Appendix B

Scoping Information Packet

August 27, 2003
(Meeting Location Revised September 19, 2003)
(2nd Meeting Added and Comment Period Extended October 29, 2003)

Notice to Initiate Public Scoping and Prepare an Environmental Assessment for the Public Health Service Hospital at the Presidio of San Francisco, California

To the Public and Interested Agencies:

The Presidio Trust (Trust) is proposing to implement an important component of its comprehensive plan for the Presidio of San Francisco (Presidio). This information packet provides background about the Trust's proposed action (project), and seeks public comments and input on the project.

In August 2002, the Trust adopted the Presidio Trust Management Plan (PTMP), the general land use plan and policy framework developed to guide the Trust's future project proposals within Area B of the Presidio. Of the seven Presidio land use planning districts, PTMP identified the Public Health Service Hospital district (PHSH district or district) for reuse as a residential and educational community. Its centerpiece would be the rehabilitation and reuse of the historic Public Health Service Hospital (PHSH or Building 1801) and of the other historic structures in the district. Future consideration would be given to demolition and new replacement construction up to specified limits.

Project Statement

The Trust proposes to rehabilitate and reuse the PHSH as well as to rehabilitate and reuse other historic buildings within the district consistently with the land use options of PTMP. The proposed action also includes the possibility, left open in PTMP, of demolition and limited new replacement construction. These proposed actions are limited to the portion of the PHSH district identified as the project site (site) on the attached figure. The project site includes the PHSH and its complex of nearby dormitories, offices, residences, and recreational buildings on the lower plateau, possibly Battery Caulfield on the upper plateau at the north end of the district, and several outlying building premises. In connection with the project, the Trust will adopt Planning and Design Guidelines[1], make conforming changes to the PTMP (if any), approve a development agreement and lease for buildings within the district, and approve associated building and site improvements.

Building space within the site totals approximately 400,000 square feet (sf). Building 1801 includes a historic structure of approximately 173,000 sf and non-historic additions (or "wings") totaling approximately 124,700 sf. Pursuant to draft Planning and Design Guidelines, non-historic portions of the hospital building may be removed. Although not required, replacement construction up to an amount equivalent to the square footage removed, not to exceed 130,000 sf,

[1] Draft Guidelines are currently available upon request; will be circulated for review as an appendix to the EA.

may be considered within the project site. A brief description of possible project alternatives is provided below.

Environmental Review, Tiering, and Scoping

The Trust is initiating scoping[2] and will prepare an environmental assessment (EA) for the project pursuant to section 102(2)(C) of the National Environmental Policy Act of 1969 (NEPA) as amended (42 U.S.C. 4321-4347), the regulations promulgated by the Council on Environmental Quality (40 CFR 1501.3 and 1501.7), and the Trust's regulations implementing NEPA (36 CFR 1010.11 and 1010.12). The EA will "tier" from the PTMP Environmental Impact Statement (EIS) by incorporating by reference the information and analysis in the PTMP EIS and concentrating on site-specific issues related to the PHSH project proposal.

The Trust welcomes your comments on the proposed PHSH project alternatives and the scope of the EA. Please send your written comments at the earliest possible date but not later than ~~**November 26, 2003**~~ **December 10, 2003** to John Pelka, NEPA Compliance Manager, The Presidio Trust, 34 Graham Street, P.O. Box 29052, San Francisco, CA 94129-0052 (fax: 415/561-2790) or phsh@presidiotrust.gov. As part of the NEPA scoping process, you are invited to attend a public Trust Board meeting on **October 29, 2003** beginning at 6:30 p.m., at the Presidio Officers' Club (50 Moraga Avenue) at which the Trust Board will accept oral scoping comments from the public on the proposed action described herein, the proposed alternatives to be studied under NEPA, and the scope of the EA. The Trust Board will also receive oral scoping comments at a public meeting to be held on **December 10, 2003** beginning at 6:30 p.m., at the Presidio Officers' Club.

