



· BALBOA PARK · CENTRAL MESA PRECISE PLAN ·

Analysis

LAND USE ANALYSIS

Surrounding Land Uses

The Central Mesa is located in the heart of Balboa Park and is topographically separated from other portions of the Park by canyons on three sides. The following is a summary of the existing land uses that surround the Central Mesa project study area. See Figure 7.



The Plaza de Balboa serving the public in one of its many uses.

West Mesa (Sixth Avenue area) - This westernmost portion of Balboa Park is bounded by Sixth Avenue to the west and SR-163 to the east. SR-163 lies at the base of Cabrillo Canyon. It runs north and south and creates the separation between the West and Central Mesas.

The West Mesa was one of the first developed areas of the Park. It consists of beautiful open lawns, shade trees and wooded canyon slopes. This area of the Park is widely used by all age groups and is devoted primarily to recreational pursuits. Facilities provided for the public include children's play areas, shuffleboard courts, lawn bowling greens and picnic areas. As a transition area between the city and the Central Mesa, this area of the Park functions beautifully to prepare the traveler for the journey across the Cabrillo Bridge to the world beyond on the Central Mesa.

San Diego Zoo

The Zoo is located north and northwest of the project study area. It houses an extensive wild animal and botanical collection throughout its approximately 100 acres (excluding the parking lot). It is one of San Diego's most popular attractions and it draws visitors from all over the world. The Zoo is an excellent complement to the culturally oriented Central Mesa, however, the physical link between the Zoo and the North Prado is rather weak.



Roosevelt Junior High School

The school is located north of the Central Mesa study area and west of the War Memorial area. It separates the Park from the residential areas to the north. The lot south of the school is shared with the Zoo during peak days when school is out and the Zoo requires overflow parking space.

Florida Canyon

The canyon is located east of the Central Mesa separated by Park Boulevard, a four-lane road which runs north and south from downtown to North Park. Florida Canyon is an undeveloped area of Balboa Park and consists of disturbed coastal sage scrub. Florida Drive is located at the bottom of the canyon and extends its entire length.

Naval Hospital

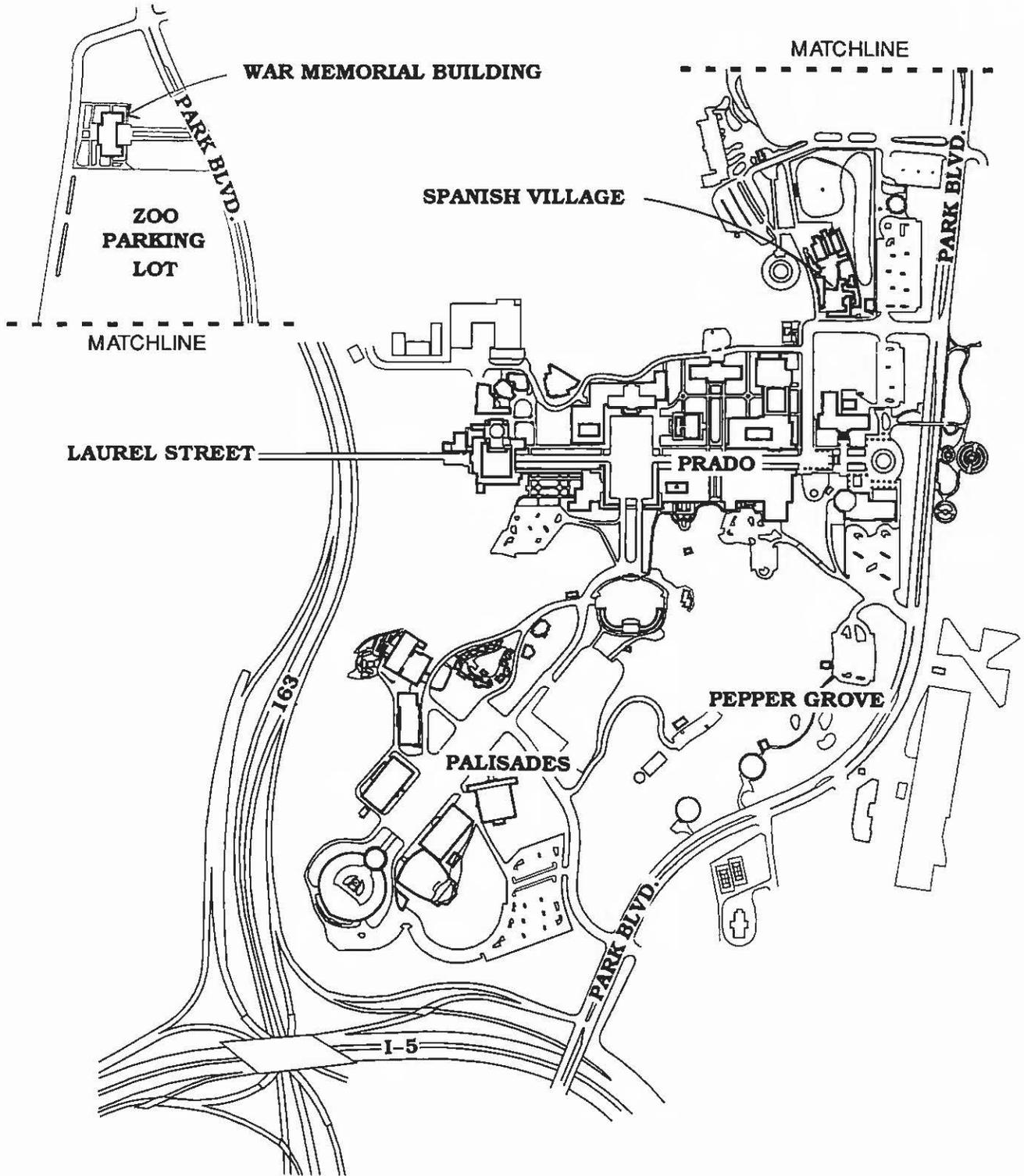
The Naval Hospital is located on the southwest slope of Florida Canyon and is separated from the eastern portion of the Central Mesa by Park Boulevard. It creates a visual barrier to views east and south of the Central Mesa. The Naval Hospital comprises approximately 78 acres. Overlapping uses occur with Naval Hospital employee and patient use of the Park's parking lots.

Inspiration Point

(Old Naval Hospital) - This area of the Park is the site of the old Naval Hospital and is located across Park Boulevard, southeast of the Central Mesa study area. It contains two major parking areas, two historically significant buildings and their surrounding landscape. This is an area that has significant potential for improvements that would complement the Central Mesa. Proposals for this area include using restored historic buildings for Park Management offices providing public art features, and creating open park land that takes advantage of the significant views to the city, bay and mountains.

Interstate 5

This freeway forms the southern boundary of the Central Mesa. The major circulation link from the Central Mesa to downtown occurs at the Park Boulevard overpass. A pedestrian bridge connects Inspiration Point to San Diego High School.

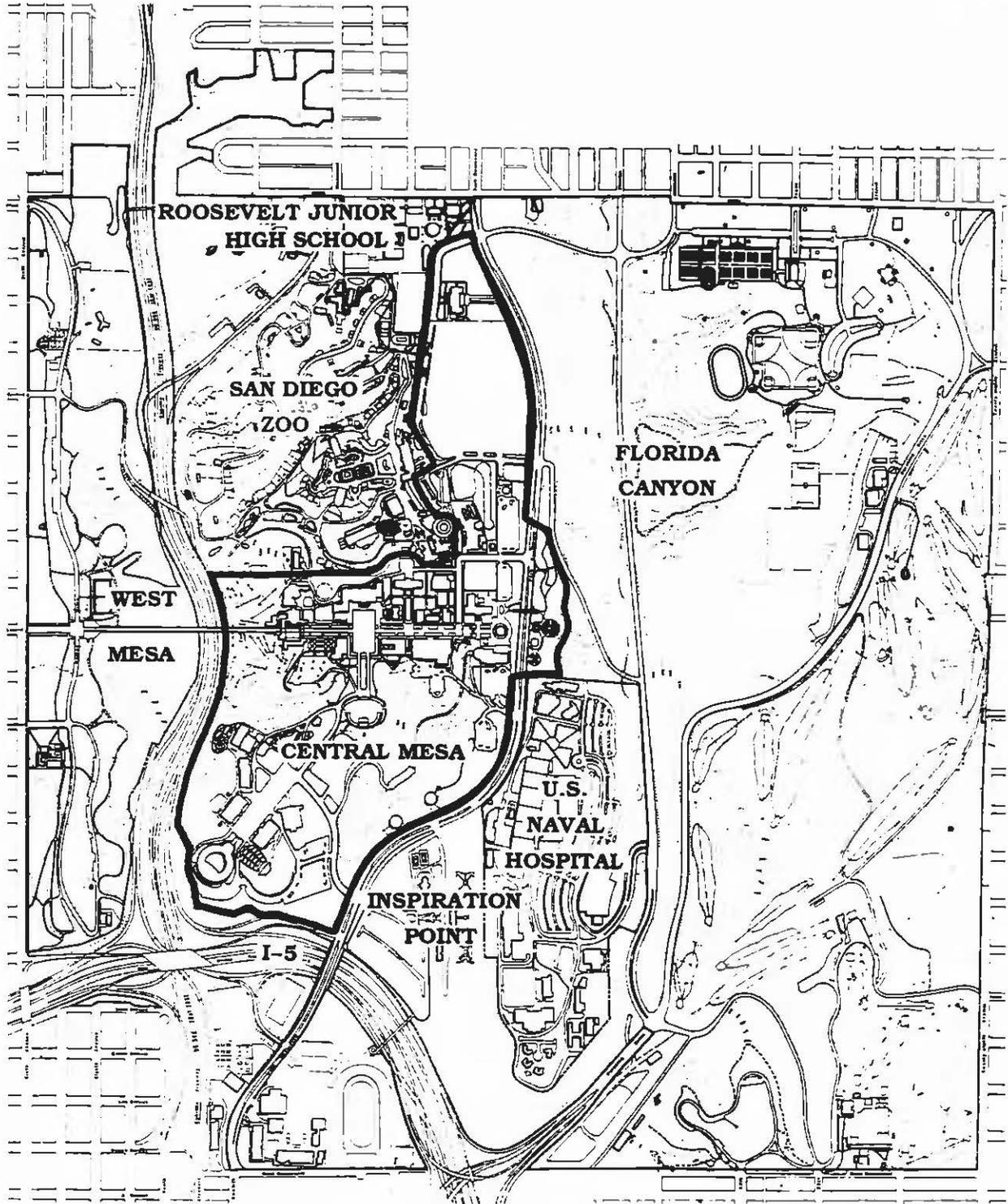


Existing Conditions

13 June 1991

Figure
6





Surrounding Land Uses

13 June 1991

Figure
7





Land Use Descriptions

Land use of the Central Mesa can be generalized into four categories: open public park use, restricted park use, building use and vehicular use. The total area of the Central Mesa is approximately 193 acres. The types of park land utilized for each are described as follows:

Open Public Park Land

These areas of the Central Mesa support uses that are primarily free of charge and unrestricted by fences. Open public park land is shown in Figure 8. Open public park land can be subdivided into two types of land consisting of Recreational/Natural areas and Plaza, Promenade and Garden areas. Both types of Open Public Park land have overlapping uses. Combined, both Recreational/Natural areas and Plaza, Promenade and Garden areas comprise approximately 89 acres.



Gold gulch serves as a quiet natural retreat in the midst of a large urban area.

Recreational/Natural areas are primarily used to support either recreational pursuits or the naturalized ecosystem. Recreational areas are used for picnicking, hiking, strolling, resting, playing, and nature observance. The central lawn areas may be utilized for special events, however, the usual activities are recreational. These areas include the lawn areas of the Palisades, Botanical Building, War Memorial, Pepper Grove, and the lawn areas along Park Boulevard. Natural areas are used to support botanical collections and to support wildlife habitat. They have remained undeveloped primarily due to their steep topography or proximity to the freeways. These areas include the canyon woodlands such as Gold Gulch, Palm Canyon, Cabrillo Canyon, and the slopes south of the Palisades buffering Interstate 5. Recreational/Natural areas are approximately 66 acres.



The Prado is the primary pedestrian use area in the Central Mesa.

The second type of open public park land, Plaza, Promenade and Garden, is all land used to support cultural, social or formal garden activities. These areas are structured and designed to be destination oriented spaces. They accommodate a myriad of cultural activities, including special events, street entertainment, food and beverage vending, garden viewing, strolling, demonstrations and displays. This land use area includes multiple use outdoor spaces such as the Prado, the Organ Pavilion, and the Plaza de Balboa. Multiple use outdoor spaces are shown in Figure 9. This area also contains other outdoor features such as arcaded walkways, open lawns, landscaped areas and gardens such as Alcazar Garden and Zoro Garden. There are approximately 23 acres of Plaza, Promenade and Garden areas.

Restricted Park Land

These areas are defined as land which is restricted by either admission fees, fencing, limited hours or lease agreement. Areas which do not require an admission fee are restricted for reasons such as safety or selective use. Most restricted Park lands are publicly accessible, but are subject to the requirements of the restrictions. These areas include the Museum of Art Sculpture Garden, the Miniature Train leasehold, the Japanese Garden, and the Archery Range. A few areas are not publicly accessible and include various park operations



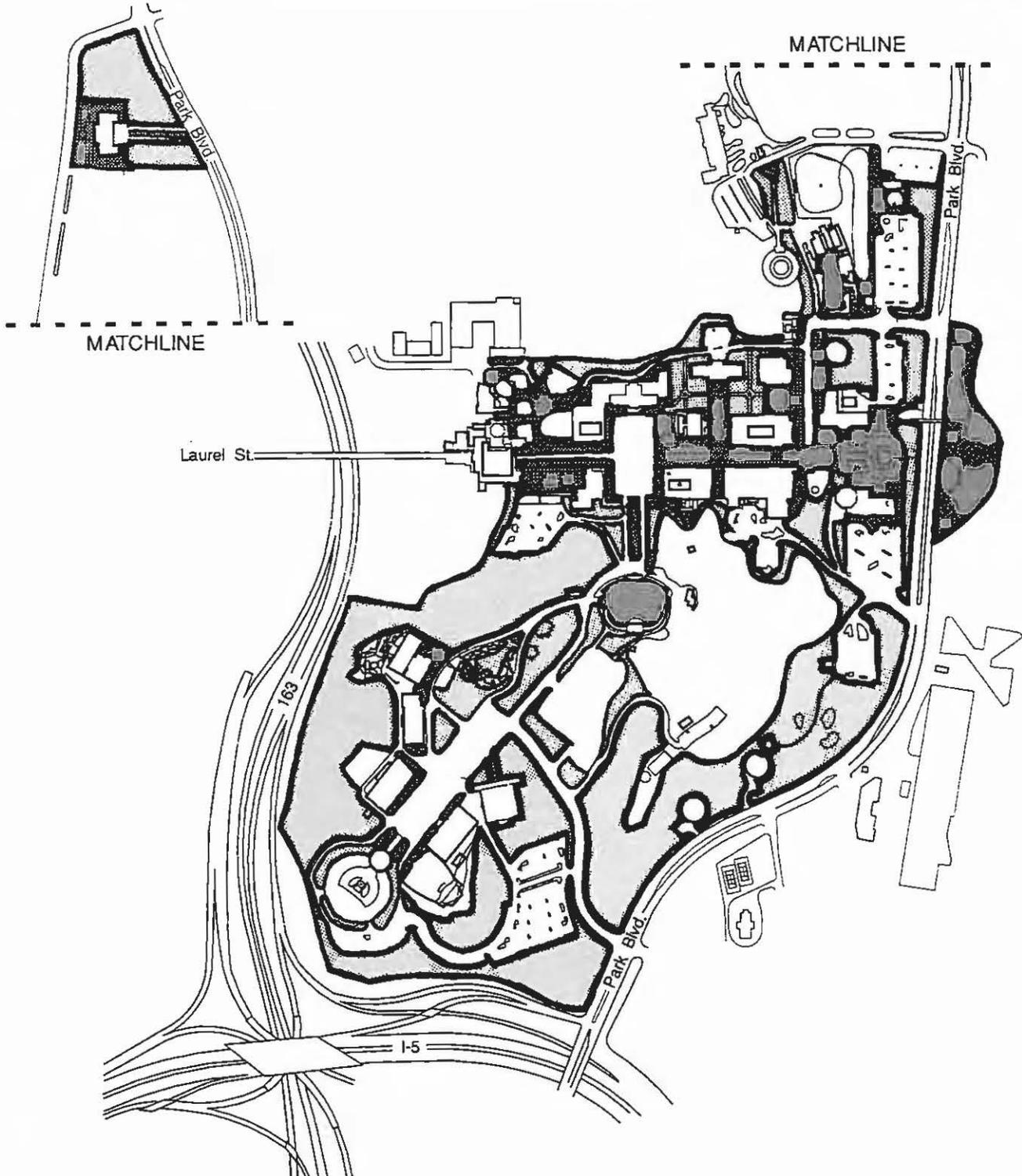
and institution service areas and the Spanish Village artist-in-residence quarters and courtyard. Restricted park land comprises approximately 33 acres. This number includes the future expansion area of the Japanese Garden leasehold. Restricted Park land is shown in Figure 10.

Buildings

The structures of the Central Mesa provide its ability to function as a great cultural center. Most buildings date from the 1915 and 1935 Expositions and possess National Historic Landmark status. Buildings on the Central Mesa are used for cultural and recreational purposes. They also provide spaces for administration, storage, and for community activities such as meetings and presentations. Buildings comprise approximately 17 acres. This figure includes future building expansions within existing leaseholds such as the Automotive Museum and the Natural History Museum. See Figure 11.

Roads and Parking Areas

Areas devoted to vehicular circulation, including service areas comprise approximately 54 acres. See Figure 12.



