

AFFECTED ENVIRONMENT

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3.4 THE COMMUNITY

Community resources of the Presidio include land use, socioeconomic conditions, including population, employment and housing, schools, visitor facilities, recreation, and public safety, including fire protection and park police. The Community Affected Environment section discusses the existing conditions for these issue areas at the Presidio, surrounding neighborhoods, and the Bay Area region.

3.4.1 LAND USE

The following section is an update of the discussion of Presidio land uses and adjacent communities provided in the GMPA EIS.

The 1,490-acre Presidio is at the northern tip of the San Francisco peninsula on the Golden Gate at the point where the San Francisco Bay empties into the Pacific Ocean. The Presidio is bounded by these bodies of water on two sides. South of the Golden Gate Bridge, the Presidio is part of the GGNRA's more than 70,000 acres. The densely developed City and County of San Francisco borders the former military post on the south and east. The Presidio, together with Golden Gate Park and Lincoln Park, includes most of the remaining open space within the city (most other areas are highly developed for commerce, residences, and entertainment). For the residents of San Francisco and the 7 million inhabitants of the nine Bay Area counties, the Presidio is both a forested refuge and a cultural landmark amid a densely urbanized setting. Overall, the park's existing land use pattern is mostly suburban, and less intense than the neighboring areas of San Francisco. However, the pattern is diverse, comprised of seven distinct planning districts (Area B) with a range of uses and development character (Figure 26A).

The Trust manages a majority of the Presidio's land area. The Trust's area of responsibility includes the interior approximately 80 percent of the park (1,168 acres). NPS manages Area A, the coastal area of the Presidio (323 acres), and also provides public safety (by contract to the Trust) and interpretive functions throughout the Presidio. Figure 26A illustrates Areas A and B.

MAJOR LAND USES AND BUILDING USES

Planning Districts

There are seven planning districts within Area B of the Presidio: Main Post, Crissy Field (Area B), Letterman, Fort Scott, Public Health Service Hospital, East Housing, and South Hills. These districts are derived from the 13 planning areas delineated in the 1994 GMPA and have been refined to reflect the Presidio Trust Management Plan's focus on Area B. District boundaries are based on each area's historic uses; jurisdictional boundaries; human-made features such as roads, fences, and walls; and natural features and demarcations, including topography and vegetation. A brief description of past land uses and how these uses shaped the character of these planning districts is provided below.

Main Post

In 1776, early Spanish explorers chose the gently sloping land in front of what is now the Officers' Club as the site for a new presidio, or garrison, for their northern frontier. Since that time, the Main Post has undergone continuous expansion and redevelopment over its 225-year history as the administrative center of the Presidio. A range of architectural styles and formal landscapes illustrate the complex layering of construction over time, creating an apt setting for telling many of the Presidio's stories. Today, 138 buildings (110 historic and 28 non-historic) accommodate administrative, community, and residential uses as well as support services.

Crissy Field (Area B)

Originally an ecologically rich stretch of coastal marsh, the Crissy Field (Area B) planning district has been dramatically reconfigured by years of use. In 1921, when an airfield was established on the site, Crissy Field was the first and only Army Air Service coast defense station on the West Coast. Military use of Crissy Field continued through the 1970s.

The Crissy Field (Area B) planning district south of Mason Street contains about 40 buildings, including the crescent of former airplane hangars and airfield support buildings at the west end, historic warehouses at the east, and

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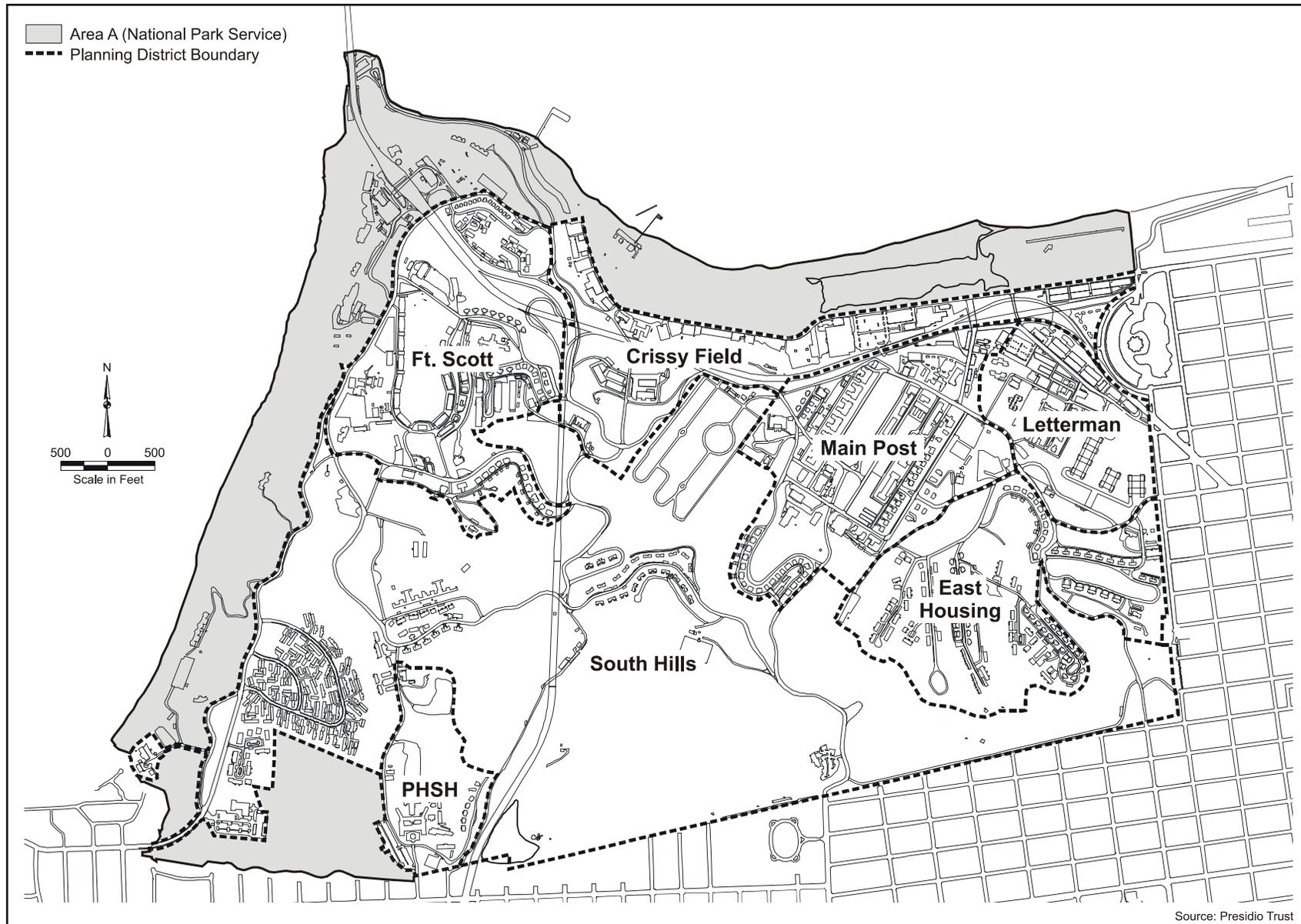


Figure 26a: Planning Districts (Area B)

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the Commissary and PX in the center. The former Cavalry Stables, constructed in 1914 to support Army cavalry troops, lie south of the historic airfield in a small forested valley facing the bay. Area A of Crissy Field, managed by the National Park Service, is largely open space that encompasses the historic airfield (newly restored as open space), an 18-acre tidal marsh, wetland, beach and dunes, a shoreline promenade, meandering trails, and dedicated bike lanes along Mason Street. The Area A section of Crissy Field has become a popular bayfront park for recreational activities. Both Areas A and B of Crissy Field contain known prehistoric sites, and the potential for finding additional prehistoric and historic sites is high.

Some of the district's natural values, such as the marsh and bay views, are obvious; others are more subtle, taking the form of hidden remnant wetlands and rare serpentine habitats. Important natural vegetation in the planning district includes the most intact and diverse fore dune community in San Francisco. Remnant seeps, creeks, and wetlands are found in the Cavalry Stables area and on the cliffs adjacent to Doyle Drive. The planning district also contains remnants of Tennessee Hollow, once linked to the former Crissy Marsh; today, its waters reach the bay through storm drains.

Letterman District

Situated at the main entrance to the Presidio, the Letterman district is the site of the former Letterman Hospital, which was established in 1898 and provided medical services to soldiers for almost a century. The original hospital complex, which included hospital wards, clinics, offices, warehouses, and ancillary buildings, has been significantly altered over time. Remnant historic buildings and an orthogonal street layout create the district's distinct urban character. Most of the surviving historic buildings and cultural landscape features are in the western part of the district. The eastern portion of the district contains the 23-acre site of the future Letterman Digital Arts Center. The main entrance to the Presidio, the historic Lombard Gate, is located just east of the 23-acre site. The remnant Tennessee Hollow stream forms the western edge of the district.

Public Health Service Hospital District

The Public Health Service Hospital (PHSH) district is situated on a gentle north-south ridge at the Presidio's southern boundary, overlooking the city and remote from other developed areas of the Presidio. The PHS evolved as a separate entity, first under the administration of the U.S. Marine Hospital Service and then under the U.S. Public Health Service. The site, originally selected for development in the 1870s because of its proximity to Lobos Creek and Mountain Lake, has been developed into two plateaus, with most of the existing development located on the lower plateau. The district contains 19 buildings, including the former U.S. Marine Hospital and its support buildings. The historic main hospital building was built in 1932 and expanded in 1952 with a seven-story addition on the south side of the original building. The hospital closed in 1980.

The upper plateau behind the hospital supports unique and ecologically significant native plant communities that include coast live oak woodland, central dune scrub, and riparian and dune slack wetland vegetation, as well as the San Francisco lessingia (*Lessingia germanorum*), a federally-listed endangered plant. The complex array of vegetation also provides valuable habitat for the largest known quail population in San Francisco, as well as other bird species. The potential for historic archeological resources is high in this area. The old Marine Cemetery, a significant archeological resource, dates back to the 1880s.

East Housing District

The East Housing district, one of the oldest residential areas in the Presidio, offers distinctive clusters of historic housing along winding roads that follow ridge lines and provide breathtaking views of San Francisco Bay. The district also contains clusters of non-historic housing, typically sited on filled-in streams and valley bottoms. Recreation fields and playgrounds such as the Paul Goode Field and the city-operated Julius Kahn Playground are found along the district's southern edge. Presidio residents, as well as city neighbors, have traditionally used these facilities and continue to do so today.

Three tributaries feed from the watershed of the Tennessee Hollow creek system, a partially surviving natural system that still supports remnant native

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plant communities and aquatic ecological resources. The natural springs that surface at the headwaters of the Tennessee Hollow creek system have a long history of human use. Tennessee Hollow was the site of a temporary encampment at the turn of the 19th century and a staging area for the Panama Pacific International Exposition. El Polin Spring, one of the earliest water supplies in the area, was near the historic trail between the Spanish Presidio and the Mission de Francisco de Assisi.

South Hills District

The South Hills district covers over 50 percent of Area B, extending across the park's highest elevations from the Presidio Gate to the east to the World War II Memorial overlooking the Pacific Ocean to the west. The district is made up of several distinctive landscapes covering the southern half of the Presidio, including the 100-year old Presidio forest, Mountain Lake, the 160-acre Presidio Golf Course, the popular Julius Kahn Playground, and the 33-acre historic San Francisco National Cemetery, managed by the Veterans Administration. Vestiges of the San Francisco's natural heritage are best seen in this part of the Presidio. Remnant native habitats have survived the dramatic landscape transformations of the last two centuries. Diverse habitats, including majestic oak woodlands, forest canopies, and open grassy knolls, sustain native bird species found nowhere else in San Francisco. The district also harbors rare and endangered plant species, including the endangered San Francisco lessingia, found in only two places on earth, and the last remaining wild Raven's manzanita in the world.

