



LAND USE

The goal of Central Mesa land use is to provide a wide variety of cultural activities within a public park environment.

Emphasis is placed on increasing open public park land wherever possible. Existing relationships between architecture and landscape and between cultural uses and public park activities give the Central Mesa's its unique character. Each use adds significance to the other and the need for each will increase as the city grows.

In order to preserve both cultural opportunities and an open public park environment, the following objectives should be adopted:

- Land for public park uses should be recovered from areas of the Central Mesa now used for parking, roads and restricted uses. Because there is a finite amount of land in the Central Mesa, future attendance growth in the park will require a greater amount of public open space to maintain the same quality park experience that exists today. Recovering land for public park uses will help provide a significant Park environment for future visitors to the Central Mesa.
- Park land to be converted for building expansions, roads, parking areas, or restricted uses should be minimized to preserve the historic resource and maintain existing relationships between the natural and built environment.
- Cultural institutions, organizations, and activities in the Park should be encouraged and supported. Cultural use of the Central Mesa benefits the public and contributes greatly to its significance and character. Cultural use of Central Mesa facilities should include both community group use and use by institutions and organizations with long term leases.
- A long range mechanism for the expansion of cultural activities to locations outside of Balboa Park should be established. When institutions and organizations outgrow their facilities they should be encouraged to expand their programs to Centre City. Cultural expansion outside the Park will facilitate long term unrestricted growth, preserve a park environment in the Central Mesa, and provide a wider range of cultural opportunities for a growing regional population.
- Outdoor public spaces should be designed to accommodate a wide variety of cultural activities and public park uses. In San Diego's mild climate a great number of cultural activities can occur outdoors. Locating appropriate cultural events in multiple use outdoor facilities will expand cultural opportunities while preserving a public park environment.



- Visitor use of the Central Mesa should be more evenly distributed. Underutilized areas of the Park such as the Palisades, Spanish Village and Pepper Grove should be utilized in a way that will attract visitors and relieve high visitor levels on the Prado. Evening and weekday use along with winter season activities should be emphasized to relieve peak attendance pressure. Evening use of the Park will further increase public safety as desirable activities displace those that are undesirable.

The following table summarizes existing and proposed land uses for the Central Mesa. The changes that will occur as a result of implementing the Precise Plan are also shown.

LAND USE SUMMARY

LAND USE (in acres)	EXISTING	PROPOSED	CHANGE
Open Public Park Land	89	111	+22
Restricted Use Areas	33	19	-14
Roads and Parking Areas	54	45	-9
Buildings	17	18	+ 1

Objective:

Expand open public park land.

Recommendations:

- Recover open public park land wherever possible. See Figure 35 for proposed open public park land.
- Replace roads, parking areas and restricted use areas, such as the archery range, with open public use park land wherever possible. The Organ Pavilion Parking Structure will be constructed prior to converting the Plaza de Panama and Palisades parking areas to plazas per the Balboa Park Master Plan.
- Mitigate land to be converted to building expansions, roads, parking areas and restricted use areas with an equal or greater area of recovered park land. See Figure 36 for proposed areas of recovered and converted open public park land.
- Discourage park uses and policies that restrict free public use of the Park.



Objective:

Minimize all building expansions.

Recommendations:

- Expand historic buildings only to reconstruct missing historic features.
- Allow minimum expansion of non-historic buildings to enhance their relationship with historic surroundings with minimal disruption to existing open space. (Building expansion proposals are discussed in the Analysis section.) See Figure 37 for proposed buildings.
- Preserve existing building footprints wherever possible by increasing the efficiency of interior floor plans.
- Assess the feasibility of locating administrative and storage space off-site in order to increase exhibit space within existing building footprints.
- Explore the creation of shared use facilities in existing buildings or proposed building reconstructions.

Objective:

Minimize new roads and parking areas.