Existing Open Public Park Land

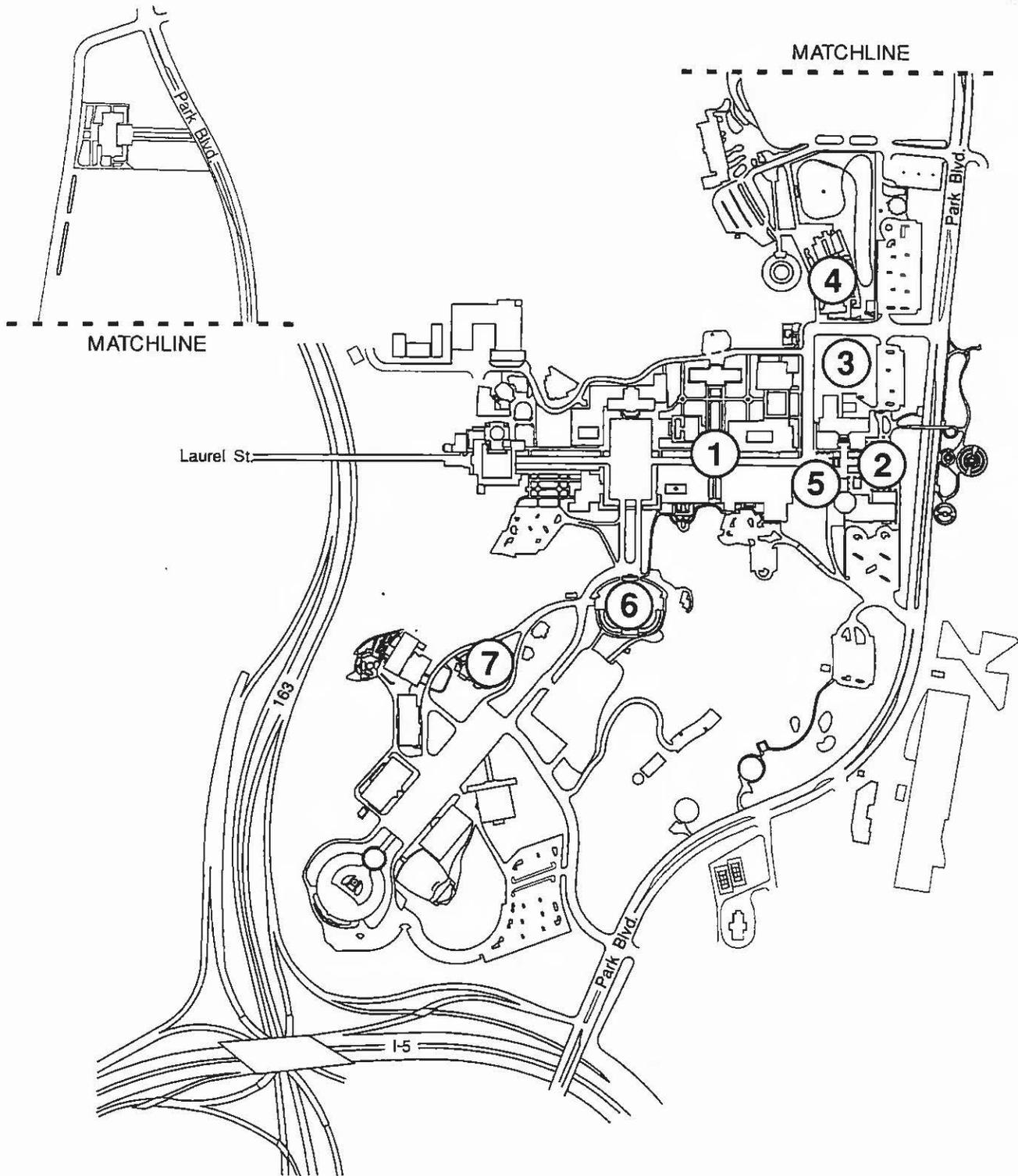
13 June 1991

Figure
8

-  Recreational/Natural - 66 acres
-  Plazas, Promenades and Gardens - 23 acres

Total - 89 acres





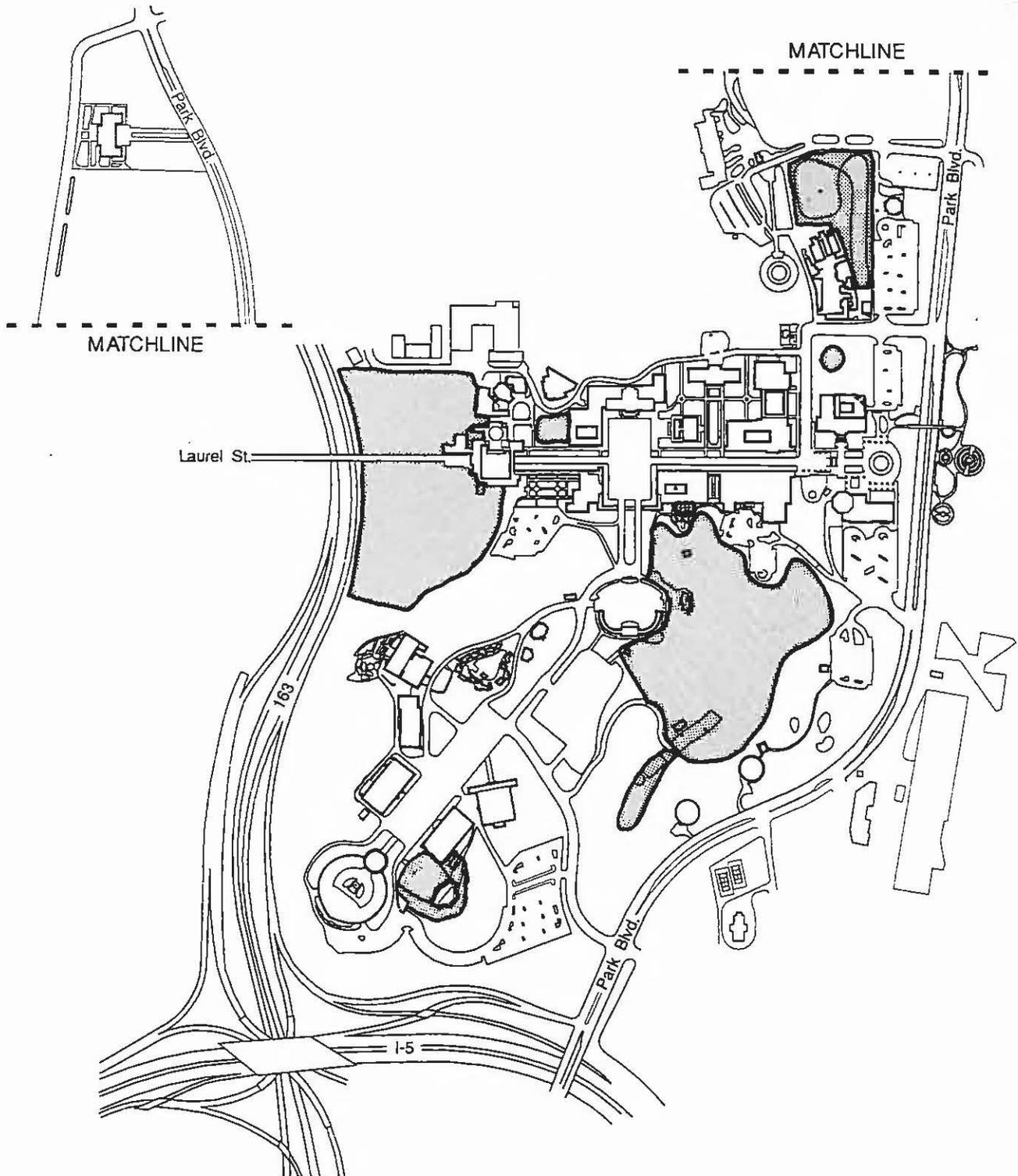
Existing Multiple Use Outdoor Spaces

13 June 1991

Figure
9

- | | |
|------------------------------|------------------------------------|
| 1. The Prado | 5. Zoro Garden |
| 2. Plaza de Balboa | 6. Organ Pavilion |
| 3. Moreton Bay Fig Tree Lawn | 7. House of Pacific Relations Lawn |
| 4. Spanish Village Plaza | |





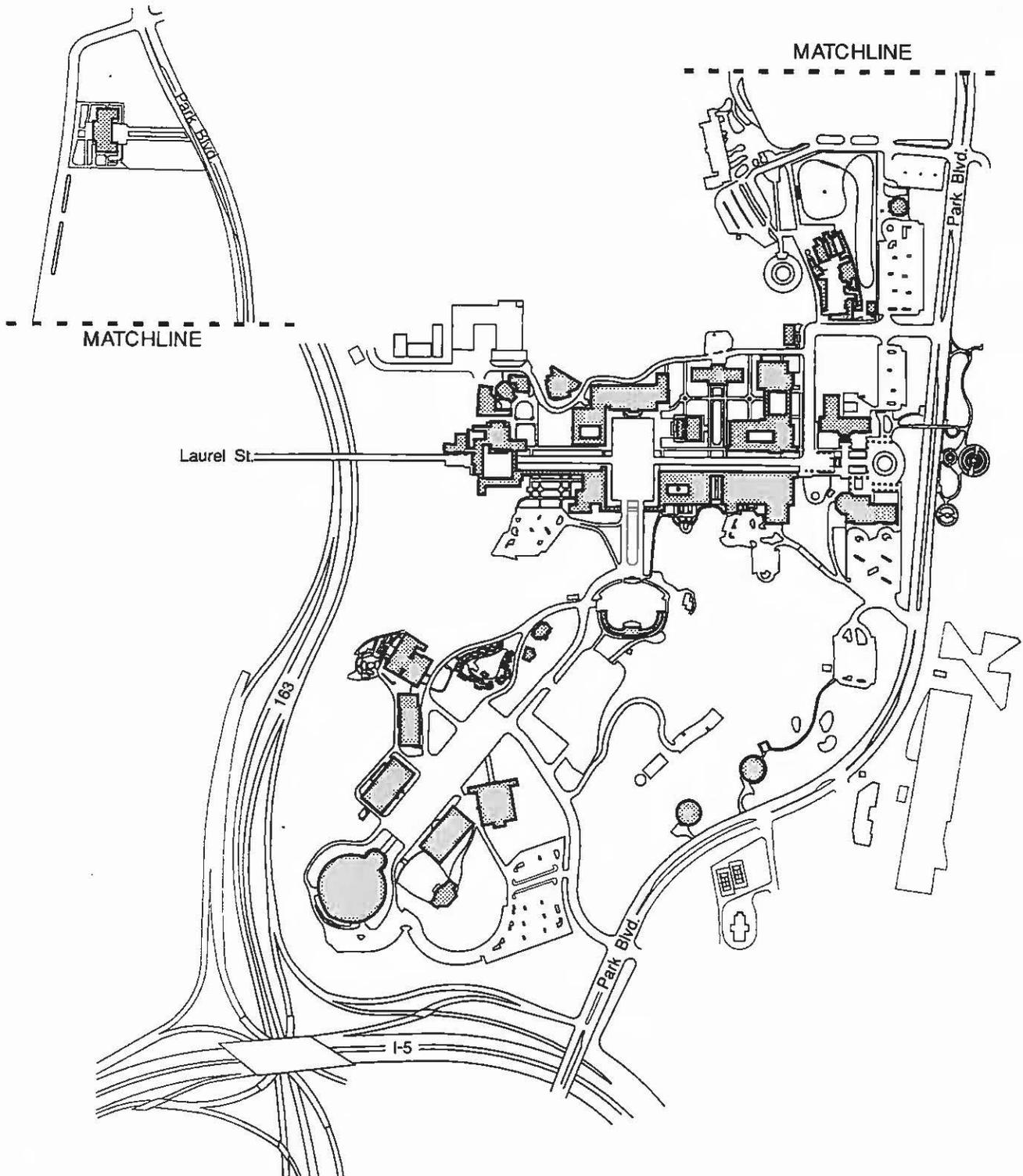
Existing Restricted Park Land

 Existing Restricted Park Land - 33 acres

13 June 1991

Figure
10



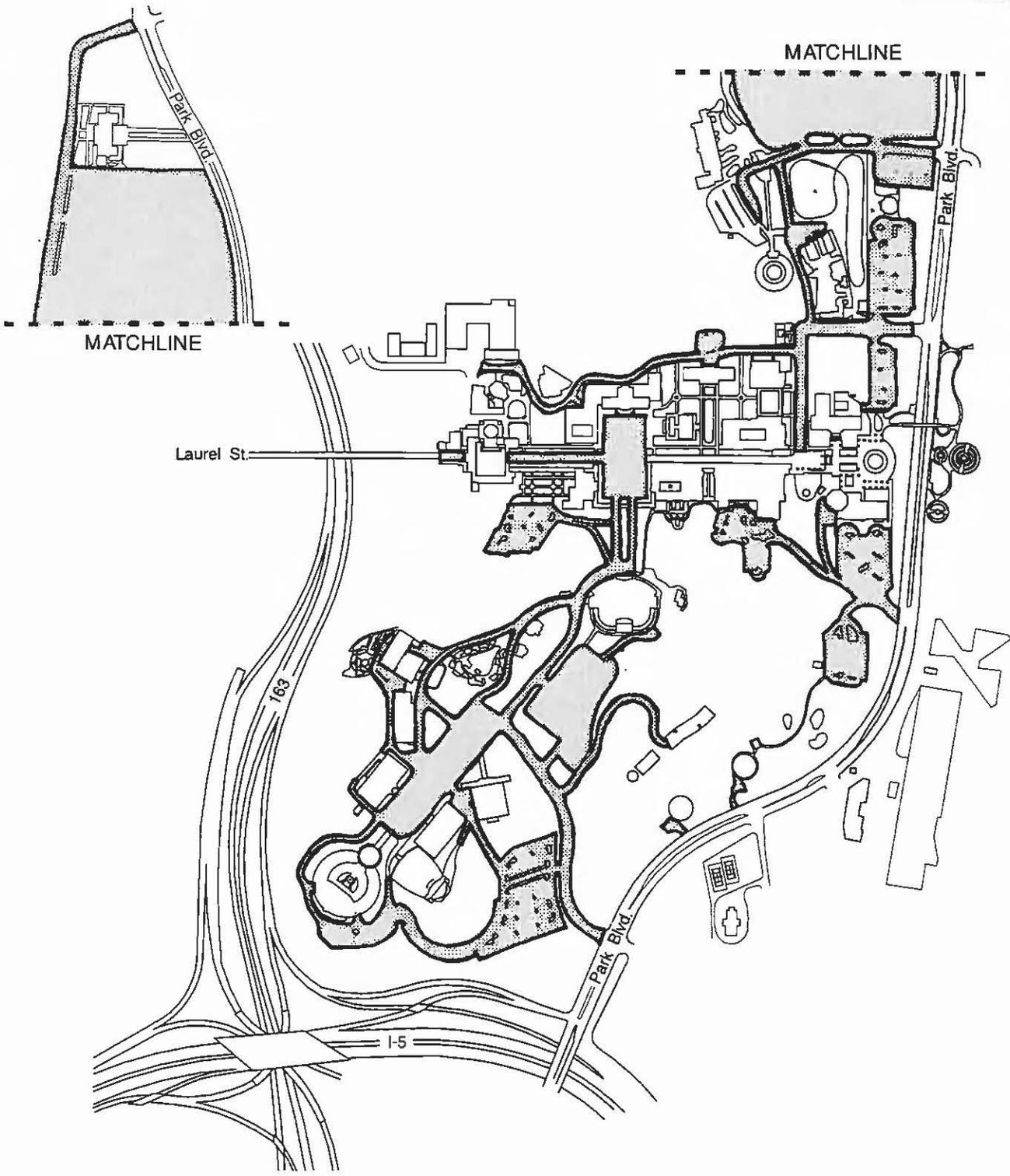


Existing Buildings

 Existing Buildings - 17 acres

13 June 1991 Figure
11





Existing Roads and Parking Areas

13 June 1991

Figure
12

 Existing Roads and Parking Areas - 54 acres





Usable Land Areas

The Central Mesa Precise Plan study area contains approximately 193 acres. The usable areas of the Central Mesa are defined here as those land areas under 15% slope which are easily accessible and desirable for Park development. The usable areas comprise approximately 145 acres of the total study area. See Figure 13. All park land, no matter what the slope, is vital to the preservation of natural habitat. For purposes of analysis, however, each land use category is weighed not only in its relationship to the area of the whole site but also in its relationship to the developable areas of the site.

Usable Land Area Summary

Land Use Type	Usable Land		Non-Usable		Total	
	acres	% of total	acres	% of total	acres	% of total
Open Public Park	64	(33%)	25	(13%)	89	(46%)
Restricted	11	(6%)	22	(11%)	33	(17%)
Buildings	16	(8%)	1	(1%)	17	(9%)
Roads	54	(28%)	0	(0%)	54	(28%)
Totals	145	(75%)	48	(25%)	193	(100%)

Visitor Use Levels

The highest Central Mesa visitor levels occur in the Prado. This is due to the concentration of activities and institutions in this area. Peak visitation occurs weekend afternoons. Weekday afternoons rank second in attendance.

Since few attractions are open after five, the lowest levels occur in the evenings. Primary evening use is generated by the Old Globe, Starlight, Casa del Prado and Reuben H. Fleet Theaters. The only museum open in the evening on a regular basis is the Museum of Photographic Arts. Some community organizations offer classes and programs in the evening. Low levels of lighting, significant numbers of closed facilities, empty outdoor spaces and unavailable visitor services all contribute to the low levels of evening use of the Central Mesa.



Central Mesa Usable Areas

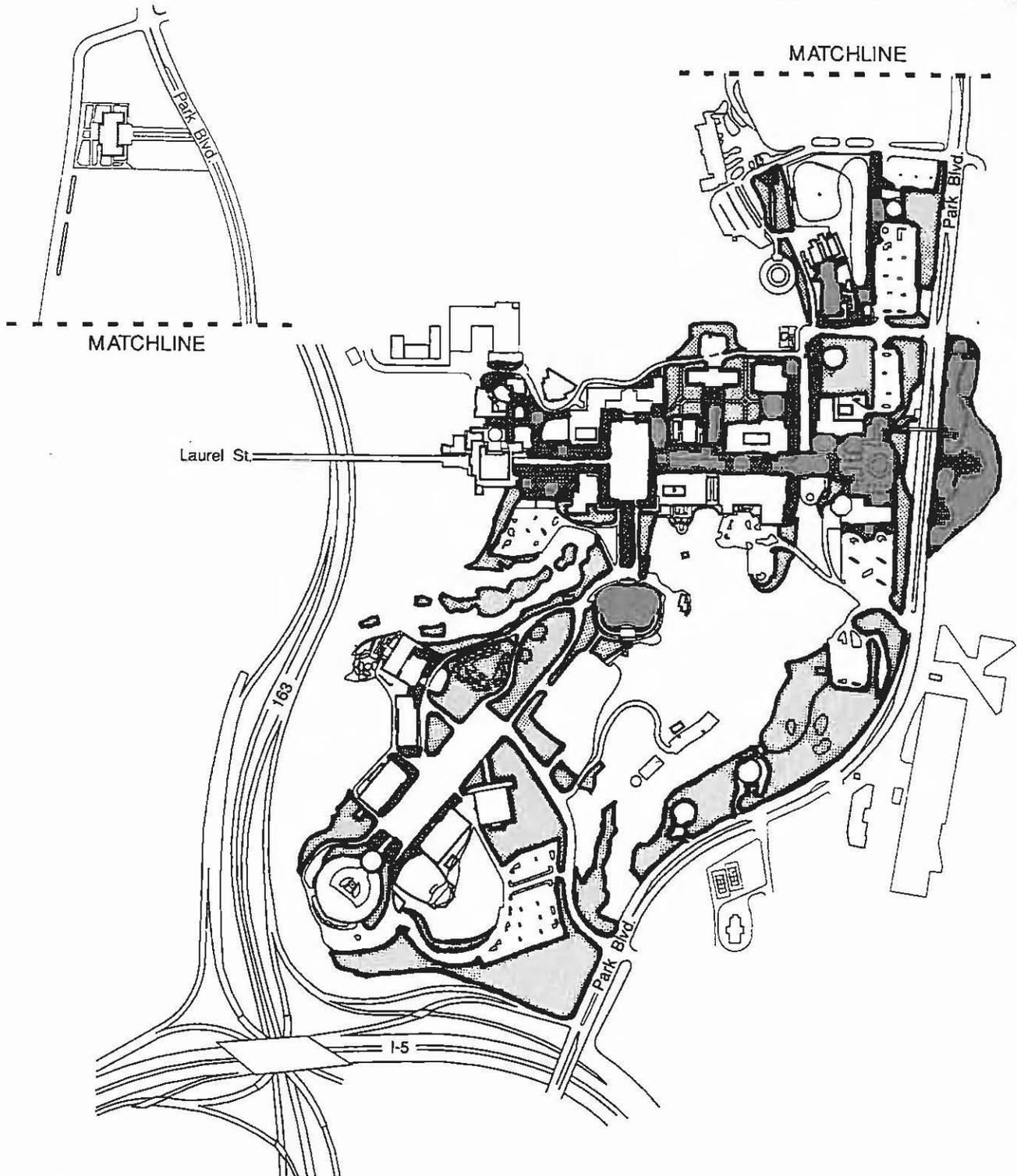
13 June 1991

Figure
13

-  Usable Areas - 145 acres
-  Non-usable Areas - 48 acres



Total Central Mesa - 193 acres



Existing Usable Open Public Park Land

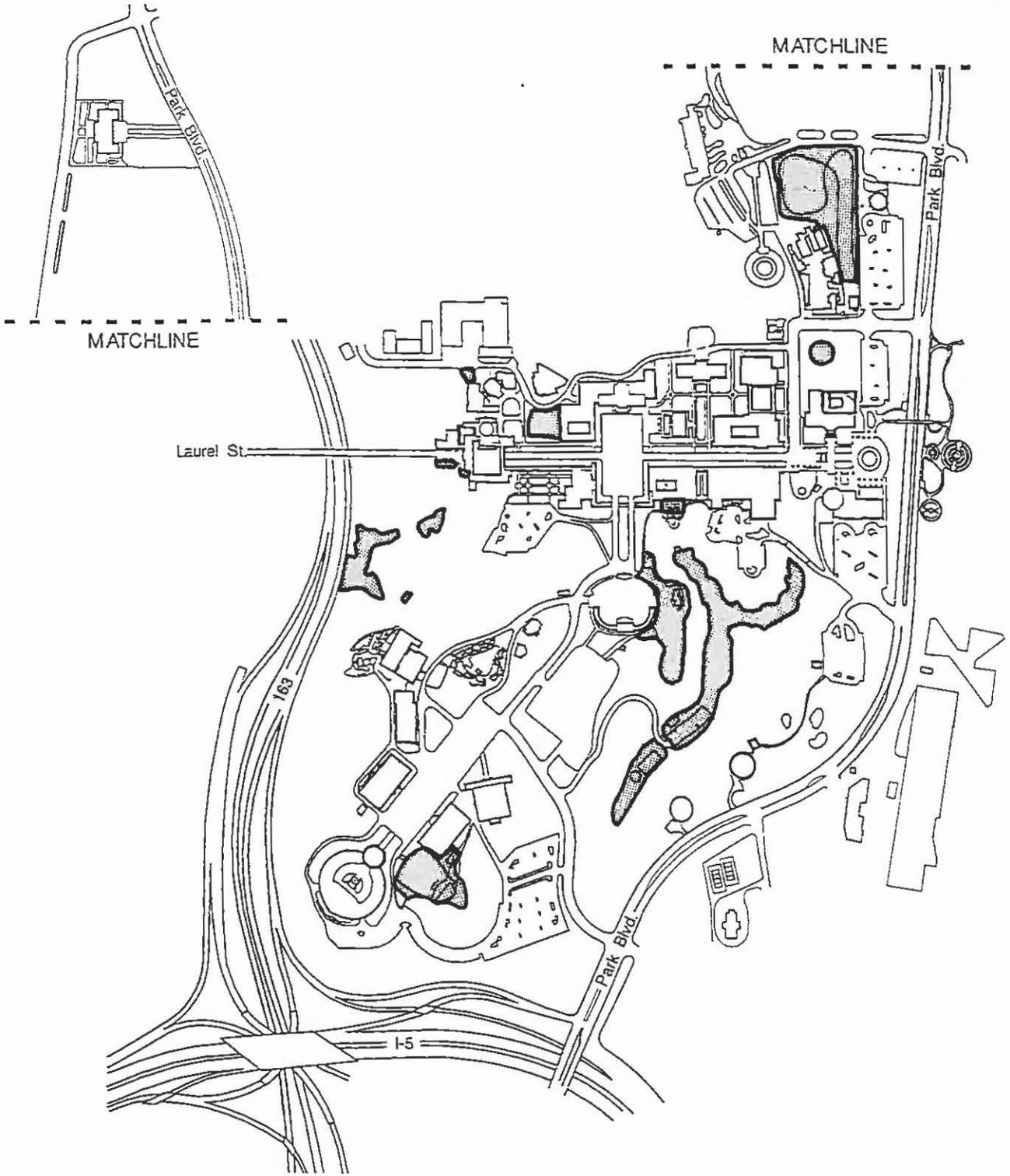
13 June 1991

Figure
14

-  Recreational/Natural - 42 acres
-  Plazas, Promenades and Gardens - 22 acres

Total - 64 acres





Existing Usable Restricted Park Land

13 June 1991 Figure 15

Existing Usable Restricted Park Land - 11 acres





Building Use Analysis

All facilities on the Central Mesa are owned by the City. The collection of buildings and outdoor facilities are leased to a variety of organizations which provide services and programs of a cultural, educational or recreational nature which enrich and enhance the community. Most lease holdings are defined by the building footprint. A few institutions have additional landscape areas surrounding their buildings within their lease holdings. These are used for service functions or special features such as the Museum of Art Sculpture Garden. Leaseholdings are shown in Figure 16.