The district also contains three isolated non-historic housing complexes set in sparsely vegetated portions of the Presidio forest. They consist of two large neighborhoods along Washington Boulevard, and the Wherry Housing complex (Baker Beach Apartments). Together, these residential areas contain 587 dwelling units.

Within Area B, approximately 473 acres, or 40 percent, are developed and 695 acres, or 60 percent, are open space. Of the developed areas, about 168 acres (36 percent) are used for residential purposes, and about 138 acres (29 percent) are in office and mixed use. Institutional and visitor with mixed use occupy about 103 acres (22 percent), and highway rights-of-way and other infrastructure encompass about 64 acres, (13 percent. Open space includes

native plant communities, forests, landscape vegetation and natural yet disturbed areas. It also includes areas for recreation including baseball fields, multi-use fields and the Presidio Golf Course.

The total built space within Area B is 5.96 million gross square feet (gsf), of which 3.5 million gsf, (59 percent) are non-residential building area and 2.4 million gsf (41 percent) are residential building area. Within Area B there are 730 buildings, of which 432 (59 percent) are historic and 298 (41 percent) are non-historic. Historic structures and the cultural landscape are discussed in the Cultural Resources section. Since 1994, when the Army departed the Presidio, many of the Presidio's buildings have remained unoccupied or have had short-term occupancies.

Presently, approximately one-third of the buildings is occupied as shown in Table 9. Of the currently occupied building space, office and residential uses together make up about 80 percent of the existing uses. Office uses include non-profit organizations, foundations, and for-profit entities, and are located primarily in the Main Post and Letterman Planning Districts. Some retail, office, conference, industrial, and warehouse uses have also continued in formerly occupied military buildings or in buildings that have been converted for these uses. Current leasing agreements in the Presidio include short-term leases (1 to 5 years) to long-term ground leases (up to 55 years); see Table 10 for a listing of buildings under long-term leases.

Residential uses continue in quarters and barracks constructed for military use, and include former single- and multi family residences. Today, there are 1,116 conventional dwelling units in 21 neighborhoods throughout the park. Approximately 300 units in the Presidio were built before World War II, and most of these are single-family or duplex units. Of the 1,116 housing units, 302 units are historic housing and 814 are non-historic housing. The remaining units are multi-family apartments built after the war. In addition, there are 538 "group quarters" (single room occupancy/dorm rooms in former barracks, dorms, or bachelor officers quarters) located in 19 buildings in the Main Post, Letterman, and Fort Scott Planning Districts. See Section 3.4.2 for more information on Presidio housing.

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Table 9: Current Building Use¹

Building Use	Square Feet
Industrial/Warehouse/Infrastructure	380,000
Office	770,000
Retail	160,000
Lodging/Conference	20,000
Recreational	80,000
Cultural	40,000
Educational	40,000
Residential	1,800,000
Military	70,000
Total Square Footage	3,370,000
Unoccupied Space	2,590,000

¹Unoccupied space as of November 2000

All figures are rounded

Table 10: Long-Term Non-Residential Leases and Committed Space (a)

Building	Tenant	Building Area (sf)
106	Arnold Palmer Golf Management Company (National Office)	7,098
300, 315-319, 322-324, 346, 358	Arnold Palmer Golf Management Company (Presidio Golf Course)	NA
1187, 1188	Exploratorium	26,960
385	Fort Mason Foundation Exhibit Center	10,585
603	Golden Gate National Parks Association (GGNPA) Crissy Field Education Center	
135	Golden Gate National Parks Association (GGNPA)	25,776
130	Interfaith Center	7,160
116	Internet Archives	2,970
	Letterman Digital Arts Ground Lease	Approx. 900,000
210	Post Office	2,700
63, 1151, 1152	Presidio Community YMCA	46,821
38	Presidio Internet Center Partners	61,573
39	S.F. Film Centre	55,310
387	S.F. Unified School District (Child Care Center)	19,170
1029, 1030	Swords to Plowshares	46,000
1012, 1013, 1014, 1016	Thoreau Center I	73,200
1000-4, 1007-9	Thoreau Center II	84,768
Total		481,892

(a) Leases Greater than 5 Years

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The use designations shown in Figure 26B reflect current uses for occupied building clusters and, for vacant buildings, the most recent use or function that occurred there.

SURROUNDING LAND USE

San Francisco Neighborhoods

The Presidio is bordered to the south and east by the City of San Francisco. The Richmond district is south of the Presidio, Presidio Heights and Pacific Heights are to the southeast, and the Marina district is to the east. The neighborhoods surrounding the Presidio are primarily residential with neighborhood commercial districts dispersed throughout (see Figure 27).

The Richmond district, south of the South Hills Planning District, includes the Seacliff, Lake, Presidio Heights, and Jordan Heights/Laurel Heights neighborhoods. The Seacliff and Presidio Heights neighborhoods are defined by large, single-family detached homes, with some larger multi-unit buildings in Presidio Heights. The majority of the other residential uses adjacent to the Presidio in the Richmond district are single-family homes, single-family homes with second units, and two-family homes. Three-family homes and residential mixed-use districts exist a few blocks farther south. The Richmond district also includes neighborhood commercial land uses in the vicinity of the Presidio generally along Sacramento Street, California Street, Clement Street, and Geary Boulevard.

The Pacific Heights district is southeast of the Presidio, east of the East Housing Planning District, and east and south of the South Hills Planning District. It is similar to the Seacliff and Presidio Heights neighborhoods in that it is comprised of large single-family detached homes. Areas of one-family homes, two-family homes and larger multiplexes surround the detached homes. The Pacific Heights district also includes neighborhood commercial districts in the vicinity of the Presidio generally along Divisadero Street, and Fillmore Street.

The Marina district is east of the Presidio, east of the Main Post, Crissy Field, and Letterman Planning Districts. In the vicinity of the Presidio, it is a combination of single-family homes, two-family homes and three-family

homes. Residential mixed-use districts exist a few blocks farther east. The Marina district also includes neighborhood commercial land uses in the vicinity of the Presidio generally along Chestnut Street, Lombard Street, and Union Street.

Area A

Area A of the Presidio is under the jurisdiction of the NPS, and is comprised of approximately 323 acres of largely ocean- and bayside property, with a limited amount of building space and facilities. Area A includes popular visitor sites such as Baker Beach, the coastal bluffs, Fort Point National Historic Site, the Golden Gate Bridge plaza, Crissy Field (north of Mason Street), as well as Lobos Creek and Lobos Dunes. In addition, areas of native plant communities and sensitive plant occurrences are located in Area A.

APPROVED PLANS

Presidio General Management Plan Amendment (GMPA)

The GMPA, an amendment to the 1980 General Management Plan for the Golden Gate National Recreation Area, set forth concepts for managing the Presidio's resources. It also laid out site concepts, land use plans, and building treatments for 13 distinct planning districts. It called for 348 historic buildings to be rehabilitated for new uses, and 276 buildings totaling 1.5 million square feet to be removed. Some new construction was also specified. The GMPA envisioned both public and private organizations establishing a mix of uses at the Presidio, with an emphasis on organizations with missions related to environmental, social, and cultural issues. The GMPA also recognized the need for a new management structure to oversee building leasing, operation, and maintenance, and to work cooperatively with the NPS. The proposed project would update the GMPA to guide the overall management of Area B of the park in keeping with the Trust's legislative purpose and legal and administrative mandates.

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NOTE: Land use designations are current uses and/or most recent use if area is presently inactive/occupied.

Figure 26b: Current Land Use

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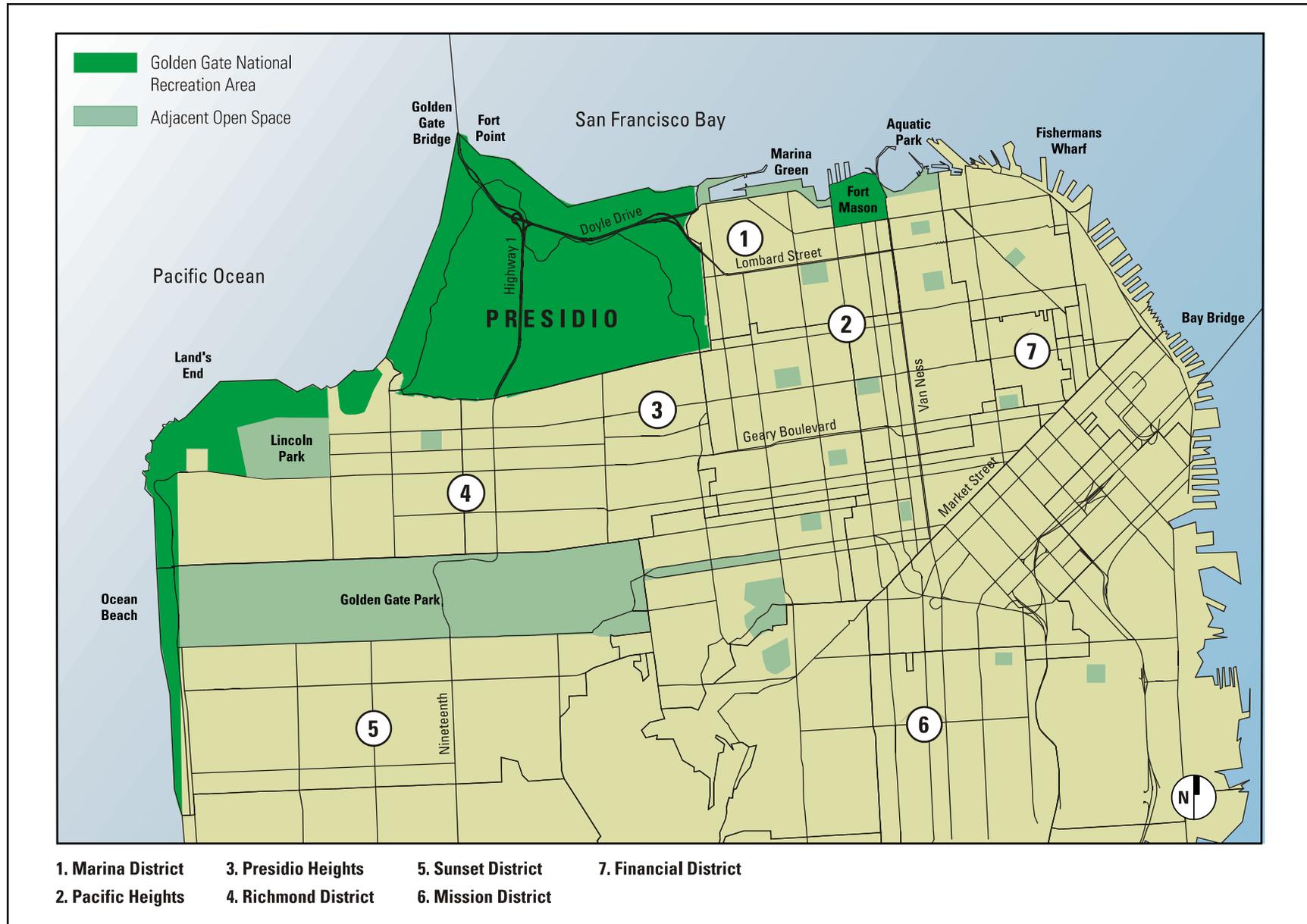


Figure 27: Urban Context Map

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City and County of San Francisco General Plan

The Presidio is under exclusive federal jurisdiction; therefore it is not directly subject to state and local land use plans, policies, or regulations. The Trust seeks to minimize possible conflicts between Trust activities and City policies, and consults with the City to achieve consistency wherever possible. Lacking any jurisdiction, the City has not developed any site-specific plans for the Presidio property. The *San Francisco General Plan* (City and County of San Francisco, n.d.) contains general land use policies and objectives for San Francisco, including housing, transportation, commercial, and recreation and open space policies. Specifically relative to the Presidio, Policy 5 of the Recreation and Open Space element calls for the preservation of the open space and natural, historic, scenic, and recreational features of the Presidio. Generally, the plan supports the preservation of San Francisco's relatively dense mixed-use neighborhoods. There is an emphasis on public transit and pedestrian use rather than on the automobile.

