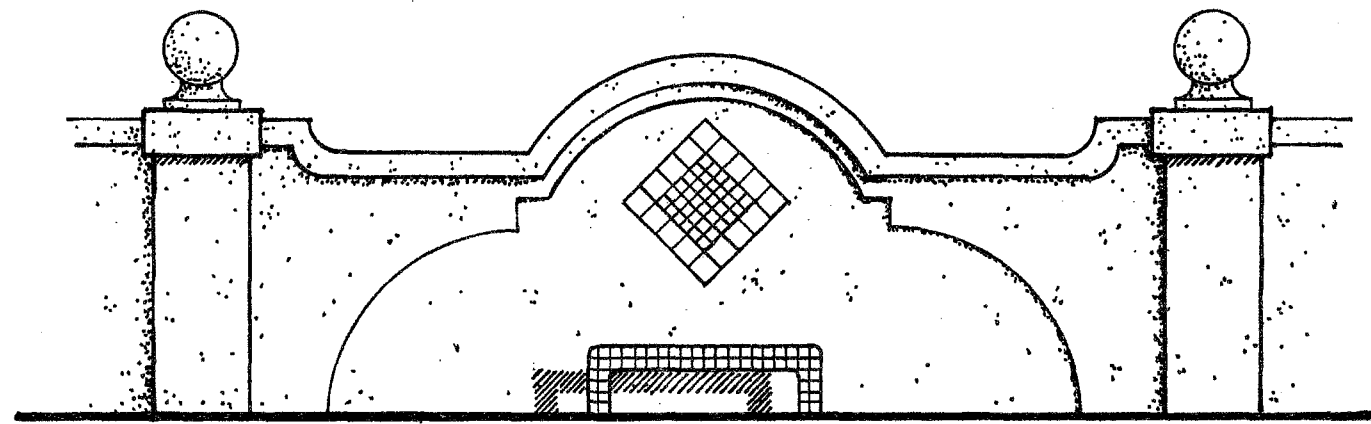
TYPICAL GARDEN CUPOLA ELEVATION



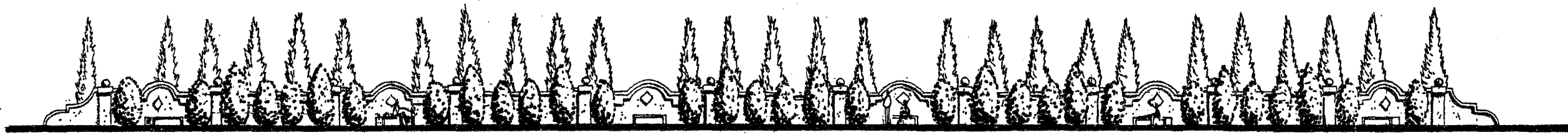
TYPICAL BALUSTR



TYPICAL BALUSTRADE AT STAIRS

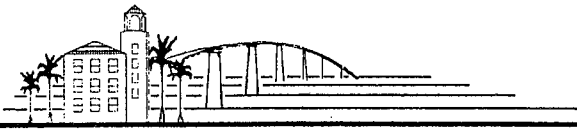


DETAIL OF EAST WALL SECTION



WEST ELEVATION - EAST WALL

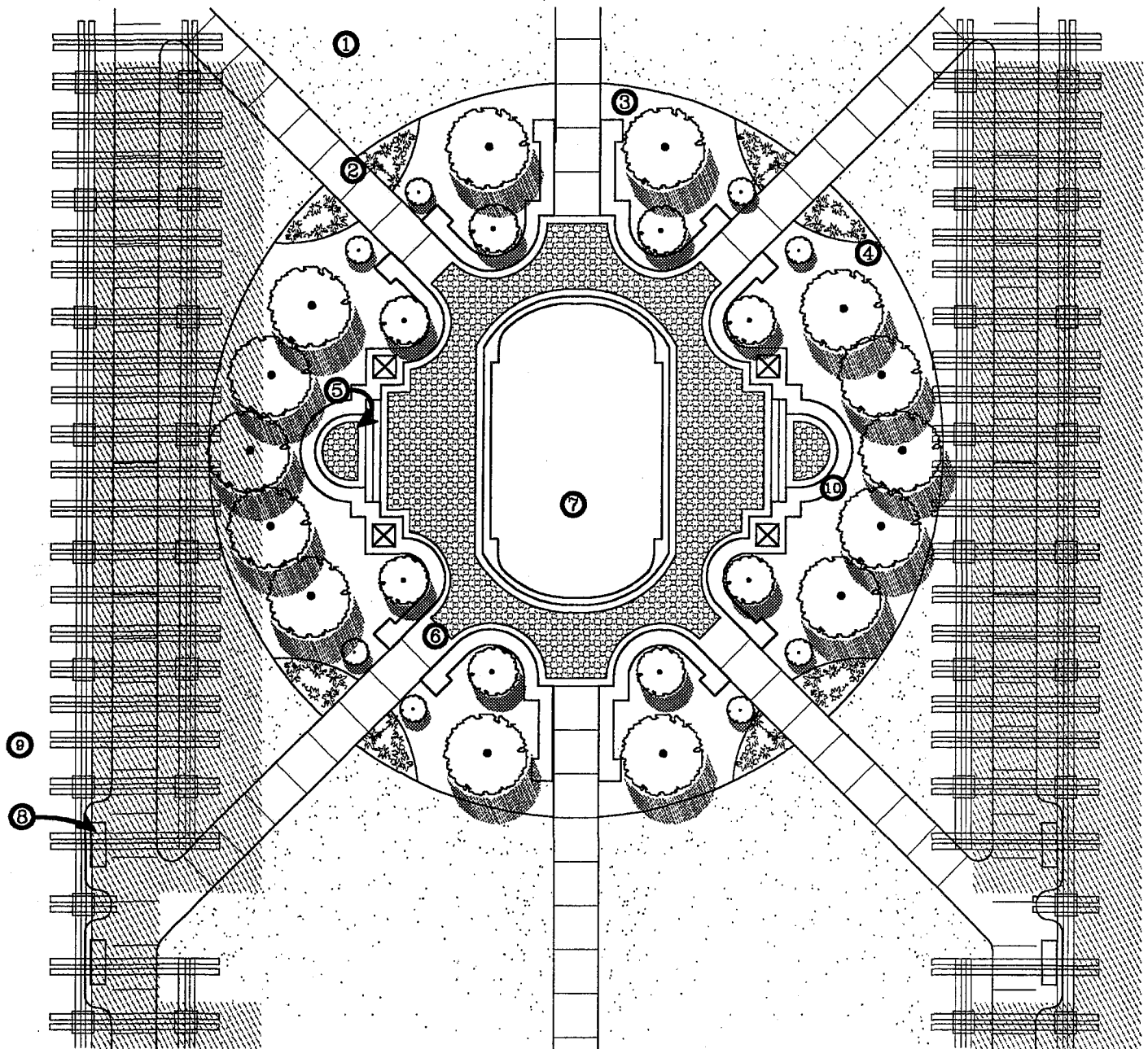




Balboa Gardens - South Court

The South Court will include the same major elements as the North Court and will also maintain the historical integrity of the original courtyard space. The design elements of the space include: the renovation of the original water feature; replacement of all the walkways while still honoring the original courtyard pattern; a grand staircase that provides the transition between the central court and the south court located ten feet lower in elevation; two large scale arbors that delineate the original courtyard boundaries; two large garden cupolas at the south end of the arbors; and a formal/symmetrical landscape theme with hedge and topiary plantings surrounded by open lawn areas. See Figures 39-43.

The existing Hollywood junipers and Italian cypress located in the South Court will be considered by a certified arborist for salvage and storage in the Balboa Park Nursery located on the East Mesa. If determined feasible by a certified arborist, the individuals will be relocated to other sites in Balboa Park. Prior to completion of Phase 3 that involves construction of the South Court improvements, a letter confirming that the existing trees have been relocated to the Balboa Park nursery shall be submitted to the Development Services Department Environmental Analysis Section (EAS) confirming the number of specimens salvaged and the anticipated location where the specimens would be transplanted. Prior to removal of any individual associated with the South Court from the Balboa Park nursery, a letter shall be sent to the Development Services Department EAS confirming that the individual is being relocated to an area within Balboa Park.



Balboa Gardens - South Court

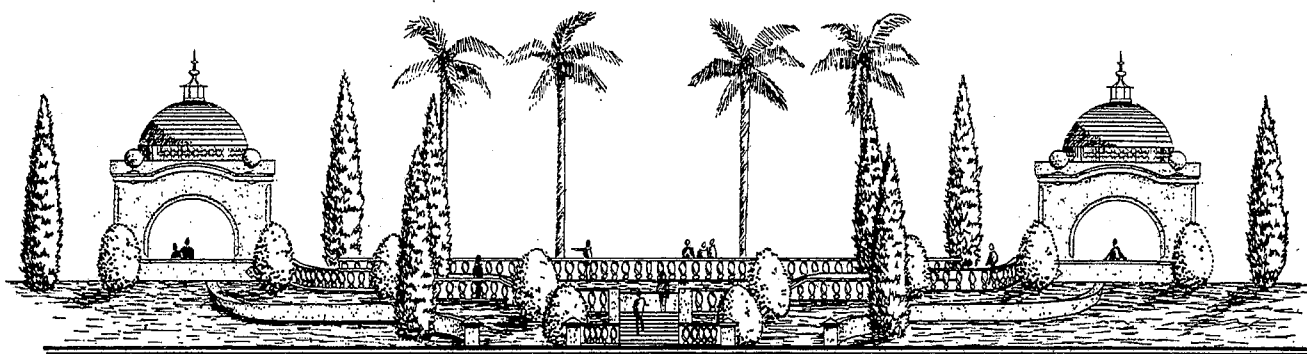
10 5 0 20



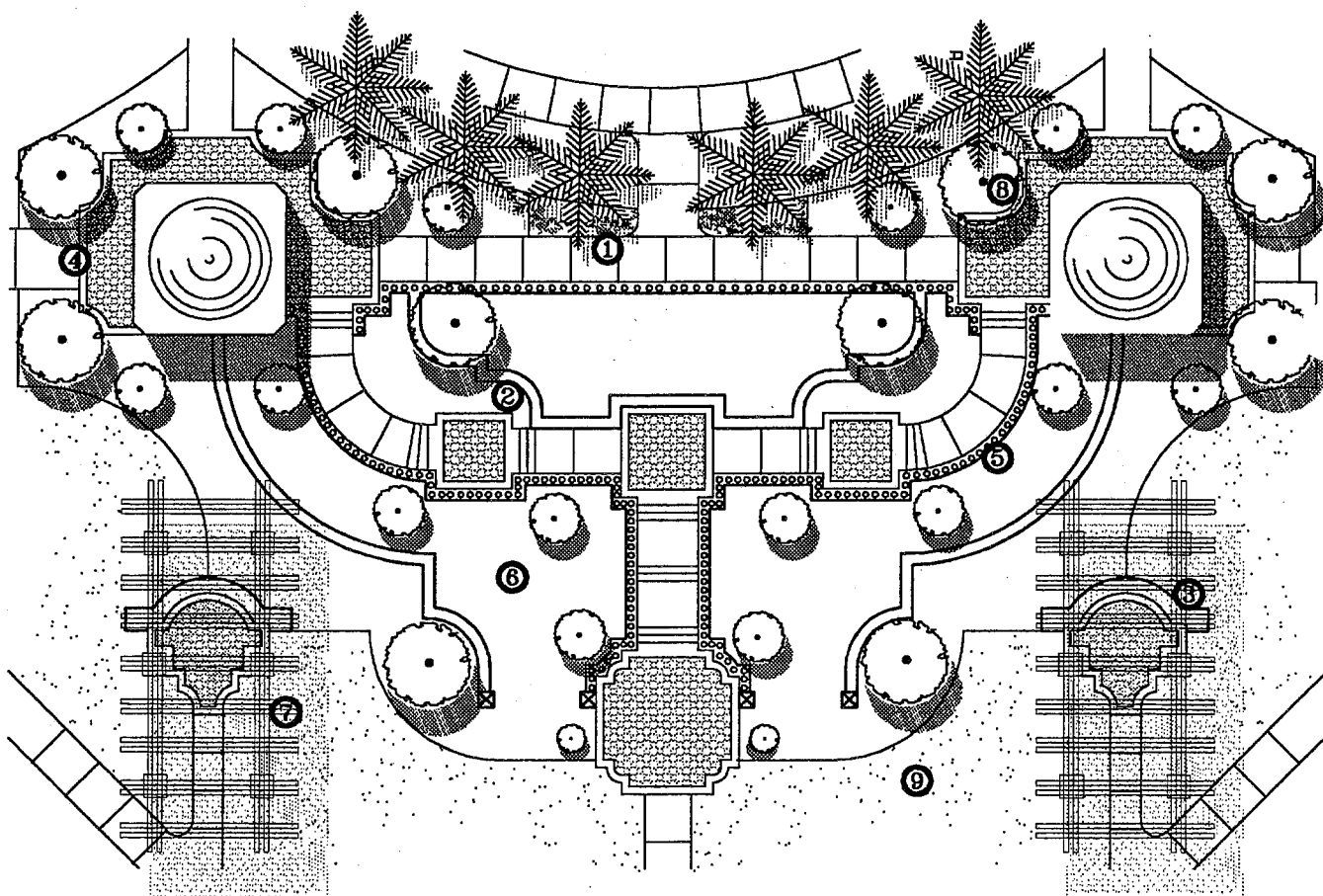
Figure
39

- | | | |
|--------------------------|-----------------------|-------------|
| ① Lawn | ⑤ Elevated Niche | ⑨ Arbor |
| ② Annual / Perennial | ⑥ Decorative Pavement | ⑩ Seat Wall |
| ③ Hedge Type Plant | ⑦ Existing Fountain | |
| ④ Symmetrical Type Plant | ⑧ Backless Bench | |

The
Pekarek
Group



SOUTH ELEVATION



PLAN

LANDSCAPE

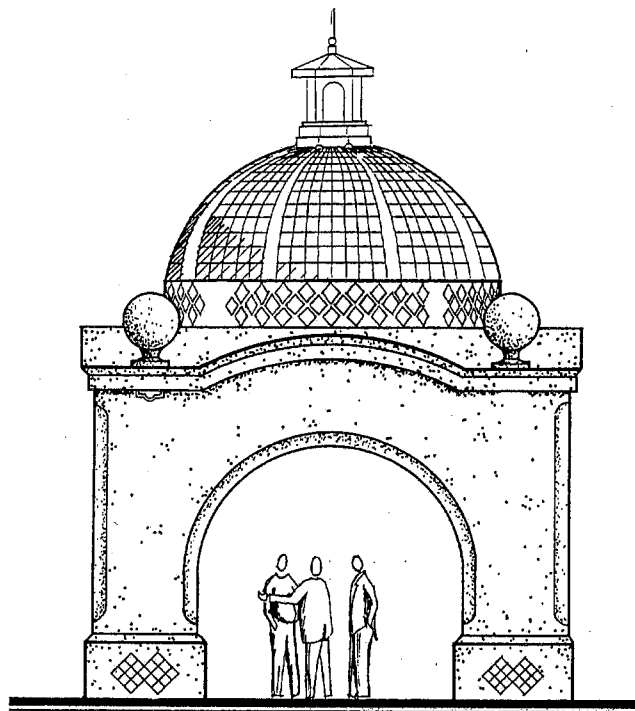
Balboa Gardens - Central Court Overlook

- | | | |
|------------------------|----------------------------|--------|
| ① Annual / Perennial | ⑤ Balustrade | ⑨ Lawn |
| ② Low Wall | ⑥ Hedge Style Plant | |
| ③ Niche With Seat Wall | ⑦ Arbor | |
| ④ Decorative Paving | ⑧ Symmetrical Style Plants | |

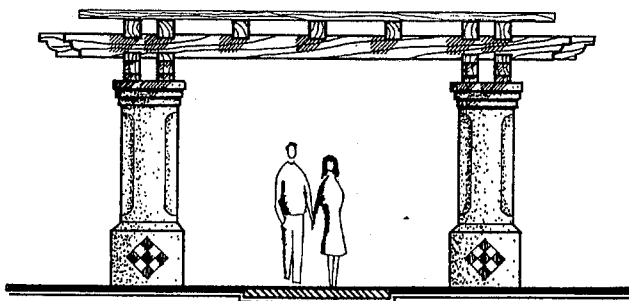
10 5 0 20



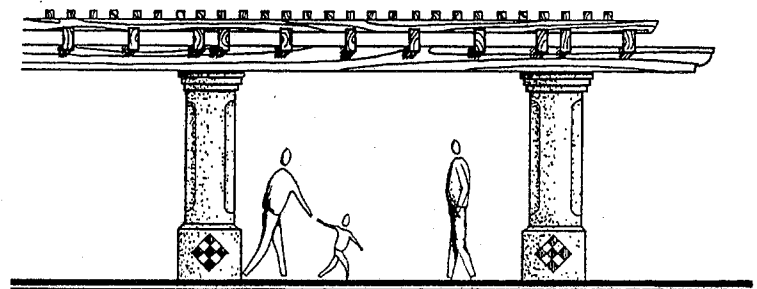
Figure
4



TYPICAL GARDEN CUPOLA ELEVATION



TYPICAL END ARBOR ELEVATION

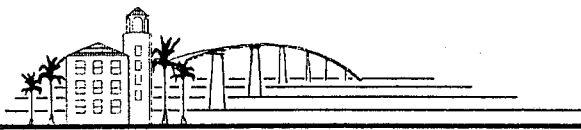


Balboa Gardens - South Court
Architectural Elements

No Scale

Figure
41

The
Pekarek
Group



Balboa Gardens - South Court



Figure 42 : A view north from the old south courtyard to the old central court and Building One in 1991.



Figure 43 : A simulation from the south court of Balboa Gardens to the Central Court of Balboa Gardens showing new arbors and staircases from which the South Court and Mexico beyond are viewed.



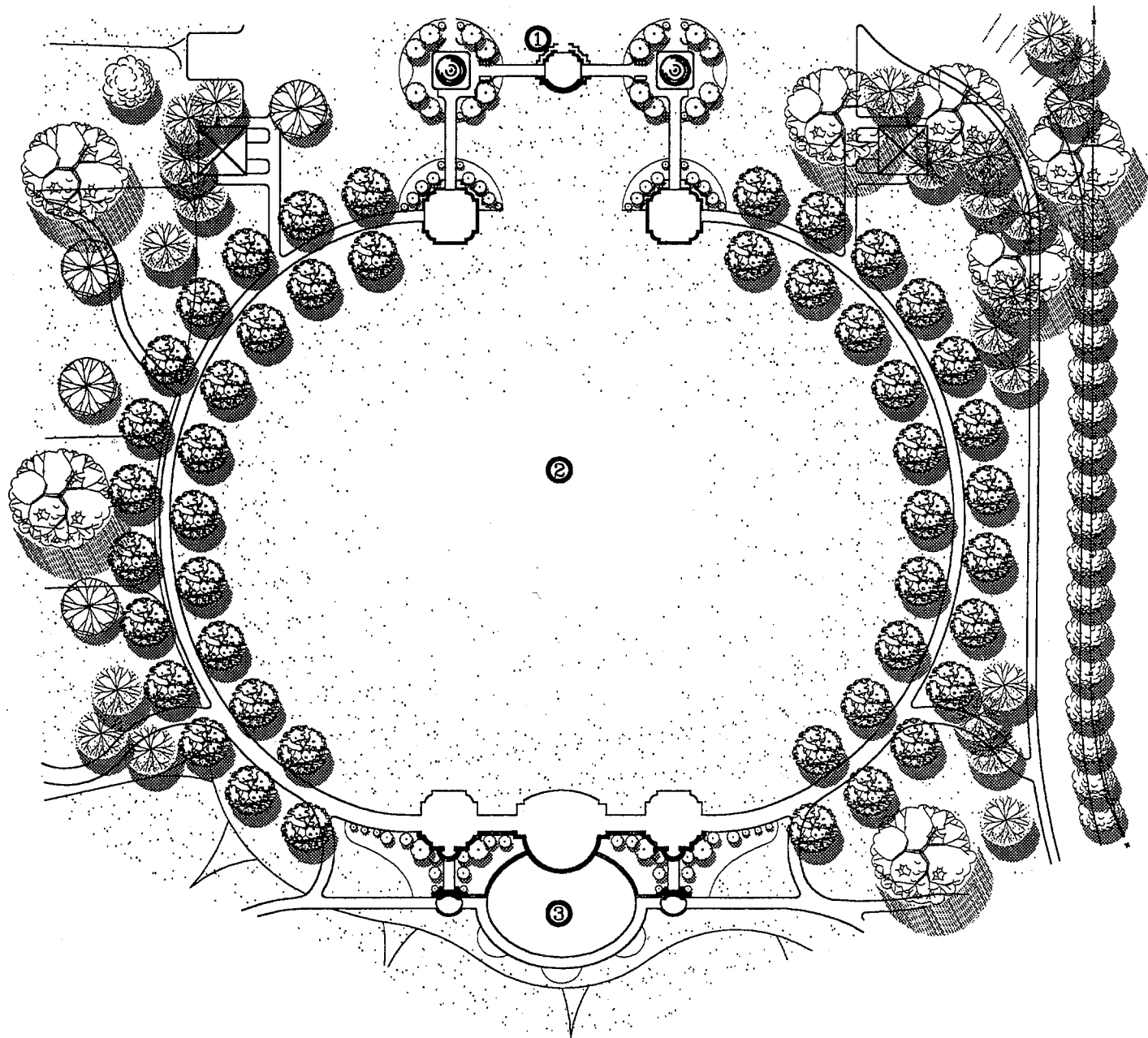


Balboa Gardens - Balboa Green

Balboa Green extends the formal layout of Balboa Gardens to reinforce the symmetry and grand scale of the Garden Complex. While the Activity Center Plaza serves as the hard surface exhibition area, Balboa Green serves as the soft surface (turf) exhibit and performance space of Inspiration Point.

The elements that make up the Balboa Green area of Balboa Gardens are a complex interrelationship of site features that include the following: barrier free access across the sloping site from the South Court to the Inspiration Point Picnic Grounds; a soft surface turf area for exhibits and performances; a hard surface performance pavilion; overlook plazas that provide for offsite views; a large ornamental lily pond; and the formal landscaping of the Green. See Figure 44.

The transition from the southern end of the south court to the gently sloping turf surface of Balboa Garden creates the opportunity for exceptional views of the Bay, the Coronado Islands, downtown, and Point Loma.



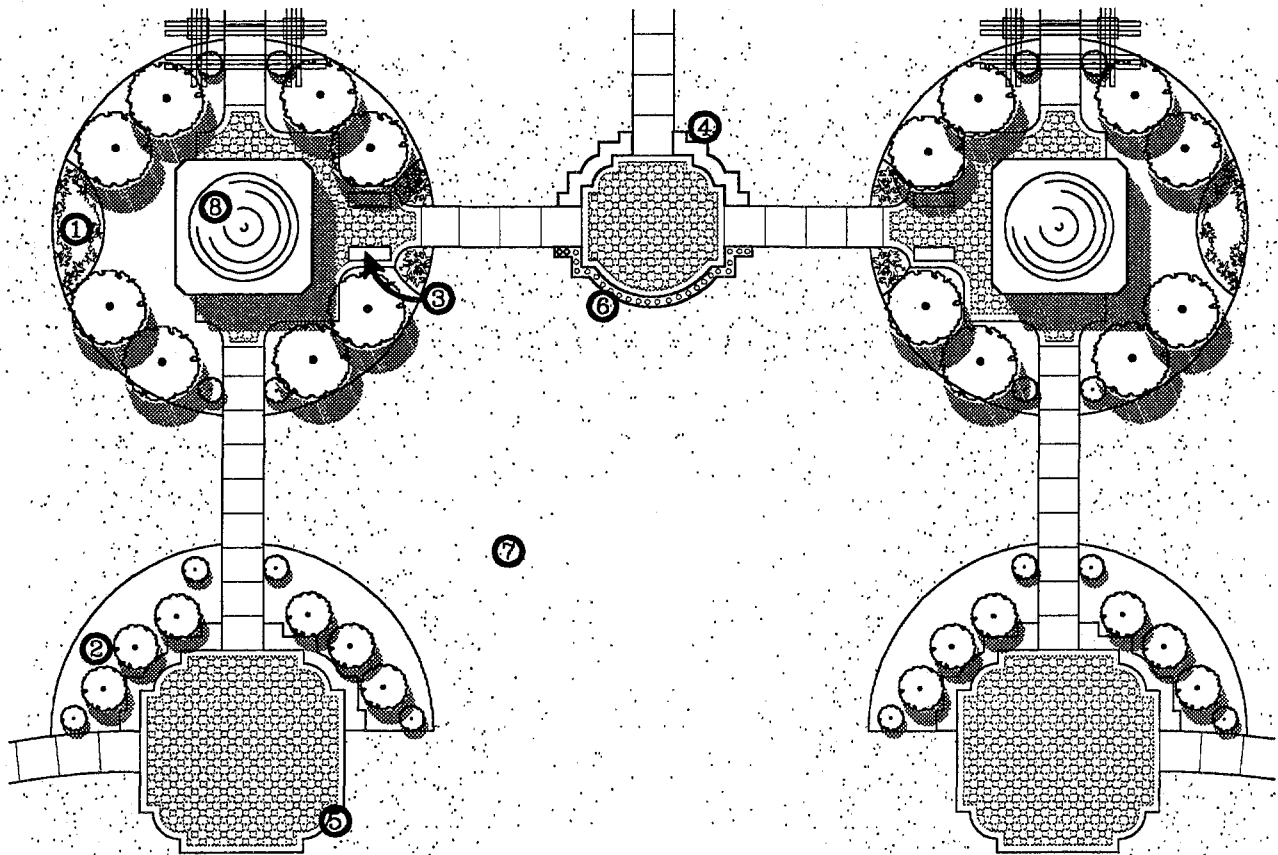
Balboa Gardens -
Balboa Green



Figure
44

- ① South Court Overlook
- ② Lawn
- ③ Lily Pond

The
Pekarek
Group



Balboa Gardens – South Court Overlook

- ① Annual / Perennial
- ② Hedge Type Plants
- ③ Backless Bench
- ④ Seat Wall

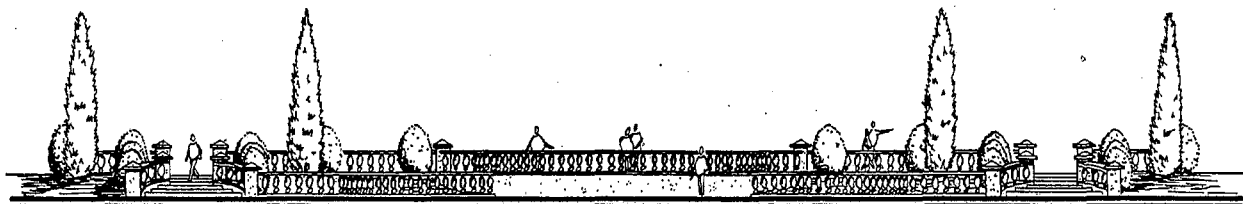
- ⑤ Decorative Pavement
- ⑥ Balustrade
- ⑦ Lawn
- ⑧ Cupola

5 0 10 20

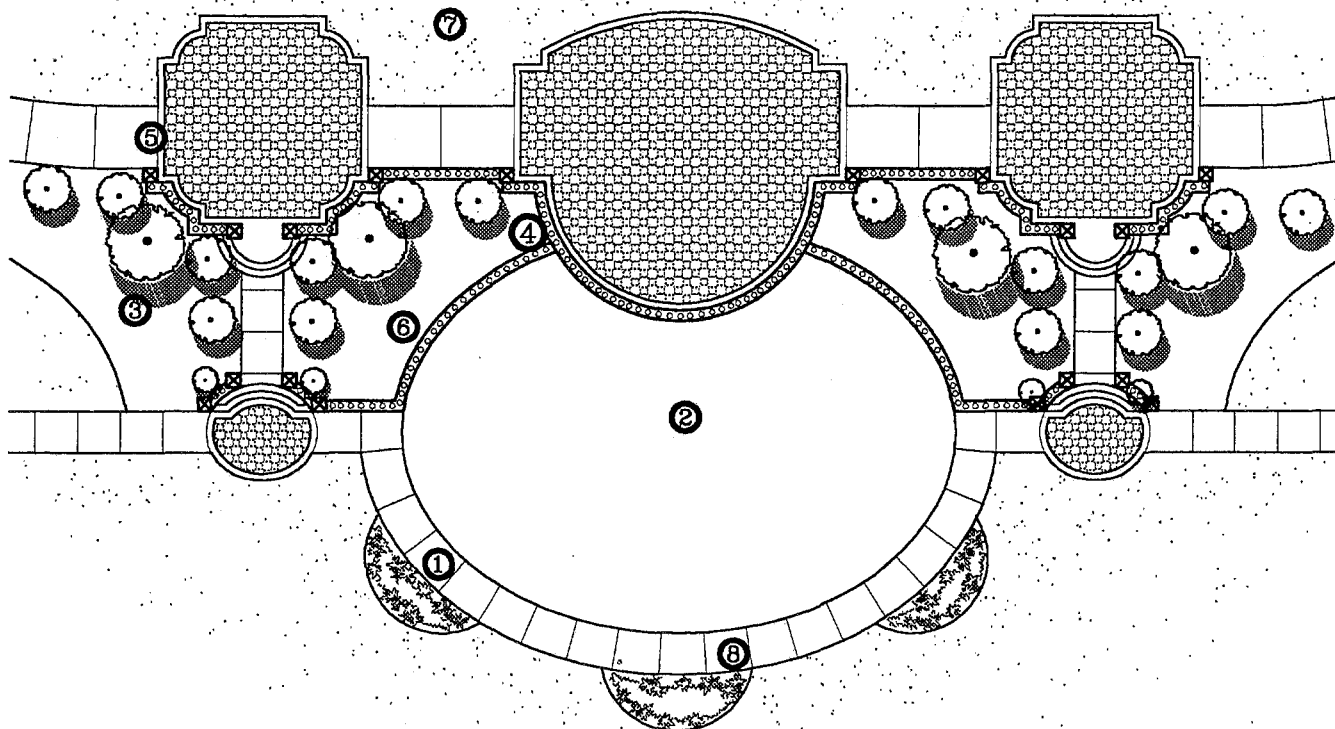


Figure
45

The
Pekarek
Group



SOUTH ELEVATION



PLAN

LANDSCAPE

Balboa Gardens -

Balboa Green Lily Pond Overlook

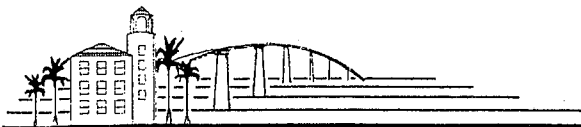
- | | |
|----------------------------|-----------------------|
| ① Annual / Perennial | ⑤ Decorative Pavement |
| ② Lily Pond | ⑥ Hedge Style Plants |
| ③ Symmetrical Style Plants | ⑦ Lawn |
| ④ Balustrade | ⑧ New Walks |

10 5 0 20



Figure
46

The
Pekarek
Group



Balboa Gardens - Balboa Green



Figure 47 : This 1991 photograph shows the existing grades below and view from the project name sake - Inspiration Point.

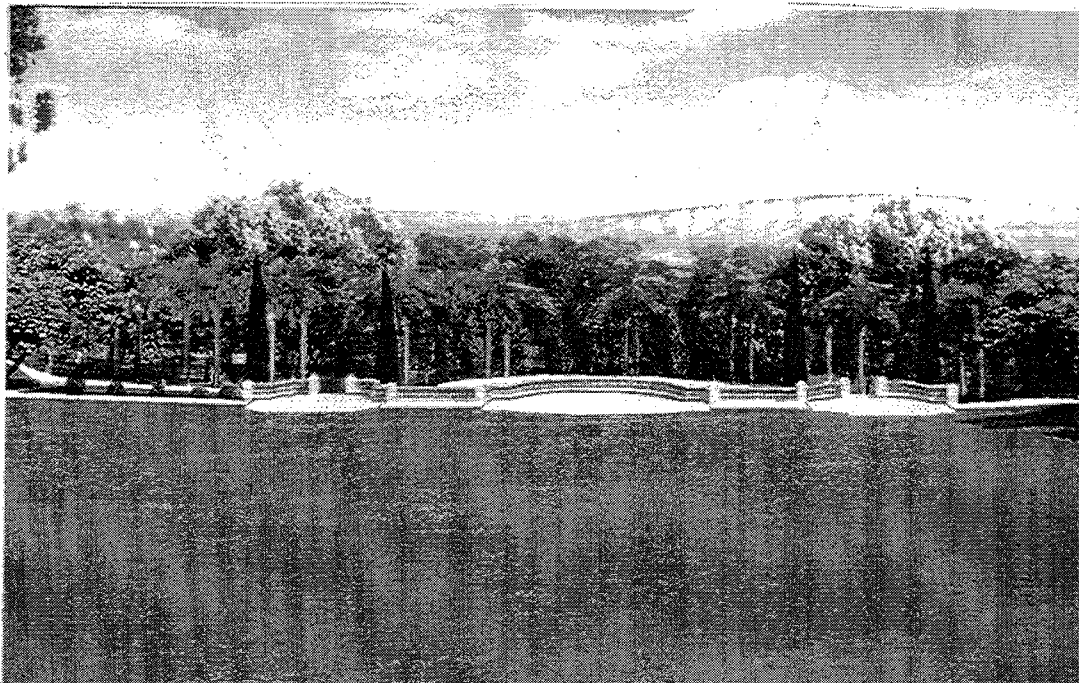
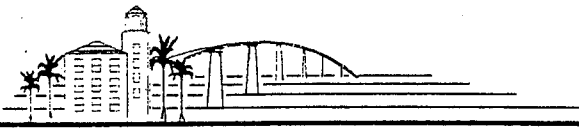


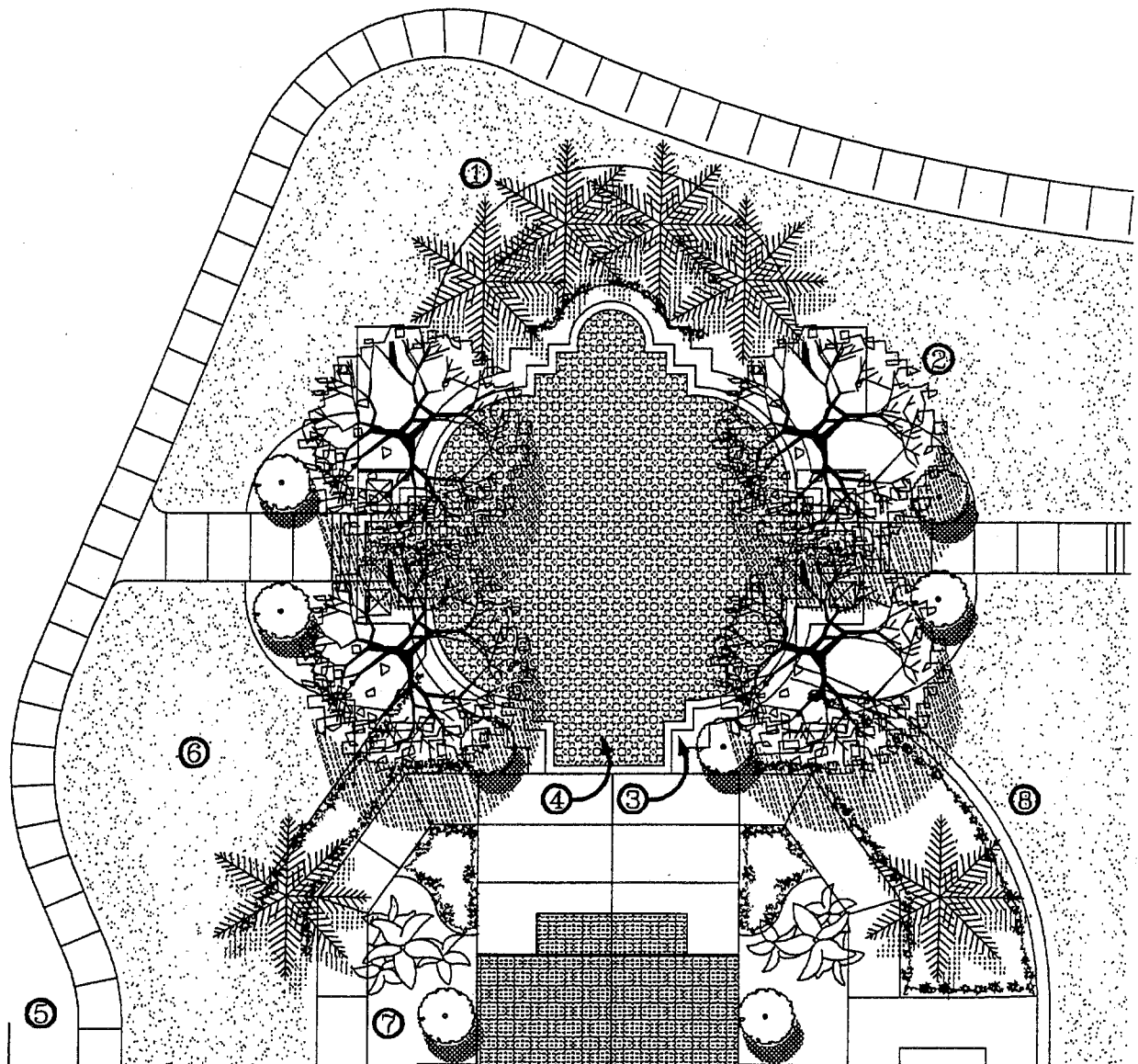
Figure 48 : This simulation shows the view from the South Court over Balboa Green, the lily pond overlook and the Inspiration Point Picnic Grounds with the Coronado Bridge beyond.





Balboa Gardens - Chapel Plaza

The Chapel Building is sited between the north parking lot and the North Court of Balboa Gardens. Its north facing orientation is unfortunate in that it does not relate well to either adjacent space, however, the most practical and functional design solution is to incorporate the building as an extension of Balboa Gardens. A formal plaza will provide the foreground and entrance space to the Chapel. The Plaza's east/west axis aligns with the two sets of cupolas which separate the Activity Center and the North Court. A formal walkway will integrate the Chapel Building and Plaza with the gardens to the east. The formal/symmetrical landscape theme, decorative pavement, site furnishings and landscape features, all consistent with the vocabulary of Balboa Gardens, make the Chapel a unique component of the entire garden complex. See Figures 49.



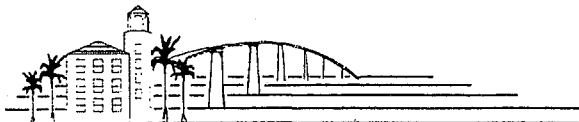
Balboa Gardens - Chapel Plaza



Figure
49

- | | |
|---------------------|-------------------------|
| ① Palms | ⑤ Drop Off |
| ② Flowering Trees | ⑥ Lawn |
| ③ Seat Wall | ⑦ Hedge Style Plantings |
| ④ Decorative Paving | ⑧ Low Retaining Wall |

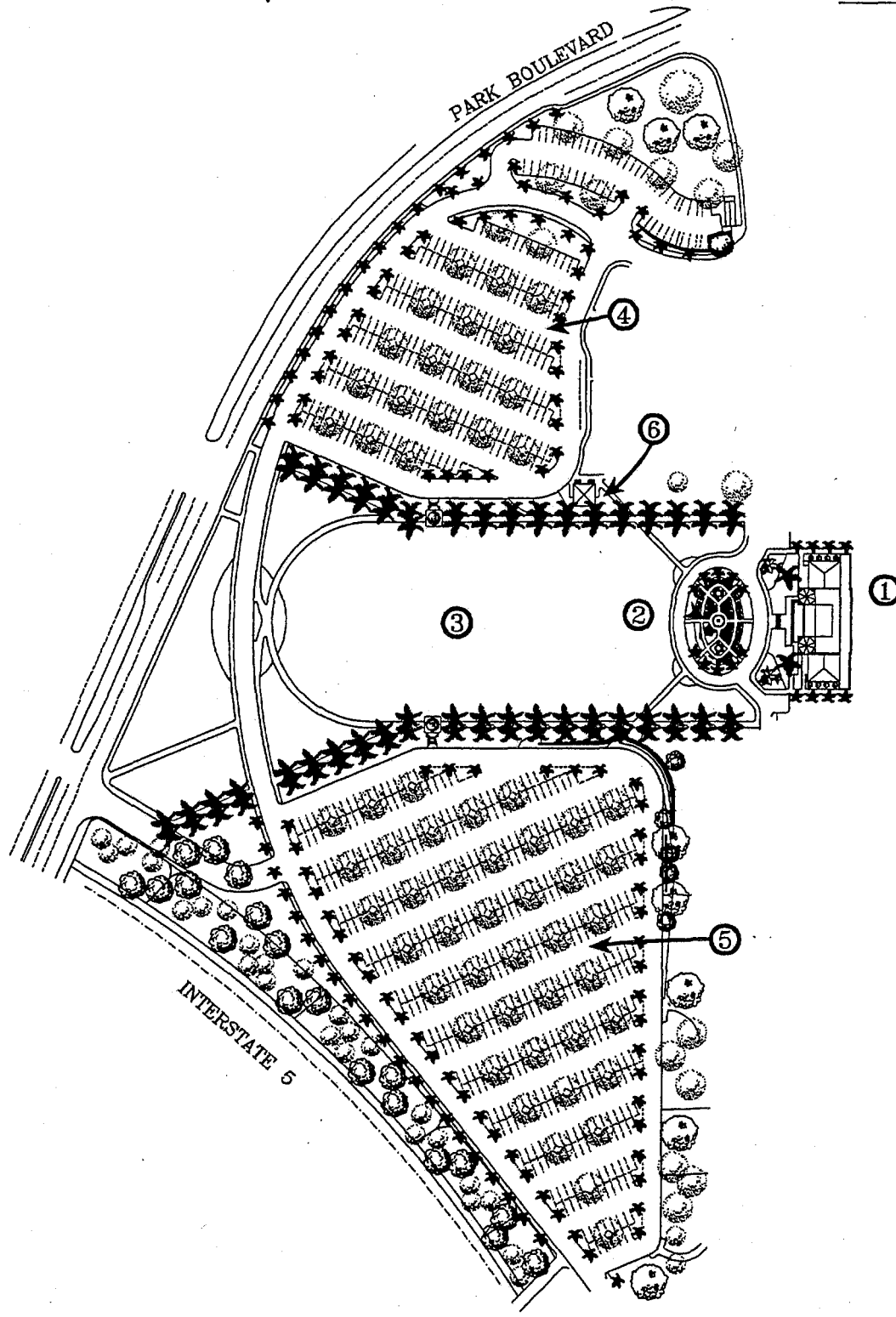
**The
Pekarek
Group**



Balboa Mall

Equally unique to Balboa Gardens in both scale and design style is Balboa Mall. Balboa Mall will be the largest open park land ceremonial area in San Diego County. Though larger contiguous lawns exist in other areas and even parts of Balboa Park, none combine the feature of being nominally flat and unfettered by random tree plantings. Large turf areas like this are characteristic of American fairgrounds, formal European gardens and military parade grounds. The closest comparison in San Diego County is the infield of the Del Mar Race track at the San Diego County Fairgrounds. Public green park spaces developed in the post World War II era are inevitably filled with trees. Contemporary large scale turfed ceremonial spaces are now limited to stadiums and military bases both of which restrict free and open public access and activities. Balboa Mall provides the City of San Diego a public mall the scale of the mall in the California State Capitol. Framed by grand scale arbors of feather palms, the Rose Garden and Building One are the eastern terminus. The western end is unencumbered and flows visually across Park Boulevard over the large lawns of the Central Mesa to the cityscape of downtown San Diego beyond. The mall creates a distinct separation between the north and south parking lots and provides an open space connection to the Central Mesa.

The expansive picnic and ceremonial area of Balboa Mall also has an equally important passive visual park role. In a similar magnitude, but different mode, it announces the southern entry to Balboa Park much as the Laurel Street Cabrillo Bridge announces the western entry. See Figures 51-53.



Balboa Mall

- | | |
|---------------------|---------------------|
| ① Building 1 | ⑤ South Parking Lot |
| ② Rose Garden | ⑥ Restrooms |
| ③ Main Mall | |
| ④ North Parking Lot | |

50 0 100 200



Figure
51

The
Pekarek
Group



Balboa Mall

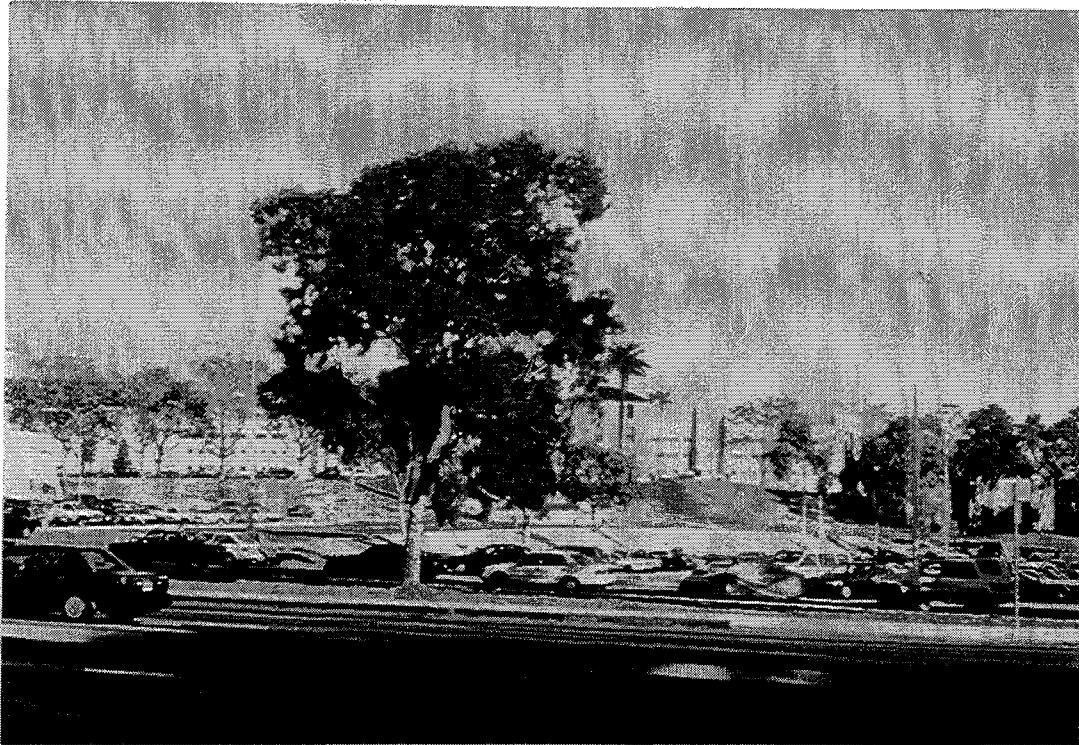


Figure 52 : A 1991 view from the Central Mesa across Park Boulevard and the parking lots to Building One beyond.