There are 30 major buildings or building groups on the Central Mesa. Sixteen of these are occupied by institutions or organizations with long term leases or permits. These are listed below with their location number as found on the sub area maps located in the Architecture Analysis section. Primary occupants are noted in parenthesis:

1. Administration Building (Museum of Man)
2. California Building (Museum of Man)
3. Fine Arts Building (Museum of Man)
4. House of Charm (San Diego Art Institute - 1/2)
5. Museum of Art - Main Building
6. Museum of Art - West Addition
7. Museum of Art - Gildred, Parker, Grant Wing
9. Old Globe Theater Administration Building
13. Timken Art Gallery
16. Casa de Balboa (San Diego Hall of Champions, Balboa Art Conservation Center, Museum of Photographic Arts, San Diego Historical Society and Museum, San Diego Model Railroad Museum)
18. Natural History Museum
19. Reuben H. Fleet Space Theater and Science Center
20. Japanese Garden Exhibit House
22. Spanish Village (Spanish Village Art Center, Mineral and Gem Society, Southern California Association of Camera Clubs)
25. North Water Tank (Centro Cultural de la Raza)
27. House of Pacific Relations
28. United Nations Building
29. House of Pacific Relations
33. Automotive Museum
34. Aerospace Museum



Seven Central Mesa buildings are utilized for theater, concerts or other performances. These are listed by number:

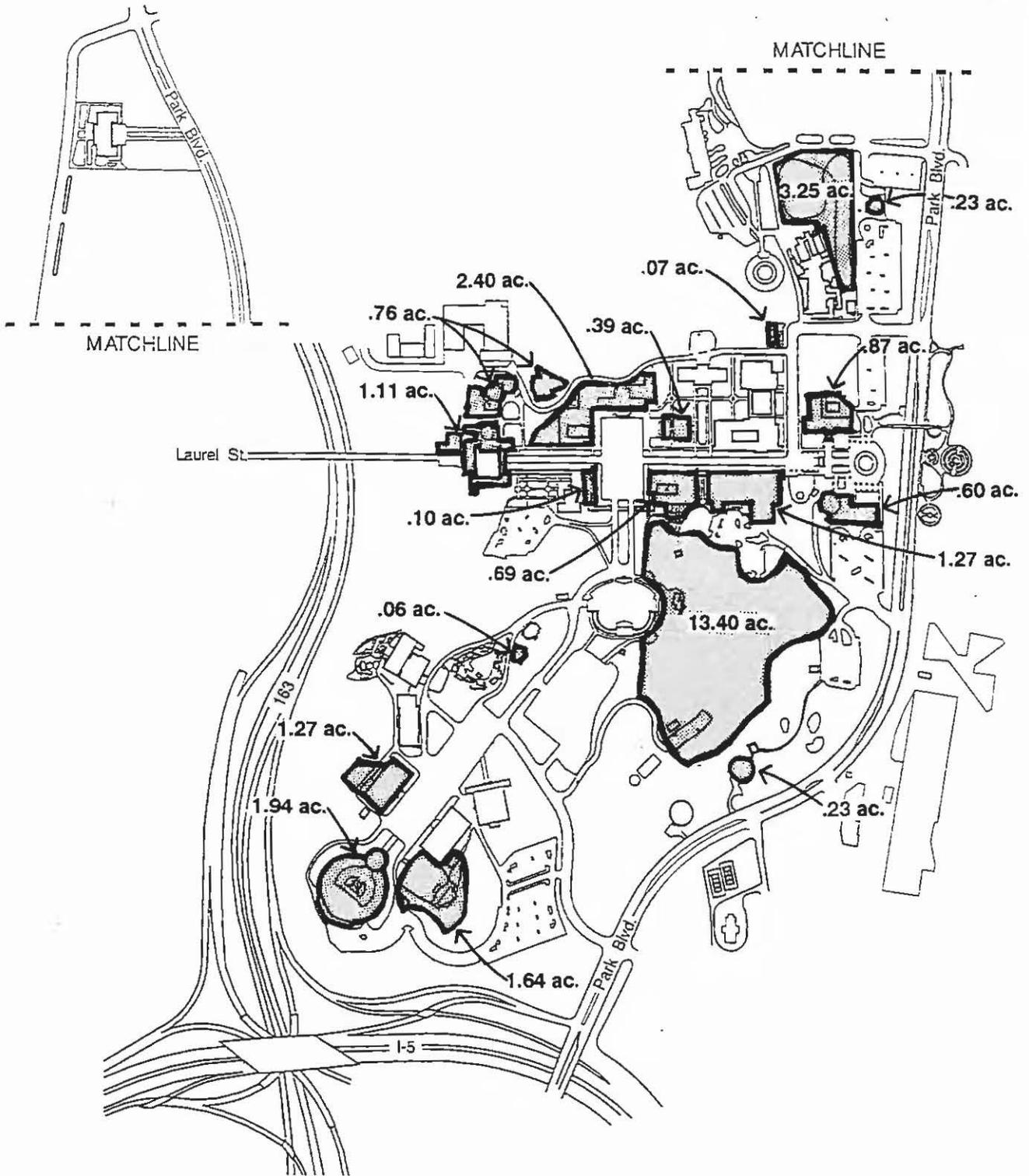
- 8. Old Globe Theater
- 10. Cassius Carter Theater
- 11. Lowell Davies Theater
- 12. Organ Pavilion
- 15. Casa del Prado Theater
- 32. Palisades Building - Recital Hall and Puppet Theater
- 35. Starlight Bowl

Six of the Central Mesa buildings, are primarily utilized by the community for activities such as dancing, athletics, classes, meetings, banquets, exhibits or other such varied endeavors. These are all administered by San Diego Park & Recreation Department, except as noted.

- 15. Casa del Prado
- 17. House of Hospitality (House of Hospitality Association)
- 24. War Memorial Building
- 31. Balboa Park Club
- 36. Municipal Gym
- 37. Federal Building

Both the House of Hospitality and the Casa del Prado also contain organization offices.

The remaining Central Mesa buildings are either unoccupied or used for City operations. The House of Charm (#4) is half unoccupied due to its state of deterioration. The south water tank (#26) is utilized for Park maintenance operations only. Both the Balboa Park Club (#31) and the Palisades Building (#32) presently contain San Diego Park and Recreation Department offices. These City uses are scheduled to move from the Central Mesa in the near future.



Existing Leaseholds

 Existing Leaseholds - 30 acres

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Figure
16





Carrying Capacity Analysis

An analysis of the Central Mesa carrying capacity was conducted by Economics Research Associates as a part of the Precise Plan process. Evaluations were made to determine both existing and proposed crowding levels in the destination-oriented indoor and outdoor spaces of the Central Mesa. The analysis was based on a design day, which is a typical busy day such as a weekend day in August. Peak day attendance was also projected. A peak day would occur only a few times each year, usually when special events like Christmas on the Prado occur.

The summary of their findings concluded that existing Central Mesa facilities have sufficient capacity excluding peak days, but that overcrowding occasionally occurs at the pedestrian bottlenecks in the East Prado on design days. The present carrying capacity of the Central Mesa (excluding the Zoo) is almost 6,500 persons with 4,200 being indoors and 2,200 being outdoors. The report indicates that overall, there is a surplus of building space on the Central Mesa. This is primarily due to low usage of meeting spaces relative to their size and underutilization of some museums. The exceptions to this condition are the Fleet Space Theater, Botanical Building and Municipal Gym. Overall, the outdoor public spaces of the Central Mesa show acceptable visitor levels on design day except for the East Prado and lawns adjacent to the Botanical Building and the lawn area around Moreton Bay Fig Tree in North Prado. Almost 80 percent of visitors in outdoor pedestrian areas are in the Prado at any one time, while this area only accounts for 59 percent of total pedestrian and plaza area acreage. At present, parking is sufficient for design day (71 percent occupancy) and on peak days (93 percent occupancy). Utilizing the parking area at Inspiration Point is critical, especially during peak days.

The scenario ten years from now was evaluated with the proposed Precise Plan improvements in place. Design day carrying capacity for the Central Mesa (excluding the Zoo) is projected to expand by about 44 percent to 9,300 persons after the Precise Plan is implemented. Visitor distribution is expected to shift towards outdoor areas with 4,000 persons in plazas, pedestrian areas and landscaped activity areas. Outdoor use will constitute about 43% of Central Mesa visitation compared to the current figure of about 35% of visitors in outdoor areas. No significant shortages in built space are projected during design day, with the exception of the Botanical Building and the Municipal Gym. Proposed building expansions for Park institutions will create additional crowding in the adjacent pedestrian areas. However, the Prado, which is the greatest potential problem area, shows less crowding due to the positive redistribution of visitor attendance throughout the Central Mesa. After the Precise Plan is implemented, the percentage of total Central Mesa visitors in the Prado pedestrian area drops to 47 percent while the Prado area will comprise 34 percent of the plazas and pedestrian areas. This relief from overcrowding on the Prado will be possible with the development of other anchor attractions elsewhere in the Central Mesa such as programmed activities on the Palisades Plazas, the completion of the Japanese Friendship Garden, the Spanish Village revitalization. Parking supply demand on the



Central Mesa would increase to about 6,440 spaces on design day, and 8,370 spaces on peak days. Parking supply is planned to increase to approximately 7,520 spaces. This means there will be an adequate supply on design day (86 percent occupancy), but a shortage of 850 spaces on peak days (10 percent deficit). Transportation measures to mitigate parking shortages such as the Park tram system, free shuttle service from off-site parking facilities, and increased use of public transportation will relieve future parking demand to the degree that design day parking needs should be fully and comfortably accommodated.

The full carrying capacity report is located in the Appendix.

Circulation Analysis



CIRCULATION ANALYSIS

Vehicular Circulation

Balboa Park is serviced by both the regional freeway system and local arterial roadways. Access to the Central Mesa from the west occurs across the Cabrillo Bridge (Laurel Street), which crosses over State Route 163, which has been designated "State Scenic Highway Number 53". The east side of the Central Mesa is serviced by access points into the Park from Park Boulevard.

Visitors arriving by automobile constituted over 80% of the visitors surveyed in the Easter 1988 and August 1989 Park visitor surveys. This high reliance on the automobile places significant demand on existing parking lots. The Central Mesa has approximately 7,400 parking spaces available for public use. This includes on-street parking and the Inspiration Point lots which are outside the project study area. Existing parking supply is shown on Table 1.

Parking demand peaks on summer weekend afternoons. Demand fluctuates with the season, weather, holiday or free admission day. Parking lots close to major attractions have the most demand. This is amplified by a long length of stay for major attractions. The Central Mesa lots have no length of stay restrictions with the exception of loading zones. Disabled spaces are conveniently placed and well marked. Figure 17 shows existing vehicular circulation, services routes, parking lots and major access points.

Pedestrian Circulation

The major pedestrian promenade existing on the Central Mesa today is in the East Prado between the Plaza de Panama parking area and the Plaza de Balboa. All other areas consist of walkways along roads or within lawn and garden areas.

Pedestrian and vehicular conflict areas are numerous. The large numbers of pedestrians within the Central Mesa are limited to very small areas of walkways in these high conflict areas. Areas of highest conflict occur along the West Prado, through the Plaza de Panama lot, crossing the road in the area of the Organ Pavilion, throughout the Pan American Plaza lot, at the Presidents Way and Pan American Road East intersection, along Village Place, and in the Zoo parking lot, particularly along the south exit and entrance lanes. See Figure 18.



Pedestrians and cars compete for circulation space in front of the Organ Pavilion.



TABLE 1.

EXISTING PARKING SUPPLY, MAY 1991.

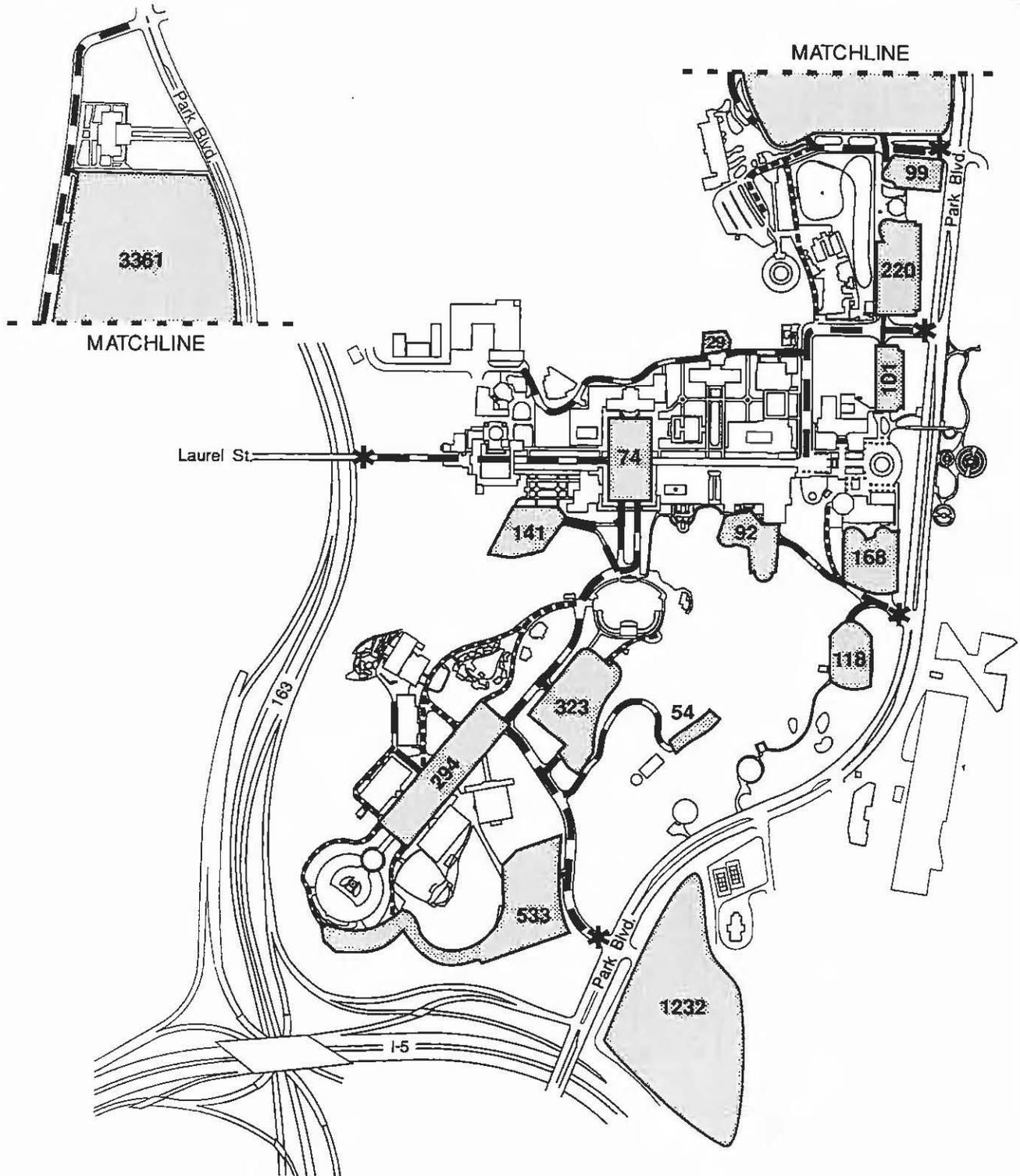
PARKING LOT:	NUMBER OF SPACES
ZOO LOT	3,016
NORTH CAROUSEL LOT	99
SOUTH CAROUSEL LOT	220
NATURAL HISTORY MUSEUM LOT	101
BOTANICAL BUILDING LOT	29
PLAZA DE PANAMA	74
ALCAZAR GARDEN LOT	141
CASA DE BALBOA LOT	92
FLEET SPACE THEATER LOT	168
PEPPER GROVE LOT	118
ORGAN PAVILION LOT	323
PAN AMERICAN PLAZA LOT	294
FEDERAL/AEROSPACE LOT	533
GOLD GULCH LOT	54
SUB-TOTAL:	5,306
ZOO PLACE PARKING SPACES	120 +
PARK BOULEVARD PARKING SPACES	360 +
VILLAGE PLACE PARKING SPACES	80 +
SUB-TOTAL:	560 +
INSPIRATION POINT LOTS	1,232
TOTAL PARKING SPACES	7,098 +

Alternative Modes of Transportation

San Diego Transit operates bus route 7 along Park Boulevard and routes 16 and 25 along Fourth and Fifth Avenues.

Opening ceremonies for the Park tram were conducted April 1991. The tram route begins at the Inspiration Point parking lot and extends to the Sixth Avenue and Laurel Street intersection. Tram stops are located throughout the Central Mesa. Transit stop locations and the tram route are shown in Figure 19.

Several tour companies visit the Central Mesa, ranging from large tour buses to the Old Town Trolley. The Central Mesa is accessible by bicycle and there are a few portable bike racks located throughout the study area. Bicycles are subject to the same regulations as vehicles in the Park. At present the Central Mesa does not provide for adequate bicycle storage. A few special event organizers have created temporary supervised bicycle parking areas which have been very successful.



Existing Vehicular Circulation and Parking

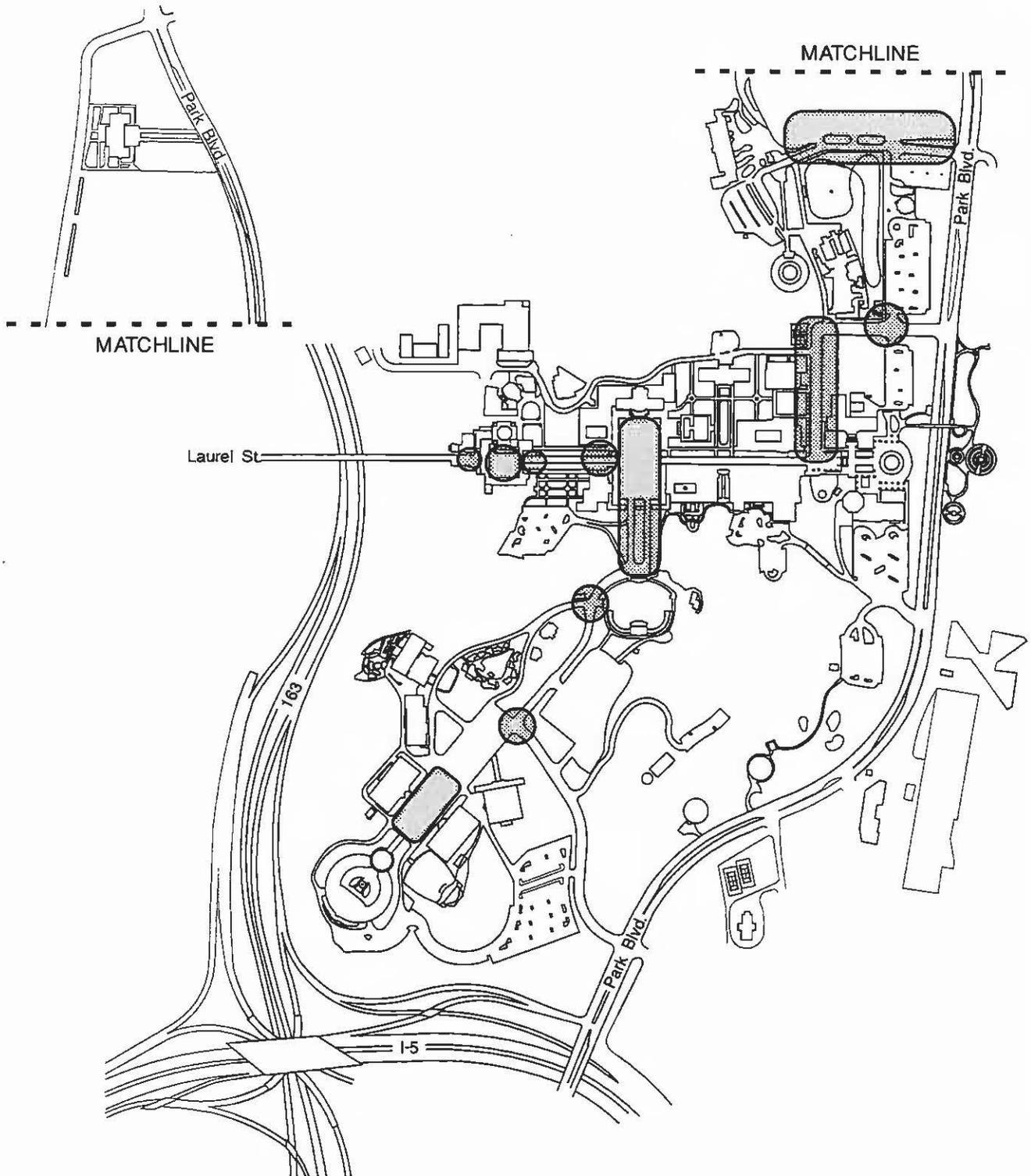
13 June 1991

Figure
17

- * Vehicular Access Points
- (XXX) Number of Vehicular Parking Spaces per Lot
- — Vehicular Circulation
- Service Only





