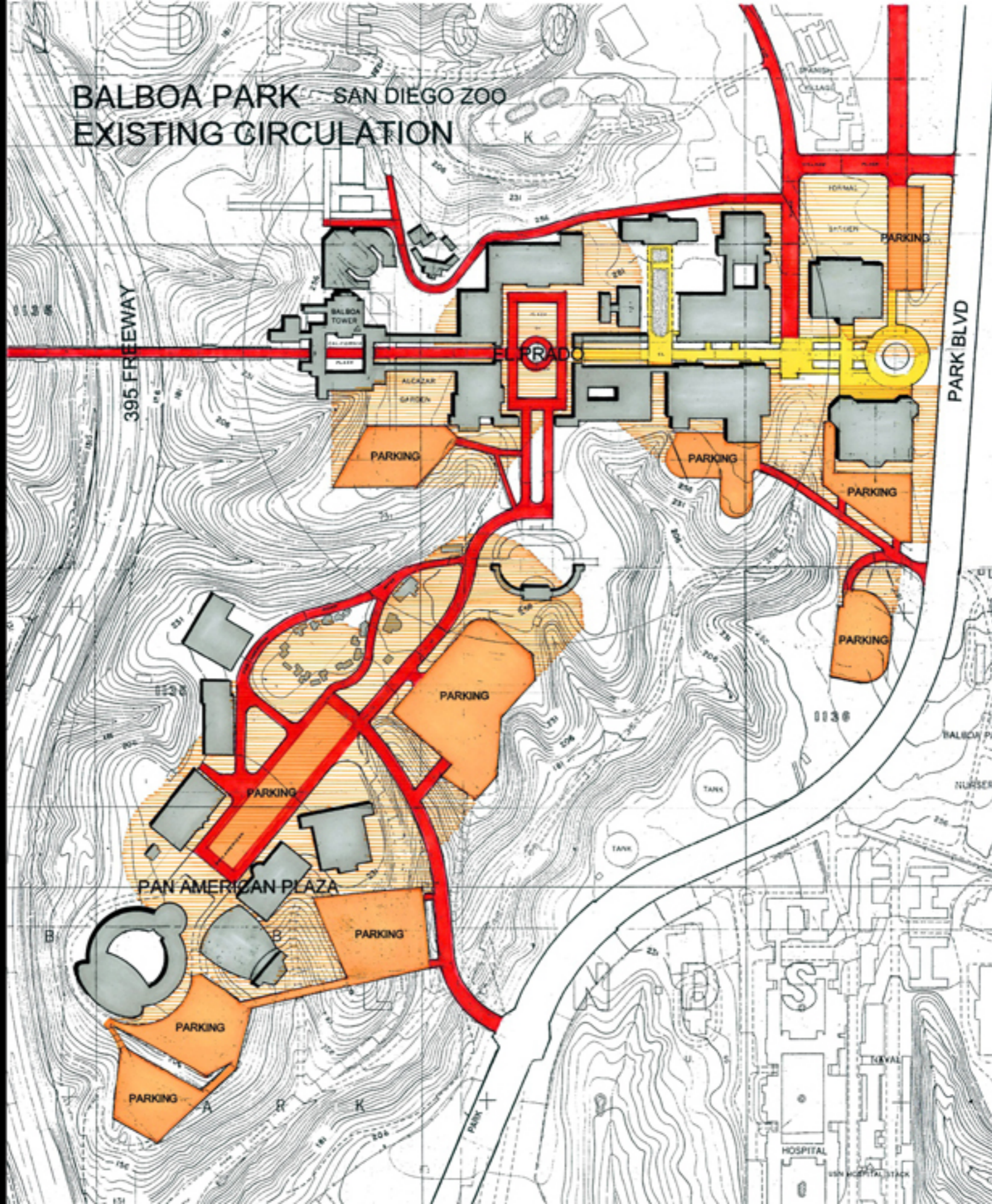
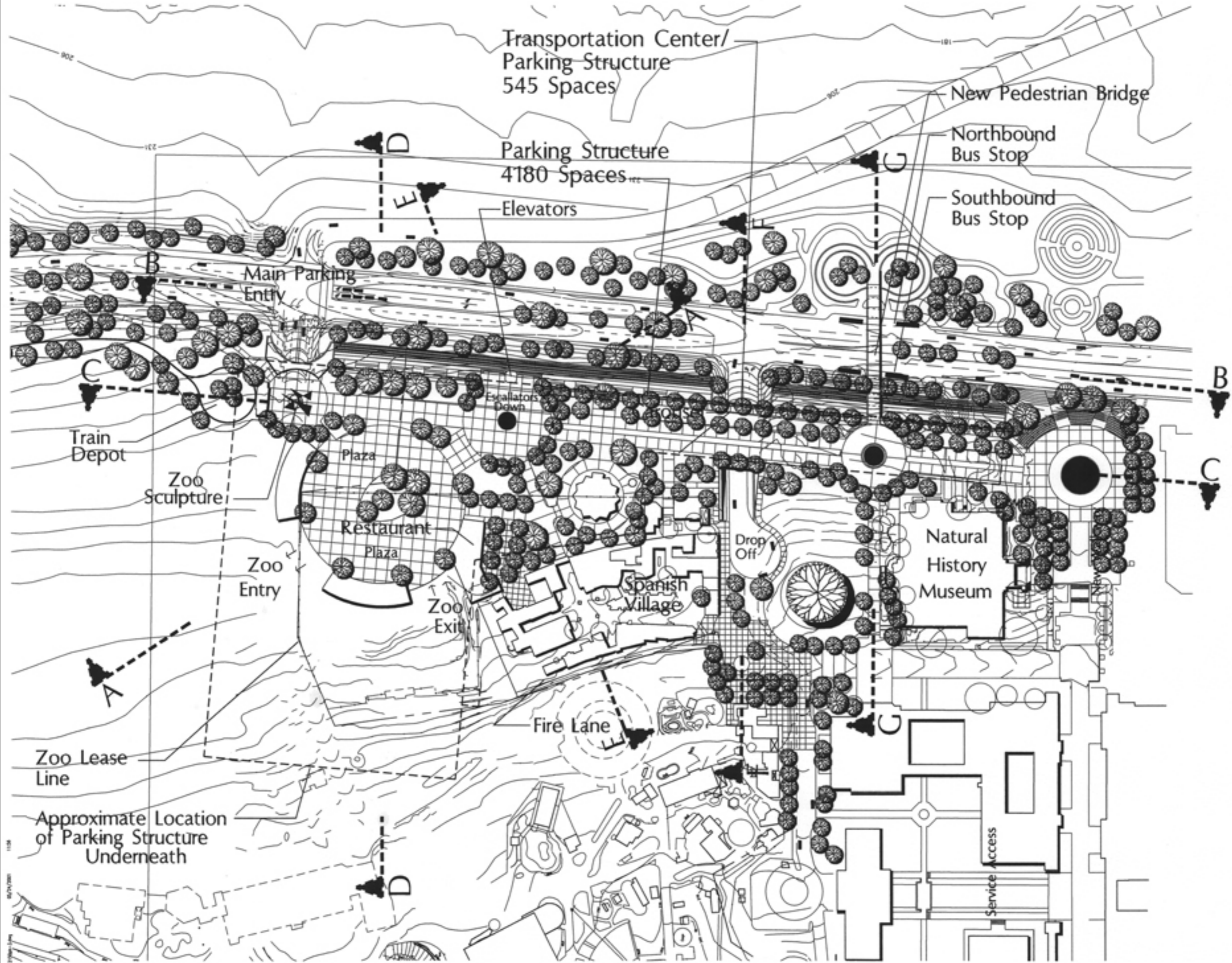