The Trust will provide informal information updates and notices concerning the proposed action through postings on its website at www.presidiotrust.gov, or through its bi-monthly publication, the Presidio Post. The Trust will announce the release of the EA by notice in the Presidio Post, as well as through a direct mailing. A tentative schedule for the environmental review under NEPA is provided in the last section of this information packet. If you have any questions, seek additional information, or wish to be added to the project mailing list for the PHSH, please call 415/561-5414. Thank you for participating in the PHSH scoping process.

Project Purpose and Need

The purpose of the project is to rehabilitate and reuse the buildings within the PHSH district. The project is needed to arrest the physical deterioration of the buildings; protect the National Historic Landmark District and rehabilitate the district's historic structures consistently with the Secretary of Interior's Standards; generally improve the appearance and vitality of the project site; reuse the buildings consistently with the PTMP land use options; and generate revenue for the long-term operation and improvement of the Presidio.

Goals and Objectives

The project must balance the Trust's goals and objectives:

[2] Scoping refers to the process by which an agency solicits input from the public and interested agencies on the nature and extent of issues, impacts, and alternatives to be addressed in an environmental review document under the National Environmental Policy Act (NEPA).

Historic Resources – The Trust seeks to preserve the historic resources in the PHSH district that contribute to the Presidio's designation as a National Historic Landmark District (NHLD). Preservation and rehabilitation of historic buildings within the district is an essential goal of the project, as is ensuring that physical changes are compatible with the NHLD.

Revitalization and Reuse – The Trust seeks to reactivate the PHSH project site, to provide land uses that are consistent with PTMP, and to improve the overall appearance of the area. Under PTMP, residential use is the preferred use for Building 1801, with residential, educational, and other supporting uses elsewhere in the district. Public access to open spaces is to be preserved.

Traffic and Parking – The Trust seeks to limit traffic and parking demand related to reuse of the site, and will require prospective tenants to participate in the Trust's transportation demand management program, which encourages alternatives to single-occupant automobile use. The project must include uses or programs that limit traffic and parking demand. Program elements may include use of paratransit, public transportation support, and other incentives and disincentives.

Financial Contribution – The Trust must become financially sustainable over the long-term, and seeks a project that enhances the viability of the Presidio. Revenues support the Trust's congressional mandate to preserve and protect the Presidio for public use in perpetuity. The Trust, therefore, seeks to realize the full economic benefit of its large residential projects.

Design Quality & Environmental Sustainability – The Trust seeks high quality site planning and design, compatible with the NHLD and surrounding neighborhoods, and seeks environmentally sustainable building design, materials, techniques, and construction practices.

Natural Resources – The Trust seeks to protect the undeveloped areas within and adjacent to the PHSH district. These areas shelter many important plant and wildlife habitats, including that of the San Francisco lessingia, a federally-listed endangered plant.

Other Plans and Projects – The Trust seeks a project that is consistent with other activities and projects envisioned in the PHSH district. These other activities and projects include: remediation of land fills consistent with the ongoing Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) process; improvement and establishment of trails, bikeways, an overlook and trailhead consistent with the Presidio Trails and Bikeways Master Plan; restoration of natural areas and improvement of designed landscapes consistent with the Presidio Vegetation Management Plan (as amended through the PTMP); habitat enhancements included in the Quail Habitat Enhancement Plan; and access improvements to 14th and 15th Avenues, as described in the PTMP.

Scope of Alternatives to be Considered in the PHSH EA

Four project alternatives are being considered for evaluation in the EA. These include three action alternatives, each with differences in treatment of Building 1801 and in the proposed amount and location of demolition and new replacement construction. In addition, the Trust will analyze a "no action" alternative required by the NEPA, which in this situation will constitute the land use scenario analyzed in the PTMP EIS. The Trust's selected action at the conclusion of the environmental review process may combine various elements of the alternatives, or fall within the range they represent. The text and table which follows summarizes key assumptions shared by all alternatives and their distinguishing features. A more detailed description and illustration of project alternatives will be included in the EA.

