

Attachment 4

Plaza de Panama Project EIR Alternatives

1. No Project (No Development / Existing Condition) – Project is not undertaken. Project site remains in its “current” / existing condition; equivalent to existing environmental setting.

2. No Project (Central Mesa Precise Plan) – One-way traffic across Cabrillo Bridge and through El Prado and Plaza de Panama. Parking removed from Plaza de Panama, Alcazar Lot reconfigured for majority of ADA parking, with through vehicle traffic road rerouted behind Organ Pavilion to east side of 1000- to 1,500-stall below-grade parking structure.

3. Pedestrianize Cabrillo Bridge, No New Parking Structure – Cabrillo Bridge closed to vehicular traffic, all vehicles will enter Park from east side. Vehicular traffic and parking eliminated from El Prado and Plaza de Panama. Organ Pavilion Lot remains as is; Alcazar Lot reconfigured for ADA parking, valet, and drop-off; no new parking added, net loss of parking.

4. Pedestrianize Cabrillo Bridge, Parking Structure at Organ Pavilion Lot – Cabrillo Bridge closed to vehicular traffic, vehicular traffic and parking eliminated from El Prado and Plaza de Panama. Alcazar Lot reconfigured for ADA parking, valet, and drop-off. New 800-stall below-grade parking structure with rooftop park built at location of Organ Pavilion Lot.

5. Pedestrianize Cabrillo Bridge, Parking Structure at West Mesa – Cabrillo Bridge closed to vehicular traffic, vehicular traffic and parking eliminated from El Prado and Plaza de Panama. Alcazar Lot reconfigured for ADA parking, valet, and drop-off; new 800-stall below-grade parking structure built at West Mesa (lawn bowling site); Organ Pavilion Lot remains as is.

6. Pedestrianize Cabrillo Bridge, Parking Structure at Inspiration Point – Cabrillo Bridge closed to vehicular traffic, vehicular traffic and parking eliminated from El Prado and Plaza de Panama. Alcazar Lot reconfigured for ADA parking, valet, and drop-off; 800-stall parking structure built at Inspiration Point; Organ Pavilion Lot converted to park.

7. Cabrillo Bridge Open w/ Centennial Bridge and Gold Gulch Parking Structure – Vehicle traffic continues on Cabrillo Bridge, rerouted from El Prado via new Centennial Bridge. No vehicular traffic or parking along El Prado and Plaza de Panama. Alcazar Lot reconfigured for ADA parking, valet, and drop-off; 800-stall parking structure in Gold Gulch with new access road and pedestrian overpass to Organ Pavilion Lot; Organ Pavilion Lot converted to park.

8. Cabrillo Bridge Open w/ Centennial Bridge and No-Pay Organ Pavilion Parking Structure – (Same as proposed project except free parking in parking structure.) Vehicle traffic continues on Cabrillo Bridge, rerouted from El Prado via new Centennial Bridge. No vehicular traffic or parking along El Prado and Plaza de Panama. Alcazar Lot reconfigured for ADA parking, valet, and drop-off; 800 stall below-grade parking structure with rooftop park at Organ Pavilion Lot.

9. Cabrillo Bridge Open w/ Tunnel Under Plaza de Panama – Two-way vehicle traffic continues on Cabrillo Bridge, through Plaza de California and onto El Prado West, 275-foot tunnel to bypass under the Plaza de Panama with openings at east end of El Prado and north end of Esplanade. Vehicular traffic and parking eliminated from Plaza de Panama; Alcazar Lot reconfigured for ADA parking, valet, and drop-off; 800-stall below-grade parking structure at Organ Pavilion Lot with rooftop park and pedestrian promenade.

10. Cabrillo Bridge Open One-Way w/ Stop Light – One-way eastbound traffic only across Cabrillo Bridge, traffic signal at entry to Plaza de California, traffic continues through El Prado and Plaza de Panama. Parking eliminated from Plaza de Panama; Alcazar Lot reconfigured for ADA parking, valet, and drop-off; new surface parking configured at south-east lawn adjacent to Federal Lot; Organ Pavilion Lot remains as is.

11. Cabrillo Bridge Open w/ Modified Precise Plan – Two-way vehicular traffic continues across the Cabrillo Bridge, through the El Prado and Plaza de Panama. No parking in Plaza de Panama; valet and drop-off remain in Plaza de Panama; no new parking facilities; Alcazar Lot reconfigured for ADA parking; Organ Pavilion Lot remains as is.

12. Cabrillo Bridge Open w/ Half-Plaza – Two-way vehicular traffic continues across the Cabrillo Bridge, through the El Prado and Plaza de Panama. No parking in Plaza de Panama; valet and drop-off remain in Plaza de Panama; Alcazar Lot converted to parkland; below-grade parking structure built at Organ Pavilion Lot with new pedestrian overpass and park through-road routed to the east of parking structure.

13. Phase Alternative – Phased approach to proposed project. Final components are same as proposed project, only schedule/phasing is different in order to analyze cumulative progress.