

**Presidio Trust Implementation Plan
Public Scoping Workshop – July 12, 2000**

SUMMARY OF PUBLIC SCOPING COMMENTS

The Presidio Trust (Trust) has begun a planning and environmental review process to update the 1994 General Management Plan Amendment (GMPA) for the portion of the Presidio of San Francisco under the Trust's jurisdiction (Area B). On July 12, 2000, the Trust held a public scoping meeting under the National Environmental Policy Act (NEPA) to introduce the proposal to update the Presidio plan and to take public comment on the proposal. Comments have been grouped and summarized according to the topic areas of the 9 workstations set up at the July 12 NEPA scoping workshop, and comments received at and after that workshop are summarized below.

GMPA Implementation

- *GMPA Compatibility.*

There are eight comments in this area.

Four comments state that no change (from the GMPA) should be made regarding what is considered historic and therefore in need of preservation.

Two comments point out an inherent incompatibility between the objectives of the GMPA and the Trust Act. One of these calls for Congress to revise the Trust Act.

Two comments suggest that the PTIP process should demonstrate how the objectives of the GMPA would be met.

- *Overall Vision.*

There are twenty comments in this area.

Nine comments discussed the GMPA vision of, "developing the Presidio as a global center of sustainability" as the desired central theme for the long-term vision.

Four comments additionally specified the vision as creating a center for addressing the world's most critical environmental, social and cultural problems.

Five comments expressed concern about the Presidio Trust "selling out" to corporate interests, becoming overly commercialized or turning the Presidio into a business park.

Two comments say that only tenants that are dedicated to the GMPA should be allowed into the park.

One comment suggested that new "problems" that have arisen, like the loss of non-profits from San Francisco should be examined.

Resource Preservation

Natural Resources

- *Trees.*

There are nine comments in this area.

Five comments say not to cut trees

Three comments say to diversify the tree species and add trees.

One says to replace historic trees in-kind.

One said the following; "Priorities should be (in order of importance) clean up toxic waste, preserve endangered plants, don't cut trees down unless threatening a species directly, and don't cut down dead or old trees (habitat destroying)".

- *Native Plants/Nursery.*

There are fourteen comments in this area.

Six comments recommend an increase of native habitat and an increase of restoration activities. Of these, three specifically mentioned Wherry Housing as an area to restore to a coastal dune community after building demolition has occurred.

Three comments praised the existing Native Plant Nursery, and one questioned the need for developing an additional nursery.

Two comments called for increased public education about native plant restoration.

One comment emphasized the urban nature of the park and called for a mix of uses.

One comment recommends a program to mitigate the feral animal population to protect the native wildlife species and designation of on-leash and off-leash areas for dogs/domesticated pets to mitigate future contentions.

- *Open Space.*

There are nine comments in this area.

Four comments stressed the value of open and natural spaces pointing to views, quiet, recreation opportunities and a sense of wildness as key components.

Two comments called specifically for an increase in open space.

Two comments called for research into open space management practices and holistic management of the site including open space.

One comment called for reducing the number of buildings in order to increase open space.

One comment questioned how open space could increase if all square footage that is to be demolished is replaced at that site or somewhere else on the Presidio.

- *Tennessee Hollow.*

There are five comments in this area.

Three comments stressed the importance of restoring Tennessee Hollow and using the restoration as an educational and community building activity.

One comment raises the concern that buildings 1029 and 1030 are obstacles to the restoration of the area and should eventually be demolished.

- *Community and Volunteers.*

There are five comments in this area.

Commentors promoted volunteer programming, stressed a need for improved outreach and suggested that tenants of the Presidio be required to participate in volunteer programs.

Cultural Resources

- *Archeology.*

One comment stated, the architectural and archeological resources need to be addressed in the context of the Presidio's designation as an historic district.

- *Interpretation.*

There are sixteen comments in this area.

Six comments discuss preservation and the adaptive reuse of buildings. Of these, three stress the preference for having historic activities take place in buildings whenever possible.

Three comments ask for interpretive signage on historic buildings.

