



MAIN POST UPDATE

to the Presidio Trust
Management Plan

NOVEMBER 2010

Presidio
of San Francisco



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Established by Spain in 1776, the Presidio is the birthplace of San Francisco. After having declared its independence from Spain in 1821, Mexico flew its flag over the post until 1846 when John C. Fremont took possession of the Presidio and claimed California for the United States. By order of President Millard Fillmore, in 1850 the U.S. Army established a command center in the Presidio, which eventually became the headquarters for the Division of the Pacific. Inspired by the City Beautiful movement and the parks of Olmsted, the Army adhered to a picturesque aesthetic in developing the Presidio with winding, tree-lined boulevards, forested ridges, and formally landscaped entrances. By World War II, the Presidio was one of the nation's pre-eminent military installations.

The Presidio was designated a National Historic Landmark in 1962, and in 1972 Congress identified it as a future national park site should it no longer be needed by the Army. The Base Realignment and Closure Commission identified the historic post for closure in 1989, and the Army left in 1994.

The historic buildings and landscapes that distinguish the Presidio also present financial and management challenges that are unique among national parks. In response to these challenges, Congress established a new model for managing this particular site as a financially self-sustaining national park. The Presidio Trust Act was passed in 1996, transferring jurisdiction of the Presidio's interior lands and more than 700 of its buildings to the Presidio Trust. The Trust's mission is to preserve the Presidio as an enduring resource for the American people. The Trust works closely with the National Park Service and the Golden Gate National Parks Conservancy in managing the Presidio and protecting its resources.

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INTRODUCTION

FULFILLING THE PROMISE OF THE MAIN POST

Few opportunities exist to uncover a broad sweep of American history in one place. The Presidio of San Francisco presents such an opportunity. Guarding the Golden Gate since 1776, the Presidio is the birthplace of San Francisco and one of the nation's oldest and most important military posts. Today it is a National Historic Landmark District and a unique urban national park site.

The Main Post has been the heart of Presidio life since the post was founded and has evolved in response to the changing needs of the military. Activity—whether the pageantry of military parades, training exercises for soldiers, or the everyday pursuits of community life—has always been essential to the Main Post. Buildings and landscapes provided the backdrop for this activity, and reflect a long and nuanced sequence of historical development, from Spanish colonialism through the Cold War.

The Main Post is an emblematic American place. Its location can provide a gateway to a meaningful and varied visitor experience of the Presidio. The evolution of the Main Post is continuing in response to the need to serve the public.

The 2002 Presidio Trust Management Plan: Land Use Policies for Area B of the Presidio of San Francisco (PTMP) envisions the Main Post as “the heart of the park” and a “focal point for visitor orientation and a community center” (PTMP, p. 62). Since 2002, the Trust has been implementing projects and undertaking improvements at the Main Post primarily to preserve its historic fabric as well as to re-establish it as the heart of the Presidio. Many of its buildings have been rehabilitated and are home to families, schools, and a broad mix of organizations that are bringing new community life to the district. Restored landscapes have enhanced the Main Post's historic character and have added to the park's ecological richness as well. For example, the Trust has completed planning, public review, and designs for rehabilitating

the Main Parade. Grass and landscaping will replace seven acres of asphalt, and the vast parking lot will once again be the open space heart of the Main Post.

Although the Trust has made great progress in preserving and rehabilitating buildings and landscapes, the Main Post has not yet become the “focal point for visitor orientation” envisioned in the PTMP. In 2007, the Trust began a focused planning effort to bring about a number of projects and improvements intended to fulfill the vision of the Main Post. This effort has resulted in this Main Post Update (Update), which builds on the PTMP and the work the Trust has accomplished since the PTMP was adopted in 2002.

The Trust identifies three interdependent strategies in the Update that speak to the Presidio's historic significance, the people it serves today and will serve in the future. These three strategies build on the planning principles in the PTMP (PTMP, p. 2 – 30) and are important to achieving the vision of the Main Post:

- Reveal and elevate the Presidio's history
- Create a welcoming place
- Employ 21st century green practices

In the Update, the Trust outlines a number of projects designed to “reveal and elevate” the Presidio's history, including a new Archaeology Center, which will support an ongoing program of archaeological excavation and landscape commemoration of the original Spanish colonial fortification, El Presidio. Expanded site interpretation throughout the district will give a sense of the depth and range of Presidio history. To better welcome the public, the Update provides for more building space dedicated to public uses than identified in the PTMP. Public spaces will include portions of the Montgomery Street Barracks and the Officers' Club – among the post's most remarkable historic buildings. By calling for public uses in the Main Post's historic buildings, the Update explicitly ties public use to the Trust's

preservation mission and invites the public to experience the post's history in tangible ways. Rooted in history but with a future-oriented mission the Trust will continue to employ green practices in historic building and landscape rehabilitation efforts and in ongoing maintenance, integrating historic preservation with the environmental values that have long been expressed in national parks.

The Presidio is a local jewel and a national treasure. The Trust believes that implementation of the projects and improvements outlined in this Update will allow the Main Post to achieve its promise as the heart of a great national park site and an enduring resource for all Americans.

ORGANIZATION OF THE MAIN POST UPDATE

The Update is divided into the following three sections:

Section I Evolution of the Main Post

Planning for the Main Post must respect the site's history and its prior development. This section is based on the cultural landscape assessment prepared by the Trust in 2002, *The Main Post: Principles for the Future*. It summarizes the history and development of the Main Post from 1776 to the present.

Section II Updating the PTMP for the Main Post

The PTMP was developed as a programmatic document, not as an implementation plan. It is a statement of policy intended to guide decisions (PTMP, p ii). The Trust anticipated that the PTMP would be amended to "accommodate inevitable changes" (PTMP, p. vii). Section II discusses why the Trust is amending the PTMP at this time and identifies the key differences between the 2002 PTMP and the 2010 Main Post Update. The section also provides a red-lined version of the PTMP chapter for the Main



CONCEPTUAL RENDERING OF THE FUTURE EL PRESIDIO PLAZA, SHOWING A SURFACE EXPRESSION OF THE ORIGINAL GARRISON WALLS

Post district to illustrate how conditions have changed since 2002, to incorporate decisions that have already been made, and to identify actions provided for by the Main Post Update.

Section III Project Descriptions

Section III describes the specific projects that are included in the Update: archaeological excavation at El Presidio, development of an archaeology lab and curation facilities, new construction for a Presidio lodge, rehabilitation of the Presidio Theatre and construction of an addition, rehabilitation of the Presidio Chapel and construction of an addition, and improvements to pedestrian access and parking. These projects were not specifically anticipated in the PTMP. They have therefore been subject to additional environmental review and a separate Section 106 consultation under the National Historic Preservation Act (NHPA) to avoid, minimize, or mitigate adverse effects. The projects as described reflect design parameters that were reached through the Section 106 consultation. These parameters, along with processes for additional consultation where necessary,

are recorded in a new Programmatic Agreement for the Main Post Update (PA- MPU). The 2002 Presidio Trust Programmatic Agreement for the PTMP (PT PA) will continue to guide all other NHPA-related activities that were anticipated in the PTMP for the Main Post and elsewhere in the Presidio.

THE PUBLIC REVIEW PROCESS

Public dialogue has contributed greatly to the vision for the Main Post as the heart of the Presidio. Compared to the PTMP, the Update carries that vision forward with greater specificity and makes some changes to both the amount of building demolition and new construction, with the net effect of reducing the amount of built space at the Main Post identified in the PTMP. The Update also modifies the distribution of land uses, notably with more public uses and less office and residential use than identified in the PTMP.

Consistent with the commitments made in the PTMP (PTMP, pp. 128, 130-131), the Trust notified the public of the agency's intent to amend the PTMP for the Main Post district. Under the provisions of the National Environmental Policy Act (NEPA), the Trust began scoping for the Update in November 2007.

In June 2008, the Trust issued a draft Update and a draft SEIS that analyzed five alternatives for the Main Post. Concurrent with the environmental review, the Trust also engaged in a Section 106 consultation under the NHPA and released a draft Finding of Effect (FOE) in August 2008. In February 2009, the Trust identified a preferred alternative and issued a revised draft Update and a supplement to the draft SEIS. In July 2009, the Trust issued a final FOE, concluding the assessment phase of the Section 106 consultation, and began the process of resolving the adverse effects that had been identified in the FOE. Throughout the

process, all documents were available for public review and comment for no less than 90 days.

The preferred alternative has evolved as a result of both the NEPA and NHPA processes and has been modified specifically to avoid, minimize, or mitigate adverse effects on the National Historic Landmark District as well as to respond to concerns raised by members of the public who have participated in the process. Some of the changes are as follows:

1. The proposal for a museum of contemporary art has been withdrawn and plans to change the site south of the Main Parade have been postponed. Building 97, which is historic, will remain, as will Building 386, which is eligible for listing on the National Register. Building 385, which is not historic, will be demolished.
2. The amount of new construction for a lodge has been reduced and design concepts have been changed to better reflect the scale and footprint of the historic barracks that once lined Graham Street, separating the Old and Main Parade grounds.
3. Both the addition to the Presidio Theatre and configuration of its interior have been modified to preserve the building's historic character.
4. The orientation of the addition to the Presidio Chapel has been changed.
5. The historic garages (Buildings 113 and 118) along Taylor Road will be retained.
6. The total amount of building square footage allowed for in the Main Post is less than that identified in the PTMP.

PLANNING AND COMPLIANCE DOCUMENTS

The planning process for the Main Post results in four related documents:

1. Final Main Post Update (Update)
2. Final supplemental environmental impact statement (FSEIS) and Response to Comments
3. Programmatic Agreement for the Main Post Update (PA-MPU)
4. Record of Decision (ROD)

Final Main Post Update

The final Main Post Update presents both the historic and planning context for the Main Post and for the projects and improvements that will make it the “heart of the park.” The final Update includes a “red-lined” version of the PTMP chapter for the Main Post district, which will amend PTMP for the Main Post.

FSEIS and Response to Comments

The FSEIS identifies and analyzes the mitigated preferred alternative (Alternative 2), which is described in the “red-lined” PTMP chapter for the Main Post in Section II. The FSEIS also includes an analysis of cumulative effects and identifies mitigation measures.

The Response to Comments contains the Trust's responses to questions and comments received throughout the NEPA review process. The Response to Comments describes how projects have changed as a result of comments and provides clarification of project elements and the analysis of impacts.

Programmatic Agreement for the Main Post Update

The Section 106 consultation under the NHPA has resulted in a Programmatic Agreement for the Main Post Update (PA-MPU). The PA-MPU records agreement reached during the consultation and sets the parameters for additional consultation during design and implementation of the projects described in Section III, “Project Descriptions,” of the Update. All other actions at the Main Post will continue to be reviewed under the existing PT PA.

Record of Decision

The Record of Decision (ROD) will state the Trust's decisions about projects and improvements proposed for the Main Post and will identify what mitigations, if any, the Trust will implement.



IMPLEMENTATION OF THE MAIN POST UPDATE WILL REESTABLISH THE MAIN POST AS THE “HEART OF THE PRESIDIO”

I. EVOLUTION OF THE MAIN POST

Founded in 1776, *El Presidio de San Francisco* was the northernmost garrison in Spanish California and the birthplace of San Francisco. It guarded the city's bay through two centuries of growth and after World War I was the U.S. Army's seat of command for the western states. Its period of historic significance is not limited to one period, but embraces two centuries of change, from 1776 to 1945.

The Main Post is the Presidio's most historic district. Every period of the Presidio's history is reflected in the buildings, landscapes, and archaeological resources that make the Main Post such a rich and important historic site. Successive generations left their mark on the Main Post, leaving layer after layer of architectural and archaeological history, providing a record of what was important at a given time, but sometimes at the expense of what came before.

Many of the Main Post's most compelling features, specifically its open spaces, have lost elements of their defining character over time. The Trust plans to roll back some of the late 20th-century modifications to the Main Post in order to restore the site's historic organization and to make its many layers of history more visible. The Trust also seeks to re-establish the Main Post as the heart of the Presidio and to make it more welcoming to the public. The history and development of the Main Post provide an important context for understanding how the planned projects and improvements can achieve these goals.

1776 to 1792: Early Spanish Colonization

In June 1776, nearly 200 men, women, and children led by Lieutenant José Joaquín Moraga arrived at a site near present-day Fort Scott. Although Captain Juan Bautista de Anza, who directed the expedition from Mexico, had chosen that site for the new military garrison, Moraga found it too cold and windy. He moved farther inland to a small plateau, known today as the Main Post. Two streams that emptied into a salt marsh to the north



LOUIS CHORIS WATERCOLOR OF EL PRESIDIO, 1815

framed the site. The eastern stream was part of what is now known as Tennessee Hollow; the western stream was filled at the turn of the 20th century to create the Main Parade ground. Overlooking the narrow entrance of a natural harbor, the site was a strategic one, and the colonial party claimed the area for Spain to protect it against British or Russian maneuvers. El Presidio was initially built by sailors, soldiers, and their families as a series of barracks, warehouses, and a chapel constructed around an open space called the *plaza de armas*. It became the dominant secular site in the region, although by 1792 it was in poor condition with only three of the four sides of the fort completed. It was described by British Captain George Vancouver as "ill accorded with the ideas we had conceived of the sumptuous manner in which the Spaniards live on this side of the globe."¹

1793 to 1845: Spanish and Mexican Community

An influx of funds, more soldiers, and help from Native laborers allowed the defenses for El Presidio to be expanded and completed in 1796. The cycles of deterioration and repair continued, but the garrison became larger and more substantial with each building campaign (see Figure 1).

