

**PARK BOULEVARD PROMENADE
APPLICATION BY THE ZOOLOGICAL SOCIETY OF SAN DIEGO**

**SITE DEVELOPMENT PERMIT IN ACCORDANCE WITH
HISTORICAL RESOURCES REGULATIONS**

Submitted by the Zoological Society of San Diego

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PARK BOULEVARD PROMENADE SITE DEVELOPMENT INFORMATION FOR HISTORICAL RESOURCES

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Introduction

The city's Historical Resources Regulations (§143.02) apply when historical structures and other historical resources are on-site. In these cases a site development permit is required.

The subject project is an amendment to the Balboa Park Master Plan and Central Mesa Precise Plan. The plan amendments will change the land uses in the most northern portion of the National Historic Landmark Zone.

This information for the Site Development Permit includes a brief overview of the overall project and then focuses specifically on the information needed to evaluate impacts to the historical resources.

Brief Overview of the Overall Project

The Park Boulevard Promenade reawakens the Central Mesa Precise Plan, developed more than a decade ago as a vision for the future of Balboa Park cultural and recreational areas. Elements of the new concept address parking and access to Balboa Park without impacting the War Memorial Building or Florida Canyon.

Access to Balboa Park is improved by increasing the number of parking spaces and creating, attractive and efficient north and southbound transit stops on Park Boulevard with a new pedestrian bridge. Strength has been given to the pedestrian and park links between the Zoo and the Prado areas of Balboa Park by increasing the amount of usable park space and eliminating surface asphalt parking lots.

The Spanish Village, Carousel and miniature railroad are emphasized as part of an enhanced family-oriented destination featuring historical resources. Opportunities are created for the east side of Spanish Village to be opened up to a vibrant pedestrian plaza area. The new locations of the Carousel and train are integral to this new plaza/promenade.

Other attributes of the concept plan provide opportunities for the Zoological Society to improve and increase its animal and botanical exhibit space within current Zoo leasehold boundaries. A new below grade four level parking structure will provide 4,725 spaces for automobiles. More than a third of the parking structure, which extends approximately a quarter mile along Park Boulevard, is located below the area currently leased by the Zoological Society. The concept maintains important service access for Balboa Park institutions supporting daily operations.

The structure also includes a transportation center for shuttles, taxis and tour buses as well as school buses serving Balboa Park museums and attractions. Landscaped pedestrian walkways and plaza areas on top of the parking structure replace an area currently dominated by asphalt surface parking lots. This creates

an enhanced continuous green belt along Park Boulevard extending from the fountain near the Reuben H. Fleet Science Center to the grassy lawn around the War Memorial Building.

Historical Resources

As part of the Balboa Park Master Plan process in the 1980's, the Historic Sites Board amended the local historic site and National Historic Landmark zone to add an area containing additional contributing elements. This amendment area included Spanish Village, the Carousel and the miniature train.

In response to a recommendation by the city's Historic Sites Board, the Balboa Park Master Plan includes a policy statement related to historic resources stating:

“To preserve, maintain and enhance the 1915 and 1935 Exposition building, arcades, plazas, landscape horticultural elements, as well as the other building and site features which contribute to the local significance and the national Historic Landmark status of the Park.

Rehabilitation and new construction should respect the historical architectural character of the historic structures and site features in the Park”.

The Central Mesa Precise Plan provides additional guidance related to the Carousel, specifically: “Preserve and maintain the existing structure according to the general architectural design guidelines”. The Carousel was moved to Balboa Park in 1922 from its Tent City, Coronado location. It was moved to its present location in 1968.

The miniature train was located in Balboa Park in 1948. It has operated at its current location since that time. The miniature train is not identified as a significant historic structure in the Central Mesa Precise Plan and no design guidance is included in the plan. However, the plan calls for a children's picnic and play area in conjunction with the train.

Existing Conditions and Proposed Project

The existing site conditions and proposed plan are shown on the attached. The key elements of the proposal are:

- 1) Creating a new 5 acre promenade consisting of plazas, seating areas, and fountains; this converts 3.5 acres of asphalt parking into a pleasant place for park visitors.
- 2) Constructing a parking structure below grade.
- 3) No change to Spanish Village as part of this application; however, opportunities are created for the city to enhance the eastern facade by opening it up to the new promenade.
- 4) Relocating the Carousel approximately 300 feet south-west of its current location.
- 5) Relocating the miniature train depot to the northern end of the new promenade.
- 6) Strengthening the link between the Zoo and Prado by relocating the Zoo entry to the north end of the new promenade.

