

PRESIDIO POST



Presidio Trust Management Plan

Land Use Policies for Area B of the Presidio of San Francisco

Editor's Note: This issue is dedicated to the Presidio Trust Management Plan, the proposed plan for the future of the Presidio. This Plan has been modified to reflect input taken from the more than 3,000 comments received from the public. To receive a copy of the summary, the Plan, or the final Environmental Impact Statement, call (415) 561-5414 or visit www.presidiotrust.gov.

The Presidio Trust was created by Congress to preserve the interior 1,168 acres of the Presidio. Congress decided to limit taxpayer liability for the Presidio by establishing the Trust as a government corporation that would create “innovative public/private partnerships that minimize costs to the United States Treasury.”

Congress gave the Trust the authority to lease property and generate revenues, and required the Presidio to be financially self-sufficient by 2013. Once appropriations cease, the Trust must use the park's building assets to fund its rehabilitation and to pay for its ongoing operation. No other area within the national park system is managed in the same way or operates under the same financial requirement.

Plan Vision

In 1994, the National Park Service (NPS), recognizing that the Presidio would be a “park unlike any other,” presented a vision in its *General Management Plan Amendment* (GMPA) that the former military post should not simply be preserved, but should become a “global center dedicated to addressing the world's most critical environmental, social, and cultural challenges.”

The GMPA vision required that the Presidio's buildings be leased to “a network of national and international organizations devoted to improving human and natural environments and addressing our common future.” This vision gave the Presidio a noble purpose and captured the imagination of the local public. However, its reliance on ongoing taxpayer support was ultimately deemed by Congress to be “unrealistic.”

The Presidio Trust Management Plan: Land Use Policies for Area B of the Presidio of San Francisco (PTMP or Plan), owes much to the GMPA, but proposes a more focused and realistic vision: the preservation of the Presidio's cultural, natural, scenic, and recreational resources for the American people. This vision is a formidable one and addresses the critical challenge of preserving public open space in the midst of a densely populated urban area.

Fulfilling this vision demands that preservation and financial goals be balanced and integrated. The Trust could achieve financial self-sufficiency in any number of ways, but if it does so without ensuring the timely rehabilitation of the Presidio's historic buildings and landscapes, the restoration of its natural resources, and the preservation of its historic character into the indefinite future, the Trust will not have accomplished its mandated purpose.

The Presidio is the legacy of the generations who lived here and cared for this post. That legacy will be carried forward with the same spirit. The Trust envisions the Presidio as home to an enduring community, where people from the public, private, and non-profit sectors come together and share their ideas and resources; where educators and students explore the world around them; where artists, scientists, and storytellers pursue their passions; where families play together; where visitors deepen their understanding of this nation's social history and of the connections between human and natural history; and perhaps most important, where an individual, alone or in concert with others, can find peace of mind and personal inspiration.

Public Meeting of the Presidio Trust Board of Directors

Thursday, June 13, 2002, 6 to 8:30 p.m.

Presidio Officers' Club, 50 Moraga Avenue (PresidiGo Stop #7)

The Presidio Trust Management Plan and Final Environmental Impact Statement (EIS), released to the public on May 21, lay out a framework for preserving the park's cultural, natural, scenic, and recreational resources for public use.

At this meeting of the Trust Board of Directors, staff will be available to answer questions regarding the Plan and EIS. The Executive Summary, the Plan, and the final EIS are available for review at www.presidiotrust.gov and in the Trust Library (34 Graham Street, Presidio). A CD or printed version can be obtained by calling (415) 561-5414. The Presidio Trust Board of Directors is expected to formally adopt a management plan in July.



Main Principles of the Presidio Trust Management Plan

The Plan makes it clear that the Presidio will not change that much, and emphasizes preservation and enhancement of the Presidio's cultural, natural, scenic, and recreational resources for public use. The Trust will seize opportunities to replace pavement with green space, improve and enlarge the park's trail system, restore stream corridors and natural habitats, and reuse historic structures for the public, as well as for residential and office use. Long-term preservation of the park will be supported by a community of park residents and tenants.

More Open Space – The Plan increases open space by 100 acres. Approximately 75 percent of the Presidio (Areas A and B) will be open space, providing both valuable natural habitat and recreational opportunities.

