



PUBLIC HEALTH SERVICES HOSPITAL Addendum #2

This letter and the enclosed materials listed below constitute Addendum #2 to the Public Health Services Hospital Request for Proposal (RFP).

- Responses to questions.
- A briefing paper on the public and agency outreach efforts by the Trust, summarizing some of the discussion items.

For further information contact John Fa at 415-561-5430.

**THE PRESIDIO TRUST
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RESPONSE TO QUESTIONS

- Q. In reviewing the draft Planning and Design Guidelines, it is stated that the demolition of non-historic buildings and building additions is permitted, and replacement construction is also permitted. One option would involve removing the non-historic wings of Building 1801, and replacing them with new construction in the same general area with a reconfigured footprint. However, in the notice to Initiate Public Scoping and Preparation of and EA, this alternative does not fit into the precise definitions of the four alternatives listed.**
- A. The alternatives presented in the Public Scoping materials represent a range of potential projects. Your project is not required to be identical to any one of the proposed alternatives but to fall within the range of representative alternatives. The Trust will consider making modifications to the alternatives based upon the information available following the close of the scoping period.
- Q. Can area be added to the end of the non historic wings?**
- A. Please see the *revised* Figure 3, “Height Limits and Development Boundaries,” for acceptable areas of new construction within the PSHH project area. This Figure, like all of the Planning and Design Guidelines, is a draft, subject to public review and consultation under the National Historic Preservation Act (NHPA); therefore limited and well reasoned modifications within the development boundary (as shown in Figure 3) may be considered. All potential modifications should be made with consideration to the Presidio Trust’s overarching objective of ensuring compatibility with the National Historic Landmark District (NHL) and preservation of the historic buildings.
- Q. Is new construction of an underground parking facility permitted under building 1801 and the now existing connector to building 1801? The addendum #1 shows hatching indicating no new construction in this area. However, is this only a constraint for above ground new construction?**
- A. The limitations identified in the *revised* Figure 3, “Height Limits and Development Boundaries,” apply only to above ground construction.
- Q. What is your advice on multiple proposals? Are you looking for alternatives, or would you prefer one proposed scheme?**

- A. The Presidio Trust will not limit the number of proposals submitted or prohibit proposals identifying multiple schemes. However, the RFP was very specific in terms of the submittal requirements, and one of the selection criteria that will be used to evaluate proposals will be the completeness, accuracy and clarity of the proposal.
- Q. Does the Presidio have a preference to restore the non historic wings of the PHSH, or to demolish them and rebuild them, or to demolish them and use the square footage at Battery Caulfield?**
- A. The Presidio Trust has no preference for the treatment of the non-historic wings.
- Q. Is it allowable to use demolished underground square footage to build above ground?**
- A. Yes, building area is stated in gross building area (per ANSI/BOMA Z65.1-1996 “Standard Method for Measuring Floor Area in Office Buildings”), calculated by a measure of the exterior building footprint without any deductions. All enclosed floors of the building, including basements, mechanical equipment floors, penthouses, and the like, are calculated. As previously stated, for purposes of this project, underground parking is not counted when determining total gross building area. Please note that square footage limit stated in the RFP (e.g., 130,000 square feet of replacement construction) is a rough estimate of all non-historic buildings or additions, and was a rounded total used for planning purposes in the Presidio Trust’s comprehensive plan, PTMP. The actual gross building area of non-historic buildings or additions is in actuality closer to 139,000 square feet. For purposes of this project and the RFP, 130,000 square feet is the maximum that may be proposed for replacement construction (and would require at least that much offsetting demolition). Exhibit A is included to assist in understanding the historic and non-historic portions of Building 1801. This diagram is intended to show approximate gross building areas. However, we do not warrant the precision of the square footage information.

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PUBLIC OUTREACH SUMMARY

Presidio Trust staff has engaged in a number of public meetings, discussions, and activities about the Public Health Service Hospital project. At these public forums, the staff has introduced the Trust's objectives, summarized the status of the project, and described opportunities for public input. Staff has also listened to public concerns and answered questions.

This summary lists meetings and activities that have occurred to date and meetings that are currently scheduled for the next month or so. This summary also identifies some of the issues that have been raised by the public to date. Attachments include the Programmatic Agreement which lays out the process for consultation pursuant to the National Historic Preservation Act, and written comments received from Presidio stakeholders to date. Additional letters will be forwarded when they are received.

Outreach Activities to Date

Monday, April 7, PAR Board Meeting
Tuesday, April 15, NAPP meeting
Friday, April 18, RFQ & draft planning guidelines distributed
Thursday, April 24, PAR meeting
Tuesday, May 6, Pre-Submittal (public) meeting and site visit
Tuesday, May 13, Jordan Park Meeting
[Multiple dates] site visits & building tours
Monday, August 4, PAR Board Meeting
Wednesday, August 6, Kate White, HAC Executive Director
Tuesday, August 12, RAB Meeting
Tuesday, August 19, NAPP Meeting
Tuesday, August 26, Supervisor Gavin Newsom
Wednesday, August 27, Issue Scoping Notice & RFP; begin public comment period
Thursday, August 28, NPS/GGNPC Natural Resources staff
Monday, September 8, Audubon Society, Park Stewards, other natural resources groups
Wednesday, September 10, SPUR luncheon presentation
Tuesday, September 16, NAPP Meeting

Thursday, September 18, Jake McGoldrich
Thursday, September 18, Lake Street Neighbors
Thursday, September 18, NHPA letter & draft planning guidelines to consulting parties
Monday, September 22, PAR Subcommittee on Park Presidio access
Wednesday, September 24, NPS Project Review meeting

Additional Meetings Scheduled

Tuesday, October 7, SF Architectural Heritage Issues Committee
Thursday, October 16, PAR meeting
Tuesday, October 21, NAPP meeting
Wednesday, October 29, Presidio Trust Public Board Meeting

Issues Raised

In meetings and correspondence to date, Presidio stakeholders have expressed a number of concerns. Among these concerns are the following:

- Sierra Club members and others have suggested that the project should include demolition of non-historic buildings with no replacement construction, and that a project at the PTMP-established maximum limit of 400,000 square feet is neither necessary nor desirable.
- PAR members and neighbors to the site have asked whether traffic access can be provided from Park Presidio Blvd. rather than 14th and 15th Avenues.
- Audubon Society members and others have suggested that development of the Battery Caulfield site is inconsistent with the Trust's goals of promoting habitat connectivity and protecting adjacent natural areas.

Further concerns are outlined in the attached correspondence. As the Presidio Trust receives additional letters, they will be forwarded to you.



Exhibit A Building 1801 Gross Building Areas

Historic	
A 1932 Main Hospital	125,600 sf
B 1932 Rear Wing	47,900 sf
Subtotal	173,500 sf

Non-historic	
C 1951 Central Space	21,800 sf
D 1951 West Wing	46,375 sf
E 1951 East Wing	46,375 sf
F 1951 Rear Addition (W)	5,400 sf
G 1951 Rear Addition (E)	4,750 sf
Subtotal	124,700 sf

Note: The gross building areas presented here are not certified as accurate.