¹ "A Voyage of Discovery to the North Pacific and Round the World, 1791-1795." 4 Vols. Cambridge: Hakluyt Society. 1984

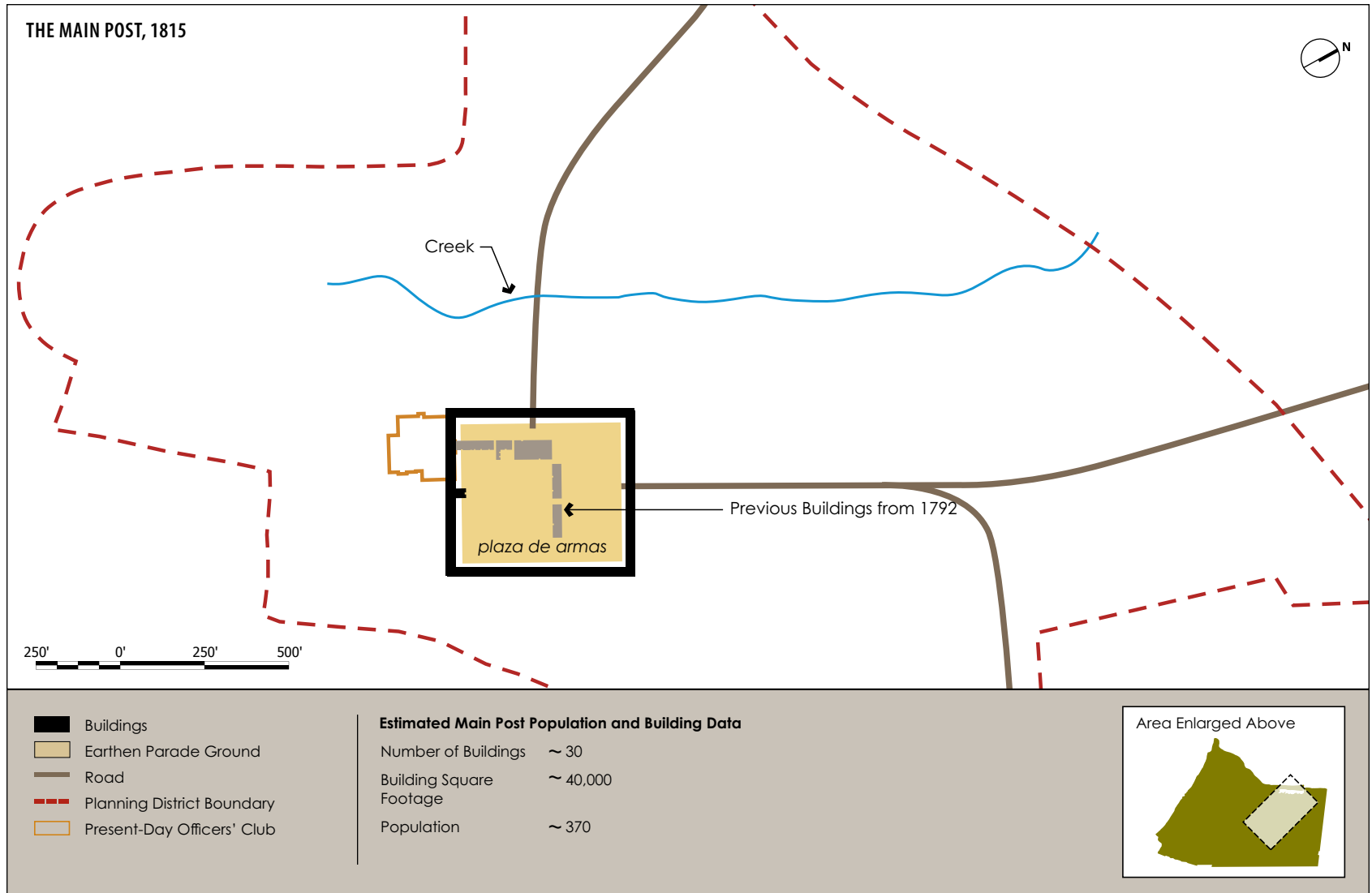


FIGURE 1: THE MAIN POST, 1815

The ongoing Mexican War of Independence (1810-1821) interrupted the regular supply ships from Mexico, forcing the colony to become more self-reliant and to trade with countries whose ships came into the San Francisco harbor. During this time, Commandante Arguello initiated a massive reconstruction campaign, nearly doubling the footprint of El Presidio. In 1821, when Mexico won independence from Spain, the strategic importance of El Presidio at the mouth of the bay began to decline. Eventually, General Mariano Vallejo moved the garrison north to be closer to the Russians at Fort Ross. A detachment of artillerymen was left to man the post, but El Presidio was effectively abandoned and partially in ruins when the U.S. Army arrived. Future development of the Main Post respected the original rectilinear plan of El Presidio, the remains of which are preserved below ground.

1846 to 1860: Early American Period

John C. Fremont took possession of the Presidio in 1846, claiming California for the United States. In 1847, the U.S. Army arrived, reusing the adobe structures for shelter and the *plaza de armas* as a parade ground. For a while thereafter, an old Mexican artilleryman lived at the post, occupying two adobe buildings as his property and refusing to leave. Many of the adobe buildings were repeatedly recommended for demolition. Today's adobe Officers' Club, however, was reused as officers' quarters. Other remnant adobes were reused as a hospital, blacksmith shop, and barracks for soldiers and laundresses. Hastily constructed wood-frame buildings filled in the areas where adobe buildings once stood. This reuse solidified the original rectilinear geometry of the Main Post, which is reflected in the contemporary road system, with Moraga Avenue along the south and Mesa and Graham Streets along the eastern and western sides of the plaza-turned-parade-ground. By 1860, the U.S. Army was firmly installed at the Presidio.

1861 to 1870: Civil War Expansion

The Main Post's population grew as mobilization for the Civil War resulted in increased funding to the post. While several adobes continued to be reused, new wood-frame construction greatly expanded the number of buildings and the area encompassed by the post. The Alameda was formalized at the eastern edge, connecting the developing city of San Francisco with the post at today's Presidio Boulevard and Funston Avenue. Visitors arriving through this entrance saw 12 officers' quarters, the post's first family homes built in 1862 along Funston Avenue. The houses along the southern stretch of Funston were built atop the wall foundations of El Presidio. These buildings initially had their backs to the city and faced west, overlooking the eastern edge of the newly enlarged parade ground; the western edge was bounded by the single-story wood barracks, kitchens, and shops along Graham Street. Storehouses for supplies and corrals for animals were constructed at the foot of the post above Crissy Field Marsh. Laundresses' quarters were constructed farther west across the stream ravine (along today's Montgomery Street), an area that was then considered to be on the outskirts of the post.

1871 to 1890: Division Headquarters

Between 1878 and 1887, a new headquarters for the Military Division of the Pacific was established on the west side of the parade ground, on axis with the Alameda entrance, and the U.S. Army began to make the transition from frontier post to a more permanent and imposing military reservation. In 1886, four Queen Anne-style homes were built, enhancing the Alameda entrance (see Figure 2). Landscapes were improved, with lawns and gardens creating the domestic space. Other changes took their inspiration from both the City Beautiful and parks movements that were reshaping urban America in the late 19th century. To distinguish the Presidio from the growing city, the Presidio's entrances were formally landscaped. In the 1880s, an ambitious forestation program was begun and trees were planted along the post's ridges.

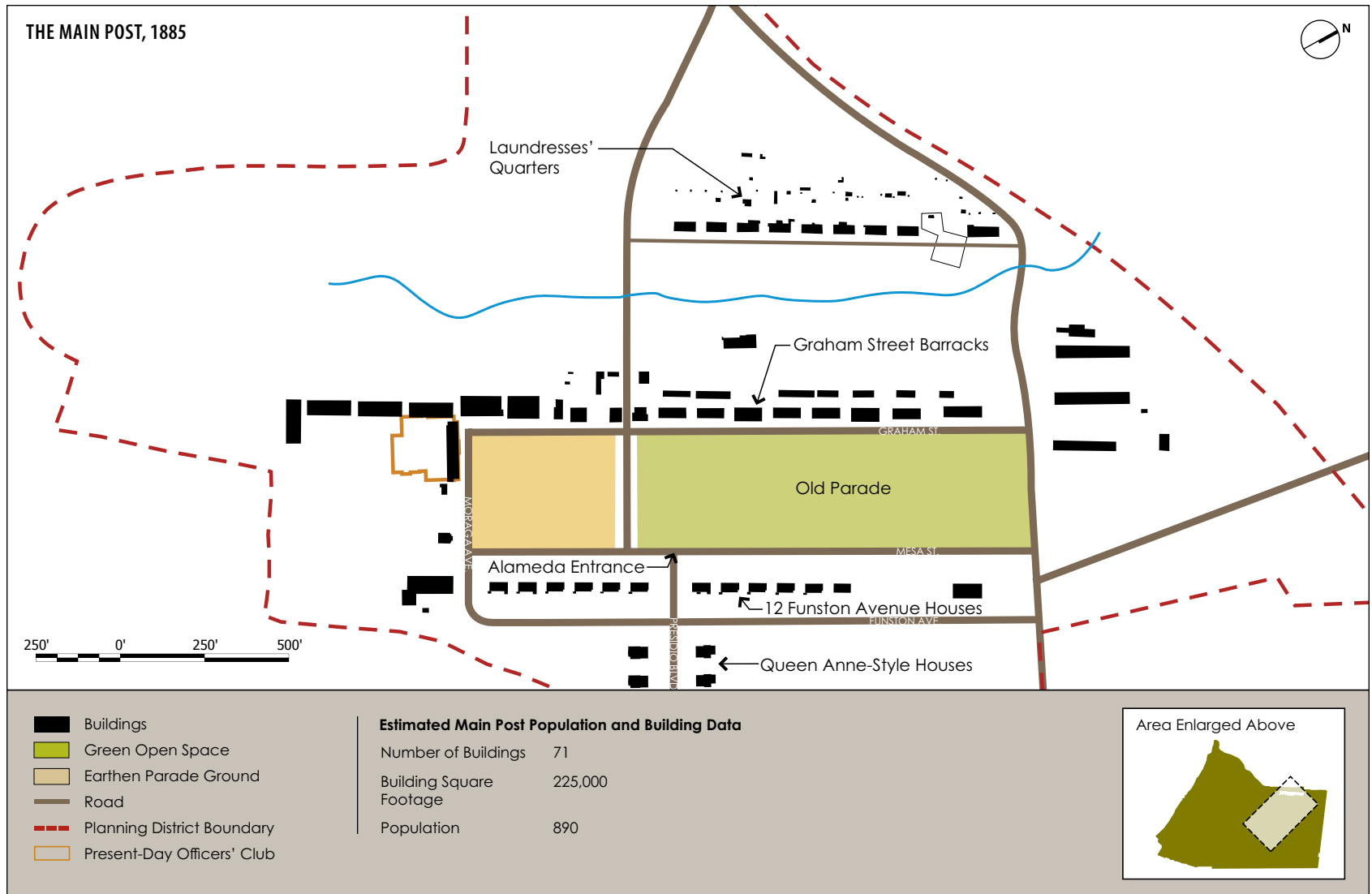


FIGURE 2: THE MAIN POST, 1885

EVOLUTION OF THE MAIN POST

1891 to 1908: A Grand Post

The Spanish-American War in 1898 elevated the Presidio's national importance. As the place of assembly and point of embarkation for thousands of soldiers, the Main Post underwent major expansions to accommodate the growing number of troops. The red-brick barracks along Montgomery Street were built between 1893 and 1897, replacing the modest laundresses' quarters. The Montgomery Street Barracks were "100-man barracks" with mess halls and interior latrines. The use of brick was both practical, because it resisted fire, and figurative, in that it symbolized permanence. Buildings to house expanded services were located near Halleck Street and electric power lines were extended into the Presidio.

The ravine that had traversed the western side of the post was filled to create a level area. This new open space, 1,000 feet long and nearly 300 feet wide, became an artillery practice and drill field known as the Main Parade ground. The Main Parade ground nearly doubled the size of the Main Post by extending it 500 feet to the west. The Main Parade ground also shifted the center of activity away from El Presidio and the Civil War-era parade ground, or Old Parade. The fundamental layout of the Main Post exists today as it did at the end of this period (see Figure 3).

In 1900, Letterman Hospital was built to care for the wounded returning from the Philippines. There were so many casualties that the San Francisco National Cemetery, which was established in 1891 in the western area of the Main Post, had to be expanded.

The 1906 earthquake brought together one of the largest military forces ever assembled in peacetime. The earthquake and its aftermath temporarily halted expansion of the post.



SOLDIERS ON THE OLD PARADE GROUND WITH GRAHAM STREET BARRACKS IN THE BACKGROUND



SOLDIERS MARCHING SOUTH ALONG MONTGOMERY STREET

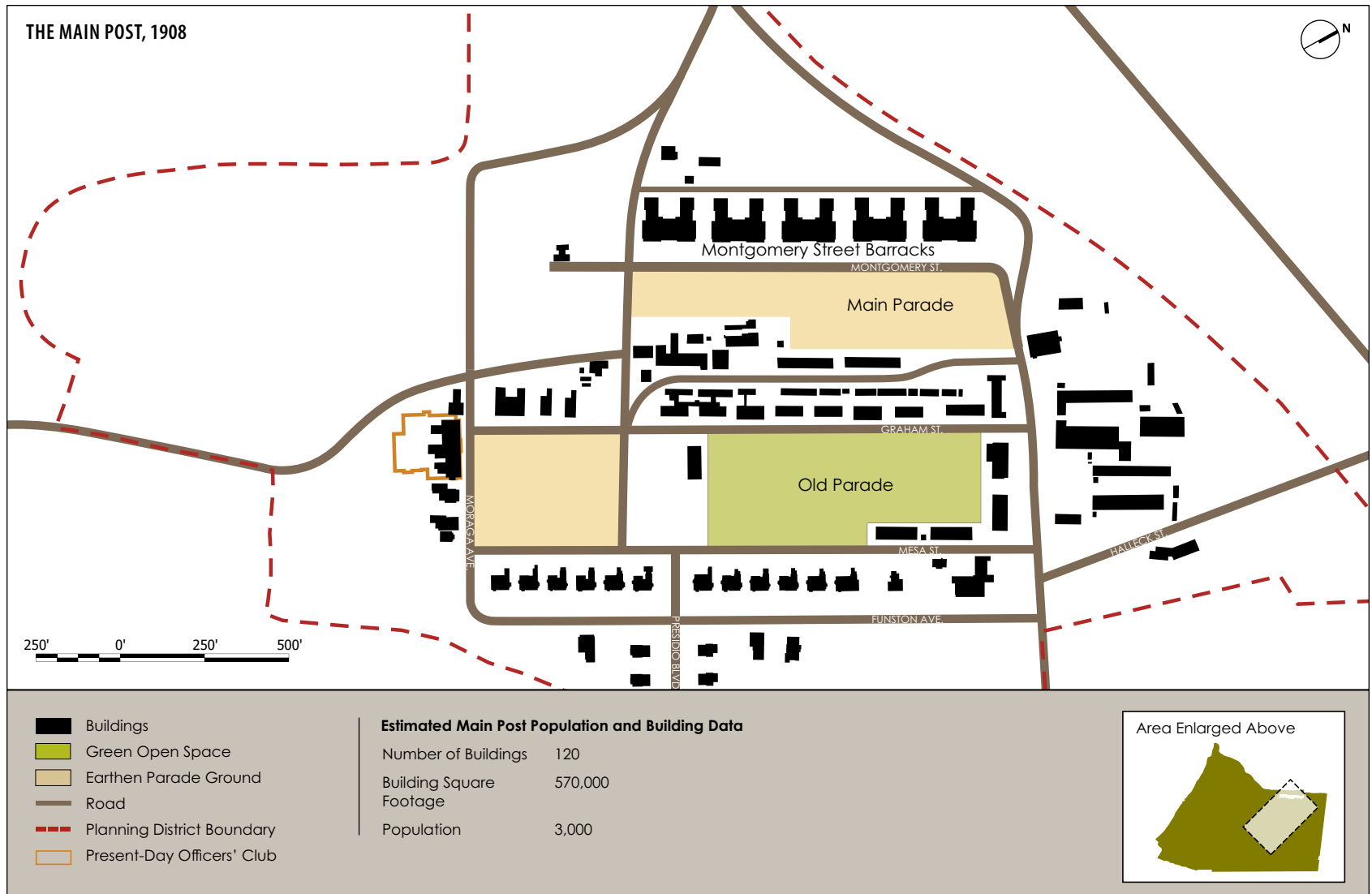


FIGURE 3: THE MAIN POST, 1908

EVOLUTION OF THE MAIN POST

1909 to 1920: World War I

As the United States prepared for World War I, there was an intense buildup at the post, with construction continuing to frame the parade grounds and temporary barracks built along the shoreline in 1915. In 1917, the first firehouse on an American military base (Building 218) was built after General Pershing's family perished in a house fire. Pershing Square, adjacent to the southeastern end of the Main Parade ground where the family home had stood, was named to commemorate the tragedy. By 1927, all buildings were removed from Pershing Square. Moraga Avenue was extended west to meet Montgomery Street, completing the grid of Funston Avenue, Lincoln Boulevard, Montgomery Street, and Moraga Avenue. In 1912, Building 35, a large three-story Italianate cavalry barracks, introduced a new architectural style to the Main Post.