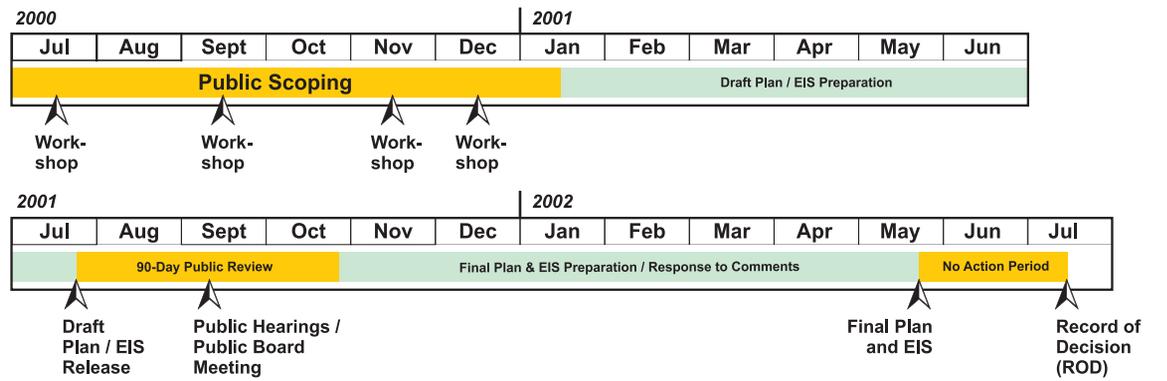
Less Building Space – The Plan eliminates 360,000 or more square feet of building space over time.

Balanced Use of Building Space – Buildings contribute to the Presidio's National Historic Landmark District and their rehabilitation will generate revenues that support the park. One-third of the Presidio's building space is residential. The Plan balances the remainder with one-third identified as office use and one-third for public uses, including cultural and educational use, recreation, small-scale lodging, and visitor amenities. See later discussion for more details.

Sustainable Transportation and Infrastructure Systems – The Presidio Trust will adhere to sustainable practices and environmentally sound technologies. The Plan includes strategies to minimize automobile use, such as more options for public transit and pedestrian and bicycle travel, parking management, and housing in the park for Presidio-based employees.

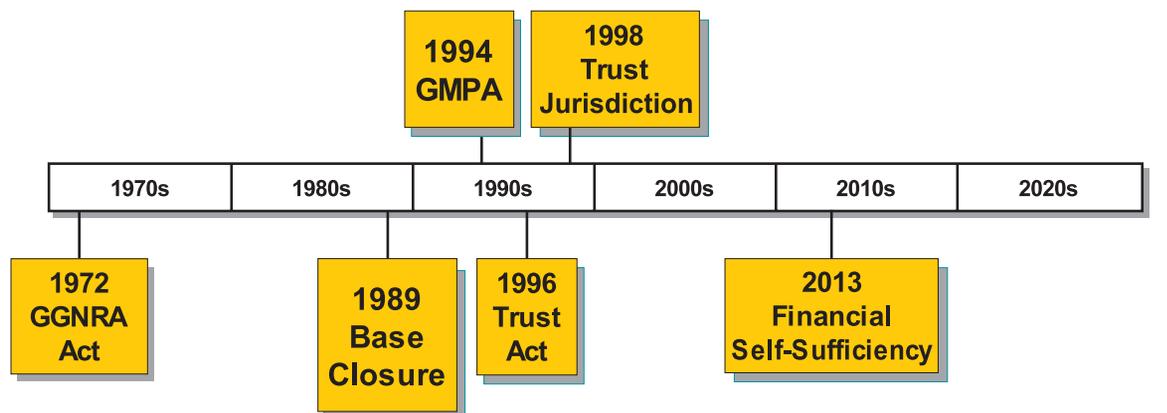
Opportunities for Public Participation – In conformance with the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA), the Presidio Trust is committed to ongoing public participation.

PTMP Schedule



The planning process began in July 2000 with six months of public “scoping” comments. A draft plan and draft EIS were circulated for three months of public comment starting in July of 2001. Over 3,000 comments were received, including comments from 49 of America's 50 states (the only silent state being North Dakota). During the last six months, Trust staff prepared written responses to all the comments released and modified the plan in response to public input. Adoption of a final plan is anticipated in July.