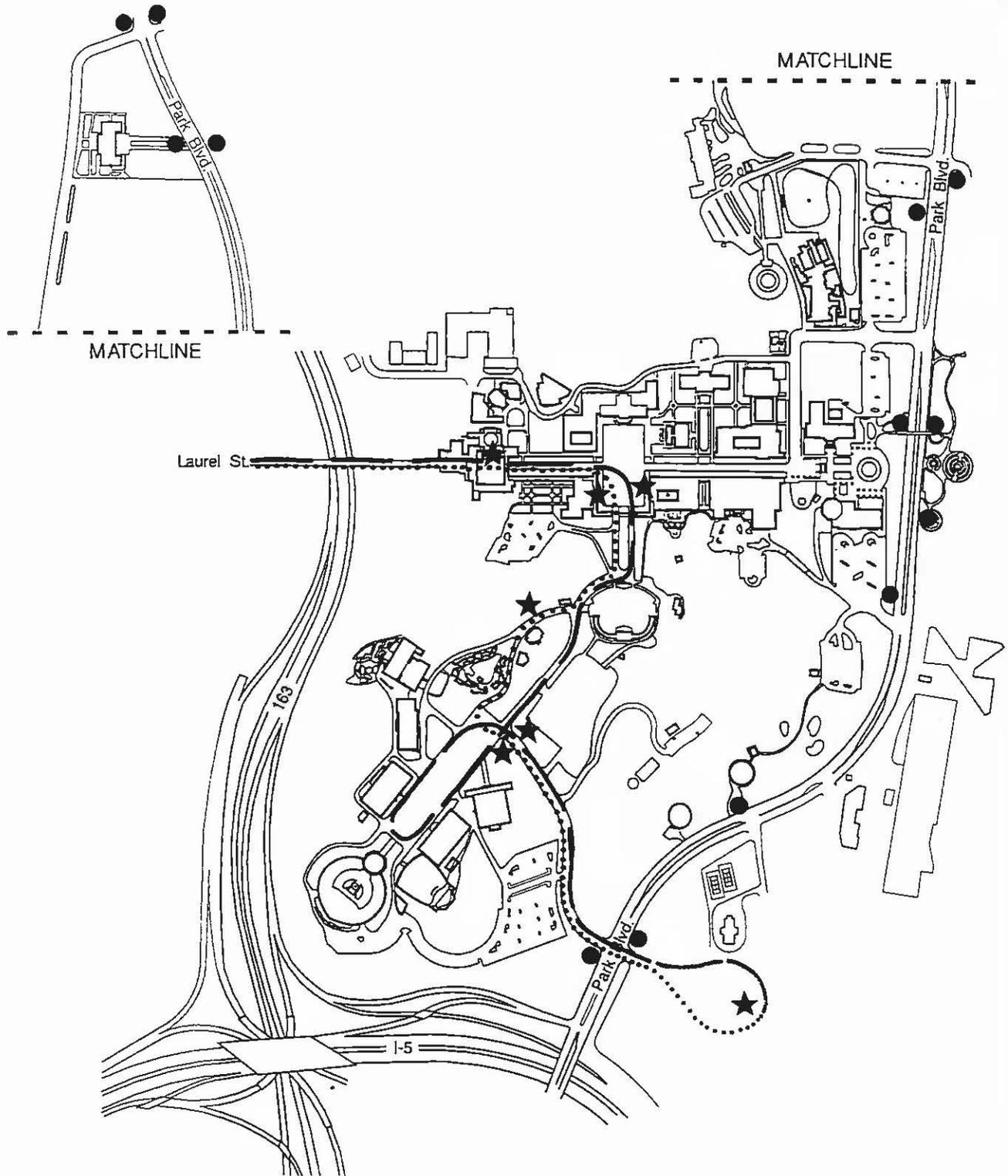


Existing Pedestrian and Vehicular Conflict Areas

13 June 1991

Figure
18





Existing Transit Stops and Park Tram Route

13 June 1991

Figure
19

- Transit Stop
- ★ Park Tram Stop
- Tram Route Northbound
- Tram Route Southbound



Architecture Analysis



ARCHITECTURE ANALYSIS

Analysis of the architecture of the Central Mesa involved historical research, documentation of the condition of existing buildings and evaluation of projected facilities requirements.

Historical research emphasized buildings and architectural features listed on the National Register of Historic Places. Architectural design themes, styles, dates of construction, and significant features were documented. Results of this research can be found in the historic context and architectural recommendations sections. Figure 20 is the Existing Architecture History map which identifies the existing buildings originally constructed for the expositions and the date of construction for non-exposition buildings.

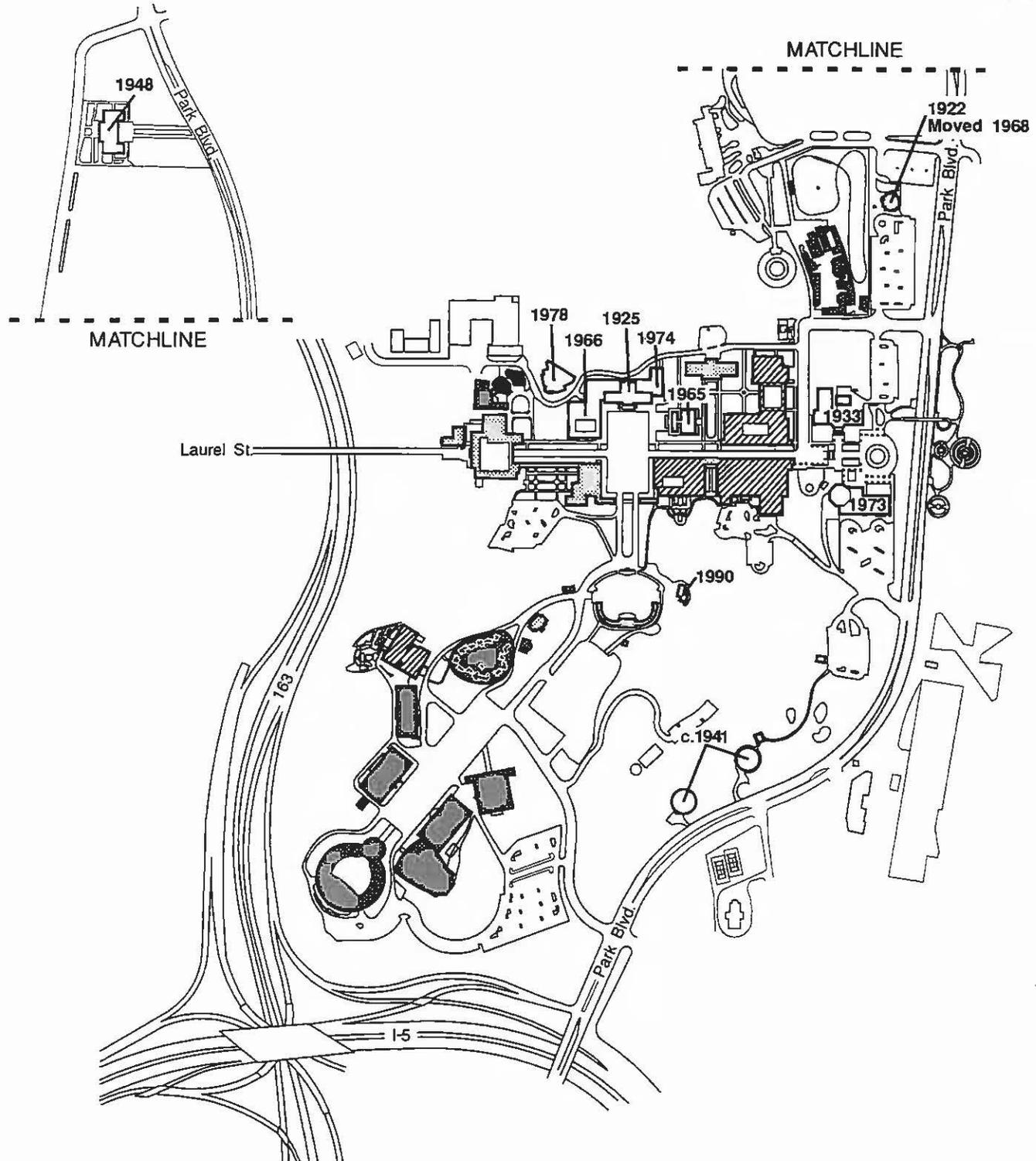
The condition of existing architecture was assessed by surveying organizations that lease building space, by conducting field observations and by interviewing Park management and maintenance staff.

Future use analysis was conducted by distributing a questionnaire to the institutions and organizations leasing facilities on the Central Mesa. Information regarding existing conditions of buildings, future facilities needs, and the feasibility of locating some facilities or functions outside the Park was collected. Among the needs expressed in response to the questionnaire was the desire of some organizations and institutions to expand the size of their leased facilities in order to accommodate projected uses over the next twenty years. An evaluation of potential impacts such as historic character, visual quality, circulation, parking, existing topography and vegetation was conducted for each proposed building modification. The proposals were also evaluated to determine their conformance to the Master Plan. In addition, the potential for off-site use was evaluated and discussed with organizations whose expansion plans might have significant impacts on the Park environment.

This section contains an architectural inventory of the existing buildings on the Central Mesa and an analysis of the building expansion proposals offered by facility lessees in the Park.

Architectural Inventory

Documentation of the existing buildings of the Central Mesa was conducted as part of the Precise Plan process. This included analysis of building style, ornamentation, details, materials, structural condition and floor plans. Buildings are grouped according to sub area and building numbers on the inventory correspond to their location on the map. Buildings marked by an asterisk (*) are listed on the National Register of Historic Places. A summary of the analysis is as follows:



Existing Architecture History

- 1915 Expo Building
- 1935 Expo Building
- 1915 Expo Building-Rebuilt or Altered
- 1935 Expo Building-Rebuilt or Altered
- Non-Expo Building with Date Constructed

13 June 1991

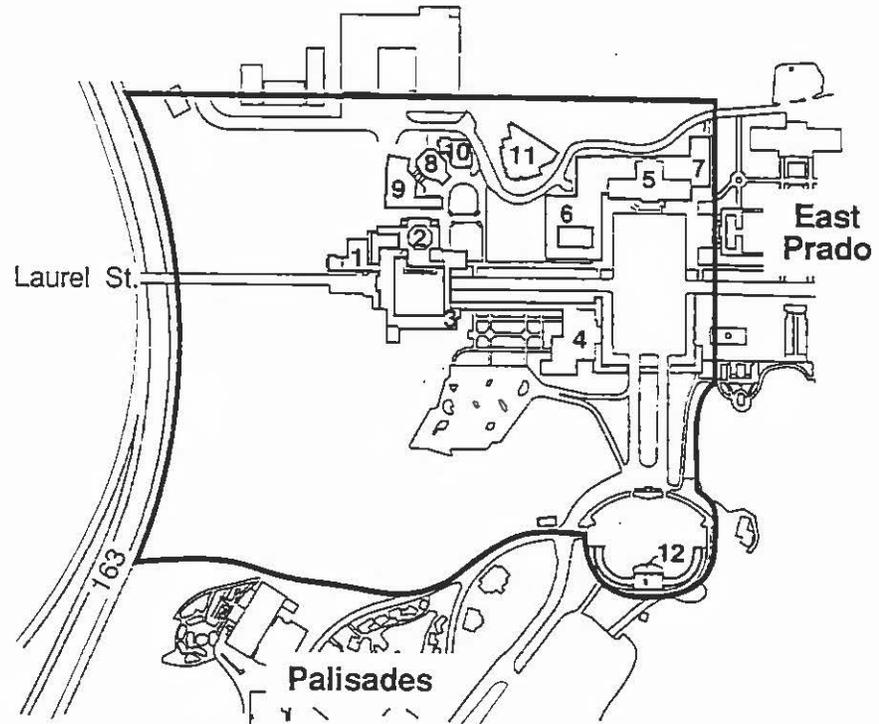
Figure 20





ARCHITECTURAL INVENTORY

West Prado



1.* Administration Building

Designer:

Irving Gill and Carleton Monroe Winslow

Date of Construction:

1915

Style:

Mission Revival

Structural Materials:

Wood frame/stucco

Special Characteristics and Comments:

Ornate frontispiece added by Carleton Monroe Winslow in 1915, omitted from the recent restoration.



- 2.* **California Building - Museum of Man - Main (north) Building**
Designer: Bertram Goodhue
Date of Construction: 1915
Style: Spanish Colonial Revival
Structural Materials: Reinforced concrete/hollow tile
Special Characteristics and Comments: Richly ornamented frontispiece, 200' tall tower, central dome with handmade tiles. Designed as a permanent structure to remain after the exposition.
- 3.* **Fine Arts Building - Museum of Man - South Building**
Designer: Bertram Goodhue
Date of Construction: 1915
Style: Spanish Mission
Structural Materials: Reinforced concrete/hollow tile
Special Characteristics and Comments: St. Francis Chapel with carmelite belfry, south facade similar to Mission San Gabriel. St. Francis Chapel has been recently restored. Fire exits and stairs have been added to the west elevation.
- 4.* **House of Charm**
Designer: Carleton Monroe Winslow
Date of Construction: 1915
Style: Spanish Colonial/Mission
Structural Materials: Wood frame and plaster
Special Characteristics and Comments: Attached arcades connecting with the Museum of Man, dual bell gables at entry facade, Pueblo Tower removed.
- 5.* **Museum of Art - Main Building**
Designers: William Templeton Johnson and Robert W. Snyder
Date of Construction: 1925
Style: Spanish Renaissance (Plateresque)
Structural Materials: Steel and reinforced concrete
Special Characteristics and Comments: Floral and animal facade ornamentation, highly detailed. Shell motif over entry and along cornice. Statues and bas-reliefs of artists. Frontispiece is currently undergoing restoration.



6. **Museum of Art - West Addition**
Designer: Robert Mosher and Roy Drew
Date of Construction: 1966
Style: Modern
Structural Materials: Precast concrete
Special Characteristics and Comments: Intricately ornamented bronze screens are located between exterior columns.
7. **Museum of Art - Gildred-Parker-Grant Wing**
Designer: Robert Mosher and Roy Drew
Date of Construction: 1974
Style: Modern
Structural Materials: Precast concrete
Special Characteristics and Comments: Two large exhibition galleries provide space for large canvas works.
8. **Old Globe Theater**
Designer: Liebhardt, Weston and Assoc.
Date of Construction: 1982
Style: Elizabethan
Structural Materials: Concrete, steel frame, stucco and heavy timber trim.
Special Characteristics and Comments: Modified Thrust theater with 443 orchestra seats and 128 balcony seats. Reconstructed after fire destroyed the original building in 1978.
9. **Old Globe Theater Administration Building**
Designer: Original Addition: Victor Wolff
Remodel: Liebhardt, Botton and Assoc.
Date of Construction: Original Addition: 1975 Remodel: 1991 (estimated completion)
Style: Elizabethan
Structural Materials: Steel and wood frame/stucco
Special Characteristics and Comments: Renovation and addition of an existing 1930's office complex.
10. **Cassius Carter Theater**
Designer: Victor Wolff
Date of Construction: 1968
Style: Elizabethan
Structural Materials: Wood and steel frame/stucco
Special Characteristics and Comments: Theater in the round. Remodel of existing Falstaff Tavern.



11. Lowell Davies Theater (Festival Stage)

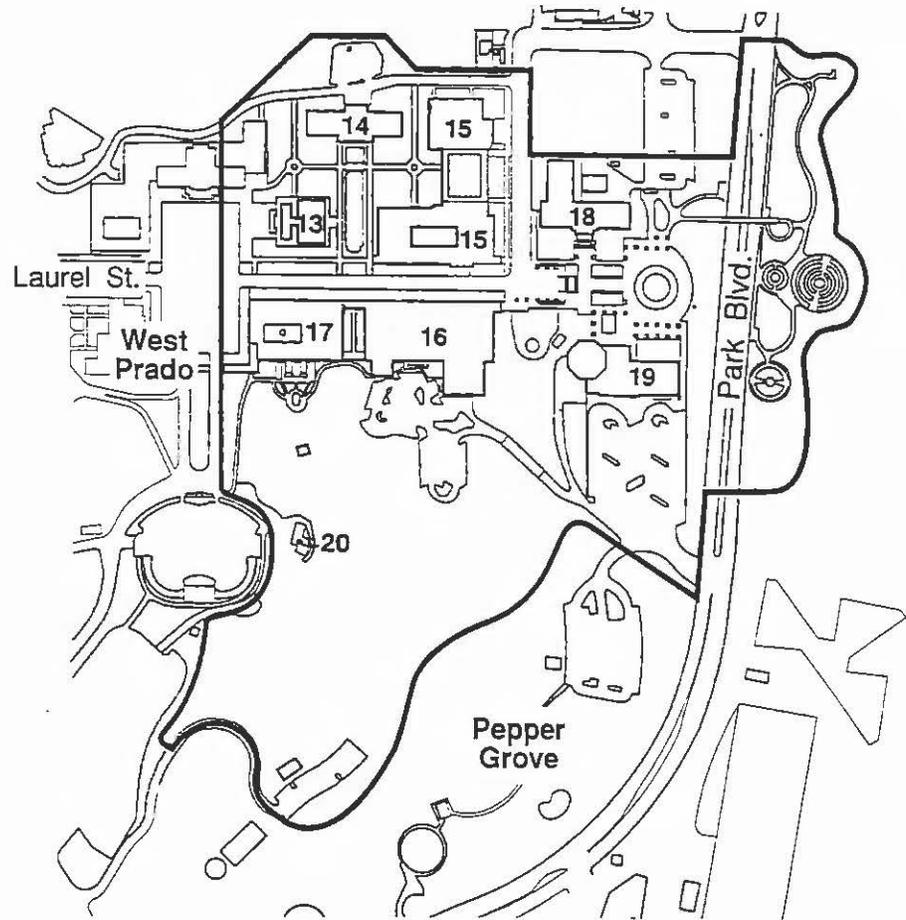
Designer: Liebhardt, Weston and Assoc.
Date of Construction: 1985
Style: Heavy timber detailing to complement Elizabethan style.
Structural Materials: Heavy timber/steel framing
Special Characteristics and Comments: 610 seat outdoor amphitheater designed for Shakespearean theater.

12.* Organ Pavilion

Designer: Harrison Albright
Date of Construction: 1915
Style: Spanish Baroque
Structural Materials: Wood frame/stucco
Special Characteristics and Comments: Contains the world's largest outdoor organ. Electrical system needs to be refurbished.



East Prado



13. **Timken Art Gallery**
Designer:
Date of Construction:
Style:
Structural Materials:
Special Characteristics
and Comments:

Frank Hope
1965
Modern
Steel and marble

Exterior features intricate bronze
ornamentation.

14.* **Botanical Building**
Designers:

Date of Construction:
Style:
Structural Materials:
Special Characteristics
and Comments:

Carleton Monroe Winslow and
Thomas P. Hunter, Engineer
1915
Mission revival
Steel and lath, wood and stucco

The iron framework was originally
used for a railroad station and was
reassembled for the 1915 Exposition.



- 15.* **Casa del Prado and Casa del Prado Theater**
Designer: Carleton Monroe Winslow
Date of Construction: 1915/rebuilt 1971
Style: Spanish Colonial
Structural Materials: Steel frame
Special Characteristics and Comments: Originally designed for an agricultural exhibit, the entry ornamentation features garlanded columns flanking an ornamented two storied arcade. The theater features an elaborate entry frontispiece with flanking bell towers.
- 16.* **Casa de Balboa**
Designer: Frank P. Allen, Jr.
Date of Construction: 1915/rebuilt 1981
Style: Spanish Colonial
Structural Materials: Steel frame
Special Characteristics and Comments: Heavily ornamented cornices and red tile roofs at entry pavilions.
- 17.* **House of Hospitality**
Designer: Carleton Monroe Winslow, remodel designed by Sam Hamill
Date of Construction: 1915/1928
Style: Spanish Colonial
Structural Materials: Wood frame/stucco, lath/plaster
Special Characteristics and Comments: Interior courtyard contains fountain by Donal Hord.
- 18.* **Natural History Museum**
Designer: William Templeton Johnson
Date of Construction: 1933
Style: Spanish Renaissance
Structural Materials: Reinforced concrete
Special Characteristics and Comments: Exterior ornamentation depicts flora and fauna that is typically studied and exhibited by the museum.



19. **Reuben H. Fleet Space Theater and Science Center**

Designer: Louis Bodmer, AIA; Hatch-Heimerdinger and Assoc.

Date of Construction: 1973

Style: Spanish Colonial

Structural Materials: Steel frame

Special Characteristics and Comments: The Space Theater is home to the world's first Omnimax Theater.

20. **Japanese Garden Exhibit House**

Designer: Hiroo Kurano

Date of Construction: 1990

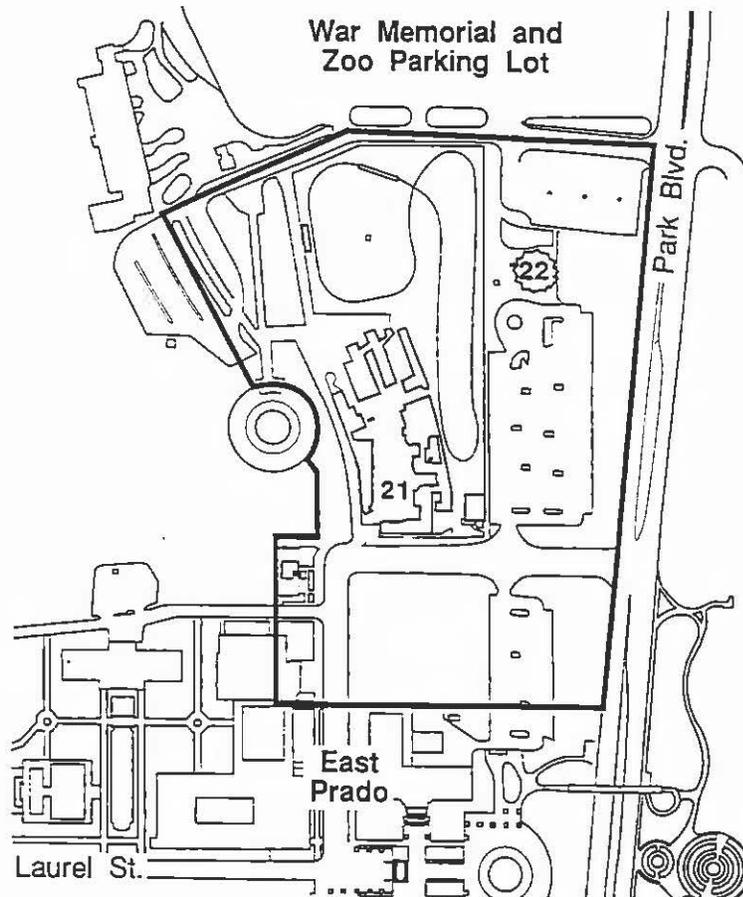
Style: Japanese Traditional

Structural Materials: Wood frame

Special Characteristics and Comments: Custom craftsmanship. Ceramic tile and copper sheathing roof materials.



