

Presidio Trust Golden Gate Club. 10.02.08. 830-1130.



Tigerfish[®]
Transcribing·Editing

203 Columbus Avenue · San Francisco 94133
toll-free 877-TIGERFISH

www.tigerfish.com

Presidio Trust Golden Gate Club. 10.02.08. 830-1130.

[Beginning of recorded material]

Michael Boland: Good morning. Why don't we get started, we've got a quorum. Good morning. My name is Michael Boland. I'm the Chief Planning Projects and Programs Officer for the Presidio Trust, and I want to thank you for coming here today to engage with us in a conversation and a planning session focused on the future of the Main Post. This is the third of three workshops like this we've had. Each of the workshops has been this same format. This is another step in the process that began in 2007, looking at the future of the Main Post, asking a series of questions about the kind of life that we expect the Main Post to have, the kinds of experiences we hope the public will be able to have when they come to the Main Post.

Now, today's workshop has three components. First, I will give you a brief introduction to the Main Post, talk a bit about some of the planning that has occurred to date, talk a bit about some of our progress at the revitalization of the Main Post, and talk a bit about the various alternatives that we've analyzed for the future of the Main Post. Then we will break into workshops, or we'll break into groups. Each of you got numbered as you came in, I'm not sure if you know that or not. And you will break into groups, and we're hoping that you'll work together to develop a preferred alternative. As I mentioned, when the Presidio Trust produced the Supplemental Environmental Impact Statement for the future of the Main Post, we identified a lot of different strategies for accomplishing some of the

same things. For example, for housing and lodging in the Main Post.

What we'd like you to do is work together as a group, and put together the various pieces of the puzzle, and create a preferred alternative for the future of the Main Post. Then we'd like to ask everyone to come back together and share your thoughts with the group, so we can see what's consistent and what's not consistent, and get the benefit of your thoughts about this. We're at this point in the process in terms of the Supplemental Environmental Impact Statement and our work on the Main Post. We've produced the SEIS, we've gotten an enormous amount of public feedback, a lot of public comments, and in the next couple of months, we'll turn our attention to the development of a preferred alternative, and so we'll use the results of these workshops to inform our work as we begin to think about that.

I also want to mention that the comment period is still open, and we're also hoping that today will provide an opportunity for folks to ask questions if you have questions. If you want clarification about what is included in the SEIS and the various alternatives so that as you provide comments to us, you can have your questions answered, and there are comment cards that are back on your tables, and you can either send us a formal letter, send us an email, or you can simply put your comments on those comment cards.

Now, the work that we are undertaking on the Main Post really builds on three things, and I'd like to talk about each of those three things briefly. The first thing I'd like to talk a bit about is the history of the Main Post. The Main Post is the part of the Presidio where the Spanish founded in 1776, El Presidio de San Francisco, the facility that gives the Presidio its name, and set off about 230 years of military occupation of the Main Post. Of course, there was a long and very rich Native American occupation of the site before that, but there's not a lot of evidence of that that remains in the Main Post district of the Presidio.

The Main Post developed continuously over 230 years in a series of building campaigns, and the Main Post was really the heart of the Presidio, and the heart of the military community, although the Presidio was actually five separate installations. The Main Post district was the headquarters of the Presidio, and I think it's important to bear in mind that it developed as a mixed used district. People lived in the Main Post, they worked in the Main Post, they played ball in the Main Post, they had formal events at the officer's club in the Main Post. The Main Post was a mixed use district for over 100 years.

During the Second World War, which was its most active period in its history, there were about 4,000 people living and working in the Main Post, and many more came to the Main Post each day. And I think, again, this picture gives you a sense of the way in which one of the three major open spaces in the Main Post, the Main Parade Ground, might have been used during that period. It was a place that was alive, it was a

place where there was everyday activity, like ball fields, people playing on ball fields, and where there was also formal activities, ceremonies and the like.

Now in the middle of the 20th Century, the character of the Main Post changed from mixed use district to an administrative headquarters. There were a number of changes that occurred at that time, that really give rise to the character the Main Post has today. The Army demolished a number of buildings, most notably a collection of Civil War barracks that were along Graham Street that separate the Old Parade and the Main Parade Ground. They built a number of contemporary buildings, modern buildings, this is the Herbst Hall, which is located up the hill, behind the bowling alley. And they also took the major open spaces in the Main Post, the El Presidio and the Main Parade, and they paved those, and put in parking. Of course, because these shifted from being a mixed use district to be coming primarily an office district, people needed to drive in from other parts of the Post, and from off base. So, the character of the Post changed quite dramatically during that time.

Nevertheless, because of the incredible collection of historic architecture, because of the Post's important archeological resources and also because of its association with significant events and individuals from history, the entire Presidio, not just the Main Post District, was named a National Historic Landmark in 1962, was included in the legislative boundary of the Golden Gate National Recreation area in 1972 when the Park was created. In 1989 when base closure was

announced, began the process of transferring from the Army to the National Park Service, and then subsequently 80% of the Post, including the Main Post District, was transferred to the Presidio Trust, when the Presidio Trust was created.

Now, I think it's important to point out that the Presidio's history is actually one of the reasons, or one of the things that I think makes the Presidio unique among national parks, and this is the fact that the Presidio has been a community, and actually continues to be a community. There are six million square feet of buildings in the Presidio. I think this map tells the story well. A historic forest. Interwoven in these are relic native plant communities, one of the best collections, probably arguably the best collection of native plant communities that remain in San Francisco, thirteen different native plant communities. So, this incredibly rich and diverse collection of things that we have here in the Presidio, unlike any other national park site in the country, is really a byproduct of its history, and I think gives rise to some of the challenges that we are constantly grappling with in the management of this land.

