

Old Globe Way Improvements And Employee Parking Structure Presentation

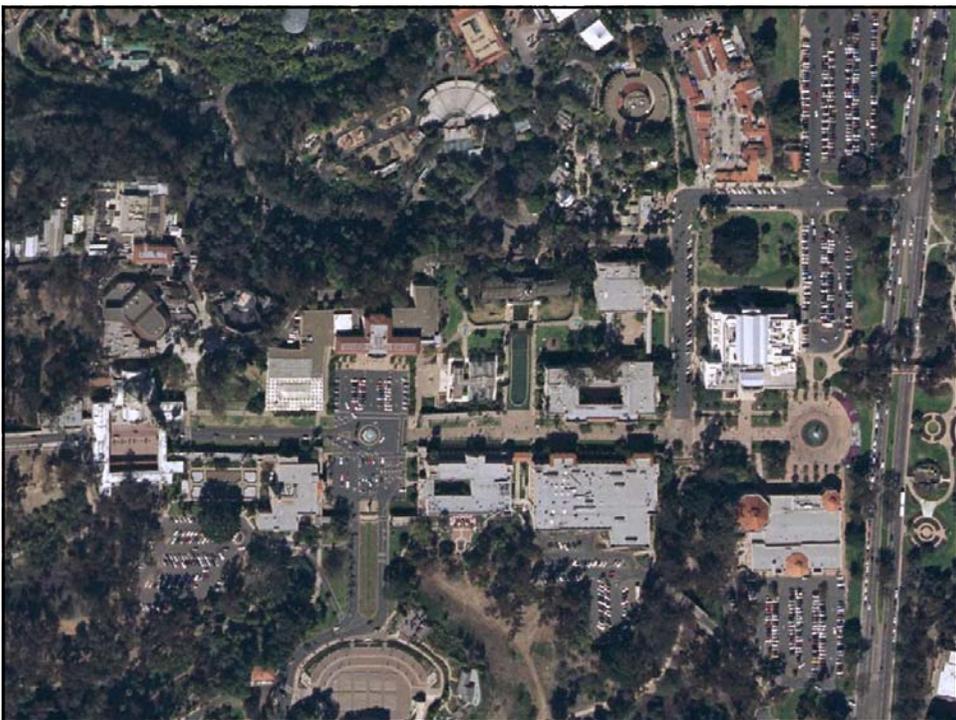
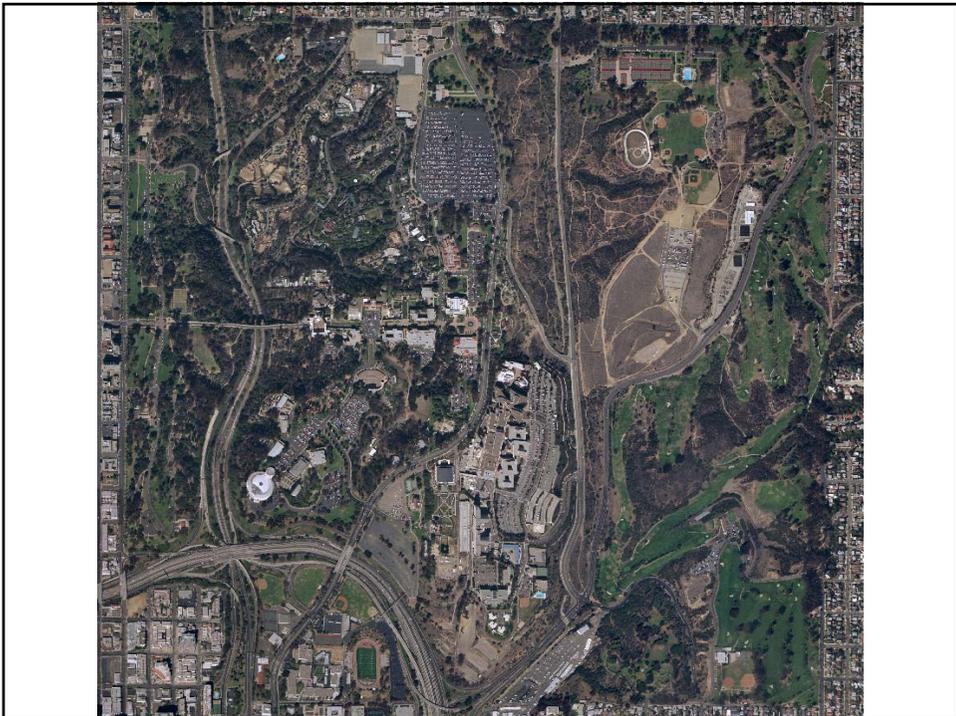
March 20, 2014