Presidio Trust Timeline



Notices

Presidio Golf Course Integrated Pest Management

The historic 106-year-old Presidio Golf Course uses many modern and innovative management practices to meet the challenge of maintaining a golf course using environmentally protective practices. To minimize the use of pesticides and protect Presidio natural resources such as rare plants, wildlife, and the water quality of Mountain Lake, Arnold Palmer Golf Management has produced a Draft Integrated Pest Management (IPM) Program. IPM is an ecosystem-based strategy that focuses on the long-term prevention of pests through a combination of environmentally sound techniques such as the use of a pest's natural enemy, habitat manipulation, and modification of maintenance practices.

The Presidio Trust has prepared an Environmental Assessment (EA) to evaluate the environmental effects of the Draft IPM Program. The EA and Draft IPM Program will be released later this month for a 30-day public review and comment period. A copy of these documents will be provided on the Trust's website (www.presidiotrust.gov), in the Trust Library (at 34 Graham Street), and at local public libraries. If you would like to receive a copy, please call 561-5414. You may also request a copy of the EA via e-mail (ipm@presidiotrust.gov), fax (561-5315) or in writing to Presidio Trust, c/o Allison Stone, 34 Graham Street, San Francisco, CA 94129.

Notice of Public Meeting Regarding the Cleanup of Two Landfills at the Presidio of San Francisco

The Presidio Trust and the State of California Department of Toxic Substances Control (DTSC) are seeking public comment on the draft Remedial Action Plan (RAP) and draft Negative Declaration regarding the proposed cleanup at Landfill 4 and Fill Site 5 on the Presidio. The two agencies are holding a 30-day public comment period on both of these documents starting June 3, 2002 and ending July 3, 2002.

A public meeting will be held on June 11, 2002, from 6 to 7:30 p.m. at the Presidio Officers' Club, 50 Moraga Avenue, Presidio of San Francisco. For more information, call Craig Cooper at (415) 561-4259.





Calendar

Every WEDNESDAY & SATURDAY

Habitat Restoration Programs

Help restore the native habitats of the park! Habitat restoration programs take place throughout the park from 9 a.m. to noon every Wednesday and Saturday. Presidio Native Plant Nursery programs run from 1 p.m. to 4 p.m. every Wednesday and Saturday. These volunteer programs are a partnership of the Presidio Trust, National Park Service, and the Golden Gate National Parks Association. For more information, call (415) 561-4755 or email volunteer@ggnpa.org.



JUNE

Golf Course Events

Signups for Presidio Golf Course summer golf leagues begin June 1. For more information, call (415) 561-4661 X326. The Presidio Golf Course holds clinics every Tuesday, Thursday and Saturday. For more information, call the Pro Shop at (415) 561-4661 X4. The Presidio Golf Course will be holding junior golf camps throughout the summer. For more information, call (415) 561-4661 X209 or email ssteele@palmergolf.com.

2 JUNE & 3 JUNE

Sunday (7 p.m.) and Monday (8 p.m.)

The Richard Worn Chamber Ensemble

A live performance at the Main Post Chapel on the Presidio. Tickets are \$15 at the door. For information, call (415) 441-2343.



5 JUNE - 31 JULY

Exhibition of Work by Artist Bruce Conner at Arion Press

Intaglio prints by San Francisco artist Bruce Conner will be exhibited in the Arion Press gallery from June 5 through July 31. The images illustrate a new book published in a limited edition. The gallery is open from 10 a.m. to 5 p.m., Monday through Friday, at 1802 Hays Street, near Lake Street and Fifteenth Avenue. For information contact arionpress@arionpress.com or 415-561-2542.

5 JUNE

Wednesday, 7 p.m. to 8 p.m.

The Moraga Series

Dr. Kent Lightfoot, professor of anthropology at the University of California, will examine the policies and practices of Franciscan missionaries, Presidio soldiers, and Russian merchants in their treatment of local native peoples. The talk and slide show are free and open to the public. At the Presidio Officers' Club, 50 Moraga Avenue at Arguello Boulevard. For information call (415) 561-5500.

6 JUNE

Thursday, 12:50 p.m. to 2 p.m.

Shuttle Through Time

Take the PresidiGo Shuttle and travel through time as you hear stories spanning the centuries. Meet at the Presidio Officers' Club, 50 Moraga Avenue at Arguello. For information, call (415) 561-4323.



6 JUNE

Thursday, 7 p.m. to 9 p.m.

The Mystery of White Sharks of the Farallon Islands

Point Reyes Bird Observatory biologist Peter Pyle will share slides and video of white sharks, and discuss their feeding strategies and survival adaptations. The event will be held at the Aquarium of the Bay, Pier 39 at Embarcadero. Fee: \$10. For information, call (415) 561-6625.

