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January 30, 2015

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Frank Dean, Superintendent
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Reference: 2014 Annual Report on Activities under the 2002 and 2014 Presidio Trust Programmatic Agreements, the Presidio of San Francisco National Historic Landmark District, San Francisco, California

Pursuant to Stipulation XIV of the Presidio Trust Programmatic Agreement (PTPA, 2014), enclosed is the 2014 Annual Report of activities conducted under that PA.

After 12 years, 1,073 projects reviewed, and many hundreds more documented the Trust retired the 2002 Programmatic Agreement this spring after successfully consulting on a new agency agreement document, executed in April. The number of project reviews accounts for the rehabilitation of over 300 individual buildings, dozens of contributing landscape features, millions of dollars in cyclic maintenance investment and 30 acres of replanted historic forest. It is perhaps fitting that the sunset of the 2002 PA occurred in the same year as the conclusion of

the Trust's most ambitious rehabilitation project to date: the Officers' Club. Closed to the public for nearly five years while it underwent a comprehensive structural, functional, building systems and programmatic upgrade, the Officers' Club reopened with great fanfare on September 23, in a ceremony highlighted by House Minority Leader Nancy Pelosi and former Secretary of State George Shultz. Now a centerpiece venue for the enjoyment and interpretation of the Presidio, the Officers' Club features state-of-the-art multimedia interpretive installations, a full service bar and restaurant, assembly venues, classrooms and other visitor serving amenities. Its renewed purpose is to help welcome the public to the park and introduce visitors to the Presidio's deep and fascinating history. The venue is enriched by ambitious evening and weekend programming – all free to the public - that range from lectures on Presidio topics, to live music, to children's art classes. The revived Officers' Club showcases the Trust's best practices in historic preservation, developed over the past 16 years, as well as its ambitions for welcoming the public to the post.

Other building rehabilitation highlights during 2014 include the full occupancy of building 101 (Enlisted Men's Barracks, built 1895), with the debut of The Commissary restaurant in the former south-wing mess hall and kitchen, and the opening of the California Society of Pioneers archive and gallery in the north wing. At the Public Health Service district, the rehabilitation of long-vacant buildings 1818 and 1819 (Infectious Disease Research Lab and Offices, built 1932) as a preschool continued apace, working toward a spring 2015 opening. A two-year comprehensive cyclic maintenance program focused on the Infantry Terrace neighborhood (Officers' Family Housing, built 1910-12) was completed, and Trust crews wrapped up an exterior stabilization program for building 2 (Post Hospital, built 1864), one of the oldest American-era structures on the post.

Due to the renewal of the PA in 2014, the Trust utilized Stipulation VII of the 2002 PA through April, after which the project review process shifted to Stipulation IV of the 2014 document. For all intents and purposes, the process remains the same. The 2014 document, however, explains in a very detailed manner – via both text and a flow chart – exactly how the Trust moves a project through its internal project reviews along with how decisions are documented and disclosed. The 2014 PA also cites the Trust's use of a combined National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA) into a single review process (known as N²) in keeping with the 2013 Council on Environmental Quality (CEQ) and ACHP "Handbook for Integrating NEPA and Section 106 Reviews". The 2014 process remains supported by the same highly-experienced team of reviewers as in years past, who together represent the full scope of historic preservation practice. A complete accounting of projects reviewed under Stipulations VII and IV is included in this report as Exhibit C, and a detailed description of the process is included as Exhibit B.

The N² team that participates in the above process is comprised of nine preservation professionals that meet the Secretary of Interior's standards for Archaeology, Historic Architecture, and Architectural History. The group of historic preservation professionals regularly involved in full N² reviews in 2014 is composed of historical architects Rob Wallace and Chandler McCoy; historical landscape architect Michael Lamb; conservator and preservation project manager Christina Wallace; archaeologists Eric Blind, Kari Jones and Liz Clevenger; and historic compliance staff Rob Thomson and Michelle Taylor. In 2014 the Trust also hired a new

full-time historian, Barbara Berglund, Ph.D., who will contribute to N² reviews in the years to come. As in years past, the historic compliance staff collaborates closely with the Trust's operations and maintenance crews, who work with the NHL's buildings, landscapes, roads and forests on a daily basis. These crews are composed of journeymen carpenters, masons, electricians, plumbers, gardeners and foresters, many of which have been trained in preservation maintenance practice, and/or have multiple years of experience working with historic resources at the Presidio.

