

**APPENDIX B**  
*Presidio Trust Management Plan –  
Planning Principles and District Guidelines*

# APPENDIX B

## *Presidio Trust Management Plan – Planning Principles and District Guidelines*

### **PRESIDIO TRUST MANAGEMENT PLAN – PLANNING PRINCIPLES**

1. Protect the historic character and integrity of the National Historic Landmark District while allowing changes that will maintain the site’s vitality. Rehabilitate historic buildings compatibly for adaptive and feasible uses. Protect the Presidio’s cultural landscape.
2. Evaluate for possible demolition or replacement structures that may not be cost-effectively rehabilitated or reused. Limit any replacement construction to areas of existing development. Ensure that the design and location of replacement construction are in keeping with the character and integrity of the National Historic Landmark District.
3. Rehabilitate the historic planted forest, and preserve, enhance, and manage other forested areas that provide values such as windbreaks, vistas, screening, and wildlife habitat.
4. Protect archeological resources for future research and interpretation.
5. Preserve significant Presidio collections and existing significant objects in the landscape.
6. Identify, protect, enhance, restore, and expand the Presidio’s ecosystems. Protect, establish, and manage areas of native vegetation.
7. Identify, monitor, and protect sensitive wildlife species, and restore and maintain their habitats.
8. Rehabilitate and enhance natural water resources. Manage on-site water resources to protect ground and surface water, natural wetland and riparian habitat, and water supplies for the Presidio community. Protect important native geologic and soil components.
9. Increase open space areas to enhance the park and improve the Presidio’s natural, scenic, and recreational qualities. Enhance the Presidio’s spectacular views and vistas. Maintain the Presidio’s ecological value, and the intrinsic values to the human senses and human health offered by its air quality, light, sound, and aromas.
10. Provide for safe and enjoyable recreational use of the Presidio. Improve larger open spaces for outdoor activities and play. Enhance existing recreation facilities, add play opportunities, and complement outdoor areas. Ensure a seamless network of trails and bikeways through the Presidio.
11. Collaborate with the National Park Service and other organizations to interpret the stories of the Presidio, contributing to the preservation of the park by deepening the public’s understanding of the park’s resources and history.
12. Build public commitment to preserving the Presidio’s natural, historic, cultural, scenic, and recreational resources by developing hands-on educational opportunities for visitors and volunteers.
13. By providing appropriate park programs and increasing public access, create the conditions for a diverse and thriving community of residents, tenants, and organizations who contribute to the park in different ways.
14. Perpetuate Presidio traditions and encourage visitors to participate in events and ceremonies. Provide settings for the arts and for historical and cultural programs.
15. Provide visitor orientation and consistent signage, and make access as universal as possible.

### **DISTRICT GUIDELINES**

#### ***MAIN POST***

#### ***Guideline for Spatial Organization and Land Patterns***

- Maintain the Main Post as the "heart of the Presidio" through rehabilitation, reuse, and interpretation of historic buildings, open spaces, and archeological resources. Consider selective placement of compatibly-

# APPENDIX B

## *Presidio Trust Management Plan – Planning Principles and District Guidelines*

scaled infill construction and/or landscape treatments to strengthen the articulation of the historic open spaces and provide a rich visitor experience.

### ***Guidelines for Buildings and Structures***

- Research, protect, enhance, and interpret the significant archeological resources of El Presidio as a more visible element of the Main Post.
- Through coordinated rehabilitation of buildings and adjacent historic landscapes, retain and enhance the key historic building clusters, streetscapes, and neighborhoods that define the Main Post.
- Re-establish historic connections between buildings and their associated parade grounds and open spaces.
- Orient new buildings or structures to reinforce the historic framework and layout of the Main Post. Scale, massing, height, materials, and color of infill construction must be compatible with the character of adjacent buildings. Maximum height should be no more than 30 feet to 45 feet.