BALBOA PARK GOALS / 2015

- 1. RETAIN AND REINFORCE THE SPECIAL CLASSIC CHARACTER OF BALBOA PARK.**
- 2. ELIMINATE THE EXISTING VEHICULAR CIRCULATION AND PARKING WITHIN THE EL PRADO.**
- 3. PROVIDE A NORTH RIM ROAD WITH DIRECT ACCESS TO PARK BLVD. @ THE EAST AND 6TH AVENUE @ THE WEST.**
 - A. MINIMIZE EAST-WEST THROUGH TRAFFIC IN THE PARK.**
 - B. PROVIDE DIRECT VEHICLE ACCESS AND PUBLIC ENTRANCE TO THE OLD GLOBE THEATER COMPLEX.**
- 4. BALANCE THE PARKING NEEDS WITHIN THE PARK.**
 - A. LOCATE AN UNDERGROUND GARAGE AND SURFACE PARKING WITHIN THE PRADO FOR APPROX 650 CARS.**
 - B. PROVIDE HANDICAP PARKING IMMEDIATELY ADJACENT TO THE EL PRADO PLAZA.**
 - C. PROVIDE DIRECT ASSESS TO THESE PARKING FACILITIES FROM THE WEST RIM AND NORTH RIM ROADS.**
- 5. ELIMINATE THE PUBLIC PARK TRANSPORTATION AND ALLOW PRIVATE VENDERS TO PROVIDE INTERNAL TRANSPORTATION AS REQUIRED.**
- 6. PROVIDE A PEDESTRIAN PROMENADE THAT LINKS THE EL PRADO COMPLEX AND THE PAN AMERICAN PLAZA.**
- 7. REDESIGN/ UPGRADE THE PAN AMERICAN PLAZA, INCLUDING THE PARKING AREAS.**
- 8. PREPARE THE PARK FOR THE CENTENNIAL CELEBRATION.**
 - A. MASTER PLAN.**
 - B. ORGAN PAVILION.**
 - C. LANDSCAPE PARKING & ETC.**
 - D. GRAPHIC PACKAGE.**
 - E. PRO FORMA.**

BALBOA PARK - SAN DIEGO ZOO EXISTING CIRCULATION





Transportation Center/
Parking Structure
545 Spaces

Parking Structure
4180 Spaces

New Pedestrian Bridge

Northbound
Bus Stop

Southbound
Bus Stop

Elevators

Main Parking
Entry

Train
Depot

Zoo
Sculpture

Zoo
Entry

Restaurant
Plaza

Zoo
Exit

Spanish
Village

Natural
History
Museum

Fire Lane

Zoo Lease
Line

Approximate Location
of Parking Structure
Underneath

Service
Access

ZOO PLACE

PARK BLVD.

EL. 285'

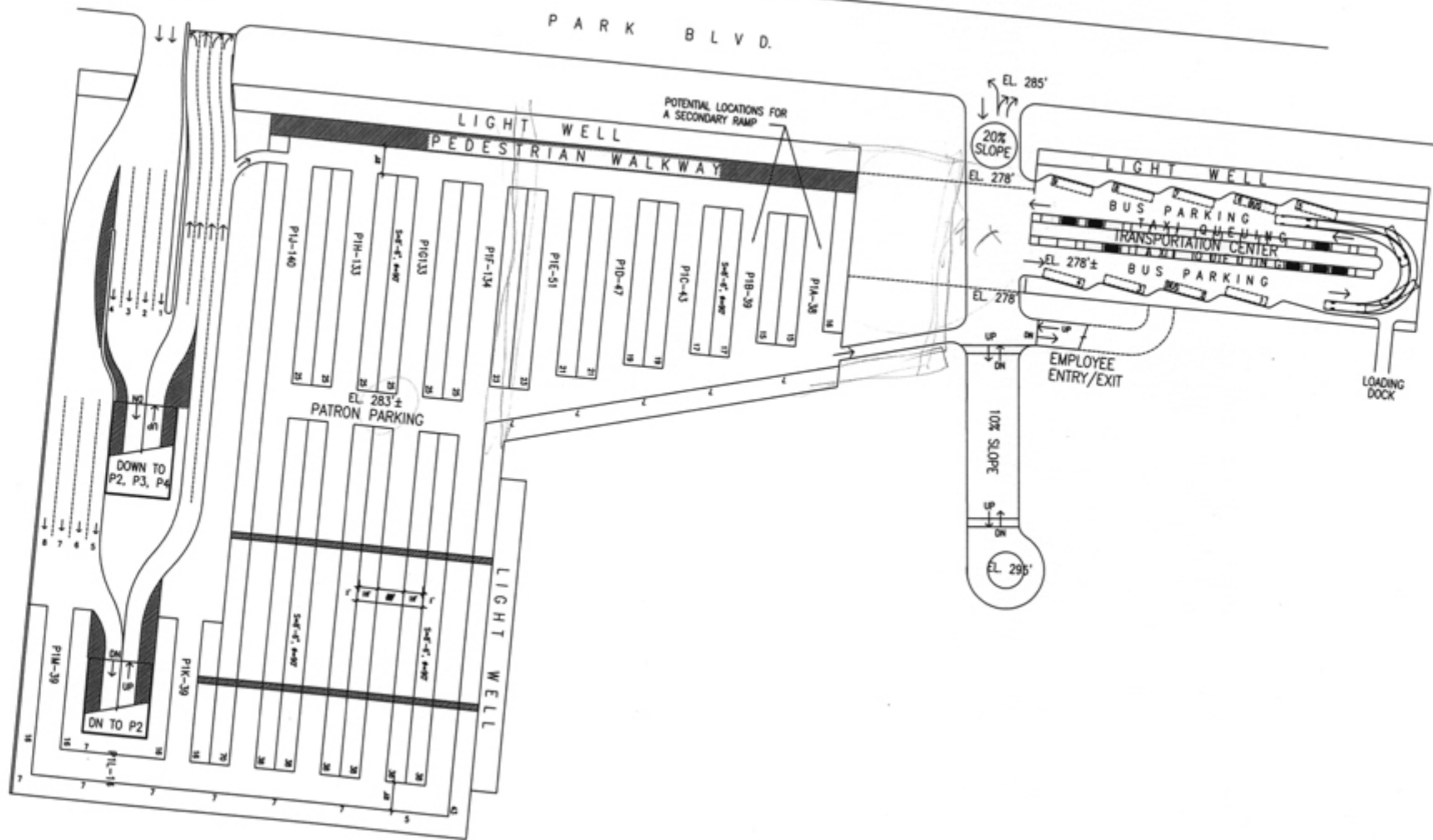
EL. 285'

20% SLOPE

EL. 278'

EL. 278'

EL. 295'