North Prado



21.* Spanish Village

Designer:
Date of Construction:
Style:
Structural Materials:
Special Characteristics
and Comments:

Richard Requa
1935
Spanish Vernacular
Wood frame/stucco

The north portal was suggested by the Puerta de Castillo de Siguenza in Spain. Multicolored pavers original to exposition. Plumbing and electrical service is inadequate to meet current needs.

22.* Carousel

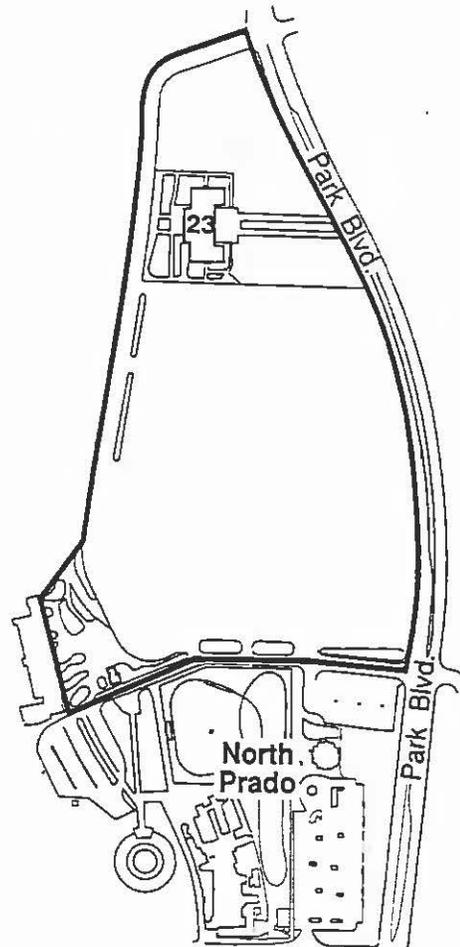
Designer:
Date of Construction:
Style:
Structural Materials:
Special Characteristics
and Comments:

Hershell-Spillman Company
1922
Arts and Crafts
Wood frame

This is one of only seven carousels of its kind still in operation.



War Memorial and Zoo Parking Lot



23. War Memorial Building

Designer:

Unknown

Date of Construction:

1948

Style:

Modern

Structural Materials:

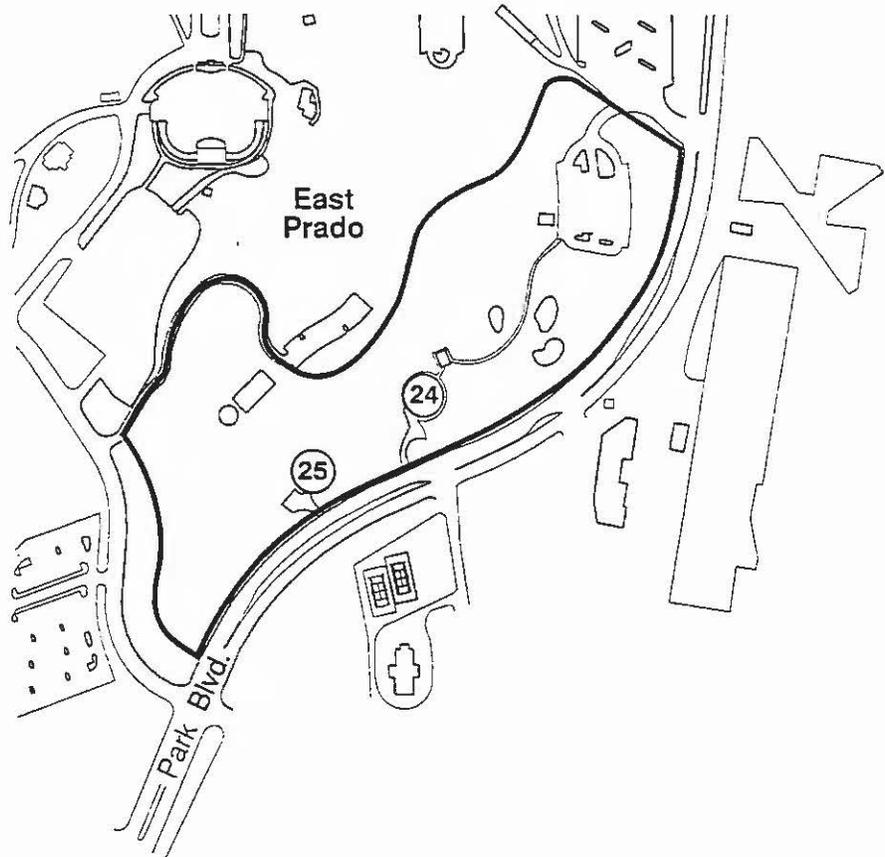
Wood frame/stucco

Special Characteristics
and Comments:

Six meeting halls (each 100 seat) and
a 500 seat auditorium.



Pepper Grove



24. Centro Cultural de la Raza

Designer:

Unknown

Date of Construction:

1941

Style:

Industrial Watertank

Structural Materials:

Reinforced concrete

Special Characteristics
and Comments:

Exterior murals represent the work
of contemporary Mexican American
artists. Interior restrooms will be
added.

25. South Water Tank

(City of San Diego Dept. of Park & Recreation)

Designer:

Unknown

Date of Construction:

1941

Style:

Industrial Watertank

Structural Materials:

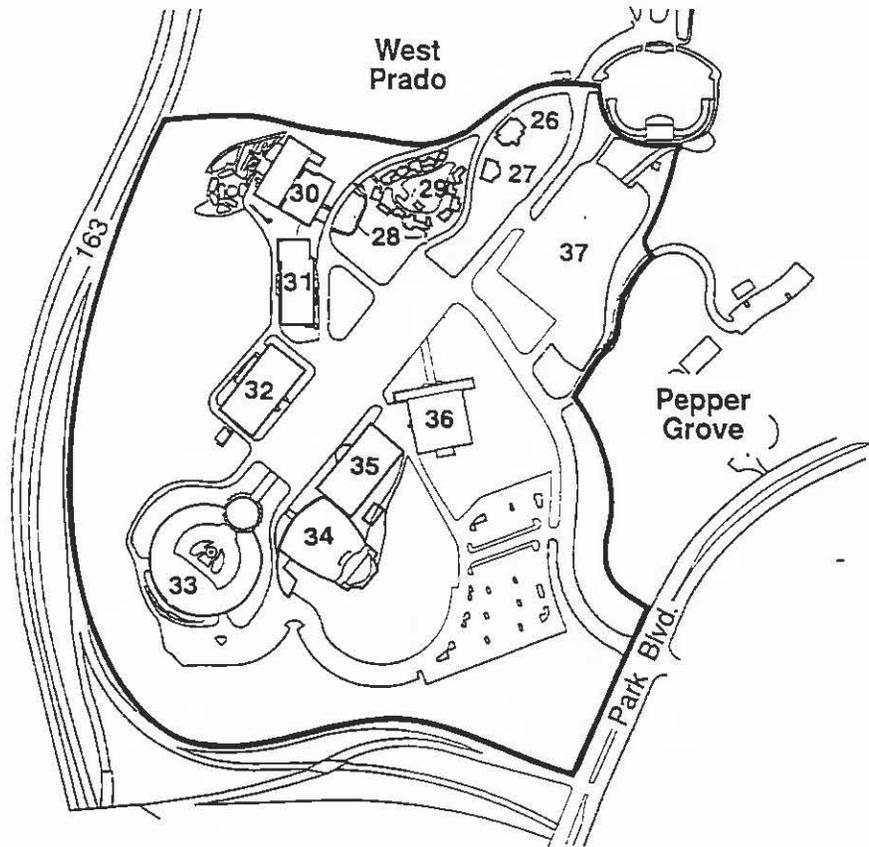
Reinforced concrete

Special Characteristics
and Comments:

Will house the Worldbeat Center.



Palisades



26.* Hall of Nations

Designer:
Date of Construction:
Style:
Structural Materials:
Special Characteristics
and Comments:

Carleton Monroe Winslow
1915
Mission Revival
Wood frame/stucco

Original tower with dome have been removed and the south veranda has been enclosed.

27.* United Nations Building

Designer:
Date of Construction:
Style:
Structural Materials:
Special Characteristics
and Comments:

Richard Requa
1935
Mission Revival
Wood frame/stucco

Original detailing is similar to that of House of Pacific Relations.



- 28.* **House of Pacific Relations**
(International Cottages, International Village)
Designer: Richard Requa
Date of Construction: 1935
Style: Spanish Vernacular
Structural Materials: Wood frame/stucco
Special Characteristics and Comments: The high level of original detailing adds variety and interest to the group of cottages. Plumbing and electrical service need to be replaced.
29. **House of Pacific Relations - House of Japan addition**
Designer: Unknown
Date of Construction: Unknown
Style: Japanese Teahouse
Structural Materials: Wood
Special Characteristics and Comments: Sited in the central lawn area of the historic configuration.
- 30.* **Balboa Park Club**
Designer: Rapp Brothers Architects
Date of Construction: 1915, addition 1935
Style: Pueblo
Structural Materials: Wood frame/stucco
Special Characteristics and Comments: Original building modeled after the state museum of Santa Fe, New Mexico.
- 31.* **Palisades Building**
Designer: Richard Requa
Date of Construction: 1935
Style: Pueblo
Structural Materials: Wood frame/stucco
Special Characteristics and Comments: Contains a 500 seat recital hall and the Marie Hitchcock Puppet Theater.
- 32.* **Automotive Museum**
Designer: Richard Requa
Date of Construction: 1935, renovated both during World War II and in 1988.
Style: Art Deco
Structural Materials: Wood frame
Special Characteristics and Comments: Original ornamentation and entry mural were not restored during renovation.



- 33.* **Aerospace Museum**
Designer: Walter Teague
Date of Construction: 1935
Style: Industrial Moderne
Structural Materials: Steel frame
Special Characteristics and Comments: Interior murals depict various modes of transportation.
- 34.* **Starlight Bowl**
Designer: Vern D. Knudson
Date of Construction: 1935
Style: Moderne
Structural Materials: Reinforced concrete
Special Characteristics and Comments: Seating capacity is approximately 4,200.
- 35.* **Municipal Gym**
Designer: Richard Requa
Date of Construction: 1935
Style: Mayan/Deco
Structural Materials: Wood frame
Special Characteristics and Comments: Original ornamentation and bas-relief entry mural have been removed.
- 36.* **Federal Building**
Designer: Richard Requa
Date of Construction: 1935
Style: Mayan
Structural Materials: Reinforced concrete
Special Characteristics and Comments: Entry facade is modeled after the palace of the governor of Uxmal in Yucatan, Mexico. Original plan covered mural has been removed.



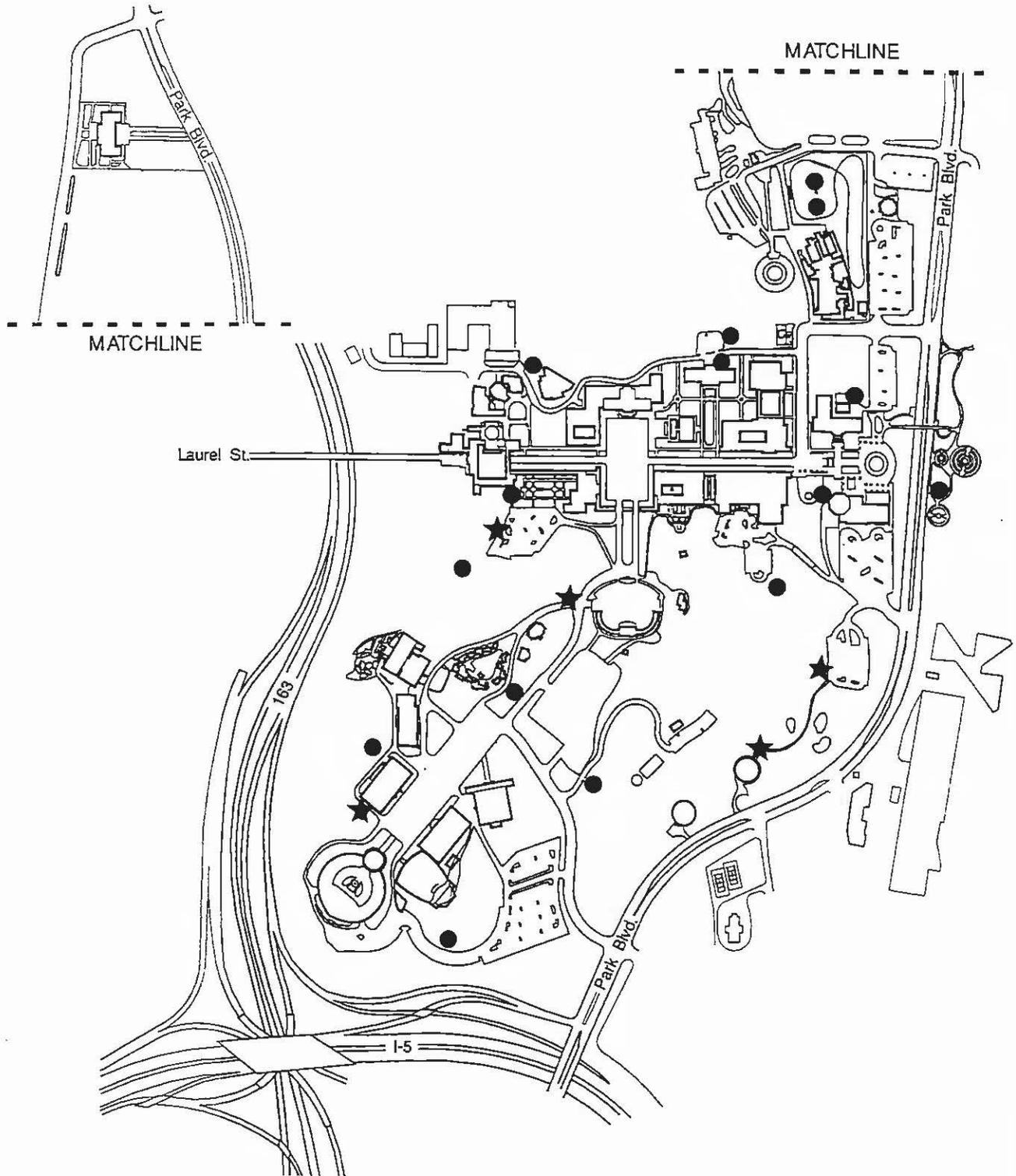
Arcades and Auxiliary Structures

Existing arcades consist of those attached to the Casa del Prado, Casa de Balboa, House of Hospitality and House of Charm. In addition, freestanding arcades are located at the southeast and southwest corners of the Plaza de Panama, between the House of Charm and the Museum of Man along the south side of West Prado, between Casa del Prado and Casa del Prado Theater, and between the Casa de Balboa and the House of Hospitality. All arcades are in need of restoration with the exception of those attached to the Casa del Prado and Casa de Balboa.

Small scale auxiliary buildings on the Central Mesa include freestanding restrooms and Park grounds maintenance sheds. The five freestanding restrooms are all in need of renovation. Of particular importance is increased lighting and ventilation. The Park grounds maintenance sheds exist in a variety of forms and conditions. The most typical is a one-story wood structure used for storing tools and landscape materials. The existing sheds are not complementary to Park architecture nor the surrounding landscape. Existing freestanding restroom and grounds maintenance shed locations are shown in Figure 21.



An existing grounds maintenance shed.



Existing Auxiliary Buildings

- Freestanding Grounds Maintenance Shed
- ★ Freestanding Restroom

13 June 1991

Figure
21





Building Expansion Proposals

A survey of building lease holders was conducted at the start of this project to determine which organizations had any anticipated expansion or modification requests for their leased facilities. Proposals were received from institutions or were developed for organizations leasing buildings in other areas of the Park. Each initial proposal was evaluated during the early part of the plan process. Several proposals were significantly modified in collaboration with the institutions and organizations in order to comply with master plan objectives and to respect significant historic features. The following summarizes the building expansion proposals received for final evaluation.

Reuben H. Fleet Space Theater & Science Center

Expansion Needs

According to the survey response from the Fleet Center, it is now severely limited in its ability to fulfill its mission of improving the public's understanding of science due to lack of adequate space. Specifically, it needs more educational space for the public and school groups, educational exhibits, and national programs. In its first proposal the Fleet Center proposed to add 26,500 square feet to its building footprint and leasehold area in order to accomplish its goals.

Analysis of Initial Proposal

The northern portion of the proposed expansion would have encroached onto the Plaza de Balboa and its adjoining lawn by approximately 14,000 square feet.

Encroachment of the expansion onto the Plaza de Balboa would have compromised current usage of the plaza by significantly modifying the south portion of the plaza and restricting the ability of visitors to enjoy the fountain atmosphere, and open plaza. Due to the significant reduction in plaza size and the increased usage of the reduced plaza area for institution queues and institution specific pedestrian traffic, the atmosphere of the plaza would have changed from an open public space to an outdoor foyer or theater lobby.

Views and visual impact on the Plaza de Balboa would have also been significant. This is due to the loss of spatial symmetry between the Space Theater and the Museum of Natural History along the central axis of the Prado. This would have caused a significant imbalance of plaza space in the Plaza de Balboa.

Recommendations for Initial Proposal

Maintain spatial symmetry with the Natural History Museum by keeping the existing setback from centerline of the Prado axis.



Provide room for patron gathering and waiting lines which preserves the existing uses of the Plaza de Balboa.

Maintain the ticket booth within the building footprint.

Maintain non-ticketed access to cafe, restrooms and gift shop and continue to provide outdoor dining.

Mitigate loss of existing parking by providing an institution operated shuttle service between the Fleet Center and the Inspiration Point parking lot during peak weekday and weekend hours.

Alternative Proposal

The Fleet Center responded to the initial recommendations by scaling back their expansion footprint area and adjusting the expansion configuration to satisfy the concerns expressed in the initial analysis.

Analysis of Alternative Proposal

The alternative proposal maintains the existing building setback from The Prado axis, retains the existing number of parking spaces, includes an indoor queuing lobby and allows for free public access to food service, gift shop and restrooms. Building expansion primarily occurs on what is now parking lot, retaining slope, service area and a small portion of Plaza de Balboa lawn. Encroachment onto the lawn adjoining the Plaza de Balboa causes concern, but the Fleet proposes to mitigate this by creating more outdoor dining space on the Plaza de Balboa by receding the existing glass facade behind the building arches.

Alternatives considered to provide the requested room expansion and prevent encroachment onto park land were to create space in new basement or sub-basement areas, increase the height of the building with new stories, or to locate new attractions outside the Park. The expense of the first and third alternatives are considered prohibitive by the institution. The second alternative would severely impact the historic character of the Park.

Museum of Man

Expansion Needs

In response to the survey, the Museum requested additional storage space, a 500 seat auditorium and additional educational space. The expansions were to occur by expanding the south building (Fine Arts Building).

Analysis of Initial Proposal

Any additions or deletions to the California Quadrangle would destroy the original architectural composition and greatly diminish the building's architectural significance.



The California Quadrangle was built as a permanent complex for the 1915 exposition. It was the only building in the 1915 exposition designed personally by Bertram Goodhue. It is recognized by many architectural historians as the finest example of Spanish Colonial architecture in the entire exposition. It was also the primary inspiration for the Spanish Colonial revival throughout the United States and influenced the beginning of the Art Deco movement in Europe.

Due to the permanent nature of the design and its great historical significance, any proposal for exterior alteration would greatly impact the historical character of structure and its surroundings.

Recommendations for the Initial Proposal

Expansion or modification to the exterior of the building was not recommended. There is a high potential for developing creative alternatives to the building expansion that would meet the needs of the Museum. Use of alternate facilities in the Park, developing available, non-historically significant interior spaces or in utilizing off-site storage space are viable options, especially when considering the consequences of altering such a significant building.

Alternative Proposal

The Museum of Man withdrew their request for additional educational space and the 500 seat auditorium with the understanding that a new rehearsal space for the Old Globe would occasionally be available for their use. They proposed to locate 3000 square feet of additional storage space in currently unused non-historically significant interior basement and sub-basement areas of the South Building.

All changes are proposed to occur within the existing building footprint in unimproved excavated areas below the existing curatorial rooms in the southern wing of the museum. In the event of structural support difficulties an alternative recommendation proposes to locate the expansion below the existing grade outside the building footprint.

Analysis of the Alternative Proposal

Due to the extreme historic and architectural significance of the California Quadrangle, the potential negative consequences of any modification to the building are very high. Great care must be taken to insure that any building modifications take place within the existing building footprint and/or do not alter existing exterior elevations or significant interior elements.

Natural History Museum

Expansion Proposal

The Natural History Museum would like to add building space within its present leasehold area to complete a portion of the original planned structure



which was not built due to funding limitations at the time of construction. The addition would consist of approximately 50,000 square feet of space to be used for public areas, research, collections, administration and library uses. Additional public space would be available in the existing building by relocating non-public uses to the new wing. The addition would increase the building footprint by approximately fourteen thousand square feet.