6 JUNE & 9 JUNE

Thursday (8 p.m.) and Sunday (3 p.m.)

Argentine Tango Music with Voice and Guitar

Argentine tango singer Roberto Forte and mezzo-soprano Sylvie Braitman will join renowned guitarist Cem Duruoz in the performance of traditional Argentine tangos. Tickets are \$20 for adults, and \$15 for students and seniors. For information and reservations, call (415) 933-6053 or visit www.duruoz.com.

8 JUNE

Saturday, 9:30 a.m. to 12:30 p.m.

Family Volunteer Day: LIVE! From Crissy Field

Join Crissy Field's restoration coordinator Peter Brastow in an exciting look at dune plant communities and the remarkable adaptations that enable them to survive the harsh conditions of the coast. Free and open to families with children ages 10 and up. For registration and information please call (415) 561-7752.

8 JUNE

Saturday, 8 p.m.

Sacred Chant Concert

A concert of voice and didjeridoo and percussion featuring Lisa Rafel, Stephen Kent, and Geoffrey Gordon. At the Main Post Chapel on the Presidio. Fee: \$10 at the door. For information, call (415) 441-2343.

11 JUNE

Tuesday, 7 p.m.

Remediation Advisory Board Meeting

The public is welcome to attend monthly meetings of the Presidio Remediation Advisory Board, held at the Presidio Officers' Club. The board monitors environmental clean-up projects throughout the Presidio. For information, call (415) 561-4255.

15 JUNE

Saturday, 8 p.m.

Mata Weiss: Two Cellos and a Guitar

A live performance at the Main Post Chapel on the Presidio. Free. For more information, call (415) 441-2343.

15 JUNE

Saturday, 1 p.m.

Story Telling with Marijo

Marijo tells stories from around the world that celebrate our global family and promote cultural pride, weaving stories, movement and music together with multicultural folklore. The performance is sure to educate, uplift and entertain. A free Crissy Field Center program. Seating is on a first-come, first-served basis. For information, call (415) 561-7690.

15 JUNE

Saturday, 9 a.m. to 1 p.m.

California Quail Count

The first of a new San Francisco perennial event! Spend the morning combing the Presidio (or another area of the city) in search of our beloved state bird to support efforts to preserve this species in peril. For more information call Alan Hopkins of Golden Gate Audubon Society at (415) 664-0983.

15 JUNE

Saturday, 2 p.m. to 5 p.m.

California Quail Habitat Restoration Program

Join Audubon Society members to help enhance a beautiful blooming acre of native habitat where the Presidio's Quail covey spends most of its year. Call Damien Raffa of the Presidio Trust for more info at (415) 561-4449.



26 JUNE

Wednesday, 6 p.m.

Presidio Pasados

The Moraga series commemorates the Presidio's past. Traditional Mexican cuisine will be available in the Officers' Club. Special dance performance at 6:30 p.m. by Presidio Children's Dance Theatre under Artistic Director Vassilii Mountian. Evening concert begins at 7 p.m.: "Fandango II! Songs and dances from Mexican California" featuring Coro Hispano de San Francisco with guest artists Enrique Ramirez and Los Cenzontles. Call 561-5500 for more information.



AT THE PRESIDIO

27 JUNE

Thursday, 11 a.m. to 12 noon

Los Californianos' Annual Celebration

Los Californianos honor the 226th Anniversary of the arrival of the Anza Expedition Party and the establishment of El Presidio (est. 1776). The public is welcome to attend the colorful pageant and meet descendents at the Main Post Flagpole on the Presidio. For information, call (415) 561-5500.

29 JUNE

Saturday, 10 a.m.

Mission Dolores' 226th Birthday

In commemoration of the 226th birthday of Mission Dolores, the oldest building in San Francisco, the traditional Mass of Saints Peter and Paul will be celebrated. Includes other cultural events. Costumes from any period of the 226-year history of the mission are encouraged. The mission is located at 3321 Sixteenth Street in San Francisco. For information, call (415) 621-8203.



PLANNING DISTRICTS

1 Main Post

Heart of the Presidio



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

2 Crissy Field (Area B)

Bayfront Recreation and Cultural Destination



The Trust will accommodate public uses and visitor amenities in Crissy Field (Area B) that complement the spectacular bayfront park of Area A. Important open space will be retained, natural resources will be protected, and historic buildings rehabilitated. Some non-historic buildings may be retained and reused.