1921 to 1940: Peacetime Activity

Completed in 1937, the Golden Gate Bridge changed the character of San Francisco Bay and the Presidio. Doyle Drive, the approach to the bridge from San Francisco, severed the Main Post from Crissy Field and the bay. The Works Progress Administration built the School for Bakers and Cooks (Building 220), the Presidio Theatre (Building 99), and two large barracks (Buildings 38 and 39). Built in the middle of the Old Parade, the barracks altered the open space around which the Main Post had been organized for 160 years.

1941 to 1945: World War II

During World War II, the Presidio was the command center for Army operations in the Pacific. Lieutenant General John L. DeWitt commanded the Ninth Corps Area, the Fourth Army, and the Western Defense Command from headquarters at the Main Post. Built as temporary barracks, Buildings 40 and 41 partially filled in the *plaza de armas*, which had been accommodating parking (see Figure 4). Other buildings constructed to support the war effort included Buildings 97, 37, and 3.



CONSTRUCTION FRAMING THE PARADE GROUNDS



BUILDINGS 35, 38, AND 39

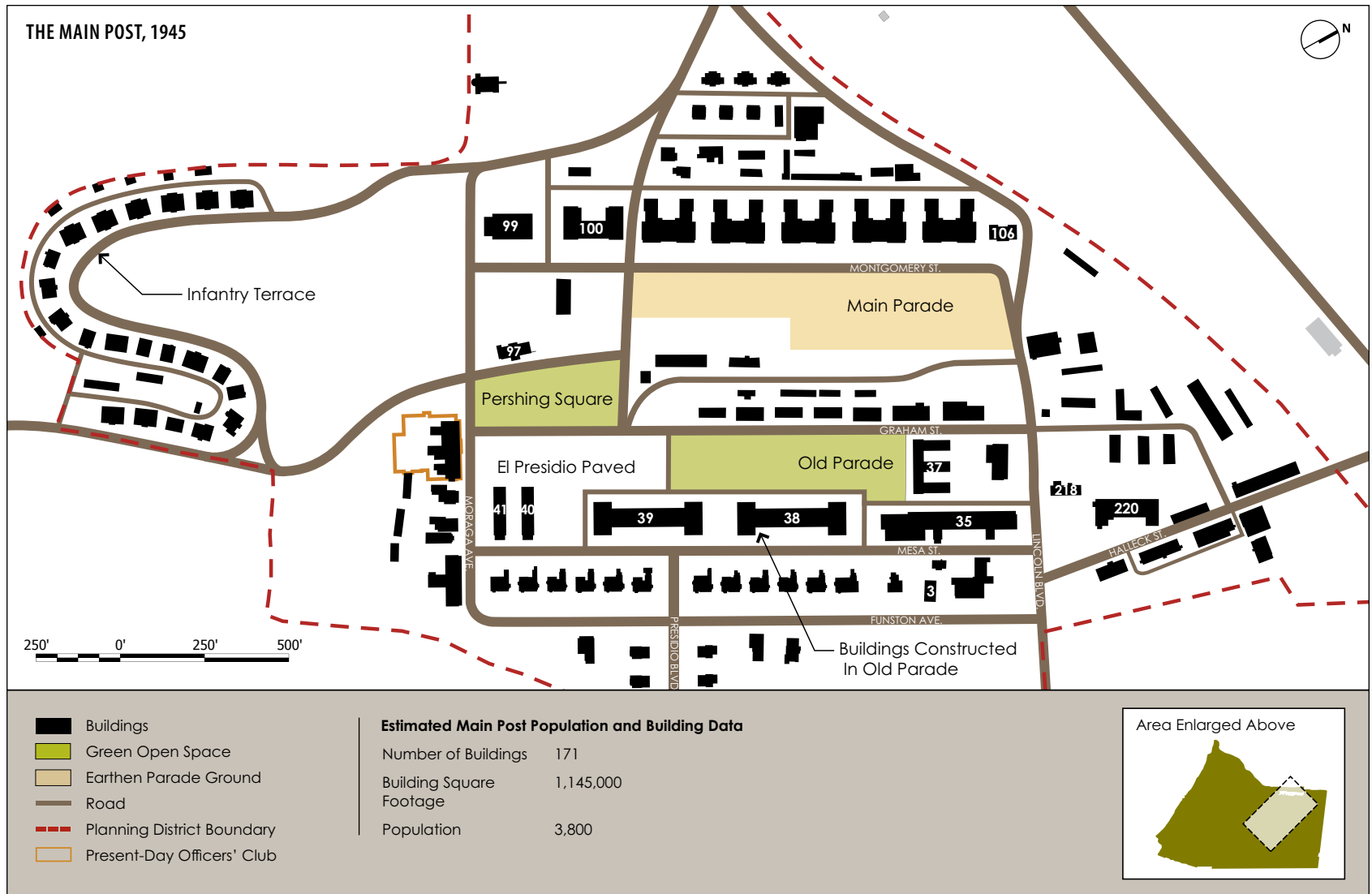


FIGURE 4: THE MAIN POST, 1945

EVOLUTION OF THE MAIN POST

1946 to 1994: The Cold War and Base Closure

While the Presidio played a role in the Korean and Vietnam conflicts, as well as in the Cold War, its importance diminished after World War II and the Main Post became largely an administrative center. By 1960, all but two of the wooden barracks along Graham Street were removed, and Pershing Square was developed as a formal open space.

As the Main Post's mixed-use character shifted primarily to office uses, the need to accommodate an increasing number of cars "suburbanized" the post. The Main Parade and El Presidio were paved, and a new community district was created in the underdeveloped southwest corner of the Main Post to provide services. The construction reflected prevailing suburban land use patterns, with large, low buildings set back from the street behind parking lots.

The Presidio was designated a National Historic Landmark in 1962. Since that time, a number of buildings have been added to the Main Post. A Communications Center (Building 34) was built in 1968. The Officers' Club (Building 50) was expanded and renovated to house a larger restaurant and banquet facilities in 1972. The Bowling Center (Building 93) was built south of the Main Parade in 1989. The Presidio Library (Building 386), Child Care Center (Building 387), Herbst International Exhibition Hall (Building 385), Main Post Gym (Building 63), and a former cafeteria (Building 211) were all constructed during this period (see Figure 5).

When the Army left in 1994, the Presidio had approximately 6 million square feet of built space, with approximately 1.15 million square feet concentrated at the Main Post.



MAIN PARADE PAVED WITH ASPHALT, 1971



ASPHALT AND AUTOMOBILES SURROUND THE CENTENNIAL TREE

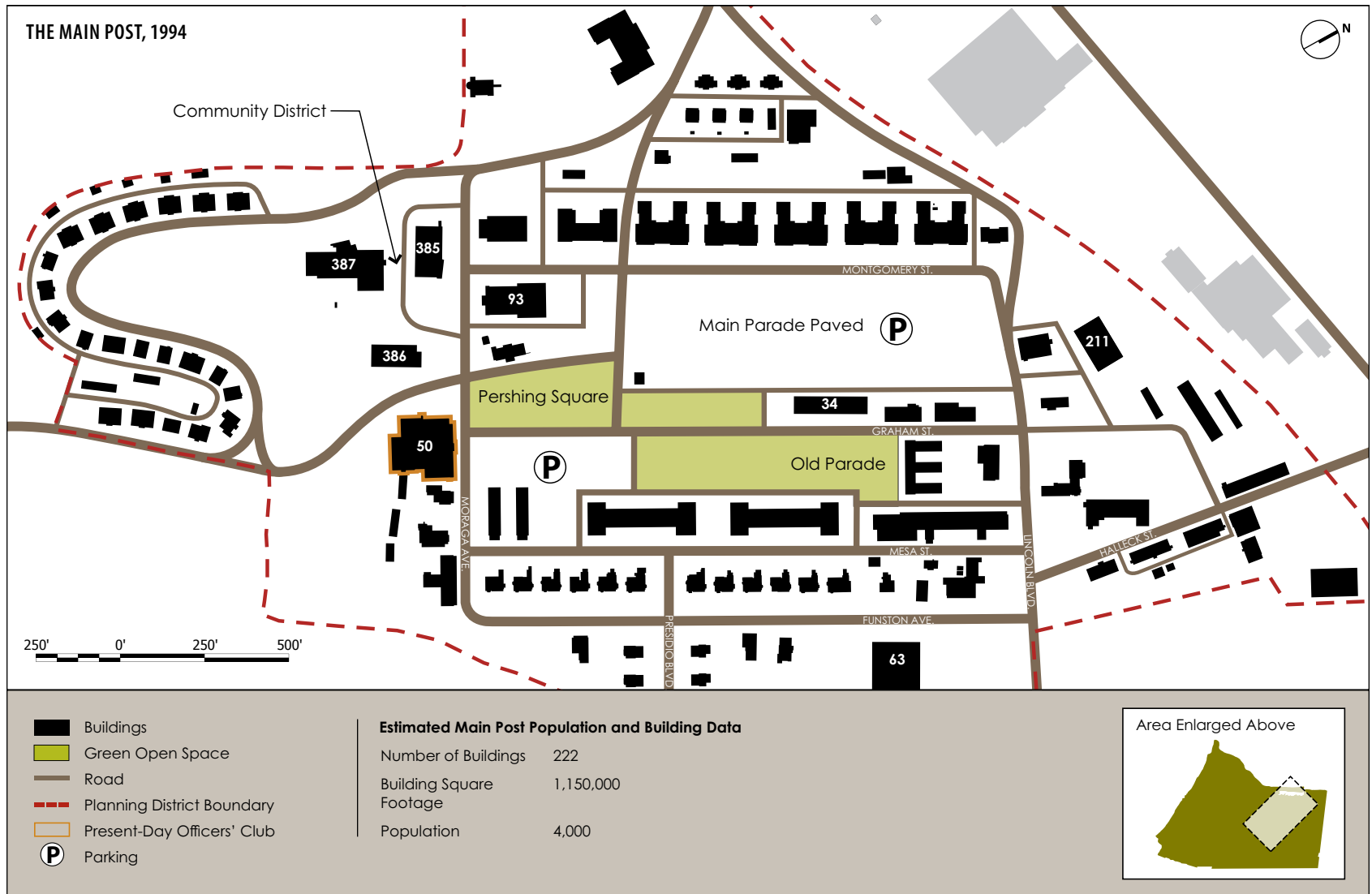


FIGURE 5: THE MAIN POST, 1994

II. UPDATING THE PTMP FOR THE MAIN POST

The longstanding goal for the Main Post has been to make it the heart of the park. Although a community is growing in the Presidio and more people visit and enjoy the park, the Main Post has not yet become a “focal point for visitor orientation” or a “community center where people live, work, and enjoy themselves” (PTMP, pp. 62-63). Visitor services such as lodging are absent, there are too few opportunities to enter historic buildings, and it is difficult to discern the many layers of history embedded in the Main Post landscape and built environment. On most days, the Main Post feels empty and uninviting.

The Trust foresaw that the PTMP might need to be amended to achieve the Plan’s vision and meet its goals for the Presidio:

At times, planning proposals may be considered that are not entirely consistent with the Plan. These proposals will be fully reviewed and considered under the National Environmental Policy Act (NEPA), including all applicable public processes. The final decision on the proposal may constitute a Plan amendment and will be informed by the NEPA public process for the proposal. The decision amending the Plan will be adopted by resolution of the Presidio Trust Board. (PTMP, p. 136)

A number of changed circumstances have recently created new opportunities to realize the vision of the Main Post. The Trust recognizes the public’s desire to understand in a comprehensive way how these projects will affect the character of the Main Post and the visitor experience, and is therefore updating the Main Post chapter of the PTMP. The greatest change is the advent of the Doyle Drive reconstruction project, a federal, state, and city highway project to replace the eastern approach from the city to the Golden Gate Bridge. The reconstruction of Doyle Drive brings a number of improvements to the park; most notably, it reconnects the Main Post to Crissy Field. The highway project also requires the demolition of more buildings than had been anticipated in the PTMP, as well as relocation of the archaeology lab. The Main Post

Update considers the impact of additional building demolition on the amount of building square footage at the Main Post (see pages 18 and 19) and describes the new archaeology facility (see Section III, Project Descriptions).

The Update provides for construction of a small lodge to make the Main Post more welcoming. Improvements to pedestrian and vehicular circulation are also included to reduce the impact of the automobile on the visitor experience and to improve access. Presidio tenants have brought forth proposals that would allow historic buildings to be reused for their original purpose and would bring additional public programs to the park. The San Francisco Film Society proposes to rehabilitate and expand the Presidio Theatre as a film and performing arts center. The Interfaith Center proposes to build a small addition to the Presidio Chapel to make the building more accessible and to allow for more flexibility in programming. These projects are further described in Section III, Project Descriptions.



