

Parks and Recreation Department

Balboa Park

DRAFT Inspiration Point RFP

# DRAFT RFP in Summary

- Approximately 25.5 acres
- The City is seeking proposals that serve the best interest of the public
- Economically viable, sustainable revenue source for the Park
- City is open to a variety of options

# RFP in Summary

- Has to activate and compliment the Park, during the day and night
- Possible Public Benefits and Amenities:
  - Cultural, recreational, passive recreation, activity centers, museums, center for cultural and performing arts, restaurant space, hotel accommodations, park-related concessions, park-related rentals, park-related shops and other ancillary uses
- Restore the Administration Building for the City

# RFP Process

- City advertises RFP (3 to 6 months)
- RFP Panel formed – 5 to 7 members
- RFP Panel Reviews Proposals taking into consideration community input
- RFP Panel makes a recommendation (selects top proposals)
- Proposals are presented to the Balboa Park Committee
  - Will be discussed at 2 or 3 Balboa Park Committee Meetings to allow for public input
- With **Balboa Park Committee** advisory recommendation to the Park and Rec Board, Plan Amendment process begins



# Plan Amendment Initiation Criteria

- THE AMENDMENT REQUEST APPEARS TO BE CONSISTENT WITH THE GOALS AND POLICIES OF THE MASTER PLAN
- THE PROPOSED AMENDMENT PROVIDES ADDITIONAL PUBLIC BENEFIT TO THE COMMUNITY
- PUBLIC FACILITIES APPEAR TO BE AVAILABLE TO SERVE THE PROPOSED INCREASE IN DENSITY/INTENSITY



# Plan Amendment Process

- Advisory Recommendation by Balboa Park Committee (Planning Group)
- Plan Amendment Initiation (Planning Commission)
- Plan Amendment Preparation (public workshops)
- Recommendation by Balboa Park Committee
- Recommendation by Park and Recreation Board
- Recommendation by Historic Resources Board
- Recommendation by Planning Commission
- Council Committee Hearing
- Final Action by City Council

# Balboa Park

## Plan Amendments

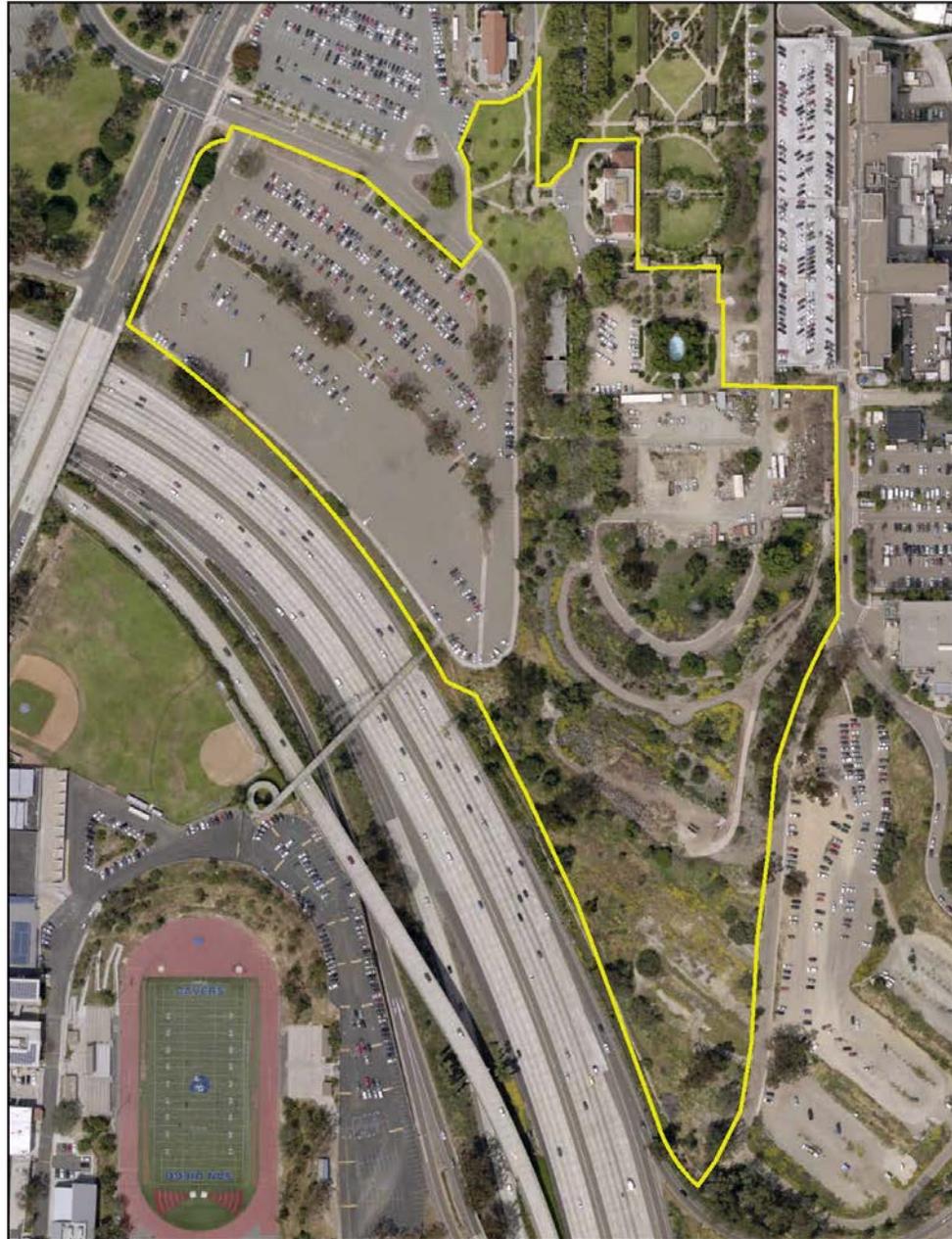
- Central Mesa Precise Plan
  - Natural History Museum Expansion – 1998
  - West Arcade - 2002
  - Park Boulevard Plan – 2004
  - Plaza de Panama, Circulation and Parking Structure – 2012
  - International Cottages Expansion - 2015