Recommendations:

- Reduce the need for new roads and parking areas by supporting and supplying efficient, economical, and convenient alternatives to automobile use to and within the Central Mesa.
- Expand new roads and parking areas only to facilitate new access or to replace parking areas recovered for open public park use. See Figure 38 for proposed roads and parking areas.

Objective:

Minimize new restricted use areas.

Recommendations:

- Encourage uses of the Central Mesa that are free to the public and open to all without restrictions.
- Encourage restricted uses to relocate or to expand their facilities to other parks that are less intensive visitor use levels. See Figure 39 for proposed restricted park land.



Objective:

Support and encourage cultural activities on the Central Mesa.

Recommendations:

- Actively encourage a wide diversity of cultural activities to take place on the Central Mesa.
- Offer assistance to institutions and community organizations that lease Park facilities.
- Encourage increased community involvement in cultural activities.
- Provide cultural opportunities through the development of educational programs.
- Maintain the existing mix of community uses (special use permits) and institution/organization uses (long term leases) throughout Central Mesa facilities.

Objective:

Develop a mechanism for cultural institutions and organizations on the Central Mesa to expand their facilities to Centre City and other areas.

Recommendations:

- Encourage cultural institutions and organizations in the Park to coordinate their long term development plans with the cultural elements of the Centre City Community Plan.
- Explore the option of creating satellite locations in Centre City when Park institutions and organizations project their growth will exceed the capacity of their present facilities.
- Coordinate the development of a cultural link between the Central Mesa and Centre City with the proposed San Diego Bay to Balboa Park link project.

Objective:

Create new outdoor public spaces to support expanded cultural activities throughout the Central Mesa.

Recommendations:

- Create spaces that can accommodate both cultural events and public park uses. See Figure 40 for proposed multiple use outdoor spaces.
- Provide outdoor public spaces with equipment that will emphasize flexibility and multiple uses including removable seating, tents, platforms, sound and lighting equipment.



Objective:

Distribute visitor activities throughout the Central Mesa to reduce reliance on existing high use areas.

Recommendations:

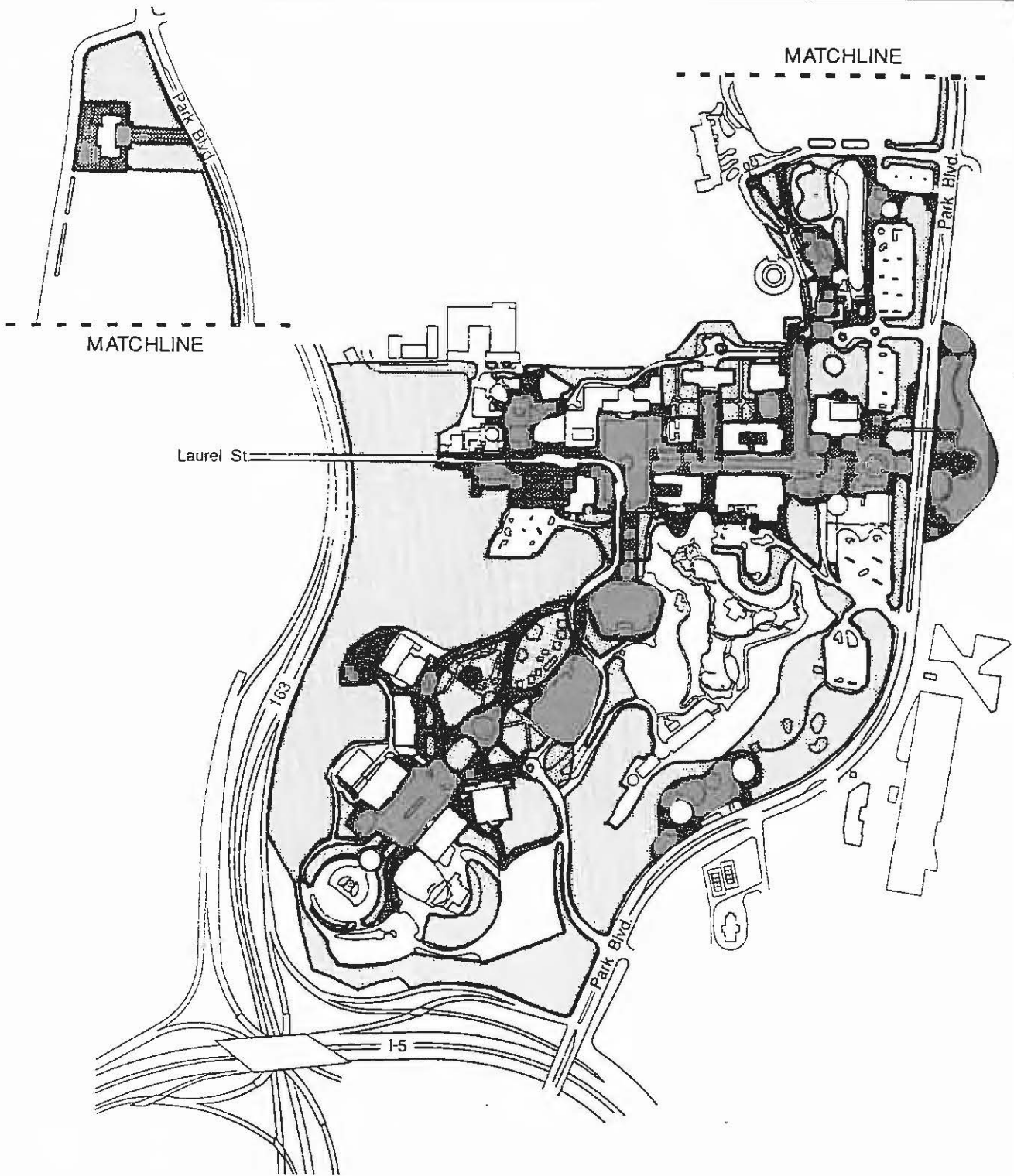
- Expand intensive visitor uses to underutilized areas of the Central Mesa.
- Expand outdoor activity spaces in the Palisades to relieve future attendance pressure on the Prado.
- Increase public access hours at the House of Pacific Relations to best utilize facilities.
- Revitalize Spanish Village to increase cultural opportunities and visitation to the North Prado.
- Create a new outdoor public activity center between the Centro Cultural de la Raza and the proposed Worldbeat Center to expand use of the southeast Central Mesa area.
- Explore options for maintaining maximum public accessibility to the proposed Japanese Garden.

Objective:

Increase winter season and evening use of the Central Mesa to reduce peak summer season, weekend and daytime uses and increase the accessibility of cultural opportunities.

Recommendations:



- Encourage institutions and organizations to expand their hours to include evenings whenever possible.
- Schedule special events in outdoor public spaces during evening hours to encourage maximum use of facilities.
- Encourage the expansion of evening activities in Spanish Village and the House of Pacific Relations.
- Encourage year round use of the Central Mesa through scheduling of events and activities in improved outdoor facilities that can be tented.