THE MAIN POST WILL REMAIN THE “HEART OF THE PRESIDIO”

Reduced Building Square Footage

The PTMP set parameters for both building demolition and new construction in order to achieve the “General Objectives of the GMPA” as directed in the Presidio Trust Act and as adopted by the Presidio Trust Board of Directors in Resolution 99-11, in particular the objective “to increase open space, consolidate developed space, and provide for appropriate uses of the Presidio” (PTMP, p. xi).

The Update provides for an increase in the amount of building demolition and new construction in the Main Post, but the net building square footage in the district will ultimately be less than was anticipated in the PTMP (see Table 1). New construction will be placed in existing areas of development “to reinforce historic patterns of spatial organization and complement the rehabilitation of adjacent historic buildings” (PTMP, p. 63).

In the PTMP, the Trust identified 20,000 square feet for demolition; that amount is increased to 94,000 square feet in the Update. As shown in Figure 6, buildings that will be removed include those required for the reconstruction of Doyle Drive. Buildings slated for

demolition also include three non-historic buildings: a garage (Building 98), the Herbst International Exhibition Hall (Building 385), and the Trust headquarters (Building 34). Demolition of these buildings will accommodate construction of the lodge and relocation of parking from historic open spaces. A small historic shed (Building 46) will be demolished to make way for the archaeology lab and curation facilities. Historic American Building Survey (HABS) documentation will be undertaken for contributing buildings and structures that may be demolished or relocated. Table 2 summarizes planned building demolitions.

To make the original El Presidio *plaza de armas* visible, the Trust also proposes to remove or relocate two “temporary” World War II barracks (Buildings 40 and 41) that sit above the El Presidio site. The Trust will undertake further consultation, however, before determining the final treatment for these buildings.

As stated in the PTMP (p. 6), “new construction may take the form of a building addition, an annex adjacent to an existing building, infill buildings set within an existing building cluster, or stand-alone structures in developed areas to replace square footage removed in that location or elsewhere.” The amount of new construction identified in the Update is 146,500 square feet (see Table 3), which is 36,500 more square feet than provided for in the PTMP. Aggregate or “banked” square footage from demolished structures at the Main Post as well as elsewhere in the Presidio would be used to offset the new construction. The park-wide cap of 5.6 million square feet of building space that the Trust committed to in the PTMP would not change.

This model of using “banked” square footage was inherent in both the Letterman Record of Decision (ROD) of 2000 and in the 2007 Public Health Service Hospital ROD. It is in keeping with the comprehensive program for the management of the Presidio lands and facilities adopted by the Trust as part of the PTMP.

Existing Total Building Area at the Main Post	1,150,000 SF		
	2002 PTMP	2010 UPDATE	CHANGE
Maximum Permitted Building Area	1,240,000 SF	1,201,000 SF	Decrease of 39,000 SF
Maximum Demolition	20,000 SF	94,000 SF*	Increase of 74,000 SF
Maximum New Construction	110,000 SF	146,500 SF	Increase of 36,500 SF
* 32,259 square feet (SF) of this increase attributed to Doyle Drive project.			

TABLE 1: MAXIMUM PERMITTED BUILDING AREA, DEMOLITION, AND NEW CONSTRUCTION — 2002 PTMP AND 2010 MAIN POST UPDATE

UPDATING THE PTMP

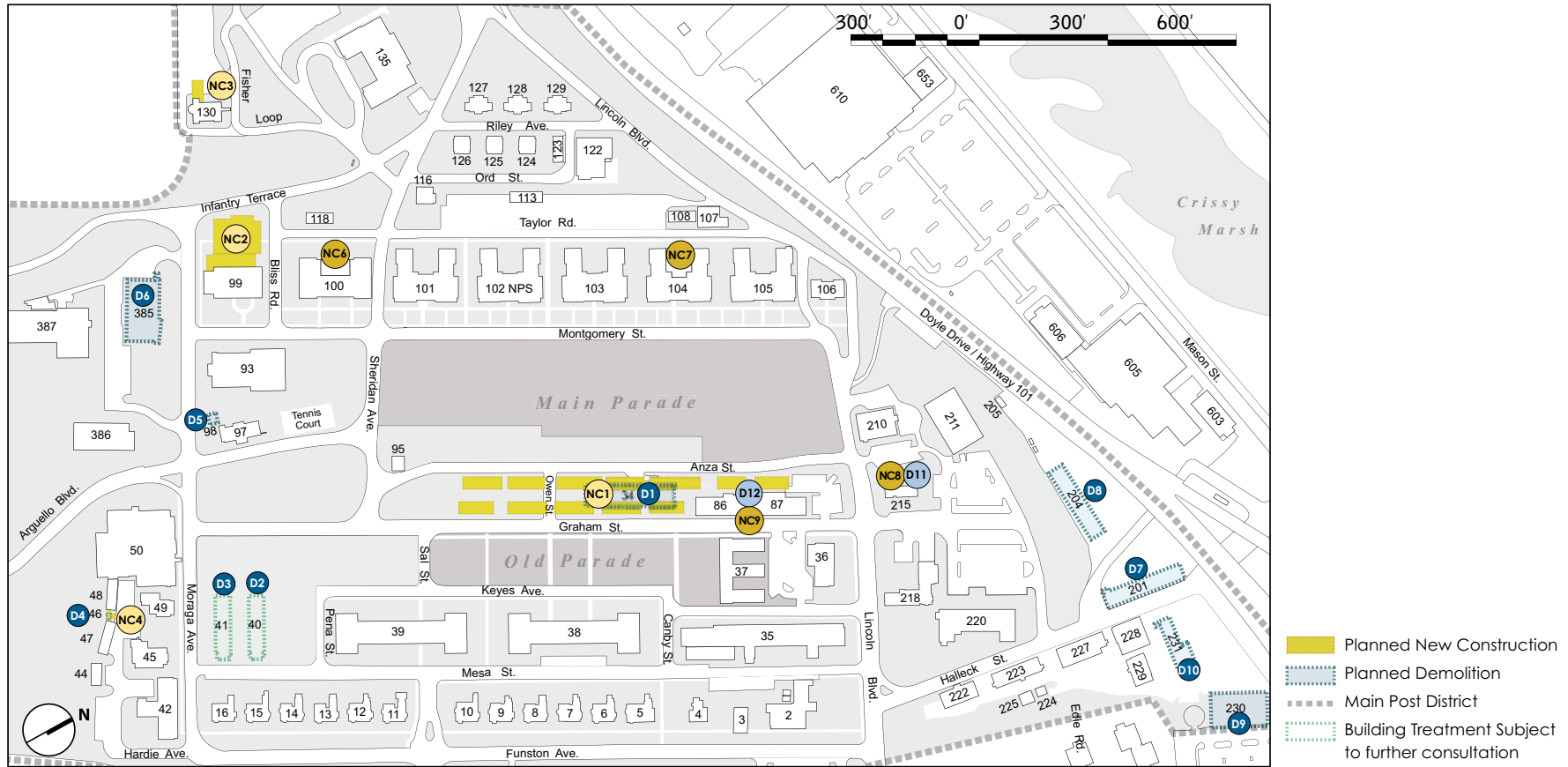


FIGURE 6: MAIN POST NEW CONSTRUCTION AND DEMOLITION

Planned Demolitions (D)		Buildings to be Demolished for Doyle Drive	
D1	Building 34 31,824 SF	D7	Building 201 (Half) 6,164 SF
D2	Building 40* 8,216 SF	D8	Building 204 12,193 SF
D3	Building 41* 8,298 SF	D9	Building 230 10,060 SF
D4	Building 46 50 SF	D10	Building 231 3,842 SF
D5	Building 98 449 SF	Total	32,259 SF
D6	Building 385 10,580 SF	Buildings Demolished Since PTMP	
Total	59,417 SF	D11	Building 215 1,848 SF
		D12	Building 85 415 SF
		Total	2,263 SF
		Total	94,000 SF

* Demolition, removal, or relocation subject to further consultation.

TABLE 2: MAIN POST BUILDING DEMOLITION (IN SQUARE FEET [SF])

Planned New Construction (NC)		New Construction Since PTMP	
NC1	Lodge/Cafe 70,000 SF	NC6	Int'l Center to End Violence 3,000 SF
NC2	Presidio Theatre 18,000 SF	NC7	Disney Family 18,000 SF
NC3	Presidio Chapel 4,000 SF	NC8	Transit Center 2,000 SF
NC4	Archaeology Lab 500 SF	NC9	Buildings 86/87 Infill 1,000 SF
	Incidental New Construction 30,000 SF	Total	24,000 SF
Total	122,500 SF	Total	146,500 SF

TABLE 3: MAIN POST NEW CONSTRUCTION (IN SQUARE FEET [SF])

Comparison between 2002 PTMP and 2010 Main Post Update			
	2002 PTMP	2010 UPDATE	CHANGE
<u>Square Footage</u>			
Total Building Area	1,240,000 SF	1,201,291 SF	-38,709 SF
Total Demolition	20,000 SF	94,000 SF*	+74,000 SF
Total New Construction	110,000 SF	146,500 SF	+36,500 SF
<u>Land Uses</u>			
Office	570,151 SF	409,505 SF	-160,646 SF
Retail	49,685 SF	34,006 SF	-15,679 SF
Restaurant	N/A	24,336 SF	N/A
Lodging	26,830 SF	91,830 SF	+65,000 SF
Conference	24,115 SF	25,537 SF	+1,422 SF
Recreation**	51,847 SF	21,067 SF	-30,780 SF
Cultural/Educational	233,765 SF	327,010 SF	+93,245 SF
Theater	N/A	33,140 SF	N/A
Residential	246,703 SF	176,312 SF	-70,391 SF
Infrastructure	38,765 SF	58,548 SF	+19,783 SF
<u>Building Uses/Projects</u>			
El Presidio	Excavation	Commemoration including potential removal or relocation of Buildings 40 and 41	
Officers' Club	Special Events	Heritage Center/Special Events	
Buildings 44, 47, 48, 49	Office/Storage Use	Archaeology Lab	
Building 93	Bowling Alley	Park Programs/Visitor Services	
Building 97	Office Use	Park Programs/Visitor Services	
Building 99	Cultural Use	Film Arts/Performing Arts Center	
Buildings 101, 103, 105	Office Use	Mixed Use (office, cultural/educational, and retail)	
Lodging	Pershing Hall, Funston Street Housing	Pershing Hall, Graham Street Corridor	
Parking***	2,000 surface spaces	1,910 spaces including up to 300 parking spaces below grade	
<p>* Includes 32,259 SF to be demolished as part of the Doyle Drive project that was analyzed subsequent to the completion of the PTMP.</p> <p>** Does not include ball field.</p> <p>*** Excludes Infantry Terrace.</p> <p>SF = square feet N/A = not applicable</p>			

TABLE 4: BUILDING SQUARE FOOTAGE, LAND USES, AND BUILDING USES/PROJECTS — 2002 PTMP AND 2010 MAIN POST UPDATE

Increased Public Use

The Update provides for more public use than the PTMP. It reduces the amount of square footage for office and residential and increases the amount allocated to cultural, educational, and public-serving uses (see Table 4). For example, the new construction identified in the PTMP for office use is identified for lodging in the Update, and more square footage is dedicated to cultural and educational uses, such as an expanded archaeology program. The Update also calls for public-serving uses in the ground floors of the Montgomery Street Barracks.

Reaffirming the Trust's Commitments

The Update reaffirms and emphasizes the Trust's commitments to preserve and interpret the Presidio's important historic resources and to promote sustainable "green" practices in building and landscape rehabilitation, as well as in ongoing park operations and management.

The Update also reaffirms the Trust's commitment to "increase open space, consolidate developed space, and provide for appropriate uses of the Presidio, including uses that involve stewardship and sustainability, cross-cultural and international cooperation, community service and restoration, health and scientific discovery, recreation, the arts, education, research, innovation, and/or communication" (PTMP, p. xi).

“RED-LINED” PTMP MAIN POST CHAPTER

*The Update amends the Main Post chapter (pp. 62-69) of the PTMP. This section shows the original 2002 PTMP text as amended by the Update, with deleted text shown in ~~strike-out~~ and new text shown in *Presidio Red*. The 2010 implementation strategies are keyed to the 2002 PTMP guidelines, each of which is numbered.*

Planning Concept

The Main Post will remain the heart of the Presidio; it will be a focal point for visitor orientation and a community center where people live, work, and enjoy themselves. The Main Post's rich collection of historic buildings and landscapes will be the backdrop for visitor programs and a setting for businesses, organizations, and Presidio community services. Significant open spaces will be preserved and restored. *Innovative heritage programming and site interpretation will engage visitors in the Presidio's history* (see Figure 7).

Character, Land Use, and Open Space

In 1776, early Spanish explorers chose the gently sloping land in front of what is now the Officers' Club as the site for a new presidio, or garrison, for their northern frontier. Since that time, the Main Post has undergone continuous expansion and redevelopment in its 225-year history as the administrative center for the Presidio. Varied architectural styles and formal landscapes illustrate the complex layering of construction over time, creating an apt setting for telling many of the Presidio's stories. Today, ~~138-~~ *123* buildings (~~110~~ *historic* and ~~28-~~ *12* non-historic) accommodate administrative, community, and residential, *office, educational, and cultural* uses as well as support services. Many of these buildings are recently rehabilitated and host new tenants and programs: ~~many more~~ *about 25 percent* remain to be rehabilitated and re-used (see Figure 8).

Most first-time visitors will want to begin their experiences at the

Main Post. *The Presidio's history will be central to the visitor experience at the Main Post.* At the visitor center they will learn about the important resources and stories of the Presidio. Here, visitors can also receive assistance in planning their visits and derive a greater understanding of the Main Post's relationship to other areas of the Presidio as well as the district's military architecture and history. *A Heritage Center in a portion of the Officers' Club and the Archaeology Lab in adjacent buildings will offer new opportunities to explore the history of the Presidio.*

The stately aura of the Main Post will be enlivened with special events and festivities to commemorate the Presidio's past and celebrate its future. Pavement on the Main Parade Ground will be reduced, and the public open space will provide a setting for ceremonies and celebrations that complement the surrounding historic buildings.

Preferred land uses will include offices, cultural/educational uses and housing, complemented by small-scale lodging and conference space, and some supporting retail services. Existing administrative and operational functions, such as the fire station, Presidio Trust headquarters, National Park Visitor Center, and child care center will remain at the Main Post.

A portion of the Officers' Club will continue to be used for meetings, cultural events, and community activities. Lodging will be provided in historic structures, such as Pershing Hall, as well as in new construction located along Graham Street where Civil War barracks stood until they were demolished by the Army in the late 1940s. The historic Presidio Theatre will be rehabilitated with an addition built to meet contemporary program needs. The theater will house a center for film or performing arts in addition to community uses. A small addition to the Presidio Chapel will make the building accessible and allow for expanded programs. Existing historic buildings at the Main Post will be rehabilitated and leased.