3 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. Blending new and old, the district will continue to offer a mix of office and residential uses. Rehabilitation of open spaces will reinforce the campus feeling.

4 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 lodging, housing, and support services.

5 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.

6 East Housing

Residential Neighborhood and Nature's Refuge



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

7 South Hills

Outdoor Recreation and Woodland Retreat



A significant amount of non-historic housing and associated streets in this district will eventually be removed 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.

Presidio Trust Management Plan

and the 1994 General Management Plan Amendment

PTMP maintains the GMPA's emphasis on resource preservation and the productive reuse of historic buildings, but differs from the GMPA in the following ways:

- PTMP does not prescribe building uses or tenant missions. It identifies preferred uses, providing more leasing flexibility over the life of the Plan.
- PTMP recognizes housing as essential to the character of the Presidio and to its fiscal well-being, and maintains the supply of housing that the GMPA would have dramatically reduced.
- PTMP assumes less demolition and would allow more replacement construction than the GMPA. This is financially prudent and will require careful thought and additional public input.
- PTMP envisions an array of programs developed through the collaborative efforts of the Trust, the NPS, tenants, and other partners with program expertise. PTMP recognizes that tenants have their own missions and priorities that change, and that tenants themselves come and go. If programs are to be consistent, dynamic, and diverse, the Trust and the NPS must be the primary coordinators of public programs, and a wide range of partners must be engaged.



Presidio Planning Districts

Public Use of the Park

The Presidio is a place for the public. The Trust has a responsibility to make the park accessible to the many, not the few. Robust and varied programming, including special events and volunteer opportunities, in combination with well-planned visitor amenities, will engage the broad public in caring for the park.

The Trust is committed to working with the NPS, as well as with park tenants and others, to develop programs that demonstrate both why the Presidio is being preserved and how that is being done.

The Plan proposes many ways for the public to use the park, and roughly one-third of the Presidio's building space, or 1.58 million square feet, is anticipated for public use, including cultural and educational uses, recreation, small scale lodging, and other visitor amenities. Cultural use could include artists' studios, exhibition space, performance venues, public gathering spaces, and other visitor amenities. Approximately 100,000 square feet of building space are already dedicated to cultural uses, including the Herbst Exhibition Hall, the Park Archives, the Crissy Field Center, the Officers' Club, and the vacant Presidio Theater. The Commissary at Crissy Field, which has 100,000 square feet, would be the preferred location for a museum, if an appropriate program were proposed and a source of funding were found. The Main Post and Crissy Field planning districts are the preferred districts for public activity and could accommodate 430,000 square feet of additional cultural uses to complement what is already there.



Balanced Use of Building Space

Building Use	Targeted Square Footage	Percent of Total
Public Uses	1.58 million	28%
Housing	1.96 million	35%
Office	1.82 million	33%
Other	0.24 million	4%
Total	5.60 million	100%

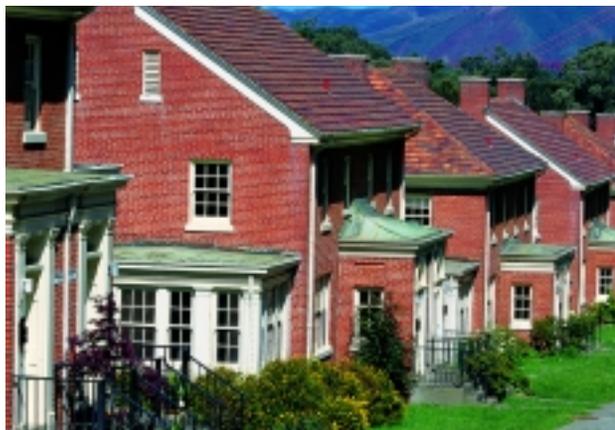
Note: All figures are rounded. "Other Uses" include industrial, warehouses, and park infrastructure facilities.

Public Use continued from P. 4

Education is the preferred use for approximately 390,000 square feet of building space, predominantly in the Public Health Service Hospital and Fort Scott planning districts. Educational use could comprise both curriculum-based and less formal programs, workshops, and research institutions, and could include public as well as private institutions. Priority would be given to those programs that use the Presidio as an educational tool (e.g., as an "outdoor classroom"), those that provide services to the park, and those with broad constituencies.