Park and Recreation Board

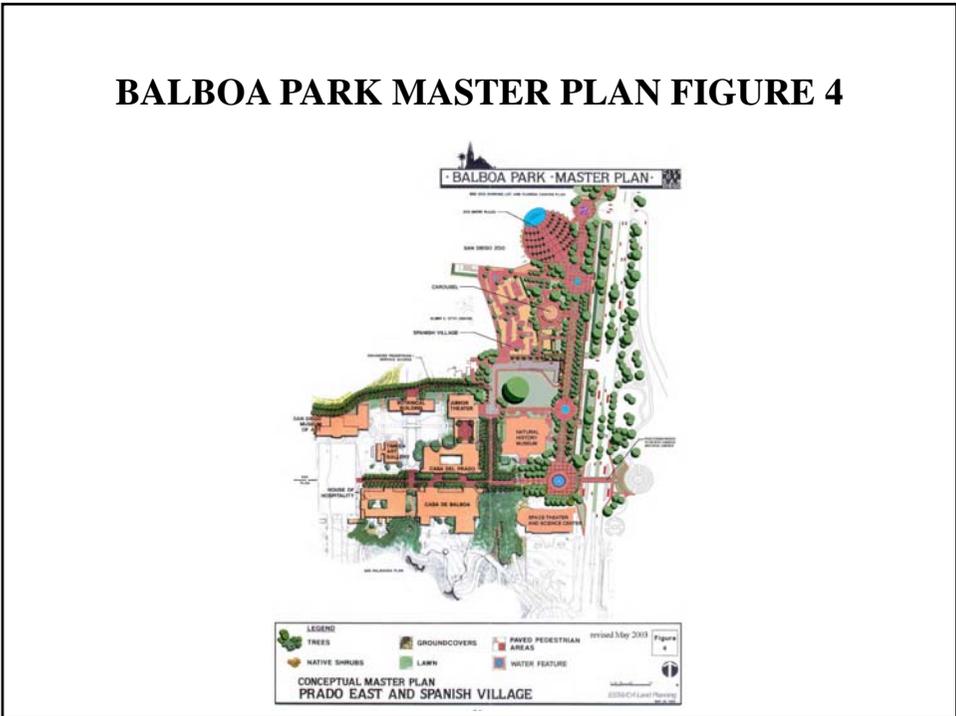


REQUESTED ACTION:

*Recommend approval of the proposed General
Development Plan for Old Globe Way Improvements*



BALBOA PARK MASTER PLAN FIGURE 4



BALBOA PARK MASTER PLAN FIGURE 4



CENTRAL MESA PRECISE PLAN

BALBOA PARK - CENTRAL MESA PRECISE PLAN
 Precise Plan - Specific Recommendations

87. North Prado Way and Old Globe Way*

Design Objective:

Provide service and fire access to Old Globe Way and a drop-off area to Casa del Prado buildings along Old Globe Way, the Spanish Village, and the Casa del Prado.



Recommendations:

- Connect Zoo House Village Place with Old Globe Way with a 26' wide roadway SECTION 803333.
- Incorporate a cul-de-sac with adjacent service parking behind the Botanical Building as shown on plan. Preserve the existing Ficus sycamorus tree in the center planting area of the cul-de-sac.
- Maintain disabled parking behind the Botanical Building.
- Provide a drop-off lane on the north side of the Casa del Prado Theater.
- Provide a drop-off lane at the Spanish Village west entry.
- Provide a drop-off for the Casa del Prado along Village Promenade at the Casa del Prado Theater Entry Plaza.
- Connect North Prado Way with Village Place on the south.

* proposed name for a new feature.

CENTRAL MESA PRECISE PLAN



PREVIOUS RECOMMENDATIONS:

Save Our Heritage Organisation has voiced support for the project.

On December 4, 2013 the Historic Resources Board's Design Assistance Subcommittee voted unanimously to recommend approval of the project.

On December 5, 2013 the Balboa Park Committee voted 7-1-1 to recommend approval of the project with the condition that the screening wall be designed in such a way as to not rely solely on vegetation for visual mitigation.

PREVIOUS RECOMMENDATIONS (cont.):

On December 11, 2013 the Design Review Committee voted (9-0-0) to recommend approval of the overall project with design recommendations.

On January 8, 2014 the Design Review Committee voted (5-0-1) to recommend approval of the proposed parking structure with design recommendations.

Design Review Committee Recommendations:

- *Consider a triangular spacing on the security lights along Old Globe Way to lessen the number of security light fixtures.*
- *Adjust the proposed walkway on the north side of the Botanical Building to provide a stronger connection to the shared-use walkway toward the Old Globe Theater complex.*
- *Expand walkway widths to 12' wherever possible.*
- *Provide screening for the maintenance sheds located on the north side of the traffic loop.*
- *Study possible pedestrian access from the parking garage upper level to the Festival Stage area within the park.*
- *Ask the San Diego Police Department to review and comment on the plan for safety aspects.*
- *Consider placing only mulch under proposed and existing trees instead of shrubs.*
- *Ensure the native plants which require full sun are placed such that they will receive full sun.*

Design Review Committee Recommendations:

- *Where the proposed pedestrian walks intersect with walkways coming from the fountains at the southeast and southwest corners of the Botanical Building, place sculpture or some other means of making these nodes more prominent.*
- *The low wall at the garage entry should be deleted from the plan since it doesn't serve a necessary purpose.*
- *Provide a stronger horizontal lintel on the south wall.*
- *Add a horizontal element and more fenestration to the arches on the west wall to lessen the size of the arches.*
- *Explore the use of cast-in-place concrete instead of stucco for the parking structure walls.*
- *Explore providing a pedestrian connection from the parking structure to the Old Globe Theater complex.*
- *Enhance the connection where the pedestrian bridge joins the parking structure.*
- *Pay close attention to the appearance of the pedestrian bridge, including the beams underneath. Guardrails should be at least 4' high.*

Design Review Committee Recommendations:

- *To facilitate maintenance, keep landscape materials away from the parking structure walls.*
- *Increase the parking structure mass appearance at the elevator tower in the north elevation.*
- *Keep the potential use of solar panels in mind when specifying and placing trees near the parking structure.*