San Francisco Bay Plan

As the coastal management agency for the San Francisco Bay, the BCDC is responsible for ensuring that activities that occur within the coastal zone are consistent with the coastal zone management program for San Francisco Bay. The BCDC's jurisdiction in shoreline areas, as defined in the McAteer-Petris Act, is limited to a band measured 100 feet landward of and parallel to the shoreline of the Bay. Although the Trust is not legally subject to the jurisdiction of the BCDC, it is Trust policy to conform generally to state laws and plans if they do not unduly interfere with federal objectives or purposes. The Bay Plan establishes policies to guide development in and around San Francisco Bay. The Bay Plan designates the Presidio as a park priority use area and states that the shoreline and the undeveloped areas in the Presidio should be retained as a regional park. The PTMP alternatives, if implemented, would support the Bay Plan by increasing open space and recreational opportunities, preserving historic resources, rehabilitating native vegetation and riparian areas, preserving and enhancing Bay views, protecting water quality, establishing a network of trails and bikeways

through the Presidio and encouraging public transportation demand management strategies.

3.4.2 SOCIOECONOMIC ISSUES/HOUSING SUPPLY

POPULATION

This section describes the population and household characteristics of the San Francisco Bay Area, the City and County of San Francisco, and the Housing Impact Area associated with the PTMP. Existing conditions and projections are discussed, setting a foundation for the analysis of the PTMP socioeconomic impacts in subsequent sections.

Bay Area

The Presidio is located at the northwestern point of the City and County of San Francisco, the center of the San Francisco Bay Area. As the fifth largest metropolitan area in the United States, the Bay Area is a major population, economic, and financial center, and includes nine counties with a total population of 6.9 million according to the Association of Bay Area Governments (ABAG). This population comprises approximately one-fifth of California's 34 million residents. The Bay Area includes the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. While some definitions of the Bay Area add Santa Cruz as a tenth county, this analysis adheres to a nine-county definition as set forth by ABAG. As shown in Table 11, the Bay Area has experienced significant population growth over the last decade, increasing by 15 percent between 1990 and 2000. Over the next 20 years, ABAG projects the region to grow to over 8 million people, an approximately 16 percent increase over the current population. Population projections are summarized in Table 12.

Table 11: Population and Household Trends

	1990	2000	Total Percent Change 1990-2000	Average Annual Change 1990-2000
San Francisco				
Population (a)	723,959	799,000	10.4%	1.0%
Households	305,584	315,550	3.3%	0.3%
Average Household Size	2.29	2.46	-	0.7%
Household Type (b)				
Families	46%	45%	-	-0.3%
Non-Families	54%	55%	-	0.2%
Tenure (c)				
Owner	35%	N/A	-	-
Renter	65%	N/A	-	-
Bay Area				
Population (a)	6,020,147	6,930,600	15.1%	1.4%
Households	2,245,865	2,438,060	8.6%	0.8%
Average Household Size	2.61	2.78	-	0.6%
Household Type (b)				
Families	65%	72%	-	1.0%
Non-Families	35%	28%	-	-2.2%
Tenure (c)				
Owner	60%	N/A	-	-
Renter	40%	N/A	-	-

Sources: Association of Bay Area Governments, *Projections 2000*; Claritas, Inc.; 1990 U.S. census; Bay Area Economics, 2000.

Notes:

- (a) Population, Households, Average Household Size from ABAG, *Projections 2000*.
- (b) Data from Claritas, Inc.
- (c) Data from 1990 U.S. census.

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Table 12: Population and Household Projections

	2000	2005	2010	2015	2020	Percent Change 2000-2020
Population						
San Francisco	799,000	815,600	818,800	812,900	808,800	1.2%
Bay Area	6,930,600	7,380,100	7,631,400	7,832,600	8,026,900	15.8%
Households						
San Francisco	315,550	321,710	326,130	329,080	331,470	5.0%
Bay Area	2,438,060	2,553,930	2,656,650	2,753,440	2,839,630	16.5%

Sources: Association of Bay Area Governments, *Projections 2000*; Bay Area Economics, 2000.

San Francisco

ABAG reports that the City and County of San Francisco has 799,000 residents, making it the fourth largest county in the Bay Area. While San Francisco has grown over the last decade, it has expanded at a significantly slower pace than the rest of the region, largely due to a lack of available land. As shown in Table 11, San Francisco grew at an average annual rate of 1 percent between 1990 and 2000. In contrast, the Bay Area grew at an average annual rate of 1.4 percent. As shown in Table 12, ABAG expects this trend to continue over the next 20 years, only forecasting 1 percent total growth for San Francisco between 2000 and 2020 while the Bay Area is projected to grow by 16 percent over the same period.

Table 11 also presents household data for San Francisco and the region. In general, San Francisco households are smaller than Bay Area-wide households. San Francisco's average household size is 2.46 persons per household, compared to a regional average household size of 2.78. San Francisco's higher density, smaller dwelling units, and greater proportion of non-traditional households contribute to this difference.

Tables 13 and 14 show that San Francisco households also tend to be less affluent than Bay Area-wide households. San Francisco's mean household income is \$68,600, while the Bay Area has a mean household income of

\$76,400 (in 1995 dollars). San Francisco's lower mean income is accounted for by larger proportions of lower-income households, as indicated in Table 14. ABAG forecasts show that this pattern will continue over the next two decades. In 2020, Bay Area households are projected to have a mean income of \$94,200, while San Francisco households are projected to have a mean income of \$86,400 (in 1995 dollars). However, San Francisco's mean household income has grown at a slightly greater pace than the region's. The city's mean household income grew by 21 percent over the last decade, while the regional figure grew by only 19 percent.

Table 13: Mean Household Income Trends

	1990 (a)	2000	2020	% Change 90-'00	% Change '00-'20
San Francisco	\$56,600	\$68,600	\$86,400	21%	26%
Bay Area	\$64,100	\$76,400	\$94,200	19%	23%

Sources: Association of Bay Area Governments, *Projections 2000*; Bay Area Economics, 2000.

Note:

(a) All income amounts are expressed in 1995 dollars as calculated by ABAG.

San Francisco households are generally older than regional households. Table 15 shows that San Francisco's median age is 39.8 years and the Bay Area

median is 36.9 years. Both reported figures are higher than the state median age of 34.6 years.

Table 14: Household Income Distribution (Year 2000)

2000 Income	San Francisco		Bay Area	
	Number	% of Total	Number	% of Total
Less than \$15,000	42,668	13.1%	239,991	9.4%
\$15,000 to \$24,999	32,595	10.0%	213,442	8.4%
\$25,000 to \$34,999	30,667	9.4%	218,359	8.6%
\$35,000 to \$44,999	32,091	9.9%	228,318	8.9%
\$45,000 to \$49,999	12,312	3.8%	103,438	4.1%
\$50,000 to \$59,999	28,128	8.7%	220,959	8.7%
\$60,000 to \$74,999	35,404	10.9%	302,996	11.9%
\$75,000 to \$99,999	42,078	13.0%	375,581	14.7%
\$100,000 to \$149,999	34,999	10.8%	350,309	13.7%
\$150,000 to \$249,999	24,142	7.4%	224,158	8.8%
\$250,000 to \$499,999	6,405	2.0%	52,995	2.1%
\$500,000 or More	3,191	1.0%	22,328	0.9%
Total (a)	324,680	100.0%	2,552,874	100.0%
Median Income	\$53,630		\$62,571	

Sources: Claritas, Inc.; Bay Area Economics, 2000.

Notes:

- (a) Total number of households differs from Table 12, Population and Household Trends, due to different data sources.

Table 15: Median Age 1990 and 2000

	1990	2000
San Francisco	35.6	39.8
Bay Area	33.4	36.9
California	31.3	34.6

Source: Claritas, Inc.; Bay Area Economics, 2000.

Presidio Population

The Presidio currently has a resident population of approximately 2,250 residents. For historical comparison, in 1990 during the Army’s occupation there were approximately 4,700 people living at the Presidio. Based on the results of a 1999 survey of existing Presidio-based employees, Presidio households have an average of 2.7 residents and a median household income of \$58,465.

Among the existing Presidio population, military families occupy 57 residential units. At the time that the GMPA was adopted, the U.S. Sixth Army was expected to use approximately 550 to 600 housing units for an indefinite time period. The U.S. Sixth Army has since departed the Presidio.

HOUSING IMPACT AREA

Bay Area housing markets do not conform uniformly to geographic and jurisdictional boundaries. Therefore, an analysis of housing market conditions and the housing impact of PTMP requires a distinct study area. The Housing Impact Area is the area in which most employees working at the Presidio are expected to reside. This Area is also expected to contain the households created by future employment at the Presidio. Methodology for identifying the Housing Impact Area (HIA) is presented below.

Defining the Housing Impact Area

Two main data sources were used in defining the HIA. First, zip code data from a 1999 survey of major Presidio employers were examined to determine the residential patterns of current Presidio employees. The sample represents 983 individuals, approximately 51 percent of the Presidio Area B total employment in 1999.

The second data source was the Metropolitan Transportation Commission’s (MTC) *Commuter Forecasts for the San Francisco Bay Area 1990-2020*, which organizes commute data into “superdistricts.” The HIA analysis uses commuters to Superdistrict 2 – the Richmond district Superdistrict – as a proxy for Presidio employees. Commute patterns for 2020 were used to

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reflect the anticipated build-out date for the Presidio. The complete MTC data set is contained in Appendix E, Socioeconomic/Housing Supply.

By cross-referencing the survey data and superdistrict data, a preliminary Housing Impact Area was drawn. As a general rule, superdistricts that generated over 1 percent of current commuters to the Presidio were included in the HIA, although some superdistricts with smaller shares of total commuters were also incorporated due to their geographic proximity to the Presidio.

The final HIA is shown in Table 16.

Housing Impact Area Characteristics

The HIA population characteristics are summarized in Table 17. According to MTC, the HIA had 3.4 million persons in 2000, and is projected to increase by 11 percent to 3.8 million persons by 2020. The number of households is projected to grow by 11 percent, from 1.2 million to 1.4 million between 2000 and 2020. The average household size is expected to rise from 2.66 in 2010, and fall once more to 2.66 in 2020. Over the same period, the mean household income is projected to rise from \$57,618 to \$71,162 (in constant 1989 dollars as calculated by MTC).

EMPLOYMENT

Bay Area

The Bay Area regional economy is one of the most dynamic and innovative economies in the world. In addition to being a leading center of knowledge-based industries (e.g., information technology, high-performance computing, biosciences, telecommunications, multimedia, the Internet, e-commerce), the region serves as the banking and financial center for the western United States, and has a thriving entertainment and tourism industry. The Bay Area's strategic location as a gateway to the Pacific Rim also positions it as a major international trade and transportation hub. All of this economic activity is reflected in substantial employment growth, relatively low unemployment rates, strong retail spending, and a historically strong real estate market.

According to estimates from ABAG, total 2000 employment in the Bay Area exceeded 3.6 million jobs. ABAG reports that total Bay Area employment increased by 482,510 jobs between 1990 and 2000, a 15 percent gain. An additional 999,360 new jobs are projected for the Bay Area between 2000 and 2020. Employment data for the region are shown in Table 18.

Services comprise the largest employment sector in the Bay Area, accounting for 1.4 million jobs in 2000, over 37 percent of all employment. The second largest category is the combined Wholesale Trade and Retail Trade sectors which together make up 779,580 jobs in 2000, approximately 22 percent of total jobs. With 558,790 jobs and over 15 percent of total employment, Manufacturing represents the third largest sector.

According to ABAG estimates, Services employment will grow by 528,400 new jobs between 2000 and 2020, at an average annual growth rate of 1.6 percent. By 2020, Services are projected to comprise almost 41 percent of all jobs. A large portion of this growth is projected to occur in Business Services, which would add 196,810 new jobs between 2000 and 2020, at an average annual growth rate of 1.6 percent. This trend follows a national shift in the economy towards the Service sector.

