

FORT SCOTT DISTRICT: CONTEMPLATIVE RETREAT

PLANNING CONCEPT

Fort Scott's tranquil atmosphere is conducive to educational pursuits and the exchange of ideas. The Presidio Trust will welcome a tenant or mix of organizations to occupy the historic buildings and activate the formal open spaces. Many of Fort Scott's facilities may be used for conferences and education, and may have a strong residential component. Preservation of Fort Scott's rich collection of historic buildings and landscapes will, however, remain the priority.



FORT SCOTT'S COLLECTION OF HISTORIC BUILDINGS AND ITS CAMPUS-LIKE SETTING WILL BE PRESERVED

Character, Land Use, and Open Space

Fort Scott has no direct entrance and is surrounded by historic forest. It is a place of quiet beauty with a strong sense of history. Built in 1912 as a coastal artillery subpost, it contains 157 buildings, most of which are historic. The buildings are grouped in a campus-like setting and include barracks, offices, warehouses, and four separate housing clusters that are mostly vacant. (See Figure 3.5.) Developed along a broad ridgeline and plateau close to coastal defense positions, Fort Scott provides expansive views of the bay and city. Its remote setting is bounded by the historic forest to the south, scenic coastal landscape and historic defensive batteries in Area A to the west, and the Golden Gate Bridge to the north.

The district's setting and distinctive Mission Revival architecture make Fort Scott suited for education, conferences, and applied research with supporting housing, lodging, and offices. The preferred land use for Fort Scott will be an organization or group of organizations devoted to research, policy development, education, and related activities, complemented by a strong residential component. If feasible, these activities will be accommodated in some of the rehabilitated historic barracks framing the parade ground. Other uses that may be compatible within the district's campus-like and community setting include conference space, lodging, recreation, office, community-serving retail, and maintenance facilities. The restored parade ground will remain a prominent outdoor space for Fort Scott. Future detailed site planning will consider relocation of the non-historic ball field. Some new infill development near historic buildings could be considered if necessary for the proposed new uses. Any new construction would be carefully sited and designed to preserve Fort Scott's historic character and setting.

Existing housing will be rehabilitated; the historic cluster of Pilots Row housing will be protected. Future planning efforts may consider replacing or partially replacing and converting non-historic housing at North Fort Scott with more efficient and compatible housing outside of the district's "historic core."

Historically, Fort Scott was established to maintain the coastal and harbor defenses of the Golden Gate. The district's historic batteries, associated earthworks, ancillary structures, and landscape will be preserved and used to interpret the coastal defense story.

Consistent with the GMPA, some of the Golden Gate Bridge District's maintenance functions may be relocated from the Golden Gate Bridge toll plaza to the area just south of Highway 101, allowing modifications in the toll plaza area (Area A) that would enhance scenic views of the Golden Gate Bridge. This proposal would require new construction in Area B, and would be subject to future planning in collaboration with the Bridge District and the National Park Service. An assessment of potential impacts on adjacent natural and cultural resources would be part of that planning effort.

The overgrown gardens and landscape features of the district will be rehabilitated. Other important landscape features, including historic roads, paths, retaining walls, and individual gardens, will be preserved. Remnant natural systems, including Dragonfly Creek, will be managed to restore their environmental integrity as much as possible, and rare plants and their habitat will be protected and enhanced.