FIGURE 7: MAIN POST UPDATE ILLUSTRATIVE PLAN

The Main Post's historic buildings, which represent the Presidio's broadest range of architectural styles, will be preserved and rehabilitated. ~~Some~~ Construction of the lodge will reinforce historic patterns of spatial organization, and complement the rehabilitation of adjacent historic buildings. Building additions for the Presidio Theatre and Presidio Chapel or new infill construction, such as that for the lodge, will be carefully integrated into the post's landscape and carried out in accordance with the planning guidelines set forth in this Plan (see below 2002 PTMP Guidelines and 2010 Implementation Strategies and the PA-MPU (see Appendices C-G).

The "greening" of the Main Parade Ground, the transformation of Anza Street into the interpretive Anza Esplanade ("walk through time"), and commemoration of the historic El Presidio ~~would~~ will create a new focus for a variety of visitor activities, and transform the quality of the open spaces. Non-historic buildings such as Buildings 98, 34, and 385, may be removed to restore historic view corridors or settings. Archaeological remains will be investigated and used to help interpret the post's evolution at the Archaeology Lab and Heritage Center.

Access and Circulation

The Main Post will be the central arrival area for Presidio visitors, and will become a lively pedestrian district, with parking relocated from the Main Parade to the perimeter of the Main Post where it is more closely located to major access points and yet convenient to the post's buildings. Site improvements that enhance the historic setting and open spaces will provide a clearer hierarchy of vehicular and pedestrian circulation routes. ~~An~~ The extensive network of pedestrian and bicycle paths² will be established to links the Main Post and Crissy Field to other areas of the park. Historic circulation patterns,

including pedestrian connections between areas of the Main Post, will follow historic routes as much as possible. Important streetscapes along Montgomery Street and Funston Avenue will be rehabilitated. The historic Alameda will be rehabilitated to reflect its early importance as a key entrance to the Main Post. Primary access to the Main Post will be from Lincoln and Arguello Boulevards. After reconstruction of Doyle Drive, Girard Avenue will become a major entrance to the Presidio.

~~Internal~~ The PresidiGo shuttle bus routes through the Presidio will continue to start and end at ~~a new~~ the Transit Center hub/transfer point at the north end of the Main Post. The Transit hub-Center will continue to provide transit and orientation information for visitors, ~~and will~~ including a waiting area and public restrooms. The Trust will continue to cooperate with local transit agencies to improve public transit to the Main Post and ~~a shuttle bus system~~ the PresidiGo will continue to connect the transit hub to other major destinations, including downtown San Francisco. The reconstruction of Doyle Drive ~~could~~ will reconnect the Main Post to Crissy Field both physically, by allowing for more access points between the two districts, and visually, by restoring important views of the shoreline and bay.

² The Presidio Trails and Bikeways Master Plan was adopted by the Presidio Trust in 2004.

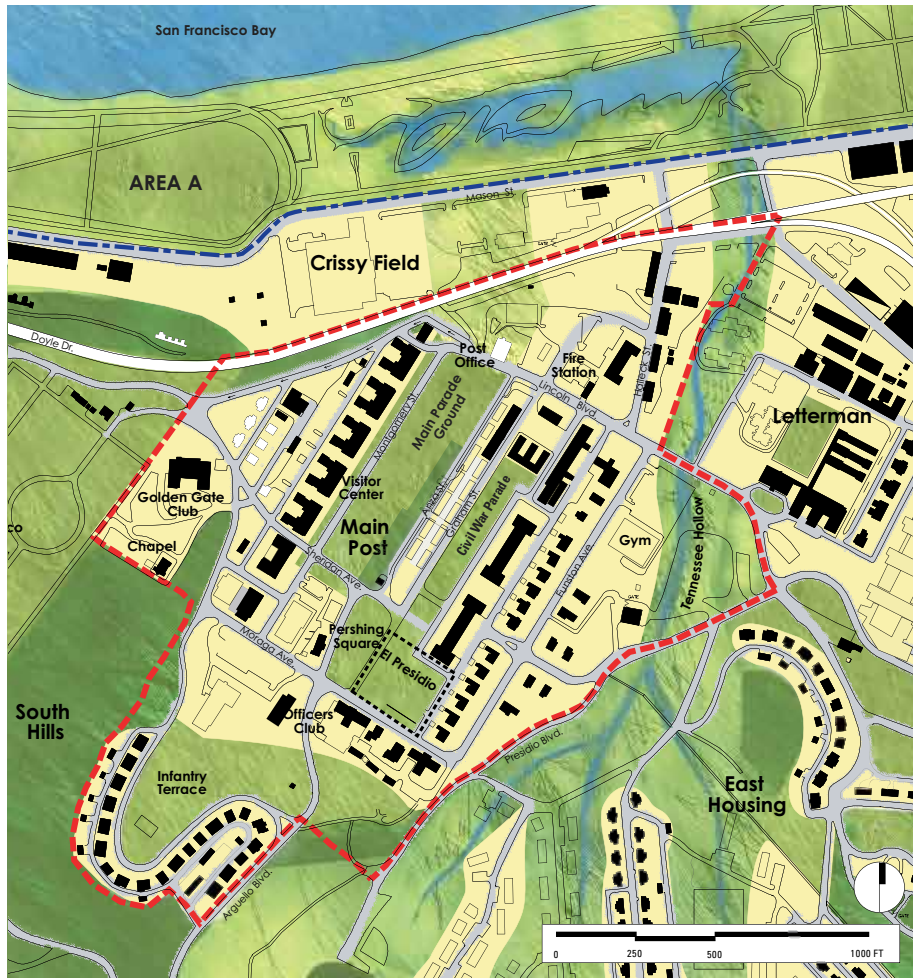


FIGURE 8: MAIN POST - VISITOR AND COMMUNITY CENTER

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

Planning District Area	120 acres
Existing Total Building Area	+1,150,000 1,148,000 square feet (decrease of 2,000 square feet)
Maximum Permitted Building Area	up to +1,240,000 1,201,000 square feet (decrease of 39,000 square feet)
Maximum Demolition	20,000 94,000 square feet (increase of 74,000 square feet)
Maximum New Construction	+10,000 146,500 square feet (increase of 36,500 square feet)
Land Use Preference	office, cultural, educational, residential, lodging, service retail, and recreation

KEY PROJECTS AND IMPROVEMENTS FOR THE MAIN POST

- Maintain the Main Post as the heart of the Presidio through rehabilitation, reuse, and interpretation of historic buildings, formal historic landscapes, and natural and archeological resources.
- Preserve and refine open spaces by “greening” the Main Parade Ground, commemorating **and interpreting** the original El Presidio, and enhancing physical and visual connections to Crissy Field.
- ~~Establish a~~ **Retain the** transit hub at the north end of the Main Post to provide safe and convenient access to transit.
- ~~Establish~~ **Retain** the Officers’ Club as a venue for meetings, cultural events, and community activities **and, establish a heritage center in a portion of the building.**
- **Relocate** the Presidio Archaeology Lab to Buildings 44, 47, 48, 49, including state-of-the-art lab and curation facilities.
- Continue existing Presidio administrative functions.
- ~~Support~~ **Collaborate with the National Park Service to develop a Visitor Center and create** interpretive functions.
- Use the Anza Esplanade as an opportunity to interpret Presidio history.
- Ensure that new construction for the Presidio Lodge, the Presidio Theatre addition, and the addition to the Presidio Chapel is sited and configured to be compatible with the historic district.
- Bring visitor services such as lodging and restaurants to make the Main Post the heart of the park.
- Use lighting, signage, and site furnishings to make visitors feel welcome, safe, and comfortable.
- Improve pedestrian access and close portions of Arguello Boulevard and Sheridan Avenue.
- Locate parking on Taylor Road and on Moraga Avenue on the site of Building 385.

Planning Guidelines for the Main Post District

1. Spatial Organization and Land Patterns

A Long History of Development and Change. Compared to other districts in the Presidio, the Main Post has undergone a great deal of development and change. Through all of the Presidio's major building campaigns, however, the Main Post has always been organized on a northeast/southwest grid framing central open spaces or parade grounds. This rectilinear organization has stood in contrast to the curving forms of the surrounding hills and valleys. Today, the Main Post is distinguished by clusters of buildings from every era of its history. These clusters are organized around three historic open spaces: the original El Presidio plaza, a Civil War-era parade ground (Old Parade), and the Main Parade Ground built in the 1890s. Although all three historic open spaces are still visible and still convey the military character inherent in the post's orthogonal organization, their boundaries have been somewhat compromised (see Figure 9).

Hierarchical Organization. Another characteristic of the Main Post is its hierarchical organization from top to bottom (south to north). The "head" of the post is located at the south end, with commanding views across the Main Post and beyond to the bay. It includes the Infantry Terrace housing, chapel, Officers' Club, and theater. The mid-section, or "body," of the post consists of parallel, repetitive rows of barracks that step down the gentle slope and face the parade grounds. The north end, or "foot," of the post is a collection of service-oriented buildings set atop a bluff overlooking Crissy Field and the bay (see Figure 10).

2002 PTMP SPATIAL ORGANIZATION AND LAND PATTERNS GUIDELINE

- G1** Maintain the Main Post as the "heart of the Presidio" through rehabilitation, reuse, and interpretation of historic buildings, open spaces, and archeological resources. Consider selective placement of compatibly-scaled infill construction and/or landscape treatments to strengthen the articulation of the historic open spaces and provide a rich visitor experience.

2010 IMPLEMENTATION STRATEGIES

Reveal and Elevate Presidio History

- Continue reuse and rehabilitation of historic buildings. (G1)
- Reveal the historic themes reflected in the district's buildings, landscapes, and archaeology. (G1)
- Introduce innovative heritage programming that brings forth the significance of the Main Post's physical organization and that allows the many layers of its history to be discernable. (G1)
- Establish a Presidio Heritage Center within the historic Officers' Club that complements the Archaeology Lab and program. (G1)
- Rehabilitate landscapes and site features, such as the Alameda and the Montgomery Street streetscape, the powder magazine, and the flagpole turnaround to enhance the historic character of the Main Post. (G1)

Create a Welcoming Place

- Build a compatibly-scaled lodge along Graham Street and use the Anza Esplanade and its landscape treatments to strengthen the articulation of historic open spaces and to provide a rich visitor experience. (G1)
- Ensure that new construction for the Presidio Lodge, the Presidio Theatre addition, and the Presidio Chapel addition is compatible in scale, massing, height, materials, and color with adjacent buildings. (G1)

Employ 21st-Century "Green" Practices

- Ensure that sustainable design features such as photovoltaic panels, if used, are carefully located to protect the historic character of the Main Post. (G1)

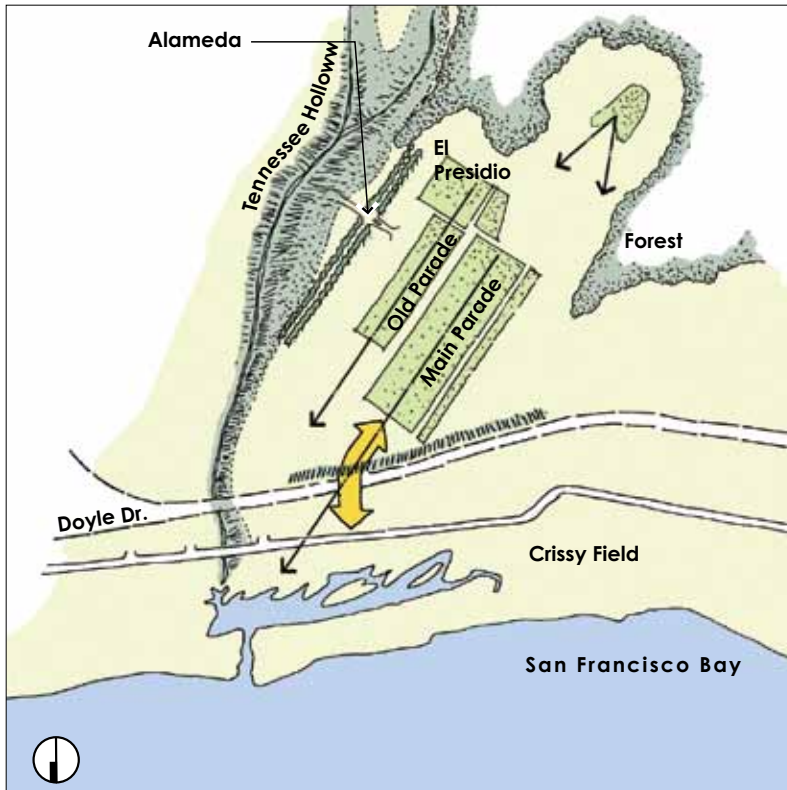


FIGURE 9: THREE HISTORIC OPEN SPACES

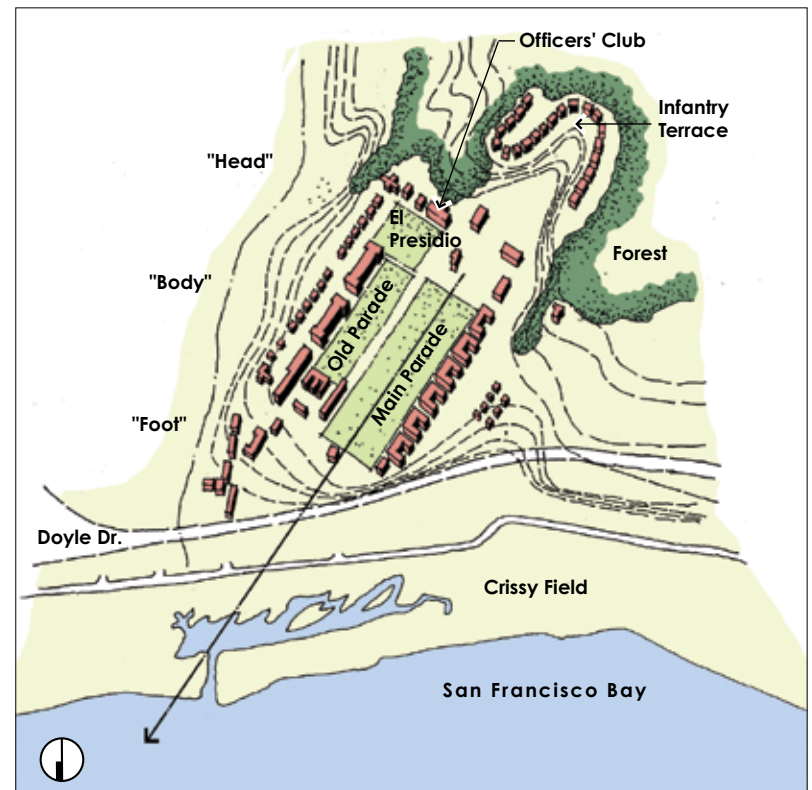


FIGURE 10: HIERARCHICAL ORGANIZATION ORIENTED TOWARD THE BAY



PHOTOVOLTAIC PANELS ON BUILDING 211



ANNUAL PASADOS DEL PRESIDIO CELEBRATION

2. Buildings and Structures

Archeological Resources. The Main Post contains a wealth of archeological resources, most notably remnants from the Spanish/Mexican “El Presidio.”

