

NAVY BROADWAY COMPLEX COMMENTS

Workshop No. 4 – May 13, 2006

- A wonderful opportunity to build an Arts and Culture Center for all San Diegans – not just tourists
- The San Diego Center for Arts and Culture 50,000 square feet is perfect
- Please include the park discussion with the Master Plan discussion before asking questions
- The landscape presentation showed the projects weakness
- It's very disjointed – it lacks grandeur and a city scale – it's not visionary and is almost like urban sprawl into a park corridor – this should be a condensed version of Balboa Park
- You are missing the boat (pun intended) – don't wall off the Waterfront – offering a 1.9 acre park is shameful – arts and culture should predominate
- It would appear tourism takes precedent over all-year around residents
- The broad vision including the whole Waterfront must determine the final project
- We must set the buildings back and provide open space around the base. If they're going to be tall, they must also be slender to provide “breathing room” and public-use areas
- What about the shade patterns for a relatively small park surrounded by tall buildings on the south and east sides?
- I strongly agree with the idea of cultural presence – we have enough tourist-oriented hotel and retail. Make this a place for all San Diegans to enjoy
- The Lane Field component must be included in these proposals. How can we look at the symmetry of the plan along Broadway without knowing what's going into that space? Will it be another huge hotel/retail/office high rise?
- Insufficient park space; too many hotels. This design concept is obviously for tourists, not for residents
- Scale back base of hotel on Block 1B to provide more park on Block 1
- The park on Block 1 to symmetrical park on Lane Field – tower on Lane Field should mirror tower on Block 1B
- If Navy doesn't require a building on 3A, either connect 3A to park and/or move small museum building to south side of 3A to extend Broadway, park onto Block 2A
- Need shade at the park
- The “celebration” of the Navy may be done by not only honoring the men and women serving the great institution, but celebrating what they work so hard to protect – the civilians, the arts, life and culture of the citizens
- This park should encourage use by the residents of San Diego – to promote local use more than touristic use. A community garden where the San Diegans may get their own hands in the soil perhaps is a way to encourage local involvement and a sense of ownership
- Scrap the entire proposal. Move the carrier Midway out to South Bay – Reduce entire area to open space with large grassy areas, picnic spaces and benches. In other words, create a sort of “Balboa” Park West. Current proposal is now merely the best plan for the greatest profit for the wealthiest investors
- Move the Museum to Block 3A (eliminate the new non-Navy office building and leave only a 50k museum on 3A – keep 2A as open space so the “Park” becomes 1A, 2A part of 3A and the Navy Pier become parks as well)

- Bring the Port into the discussion. They have an impact on Broadway as part of Broadway Hall. It could create a great park at foot of Broadway!
- Make a large, flexible lawn with synthetic turf in wild colors – like a big beach blanket at the “porch” of San Diego
- Keep park simple
- Shade, shade, shade
- Need a park program manager to “manage” the park space
- Like “raised” areas – kind of like San Diego’s Spanish steps
- Don’t want to be a “pass-thru” space like Horton Plaza Park – no chairs – nothing there
- Since the actual park space is quite small (too small, in my opinion!), I think it’s very important that it be quite open – i.e. the central area should be able to absorb crowds for special events (fairs, farmers markets, free concerts, etc.) – it might be nice to have some concrete walkways – wide with benches and shade from trees or some sort of shade cover and some grass area so it can be used many ways
- There is not enough room for a playground which is sad because there is really no place to kids to play downtown! However, with some imagination, it could be made kid friendly – using the side areas along Broadway or E Street making areas to climb on or sculptures like the one by the Mingei in Balboa Park or the tortoise/gorillas out of brass at the zoo. Even just some “boats” in a sandbox area would give the kids something to do (and go with the Navy theme) kids love to play in the sand. If there is a way to add water to make part of it wet sand – even better
- If there was a way to make an “adventure” trail along one side that would be great for kids (suspension bridge, big pipe pieces to climb thru, “log” bridges to cross over (think Tom Sawyer’s Island at Disneyland or the trail at San Dieguito Park.)
- As the plan is now, I just feel there is not enough for kids to do – they will end up running around in areas that they shouldn’t and annoying people who want to come and sit peacefully enjoying the view. I know (and planners should too) that kids will play and if you do not provide a place for them, they will do it where it might not be safe or appropriate. Thanks for considering the needs of children, too!
- I recognize that liability issues are a big concern but I think you can make a fun area for kids without actual playground toys and if you keep it simple and well built, the safety/vandalism issues will be manageable
- Re: the Navy/Manchester plans:
 - 1) I agree with the comment by the lady who felt there should be museum/art/theater/opera space, not just hotels and retail but something of lasting, cultural value also
 - 2) The buildings should have a small foot print (i.e. tall and skinny) to maximize public space
 - 3) Landscaping should provide the transition between public and private space – not walls, fences, and no trespassing signs
 - 4) Landscaping other than the actual park area should be low water
 - 5) If Manchester is also doing the Lane Field development, it would have been helpful to at least give some indication of what was being planned – it should complement the Navy plans