



August 27, 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 Guidelines¹, 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, may be considered within the project site. A brief description of possible project alternatives is provided below.

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

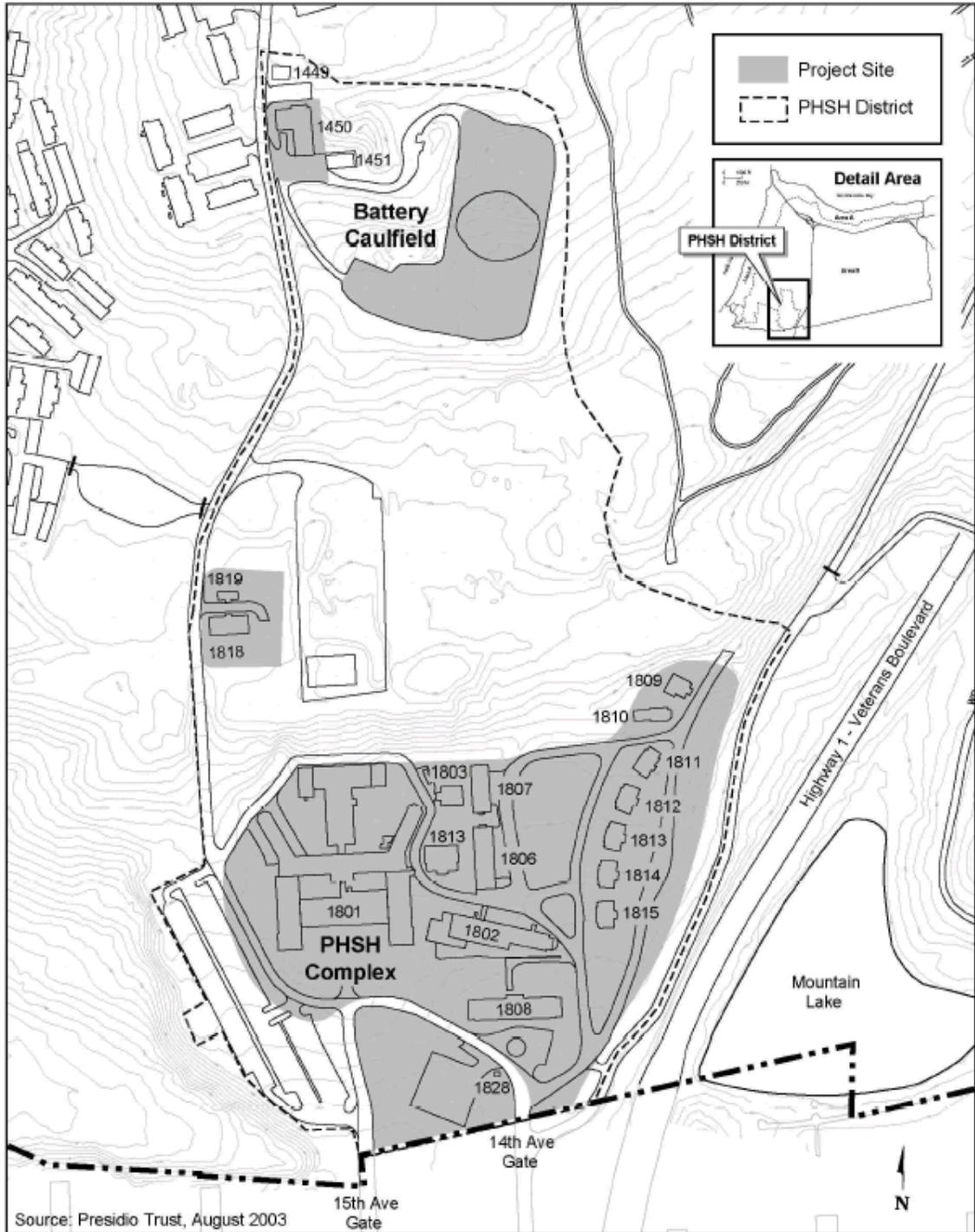


Exhibit A

Environmental Review, Tiering, and Scoping

The Trust is initiating scoping² 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 PSHH project proposal.

The Trust welcomes your comments on the proposed PSHH 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** 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** (note change of date from August/September 2003 Presidio Post announcement) beginning at 6:30 p.m., at the Presidio Golden Gate Club (135 Fisher Loop) 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 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 PSHH, please call 415/561-5414. Thank you for participating in the PSHH scoping process.

Project Purpose and Need

The purpose of the project is to rehabilitate and reuse the buildings within the PSHH 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:

Historic Resources – The Trust seeks to preserve the historic resources in the PSHH 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.

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).

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 PSHH 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 PSHH 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 PSHH 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 Project¹

	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 PSHH EA

The following environmental issues were previously evaluated in the PTMP EIS. They will also be addressed in the PSHH 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, 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.