LIGHT WELL
PEDESTRIAN WALKWAY

POTENTIAL LOCATIONS FOR
A SECONDARY RAMP

LIGHT WELL

BUS PARKING

TAXI QUEUING

TRANSPORTATION CENTER

BUS PARKING

EMPLOYEE
ENTRY/EXIT

LOADING
DOCK

DOWN TO
P2, P3, P4

DN TO P2

EL. 283' ±
PATRON PARKING

LIGHT WELL

P1A-140

P1H-133

P1C133

P1F-134

P1C-51

P1D-47

P1C-43

P1B-39

P1A-38

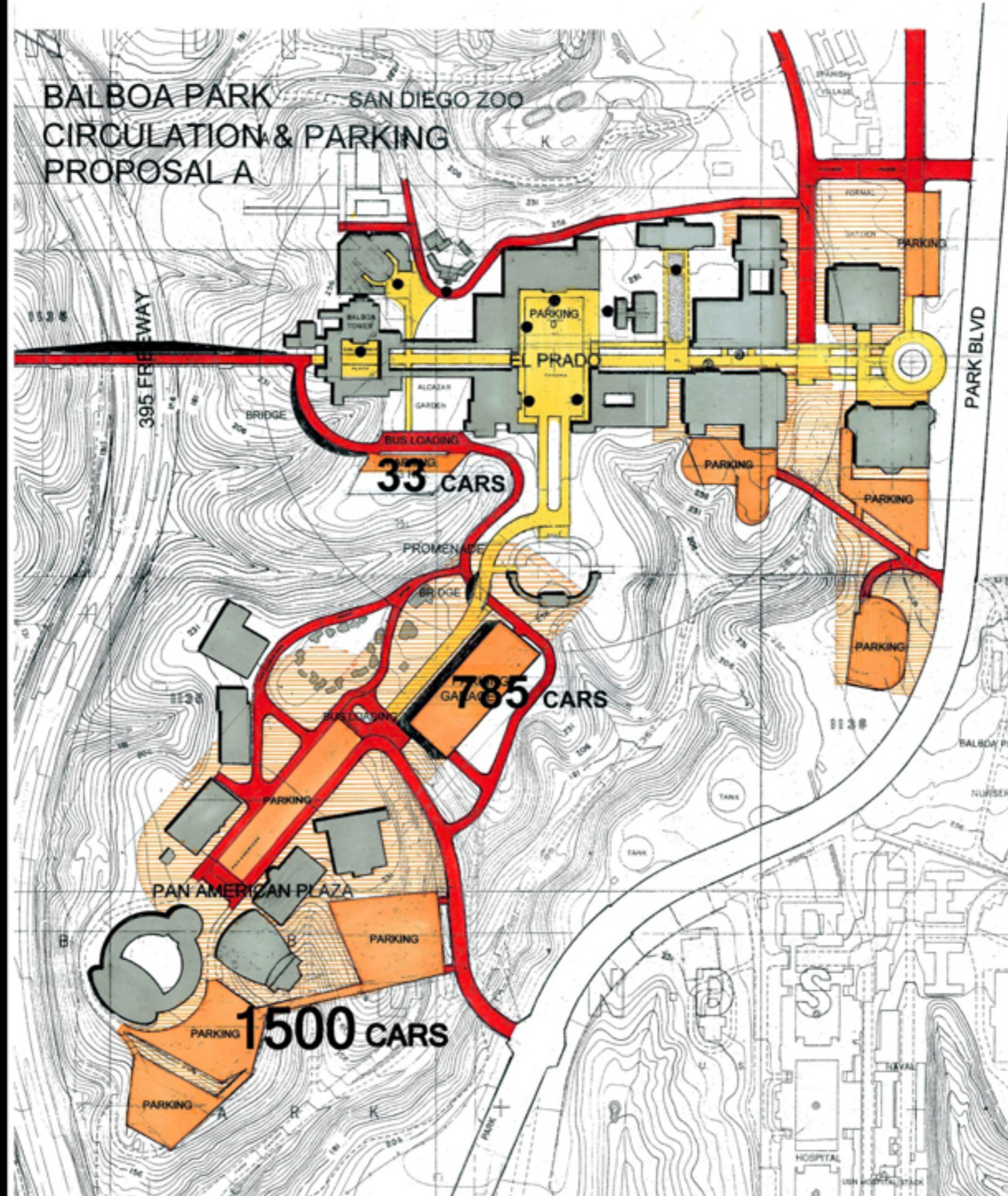
P1W-39

P1K-39

P1E-41

P1E-42

BALBOA PARK CIRCULATION & PARKING PROPOSAL A

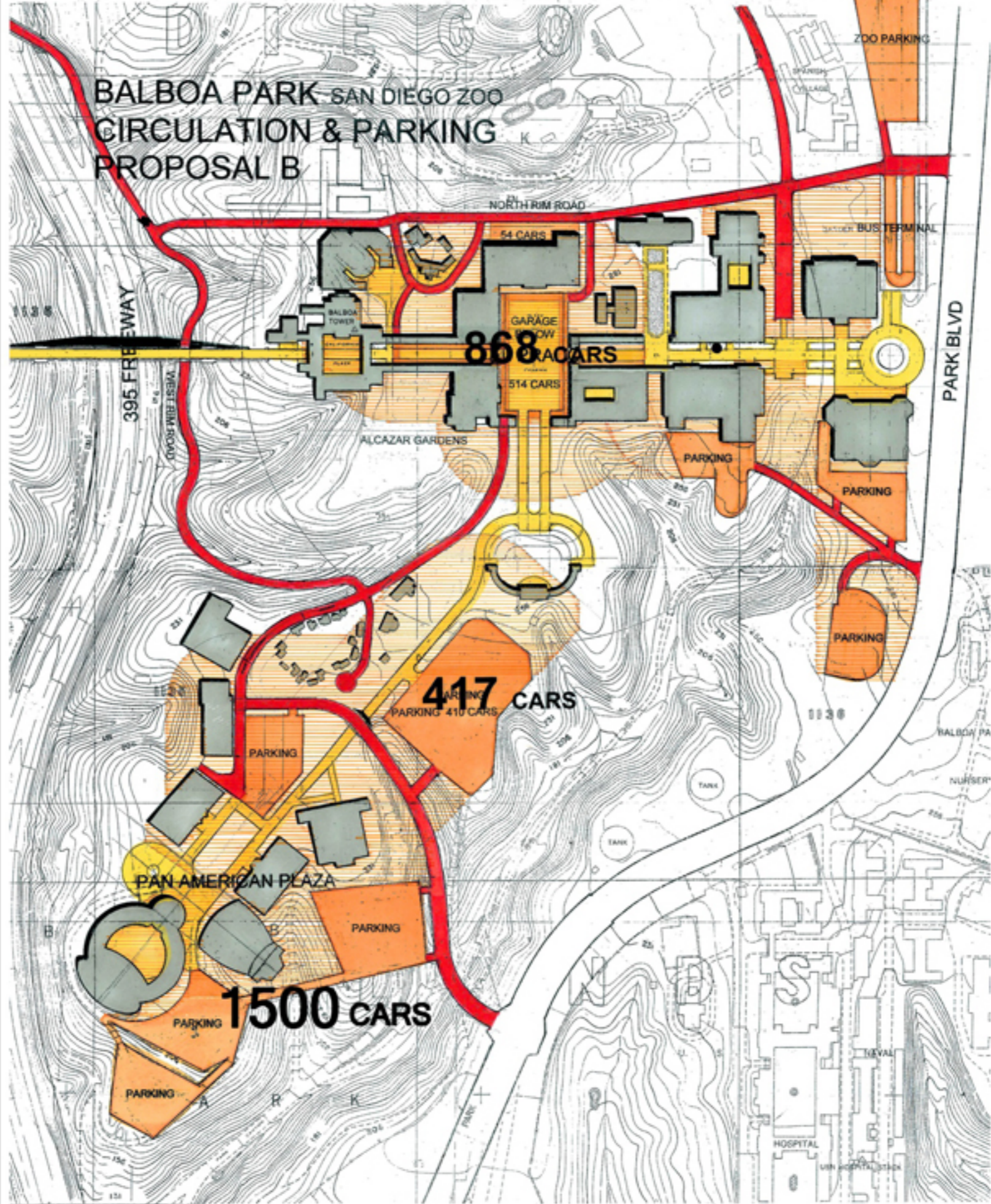


33 CARS

785 CARS

1500 CARS

BALBOA PARK - SAN DIEGO ZOO CIRCULATION & PARKING PROPOSAL B



868 CARS

417 CARS

1500 CARS

395 FREEWAY

NORTH RIM ROAD

PARK BLVD

ZOO PARKING

BUS TERMINAL

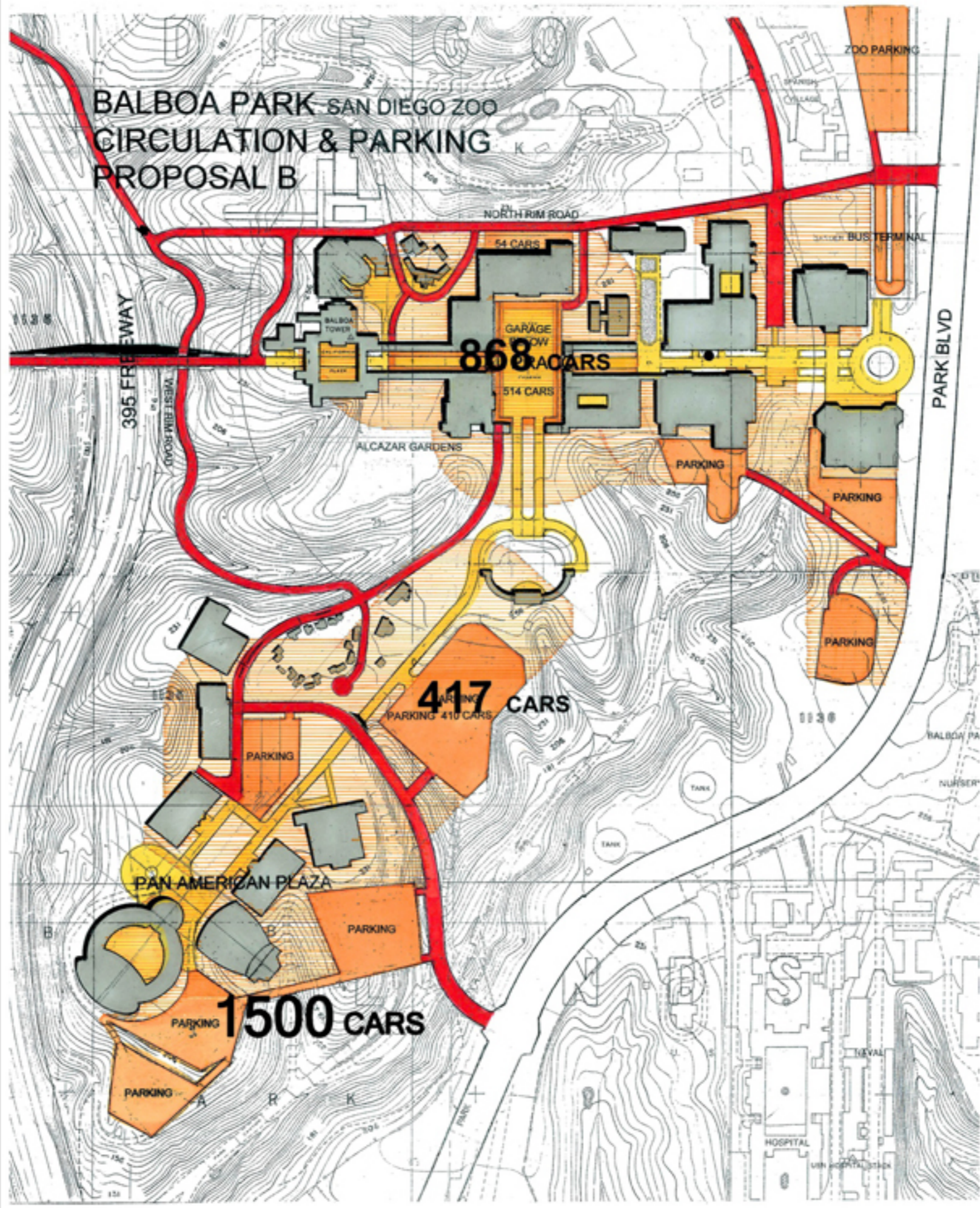