The combined Wholesale Trade and Retail Trade industries are expected to add 172,480 new jobs between 2000 and 2020. However, these sectors' combined share of total employment would fall to 20.3 percent. By 2020, the Manufacturing sector is projected to fall to 14.5 percent of total employment.

San Francisco

Table 18 presents employment data by industry sector for the City and County of San Francisco. ABAG currently estimates that there are 628,860 jobs in San Francisco, with employment expected to increase to 731,660 over the next twenty years, at an average annual rate of 0.8 percent. In contrast to the region, Services jobs comprise the largest share of the San Francisco economy, with 277,710 jobs, or 44.2 percent of total employment. Business services, a subcategory of Services, represent 18.5 percent of total jobs. Wholesale and Retail Trade are the second largest industry sectors, combining to almost 17 percent of total employment with 106,460 jobs.

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Table 16: Definition of the Housing Impact Area

District of Residence	Superdistrict		Number (a)	% of All Commuters to Richmond Superdistrict
	Number	District of Work		
Downtown SF	1	Richmond district	5,506	5.4%
Richmond district	2	Richmond district	32,373	31.7%
Mission District	3	Richmond district	15,711	15.4%
Sunset District	4	Richmond district	8,035	7.9%
Daly City/San Bruno	5	Richmond district	8,270	8.1%
San Mateo/Burlingame	6	Richmond district	2,216	2.2%
Hayward/San Leandro	17	Richmond district	1,482	1.5%
Oakland/Alameda	18	Richmond district	4,495	4.4%
Berkeley/Albany	19	Richmond district	1,467	1.4%
Richmond/El Cerrito	20	Richmond district	2,391	2.3%
Concord/Martinez	21	Richmond district	1,605	1.6%
Vallejo/Benicia	25	Richmond district	1,204	1.2%
Fairfield/Vacaville	26	Richmond district	1,242	1.2%
Novato	32	Richmond district	680	0.7%
San Rafael	33	Richmond district	2,330	2.3%
Mill Valley/Sausalito	34	Richmond district	3,228	3.2%
Total			92,235	90.3%
All Commuters to Richmond Superdistrict (b)			102,141	

Sources: Metropolitan Transportation Commission, *Commuter Forecasts for the San Francisco Bay Area, 1990-2020*; Bay Area Economics, 2000.

Notes:

- (a) Forecasts for 2020.
- (b) Remaining 9.7 percent of commuters originate from superdistricts with less than 1 percent of commuters or from elsewhere.

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Table 17: Housing Impact Area Population Characteristics

Housing Impact Area (a)	2000	2020	Change 2000-2020	% Change 2000-2020
Population	3,380,940	3,765,136	384,196	11%
Households	1,243,115	1,381,584	138,469	11%
Average Household Size	2.66	2.66	0	0%
Average Workers per Household	1.26	1.38	0.11	9%
Mean Household Income (b)	\$57,618	\$71,162	\$13,544	24%

Sources: Metropolitan Transportation Commission *Superdistrict and County Summaries of ABAG Projections, 2000*; Bay Area Economics, 2000.

Notes:

- (a) Housing Impact Area includes the MTC superdistricts listed in Definition of the Housing Impact Area Table.
- (b) In constant 1989 dollars.

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Table 18: Employment Projections by Industry Sector - Bay Area and San Francisco

BAY AREA							
INDUSTRY SECTOR	1990		2000		2020		Avg. Annual Change
	Number	Percent	Number	Percent	Number	Percent	'00-'20
Agriculture and Mining	36,980	1.2%	37,780	1.0%	36,550	0.8%	-0.2%
Construction	148,360	4.6%	185,800	5.0%	223,230	4.8%	0.9%
Manufacturing	516,920	16.1%	558,790	15.1%	680,790	14.5%	1.0%
<i>High Technology</i>	273,790	8.5%	302,920	8.2%	349,820	7.5%	0.7%
Transportation/Public Utilities	189,390	5.9%	223,570	6.1%	293,390	6.3%	1.4%
Wholesale Trade	192,000	6.0%	199,620	5.4%	266,280	5.7%	1.5%
Retail Trade	534,960	16.7%	579,960	15.7%	685,780	14.6%	0.8%
Finance, Insurance & Real Estate	228,310	7.1%	240,550	6.5%	280,700	6.0%	0.8%
Services	1,067,460	33.3%	1,390,860	37.7%	1,919,260	40.9%	1.6%
<i>Business Services</i>	370,550	11.6%	541,050	14.7%	737,860	15.7%	1.6%
Government	291,700	9.1%	271,660	7.4%	301,970	6.4%	0.5%
Total Employment	3,206,080	100%	3,688,590	100%	4,687,950	100%	1.2%
CITY AND COUNTY OF SAN FRANCISCO							
INDUSTRY SECTOR	1990		2000		2020		Avg. Annual Change
	Number	Percent	Number	Percent	Number	Percent	'00-'20
Agriculture and Mining	2,300	0.4%	2,300	0.4%	2,180	0.3%	-0.3%
Construction	16,350	2.8%	19,750	3.1%	23,130	3.2%	0.8%
Manufacturing	39,790	6.9%	41,800	6.6%	46,580	6.4%	0.5%
<i>High Technology</i>	3,700	0.6%	4,370	0.7%	6,850	0.9%	2.3%
Transportation/Public Utilities	40,290	7.0%	44,180	7.0%	49,380	6.7%	0.6%
Wholesale Trade	30,560	5.3%	25,150	4.0%	28,770	3.9%	0.7%
Retail Trade	80,120	13.8%	81,310	12.9%	88,600	12.1%	0.4%
Finance, Insurance & Real Estate	75,400	13.0%	75,820	12.1%	82,960	11.3%	0.5%
Services	229,470	39.6%	277,710	44.2%	347,010	47.4%	1.1%
<i>Business Services</i>	103,440	17.9%	116,630	18.5%	159,220	21.8%	1.6%
Government	64,900	11.2%	60,840	9.7%	63,050	8.6%	0.2%
Total Employment	579,180	100%	628,860	100%	731,660	100%	0.8%

Sources: Association of Bay Area Governments, *Projections 2000*; Bay Area Economics, 2000.

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Over the next two decades, ABAG anticipates the growth of the Service sector’s prominence in the San Francisco economy, increasing by 69,300 jobs at an average annual growth rate of 1.1 percent. Approximately 47 percent of San Francisco jobs are projected to be in the Services by 2020. As with the region, expansion in the Business Services sector drives much of this growth. By 2020, Business Services are projected to make up 21.8 percent of total employment with 159,220 jobs.

Housing Impact Area

Table 19 contains employment data by industry sector for the Housing Impact Area. ABAG projects employment to grow from 1.8 million to 2.2 million between 2000 and 2020, at an average annual rate of 1.0 percent. Once again, the Service sector represents the bulk of the area’s economy, with 711,861 jobs and over 39 percent of total employment. By 2020, the Service sector is expected to comprise 42.2 percent of the economy, with 940,841 jobs.

Table 19: Employment Projections by Industry Sector - Housing Impact Area

Housing Impact Area	2000		2020		Average Annual Change '00-'20
	Number	Percent	Number	Percent	
Agricultural	12,631	0.7%	11,953	0.5%	-0.3%
Manufacturing	151,786	8.4%	181,290	8.1%	0.9%
Wholesale	97,421	5.4%	120,881	5.4%	1.1%
Retail	286,220	15.8%	326,942	14.7%	0.7%
Service	711,861	39.3%	940,841	42.2%	1.4%
Other	550,162	30.4%	648,054	29.1%	0.8%
Total	1,810,08		2,229,96		
Employment	1	100.0%	1	100.0%	1.0%

Sources: Metropolitan Transportation Commission, *Superdistrict and County Summaries of ABAG's Projections 2000, 1990-2020*; Bay Area Economics, 2000.

Presidio Employment

Reports prepared for the Trust state that there are currently approximately 2,020 employees in the Presidio. For historical comparison, in 1990 during the Army’s occupation there were approximately 5,550 employees in the

Presidio. A 1999 Presidio employee survey found that approximately 41 percent of Presidio-based employees work for government agencies, 16 percent are in the private sector, and 42 percent are in non-profit organizations. (Figures do not total 100 percent due to rounding.)

HOUSING

This section describes the current housing market conditions in the Housing Impact Area. It examines the housing stock, rental and ownership markets, and affordability. Although the housing market is likely to shift dramatically between 2000 and the PTMP implementation, this information helps to establish the baseline conditions for analysis. This section also includes data on existing housing stock at the Presidio.

The Bay Area housing market has traditionally ranked as one of the most expensive housing markets in the country due to strong population and employment growth and lack of developable land. During the recent Internet-led economic boom, the Bay Area's regional housing market became the most expensive in the nation. It is anticipated that this trend of high housing costs will continue. ABAG projects a potential of 503,360 additional dwelling units and an 509,940 additional households between 1995 and 2020 for the Bay Area, resulting in a net shortage of 6,580 units.

The Housing Impact Area, as a subset of the Bay Area, suffers from similar conditions. The housing market in the Housing Impact Area is discussed in detail in the following section.

Housing Stock

As shown in Table 20, ABAG estimates the total current number of occupied units in the Housing Impact Area to be 1.2 million. Approximately 694,774, or 55.9 percent, of these are single-family dwellings, and 548,341, or 44 percent, are multifamily dwellings. The total number of occupied units is expected to increase to 1.4 million by 2020, but the breakdown between single and multifamily units is projected to remain relatively constant.

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Table 20: Housing Stock in Housing Impact Area

Superdistrict	2000		2020		% Change in Number of Units 2000- 2020	Change as % of Total New Units
	Number of Units (a)	% of Total	Number of Units (a)	% of Total		
Downtown SF	61,580	5.0%	66,946	4.8%	9%	3.9%
Richmond district	97,847	7.9%	100,465	7.3%	3%	1.9%
Mission District	107,691	8.7%	114,762	8.3%	7%	5.1%
Sunset District	48,471	3.9%	49,352	3.6%	2%	0.6%
Daly City/San Bruno	97,391	7.8%	105,603	7.6%	8%	5.9%
San Mateo/Burlingame	79,568	6.4%	88,479	6.4%	11%	6.4%
Hayward/San Leandro	119,795	9.6%	130,919	9.5%	9%	8.0%
Oakland/Alameda	166,522	13.4%	172,685	12.5%	4%	4.5%
Berkeley/Albany	67,792	5.5%	71,515	5.2%	5%	2.7%
Richmond/El Cerrito	83,901	6.7%	93,717	6.8%	12%	7.1%
Concord/Martinez	82,733	6.7%	96,506	7.0%	17%	9.9%
Vallejo/Benicia	49,752	4.0%	59,092	4.3%	19%	6.7%
Fairfield/Vacaville	80,568	6.5%	120,116	8.7%	49%	28.6%
Novato	21,439	1.7%	25,449	1.8%	19%	2.9%
San Rafael	42,443	3.4%	47,464	3.4%	12%	3.6%
Mill Valley/Sausalito	35,622	2.9%	38,514	2.8%	8%	2.1%
MFD (b)	548,341	44.1%	599,742	43.4%	9%	37.1%
SFD (c)	694,774	55.9%	781,842	56.6%	13%	62.9%
Total	1,243,115	100.0%	1,381,584	100.0%		100.0%

Sources: Metropolitan Transportation Commission, *Superdistrict and County Summaries of ABAG's Projections 2000, 1990-2020*; Bay Area Economics, 2000.

Notes:

- (a) Only includes occupied units.
- (b) MFD = Multifamily dwelling.
- (c) SFD = Single family dwelling.

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Three counties – Solano, Contra Costa, and Alameda – are expected to absorb approximately 68 percent of new housing constructed in the Housing Impact Area between 2000 and 2020. In Solano, the Fairfield/Vacaville Superdistrict alone is expected to gain almost 40,000 occupied units, which represents over 28 percent of all occupied units constructed in the Housing Impact Area during this period. In west Contra Costa County, the Richmond/El Cerrito and Concord/Martinez Superdistricts together account for 23,589 occupied new units, or 17 percent of total units projected to be built in the Housing Impact Area. Finally, in Alameda, the Hayward/San Leandro, Oakland/Alameda, and Berkeley/Albany Superdistricts contain over 15 percent of occupied units projected to be built in the Housing Impact Area over the next two decades.