David Rice

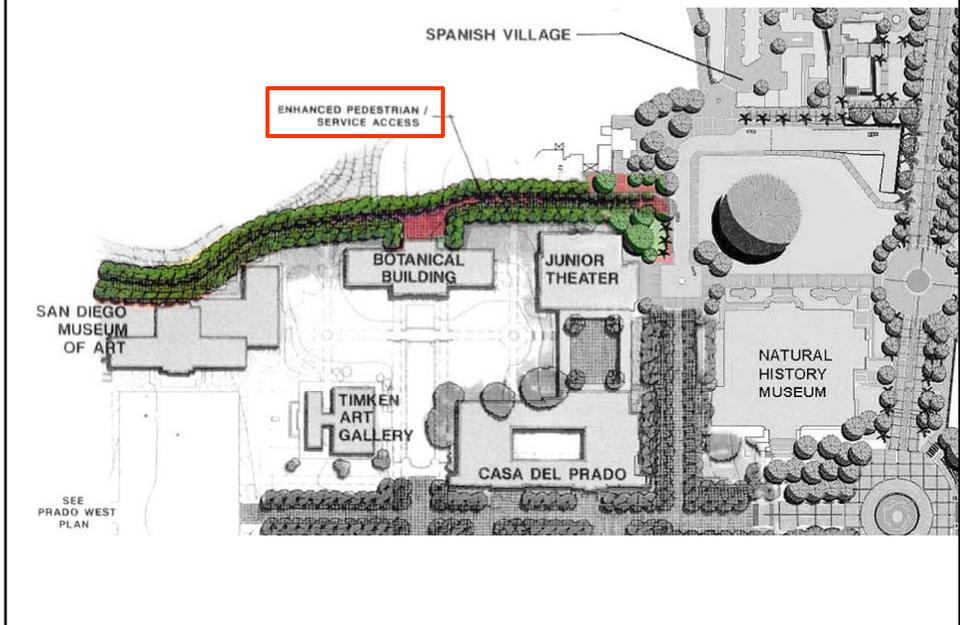
San Diego Zoo

and

Vicki Estrada

Estrada Land Planning

BALBOA PARK MASTER PLAN



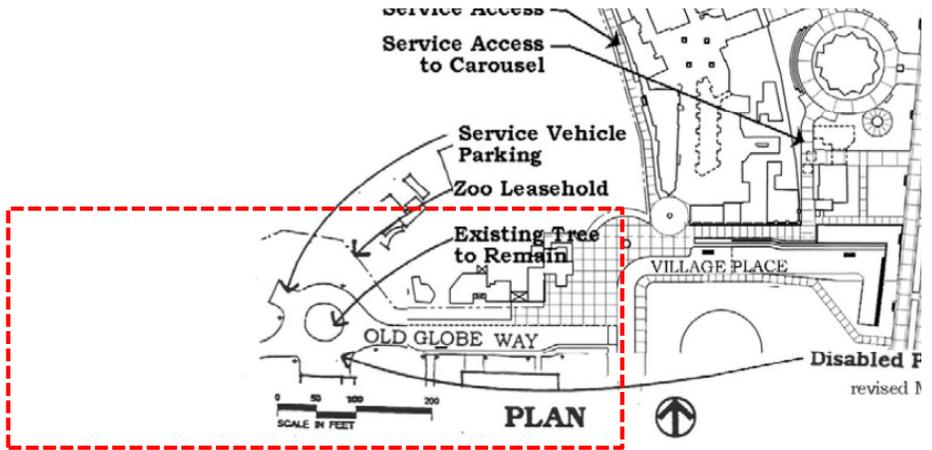
A detailed site plan focusing on service access and parking. It shows 'Service Access to Carousel', 'Service Vehicle Parking', and 'Disabled Parking'. A red dashed box highlights a specific area with labels: 'Zoo Leasehold', 'Existing Tree to Remain', 'VILLAGE PLACE', and 'OLD GLOBE WAY'. A scale bar indicates 'SCALE IN FEET' and the word 'PLAN' is centered. A north arrow is also present. The text 'revised May 2003' is at the bottom right.

Recommendations:

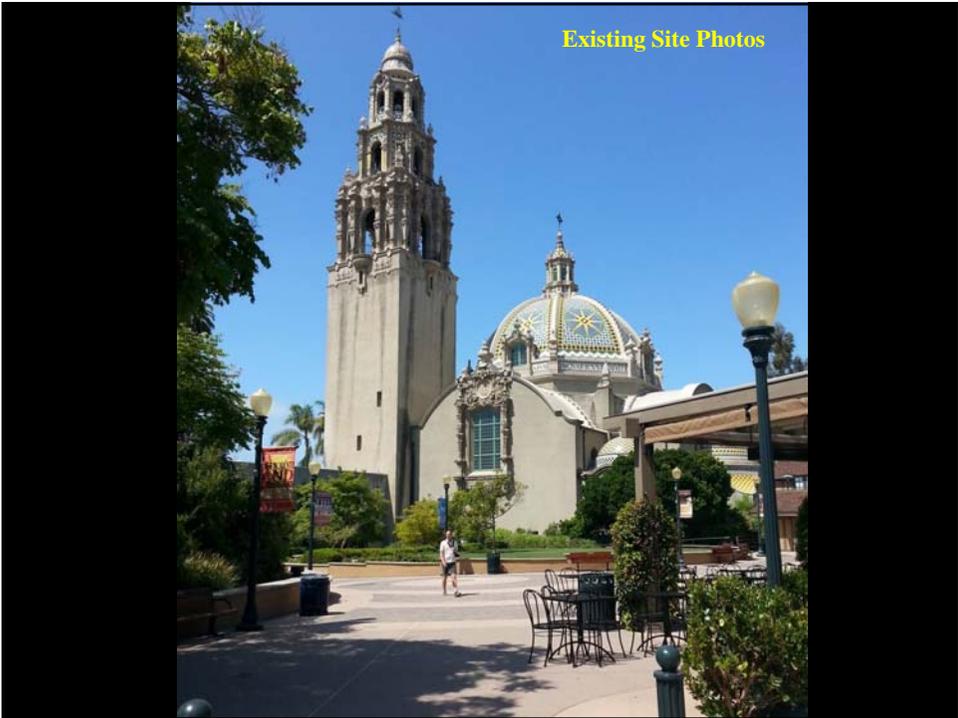
- Connect Zoo-Place Village Place with Old Globe Way with a 26' wide roadway service access.
- Incorporate a cul-de-sac with adjacent service parking behind the Botanical Building as shown on plan. Preserve the existing Ficus sycamorus tree in the center planting area of the cul-de-sac.
- Maintain disabled parking behind the Botanical Building.
- Provide a drop-off lane on the north side of the Casa del Prado Theater.
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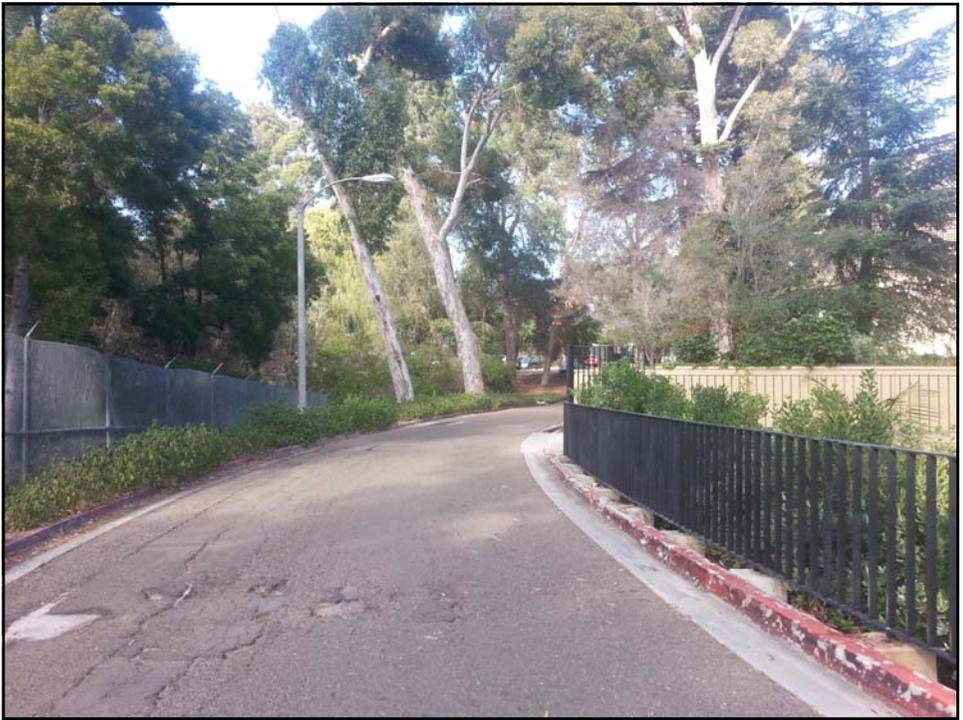
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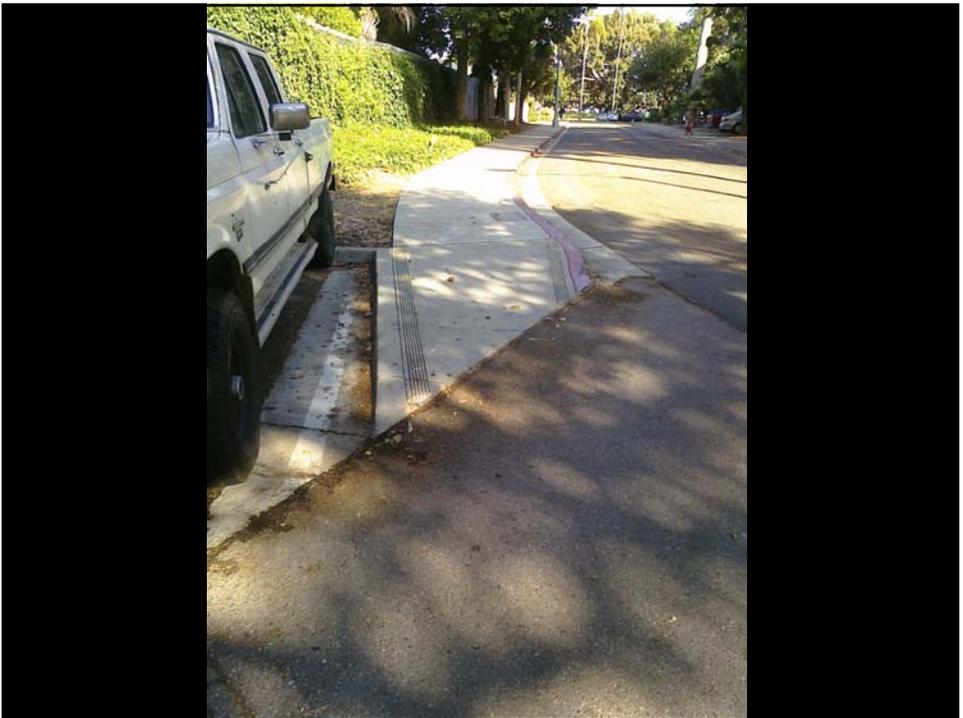
CENTRAL MESA PRECISE PLAN