National Parks have traditionally provided lodging, and visitors to the Presidio should have the opportunity to stay overnight in an historic building. It is a qualitatively different way to experience the park and is not comparable to accommodations offered outside the park's gates. The Plan anticipates a modest amount of different kinds of lodging, about 200,000 – 260,000 square feet, or between 180 and 250 rooms, in multiple locations, and identifies preferred locations, including Stilwell Hall at Crissy Field and Pershing Hall at the Main Post. The Funston Avenue houses could also be adapted for bed and breakfast inns, and small-scale lodging at Fort Scott would be appropriate to support conference and educational activities. Other visitor-serving amenities will include recreational uses and retail services.

Housing



People have always lived at the Presidio and the park's homes are an essential feature of its landscape and critical to its character. Residential use is also a cost-effective way to preserve historic buildings and is the most reliable source of funds over the long term, in good economic times and bad. Residents add to the vitality, safety, and security of the Presidio, and housing people who

work in the park can help to minimize automobile use.

Throughout the Presidio today, there are 1,116 conventional dwellings and 538 group quarters (i.e., barracks and dormitories). Approximately 80 percent of the dwellings and 25 percent of the group quarters have been occupied within the last year. All of these accommodations were occupied by the Army, and are reflected in the 1990 Census, which reported a Presidio population of 4,700 just after the base closure was announced.

Over time, some residential units will be lost either for open space expansion or through conversion to other uses. Units that are removed may be replaced by dividing larger residential units to smaller ones, by converting non-residential buildings to housing, and by constructing approximately 200 to 400 units of new housing. The Trust would not undertake new construction, however, without public notice, further planning, environmental review, and public input.

Office Use



The best way to preserve historic buildings is to reuse them. The Plan anticipates that one-third of the building space, or about 1.8 million square feet, would be used for office space. Approximately 1.5 million square feet of office space are already occupied or obligated, including the square feet that will be occupied by the Presidio's largest tenant, Letterman Digital Arts, Ltd., a Lucasfilm affiliate. The plan estimates that 330,000 square feet remain for office use, predominantly in the Main Post, Letterman, and Fort Scott planning districts. Most of this space is in historic buildings and may pose leasing challenges due to the complexities associated with its rehabilitation.

The kind of space the Presidio has to offer will command various levels of rent. Very little of this space is competitive with "class A" downtown space and no single office tenant can be expected to fill it. Nor does the space appeal to the kind of commercial enterprises that typically inhabit suburban business parks. A variety of office uses will be sought – public-purpose tenants as well as private ones. The Trust's openness to tenant diversity is financially prudent, more encompassing, and more likely to succeed than a vision of a "global center." Tenant diversity expands the pool

of prospective tenants willing to locate at the Presidio and able to rehabilitate the Presidio's buildings and landscapes. The Trust's Plan assumes a mix of organizations and people with the qualities necessary for a community of common interests to take shape and make essential commitments to the park, as well as to the general good.

Building Rehabilitation & New Construction



The Trust will protect the integrity of the National Historic Landmark District and will make every reasonable effort to reuse historic buildings. Both the Trust and park tenants will adhere to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the *Guidelines for Rehabilitating Buildings at the Presidio of San Francisco*. Where there is adequate documentation, historic buildings may be partially restored by removing later additions and recreating documented features. In some cases, building additions or other new construction may be necessary to adapt old buildings for new uses.

At this time, there are no specific plans for new construction. The Plan does establish, however, quantitative, qualitative, and procedural constraints on new construction which may occur in the future.

New Construction:

- Will not jeopardize the National Historic Landmark District.
- Will only be undertaken in already developed areas.
- Will replace square footage that is removed.
- Will adhere to the guidelines established for each planning district.
- Will be subject to further planning, environmental analysis, and public input.





What Comes Next?

Residential Rehabilitation & Leasing The Trust will complete rehabilitation of the Presidio's historic and non-historic housing by 2005. Following rehabilitation, units will be leased, with preference given to employees in the park. Affordability programs will ensure a mix of tenants. The potential for converting historic non-residential space such as the Public Health Service Hospital to residential use will be assessed.



Tennessee Hollow & Crissy Marsh In conjunction with the National Park Service (NPS) and other partners, the Trust will undertake technical studies for the restoration of the Tennessee Hollow stream corridor and the long-term health of Crissy Marsh. Implementation actions will be analyzed, and a funding strategy developed.