### ***Guidelines for Open Space/Vegetation/Views***

- Retain and enhance historically significant open spaces such as the El Presidio plaza, the Civil War-era Old Parade Ground, the Main Parade Ground, and Pershing Square; designed landscape features such as the historic Alameda entrance; and streetscapes such as Infantry Terrace, Halleck Street, Funston Avenue and Montgomery Street, and the Presidio Chapel landscape.
- Restore the Main Parade Ground and reinforce the edges of historic open spaces through new design features.
- Commemorate and/or delineate the location of significant historic elements of the Main Post such as the El Presidio walls and building footprints and the Alameda entrance.

- Improve pedestrian and visual connections between the Main Post and Crissy Field (Area B). Reinforce the historic connection along Halleck Street. Incorporate an open space connection to Crissy Field (Area B) as part of the planning for reconstruction of Doyle Drive.
- Maintain small structures and symbolic objects, such as the Centennial Tree located on the Main Parade Ground, the cannons, and the flagpole, that evoke a sense of the Main Post’s history.
- Re-establish historic views and visual connections, such as those between Infantry Terrace and the Main Parade Ground. Retain and enhance views from the Main Post to the bay.

### ***Guidelines for Circulation and Access***

- Simplify the road network, clarify the circulation system, and establish a hierarchy of routes at the Main Post, maintaining Lincoln Boulevard and Arguello Boulevard as the primary entrance roads to the post.
- Retain the historic Halleck Street connection to Crissy Field, and enhance this connection for pedestrian use.
- Consider removal or reduction in size of large surface parking lots. Consider options for parking to serve visitors and tenants. Locate smaller surface lots near buildings they serve.
- Develop a pedestrian and bicycle path network and connect key points within the Main Post. Consider limiting automobile traffic to re-establish “El Presidio” as a pedestrian zone.
- Develop a transit hub for internal shuttle and regional transit connections in an accessible and recognizable place at the north end of the Main Post.

## APPENDIX B

### *Presidio Trust Management Plan – Planning Principles and District Guidelines*

#### **CRISSY FIELD**

##### ***Guideline for Spatial Organization and Land Patterns***

- Preserve the historic line of buildings along Mason Street at the east and west ends. Reinforce the context of the historic airfield. Reinforce the southern Mason Street edge, in areas set apart from the historic clusters, through modifications or replacement of existing non-historic buildings or other site improvements. Protect and restore remnant natural systems (including coastal bluffs) to the greatest extent possible.

##### ***Guidelines for Buildings and Structures***

- Rehabilitate historic building clusters and their landscapes to re-activate the Mason Street edge along the historic airfield.
- Ensure that new buildings or building additions are compatible with adjacent historic buildings in scale, massing, and materials, and that their design integrates the historic relationship of indoor and outdoor spaces.
- Site any new buildings or building additions in a manner that respects historic Mason Street and other aspects of the historic context.
- Protect steep bluff slopes. Preserve views to and from the bluffs and Main Post by keeping the height of any new buildings or building additions below the bluff profile (30 to 45 feet).
- In the siting of new buildings and site improvements, consider and assess effects on both known and as-yet unknown archeological sites at Crissy Field (Area B).

##### ***Guidelines for Open Space/Vegetation/Views***

- Create safe and inviting open space connections between Crissy Field (Area B) and other parts of the park (i.e., Main Post, Letterman, and Fort Scott).

- Preserve Mason Street as an open streetscape with expansive views. Retain the "open" setting and feel of Crissy Field; limit the introduction of vast, new landscape plantings.
- Explore options for open space connections between the Main Parade Ground at the Main Post and central Crissy Field (Area B) as part of Doyle Drive's reconstruction.
- Reconstruct Doyle Drive to preserve views to and from the bluffs and Main Post, and maximize views along Halleck Street, Tennessee Hollow, and from the Cavalry Stables.
- Preserve the hollow at McDowell Avenue (where the Cavalry Stables are located) as a grassy, open clearing surrounded by forested steep slopes.
- Protect and restore the ecological communities on the western bluffs.