Rental Market

Table 21 presents rental housing cost data for the Housing Impact Area. Rental rates in the Housing Impact Area increased significantly over the last two years. Between 1998 and 2000, the average rent rose by approximately 29.6 percent, and vacancy rates fell 2.4 percentage points. According to a Real Facts survey of multifamily complexes with at least 50 units, the average rent in the Housing Impact Area was \$1,537 a month and the average vacancy rate was 1.4 percent, as of the end of the third quarter 2000.

Table 22 contains data on rental affordability in the Housing Impact Area. Affordable rents are calculated for households at the 25th percentile, the median, and the 75th percentile of Bay Area incomes in 2000. Bay Area household incomes (see Table 14) are used as a proxy for Presidio employees' household incomes. Households at the 25th percentile of household income can afford a monthly rent of \$837; households at the median household income can afford a monthly rent of \$1,564; and households at the 75th percentile of household income can afford a monthly rent of \$2,541. All affordable rents include utilities, and represent 30 percent of the household income. Table 22 shows the monthly rent ranges of various unit types in the Housing Impact Area. These can be compared to the affordable rents for each income level to offer a sense of what unit types are available within affordable ranges.

Ownership Market

Table 23 contains data on all full, verified, confirmed sales in the Housing Impact Area between October 1, 2000 and October 31, 2000. Using these sales as a sample, the median single-family home in the Housing Impact Area is \$316,000. The median sale price of a condominium in the Housing Impact Area during the same period is \$235,000.

Table 24 presents an affordability analysis for ownership housing in the Housing Impact Area, using the Bay Area 2000 household income distribution (see Table 14) as a basis for determining affordability. Again, Bay Area household incomes are used as a proxy for Presidio employees' household incomes. Households at the 25th percentile of household income can afford 2 percent of the single-family homes sold during October 2000 in the Housing Impact Area. Households with the median household income can afford 26 percent of the single-family homes sold during the same period, and households at the 75th percentile can afford 57 percent of homes sold.

Condominiums are somewhat more affordable. Households at the 25th percentile of household income can afford 4 percent of condominiums sold in October within the Housing Impact Area. Households at median and 75th percentile of household incomes can afford 33 percent and 69 percent of condominiums, respectively.

Presidio Housing Stock

The Presidio currently has 1,116 multifamily and single-family housing units. As of June 2001, approximately 873 of these were occupied. See Table 25 for details on unit types and quantities. In addition, the Presidio currently has approximately 538 single-room occupancy units.

Table 21: Overview of the Housing Impact Area Rental Housing Market

CURRENT MARKET DATA				
Unit Type	Number	Percent of Mix	Avg. Sq Ft	Avg. Rent (a)
Studio	8,517	7.1%	486	\$1,286
1 BR/1 BA	50,725	42.3%	692	\$1,394
2 BR Twnhse	3,202	2.7%	1,068	\$1,646
2 BR/1 BA	21,771	18.1%	865	\$1,437
2 BR/2 BA	31,279	26.1%	1,001	\$1,798
3 BR Twnhse	483	0.4%	1277	\$1,895
3 BR/2 BA	4,078	3.4%	1,261	\$2,241
Totals	120,055	100.0%	821	\$1,537
AVERAGE RENT HISTORY				
Unit Type	1998(b)	1999(b)	2000 (b)	1998-2000 Change
Studio	\$929	\$997	\$1,174	17.8%
1 BR/1 BA	\$983	\$1,061	\$1,276	20.3%
2 BR Twnhse	\$1,216	\$1,357	\$1,551	14.3%
2 BR/1 BA	\$1,031	\$1,106	\$1,312	18.6%
2 BR/2 BA	\$1,275	\$1,367	\$1,656	21.1%
3 BR Twnhse	\$1,423	\$1,582	\$1,755	10.9%
3 BR/2 BA	\$1,545	\$1,678	\$2,056	22.5%
All	\$1,089	\$1,176	\$1,411	20.0%
OCCUPANCY RATE				
Year(b)	Average Occupancy			
1998	96.1%			
1999	97.0%			
2000	98.5%			
AGE OF HOUSING INVENTORY				
Year	Percent of Inventory			
Pre 1960s	5%			
1960s	30%			
1970s	29%			
1980s	29%			
1990s	7%			

Sources: Real Facts, Inc.; Bay Area Economics, 2000.

Notes:

- (a) September 2000 data.
- (b) 1998-99 – 4 quarter average; 2000 – 3 quarter average.

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Table 22: Rental Housing Affordability Analysis

INCOME AND AFFORDABILITY			
Income Level	Estimated Household Income (a)	Monthly Affordable Rent (b)	
25th percentile	\$33,462	\$837	
Median	\$62,571	\$1,564	
75th percentile	\$101,652	\$2,541	
RENTS (c)			
Unit Type	Average Low Rent (d)	Average High Rent (e)	Average Rent
Studio	\$1,235	\$1,389	\$1,286
1 BR/1 BA	\$1,349	\$1,483	\$1,394
2 BR Twnhse	\$1,624	\$1,691	\$1,646
2 BR/1 BA	\$1,402	\$1,506	\$1,437
2 BR/2 BA	\$1,739	\$1,916	\$1,798
3 BR Twnhse	\$1,853	\$1,853	\$1,895
3 BR/2 BA	\$2,195	\$2,195	\$2,241
Totals	\$1,491	\$1,630	\$1,537

Sources: Real Facts, Inc.; Claritas, Inc.; Bay Area Economics, 2000.

Notes:

- (a) From Estimated 2000 Household Income Distribution Table.
- (b) Affordable rent is considered to be 30% of household income, including utilities.
- (c) From Real Facts survey of apartment complexes with 50 or more units in Housing Impact Area. Rents as of September 2000, and include 2BR and 3BR townhouses.
- (d) Average Low Rent is a weighted average of lowest-rent units in apartment complexes surveyed.
- (e) Average High Rent is a weighted average of highest-rent units in apartment complexes surveyed.

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Table 23: Overview of Housing Impact Area For-Sale Housing Market

Single Family Residences			Condominiums		
Sale Price	Number of Units	% of Total	Sale Price	Number of Units	% of Total
Less than \$100,000	47	1.9%	Less Than \$100,000	46	7.4%
\$100,000 to \$124,999	45	1.8%	\$100,000 to \$149,999	86	13.8%
\$125,000 to \$149,000	87	3.6%	\$150,000 to \$159,999	16	2.6%
\$150,000 to \$174,999	152	6.2%	\$160,000 to \$169,999	25	4.0%
\$175,000 to \$199,999	183	7.5%	\$170,000 to \$179,999	23	3.7%
\$200,000 to \$224,999	141	5.8%	\$180,000 to \$189,999	18	2.9%
\$225,000 to \$249,999	142	5.8%	\$190,000 to \$199,999	21	3.4%
\$250,000 to \$274,999	199	8.1%	\$200,000 to \$209,999	29	4.7%
\$275,000 to \$299,999	134	5.5%	\$210,000 to \$219,999	17	2.7%
\$300,000 to \$324,999	118	4.8%	\$220,000 to \$229,999	19	3.1%
\$325,000 to \$349,999	99	4.0%	\$230,000 to \$239,999	20	3.2%
\$350,000 to \$374,999	112	4.6%	\$240,000 to \$249,999	12	1.9%
\$375,000 to \$399,999	104	4.2%	\$250,000 to \$259,999	13	2.1%
\$400,000 to \$449,999	164	6.7%	\$260,000 to \$269,999	22	3.5%
\$450,000 to \$499,999	144	5.9%	\$270,000 to \$279,999	12	1.9%
\$500,000 to \$549,999	108	4.4%	\$280,000 to \$289,999	14	2.3%
\$550,000 to \$599,999	73	3.0%	\$290,000 to \$299,999	10	1.6%
\$600,000 to \$649,999	73	3.0%	\$300,000 to \$399,999	89	14.3%
\$650,000 to \$699,999	58	2.4%	\$400,000 to \$499,999	49	7.9%
\$700,000 to \$749,999	45	1.8%	\$500,000 and Above	81	13.0%
\$750,000 to \$799,999	38	1.6%	Total (a)	622	100.0%
\$800,000 to \$849,999	24	1.0%	Median Sale Price	\$235,000	
\$850,000 to \$899,999	25	1.0%			
\$900,000 to \$949,999	18	0.7%			
\$950,000 to \$999,999	8	0.3%			
\$1,000,000 to \$1,499,999	44	1.8%			
\$1,500,000 to \$1,999,999	24	1.0%			
\$2,000,000 and Above	40	1.6%			
Total (a)	2,449	36.2%			
Median Sale Price	\$316,000				

Sources: First American Real Estate Services; Bay Area Economics, 2000.

Note:

(a) Represents all full, verified, and confirmed sales within the Housing Impact Area between 10/01/00 and 10/31/00.

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Table 24: For-Sale Housing Affordability Analysis

Income Level	Single-Family Residences			Condominiums			
	Estimated Household Income (a)	Affordable Sale Price (b)	Number of Affordable Units (c)	% of All Sales	Affordable Sale Price (d)	Number of Affordable Units (e)	% of All Sales
25th percentile	\$33,462	\$108,010	57	2%	\$82,381	23	4%
Median	\$62,571	\$219,697	633	26%	\$184,586	203	33%
75th percentile	\$101,652	\$356,917	1385	57%	\$321,805	429	69%

Sources: Claritas, Inc.; First American Real Estate Services; Bay Area Economics, 2000.

Notes:

- (a) From Table 14: Estimated 2000 Household Income Distribution.
- (b) Assumes 8.0 percent annual fixed interest, 30 year term, 20 percent of sale price down payment, 1.3 percent property tax, 0.2 percent of sale price annual insurance, 0.75 percent hazard insurance, 30 percent of household income available for principal, interest, taxes, insurance.
- (c) Of all full and verified single-family home sales in Housing Impact Area from 10/01/00 to 10/31/00. Table 23 contains sales data.
- (d) Assumes 8.0 percent annual fixed interest, 30 year term, 20 percent of sale price down payment, 1.3 percent property tax, 0.2 percent of sale price annual insurance, \$250/month homeowners dues, 30 percent of household income available for principal, interest, taxes, insurance.
- (e) Of all full and verified condominium sales in Housing Impact Area from 10/01/00 to 10/31/00.

Table 25: Current Presidio Housing Inventory

	1-BR	2-BR	3-BR	4-BR	5+BR	Total
Historic	10	26	136	99	30	301
Non-Historic	0	210	362	243	0	815
Inventory Total	10	236	498	342	30	1,116

Source: Presidio Trust; Bay Area Economics, 2001.

Presidio Residential Leasing Programs

The Trust has implemented several residential leasing programs designed to provide a range of housing opportunities at the Presidio. In the general residential leasing program, rents are set to reflect market conditions, pursuant to the Trust's residential leasing policy. Although some of these units have been rented temporarily to the general public, it is anticipated that Presidio-

based employees and their families eventually will occupy a significant portion of Presidio housing. To that end, the Trust has established a priority system to ensure that Presidio based employees have the first opportunity to lease residential units. For the purposes of providing and expanding housing opportunities for Presidio-based employees, the Trust has adopted a Preferred Renter Program, a Public Safety Housing Program, and a Housing for Small Households Program.

The Preferred Renter Program offers reduced rental rates to Presidio employee households earning up to 100 percent of district median income adjusted for household size. Eligible participants are Presidio-based employees that are employed for a minimum of 32 hours per week. Tenants pay 40 percent of income for rent, including utilities. One hundred and fifty (150) units set aside for this program in Quarry, MacArthur, Sanches, and Wherry are allocated as follows: (i) 30 percent of units for households earning 30 percent of the district median (\$22,470); (ii) 55 percent of units for households

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earning up to 80 percent of median (\$59,920); and 15 percent of units for households earning up to 100 percent of median (\$74,900). This schedule assumes income levels for four person households, and is adjusted annually according to U.S. Department of Housing and Urban Development guidelines.