Characteristics Shared by All Alternatives – Under all alternatives, reuse of the district would be guided by policies and guidelines within the PTMP, including applicable mitigation measures in the PTMP EIS. These include the following:

- The total square footage in the district after project implementation would not exceed 400,000 sf, as stated in the PTMP.
- A prerequisite of any proposed new construction would be the deconstruction of at least an equivalent amount of square footage within the district. New construction, if any, may not exceed 130,000 sf.
- The total number of residential units Presidio-wide would not exceed the maximum established in PTMP (1650 units).
- All alternatives would provide for the rehabilitation of the historic portion of Building 1801. Rehabilitation of Building 1801 and other historic buildings would be in accordance with the Secretary of the Interior's Standards.
- Any new construction would be sited within the boundaries of the project site and configured to be compatible with the historic district and to conform to Planning and Design Guidelines to be finalized prior to project implementation.
- Measures would be taken to protect significant native plant communities, endangered species, the natural resources within the Nike Swale, and the local California Quail population supported within the district.
- Primary access would be provided through the reopened 14th Avenue Gate (and possibly Park Presidio), and 14th and 15th Avenues would be operated as a couplet.
- Traffic on Battery Caulfield Road would be limited to local access, and cut-through traffic would be minimized.
- The various remediation sites located within the district would be subject to cleanup as part of the Trust's Presidio-wide environmental remediation program.
- All alternatives would allow for proposed bike and pedestrian trails within the district to connect with nearby local and regional trails.
- Finally, the former Nike missile site and Marine cemetery on the upper plateau would be interpreted for visitors.

Alternative 1: Rehabilitation/No New Construction (PTMP) – This alternative would rehabilitate buildings within the PHSH district to accommodate residential (i.e., a mix of senior housing/assisted living and market rate housing) and educational uses. No building demolition or replacement construction would occur, and therefore the existing total building area of 400,000 sf would be maintained. The historic concentration of development would be retained on the lower plateau (i.e., the PHSH complex), and the three-acre Battery Caulfield site, on the northern end of the district on the upper plateau, would continue to be used in the short term as a maintenance/corporation yard for Trust operations. The historic portion of Building 1801 and its non-historic additions (including the seven-story end "wings" and large one-story "connector" in front of the original main entry) would be rehabilitated for residential use (approximately 200 units) together with the historic housing on Wyman Terrace (approximately 11 units). Other ancillary buildings in the district would be rehabilitated for a variety of educational and supporting uses. Outlying buildings (Buildings 1450, 1818 and 1819) would remain as Trust maintenance facilities.

Alternative 2: Rehabilitation/Infill Construction – This alternative would rehabilitate historic buildings within the PHSH district, and would concentrate and locate development on the lower plateau for primarily residential use (between 300 and 390 units total). Both the historic portion

and non-historic wings of Building 1801 would be rehabilitated. Approximately 17,000 sf of non-historic buildings, including the front connector and the two-story additions at the rear of Building 1801, would be removed and replaced with an equivalent amount of compatible infill construction at locations on the lower plateau that conform to the draft Planning and Design Guidelines. No new buildings would be constructed on the Battery Caulfield site, which would remain in the short term as a Trust maintenance/corporation yard. This alternative may also include a new underground parking facility beneath Building 1801 to increase landscaped open space on the lower plateau.

Alternative 3: Rehabilitation/Demolition – This alternative would rehabilitate historic buildings within the PHSH district, remove the non-historic wings of Building 1801, and provide no replacement construction at Battery Caulfield or elsewhere within the district. Total square footage in the district would decrease to about 275,000 sf. Buildings would be rehabilitated for primarily residential use (about 210 to 230 units total). The Battery Caulfield site would remain in the short term as a Trust maintenance/corporation yard, and outlying buildings would continue to serve as Trust maintenance facilities.

Summary of Alternatives for the PHSH Project[1]