I think it's also important to point out that the Presidio, like the broader Golden Gate National Recreation area, and other urban national park sites, is unique by virtue of its urban context. We sit here in the middle of a six million person metropolitan area, providing unique opportunities for us to engage urban populations and national park experiences, and giving rise to other kinds of management challenges that other more remote national parks don't face.

The second thing that our work at the Main Post builds on, it builds on quite a bit of prior planning. The Presidio has been the subject of planning efforts dating back almost two decades, starting in 1989 when the base closure was announced, and the National Park Service began a series of planning endeavors focused on the future of the Presidio. And also including the development of the Presidio Trust Management Plan, which is the guiding document that guides many of our undertakings in the 80% of the Presidio that is managed by the Presidio Trust.

The Presidio Trust Management Plan has a couple of large moves, I won't get into it in too much detail, but it breaks the Presidio into seven districts, and the Main Post District is one of them. Oh, technical difficulty. It's this white area here. It's one of the parts of the Presidio that is historically been the most dense, though it's about 9% of the land area in the Presidio, it contains about 16% of the square footage, about 1.15 million square feet. And the Presidio Trust Management Plan called for a couple of things. One of the things that it's important to bear in mind is that it called for a subtle shift in the density of the Presidio, the removal of a lot of the development that exists in the south and west parts of the Presidio, and a shift of some of that square footage, up to the north and eastern side of the Post, where it's better served by transit, and where we can add some density to create more vitality in the historic heart of the Post, and create more open space along the southern and western edges of the Post.

I also want to remind everybody that the overall square footage in the Presidio is capped legislatively, it can never exceed the 5.96 million square feet that were here, and so this involves the moving of square footage around. And, in fact, the Presidio Trust Management Plan calls for us, over time, to reduce the overall square footage in the Presidio to about 5.6 million square feet.

The Presidio Trust Management Plan's vision for the Main Post really reiterates a lot of the ideas that were put on the table by the National Park Service in the General Management Plan. It calls for the reestablishment of the three historic open spaces, the El Presidio site, maintaining of the Old Parade Ground, and the greening of the Main Parade Ground. It also calls for a net increase in square footage in the Main Post District of about 90,000 square feet from 1.15 to 1.24 million square feet. And it calls for the Main Post District to become the gateway to the broader Presidio, to be one of the two most public parts of the Post, along with the Crissy Field District, and calls for us to include a lively mix of cultural, educational, visitor-serving, and office uses, along with some housing.

Now I mentioned that this effort builds on a number of different planning processes. It also builds on a series of studies, development of a cultural landscape report that looks at the evolution of the history of the Main Post, a comprehensive transportation plan, and a number of other studies, the vegetation management plan, the trails and bikeways master plan, a number of studies that have been

completed that have helped inform all of the planning that has occurred, both during and since the development of the Presidio Trust Management Plan.

The last thing I wanted to mention, or the last thing that our work in the Main Post builds on, is our progress to date. We are not starting with a blank slate in the Main Post. About 75% of the buildings in the Main Post are already occupied. They have been rehabilitated, and have occupied consistent with Presidio Trust Management Plan, and the population of the Main Post today is about 1,400 people on any day, people who are working here, and visiting the Main Post, which as you can see is about half of what it was during the Second World War, when there were about 4,000 a day here.

We've also done a considerable amount of work rehabilitating historic landscapes in the Main Post, rehabilitating Funston and a number of the other landscapes in the Post, hoping to reestablish some of the Post's historic richness. We've also begun the process of bringing the Main Post back to life by developing different kinds of public programs and visitor services. We started an archeology education program, that allows us to use the Post's incredible archeological richness to teach children and other members of the community about the history of the American West. We've begun plans to relocate the arch lab to the Officers' Club, to a portion of the Officers' Club. We've begun the excavation of the El Presidio. Developed a series of public programs , like Shakespeare in the Park. We just finished up teachers' night, which was actually in this

building last night. Filming the fog, and other kinds of programs that begin to bring some life back to the Main Post and transform this back into a public place. We've also built a transit hub, we have a Presidio free shuttle, that delivers about 1,500 people a day to the Presidio. We've also developed a number of plans, including plans for the greening of the Main Parade, and the development of a new element, the Anza Esplanade, which will create a broad new pedestrian walk linking the Crissy Field District to the Officers' Club to the heart of the Main Post.

So as I mentioned, even with all of this progress, with 75% of the Main Post's square footage developed, rehabilitated and occupied, it's safe to say the Main Post is not really a very lively place. Most of the square footage has been filled with office uses, and if you come here on any typical day, it's a pretty quiet place. There are not many people coming. That's because I think the remaining 25% is really the square footage that we always anticipated would really be devoted to public uses, and I think that will really establish the public character of the Post, and it's really what we're focusing on today.

Now in response to this need we believe to activate and animate the Main Post and achieve this vision first laid out in the Presidio Trust Management Plan, we recently released the Main Post update, and the Supplemental Environmental Impact Statement associated with this plan. And this document identified four goals that I want to talk about briefly, that have really formed our work to date, in terms of the Main Post. That we work to reveal the layers of Presidio

history, many of these layers are largely obscured or unavailable to the public. That we have public amenities and services that support the Presidio as an urban national park that make this a place the public can come and enjoy. That we express a spirit of innovation. I think it's safe to say that in the Golden Gate National Recreation area, and many urban national parks, this unique setting gives rise to a lot of innovations about national park management, and I think that's very much true of the Golden Gate National Recreation area. And that we create relevant cultural experiences for all, that we make this a place that all members of the public can enjoy, people throughout this city, through the Bay Area, and throughout the nation.

As I mentioned, at this time we released the Supplemental Environmental Impact Statement. That identified four different alternatives, and a variant to one of the alternatives. These alternatives were developed based on the input we got during scoping, and input that we've received over time for the various projects that we have been considering, and that we are considering in this document. Now I want to point out that alternatives are not exclusive undertakings, that they are collections of ideas, and that in the development of a preferred alternative, those ideas can be mixed and matched, and that's part of what we're hoping to ask you all to do today for us.