ALCAZAR GARDENS

PAN AMERICAN PLAZA

HOSPITAL

UNIVERSITY HOSPITAL

BALBOA PARK - SAN DIEGO ZOO CIRCULATION & PARKING PROPOSAL B

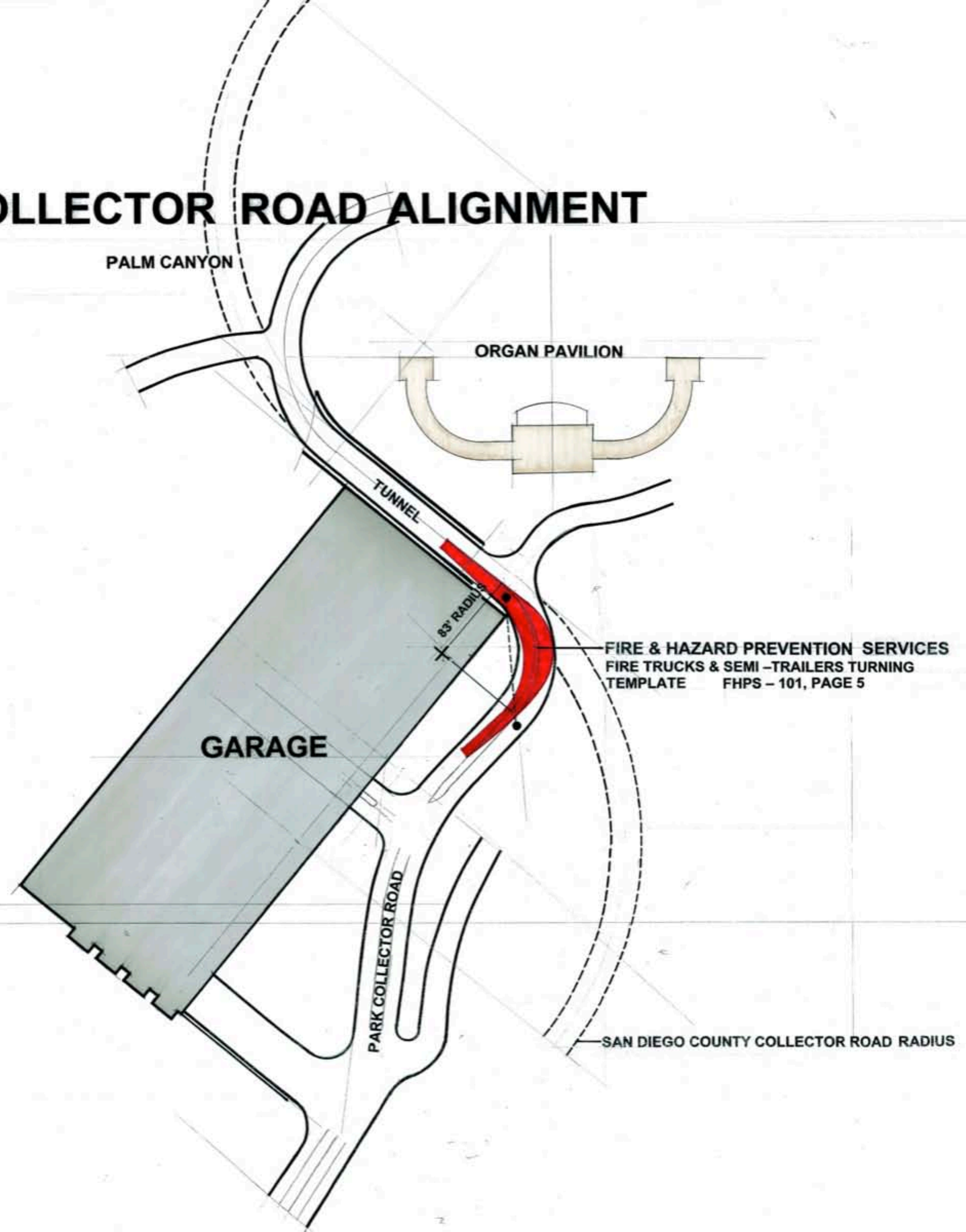


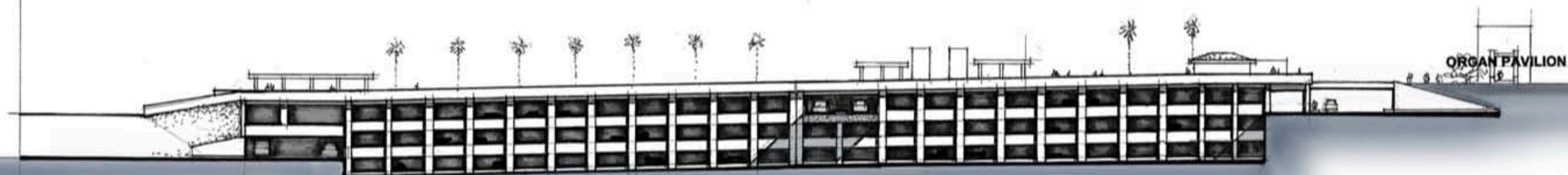






COLLECTOR ROAD ALIGNMENT





GARAGE EAST ELEVATION

PARKING GARAGE

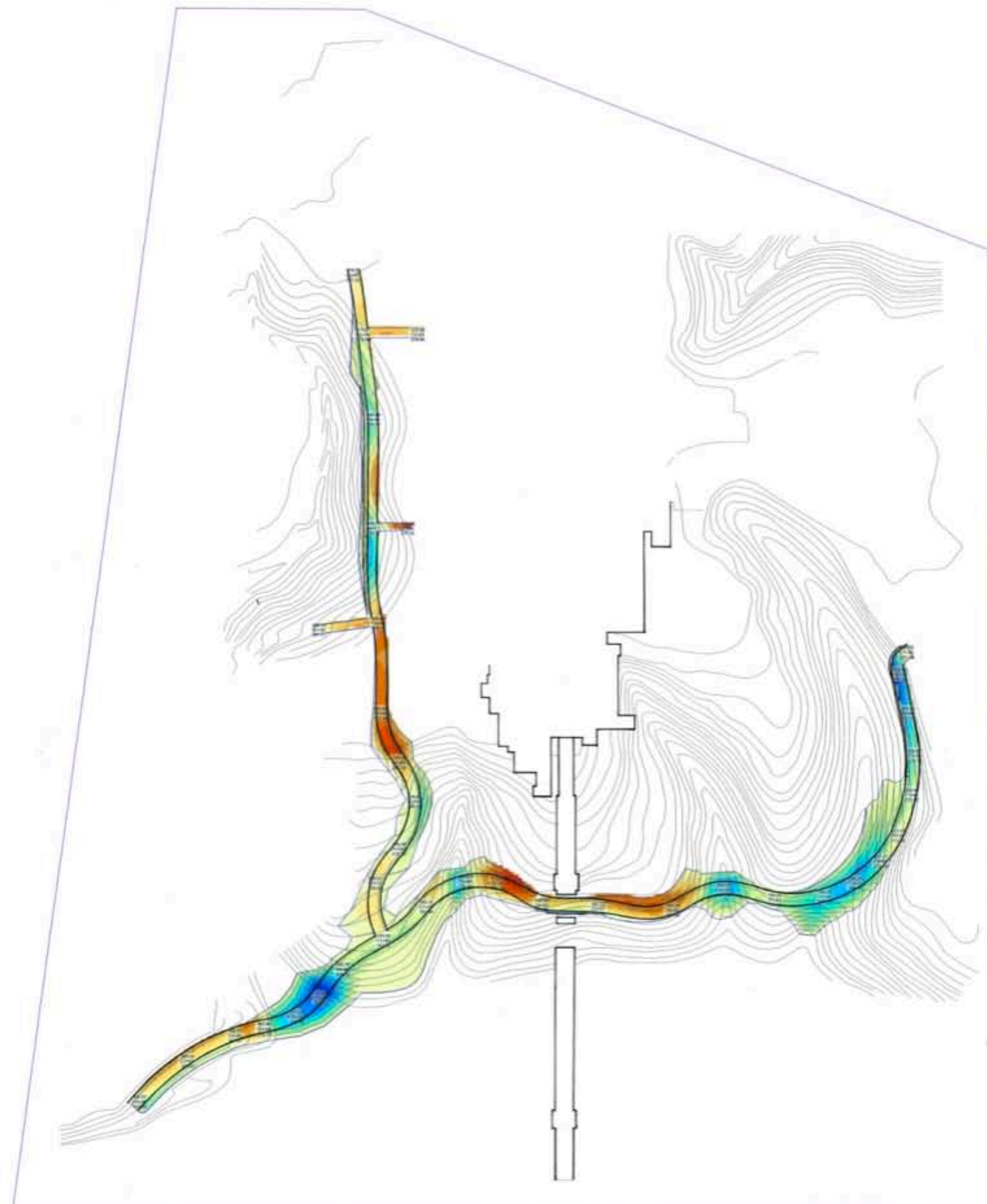












Job: Balboa Park, Plan A
 Units: Ft-CY
 Wed May 09, 2012 10:52:17 Page 1

Volume Report
Design vs. Existing

Job Site	Total	Cut	Area		Volume		Comp/Ratio		Compact		Export	Change
			Fill	OnGrade	Cut	Fill	Cut	Fill	Cut	Fill		
	58,886	21,963	30,810	6,113	3,701	6,533	1.00	1.00	3,701	6,533	-2,832	218

Balboa Park, Plan A

Hazard

Two Lane Sub-collector

Width, Right-of-Way	54 ft. (16.2 m) - 74 ft. (22.2 m)
Design ADT	2,200 <i>LOS C</i>
Design Speed	30 mph (50 km/h)
Width, Curb-to-Curb	34 ft. (10.2 m)
Maximum Grade	10% (8% in commercial area)
Minimum Curve Radius	500 ft. (160 m) above 6% grade 450 ft. (145 m) at or below 6% grade
Land Use	Large Lot Single Dwelling Residential, Single Dwelling Residential, Low Density Multiple Dwelling Residential, Open Space-Park, Medium-to-Very High Density, Multiple Dwelling Residential
Parkway Options ¹	U-3; U-4 (a)
Land Use	Neighborhood Commercial; Community Commercial, School, Church, or Public Building
Parkway Options	U-2; U-5 (a,b); U-6 (a,b)

¹ Where building setback is zero, U-4 (a) parkways should be installed.

