

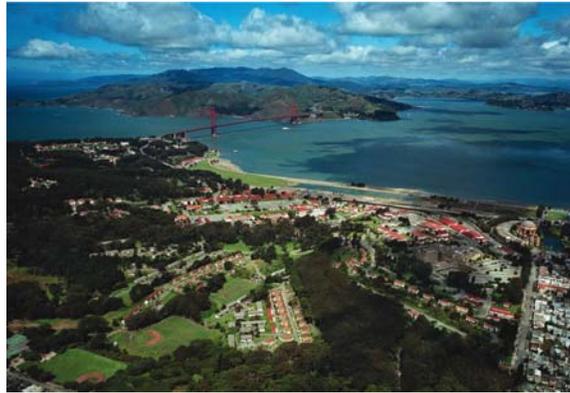
Chapter Three - Planning Districts: Concepts & Guidelines



"Preservation of the cultural and historic integrity of the Presidio for public use recognizes its significant role in the history of the United States." Presidio Trust Act

The Presidio is a varied and compelling place. The Presidio Trust must respect the variety and richness of this place, ensuring that it endures and is accessible for generations to come.

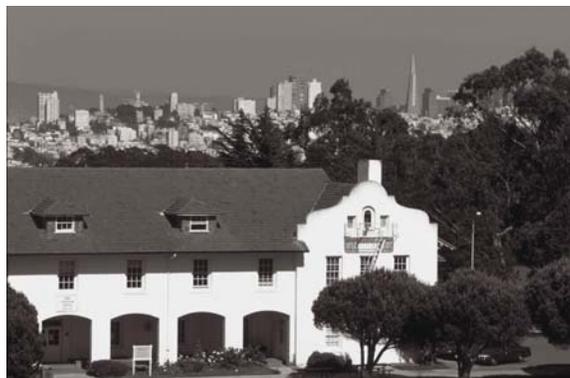
This chapter sets forth specific planning concepts and guidelines for Area B's seven planning districts. The concepts and guidelines correspond to the varied characteristics of the districts, and will inform future land use and implementation decisions.



THE PRESIDIO VIEWED FROM THE SOUTHEAST, 2001

The seven planning districts are illustrated in Figure 3.1 (Future Land Use): 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 *General Management Plan Amendment* (GMPA) and have been refined to reflect the Presidio Trust's jurisdiction over 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.

The existing features of each district will guide the preferred mix of uses and dictate the general character of the area. Land use preferences for each district are expressed in terms of a general mix of uses, and in some cases a preferred set of uses for individual buildings or sub-districts. These land use preferences are long-term goals, and their implementation will inevitably depend on the cost of building rehabilitation, the ability to interest potential tenants, and other factors. Should potential uses prove infeasible in the near term, other uses will be considered as long as they do not compromise either the general character of the district or the ability to accommodate a preferred use if it became feasible at a future date.



FORT SCOTT AGAINST THE SAN FRANCISCO SKYLINE

DISTRICT CONCEPTS AND GUIDELINES

This chapter presents the planning concepts and planning guidelines for the seven planning districts.

The Planning Concept section for each district describes the district's character, land use, and open space, as well as accessibility and circulation. The planning concepts are closely related to the GMPA; each will be an important guide for future planning and building use decisions.

The Planning Guidelines section identifies the key character-defining features of the district and establishes guidelines for future changes, including potential new construction, to ensure compatibility with National Historic Landmark District. These guidelines conform to *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. The planning guidelines address overall spatial organization and land patterns, buildings and structures, open space, vegetation, views, and circulation and access.