I thought before we broke into groups that it might be helpful for me to briefly walk through some of the key differences of the alternatives, some of the key ideas that are embedded in them. And

then when we break up into groups, each table will have a member of the Trust staff sitting at it so that we can answer any questions, or clarify any of the things that you'd like us to clarify about what these alternatives contain.

Now as I mentioned, the Main Post has about 1.15 million square feet of built space in it today. PTMP, our current management plan, calls for that to increase to 1.24 million. Each of these alternatives takes a slightly different approach to demolition and new construction, and if you see the materials that are on your map, if you turn the map over on the back, you can follow along, you can keep me honest. There is a matrix on the back, and the matrix is an at-a-glance comparison of the various alternatives. Yes, thank you, it looks like that. And you can see if you look for a moment at the demolition, new construction, existing total building area, which is the same, that's the world as we know it today. Each of them has a different maximum building area, has a different demolition, and different new construction, and there's quite a bit of variance in that. That has to do with mostly in larger amounts of demolition, and larger amounts of new construction.

If anyone is missing this, please raise your hands. Joshua, would you get these folks copies of this document? Oh, are we out? Okay, if there are any sitting around, here, move around and get some. Sorry about that. All right, does everyone have one? Everyone have one? All right, great.

Again, as I mentioned, if you look at the maximum building area, why don't we talk about that for a moment, which is the second row. As I mentioned, our current plan calls for a maximum of 1.24 million square feet of built space in the Main Post. And you can see that in these alternatives, some of the alternatives would result in less square footage than that, alternatives one, three and four. Some of the alternatives would result in more than that. The greatest is alternative two, 1.289. That's about 49,000 square feet of new construction beyond what is currently approved in the Presidio Trust Management Plan.

Now, as I mentioned when we talked about our goals, there are a couple of things that we're hoping to achieve in the Main Post. One of them had to do with creating visitor amenities and making the Main Post a place that is easier for the public to enjoy. One of the ideas that has long been present, both in the parks services plans, and in our plans for the Main Post, is the idea of introducing lodging, of creating overnight accommodations so that individuals can come and they can spend the night in the park. And each of these alternatives takes a slightly different approach to the idea of lodging in the Main Post.

Again, I think this idea of a lodge builds on the tradition of national park lodges. People in many national parks can come, they can be immersed, have an overnight national park experience, not have to leave the park and come back in the morning. I think we're trying to achieve that same ambition here.

I'll walk through each of these alternatives quickly. Alternative 1 assumes that historic Pershing Hall, which is shown here in this photograph, an old Bachelors Officers' Quarters, would be rehabilitated as lodging. Alternative 1 also assumes that Stillwell Hall, which is located down next to Doyle Drive on Crissy Field, would be rehabilitated as lodging as well. As many of you know it, it's the old headquarters building down at the Crissy Airfield, has beautiful views of the Bay and the bridge.

Alternatives 2 and 2A assume that Pershing Hall, the historic building that I showed you in that first slide, would also be rehabilitated. The old Bachelor Officers' Quarters. And in addition to that, on the location of building 34, and in the green space immediately to the south of building 34 where that green cannon sits, that this building would be demolished and that a new lodging facility would be built along the Anza Esplanade, which I mentioned earlier, facing the Main Parade. This is a drawing that shows that, here's the historical Main Parade, this is where the Anza Esplanade would be, and building 34 sits here, and the idea is that this building would occupy this space, and sit there.

Alternative 2A includes a modification of the lodge that takes part of the square footage of the building and actually moves it out into this area where there were formerly buildings along the Anza Esplanade. So it reduces the scale of the building that's proposed for that site by moving a portion of the square footage out into this area here.

Male Voice: What does that mean, reducing the scale?

Michael Boland: Because it's taking 10,000 square feet of the building that would be located here, and moving it over here, so you would have the mass of this building would be smaller.

Male Voice: The height?

Michael Boland: Yes, yes, height of the building primarily.

Female Voice: [Unintelligible.]

Michael Boland: Yes, 34 Graham Street occupies this portion of the site. It occupies this half.

Female Voice: [Unintelligible.]

Michael Boland: Are you talking about this here?

Female Voice: Yes.

Michael Boland: This is all landscaping. This is the Anza Esplanade, and the gardens that go along it, and then this is the green Main Parade. The green is not showing up for some reason here on the Main Parade Ground, but this is all green.

Male Voice: First you said you were going to take out 34, but then [unintelligible] but then some of you also were saying that [unintelligible] so I'm a little confused about [unintelligible].

Michael Boland: Yes, let me say it again. Building 34, the lodge occupies the footprint of building 34, and the area to the south of building 34, where that green cannon is, and that's what this portion represents, right there. Okay?

Okay, Alternative 3 also assumes that there will be lodging in Pershing Hall, Bachelors Officers' Quarters. In addition to that, it assumes that the upper Funston houses, these historic officers' housing along Funston, would also be converted into housing, probably bed and breakfast type housing. Currently these buildings have been rehabilitated, and they currently house office uses, but they were rehabilitated in a way that they don't preclude the idea of putting lodging in these buildings in the future. This alternative also assumes that Scott Hall, which is located up near the Golden Gate Bridge, located at the end of Pilot's Row housing, would be converted into a lodge as well.

And then in Alternative 4, there is no lodge. So, in Alternative 4 there would be no lodging at all in the Main Post District. Arthur?

Male Voice: Could you give us the relative numbers [unintelligible]?

Michael Boland: Okay. Joshua, I'm wondering if you have the lodging numbers.

Female Voice: [Unintelligible.]