Two Lane Collector

Width, Right-of-Way (with added bike lanes)	60 ft. (18.0 m) - 86 ft. (25.8 m) 70 ft. (21.0 m) - 96 ft. (28.8 m)
Design ADT	LOS C 5,000 LOS D 6,500
Design Speed	30 mph (50 km/h)
Width, Curb-to-Curb (with added bike lanes)	36 ft. (10.8 m) 46 ft. (13.8 m)
Maximum Grade	10% (8% in commercial area)
Minimum Curve Radius	500 ft. (160 m) above 6% grade 450 ft. (145 m) at or below 6% grade
Land Use	Large Lot Single Dwelling Residential - no front yards, Single Dwelling Residential - no front yards, Low Density Multiple Dwelling Residential - no front yards, Open Space-Park
Parkway Options	U-3; U-4 (a)
Land Use	Commercial; School, Church, or Public Building
Parkway Options	U-5 (a,b); U-6 (a,b)

Residential Local Street

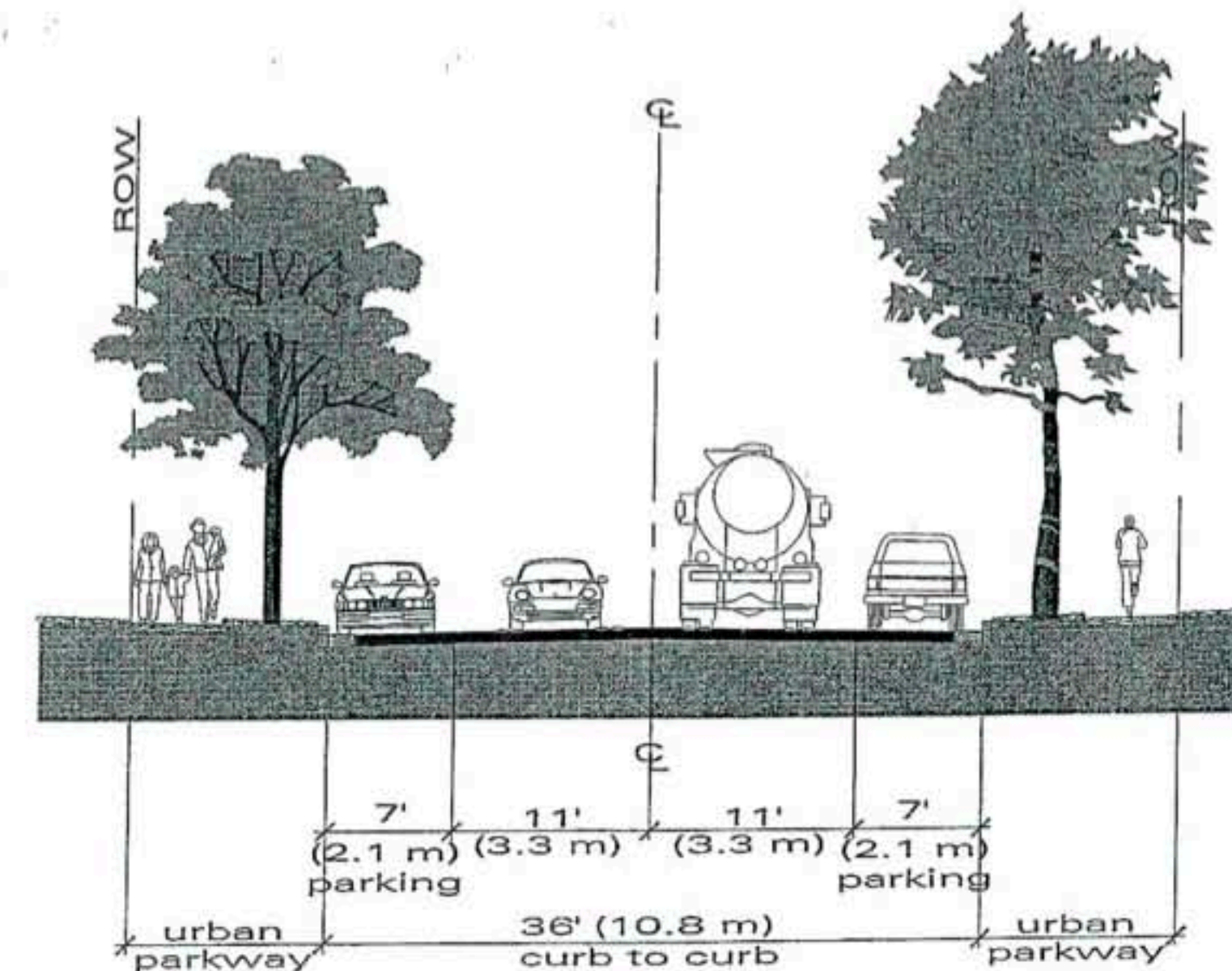
Width, Right-of-Way • Single-loaded ^{1,2}	52 ft. (15.6 m) - 62 ft. (18.6 m) 48 ft. (14.4 m) - 58 ft. (17.4 m)
Design ADT	1,500
Width, Curb-to-Curb ³ • Single-loaded	32 ft. (9.6 m) <i>8, 16, 8</i> 28 ft. (8.4 m) <i>8, 20</i>
Maximum Grade	15%
Minimum Curve Radius	100 ft. (30 m)
Land Use	Large Lot Single Dwelling Residential, Single Dwelling Residential, Multiple Dwelling Residential, Local Mixed Use, Open Space-Park
Parkway Options ⁴	U-1; U-3; U-4 (a)
Land Use Parkway	School, Church, or Public Building U-2

¹ Single-loaded street not permitted in Medium-to-Very High Density Multiple Dwelling Residential areas.

² Construct sidewalks on both sides of street, including single-loaded streets.

³ Curb-to-curb widths may be increased to 44 feet (13.2 m) to allow for angle parking on one side and parallel parking on the other side of street or 52 feet (15.6 m) for angle parking on both sides of street. Angle parking should be installed in accordance with Council approved traffic engineering policies. Angle parking layout should include provisions that allow access to refuse containers.

⁴ U-1 parkways shall be installed only in areas where a street is adjacent to natural open space.



section A-A (not to scale)