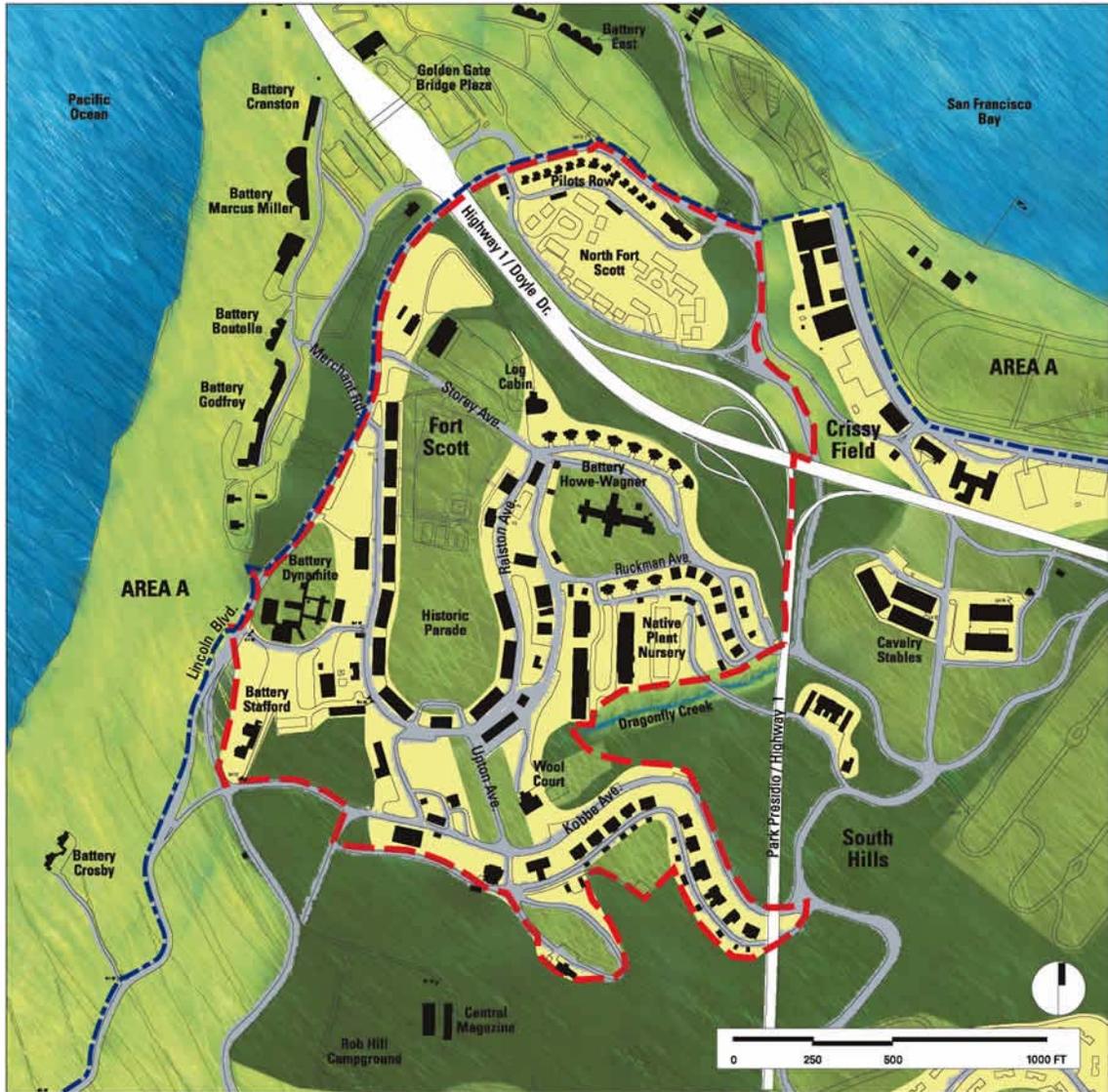
Access and Circulation

Most visitors enter Fort Scott from Lincoln Boulevard, which provides direct access to the historic parade ground. The major intersection at Merchant/Lincoln Boulevard/Storey Avenue will be improved to increase safety. Secondary access will continue along the curvilinear residential streets that meander through the district. Through-traffic will be discouraged by closing some roads and encouraging use of alternate modes of transportation.



FORT SCOTT IS SET AGAINST THE DRAMATIC BACKGROUND OF THE GOLDEN GATE BRIDGE AND THE MARIN HEADLANDS

The road system at Fort Scott will be simplified by removing some roads, improving intersections, and installing a wayfinding system. Parking for non-residential uses will be provided in small parking lots behind buildings or at other locations away from the parade ground. A major pedestrian pathway that lines the parade ground in front of the barracks will be retained. Other improvements may include a pedestrian connection to North Fort Scott via Lincoln Boulevard, and possibly a pedestrian crossing under or over the reconstructed Doyle Drive.