Five comments stress the importance of historic districts and cultural landscapes and request interpretation of more than buildings.

One comment suggests showcasing history through trails (not naming them after people though)

One comment stressed the present generation and making interpretation current.
One comment questioned the meaning of the phrase “military construction campaign” used in the cultural resources quote from the GMPA.

Sustainability

There are eleven comments in this area.

Seven comments specifically outlined the global definition of sustainability as including environmental, social and economic components. Of these, six stressed the need for sustainability to be defined and addressed in a broader scope than the Trust’s definition of financial sustainability.

Three comments promoted a vision of the Presidio as a global model of sustainable practices and encouraged the development of education programs and demonstration centers. (Show how people can live sustainably in a modern culture)

One comment suggested strong commitments to sustainability by residents and tenants.

One comment suggested continuing efforts to promote self-sustainability in regards to recycling and the composting program.

Built Environment

- *Historic Preservation.*

One commentor noted that many buildings that appear to be historically significant are deteriorating, and questioned how these buildings would be preserved until they can be leased or put back into use.

Was there any earthquake damage in 1989? What is being done to correct the hazards? Isn’t there a one-room house that was a model of the temporary housing to accommodate 1906 earthquake victims?

- *New Construction.*

There are twelve comments in this area

Three comments call for new construction only on former building sites (footprint).

Three comments call for no new construction.

Two comments call for limiting new construction to a zero net growth, emphasizing the value of maintaining open space.

Two comments call for limiting new building height to that of surrounding historic buildings.

One comment calls for no new construction in the Main Post area.

One comment encourages new construction to create access for those not represented.

- *Green Building.*

There are three comments in this area.

One recommends having a design charrette by green designers before building or changing existing buildings.

One recommends using green building design to develop models of sustainability.

One suggests replacing housing with well-designed sustainable housing.

- *Demolition/Deconstruction.*

There are 23 comments in this area.

Twelve comments call for no building demolition. Of these, six call for no demolition of historic structures and three call for no demolition of housing.

Eight comments call for some demolition. Of these, three specifically call for the demolition of Wherry Housing. Five mention expansion of open space as a reason for demolition. One asks for the demolition of the YMCA buildings near the Palace of Fine Arts.

Three comments suggest the use of volunteer labor to help rehabilitate buildings.

One comment says that the EIS should study where the square footage of demolished buildings will be used in the park.

Question:

Will demolition of buildings be reconsidered based on the HABS survey or the 1993 National Register update? Explain which survey is used and why.

Program Themes

- *Cultural.*

There are eight comments in this area.

Four comments proposed programs with a Native American theme. Of these, three proposed interactive Native American education programs.

One comment proposed cultural programs from a wide variety of cultures (immigration of Portuguese, Scandinavian, Latin American etc).

Three comments proposed general cultural programming including traditional history, literature and art programs as well as an environmental lab and political programs.

One comment proposed ethnic festivals.

One comment proposed military re-enactment.

- *Recreational.*

There are five comments in this area.

Three comments promoted adventure activities including a ropes course, kayaking, bike tours and trail guides.

One comment called for reservable picnic sites.

One comment suggested the development of income-generating recreation like education camps, bed and breakfasts and “etailer” for artists.

- *Education and Children.*

There are eleven comments in this area.

Four comments addressed the need for schools (early childhood through university) and the possibility of on-site boarding facilities.

Four promoted programs specifically targeted for youth.

One specifically emphasized programs for under-privileged youth.

One promoted a global education center focusing on peace, negotiations and conflict resolution.

Questions:

What plans are being made to reach out to the schools in the neighborhood and beyond and make available to them Presidio resources? Has an education person been selected?

- *Environmental.*

There are nine comments in this area.

Five comments promoted exhibits and education programs about natural resources, habitat restoration and biodiversity.

Two promoted education centers for sustainable practices.

One comment called for an enviro-sustainability think-tank.

One comment called for a center to demonstrate how government and non-government organizations work together to protect the environment.

- *Arts.*

There are five comments in this area.

All five comments promoted art centers including art programs for children, artists-in-residency, fine arts and performing arts.

