

Presidio Trust Board of Directors Meeting
September 25, 2003
Minutes

Attending:

Lydia Beebe
Michael Heyman
Mary Murphy (8:46 – 9:02)
Toby Rosenblatt
William Wilson, III

Steve Carp
Karen Cook
Craig Cooper (9:02 – 12:16)
Hillary Gitelman
Harry Haigood
Mark Helmbrecht (10:25 – 10:55)
Tia Lombardi
Mollie Matull
Amy Meyer (8:44 – 10:55)
Craig Middleton
Paul Osmundson
Jeanette Park (8:44 – 8:55)
Steven Potts
William K. Reilly (8:44 – 9:02)
Dick Tilles (10:25 – 10:55)

Not Attending:

Don Fisher
Joseph Yew, Jr.

Meeting called to order by Chairperson Rosenblatt at 8:44 a.m.

Actions taken:

- Approval of Ratification of Prior Actions (Resolution 03-22). Vote: 4-0 (Murphy not present for vote).
- Approval of Adoption of Budget for Fiscal Year 2004 (Resolution 03-23). Vote: 4-0 (Murphy not present for vote).
- Approval of Adoption of Environmental Remediation Budget for Fiscal Year 2004 (Resolution 03-24). Vote: 4-0 (Murphy not present for vote).
- Approval of Allocation of Appropriated Funds for Transportation Improvements (Resolution 03-25). Vote: 4-0 (Murphy not present for vote).

Discussion items:

- Toby Rosenblatt welcomed Lydia Beebe and William Wilson, III as new members of the Trust Board of Directors. Joseph Yew, Jr., the Trust's third new director, was out of town. Craig Middleton also welcomed the new Board members and thanked the retiring directors, Amy Meyer and William Reilly, for their service and dedication to the Presidio. Jennifer Hernandez also retired but was not at the meeting.

Mr. Middleton summarized the history of the Trust and its many accomplishments since inception, including staffing the Trust following its creation, entering into an agreement with the Army transferring the responsibility for the environmental clean-up of the Presidio to the Trust in order to get the job done faster and with better results, restoring native plants at clean-up sites - which is not done anywhere else in the country, bringing most of the residential units on-line and getting them occupied, entering into a development and lease agreement for the Letterman site, becoming a recognized national leader in both historic preservation and environmental sustainability, completing the Vegetation Management Plan and beginning the restoration of the Presidio forest, entering into partnerships with the National Park Service, The University of California at Berkeley, Stanford University, the Academy of Sciences, the Audubon Society and others, becoming a leader in volunteer work, rehabilitating and upgrading several historic buildings such as the Officers' Club, developing the Presidio Trust Management Plan - a master plan for the management of the portion of the Presidio under the Trust's administrative jurisdiction, developing the Trails and Bikeways Plan, entering into a constructive relationship with the Laborer's International Union of North America, and beginning a philanthropic program.

Mr. Middleton noted that the Trust still faces many challenges, including the economic issues of cost reductions and balancing competing demands on money and time, and improving relationships with partners, stakeholders and the public.

- Ms. Beebe and Mr. Wilson executed Appointment Affidavits and Jeanette Park administered the Oaths of Office to them.
- Mr. Middleton reported that a draft report by the National Academy of Public Administration (NAPA) will be issued soon. NAPA is a Washington D.C.-based non-profit organization typically utilized for its recommendations on tough policy issues and/or its review of federal entities. The Trust retained NAPA after the Trust's first five years of operation to review the Trust's financials and structure. The final NAPA report likely will be completed by year-end.
- Hillary Gitelman presented a status report on the Main Parade Ground area, noting that the planning and policy context established by the PTMP reflected that this area would remain the functional heart of the Presidio as a focal point for visitor orientation and a community center where people live, work and enjoy themselves. Ms. Gitelman and Paul Osmundson reviewed the recent leasing activity and other planning initiatives in the area, including the

development of the Transit Center at the northern end of the Main Parade Ground and the archeological plan for the El Presidio site at the southern end of the area. El Presidio de San Francisco was the first Spanish-colonial settlement in the San Francisco Bay Area and the original cantonment within the Presidio.