Proposed Open Public Park Land

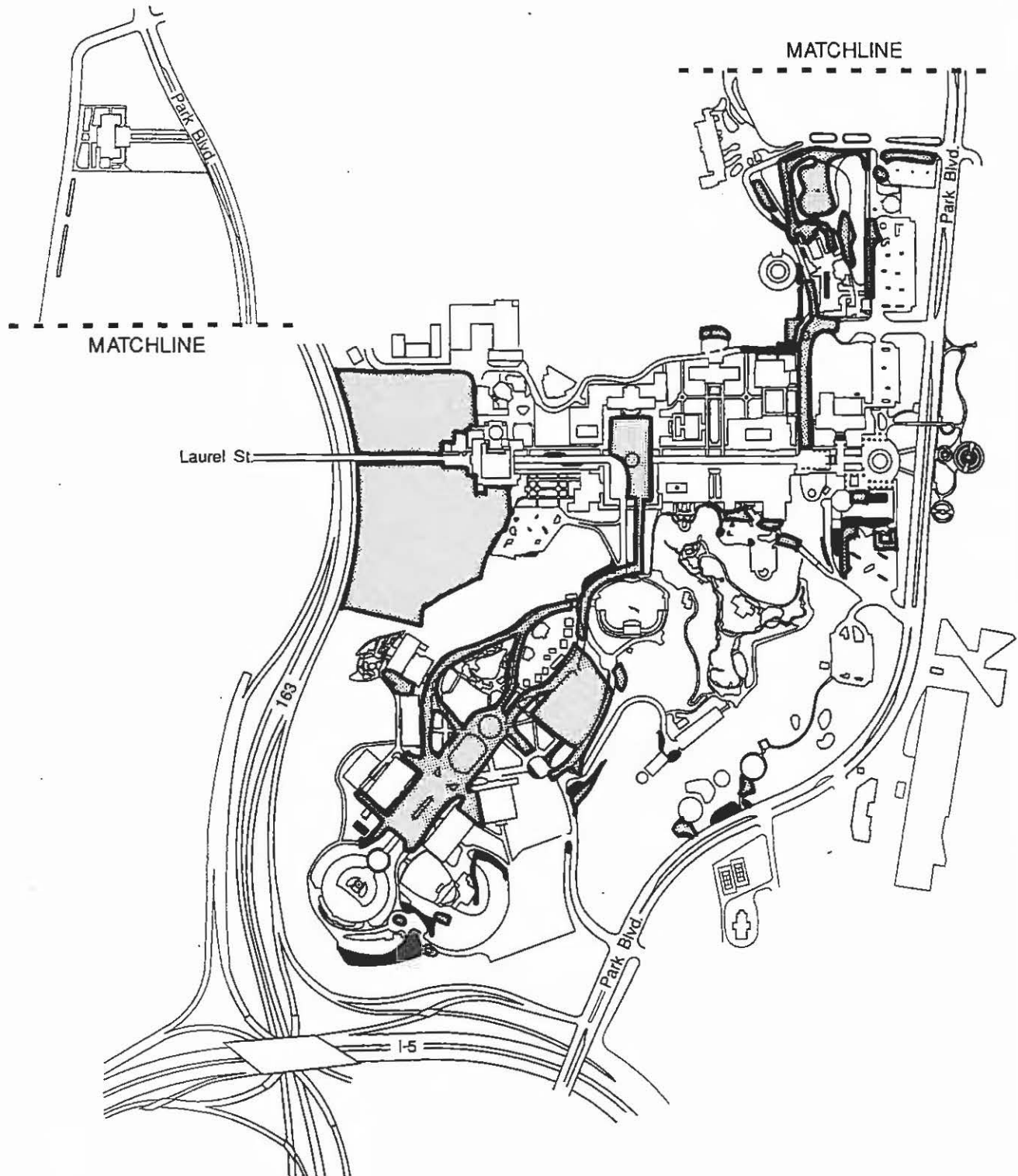
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Figure
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-  Recreational/Natural - 75 acres
-  Plazas, Promenades and Gardens - 36 acres