One comment promoted a digital arts center open to the public.

One comment emphasized the need for artist space due to the loss of spaces for artists in San Francisco.

- *History.*

There are sixteen comments in this area.

Three discussed an expansion of the Presidio Museum.

Three promoted museums and programs with a natural-history theme.

Three promoted museums and programs with a military-history theme.

Three promoted museums and programs with a cultural theme and an emphasis on minorities.

One focussed on aviation.

One focussed on art.

One comment said that buildings in addition to the NPS visitor center should be considered to accommodate the wide range of historical themes.

One comment said that planning for historic interpretation and museums should be included in PTIP and financial planning.

- *Other.*

-Continue the live/work theme. Buildings should be open to the public and not create a closed compound of secretive or research organizations.

-Programs should be quiet and thoughtful, and not crowded, noisy and “theme park busy”.

-Bring back historical “events” – luminaries’ back and Christmas Eve decorations on public housing. Play retreats.

-Do not include United Nations related groups. Do include museums, tourism groups, a few charities (famine related or local). Presidio interactions with state, nation, and world should be informal only, e.g., Conventions held at a hotel. Backing of any organizations would ruin the public trust – backing various causes will alienate the public. The Presidio must remain neutral to be financially viable.

Visitor Amenities

Conferencing

There are seven comments in this area.

Three promote conference centers with a sustainability (environmental, social and economic) theme.

Three promote an international profile conference center to address social concerns of global importance such as race, peace, poverty, and environment.

One comment says to avoid conference centers.

Lodging

There are twenty-two comments in this area.

Six comments called for no lodging at all.

One comment called for no hotels.

Seven comments called for a large resort hotel or “signature” lodging.

Six comments called for bed and breakfasts, hostels and other small-scale lodging.

One comment called for a wide range of lodging alternatives.

One comment asked the Trust to consider whether there are a sufficient number of multi-day visitors to consider overnight lodging.

Museums

There were fourteen comments in this area.

All comments wished to include museums at the Presidio.

One comment suggested that the commissary become a major museum of the Golden Gate with storage facilities, library, and archives. The commentor did not want more wetland created in this location.

One comment promoted a Native American museum.

Three promoted a natural history museum, three promoted a military-history museum, and three promoted museums with cultural themes.

One comment requested that the Museum of San Francisco be located on the Presidio.

Question:

Where is a museum going to be located and how will it be paid for?

Recreation

- *Dog Walking.*

There are twenty-three comments in this area.

Fifteen comments ask for designated off-leash dog walking areas and trails.

Two comments ask for off-leash dog walking to be considered in PTIP and other planning.

Three comments specifically ask not to allow off-leash dogs in the park.

One comment calls for the removal of all dog-walking.

Two comments request bag dispensers at trails for clean up after dogs.

- *Horses.*

There are seven comments in this area.

All seven comments promoted restoring stables and trails and returning horses to the Presidio

Three comments suggested public and private rental of the stables.

- *Facilities (Organized play areas, Restrooms etc.)*

There are ten comments in this area.

Two requested replacement of the tennis courts that are being removed from the Letterman area.

One called for better access and markings of Julius Kahn playground.

One called for educational kiosks about resource restoration and protection policies.

Two asked for more restroom facilities, debris cans, benches, and picnic tables.

Two comments requested community garden sites.

One suggested the development of soccer fields, volleyball courts, skateboard areas, etc.

One comment stressed the need for facilities for safety purposes.

Housing

- *New Housing.*

There are ten comments in this area.

Five comments called for no new housing to be built.

Two comments said that any new housing should be built with sustainable technologies, and have a sustainable-community focus.

Two comments suggested that new housing locations must be studied to minimize impacts on historic, natural and scenic resources.

One comment suggested that new houses be built with smaller units.

- *Rental Rates.*

There are eleven comments in this area.

All eleven comments addressed concerns that rental rates are too high and/or inequitable.

Four comments specifically referred to an affordable rent standard of 40% of employees' salaries as being too high.

Three comments specifically promoted rent control.

Three comments promoted diversifying the Presidio's residents by providing multi-income opportunities in every neighborhood.