# Balboa Park

## Plan Amendments

- Master Plan
  - Balboa Park Activity Center – 1997
  - Natural History Museum Expansion – 1998
  - Park Boulevard Plan – 2004
  - Veterans Memorial Garden – 2004
  - Plaza de Panama, Circulation and Parking Structure – 2012
  - International Cottages Expansion - 2015

# Existing Conditions



# Existing Conditions





# Existing Conditions



# Existing Conditions



# Existing Conditions



# Existing Conditions



# Existing Conditions





# Existing Conditions



# Existing Conditions



# Existing Conditions



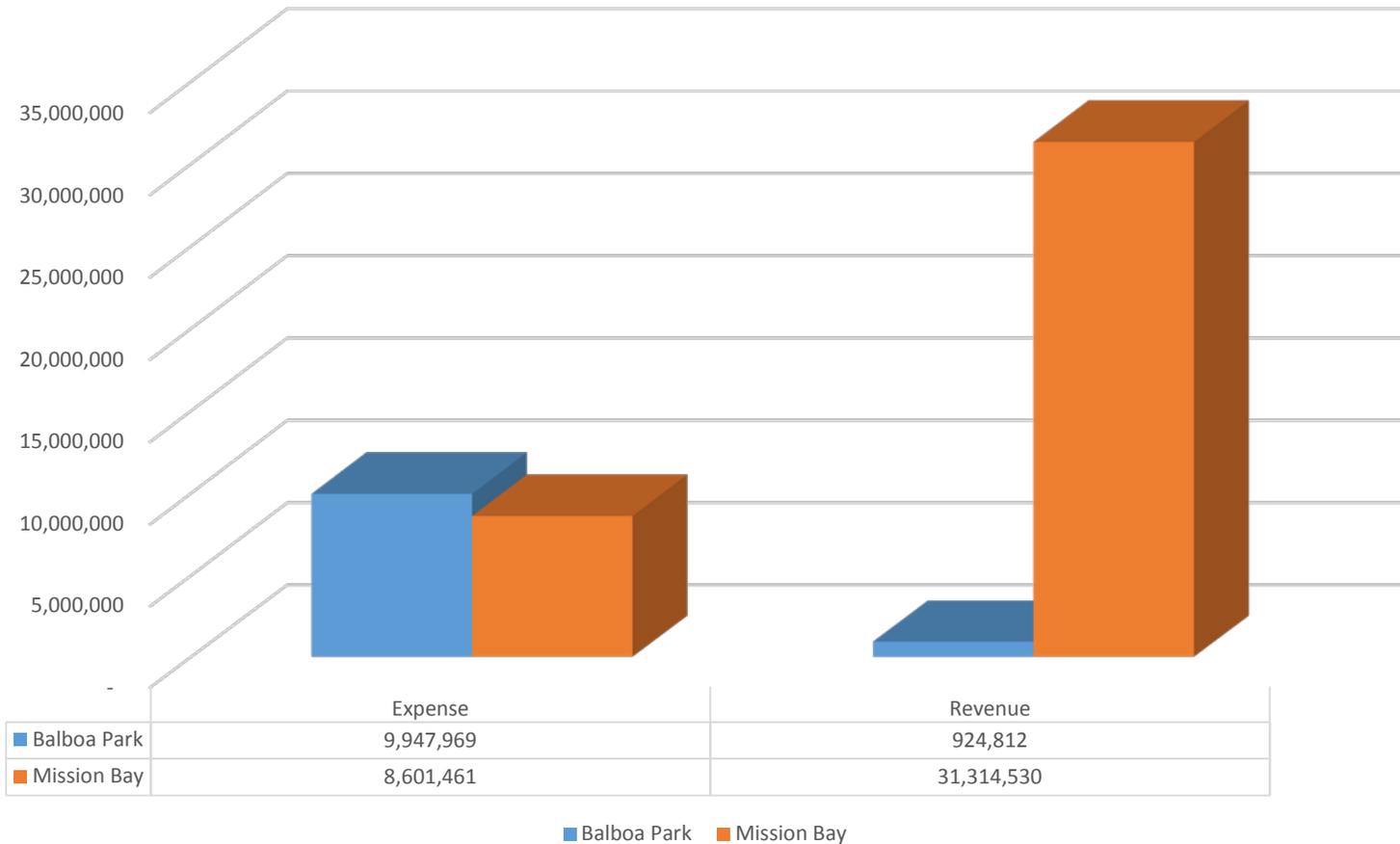


# Balboa Park Financial Summary

- City allocated approximately \$28.7 million to Balboa Park in FY18
  - Includes daily maintenance operations - \$10 million
  - Capital Projects – \$1.3 million
  - Charter Section 77a payment - \$13.2 million
  - Arts and Culture Funds allocated to institutions and organizations - \$4.2 million
- Balboa Park generated approximately \$925k in revenue in FY18
  - \$340k in permit revenue
  - \$585k in lease/concession revenue
- Revenue Gap of approximately \$27.8 million in FY18