The enclosed report documents all compliance decisions, including Appendix A, administrative and full compliance reviews. Between January 2014 and December 2014, 49 projects were reviewed by Trust preservation professionals through Stipulations VII and IV of the PA. Of these, 28 were reviewed at the administrative level and 21 at the full level of review. Undertakings reviewed include projects ranging from full building and landscape rehabilitations, exhibit installations, parking and traffic planning, and natural resource management. The Trust also continues to review a substantial number of "repetitive or low impact activities" through Appendix A of the PA. Appendix A includes actions such as cleaning, painting and cyclic repairs to buildings, replacement in-kind of deteriorated roofs, road and parking lot maintenance, mitigation or abatement of hazardous materials, and other such low impact activities.

Compliance department staffing remained unchanged in 2014, with Rob Thomson continuing his role as Deputy Federal Preservation Officer, holding the responsibility for carrying out the terms of the PTPA on a day-to-day basis. Michelle Taylor remains the Trust's Historic Compliance Coordinator, helping to administer our environmental and historic preservation review process, and acting as a liaison with our residential, building maintenance and project management teams on historic preservation issues. Michelle has also overseen the production of two historic structure reports over the course of the year, for buildings 99 (Theater, built 1939) and 105 (Enlisted Men's Barracks, 1895). In addition to her day-to-day role supporting the agency's NHPA and NEPA programs, Michelle serves as a point-person for the Doyle Drive monitoring and cultural resources protection efforts, and as a compliance program representative at several ongoing construction project meetings.

The Presidio Archaeology Lab (PAL) executed an ambitious range of fieldwork, project support and classroom-based education in 2014, punctuated by the opening of the Officers' Club and increased visibility of the Trust's heritage programs. The PAL monitored lead-in-soil remediation projects around buildings on the Main Post (buildings 45 and 49), Crissy Field (637, 651 and 652), and in the Public Health Service District (1818 and 1819), as well as natural habitat restoration projects at Mountain Lake and Tennessee Hollow. Stabilization and rehabilitation projects at the Officers' Club and building 2 also required monitoring during soil disturbing activities around the buildings' perimeters. An Archaeological Management Assessment (AMA) was prepared for one project: the Lyon Street Reforestation III and Boundary Wall Repair, which includes work within an area identified as potentially containing Mexican-era (ca. 1830) archaeological deposits. Research in 2014 focused primarily on a new identification study at El Presidio de San Francisco, the Spanish-colonial archaeological site and a contributing area of the Presidio NHL, and the launching of a long-term research project on Pershing Square in the Presidio's Main Post. Fieldwork at Pershing Square revealed intact, intersecting serpentine stone foundations from the 1815 El Presidio adobe fort and deposits

associated with the earlier, smaller Spanish fort. A new, lightweight, temporary “field station” tent helped identify the area as an archaeological project to passersby, and a team of 10 archaeology docents were trained to aid the PAL team in basic interpretation. Over 2,000 people visited the site over the course of the season. In 2014, the Heritage Program Education Team served a total of 1,892 students from the Bay Area through an array of classes focusing on archaeology, and the ecological and cultural history of the Presidio. The PAL also collaborated with the Golden Gate National Parks Conservancy’s Park Academy to offer Presidio Archaeology 101 course to adults, and supported six postgraduate internships held by recent graduates of UC Santa Cruz, UC Berkeley, Stanford, and Sonoma State.

The Doyle Drive replacement project, overseen since 2008 by the San Francisco County Transportation Authority, the Federal Highways Administration and Caltrans, made great progress in its effort to replacing the original 1937 freeway with an at-grade parkway and rehabilitated adjacent landscape. Over the course of 2014, Trust planning and compliance staff worked with cultural resource representatives from Caltrans, the Transportation Authority and National Park Service to implement the Built Environment Treatment Plan (BETP), a product of the 2008 Doyle Drive PA that describes measures to monitor the project and resolve adverse effects identified during consultation. During 2014 the project largely completed the three remaining tunnel structures (for a total of four), and the northbound High Viaduct, along with utility relocation and replacement of drainage outfalls impacted by the project. Designs for building 201 (Quartermaster warehouse, built 1896) substantially progressed, setting the stage for its move back to the west edge of Halleck Street and rehabilitation to a “warm shell” condition in 2015. Over the course of 2014 the project worked with the Trust to rehabilitate and lease building 1230 (warehouse, built 1918) to serve as an operations and maintenance center for the highway facility, incorporating personnel offices, an administrative center and monitoring equipment to ensure safe operation of the tunnels and roadway. By mid-2015 the Doyle Drive project expects to reach a major milestone: the movement of traffic onto the permanent facility, allowing for the deconstruction of the detour and rehabilitation of the adjacent landscape. This work will continue through the remainder of this year, with a likely completion date of 2016.