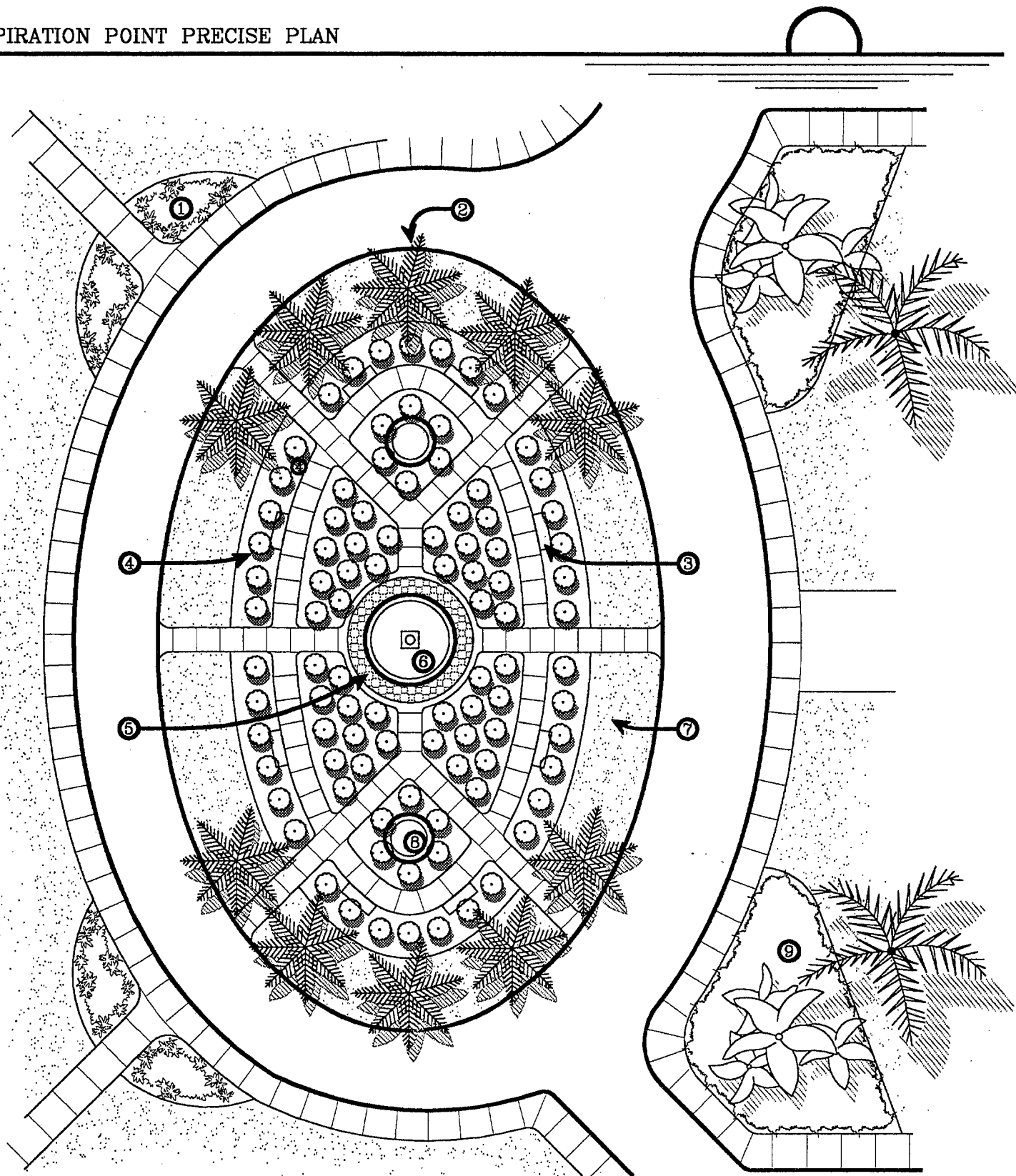
Figure 53 : A simulation of Balboa Mall framed by twin promenades of palm trees with the open mall terminating at the Inspiration Point Rose Garden and Building One.



***Balboa Mall - Rose Garden***

The Rose Garden dooryard of Building One maintains the old ceremonial front door spatial quality of the former Navy use in a much more urban context. The fortress like quality of Building One is subdued and integrated as a park building. Albeit a park building of grand venue. The new grand entry to the site bespeaks and heralds the grace of the formal gardens and the grand open park spaces within Inspiration Point.

The Rose Garden provides a formal terminus to Balboa Mall and an appropriate entrance to Building One. The Rose Garden components include: three small water features with the opportunity to incorporate public art; small scale pedestrian walking system with intimate sitting areas; formal/symmetrical rose plantings accented with palms and bordered with lawn; and a functional circular driveway/drop-off area to serve the main entrance of Building One. See Figure 54.



Balboa Mall - Rose Garden

- | | |
|-----------------------|--------------------|
| ① Annual / Perennial | ⑥ Central Fountain |
| ② Palm Tree | ⑦ Lawn |
| ③ Bench With Back | ⑧ Minor Fountains |
| ④ Roses | ⑨ Planter Bed |
| ⑤ Decorative Pavement | |

10 5 0 20

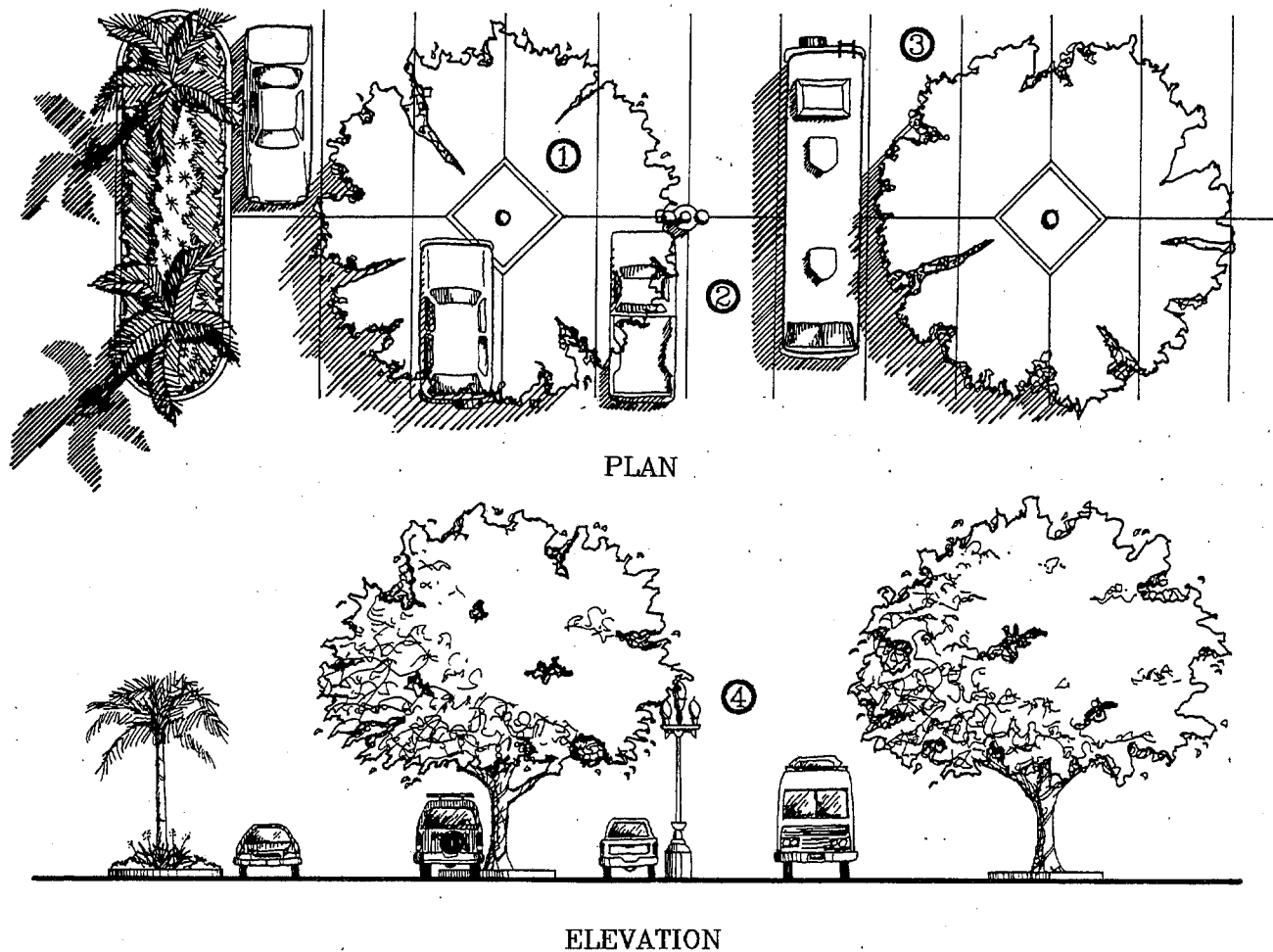


Figure
54

**The
Pekarek
Group**

***Balboa Mall - North and South Parking Lots***

The Balboa Park Master Plan mandates that the existing Inspiration Point parking lots be retained for public parking. The existing parking lot configuration does not meet current engineering or landscape standards and the grades do not allow for barrier free access to the remainder of the site. The Precise Plan addresses the massive nature of the parking lot by subdividing the space to accommodate the open central mall creating a distinct north and south parking lot. The separation and layout of the parking lots lessen the impact of such a large paved surface and become secondary to the open space of the mall. Each lot is designed to current standards and will be regraded to allow for barrier free access throughout the parking areas and the remainder of the site. The central mass of each parking lot will be planted with broadheaded evergreen trees and the perimeter access drive in each lot will be lined with feather palms to differentiate the parking area from the access/circulation route. The combined parking spaces of the north and south lots will be 881 spaces (106 more than the 775 shown in Balboa Park Master Plan).



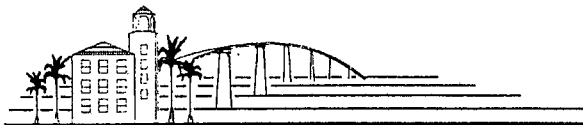
Balboa Mall – Typical Parking Layout

No Scale

Figure
55

- ① Large Scale Dome Form Tree
- ② Typical Auto Stall
- ③ Typical Convertible Stall
- ④ Typical Light Standard

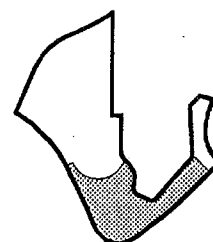
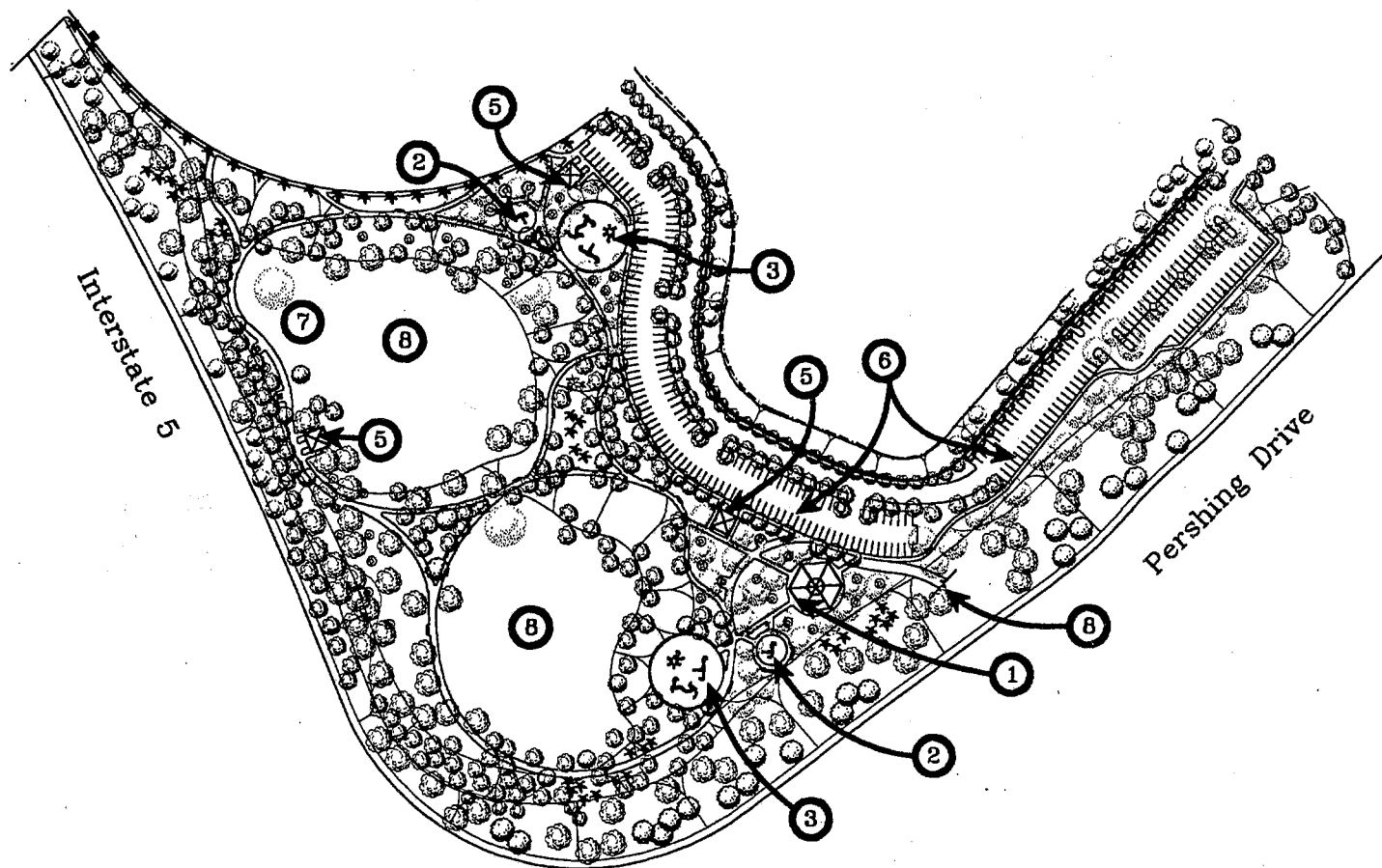
**The
Pekarek
Group**



Inspiration Point Picnic Grounds

The Inspiration Point Picnic Grounds completes the unique diversity of styles on Inspiration Point by repeating the extremely popular open park lands of Sixth Avenue and Pepper Grove. As in these traditional park spaces, Inspiration Point will provide the same scale, easy access and horticultural diversity which is common to both of these popular areas.

The area will provide all of the traditional picnic area functions of Sixth Avenue and Pepper Grove with an additional feature of two large group picnic areas. Two nearby play areas each with separate toddler and school age facilities are positioned for high visibility and seating for parents. Two play areas are provided in the event that one is dominated by a large group picnic, leaving one free at all times. Parking is situated for easy overview by park rangers. A parking lot to serve group buses and tour buses as well as cars is located in an eastern appendage recaptured from part of the Caltrans non-operating right-of-way. The plan provides a total of 283 parking spaces. An oversize peripheral walk allows service and park ranger vehicle access while excluding regular auto traffic. Very large focal trees are provided in the landscape tradition of the Fig trees on Sixth Avenue and near Spanish Village in the Central Mesa.



Inspiration Point Picnic Grounds

50 0 100 200

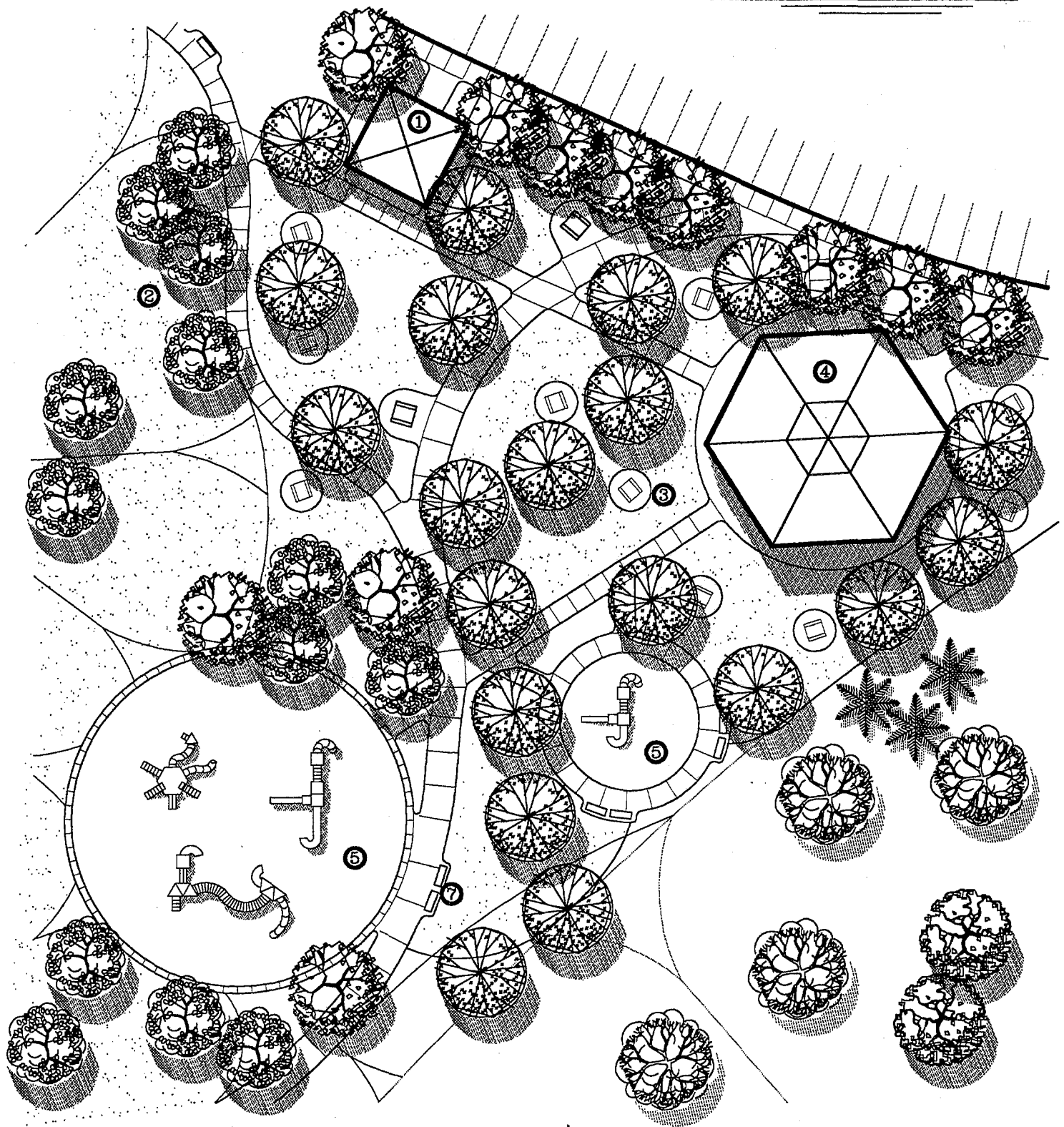


Figure
56

- ① Group Picnic Area
- ② Tot Lot
- ③ Childrens Play Area
- ④ Picnic / Open Play

- ⑤ Restrooms
- ⑥ Parking
- ⑦ Focal Trees
- ⑧ Pedistrian Bridge Spring Point

The
Pekarek
Group



Group Picnic Area

- | | |
|------------------|-------------------|
| ① Restroom | ⑤ Playground |
| ② Lawn | ⑥ Tot Lot |
| ③ Picnic Table | ⑦ Bench with Back |
| ④ Picnic Shelter | |

10 5 0 20



Figure
57

**The
Pekarek
Group**



Picnic Grounds

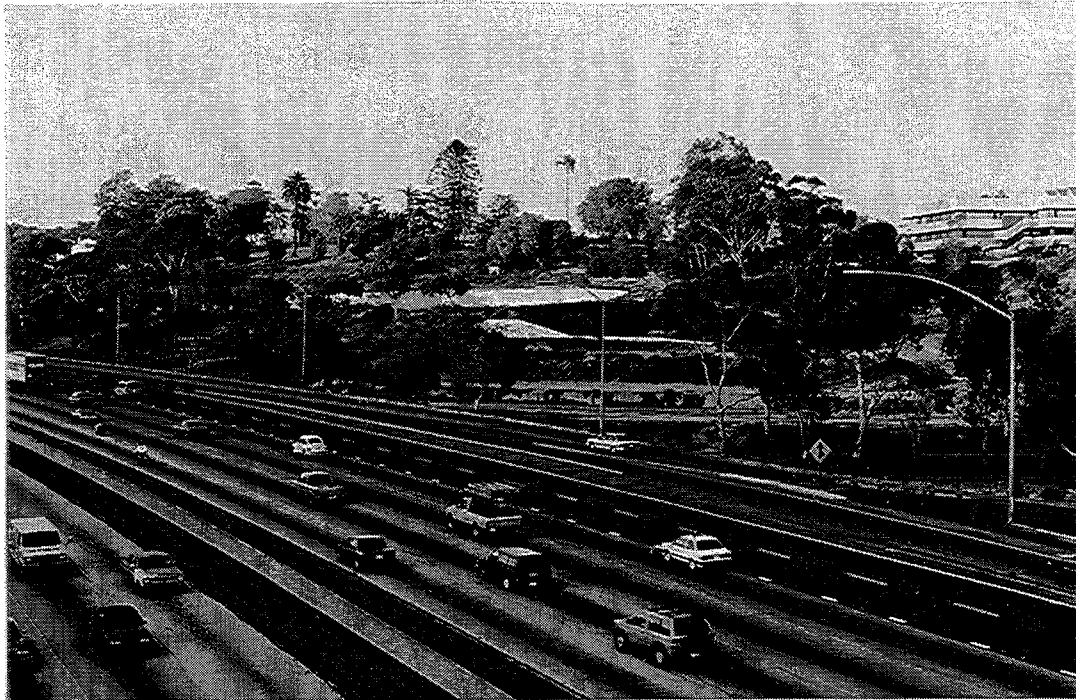
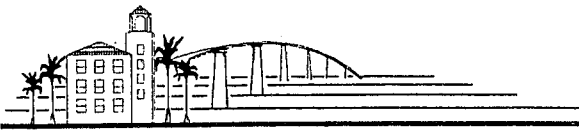


Figure 58 : A 1991 view from the Interstate 5 southbound offramp to Pershing Drive of the lower area of Inspiration Point. It shows the direct exposure to Interstate 5 and the relative grades between the parks site and freeway grades.



Figure 59 : This simulation shows the Inspiration Point Picnic Grounds, Balboa Green and Building One beyond.





Planning Components

Land Use

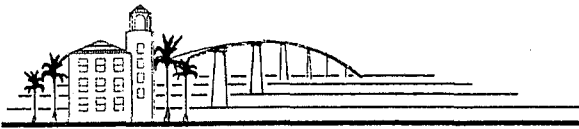
The 1989 Balboa Park Master Plan points clearly to the use of Inspiration Point in its policy for free and open park land:

"Free and open park land is a dwindling resource which must be protected and recovered from encroaching uses....." and "Inspiration Point shall be developed as free and open park land emphasizing multi-use play, picnic and passive uses". The Master Plan reinforces this policy with a Conceptual Master Plan for Inspiration Point.

The Inspiration Point Precise Plan recognizes the 1989 Balboa Park Master Plan policies and refines the Conceptual Master Plan for Inspiration Point contained therein in the context of site opportunities and constraints as exposed in the planning process and physical design development. The Inspiration Point Precise Plan provides the bridge between abstract land use ideas of the Conceptual Master Plan and genuine design and engineering feasibility.

The Precise Plan meets and exceeds the land use criteria of the 1989 Balboa Park Master Plan and Master Plan Amendment. The three existing buildings and the proposed Activity Center are integrated or subdued so as to be subordinated to or complementary of the mandated land uses of Inspiration Point. The three remaining courtyards will be maintained and expanded to provide a variety of passive use areas. The existing parking capacity will be maintained, however, the parking lot distribution will better serve the sub-areas of the site and all parking lots will be landscaped to conform with current standards. The combined passive garden space, formal lawn areas and picnic grounds will provide a total of 30 additional acres of free and open park within Balboa Park.

Finally, usable land area is increased by approximately 4.5 acres through acquisition or exchange of unneeded CalTrans right-of-way and by approximately 19.0 acres through extensive regrading of the previously disturbed site.

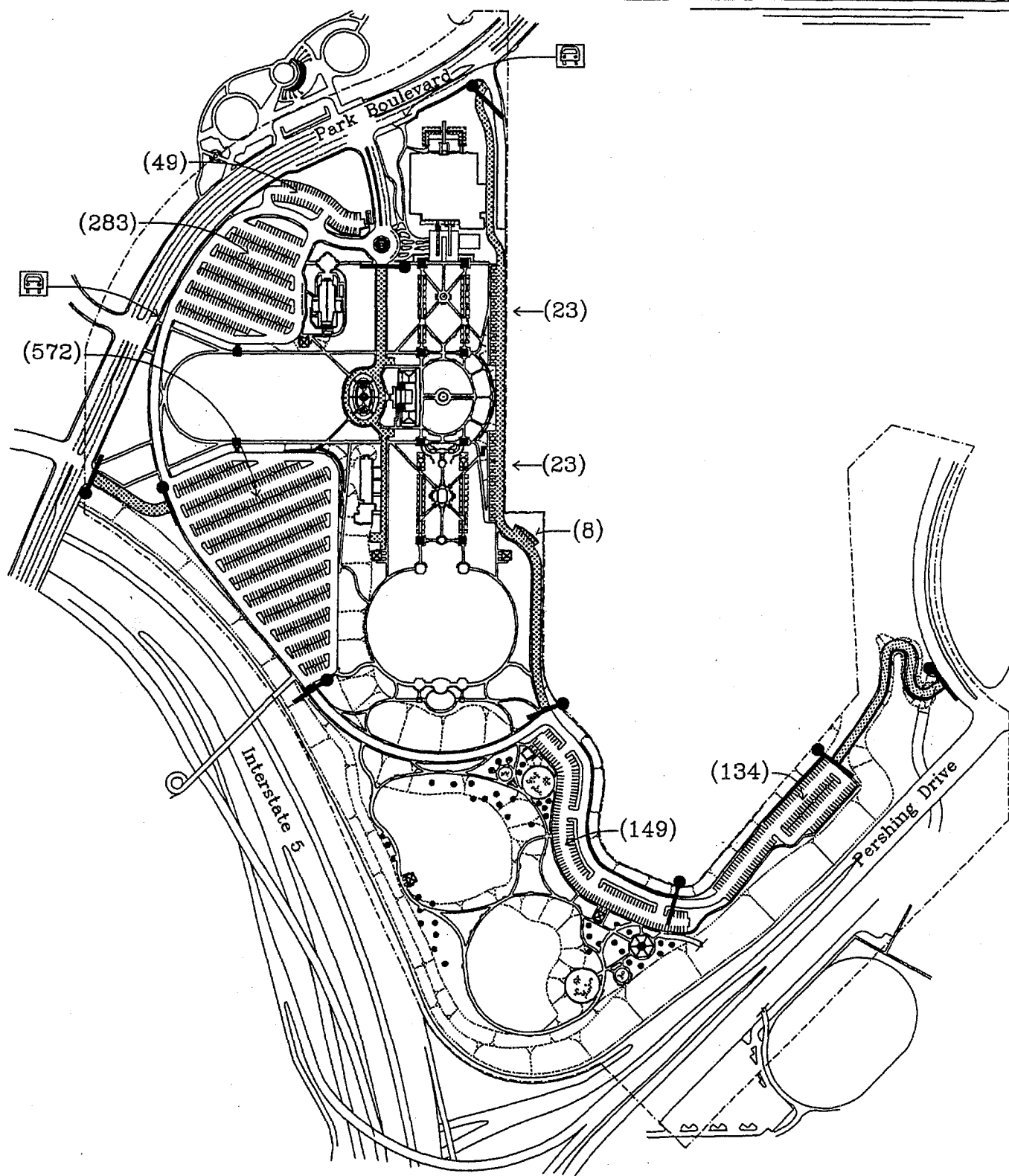


Circulation




The first sentence of the first goal of the Balboa Park Master Plan is: "Create a more pedestrian oriented environment". It goes on to say "reduce automobile and pedestrian conflicts, minimize through traffic". Furthermore, the circulation policy of the Master Plan states "Accessibility to and within Balboa Park shall be increased through alternative modes of transportation including transit, inter-park shuttles, and intra-park tram, bicycle facilities, etc. ". The circulation and parking system of the Precise Plan achieves all of these goals including barrier free access to all use areas of Inspiration Point without an automobile. The roadway system accommodates all of the supplemental transportation modes called for in the plan with the exception of light rail transit which is in the feasibility and route planning stages at the Metropolitan Transit Development Board (MTDB). With only limited information available and the MTDB studies not yet completed, the Precise Plan can only identify a preferred alignment based upon the proposed site planning of the Central Mesa and Inspiration Point. The Inspiration Point Precise Plan recommendation is an MTDB-LRT Park Boulevard Centerline alignment to serve equally Inspiration Point and the Central Mesa. The ongoing MTDB studies will determine the feasibility of a centerline alignment.

The first goal of the Master Plan also states: "Minimize through traffic". This cannot be fully accomplished and still meet park design standards for auto access. The Precise Plan overcomes this limitation by use of a parking lot distribution and layouts which accommodate the management of auto accessibility to fit the special needs of group events, public ceremonies and other predictable circumstances which affect traffic. The Inspiration Point parking lots and circulation system is designed to accommodate an integrated multi-modal circulation system.

Safe and accessible pedestrian, bicycle and vehicular circulation systems are important to the success of Inspiration Point. All interior roadways will include adjacent sidewalks to prevent pedestrian/vehicular conflicts. Bicycle circulation throughout Inspiration Point will consist of Class III signed bikeways where the bicyclist shares the roadway with the motorist. Designated striped bike lanes will not be used on any interior roadways. To maintain the pedestrian friendly environment of Balboa Mall and Balboa Gardens, the use of bicycles should be prohibited in these areas. Bicycle storage facilities (racks or lockers) should be provided near vehicular access areas and pedestrian drop-off points throughout Inspiration Point.



Vehicular Circulation and Parking

-  Restricted Vehicular Access
-  Access Control Point
-  San Diego Transit Bus Stop
- (#) Number of Parking Spaces

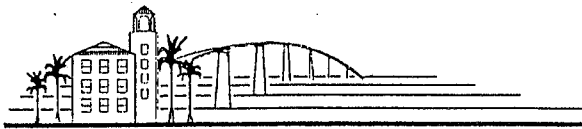
100 0 200 600



Figure
60

Note: Intra-park tram is universal – stops shall be located by demand experience.

The
Pekarek
Group

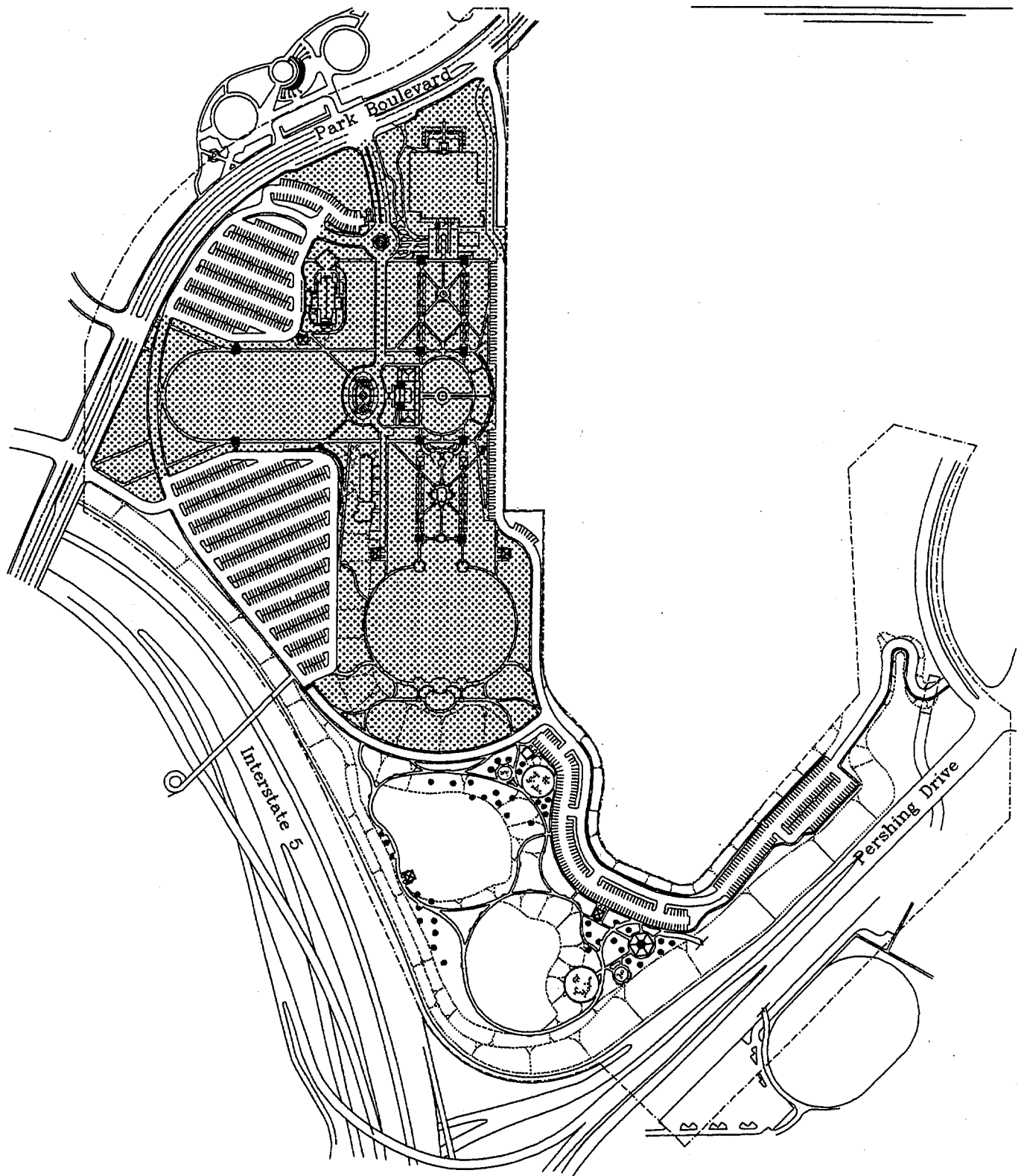


Landscape

The applicable criteria for the landscape of Inspiration Point are expressed in the Architecture and Landscape Design section of the 1989 Balboa Park Master Plan. It states: "Enhance Major off site view points". The Precise Plan does not stop at enhancing views. It creates them where they never before existed. The Master Plan further states "Screen or buffer incompatible uses and views". The Precise Plan meets this design principal, in every case, by screening and buffering the Navy Hospital, Interstate 5 and Park Boulevard.

The Master Plan calls for the "long established landscape themes" of Balboa Park. Translated, this means a broad cross-section of species imported mostly from outside the San Diego region. It also means every gradient of landscape design vocabulary between the naturalistic Cabrillo Canyon and the formality of Alcazar Garden. The Master Plans call to approximate the old Navy courtyards and integrate the austere bulky symmetry of Building One are met. When constructed, Inspiration Point will have the largest formal garden complex not only in Balboa Park but the region, See Figure 61. Open multi-use park areas will exceed the scale of any in Balboa Park, See Figure 62. Horticultural interest and variety will match or exceed the existing standards of Balboa Park. A detailed Landscape Plant Material List is provided in the Appendix of this plan.

Existing trees of very high value, as identified in the Plant Material Analysis (see Figure 21) should be protected and/or relocated whenever possible. First priority for trees being relocated should be direct transplanting to an acceptable location on Inspiration Point. However, due to construction phasing, immediate transplanting may not be feasible. As a second option, any high value plant material that is moveable should be boxed and stored at the Balboa Park Nursery on the East Mesa. On a case by case basis City Park and Recreation Staff shall determine if the stored plant specimens can be held long enough for future use at Inspiration Point or if they should be relocated to other sites in Balboa Park.



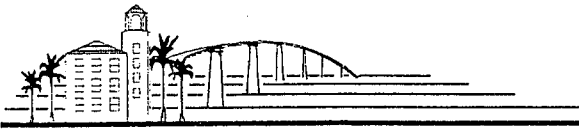
Formal Garden Areas

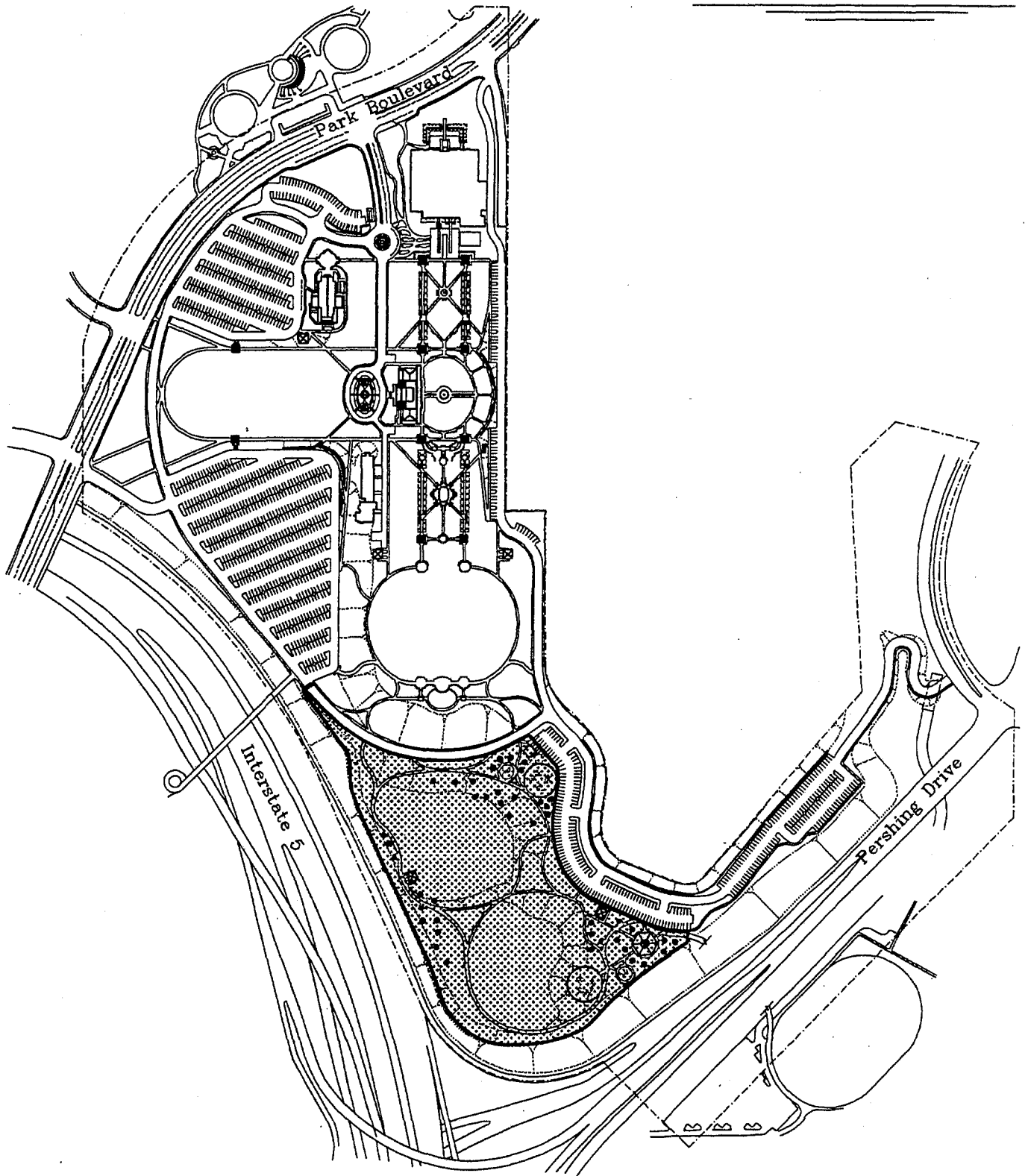
100 0 200 600



Figure
61

The
Pekarek
Group





Open Multi-use Park Area

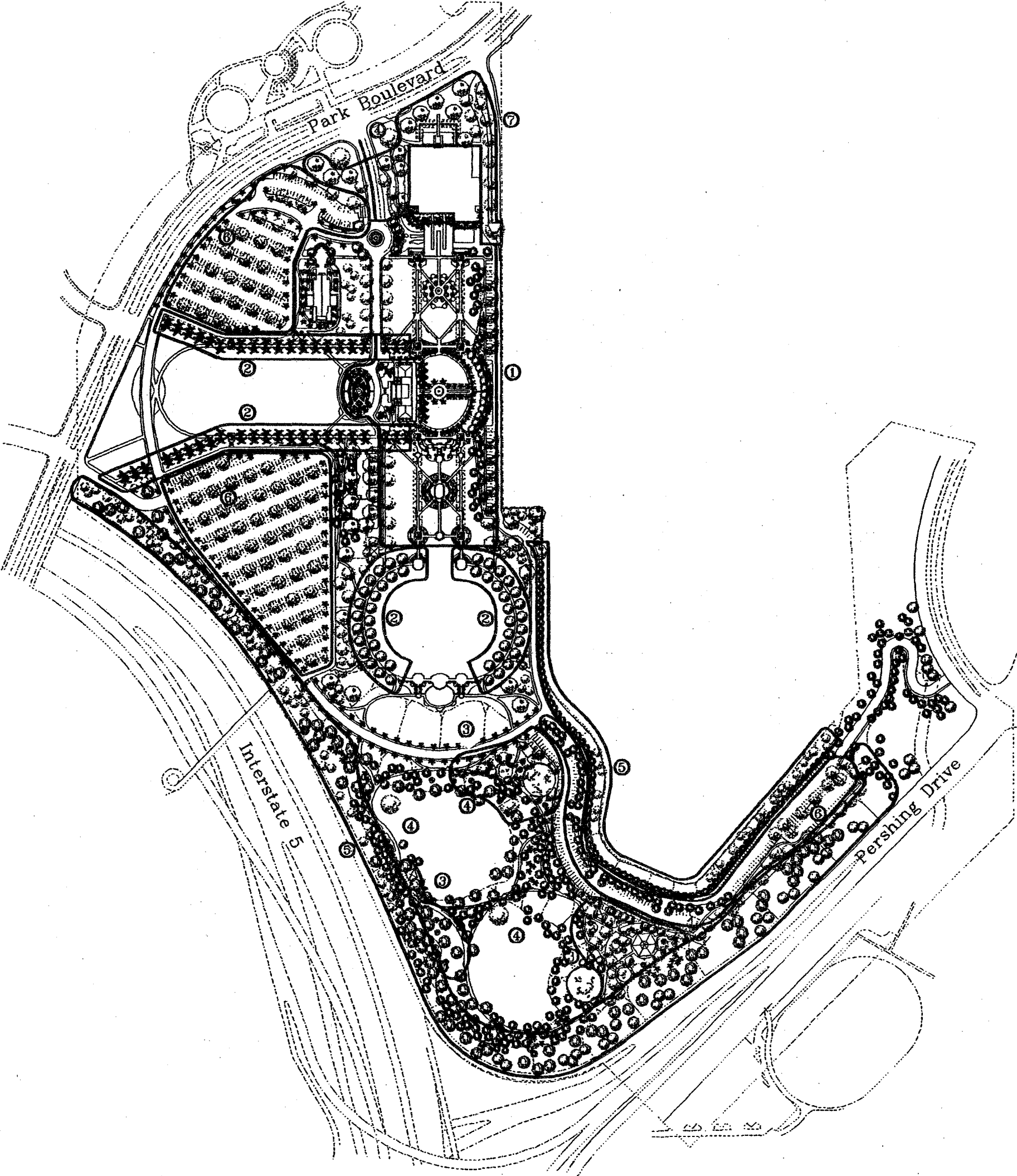
100 0 200 600



Figure
62

The
Pekarek
Group





Landscape Planting



Figure 63

- | | |
|---------------------|------------------------|
| ① Formal Gardens | ⑤ Screen Planting |
| ② Formal Planting | ⑥ Parking Lot Planting |
| ③ Special Groves | ⑦ Informal Planting |
| ④ Major Focal Trees | |

The
Pekarek
Group

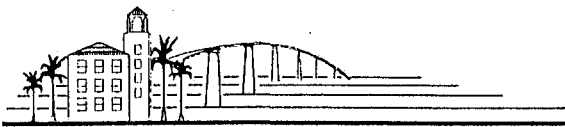


Architecture

The four major architectural elements of the Precise Plan include the three remaining Navy hospital structures and the Activity Center. Of the more than 40 buildings of the original Navy Hospital Complex only three survived Naval Hospital Ad Hoc Committee scrutiny and the demolition ball when Inspiration Point was reincorporated into Balboa Park. The three structures have little, if any, relevance to the established architectural theme which dominates the image of Balboa Park. Namely that of the Palisades Area and Plaza de Panama of the Central Mesa. However, the three remaining buildings do possess, to varying degrees, their own prominence in the larger community context. Though the three Navy Buildings and the Activity Center are successfully integrated in the Precise Plan, their functional and aesthetic values as park buildings vary substantially.

The Activity Center - is proposed as a 37,000 square foot structure that will incorporate the special recreational uses currently occurring in the Federal Building. These uses will include volleyball, badminton, and other special recreational functions. The Activity Center Building should respect the symmetry and formality created by the arrangement of the existing structures and the courtyards of Inspiration Point. Additionally, the Master Plan Amendment indicates that the Activity Center should be architecturally compatible with the existing Building One.

Building One - serves extremely well as a pivotal structure along the two main formal axes of Inspiration Point. It becomes the Park Boulevard entrance monument to Balboa Park and is the terminus of the view over Balboa Mall. Building One preserves the architectural and historical significance of the original hospital complex. To enhance the prominence of Building One recognizes the emotional significance of the site by preserving the most familiar view of the complex from Park Boulevard.



The Chapel Building - is not nearly as prominent as Building One and it is integrated so as to take full advantage of its qualities, which are primarily for ceremonial and other small group public uses. The unfortunate "profile" presentation of the Chapel Building from Park Boulevard is overcome by emphasizing the more appropriate front elevation with a small plaza to serve public events. A wholly new ornamental planting design reinforces the Chapel as a public building and integrates it with the Balboa Garden Complex.

The Library Building - is considered the architectural stepchild of Balboa Park but has been recognized by both local and national architects. However, it has no architectural precedent anywhere else in the park which clearly affects options on how to integrate it into such a visible site. The topography of the immediate site of the Library Building is steep and combined with the type of construction materials further subtracts from available options for successful integration into the park. The plan incorporates the structure by maintaining and enhancing the forest-like setting around the building. This technique is compatible with the existing vocabulary of existing Balboa Park landscapes which also display great variety in styles. The building fortunately houses a small auditorium for which there will be a need in future historical or other interpretive or public relations programs for Inspiration Point.

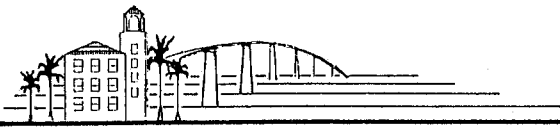


Public Art

Inspiration Point provides a variety of unique and extensive opportunities for the incorporation of public art. The Balboa Park Master Plan goal of "free and open" parkland will heavily influence the type of art, permanent or temporary, and its location within the site. Public art can and should be a primary component of the total park experience on Inspiration Point. Public art installations must never inhibit unlimited use and accessibility by all park patrons.