# Balboa Park Financial Summary

Fiscal Year 18

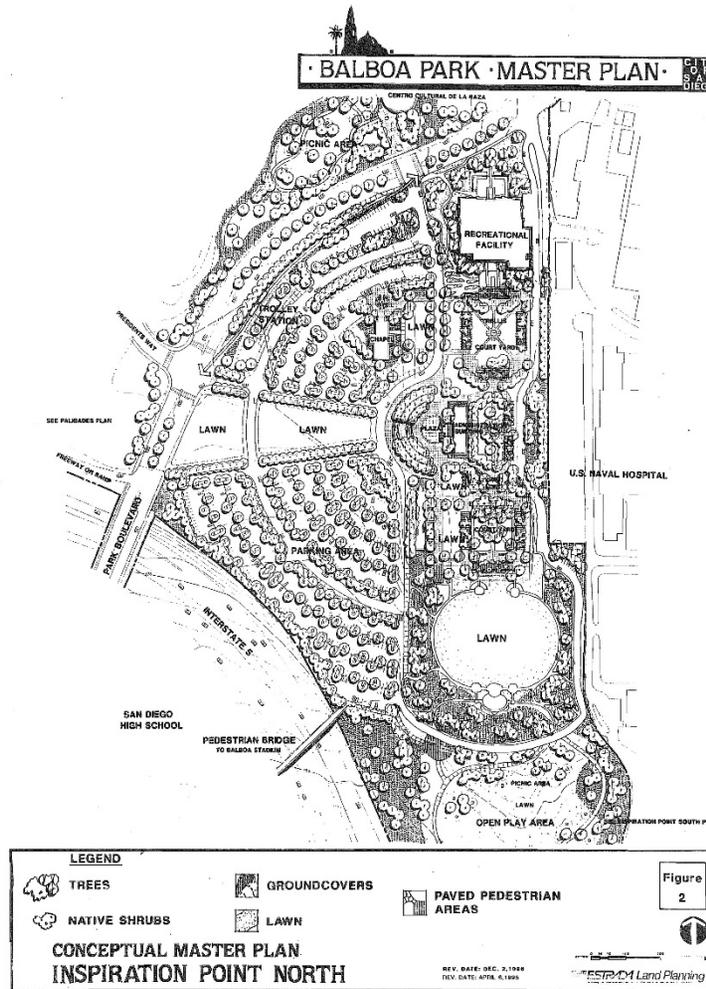


# Balboa Park

## Planning History

- Parsons Plan – 1903
- Panama-California International Exposition Plan – 1915
- Nolen Plan – 1927
- California Pacific International Exposition – 1935
- Bartholomew Plan – 1960
- Balboa Park Master Plan – 1989
- Central Mesa Precise Plan – 1992
- East Mesa Precise Plan – 1993
- DRAFT Inspiration Point Precise Plan – 1998