Proposal Analysis

The Natural History Museum building was constructed in 1933 and has considerable historic significance. The fact that the current building configuration was originally intended to be temporary and that a proposed addition was anticipated at that time, greatly reduces the significance of potential historical impacts.

Proposed changes to the building would have minimal negative impact as long as symmetry between the existing west elevation and the proposed east elevation are preserved. Visual impact on public areas will be significant. The proposed expansion does not encroach on existing public open space, but potential conflicts could result with the increased visitor use of the proposed restaurant and auditorium on the north side with the passive uses of the adjacent lawn area. Impacts on parking, circulation and existing vegetation would be low.

Automotive Museum

Expansion Proposal

As a part of its lease agreement with the City, the Automotive Museum is required to construct an addition to their structure. The museum's proposal would increase the building footprint by forty thousand square feet. Proposed uses would include exhibit space and an automobile restoration shop.

Proposal Analysis

The proposed addition would have moderate impact on the historic value of the existing building and its surroundings because of its location on the west side of the structure. The addition would have potential negative impacts on the spatial character of the open canyon and views from an adjacent lawn area to the southwest. Grading would be required causing potential loss of existing vegetation.

Starlight Bowl

Expansion Proposal

A twelve thousand square foot addition to the stage house is requested to house rehearsal areas, dressing rooms, offices, workshops, classrooms and restrooms. Also needed is a stage enclosure which would create a weatherproof platform for year round full scale rehearsals.



Proposal Analysis

No significant impacts are anticipated due to this expansion because it is located within its existing leasehold in an inconspicuous location. It should not significantly affect parking requirements or views.

House of Pacific Relations

Expansion Proposal

The Balboa Park Master Plan has allocated an additional 4,000 square feet to House of Pacific Relations to accommodate member groups who do not currently have cottage space. The preliminary design included the relocation of the United States cottage to allow for an expanded central lawn area and a single grouping of cottages consisting of historic and newly constructed architecture.

Analysis of Initial Proposal

An evaluation of the plan by the National Park Service recommended leaving the United States cottage in its present location and preserving the original Exposition grouping of cottages. The Park Service requested that the new cottages be located in a separate grouping.

Alternative Proposal

Comments from the National Park Service were incorporated and the new cottages were situated in a nearby area. The existing road alignment through the Village would be preserved and would be converted to a pedestrian walkway as it was during the 1935 Exposition.

Analysis of Alternative Proposal

The addition of new cottages to the existing grouping would have significantly affected the historical composition of the village. However, an expansion of cottages in an adjacent area offset from the historic configuration will have minimal impact. The proposed cottages would encroach on what is now public open space, but due to the small scale and detached nature of the buildings this impact is considered to be moderate. Impacts on parking, circulation and existing vegetation should be minimal.

Spanish Village

Expansion Needs

The Master Plan directs the Precise Plan to guide the redevelopment of Spanish Village. This includes the possibility of providing additional studio space and specialty food service facilities for the purpose of revitalizing the area. The preliminary design featured outdoor art demonstration space outside of individual studies as well as new studio buildings attached to the existing structures.



Analysis of Initial Proposal

The proposed expansion to Spanish Village would have a moderate impact on its historic character. The village is informal in plan and scale, the structures are eclectic in character and the village itself has experienced constant modification. The current modifications proposed to facilitate revitalization should help restore the historic vision of the facilities as a lively colony of artists' studios and support facilities.

The proposed expansions would be consistent in style and scale with the existing buildings. It would have a moderate impact on the informal and eclectic architecture of the village.

The National Park Service was concerned about attaching new additions to historic buildings unless the additions were reconstructions of lost architecture.

The Spanish Village Artists Association expressed a need for more studio space, a central area to be used as a Village gallery and office space and an outdoor art demonstration and performance area in the central plaza.

Alternative Proposal

In response to the needs of the Spanish Village Association and the recommendations of the National Park Service, the alternative plan features a reconstruction of the central building that appeared during the 1935 Exposition, a reconstruction of a lost portion of an existing studio building, new compatible buildings detached from the existing architecture, and a remodel of a non-historic addition of the Gem and Mineral building.

Analysis of Alternative Proposal

Because Spanish Village is informal in plan, style and scale, and because it has undergone numerous modifications since its inception, the proposed expansion would have a moderate impact on its historic significance. A moderate impact on its spatial character is also anticipated due to the proposed restoration of the southern entrance and the addition of an eastern entry. The Village will be more visible from the Zoo entrance and from Village Place. The proposed expansion would not encroach on public open space and would have low to moderate impacts on traffic, parking and existing vegetation.

Landscape Analysis



LANDSCAPE ANALYSIS

Analysis of the existing Central Mesa landscape included both physical analysis and historic research of the outdoor spaces.

The historic research included documentation of original landscape features, design themes, spatial configurations and horticulture. Consultations with and reviews by both local and national historic preservationists were conducted during the landscape design development process. Results of this research can be found in the historic context and landscape recommendations sections. Figure 22 summarizes the history of the existing landscape.

The physical analysis included the following:

Spatial Analysis - documentation of spatial and topographical relationships between the built environment and outdoor spaces.

Visual Analysis - identification of important views and vistas and analysis of the visual hierarchy of buildings and landscape spaces.

Landscape Use Analysis - identification of the type and level of use of outdoor spaces including destination oriented spaces, multiple use and outdoor attraction areas, picnic and open play areas, and naturalized areas.

Safety Analysis - documentation of opportunities to enhance safety by design modifications, better maintenance, better lighting, clear sightlines, and more direct access.

Horticultural Analysis - identification and location of significant Central Mesa plants and trees.

A long range horticultural management plan is currently being developed for Balboa Park. The Park horticulturists are conducting detailed horticultural surveys and evaluations. They are also developing guidelines for tree maintenance and replacement programs. As this information is in progress, the Precise Plan horticultural research concentrated on documenting only the most valuable plants and trees within the proposed development areas.

The documented valuable plants and trees are listed in the plant inventory. Their locations are shown in Figure 23. Of these 139 species, 58 are considered to be significant by the Park horticulturists. These are marked by an asterisk.

CENTRAL MESA PLANT INVENTORY

1. ACACIA MELANOXYLON
2. ACER (OBLONGUM) PAXII *
3. ACROCARPUS FRAXINFOLIUS *
4. AGATHIS AUSTRALIS *



5. AGATHIS ROBUSTA *
6. AGONIS FLEXUOSA *
7. ALECTRYON EXCELSUS *
8. ALEURITES FORDII *
9. ARBUTUS UNEDO
10. ARCHONTOPHOENIX CUNNINGHAMIANA
11. ARECASTRUM ROMANZOFFIANUM
12. BAUHINIA PUNCTATA
13. BAUHINIA VARIGATA
14. BISCHOFIA JAVANICA *
15. BOUGAINVILLEA SPECTABILIS
16. BRACHYCHITON HYBRID *
17. BRACHYCHITON POPULNEUS
18. BRACHYCHITON SP. *
19. BRAHEA BRANDEGEEI *
20. BRAHEA BRANDEGEEI X EDULIS *
21. BRAHEA EDULIS
22. BRASSAIA ACTINOPHYLLA
23. BUTIA CAPITATA
24. CALLISTEMON VIMINALIS
25. CALLISTRIS PREISSII
26. CALODENDRUM CAPENSIS *
27. CAMELLIA SP.
28. CARYOTA URENS
29. CEDRUS ATLANTICA
30. CEDRUS DEODARA
31. CERATONIA SILIQUA
32. CHAMAEROPS HUMILIS *
33. CHORISIA SPECIOSA
34. CINNAMOMUM CAMPHORA
35. CORDYLINE AUSTRALIS
36. CRYPTOMERIA JAPONICA *
37. CUPRESSUS SEMPERVIRENS
38. CYCAS REVOLUTA



39. DOMBEYA WALLICHII
40. DRACAENA DRACO
41. ERIOBOTRYA JAPONICA
42. ERYTHRINA CAFFRA *
43. ERYTHRINA CRISTA-GALLI *
44. ERYTHRINA HUMEANA
45. ERYTHRINA PLEBOCARPA *
46. ERYTHRINA X SYKESII
47. EUCALYPTUS CITRIODORA
48. EUCALYPTUS CLADOCALYX
49. EUCALYPTUS CORNUTA
50. EUCALYPTUS DEGULPTA
51. EUCALYPTUS MELLIODORA
52. EUCALYPTUS GLOBULUS
53. EUCALYPTUS POLYANTHEMOS
54. EUCALYPTUS SIDEROXYLON
55. FICUS BENJAMINA *
56. FICUS ELASTICA *
57. FICUS LYRATA *
58. FICUS MACROPHYLLA *
59. FICUS MACROPHYLLA 'COLUMNARIS' *
60. FICUS MYSORENSIS *
61. FICUS NEKBUDU *
62. FICUS RACEMOSA *
63. FICUS RADULINA *
64. FICUS RELIGIOSA *
65. FICUS RETUSA (MICROCARPA, NITIDA) *
66. FICUS RUBIGINOSA
67. FICUS RUBIGINOSA (AUSTRALIS) *
68. FICUS SYCOMORUS *
69. FICUS THONNINGII
70. FICUS WATKINSIANA *
71. GEIJERA PARVIFLORA *
72. GINKGO BILOBA *

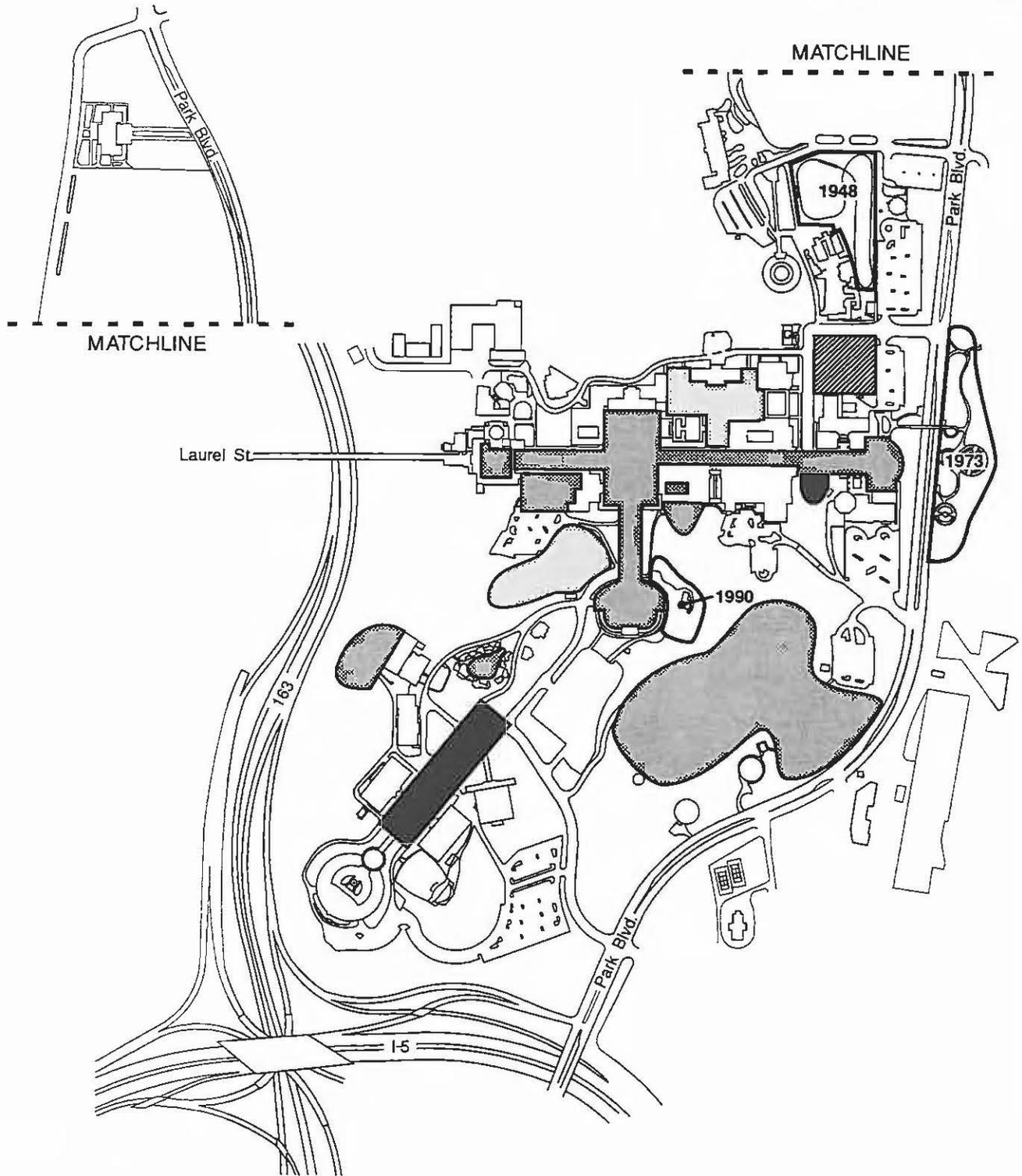


73. GLEDITSIA TRIACANTHOS 'INERMIS'
74. GLEDITSIA TRIACANTHOS 'SUNBURST'
75. GREVILLEA ROBUSTA
76. HAKEA PETIOLARIS *
77. HARPULLIA ARBOREA *
78. HIBISCUS SP.
79. HOWEA FOSTERANA
80. HYDRANGIA HYBRIDS
81. HYMENOSPORUM FLAVUM *
82. ILEX ALTA CLARENSIS 'WILSONII'
83. ILEX AQUIFOLIUM
84. JACARANDA ACUTIFOLIA
85. JUNIPERUS CHINENSIS TORULUSA
86. KIGELIA PINNATA *
87. KOELREUTERIA PANICULATA
88. LAGUNARIA PATTERSONI *
89. LAURUS NOBILIS
90. LEPTOSPERMUM LAEVIGATUM
91. LIQUIDAMBAR STYRACIFLUA
92. LYONOTHAMNUS FLORIBUNDUS *
93. MAGNOLIA GRANDIFLORA *
94. MARKHAMIA HILDEBRANDTII *
95. MELALEUCA ARMILLARIS
96. MELALEUCA NESOPHILA
97. MELALEUCA STYPHELOIDES
98. METROSIDEROS EXCELSOS
99. MICHELIA DOLTSOPA *
100. OLEA EUROPAEA
101. OLMEDIELLA BETSCHIERANA *
102. PELTOPHORUM DUBIUM *
103. PHOENIX CANARIENSIS
104. PHOENIX RECLINATA
105. PHOENIX ROEBELII
106. PHOENIX RUPICOLA *
107. PINUS CANARIENSIS



108. PINUS PINEA *
109. PINUS TORREYANA *
110. PITTOSPORUM UNDULATUM
111. PITTOSPORUM VIRIDIFLORUM *
112. PLATANUS RACEMOSA
113. PODOCARPUS GRACILIOR
114. PODOCARPUS HENKELLI *
115. PRUNUS BLIREIANA
116. PRUNUS CAROLINIANA
117. PRUNUS SP.
118. PTEROSPERMUM ACERIFOLIUM *
119. PYRUS KAWAKAMII
120. QUERCUS AGRIFOLIA *
121. QUERCUS ILEX *
122. QUERCUS SUBER
123. SABAL PAMETTO *
124. SALIX MATSUDANA 'TORTUOSA'
125. SCHINUS MOLLE
126. SCHINUS POLYGAMOUS
127. SCHINUS TEREBENTHIFOLIUS
128. SCLEROCARYA CAFFRA *
129. SPATHODEA CAMPANULATA *
130. STENOCARPUS SINUATUS
131. STRELITZIA NICOLAI
132. SYZYGIUM PANICULATUM
133. TABEBUIA AVELLANEDAE
134. TAXODIUM DISTICHUM *
135. TAXODIUM MUCRONATUM *
136. TRISTANIA CONFERTA
137. TUPIDANTHUS CALYPTRATUS
138. ULMUS AMERICANA
139. WASHINGTONIA ROBUSTA

The 58 significant plants and trees (*) were selected on the basis of specific criteria. The following definition of "significant" was provided by the Park horticulturist.



Existing Landscape History

13 June 1991

Figure 22

- -
 -
- 1915 Expo Landscape Feature Non-Expo Landscape Feature
 1935 Expo Landscape Feature with Date Constructed
 1915 Expo Landscape Feature - Altered
 1935 Expo Landscape Feature - Altered