- *Baker Beach Apts/Wherry Housing.*

There are sixteen comments in this area.

Six said that the Wherry Housing units should continue to be used. Of those, reasons given were to reach jobs/housing balance and maintain sound buildings for use.

Seven say that they should be demolished. Of those, reasons that were given were to increase open space and prioritize habitat restoration.

Three comments say that Wherry housing looks unsightly, with painting being the main concern.

One comment said that Wherry housing is looking very good and is an asset.

- *Housing for Whom?*

There are sixteen comments in this area.

Six comments promoted Presidio Housing for Presidio employees including federal employees, military and park staff, park partners, and GGNPA.

Two comments said that there should be no public housing.

Two comments said that there should be housing for teachers.

Two comments were concerned with housing costs and suggested housing based on need rather than financial status.

One comment said that 50% of housing should be for Presidio workers.

One comment said that there must be housing for interns.

One comment asked for housing for seniors.

- *Other.*

There are nine miscellaneous comments concerning housing.

Three of the nine suggest fostering community among Presidio based tenants.

One suggests consideration of cohousing. The second suggests fostering the development of a housing community, neighborhood development, the value of long-term tenants, and affordable rents. The third comment suggests fostering community through better information dissemination of events within the park (e.g. , mailing information to Presidio Park Stewards to encourage volunteers; mailing the park calendar).

Two comments suggest providing a better sense of Presidio community by promoting neighborhood representatives with knowledge of the Presidio, developing organic/community farms and gardens, providing access to rooms and buildings for residential use (book clubs, yoga classes, music classes etc.), and offering residents special Presidio benefits (e.g., discounted golf rights).

One comment notes the unusual configuration of Presidio housing: many high occupancy units (large families or groups) and relatively few single or small occupancy units, and asks that it be made clear during the PTIP planning process what it would take to alter it.

One comment suggests increasing Swords into Ploughshare into buildings 1029 and 1030 for Veterans accommodations and services.

Two comments recommend achieving financial sustainability by pursuing rehabilitation and reuse over leasing all available commercial space in order to minimize Presidio residential tenants.

Transportation and Infrastructure

Transportation

- *Parking.*

There are thirteen comments in this area.

Four comments suggested the initiation of parking fees.

Three comments stressed the need for extensive planning.

Two comments suggested planning for special event parking

Two comments promoted shuttles and viable public transit.

Two comments supported underground parking.

Three comments opposed underground parking.

One comment suggested parking lanes on Pershing Drive.

- *Roads and Trails.*

There are ten comments in this area.

Three comments said to eliminate unnecessary roadways.

Two comments suggested cutting off routes to the Golden Gate Bridge.

Two comments recommended minimizing traffic and the presence of cars.

One comment suggested closing roads to cars on weekends.

One comment suggested installing more stop signs.

- *Public Transit.*

There are ten comments in this area.

Six comments addressed increasing bus service including an F-line extension, increased line 29 service and more commuter buses.

Two comments addressed minimizing large tour buses in the park.

Two comments called for no unsightly advertising on Muni buses.

One comment suggested introduction of an electric light-rail.

- *Internal Shuttle.*

There are nine comments in this area.

Three comments called for an alternative fuel shuttle.

Two comments called for a Presidio-wide mini-train.

Two comments called for a city-Presidio shuttle.

One comment suggested a cable-car shuttle

One comment suggested the use of horse-drawn carriages.

- *Clean Fuels.*

There are six comments in this area.

Three call for electric vehicles and one calls for electric vehicle charging.

One suggests restricting the park to zero-emission vehicles only.

One promotes bicycle rentals.

One states that the Presidio should be a worldwide showcase for advanced transportation.

- *Doyle Drive.*

Four suggestions were given including; slowing traffic on Doyle drive to 30mph, putting the eastern section underground, widening the roadway, and protecting the natural resources as changes are made.

Utilities

- *Energy Management.*

There are seven comments in this area.

Six comments promote alternative energy technologies including, fuel cell, solar, and wind.

One comment suggested the use of a Green Energy provider.