# Balboa Park Master Plan

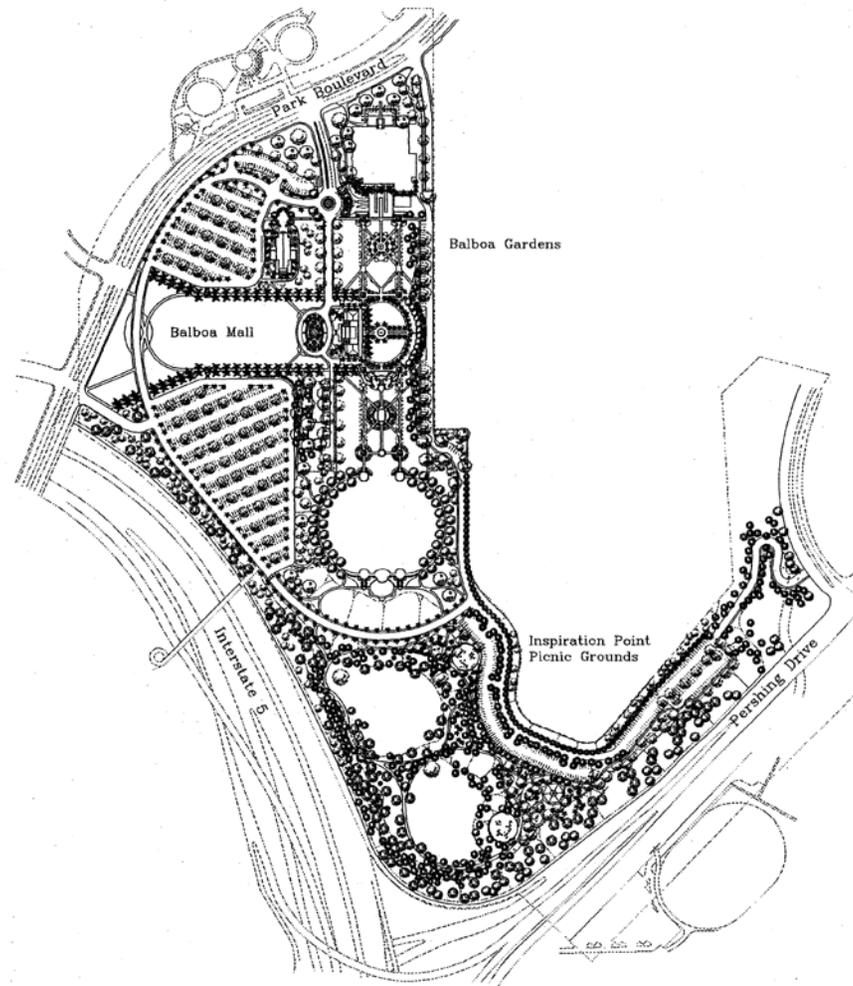


# Balboa Park Master Plan

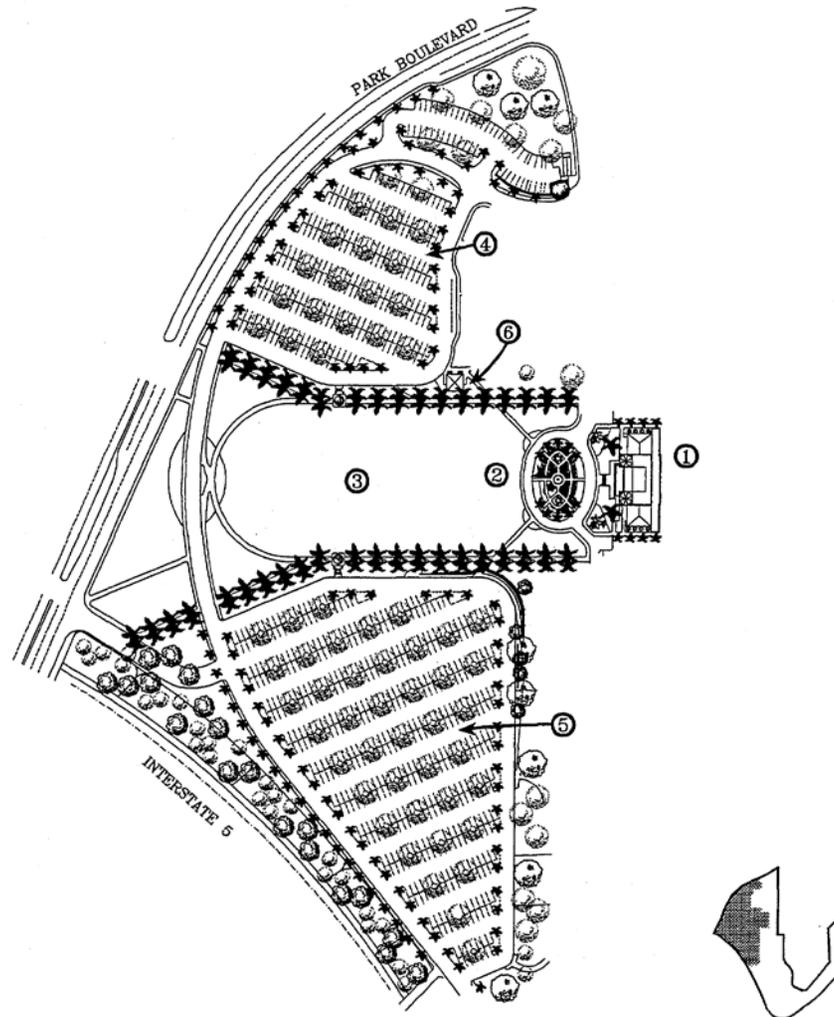