##### ***Guidelines for Circulation and Access***

- Maintain historic Mason Street as the primary east-west circulation spine at Crissy Field (Area B) and enhance pedestrian and bike access.
- Enhance pedestrian connections to the Main Post, the Letterman complex, and the Cavalry Stables.
- Enhance access with transit links to the rest of the Presidio and the city.
- Consider establishing new parking areas for Crissy Field and Main Post visitors in locations that are unobtrusive yet readily accessible to activity areas.

#### **LETTERMAN**

##### ***Guideline for Spatial Organization and Land Pattern***

- Re-establish the active character of the historic hospital district by rehabilitating the Thornburgh Road/Gorgas Avenue buildings and restoring key open spaces. Consider compatible infill construction to

# APPENDIX B

## *Presidio Trust Management Plan – Planning Principles and District Guidelines*

reinforce the historic character and density of the district. Enhance connections to adjacent planning districts.

### ***Guidelines for Building and Structures***

- Retain and reinforce the fine-grained historic building patterns of the district.
- Orient new buildings parallel to the street in keeping with the rhythm and character of historic buildings. Any new building forms should be simple and functional in the tradition of military architecture found at Letterman and throughout the Presidio.
- Ensure that any new buildings or building additions respect the historic building setting, scale, and design principles (e.g., rectangular building arrangements enclosing outdoor courtyards, slender hallways or breezeways between buildings). Scale, height, massing, color, and materials of new construction should be compatible with historic building clusters. Maximum height should be between 30 feet to 45 feet.
- Ensure that infill buildings in the western historic portion of the site respect the edge of the historic former Letterman Hospital courtyard.

### ***Guidelines for Open Space/Vegetation/Views***

- Ensure that planning and design efforts consider connections and relationships to adjacent districts – the Main Post and Crissy Field (Area B).
- Design new landscape elements in keeping with historic character-defining elements. Consider new plantings as a part of the overall design of the site to articulate and better define historic open spaces and entry sequences.
- Maintain or restore the following formal spaces as key components of the Letterman open space system: the seven-acre park in the 23-acre Letterman Digital Arts Center complex, the former Letterman Courtyard (currently a parking lot), the historic hospital's entry and formal

landscape, and the historic street and pedestrian corridor along O'Reilly Avenue.

- Restore and protect Tennessee Hollow as a vibrant ecological corridor and a unique backdrop to the developed environment of the Letterman district. Coordinate restoration of Tennessee Hollow with future planning for the Main Post, Crissy Field (Area B), Doyle Drive, and the Letterman district to ensure that the corridor provides an ecologically rich and complex buffer between planning districts.
- Locate any new buildings to preserve and frame historic views. Important view corridors include those oriented toward the Palace of Fine Arts and along Thornburgh Road toward the Golden Gate Bridge and the city skyline.

### ***Guidelines for Circulation and Access***

- Retain the historic Lombard Gate entrance as a primary, formal entrance for park visitors.
- Ensure that a compatibly-designed new entrance from Doyle Drive serves as the main vehicular entry for tenants and visitors to the Letterman complex.
- Ensure that the orientation of streets and buildings respects the orthogonal grid and historic patterns of spatial organization.
- Preserve Gorgas Avenue as a link to Crissy Field (Area B) and as the primary access for employees of the Letterman Digital Arts Center.
- Re-establish the historic pedestrian entry at Chestnut Street and provide access for pedestrians and bicycles (no vehicles) at the historic Greenwich Street entry.

## APPENDIX B

### *Presidio Trust Management Plan – Planning Principles and District Guidelines*

#### **FORT SCOTT**

##### ***Guideline for Spatial Organization and Land Patterns***

- Protect and enhance Fort Scott’s historic ensemble of buildings and landscapes. New uses should be compatible with the retreat-like character of Fort Scott.

##### ***Guidelines for Buildings and Structures***

- Rehabilitate historic buildings at Fort Scott and maintain the integrity of existing historic clusters.
- Allow infill construction only areas that are well removed from the historic parade ground. Avoid any construction that would adversely affect the surrounding historic forest, an important part of Fort Scott’s visual setting.
- Minimize disturbance of existing grades, avoid impacts on important views from the historic core, and ensure that new construction responds to the general scale and character of the district’s buildings. Maximum building height should be between 30 feet to 45 feet.