Distinct Building Groups. The Main Post consists of several distinct building ensembles that contrast in age, building scale and type, and relationship to the landscape. The most dominant ensembles are the parallel rows of repeating structures that comprise the body of the post. These buildings are oriented along the northeast/southwest grid established by the first Spanish colonial quadrangle (see Figure 11).

Architectural Styles. The Main Post contains the broadest range of building styles found at the Presidio. These structures represent the Presidio’s major building campaigns from 1776 to the present. Styles range from brick Colonial Revival and stucco Mission Revival to Queen Anne style and World War II temporary wood frame structures.

Distinct “Fronts” and “Backs.” Another characteristic of Main Post buildings is their orientation. The buildings all share a distinctly two-sided character, with a ceremonial front side facing a formal street and/or parade and a rear side facing an alley or service area.

2002 PTMP GUIDELINES FOR BUILDINGS AND STRUCTURES

- G2** Research, protect, enhance, and interpret the significant archeological resources of El Presidio as a more visible element of the Main Post.
- G3** Through coordinated rehabilitation of buildings and adjacent historic landscapes, retain and enhance the key historic building clusters, streetscapes, and neighborhoods that define the Main Post.
- G4** Re-establish historic connections between buildings and their associated parade grounds and open spaces.
- G5** Orient new buildings or structures to reinforce the historic framework and layout of the Main Post. Scale, massing, height, materials, and color of infill construction must be compatible with the character of adjacent buildings. Maximum height should be no more than 30 feet to 45 feet.



MEDICAL STEWARDS POSE AT THE MONTGOMERY STREET BARRACKS

2010 IMPLEMENTATION STRATEGIES

Reveal and Elevate Presidio History

- Continue to research, protect, enhance, and interpret significant archaeological resources of El Presidio. Ongoing archaeological investigations of El Presidio will provide a platform for educational programs focused on the Spanish Colonial era and early California history. Landscape treatments will express the spatial character of El Presidio. (G2)
- Relate the archaeology program to El Presidio and establish state-of-the-art lab and curation facilities in historic buildings to support ongoing excavation and research. (G2)
- Use historic structures reports (HSR) to support rehabilitation of select historic buildings. (G3)

Create a Welcoming Place

- Explain the historic development of the Presidio in a heritage center in the Officers' Club. (G3, G4)
- Rehabilitate the historic Montgomery Street Barracks for mixed uses including cultural and visitor-serving uses. Ensure that new public uses on the ground floors spill out onto the porches facing the Main Parade, re-establishing the traditional relationship of these buildings to the open space. (G4)
- Provide lodging in historic Pershing Hall as well as in new construction along Graham Street, offering visitors an opportunity to spend the night in the park. (G4, G5)
- Continue to use the Golden Gate Club, Officers' Club, and Presidio Chapel for special events. (G3)
- Rehabilitate the Presidio Theatre for film and performing arts. Ensure that a new addition on the west side provides for accessibility and contemporary program needs. (G3, G5)
- Rehabilitate the Presidio Chapel and build a new addition to address accessibility and contemporary program needs. (G3, G5)

Employ 21st-Century "Green" Practices

- Achieve a minimum Leadership in Energy and Environmental Design (LEED) Silver rating in new construction and building rehabilitation projects.

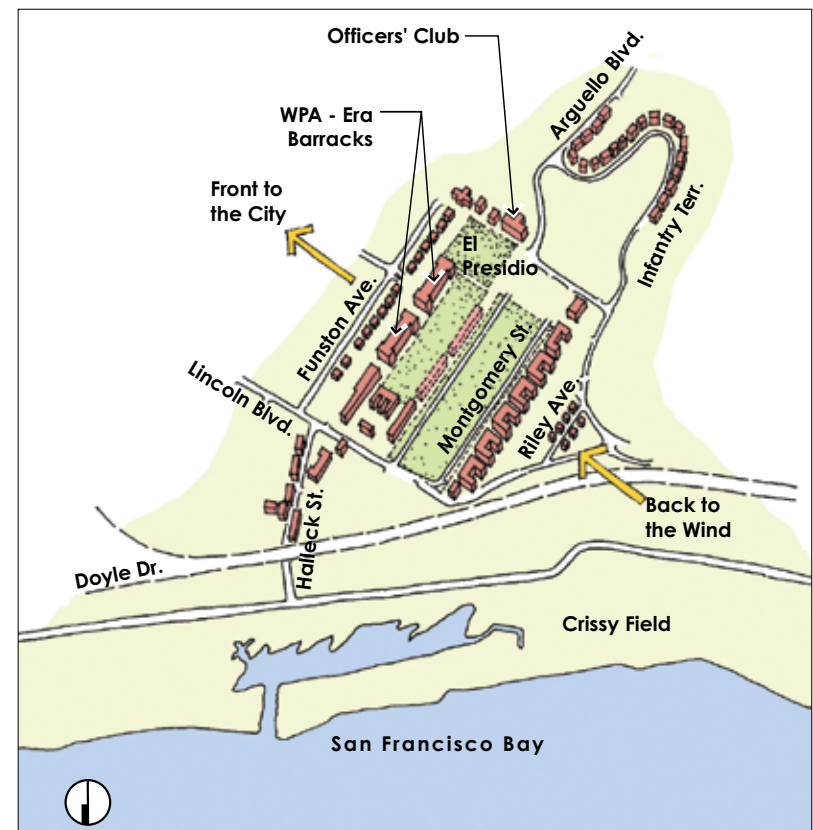


FIGURE 11: A COLLECTION OF DISTINCT BUILDING GROUPS

3. Open Space/Vegetation/Views

Distinct Landscape Elements. The landscape and buildings of the Main Post reflect nearly 225 years of human activity. The forest on the steeply sloping southern hillsides provides a dramatic backdrop to the post and striking contrasts to the formal parade grounds. The open bluff along the Main Post's northern edge offers spectacular views of San Francisco Bay and the land features beyond. Small remnants of the once ecologically rich Tennessee Hollow creek and riparian corridor punctuate the eastern edge of the post.

Open Spaces, Unique Places. The Main Post includes ceremonial spaces as well as intimate ones. District features include the parade grounds, the Funston Avenue streetscape, and the Montgomery Street barracks, as well as remnants of the historic entry circle, garden, and pathway (known as the "Alameda") at Presidio Boulevard/Funston Avenue. Large, monumental spaces are punctuated by features like the flagpole, the firehouse, the former powder magazine, and the Centennial Tree. These landmarks add human scale to the landscape, have symbolic value, and help orient visitors.



A RECENTLY REHABILITATED LANDSCAPE ALONG FUNSTON AVENUE

2002 PTMP GUIDELINES FOR OPEN SPACE/VEGETATION/VIEWS

- G6** Retain and enhance historically significant open spaces such as the El Presidio plaza, the Civil War-era Old Parade Ground, the Main Parade ground, and Pershing Square; designed landscape features such as the historic Alameda entrance; streetscapes such as Infantry Terrace, Halleck Street, Funston Avenue, and Montgomery Street; and the Presidio Chapel landscape.
- G7** Restore the Main Parade ground and reinforce the edges of historic open spaces through new design features.
- G8** Commemorate and/or delineate the location of significant historic elements of the Main Post such as the El Presidio walls and building footprints and the Alameda entrance.
- G9** Improve pedestrian and visual connections between the Main Post and Crissy Field (Area B). Reinforce the historic connection along Halleck Street. Incorporate an open space connection to Crissy Field (Area B) as part of the planning for reconstruction of Doyle Drive.
- G10** Maintain small structures and symbolic objects, such as the Centennial Tree located on the Main Parade ground, the cannons, and the flagpole, that evoke a sense of the Main Post's history.
- G11** Re-establish historic views and visual connections, such as those between Infantry Terrace and the Main Parade ground. Retain and enhance views from the Main Post to the bay.

2010 IMPLEMENTATION STRATEGIES

Reveal and Elevate Presidio History

- Build a compatibly-scaled lodge in the Graham Street corridor to re-establish the historic separation between the Old Parade and Main Parade. (G6, G7, G8)
- Rehabilitate landscapes and site features—such as the Alameda, Montgomery Street Barracks streetscape, powder magazine, and flagpole turn-around—to re-establish the historic character of the Main Post. (G10)
- Retain historically significant views. (G11)
- Reduce parking on El Presidio and consider removal or relocation of Buildings 40 and 41, subject to further consultation, to reopen the *plaza de armas*. (G6, G11)

Create a Welcoming Place

- Use lighting, signage, and site furnishings to help orient visitors and make them feel safe and comfortable. (G9)
- Remove automobile traffic from Anza Street to create the Anza Esplanade, a new pedestrian walkway that connects the Officers' Club to the waterfront at Crissy Field. Ensure that the Anza Esplanade also links the three historic parade grounds and key visitor facilities like the Transit Hub, Heritage Center, Presidio Lodge and Crissy Field Center. (G9, G11)
- Construct a playing field at the southern end of the Main Post. (G7)

Employ 21st-Century “Green” Practices

- Plumb the Main Parade lawn and other landscapes for irrigation with reclaimed water. (G7)
- Reduce and clean stormwater runoff with features such as bio-swales and permeable pavement. (G7)
- Reduce the environmental impacts of park maintenance with integrated pest management and green waste composting. (G7)



PERMEABLE SURFACES WILL ALLOW INFILTRATION AND MINIMIZE STORMWATER RUNOFF



MAIN POST LANDSCAPES WILL BE PLUMBED TO USE RECLAIMED WATER

4. Circulation and Access

Where All Roads Meet. Throughout its history, the Main Post has been a destination. From the earliest days of the Spanish garrison, roads from Mission Dolores, Yerba Buena (today, downtown San Francisco), and the Castillo came together at the Main Post. These roads laid the foundation for today's primary streets. Today, the Main Post continues to serve as a hub for Presidio tenants, residents, and visitors. Most of the historic roads and paths remain, including remnants from the Alameda entrance at Presidio Boulevard, as well as Funston Avenue and Lovers' Lane.

Street Patterns and Multiple Entries. As the Main Post expanded, a rectilinear pattern of streets grew outward from the El Presidio plaza, establishing a hierarchy of entries. Key entries include the former Alameda, the Halleck Street service corridor to the north, the southern arrival at Arguello Boulevard, the Lincoln Boulevard/Montgomery Street guardhouse checkpoint, and Sheridan Avenue to the west (see Figure 12).

2002 PTMP GUIDELINES FOR CIRCULATION AND ACCESS

- G12** Simplify the road network, clarify the circulation system, and establish a hierarchy of routes at the Main Post, maintaining Lincoln Boulevard and Arguello Boulevard as the primary entrance roads to the post.
- G13** Retain the historic Halleck Street connection to Crissy Field, and enhance this connection for pedestrian use.
- G14** Consider removal or reduction in size of large surface parking lots. Consider options for parking to serve visitors and tenants. Locate smaller surface lots near buildings they serve.
- G15** Develop a pedestrian and bicycle path network and connect key points within the Main Post. Consider limiting automobile traffic to re-establish "El Presidio" as a pedestrian zone.

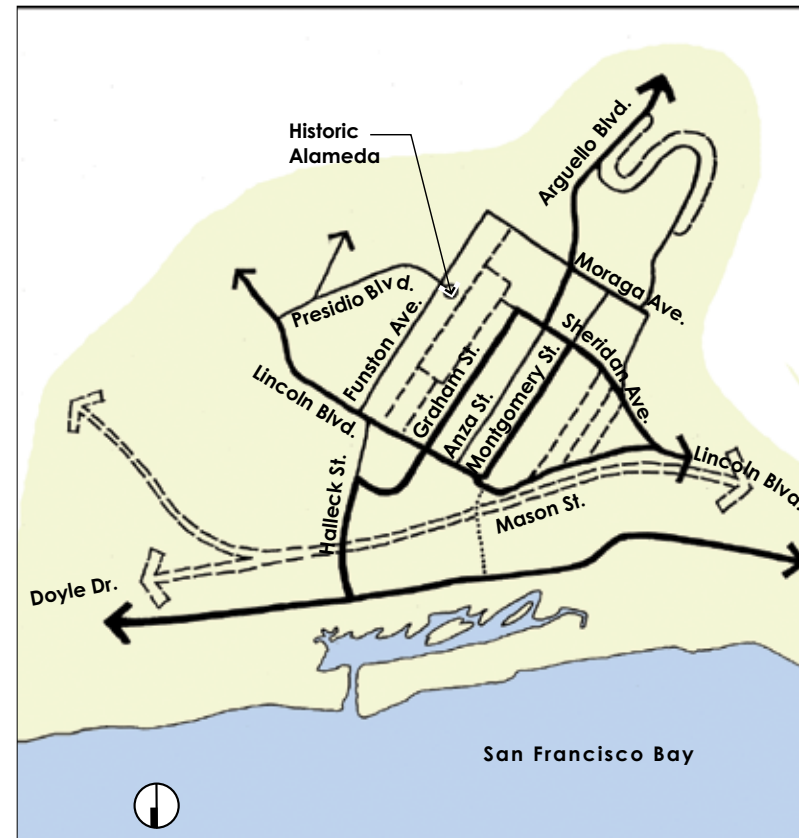


FIGURE 12: ORTHOGONAL STREET SYSTEM DEVELOPED FROM EL PRESIDIO QUADRANGLE

2010 IMPLEMENTATION STRATEGIES

Reveal and Elevate Presidio History

- Reduce parking on El Presidio to encourage pedestrian access and exploration of the archaeological landscape. (G14)
- Restore the Main Post's pedestrian character. (G15)

Create a Welcoming Place

- Locate intercept parking lots at each of the major vehicular gateways: Halleck Street, Presidio Boulevard, Sheridan Avenue, Girard Street, and Arguello Boulevard. Allow on-street parking and small lots to provide short-term and accessible parking close to buildings. (G14)
- Link the three historic parade grounds and key visitor facilities with the Anza Esplanade. (G15)
- Use temporary and long-term closure of portions of roads

to facilitate pedestrian circulation around the Main Post and to allow for outdoor public programming, while preserving the historic road network. (G15)

Employ 21st-Century “Green” Practices

- Participate in the National Park Service's Climate Friendly Parks Initiative to monitor and improve carbon emissions. (G14, G15)
- Expand the PresidiGo shuttle service to serve Main Post employees and visitors. (G14, G15)
- Provide electric vehicle (EV) and plug-in hybrid electric vehicle (PHEV) charging infrastructure at major parking lots to encourage the use of low- and no-emission vehicles. (G14, G15)



THE PLAN PROPOSES IMPROVING PEDESTRIAN CONNECTIONS THROUGHOUT THE MAIN POST



THE TRANSIT CENTER AND PRESIDIGO SERVES MAIN POST EMPLOYEES AND VISITORS

III. PROJECT DESCRIPTIONS

This section provides descriptions of the projects that were not anticipated in the PTMP and that have therefore been subject to additional Section 106 consultation under the National Historic Preservation Act (NHPA) to avoid, minimize, or mitigate adverse effects. The projects as described reflect design parameters that were developed through the consultation. These parameters, as well as processes for review and additional consultation where necessary, are recorded in a new Programmatic Agreement for the Main Post (PA-MPU). The Programmatic Agreement for the PTMP (PTMP PA) guides all other NHPA-related activities.