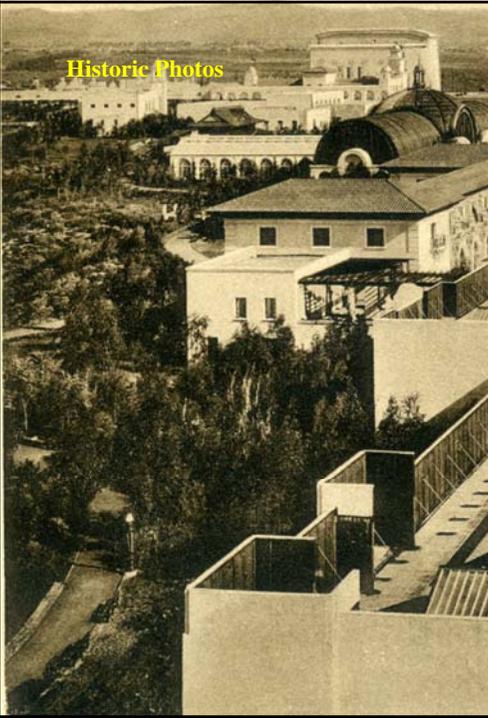




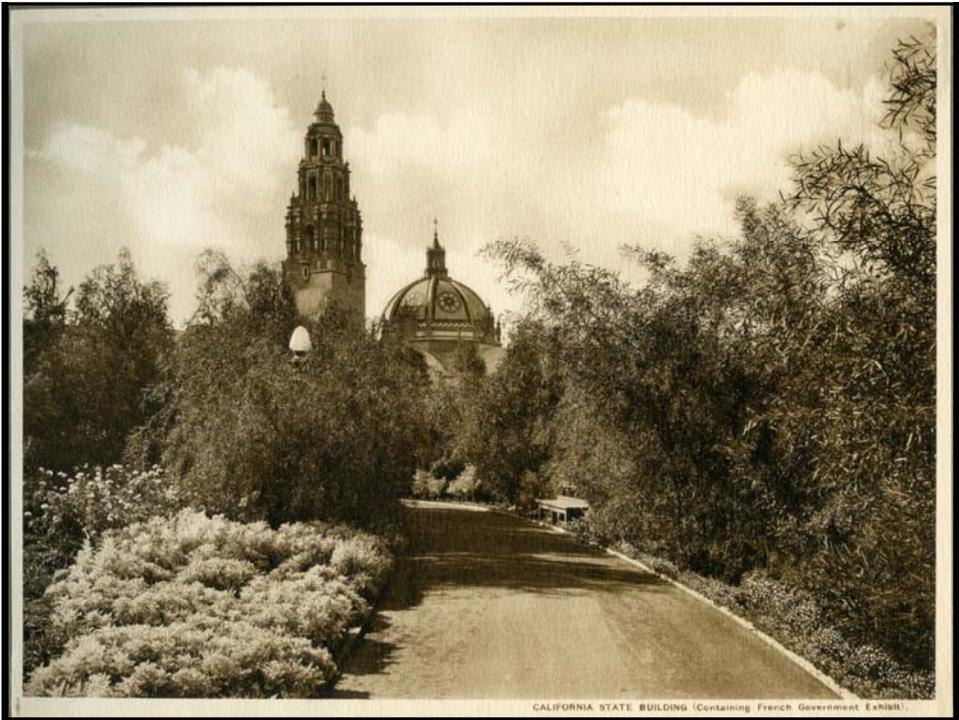




Historic Photos



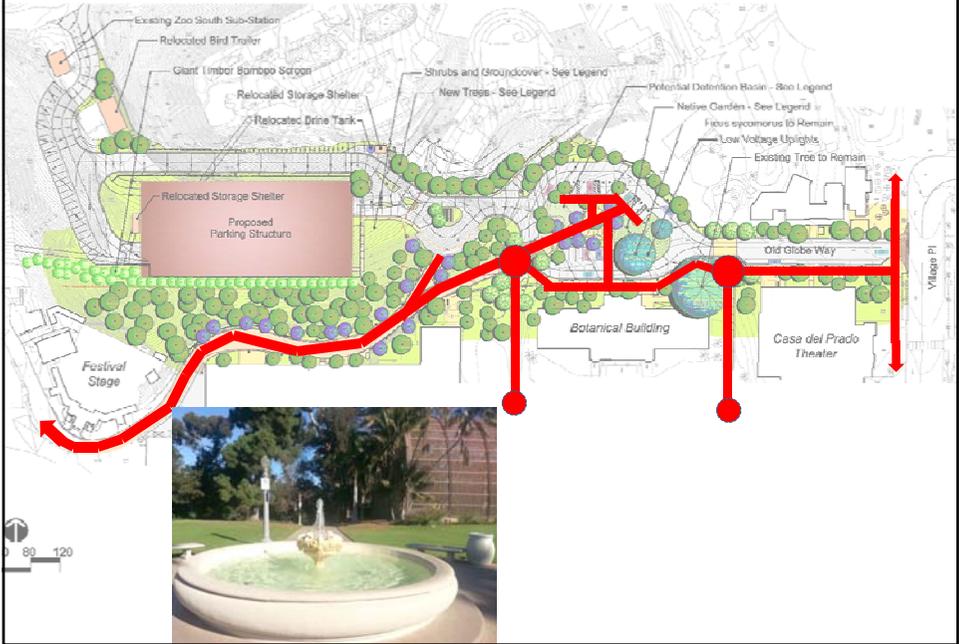
JAPANESE TEA PAVILION, FROM BOTANICAL GARDEN