Completion and burial of the Main Post tunnels in 2015 will set the stage for an effort currently known as the “New Presidio Parklands Project” (or NP³), which entails landscaping and programming for the approximately 14-acre tunnel top area that will connect the Main Post to Crissy Field for the first time in 77 years. In 2014 the Trust selected James Corner Field Operations of New York from a group of five finalists to lead the design effort, following a year-long public selection process. In August, the Trust initiated consultation with PA parties on the NP³; consultation will continue throughout calendar year 2015 as the design is developed and stakeholders are engaged. Also in the Main Post, the Trust began work on a historic structure report for building 99 with a public meeting to review the scope of the project, as stipulated in the Main Post Update PA. Historic compliance staff distributed periodic email updates over the course of the year to all parties that participated in the Main Post Update consultation in order to report on PA-MPU projects, as well as other items of interest in the Main Post.

The Trust educational collaboration with the National Preservation Institute (NPI) and the California Preservation Foundation (CPF) continued over 2014, including the organization and hosting of training classes open to Trust staff and the wider professional community. In October,

Trust staff developed two workshops with CPF addressing cultural landscape documentation and rehabilitation, and historic context statements. The workshops were held at the newly-opened Officers' Club, and featured site walks and presentation by Trust staff and other local experts. For NPI, the Trust was unable to host any classes, but remained a program partner for planning and promotion of NPI educational activities. Trust compliance staff also conducted a series of internal training seminars to orient affected departments as to the policies and procedures agreed to in the 2014 PA.

The Presidio Trust is grateful for your contributions to our historic preservation program, and the support each of your agencies have provided via our agreement documents since 2002. If you have any questions about this report or our program, please contact me at (415) 561-2758 or rthomson@presidiotrust.gov. A copy of this annual report has been placed in the Presidio Trust Library and on our website and is available for interested persons and members of the public who wish to provide comments.

Sincerely,

Rob Thomson
Deputy Federal Preservation Officer

cc:
Anthony Veerkamp, NTHP

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**PROGRAMMATIC AGREEMENT
AMONG THE PRESIDIO TRUST, NATIONAL PARK SERVICE,
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
REGARDING THE PRESIDIO TRUST MANAGEMENT PLAN
AND
VARIOUS OPERATION AND MAINTENANCE ACTIVITIES
FOR AREA B OF
THE PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK DISTRICT,
GOLDEN GATE NATIONAL RECREATION AREA
SAN FRANCISCO, CALIFORNIA**

13 **WHEREAS**, the Presidio Trust (the Trust), pursuant to the Presidio Trust Act, Title I of Public Law 104-
14 333, was established as a wholly owned government corporation to manage a portion of the Presidio of
15 San Francisco (Presidio); and
16

17 **WHEREAS**, pursuant to Public Law 104-333, administrative jurisdiction was transferred to the Trust on
18 July 1, 1998 for approximately 80% of the Presidio that was depicted as Area B on the map entitled
19 “Presidio Trust Number 1,” dated December 7, 1995, (see Appendix C) which may be amended from
20 time to time, and which serves as the area of potential effect (APE) for this undertaking; and
21

22 **WHEREAS**, the entire Presidio is within the Golden Gate National Recreation Area (GGNRA) and is a
23 designated National Historic Landmark District (NHLD) representing 218 years of military history, is
24 listed on the National Register of Historic Places (NRHP), and contains individually eligible NRHP
25 historic properties that are both prehistoric and historic; and
26