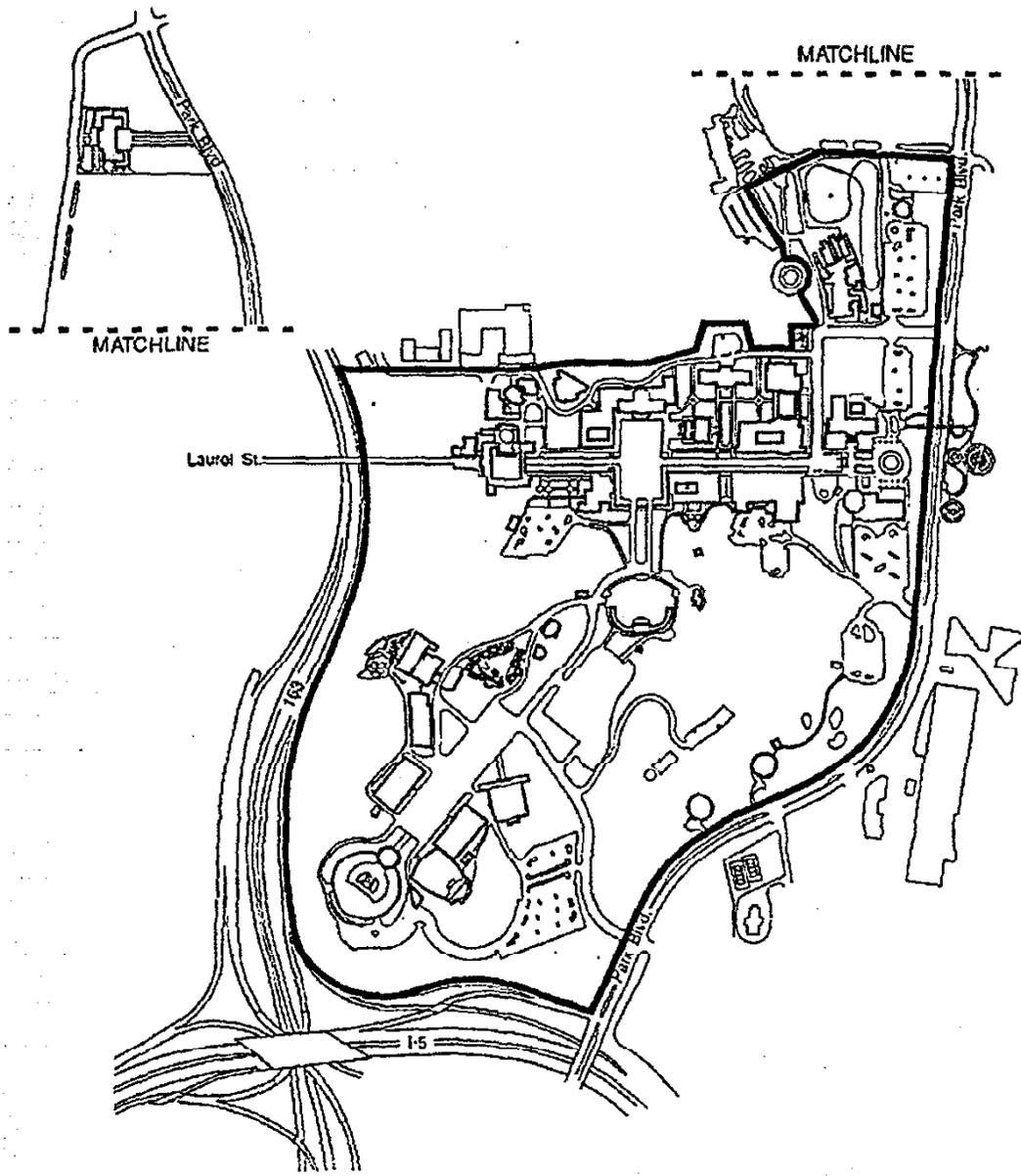
- 7) Reconfiguring the National Historic Landmark Zone to include the relocated train depot and Carousel.