traffic calming



33





**BALBOA PARK / 2015
B2 PROPOSAL**

SAN DIEGO ZOO

NORTH RIM ROAD

EL PRADO

ALCAZAR GARDENS

ORGAN PAVILION

PAN AMERICAN PLAZA

SITE PLAN

395 FREEWAY

PARK BLVD

PARKING

PARKING

PARKING

PARKING

PARKING



BALBOA PARK / 2015
B1 PROPOSAL

SAN DIEGO ZOO

NORTH RIM ROAD

EL PRADO

ALCAZAR GARDENS

ORGAN PAVILION

PAN AMERICAN PLAZA

PARK BLVD

395 FREEWAY

SOUTHERN BLVD

PARKING

PARKING

PARKING

PARKING

PARKING

SITE PLAN



BALBOA PARK / 2015

SAN DIEGO ZOO

NORTH



ALCAZAR GARDENS

PARKING

ORGAN PAVILION

SOUTH RIM ROAD

PARKING

PARKING

PAN AMERICAN PLAZA

PARKING

PARKING

PARKING

SITE PLAN

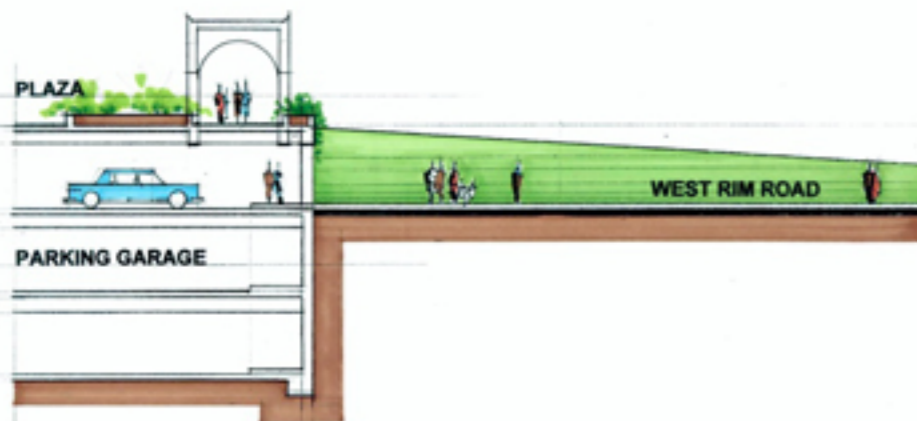
GARAGE ENTRIES



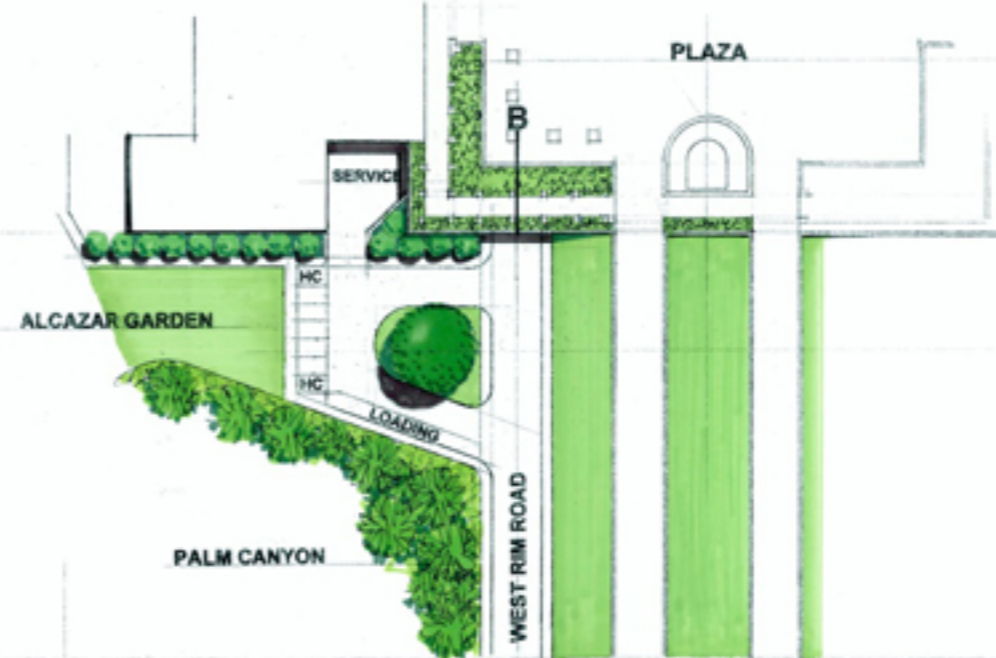
SECTION A @ GARAGE ENTRY



PLAN



SECTION B @ GARAGE ENTRY



PLAN







© 4439 PUENTE CABRILLO THROUGH LOWER PERGOLA,
PANAMA-CALIFORNIA EXPOSITION, SAN DIEGO, CAL. 1915.



ACOUSTICAL ANALYSIS @ THE OLD GLOBE

SOUND COMPARISON*

NO WALL	10' WALL	15' WALL	20' WALL
1. 59.0 d BA	1. 49.4 d BA	1. 45.9 d BA	1. 43.9 d BA
2. 57.5 d BA	2. 51.2 d BA	2. 48.7 d BA	2. 47.0 d BA
3. 56.8 d BA	3. 50.9 d BA	3. 48.8 d BA	3. 47.4 d BA
4. 55.4 d BA	4. 53.3 d BA	4. 51.7 d BA	4. 50.8 d BA

*NOISE GENERATED PER HOUR @ 25 MPH FROM
 400 CARS
 10 MEDIUM TRUCKS
 10 HEAVY TRUCKS
 NOT INCLUDED:
 AIRCRAFT
 MOTORCYCLES - 10 d BA INCREASE
 ZOO ANIMALS & BIRDS

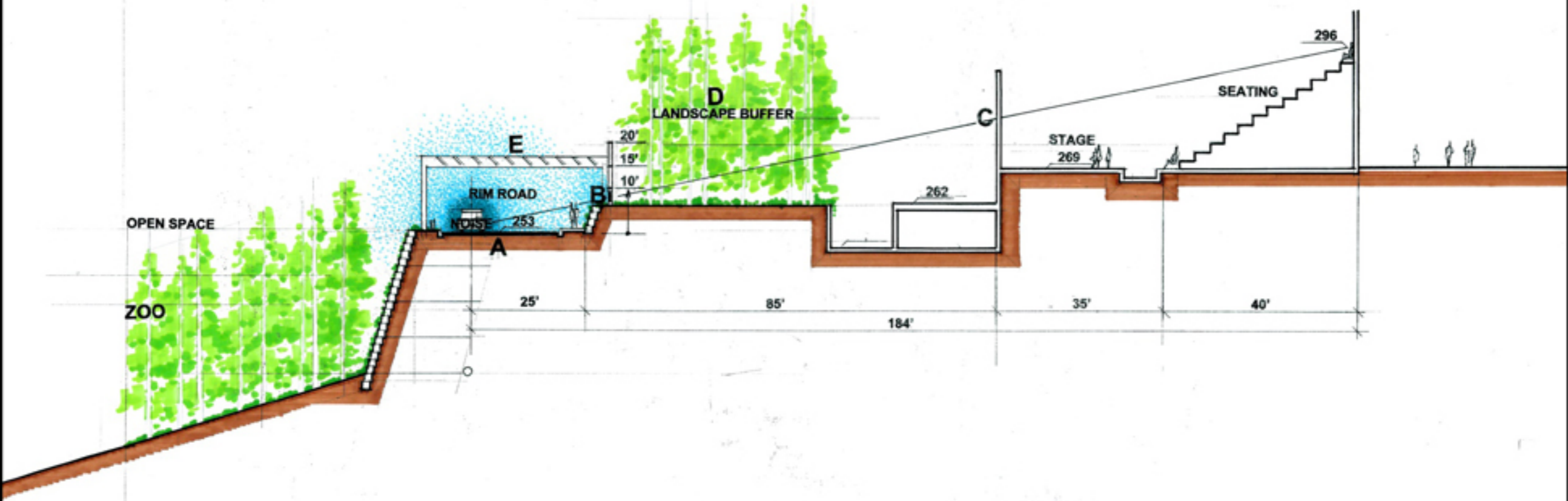
CURRENT AMBIENT NOISE @ 8:30 PM
 47 d BA52 d BA
 W/O AIRCRAFT

ADDITIONAL SOUND REDUCTION OPTIONS

- A RUBBERIZED ASPHALT ROAD SURFACE
- B SOUND MASKING - SPEAKER SYSTEM @ ROAD
- C STAGE WALLS - NO VOIDS
- D LANDSCAPE BUFFERS
- E ACOUSTICAL TRELLIS
- F SPEED REDUCTION 3 dBA REDUCTION @ 15 MPH

LIGHT MASKING

- RIM ROAD ILLUMINATION
- TREE LIGHTING



SECTION THRU THEATER

PARKING ANALYSIS

PARKING AREA

EXIST'G

PROPOSED

PROPOSAL **A**

EL PRADO PLAZA
ALCAZAR GARDEN
ORGAN PAVILION
TOTAL

54
136
367
557

0
33 / HC
785
818 w/ 33 HC

YIELD.....**261 CARS**

PROPOSAL **B**

EL PRADO PLAZA
ALCAZAR GARDEN
ORGAN PAVILION
NORTH RIM ROAD
TOTAL

54
136
367
0
557

797 w/ 23 HC
8 w/ 2 HC
417
63 w/ 8 HC
1285 w/ 33 HC

YIELD.....**728 CARS**

PARKING GARAGE YIELD/COST COMPARISON

	YIELD	COST			
A	PRADO 33 CARS GARAGE 798 CARS		\$35,410,000		\$3,500,000/YR
3 LEVELS	537 CARS 261	GARAGE/ROOF PARK	\$26,150,000	ROADS \$4,500,000	BRIDGE \$4,760,000
					BONDS BUSES
BZ	PRADO 403 CARS GARAGE 329 CARS		\$17,490,000		
1 LEVEL	69 260		\$12,485,000	ROADS \$5,005,000	SAVINGS \$17,910,000