The Public Safety Housing Program houses up to 40 full-time Presidio-based fire fighters and U.S. Park Police officers. Program participants pay either 25 or 30 percent of individual salary for rent and utilities. Units designated for this program are the same as for the Preferred Renter Program and units in the West Washington and North Fort Scott neighborhoods.

To ensure housing opportunities for smaller employee households, the Trust has initiated a program to make available selected single room occupancy units in Building 1028 in the Letterman Planning District (Letterman Apartments). A total of 58 units are anticipated to be available to lower-income Presidio-based employees. Monthly rents range from \$475 to \$525, depending on income levels. First priority is given to employee households earning up to 50 percent of the district median income (\$26,225 for a one-person household and \$29,950 for a two-person household).

Presidio Housing Rehabilitation

The Trust is implementing a program to rehabilitate or repair, as necessary, a large number of housing units to be leased. Since this effort was initiated in the summer of 1998, more than 400 units have been made available for rent. These newly leased units, combined with units leased by NPS prior to Trust efforts, result in 873 occupied units under Trust management.

3.4.3 SCHOOLS

SAN FRANCISCO UNIFIED SCHOOL DISTRICT

The San Francisco Unified School District (SFUSD) is the fifth largest school district in California and operates a total of 76 elementary schools, 17 middle schools, and 18 senior high schools (SFUSD 2000). Data from the State of California Department of Education show that K-12 enrollment in the 1999-2000 school year is 62,041 students (State of California Department of Education 2001). Over the seven school years from 1993-1994 through 1999-

2000, SFUSD enrollment has been a relatively stable 62,000 students in grades K-12. Enrollment has ranged from a high of 62,830 in 1996 to a low of 61,950 in 1998.

The SFUSD employed 6,980 persons in FY 1999-2000, including 76 central office administrators, 199 school administrators, and 2,671 classified personnel (e.g., clerical, maintenance, transportation, food service workers). SFUSD also employed 34 librarians, 143 counselors/ psychologists/ social workers/ nurses, and 3,857 teachers. In FY 1999-2000 the student/teacher ratio was 16:1. The annual budget for SFUSD in FY 1999-2000 totaled \$432,931,000 (SFUSD 2000).

Data in the *Base Closure Final Environmental Impact Statement for Presidio of San Francisco* (U.S. Army Corps of Engineers 1991) indicate that in 1990 there were 840 students enrolled in San Francisco public schools who were dependents of military or civilian employees at the Presidio. This figure represented 28 percent of the 3,000 Presidio dependents of military and civilian employees who were aged five to 18 in 1990.

Discussions with the SFUSD Education Placement Center reveal that school-age children living at the Presidio during U.S. Army occupancy attended elementary, middle, and high schools located in the neighborhoods surrounding the Presidio (Wells 2000). Table 26 lists 12 public elementary, middle, and high schools that the Education Placement Center has identified as the principal school sites where children living at the Presidio are expected to attend in the future. Table 26 shows that these schools have a capacity in 1999-2000 of 10,452 students, and an enrollment in 1999-2000 of 10,093. When separated by school/grade level, Table 26 shows that in 1999-2000 the seven elementary schools (K through fifth grade) have capacity for an additional 273 students; the three middle schools (sixth through eighth grade) have capacity for an additional 221 students; and the two high schools (ninth through 12th grade) are overcapacity by 135 students.

In 2000, there were 128 school age children residing at the Presidio. Because the Presidio is under exclusive federal jurisdiction, no property tax flows to the SFUSD. In order to offset the loss of revenue due to federal property being exempt from local property tax the federal government established the School Impact Aid program, administered by the U.S. Department of

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Education. Under this program school districts are compensated for non-military students living on federal property when a parent works on federal property, as well as civilian students whose parent works on federal property.

In fiscal year 2000 SFUSD received approximately \$67,000 from the Impact Aid Program for all federal facilities in San Francisco. SFUSD estimated compensation is approximately \$235 per pupil residing at the Presidio.

Table 26: Presidio Neighborhood Public School Enrollment

School	Location	Capacity 1999-2000	Enrollment 1999-2000	Excess And (Over) Capacity
Alamo Elementary School	250 23rd Avenue	678	692	(14)
Argonne Alternative Elementary School	680 18th Avenue	400	400	0
Cabrillo Elementary School	735 24th Avenue	401	316	85
Golden Gate Elementary School	1601 Turk Street	400	320	80
John Swett Alternative Elementary School	727 Golden Gate Avenue	372	334	38
Lafayette Elementary School	4545 Anza Street	531	492	39
Sherman Elementary School	1651 Union Street	500	455	45
		3,282	3,009	273
Marina Middle School	3500 Fillmore Street	1,000	896	104
Presidio Middle School	450 30th Avenue	1,200	1,138	62
Roosevelt Middle School	460 Arguello Boulevard	870	815	55
		3,070	2,849	221
Galileo High School	1150 Francisco Street	1,900	1,843	57
George Washington High School	600 32nd Avenue	2,200	2,392	(192)
		4,100	4,235	(135)
TOTAL		10,452	10,093	

Sources: San Francisco Unified School District; SFUSD School Profiles 1999-2000; Bay Area Economics, 2000.

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3.4.4 VISITOR EXPERIENCE

The Presidio has a number of programs and facilities that provide visitors with opportunities to learn about the Presidio's history, resources, and efforts to transform from a military post to a national park. Visitor information centers include the William Penn Mott Jr. NPS Visitor Center and the Crissy Field Center. Other visitor facilities include other interpretive sites, interpretive waysides, exhibition halls, special event venues, a native plant nursery, and the Calvary Stables. Programs provided by the National Park Service, the Presidio Trust, and tenants give visitors a greater understanding of the park and its resources.

As authorized by Congress in the Trust Act, the NPS, in cooperation with the Trust, is responsible "for providing public interpretive services, visitor orientation, and educational programs on all lands within the Presidio." The NPS and Trust are jointly working on a plan for Presidio interpretation that will provide a framework for carrying out interpretive programs. This plan will identify Presidio interpretive themes and stories, describe how they connect with each other, and identify where and how they can be best conveyed to the visiting public. These interpretive programs are instrumental in creating a vibrant and educational visitor experience.

According to the National Park Service's visitation database from the year 2000, the GGNRA (including Muir Woods National Monument, Fort Point, and the SF Maritime Museum) had approximately 20.5 million recreational visitors (NPS Visitation Database, www.nps.gov.) Presidio-wide estimates were not specifically broken out in the NPS database, however, as part of this environmental analysis estimates for current (2001) and future (2020) Presidio visitation were developed (refer to Section 4.4.4 for additional information). Based on the EIS estimates, current annual recreational visitation within the Presidio is approximately 4.6 million, with 2 million visitors to Area A and 2.6 million in Area B.

INTERPRETATION/VISITOR INFORMATION FACILITIES

William Penn Mott Jr. NPS Visitor Center-The William Penn Mott Jr. NPS Visitor Center is the main contact point for visitors to the Presidio. The center

is open year-round and is located in Building 102 on Montgomery Street at the Main Post and is managed by the National Park Service. The Visitor Center contains a theater and rotating exhibits, and serves as a primary staging area for ranger-led tours and other interpretive programs. The Visitor Center also contains some of the Army's historical memorabilia formerly housed in the former Presidio Museum.

The Crissy Field Center and Warming Hut-The Crissy Field Center is located in Building 603, on the corner of Mason and Halleck Streets. Opened in Spring 2001, its goal is to welcome visitors to Crissy Field and create connections between GGNRA sites and Bay Area communities. Managed by the Golden Gate National Parks Association (GGNPA), the center provides classroom space, a laboratory, and a café.

The Crissy Field Warming Hut, opened in 2001, provides park information at the west end of Crissy Field (Area A) along with a bookstore and café.

Fort Point National Historic Site- The Fort Point National Historic Site is located within Area A and is managed by the NPS. It provides educational programs for school groups, a self-guided and audio tour of the Fort, two videos, bookstore, and visitor information.

Informal Visitor Information Centers- Other visitor contact sites are used to distribute printed information, such as park brochures, maps and other publications, to visitors. These include the Trust's headquarters located at Building 34, the Residential Leasing Office in Building 558, the Golden Gate Club in Building 135, the Presidio Officer's Club in Building 50, and the Post Office and bank in Building 210. Many leased buildings also have display areas where current events, transit information, and publications are available to visitors.

Wayfinding Kiosks and Signage, and Wayside Signs- Orientation and wayfinding kiosks being installed throughout the Presidio and contain information about transit, hiking and bicycling routes, points of interest, and noteworthy attractions.

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To support visitor, resident, and employee use of the Park, and to provide visitors with a sense of entry into the Presidio, entrance signs are located at all major gates and directional signage directs visitors to key features of the park.

Numerous wayside exhibits, already exist at key interpretive sites and points of interest throughout the Presidio. A second phase of waysides is being installed in 2002 consistent with Presidio-wide wayside program, and additional phases will follow, pending availability of funds.

INTERPRETATION PROGRAMS

The National Park Service provides a variety of interpretive programs to visitors. These programs include traditional ranger-led walking tours, and programs at Crissy Field Center focusing on such themes as environmental stewardship, curriculum-based learning, sustainability, youth development, community involvement, public service, restoration and visitor services.

VISITOR FACILITIES

Main Post Parade Ground - The Main Post's parade ground is a key focal point for visitor activities that offers capacity for special events such as large group gatherings, including concerts, exhibits, races, runs, expositions, cultural events, picnics, rides, filming and displays. Pershing Square is located at the south end of the Parade Ground. This square hosts historic, military and ceremonial events, and interpretive demonstrations and talks.

Presidio Officers' Club (Building 50) - The former Officers' Club, located on the Main Post, is the oldest building on the Presidio. The Officers' Club was renovated and re-opened to public use in 2001. The building is used for events, gatherings, special events, performances, lectures and other festivities.

Herbst International Exhibition Hall (Building 385)- On the Presidio's Main Post, the Herbst International Exhibition Hall, renovated in 1996, is a freestanding building with 5,476 square feet of exhibition space. It offers facilities for regional, national and international exhibitions and special events and is managed by the Fort Mason Foundation. In addition to exhibit space, the Exhibition Hall offers a gift shop, food service, and staging and storage areas.

Post Chapel (Building 130)- The chapel, located on the Main Post, provides a venue for a variety of cultural and artistic events. A growing music program, interfaith ceremonies, and other cultural events are held regularly at the Presidio Chapel, sponsored by the Interfaith Center.

Golden Gate Club (Building 135)- The GGNPA manages the Golden Gate Club as a meeting, conference and special event facility. The building accommodates training classes, workshops, meetings, weddings and receptions in its three ballrooms and seven dedicated meeting rooms.

Native Plant Nursery (Building 1244)- This nursery, managed by the GGNPA, NPS, is located at Fort Scott. Full-time staff, volunteers and students propagate native plant species at the nursery, while visitors are introduced to nursery operations and propagation techniques, Presidio restoration efforts, and plant biology.

Recycling/compost center (Building 1243)- the recycling center, located at Fort Scott, is open to visitors and serves as a model facility and education site. The recycling center was established by the trust in cooperation with the San Francisco Conservation Corps. Young adults engaged in job-training collect recyclable materials from park tenants, recreation sites, and special events. A comprehensive composting program diverts organic debris from waste that would otherwise be sent to landfills. This program serves as an educational tool for visitors and school groups. The educational component of the composting program is managed in a partnership with the Golden Gate National Parks Association.

Cavalry Stables (Building 661)- The U.S. Park Police operates a stable and paddock at the Cavalry Stables for their mounted patrol. The facility itself is not open to general visitors, but it is used for NPS educational programs to tell the history of the U.S. Cavalry and the Buffalo Soldiers in the Philippine American War.