Total Open Public Park Land - 111 acres







Recovered and Converted Open Public Park Land

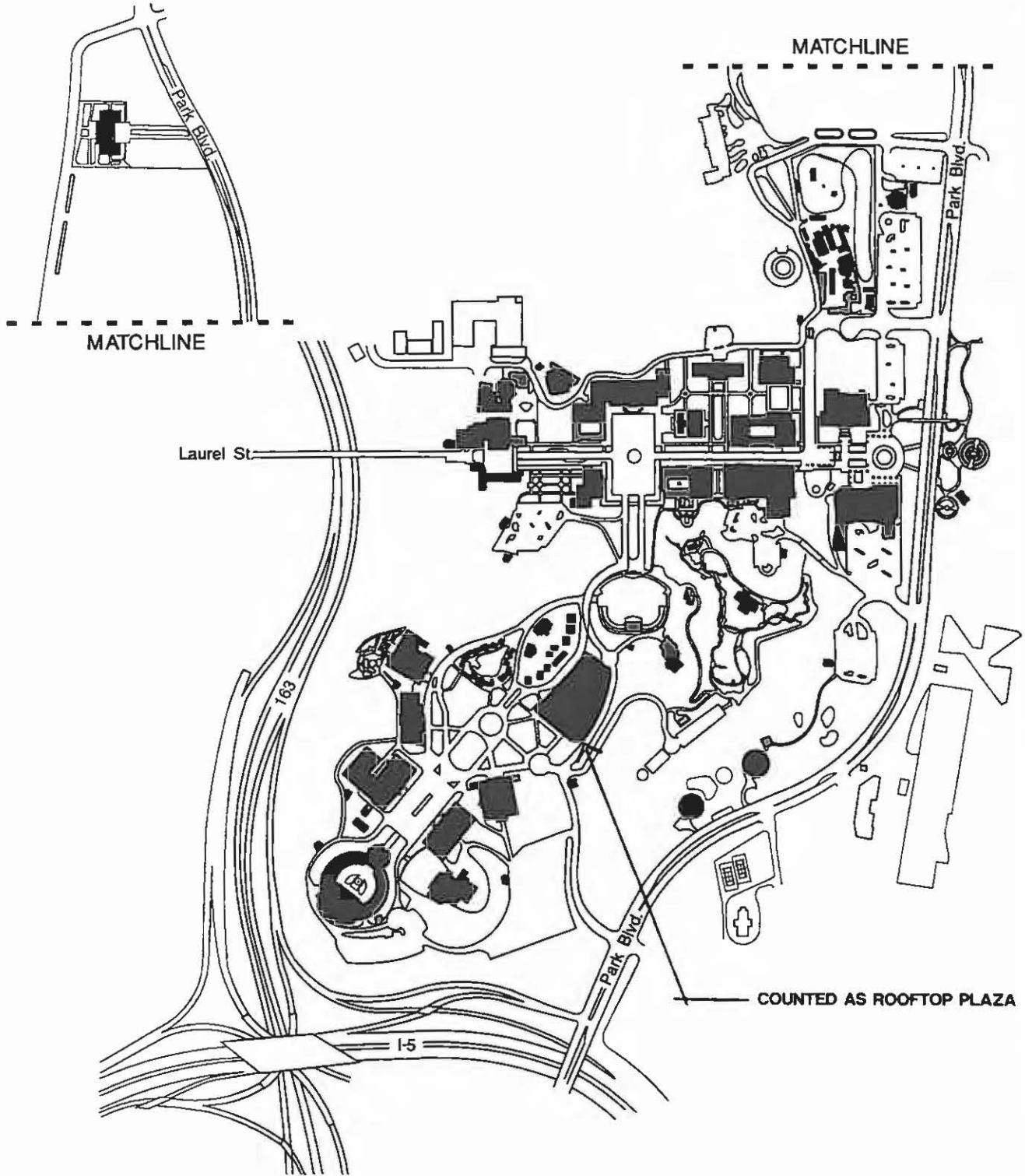
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Figure
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-  Open Public Park Land Recovered from other Uses - 25 ac.
-  Open Public Park Land Converted to other Uses - 3 ac.



Net Gain of Open Public Park Land - 22 ac.