- Generalized Areas of Development
- Historic Building
- Non-Historic Building
- Planning District Boundary
- Area B Boundary

Planning District Area	132 acres
Existing Total Building Area	800,000 square feet
Maximum Permitted Building Area	up to 900,000 square feet
Maximum Demolition	70,000 square feet
Maximum New Construction	170,000 square feet
Land Use Preferences	educational/conference, residential, offices, lodging, and support services

FIGURE 3.5

FORT SCOTT - CONTEMPLATIVE RETREAT

- Restore the parade ground and reestablish it as the district's main gathering place.
- Rehabilitate historic buildings with respect to their setting and historic cluster arrangement.
- Rehabilitate historic gardens and landscape features.
- Preserve and enhance Dragonfly Creek and other natural resources in the area.
- Preserve and interpret for visitors the historic batteries and coastal defense structures.
- Consider increasing the density of, or replacing, non-historic housing in North Fort Scott behind Pilots Row.
- Simplify the road system and enhance pedestrian connections to adjacent areas.
- Ensure that any new construction is sited and configured to be compatible with the historic district.

PLANNING GUIDELINES FOR FORT SCOTT DISTRICT

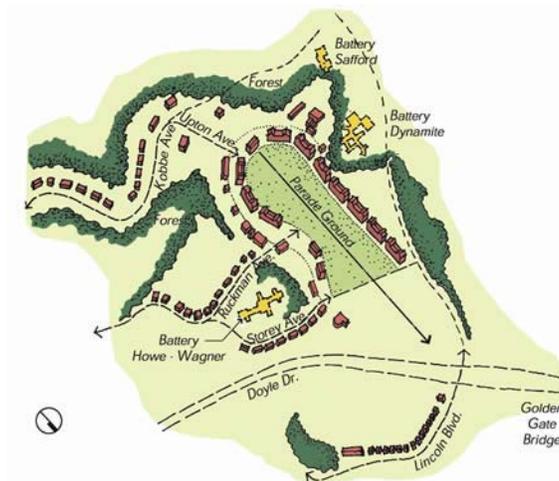
1. Spatial Organization and Land Patterns

Horseshoe-Shaped Parade Ground. Fort Scott is defined by a large, horseshoe-shaped parade ground that opens gracefully toward the Golden Gate and is surrounded by stately Mission Revival barracks. The consistent scale and features of these buildings create a unified ensemble backed by an outer ring of utilitarian structures out of view from the central parade. Together, the buildings form a network of inter-linked outdoor spaces.

Remote Location. The contemplative quality of Fort Scott is enhanced by its remote location, its commanding view of the Golden Gate, and the backdrop of the mature historic forest. The district's retreat-like character is unique among the Presidio's developed areas.

SPATIAL ORGANIZATION AND LAND PATTERNS GUIDELINE

- 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.



PRIMARY ORGANIZATION AROUND DISTINCTIVE HORSESHOE-SHAPED PARADE GROUND, OVERLOOKING THE GOLDEN GATE



A CONCEPTUAL SKETCH ILLUSTRATING THE HISTORIC STRUCTURES OF FORT SCOTT IN ACTIVE USE

2. Buildings and Structures

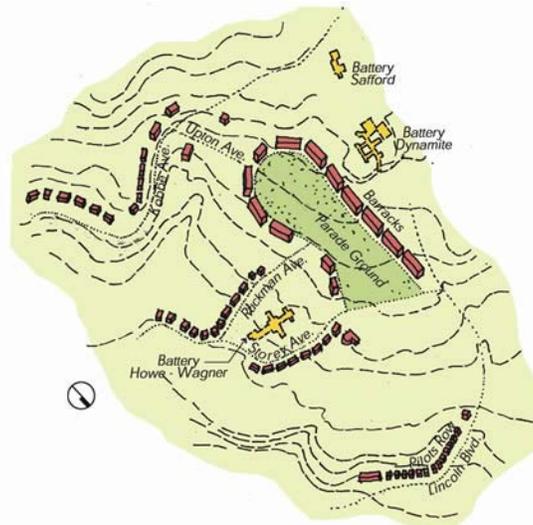
Mission Revival-Style Barracks. The parade ground's barracks, with their unadorned white stucco walls, decorative parapets, and red tile roofs, create a striking backdrop to the parade ground. The 1912 barracks ensemble, one of the first examples of military use of the Mission Revival style, remains largely intact. Surrounding utilitarian buildings are architecturally compatible and mimic the barracks' style, color, and character.

Historic Hillside Houses. Four clusters of historic houses (Kobbe Avenue, Storey Avenue, Ruckman Avenue, and Pilots Row) are set along the sloping terrain east of the parade ground. Each cluster is composed of a family of buildings similar in building type, scale, massing, height, materials, and color.