##### ***Guidelines for Open Space/Vegetation/Views***

- Restore the parade ground to its original configuration and re-establish it as the district’s main gathering place.
- Relocate the ball fields at the northern end of the parade ground and restore the historic parade ground to a gently sloping lawn.
- Preserve and rehabilitate significant historic landscape features, including the formal landscape adjacent to Wool Court.
- Maintain and enhance low trees and shrubs to provide a buffer against Doyle Drive.

- Selectively remove non-historic trees and landscape features, consistent with the *Vegetation Management Plan*, to re-establish views and Fort Scott’s historic visual connection to the Golden Gate, San Francisco Bay, and the coast.
- Restore natural resources along Dragonfly Creek, as well as wetland and rare plant habitat northeast of the Fort Scott parade ground.

##### ***Guidelines for Circulation and Access***

- Clarify and simplify vehicular, bicycle, and pedestrian access to create clear and safe traffic patterns at Fort Scott. Maintain low-key access with primary emphasis on pedestrians and bicycles.
- Establish safe, clear, and distinct access from Lincoln Boulevard into the district.
- Provide pedestrian connections to adjacent residential clusters, including North Fort Scott, and to coastal areas. Provide safe pedestrian and bicycle access to the Golden Gate Bridge.
- Where possible, limit parking to smaller lots at the periphery of the built areas of Fort Scott.

#### ***PUBLIC HEALTH SERVICE HOSPITAL DISTRICT: RESIDENTIAL AND EDUCATIONAL COMMUNITY***

##### ***Guidelines for Spatial Organization and Land Patterns***

- Maintain the historic patterns of development, primarily on the lower plateau. The formal placement of buildings around open spaces and the definition of open space and streets through plantings should be retained. Infill construction should respect historic spatial relationships, scale, and orientation of buildings.
- Enhance open space and preserve natural processes for a functioning ecological system on the upper plateau below the Nike Missile site.

# APPENDIX B

## *Presidio Trust Management Plan – Planning Principles and District Guidelines*

### ***Guidelines for Buildings and Structures***

- Maintain the historic character of the site. In concert with historic building rehabilitation, cluster additions and/or replacement construction onto compact sites, close to existing buildings, to reinforce the campus-like setting.
- Ensure that any replacement construction is secondary to the former hospital as the predominant building in the complex.
- Ensure that new construction is compatible in scale, massing, height, color, and materials with the historic buildings in the area. Maximum heights should be between 30 feet to 45 feet for outbuildings and 70 feet for buildings adjacent to the main hospital.

### ***Guidelines for Open Space/Vegetation/Views***

- Rehabilitate and restore the upper plateau, below the Nike Missile site, as native plant habitat. Accommodate compatible recreational uses elsewhere consistent with protection of the natural resources.
- Respect the natural and historic terrace landform of the district. Major regrading and construction on slopes should be avoided.
- Protect Lobos Creek, the Presidio’s drinking water source, and direct stormwater runoff away from the adjacent watersheds of Lobos Creek and Mountain Lake.
- Consider planting as part of the overall design of the site to articulate and better define historic open spaces and entry sequences.
- Preserve and enhance view corridors and panoramic viewsheds both from and to the site. Significant views include Mountain Lake from Wyman Terrace, and Lobos Creek Valley from the western edge of the site, as well as sweeping views of the city and ocean from the upper plateau.
- Restore natural resources, and protect and enhance wetland and endangered species habitat.

- Locate new replacement construction to protect and preserve views and vistas.
- Protect and commemorate the former Marine Cemetery.

### ***Guidelines for Circulation and Access***

- Maintain 14th and 15th Avenues as the main access; consider a one-way couplet for vehicles using these streets. A secondary entry should be promoted along Battery Caulfield Road to accommodate traffic coming from within the Presidio.
- Ensure that bike and pedestrian trails connect to the network of nearby local and regional trails.
- Minimize traffic impacts from new uses at the site.
- Enhance public access through improved mass transit options, both within the Presidio and via links to city transit.