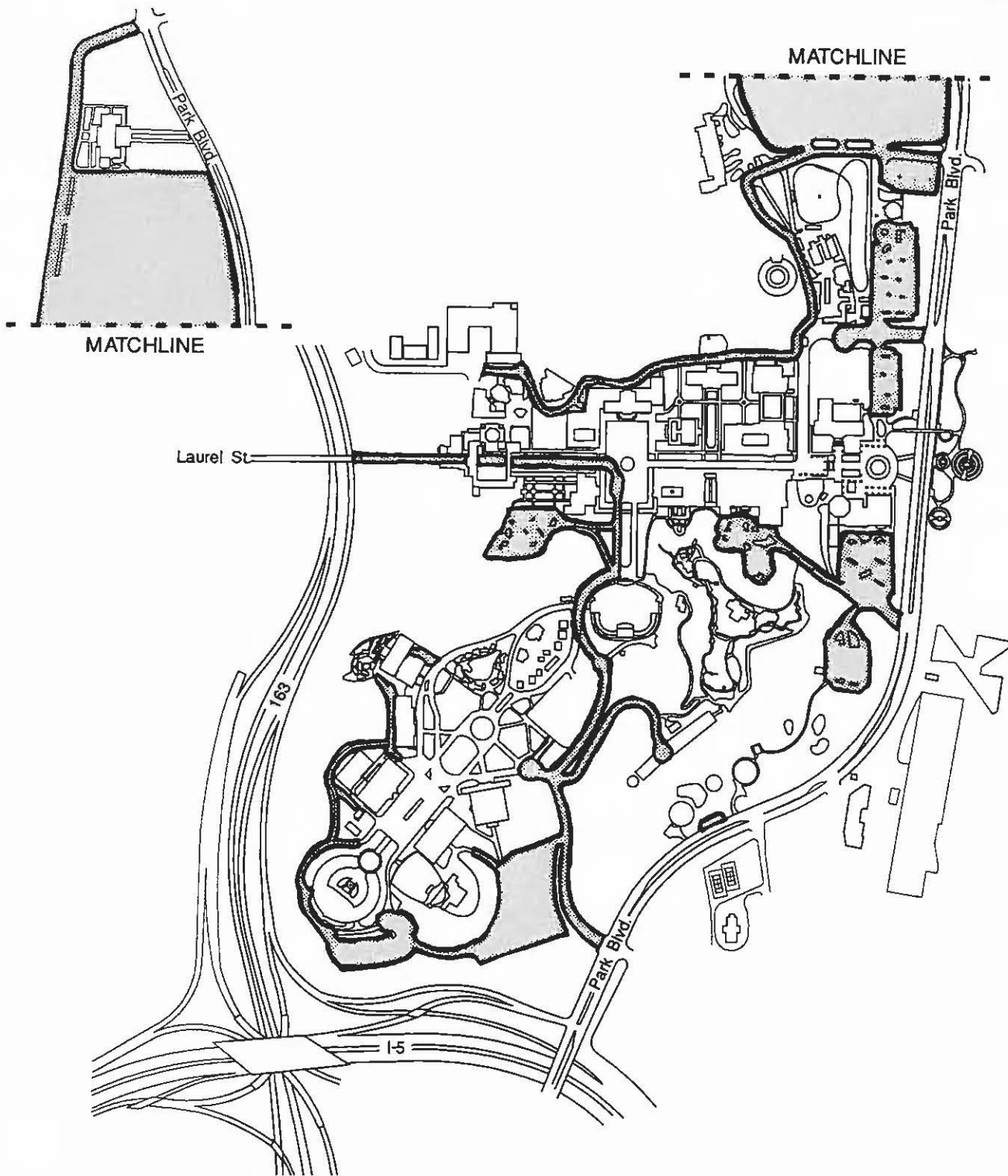
Proposed Buildings

■ Proposed Buildings - 18 acres

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Figure
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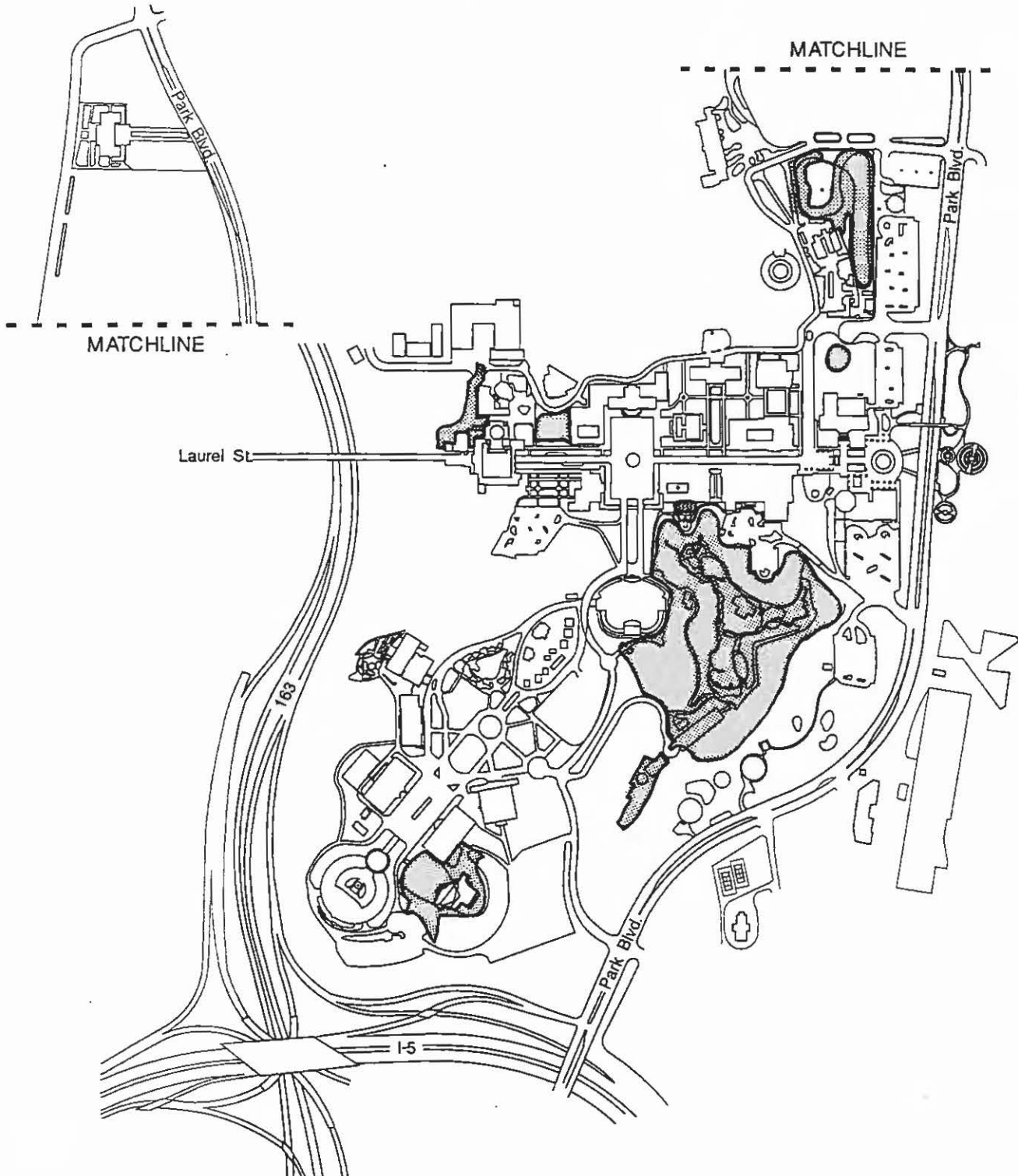
Proposed Roads and Parking Areas

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Figure
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 Proposed Roads and Parking Areas - 45 acres