BALBOA PARK - CENTRAL MESA PRECISE PLAN

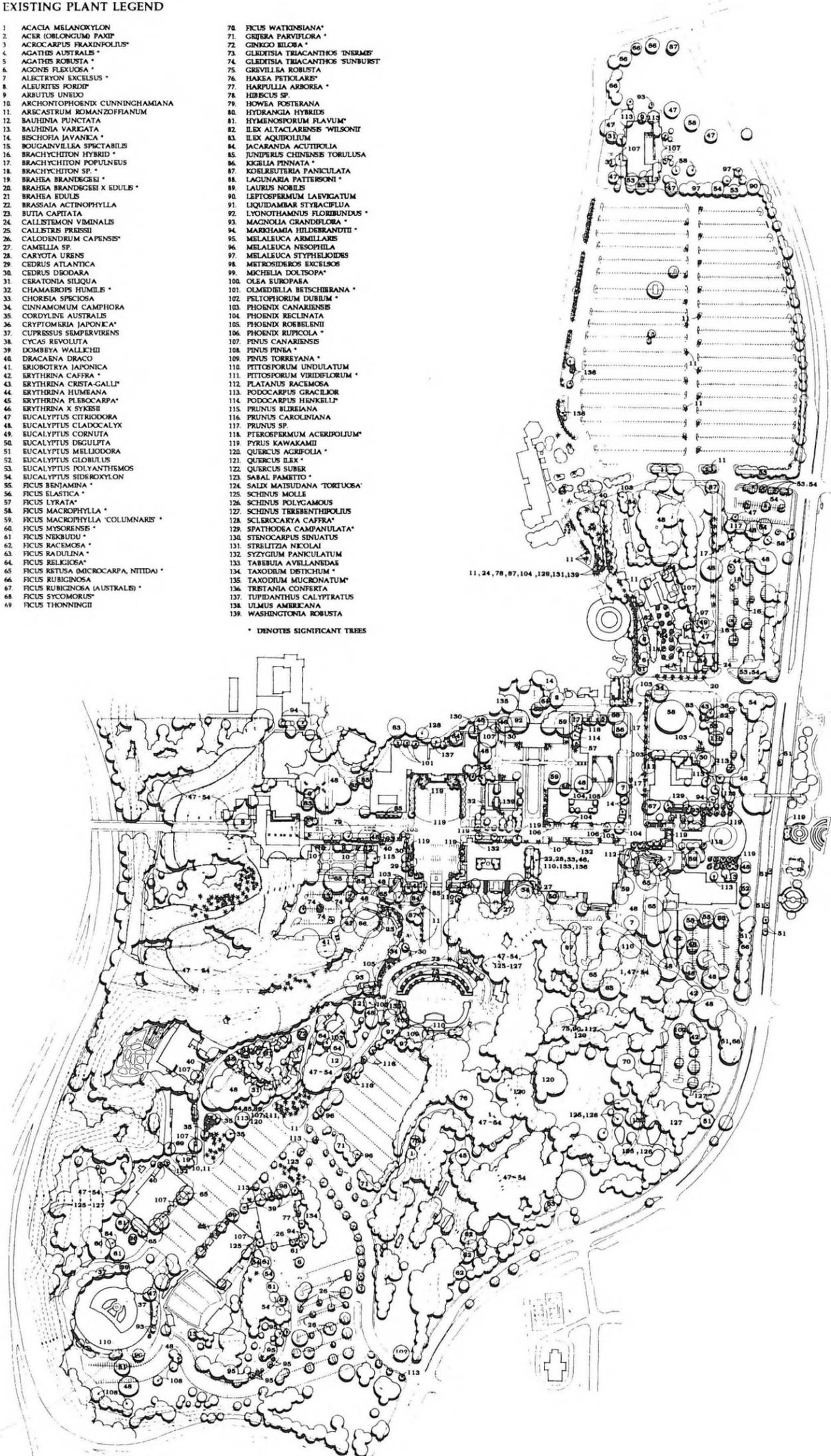


EXISTING PLANT LEGEND

- | | |
|---------------------------------------|-------------------------------------|
| 1 ACACIA MELANOCYLLON | 70 FICUS WATKINSIANA* |
| 2 ACER (OB)LONGUM PAXIF | 71 GIBBERA PARVIFLORA * |
| 3 ACROCARPUS FRAXINIFOLIUS* | 72 GINKGO BILOBA * |
| 4 AGATHIS AUSTRALIS * | 73 GLEDITSIA TRIACANTHOS 'NERMES' |
| 5 AGATHIS ROBUSTA * | 74 GLEDITSIA TRIACANTHOS 'SUNBURST' |
| 6 ACONIS FLEXUOSA * | 75 GREVILLIA ROBUSTA * |
| 7 ALBICRYON EXCELSUS * | 76 HAKEA PETIOLARES* |
| 8 ALBURITIS FORDII* | 77 HARPULLIA ARBOREA * |
| 9 ARBUTUS UNEDO | 78 HIBISCUS SP. |
| 10 ARCHONTOPHORON CUNNINGHAMIANA | 79 HOWEA FOSTERIANA |
| 11 ARICASTRUM ROMANZOFRANUM | 80 HYDRANGIA HYBRIDS |
| 12 BAUHINIA PUNCTATA | 81 HYMENOSPORUM FLAVUM* |
| 13 BAUHINIA VARIATA | 82 ILEX ALTAICLARENSIS 'WILSONII' |
| 14 BESCHOFFIA JAVANICA * | 83 ILEX AQUIFOLIUM |
| 15 BOUGAINVILLEA SPECTABILIS | 84 JACARANDA ACUTIFOLIA |
| 16 BRACHYCHITON HYBRID * | 85 JUNIPERUS CHINENSIS TORULOSA |
| 17 BRACHYCHITON POPULNEUS | 86 KIGELIA PINNATA * |
| 18 BRACHYCHITON SP. * | 87 KOLREUTERIA PANICULATA |
| 19 BRAHEA BRANDBERGII * | 88 LAGUNARIA PATTERSONI * |
| 20 BRAHEA BRANDBERGII X EDULE * | 89 LAURUS NOBILIS |
| 21 BRAHEA EDULE | 90 LEPTOSPERMUM LAEVIGATUM |
| 22 BRASSAIA ACTINOPHYLLA | 91 LIQUIDAMBAR STYRACIFLUA |
| 23 BUTIA CAPITATA | 92 LYONOTHAMNUS FLORIBUNDUS * |
| 24 CALLESTEMON VIMINALIS | 93 MAGNOLIA GRANDIFLORA * |
| 25 CALLISTES FRESSII | 94 MARRHAMIA HILDEBRANDTII * |
| 26 CALODENDRUM CAPENSIS* | 95 MELALEUCA ARMILLARES |
| 27 CAMELLIA SP. | 96 MELALEUCA NESOPHILA |
| 28 CARYOTA URENS | 97 MELALEUCA STYPHELOIDES |
| 29 CEDRUS ATLANTICA | 98 METROSIDEROS EXCELSOS |
| 30 CEDRUS DEODARA | 99 MICHELIA DOTSOPFA* |
| 31 CERATONIA SILIQUA | 100 OLEA EUROPAEA |
| 32 CHAMAEROPS HUMILE * | 101 OLMEDELLA BETSCHERANA * |
| 33 CHORSIA SPECIOSA | 102 PELTOPHORUM DUBIUM * |
| 34 CINNAMOMUM CAMPHORA | 103 PHOENIX CANARIENSIS |
| 35 CORDYLINE AUSTRALIS | 104 PHOENIX RECLINATA |
| 36 CRYPTOMERIA JAPONICA* | 105 PHOENIX ROBELENI |
| 37 CUPRESSUS SEMPERVIRENS | 106 PHOENIX RUPICOLA * |
| 38 CYCAS REVOLUTA | 107 PINUS CANARIENSIS |
| 39 DOMBEYA WALLICHII | 108 PINUS PINEA * |
| 40 DRACENA DRACO | 109 PINUS TORREYANA * |
| 41 ERIKOBOTRYA JAPONICA | 110 PITTOSPORUM UNDULATUM |
| 42 ERYTHRINA CAFFRA * | 111 PITTOSPORUM VERIDIFLORUM * |
| 43 ERYTHRINA CRISTA-GALLI* | 112 PLATANUS RACEMOSA |
| 44 ERYTHRINA HUMBANA | 113 PODOCARPUS GRACILIOR |
| 45 ERYTHRINA FLEBOCARPA* | 114 PODOCARPUS HENKELII* |
| 46 ERYTHRINA X SYKISII | 115 PRUNUS BURJIANA |
| 47 EUCALYPTUS CITRIODORA | 116 PRUNUS CAROLINIANA |
| 48 EUCALYPTUS CLADOCALYX | 117 PRUNUS SP. |
| 49 EUCALYPTUS CORNUITA | 118 PTEROSPERMUM ACERIFOLIUM* |
| 50 EUCALYPTUS DISJUNCTA | 119 PRUS KAWAKAIANA * |
| 51 EUCALYPTUS MELLIODORA | 120 QUERCUS AGRIFOLIA * |
| 52 EUCALYPTUS GLOBULUS | 121 QUERCUS ILEX * |
| 53 EUCALYPTUS POLYANTHOSMOS | 122 QUERCUS SUBER |
| 54 EUCALYPTUS SIDEROXYLON | 123 SABAL PAMETTO * |
| 55 FICUS BENJAMINA * | 124 SALIX MATSUODANA 'TORTUOSA' |
| 56 FICUS ELASTICA * | 125 SCHINUS MOLLE |
| 57 FICUS LYRATA * | 126 SCHINUS POLYGAMOUS |
| 58 FICUS MACROPHYLLA * | 127 SCHINUS TERREBENTHIFOLIUS |
| 59 FICUS MACROPHYLLA 'COLUMNARIS' * | 128 SCLEROCARYA CAFFRA* |
| 60 FICUS MYSORINENS * | 129 SPATHODORA CAMPANULATA* |
| 61 FICUS NEKBUDU * | 130 STENOCCARPUS SINUATUS* |
| 62 FICUS RACEMOSA * | 131 STRELITZIA NICOLAI |
| 63 FICUS RADULINA * | 132 SYZYGIUM PANKICULATUM |
| 64 FICUS RELIGIOSA | 133 TABERBUA AVELLANEDAS |
| 65 FICUS RETUSA (MACROCARPA NITIDA) * | 134 TAXODIUM DISTICHUM * |
| 66 FICUS RUBIGINOSA | 135 TAXODIUM MICRONATUM* |
| 67 FICUS RUBIGINOSA (AUSTRALIS) * | 136 TRESTANIA CONFERTA |
| 68 FICUS SYCOMORUS* | 137 TUPIDANTHUS CALYPTRATUS |
| 69 FICUS THONNINGII | 138 ULMUS AMERICANA |
| | 139 WASHINGTONIA ROBUSTA |

* DENOTES SIGNIFICANT TREES

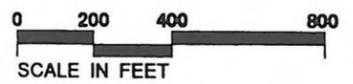
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Central Mesa Plant Inventory

13 June 1991

Figure 23





SIGNIFICANT PLANTS AND TREES

Significant plants and trees in Balboa Park include species which are historically and/or horticulturally valuable. Historically significant plants are valuable because they may be associated with the original landscaping planted during the development of Balboa Park and during the expositions. Some of the older trees may be the original plant introductions into California by Kate Sessions and her associates. Horticulturally significant plants include plants which are valuable because they are:

- A) Rare and/or Endangered: Plant is threatened, rare or endangered in the wild.
- B) Unique or Uncommon: Plant is unique or uncommon to the area.
- C) Special Collection: Plant is part of Balboa Park's special collection.
- D) Popular: Plant is popular with the public.
- E) Educational: Plant is included in interpretive tours or school programs.
- F) Aesthetic: Specimen plant which has aesthetic value.

These plants and trees were given serious consideration in landscape design development. Their locations are shown in Figure 24. The following is the significant tree inventory which includes location number on the plan, preceding the name as well as the number of documented plants which follows the name.

Significant Tree Inventory

Species Name:	(2)	Acer (oblongum) paxii (1)
Common Name:		Evergreen Maple
Location(s):		SW of House of Hospitality
Comments:		Save
Species Name:	(3)	Acrocarpus fraxinifolius
Common Name:		Pink Cedar
Location(s):		South of House of Pacific Relations
Comments:		Save
Species Name:	(4)	Agathis australis (2)
Common Name:		New Zealand Kauri
Location(s):		Adjacent to arcade on SE corner of House of Charm
Comments:		Save
Species Name:	(5)	Agathis robusta (3)
Common Name:		Queensland Kauri
Location(s):		North wall of Casa Del Prado Theater
Comments:		Save



- Species Name: (6) *Agonis flexuosa*
Common Name: Peppermint Tree
Location(s): Lawn SE of Federal Building, (Largest in San Diego)
Lawn west of Spanish Village
Comments: Specimen at Federal Building should not be moved.
- Species Name: (7) *Alectryon excelsus*
Common Name: NCN
Location(s): Many locations - concession stand / Zoro / Persian rug courtyard
Comments: Movable / propagates easily
- Species Name: (8) *Aleurites Fordii* (1)
Common Name: Tung Oil Tree
Location(s): Behind Botanical Building
Comments: Single Specimen / Movable
- Species Name: (14) *Bischofia javanica*
Common Name: Toog Tree
Location(s): North side of Botanical Building, east side of Casa del Prado
Comments: Save
- Species Name: (16) *Brachychiton hybrid*
Common Name: Australian Flame Tree Hybrid
Location(s): Parking islands - South Carousel Lot
Comments: Movable
- Species Name: (18) *Brachychiton "sp."*
Common Name: Australian Flame Tree
Location(s): South Carousel Lot - planter south of turn-around
Comments: Movable
- Species Name: (19) *Brahea brandegeei*
Common Name: San Jose Hesper Palm
Location(s): West lawn of Palisades Building
Comments: Movable
- Species Name: (20) *Brahea Brandegeei x edulis*
Common Name: Brahea Hybrid
Location(s): Sidewalk south of Spanish Village
Comments: Movable



Species Name:	(26)	<i>Calodendrum capensis</i>
Common Name:		Cape Chestnut
Location(s):		Federal Building parking lot and east side of Federal Building
Comments:		Save
Species Name:	(32)	<i>Chamaerops humilis</i>
Common Name:		Mediterranean Fan Palm
Location(s):		NW of Timken Gallery
Comments:		Save
Species Name:	(36)	<i>Cryptomeria japonica</i>
Common Name:		Japanese Cedar
Location(s):		North side Moreton Bay Fig Tree Lawn
Comments:		Save
Species Name:	(42)	<i>Erythrina caffra</i>
Common Name:		Kaffirboom Coral Tree
Location(s):		Pepper Grove Parking Lot, Space Theater parking slope
Comments:		Moveable
Species Name:	(43)	<i>Erythrina crista-galli</i> (1)
Common Name:		Cockspur Coral Tree
Location(s):		Moreton Bay Fig Tree Lawn
Comments:		Single Specimen/Moveable
Species Name:	(45)	<i>Erythrina pleiocarpa</i>
Common Name:		NCN
Location(s):		Gold Gulch
Comments:		Single Specimen/Moveable
Species Name:	(55)	<i>Ficus benjamina</i>
Common Name:		Weeping Chinese Banyan
Location(s):		Space Theater parking lot
Comments:		Movable
Species Name:	(56)	<i>Ficus elastica</i>
Common Name:		Rubber Tree
Location(s):		North side of the Casa de Prado Theater
Comments:		Save
Species Name:	(57)	<i>Ficus lyrata</i> (1)
Common Name:		Fiddleleaf Fig
Location(s):		West side (rear) of the Casa Del Prado auditorium
Comments:		Single Specimen/Moveable



- Species Name: (58) *Ficus macrophylla* (1)
Common Name: Moreton Bay Fig
Location(s): North side (rear) of Natural History Museum,
(Landmark)
Comments: Save
- Species Name: (59) *Ficus macrophylla columnaris* (2)
Common Name: Columnar Moreton Bay Fig
Location(s): NE corner of the Botanical Building NW corner
of the Casa Del Prado
North side of the Fleet Space Theater
Comments: Save
- Species Name: (60) *Ficus mysorensis* (1)
Common Name: Mysore Fig
Location(s): In lawn west of the Aerospace Museum
Comments: Save
- Species Name: (61) *Ficus nekbudu*
Common Name: Zulu Fig
Location(s): Botanical Building parking lot, SW corner
Spanish Village lawn, road in rear of Federal
Building (row), SE corner of Federal Building
Comments: Movable
- Species Name: (62) *Ficus racemosa* (3)
Common Name: Cluster Fig
Location(s): Park Boulevard, south of south tank on canyon
rim
Comments: Save
- Species Name: (63) *Ficus radulina* (2)
Common Name: NCN
Location(s): North side of Old Globe Way, Park Blvd.
south of north tank
Comments: Movable
- Species Name: (64) *Ficus religiosa* (3)
Common Name: Bo Tree
Location(s): Rear of Art Museum, in lawn between House
of Italy and UN Building
Comments: Movable
- Species Name: (65) *Ficus retusa* (*microcarpa*, *nitida*)
Common Name: Indian Laurel Fig
Location(s): Alcazar Garden parking lot, Zoro Garden,
Casa de Balboa parking lot, Auto Museum
Comments: Save



Species Name:	(67)	Ficus rubiginosa (australis) (1)
Common Name:		Rusty Leaf Fig
Location(s):		SW corner (front) of Natural History Museum
Comments:		Save
Species Name:	(68)	Ficus Sycomorus (1)
Common Name:		Sycamore Fig
Location(s):		Parking lot rear of the Botanical Bldg.
Comments:		Single Specimen/Not Moveable
Species Name:	(70)	Ficus Watkinsiana
Common Name:		Watkins Fig
Location(s):		Pepper Grove Picnic Area, east slope of Gold Gulch near P.G. restroom
Comments:		Single Specimen
Species Name:	(71)	Geijera parviflora
Common Name:		Australian Willow
Location(s):		South rim of Organ Pavilion parking lot at Presidents Way
Comments:		Movable
Species Name:	(72)	Ginkgo biloba (1)
Common Name:		Maidenhair Tree
Location(s):		House of Pacific Relations
Comments:		Save
Species Name:	(76)	Hakea petiolaris
Common Name:		Broad-leaf Sea Urchin
Location(s):		Gold Gulch
Comments:		Save
Species Name:	(77)	Harpullia arborea (2)
Common Name:		NCN
Location(s):		Adjacent to NE wall of Federal Building
Comments:		Save
Species Name:	(81)	Hymenosporum flavum
Common Name:		Sweetshade
Location(s):		House of Pacific Relations
Comments:		Save
Species Name:	(86)	Kigelia pinnata (1)
Common Name:		Sausage Tree
Location(s):		In lawn west of Aerospace Museum adjacent to rest room
Comments:		Save



- Species Name: (88) *Lagunaria pattersoni* (1)
Common Name: Primrose Tree
Location(s): N corner of the Casa Del Prado auditorium
Comments: Save
- Species Name: (92) *Lyonothamnus floribundus*
Common Name: Catalina Ironwood
Location(s): NW of Botanical Building
Comments: Save
- Species Name: (93) *Magnolia grandiflora* (1)
Common Name: Southern Magnolia
Location(s): South side (front) of the Natural History Museum
Comments: Save
- Species Name: (94) *Markhamia hildebrandtii*
Common Name: NCN
Location(s): Front of Zoo Hospital, SE corner (front) of the Natural History Museum, east corner of the Federal Building
Comments: Save
- Species Name: (99) *Michelia Doltsopa* (1)
Common Name: NCN
Location(s): Between Muni-Gym and Federal Building adjacent to Pan American Plaza
Comments: Single Specimen/Moveable
- Species Name: (101) *Olmediella betschierana*
Common Name: Guatemalan Holly
Location(s): Rear of the west wing of the Art Museum
Comments: Save
- Species Name: (102) *Peltophorum dubium* (2)
Common Name: NCN
Location(s): South end of Gold Gulch, Park and Presidents Way, Pepper Grove parking lot
Comments: Save
- Species Name: (106) *Phoenix rupicola*
Common Name: Cliff Date Palm
Location(s): South side of Casa del Prado
Comments: Movable
- Species Name: (108) *Pinus pinea*
Common Name: Italian Stone Pine
Location(s): East side of mall, south of Aerospace parking lot
Comments: Save mall tree

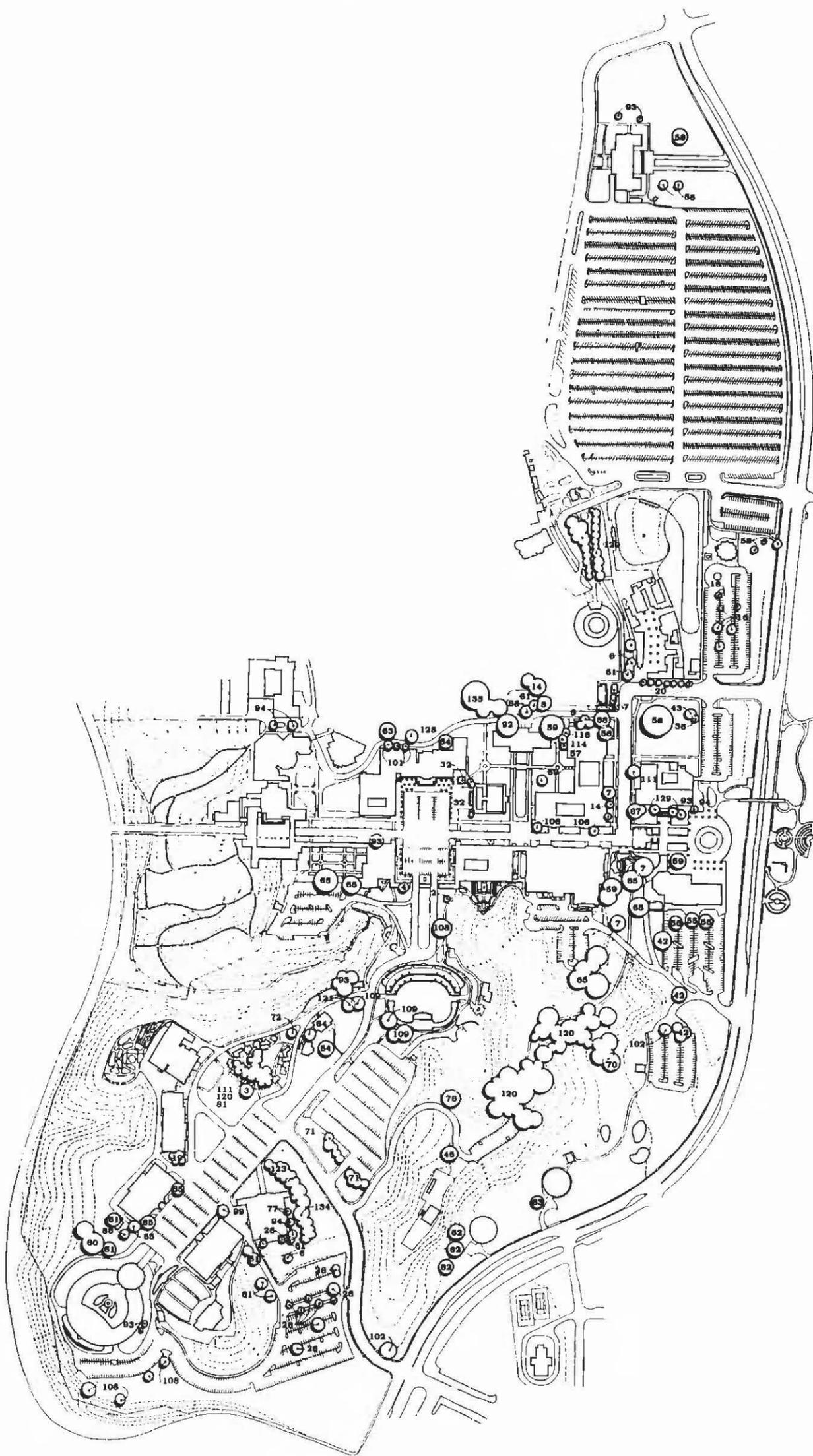


Species Name:	(109)	<i>Pinus torreyana</i>
Common Name:		Torrey Pine
Location(s):		Rear of Organ Pavilion, House of Pacific Relations north lawn
Comments:		Save/Movable
Species Name:	(111)	<i>Pittosporum viridiflorum</i>
Common Name:		Cape Pittosporum
Location(s):		West side of Natural History Museum, East side of mall
Comments:		Movable
Species Name:	(114)	<i>Podocarpus Henkelli</i> (1)
Common Name:		Long-Leafed Yellowwood
Location(s):		West side (rear) of the Natural History Museum, west of Jr. Theater
Comments:		Movable
Species Name:	(118)	<i>Pterospermum acerifolium</i> (1)
Common Name:		Karnikar
Location(s):		West side (rear) of the Casa Del Prado auditorium
Comments:		Single Specimen/Save
Species Name:	(120)	<i>Quercus agrifolia</i> (25)
Common Name:		Live Oak
Location(s):		Gold Gulch
Comments:		Movable
Species Name:	(121)	<i>Quercus ilex</i> (1)
Common Name:		Holly Oak
Location(s):		In lawn north of House of Italy
Comments:		Movable
Species Name:	(123)	<i>Sabal palmetto</i> (10)
Common Name:		Cabbage Palm
Location(s):		Lawn front of Federal Building
Comments:		Movable
Species Name:	(128)	<i>Sclerocarya caffra</i> (1)
Common Name:		Marula
Location(s):		North side of Old Globe Way, rear of Art Museum
Comments:		Save
Species Name:	(129)	<i>Spathodea campanulata</i> (2)
Common Name:		African Tulip Tree
Location(s):		South side of Natural History Museum at entrance
Comments:		Save



Species Name: (134) Taxodium distichum
Common Name: Bald Cypress
Location(s): Lawn adjacent to NE side of Federal Building
Comments: Save

Species Name: (135) Taxodium mucronatum
Common Name: Montezuma Cypress
Location(s): Northside of Old Globe Way west of Botanical Building
Comments: Save



Central Mesa Significant Plants and Trees

13 June 1991

Figure
24



Management Analysis



MANAGEMENT ANALYSIS

The Central Mesa hosts both tourists and the regional community alike. It is a “must-see” by tourists for its architectural and landscape beauty and for the Zoo and the museum. It is a valued asset to the community as the Park’s diversity of programs, special events, museums, theater, concerts and more, are all found in the midst of a relaxed and beautiful setting.

The major institutions on the Central Mesa, namely the Zoo and the museums and galleries, operate pursuant to long-term leases or operating agreements. Except for complying with the terms and conditions of the lease/operating agreement, these institutions operate independently of the City.

Exclusive of the operations of these major institutions, Central Mesa management is the responsibility of the Park and Recreation Department’s on-site Balboa Park staff. These responsibilities generally fall into three categories:

- Activities and Special Events
- Facilities
- Maintenance

Activities and Special Events

Activities include on-going programs which are either carried out directly by Park and Recreation Department staff or those that are sponsored by the Park and Recreation Department as part of its cultural and recreational program, but carried out by independent organizations.