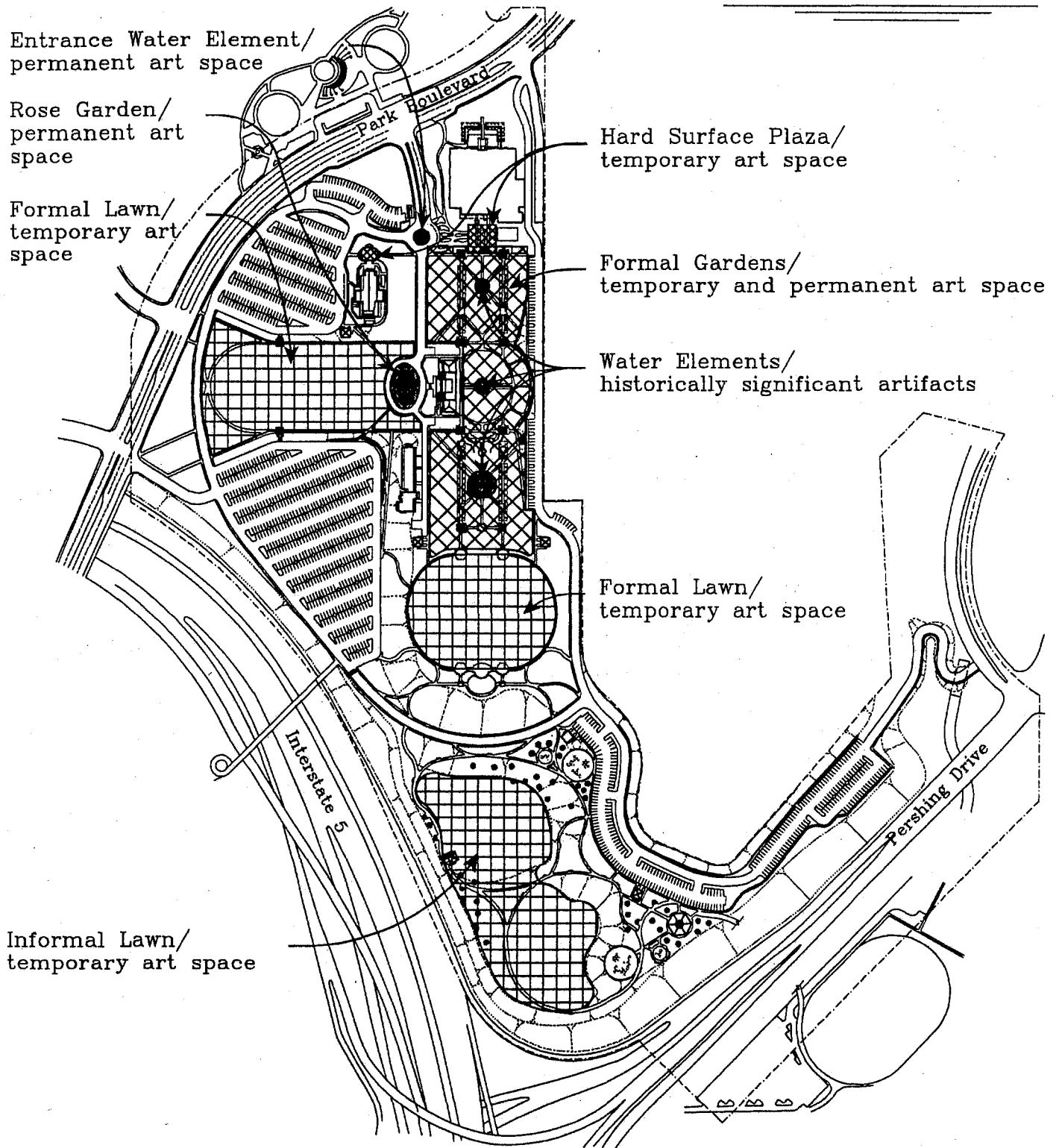
The Precise Plan allows for art installations in physical settings which include; formal gardens, formal courts, hard surface plazas, large formal and informal lawn areas, rose gardens, reflecting pools and fountains. Nowhere else in Balboa Park is there a single site that can provide the variety of uses and the diversity of opportunity for the incorporation of public art. Inspiration Point will provide space for the installation of both permanent and temporary public art. Permanent art should only be approved provided that the installation does not preclude the open public use of the subject space. Temporary art will only be approved provided that the exhibit is limited to a specific length of time and that its occupation of the site does not preclude use for alternate public park uses and events for unreasonably long periods.

All public art should take into consideration the surrounding environment and how the art installation fits into its space and how its location effects the adjacent public park uses. The early coordination between park operations staff, artist, landscape architect, architect, and arts and culture staff will be critical in the creation of art and spaces for art which maintain a sense of freedom and open movement, and also accommodates the widest variety of park uses and user interaction.



Public Art Recommendations

- * *Establish an Inspiration Point public art program for both permanent and temporary art installations.*
- * *All permanent art installations shall respect the primary park goal of free and open park land and attendant multiple park uses.*
- * *All temporary art proposals shall include a specific time limit for occupation of the site and a specific program for the control of public access and/or limit of access to the site.*
- * *Public art is defined as all forms of "art" and may include the traditional statuary, monuments, and garden sculpture as well as all forms of contemporary art, the performing arts and the visual arts.*
- * *Emphasize the involvement of local artists who can specifically respond to the needs of the communities of San Diego and the region which is served by Balboa Park.*
- * *Artists should be included as design team members in each future phase of development which includes sites for permanent art.*



Public Art Location Map

100 0 200 600



Figure
64



Plan Implementation

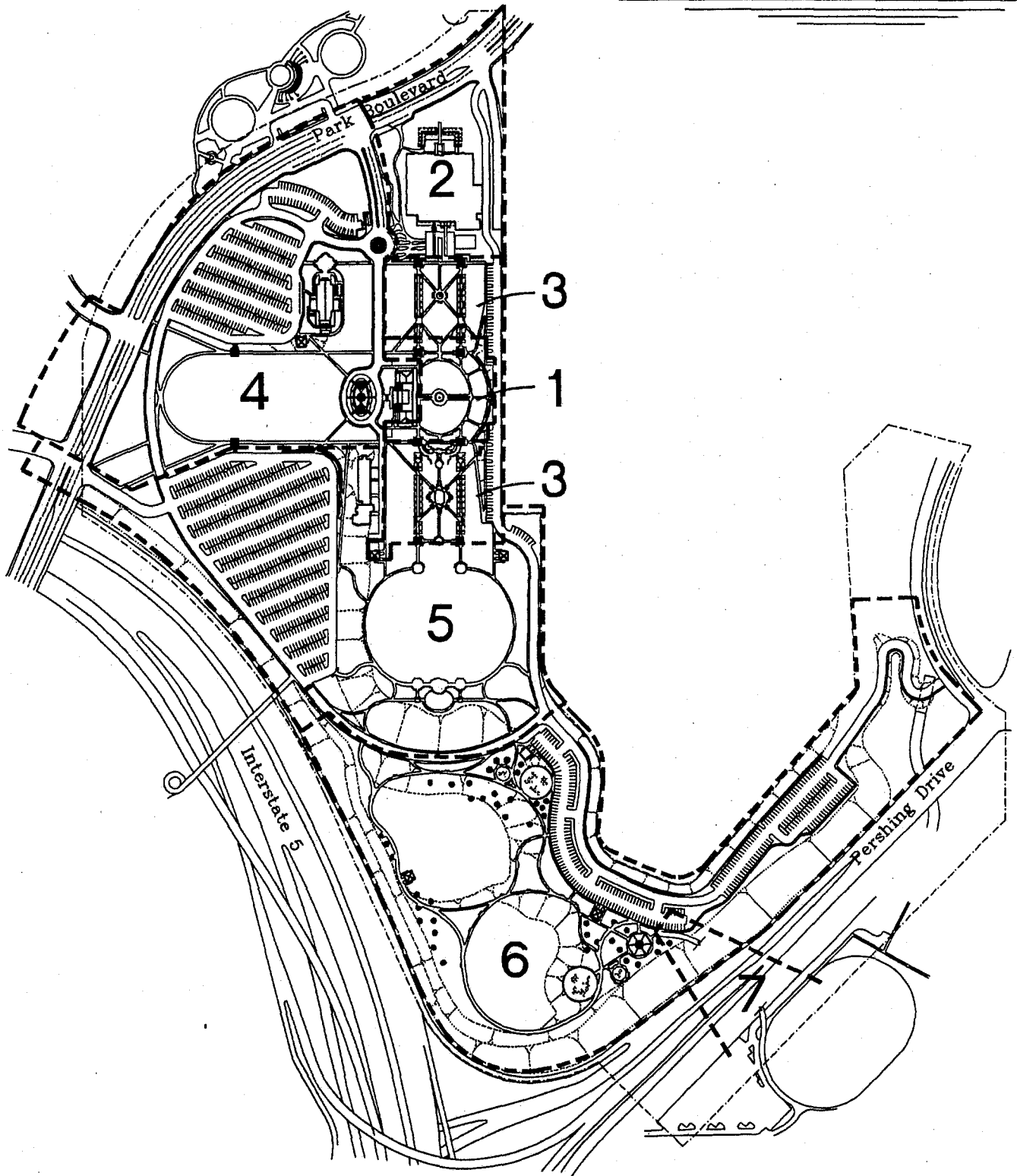
In terms of an original new construction park project, costs for the Inspiration Point Plan is unprecedented. As a single new park construction project, it exceeds normal budgeting limits. At approximately \$25 million in 1992 dollars, Inspiration Point will likely require phased construction.

Construction Phasing

Recommended construction phasing does not consider the amount, timing or the availability of funding. These factors are historically unpredictable being closely tied to the health of both the local and national economies. Construction sequence requirements which are primarily economic and managerial, and especially the security considerations of undeveloped urban park land are the major imperatives that shape the construction phases for Inspiration Point.

Also important is the fact that approximately \$1.0 Million of the Inspiration Point budget is dedicated to imported soil and regrading of old substandard excavations and embankments. There is a high probability that inexpensive fill soils from downtown construction projects will be available over the development period of Inspiration Point. Depending on timing and availability, this could provide a dramatic savings in development costs.

Equally critical in the determination of the scope of each phase and their sequence is the management function of security as related to both the park user and park facilities. Detached, partially developed and undeveloped areas of the park will have to be managed and protected regardless of their state of development.



Implementation Phases

- | | |
|--|----------------------------------|
| 1 Balboa Gardens Central Court | 5 Balboa Green & Parking |
| 2 Balboa Activity Center | 6 Picnic Grounds |
| 3 Balboa Gardens North & South Court | 7 Pedestrian Bridge to East Mesa |
| 4 Balboa Mall, Rose Garden, Chapel Plaza and Parking | |



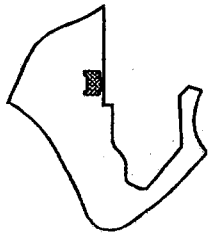
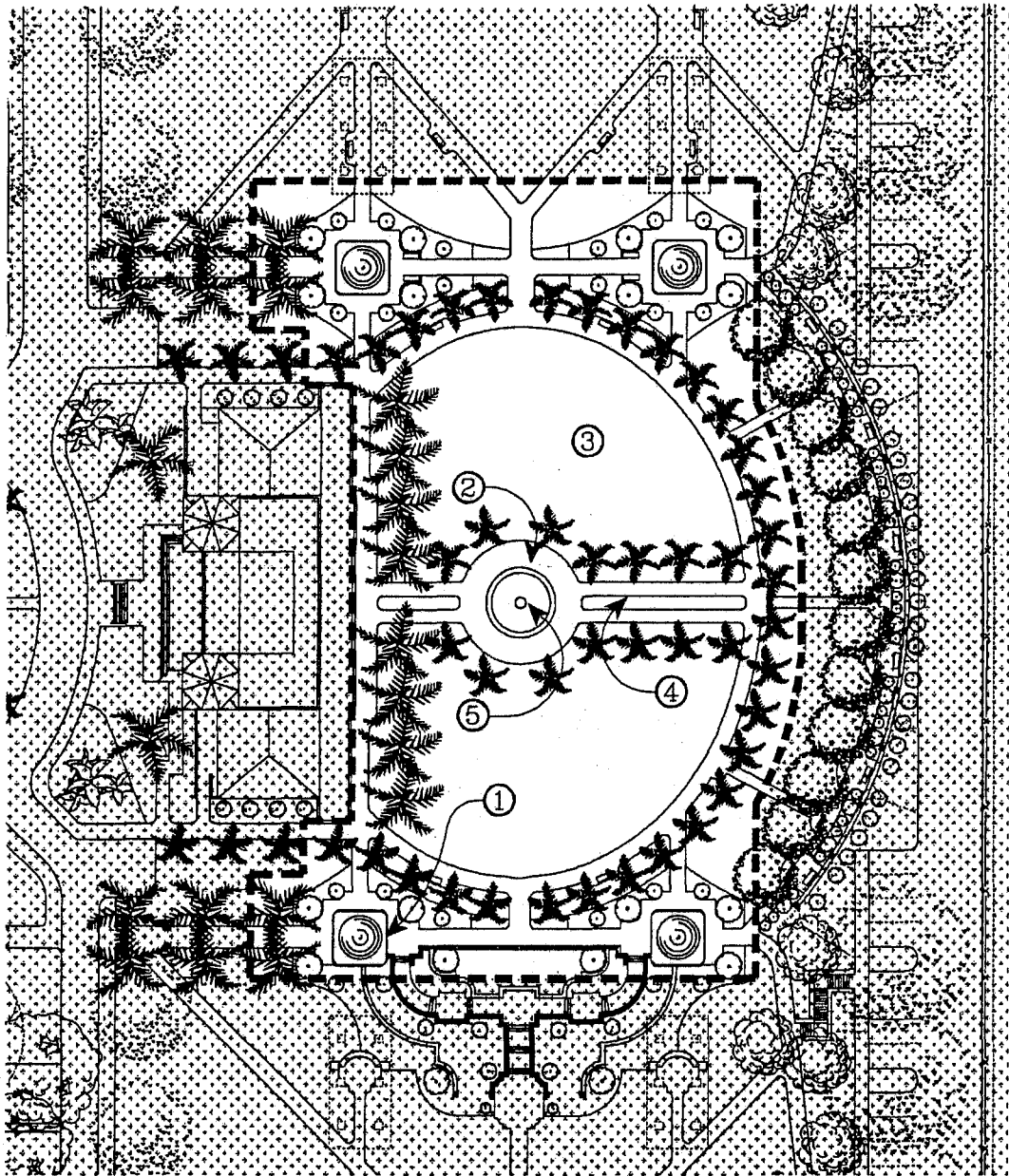
Figure
65

The
Pekarek
Group



- **Phase 1 - Balboa Gardens Central Court**

This project will provide a public display of the quality, scale and design themes of the formal areas of Inspiration Point. The Court will have each of the major design elements which will become the precedent and theme as future phases develop. The first cupolas which anchor and delineate the former Navy courtyard will reflect the architectural vocabulary to be repeated in future phases. The paving patterns and the main fountain will be maintained. The balance of pedestrian paving and site furnishings will be the standard for the remainder of Inspiration Point.



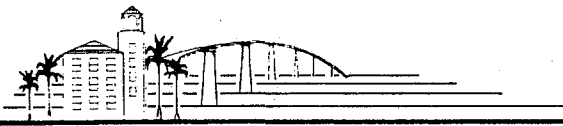
Phase-1 Central Court

- ① Cupola
- ② Decorative Paving
- ③ Lawn
- ④ Annual / Perennial
- ⑤ Existing Fountain

60 20 0 60

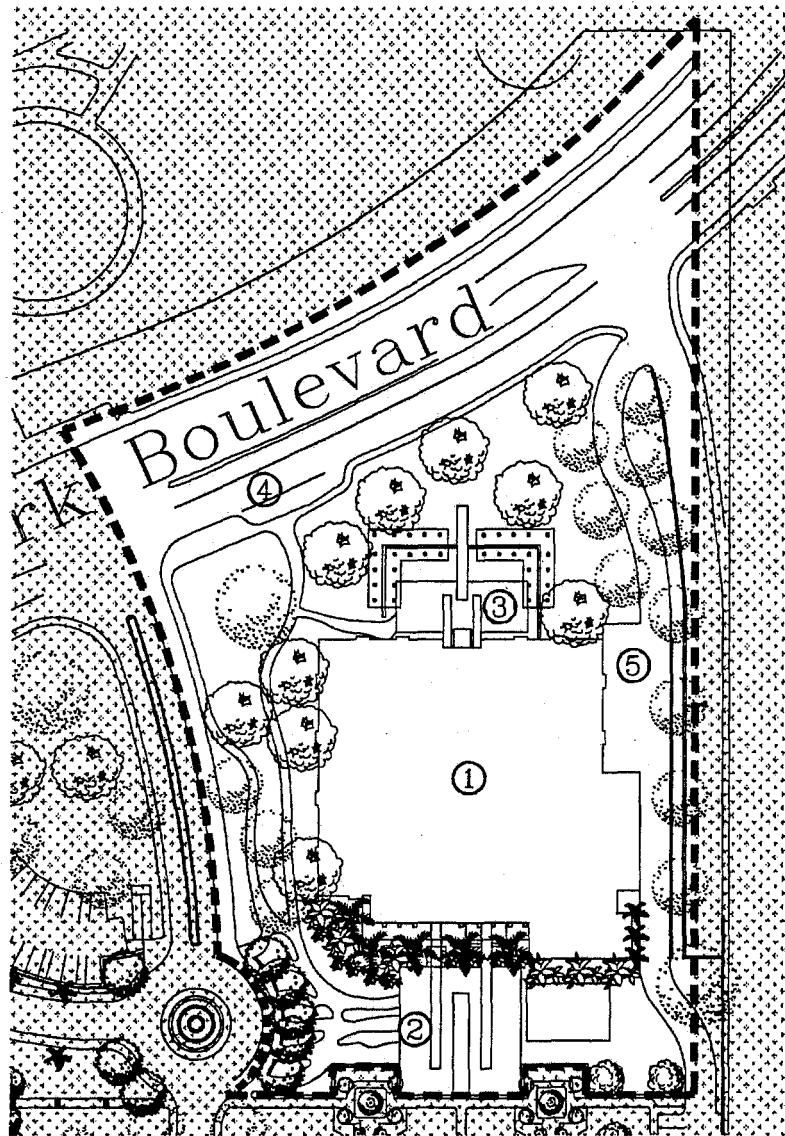
Figure 66

The Pekarek Group



- ***Phase 2 - Activity Center***

The Activity Center will accomodate recreational uses currently located in the Federal Building. The Phase 2 development will maintain the site's existing vehicular access and parking until Phase 4 is implemented.



Phase-2 Activity Center

- ① Activity Center
- ② Plaza
- ③ Garden with Arbor
- ④ Bus Stop
- ⑤ Service Area

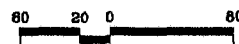
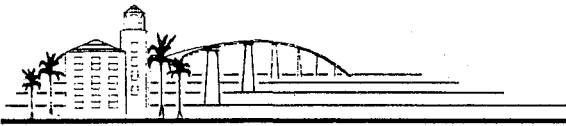


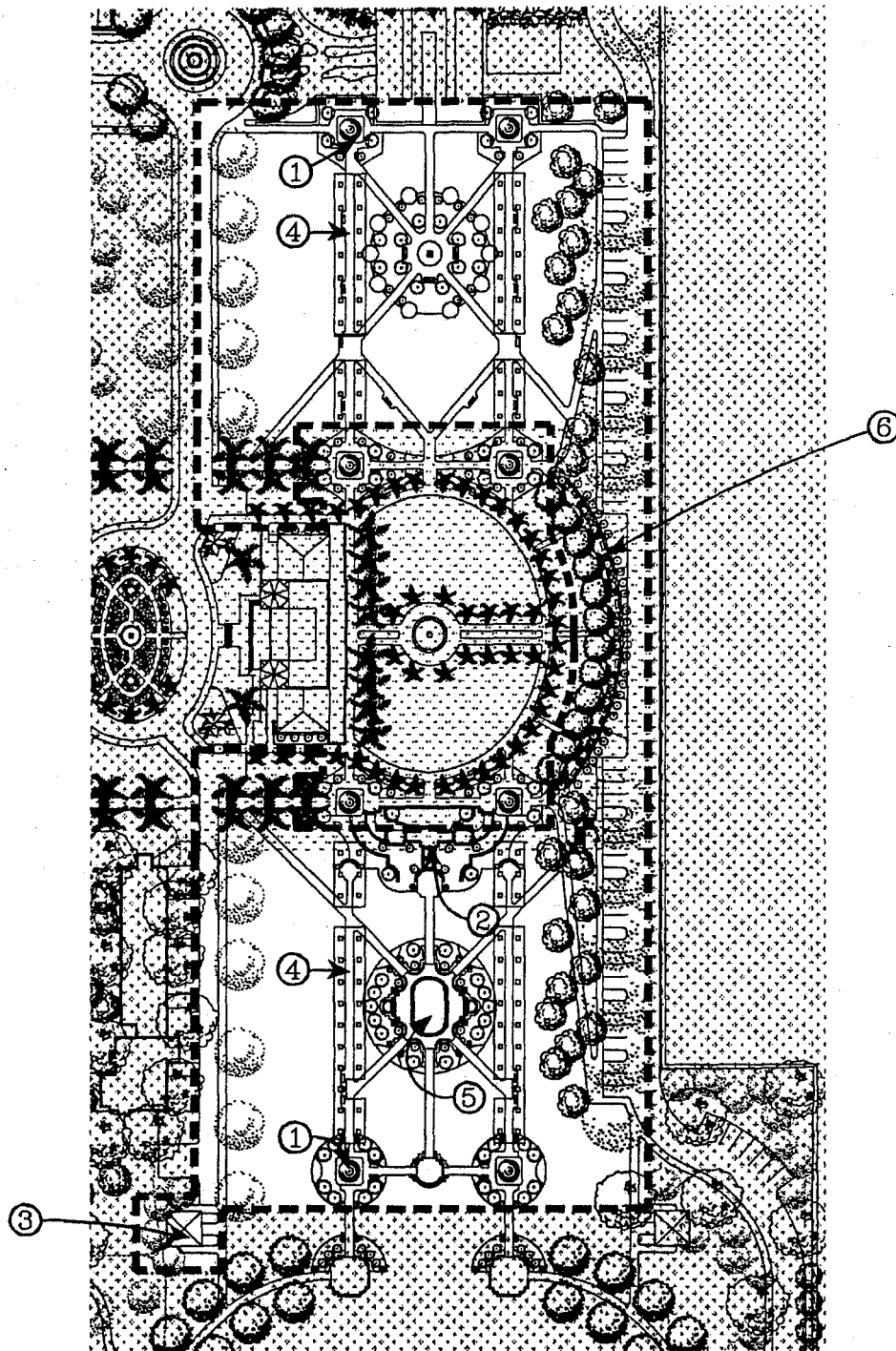
Figure
67

The
Pekarek
Group



- **Phase 3 - Balboa Gardens North and South Courts**

These courts will incorporate the same design components as the Central Court. Three new elements will add dramatically to the impact of the entire three court complex. First, the grand staircase between the Central and South Court will add a feature never before seen in Balboa Park. Namely the overview of a formal garden from above. Second and of no less importance, San Diego will have a formal garden complex unprecedented in a California public park. Third, the large scale arbors will be added to both courts to delineate the courtyard spaces previously surrounded by the former Navy Hospital structures.



Phase-3 North and South Courts

- ① Cupola
- ② Overlook
- ③ Restrooms

- ④ Arbor
- ⑤ Existing Fountain
- ⑥ Retaining Wall

120 40 0 100



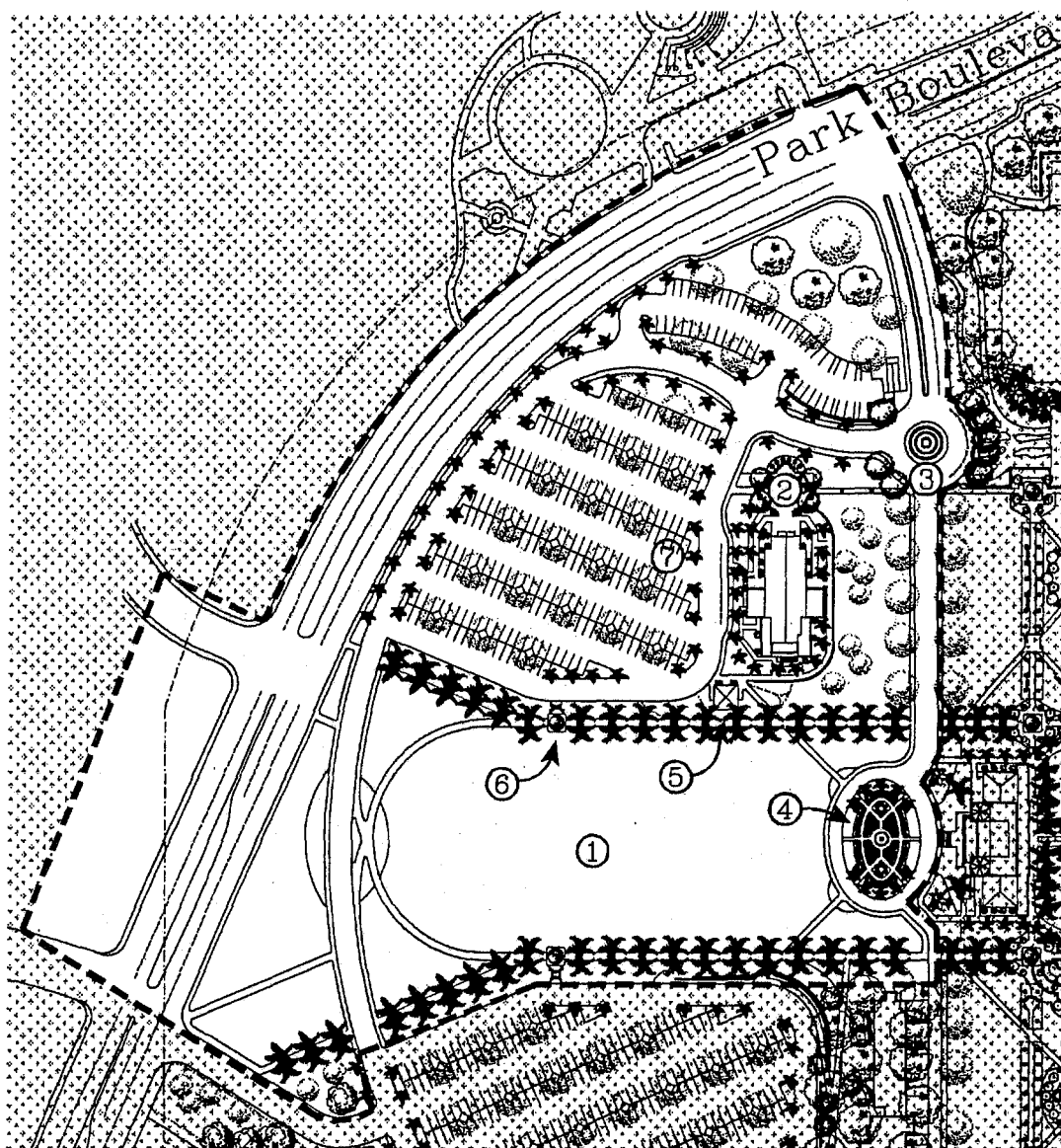
Figure
68

**The
Pekarek
Group**



- ***Phase 4 - Balboa Mall, Rose Garden, Chapel Plaza and North Parking Lot***

This Phase will return Inspiration Point to the public with the creation of the largest open turfed park land in San Diego County. The formal Rose Garden will provide an appropriate entrance to Building One, as well as, functional security and maintenance access to the Building. The Chapel Plaza and Overlook will integrate the Chapel Building as a part of the Balboa Garden complex. The development of the north parking lot will provide functional, safe and barrier free access to the previously developed phases of the site. In addition to the north parking lot, Phase 3 will introduce the newly aligned Inspiration Point intersection/entrance at Park Boulevard and will eliminate the existing 4-way intersection at Presidents Way and Park Boulevard. The new entrance will include a functional drop-off circle with a decorative fountain as the entrance centerpiece.



Phase-4 Balboa Mall, Rose Garden,
Chapel Plaza & Parking

120 40 0 100

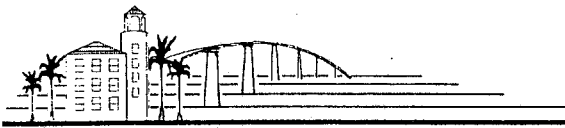


Figure
69

- ① Balboa Mall
- ② Chapel Plaza
- ③ Entry Fountain
- ④ Rose Garden

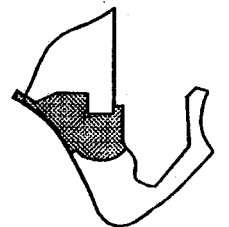
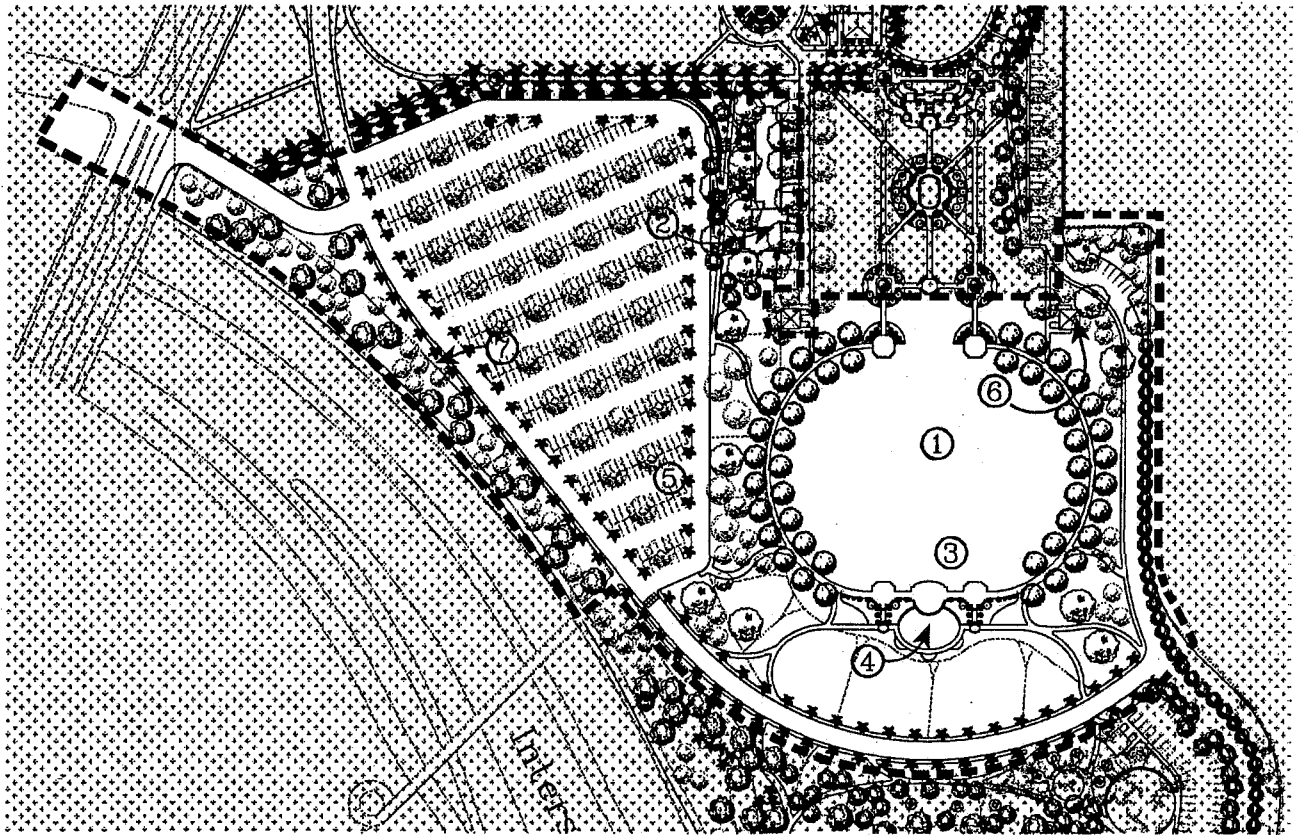
- ⑤ Restrooms
- ⑥ Cupola
- ⑦ Parking Lot

The
Pekarek
Group



- **Phase 5 - Balboa Gardens - Balboa Green and South Parking Lot**

Each of the phases before Balboa Green are sequenced to allow at least one of the two large parking lots to continue to provide open public access during construction of the corresponding phase. This in turn will allow each to be opened to the public immediately after construction. The completion of this phase will provide an additional 572 parking spaces which may then serve the completed Balboa Gardens complex, Balboa Mall and any major events on the Central Mesa. Phase 5 will require extensive regrading to develop a barrier free site taking complete advantage of the dramatic off-site views. Previous construction phases may have used Phase 5 and Phase 6 areas as a soil borrow pit or temporary soil storage site with construction access taken from Florida Street.



Phase-5 Balboa Green and Parking

- | | |
|------------------|-----------------------|
| ① Open Lawn Area | ⑤ Parking Lot |
| ② Library | ⑥ Restrooms |
| ③ Overlook | ⑦ I-5 Screen Planting |
| ④ Lily Pond | |

140 60 20 0 100



Figure
70

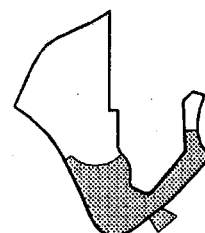
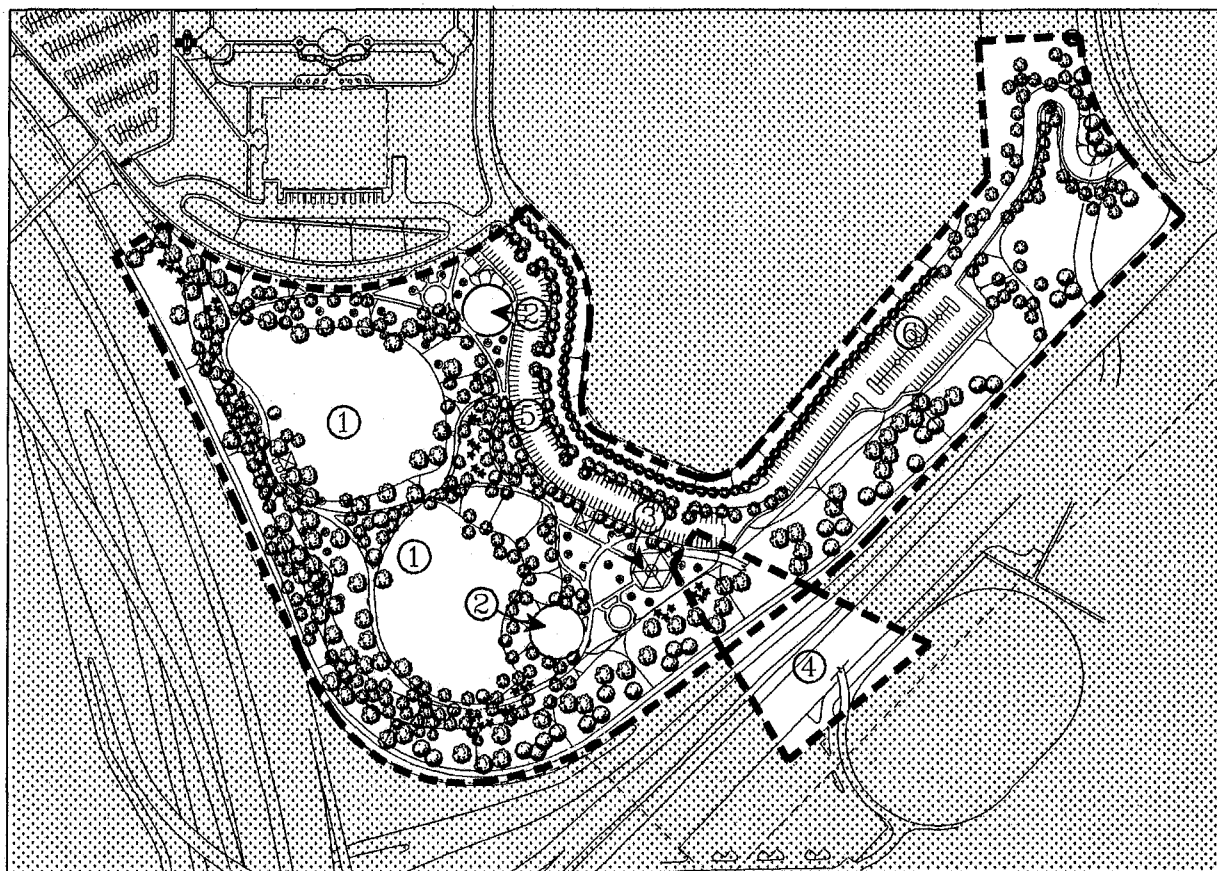
**The
Pekarek
Group**



- ***Phase 6 and 7 - Inspiration Point Picnic Grounds and Pedestrian Bridge***

The Picnic Grounds will complete the diverse variety of free and open park spaces located at Inspiration Point. The Picnic Grounds will require extensive grading to achieve both barrier free access and noise abatement which originates on both Interstate 5 and Pershing Drive. Land acquisition of excess CalTrans right-of-way will be required to complete the Picnic Grounds and Pershing Drive access road.

The Pedestrian Bridge called for in the Balboa Park Master Plan was to connect the open park land of Inspiration Point with open park land of a redeveloped "B" Street maintenance yard. The East Mesa Precise Plan calls for a sports complex and parking lot on the "B" Street site. For this reason, only the preferred spring point of the bridge is identified. The bridge is considered to be a separate project phase because it would need to have both the Inspiration Point and "B" Street side in place and/or built as part of whichever one is later.



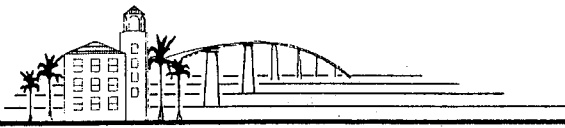
Phase-6 & 7 Open Multi-use Park Area and Pedesrtian Bridge

140 60 0 100



Figure
71

- ① Lawn
- ② Playground
- ③ Picnic Shelter
- ④ Pedestrian Bridge
- ⑤ Parking Lot
- ⑥ Overflow and Bus Parking



Funding

There are several potential public sources of funding for Inspiration Point that include:

- *Transient occupancy tax funds*
- *Bonds issued by the City*
- *Other City funds*
- *Federal Grants*
- *State Grants*
- *Private foundations, individuals and organizations*

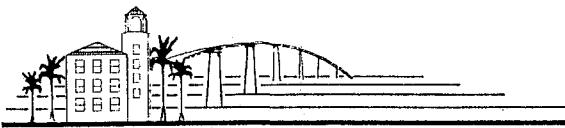


Facility Management

At least three generations of San Diegans and tourists have various images of the grand scale set of Navy buildings which occupied Inspiration Point since the 1920's. For those who did not have business within the Navy Hospital, it could have been a fortress, a university, a courthouse or a seat of government. With implementation of the Precise Plan, Inspiration Point will fulfill a new public role and become the long overdue grand entry to Balboa Park from downtown. The back door of the Federal Building and the back of the Spreckles Pavilion, both in the Central Mesa, by definition could never serve this purpose. Though the Inspiration Point role in the imagery of Balboa Park is unmatched, it pales in comparison to its more important future role as compliment and supplement to the cultural center of the Park - the Central Mesa.

Inspiration Point will by virtue of proximity, romantic formal character and grand open green spaces be the natural extension of the Central Mesa. The institutional and cultural activities of the Central Mesa have over the past 75 years coalesced into a mass which will not be denied. The result is that the 1989 Balboa Park Master Plan and the Central Mesa Precise Plan clearly recognize and promote the continuation of full access to the plazas, gardens and lawns of the Central Mesa. The historical and ongoing success of the Central Mesa can be largely attributed to the great variety and frequency of cultural activities spanning daylight and evening hours 365 days a year. Unlike Disneyland which can simply close down Tomorrowland or Frontierland for whatever purpose, a public park is by definition always open. The growing demand for space on the Central Mesa for group activities, ceremonies, art and other exhibits is not expected to diminish and it has been proven overtime that these uses cannot be arbitrarily or artificially limited. Inspiration Point, with even larger unrestricted open spaces, will receive the same kinds of demands. Primarily for these reasons, the management methods and priorities for Inspiration Point need to be similar to the Central Mesa.

The Inspiration Point Precise Plan was formulated with one distinct advantage over the other Precise Plans called for in the 1989 Balboa Park Master Plan. There is no century long history of environmental and developmental mistakes on Inspiration Point. On Inspiration Point



an almost total redesign is caused by a previous and no longer relevant land use. The result is twofold and has management implications. First, designs of older sections of the park which have failed in the context of maintainability, manageability and security were models of what not to do. Hence, a design of current standards and technology was possible. Second and equally important, the Inspiration Point Precise Plan did not have to reflect the needs of any special interest group, exclusive use organization or others seeking free or subsidized public land or facilities.

The Central Mesa Precise Plan contains many management recommendations which are parkwide and many which are specific to the Central Mesa. The Inspiration Point Precise Plan does not duplicate parkwide recommendations. Management recommendations are specific to Inspiration Point on the subjects of Personnel, Visitor Services, Programs/Events/Exhibits, Tenants/Vendors/Performers, Security, Facility Development and Maintenance. All are formulated with the special ambiance and natural design driven carrying capacity of Inspiration Point.



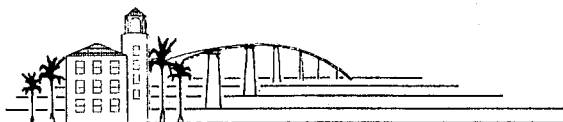
Personnel

In the last three decades, standards for personnel in all park settings are being driven and formulated, to a large degree, by decision makers outside of public parks.

Both private commercial and non-profit parks are driven by competition to constantly upgrade and mold their image. They only have two avenues to achieve this. They are the excellence of design of their facilities and the imagery and performance of their public face - park service personnel. Each is completely integrated into the other. With the failure of either they both suffer.

The trend toward user fees in public parks further blurs the line between public and private parks. When people pay directly, they tend to demand more than they will from a "free" park experience. As fees for "Non-Profit" activities like the Balboa Park Zoo and museums continue to escalate, also will the expectations of park visitors who do not readily distinguish between Balboa Park proper and the institutions within. Recommendations which will help to recognize and respond to public expectations in park personnel include:

- *Inclusion of all levels of personnel in training that develops a sense of mission, pride, an obligation related to Balboa Park as a great regional park.*
- *Develop minimum standards of knowledge of the Balboa Park facilities as a criteria for continued work assignment to Balboa Park, testing to both achieve assignment and maintain assignment should be applied to all classifications of personnel notwithstanding public contact duties.*
- *Minimum dress codes should expand to reflect the status of Balboa Park as a major regional park which is in defacto competition with Disneyland and Sea World. If not for profit dollars, certainly taxpayer dollars and continuing support in public financing.*
- *Special training for the maintenance of plant materials which are the building blocks of the wholly unique formal symmetrical style of landscape of the gardens, greens and plazas of Inspiration Point. An apprenticeship system should be developed that would allow*



new trainees to learn the specialized core of formal area plants directly from a skilled person. Only hands on training can adequately protect these plants from the potential permanent damage of unskilled personnel. Trained personnel should be assigned exclusively to the Inspiration Point formal garden areas.

- *Provide special training which recognizes the fact that many one time events, ceremonies, celebrations art exhibits, performances and shows will be accommodated by the large open park spaces of Inspiration Point.*



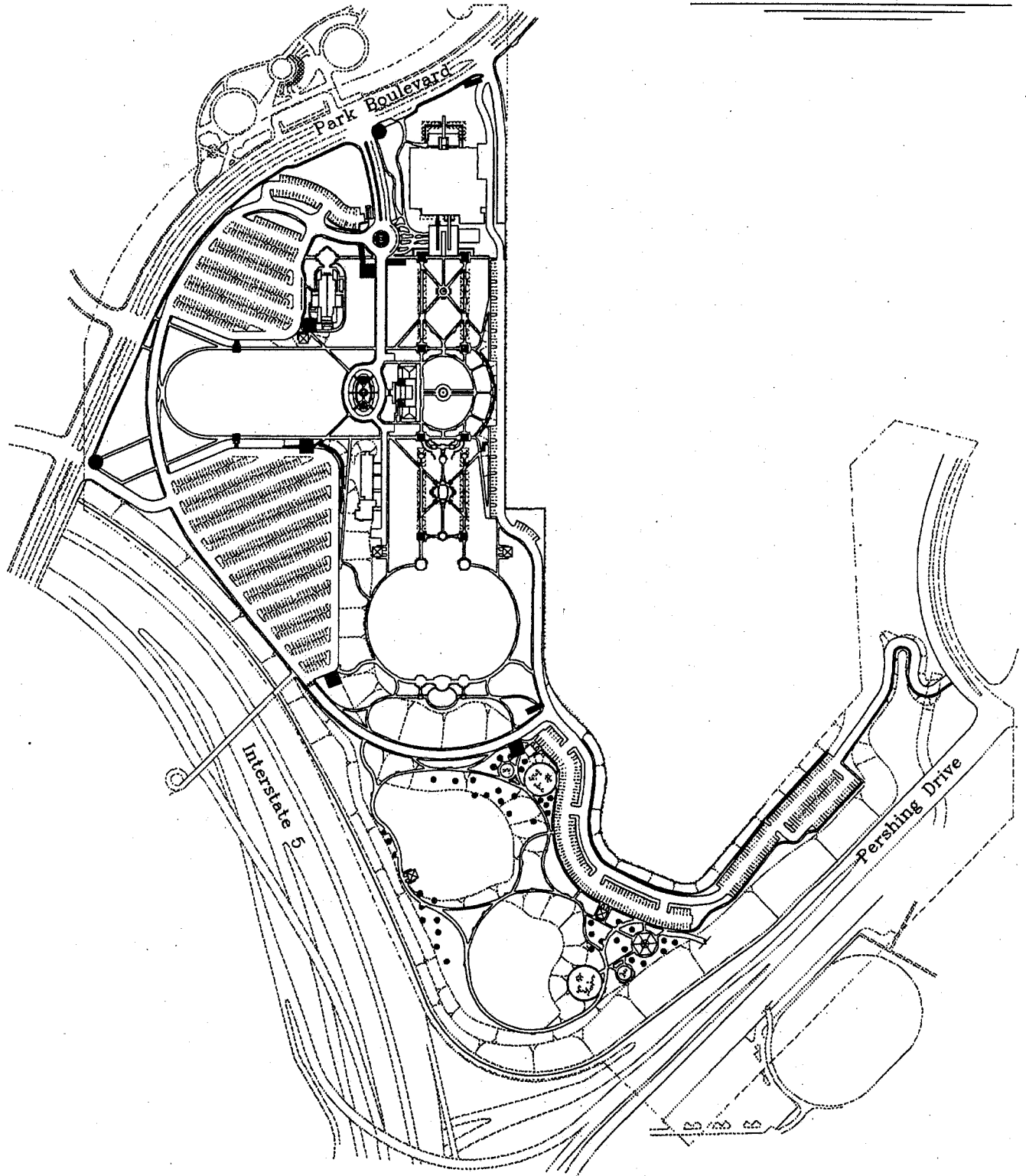
Visitor Services

As the literal extension of the Central Mesa, the cultural core of Balboa Park, Inspiration Point must reflect a uniformity of visitor services. Both physically and in substance common standards will be critical to the ultimate integration of Inspiration Point into the imagery of Balboa Park. However, lacking by design the active, intense, cultural activities of the zoo, theatres and museums of the Central Mesa, Inspiration Point will provide the quietude of it's grand gardens, greens and malls and will accommodate over time unique unpredictable cultural events. Ceremonial events and celebrations too large for or incompatible with the Central Mesa will be easily accommodated on the great expanses on turf of Inspiration Point. It is this unique aspect of Inspiration Point that will require expanded support services prior to and during special events or programs. These services should not be relegated to the management or personnel of the corresponding event, celebration or performance. City Staff with a working knowledge of the park facility and the public relations and security imperatives of Park Policy should always have ultimate control during any special activity. Recommendations reflecting these needs may include:

- *Create a special classification of Event Coordinator*
- *Provide special training for individuals to become Event Coordinators who have displayed the natural ability to work in the context of the unpredictable and unique and to think on their feet. Subjects emphasized should include traffic control, security, communication skills, specialized knowledge of park infrastructure facilities and other relevant City department responsibilities and contacts.*
- *Assign an Event Coordinator to each event and put them on 24 hour call to manage the unforeseen which will inevitably occur in special situations. This allows special knowledge and accountability to be concentrated in one person for each event. As there should be more than one person in this classification "stand by" duty could be rotated by rotating personnel. The management methods of the fire department and the police department deal with the unpredictability of events on a regular basis. Their methods could provide a model for development of procedures which might work for Inspiration Point.*



- *Develop video orientation and historical interpretation programs. Utilize the auditorium of the Library building to show videos on a regular basis. The National Park Service has many programs at various visitor centers to serve as models for development. Compared to individual "ranger talks", these are more timely, cost effective and accurate. These should supplement direct person to person communication.*
- *Implement a pedestrian signage program to be coordinated with the recommendations of the Central Mesa Precise Plan. Locations are shown in Figure 72.*



Signage Key Map

- Traffic Signal
- Information Kiosk
- Traffic Control

100 0 200 600



Figure
72

**The
Pekarek
Group**



Programs/Events/Exhibits

Inspiration Point will host programs, events and exhibits which cannot be accommodated in other areas of Balboa Park. Accommodation of these special activities should be regulated by the capacity of the park facility to be maintained in good condition with no permanent diminution of the useful lifetime of park improvements. Above this baseline, the type, duration and size of special activities are largely influenced by health safety and welfare parameters which should be applied on a case by case basis. Special activities also often have political and social dimensions which, because they are somewhat fluid over time, cannot be prepared for. Keeping all of these characteristics in mind recommendations which apply may include:

- *In recognition that the Central Mesa is the cultural center of Balboa Park, encourage activity applicants to first seek to utilize the redeveloped plazas and the Spreckles Pavilion in the Central Mesa. This would help to implement the Central Mesa's goal to recreate and promote cultural activities which compliment the existing museums and theatres.*
- *Where the size, nature and duration of special activities do not fit the parameters or schedules of the Central Mesa, schedule them for Inspiration Point.*
- *Encourage and develop a program of regular events for the Piazza Balboa which cannot be accommodated at the Central Mesa Plazas or the Spreckles Pavilion. This list of "regulars" could create the "traditions" of Inspiration Point so as to cement it's image as a part of Balboa Park. Limit the list of "regulars" so as to leave the vast majority of time for Piazza Balboa and all of the turf areas uncommitted.*
- *After full development of Inspiration Point and based upon minimum operational experience, create a "never scheduled" baseline for Inspiration Point. This is very important to the ambiance of formal quiet inspirational gardens. A baseline program should include at least twenty (20) weeks of the year including weekends with no special events or activities throughout the Inspiration Point area. This time could float but should be maintained as an annual minimum. The exception would be group picnics in the designated*



area which by distance would alleviate conflicts. In the remaining thirty-two (32) weeks of any year no more than twenty-two (22) regular events would occupy a major subarea of Inspiration Point. If events were concurrent, there could then be more than twenty-two (22) total events of this size. Small events could be integrated throughout the thirty-two (32) week period but should also be excluded from the "never scheduled"-time. An actual scheduling of activities policy need not be exactly what is recommended here if it accomplished some measure of "never scheduled" time. However, some kind of policy will be necessary if the highest qualities of the passive formal areas of Inspiration Point are to be available to park visitors.