EL PRESIDIO: THE BIRTHPLACE OF SAN FRANCISCO

El Presidio de San Francisco, the original Spanish colonial-era outpost and the birthplace of San Francisco, is one of the most important historic sites in the country. Currently, the site is obscured from view. Visitors to the Main Post get an immediate and strong impression of the second century of the Presidio's development and of its history as an American military post, but the drama that unfolded during its first hundred years is hidden beneath a parking lot and later construction. Several of the most important chapters of 18th- and 19th-century California history could be explored at El Presidio: the ambitions of imperial Spain, the impact of colonialism on indigenous peoples, the intentions of a newly independent Mexico, and the frontier expansion of the United States.



CONCEPTUAL RENDERING OF THE FUTURE EL PRESIDIO PLAZA

Archaeological excavation of El Presidio will unlock the history of the Presidio's founding and its first century. Landscape treatments will reflect the structure of the buried site and outline the open space of the original *plaza de armas* (see Figure 13). Programming and interpretation at the site will engage visitors in the archaeological process.

The Trust will take an incremental, dynamic approach to excavating El Presidio and implementing surface treatments, allowing the earliest layers of the Presidio's long history to be experienced along with later, more familiar periods. For example, excavations of El Presidio may remove some lawn at Pershing Square to reveal the underlying archaeology, but Pershing Square west of El Presidio will remain landscaped. Important historical features, such as the early 20th-century site where General Pershing's house once stood, will be identified and interpreted.

As archaeological explorations proceed, parking will be reduced on the site and surface treatments will trace the original fort; removable bollards will allow for periodic closure of Graham Street and Moraga Avenue during excavations and public programs.

The Trust has proposed removing or relocating Buildings 40 and 41 to re-establish the spatial character of El Presidio's *plaza de armas*—the first designed open space and earliest military parade ground. This vision for El Presidio is analogous to the one that gave rise to the successful rehabilitation of the historic Crissy Airfield undertaken by the National Park Service. Crissy Field had similarly been obscured by parking, and removal of historic buildings allowed the airfield to re-emerge in the landscape. Consultation on the treatment of Buildings 40 and 41 will be triggered as designs are developed for the *plaza de armas*.

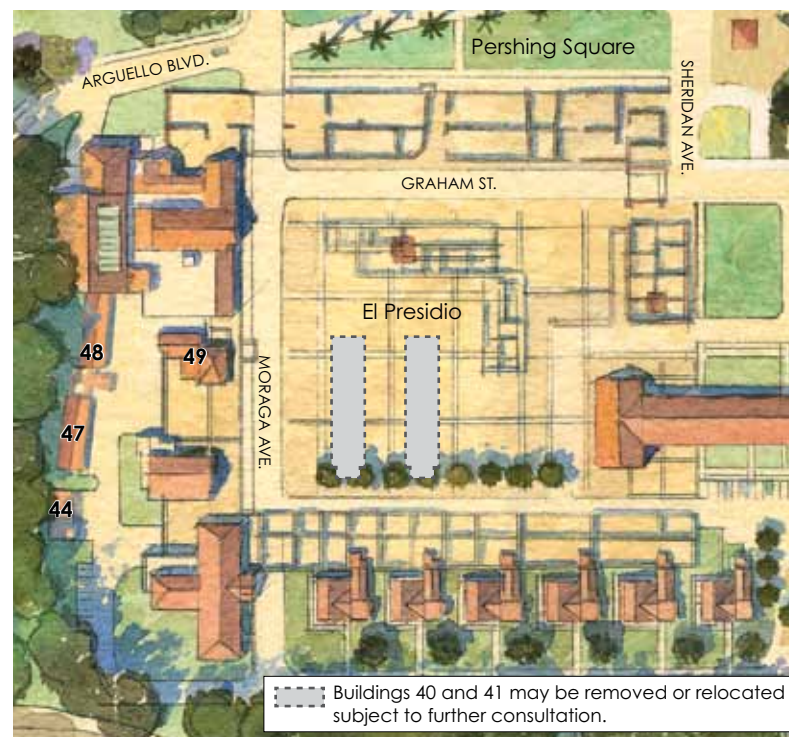


FIGURE 13: PLANNING CONCEPT FOR THE EL PRESIDIO AREA

PROJECT PARAMETERS

- Continue excavations of El Presidio; implement an incremental landscape approach that reflects the structure of the buried site.
- Reduce parking on El Presidio; intermittently close roads to accommodate excavations and public programs.
- Undertake additional Section 106 consultation to determine appropriate avoidance, minimization, or mitigation measures for the treatment of Buildings 40 and 41.

ARCHAEOLOGY LAB AND CURATION FACILITIES

A new archaeology center will be developed at the Main Post adjacent to one of the most important archaeological sites in California—El Presidio. It will house a state-of-the-art curation facility (Building 47) and a laboratory (Building 48) to process artifacts recovered throughout the Presidio. This facility will support the ongoing excavation at El Presidio

and will increase the Presidio's capacity for archaeological programs. A 500-square foot addition will link the two historic garages (Buildings 47 and 48) to create a publicly accessible, climate-controlled entrance between the conservation lab and collection storage. Prior to new construction, Building 46, a small historic shed between Building 47 and 48, will be removed (see Figure 14).



CONCEPTUAL RENDERING OF THE ARCHAEOLOGY LAB OUTDOOR AREA

In advance of the demolition caused by the Doyle Drive project, a historic schoolhouse (Building 49), garage (Building 44), and the open space around them were rehabilitated to house the Trust's archaeology staff and volunteers, allowing education programs to continue with little interruption. Rehabilitation of Buildings 49 and 44 was implemented through the PT PA.

The archaeological facilities at the Main Post will support the lab's programmatic goals to create a compelling destination at the site of El Presidio, to conserve the archaeological sites and artifacts of the Presidio for future generations, and to encourage a sense of collective ownership of the past and this park by creating opportunities for the public to participate in archaeology.



THE EXCAVATED STONE FOUNDATIONS OF THE SPANISH CHAPEL FROM 1780



CHILDREN PARTICIPATING IN AN ARCHAEOLOGY EDUCATION PROGRAM

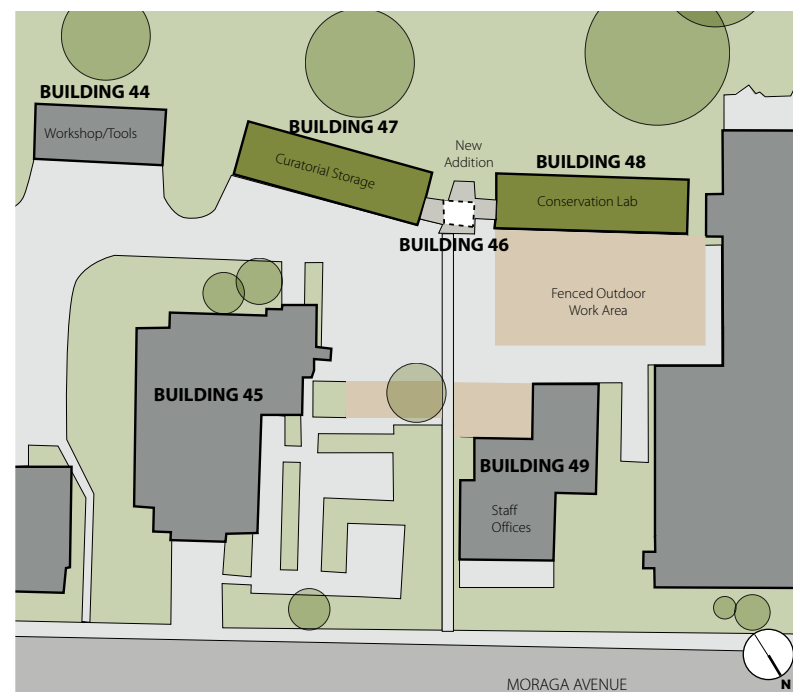


FIGURE 14: CONCEPTUAL SITE PLAN FOR ARCHAEOLOGY LAB AND CURATION FACILITIES

- Archaeology Lab and Curation Facilities
- Connecting Structure
- Outdoor Education and Work Area
- Building Removed

PROJECT PARAMETERS

- Rehabilitate National Historic Landmark (NHL)-contributing Buildings 47 and 48.
- Demolish NHL-contributing Building 46; provide Historic American Building Survey (HABS) recordation for Building 46.
- Limit new construction to 500 square feet to connect Buildings 47 and 48; ensure that the addition does not exceed the height of the roof ridge of Buildings 47 and 48.

PROJECT DESCRIPTIONS

PRESIDIO LODGE

Lodging is proposed for the site occupied by Building 34, between the Old Parade and Main Parade grounds, bounded by Graham Street on the east and the proposed Anza Esplanade on the west (see Figure 15). Barracks buildings once stood on the site. The new lodge will provide overnight accommodations for guests as well as amenities for all visitors. Public spaces on the ground floor such as a lobby, restaurant, and outdoor area will be open to the public.

Building 34, which does not contribute to the National Historic Landmark District, will be demolished, and 70,000 square feet of new construction will be dispersed among several small-scale buildings with a maximum height of 30 feet above existing grade. The buildings will be joined by open-air porches. Buildings 86 and 87, both of which were recently rehabilitated, may also be incorporated into the lodge plan.

This scheme for the lodge generally reflects the footprint of the former barracks located on the site and is consistent with guidance provided in the PTMP to strengthen the articulation of historic open spaces.



CONCEPTUAL DESIGNS FOR THE LODGE RECALL THE FOOTPRINT OF THE BARRACKS THAT ONCE LINED GRAHAM STREET. THE LODGE WILL RE-ESTABLISH THE DEFINITION BETWEEN THE TWO PARADE GROUNDS.



CONCEPTUAL RENDERING OF THE FUTURE LODGE ESTABLISHING A WESTERN EDGE TO THE OLD PARADE

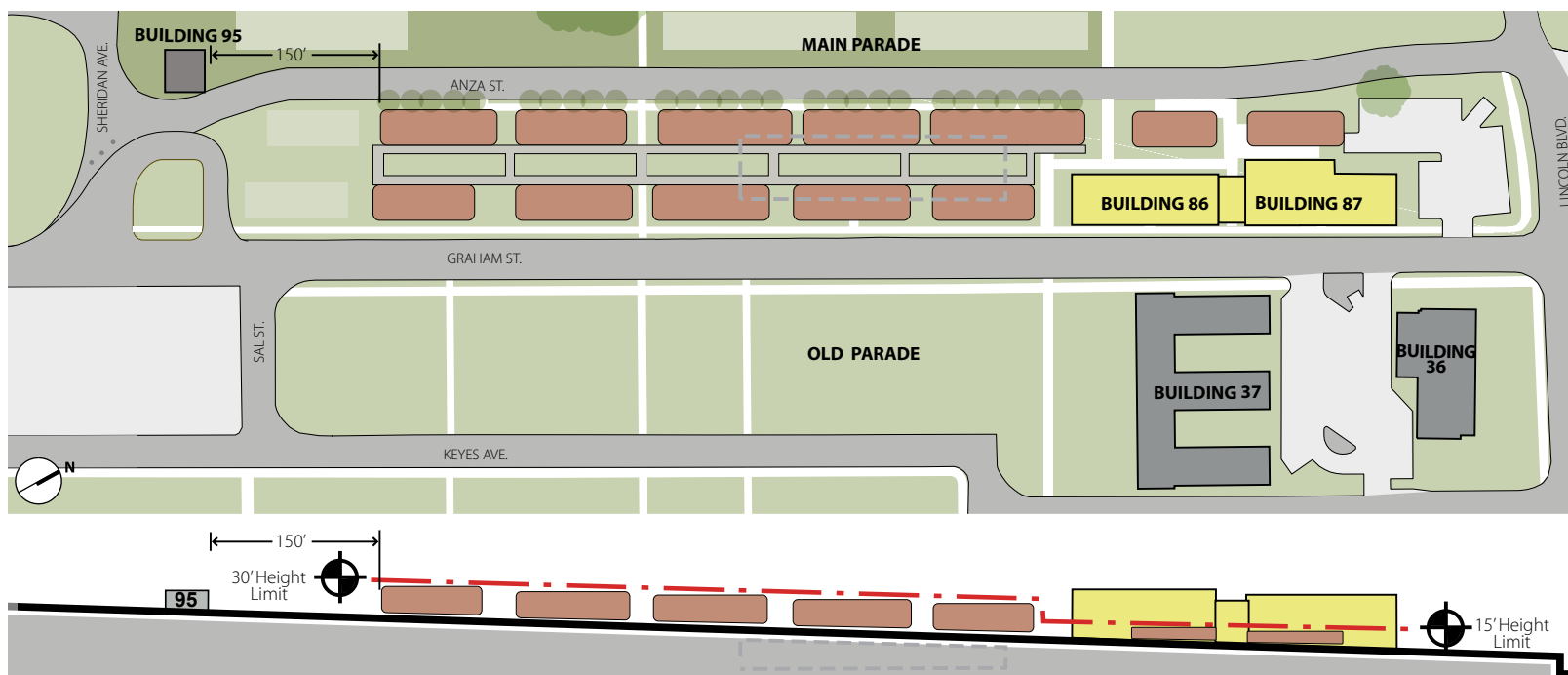
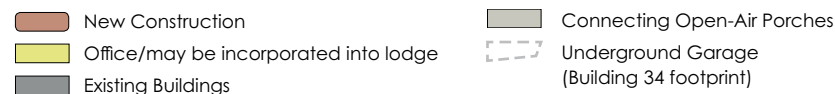


FIGURE 15: CONCEPTUAL SITE PLAN AND BUILDING ELEVATION FOR THE LODGE



PROJECT PARAMETERS

- Demolish non-NHL-contributing Building 34; limit new construction to 70,000 square feet.
- Apply design guidelines and historic structures report (HSR) treatment recommendations; follow the PA-MPU design review process for new construction.
- Design the lodge to respond to the Main Parade design.
- Limit height of new construction to 30 feet above existing grade.
- Base the building footprint on the pattern of the historic barracks that once occupied the site between Graham and Anza streets.
- Set back the southern edge of new construction at least 150 feet from Building 95 to avoid El Presidio archaeology.
- Complete identification of buried archaeological features prior to final design to inform efforts to avoid or minimize adverse effects.
- Use the basement of Building 34 to accommodate up to 50 parking spaces, should underground parking be needed for the lodge.
- Incorporate Buildings 86 and 87 into the lodge, if feasible.