Michael Boland: Oh, I'm sorry, they're right here. I forgot. I don't even know my own matrix. Look at [unintelligible] Arthur, see it halfway down? So, the first, there'd be 22, second there would be 147, which the combined total of both of those buildings, 147,147, 58 and none.

Male Voice: [Unintelligible.]

Michael Boland: That's right, that's right. Yes?

Female Voice: [Unintelligible.]

Michael Boland: No, no, no, it's not forbidden. The idea of an adventure center was that there would be some kind of facility in the new lodge that would give people an opportunity to rent bikes and have access to other kinds of ways of interacting in the park. But it's conceived of as a very small, small aspect. Can I just take one more question? I'm happy to answer all your questions at the end, but -- yes, sir?

Male Voice: [Unintelligible.]

Michael Boland: Again, in these alternatives, we are only -- only in that alternative is Stillwell included. So, that's just where we put it. Again, as I mentioned earlier, it doesn't mean that one can't mix and match the alternatives, and that it can't move, but that's the only alternative in

which we've analyzed Stillwell Hall. Okay, let me keep going, and then we can break up and we can talk.

All right, one of the other goals I mentioned had to do with revealing layers of the Presidio's history, and each of the alternatives takes a slightly different approach to that idea as well, and I thought I'd run through those quickly. Alternative 1 really reiterates PTMP's vision for the El Presidio site. We'll start with the El Presidio site, which would allow for ongoing excavations of the footprint at El Presidio, but would retain parking in the center of El Presidio. For those of you who aren't familiar with the El Presidio site, El Presidio site runs along this edge, the walls run here under the backs of the Funston houses, run through the front of building 50, and under these buildings, and then run down the eastern side of Pershing Square. And this was the central open space, originally, in the El Presidio.

Now in PTMP, which is Alternative 1 and largely based on PTMP, this area remains parking and these two Second World War barracks buildings, building 40 and 41, remain in place as they are today. Also in Alternative 1, a Heritage and Orientation Center is created in the old Presidio Army Museum, which is building 2, which is located at the corner of Lincoln Street and Funston. This is an intersection that will sit at the main entrance to the Main Post after Doyle Drive is build, particularly with the Girard Street off ramp comes right into the Post in that area, then you'll be able to come right in to the Main Post.

Now in Alternative 2, the El Presidio is also excavated. Most of the parking is removed, except for 75 spaces that are retained, which gives us the opportunity to excavate most of El Presidio over time, and the idea is that we would be able to move the parking around flexibly, as we excavate the center of the El Presidio site. It relocates the archeology lab to buildings 49, 48, 47, 44, and a portion of building 50, and it also calls for the creation of a heritage center in building 50, so that the remainder of building 50 would become a heritage center. Alternative 2A also calls for the same treatment as Alternative 2, I'm sorry.

In Alternative 3, parking would be removed from El Presidio, and the site would be fully excavated, as in the other alternatives, but the significant difference here is that the bowling alley would be removed, and a history museum would be built on the location of the bowling alley. As I mentioned, here is a map that shows that. The history museum would be located here on the site of the bowling alley. All of the parking would be removed from the El Presidio site. The top portion of Graham Street and this portion of Moraga Street would be closed to vehicles, and this entire area would become a pedestrian district. So, this is Alternative 3.

Male Voice: [Unintelligible.]

Michael Boland: Yes, yes, the bowling alley sits right under here today. And so this is Alternative 3, and this is the history museum.

Female Voice: [Unintelligible.]

Michael Boland: Pershing Square, Grant Street comes up here, and Moraga Street comes up here, so this is the footprint for Pershing Square. But, the El Presidio lies under half of Pershing Square, and so the ongoing excavation of El Presidio would over time remove the grass that sits in Pershing Square and would slowly expose the footprint of El Presidio. It's something that I think a lot of folks are -- there's a real misconception about where the El Presidio is. About half of Pershing Square has the walls of El Presidio under it.

Female Voice: Wouldn't Pershing Square [unintelligible.]

Michael Boland: Yes, in fact, they're right here. Absolutely, a very interesting challenge, how we can allow those stories to come through. Arthur?

Male Voice: And we're not [unintelligible.]

Michael Boland: Building 50 in this alternative would continue to be a special events venue. This portion would still become the arch lab, but this would be used as a special events venue, as it has been for a number of years.

Male Voice: [Unintelligible] this alternative building 50 still being the historical museum and [unintelligible].

Michael Boland: That's right, mix and match. Okay, all right. As I mentioned, in Alternative 4, there is no history museum, no heritage center or archeology lab, and the 200 parking spaces that currently exist on the El Presidio would remain. So, it's very much - it's the status quo alternative. Now, as I mentioned, one of the other objectives that we focused on is bringing life to the Post and making it accessible and interesting to a lot of different members of the public, bringing new cultural uses. The long-standing vision is put forth in Presidio Trust Management Plan, and each of these alternatives takes, again, a slightly different approach to how we would bring cultural uses to the Post.

Now, in Alternative 1, the historic Presidio Theater is rehabilitated, and an addition is built on the west side, so on this side, this is the west side. Approximately 20,000 square foot addition, and this would be rehabilitated and turned into a permanent home for the San Francisco International Film Festival. San Francisco Film Center is a current Presidio tenant, and they've proposed to expand the building to create a home for the San Francisco International Film Festival. In Alternative 1, the Montgomery Street Barracks, shown here, would have a mix of office, residential, retail and cultural and educational uses. Again, this is kind of bringing back this sort of mixed use character that the Main Post currently had. And, in Alternative 1, the art museum would be located in the Commissary on Crissy Field, which is outside the Main Post district, just below it, on the other side of Doyle Drive.