Tenants/Vendors/Performers

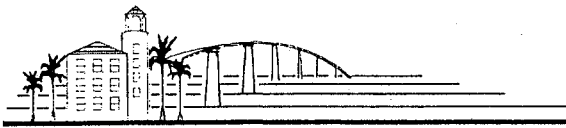
Tenants, vendors and performers have a common obligation. In return for the privilege of using public park land in their own interest, they owe a commitment to adhere to the policies and operational rules of park management. In the same sense that park managements role is to serve the public and care for the park facilities, tenants, vendors and performers take on a similar role when they use public park land and facilities. Inspiration Point is designed to present a more passive formal experience. Regulation of the number of vendors and performers will be necessary to maintain the quality of this type of experience.

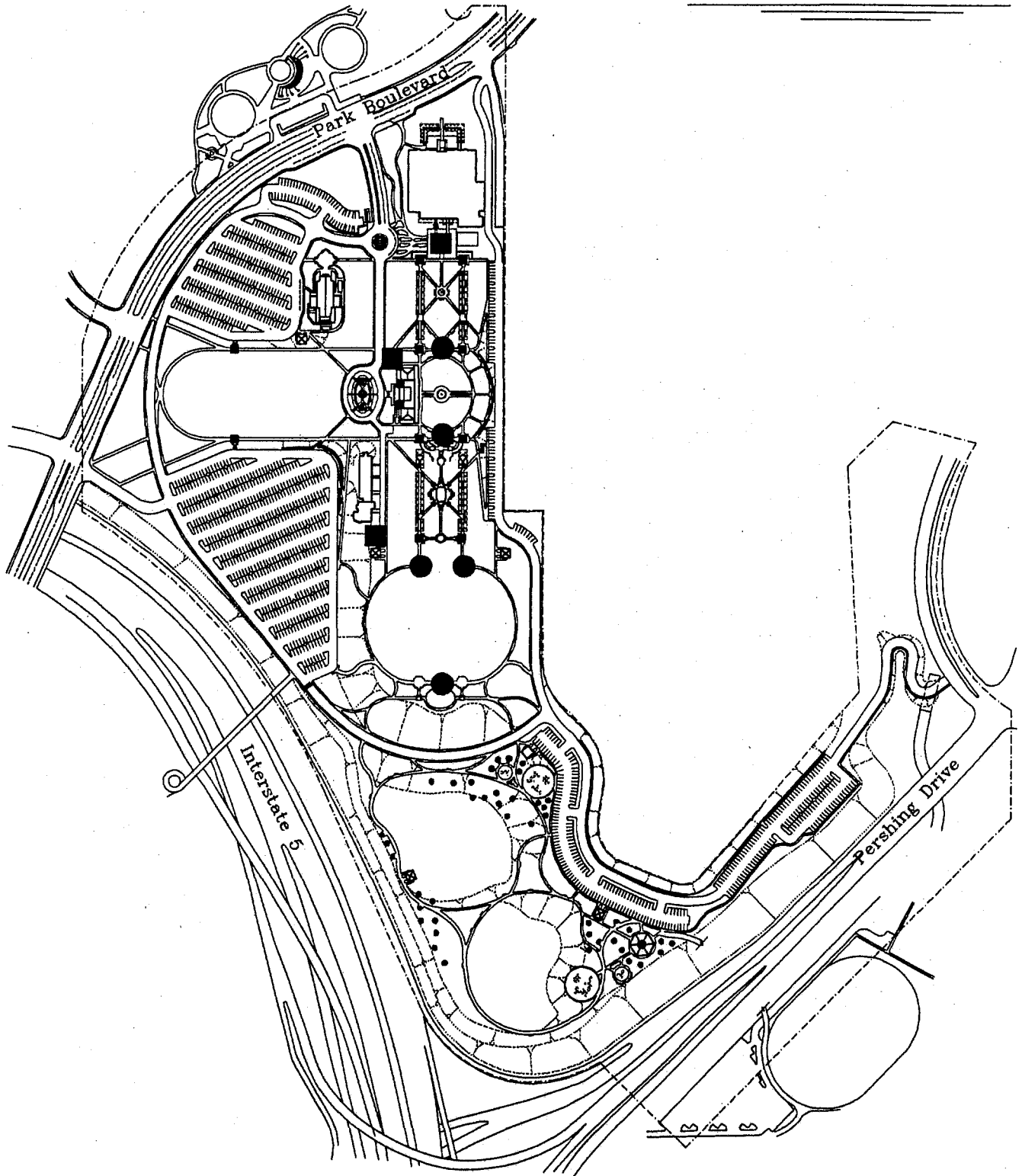
Within this context, several recommendations follow:

- *Tenants should not be allowed proprietary use of parkland or parking areas for any special event unless it is clearly in the best interest of park operations.*
- *A minimum lead time of six months for all tenant special activities should be submitted to park management for integration into the events calendar for all of Inspiration Point. They should be subject to the same "never scheduled" policy limits as other park users.*
- *Tenants should have no proprietary use of Inspiration Point facilities or scheduling preference simply by virtue of being a park tenant.*
- *No regular food service facilities should be incorporated into tenant facilities in either the Chapel or the Library Building.*
- *Regular food service on Inspiration Point should be limited to "street vendors" and special outdoor eating areas should not be designated or developed.*
- *Temporary food service associated with special events should be reviewed and approved by park management on the basis of compatibility with regular street vendors operations and general operational policies.*



- *Any future or renewed lease of park buildings on Inspiration Point should not include permanent profit oriented commercial activities even if being operated by a "non-profit" organization.*
- *Street vendors of either food or novelty items should be limited to the locations shown in Figure 73. Vendor stands or vehicles should be fully portable and not self-propelled. Size, type and style of equipment should be regulated by park management taking into account the advice of the Balboa Park and Facilities Committee regarding aesthetics. Health, safety, welfare and operational considerations should stay within the prerogative of park management. Park management should participate in pricing policy and controls as part of the leasing process.*
- *Street performers both visual and musical should be limited to seven (7) suggested sites as shown in Figure 73. Though locations should be adjusted based upon experience, at least two of the three Balboa Garden courts should be free from performers at any time.*





Vendor and Performer Locations

- Performer
- Vendor

100 0 200 600



Figure
73

The
Pekarek
Group



Security

The majority of crime within Balboa Park occurs in the Central Mesa area, generally involving crimes such as auto theft, car burglaries and bicycle thefts. Crimes of violence most frequently occur in the West Mesa or Sixth Avenue. While the number and frequency of these crimes are low when compared to the surrounding communities, the impact creates a negative image for the Park.

Experience has shown that public education, combined with a joint effort of park management, law enforcement and volunteers, promotes safety and reduces crime. The following are programs and guidelines for improved security:

- *Retain and Promote the San Diego Police Community Relations Storefront Office.*

The Police Department has maintained a Community Relations Storefront office in the Central Mesa of Balboa Park since December, 1988. This office needs increased visibility.

Recommendations:

- *Improve signage.*
 - *Adjust hours to accommodate maximum attendance periods.*
 - *Tie into Park Watch Program, Park Ranger Program, Civilian Volunteer Program.*
 - *Function as overall coordinator of security;*
- *Expand the Park Ranger Program.*

The Park Ranger Program was implemented with a single ranger in 1991. Currently, there are three rangers in the program. In addition to the Central Mesa, the Park Rangers' areas of responsibility include Golden Hill, Morley Field, Grape Street, Florida Canyon, Marston Addition and the Sixth Avenue side of



Balboa Park (between I-5 and Upas Street), Presidio Park and Mission Hills (Pioneer) Park. Inspiration Point will be added after development. The three rangers are assigned to cover these areas seven days a week. Due to the limited number of rangers and the activities to be monitored, staff scheduling is based on Park attendance, peak hours and special events.

Balboa Park Rangers do not carry weapons. Rangers wear uniforms and badges and, as public officers, they may issue parking and misdemeanor citations. They are not sworn peace officers and their authority is confined to City parks and open space areas. The Balboa Park Rangers have the capability to immediately communicate with the Police Department Dispatcher.

Recommendations:

- *Integrate the Park Ranger Program in with the Police Storefront, Park Watch Program and Citizen Volunteer Program.*
 - *Ensure effective communication between all elements of the security program.*
 - *Maximize the contribution of each element through judicious assignment of responsibility.*
 - *Adopt a 5-year plan to increase the program level to 17 Park Rangers by 1996.*
-
- *Institute a Park Watch Program.*

A Park Watch Program, similar to the successful Neighborhood Watch Program, would be a valued addition to the Park's security program. Employees of Park institutions, residents of neighboring communities and Park visitors would all be encouraged to participate.



Recommendation:

- *Take all necessary steps to implement this program immediately.*

- *Continue the Eyes on the Park Program.*

Employees of the Park and Recreation Department, such as grounds maintenance workers, building custodians, and others, perform their duties throughout Balboa Park on a daily basis, seven days per week. Approximately 24 months ago, these employees went through an awareness and reporting training program sponsored by the Police Department. The program was very successful. A follow-up program was conducted in April, 1992.

Recommendation:

- *Establish the training program as mandatory training to be conducted once each year. Consider the feasibility of a video taped training program for all new employees.*

- *Create a Civilian Volunteer Program sponsored by the Park and Recreation Department.*

The proposed FY 1993 operating budget for the Park and Recreation Department, includes a position at the Assistant Deputy Director level which would have these primary duties: 1) fund raising for the Park system and for recreational programs; and 2) structuring and coordinating a volunteer program. The volunteer program would be multi-faceted and would include an element focused on security. The simple presence of volunteers has been shown to be an effective tool in reducing crime. This has been evidenced by recent experience of the Aerospace Museum which has seen a dramatic reduction in car prowls, break-ins and thefts in its parking lot since its volunteers began patrolling the lot.

Recommendation:

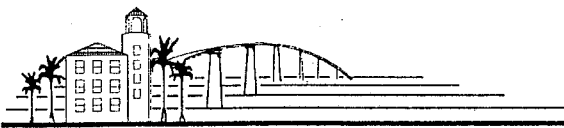
- *Upon approval of the budget for FY 1993, the Park and Recreation Department should proceed immediately to fill the position. The goal should be to have a fledgling volunteer program in place in Balboa Park for the summer of 1994. This volunteer effort should be closely coordinated with similar programs sponsored by various Park institutions and the Central Balboa Park Association.*

- *Increase Lighting and Safety Features.*

The Implementation Element of the adopted Balboa Park Master Plan identifies a project to increase lighting levels in Balboa Park. The Financing Plan includes \$1,238,000 for this project in the 1991 - 1997 timeframe. A consultant has been hired to undertake the first phase of the plan which is an inventory and evaluation of the existing electrical infrastructure. Future phases of the plan provide for analysis of all Precise Plans and future Park projects for lighting needs, recommendations regarding required safety lighting levels, architectural and landscape enhancement lighting, preliminary cost estimates and project priorities.

Recommendation:

- *Proceed with Phase II of the plan in an expeditious manner. Also, as building projects such as the House of Charm and House of Hospitality come on line, an upgraded level of lighting around the buildings should be included in the scope of work.*
- *Use the Balboa Park Travelers Advisory (1160 AM) radio transmission to advise park visitors regarding locking their cars and, securing belongings in the trunk.*



This low power radio system is licensed by the Federal Communications Commission (FCC) to provide travelers information within a 1.5 mile radius of Balboa Park. Messages from City staff are recorded daily. They provide information on anticipated traffic, parking demands and special Park events. The content of the messages is strictly controlled by the FCC.

Recommendation:

- *If allowed by FCC regulations, include in the daily message, a reminder of usual precautions that visitors should take to ensure a positive Park experience. This message needs to be worded in a manner that does not unduly arouse fear or doubt in the visitor's mind.*
- *Incorporate the tram operation into the overall park security plan.*

The Balboa Park tram operates 365 days per year; 6 hours per day in the winter and 8 hours per day in the summer. The drivers are sitting up high in the vehicle with a good view of the surroundings and they carry radios.

Recommendation:

- *Coordinate with Old Town Trolley, the tram contractor, to increase the drivers' awareness of security issues and to make them proactive in reporting possible criminal activity.*
- *Promote cooperative efforts with Naval Hospital Security.*

The Naval Hospital facility attracts well over 2,000 vehicles each week day. Many of these vehicles park curbside on Park Boulevard, in the two City owned lots at the intersection of Park Boulevard and Presidents Way, and in various other locations throughout the Park. These vehicles are as subject to break-ins or theft as are those of any Park visitor or employee.



Recommendation:

- *Work with officials of Naval Hospital to explore mutual assistance security program. These discussions can begin immediately through the representative from the Naval Hospital who attends monthly meetings with City and Park staff.*

- *Increase evening activities.*

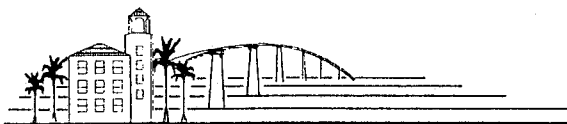
At present, museum and theater evening activity in the Park is limited to the Reuben H. Fleet Space Theater which stays open regularly on weekdays until midnight and on weekends until 1:00 a.m., the Old Globe and the Starlight which are open during their respective seasons, and other institutions on a relatively infrequent basis for special events. City operated facilities, such as the Federal Building, Municipal Gym, Recital Hall, Balboa Park Club and Casa del Prado, are all open in the evenings until approximately 10:00 p.m. Special events such as summer concerts also take place in the evening. It is anticipated that the Activity Center will also be open in the evening.

Recommendation:

- *Several institutions have expressed interest in extending their hours but do not believe it would meet with a satisfactory level of success until the public's perception of the Park as a secure place to be after dark is improved. The upgraded lighting project should be aggressively implemented and other Park institutions should begin planning for extended evening activities.*

- *Incorporate safety concerns into park design and maintenance.*

Safety features can be incorporated into Park improvements that will help to avoid security problems when the facility is put into use. Similarly, maintenance practices can contribute to safety by maintaining views and minimizing hiding places, particularly along heavily used pedestrian routes.



Recommendations:

- *All capital improvement projects included in the Inspiration Point Precise Plan should consider safety and security. All consultant contracts should include a requirement that Police Department input should be sought before design begins. The Police Department should also be included in the inter-departmental plan check process.*
 - *Central Division maintenance staff should review its policies with a view to making any changes that are necessary and feasible to improve Park safety without significant negative aesthetic impact.*
- *Relocate the Homeless Food Program outside of Balboa Park.*

Currently, the Salvation Army conducts a food program for homeless people in the lower parking lot at Inspiration Point. The program attracts large numbers of transients to the Park every day. A great number of these people are emotionally disturbed. Many have substance abuse problems. Car prowls, break-ins, panhandling and harassment of the people who use the lot for parking, are a regular occurrence. In addition, a growing number of participants in the food program have decided to camp out in the lot. Many are living in old cars or vans.

Recommendation:

- *The Citizens Advisory Committee for Balboa Park is working on a project to open a homeless feeding facility in a downtown building. The facility would be operated by people from the homeless community. The feeding program in Balboa Park should be discontinued once the new facility comes on-line.*

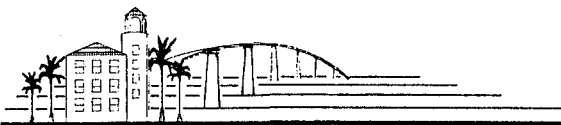


- *Eliminate transient camps.*

Balboa Park is characterized by numerous canyons. These canyons have become home to many of the transients who inhabit the Park. This situation leads to the construction of makeshift encampments, contributes to the litter problem, is destructive to the natural environment, cause public health problems and has been the direct cause of several fires. History has shown that some of these people are hostile and confrontational with bikers, joggers and other park users.

Recommendation:

The Park and Recreation Department utilizes County Probationers, Weekend Public Service workers and General Relief workers in addition to Park staff to work regular sweeps through the canyons. Tons of material are removed and hauled to the landfill each year. This program should continue and be reinforced as necessary to keep ahead of the problem.



Facility Development

Inspiration Point will likely be developed in at least seven phases and perhaps more depending on funding and operational experience developed in early phases. Because many parts of the site will remain undeveloped for many years they must be managed somewhat differently than developed areas. Unlike developed areas, these areas will not have the advantage of park users as a passive part of the security system. Also, an undeveloped area can render a developed area partly or wholly unusable during or even before construction. For these and other reasons there should be close coordination between Park Development staff and Park Operations staff as the scope, funding and timing of development phases are formulated. It would be beneficial for the two functions to coordinate on issues such as:

- *Workability of a phase as a wholly working unit and as an immediate expansion and enhancement of previous phases.*
- *Construction traffic, storage and facilities as they affect security and the quality of adjacent operational parts of Inspiration Point.*
- *Immediate initiation of procedures to acquire right-of-way for park use from CalTrans. This should be done in concert with the City Property and City Street Departments.*
- *Immediate development of a plan, procedure and funding to acquire and stockpile import soils for Inspiration Point. Immediate action could save hundreds of thousands of dollars.*



Maintenance

Over the years many have argued that the Central Mesa is a special place in a special park and that maintenance levels should reflect this fact. For many reasons this will be as true if not truer for Inspiration Point. The unique design of Inspiration Point, unlike the Central Mesa where charm is based in romantic architecture, is clearly focus on the horticultural variety which is only possible in climatic zones like San Diego's. The opportunity for a truly unique horticultural display in a dramatic extroverted space exists nowhere else as it does in Inspiration Point. Plant materials intended for a real park by design, not just temporary exposition plantings or unplanned reforestation, will create a quality and refinement found nowhere else in Balboa Park.

Some special practices which should apply to Inspiration Point are:

- *Implement special training and qualification standards recommended in the personnel section above.*
- *Develop a separate Plant Maintenance and Pruning Manual based upon the design intent of the Inspiration Point Precise Plan.*
- *Implement funding and budgeting procedures which will insure the inclusion of annual and perennial plantings as a part of the overall maintenance of Inspiration Point. Without this essential feature, the landscape design will be as a jewelry setting without the gems.*
- *Incorporate the maintenance and planting program for the water features, ponds, and fountains with that of the Botanical Building Lily Pond on the Central Mesa.*

Appendix



SOILS / GEOLOGY
Soils Report

Exhibit
1.00

The
Pekarek
Group

OW.E.N. Group Inc.

Omni ▲ Wynn ▲ Espinosa ▲ Northwest

The Pekarek Group
715 J Street, Suite 307
San Diego, California 92101

June 12, 1992
Project No. 92.1.6.1

Attention: Mr. Ronald Pekarek

Subject: GEOTECHNICAL REVIEW OF DOCUMENTS AND SITE
RECONNAISSANCE EVALUATION
PROPOSED IMPROVEMENT AREAS
BALBOA PARK INSPIRATION POINT
SAN DIEGO, CALIFORNIA

References: See Appendix A.

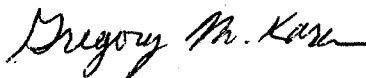
Dear Mr. Pekarek:

In accordance with your request and authorization, we herein present the findings of our document review and reconnaissance evaluation of site conditions in areas proposed for future improvement. We also present the findings of our evaluation and recommendations for additional studies relative to the current phase of site improvements.

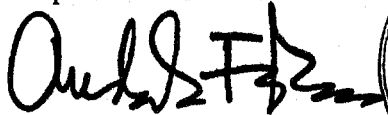
This opportunity to be of service is appreciated. Should you have any questions, please call.

Very truly yours,

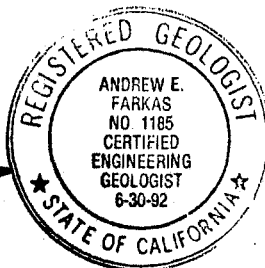
O.W.E.N. Group Inc.
Omni*Wynn*Espinosa*Northwest



Gregory M. Karen
Project Geologist
R.E.A. 02274
Expiration: 6-30-92



Andrew E. Farkas
C.E.G. 1185
Expiration: 6-30-92



Distribution: (3) Addressee



Dennis E. Zimmerman
R.C.E. 26676
G.E. 928
Expiration: 3-31-96



6498 Weathers Place, Suite 210
San Diego, California 92121
Tel: (619) 457-8155
Fax: (619) 457-8665

GEOTECHNICAL REVIEW OF DOCUMENTS
AND SITE RECONNAISSANCE EVALUATION
PROPOSED IMPROVEMENT AREAS
BALBOA PARK INSPIRATION POINT
SAN DIEGO, CALIFORNIA

1.0 INTRODUCTION

In accordance with your request, we have reviewed pertinent available documents related to the history of the project site, and have performed field reconnaissance mapping of site and soil conditions in areas proposed for future site improvements. The purpose of our evaluation was to review present site conditions and provide general information regarding potential geotechnical and construction constraints which may affect planned improvements. The information presented in this report was prepared to assist in the review and selection of various construction improvements under consideration to be included within the Inspiration Point Precise Plan. The findings of our evaluation are based on our review of documents, maps and photographic information listed as References, Appendix A, and our reconnaissance mapping of site conditions and soil outcrop exposures. For our study we utilized the site plan titled "Balboa Park Inspiration Point," Scale 1"=100', prepared by The Pekarek Group as representative of existing site and topographic conditions. The site plan was also used as the base map in the preparation of the attached Reconnaissance Map of Site/Soil Conditions, Plate 1.

2.0 SCOPE

The scope of our investigation included the following tasks:

- * Review of readily available published and unpublished reports, photographs and documents relative to the property (see References, Appendix A);
- * Reconnaissance mapping of site and soil conditions within the limits of the site proposed for future improvements;

- * Telephone communications and meetings with the client/project designers regarding existing site conditions, and future improvements under consideration;
- * Preparation of this summary report presenting our findings and conclusions regarding existing site conditions and recommendations for further studies.

3.0 GENERAL SITE CONDITIONS

The site consists of an irregular "U" shaped parcel of land which surrounds the United States Naval Hospital on the south, east and west sides. The westerly portion of the site consists primarily of an extensive asphalt paved parking area. The southerly portion of the site consists of a collection of landscape areas and a meandering paved access road connecting several large terraced building pads. The building pads are locally separated by both cut and fill slopes, and large retaining walls. Numerous underground improvements including sewer, water, storm drain and telephone services crisscross the southerly portion of the project site. Aerial photographs indicate the southerly portion of the site was previously occupied by a collection of hospital buildings and a cemetery. Our site reconnaissance confirmed the presence of remnants from these old improvements including retaining walls, walkway slabs and other surface improvements. Asphalt paved access roads and parking areas interconnect the terraced building pads. A majority of the remaining surface improvements in the southerly portion of the site are in a severe state of deterioration. The easterly portion of the subject site consists primarily of an exposed, steeply sloping cut slope and natural hillside descending toward Pershing Drive. Improvements present on the easterly portions of the site include drainage facilities such as concrete gunite brow ditches, and storm drain outfalls.

4.0 PROPOSED SITE IMPROVEMENTS

It is our understanding that future improvements planned for the subject site include the addition of landscape planting and architectural features to the historic courtyards which are a part of the old hospital complex. Three of the existing buildings which are a part of the courtyard will remain. The large parking lots located within the southwest portions will be improved with the

installation of landscaping, and an intra-park tram system to shuttle park users to the main use areas of Balboa Park. The southerly and southeasterly portions of the site are proposed for landscape improvements to accommodate passive recreation uses. A pedestrian and bicycle bridge is planned and will span Pershing Drive to provide access to Golden Hills. The southerly and southeasterly portion of the site are under consideration for the construction of a water reclamation facility.

5.0 SITE HISTORY

5.1 Our review of pertinent site maps and photographs (References, Appendix A) indicate the following with regards to the site history:

- * Photographs taken in 1928 indicate that the courtyard and the central building complex for the old Navy Hospital had been constructed, and the surrounding land areas to the west, east, and south were essentially in a natural undeveloped state. The surrounding areas consisted of moderate to gently sloping hillsides, and a shallow drainage canyon to the west.
- * Photographs taken in 1950 indicate that the hospital building complex had been expanded to include numerous "H" shape buildings, situated upon terraced building pads within the southerly and southeasterly portions of the site. These improvements are noted to be connected by a collection of asphalt paved access roads. The existing underground improvements noted during our reconnaissance were likely installed between 1928 and 1950. Additionally, several large buildings located off-site and northeast of the main hospital complex and courtyard areas were also constructed during this period.
- * Photographs taken in 1954 indicate that very few improvements were constructed between 1950 and 1954. However, it was noted that a section of asphalt paved parking was provided parallel and adjacent to the west side of Park Boulevard.

- * Photographs taken in 1957 indicate that a large building had just been constructed off-site within the central portion of the Navy hospital complex to the east. No on-site improvements or buildings were noted to be constructed within the project boundaries between 1954 and 1957.
- * Photographs taken in 1981 indicate that the gently sloping drainage canyon and landscape areas to the west of the main hospital complex and courtyards had been filled to construct an expanded section of additional parking.

5.2 Our review of the May 1986 report titled "Initial Assessment Study Point Loma Naval Complex and Naval Hospital San Diego, California," (References , Appendix A) indicates that industrial departments and areas at the hospital which have been major generators of hazardous waste include the hospital, chemical laboratories, photo and X-ray laboratories, radiology, vehicle maintenance, and the Public Works paint shop. The May 1986 report indicated the following with regards to previous site activities, and the potential for on-site environmental contamination or concerns:

- * The principal hospital waste of concern is typically infectious waste materials. Up until 1960, this waste type was incinerated on site or disposed with conventional refuse. Beginning in the early 1960's, all of the infectious waste was incinerated off base after being transported by a contractor.
- * The hospital complex maintains a number of chemical, toxicological, and diagnostic laboratories. Waste from these facilities consists of expired chemicals and laboratory waste water. The types and quantities of material disposed was considered to be highly variable. Some waste was sent off site, while dilute waste water was discharged into the sanitary sewer system.
- * The hospital has maintained a nuclear medicine program since the mid-1960's. This program generates a variety of isotopes and radioactive wastes. Solid radioactive wastes are stored in a concrete bunker until decayed to at least 10 half-lives.

At that time, the material was reportedly disposed with the conventional refuse. Radium and iridium are not stored on base. Instead, the supplier transports the materials to and from the base, as needed. Some radioactive materials, primarily I 125 is discharged to the sanitary sewer system. The hospital has a 1 Ci/year discharge limitation. Records indicate that the total radioactivity discharge has never exceeded 0.7 Ci/year.

- * The hospital complex has a transportation shop and a previous service station for Navy Exchange vehicles. Since 1956, all vehicle servicing wastes have been stored in drums for collection by the Navy Public Works Center, San Diego. Prior to 1956, these waste oils and solvents were discharged into the off site canyon (Site 17) east of the main hospital building and courtyard complex. This area was subsequently cleared and filled for the construction of a large building complex (Building 26). The contaminated soils were reportedly to have primarily been removed and disposed of as part of the construction for this building.
- * Public Works maintained a paint shop on hospital property from the early 1940's to at least 1986. The principal waste generated was paint thinner. Approximately 150 gallons were generated annually. From 1940 to 1960, this waste was discharged to the sanitary sewer system. After 1960, the waste was drummed and collected by the Navy Public Works Center, San Diego.

Based on the above information, it is our understanding that the disposal of hazardous materials on site appears to be minimal. Waste oil from vehicle maintenance activities was reported dumped into the canyon located just off-site and east of the main hospital complex (Site 17). These contaminated soil materials was reportedly excavated and hauled to another location prior to the filling of the canyon for the construction of Building 26. The discharge of various hazardous materials including laboratory chemicals, solvents, paint thinners and radioactive waste products into the sewer system could, feasibly migrate from the sewer line into the trench backfill material and the surrounding soils. The presence/absences of soil contamination associated with this disposal method should be considered, especially where planned improvements involve the removal or replacement of the sewer lines, or where improvements are proposed in the vicinity of the sewer lines or

adjoining subsurface service lines.

Our site observations did not noted the presences of any noticeable hazardous materials or suspected waste dumping. However, the possibility that undocumented dumping may have occurred on site at sometime in the past can not be eliminated.

6.0 SITE SOIL AND GEOLOGIC CONDITIONS

Based on our review of the reference documents and the field reconnaissance mapping of the site, we present the following discussion regarding soils and geologic conditions within the project area (see also attached Reconnaissance Map of Site/Soil Conditions, Plate 1).

6.1.1 Fill Soils (Qaf)

Variable amounts of fill soils are known to underlie a majority of the project site including the westerly parking lot, and the southerly portion of the project adjacent to the intersection of Interstate 5 and Pershing Drive. Surface exposures of the fill materials consist of gravelly, clayey to silty sand, locally intermixed with construction debris including brick, concrete and asphalt. Filling of the site apparently occurred in several episodes, starting prior to 1928 for the construction of the main buildings and courtyard area. Between 1928 and 1950, the southerly and southeasterly portions of the site were cut and filled to provide access roads, install underground improvements and expand the hospital facilities to include numerous "H" shaped single story buildings. The apparent final episode of site grading was performed prior to 1981, and involved the filling of the westerly natural drainage canyon in order to expand the parking facilities.

It is anticipated that in the areas of planned structural improvements that existing compressible fill and natural soil materials will require removal and recompaction in order to provide suitable foundation support. The actual depth and limits of soil removal and recompaction can be provided as determined by site specific soil sampling and testing in areas planned for improvements.

6.1.2 Alluvium (no mapped exposures)

Though not indicated on the site map, minor shallow alluvial deposits are present within the small drainage channels and runoff areas of the site. Alluvial materials may also be present beneath fill materials placed for the construction of the westerly parking lot, and along the southerly and southeasterly property boundary.

6.1.3 Topsoil (no mapped exposures)

Though not indicated on the site map, minor natural topsoil deposits may be present within localized portions of the site. These soils consist of dark brown porous clayey silty sand with occasional gravel and cobble. Topsoils are considered potentially compressible and should be removed in areas of planned improvements.

6.1.4 Lindavista Formation (Qln)

Lindavista Formation was mapped as surface exposures of terrace deposits within the project site. The Lindavista Formation encountered on site consists of reddish-brown sandstone and conglomerates locally cemented with Ferruginous cement, mainly hematite. The Lindavista Formation was observed to overlie the San Diego Formation within the upper sections of the on site cut slope exposures within the southerly and southeasterly portions of the site area.

6.1.5 San Diego Formation (Tsd)

The San Diego Formation was mapped to underlie terrace deposits of the Lindavista Formation within the site area. The San Diego Formation is the predominate formational unit considered to underlie the property. The San Diego Formation on site consists of light brown, silty, gravelly, fine sand to a dense, light brown sandy conglomerate. In general, the materials of the San Diego Formation are considered to be predominately non-expansive and possess generally good foundation bearing characteristics. The very dense cemented portions

of this formation can result in locally difficult drilling and or digging.

6.2 Groundwater

Research of the project and our general knowledge of similar sites in the area suggest that minor perched water may be present in the vicinity of the natural soils and overlying fill within the pre-existing low ground canyon areas of the site. Additionally, it is anticipated that the regional static water table is located in excess of 50 to 100 feet below the existing ground surface.

6.3 General Geologic Setting

6.3.1 Geologic Setting

The subject site is situated in the coastal section of the Peninsular Range, a California geomorphic province with a long and active geologic history throughout Southern California. Through the last 54 million years, the area known as the "San Diego Embayment" has undergone several episodes of marine inundation and subsequent marine regression resulting in a thick sequence of marine and non-marine sediment deposition on rocks of the Southern California batholith.

6.3.2 Geologic Structure

The geologic structure of the San Diego area includes en-echelon, north to northwest trending faults that are characteristically steeply dipping and include normal, reverse, and oblique separation. Faulting in San Diego appears to be subparallel to the regional tectonic grain and is believed to be a result of rotational and extensional stress environments. The component of extensional stress in southwestern San Diego is generally aligned in an east-west direction, reflected in generally north-south trending normal faults.

San Diego Bay is located within a graben or structural depressed block bounded to the east by the La Nacion fault zone and on the west by San Diego Bay faults, and other offshore faults. The Rose Canyon fault zone and the Old Town fault zone form the approximate northern boundary of the graben.

The structure of the western portion of the San Diego Embayment is generally dominated by relatively flat-lying to gently-dipping sedimentary rocks cut by en-echelon, north to northwesterly, trending faults. The bedding of the San Diego Formation is typically discontinuous and/or massive.

6.3.3 Seismicity

Ground rupture, ground shaking and liquefaction are the most common hazards resulting from earthquakes. The following discussion describes the faults that may impact the site.

6.3.3.1 Active Faults

Rose Canyon Fault Zone

The Rose Canyon fault zone is composed of both oblique separation and strike separation en-echelon faults that extend from La Jolla Cove on the north to San Diego Bay on the south. The longest individual breaks within the zone include the Rose Canyon, Mt. Soledad, and Country Club faults. The regional strike of the fault zone at La Jolla is N50-60 west, whereas, the strike to the south, adjacent to Mission Bay and Old Town, is more northerly by 20 to 30 degrees (Reference 12, Appendix A). The fault zone has been postulated to continue northward offshore toward the Camp Pendleton area (Reference 13, Appendix A), and has been suggested to continue to the south under San Diego Bay (Reference 14,

Appendix A) and/or offshore of Coronado (Reference 15, Appendix A).

The Rose Canyon fault is dominated by slightly north-west trending, en-echelon faults and folds. Approximately 140 meters of vertical separation of the base of the early Pleistocene Lindavista Formation has been recognized near Mt. Soledad. Evidence for vertical displacement has been dominated at several locations; however, the sense of separation varies throughout the zone.

Recent studies along the Rose Canyon Fault zone have provided additional information as to the activity of this fault (Reference 7, Appendix A). As a result, the Rose Canyon fault zone has been re-classified from a "potentially active fault" to an "active fault" based on the guidelines set by the California Division of Mines and Geology. According to recent publication based on this new information, an earthquake of 6.5 Richter magnitude is possible on the Rose Canyon fault zone. The La Jolla portion of the Rose Canyon Fault zone is located approximately 6.0 miles northwest of the subject site.

Coronado Banks Fault

The Coronado Banks fault is the closest known active fault along which measured earthquakes greater than a Richter magnitude of 4.0 have been recorded. This fault is part of a complex Quaternary zone of deformation associated with the Palos Verdes Hills-Coronado Banks-Agua Blanca fault zone and is capable of generating a maximum probable earthquake of Richter magnitude 6.0. This fault is located approximately 10 miles southwest of the site.

Elsinore Fault Zone

The Elsinore Fault zone is located approximately 42 miles northeasterly of the site. The maximum probable earthquake for the Elsinore fault zone is approximately a Richter magnitude of 6.7.

San Andreas Fault Zone

The San Andreas fault zone is approximate 85 miles east of the site and has been the site of relatively large earthquakes during historic time. An earthquake of 8.5 Richter magnitude is considered the maximum probable earthquake that could be expected on this portion of the San Andreas fault.

Other Active Faults

Several other faults are considered sources of earthquakes. These faults are too distant to create a hazard larger than the faults previously discussed.

Other Local Faults

The Florida Canyon fault is mapped adjacent to the easterly boundary of the site, and the Texas Street fault is mapped approximately 1 mile east-northeast of the site. Both faults trend roughly in a northerly-northwesterly direction and form the boundaries of a relatively narrow graben. The faults have been mapped to displace Pliocene and lower Pleistocene deposits; stratigraphic separation on the base of the Pleistocene is estimated at 40m in Florida Canyon (Reference 2, Appendix A). In Florida

Canyon, alluvium soil and a paleosol estimated to be at least 10,000 to 15,000 years old are not displaced by the Florida Canyon fault. Therefore, information suggests the Florida Canyon and the Texas Street faults are "potentially active", and are less likely to impact the site with earthquakes and seismic shaking. However, it is recommended that future subsurface exploration for the planned improvements, especially the pedestrian access bridge to Golden Hills, include the assessment of specific soil and geologic conditions which may impact site construction.

6.3.3.2

Ground Rupture, Liquefaction, and Ground Shaking

The principle seismic consideration for the development of the subject site are surface rupturing of fault traces and damage caused by ground shaking or seismically-induced ground settlement. The possibility of damage due to ground rupture is considered low since no active faults are mapped or known to traverse the site.

Seismically-induced ground settlement (liquefaction) generally occurs in areas where loose, granular soils coexist with a high water table. Due to the estimated depth of the water table at the subject site and given the anticipated dense nature of the on-site soils, it is our opinion that seismically-induced settlement at the subject site is unlikely.

The seismic hazard most likely to impact the subject site is ground shaking following a large earthquake on one of the major active regional faults. The Rose Canyon fault is the most likely to affect the site with ground shaking, should an earthquake occur on the fault. A maximum

probable event of 6.5 Richter magnitude on the Rose Canyon Fault could produce a peak horizontal bedrock acceleration of about 0.43g.

6.4 Other Seismic Hazards

No evidence of major landsliding has been previously mapped or reported on the subject site and no evidence of significant landsliding was noted during our reconnaissance. No other significant geological hazards are known to exist based on the information obtained to-date.

7.0 CONCLUSION AND RECOMMENDATIONS

Based on our document review and limited site reconnaissance evaluation, it is our opinion that the construction of the proposed park site improvements should be feasible from a geotechnical standpoint. There appear to be no significant geotechnical constraints on site that cannot be mitigated by proper planning, design, and utilization of sound construction practices. Further investigative studies will be required, including subsurface exploration, soil sampling, laboratory testing and engineering and geologic analysis in order to confirm actual site conditions and provide recommendations for construction.

Appendix A

References

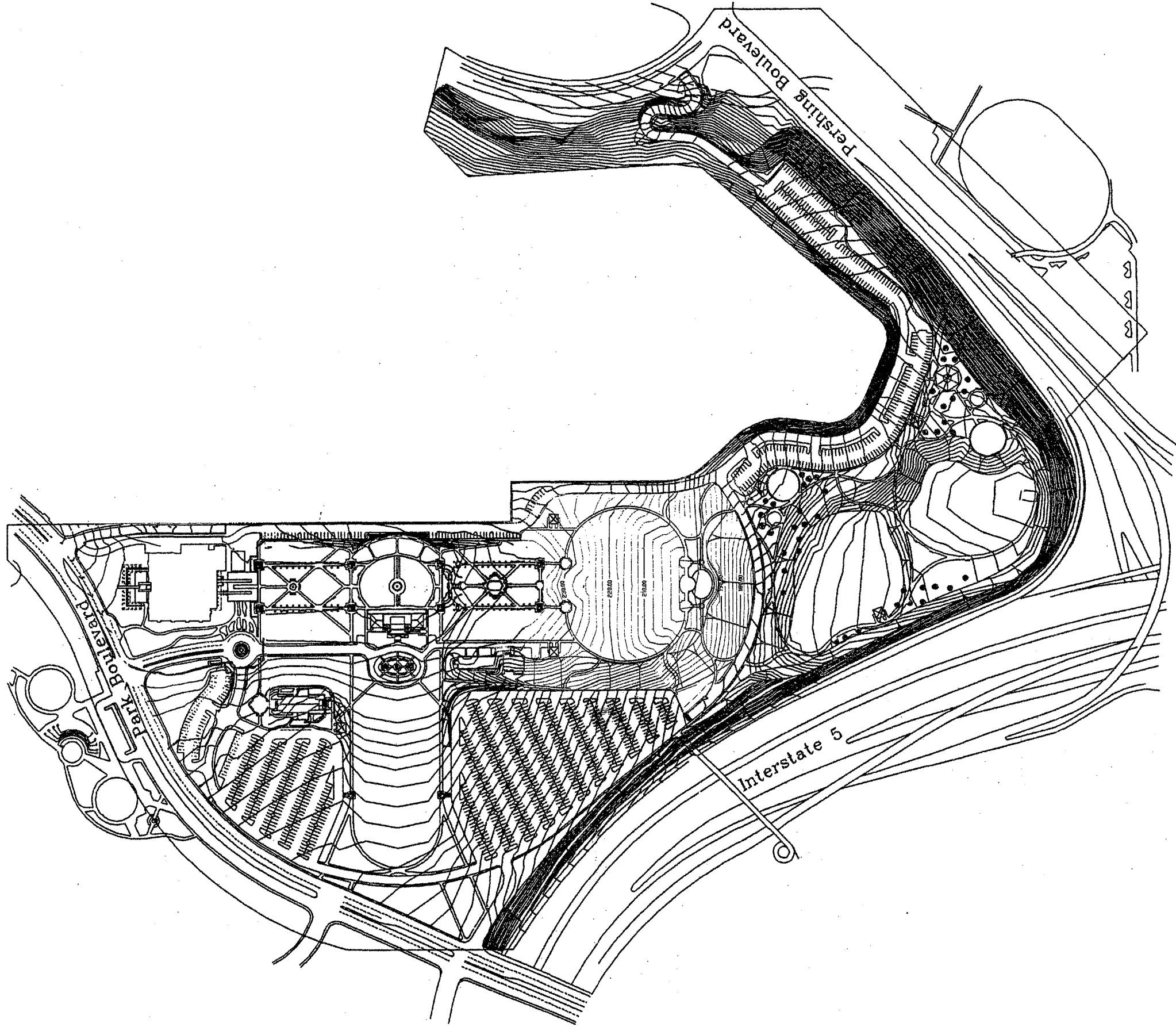
1. "Soil and Foundation Investigation for the Proposed Naval Regional Medical Center," prepared by Woodward-Clyde Consultants, dated May 1981.
2. "Supplemental Geologic Investigation for the Proposed Naval Regional Medical Center," prepared by Woodward-Clyde Consultants, dated May 1981.
3. "Geologic and Fault Investigation, San Diego Police Administration and Technical Center," prepared by Leighton and Associates dated May 17, 1985.
4. "Geology of the San Diego Metropolitan Area, California, Bulletin 200. California Division of Mines and Geology," by Michael P. Kennedy and Gary L. Peterson, dated 1975.
5. "Pleistocene Deformation of the Lindavista Terrace near San Diego, California: Geological Society of America, Abstracts with Programs, V.2, No. 2," by Gary L. Peterson, dated 1979.
6. "Trenching the Rose Canyon Fault Zone, San Diego, California," prepared by Woodward-Clyde Consultants, dated January 15, 1981.
7. "The Seismic Hazard of San Diego Revised: New Evidence for Magnitude 6+ Holocene Earthquakes on the Rose Canyon Fault Zone," by Scott Lindvall and Tom Rockwell, Proceedings from Workshop on the Seismic Risk in the San Diego Region: Special Focus on the Rose Canyon Fault System, dated June, 1989.
8. "City of San Diego Seismic Safety Study," updated 1983.
9. "Final Technical Report, Trenching the Rose Canyon Fault Zone, San Diego, California," by E. R. Artim and D. Streiff, dated January 15, 1981.

Appendix A

References

10. "Character and Recency of Faulting, San Diego Metropolitan Area, California," California Division of Mines and Geology, Special Report 123, 1975.
11. "Initial Assessment Study Point Loma Naval Complex and Navel Hospital San Diego, California," prepared by SCS Engineers, Inc., dated May 1986.
12. "A Critical Examination and Evaluation of the Stratigraphy and Structure in the Downtown San Diego Area, California," prepared by D.L. Elder, 1981, unpublished master thesis, San Diego State University, Department of Geological Science.
13. "Offshore Extension of the Rose Canyon Fault, San Diego, California," prepared by G.W. Moore, 1972, U.S. Geological Survey Professional Paper 800-C.
14. "Evidence of a San Diego Bay Tijuana Fault," prepared by J.W. Wiegand, 1970, Association of Engineering Geologists Bulletin, V. 7 No. 2.
15. "The Rose Canyon Fault Zone, Southern California, California Division Of Mines and Geology. Open-File Report 85-____ LA, Preliminary Draft Maps and Aerial Photographs
 - a. Unpublished preliminary map of fault traces proposed for special study zone classification within the Rose Canyon Fault Zone, La Jolla, 7.5 Minute Quadrangle, Scale: 1"=2400, prepared by Mr. Jerry Treiman, California Division of Mines and Geology, undated.
 - b. City of San Diego and Balboa Park Records, Naval Hospital Map, dated June 30, 1950.
 - c. City of San Diego, 1954, Topographic Map, Scale: 1"=2400., Sheet No. 202-1719.
 - d. City of San Diego, 1976, Aerial Photographs, Sheet No. 202-1719.