	Alternative 1: Rehab / No New Construction (No Action)	**Alternative 2: Rehab / Infill Construction**	**Alternative 3: Rehab / Demolition**	**Alternative 4: Rehab / Relocated Construction**
Preservation of Historic Portion of Main Hospital Building and other Historic Buildings	Yes	Yes	Yes	Yes
Maximum Building Area	400,000 sf	400,000 sf	275,000 sf	400,000 sf
Proposed Uses within PHSH Complex on Lower Plateau	Residential[2] (up to 210 units / 210,000 sf) & Other[3] Uses (190,000 sf)	Residential[2] (up to 390 units / 385,000 sf) & Other[3] Uses (15,000 sf)	Residential[2] (up to 230 units / 275,000 sf)	Residential[2] (up to 260 units / 300,000 sf) & Other[3] Uses (18,000 sf)
Proposed Uses within Battery Caulfield on Upper Plateau	Corporation Yard for Trust Operations (Existing Use)	Corporation Yard for Trust Operations (Existing Use)	Corporation Yard for Trust Operations (Existing Use)	Residential (up to 90 units / 82,000 sf)
Underground Parking	No	Yes	No	No
Removal of Non-Historic "Wings" of Building 1801	No	No	Yes	Yes
Maximum Demolition	0	17,000 sf	125,000 sf	115,000 sf
Maximum New Construction	0	17,000 sf	0	Up to 125 units / 115,000 sf
Maximum Residential Units	211	300-390	210-230	300-350

[1] All numbers are approximate and subject to change based on scoping comments and leasing proposals.
[2] Residential Uses = Mix of senior/assisted living and market rate housing (to be determined).
[3] Other Uses = Mix of accessory uses and cultural/education-related uses. May include the retention of some existing tenants and Trust facilities.

Alternative 4: Rehabilitation/Relocated Construction – This alternative would rehabilitate historic buildings within the PHSH district, remove the non-historic wings and provide for replacement construction within the Battery Caulfield site for primarily residential uses. Several non-historic buildings including the wings and connector in front of Building 1801, the addition to Building 1802, and Building 1803 would be removed and replaced with an equivalent amount of compatible new residential construction (up to 125 residential units not to exceed 115,000 sf)

within the lower plateau and within Battery Caulfield (about 90 units) for a total of 300 to 350 residential units.

Initial List of Topics to be Considered in the PHSH EA

The following environmental issues were previously evaluated in the PTMP EIS. They will also be addressed in the PHSH project-specific EA. The EA will, where appropriate, incorporate by reference the information and analysis from the PTMP EIS, and will focus the EA on issues specific to each proposed project alternative. The relevance of PTMP EIS mitigation measures to the current project will also be discussed.

- Historic Architectural Resources and the Cultural Landscape
- Archaeology
- Geology and Soils
- Biological Resources
- Wetlands, Streams and Drainages
- Water Quality
- Visual Resources
- Air Quality
- Noise
- Land Use
- Socioeconomic Issues/Housing Supply
- Schools
- Visitor Experience
- Recreation
- Public Safety
- Transportation
- Construction Traffic
- Parking
- Water Supply and Demand
- Wastewater Treatment and Disposal
- Storm Drainage
- Solid Waste
- Energy Consumption and Distribution
- Natural Gas Supply
- Cumulative Impacts

Next Steps

The scoping process is scheduled to end on ~~November 26, 2003~~ December 10, 2003, at which time all public comments on the information outlined in this packet are due. In preparing the EA, the Trust will consider all comments received. The EA will contain a brief discussion of the purpose and need for the proposed action, alternatives to the proposed action, environmental impacts of the proposed action and alternatives, relevant mitigation measures and a list of agencies and persons consulted. At this time, the Trust expects that the EA will be made available for public review in January 2004. During the EA's public review period, which has not yet been determined, the Trust expects to hold one or more public meetings on the project and EA. At least one meeting would be a public hearing to receive and record oral comments.

Appendix C

Construction and Demolition Debris Management Plan Requirements

Appendix C. Construction and Demolition Debris Management Plan Requirements

The California Integrated Waste Management Act (commencing with Public Resources Code section 40000) encourages all levels of governments within the state to develop source reduction, reuse, recycling, and composting programs to reduce the tonnage of solid waste disposed in landfills. Construction, demolition, and land-clearing debris generated by construction are among the materials targeted by the Trust to achieve these state-mandated diversion rates. Construction and demolition debris account for a significant portion of the mixed solid waste disposed of at landfills.

CONSTRUCTION AND DEMOLITION DEBRIS MANAGEMENT PLAN

The Trust will ensure that the PHSH project would minimize construction and demolition debris disposal in accordance with the requirements set forth in a Construction and Demolition Debris Management Plan. The Trust will require the private development team and/or its contractor responsible for demolition to:

- conduct a site assessment to estimate the types of materials that will be generated by demolition at the site that are anticipated to be feasible and practical for reuse and recycling; and
- complete a Construction and Demolition Debris Management Plan that describes the procedures for disposal, reuse or recycling.