- *Water Management.*

One comment stated that the PTIP should include the study of an in-situ sewage treatment plant, separating water from sewage and, use of gray water to irrigate designated areas in the Presidio.

Question;

-How will the PTIP deal with jurisdictional issues with San Francisco – i.e. sewage, water transportation?

Remediation

- *Environmental Clean-up.*

Three comments called for cleaning up toxic wastes from the Presidio.

Finance and Management

Finance

- *Update Financial Plan.*

Two comments asked for an update of the Trust's financial management plan.

One comment suggested an "as is" management approach to keep needed funding to a minimum.

One comment suggested that visitor fees should be implemented.

Questions:

-Can financial sustainability be achieved realistically by leasing space to non-profits which can function in a park without detracting from the park environment? If so, can leasing terms be structured to give an edge to non-profit activities over for-profit activities?

-Will the financial goals of the large projects such as Letterman and Public Health Service Hospital be less now that the residential and lesser commercial leasing becomes more profitable? For example, does the PHS site need to be developed?

- *Philanthropy.*

There are eight comments, all recommending that the Trust seek grants, donations and other forms of philanthropic fundraising.

One comment recommended the use of volunteer labor to help lower costs on projects.

Questions:

Can the Trust put public benefit tenants together with private philanthropy? Is there a source of subsidies besides the federal government?

What are the philanthropy plans of the Trust?

What about donations?

- *Trust Act Change.*

Two comments recommended working to change the Trust Act and suggested asking congress for subsidies for the Presidio.

Tenant Selection

- *Tenant Mix.*

There are twenty-six comments in this area.

Eight comments said that tenant selection should prioritize programming that is compatible with the GMPA over financial gain. (Environmental, cultural and community programming were stressed)

Five comments called for no commercial development or technical/business parks.

Six comments promoted non-profits and two of these suggested special affordable rates for non-profits.

Four comments recommended a mix of profit and non-profit tenants.

Two comments favored high visibility, for-profit tenants.

Question:

Can leases be limited to five years to maximize future rental streams?

- *Non-Profit.*

There are five comments in this area.

Five comments recommend affordable rent structuring for non-profit organizations.

- *Tenant Responsibility.*

There are twelve comments in this area.

All twelve comments referred to additional value that needs to be brought to the park by tenants.

Three comments specifically addressed a commitment and “buy-in” to the GMPA.

Three comments addressed implementation of sustainable practices by all tenants.

Two comments recommended that all tenants be required to participate in Presidio volunteer programs.

One comment recommended that all tenants have an education program and an interpretive area (lobby) that is open to the public.

- *Diversity.*

Two comments addressed the need for greater diversity in all activities at the park.

The PTIP Process

- *Outreach.*

There are five comments in this area.

One comment suggests improving outreach to communities that are not represented, and another suggests providing shuttle buses for visiting student classes.

One comment says the Trust needs to get the word out more about its good sustainable projects.

One comment praises the Trust for listening to public comments and suggests that the media should be invited to meetings.

One comment suggests regular, predictable announcements on KQED and in the newspaper of interesting events available at the Presidio (i.e., same day and place in the Chronicle).

The PTIP Process

- *Communication.*

There are five comments in this area.

Three criticize the Trust for not providing an open process, limiting feedback mechanisms, not allowing exchange of ideas among participants, and not communicating clearly or specifically. One comment suggests putting the Trust Act on the website and allowing website revisions to the GMPA.

One comment suggests posting RFQs and information earlier.

- *Suggestions.*

One comment suggests increasing the level of diversity depicted in the photos and graphics.

One comment suggests meetings should begin at 7 p.m.

One comment suggests providing computers/laptops at public workshops so people could type in comments at the public meetings.

Miscellaneous

-The EIS should consider impacts of traffic, air quality and noise on the Sea Cliff and many neighborhoods, growth and cumulative impacts of new development on the city, and impacts of development on passive recreation within the Presidio

-The maps do not show the massive extent of the Lucas building plan, nor the new buildings proposed by Sundance.

