



## PUBLIC HEALTH SERVICES HOSPITAL Addendum #3

This letter and the enclosed materials listed below constitute Addendum #3 to the Public Health Services Hospital Request for Proposal (RFP).

- Responses to questions.
- Please be advised that three originals of the proposals, as well as one public copy submitted pursuant to the provisions identified in the *Use and Disclosure of Information* section of this document, must be received by the Presidio Trust no later than 5:00 p.m., Pacific Standard Time, on October 27, 2003.

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

**THE PRESIDIO TRUST  
PUBLIC HEALTH SERVICES HOSPITAL RFP  
ADDENDUM NO. 3**

**RESPONSE TO QUESTIONS**

- Q.** The revised Figure 3, Height Limits and Development Boundaries, appears to indicate that new construction may occur on the north side of the grass area between Buildings 1807, 1806 and the Wyman Avenue housing (Buildings 1811-1815). Other documents indicate that this grass area is part of the cultural landscape. Is new construction allowed in this area as indicated in revised Figure 3? If so, what is the dimension that new construction may encroach onto the grass area?
- A.** Because the Draft Planning and Design Guidelines identify the central green as an important part of the PSHS complex's cultural landscape, Figure 3 shows that the majority of the central green must be retained as open space. However, Figure 3 also shows that some encroachment is permitted at the north and south edges of this open space. The Trust will consider a new building or buildings, consistent with the Draft Design and Planning Guidelines and subject to NHPA consultation, situated to the north of the central green, taking some of the existing lawn and most of Belles Street. The existing retaining wall would act as the northern boundary for any new building. In the southern portion of the central green, new construction could be located south of the existing fence boundary of the central green, taking the existing triangular traffic island. In either location, new buildings would need to be configured to respect the scale and orientation of adjacent buildings that ring the central green, and help to define its edges, reinforcing the compact, campus-like setting of the complex.
- Q.** The large surface parking area on the southwest edge of the district boundary is outside of the Development Boundary on the revised Figure 3. Can this parking area be used as parking for the proposed project or does all project parking have to occur within the Development Boundary?
- A.** Please see the Potential Ground-Lease Premises diagram distributed in Addendum #2 to the Request for Qualifications. This map identifies areas where parking may potentially be accommodated outside of the Development Boundary as shown in Figure 3. Additional parking may be available depending on the reconfiguration of the lot following the remediation of the existing landfill and the quantity of parking stalls. Parking areas within the premises boundary will be available for incorporation in the long term lease.
- Q.** The small parking area near the 14<sup>th</sup> Avenue gate and next to Building 1828 on the revised Figure 3 is outside of the Development Boundary. Is new construction

prohibited in this parking area?

- A. New construction is not allowed in areas outside of the Development Boundary. Please see the *revised* Figure 3, “Height Limits and Development Boundaries” circulated with Addendum #1 to the RFP for areas that may be considered for potential of new construction.
  
- Q. Can the aforementioned parking area be used for project parking or does the project parking have to be accommodated within the Development Boundary?
  
- A. Please see the Potential Ground-Lease Premises diagram distributed in Addendum #2 to the Request for Qualifications. This map identifies available parking outside of the Development Boundary as shown in Figure 3. Additional parking may be available depending on the reconfiguration of the lots following the remediation of the existing landfill and the quantity of parking stalls set aside for public use as required. Parking areas within the premises boundary will be available for incorporation in the long term lease.