Plan Requirements

Prior to commencement of demolition, the Trust Project Manager will meet with the private development team and/or its contractor to develop a plan for managing construction and demolition debris to enable the Trust and the private development team to develop a mutual understanding regarding recycling and reuse.

The private development team and/or its contractor will prepare and submit to the Trust Project Manager a written construction and demolition debris management plan. The construction and demolition debris management plan will include, but not be limited to, the following information:

- contractor and project identification information;
- procedures to be used for debris management;
- a listing of the materials to be reused, recycled, or landfilled;
- an estimate of the quantities to be reused, recycled, or landfilled; and
- the names and locations of reuse and recycling facilities or sites.

The construction and demolition debris management plan is subject to the approval of the Trust Project Manager.

Recycling of Construction and Demolition Debris

The Trust will require the private development team and/or its contractor to develop and implement procedures to reuse and recycle materials to the greatest extent feasible based upon the construction and demolition debris management plan, the estimated quantities of materials, and the availability of recycling facilities.

The private development team and/or its contractor will develop and implement programs for on-site or off-site recycling of source-separated materials, including asphalt, concrete, concrete block, and rocks; dirt and sand; metals (ferrous and non-ferrous); wood; green materials (e.g., tree trimmings) and other materials as appropriate, such as red clay brick, corrugated cardboard, and wall board; mixed debris; and salvageable items. Prior to delivering materials, the contractor will familiarize itself with the specifications for acceptance of construction and demolition materials at recycling facilities.

Approval of the contractor's construction and demolition debris management plan by the Trust Project Manager will not relieve the contractor of the duty to comply with any other applicable laws regulating control or disposal of solid waste or other pollutants.

Summary of Diversion; Disposal

The Trust Project Manager will require that the contractor submit a monthly summary of construction and demolition debris diversion and disposal, quantifying all materials generated at the work site and disposed of in Class III Landfills (as defined in Title 27 CCR 20260), or diverted from disposal through recycling. The contractor will be responsible for transporting and disposing of materials that cannot be delivered to a source-separated or mixed materials recycling facility to a transfer station or disposal facility that can accept the materials in accordance with state law. No unacceptable solid waste will be burned, buried or otherwise disposed of on the project site.

Appendix D

Consultation Letters

January 12, 2004

Mr. Wayne White
U.S. Fish and Wildlife Service
2800 Cottage Way, Room W-2605
Sacramento, California 95825-1846

Subject: NEPA Scoping Comments – Public Health Service Hospital

Dear Mr. White,

Thank you for your letter of November 25, 2003 (reference 1-1-01-I-3237) regarding the subject item. The Presidio Trust has been and will be collaborating with the United States Fish and Wildlife Service (USFWS) on this project, and will assess the potential for the impacts you identify within our environmental document.

Our prior coordination with the USFWS regarding reuse of the Public Health Service Hospital site included preparation of a Biological Assessment for our Presidio Trust Management Plan (PTMP), a Presidio-wide management plan, and initiation of formal consultation on December 6, 2001. The resulting Biological Opinion (reference 1-1-01-F-0028) identifies the potential for short-term effects on a maximum of 3 acres (1.2 ha) of existing lessingia habitat due to all the activities under the PTMP, and states: "No permanent loss of existing habitat will occur with the implementation of PTMP," and "restoration activities identified in PTMP will add 42 acres (17 ha) of proposed future lessingia habitat to the Presidio." The Presidio Trust also hosted the Recovery Branch of the USFWS on a tour of the Public Health Services Hospital site to coordinate the project scope prior to the final release of the recovery plan for Coastal Plants of the Northern San Francisco Peninsula.