-Careful treatment of the East Housing area is necessary. Consider the buildings to exist in a restored natural area with special consideration by residents of the responsibilities and privileges associated with living in the Presidio. Remove non-historic housing. Leave room for natural areas to have buffers and transition in and out of housing. Consider potential for eco-tourism in historic housing for wildlife viewing.

-At a going rate of \$200/sf for construction and \$125/sf for development, it seems hard to understand economic feasibility. Does this much housing need to be demolished?

-What does the Internet have to do with how the Trust administrates the Presidio land grants?

-Support internal "Local Economy" by subcontracting services from onsite tenants rather than just asking them to volunteer.

-Nothing the Trust can do will replace the image that comes with NPS rangers (respect, trust). The Trust needs to acknowledge that and work with the NPS to building something important using that synergy.

-The park needs NPS interpreters to bring the history of the Presidio alive. Interactive kiosks are needed at high foot traffic locations.

-Honor veterans with more burial sites. Perhaps a structure for cremated remains. Build a sculpture (is sandstone permanent enough?). Honor veterans with fountain on Lucas site.

The Board should have an elected representative reviewing the plans from Washington, DC.

There should be more communication with the Department of the Interior.

-A visitor center should be created at the Public Health Service Hospital.

-The Trust and the NPS should address enforcement of speed limits, enforcement of traffic signs, crosswalks and traffic calming measures which will discourage through traffic. Bikes and cars go through stop signs, speed etc.

- Restoration of residential buildings is taking too long. Money is being lost with this delay, why the delay?
- What would be the approximate value/income per year from a land lease for private development of service?
- It seems the biggest cost with building renovation is construction itself. Why not bid out or design-build restoration of facilities?



Project Specific Comments

There were a number of comments offered on projects already underway that are not part of the PTIP planning process.

- *Letterman Area.*

- How is Lucas or a Digital Arts Center an implementation of the GMPA? In fact its size and focus are inconsistent with the GMPA.
- The Letterman site should include public education and a public service exposition hall and food service. The meadow is great but the meadow should open visually as one enters at the Lyon Gate.
- Don't build at Letterman but rather leave that space in the park green and public. Plant native species there instead of in already green areas.
- The Lucas buildings should not be built if the Presidio can't afford them- plant trees and keep the area public and "natural".
- Restrictions should be imposed on Lucas to enforce carpooling. They have been extended too many privileges.
- The Letterman site needs a Lucas informational exhibition hall to educate the public to their processes, philosophy and successes in dome and public eating area.
- Tennessee Hollow be incorporated into the Lucas landscape plan.

- *Theater.*

- No new building or wing should be added onto the Presidio Theatre. No expansion. No new building in Main Post area. Please provide a list of leases that are not open to negotiation, i.e. Hambrecht Banking, Presidio Internet Partners, etc. and a logical explanation as to how they fit the GMPA.
- The Presidio Theatre should be renovated and put to use but should not be expanded unless underground. There are clearly delineated view corridors – like everywhere with military buildings. These should not be blocked by a big building.
- A plan is needed for the Main Post historic buildings and Officer's Club before new construction is approved for the theater project.
- Should Sundance build two (or any) new buildings when the Officer's Club for instance is still available? Is the bowling alley going to be demolished?
- Is Sundance in the best interests of the neighborhood with several local theaters going out of business?
- The PTIP should be completed before any new construction is approved, particularly around the Main Post, i.e. Sundance is premature.
- Do not allow new buildings (i.e. Sundance). They should use all of Building 100. There should be underground parking only.
- Where does a totally for-profit public restaurant fit into the Presidio such as the Sundance proposal?

- *Mountain Lake.*

-A toxicity study should be conducted on Mountain Lake and Lobos Creek.

-The health of Mountain Lake should be monitored. This resource is utilized by large numbers of individuals from within and outside the city.

- *Crissy Field.*

-Sometimes habitat “enhancement” is a creation of something that never existed. The wetland at Crissy Field is absurd and native plants don’t need fences around them.

-The wetland at Crissy Field has caused beach erosion and has created a hazard. Any more riparian habitat will flood and cause more erosion.