The Trust had issued a Request for Qualifications for design services for the Main Parade Ground project and conducted interviews with six of the respondents. Toby Rosenblatt, Don Fisher and Amy Meyer participated in the interviews as well as Trust staff, a representative of the Golden Gate National Parks Conservancy (GGNPC) and Brian O'Neill, Superintendent of the Golden Gate National Recreation Area. The Olin Partnership from Philadelphia was selected as the lead designer. Olin's relevant past projects include designing the open space in front of Independence Hall in Philadelphia, the section of the Washington Mall at the Washington Monument and Bryant Park in New York. Ms. Gitelman reported that the contract with Olin was being negotiated.

A general discussion by the Board followed, addressing various use possibilities in the area and the necessity for the landscaping to complement those uses. The discussion focused on how best to encourage and achieve public use. The Board and staff addressed a series of competing needs associated with redesign of the area – building use, parking requirements and the distribution of the parking, visitor amenities, cost, “greening” the area, and revenue generation versus the appropriate type of tenants.

Ms. Gitelman reported that Olin would develop three preliminary design concepts for the area along with cost estimates. She said that the biggest design challenge would involve increasing the amount of green space while providing adequate parking to serve surrounding buildings. Mr. Wilson requested both additional economic and parking analysis related to the Montgomery Street Barracks, and the Board agreed that this is a pre-requisite to deciding on a landscape and design solution.

- Dick Tilles presented an update on the replacement of Doyle Drive, the elevated freeway running through the Presidio and connecting the Golden Gate Bridge to San Francisco. Several State and federal stakeholders are involved, including the Federal Highway Administration, the California Department of Transportation, the San Francisco County Transportation Authority, the National Park Service and the Trust. Planning associated with Doyle Drive has been ongoing for years. Draft environmental documents are due to be published in the summer of 2004.

Mr. Tilles reported that five different design plans have been reviewed by stakeholders and other interested parties. An additional plan, the “Parkway Plan,” recently was proposed by the San Francisco Planning and Urban Research Association. Mr. Tilles outlined the plan in detail. Among its merits are that important buildings in the Presidio are preserved instead of being raised, impacts on sensitive areas of the Presidio are lessened, continued traffic flow while new construction is being performed is possible, and it is less costly than other alternatives. This plan has many advantages which make it attractive to the Trust. It has been analyzed by an independent engineer and found to be feasible. Mr. Tilles reported that the other stakeholders in the project have agreed to add the “Parkway Plan” as a formal

alternative to the environmental analysis. Some of the remaining alternatives may be considered for elimination as a result.

- Mr. Middleton presented the proposed budget for Fiscal Year 2004. He proposed a 25% reduction in the operating budget over two years, noting that the reduction started last year. Mr. Middleton cautioned against cutting too deeply because of the Trust's contractual and statutory maintenance and service obligations, the necessity to be the stewards of the Trust's own preservation projects and employee morale. Mr. Middleton also reviewed the proposed capital projects for the next fiscal year, including design of the Main Parade Ground and restoration of open space, restoration of native plants, rehabilitation of housing in the Kobbe and Storey neighborhoods, remediation of designated landfills and fill sites, leasing buildings 35, 99, 100 and Funston Avenue buildings, redesign of East and West Washington Boulevard, creating the Washington Avenue overlook, construction at the Letterman Digital Arts site, and design of the Lombard entry sequence.
- Ms. Cook and Ms. Gitelman explained the proposed allocation of specially-appropriated funds for transportation improvements. Ms. Gitelman noted that Fiscal Year 2004 was the second year the Trust would receive such funds and that the Trust would attempt to secure additional transportation funding next year.
- Mr. Rosenblatt reported that he was speaking to representatives from the GGNPC regarding possible joint philanthropic funding efforts. Mr. Rosenblatt indicated that the types of projects appropriate for donated funds likely would be those having an impact on the visitor experience and those enhancing the visual features of the Presidio.

Meeting adjourned by Chairperson Rosenblatt at 12:35 p.m.