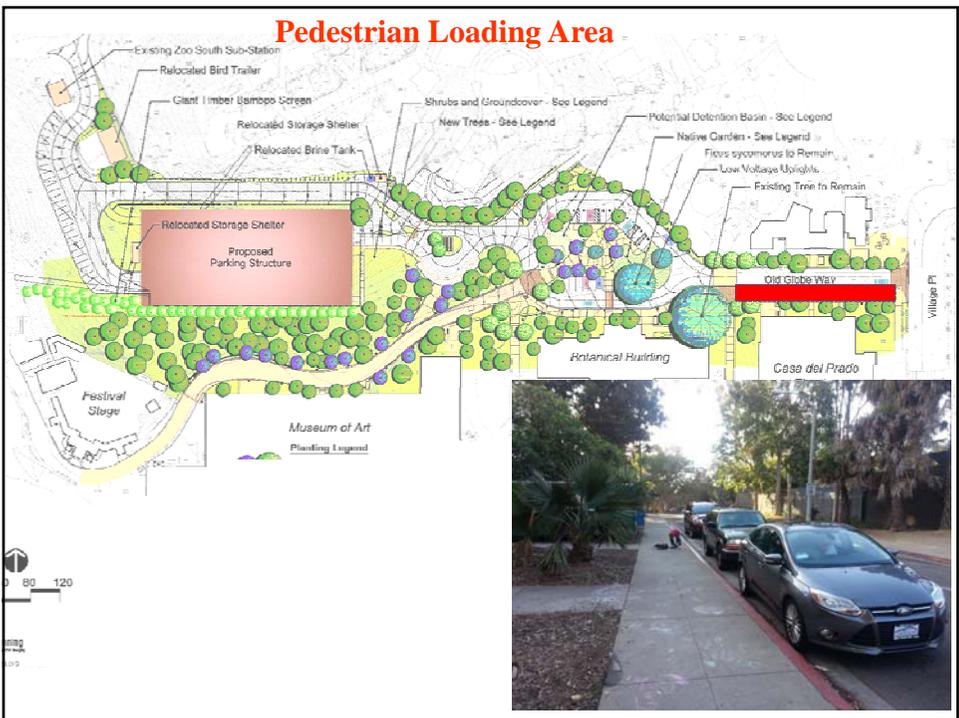
CALIFORNIA STATE BUILDING (Containing French Government Exhibit)