Historic Batteries. The historic batteries that adjoin Fort Scott to the west and north define the historic context of this former coastal artillery post. Their characteristic earth-bermed structures and minimally visible concrete bulkhead entries and lookout towers are key features. Over the years, vegetation has further hidden the battery installations from view.

GUIDELINES FOR BUILDINGS AND STRUCTURES

- Rehabilitate historic buildings at Fort Scott and maintain the integrity of existing historic clusters.
- Allow infill construction only in 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.



REPETITIVE BUILDING FORMS THAT FOLLOW TOPOGRAPHY

3. Open Space/Vegetation/Views

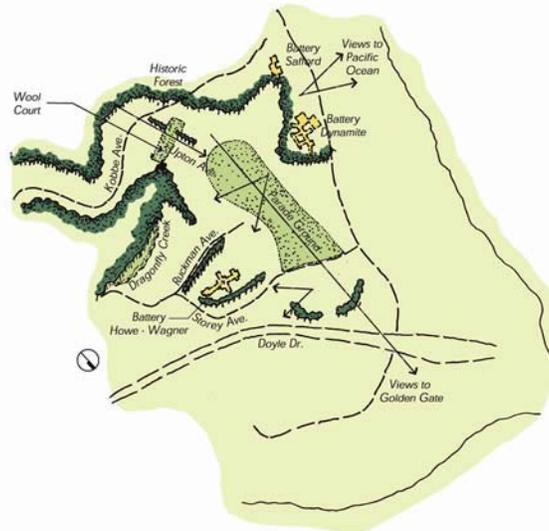
Parade Ground Overlooking the Golden Gate. Fort Scott's parade ground, with its gently sloping grassy field and informally planted Monterey cypress trees at its perimeter, is a commanding space, the quality of which is presently compromised by a number of non-historic obstructions, including ball fields, high fences, lighting poles, and a large open parking lot north of Storey Avenue.

Forest Backdrop. The mature forest canopy enhances the retreat-like character of the district and also provides rich pockets of habitat for raptors, migratory songbirds, and other bird species.

Formal Landscape and Natural Elements. The district contains a variety of historic landscape features such as formal gardens, walkways, vistas, retaining walls, and horticulture plantings. These features date from different periods and are largely overgrown. Dragonfly Creek, located near Kobbé Avenue adjacent to Wool Court, is the only major remnant natural system at Fort Scott. The district also contains a population of San Francisco owl's clover, a rare plant species.

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.

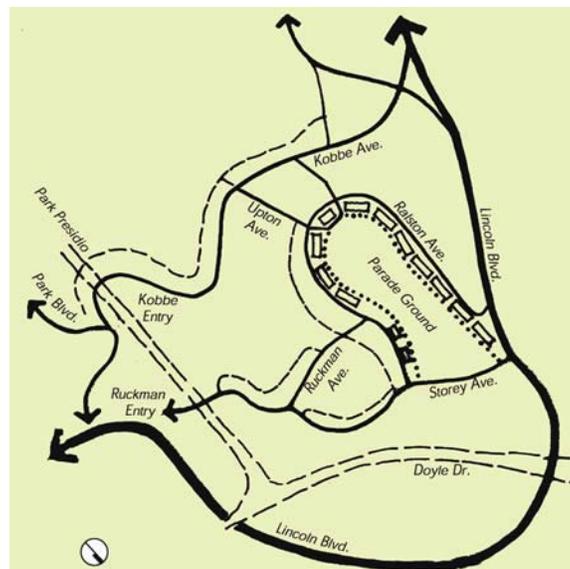


PRESIDIO FOREST SURROUNDING GRASSY CENTRAL PARADE GROUND

4. Circulation and Access

Meandering Roads and Hidden Entries. Fort Scott's obscured entries and curving roads are character-defining features of its circulation system. The meandering approach through the forest creates an air of the unexpected and slows traffic. A hierarchy of roads provides access to Fort Scott. Primary vehicular access is from Park Boulevard and Lincoln Boulevard.

Emphasis on Pedestrian Spaces. The parade ground's pedestrian promenade provides a clear path connecting the buildings and adjacent parade ground. The heart of Fort Scott is relatively free of parked cars. Service streets provide access to parking areas, organized in small pockets at the periphery of the district.



MEANDERING ENTRY ROADS THAT REINFORCE SENSE OF SECLUSION

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.