BOTH PROJECTS ADD 260 CARS TO THE PARK

B_z PROVIDES 403 CARS TO THE PRADO, VS 33 CARS

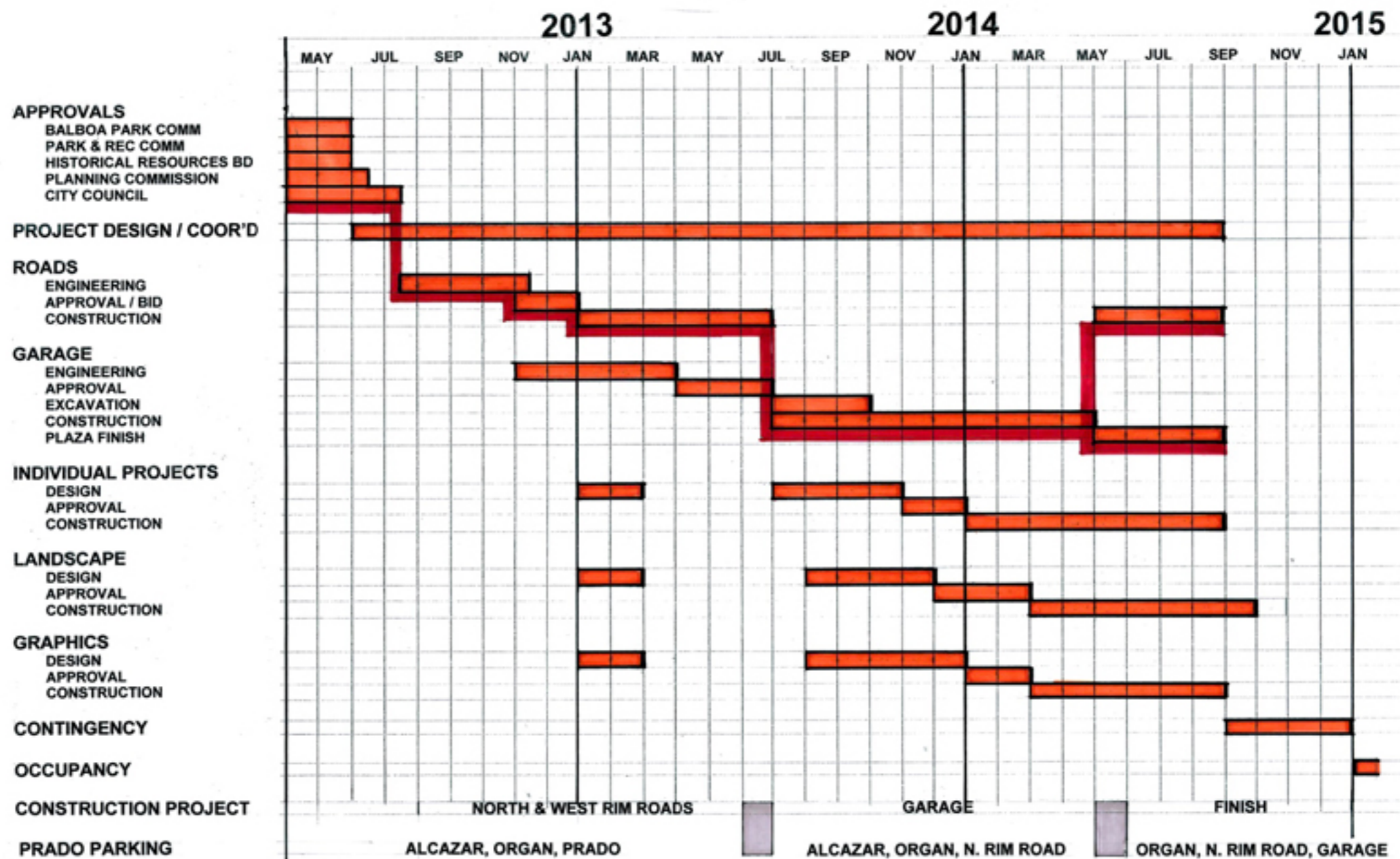
B_z WILL NOT NEED A \$14,000,000 CITY BOND DEBT

B_z WILL NOT REQUIRE A TRAM ROUTE TO THE PRADO

PARKING GARAGE YIELD/COST COMPARISON

	YIELD		COST	
A	PRADO 33 CARS GARAGE 798 CARS		\$24,600,000	\$4,500,000/YR
3 LEVELS	537 CARS	261	GARAGE \$20,400,000	BRIDGE \$4,200,000 BONDS BUSES
Bx	PRADO 893 CARS GARAGE 819 CARS		\$17,600,000	ROAD \$700,000
3 LEVELS	69	750 CARS	GARAGE \$16,900,000	SAVINGS \$7,000,000
By	PRADO 640 CARS GARAGE 566 CARS		\$14,400,000	ROAD \$700,000
2 LEVELS	69	497 CARS	GARAGE \$13,700,000	SAVINGS \$10,200,000
Bz	PRADO 403 CARS GARAGE 329 CARS		\$11,100,000	ROAD \$700,000
1 LEVEL	69	260	\$10,400,000	SAVINGS \$13,500,000

PROJECT SCHEDULE



PROPOSAL A AND B COMPARISON

A B COMPARISONS

- ● • RESTORE THE PRADO PLAZA AND MALL
- ● • REMOVE VEHICLE CIRCULATION FROM THE PRADO
- ● • RESTORE ALCAZAR GARDEN
- ● • RESTORE THE WEST ENTRY IMAGE
- ● • PROVIDE ADEQUATE / ACCESSIBLE PARKING TO PRADA
- ● • ADD SEMI-VISIBLE PARKING STRUCTURE AND MINI PARK
- ● • COMPLETE NORTH RIM PERIMETER ROAD
- ● • RESTORE THE PAN AMERICAN PLAZA
- ● • REMOVE VEHICULAR CIRCULATION FROM PAN AMERICAN PLAZA
- ● • BRIDGE VEHICULAR CLOSURE OPTION
- ● • QUINCE STREET OPTION
- ● • COST EFFECTIVE, INITIAL AND LONG TERM
- ● • CONSTRUCTION PHASE, PARKING SHUT DOWN
- ● • NATIONAL HISTORICAL LANDMARK

BALBOA PARK / 2015 CENTENNIAL DESIGN TEAM

**PROJECT PLANNING & DESIGN:
WILLIAM. S. LEWIS, FAIA
HYNDMAN & HYNDMAN, ARCHITECT**

**TRANSPORTATION ENGINEERING:
LINDSCOTT LAW & GREENSPAN**

**GARAGE ENGINEERING & CONSTRUCTION:
T.B. PENICK & SON INC**

**FIRE:
SCOTT FRANKLIN & ASSOCIATES**

**HYDROLOGY:
TORY R. WALKER ENGINEERS**

**LANDSCAPE:
ARCHITECTURAL LANDSCAPE**

**ROAD CONSTRUCTION / DESIGN:
HAZARD CONSTRUCTION**

**ACOUSTIC / NOISE:
LDN CONSULTING**

**WATER FEATURES:
ARCHPAC**

**HISTORICAL:
BRUCE COONS**

**BIOLOGY:
BRIAN SMITH & ASSOCIATES**

**FLOWERS:
EURO / AMERICAN**

SAN DIEGO 1916 EXPOSITION

DEDICATION
MARCH 18TH



NEW INTERNATIONAL
EXPOSITION

SAN DIEGO 1916 EXPOSITION

DEDICATION
MARCH 18TH