Now, in Alternative 2, the theater, as I mentioned, would be treated the same way as in Alternative 1, with this addition, and it would become the home for the Film Festival. The Montgomery Street Barracks would be rehabilitated for cultural and educational uses. We would remove the retail and the office component, and these would all be public uses in these buildings. And, the art museum would be located in a 100,000 square foot new building. This is the footprint of it, located on top of the current bowling alley.

In Alternative 2A, which is really a variance on Alternative 2, the art museum proposed for this location would be moved across the street, up the hill, to the south, and would be located up here where the library and the Herbst Hall and the child care center are currently located.

Alternative 3, the contemporary art museum would be located at Fort Scott in an area that is currently open space. In Alternative 3, the Presidio Theater would not be expanded, we would rehabilitate the theater as it is today, and the Montgomery Street Barracks would be used for a mix of office and cultural uses, a heavier emphasis on office because there is less square footage, and we would need to use more of the square footage for office uses to generate enough revenue.

And in Alternative 4, there are no additional cultural and educational facilities and programs beyond what exists or is currently planned. There would be no museum, and the Montgomery Street Barracks, the remaining ones would be primarily rehabilitated for office uses, which would tend to create a very quiet character in the Main Post.

Now, with that, I would like to introduce Mindy Craig from the firm of MIG, who is going to facilitate the program from here. Thanks.

Mindy Craig: Thanks, Michael. Hi, everyone. Just a quick note, MIG is a firm that specializes in facilitation and community involvement, and we've been in business for over 25 years, and we really work with communities to try and engage them in planning for future, just like this. So, we're really excited to be here on this third day. Before we get going into our workups, we're just going to take about five minutes, we kind of want to make sure we have enough time in our small groups for a few questions for Michael and any of the Presidio staff. Just so you know, we will have lots of time during the small groups for detailed questions, for clarifications, but if there is any quick kind of broad questions that you would like to ask of Michael or any of the staff, let's take a couple of those right now. Let's see, right here. Michael? Sorry, go ahead.

Female Voice: Where does money come into it?

Mindy Craig: Where does money come into it?

Female Voice: [Unintelligible.]

Michael Boland: Here's what I'll say about that. What we are really trying to focus on today, and what I think we would like to lead you in conversation about is that the character of the place, and because

really what it means is that some of these things can happen more quickly and some things may take longer to happen. And, so, I think what we really want to do is focus on what kind of place do we want the Main Post to be. You know, this is a plan that the end of 2030, so it may take us decades to do some of these.

Mindy Craig: So we have in the red shirt, right back there?

Male Voice: Yes, I have a question in regard to you mentioned that people come on during the day, about 1,400, but how many are living here, and how many are you planning to have live here?

Michael Boland: The whole Presidio has 1,100 houses, so there is a population of residents of about 2,200 people who are living in the whole Presidio. The Main Post does not have a very large percentage of that housing, mostly located in [unintelligible] and I forget, Joshua, Chandler, what's the --

Male Voice: 187.

Michael Boland: 187 houses.

Male Voice: 187 residents.

Michael Boland: [Unintelligible] and in each of these Alternatives, many of the Alternatives, that will not change. There is only one Alternative

that puts the idea of housing in the Montgomery Street Barracks on the table.

Male Voice: [Unintelligible.]

Michael Boland: It will be -- what would you say Chandler, we're almost at capacity at 1,100. So, 2,200 people, it will go up by a couple hundred. We've almost filled all of the housing at the Presidio.

Male Voice: Those 1,400 people [unintelligible].

Female Voice: [Unintelligible.]

Mindy Craig: Okay, let's see, I have in the back here, in the front, and then Arthur, and then we'll end because we have to get to the small groups. So, right back here.

Male Voice: On the question of lodging, I just wondered, how many rooms are there in Stillwell and in Scott that are outside the Main Post that would provide additional lodging in the Presidio?

Male Voice: Chandler, do you have an estimate? Let me get back to you on that one.

Mindy Craig: We can get back to you on that one. Let's see, I had you in the front, and the one in the blue, and then we're going to have to drop to the smaller groups, and then you can get more of your questions

answered so we don't want to stop so we'll have more questions in our small groups.

Male Voice: You may be getting to this, but you already have here five alternatives if we're taking 2 and 2A separately. And you say that now we can do some mix and match. Is your interest primarily, and your expectation, to see what we can come up, with maybe creatively, or to see how we can perhaps narrow this? I could imagine we could come up with maybe 10 alternatives by the end of this, and that may not actually serve the purposes that you're looking for. So, I'm interested to know if you're interested more in narrowing, or in really coming up with mix and match creatively?

Michael Boland: Actually, I'd like both. But, let me answer it this way. What we would like you to do is to ask yourselves as a group the kind of experience that you would like to have, the kind of experience you think the public would like to have, and which of these elements, which of these ideas that we put on the table, would you, as a group, advocate, including in the Main Post, to create that experience? That means that you can mix and match, that means if there are ideas that you don't think we've analyzed that are great ideas, you can put those on the table. But at the end of the day, I think our goal is to ask folks to come together and come up with an idea that they all feel comfortable with. Or, agree as a group that you haven't come up with an idea you feel comfortable with, but there are two ideas, or three ideas.

Mindy Craig: Last question right here, and then we'll move on.

Male Voice: Again, this is sort of a process thing as the previous one was. This would have been really helpful prior to your releasing the SEIS, because an SEIS is really designed to look at environmental impacts. And you're asking us to do design, which would have been helpful if you were planning your SEIS in the first place, and having us all come together and say what we'd like to see, and then figure out what the impacts are. So, I'm sort of confused as to why you're doing this now, and also what you hope to achieve in terms of the SEIS and using this to give you comments on the SEIS, which again is really looking at what are the impacts on the history, on the natural resources, and the aesthetics of this site, rather than what's a nice design, because we should have been given those opportunities in the scoping for the SEIS, not after. Thanks.