INSPIRATION POINT PRECISE PLAN



Grading
Grading Plan

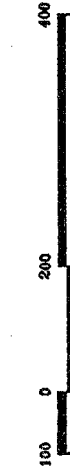
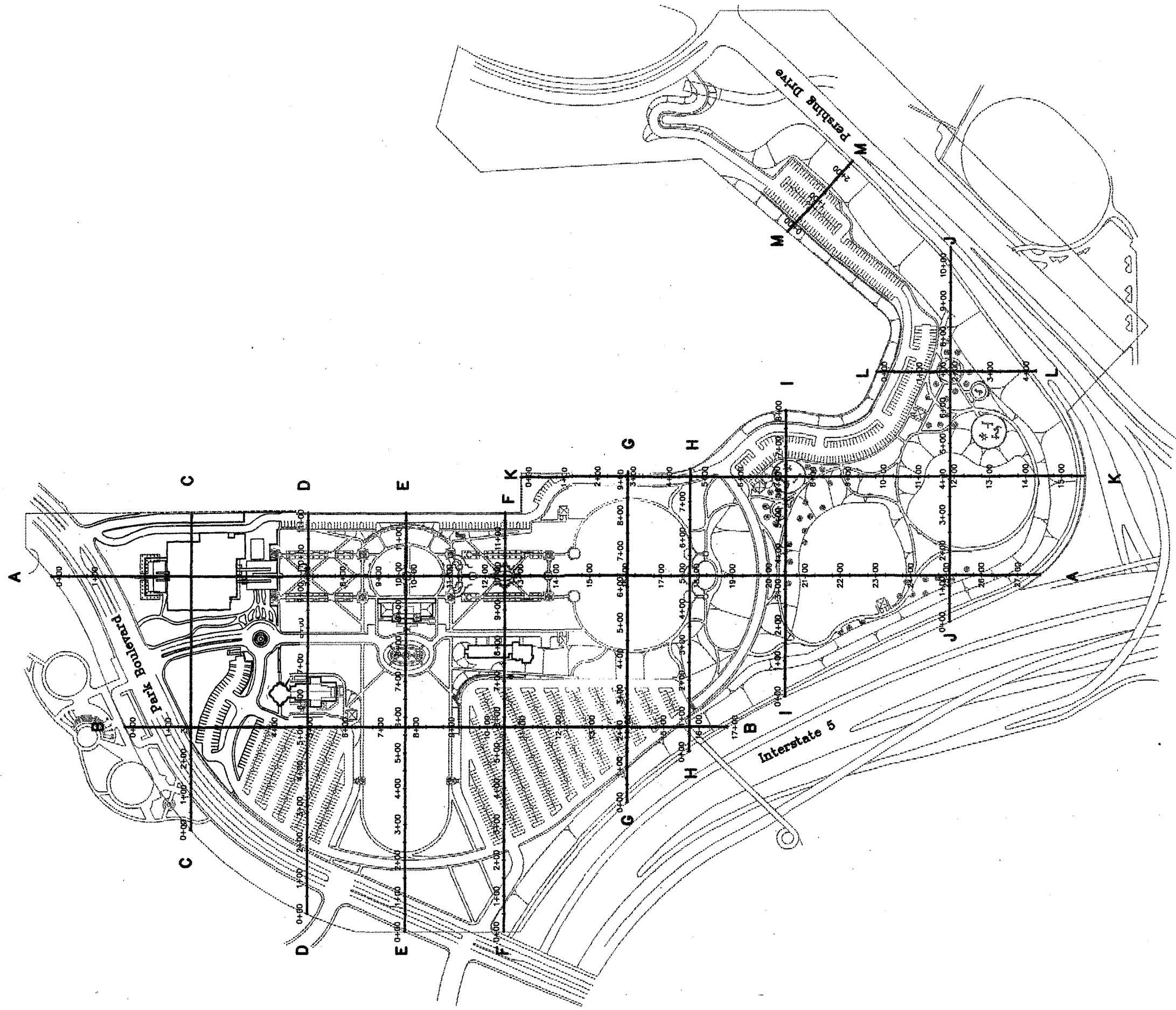


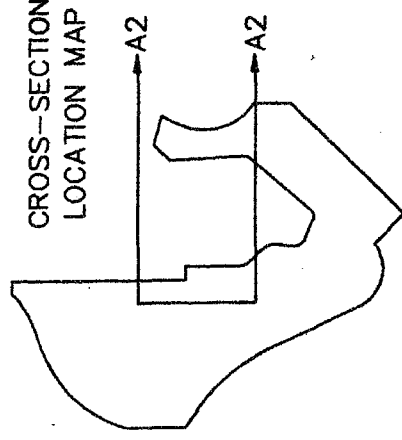
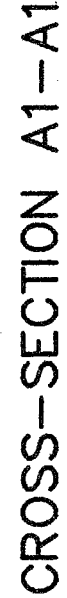
Exhibit
2.00

The
Pekarek
Group

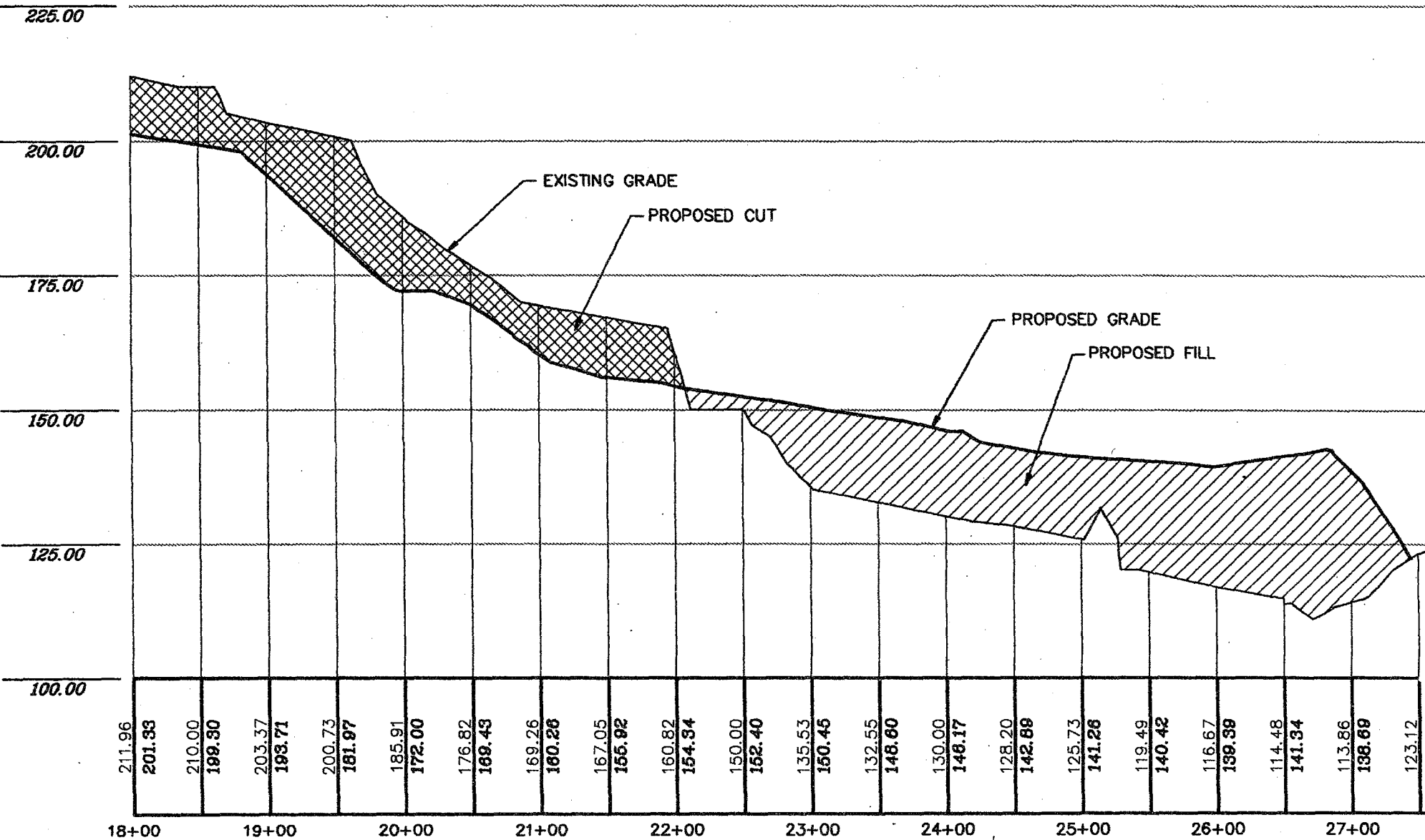
INSPIRATION POINT PRECISE PLAN



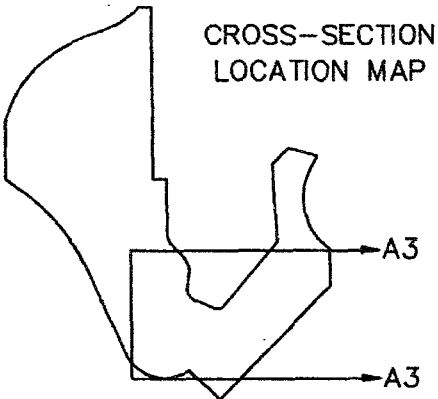
○




**The
Pekarek
Group**




CROSS SECTION A3-A3



GRADING
Cross Section A

Cut Area

Fill Area

Scales:
Horizontal 1"=100'
Vertical 1"=25'


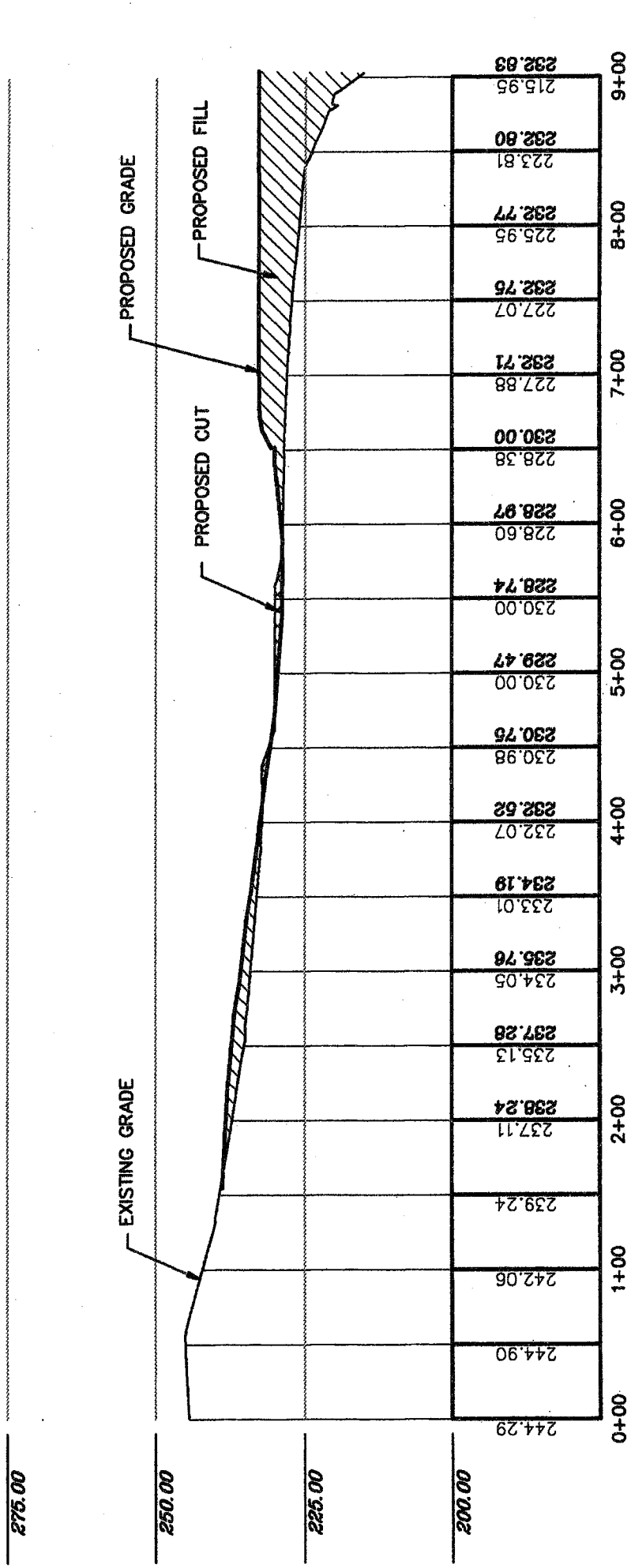
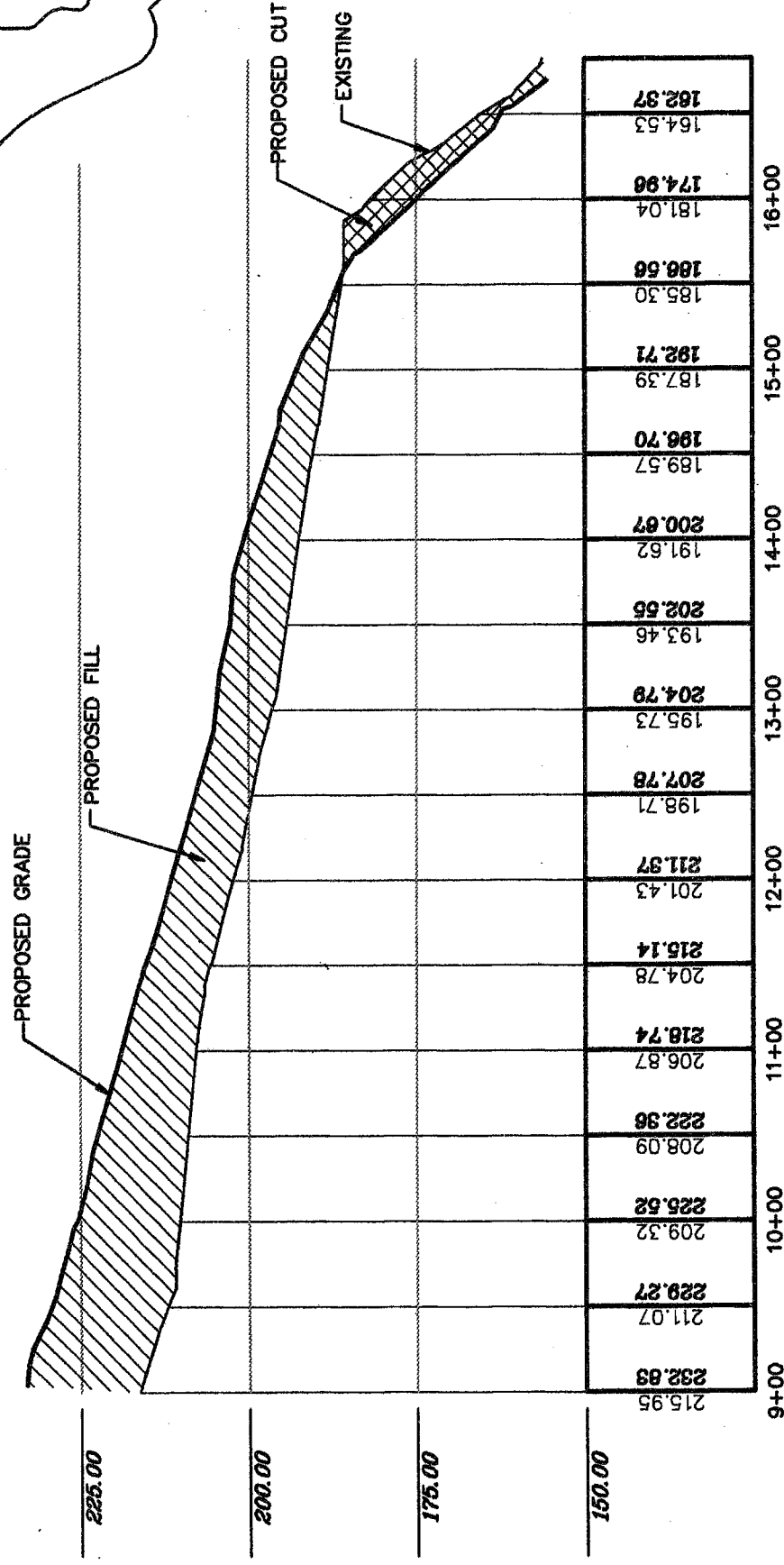
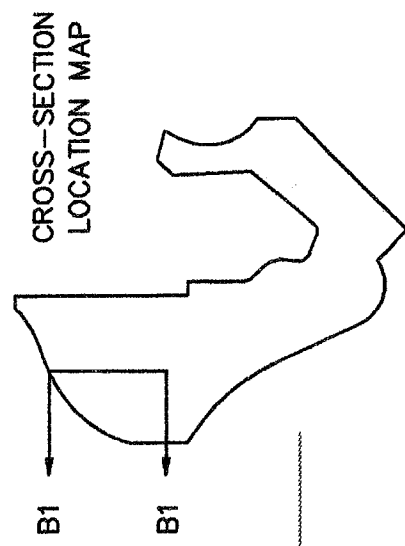


Exhibit
2.03

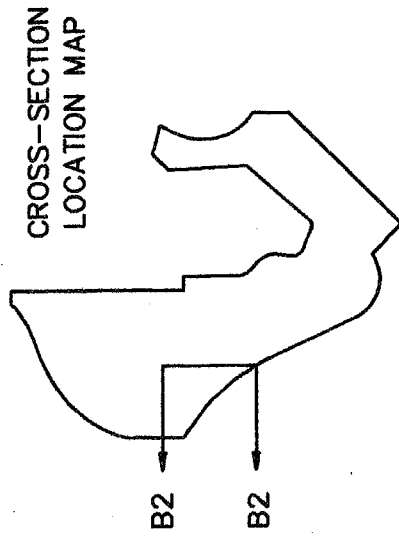
The
Pekarek
Group



CROSS-SECTION B1-B1



CROSS-SECTION B2-B2



GRADING

Cross Section B

Cut Area

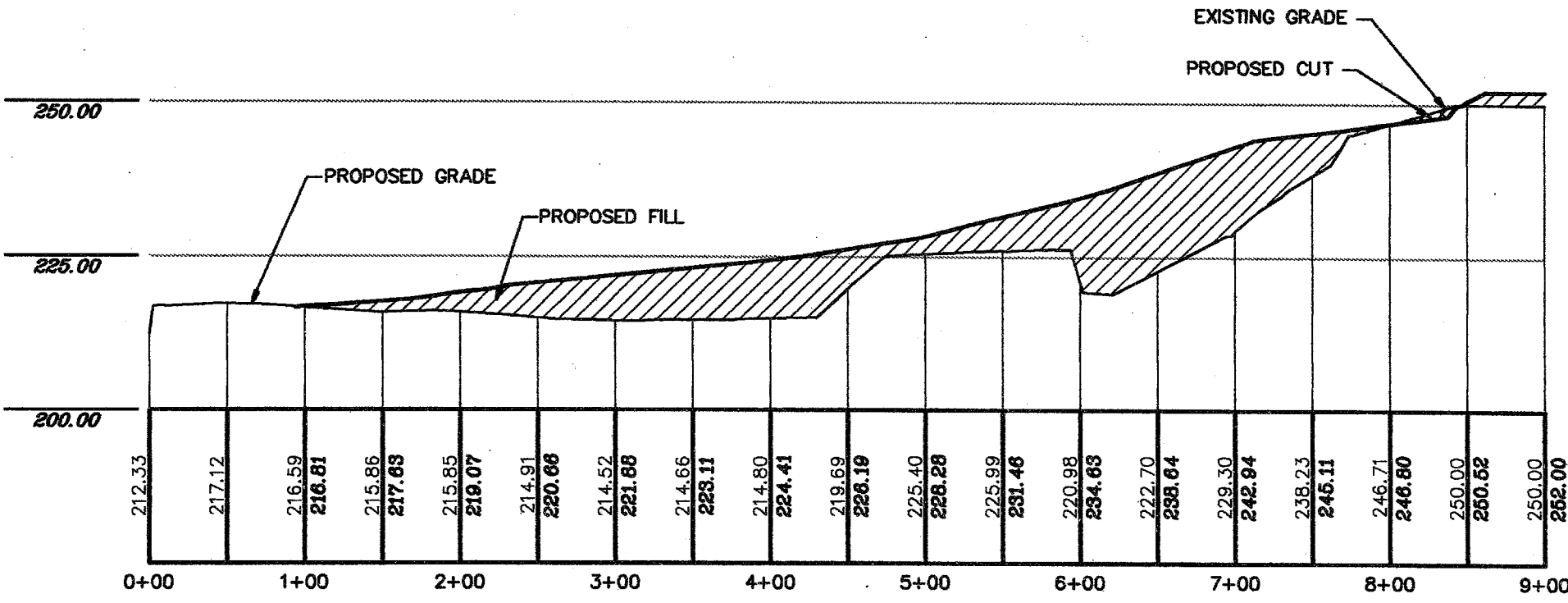
Fill Area



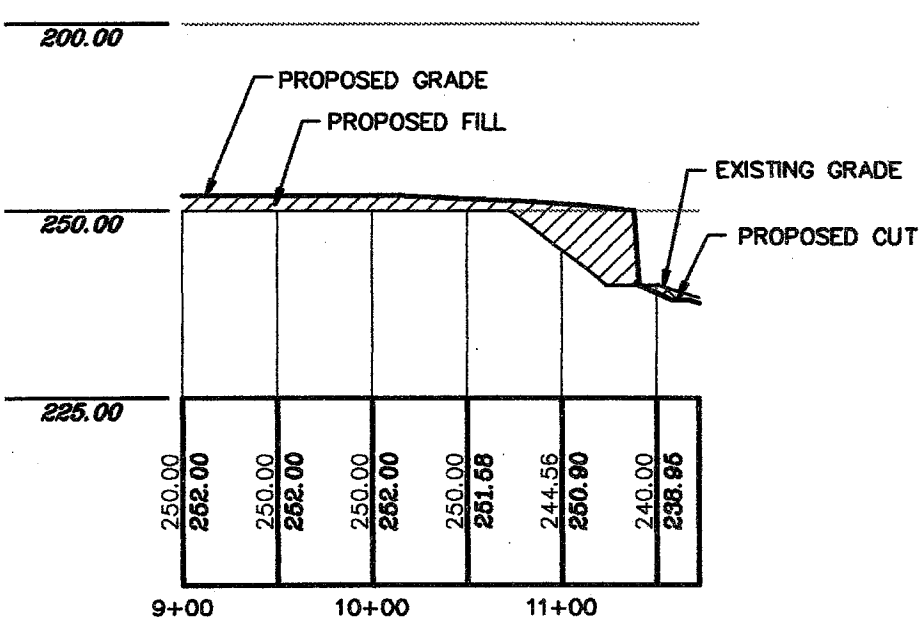
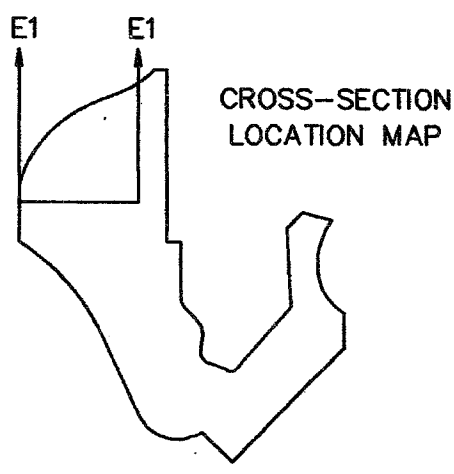
Scales:
Horizontal 1" = 100'
Vertical 1" = 25'

Exhibit
2.04

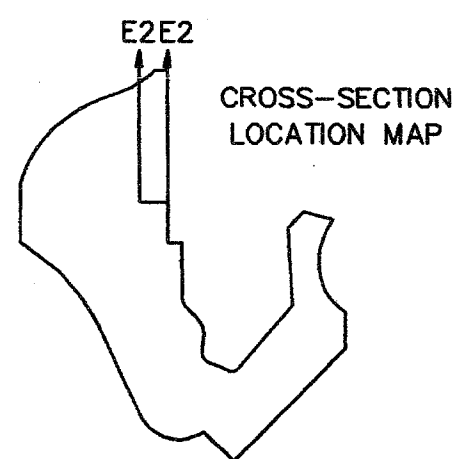
The
Pekarek
Group



CROSS-SECTION E1-E1



CROSS-SECTION E2-E2



GRADING
Cross Section E

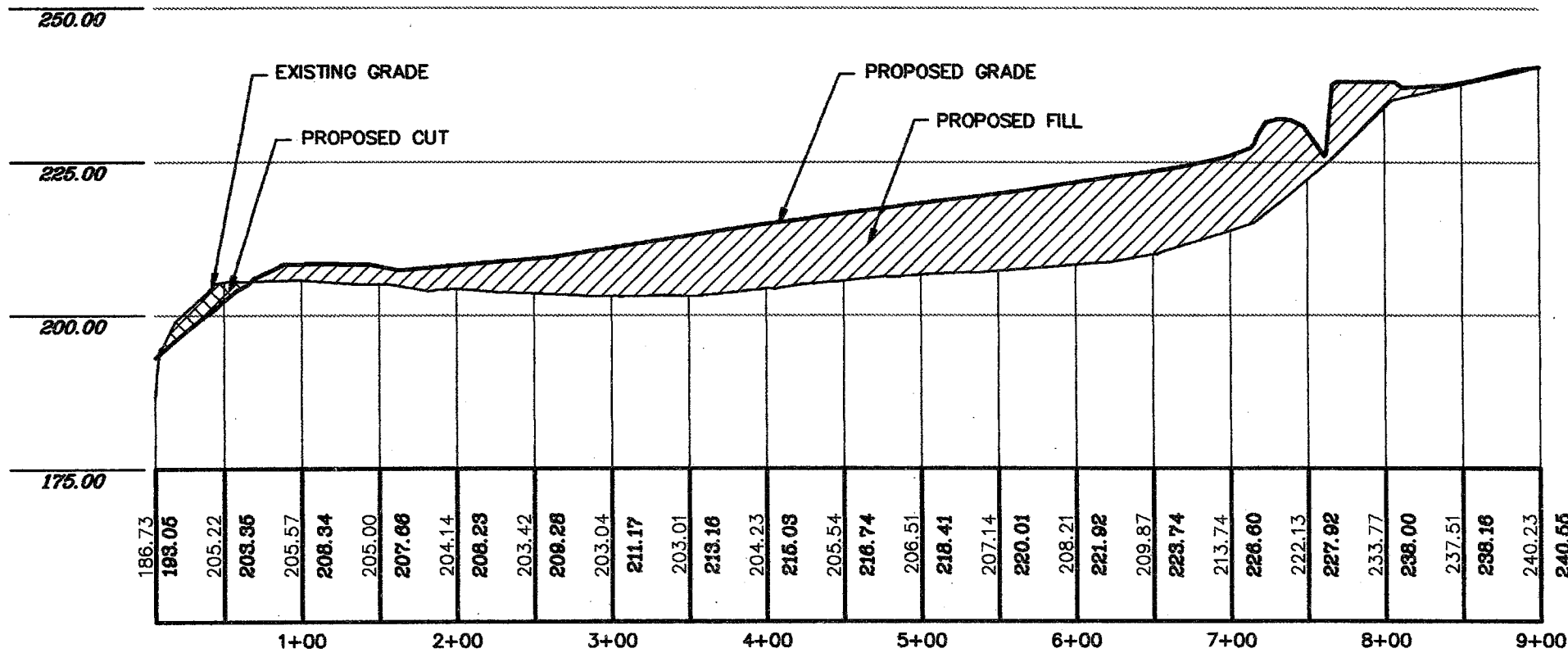
- Cut Area
- Fill Area

Scales:
Horizontal 1"=100'
Vertical 1"=25'

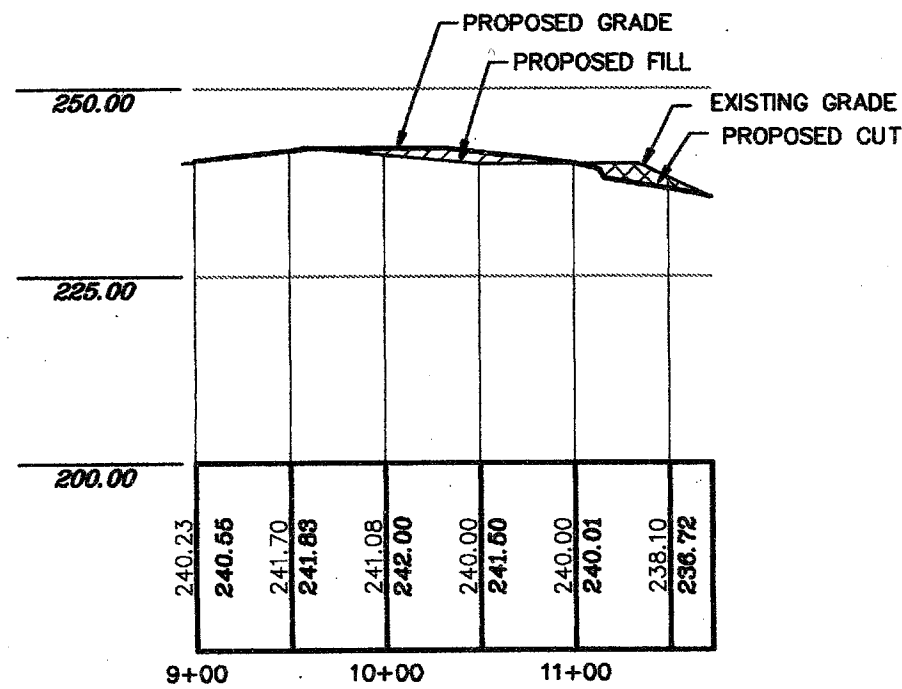
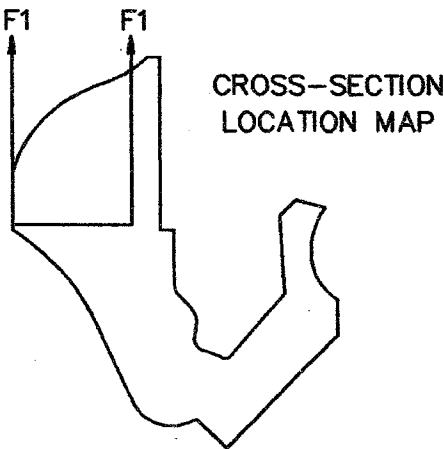


Exhibit
2.06

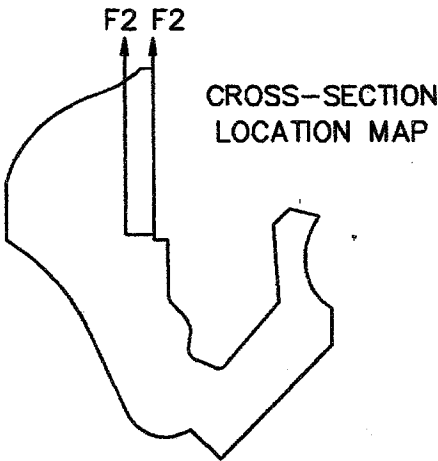
The
Pekarek
Group



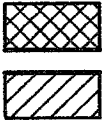
CROSS-SECTION F1-F1



CROSS-SECTION F2-F2



**GRADING
Cross Section F**



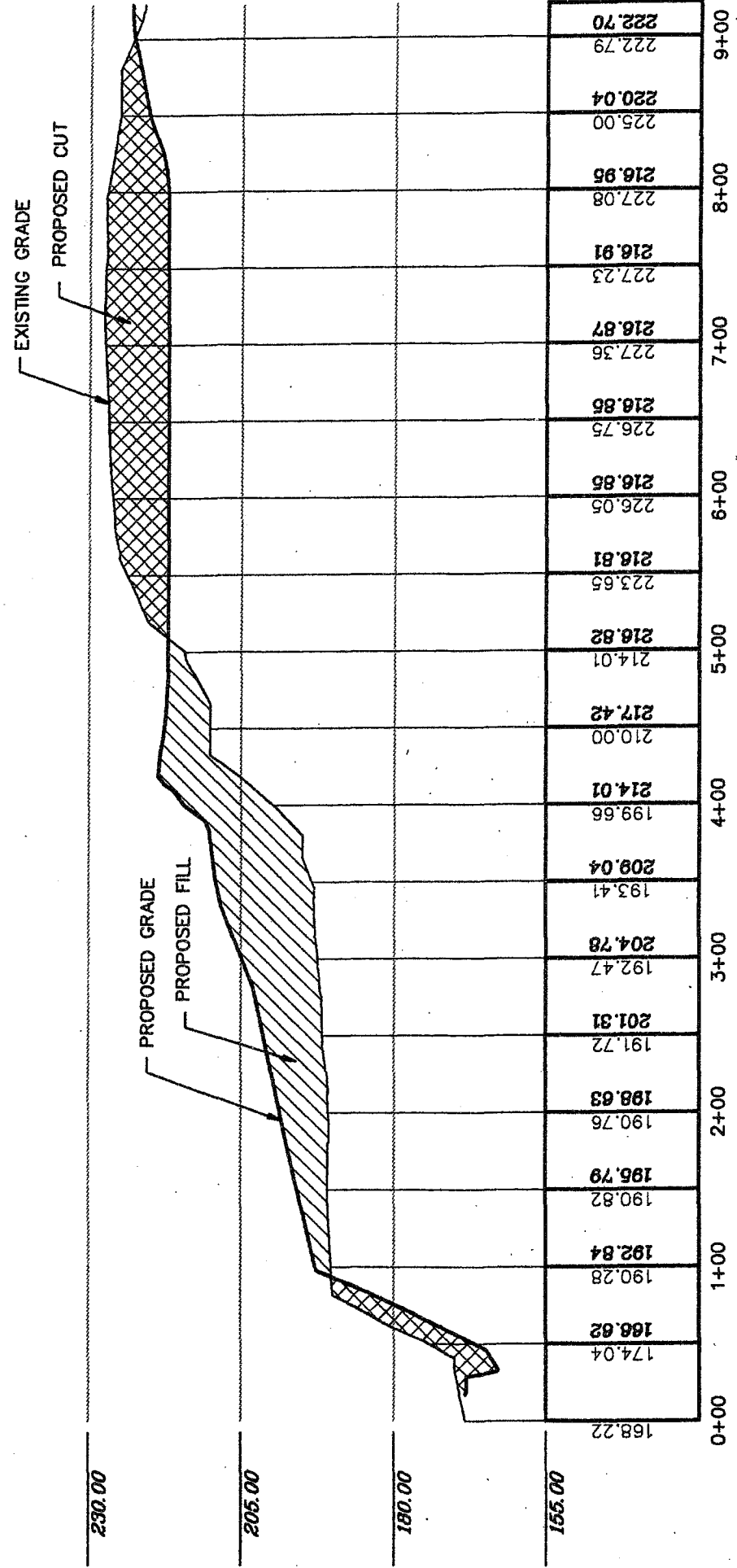
Cut Area
Fill Area

Scales:
Horizontal 1"=100'
Vertical 1"=25'

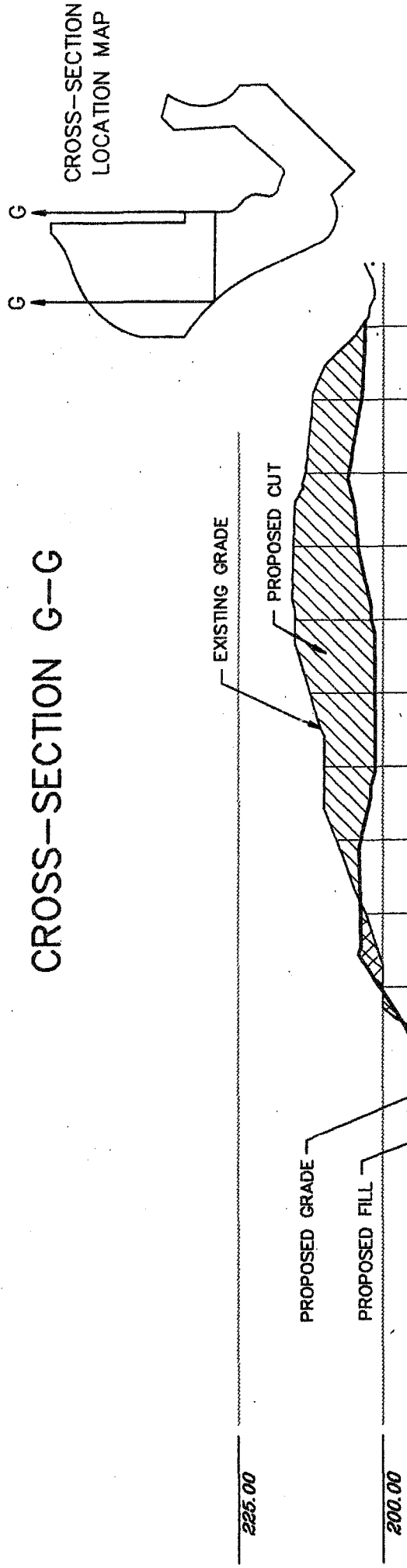


**Exhibit
2.07**

**The
Pekarek
Group**



CROSS-SECTION G-G



CROSS-SECTION H-H

GRADING

Cross Section G and H

Cut Area

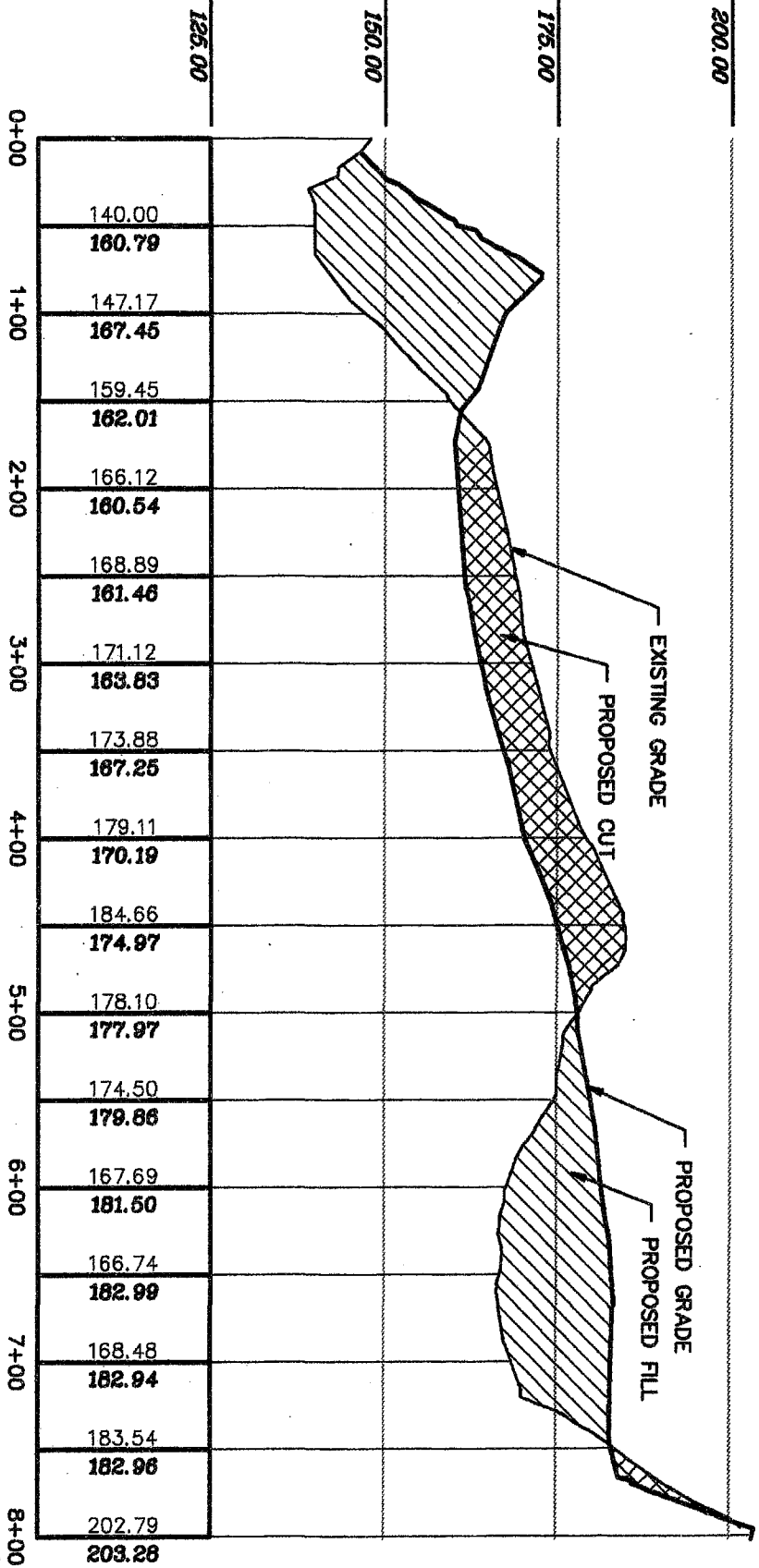
Fill Area



Scales:
Horizontal 1"=100'
Vertical 1"=25'

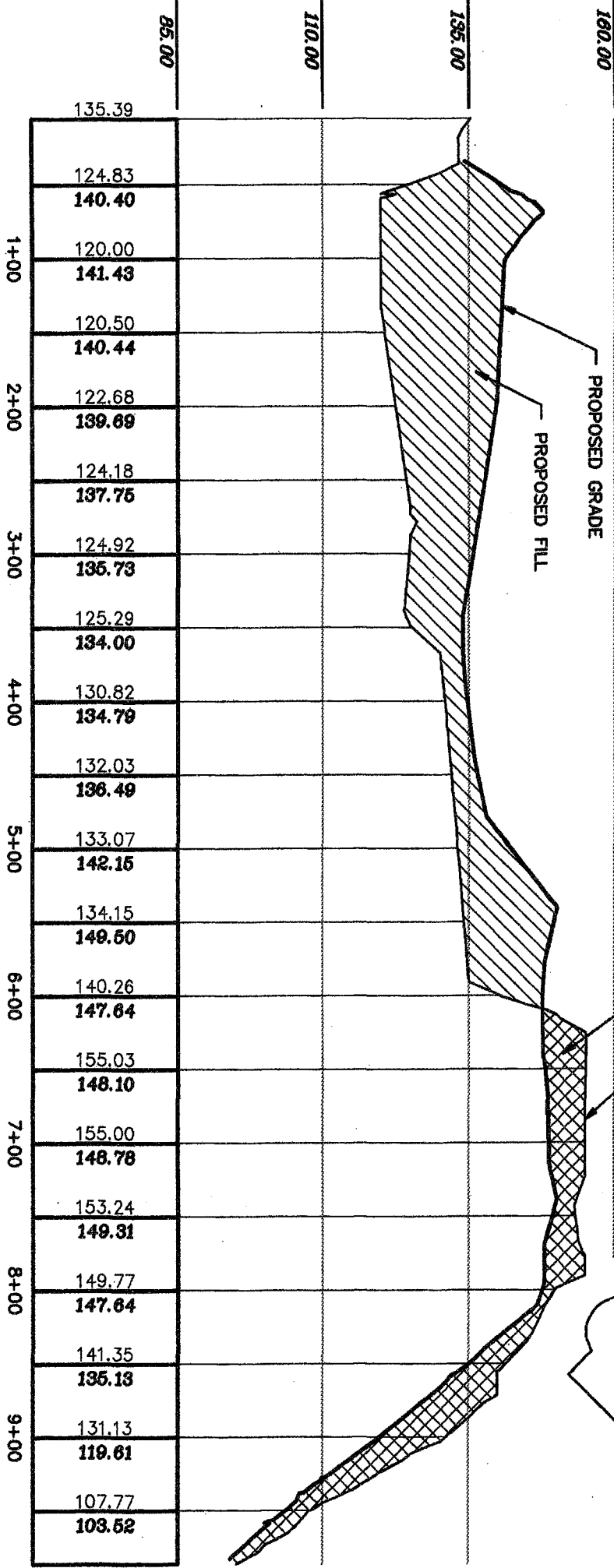
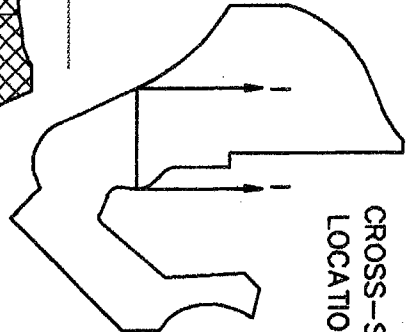
Exhibit
2.08

The
Pekarek
Group



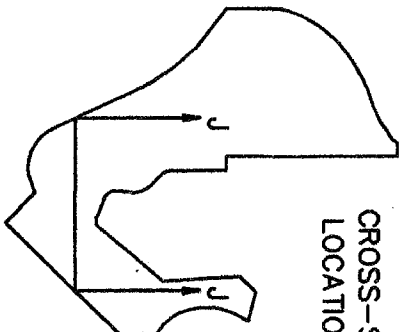
CROSS-SECTION I-I

CROSS-SECTION
LOCATION MAP



CROSS-SECTION J-J

CROSS-SECTION
LOCATION MAP



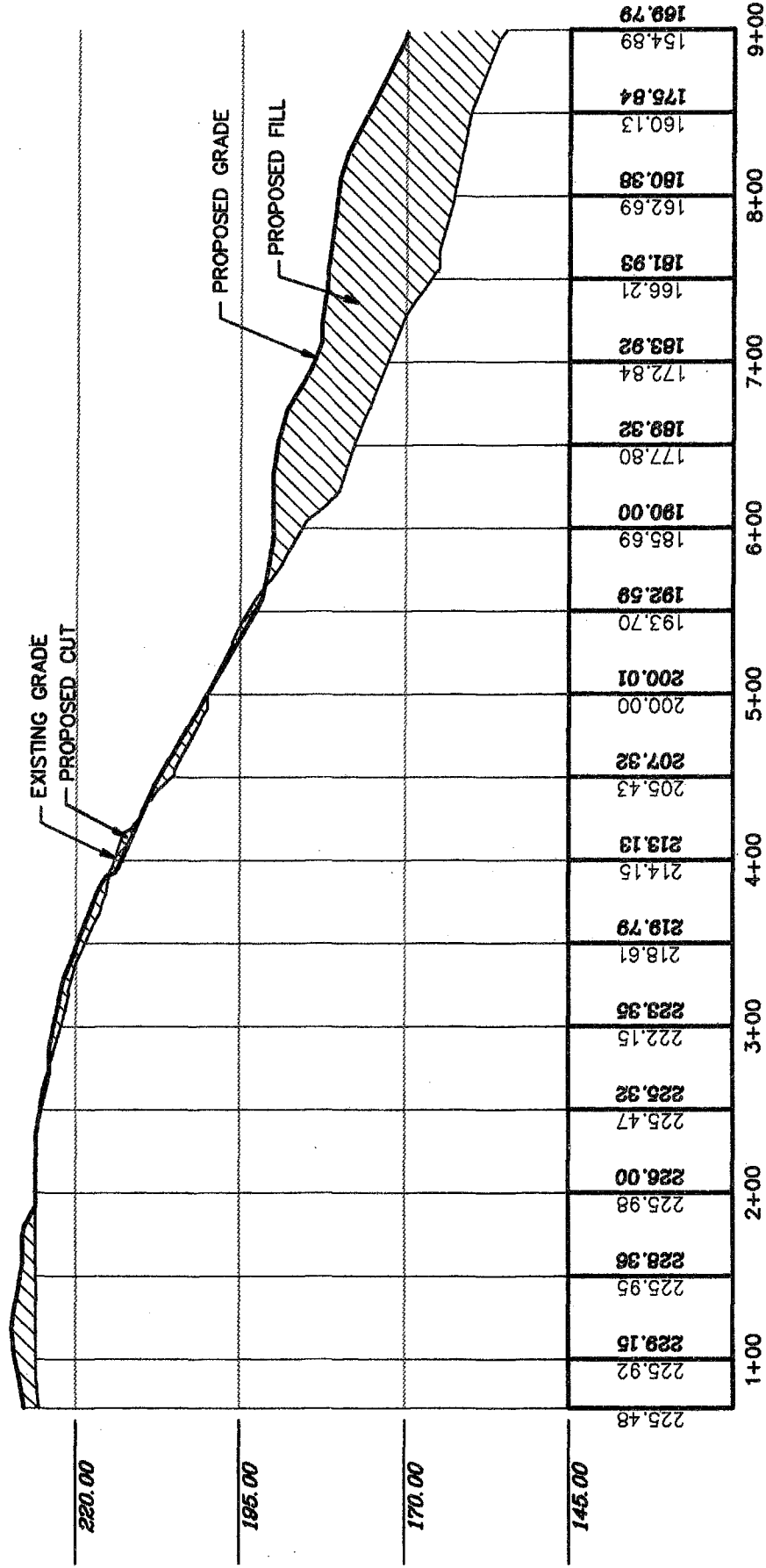
GRADING
Cross Section I and J
Cut Area
Fill Area