The Presidio Trust does not anticipate any loss of existing habitat with the implementation of this project, which will be confined to previously developed or "disturbed" areas of the Public Health Service Hospital district. In addition, we plan to constrain the project scope in a way that will ensure no direct or indirect effects on listed species or significant natural areas during construction activities. Nonetheless, the Trust will continue to coordinate with your staff, and will provide additional information during planning and implementation. Although not anticipated, formal consultation will be reinitiated if required as identified in the Biological Assessment's Re-initiation Statement, "…re-initiation of formal consultation is required…if: (1) the amount or extent of incidental take is exceeded; (2) new information reveals effects of the agency action that may affect listed species or critical habitat in a manner or to an extent not considered in this opinion; (3) the agency action is subsequently modified in a manner that causes an effect to the listed species or critical habitat that was not considered in this opinion; or (4) a new species is listed or critical habitat designated that may be affected by the action."

Thanks again for your interest in this project. The Presidio Trust remains committed to implementing recovery plans that identify the Presidio as important habitat to the recovery of listed species and is dedicated to implement all Minimizing Measures identified in the existing Biological Opinion that covers this project.

Sincerely,

[Signed copy on file and available for review in the Presidio Trust Library]

Terri Thomas
Natural Resources Program Manager

January 7, 2004

Mr. Bijan Sartipi
Director, Caltrans District 4
111 Grand Avenue
P.O. Box 23660
Oakland, CA 94623-0660

Dear Mr. Sartipi:

I am writing to request your support for a project that will benefit the Presidio of San Francisco, the State highway system, and our neighbors in the City and County of San Francisco. I would also like to thank your staff, including Rod Oto, Mort Azimi, John Thomas, and Jared Goldfine, for meeting with representatives of the Presidio Trust on January 5, 2004 to discuss this project.

As discussed at that meeting, the Presidio Trust would like Caltrans' support and approval of a new signalized intersection on Park Presidio Boulevard (Highway 1) approximately 450 feet north of the existing intersection of Park Presidio Boulevard and Lake Street in San Francisco. The new intersection would allow direct vehicular access between Highway 1 and the Public Health Service Hospital district of the Presidio, which is slated for reuse as a residential community.

The new intersection would address traffic concerns in the neighborhood south of the Presidio and would effectively reduce the speed of vehicles approaching the residential areas of San Francisco on southbound Park Presidio Boulevard. Slowing traffic would increase safety for pedestrians, bicyclists, and motorists at the existing intersection of Park Presidio Boulevard and Lake Street. This intersection experiences numerous traffic accidents, as demonstrated by the enclosed data.[1] As a result, the San Francisco Department of Parking and Traffic has indicated their support for this project.

[1] Note: The enclosures to the original letter include a figure of the new intersection, a traffic collision history report for the existing intersection at Park Presidio Boulevard and Lake Street prepared by the City and County of San Francisco Department of Parking and Traffic, and a San Francisco Chronicle article reporting a fatal accident at the Park Presidio Boulevard and Lake Street intersection (http://www.sfgate.com/article.cgi?file=/chronicle/archive/1996/09/11/MN57241.DTL). A copy of the original letter and enclosures are on file and available for review in the Presidio Trust Library.

The Presidio Trust plans to secure funding from private and/or federal sources for the new intersection, which would occur entirely within State and federal (Presidio Trust) right of way. We have shared the attached preliminary plan of the intersection with your staff, together with our analysis of its operational characteristics, and look forward to continued communications with Caltrans.

A statement of your support would facilitate those communications and the Trust's rehabilitation of the Public Health Service Hospital. Please do not hesitate to call me or my assistant Mollie Matull at (415) 561-2751 if you require further information.

Sincerely,

[Signed copy on file and available for public review in the Presidio Trust Library]

Craig Middleton
Executive Director

Enclosure

cc: Senator Diane Feinstein
Senator Barbara Boxer
Representative Nancy Pelosi
Sunnie McPeak, Secretary of Business, Housing and Transportation
Jeff Morales, Director, California Department of Transportation
San Francisco Mayor Gavin Newsom
Gerald Norman, Executive Director, San Francisco Department of Parking and Traffic

February 20, 2004

Knox Mellon
State Historic Preservation Officer
Office of Historic Preservation
Department of Parks and Recreation
PO Box 942896
Sacramento, CA 94296

ATTN: Hans Kreutzberg

RE: The Area of Potential Effects (APE) for a Proposed Undertaking at the Public Health Services Hospital in Area B of the Presidio of San Francisco

Dear Dr. Mellon:

Pursuant to Stipulation V of our Programmatic Agreement, the Presidio Trust would like to request your consultation regarding delineation of the Area of Potential Effects (APE) for a proposed undertaking within the Presidio of San Francisco. The undertaking involves rehabilitation and reuse of historic buildings in the PHSH District, mostly for residential use, in conformance with a governing planning document called the "Planning and Design Guidelines for the Public Health Services Hospital District."