Michael Boland: Yes, as I mentioned at the beginning, I think we're looking to achieve a couple of things today. We hope to clarify any questions that individuals might have about what's in the alternatives, so that as you develop your comments on the SEIS you have your questions answered, or your comments addressed. Secondly, you know, we are getting to the end of the comment period, and what typically happens at this point in a process is that an agency will take those comments, and will begin to formulate a preferred alternative. This document went out with a proposed action, which is not a preferred alternative. The proposed action is a compilation of these proposals that we've received. So, what we are hoping will

be one of the outcomes of today is that individuals will give us the sense of what their preferred alternative might be, and that will help us in our deliberations. So, thanks for your comment.

Female Voice: What is SEIS?

Michael Boland: Supplemental Environmental Impact Statement, and as Arthur mentioned, it's a document that tries to assess the various impacts of various proposals that an agency is proposing to undertake in a place. So that's the --

Female Voice: [Unintelligible.]

Michael Boland: No, no, the way it works is the agency produces a document, the Supplemental EIS, and it simply articulates the impacts, the public comments on those, on that document, and then we revise the document, and we release a final, and then there's a record of the decision, and that's all down the road. So, we're right at the beginning of this process.

Mindy Craig: All right, so we cannot take any more questions right now. We're going to break up into small groups. But stay there for just a second. As Michael mentioned a couple of times, this is about what does the Main Post mean to us. I was born here at the Presidio, I used to work, here, it means a lot to me, and you are all here because the Main Post and the Presidio is very important to you.

That is at the heart of what we're trying to get at today, is to understand how we're going to look at the Presidio and specifically the Main Post in 10, 20 years from now. What is the experience that we want our grandchildren to have when they come here? What are the programmatic characters that we want to see at the Main Post? What is the feeling? And we need to then give that information to the Trust, so they can help design this preferred alternative.

So, what I'm going to ask you all now is to look on your nametags, you have a number one through five, there are tables with those numbers. Please go there and sit down. We may ask you to move if we don't have quite the same numbers, but if you could just go to those tables right now, there is going to be a facilitator and a Presidio Trust staff to help out with all these questions, and to facilitate this. Thank you.

Female Voice: Excuse me, everybody, I'd like to invite you all to gather back up here for our reporting back session. Against that wall? Okay. So, feel free to turn your chairs toward that wall. No, you can, that's fine, right over there is perfect. Right over there. And Joshua, Josh. Joshua. Joshua, can you grab that mike?

Male Voice: Testing.

Mindy Craig: All right, we're going to move those on this wall right here, so if you can move your chairs or come and join us right here, we're going to report back what we've all talked about for a few minutes, and just see what other groups came up with. One is up front, yes.

All right, so let's see, group number one we're having put up right now, and we're going to take just a few minutes here, we're going to just summarize what we felt experience-wise we thought the Main Post should be for the future, and then we're going to quickly go through what we felt the Alternative was that was important to us. And, again, it wasn't about consensus, it was about what felt as a group would be the best thing. So, let's see, who do we have as number one? All right, great.

Doug:

I'm Doug. The experience that the group had coming on to the Main Post, a variety of things. They mentioned the beautiful buildings, the scale, the Montgomery Street Barracks, common theme. There was some mention of the inactivity of the large paved area. But a lot of folks mentioned the theatrical effect of just coming down from Arguello on to the Main Parade Ground, and seeing that view, looking further out to the Bay. That was a very important aspect, several checks with that. The recreational amenities were mentioned by several. The historic sense of the Main Parade Ground needed to be preserved. Certainly the beauty of campus, just the sense of the place, and many people mentioned just the precious nature of what's there, still as yet to be uncovered, still as yet to be explored.

Our alternative, beginning with the El Presidio site. I think everybody in our group was pretty much in agreement that we want to eliminate as much of the parking as we could in that site, and that the historic barracks would be retained, at least in a phased way, that that could be examined

down the road, they didn't immediately need to be removed. That the lodging would remain at Stillwell. We preferred the lodging version is over here. Yes, Stillwell is over there, version two, thank you. The lodging, the bed and breakfast type lodging along Funston is something that our group appreciated. And there was a certain amount of people liking in the Officers' Club what happens currently there today, a community gathering space, parties, that sort of thing. I think that covered this area.

The beast in the room, the camp, the art museum, sort of a non-starter in either location.

There was an idea of a history museum in possibly this location, but it really needs a whole process to study should that be in another building that's already there, or in a new building. It just really depends, needs more thorough examination. Quite a bit of sentiment in the room or at the table about retaining the buildings, reusing existing structures.

Moving on, to the Montgomery Street Barracks, again, the uses could be mixed use, perhaps some of the previous uses that have been there, historically. Some lodging, perhaps the lodging could be in the upper floors with mixed use down below. The lodging here was thought to be too large of a scale, that lodging could be in this site, but to get rid of this area here, and there could be anything still as yet to be decided in this location. A café was thought about, this could be a site for the museum, it was just the sense that the scale was just much too large the way it was presented. Very quick, anything that I've missed?

Female Voice: [Unintelligible.]

Doug: The theater, there was a sense that the way it was being proposed, that dividing the current historic section, it was hoped that that could be retained as the integrity of the structure, rather than dividing that, and that some new addition would kind of be in concert with that, might be a separate piece with a connection between that, but just not disrupting the integrity of that building. Thank you.

Mindy Craig: All right. Number two?

Alexander Lazlo: Hi, I'm Alexander Lazlo, and together with [Ashia Ballette] we're going to do a quick presentation of what we came up with in group number two. Actually a lot of it has a lot of echo and resonance with what we just heard from group number one. In general, the experience, the interest, was expressed by our group in having the ability to come here and be part, both of a park setting that has a genuine, authentic and sacred character to it, and that that is preserved and respected in all the further developments in the Presidio, and that there is a balanced focus in the development projects on community, nature and history.