## ***EAST HOUSING DISTRICT: RESIDENTIAL NEIGHBORHOOD AND NATURE’S REFUGE***

### ***Guideline for Organization and Land Patterns***

- Re-establish a clear distinction between historic housing on the high ground and open space in the valleys through selective removal of some non-historic housing and restoration and enhancement of Tennessee Hollow creek tributaries.

### ***Guidelines for Buildings and Structures***

- Maintain the historic orientation of housing that parallels slopes or follows ridgetops and is not located in the lowlands or valley bottoms.
- Protect existing natural resource integrity and function through site enhancement.

## APPENDIX B

### *Presidio Trust Management Plan – Planning Principles and District Guidelines*

- Ensure that any replacement housing reinforces and complements existing street patterns and conforms to existing contours, with no major regrading or leveling.
- Ensure that any replacement housing is responsive to existing historic typologies. Garages and outbuildings, if included, should be located at the back of buildings, with access from existing alleys, where possible.
- For building additions and replacement housing, ensure that building height, color, and materials are compatible with those of the adjacent historic cluster. Maximum building height should be between 25 feet to 35 feet.
- Eliminate redundant road segments to limit road crossings of Tennessee Hollow.
- Improve pedestrian connections among housing clusters, and between playing fields and other destinations throughout the Presidio.
- Rehabilitate Lover’s Lane as part of the Presidio-wide trail system.

### ***SOUTH HILLS DISTRICT: OUTDOOR RECREATION AND WOODLAND RETREAT***

#### ***Guideline for Spatial Organization and Land Patterns***

- Connect the Presidio’s remnant ridgetop open space by restoring and rehabilitating native and forested landscapes and by removing non-historic housing.

#### ***Guidelines for Buildings and Structures***

- Prohibit new construction in the South Hills, other than small structures to serve the visitor and management needs of the park.
- Locate required small structures (such as visitor bathrooms) to serve park users in a manner compatible in scale, massing, height, material, and color with the natural setting.
- Remove supporting infrastructure, as feasible, as part of building demolition in those areas planned for ecological restoration.

#### ***Guidelines for Open Space/Vegetation/Views***

- Carry out *Vegetation Management Plan* (VMP) provisions for rehabilitating and restoring the Presidio forest and native plant areas; pursue restoration of native plant communities where housing is removed along West Washington Boulevard.

#### ***Guidelines for Open Space/Vegetation/Views***

- Retain and reinforce the historic planting of streetscapes in the East Housing district. Enhance neighborhood character through compatible landscape improvements.
- Protect, restore, enhance, and monitor the Tennessee Hollow watershed by removing fill material and some non-historic housing, daylighting creeks, and restoring native plant communities. Maximize natural processes where feasible.
- Protect wetlands and other natural resources by locating any replacement housing with sufficient offset buffers to minimize impacts and by maintaining appropriate setbacks for a parallel trail system.
- Maintain historic views and view corridors. Manage vegetation on slopes below housing sites, public streets, and trails to maintain views out to the bay while protecting natural resources. Ensure that reforestation maintains views into the historic forest along Presidio Boulevard.

#### ***Guidelines for Circulation and Access***

- Retain the historic road pattern in the East Housing district. Proposed future changes should use or expand on this pattern and its related system of alleys, parking, and garages.

## **APPENDIX B**

### *Presidio Trust Management Plan – Planning Principles and District Guidelines*

- Maintain and improve historic and scenic views of the adjoining city, San Francisco Bay, and the Pacific Ocean from within the Presidio and from surrounding neighborhoods.
- Remove the Wherry Housing complex (Baker Beach Apartments) in phases, restore native plant communities, and expand the remnant adjacent central dune shrub habitat as indicated by the VMP.

#### ***Guidelines for Circulation and Access***

- Remove abandoned roads, parking areas, and driveways at the Wherry Housing complex (Baker Beach Apartments) when housing is removed; re-vegetate these areas or convert them to trail use.
- Establish a comprehensive system of paths and trails with clearly marked trailheads.
- Ensure that small parking areas provide convenient parking for visitors using trails and other recreational amenities along the ridge