Main Post Landscape, Parking, & Circulation Changes The Trust will construct a "transit hub" at the foot of the Main Post to concentrate service, disseminate transit information, and facilitate transfers. The Trust will also propose modifications to streetscapes throughout the Main Post to improve mobility for all modes of transportation, "green" the main parade ground, and commemorate El Presidio.



Non-Residential Rehabilitation & Leasing The Trust will continue to seek tenants for non-residential buildings. Rehabilitation and leasing activities will focus on the Main Post and on buildings throughout the Presidio that are best suited for reuse and do not require substantial infrastructure changes. Long-term leases (greater than five years) will be offered to tenants who can help fund the rehabilitation of historic buildings, consistent with tenant selection criteria.



VMP Pilot Projects & Historic Forest Rehabilitation The Trust will continue to test strategies to carry out the adopted Vegetation Management Plan (VMP) and continue successful site stewardship programs in collaboration with the NPS and the Golden Gate National Parks Association (GGNPA). An overall implementation and funding strategy will be developed for forest rehabilitation.



Letterman Digital Arts Center (LDAC) The Trust will complete all Letterman site preparation requirements in 2002, in accordance with the LDAC development agreement. Construction of the 900,000-square-foot digital arts campus will commence thereafter. The campus will provide approximately seven acres of public open space.



West Crissy Field Feasibility Study The Trust will engage the public in discussions about appropriate uses for buildings at the west end of Crissy Field and will undertake financial feasibility studies related to building reuse and rehabilitation.



Environmental Site Remediation The Trust will clean up hazardous materials left behind by the Army. Remedies will be developed in conjunction with regulators, the Restoration Advisory Board, and the NPS. Twenty-four CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act) sites and numerous petroleum sites will be excavated, sealed in place, or otherwise addressed by 2006.



Recycled Water & Water Conservation The Trust will develop a recycled water facility that will sanitize and recycle wastewater for landscape irrigation and non-potable water, thereby decreasing demands on the potable supply and reducing the amount of sanitary sewage discharged to the City's combined sewer system. Water conservation measures, such as retrofitting buildings with water-efficient fixtures, will also be implemented.



West Letterman Buildings & Streetscapes The Trust will consider ways to invigorate the historic industrial area just west of the Letterman Digital Arts Center campus, including rehabilitation of historic buildings, introduction of active public uses, streetscape and viewshed improvements, and landscape, circulation, and parking changes.



Trails & Bikeways The Trust and the NPS will complete a Presidio-wide plan for improving pedestrian and bicycle access throughout the park. Priorities will be set for funding and implementation of suggested improvements.



Conceptual sketch showing opportunities for landscape and design improvements within the historic Letterman complex.

While the Plan was being prepared, the Trust voluntarily refrained from executing leases with terms that exceed five years, except in very few instances. Following Plan adoption, the Trust must accelerate long-term leasing to tenants who can undertake rehabilitation of Presidio buildings. Long-term leases allow tenants to amortize the cost of building rehabilitation and will be critical in order to generate the revenue both to offset declining appropriations and to fund capital improvements. In soliciting prospective tenants, the Trust is required to provide for "reasonable competition," whether through formal requests for proposals (RFPs) or other means. Consistent with the Trust Act, tenants will be selected based on their ability to contribute to the financial viability of the Presidio and to rehabilitate and reuse historic buildings, as well as on their conformance to the general objectives of the GMPA, contribution to the visitor experience, and conformance with PTMP.

How was PTMP modified to reflect public input?

- Increased commitment to preserving and enhancing the historic and natural resources of the Presidio
 - Increased specificity regarding land uses, housing, lodging, museums, etc.
 - Increased commitment to public involvement and agency consultation during Plan implementation
 - Revised programmatic component and enhanced commitment to partnerships
 - Constraints on new construction
- Look for more changes, which are described fully in the Final EIS.

The Presidio Trust Board of Directors

Donald Fisher
Jennifer L. Hernandez
Ira Michael Heyman
Amy Meyer
Mary Murphy
William Reilly
Toby Rosenblatt

The Presidio Post is published monthly by The Presidio Trust, P.O. Box 29052, 34 Graham Street San Francisco, CA 94129-0052

Your questions and comments are welcome. Send them to: Jacquie Michels, Editor
jmichels@presidiotrust.gov
(415) 561-2764

Visit our website: www.presidiotrust.gov



34 Graham Street
PO Box 29052
San Francisco
California 94129-0052

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