One thing that was very important to the group was that the aspects of the development of the Presidio were not to become some type of theme park. We talked about no Disney-fication of the Presidio. So, in much of this,

in our group, what we were talking about how to do this might be through processes of really conserving the existing structures and buildings, not building so much new things, but finding good ways of using the buildings that we already have, and as much as possible, respecting and bringing to life, in that sense, vitalizing the Presidio, bringing to live its historical, archeological past, and developing educational programs increasing community spaces for people who work here, and people who come in, people who live here as well, to be able to really enjoy being here.

Ashia Ballette: Part of the way we decided would help keep the place genuine is to actually reduce the amount of new construction over at the PTMP, and so we resisted losing the view of Golden Gate from El Presidio, and we thought, sure tear down building 34 someday, and put something cultural and educational there. You can see we've gone turquoise, that it's all cultural and educational, because we felt that the vision or feeling of the Main Post should arise out of what made it a National Historic Landmark district rather than fighting with that.

We didn't really talked about the circulation, you can see there was some indecision about whether to keep the streets in El Presidio or not. I think everyone felt there should be fewer cars, and that given the cost of gas, there will be a solution to that that may not require removing streets or increasing parking. We're dreaming, in other words. We had also felt that no museum should be built in a new building, that all museums of any kind should be in old buildings, and that all the

community structures that are there now are part of what creates a sense of community for the residents here, and should be kept until maybe they sunset, and then they could be removed or put somewhere else. But until then, they're serving a purpose, and should be kept.

We thought perhaps if there is no museum here, the design of this space, the Main Parade should be revisited and as a sustainable example to the world, not unlike the mayor's little demonstration project in Civic Center, we could do a Victory Garden, some grass, and maybe maintain or somehow suggest the historic marching area, because that would have some uses. I think making it all grass makes it too much like Crissy Field. The other thing we thought was that the theater should not be expanded, unless it could expand with a passageway underground, and make use of Herbst Hall, which is roughly the same size as what they want. They might want to rebuild it, but in any case, don't add any inappropriate built forms where none were before. What else did we do? I think that's pretty much it. We like the idea of accommodating the lodging in historic buildings, because it would create an authentic experience of being in this place and would reinforce the history. And I've gone on too long.

Mindy Craig: All right thank you. All right, good job. Let's hear group three. Do we have our reporter for group three? Okay, back here. We're like a tag team here.

Brian Turner: My name is Brian Turner. We really echoed a lot of sentiment I think that the first two groups said. Really prioritizing, minimizing harm to the landmark. I'll just start with the lodging area. We decided that new uses could be appropriate so long as they are sort of discreetly advertised in a way. But, certainly a preference for re-use of the historic buildings on the Main Post rather than new construction, and really preferring those uses first. We didn't believe that new lodging should be built to sort of reinforce the Parade Grounds, but we said that building 34 probably should be removed, and maybe a smaller scale alternative could be considered there.

[Judy Tornees]: I'm Judy Tornees, and we talked about the community district, and we wanted to keep the bowling alley, the use of the bowling alley, and its historical atmosphere. And also it was okay to expand the theater. We also wanted to get rid of the parking that was in front of that area, the bowling alley. We talked about transit, and we wanted to make sure that there was easy exit and entrances around, to and from the Presidio, and then below through the Presidio as well. We talked about the art museum, where people thought the use was inappropriate in the Presidio. Three people though it was okay, but it should be a historical building in another location in the Presidio, and one person thought it was okay as is. Also, we were in favor of reusing existing buildings, and expanding or making lodging, a restaurant.

Brian Turner: And maybe I'll finish up here with the historic El Presidio, we agreed that parking should be eliminated from that area. That building 50 should be rehabilitated and potentially used as a history center. But people did think that this corridor should be maintained to be able to drive from Arguello over to Presidio Boulevard there.

Mindy Craig: All right, thanks. We're going to move these over a little bit so we can get to it. Josh, can I have you help move it over just a bit. Now we have group number four.

[Laura Spivey]: Thank you. My name is Laura Spivey, and, again, a lot of the comments that were already made were comments that came up in our group. We talked about balancing the history, the heritage, and the recreation. I think there was a strong sentiment about the nature, and preserving that, as well as just the historical feel, and really representing all of the different history that the Presidio has seen. So, I'll go straight into what we decided.

With El Presidio, we talked about the idea of removing the parking and also removing the barracks, and really creating that as a center for people to come and see the history, preserve the history. We liked the idea of the lodging, and that came out of this idea that we wanted the Presidio to be a destination for people to come, be able to stay, be able to explore the different experiences here, overnight. So that was what we talked about with the El Presidio here. And then the Main Parade Ground, I think we echoed exactly what the other group said, which is we don't like these two new buildings, regardless of

what the use is, because they seemed big and out of place and also blocked the view that you have from the Officers' Club down.

We didn't really talk a lot about building 34, I think people didn't like the idea of getting rid of existing buildings if we could figure out a way to reuse those buildings. People were not opposed to that staying there, although there was a sentiment in our group that people liked the idea of uses other than office space. They thought that it was better to have cultural centers, places for community building, versus people coming to work in the Presidio, so we would like to see that maybe as another use, besides an office building.

Along the Montgomery Street Barracks, I think the sentiment there was if this is a destination for people to come, that this would be mixed use between retail, lodging and especially with an emphasis on cultural and educational, and I think the concern that came up about retail was a good one, which is that we didn't want it to be like the next Benetton or Banana Republic in here, but that we would actually echo what maybe the Ferry Building has done where it's all organic and local and really reflect the traditions of the Presidio. So, that's what we talked about for the Montgomery Street Barracks.