27 **WHEREAS**, the Trust, in order to uphold its Congressionally mandated requirement of preserving Area
28 B of the Presidio as part of GGNRA and of financial self-sufficiency, carries out a variety of
29 undertakings subject to review under Section 106 of the National Historic Preservation Act (NHPA), 16
30 U.S.C. § 470f, and its implementing regulations, 36 C.F.R. Part 800, including but not limited to
31 maintenance, rehabilitation, repair, moving, interim and long-term leasing, construction and demolition of
32 buildings, structures, and roads, and work regarding grounds and associated landscaping as proposed
33 under the Presidio Trust Management Plan (PTMP, 2002 with updates), or proposed under the direct or
34 indirect jurisdiction of the Trust including undertakings proposed by the Trust's permittees, federal or
35 non-federal tenants, or other parties; and
36

37 **WHEREAS**, the Trust has determined that these undertakings may have an effect upon historic
38 properties listed in or eligible for listing in the NRHP, including properties that contribute to the NHLD,
39 and has consulted with the Advisory Council on Historic Preservation (ACHP) and California State
40 Historic Preservation Officer (SHPO) pursuant to 36 C.F.R. Part 800; and
41

42 **WHEREAS**, the Trust has notified the Secretary of the Interior (SOI) in accordance with 36 C.F.R. §
43 800.10(c), and the National Park Service’s (NPS) Pacific West Regional Office and the GGNRA are
44 representing the SOI, and have been invited to sign this Programmatic Agreement (PA) as an invited
45 signatory, and that both the Pacific West Regional Office and GGNRA will receive information and
46 participate in consultations, and that the Pacific West Regional Office will be the signatory authority for
47 NPS; and
48

49 **WHEREAS**, the Trust has identified and notified parties as consulting parties (Appendix G); and
50

51 **WHEREAS**, the Trust has invited the National Trust for Historic Preservation (NTHP) and the Presidio
52 Historical Association (PHA) to sign this PA as concurring parties; and

53
54 **WHEREAS**, in July and November 2013 the Trust notified the public through its regular “eNews”
55 electronic mail distribution list of the consultation for the development of this PA, and afforded them the
56 opportunity to comment; and

57
58 **WHEREAS**, the Trust has made a good faith effort to locate federally recognized Indian tribes that may
59 attach religious and cultural significance to properties under the administrative jurisdiction of the Trust or
60 with which the Trust could consult under the Native American Graves Protection and Repatriation Act
61 (NAGPRA); and the Trust has determined that there are no such federally recognized tribes; and

62
63 **WHEREAS**, in accordance with 36 C.F.R. § 800.6(a)(1), the Trust has notified the Advisory Council on
64 Historic Preservation (ACHP) of its effect determination providing the specified documentation, and the
65 ACHP has chosen to participate in the consultation pursuant to 36 C.F.R. § 800.6(a)(1)(iii) (the Trust,
66 SHPO, and the ACHP are each a “Signatory,” and the NPS is an “Invited Signatory” to the PA and,
67 hereafter are “Signatories”); and

68
69 **WHEREAS**, the remaining area of the Presidio depicted as Area A on “Presidio Trust Number 1,” dated
70 December 7, 1995,(see Appendix C) remains under the administrative jurisdiction of the NPS and is not
71 subject to this PA; and

72
73 **WHEREAS**, the San Francisco National Cemetery remains under the administrative jurisdiction of the
74 United States Department of Veterans Affairs and is not subject to this PA; and

75
76 **WHEREAS**, the undertakings contemplated under the Main Post Update (MPU), adopted by the Trust in
77 2011, are not subject to this PA, but are within the scope of the *Programmatic Agreement Among the*
78 *Presidio Trust, the California State Historic Preservation Officer, the National Park Service, and the*
79 *Advisory Council on Historic Preservation for the Main Post Update to the Presidio Trust Management*
80 *Plan, Presidio of San Francisco National Historic Landmark, San Francisco, California (PA-MPU,*
81 *2011); and*

82
83 **WHEREAS**, the undertakings contemplated under the *Programmatic Agreement Among the Presidio*
84 *Trust, the Advisory Council on Historic Preservation, the National Park Service and the California State*
85 *Historic Preservation Officer Regarding Deconstruction, New Construction, and the Execution of*
86 *Associated Leases at the Letterman Complex, Presidio of San Francisco, California (LDA PA, 2000)*
87 have been completed and according to Stipulation XIII of the LDA PA the signatory parties have agreed
88 to terminate the PA; and