Land Use Preferences

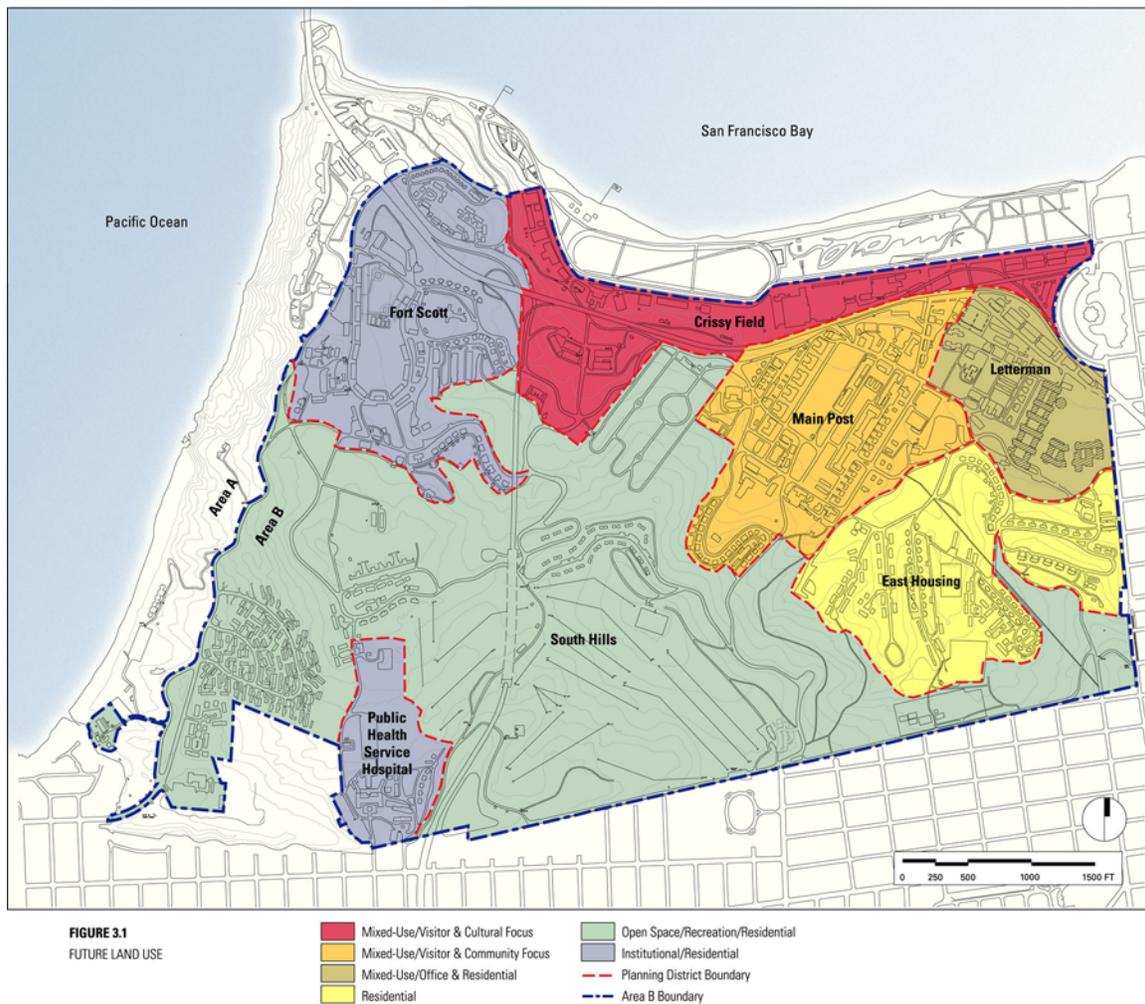


FIGURE 3.1
FUTURE LAND USE

Main Post*Heart of the Presidio/Visitor and Community Center*

The Main Post will continue to be a focal point for visitor orientation as well as a community center where people live, work, and enjoy themselves. The district's rich historic buildings and landscapes will be preserved, the historic parade ground re-established, and other outdoor spaces rehabilitated.

Crissy Field (Area B)*Bayfront Recreation and Cultural Destination*

The Trust will undertake site enhancements and historic building rehabilitation in Area B of Crissy Field to accommodate uses and visitor amenities that complement the spectacular bayfront park of Area A. Important open space will be retained and natural resources will be protected. Some non-historic buildings may be retained and reused.

Letterman*Residential and Working Campus*

The Letterman district will be home to the Letterman Digital Arts Center, occupied by one of the country's most creative and innovative enterprises. A blending of the old and new, the district will continue to offer a mix of office and residential uses. Rehabilitation of open spaces will reinforce the campus feeling.

Fort Scott*Contemplative Retreat*

The Trust will preserve Fort Scott's rich collection of historic buildings and landscapes in a manner that retains the district's contemplative setting. Preferred uses will include educational and conference facilities as well as complementary lodging, housing, and support services.

Public Health Service Hospital*Residential and Educational Community*

Residential and educational uses will be sought for historic buildings in the former Public Health Service Hospital district. Habitat for rare and unique plant and wildlife species will be protected and enhanced.

East Housing*Residential Neighborhood and Nature's Refuge*

The East Housing planning district will continue to be primarily residential. The Tennessee Hollow riparian corridors will be restored, and some non-historic housing will be removed if required to restore natural systems. Open space and forested areas will be preserved to provide wildlife habitat and a peaceful refuge for visitors.

South Hills*Outdoor Recreation and Woodland Retreat*

A significant amount of non-historic housing and associated streets in this district will be removed over time to restore open space and natural systems, and to improve the quality of the visitor experience. The district will be a setting for contemplation, education, research, and recreation. A limited amount of housing will remain.