PROJECT DESCRIPTIONS

PRESIDIO THEATRE

The historic Presidio Theatre, Building 99, is located at the western end of Moraga Avenue. It will be reused for its original purpose as a venue for performing arts and/or film. A new addition of up to 18,000 square feet on the west side of the building will include two small theaters, new accessible restrooms, an office, and a new interstitial lobby that allows the new construction to read as “distinct” from the historic building. The building will maintain its historic orientation to Moraga Avenue, and the historic auditorium will be rehabilitated as a single volume (see Figure 16).



PRESIDIO THEATRE

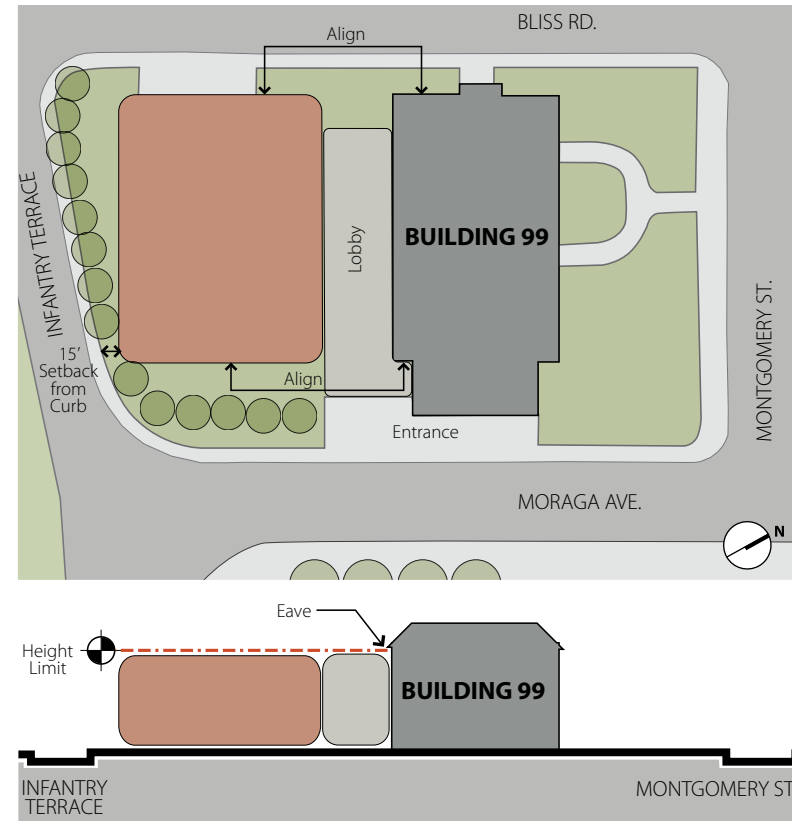


FIGURE 16: CONCEPTUAL SITE PLAN AND ELEVATION FOR THE PRESIDIO THEATRE

- New Construction
- Connecting Structure
- Existing Historic Theater

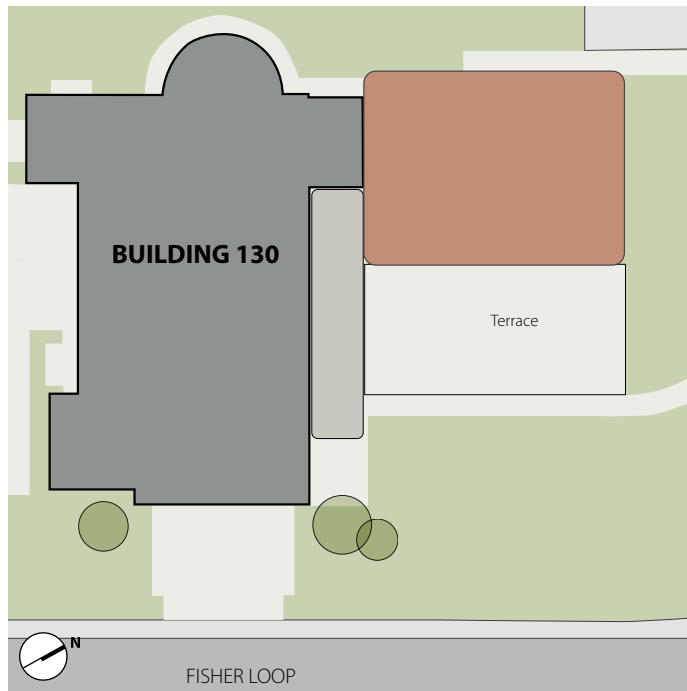
PROJECT PARAMETERS

- Prepare an HSR for Building 99.
- Retain Building 99's single auditorium and historic orientation to Moraga Avenue.
- Limit new construction to 18,000 square feet; limit building height to the eave of the existing theater.
- Differentiate new construction from the historic building; pull new construction away from the historic building with a transparent connector.
- Apply design guidelines and HSR treatment recommendations; follow the PA-MPU design review process for new construction.

PRESIDIO CHAPEL

The Presidio Chapel (Building 130) is located on Fisher Loop, west of the Presidio Theatre and across from the Golden Gate Club (Building 135). It consists of a simple church sanctuary with smaller spaces surrounding it, and a low tower at its northeast corner.

An addition to the Presidio Chapel (see Figure 17) will provide a new exhibition gallery and meeting space, accessible public restrooms, and an elevator to make the basement accessible. The Presidio Chapel addition's size will be a maximum of 4,000 square feet on two floors and will connect to both the chapel's sanctuary and its existing basement.



PROJECT PARAMETERS

- Prepare an HSR for Building 130.
- Rehabilitate NHL-contributing Building 130.
- Limit new construction to 4,000 square feet on the west of Building 130; limit the height of the connecting structure to the sills of the west elevation windows and the height of new construction to 20 feet above finished floor level.
- Orient the addition to be perpendicular to the west wall of the sanctuary, allowing a large portion of the west wall to be visible.
- Apply design guidelines and HSR treatment recommendations; follow the PA-MPU design review process for new construction.

- New Construction
- Existing Historic Chapel
- Connecting Structure

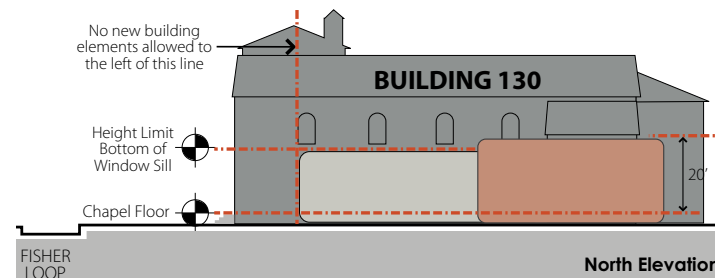
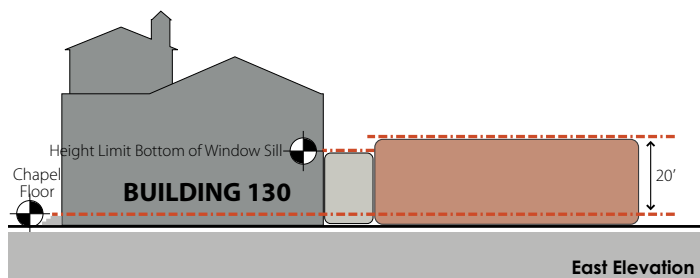


FIGURE 17: CONCEPTUAL SITE PLAN AND BUILDING ELEVATIONS FOR THE PRESIDIO CHAPEL

PEDESTRIAN ACCESS AND PARKING IMPROVEMENTS

The PTMP made a commitment to improving pedestrian access and circulation in the Main Post and throughout the park as well as to providing sufficient parking. The Update identifies pedestrian circulation and parking improvements that are intended to support that goal (see Figure 18).

Traffic will be removed from existing historic streets (portions of Sheridan Avenue and Arguello Boulevard) to improve pedestrian accessibility, circulation, and safety. While removal of cars and asphalt will alter the appearance and present-day function of these contributing resources, width, alignment and paving materials designed as part of the roadway rehabilitations will be historically compatible. This provision will protect the overall historic circulation pattern at the Main Post, return some roads to their pre-automobile function and appearance, and avoid adverse effects on the resources.

Although parking in historic open spaces will either be reduced or removed altogether, the number of parking spaces at the Main Post will remain approximately the same as today, 1,910 spaces. Parking will be relocated behind buildings to create a pedestrian-friendly environment. Sustainable design strategies such as permeable surfaces and bio-swales will be used in the development of new parking areas. Building 385, Herbst International Exhibition Hall, which does not contribute to the National Historic Landmark District, will be demolished to accommodate a new parking area, the Moraga Avenue parking lot. Building 386, which is historic, will be retained. The historic garages, Buildings 113 and 118, will be retained in the Taylor Street parking lot. An underground parking garage may be built under the reconstructed north bluff above the new Doyle Drive. Underground parking may also be provided under the Presidio Lodge.

The Trust will manage parking demand through fees, time restrictions, and other strategies. The Trust will also continue to encourage use of alternative transportation options and will expand the PresidiGo shuttle service to meet increased demand.

The Trust will not install traffic signals at the Main Post in order to avoid the impact that traffic signals would have on the historic character of the district.

The final SEIS undertakes a comprehensive analysis of parking and traffic and analyzes additional actions, which will be implemented under the existing PTMP PA.

PROJECT PARAMETERS

- Do not install traffic signals at the Main Post.
- Convert portions of NHL-contributing Arguello Boulevard and Sheridan Avenue to pedestrian use.
- Retain current widths and alignments of NHL-contributing roads; resurface roads with historically compatible paving materials.
- Complete identification of buried archaeological features prior to final design to inform efforts to avoid or minimize adverse effects.
- Retain historic garages, Buildings 113 and 118, in the Taylor Road parking lot; retain Building 386 in the Moraga Avenue parking lot.

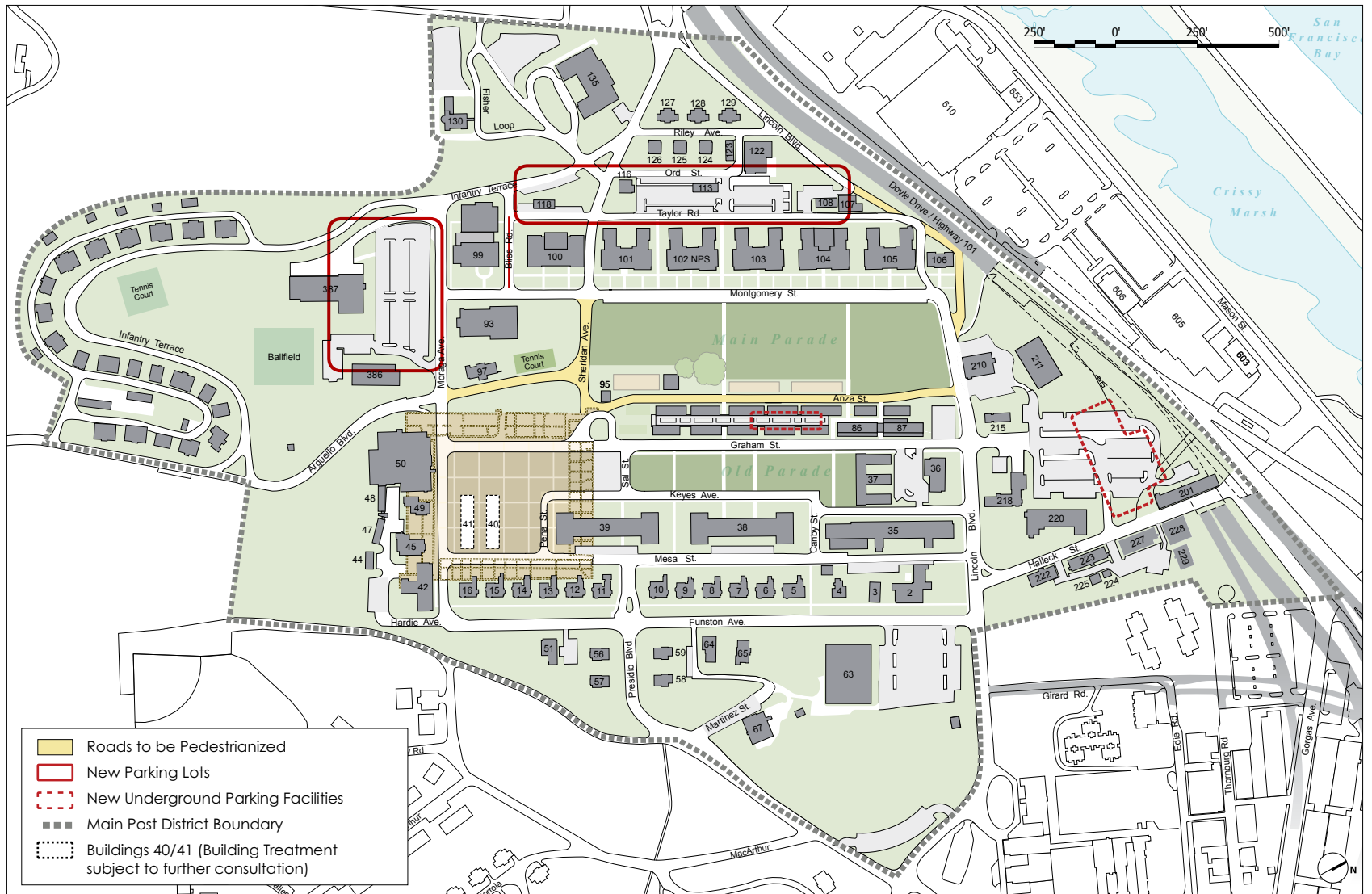


FIGURE 18: MAIN POST PEDESTRIAN ACCESS AND PARKING IMPROVEMENTS

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