Scenic Viewing- Several places within the Presidio provide opportunities for scenic viewing. The parking area and plaza at Inspiration Point have recently been upgraded, and views of the bay enhanced through tree removal. Other key overlooks are located off Lincoln Boulevard (view of Crissy Field, the bay, and downtown) and Washington Avenue (ocean and Golden Gate). The

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World War II Memorial located above Lincoln Boulevard at Kobbe Avenue also serves as an overlook over the Pacific Ocean. (See Figure 24.)

Scenic viewing is also enjoyed by following the 49-mile Scenic Drive that winds its way through the Presidio, including through sections of the Main Post, the historic forest, and along Lincoln Boulevard.

World War II Memorial-The American Battle Monuments Commission's "West Coast Memorial to the Missing" overlooks the Pacific Ocean, in western Fort Scott. A curved wall of California granite bears the names of 412 members of the Armed forces who lost their lives in the offshore Pacific coastal waters during World War II. The memorial was dedicated on November 29, 1960, and was recently restored.

The Log Cabin (Building 1299)- This former non-commissioned officers club in Fort Scott provides space for events, meetings, and other festivities.

Pet Cemetery- The pet cemetery, located north of the Cavalry Stables under Doyle Drive, is the final resting place for pets of Army families. It has been maintained at its present size since the transfer of the Presidio from the Army.

Exhibits in Leased Buildings- Tenants in various leased buildings have developed interpretation programs and use public spaces within their buildings for exhibiting information about the building, its association with Presidio history or other park resources, or to interpret their own mission and activities. Examples include the Thoreau Center in Building 1016, which has historical photographs lining the hallways, and the San Francisco Film Institute in Building 39, which has temporary exhibitions and photographs of award-winning film directors in the hallways.

Historic Building Panels - The Trust has initiated a program in collaboration with the NPS to install historic building interpretive panels within the lobbies of recently rehabilitated buildings (non-residential). To date ___ have been completed and a second phase is under production. The goal is to complete these for all non-residential, historic buildings.

VISITOR SERVICES

Lodging- Currently, overnight lodging is not available at the Presidio to the general public; however, Buildings 40, 41, and 1028 are dormitories for participants in internship and volunteer programs.

Food Services- A variety of small food service facilities currently offer a selection of menu options at the Presidio. These include breakfast and lunch cafes, and snack facilities.

PARK-BASED PROGRAMS

Exhibitions, Events and Cultural Programs- Both the Trust and the NPS work to bring special programs and events to the Presidio for visitors. Examples of the exhibits, events, and cultural programs to date include:

- *Presidio Pasados*, an annual event commemorating the establishment of San Francisco and focusing on history, culture and archaeology;
- Memorial Day and Veteran's Day celebrations;
- Community events, such as the Halloween Parade and Haunted House, a Day of Thanks to celebrate Thanksgiving, and the Christmas Tree Lighting Ceremony;
- Folklife festivals, such as the Aloha Festival; and
- Special events, including marathons and bike rides.
- Lecture series
- Special exhibits

Tenant-based Programs- Many tenants of the Presidio sponsor programs for the Presidio in which community members, local residents, and park visitors may participate. These programs cover a range of fields, from environmental, art, music, history, and general education. The Thoreau Center in Building 1016, for instance, offers an assortment of lectures, seminars, and brown bag series for employees and the general public. The San Francisco Film Institute in Building 39 has hosted temporary exhibits in conjunction with its annual film festival.

Stewardship Programs-Natural and Cultural- The Trust, in collaboration with the NPS and GGNPA, provides volunteer stewardship programs, organizes

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volunteer workdays, offers lectures and presentations, and sponsors events and other festivities focused on natural resource protection and restoration. Three facilities currently support stewardship programs, including two Natural Resources Field offices and the Native Plant Nursery. Summer archaeology programs for students have also been held to help increase the understanding and preservation of the Presidio's history, including a program focused on the El Presidio site on the Main Post.

3.4.5 RECREATION

The Presidio contains many of San Francisco's highly valued recreation sites and popular open space areas. Some of the recreation areas within and adjacent to the Presidio are under the jurisdiction of different agencies. The NPS manages Area A of the Presidio (the beaches on the coast and bay), as well as other nearby open space areas, the City and County of San Francisco manages the Julius Kahn playground within the Presidio's boundaries, Mountain Lake Park just outside and the Marina Green and Palace of Fine Arts. Recreation opportunities range from the private and contemplative to the most active and interactive.

PRESIDIO RECREATIONAL USER GROUPS

As stated in the GMPA EIS, Presidio users can be classified into four main groups: (1) neighborhood, (2) city, (3) regional, and (4) tourist. The places visited, the length of stays, and the frequency of visits vary among the groups.

Neighborhood users live in, or immediately around, the Presidio and visit routinely. This group frequently uses the parks and playgrounds in the Presidio, particularly Mountain Lake Park and the Julius Kahn Playground.

City users are people who live or work nearby, not far from the Presidio. Many of these users walk, bicycle, or jog to the Presidio; others drive or ride the bus. Many city users visit Crissy Field or Baker Beach, and use a variety of the Presidio's trails on the weekends.

Regional users come from throughout the Bay Area to the Presidio. Their use is limited primarily to the weekends, and occurs less frequently than city or neighborhood users.

Tourists travel from all over the country and the world to visit San Francisco. The popular 49-Mile Scenic Drive leads many of these visitors along the northern and western edges of the Presidio. Many tourists stop for a short time to view the Golden Gate Bridge and the bay, but seldom focus specifically on the Presidio. Tourists who do visit the Presidio enjoy the National Park Service's William Penn Mott Jr. Visitor Center and other key features of the park, such as Crissy Field, Fort Point, the National Cemetery or the coastal defense batteries.

RECREATIONAL USES

Recreational uses range from organized to informal, and active to passive. Active sports are provided for at a variety of indoor and outdoor facilities, and are accommodated informally in larger open spaces. Hiking occurs throughout the Presidio, although some areas are closed to protect sensitive plant species and populations, to support restoration efforts, or to ensure visitor safety. Bicycling is allowed on roads and on some designated multi-use trails. Horseback riding is not allowed on the Presidio, other than by the U.S. Park Police's mounted patrol unit. The Trust requires dogs to be on leash when in Area B.

Recreational uses may also be defined on a spectrum from passive to active, from quiet reflective moments in the historic forest, to playing softball at a defined field, or enjoying a large group gathering at the Main Post parade ground after a race through the Presidio.

TRAILS AND BIKEWAYS

Currently there are nearly 37 miles of trails available for recreational use within Area A and Area B. Of those 37 miles, there are 11 miles of bicycling trails, 6 miles of multi-use trails, and 20 miles of walking/hiking trails. Ten miles of the pedestrian trails are unofficial "social trails," created by park users, but not part of the Presidio's official trail system. Existing trails in Area A and B include the Golden Gate Promenade, the California Coastal Trail, an ecology trail, Lobos Dunes Trail, and portions of the Bay Area Ridge Trail, the San Francisco Bay Trail, and the Juan Bautista de Anza National Historic Trail.

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Two heavily used trails exist in Area A: the Golden Gate Promenade and the California Coastal Trail. The Promenade provides a route from Aquatic Park to the Golden Gate Bridge. This trail follows the alignment of the San Francisco Bay Trail along Crissy Field to Fort Point offering views of the restored dune and marsh system. The California Coastal Trail links the Presidio with the coastline of California, offering three miles of trail from Baker Beach to the Golden Gate Bridge. This trail offers views of coastal bluffs of serpentine rock and sweeping vistas of the Pacific Coast. It was named the State Millennium Trail in 2000.

The Juan Bautista de Anza National Historic Trail commemorates the 1775-1776 expedition from Mexico to the Bay Area to form a presidio and mission. Three miles of trail follow the party's course from Mountain Lake to the Golden Gate. A wayside exhibit is located at Mountain Lake interpreting the expedition.

Within Areas A and B, a 2.5-mile stretch of the Bay Area Ridge Trail enters the Presidio at the Arguello Gate, and travels through the historic forest, crossing Fort Scott before reaching the Golden Gate Bridge. This scenic trail accommodates both hikers and bicyclists and is a segment of a planned 450-mile regional trail.

Bicycles are allowed on designated multi-use trails, such as the Golden Gate Promenade at Crissy Field, on portions of the Bay Area Ridge Trail, and on paved roads. Improvements have been made on some of these roads to incorporate striped bike lanes and to incorporate directional signage developed for the City of San Francisco's bicycle route system.

Currently the NPS and the Trust are collaborating on a Presidio Trails and Bikeways Master Plan. As part of this planning effort, visitor surveys were conducted to gather trail and bicyclist user data on current use patterns, desired connections, and destinations. The surveys indicate that the most frequently used trails are the Crissy Field Promenade and the Coast Trail, and that the most frequently used roads are Lincoln and Arguello Boulevards. Overall, most of the people surveyed use Presidio trailways for exercise, recreation was second. The majority of the people interviewed believed the current condition of trails and bikeways to be "good." The highest priority for

possible improvements was to improve dangerous intersections, followed by provision of clear, safe trail connections.

This master plan will identify a network of trail and road-based corridors that link building sites, natural/cultural destinations, regional trails, public transit stops, and other recreational or open space features of the Presidio. Other elements of the plan include designating bicycle lands on roads, bicycle parking/storage opportunities, periodic road closures for cycling uses, trail informational signs, and trailheads.

RECREATIONAL FACILITIES

Outdoor Recreational Facilities

A wide range of outdoor recreational facilities are currently provided at the Presidio in Area B, including court and field sport facilities, a golf course, playgrounds, picnic areas, and a group campground. The locations of outdoor recreation facilities are shown in Figure 28.

Fields and Courts-Various sport complexes ranging from baseball fields, tennis courts, basketball courts, volleyball courts, playgrounds, and multi-use fields, are spread throughout the Presidio.

Of the five baseball fields located at the Presidio, the Fort Scott area has two lit baseball fields located within the Parade Ground. Two multi-use fields (Morton Street Field and the Julius Kahn Field) and a baseball field (Paul Goode Field) are dispersed within the East Housing Planning District. These fields are unlit and are within the Tennessee Hollow watershed. The former Pop Hicks ballfield in the East Housing Planning District is closed due to remediation concerns.

Of the twelve tennis courts at the Presidio, seven are administered by the Presidio YMCA. Two tennis courts of the Fort Scott Planning District are located west of Kobbe Avenue. One of the two tennis courts now serving the Letterman Planning will be removed as part of the 23-acre LDA Center. Three tennis courts serve the Main Post. The Main Post provides one tennis court that is located next to the Presidio Bowling Center and two tennis courts off of Infantry Terrace. Within the East Housing Planning District, there is a