A draft of this governing planning document dated February 2004 is being submitted to you and other signatories of the Programmatic Agreement in conformance with the consultation process outlined in Stipulation X of the Agreement. The enclosed environmental assessment (EA) includes the draft Planning and Design Guidelines as Appendix A, and also includes a description of the undertaking (Alternative 2). The Trust's proposed APE is illustrated on Figure 2 of the draft Planning and Design Guidelines, and coincides with the boundaries of the Public Health Service Hospital planning district delineated in the Presidio Trust Management Plan.

Please do not hesitate to call me at (415) 561-5316 if you have any questions regarding the undertaking, the proposed APE, or the enclosed materials.

Thank you for your attention and your continued support.

Sincerely,

[Signed copy on file and available for review in the Presidio Trust Library]

Hillary Gitelman
Director of Planning & Resources
Presidio Trust Federal Preservation Officer

cc. Jane Crisler, Advisory Council on Historic Preservation
Ric Borjes, National Park Service
Diane Hermann, Fort Point & Presidio Historical Assn.
Mike Buhler, National Trust for Historic Preservation
Juli Polanco/NHPA Compliance File

February 20, 2004

Jane Crissler
Advisory Council on Historic Preservation
12136 West Bayaud Avenue
Lakewood, CO 80226

Knox Mellon
State Historic Preservation Officer
Office of Historic Preservation
Department of Parks and Recreation
PO Box 942896
Sacramento, CA 94296
ATTN: Hans Kreutzberg

Ric Borjes
National Park Service
Golden Gate National Recreation Area
Fort Mason, Building 201
San Francisco, CA 94123

RE: Proposed Undertaking at the Public Health Service Hospital in Area B of the Presidio of San Francisco

Dear Signatory Parties:

This letter and enclosures constitute a "consultation package" pursuant to Stipulation X of our Programmatic Agreement, and concern the Trust's proposed undertaking within the Public Health Service Hospital (PHSH) District of the Presidio. The proposed undertaking would include the rehabilitation and reuse of historic buildings in the PHSH District, mostly for residential use, together with landscape changes and new construction consistent with a proposed governing planning document called the "Planning and Design Guidelines for the Public Health Service Hospital District."

Contents of this consultation package include public "scoping" comments and the proposed "Planning and Design Guidelines for the Public Health Service Hospital District," which is included as Appendix A of an Environmental Assessment (EA).

Figure 2 of the Planning and Design Guidelines illustrates the Area of Potential Effect (APE) that the Trust has proposed. We have requested the State Historic Preservation Officer's consultation on this APE pursuant to Stipulation V of the Programmatic Agreement.

The PHSH EA is currently being circulated for public and agency review, and includes a description and analysis of the proposed undertaking (Alternative 2). Based on this analysis, on the scope of the proposed Planning and Design Guidelines, and on the mitigation measures included in the EA, the Trust has preliminarily concluded that the proposed undertaking would have No Adverse Effect on historic and cultural resources, including the Presidio National Historic Landmark District and its contributing features.

Once we have received the SHPO's input on the proposed APE and made any necessary adjustments to the APE, we will view this consultation package as complete, and will request your review and consultation pursuant to Stipulation X of the Programmatic Agreement. This means we will contact you to schedule a conference call, and will afford concurring parties at the National Trust for Historic Preservation and the Fort Point & Presidio Historical Association an opportunity to submit written comments in advance of the conference call.

Please do not hesitate to call me at (415) 561-5316 if you have any questions regarding this letter or the enclosed materials.