89
90 **WHEREAS**, the PTMP is a comprehensive programmatic plan developed by the Trust to guide the
91 management of Area B and is a programmatic document that presents a range of preferred land uses,
92 Planning Principles (Principles), and Planning District Guidelines (PDG) for identified planning districts
93 within Area B of the Presidio; the Principles and PDG are intended as a policy framework to guide the
94 Trust’s future activities as well as further project-specific and/or district-level planning prior to building
95 demolition or new construction with the potential to adversely affect historic properties; and

96
97 **WHEREAS**, the Trust, SHPO, NPS, and the ACHP consulted on the PTMP, including its Principles and
98 PDG, and executed an agreement document in 2002, which the NTHP and PHA signed as concurring
99 parties, that expires on April 30, 2014, or upon execution of this PA; and

101 **WHEREAS**, the Trust will employ the 2013 Council for Environmental Quality (CEQ) and ACHP
102 guidance for coordinating its agency procedures and mechanisms (including mechanisms under the
103 National Environmental Policy Act (NEPA)) to fulfill their consultation requirements as found in the
104 "NEPA and NHPA: Handbook for Integrating NEPA and Section 106 Reviews" (CEQ/ACHP Guidance);
105 and
106

107 **WHEREAS**, the Trust and NPS have conducted numerous surveys and evaluations to identify NRHP-
108 eligible and NHLHD-contributing properties for the entire Presidio NHLHD, including archaeological
109 surveys, and regardless of administrative jurisdiction; the most complete survey to date is the 1993
110 NHLHD update; the Trust is currently determining if there are additional properties in Area B not
111 previously listed or determined eligible for listing on the NR or as contributors to the NHLHD via the 2008
112 NHLHD update, which considers eligibility of post-1945 resources, but does not re-evaluate resources
113 listed in the 1993 NHLHD update; and
114

115 **WHEREAS**, the Trust has secured a commitment from the Federal Highways Administration (FHWA)
116 through the *Programmatic Agreement among the Federal Highway Administration, the California*
117 *Department of Transportation, the San Francisco County Transportation Authority, the Presidio Trust,*
118 *the National Park Service, the Department of Veterans Affairs, the California State Historic Preservation*
119 *Officer, the Advisory Council on Historic Preservation, and the San Francisco County Recreation and*
120 *Parks Department for the South Access to the Golden Gate Bridge, Doyle Drive Replacement Project,*
121 *San Francisco, California* (Doyle Drive PA, 2008) to comprehensively update the NHLHD forms again at
122 the conclusion of the Doyle Drive/Presidio Parkway construction project (estimated 2016); and
123

124 **WHEREAS**, the Trust shall strive to manage and preserve the integrity of that portion of the NHLHD in
125 Area B through planning, research, and specific undertakings consistent with good historic preservation
126 management and stewardship, the goals of the NHPA and related regulations, standards, and guidelines;
127 these efforts are with the objective of remaining in compliance with the applicable provisions of the
128 NHPA and the Presidio Trust Act; and
129

130 **WHEREAS**, the Trust as the federal agency with administrative jurisdiction for Area B is the responsible
131 agent for design consistency, conformance with building codes, life/safety and accessibility standards,
132 conformance with sustainability guidelines and goals, and integration and operation of infrastructure
133 systems such as electricity, water, and sewer and has developed a Tenant Handbook and other such
134 descriptive materials to guide this responsibility; and
135

136 **WHEREAS**, the Trust has consulted with the SHPO, NPS and the ACHP regarding ways to ensure that
137 the Trust's operation, management, and administration of the NHLHD provides for management of the
138 Presidio's historic properties in accordance with the relevant sections of the NHPA; and
139

140 **NOW, THEREFORE**, the Trust, NPS, SHPO, and ACHP agree that the undertakings shall be
141 implemented in accordance with the following stipulations in order to take into account the effect of the
142 undertaking on historic properties.

143 **STIPULATIONS**

144
145
146 The Trust shall ensure that the following measures are carried out:

147
148 **I. ROLES AND RESPONSIBILITIES**

149
150 A. The Trust

151
152 1. The Trust's Executive Director shall be the designated Federal Preservation
153 Officer (FPO) and shall be responsible for funding the agency's preservation program
154 and assigning qualified staff and other resources to carry out identification and
155 management responsibilities effectively. The FPO will have sufficient authority and
156 control over internal processes to ensure that decisions made pursuant to this PA are
157 carried out.