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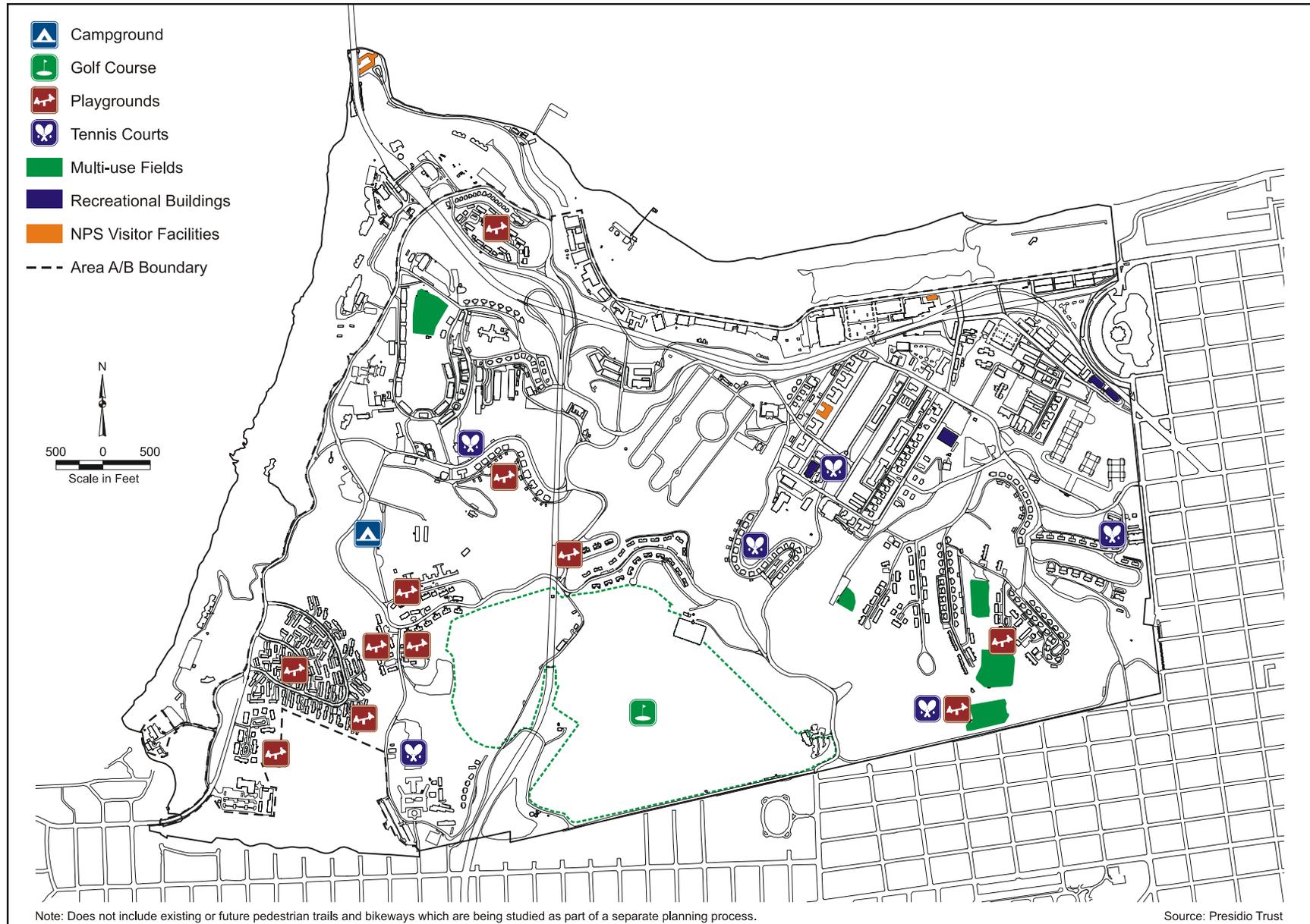


Figure 28: Recreation Facilities

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tennis court on Ruger Street and four courts at the Julius Kahn Playground, which are managed by the City and County of San Francisco. The Trust manages the tennis court north of the PSHS Planning District.

Presidio Golf Course-The 160-acre Presidio Golf Course was established in 1895 as one of the earliest golf courses on the West Coast. In 1995, the U.S. Army officially transferred the Presidio Golf Course to the stewardship of the National Park Service, and opened the course to public use. The Arnold Palmer Golf Management Company manages the course and were responsible for the construction of a new clubhouse and maintenance facilities, rehabilitation of the greens, the irrigation system, and the driving range. The clubhouse is open to the public, and offers a full service Pro Shop, restaurant and meeting space.

Julius Kahn Playground- The City of San Francisco's Department of Recreation and Parks operates the Julius Kahn Playground under a 99-year ground lease. These facilities serve Presidio residents and visitors from the surrounding area. The playground, located on West Pacific Avenue, is popular for its larger play structures, forested surroundings, and targeted programming of arts and sports activities for children and adults. A basketball court, four tennis courts, and a multi-use sports field surround the playground's two sand surface play equipment areas.

Residential Playgrounds- Twelve playgrounds and "tot-lots" are spread among the residential neighborhoods of the Presidio. East Housing offers three playgrounds; West Washington Housing has three playgrounds; and East Washington Housing provides another. Wherry housing is served by three playgrounds; Pilot's Row and Kobbe Avenue are each accommodated by one playground. These playgrounds are available to both Presidio residents and visitors.

Mountain Lake- Mountain Lake is one of the few remaining freshwater lakes in San Francisco, and is the only lake within the Presidio. Within the Presidio, Mountain Lake does not have built recreational facilities other than benches adjacent to the lake's shoreline and the Juan Bautista de Anza National Historic Trail surrounding the lake's edge. However, the lake fronts

the popular Mountain Lake Park with playground equipment, jogging trails, picnic areas, tennis courts and a Par Course operated by the City and County of San Francisco. Efforts are underway to enhance the lake and its surrounding banks to improve natural functioning systems and enhance the visitor experience.

Community Garden- The Presidio Community Garden is located in the Fort Scott Planning District on a site that served as a World War II Victory Garden. The garden was re-established beginning in 1996 by a group of residents and park employees. Garden membership is open to residents, employees, and long-time park volunteers. Currently the garden has around 20 members. Members work in an individual plot as well as communal spaces. A work party meets each month to perform garden maintenance and special projects.

Rob Hill Group Camping Area - The Rob Hill Camping District, located in the forest above the coastal bluff provides organized group camping experiences. Two campsites are maintained, holding a maximum of 30 people each. The sites contain picnic tables, barbecue grills, a spigot, and restrooms. The Trust issues camping permits. Both the Bay Area Ridge Trail and the Juan Bautista de Anza National Historic Trail pass nearby.

Picnic Areas- Various picnic areas are located throughout the Presidio. The most frequented are those at Baker Beach, Fort Point, Crissy Field, El Polin Spring, Rob Hill, Mountain Lake Park, and Julius Kahn Playground. Picnic tables are also provided outside some office buildings.

Indoor Recreation Facilities

Indoor recreational facilities that serve Area B include the Main Post Gymnasium (Building 63), Letterman Gymnasium (Building 1152), the Letterman Pool (Building 1151), and the Presidio Bowling Center (Building 93). Buildings 63 and 1151 are presently operated by the Presidio YMCA for public use.

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Some former Army recreation facilities exist, but are not currently in use. These include the now vacant Fort Winfield Scott Gymnasium (Building 1226), Fort Winfield Scott Recreation Center (Building 1387), and the Main Post Community Center (Building 122).

Presidio YMCA- In early 1997, the new Presidio YMCA merged with the Richmond district and Buchanan branches to form the Presidio Community YMCA. The Presidio YMCA rehabilitated and leased the building that was once home to the U.S. Army YMCA (Building 63). Membership in the Presidio YMCA provides access to one gym, squash and racquetball courts, and seven outdoor tennis courts throughout the Presidio. A separate facility in the Letterman Planning District contains two pools. Memberships are available to park employees and tenants as well as the general public. The YMCA also sponsors special events and overnight trips.

Presidio Bowling Center- The Bowling Center on the Main Post provides twelve bowling lanes with a snack bar and grill, jukebox, foosball table, and arcade room. Every year, approximately ten adult leagues and youth leagues regularly use the facility in addition to the general public.

PASSIVE RECREATION

Passive recreational opportunities abound at the Presidio. Lobos Creek and woodlands in the south hills provide opportunities for contemplation, natural history exploration, bird and wildflower observation, and other passive recreation experiences. Grasslands at Inspiration Point offer wildflower displays, solitude, and sweeping views of the bay, while bird watching at Mountain Lake has become a valued visitor experience. These and other open spaces create opportunities for visitors to explore the now scarce natural systems of the San Francisco region, as well as to participate in the restoration of those systems.

3.4.6 PUBLIC SAFETY

LAW ENFORCEMENT

Law enforcement services at the Presidio are provided by the U.S. Park Police (USPP) San Francisco Field Office (SFFO). At present, the USPP has an

authorized strength of 83 sworn law enforcement positions, and 33 of these authorized positions are dedicated to the Presidio. In the beginning of Fiscal Year 2001, 6 of the 33 positions were vacant.

USPP law enforcement functions include vehicle patrol, motorcycle patrol, foot patrol, horse-mounted patrol, bicycle and trail bike patrol, search and rescue, emergency medical service support, traffic safety, criminal investigations, narcotics enforcement, dispatch, emergency communications, and administrative support. Emergency calls at the Presidio have an average response time of less than three minutes, while the non-emergency response time is less than ten minutes. The Trust area of the Presidio (Area B) is divided into two beats patrolled 24 hours a day, typically each patrol beat with two patrol cars with a single officer. Currently there is no police station available 24 hours a day, only a dispatch center that can be called via 911 to report incidents.

Between March 2000 and 2001, the USPP responded to 6,452 incidents in the Presidio (including Area B and some of Area A). Approximately 15.5 percent of these incidents were classified as “selective enforcement,” which mainly include responses to citizen complaints for parking violations. An additional 10.0 percent of incidents were responses to false security alarms in Presidio buildings, and 9.7 percent of incidents were routine security checks through Presidio properties.

To augment USPP in special or unusual circumstances, the USPP has entered into a mutual aid agreement with the San Francisco Police Department (SFPD) whereby assistance will be provided by SFPD law enforcement personnel at the request of the USPP. However, since the USPP has exclusive federal jurisdiction at the Presidio, neither the San Francisco Police Department nor the California State Police have the statutory authority to lead law enforcement operations at the Presidio, including response to dangerous and volatile emergency calls (e.g., workplace or domestic violence, a hostage situation) requiring a special weapons and tactics (SWAT) team. While the SFPD would provide back up assistance under its mutual aid agreement with the USPP, the expectation by the SFPD is that the USPP will maintain first response SWAT team capabilities.

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In Fiscal Year 2001, the USPP budgeted \$3,463,000 for Presidio related operations. Approximately 90 percent of the budget was for total personnel costs (sworn officers, civilians, and overtime expenses), including funding dedicated for vacant positions. Area A of the Presidio is part of Bayside division. This division has a \$4.167 million budget with 46 FTE officers additional plus special programs revenue. Additionally, there are 6 law enforcement rangers that patrol Area A from 8 a.m. to 4 p.m.

Pursuant to an Interagency Agreement with NPS, the Trust will make a payment of \$5.95 million in Fiscal Year 2001 to the NPS as reimbursement of NPS's costs of providing law enforcement fire and safety services. Approximately \$3,463,000 of this payment is designated for law enforcement services, representing one hundred percent of Presidio-related operations. Additionally, the Trust will reimburse NPS by approximately \$190,000 toward the operation of a communications/dispatch center that supports both fire protection and law enforcement functions at the Presidio.

FIRE PROTECTION AND EMERGENCY RESPONSE

Fire protection and emergency medical services at the Presidio are provided by the NPS's Presidio Fire Department. The response area for Fire Station 1, located on the Main Post, encompasses the Presidio, upper and lower Fort Mason, and the North District of GGNRA (Fort Baker, Fort Barry, Fort Cronkhite). Fire and emergency medical calls at the Presidio have an average response time of less than three minutes. In addition, the Presidio Fire Department staffs Fire Station 2 in the Marin Headlands on a 24-hour basis. The response area for Fire Station 2 is Fort Cronkhite, Fort Barry, and Fort Baker. Station 2 provides secondary response on the Presidio as well. The Presidio Fire Department plans to move Fire Station 2 to East Fort Baker to better serve the proposed conference center and for a more central location in the areas the station serves in Marin. Current staffing levels of 6 would increase by 7 to 8 firefighters. Presidio Fire Department equipment includes 3 fire trucks, 1 quint fire truck (ladder truck with pumper), and 1 ambulance. The Presidio Fire Department has 42 authorized fire fighter positions.

To augment Presidio Fire Department forces in special or unusual circumstances, the NPS has entered into a mutual aid agreement with the San

Francisco Fire Department (SFFD) whereby assistance will be provided by SFFD personnel at the request of the Presidio Fire Department.

In Fiscal Year 2001, the total budget for the Presidio Fire Department is approximately \$3.1 million. Approximately \$2.3 million of the budget or 75 percent is supported by payments from the Trust to reimburse NPS for its costs of services pursuant to an Interagency Agreement for fire prevention and suppression services. Additionally, the Trust contributes approximately \$190,000 to the operation of a communications/dispatch center that supports both fire protection and law enforcement functions at the Presidio.