To illustrate the proposal as it relates to historical resources, the following figures are attached:

1. Existing National Historic Landmark Zone
2. Existing National Historic Landmark Zone - Highlights existing Carousel and train depot location.
3. Proposed National Historic Landmark Zone - Highlights the new location for the Carousel and train depot.
4. Proposed and Existing Historic Landmark Zone

Photos of the Carousel and Train sites are presented separately in the Photographic Survey.
A large size version of the Concept Plan is also separate.

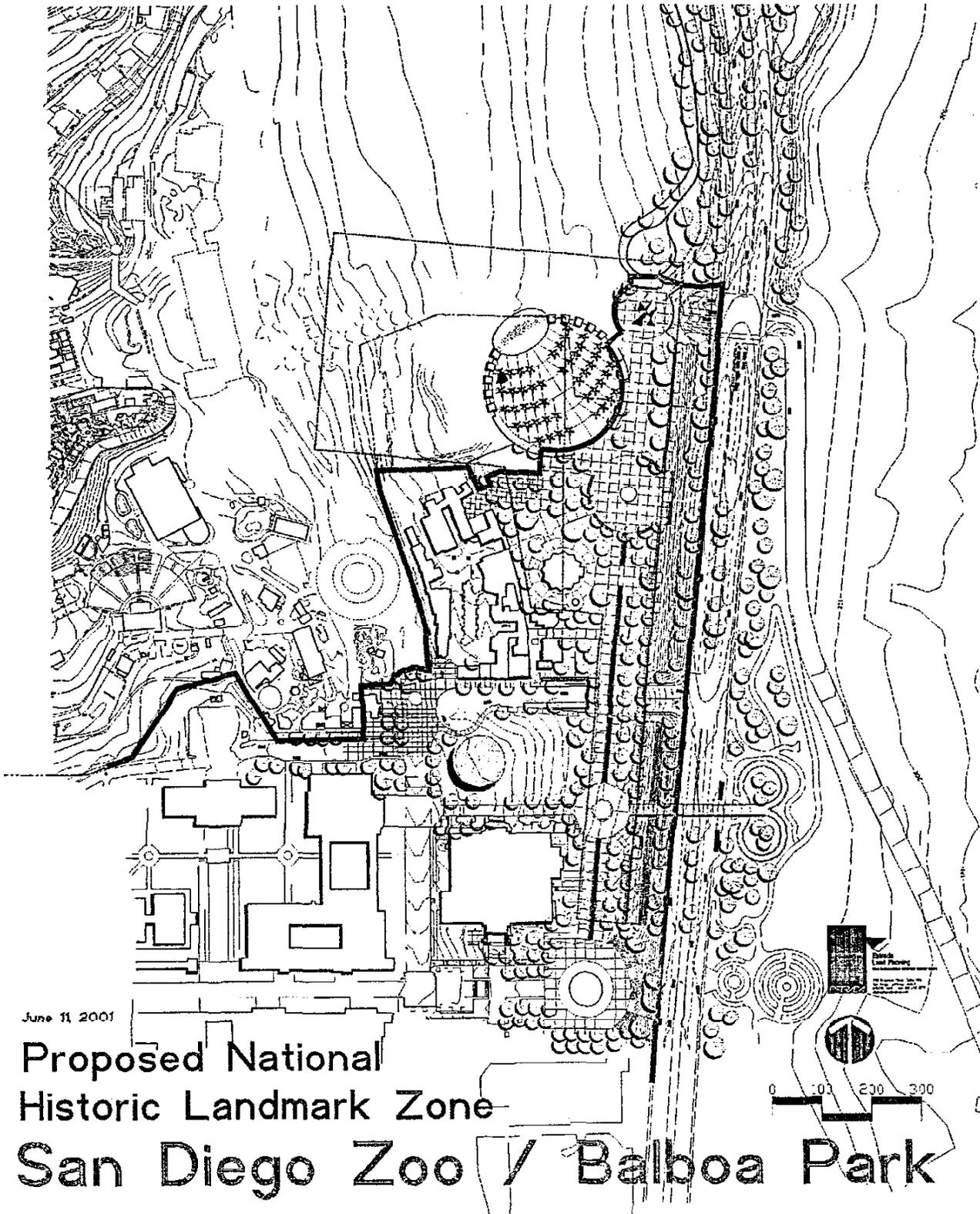
City staff has advised the applicant that a historical survey report will be expected as part of the environmental documentation. The city will specify the scope of such a report in its future correspondence.