Scales:
Horizontal 1"=100'
Vertical 1"=25'

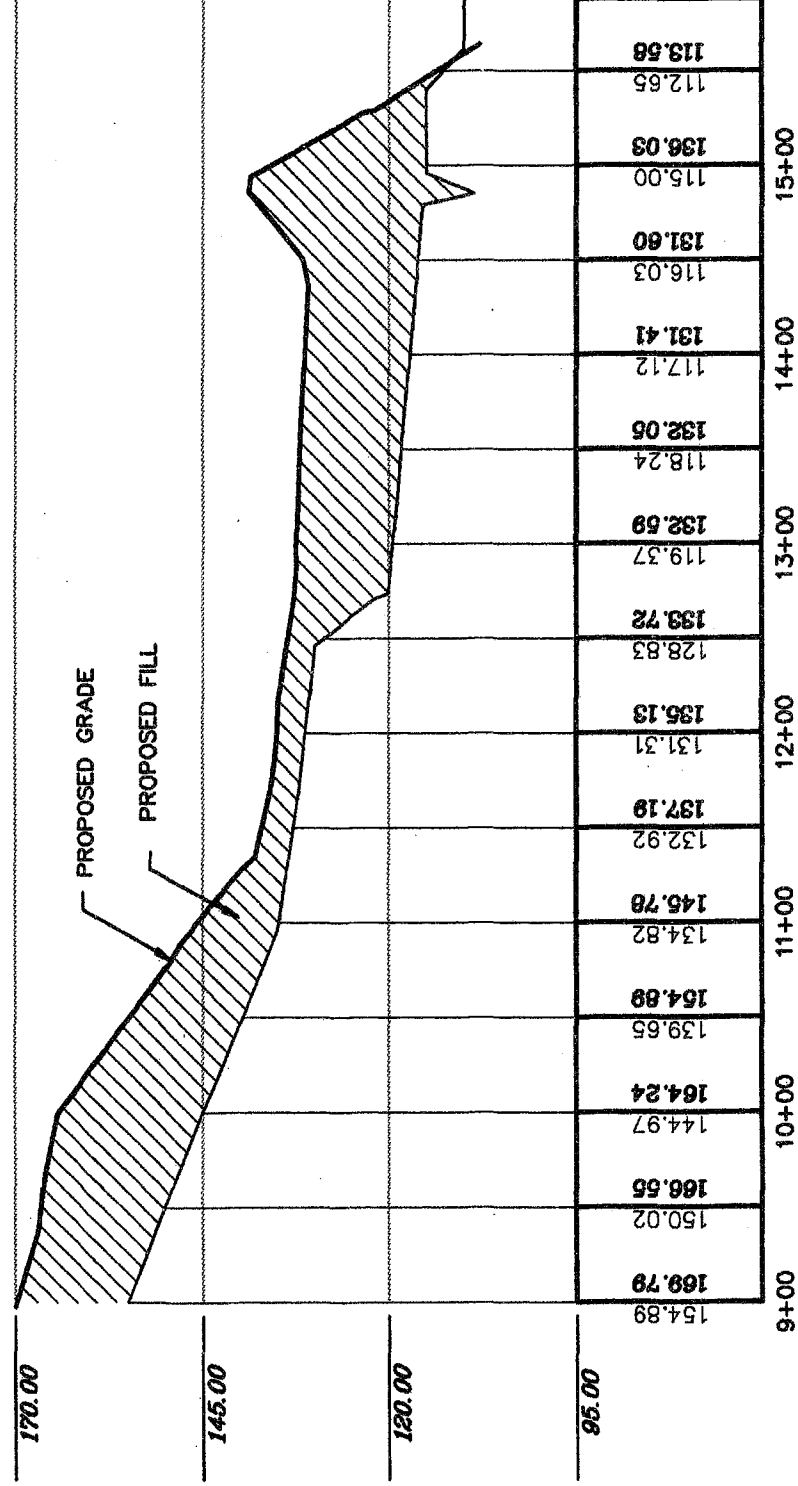
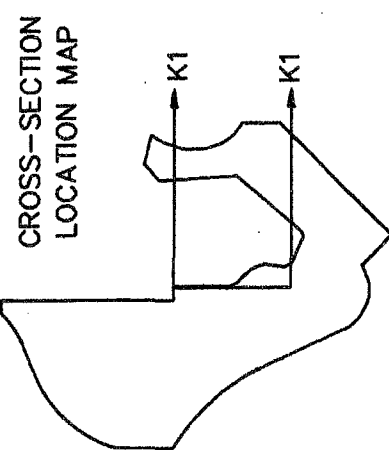


Exhibit
2.09

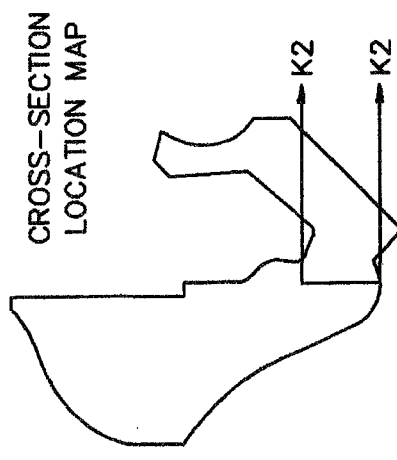
The
Pekarek
Group



CROSS-SECTION K1-K1



CROSS-SECTION K2-K2



GRADING

Cross Section K

Cut Area

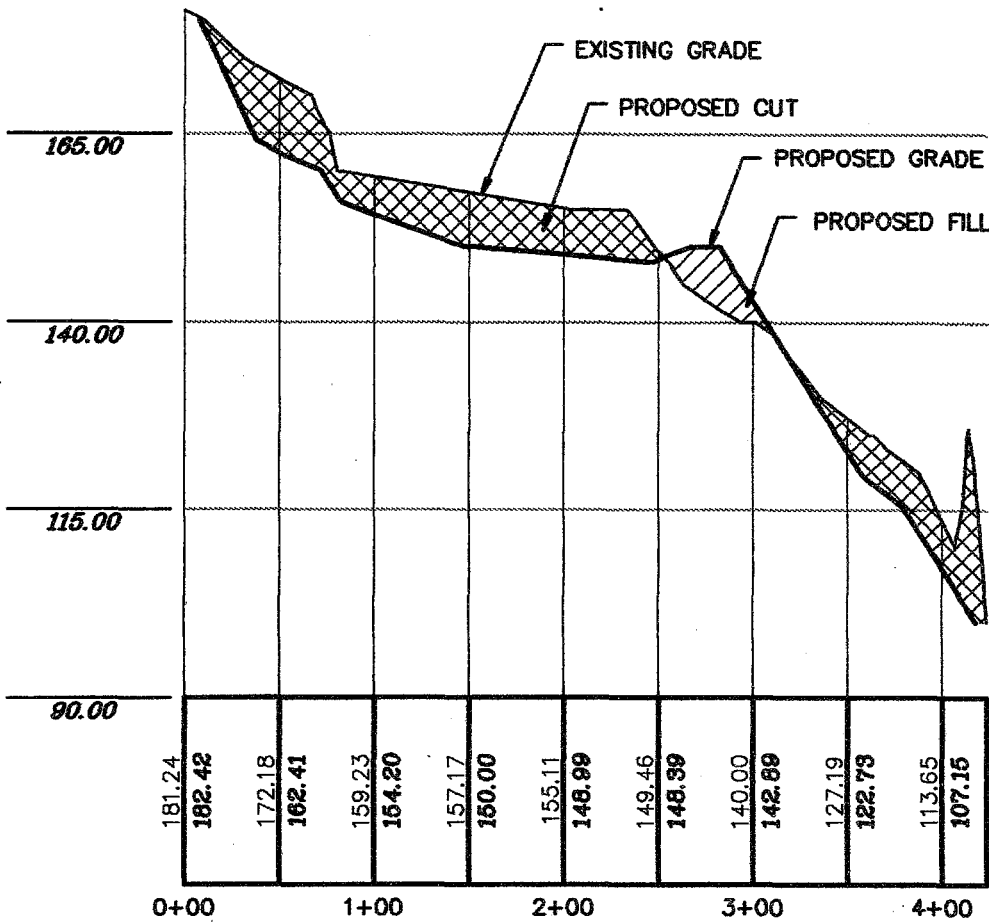
Fill Area



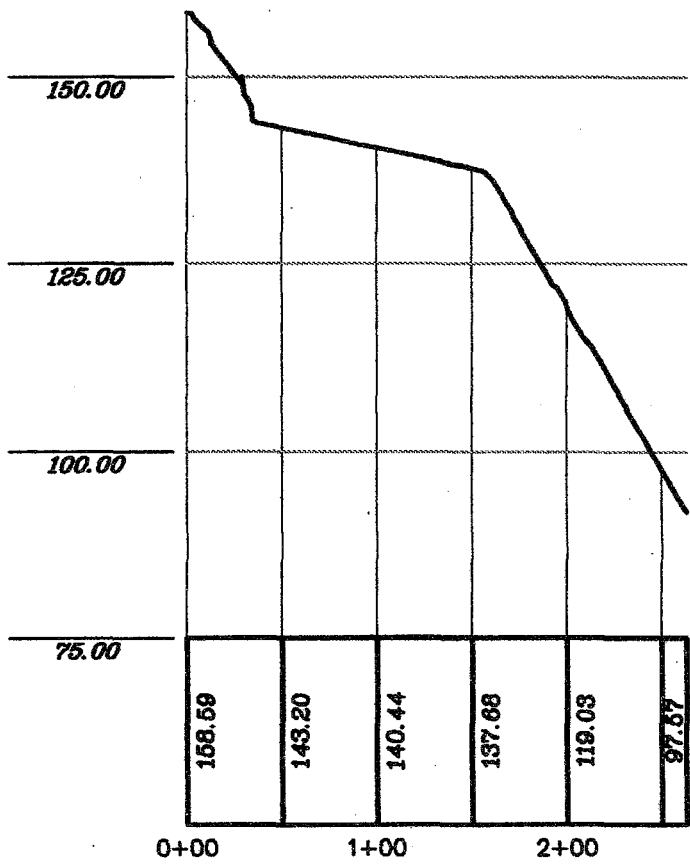
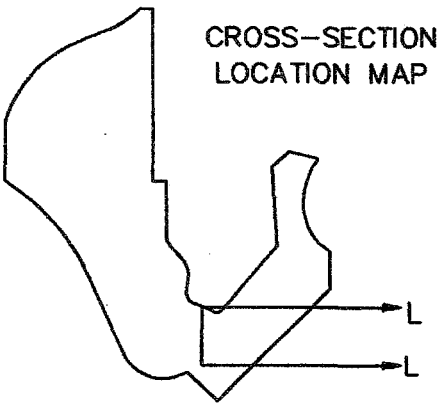
Scales:
Horizontal 1"=100'
Vertical 1"=25'

Exhibit
2.10

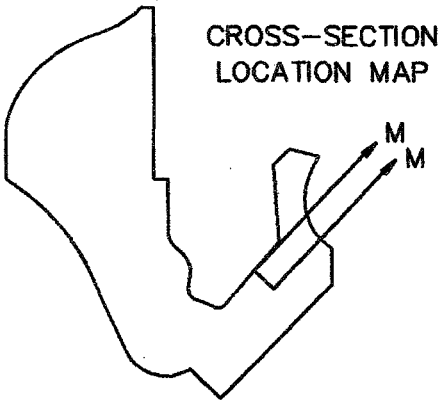
The
Pekarek
Group




CROSS-SECTION L-L




CROSS-SECTION M-M



GRADING
Cross Section L and M

 Cut Area

 Fill Area

Scales:
Horizontal 1"=100'
Vertical 1"=25'


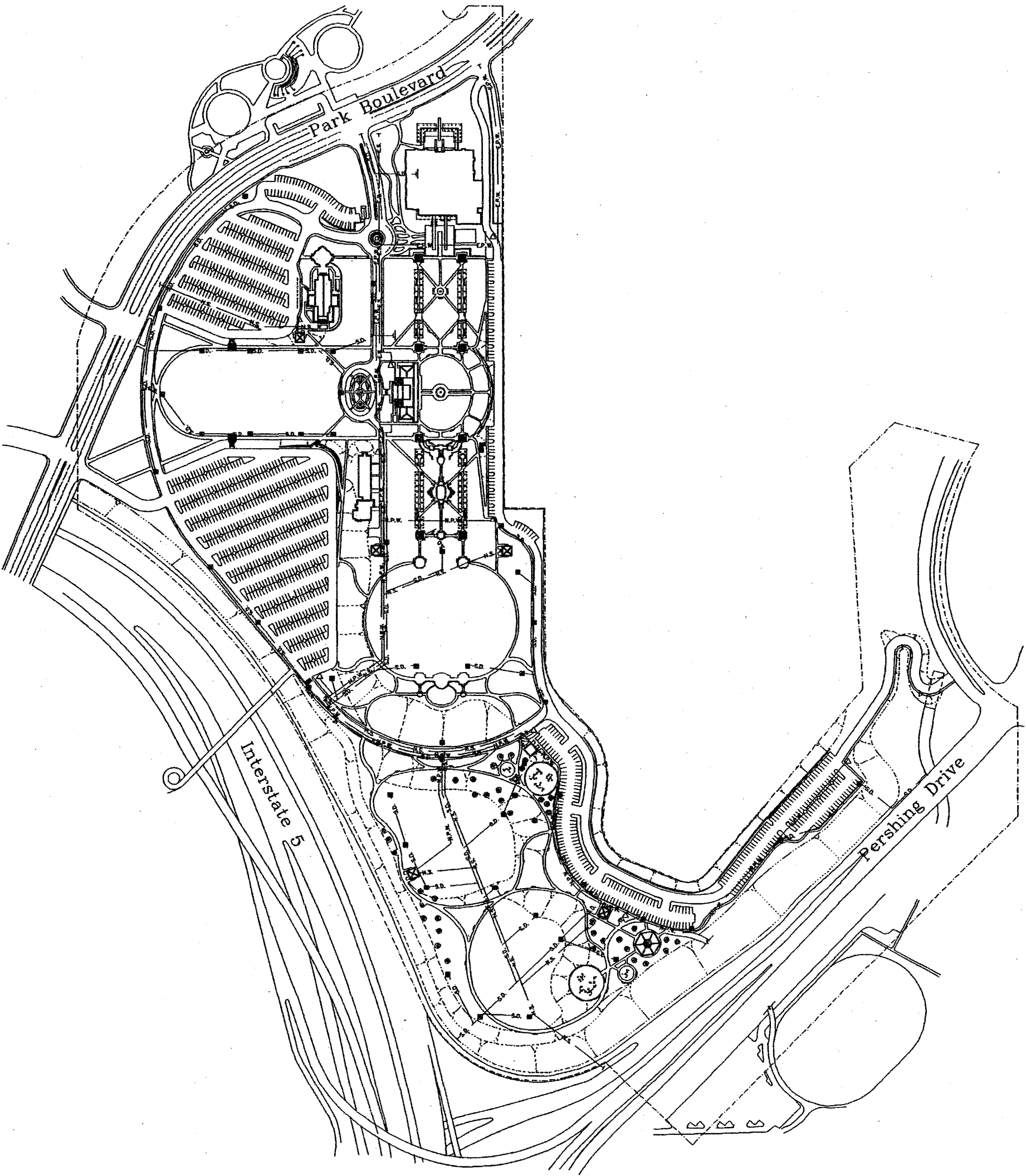


Exhibit
2.11

The
Pekarek
Group



UTILITIES
New Utilities

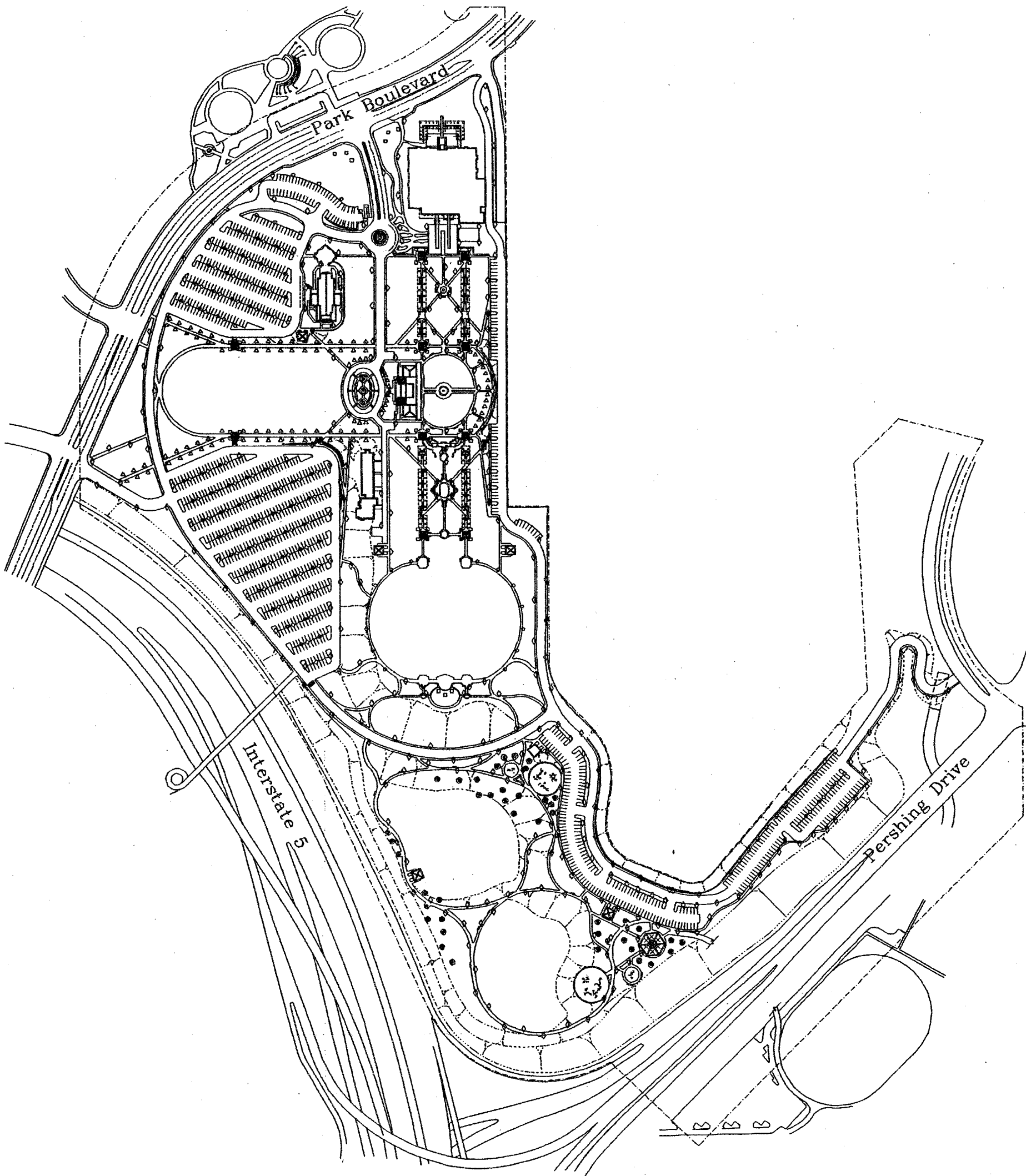
- | | | | |
|-----|------------------------|----|----------------|
| EPW | Existing Potable Water | ES | Existing Sewer |
| NPW | New Potable Water | NS | New Sewer |
| NPW | Non-Potable Water | ■ | Drain Intake |
| SD | Storm Drain | ▲ | Fire Hydrant |

- Point Of Connection
— Point Of Connection For Localized Areas



Exhibit
3.00

The
Pekarek
Group



LIGHTING / ELECTRICAL
Lighting

- | | |
|----------------------|----------------------------|
| □ FLOOD (WELL LIGHT) | △ UP LIGHT (WELL LIGHT) |
| ○ PARKING LOT ETC. | × LIGHTS IN PICNIC SHELTER |
| ◇ DECORATIVE POLE | + DOWN LIGHT ON ARBOR |

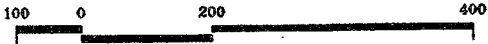
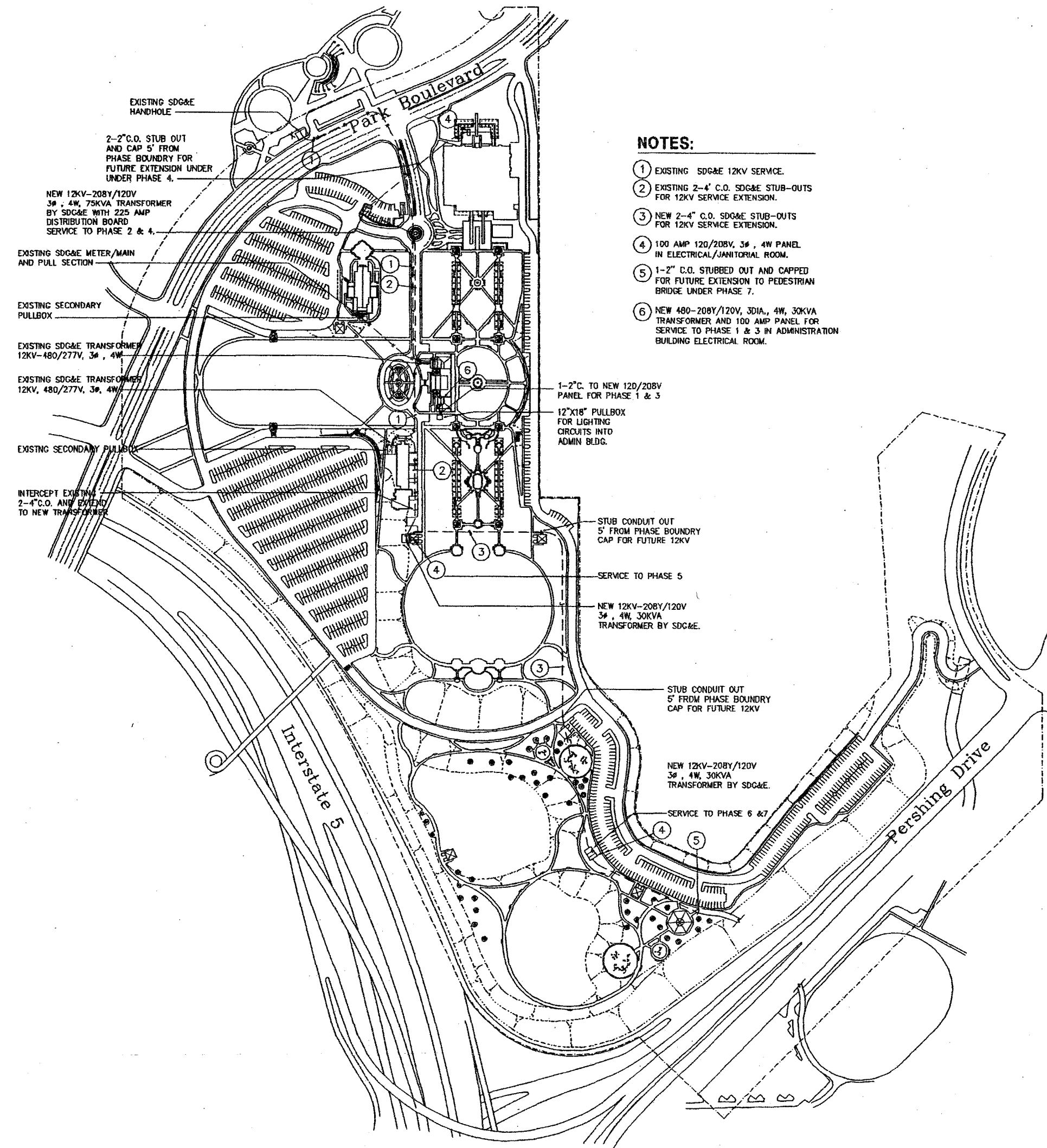


Exhibit
4.00

The
Pekarek
Group



NOTES:

- 1 EXISTING SDG&E 12KV SERVICE.
- 2 EXISTING 2-4' C.O. SDG&E STUB-OUTS FOR 12KV SERVICE EXTENSION.
- 3 NEW 2-4" C.O. SDG&E STUB-OUTS FOR 12KV SERVICE EXTENSION.
- 4 100 AMP 120/208V, 3Ø, 4W PANEL IN ELECTRICAL/JANITORIAL ROOM.
- 5 1-2" C.O. STUBBED OUT AND CAPPED FOR FUTURE EXTENSION TO PEDESTRIAN BRIDGE UNDER PHASE 7.
- 6 NEW 480-208Y/120V, 3ØIA, 4W, 30KVA TRANSFORMER AND 100 AMP PANEL FOR SERVICE TO PHASE 1 & 3 IN ADMINISTRATION BUILDING ELECTRICAL ROOM.

LIGHTING / ELECTRICAL
Electrical Service

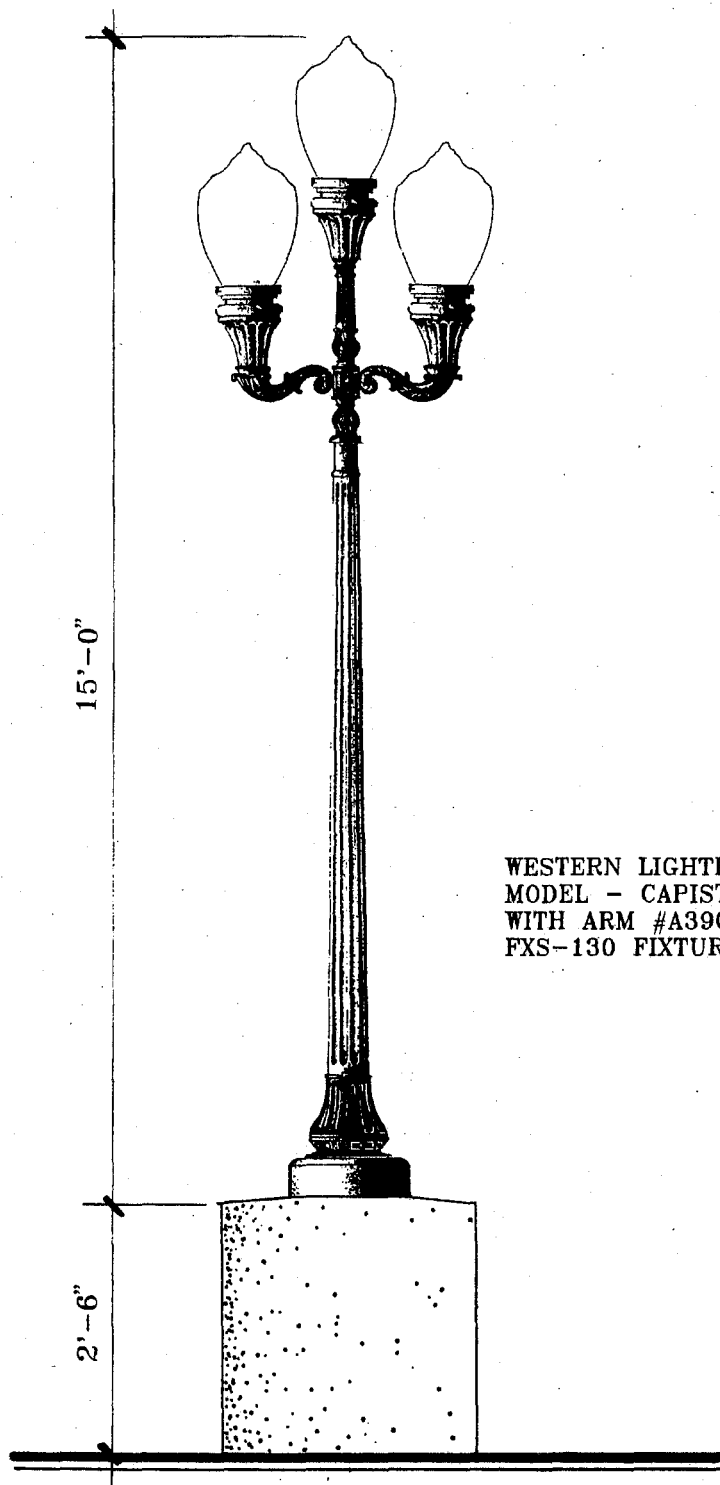
- Panelboard
- Switchboard
- Underground Ducts

- New Pad Mounted Transformer
- "X" Indicates Existing Item To Remain

100 0 200 400



Exhibit
4.01



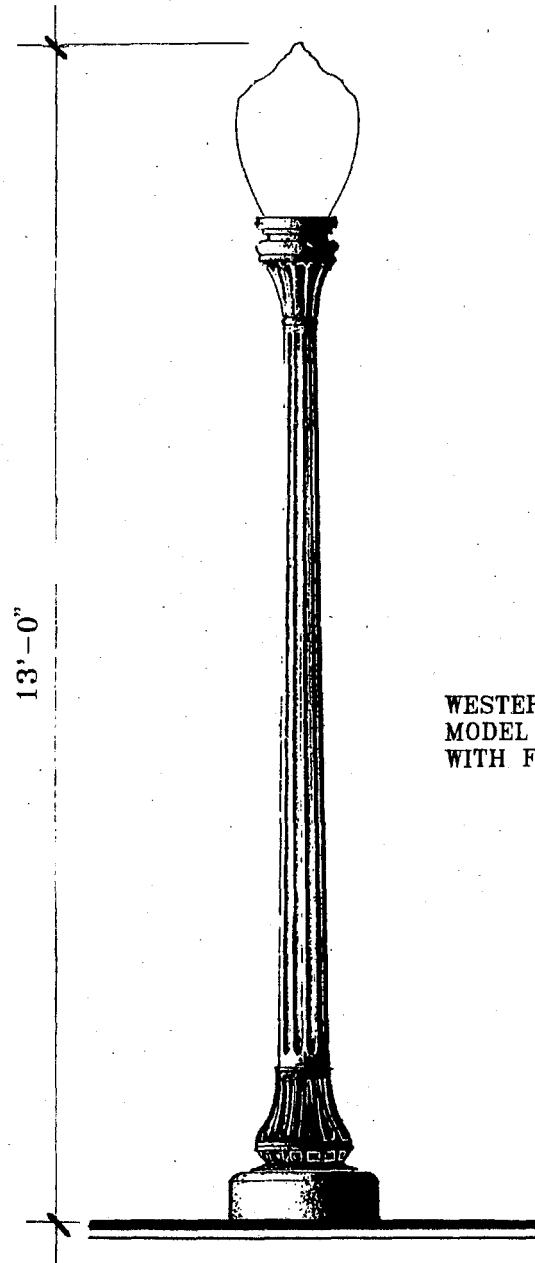
WESTERN LIGHTING STANDARDS
MODEL - CAPISTRANO CA10
WITH ARM #A39069 AND
FXS-130 FIXTURE (OR EQUAL)

LIGHTING / ELECTRICAL

Decorative Light Standard in Parking Areas

Exhibit
4.02

The
Pekarek
Group

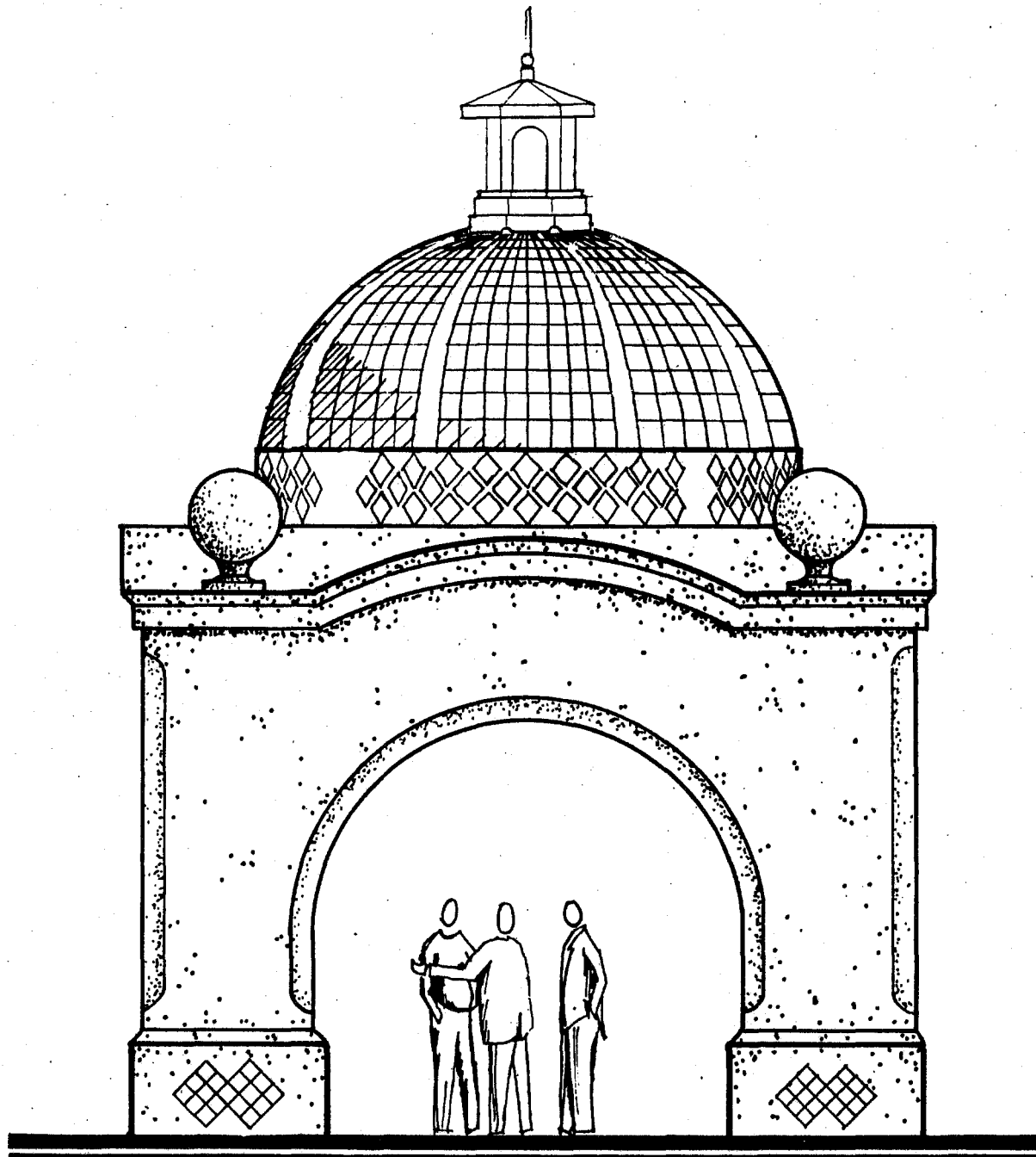


WESTERN LIGHTING STANDARDS
MODEL - CAPISTRANO CA10
WITH FXS-130 FIXTURE (OR EQUAL)

