

Proposed Generalized Criteria for Evaluating Proposed Amendments to the Balboa Park Master Plan and Central Mesa Precise Plan

LAND USE POLICIES

1. The proposal should efficiently and effectively use land within the existing defined leasehold and explore off-site options for shared land uses as a precursor to proposing expansion.
2. The proposal should be complimentary with adjacent uses.
For example, a proposed loading area for one leasehold would not compliment a neighboring outdoor gathering space. Parking located for access by multiple leaseholds could be a complimentary proposal.
3. The proposal should enhance public use of the Park; at a minimum accomplish a "no net loss" of free and open parkland and preserve natural environments. Ideally the proposal should increase both.
If the proposal adds outdoor spaces, particularly open lawn, gardens, public plazas and habitat, it would be an improvement to the Park. If it reduces the amount of outdoor lawn, garden, plazas or habitat, it would not enhance the Park.
4. The proposal should emphasize cultural, ecological, educational and recreational uses.

CIRCULATION AND PARKING POLICIES

1. The proposal should create attractive and pleasant pedestrian linkages that provide an enjoyable park experience for visitors between major park activity centers.
For example, the proposal should orient the new entrances of permanent park uses and leasehold expansions toward the Prado and provide attractive pedestrian access. Safety and ADA accessibility is required under all conditions.
2. The proposal should integrate a comprehensive and user friendly public transit and/or park tram system as part of the new park use of improvements.
For example, the tram stop should be readily accessible from the proposed project entrance.
3. The proposal should provide sufficient access, including mass transit, parking, pedestrian ways, etc., for intensified land uses.

ARCHITECTURE, LANDSCAPE AND HISTORICAL RESOURCE POLICIES

1. The proposal should provide design built structures to: a) integrate with the park landscape, b) reflect the existing park architecture, c) be sensitive to the view sheds from both within the Park and from adjacent communities and d) be easily accessible, user friendly and considerate of the surrounding communities.

Proposals for buildings and sites within the Balboa Park Historic Landmark boundary are reviewed by the City's Historical Resource Board and the National Park Service to maintain the character of the Park.

2. The proposal should respect and enhance the historic cultural resources of Balboa Park.
3. The proposal should keep and maintain the integrity of existing historical resources within Balboa Park
4. All projects adjacent to existing or planned plazas should orient new entries towards these plazas.
5. The proposal should maintain and optimize public uses and recreational uses at a low/minimum cost to public users
6. The proposal should minimize impact of any expansion on current users.
7. The proposal should include an assessment of fiscal responsibilities of any expansion. The assessment would be a reasonably accurate estimate of funding (public versus private) for a proposed expansion for staff's analysis as part of the review process.
8. The proposal should preserve and enhance the natural habitat and integrity of Florida Canyon.
9. The proposal should implement the East Mesa Precise Plan.
10. The City should create and the proposal should adhere to comprehensive design guidelines (based on those existing in the Master and Precise Plans) for any areas viewed from outside the leasehold.