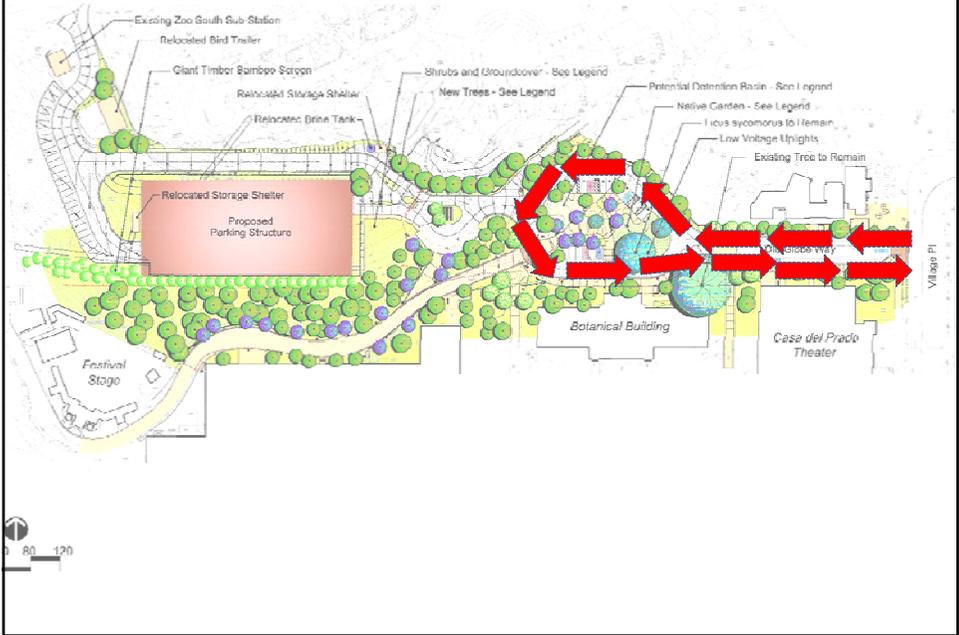
Pedestrian Paths



Pedestrian Loading Area



Public Vehicle Access



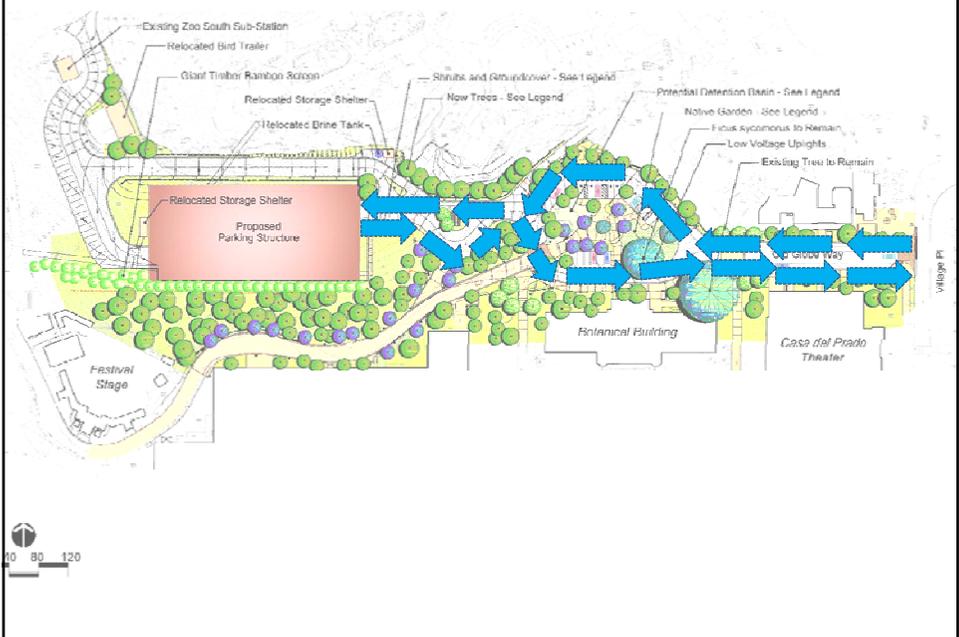
Parking Areas



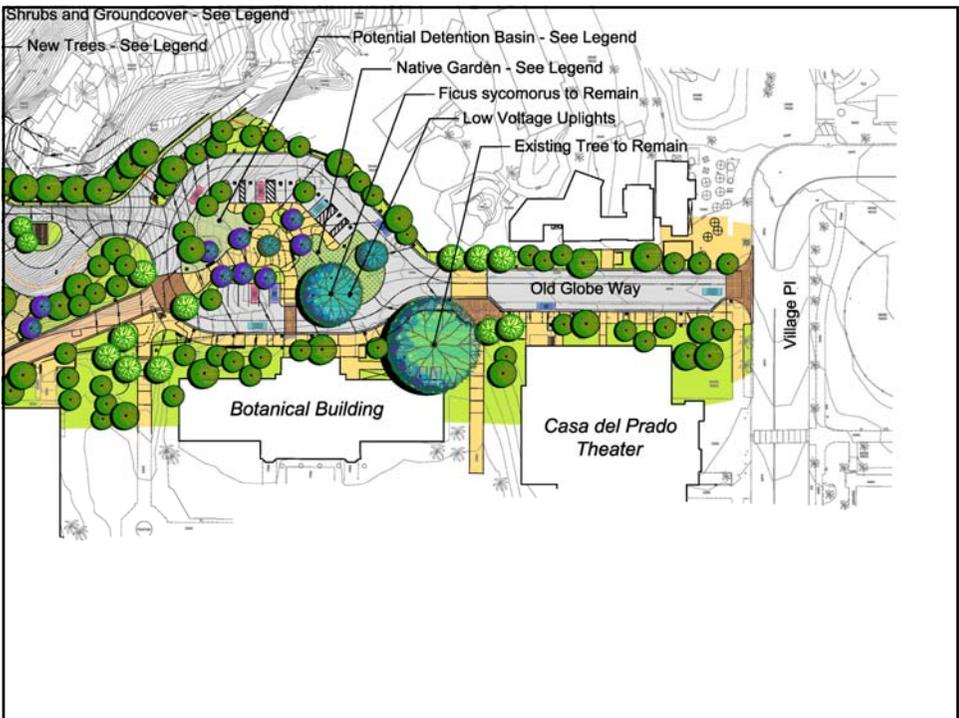
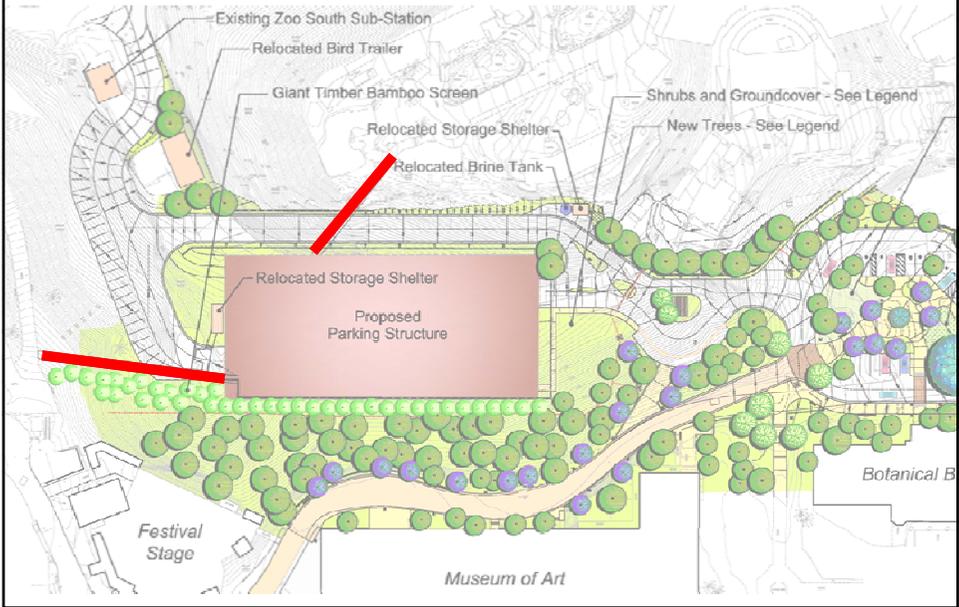
Service Access