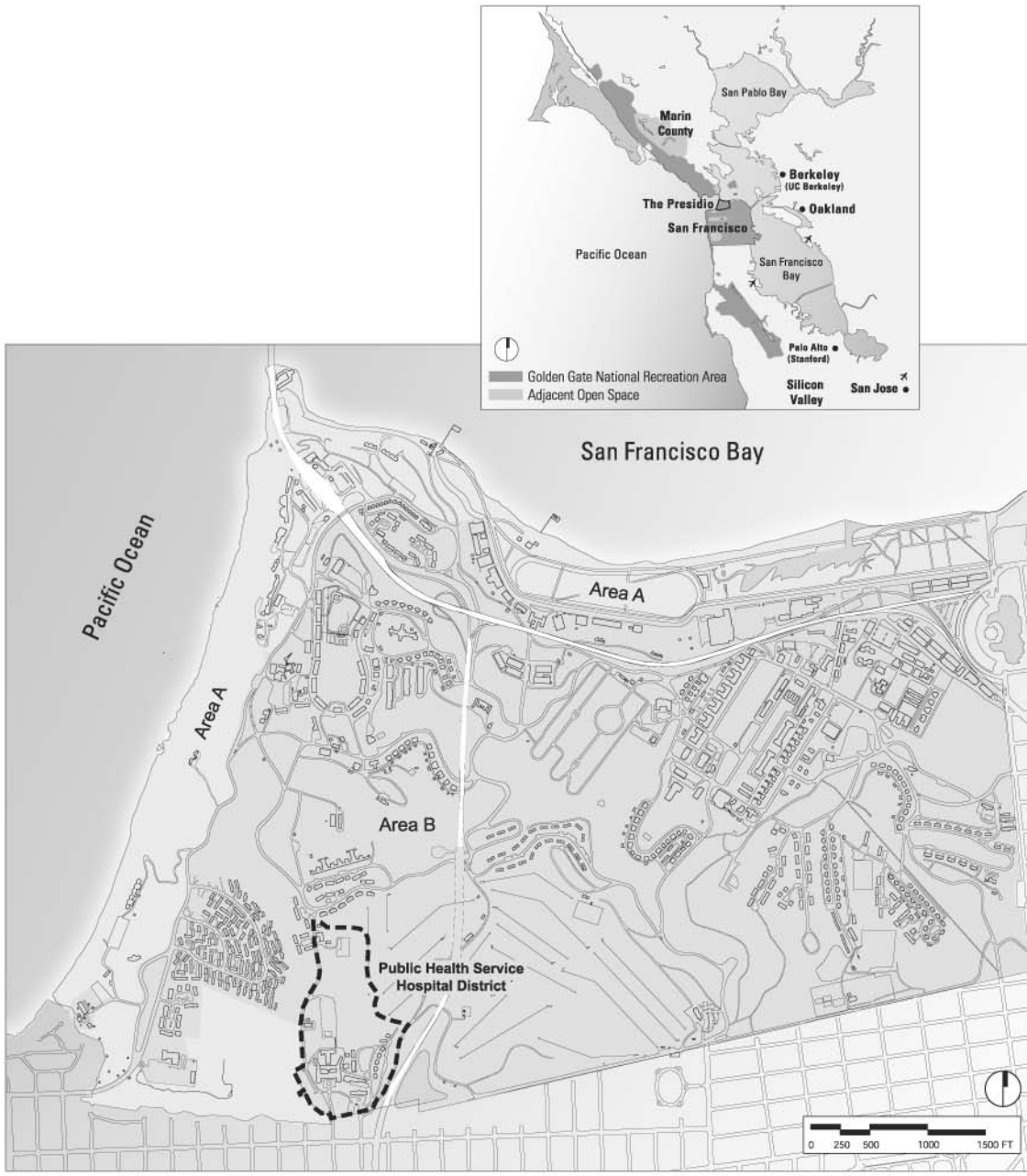
Thank you for your attention and your continued support.

Sincerely,

[Signed copy on file and available for review in the Presidio Trust Library]

Hillary Gitelman
Director of Planning & Resources
Presidio Trust Federal Preservation Officer

cc. Diane Hermann, Fort Point & Presidio Historical Assn.
Mike Buhler, National Trust for Historic Preservation
Juli Polanco/NHPA Compliance File



source: Presidio Trust, 2003

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