158
159 2. The FPO shall designate a Deputy Federal Preservation Officer (DFPO) who
160 shall be responsible for coordination of the preservation program and implementation of
161 the terms of this PA. The DFPO shall meet the requirements for a Preservation Officer as
162 defined in "The Secretary of the Interior's Standards and Guidelines for Federal Agency
163 Historic Preservation Programs Pursuant to the National Historic Preservation Act," have
164 five years or more experience in historic preservation and meet the professional
165 qualifications for Archaeologist, Historian, Architectural Historian or Historic Architect
166 included in "The Secretary of the Interior's Historic Preservation Professional
167 Qualification Standards." The DFPO shall coordinate with the NEPA Compliance
168 Manager and N² Compliance Coordinator in carrying out the provisions of Stipulations
169 IV and V.

170
171 3. All work pursuant to this PA regarding historic properties will be performed by,
172 reviewed by, or under the supervision of, a person or persons having five years or more
173 experience in historic preservation and meeting the professional qualifications for
174 Archaeologist, Historian, Architectural Historian, or Historic Architect included in "The
175 Secretary of the Interior's Historic Preservation Professional Qualification Standards."

176
177 4. The Trust shall ensure that the agency's operation, management, and
178 administration of the Presidio's historic properties are carried out in accordance with
179 Section 112 of the NHPA.

180
181 B. SHPO, NPS, and the ACHP

182
183 1. The SHPO and the NPS will review and comment on undertakings in accordance
184 with Stipulations IV, V, VI, VII and VIII may raise and resolve objections according to
185 Stipulation IX, and may amend or terminate this agreement according to Stipulations X
186 and XI.

187
188 2. The ACHP may raise and resolve objections according to Stipulations IV and IX
189 and may amend or terminate this agreement according to Stipulations X and XI.

190
191 C. Concurring Parties

1. Concurring parties may review and comment on undertakings pursuant to Stipulation IV, VI, and VII and may raise objections according to Stipulation IX.

D. The Public

1. The public may participate in public comment periods and review undertakings according to Stipulation IV, and review and comment on the Trust's annual report in accordance with Stipulation XIV.

II. CONTINUING EDUCATION

A. The Trust shall provide ongoing and appropriate training to Trust personnel involved in the maintenance, repair, and rehabilitation of historic buildings, structures and housing units, and for all personnel responsible for making decisions regarding maintenance, repair, and rehabilitation at the Presidio.

B. The Trust shall regularly organize, facilitate, or partner with outside organizations to provide specialized crafts training programs in practical application of "The Secretary of the Interior's Standards for the Treatment of Historic Properties" (Secretary's Standards) and other subject matter related to management of the NHLD to applicable Trust staff.

C. The Trust shall provide training in conservation practices as applied to historic structures and archaeological sites to Trust personnel for work at the Presidio.

D. The Trust shall develop and implement an in-house training program to advise Trust personnel of this PA and procedures, techniques, and related matters regarding the preservation of the historic properties located within Area B within six months of execution of this PA. The training will be repeated every other year thereafter.

E. The Trust shall provide guidance and available research materials, reports, NRHP forms, condition assessments, the Tenant Handbook, design standards, and all such materials in its possession that will assist tenants or other parties in designing projects that may affect historic properties at the Presidio, including the following:

1. Provide guidance in Presidio design and construction standards as indicated in the Tenant Handbook and other verbal and written guidance materials.

2. Provide guidance in the professional areas of historic preservation, architecture, engineering, fire and life/safety, security, building construction, materials conservation, historic architecture, historic landscape architecture, archaeology, and history as appropriate.

3. Provide ongoing review in the disciplines of historic architecture, historic landscape architecture, and archaeology, on historic building and landscape rehabilitation designs, and advise project proponents as designs progress and on modifications to scopes of work that will bring them into compliance with the Secretary's Standards.

F. The Trust shall detail the scope of professional development undertaken each year as part of the Trust's annual report in accordance with Stipulation XIV.