LIGHTING / ELECTRICAL
Decorative Light Standard

Exhibit
4.03

The
Pekarek
Group



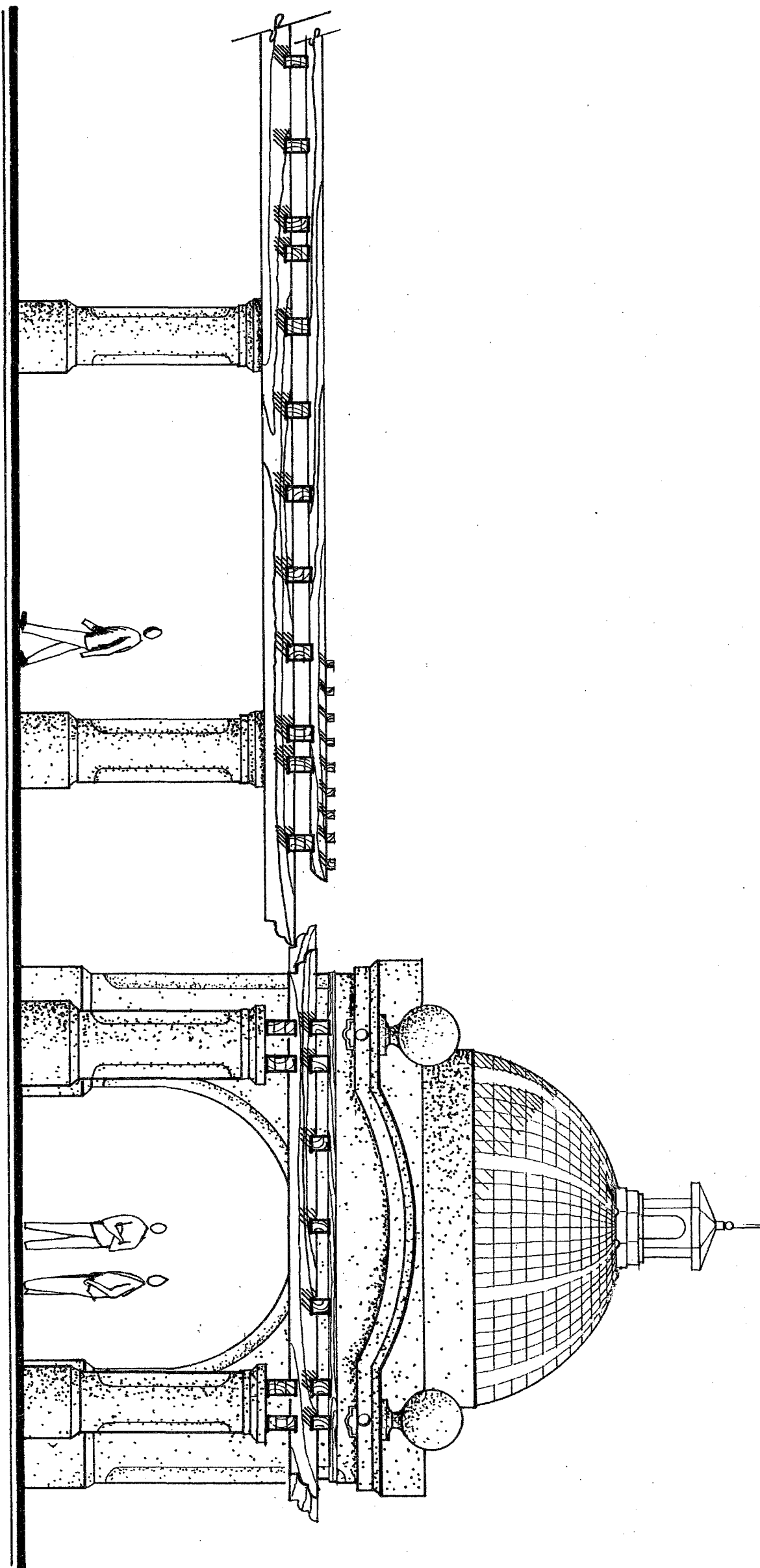
ARCHITECTURE

Cupola

Typical Elevation

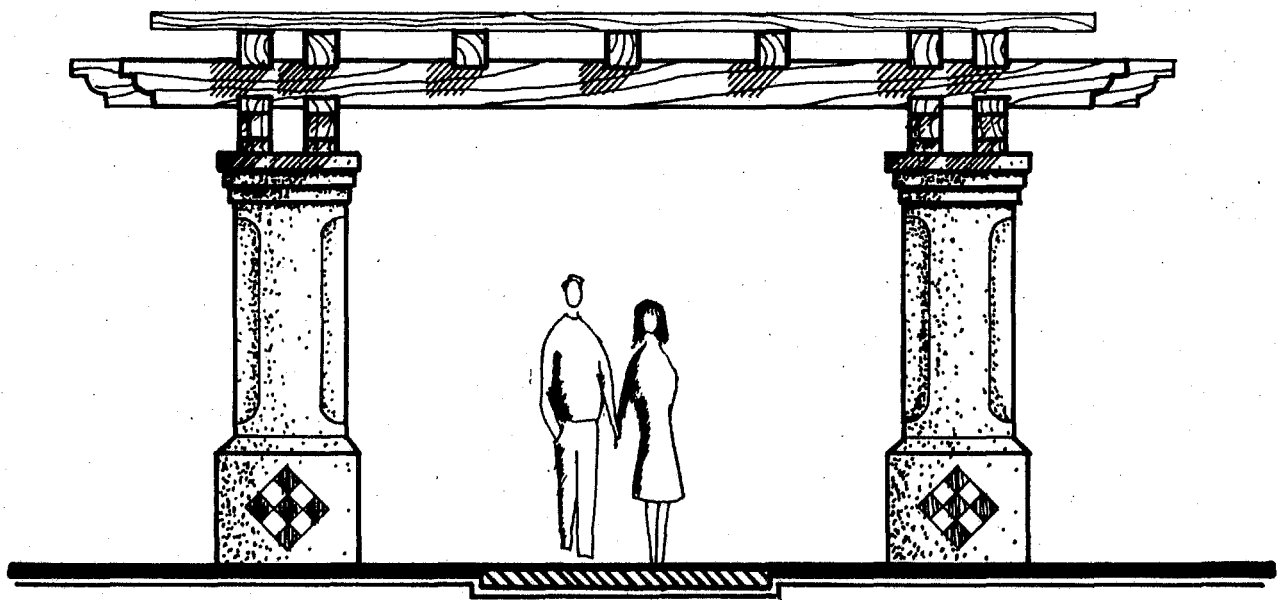
Exhibit
5.03

The
Pekarek
Group



ARCHITECTURE
Cupola and Arbor
Typical Elevation

Exhibit
5.04

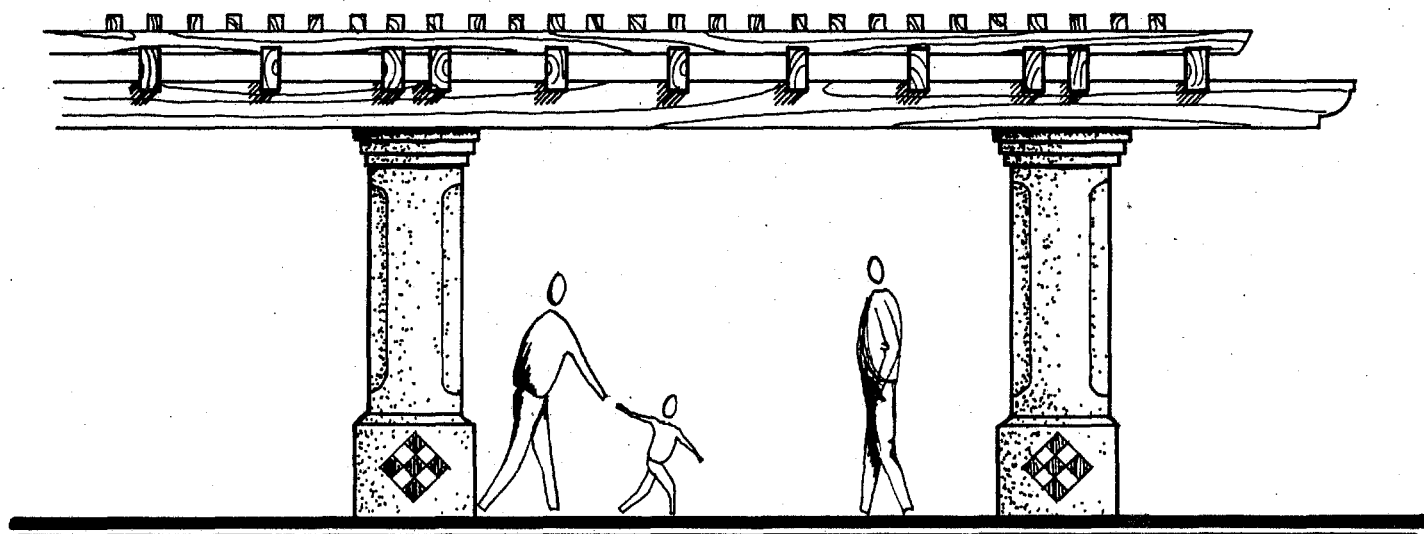


ARCHITECTURE

Arbor

Typical End

Exhibit
5.05



ARCHITECTURE

Arbor

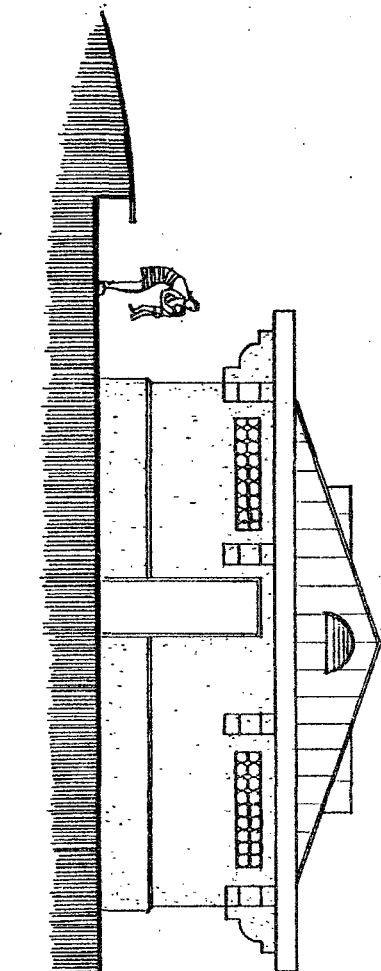
Typical Section / Elevation

Exhibit
5.06

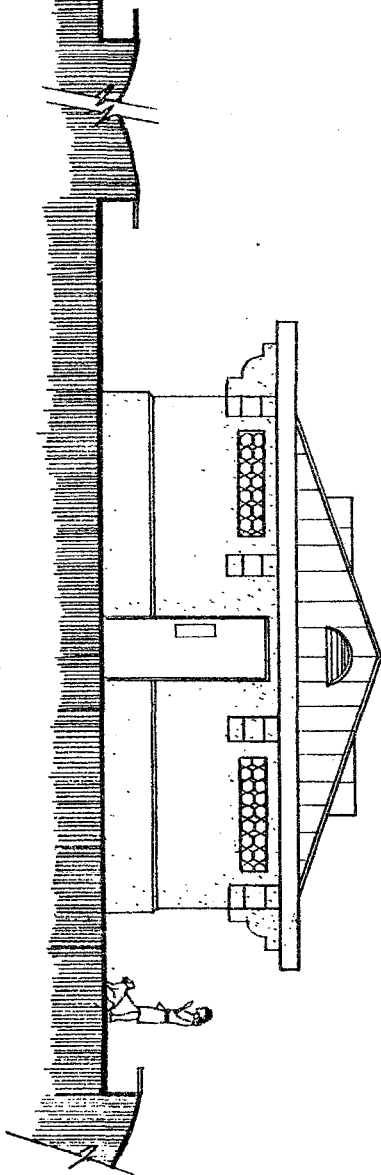
The
Pekarek
Group



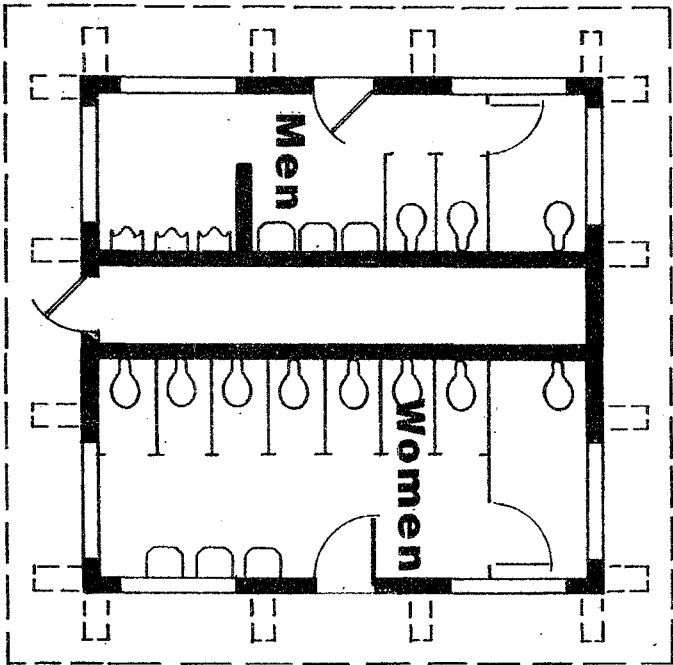
Front Elevation

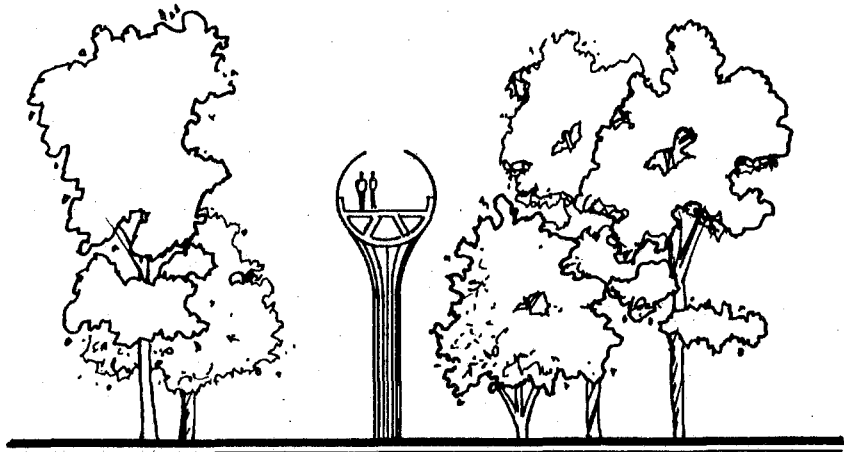


Side Elevation



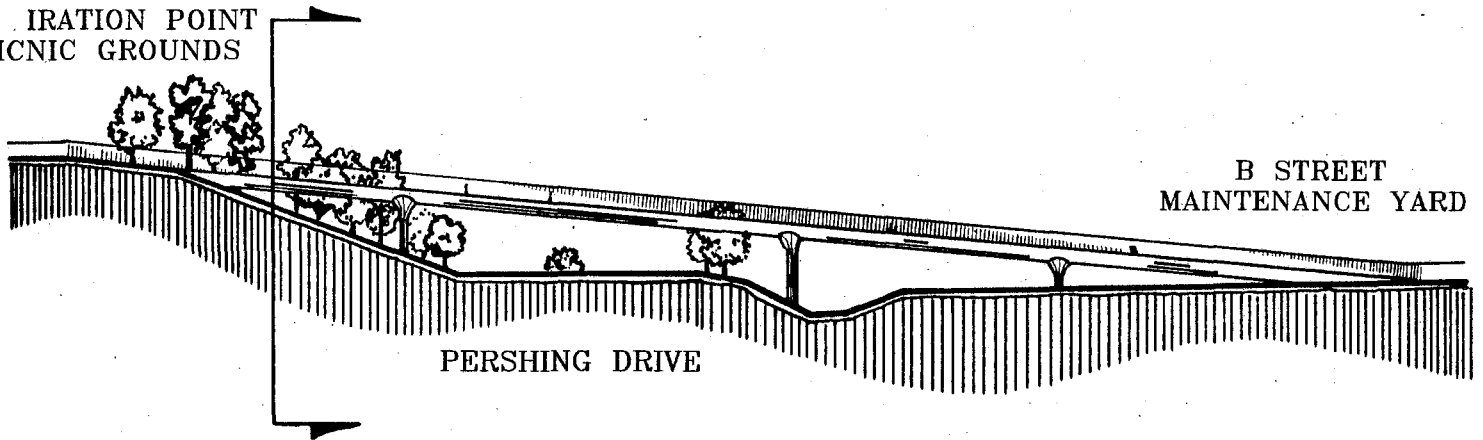
Floor Plan





SECTION

INSPIRATION POINT
PICNIC GROUNDS



B STREET
MAINTENANCE YARD

PERSHING DRIVE

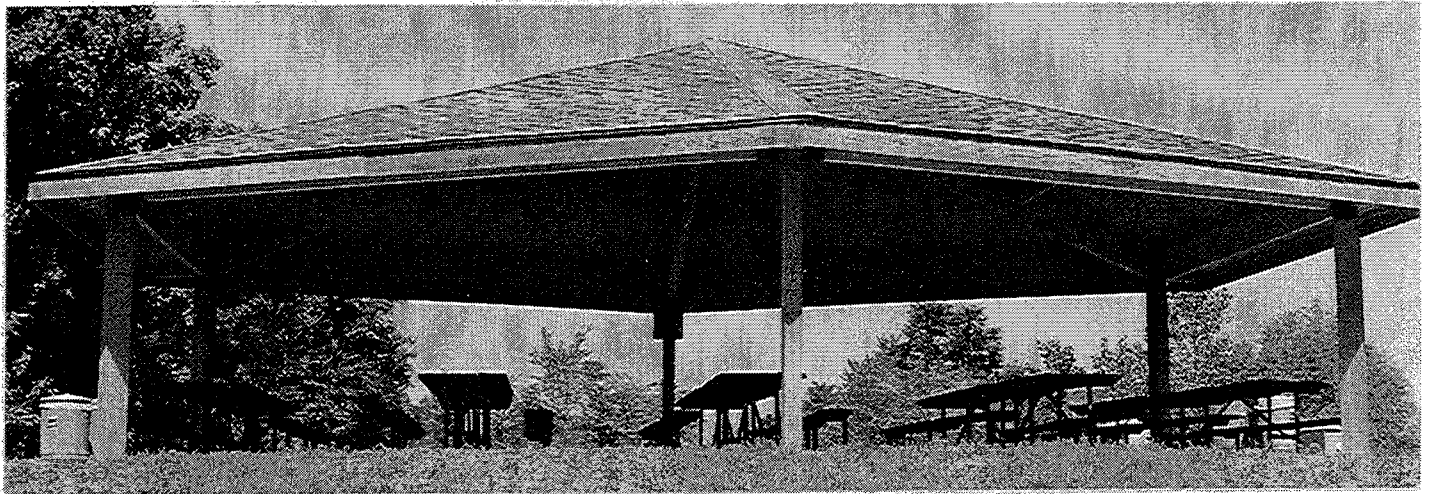
ELEVATION

ARCHITECTURE

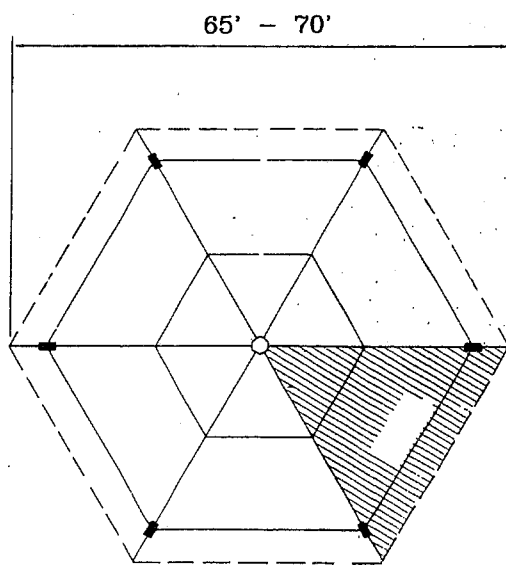
Pedestrian Bridge Over Pershing Drive

Exhibit
5.08

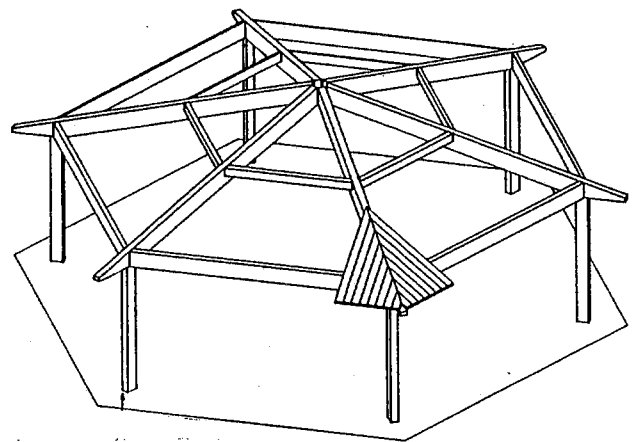
The
Pekarek
Group



PERSPECTIVE



PLAN



SCHEMATIC FRAMING

ARCHITECTURE
Group Picnic Shelter

Exhibit
5.09

The
Pekarek
Group



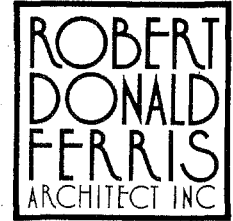
ARCHITECTURE

Existing Building Analysis

Exhibit
5.10

The
Pekarek
Group

June 4, 1992



NAVAL HOSPITAL BUILDINGS AT INSPIRATION POINT

ADMINISTRATION BUILDING (BLDG. ONE)

- DATE BUILT: 1922
- ARCHITECT: Staff architects of the U.S. Navy Bureau of Yards and Docks (William Partridge?)
- CONTRACTOR: W. E. Kier Construction Company and William Simpson Construction Company
- STYLE: Functional with minor Mediterranean or Spanish Colonial Revival elements. The site planning was based on Beaux Arts symmetry and axial relationships, ordered proportions.
- SIGNIFICANCE: Not significant architecturally except as a focal point and the Administration Building for the Hospital Complex.

DESCRIPTION:

The Administration Building is basically a three story rectangle with a four story central portion which projects to the west and is accentuated by twin towers at its corners. The towers are noteworthy as they rise well above the central four story section and project well to the west also at all but the central part of the first story. The towers are octagonal with pointed tile roofs. The octagonal plan of the towers is not regular or equal sided and the four larger sides which correspond to the four compass points have arched openings within rectangular frames. The other smaller sides have simple rectangular openings, but with a cross bar near the top. Each open tower rests on a heavier, wider solid octagonal base which raises it well above the fourth story roof level. The lower four story portion of the towers is massive with only a narrow vertically aligned strip of windows at the center of the west facade. The uppermost of these narrow, vertically aligned strip of windows has a round arched head and a small semi-circular projecting balcony with a simple wrought iron guardrail. The north and south three story portions of the building have hipped mission tile roofs. The central, four-story, portion has a flat built-up roof to which has been added a central (fifth story) meeting room - not a part of the original building design.

The main entrance is at the center of the west facade where a three bay open arcade connects the two projecting tower elements. This arcade has flat (segmented) arches cut in a flat wall. At the central arch, decorative cast

stone pilasters have been added to support a cast stone ornamental segmental arch which rises above the arcade roof line and projects slightly beyond the face of the pilasters and the ornamental moldings which occur below it. The central bay has been enclosed and the wood and glass entrance doors are set at the face of the arcade.

The building construction is concrete except for hollow tile infill walls and wood roof framing. Exterior wall finishes are plaster, painted. There are some very minor raised plaster moldings at the roof lines and around some windows. Windows are double hung, wood, 8 over 8 at some windows, 6 over 6 and 4 over 4 at others. There is a partial basement with exterior stairs going down at the southwest and northwest corners.

The east (courtyard) side of the building has a covered walk which projects from the face of the building and originally extended to the north and south, connecting to other buildings which have been removed. These covered walks had drive-through openings so that automobiles or other vehicles could have access to the central courtyard. The covered walks have been cut off a short distance beyond the north and south face of the building and small arched openings occur at each exposed side and at the exposed end of the covered walk structure. The covered walk framing is concrete with rectangular openings except that decorative corbels have been used at the column tops and two semi-circular arches occur at locations opposite the west towers. The covered walk has a flat roof which originally was a second story walkway (gone now).

June 4, 1992



NAVAL HOSPITAL BUILDINGS AT INSPIRATION POINT

CHAPEL

DATE BUILT: 1945

ARCHITECT: Not Available

CONTRACTOR: Not Available

STYLE: Spanish Colonial Revival

SIGNIFICANCE: This building has no major historic nor architectural significance other than that of its function as the Hospital Chapel

DESCRIPTION:

The Chapel building is quite complex in its geometry and composition. It is dominated by a high red mission tile roof with a strong north-south ridge line. On the east and west sides there are rather large lower flat roofed projections. These projecting masses each have entrances on their north sides identifying them as a protestant chapel on the west side and catholic on the east.

The main entrance is at the north end where a large octagonal leaded glass window is located high in the wall above a lower projecting tile roof which covers the arched wood entrance doors. There are also small tiled roof areas at the northeast and northwest corners which have been lowered from the height of the main roof, thus reducing the upper facade width and contributing to the verticality of the north facade.

There are six prominent projecting buttress elements on each side of the main chapel which frame five leaded glass windows. The windows are recessed in the wall with a beveled reveal, but with no molding nor projecting sill nor head elements. The windows are quite simple and rectangular except for a low segmented arch at the top. The glass is also divided primarily into rectangular sections except for a round design near the center made up with six smaller circles enclosed. There are three major horizontal crossbars dividing the windows into four sections vertically.

The wall areas are flat and unbroken except for a molding at the eave just under the copper gutter and another horizontal molding at door height. The side doors to the chapel have a rather heavy projecting frame which interrupts

the horizontal molding and has a similar molding at its top. The doors have an interesting panel arrangement of 2 over 3 over 2.

The flat roofed areas at each side and the slightly lower flat roofed areas at the southeast and southwest corners are quite large in plan and give the building a much more bulky and non-ecclesiastical look. This is contributed to further by the grading which is much lower on the west side. A lower story at the west and south have non-descript door and window openings which appear to be to service and utility spaces only, otherwise unrelated to the chapel function.

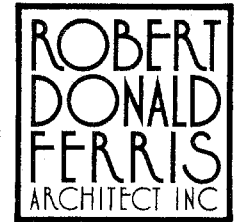
There is an exterior terrace which leads to the entrance to the protestant chapel on the west side of the building. A prominent diagonal stairway leads down from this terrace to the service drive which encircles the building.

The south side of the chapel has been altered by the addition of an exterior stairway and electrical switchgear in a metal enclosure. The stairway has exposed wood framing below and a badly cracked plaster guardrail. There is a round leaded glass window high on the south facade under the gable roof of the chapel. Below this is a flat roofed section and below that a small tile roof section sloping to the south. There is a door near the southeast corner leading to an intermediate floor level which is higher than the main basement to the west, but lower than the main floor.

In summary, the chapel building has a pleasant north facade and main entrance and the northeast and northwest exposures are attractive but the lower sides and rear of the building are not well related and expose some undesirable features.

The Spanish Colonial Revival style is apparent in the windows, the upper portions, the tile roof and the facade, also at the exterior entrance terraces to the two side chapels. The other portions of the building are navy functional and uninteresting.

June 4, 1992



NAVAL HOSPITAL BUILDINGS AT INSPIRATION POINT

LIBRARY

DATE BUILT: 1968

ARCHITECT: Delawie Macy & Henderson

CONTRACTOR: Not Available

STYLE: Modern

SIGNIFICANCE: Winner of design awards from the Navy, A.I.A., and Unit Masonry Association

DESCRIPTION:

This little building is basically a long rectangle running north and south. There are a series of irregular slight projections to the west at the southern end. The building has a flat roof and is one story except for a partial lower story at the south end. The lower story is possible because of the pronounced and abrupt ground slope from the street at the east side downward to the west. Most of the west side has a full story height of unused space below. Originally this was open except for the supporting walls leaving the framing, ductwork, and mechanical equipment exposed to view. The openings have been partially closed off with chain link fencing for security.

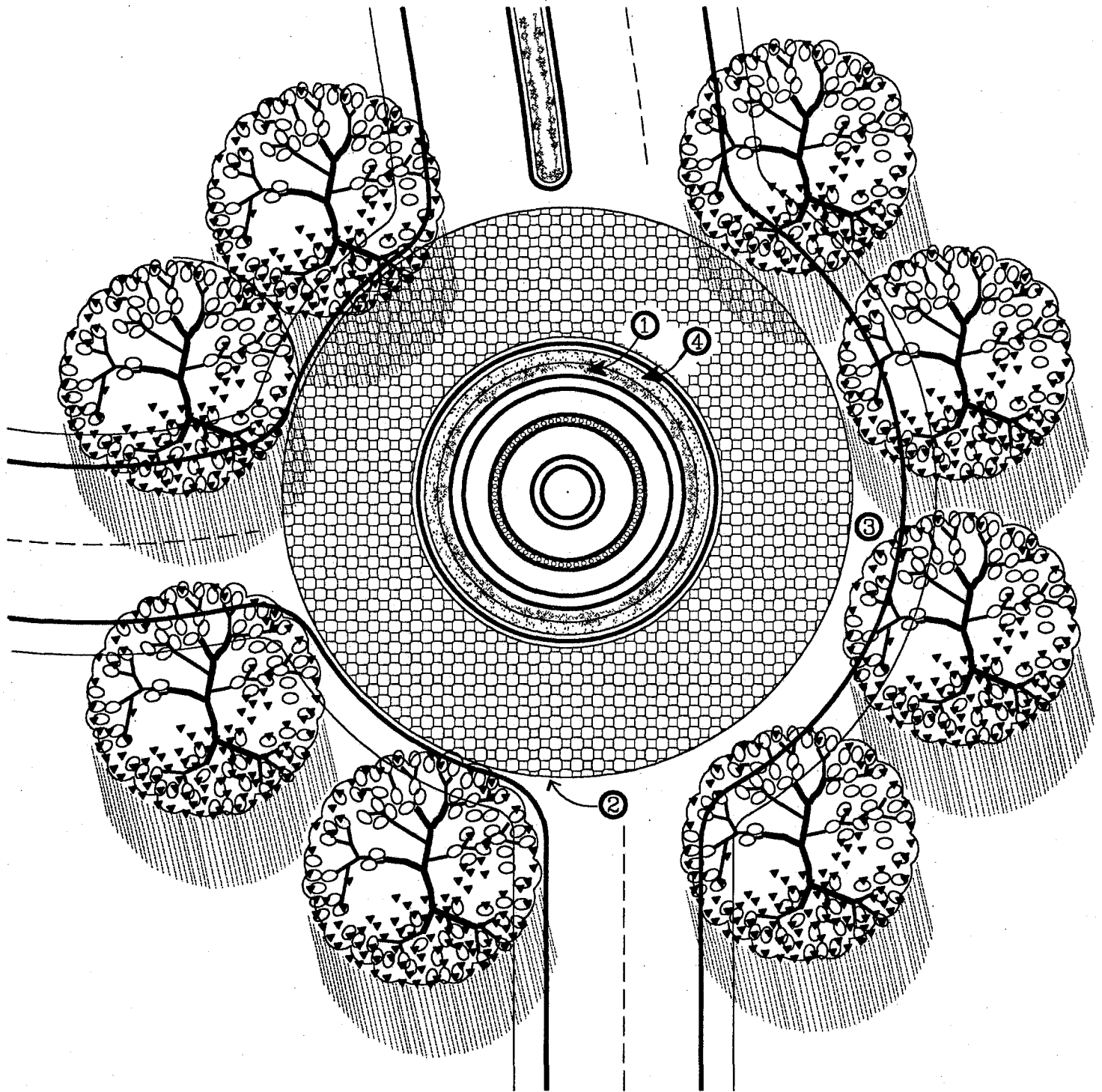
In elevation the library has the appearance of a series of monolithic upright slabs separated by narrower dark voids. The voids are actually glass at the building level but open below as described above. The illusion of solid and void is heightened by extending the lighter colored wall masses slightly above the roof line and using dark paint on the horizontal floor and roof elements which are exposed between and slightly back from the face of the vertical wall elements. Glass extends from floor to ceiling and from projecting wall to projecting wall. Simple light vertical steel bar guardrails are installed at the exterior side where sliding glass doors are used as windows. A bridge element connecting the northern with the southern part of the building repeats the solid/void theme previously described.

The architectural design recognition which this building has received is due in large part to the trees which surround it and contribute so much to its character. On the east side, the building is located quite close to the existing street which has a row of very large podocarpus trees, an extension of those along the main entrance drive to the north. On the west, eucalyptus trees

complete the wooded, almost forest-like setting. Also, along the east side there are banks of shrubs which essentially fill the short space between the street and the building minimizing the slope.

There are four entrances on the east side with short bridges over the slope near the south end and steps down it at the northern end. Two wall elements similar to those that make up the building are set out from the face of the building to mark and identify the two southernmost entrances.

The north and south ends of the building are not as successful as are the east and west sides. From the north, outside the entrance to the Administration Building, the roof of the the library is visible and is quite unattractive. The south end is essentially a blank wall. The west elevation from a distance is a pleasing composition, particularly with the tree forms and patterns but is quite unattractive from a closer perspective.



LANDSCAPE

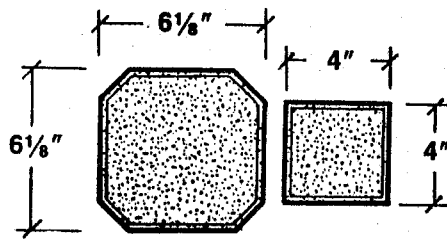
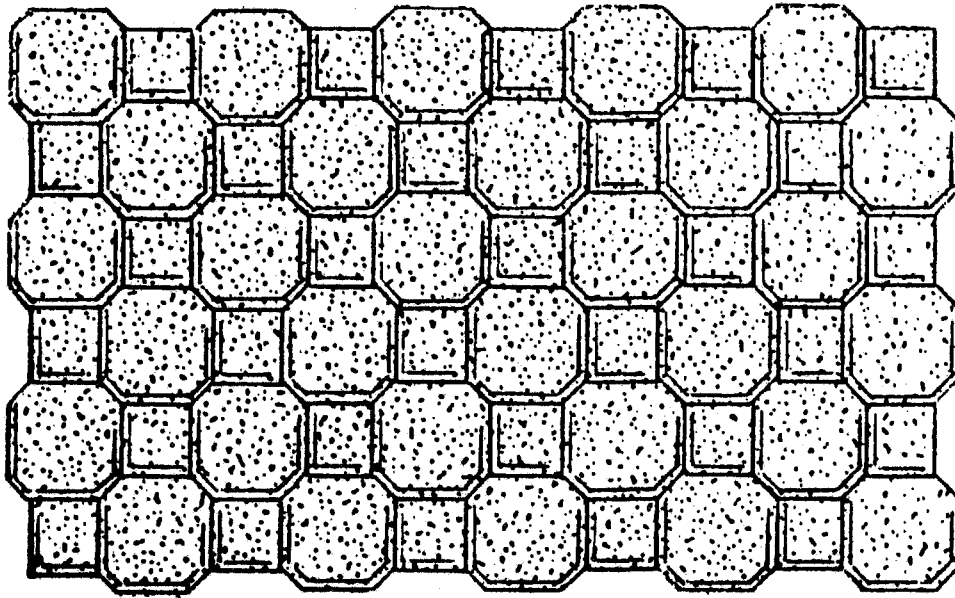
Entry Fountain

- ① Annual / Perennial Planter
- ② Decorative Paving
- ③ Drop Off
- ④ Lawn



Exhibit
6.00

The
Pekarek
Group

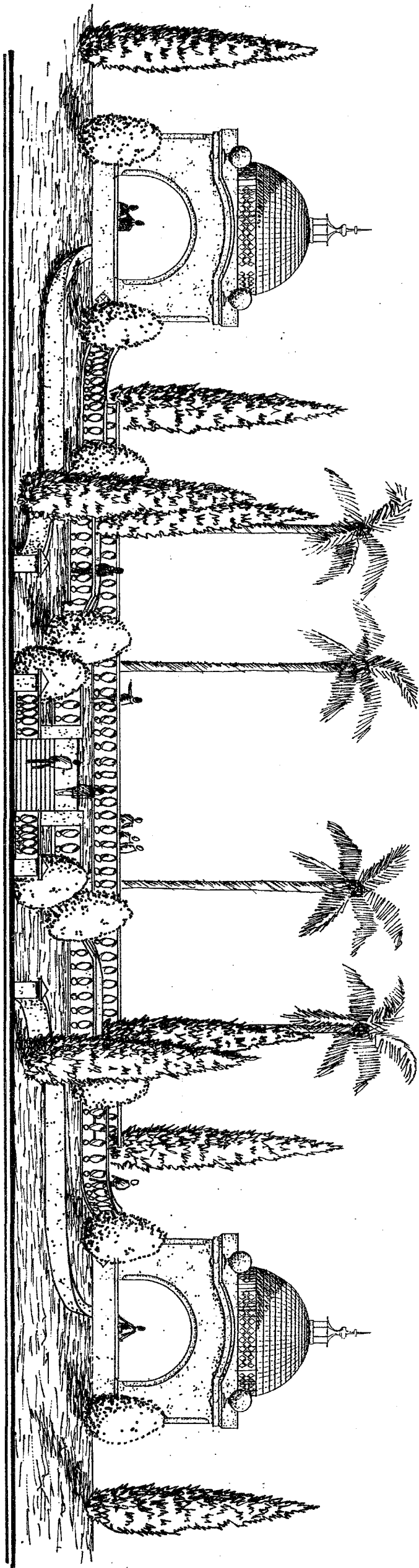


ACKER-STONE
"SPECTRUM" PATTERN
COLOR: OLD TOWN BLEND (OR EQUAL)

LANDSCAPE
Decorative Paving

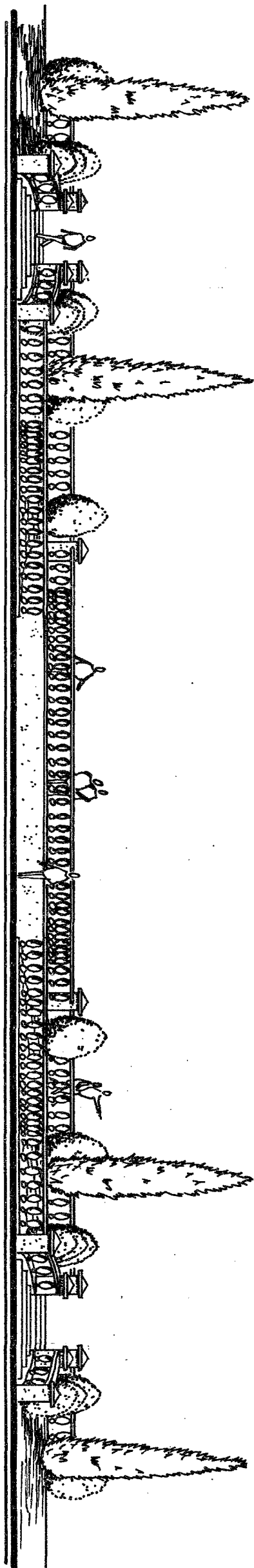
Exhibit
6.01

**The
Pekarek
Group**



LANDSCAPE
Balboa Gardens – Central Court Overlook
Elevation

Exhibit
6.03

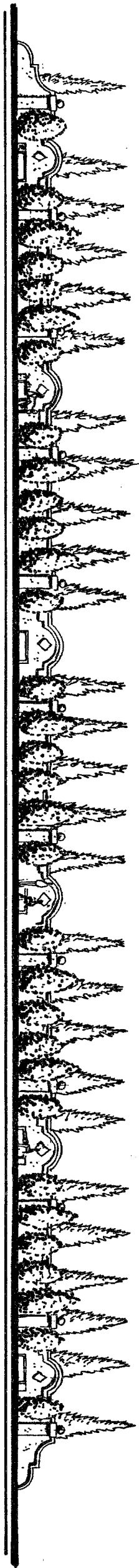


LANDSCAPE
Balboa Gardens – Balboa Green Lily Pond Overlook
Elevation

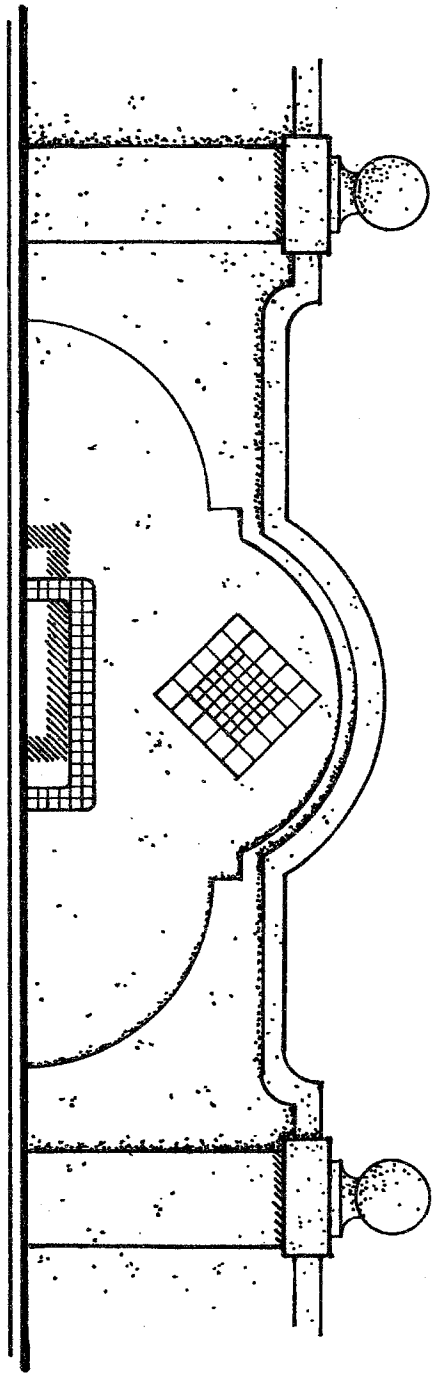
Exhibit
6.04



WEST ELEVATION



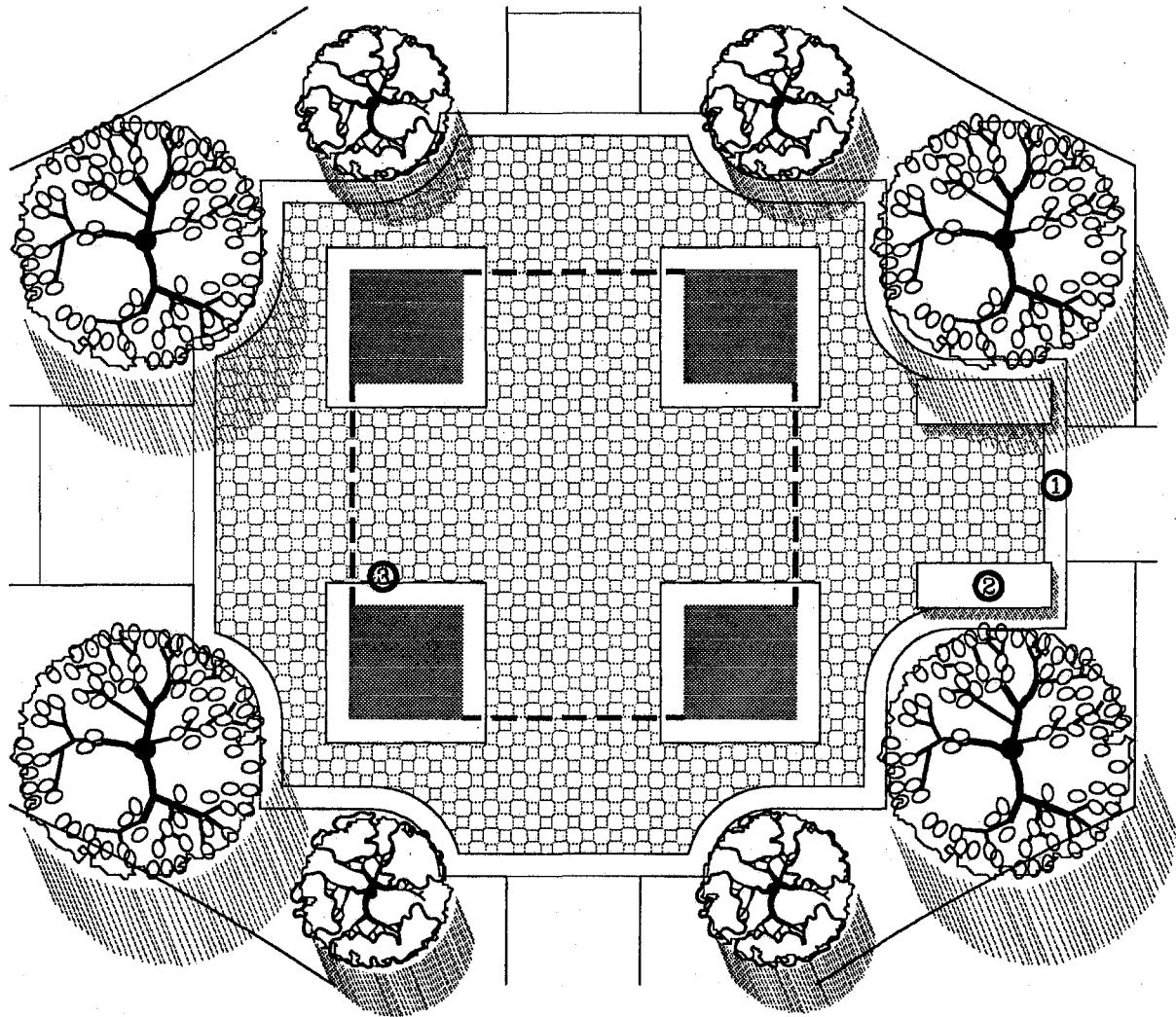
WALL DETAIL



LANDSCAPE
View East Across Central Court
Elevation

Exhibit
6.05

The
Pekarek
Group



LANDSCAPE

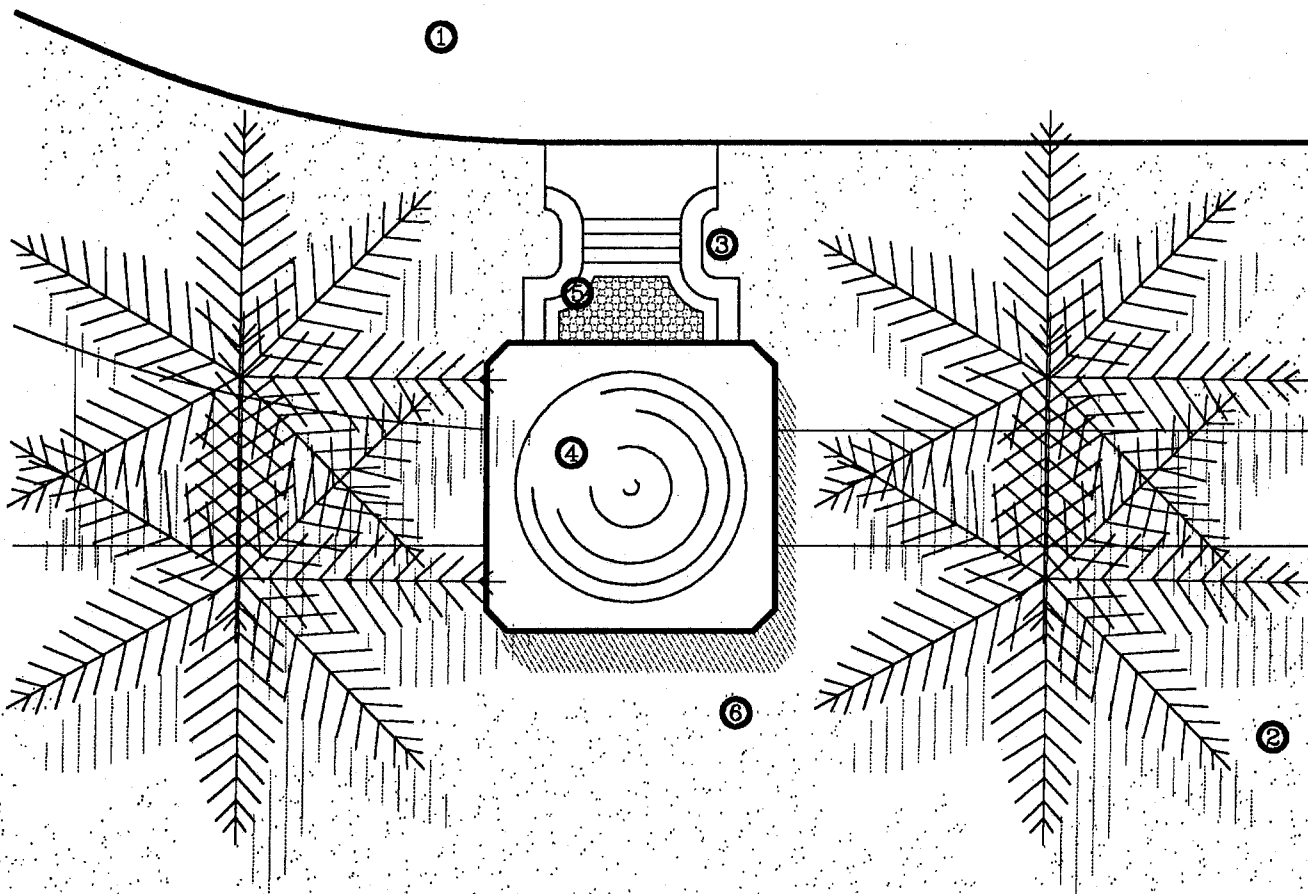
Cupola - Floor Plan

- ① Decorative Paving
- ② Backless Bench
- ③ Cupola Wall

5 2 0 10

Exhibit

The
Pekarek
Group



LANDSCAPE

Balboa Mall - Cupola Entrance

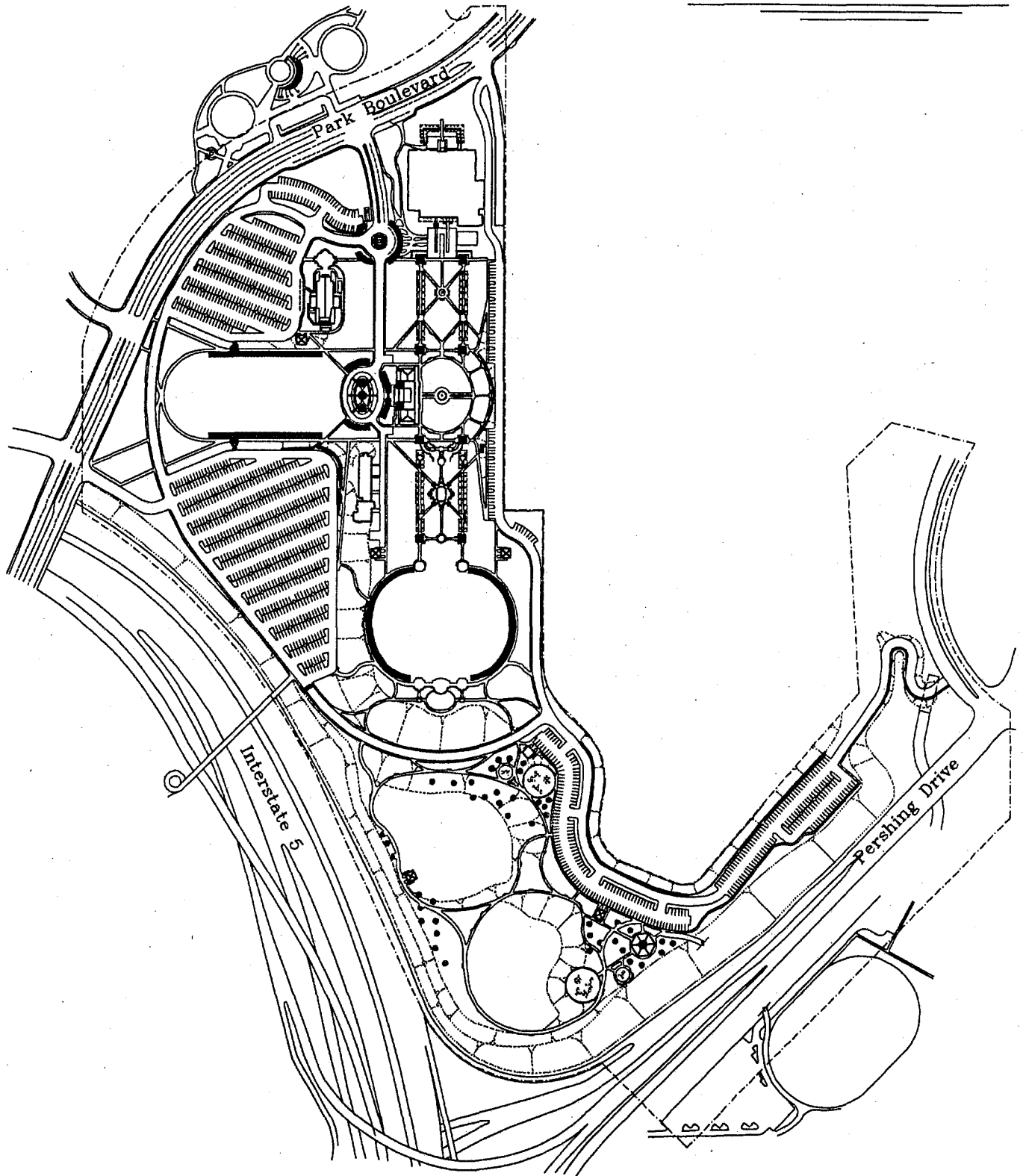
5 2 0 10



Exhibit
6.07

- | | |
|---------------|-----------------------|
| ① Parking Lot | ⑤ Decorative Pavement |
| ② Palm Tree | ⑥ Lawn |
| ③ Cheek Wall | |
| ④ Cupola | |

The
Pekarek
Group



LANDSCAPE
Flagpole Locations

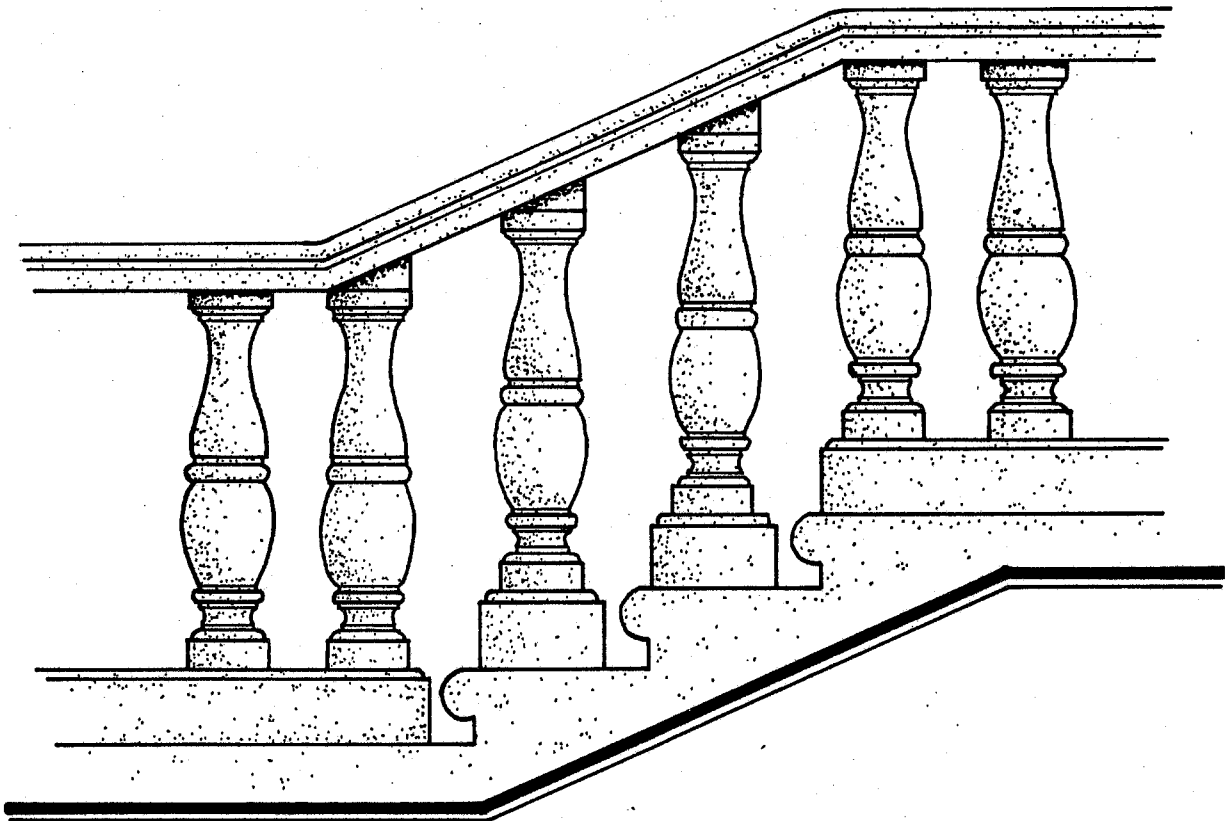
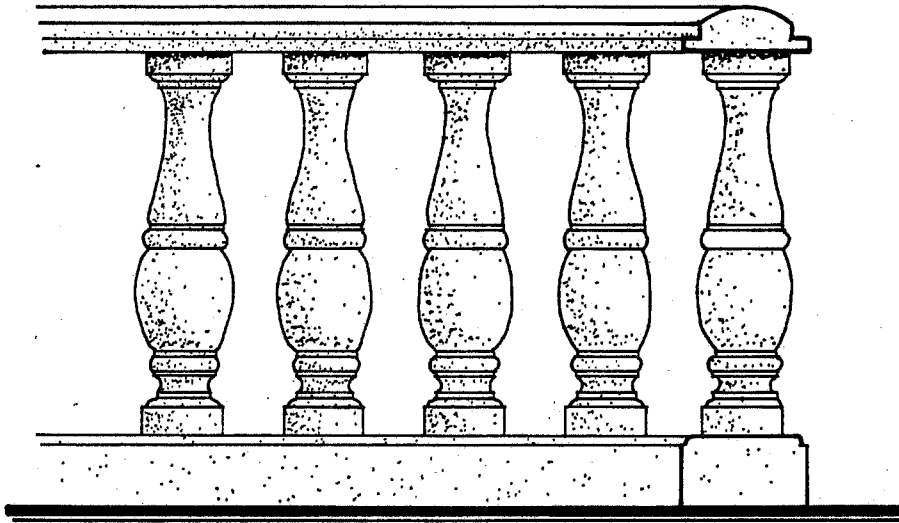
— Area For Flagpoles