Zoo Employee Access



Zoo Employee Pedestrian Bridges

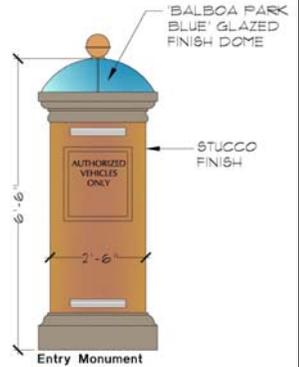




Prado Concrete Bench



Prado Bollard



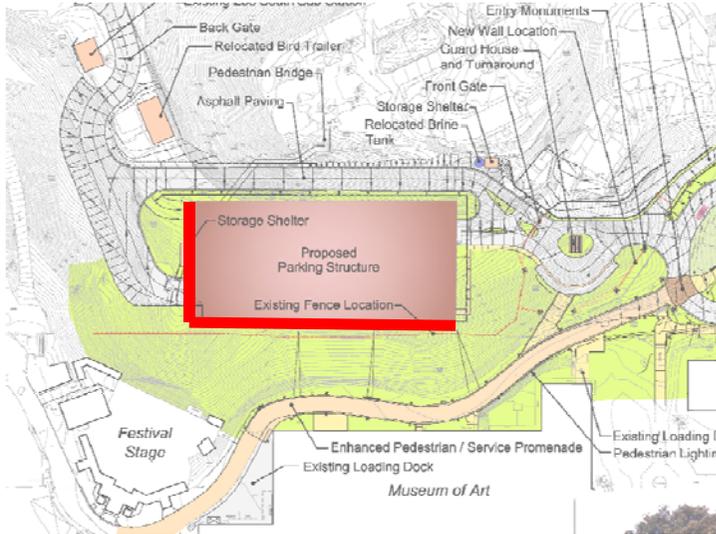
Prado Light Standard

**Street Furniture
(All City approved for
Balboa Park)**

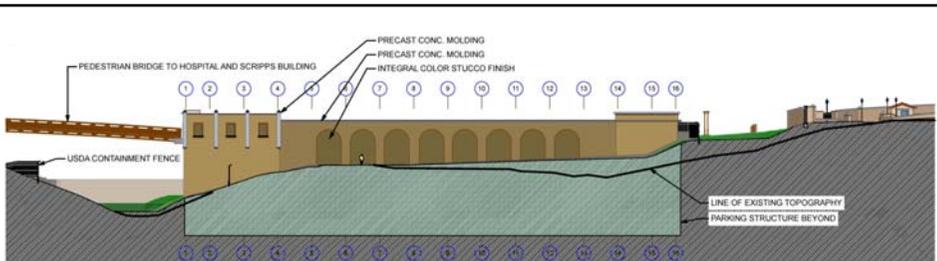


Prado Metal Trash Receptacle

Parking Structure



South and west facades will be enclosed on all floors

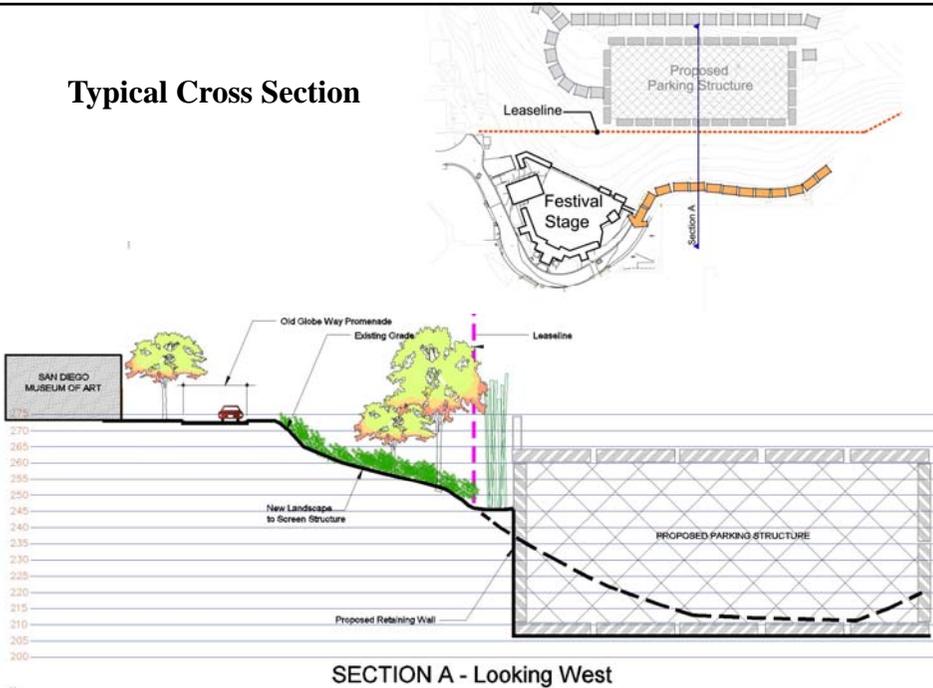


Looking North

Parking Structure details will resemble the south facade of the Casa de Balboa



Typical Cross Section



SECTION A - Looking West

Computer Image of Old Globe Way – Looking West



Computer Image of Old Globe Way – Looking Northwest



Benefits of Old Globe Way Improvements

- **Implements the Precise Plan and Master Plan for Old Globe Way (lighting, paving, seating and landscaping) at No Cost to the City.**
- **Increases visitor and employee safety**
- **Provides for more Public Parking**
- **Creates a stronger pedestrian/visual link to the Prado**
- **Discourages visitor vehicle traffic beyond the parking area**
- **Creates a Promenade that meets ADA standards**
- **Increases the planting area around the Jerusalem Sycamore**
- **Creates a larger, more open viewshed west of the parking area**
- **Constructs a drop-off zone for the Casa del Prado**
- **Provides a usable passive green, quiet area for patrons to use**
- **Will be sustainable (bioswales, rainwater cisterns, solar panels, detention basins)**