- City managed activities include:
 - Basketball
 - Volleyball
 - Badminton
 - Table Tennis
 - Youth Dance
 - Disabled Services Recreation
 - Spanish Village Art Center
 - Municipal Athletics
- City sponsored activities include:
 - Square Dance
 - Youth Symphony
 - Junior Theater
 - Boys/Girls Chorus



- Youth Ballet
- Puppetry
- Ball Room Dance
- Jazz Dance
- Archery
- Spreckels Organ Concert
- USA Volleyball
- Volley Tennis

The Central Mesa today is more oriented toward the knowledgeable resident rather than the first-time tourist. Visitor services are few, and event and activity information is difficult to obtain. A complete daily listing of the publicly accessible activities occurring on the Central Mesa is not available. It takes persistence to discover the full scope of interesting activities available in the Park. The House of Hospitality offers information on major Park features and attractions, but a full spectrum visitor service center and Park information center are greatly needed.

Figure 25 shows existing visitor services, and Figure 26, shows the location of existing public restroom facilities.

A delightful feature of the Prado area is that it hosts a variety of entertainers and activities along its pedestrian promenade. These street entertainment sites are sited and monitored by Park management. There are use restrictions for most sites. Some sites have audio restrictions while others may have a specific size limitation. Each must be reserved through a daily permit. Along with the daily entertainment sites, are areas where petitioning is allowed. Sites are shown in Figure 27.

Facilities

Central Mesa facilities are occupied by a variety of cultural, recreational or commercial entities pursuant to long-term leases/operating agreements, short-term preferential use and occupancy permits, or short term restricted use permits. Long-term leases/operating agreements are further separated between those which provide some form of direct revenue return to the City and those that do not. Aside from this distinction, the terms of the leases/operating agreements are basically the same with the following typical lessee requirements:

- Must maintain regular operating hours, including Saturdays and Sundays.
- Must provide all maintenance of the facility, except for major structural and exterior maintenance, in lieu of rental payments.
- Must pay all utility costs and comply with public safety and building codes.



- Must carry public liability and property damage insurance.
- Admission charges subject to City approval.

Revenue Leases/Operating Agreements

The following are the current revenue producing leases/operating agreements:

- Balboa Park Carousel
- Cinderella Carriage (Horse-drawn carriage tours)
- San Diego Art Institute
- House of Hospitality Association
- Balboa Park Miniature Railroad
- Peoplefeeder's, Inc. (Park food concessionaire)
- *Spanish Village Art Association
- United Nations Association

* The Spanish Village Art Association operates under a permit but is listed here since it provides revenue to the City.

All revenue leases are administered by the City of San Diego Property Department.

Non Revenue Leases/Operating Agreements

The following are the current leases/operating agreements which do not provide for a direct revenue return to the City.

- Aerospace Museum
- Casa de Balboa/Electric Building Association
 - San Diego Hall of Champions
 - Balboa Art Conservation Center
 - Chocolate Lily (food concession)
 - Museum of Photographic Arts
 - San Diego Historical Society Archives and
 - Museum of San Diego History
 - Committee of 100
 - San Diego Model Railroad Museum
- Centro Cultural de la Raza
- Japanese Friendship Garden
- Old Globe Theater/Simon Edison Center for the Performing Arts



- Reuben H. Fleet Space Theater and Science Center
- San Diego Automotive Museum
- San Diego Museum of Art
- San Diego Museum of Man
- San Diego Society of Natural History (Natural History Museum)
- Timken Art Gallery

Preferential Non-Exclusive Use and Occupancy Permits

In addition to occupancy by virtue of a lease or operating agreement, cultural and/or recreational organizations occupy space in the Central Mesa facilities under permits issued by the Park and Recreation Department.

These permits are issued to clubs or organizations to allow them to occupy City facilities in order to provide recreational or cultural activities to the public. Some activities may require an entry admission fee to offset costs, but none return revenue to the City.

- House of Pacific Relations
- San Diego Botanical Foundation
- San Diego Floral Association
- San Diego Mineral and Gem Society
- Southern California Association of Camera Clubs

Special Use Permits

These permits are issued to non-profit organizations or special interest groups to allow them to use Park facilities free of charge for activities which are from time to time open to the public (i.e., San Diego Badminton Association has free use of the Federal Building for Badminton play and tournaments and San Diego Boys Choir has free rehearsal space at the Casa del Prado).

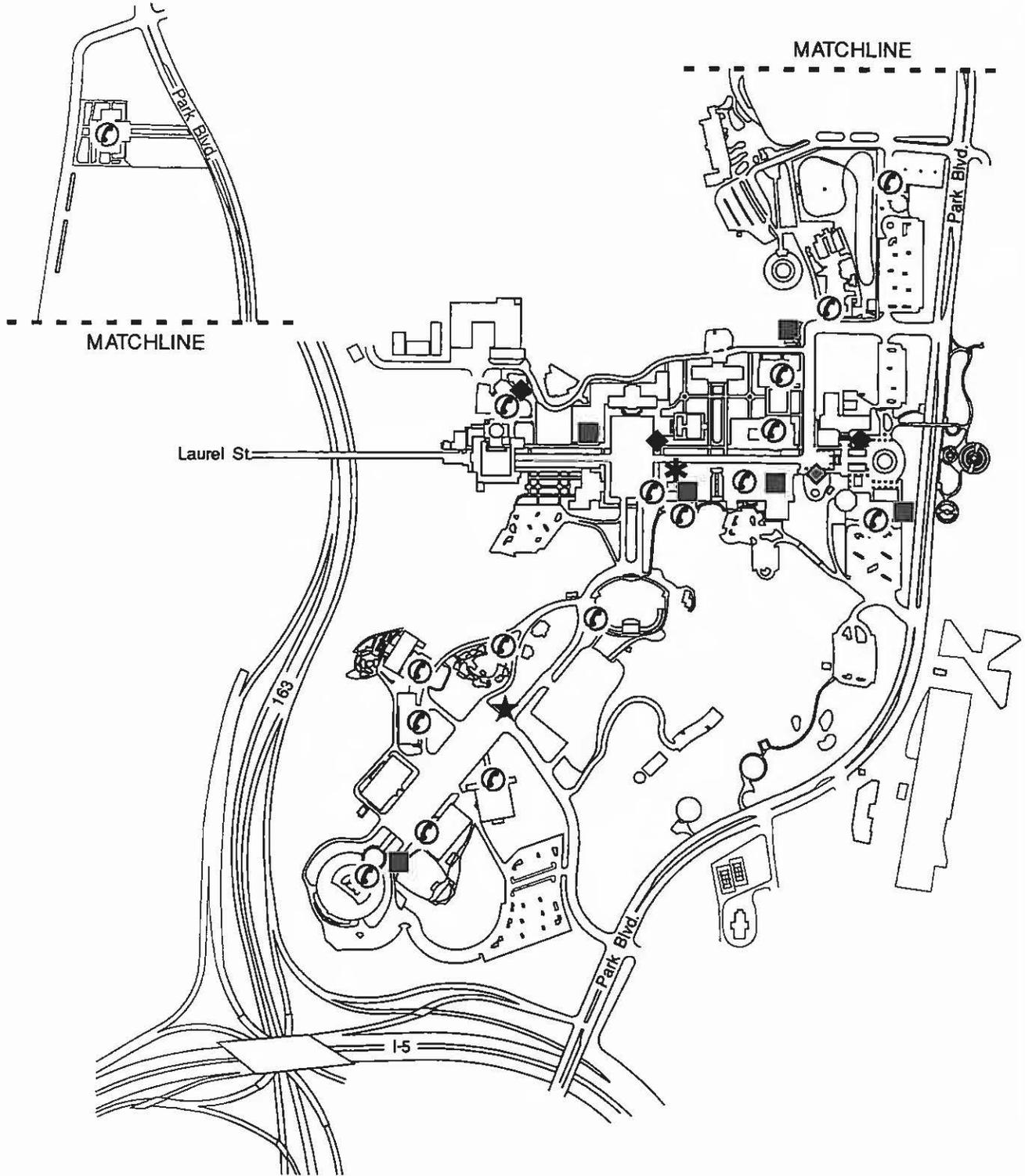
- Arts and Crafts Council (Art Mart)
- Community Christmas Center Committee
- Deaf Senior Citizens
- Disabled Services Recreational Council
- Heritage Band Society
- International Dance Association
- San Diego Archers
- San Diego Badminton Association
- San Diego Boys Choir
- San Diego Civic Dance Association
- San Diego Civic Youth Ballet



- San Diego Girls Chorus
- San Diego Guild of Puppetry
- San Diego Junior Theater
- San Diego Veterans Council
- San Diego Youth Symphony
- Special Olympics
- Spreckles Organ Society
- Square Dance Association
- Sun Harbor Chorus
- Sweet Adelines
- United Cerebral Palsy

Management Analysis Summary

All institutions and organizations surveyed acknowledged the need for computerized scheduling of the various Park Activities. The Park newsletter should be expanded to include complete event listings and to provide additional visitor information. Visitor services should be expanded to include first-aid, lost and found, and increased information availability. Facilities should be clean and comfortable. Employees and volunteers working in the Central Mesa should exhibit professionalism and hospitality in their conduct. All management programs should emphasize safety and security measures. Increased presence of Police and/or Park Rangers would greatly deter negative activities occurring within the Central Mesa.



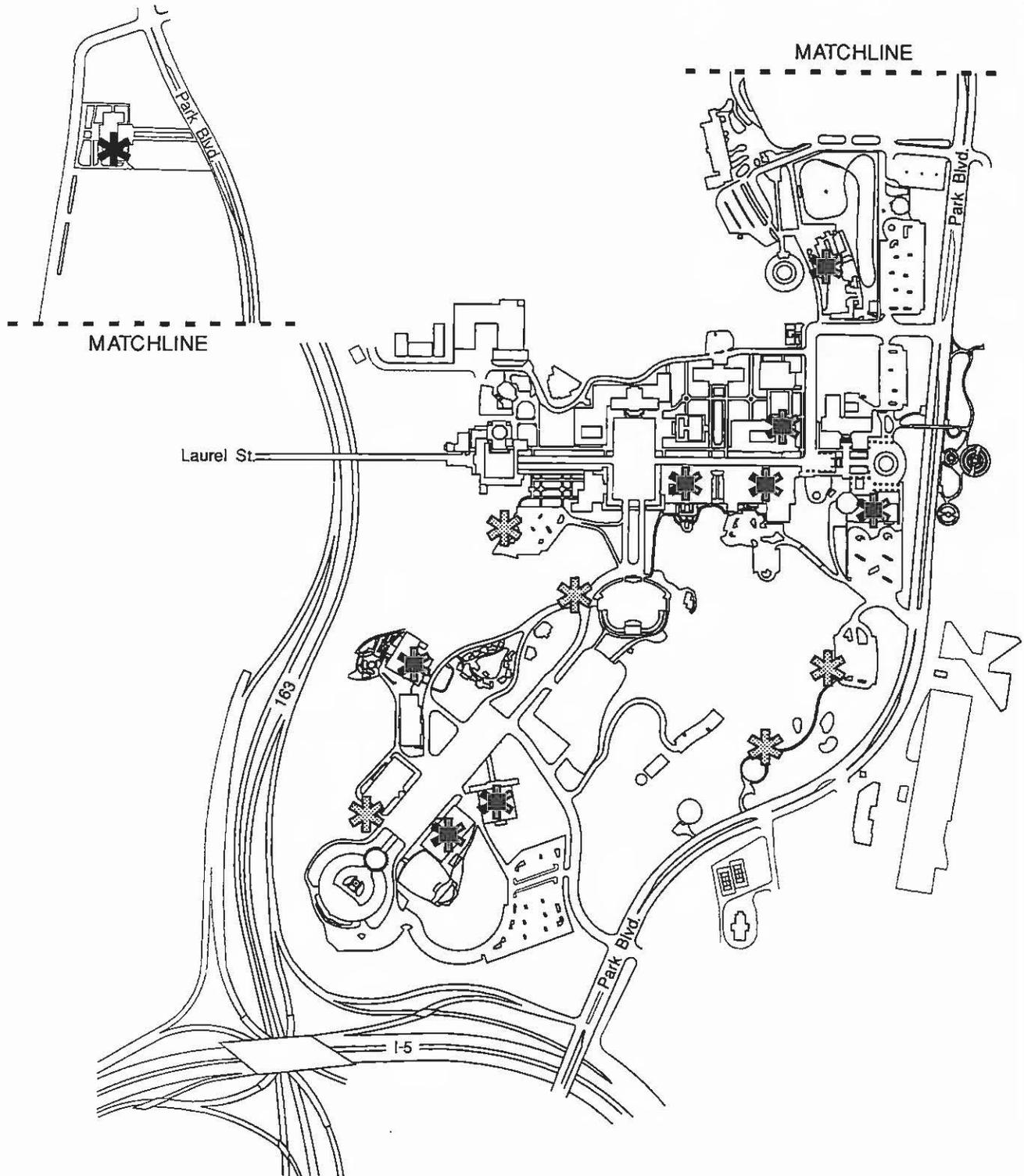
Existing Visitor Services

- * Park Information Center
- ★ Park Map
- ⓞ Public Telephone
- Concession in Building
- ◆ Concession Cart

13 June 1991

Figure
25





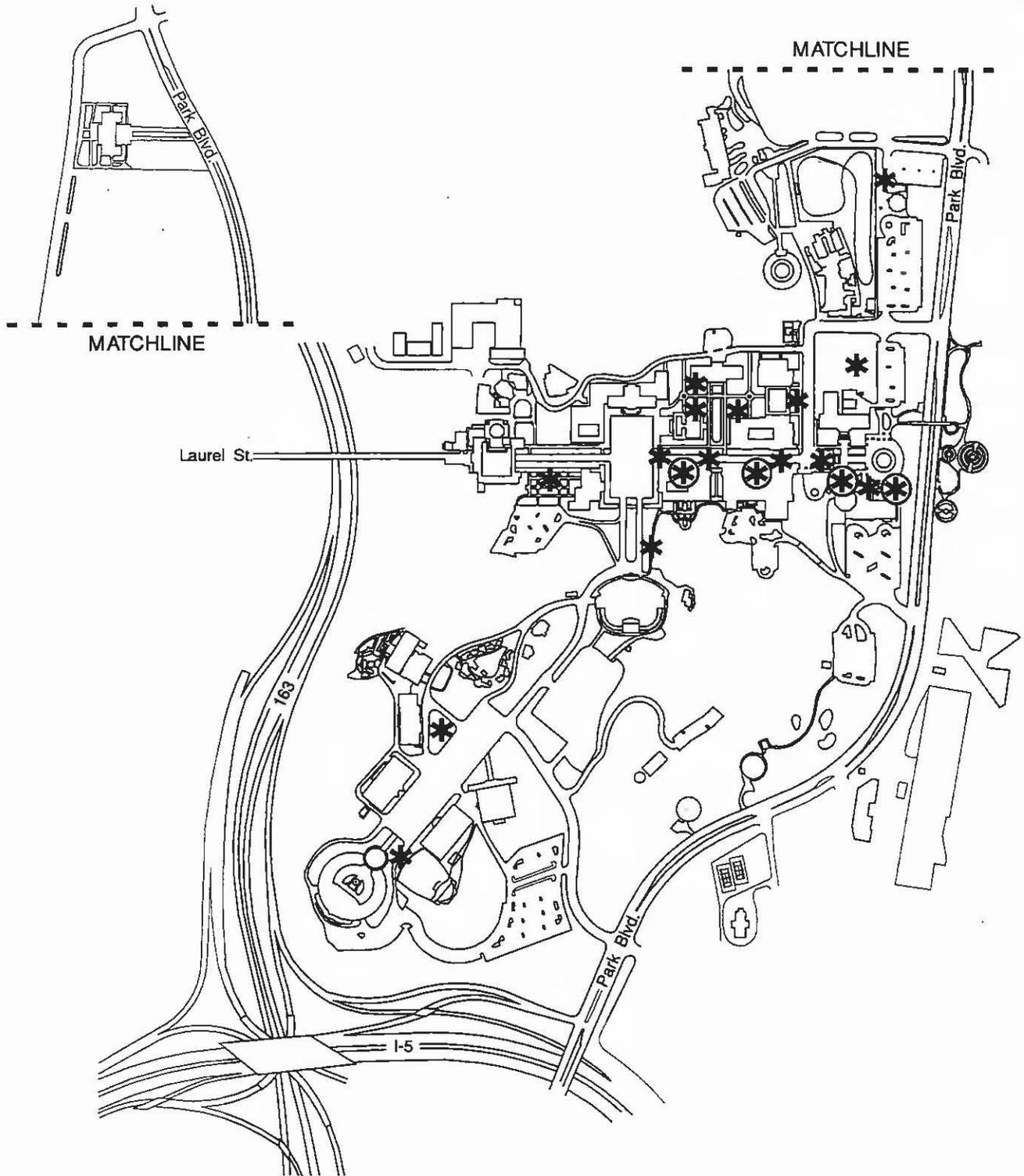
Existing Public Restroom Facilities

- * Restroom Inside Building
- * Freestanding Restroom

13 June 1991

Figure
26





Existing Street Entertainment and Petition Sites

13 June 1991

Figure
27

- * Entertainment Sites
- * Petition Sites



Maintenance Analysis



MAINTENANCE ANALYSIS

Maintenance and operation of the Central Mesa are the responsibility of the Central Division of the Park and Recreation Department.

Buildings Maintenance

Central Mesa buildings which are under long-term leases or operating agreements, as well as those which are occupied under Preferential Non-Exclusive Use and Occupancy Permits are maintained on a daily basis by the occupants. Major repairs to these facilities such as re-roofing, structural repairs, etc., remain the responsibility of the City. The Park and Recreation Department's involvement in the day-to-day operation and maintenance of these buildings is minimal.

A second group of buildings is those which either house City staff, directly support City operated or City sponsored recreational programs, or are occupied under Special Use Permits. The day to day operation and maintenance of these buildings are the responsibility of the Central Division of the Park and Recreation Department. A Building Supervisor with a staff of custodians and other maintenance personnel are housed in Building No. 1 at the former Naval Hospital site. Central Mesa Buildings maintained by this work unit are:

- Municipal Gymnasium
- Federal Building
- Palisades Building
- Balboa Park Club
- Casa del Prado
- Casa del Prado Theater
- Spreckles Organ Pavilion
- War Memorial Building
- Freestanding Public Restrooms

The unit is also responsible for daily maintenance of all restrooms, safety inspections, equipment set up for users, and related duties of a daily, but relatively routine nature.

Repairs to this group of buildings which cannot be handled by the custodians, are directed to the City's General Services Department, Buildings Division. Their staff perform services such as plumbing, window repairs, painting, carpentry, locksmithing and electrical work. All these repairs must be initiated through a Service Request which is submitted to Buildings Division by the Balboa Park Buildings Supervisor. Under these procedures, repairs are undertaken by Buildings Division staff on a City-wide priority basis. Major repairs in Balboa Park must await their turn. Low-priority repairs often take many weeks to accomplish.



The Buildings Division also serves as liaison for the repairs to City owned buildings which are leased to institutions and other organizations. The lessees are responsible for the daily maintenance and upkeep of the facilities they occupy. They are also responsible for repairs described in their lease which relate to their specific program operations. In general, the City assumes responsibility for upkeep of building exteriors. The repair procedure is for the institution or organization to contact the Balboa Park Buildings Supervisor, who then evaluates the request and submits the Service Request to Buildings Division.

Grounds Maintenance and Horticulture

Both the grounds maintenance and horticulture programs, and the new Park Ranger program are combined into one work unit within the Central Division of the Park and Recreation Department.

On-site staff currently consists of one (1) Grounds Maintenance Manager, one (1) Horticulturist, four (4) Grounds Maintenance Supervisors and forty (40) full-time maintenance staff, which include Ground Maintenance Workers and a Light Equipment Operator. In addition to Balboa Park, this work unit staff is responsible for the maintenance of Mission Hills Park and Presidio Park. Typical tasks for the grounds and horticulture crews include gardening, litter and trash removal, sign maintenance, irrigation repair and operation, pest control and various other physical improvements and repairs. Heavy maintenance operations are performed by City-wide Park and Recreation Department crews. Tree trimming, turf mowing, brush hauling, heavy maintenance, major pest control, major irrigation repair and playground equipment repair and maintenance are all included.

The City General Services Department has three divisions with responsibilities for Balboa Park maintenance. Street Division is responsible for street and sidewalk maintenance. Communications and Electrical Division is responsible for the maintenance and repair of outdoor lighting. Buildings Division is responsible for most plumbing, electrical, painting, carpentry and other trades related maintenance of buildings. Repair and maintenance of major water lines, backflow devices and sewer systems are performed by the Water Utilities Department.

Many specialized tasks are performed by private contractors. These include fence repair, specialized irrigation repairs, ornamental fountain and water feature maintenance, specialized restroom maintenance, structural pest control, carpet cleaning and trash container services.

Maintenance Analysis Summary

Both the Buildings Program and the Grounds Maintenance and Horticulture Programs would benefit from increased staffing. It is recognized, however, that the City will continue to face severe budgetary constraints which limit its ability to provide additional staff. Nonetheless, the Central Mesa requires improved service levels and response times for maintenance and repairs.



Functions such as plumbing, carpentry, electrical and painting would be more effectively administered directly by the Park and Recreation Department. In order to effectively maintain the Central Mesa, maintenance crews should have access to adequate tools and materials. They should also have sufficient work space in which to perform their tasks and in which to store their equipment and materials. The public has made significant investment in the Central Mesa and the investment should be protected and maintained at a high level.