# DRAFT Inspiration Point Precise Plan

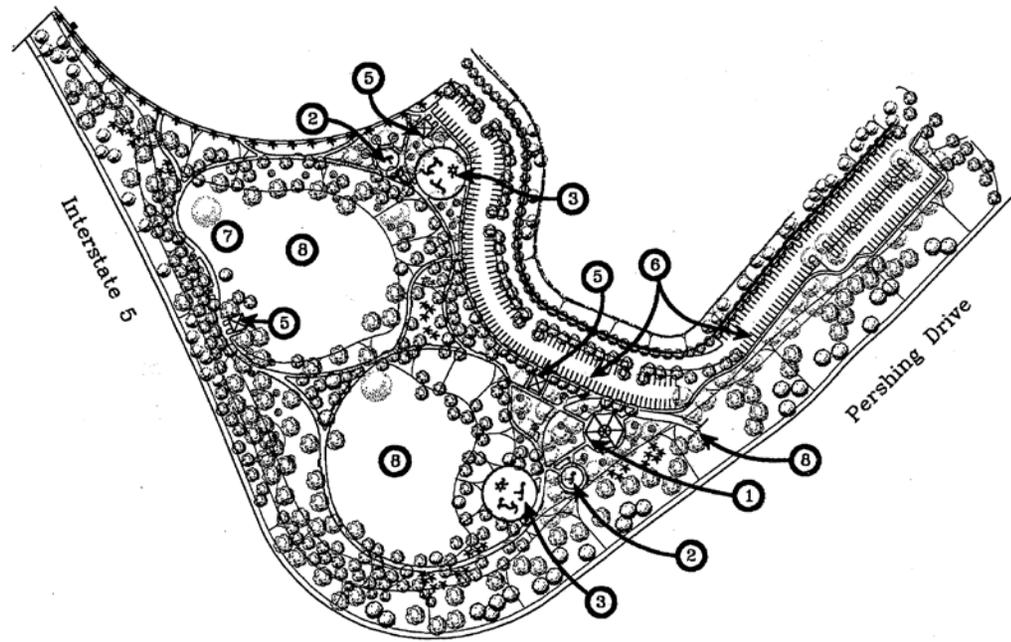


# DRAFT Inspiration Point Precise Plan





# DRAFT Inspiration Point Precise Plan



# Site Constraints