National Historic Landmark Zone

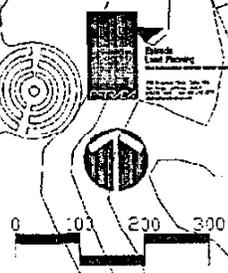
Existing National
Historic Landmark Zone
San Diego Zoo / Balboa Park

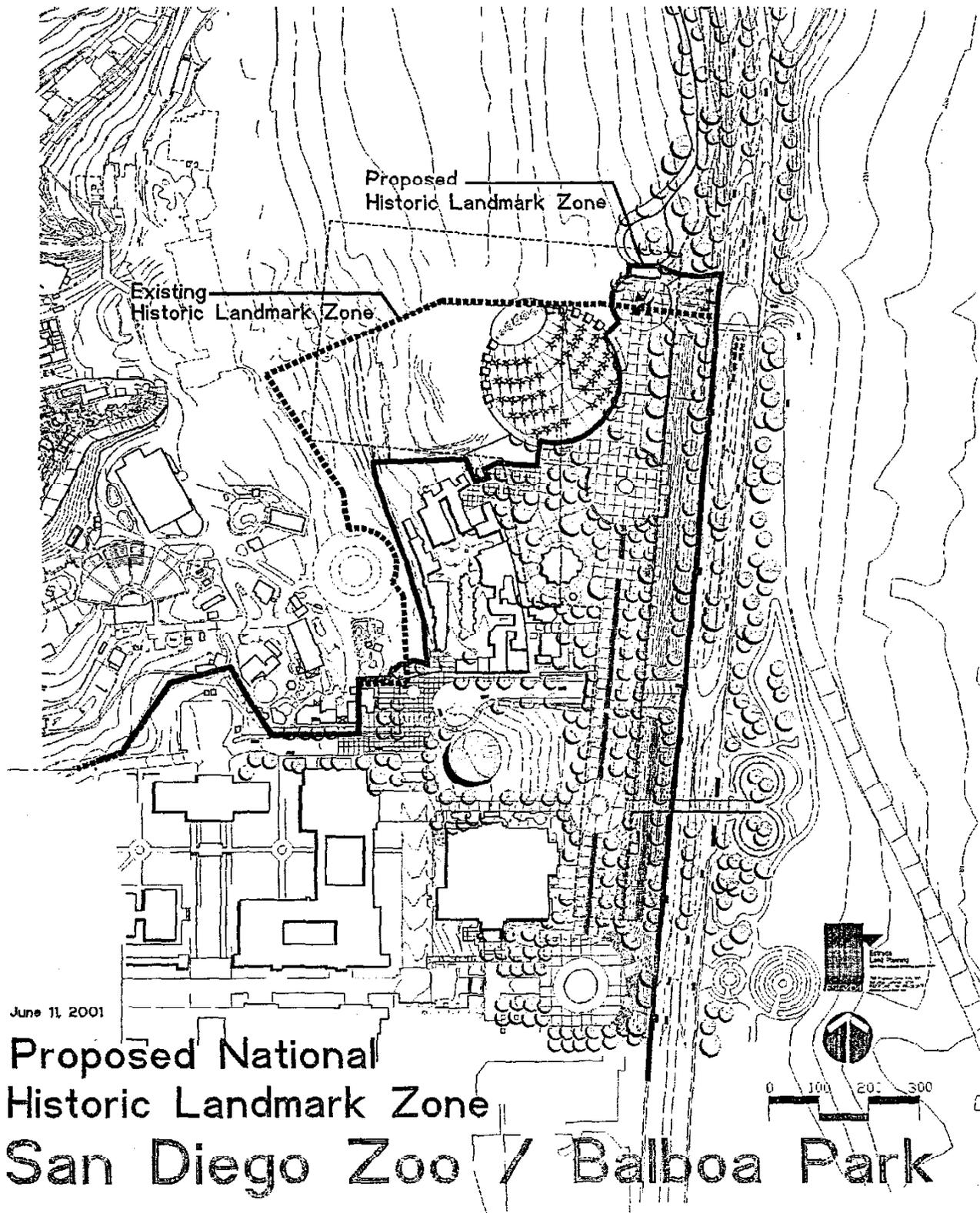




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Proposed National Historic Landmark Zone San Diego Zoo / Balboa Park





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