100 0 200 600



Exhibit
6.08

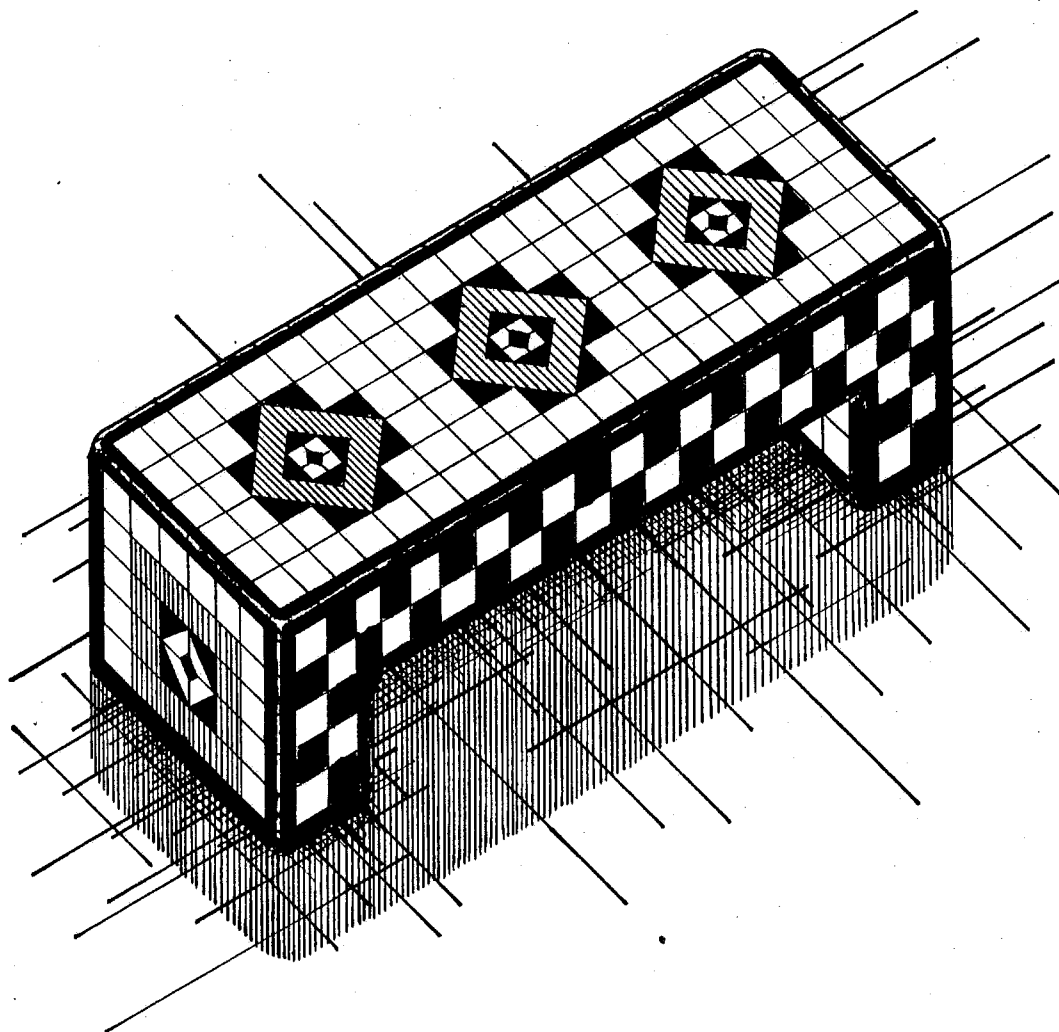
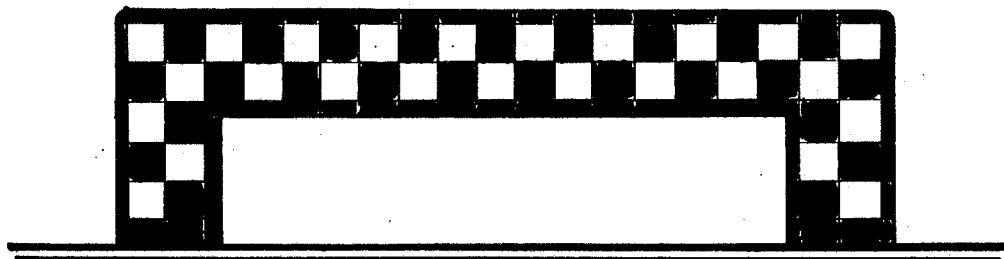
The
Pekarek
Group



LANDSCAPE
Balustrade

Exhibit
6.09

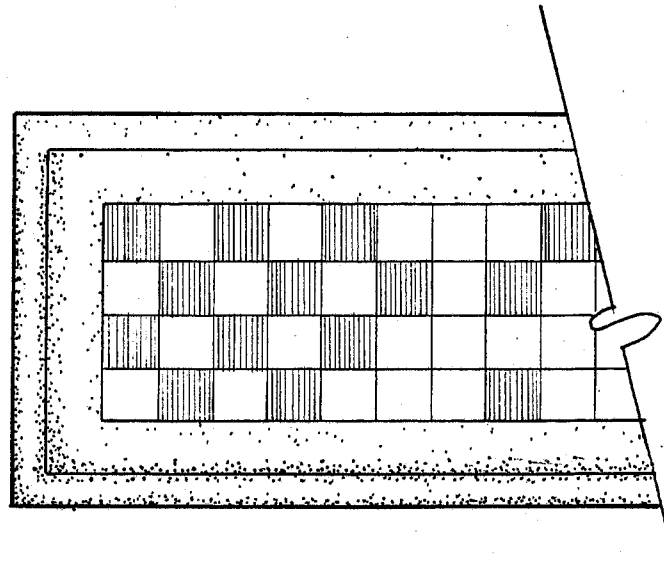
The
Pekarek
Group



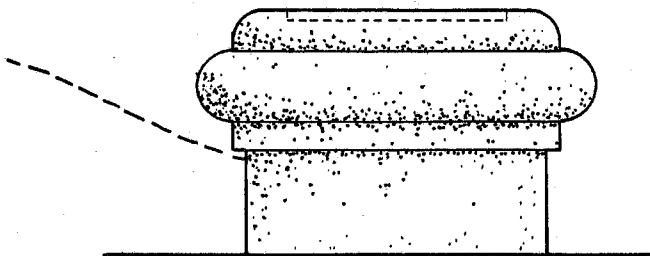
LANDSCAPE
Bench - Tile
Freestanding

Exhibit
6.10

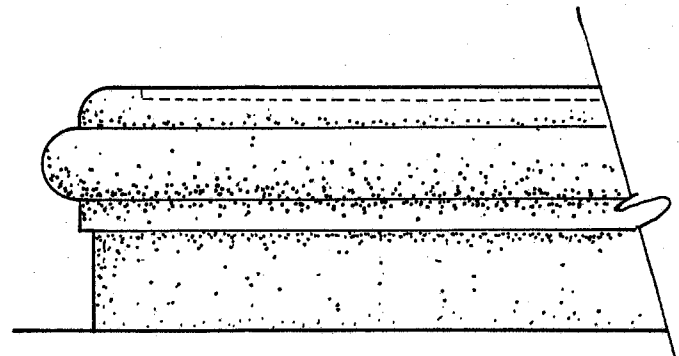
The
Pekarek
Group



PLAN



END ELEVATION



ELEVATION

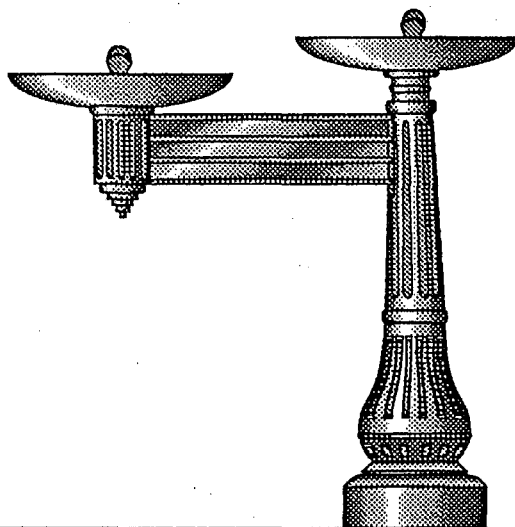
LANDSCAPE

Bench - Fixed

Freestanding or Retaining

Exhibit
6.11

The
Pekarek
Group



WESTERN LIGHTING STANDARDS
CAPISTRANO SERIES
WHEELCHAIR ACCESSABLE (OR EQUAL)

— 12" —



VICTOR STANLEY, INC.
IRONSITE CONCOURSE
MODEL RS-12 (OR EQUAL)

LANDSCAPE

Drinking Fountain / Trash Receptacle

Exhibit
6.12

The
Pekarek
Group



LANDSCAPE

Plant Material List

Exhibit
6.13

The
Pekarek
Group

RECOMMEND PLANT MATERIALS LIST

LARGE SKYLINE TREES

Trees with vertical upright form reaching 60 ft. - 150 ft. in height

Araucaria heterophylla - Norfolk Island Pine
Cedrus deodara - Deodar Cedar
Eucalyptus camaldulensis - Red Gum
Eucalyptus citriodora - Lemon Scented Gum
Eucalyptus cladocalyx - Sugar Gum
Sequoia sempervirens - Coast Redwood

LARGE BROAD DOME

Round headed tree with spread two to three times vertical height reaching 60 ft. - 100 ft. across

Cinnamomum camphora - Camphor Tree
Ficus macrophylla - Moreton Bay Fig
Pinus pinea - Italian Stone Pine
Quercus agrifolia - Coast Live Oak

INTERMEDIATE BROAD DOME

Round headed tree with spread two to three times vertical height reaching 30 - 60 ft. across

Ceratonia siliqua - Carob
Ficus rubiginosa - Rustyleaf Fig

SMALL BROAD DOME

Round headed tree with spread two to three times vertical height reaching 15 - 40 ft. across

Agonis flexuosa - Peppermint Tree
Olea europaea - Olive

LARGE COLUMN

Vertical tree with height three to ten times width reaching 40 - 60 ft. in height

Cupressus sempervirens - Italian Cypress
Podocarpus gracilior - Fern Pine
Podocarpus macrophyllus - Yew Pine
Populus nigra 'Italica' - Lombardy Poplar

INTERMEDIATE COLUMN

Vertical tree with height three to ten times width reaching 20 - 40 ft. in height

Cupressus forbesii - Tecate Cypress
Ficus microcarpa nitida - Indian Laurel Fig
Juniperus chinensis 'Torulosa' - Hollywood Juniper
Melaleuca quinquenervia - Cajeput Tree
Podocarpus henkelii - Long-leafed Yellow-Wood

SMALL COLUMN

Vertical tree with height three to ten times width reaching 5 - 20 ft. in height

Ilex cornuta 'Burfordii' - Burford Holly
Ligustrum japonicum - Wax-Leaf Privet
Nandina domestica - Heavenly Bamboo

LARGE OVOID

Trees where height is approximately equal to width reaching 50 - 80 ft. in height

Cedrus atlantica 'Glauc' - Atlas Cedar
Eucalyptus sideroxylon - Red Ironbark
Magnolia grandiflora - Southern Magnolia
Pinus canariensis - Canary Island Pine
Pinus torreyana - Torrey Pine
Podocarpus gracilior - Fern Pine

INTERMEDIATE OVOID

Trees where height is approximately equal to width reaching 30 - 60 ft. in height

Ficus benjamina - Weeping Fig
Ficus retusa - Indian Laurel Fig
Pinus halepensis - Aleppo Pine
Quercus ilex - Holly Oak
Tristania conferta - Brisbane Box

SMALL OVOID

Trees where height is approximately equal to width reaching 15 - 40 ft. in height

Eriobotrya deflexa - Bronze Loquat
Eriobotrya japonica - Loquat
Geijera parviflora - Australian Willow
Pittosporum undulatum - Victorian Box
Tristania laurina - Kanooka Box

LARGE SKYLINE PALMS

Tall, broad palms reaching 30 - 60 ft. in height

Phoenix canariensis - Canary Island Date Palm
Phoenix dactylifera - Date Palm
Washingtonia filifera - California Fan Palm

SLENDER SKYLINE PALMS

Tall, slender palms reaching 30 - 60 ft. in height

Archontophoenix cunninghamiana - King Palm
Arecastrum romanzoffianum - Queen Palm
Livistona chinensis - Chinese Fountain Palm
Trachycarpus fortunei - Windmill Palm
Washingtonia robusta - Mexican Fan Palm

LARGE CLUMPING PALM TYPES

Palms which develop clumps from offshoots reaching 20 - 30 ft. in height

Phoenix reclinata - Senegal Date Palm

Strelitzia nicolai - Giant Bird of Paradise

SMALL CLUMPING PALM TYPES

Palms which develop clumps from offshoots reaching

Chamaerops humilis - Mediterranean Fan Palm

Phoenix roebelenii - Pigmy Date Palm

LARGE ACCENT

Large trees reaching 30 - 50 ft. in height

Alnus rhombifolia - White Alder

Brahea armata - Mexican Blue Palm

Brahea Edulis - Guadalupe Palm

Chorisia speciosa - Floss Silk Tree

Erythrina caffra - Coral Tree

Erythrina coralloides - Naked Coral Tree

Ginkgo biloba - Maidenhair Tree

Jacaranda mimosifolia - Jacaranda

Koelreuteria bipinnata - Chinese Flame Tree

Liquidambar styraciflua - Sweet Gum

Platanus acerifolia - London Plane Tree

SMALL ACCENT

Small trees reaching 15 - 30 ft. in height

Butia capitata - Pindo Palm

Erythrina humeana - Natal Coral Tree

Lagerstroemia indica - Grape Myrtle

Nerium oleander - Oleander

Shrubs will be used in the formal garden areas and exterior slopes.

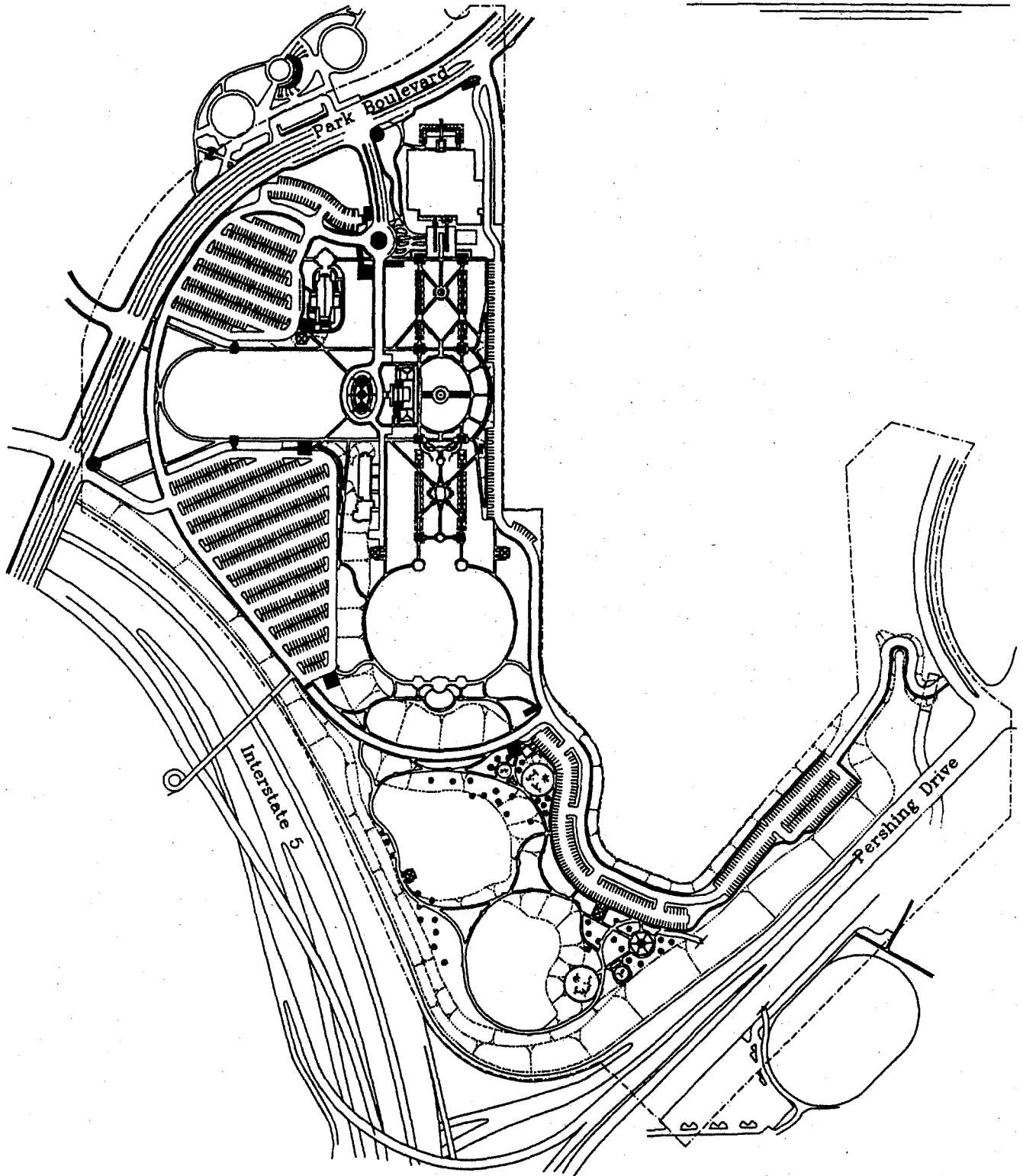
Formal Garden Areas -

Buxus microphylla japonica - Japanese Boxwood
Camellia japonica - Camellia
Camellia sasanqua - Camellia
Carissa macrocarpa - Natal Plum
Elaeagnus ebbinger - N.G.N.
Escallonia fradesii - Escallonia
Euonymus japonica - Evergreen Euonymus
Grewia occidentalis - Lavender Starflower
Hibiscus rosa-sinensis - Hibiscus
Ilex aquifolium - English Holly
Ilex cornuta - Chinese Holly
Juniperus (columnar species) -
Ligustrum japonicum - Wax Leaf Privet
Mahonia aquifolium - Oregon Grape
Myrsine africana - African Boxwood
Nandina domestica - Heavenly Bamboo
Photinia fraseri - N.C.N.
Pittosporum tenuifolium - N.C.N.
Pittosporum tobira - Tobira
Prunus caroliniana - Carolina Laurel Cherry
Pyracantha coccinea - N.C.N.
Pyracantha fortuneana - N.C.N.
Raphiolepis indica - India Hawthorn
Rosa sp. - Rose
Viburnum suspensum - Sandankwa Viburnum
Viburnum tinus - Laurustinus

SLOPE PLANTINGS

Abelia grandiflora - Glossy Abelia
Acacia redolens - N.C.N.
Acacia 'Pecoffverde' - N.C.N.
Ceanothus sp. -
Cistus corsicus - Mauve Rockrose
Cotoneaster horizontalis - Rock Cotoneaster
Cotoneaster lacteus - Parney Cotoneaster
Escallonia fradesii - Escallonia
Heteromeles arbutifolia - Toyon
Nerium oleander - Oleander
Phormium tenax - New Zealand Flax
Photinia fraseri - Photinia
Pyracantha sp. - Firethorn
Rhamnus californica - Coffeeberry
Rhus integrifolia - Lemonade Berry
Rhus lancea - African Sumac
Rosmarinus officinalis - Rosemary
Xylosma congestum - N.C.N.

FILE: 88-119\PLT&SHR.LST



Signage Key Map

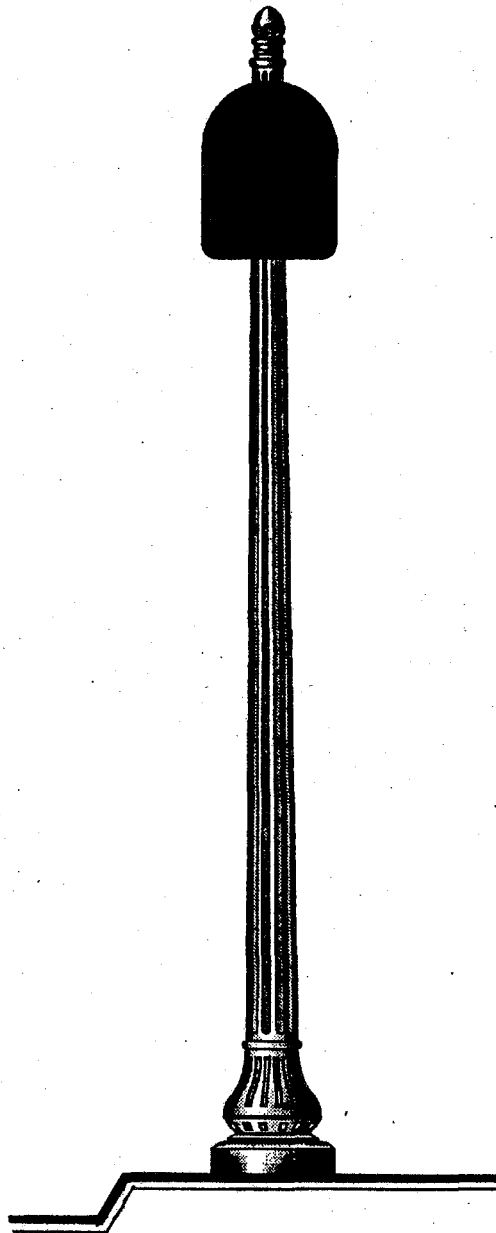
- Traffic Signal
- Information Kiosk
- Traffic Control

100 0 200 600



Exhibit
7.00

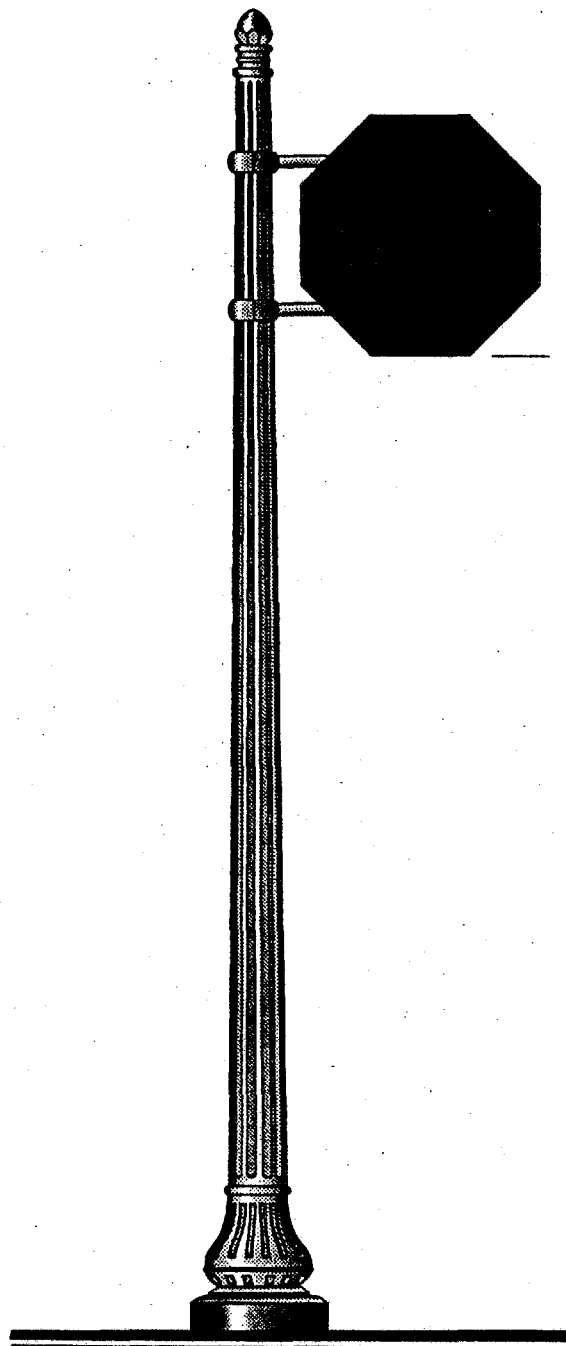
The
Pekarek
Group



SIGNAGE
Tram Stop Sign

Exhibit
7.01

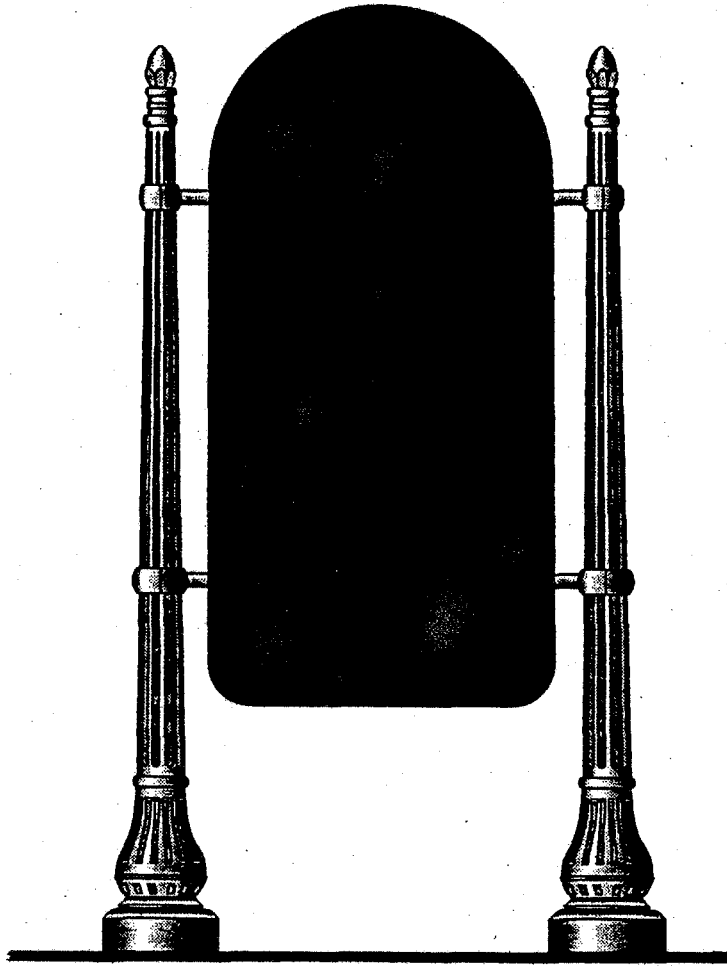
**The
Pekarek
Group**



SIGNAGE
Stop Sign

Exhibit
7.02

The
Pekarek
Group



SIGNAGE
Information Kiosk

Exhibit
7.03

The
Pekarek
Group

Cost Estimates

COST ESTIMATE SUMMARY

Phase 1	\$ 1,159,037.00
Phase 2 (Activity Center)	\$ 7,000,000.00
Phase 3	\$ 2,497,158.00
Phase 4	\$ 2,486,897.00
Phase 5	\$ 2,470,705.00
Phase 6	\$ 4,533,306.00
Phase 7	\$ 3,048,500.00

GRAND TOTAL	\$23,195,603.00
--------------------	------------------------

ITEM #	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST
--------	------	------	----------	-----------	------------

DATE: 06/25/92
PROJECT NO.: 88-119
PROJECT: Inspiration Point - Central Court

AREA or VERSION of EST. Phase 1
ESTIMATE DATA FOR: The Pekarek Group

DEMOLITION & SITE CLEARING

AC pavement removal	saw cut	LF	100	0.80	80.00
	paving	SF	13815	0.25	3,454.00
conc. removal	flatwork	SF	2540	0.83	2,108.00
	curb	LF	1200	2.50	3,000.00
clear & grub		SF	68000	0.02	1,360.00
tree removal & salvage	cedrus	EACH	1	350.00	350.00
	palms	EACH	28	350.00	9,800.00
	italian cypress	EACH	2	350.00	700.00
fountain equipment		LUMP	1	200.00	200.00
fountain centerpiece	disassemble	LUMP	1	200.00	200.00
irrigation demo.		SF	17600	0.04	704.00
relocate fire hydrant		EACH	2	1900.00	3,800.00
				SUB-TOTAL	\$25,756.00

GRADING, PAVING, & DRAINAGE

soil	fill & compact	CY	4600	3.40	15,640.00
rough grading		SF	95700	0.05	4,785.00
gravel	temp. parking	CY	125	20.60	2,575.00
A.C. paving		SF	2500	3.50	8,750.00
concrete	conc. upgrade 1	SF	10400	5.50	57,200.00
	conc. upgrade 2	SF	4800	7.30	35,040.00
	curb & gutter	LF	100	12.60	1,260.00
drain inlets	12" x 12"	EACH	14	200.00	2,800.00
drain lines	6" dia.	LF	1500	7.20	10,800.00
drain outlet	headwall/dissipator	EACH	1	2200.00	2,200.00
water system	2" service	LUMP	1	2670.00	2,670.00
				SUB-TOTAL	\$143,720.00

CONSTRUCTION

retaining wall	14' max. ht.	SSF	2750	20.75	57,063.00
wall	5' decorative	SSF	1250	17.25	21,563.00
cupola		EACH	4	7200.00	288,000.00
balustrades	12" on center	LF	100	165.00	16,500.00
signs	directional	EACH	10	500.00	5,000.00
	interpretive	EACH	4	1200.00	4,800.00
fountain	remodel	EACH	1	8000.00	8,000.00
trash cans		EACH	8	675.00	5,400.00
benches		EACH	14	1000.00	14,000.00
drinking fountain		EACH	2	2000.00	4,000.00
fencing (recycleable)	8' security	LF	950	70.00	66,500.00
	ped. gate	EACH	4	500.00	2,000.00
relocate maint. structure & rebuild		EACH	1	50000.00	50,000.00
				SUB-TOTAL	\$542,826.00

ELECTRICAL

lighting	decorative	EACH	11	5300.00	58,300.00
	on cupolas	EACH	8	550.00	4,400.00
	flood	EACH	8	550.00	4,400.00
	uplighting	EACH	14	550.00	7,700.00
pump	for fountain	EACH	1	5000.00	5,000.00
				SUB-TOTAL	\$79,800.00

IRRIGATION - Dual System (sq. ft. cost)					
automatic - permanent	below grade	SF	46200	0.90	41,580.00
automatic - temporary	below grade	SF	19400	0.90	17,460.00
				SUB-TOTAL	\$59,040.00

PLANTING

inert groundcover		CY	63	61.00	3,843.00
top soil	12"	CY	1710	15.00	25,650.00
soil preparation		SF	40800	0.05	2,040.00
finish grading		SF	46200	0.20	9,240.00
hydroseed		SF	19400	0.08	1,552.00
lawn	sod	SF	39400	0.27	10,638.00
color beds		SF	1400	0.85	1,190.00
shrubs		SF	5370	2.50	13,425.00
trees	#15 staked	EACH			0.00
	18" box	EACH			0.00
	24" box	EACH	95	250.00	23,750.00
	30" box	EACH			0.00
	36" box	EACH			0.00
	48" box	EACH	14	1200.00	16,800.00
	60" box	EACH	14	1900.00	26,600.00
	72" box	EACH			0.00
other	palm 12'cth	EACH	50	840.00	42,000.00
	large palm 15'cth	EACH	16	1425.00	22,800.00
				SUB-TOTAL	\$199,528.00

MAINTENANCE

90-day	LUMP	1	3000.00	3,000.00
			SUB-TOTAL	\$3,000.00

DEMOLITION & SITE CLEARING	\$25,756.00
GRADING, PAVING, & DRAINAGE	143,720.00
CONSTRUCTION	542,826.00
LIGHTING	79,800.00
IRRIGATION	59,040.00
PLANTING	199,528.00
MAINTENANCE	3,000.00

TOTAL	\$1,053,670.00
-------	----------------

CONTINGENCY	10 %	105,367.00
-------------	------	------------

GRAND TOTAL	\$1,159,037.00
-------------	----------------

ITEM # ITEM UNIT

DATE: 06/25/92
PROJECT NO.: 88-119
PROJECT: Inspiration Point

AREA or VERSION of EST. Phase 3
ESTIMATE DATA BASED ON:

DEMOLITION & SITE CLEARING

AC pavement removal	sawcut	LF	50	0.80	40.00
	paving	SF	37860	0.25	9,465.00
conc. removal	flatwork	SF	12800	0.83	10,624.00
	curb	LF	700	2.50	1,750.00
conc. wall removal		SSF	380	2.35	893.00
clear & grub		SF	237000	0.02	4,740.00
tree removal	4" - 12"	EACH	1	90.00	90.00
	13" - 24"	EACH	35	143.00	5,005.00
tree removal & salvage	juniper 10"	EACH	1	350.00	350.00
fountain equipment		LUMP	1	200.00	200.00
remove light fixtures		EACH	3	200.00	600.00
				SUB-TOTAL	\$33,757.00

GRADING, PAVING, & DRAINAGE

soil	fill & compact	CY	18425	3.40	62,645.00
rough grading		SF	209420	0.05	10,471.00
AC paving		SF	34430	2.30	79,189.00
concrete	flatwork	SF	22600	3.50	79,100.00
	curb & gutter	LF	1670	12.60	21,042.00
	steps	LF	340	13.50	4,590.00
special paving		SF	2500	5.50	13,750.00
gravel	3/4" - 4" thick	CY	700	20.60	14,420.00
drain inlets	12"x 12"	EACH	10	200.00	2,000.00
drain lines	6" PCC	LF	1000	7.20	7,200.00
sanitary sewer	6" service	LUMP	1	8600.00	8,600.00
water system	2" service	LUMP	1	3000.00	3,000.00
				SUB-TOTAL	\$306,007.00

CONSTRUCTION

restroom bldg.		EACH	2	100000.00	200,000.00
cupola		EACH	4	72000.00	288,000.00
arbor		SF	19700	50.00	985,000.00
balustrades	12' on center	LF	40	50.00	2,000.00
retaining wall	@ steps - 4' ht.	SSF	160	10.50	1,680.00
fountain	remodel	EACH	1	5000.00	5,000.00
	new	EACH	1	8000.00	8,000.00
trash cans		EACH	8	675.00	5,400.00
benches		EACH	19	500.00	9,500.00
fencing	temporary 6'c.l.	LF	900	9.00	8,100.00
	driveway gate	EACH	1	650.00	650.00
signs		LUMP	1	6000.00	6,000.00
				SUB-TOTAL	\$1,519,330.00

ELECTRICAL

lighting	parking	EACH	7	5000.00	35,000.00
	decorative	EACH	16	5300.00	84,800.00
	in arbor	EACH	22	550.00	12,100.00
pump		LUMP	2	5000.00	10,000.00
				SUB-TOTAL	\$141,900.00

IRRIGATION (sq. ft. cost)

automatic	below grade	SF	135200	0.50	67,600.00
-----------	-------------	----	--------	------	-----------

ANTING

		SUB-TOTAL		\$67,600.00
inert groundcover	CY	330	61.00	20,130.00
soil preparation	SF	95200	0.05	4,760.00
finish grading	SF	135200	0.10	13,520.00
lawn	SF	97000	0.12	11,640.00
shrubs	SF	40000	2.50	100,000.00
trees				
#1	EACH			0.00
#5 unstaked	EACH			0.00
#5 staked	EACH			0.00
#15 unstaked	EACH			0.00
#15 staked	EACH	45	80.00	3,600.00
16" box	EACH			0.00
18" box	EACH			0.00
20" box	EACH			0.00
24" box	EACH	74	250.00	18,500.00
30" box	EACH			0.00
36" box	EACH			0.00
48" box	EACH	22	1200.00	26,400.00
60" box	EACH			0.00
72" box	EACH			0.00
palm 8'cth	EACH			0.00
palm clump 36"	EACH			0.00
large palm 15'cth	EACH			0.00
		SUB-TOTAL		\$198,550.00

MAINTENANCE

90-day	LUMP	1	3000.00	3,000.00
		SUB-TOTAL		\$3,000.00

DEMOLITION & SITE CLEARING	\$33,757.00
GRADING, PAVING, & DRAINAGE	306,007.00
CONSTRUCTION	1,519,330.00
LIGHTING	141,900.00
IRRIGATION	67,600.00
PLANTING	198,550.00
MAINTENANCE	3,000.00

TOTAL \$2,270,144.00

CONTINGENCY 10 % 227,014.00

GRAND TOTAL \$2,497,158.00

pump		LUMP	1	3500.00	3,500.00
IRIGATION (sq. ft. cost)				SUB-TOTAL	\$228,900.00
automatic	below grade	SF	316415	0.25	79,104.00
				SUB-TOTAL	\$79,104.00
PLANTING					
inert groundcover		CY	400	61.00	24,400.00
soil preparation		SF	253132	0.05	12,657.00
finish grading		SF	316415	0.10	31,642.00
lawn	seed	SF	253132	0.12	30,376.00
shrubs		SF	63283	2.50	158,208.00
	#5	EACH			0.00
	#15	EACH			0.00
trees	#1	EACH			0.00
	#5 unstaked	EACH			0.00
	#5 staked	EACH			0.00
	#15 unstaked	EACH			0.00
	#15 staked	EACH	39	80.00	3,120.00
	16" box	EACH			0.00
	18" box	EACH			0.00
	20" box	EACH			0.00
	24" box	EACH	29	250.00	7,250.00
	30" box	EACH			0.00
	36" box	EACH	8	700.00	5,600.00
	48" box	EACH	3	1250.00	3,750.00
	60" box	EACH			0.00
	72" box	EACH	1	5000.00	5,000.00
	palm 8'cth	EACH	95	560.00	53,200.00
	palm clump 36"	EACH	2	700.00	1,400.00
	large palm 15'cth	EACH	76	1425.00	108,300.00
				SUB-TOTAL	\$444,903.00
MAINTENANCE					
90-day		LUMP	1	3000.00	3,000.00
				SUB-TOTAL	\$3,000.00
DEMOLITION & SITE CLEARING					\$119,787.00
GRADING, PAVING, & DRAINAGE					1,160,297.00
CONSTRUCTION					224,824.00
LIGHTING					228,900.00
IRRIGATION					79,104.00
PLANTING					444,903.00
MAINTENANCE					3,000.00
TOTAL					\$2,260,815.00
CONTINGENCY		10 %			226,082.00
GRAND TOTAL					\$2,486,897.00

ITEM #	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST
--------	------	------	----------	-----------	------------

DATE: 06/25/92
 PROJECT NO.: 88-119
 PROJECT: Inspiration Point

AREA or VERSION of EST. Phase
 ESTIMATE DATA BASED ON: 5

DEMOLITION & SITE CLEARING

AC pavement removal	paving	SF	295300	0.43	126,979.00
	sawcut	LF	145	0.85	123.00
conc. removal	flatwork	SF	21478	0.83	17,827.00
	steps	LF	72	2.00	144.00
	curb & gutter	LF	8875	5.15	45,706.00
	cross gutter	LF	200	2.50	500.00
wall removal		SSF	3450	2.50	8,625.00
light post & fixture removal		EACH	14	200.00	2,800.00
fence removal		LF	2570	2.00	5,140.00
clear & grub		SF	424050	0.02	8,481.00
tree removal	4" - 12"	EACH	21	90.00	1,890.00
	13" - 24"	EACH	42	143.00	6,006.00
	more than 25"	EACH	11	260.00	2,860.00
tree removal & salvage	palms	EACH	19	350.00	6,650.00
	others	EACH	6	500.00	3,000.00
irrigation demo.		SF	44600	0.02	892.00
SUB-TOTAL					\$237,623.00

GRADING, PAVING, & DRAINAGE

soil	fill & compact	CY	595	3.40	2,023.00
rough grading		SF	529130	0.05	26,457.00
A.C. paving		SF	242800	2.30	558,440.00
concrete	flatwork	SF	26175	3.50	91,613.00
	steps	LF	180	13.50	2,430.00
	curb & gutter	LF	8250	12.60	103,950.00
special paving		SF	3680	4.25	15,640.00
drain inlets	type 'A'	EACH	8	3150.00	25,200.00
	12"x 12"	EACH	7	200.00	1,400.00
drain lines	18" PCC	LF	1340	52.00	69,680.00
	6"	LF	700	5.30	3,710.00
headwall	w/rip rap	EACH	1	1663.00	1,663.00
sanitary sewer	stub out 18"	LF	380	52.00	19,760.00
water system	stub out 4"	LF	600	22.00	13,200.00
SUB-TOTAL					\$935,166.00

CONSTRUCTION

retaining wall		SSF	2250	20.75	46,688.00
balustrades		LF	310	50.00	15,500.00
reflecting pond		LUMP	1	100000.00	100,000.00
signs		LUMP	1	3000.00	3,000.00
trash cans		EACH	10	675.00	6,750.00
benches		EACH	6	500.00	3,000.00
C.L. fence	6'	LF	2470	8.75	21,613.00
SUB-TOTAL					\$196,551.00

ELECTRICAL

lighting	parking lot	EACH	22	5650.00	124,300.00
	decorative	EACH	30	5300.00	159,000.00
pump		LUMP	1	3500.00	3,500.00
SUB-TOTAL					\$286,800.00

IRRIGATION (sq. ft. cost)

automatic	below grade	SF	433470	0.25	108,368.00
				SUB-TOTAL	\$108,368.00
PLANTING					
inert groundcover		CY	215	61.00	13,115.00
soil preparation		SF	306620	0.05	15,331.00
finish grading		SF	340670	0.10	34,067.00
lawn	seed	SF	306620	0.12	36,794.00
shrubs	ornamental	SF	34070	3.00	102,210.00
	slope	SF	92780	1.50	139,170.00
trees	#1	EACH			0.00
	#5 unstaked	EACH			0.00
	#5 staked	EACH	28	35.00	980.00
	#15 unstaked	EACH			0.00
	#15 staked	EACH	110	80.00	8,800.00
	16" box	EACH			0.00
	18" box	EACH			0.00
	20" box	EACH			0.00
	24" box	EACH	71	250.00	17,750.00
	30" box	EACH			0.00
	36" box	EACH	52	700.00	36,400.00
	48" box	EACH	9	1250.00	11,250.00
	palm 8'cth	EACH	112	560.00	62,720.00
				SUB-TOTAL	\$478,587.00
MAINTENANCE					
90-day		LUMP	1	3000.00	3,000.00
				SUB-TOTAL	\$3,000.00
DEMOLITION & SITE CLEARING					\$237,623.00
GRADING, PAVING, & DRAINAGE					935,166.00
CONSTRUCTION					196,551.00
LIGHTING					286,800.00
IRRIGATION					108,368.00
PLANTING					478,587.00
MAINTENANCE					3,000.00
TOTAL					\$2,246,095.00
CONTINGENCY 10 %					224,610.00
GRAND TOTAL					\$2,470,705.00

ITEM #	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST
--------	------	------	----------	-----------	------------

DATE: 06/25/92
 PROJECT NO.: 88-119
 PROJECT: Inspiration Point

AREA or VERSION of EST. Phase
 ESTIMATE DATA BASED ON: 6

DEMOLITION & SITE CLEARING

A.C. paving		SF	106700	0.43	45,881.00
concrete	flatwork	SF	3260	0.83	2,706.00
	steps	LF	200	2.00	400.00
	curb & gutter	LF	4515	5.15	23,252.00
wall removal		LF	580	2.50	1,450.00
clear & grub		SF	742150	0.02	14,843.00
tree removal	4" - 12"	EACH	68	90.00	6,120.00
	13" - 24"	EACH	53	143.00	7,579.00
	more than 25"	EACH	17	260.00	4,420.00
tree removal & salvage	palm	EACH	2	350.00	700.00
light post & fixture	removal	EACH	7	200.00	1,400.00
				SUB-TOTAL	\$108,751.00

GRADING, PAVING, & DRAINAGE

soil	fill & compact	CY	124331	3.40	422,725.00
rough grading		SF	911190	0.05	45,560.00
AC paving		SF	124880	2.30	287,224.00
concrete	flatwork	SF	54200	3.50	189,700.00
	curb & gutter	LF	6380	12.60	80,388.00
	mow edge	LF			0.00
drain inlets	type 'A'	EACH	5	3150.00	15,750.00
	12"x 12"	EACH	12	200.00	2,400.00
drain lines	18" PCC	LF	2200	52.00	114,400.00
	6"	LF	1130	5.30	5,989.00
sanitary sewer	18"	LF	1660	52.00	86,320.00
water system	2"	LF	1100	2.50	2,750.00
				SUB-TOTAL	\$1,253,206.00

CONSTRUCTION

restroom bldg.		EACH	3	100000.00	300,000.00
picnic shelter		EACH	1	35000.00	35,000.00
play equipment		EACH	6	36000.00	216,000.00
tot play equipment		EACH	2	15000.00	30,000.00
signs		LUMP	1	5000.00	5,000.00
C.L. fence	6'	LF	4640	8.57	39,765.00
drinking fountains		EACH	10	2500.00	25,000.00
trash cans		EACH	14	675.00	9,450.00
benches		EACH	21	500.00	10,500.00
picnic tables		EACH	55	1200.00	66,000.00
pedestrian bridge		LUMP	1	500000.00	500,000.00
				SUB-TOTAL	\$1,236,715.00

ELECTRICAL

lighting	R.O.W.	EACH	5	5650.00	28,250.00
	decorative	EACH	55	5300.00	291,500.00
	R.R. & shelter	EACH	6	550.00	3,300.00
outlets @ picnic shelter		EACH	10	85.00	850.00
				SUB-TOTAL	\$323,900.00

IRRIGATION (sq. ft. cost)

automatic	below grade	SF	732110	0.50	366,055.00
				SUB-TOTAL	\$366,055.00

PLANTING

inert groundcover		CY	470	61.00	28,670.00
soil preparation		SF	348970	0.05	17,449.00
finish grading		SF	423650	0.10	42,365.00
lawn	seed	SF	348970	0.12	41,876.00
shrubs	ornamental	SF	38770	3.00	116,310.00
	slope	SF	308460	1.50	462,690.00
trees	#1	EACH			0.00
	#5 unstaked	EACH			0.00
	#5 staked	EACH	60	35.00	2,100.00
	#15 unstaked	EACH			0.00
	#15 staked	EACH	361	80.00	28,880.00
	24" box	EACH	118	250.00	29,500.00
	30" box	EACH			0.00
	36" box	EACH	33	700.00	23,100.00
	48" box	EACH	6	1250.00	7,500.00
	60" box	EACH			0.00
	72" box	EACH			0.00
	palms 12'cth	EACH	32	910.00	29,120.00
				SUB-TOTAL	\$829,560.00

MAINTENANCE

90-day	LUMP	1	3000.00	3,000.00
			SUB-TOTAL	\$3,000.00

DEMOLITION & SITE CLEARING	\$108,751.00
GRADING, PAVING, & DRAINAGE	1,253,206.00
CONSTRUCTION	1,236,715.00
LIGHTING	323,900.00
IRRIGATION	366,055.00
PLANTING	829,560.00
MAINTENANCE	3,000.00

TOTAL \$4,121,187.00

CONTINGENCY 10 % 412,119.00

GRAND TOTAL \$4,533,306.00

**KERCHEVAL ENGINEERS**CIVIL / STRUCTURAL ENGINEERING
CONSTRUCTION MANAGEMENT

4740 Murphy Canyon Road, Suite 310, San Diego, California 92123-4321 • (619) 571-0520 • FAX: (619) 576-7489

June 2, 1992

Ron Pekarek, A.S.L.A.
Pekarek Group
715 "J" Street, Suite 307
San Diego, CA 92101

Subject: BALBOA PARK INSPIRATION POINT PEDESTRIAN BRIDGE

Dear Ron:

Based on the limited available information provided to us by your firm, we have completed our preliminary estimate. The following are assumptions that we have made for this estimate:

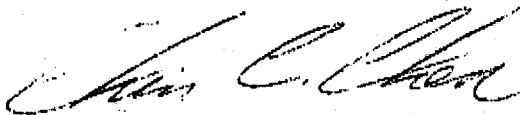
- 1) The bridge length is 1,000 feet.
- 2) The bridge width is 12 feet.
- 3) The bridge type is a cast-in-place prestressed reinforced concrete box girder modified bridge.
- 4) There are 7 spans with span lengths of: 1 span with length of 125', 5 spans with lengths of 150' and 1 span with a length of 125'.
- 5) Single column bent with CIDH foundation.

Due to the unique geometric configuration, the cost of the proposed bridge is on the higher side. The following is our cost estimate breakdown:

ITEM	ESTIMATE QUANTITIES	UNIT PRICE	TOTAL AMOUNT
Concrete	1,540 CYS	\$ 700.00	1,078,000
Rebar	345,900 LBS	\$ 0.60	207,600
Prestressed Reinforcement	140,200 LBS	\$ 12.00	1,682,400
Chain Link Rail	2,300 LF	\$ 35.00	80,500
TOTAL		\$3,048,500	

The cost of per/SF is \$254/SF. Please feel free to call anytime, if you have any questions regarding this preliminary estimate.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chin C. Chen".

Chin C. Chen, P.E.
Senior Bridge Engineer

CCC/dkd