This area here we had kind of a debate, and I think the conflict was kind of between feeling this idea that we want a destination in a place where people could come with the alternative that this currently is really being used by the current community and current public, and so I think the compromise that we came up with was that if the Trust would

ensure that we could successful relocate the bowling alley and the tennis court that is there, that people would be more open to a new use for this space. I think the consensus of the group was that the history museum or some kind of cultural center would be the best use for a new building either here or across the street, and we didn't really come to a consensus on that.

A couple of things that came up were more amenities for the current community, like tennis courts, maybe a skate park, maybe some kind of a kid's area. If the Walt Disney Museum is going to be drawing a lot of families, and I think the Presidio in general draws a lot of families, figure out a way to draw these families here, and have a place for their kids to play as well.

And then not reflected here is the fact there was a strong sentiment in our group that the art museum should come, but be located outside of the Main Parade area. We talked about the importance of that art museum being connected with some sort of lodging. So we liked either this idea of CAMP coming down here to Crissy Field with Stillwell Hall being the lodging. Or, to really start to revitalize the Fort Scott area, and have the lodging there, together with CAMP. I guess the only other thing that I would say is that we talked somewhat about parking, and traffic, and there is obviously a heavy concern about those, and maybe looking into alternatives of having parking be underground, so that truly you're keeping the nature, and getting all the pavement and everything out, and getting that out of sight.

Mindy Craig: All right, we have one more group. Let's hear from group five.

Chris: My mind is exploding from all these ideas. Hi, my name is Chris. We had a really pretty good group. I'll speak about what our first ideas were. There were some people that wanted to make sure that the park still allowed access for families and children to use some of the benefits that are here and exist today, such as the bowling alley and -- maybe you want to speak along some of that. We want to make sure the park is welcoming, comfortable. We want to emphasize educating about the historical. We want to make sure that we keep it green. You know, we talked about preserving the history and balance with nature, so I think I'll go into what that translates to in our ideas.

Talking about this corridor here, we went with Alternative 3, where we wanted to open this space up. There was some concern about the elimination of the two World War II barracks there that I think are presently used as residential. But we thought that in conjunction with the excavation and everything that it would be nice to have that be an open space, and just emphasize the history back to the original Presidio, over the World War II in this instance.

One of the things that was different from the initial Alternative 3 was we thought instead of just leaving this building here, as the Officers' Club or whatever it is, that that could be the heritage and cultural center. We liked the idea of that because of this Arguello Avenue coming in, making that sort of the center point of people

coming in to the Presidio, and having that be the intro. We also thought that lodging would be appropriate for Pershing Hall here, as long as it wasn't too exorbitant in cost, and had mixed rates. The majority felt they didn't want to expand that lodging, want to keep this as office space, along these buildings here. So that was that area. Anything you want to add? Okay.

I'll go this area here. No one in our group was much of a proponent for the art museum. So, that made it for a nice easy group. One of the concerns and differences was that there is a lot of affection for the bowling alley, and so I think the general consensus in our group was it would be nice to keep that there. As far as the cinema, we thought that after making inquiries about what would be the new architecture or new addition, and how it would be done, making sure that it would be done in a respectful manner to the existing architecture, that the addition would be nice, it would be fine. We understood that it would open up opportunities for -- well, I think the San Francisco Film Festival would be centered there, but there would also be opportunities for even the school here to use it, and some other things of that nature.

What else? I don't think we really talked about the tennis court. Then the Main Parade Ground and the Montgomery Street Barracks. One difference that we had, we did not want to do the hotel space here. One concern was the vantage point as you came out of the Montgomery Street Barracks, would we want to see these buildings here? Also we thought that this area here, the Montgomery Street Barracks, we did

not want them to be used as office space, we want them to be used more as -- what is blue again? Cultural center. And then we thought of why couldn't the history museum be located here, rather than building a new one such as over here. I'm trying to think of what else we covered. My mind, like I said, is exploding. I can't remember everything.

As far as the lodging, I think most of us really liked the idea of the little lodging here. There was some debate about lodging here, but then we thought the lodging up in the Fort Scott area, and down at Stillwell, down Crissy Field, could be possibilities that we could agree with. I think that's the best I can do. Thank you.

Mindy Craig:

So I think this has been a really great exercise, and I'm sure the Trust really appreciates the insight. It seems like there are some themes that have come across from this. The preservation of history and nature. The idea of recreation here is very critical. That there is a park setting here that is something that all of you seem to want to preserve. In terms of the alternatives, there are also a lot of similarities. I think the biggest one I see is that all of you feel like the El Presidio and recovering that is very, very important, and the idea of being able to take some of that circulation and asphalt away is important. That the idea that the lodging at Pershing seems to be something that you all agree with, and some of you also agree with the idea of these little houses here.

Clearly the one that has the most mix is the cultural, the community district. The various ideas around museums, art, contemporary, was varied, but there are also a lot of good ideas that came out of that. It seems like a lot of you also have some mix on the theater. Some of you like it as long as it's in keeping with the architecture and the feeling that it will be good, some want looking at some other alternatives there. On the Main Parade Ground, I think four of you all felt like cultural uses in the Montgomery Street Barracks, more open, is important, and in this one, when you guys started talking about it, you also indicated that they have mixed use possibilities, keeping it open, and not necessarily office. Office didn't seem like something that resonated with most of you, that you really wanted it to have a more public, cultural, historic feel. A lot of ideas about keeping views sheds open, and to maintain what we have and to enhance that.

I really appreciate all of this. I know everyone else here does. This is all going to be with the other two workshops summarized, and presented at the Board. There is meeting on October 14th. Of course, you are all invited to attend that. There is also comment cards, so if you feel like you have additional details and ideas that you would like to add going into the SEIS, we really welcome that and encourage you. We have them at the front table here, so please fill those out. Andrea back here also has them. You can take them home with you or you can fill them out and complete them here. So, thank you very much. We look forward to any other comments.

[End of recorded material.]