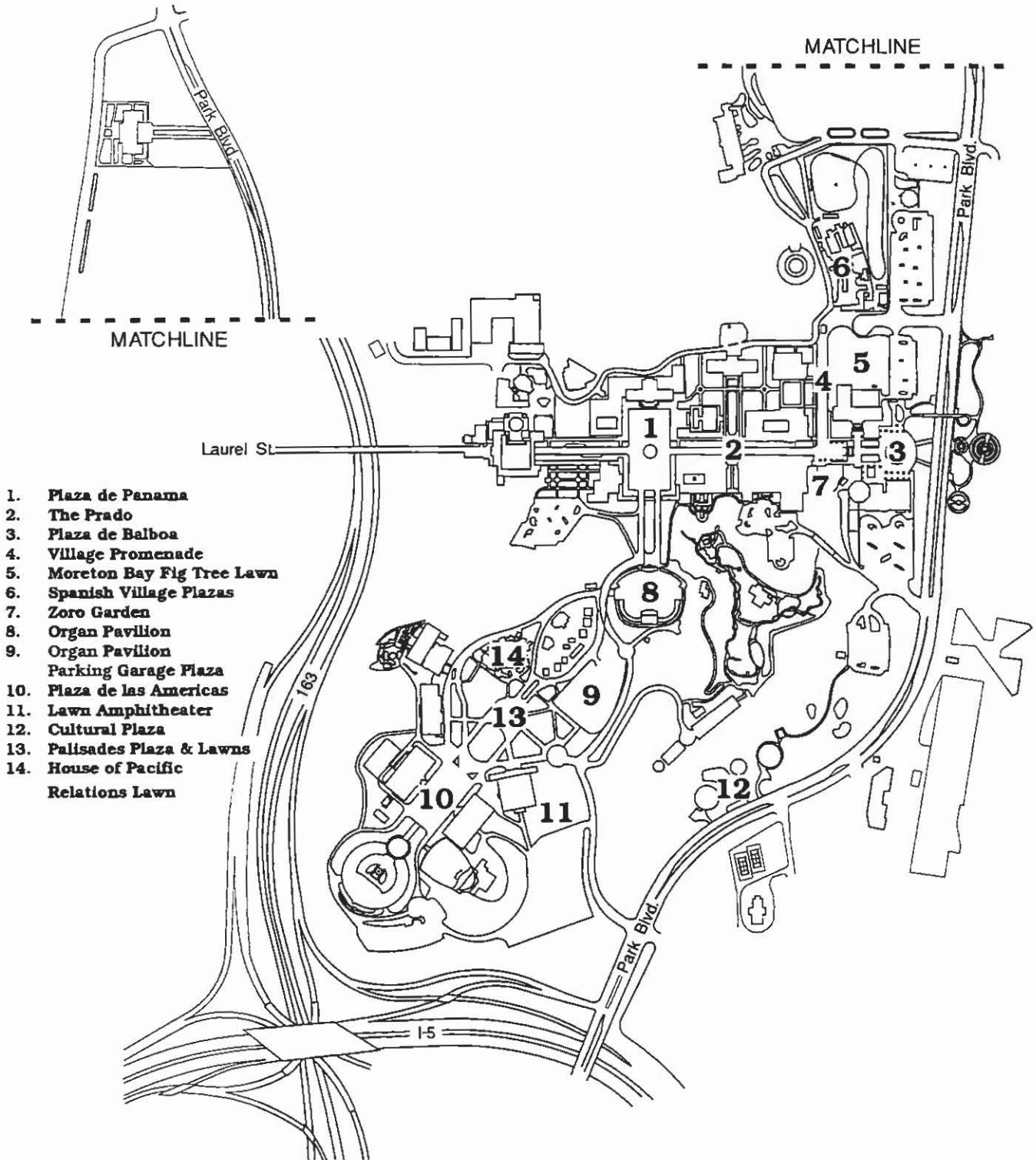
Proposed Restricted Park Land

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Figure
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 Proposed Restricted Park Land - 19 acres





Proposed Multiple Use Outdoor Spaces

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Figure
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