III. DOCUMENTATION, IDENTIFICATION, EVALUATION & ANALYSIS OF HISTORIC PROPERTIES

A. Documentation, Identification & Evaluation of Historic Properties

1. Evaluation of buildings or structures shall be conducted within the framework of the National Historic Landmarks Criteria, the NRHP Criteria, and the “National Register of Historic Places Registration Forms for the Presidio of San Francisco National Historic Landmark District” (1993, or subsequent updates). If properties are found that date to either before or after the period of significance (such as prehistoric) or do not fit the NHL criteria, those properties will be individually evaluated under NRHP criteria.

2. If a property in Area B that was not previously listed as a contributor to the NHLD or determined eligible for listing on the NRHP is determined by the Trust to be eligible, the Trust shall treat that property as eligible for purposes of this PA. The Trust shall consult on such decisions with the NPS and SHPO. Consultation on these decisions should not exceed 30 days unless another time period is agreed to by the signatories. Any such consultations will be documented in the Trust’s annual report in accordance with Stipulation XIV below, and according to appropriate documentation protocols determined in consultation with SHPO and the NPS.

3. If the Trust determines that a property not previously listed or evaluated does not contribute to the NHLD or is not eligible for listing on the NRHP, the Trust shall consult with the SHPO and NPS on such decisions. Consultation on these decisions should not exceed 30 days unless another time period is agreed to by the signatories. Such consultations will be documented in the Trust’s annual report in accordance with Stipulation XIV below, and according to appropriate documentation protocols determined in consultation with SHPO and the NPS.

4. The Trust shall evaluate, or cause to be evaluated, the significance of and apply NHL and NRHP criteria to archaeological properties that have not previously been evaluated for contributing to the NHLD or determined eligible for listing on the NRHP. The Trust shall consult with the SHPO and NPS on such decisions. Consultation on these decisions should not exceed 30 days unless another time period is agreed to by the signatories. Such consultations will be documented in the Trust’s annual report in accordance with Stipulation XIV below, and according to appropriate documentation protocols determined in consultation with SHPO and the NPS.

5. If the Trust, NPS, and SHPO disagree about a property the Trust has determined eligible or ineligible, the Trust will submit the matter to the Keeper of the National Register in accordance with 36 C.F.R. Part 63(d).

6. Should a concurring party to this PA or a member of the public believe that a property found ineligible under this stipulation is eligible as a contributor to the NHLD or for listing in the NRHP, that party or person may contact the Trust, SHPO, and NPS to request consultation on the determination. Consultation should not exceed 30 days. Should the consultation fail to reach concurrence on the determination, that party or person may contact the Keeper of the National Register and request a determination of eligibility under 36 C.F.R. § 63.4.

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294
295 7. Ten years following the acceptance by the NPS of the NHLD update that will be
296 completed by FHWA in accordance with the Doyle Drive PA, the Trust shall initiate the
297 next comprehensive update to the NHLD.
298

299 B. Analysis of Historic Properties
300

301 1. The Trust may, at its discretion, prepare analysis documents and issue-oriented
302 plans in order to inform maintenance plans or consultation around rehabilitation or
303 management strategies for historic properties. These documents shall include, but not be
304 limited to, sub-district or site-specific design guidelines, historic structure reports
305 (HSRs), cultural landscape reports (CLRs), or issue-oriented plans (e.g., Vegetation
306 Management Plan, Historic Forest Character Study).
307

308 a) The Trust shall prepare CLRs according to the format recommended by
309 Chapter 7 (Management of Cultural Landscapes) of *NPS 28: Cultural Resource*
310 *Management Guideline*.
311

312 b) All HSRs shall be written in accordance with the standards established in
313 *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*
314 (NPS, 2005). The HSRs will include a history of the property/building,
315 construction history, archaeology, architectural evaluation, conditions
316 assessment, maintenance requirements, recommendations for proposed work,
317 copies of original drawings and specifications (if available), current drawings if
318 different from the original, and historic and current photographs.
319

320 c) Sub-district or site-specific design guidelines shall remain consistent
321 with applicable Principles and PDGs to the maximum extent possible.
322

323 2. The Trust shall notify parties of its intent to prepare a document under this
324 stipulation via electronic mail once a project has been initiated.
325

326 a) Upon completion of a first draft, the DFPO shall provide copies of the
327 document to signatory and concurring parties for a 30 day review and comment
328 period, unless another time period is agreed to by the signatories, prior to
329 finalization. Documents will be sent in electronic or hard copy according to the
330 recipient organization's requirements.
331

332 b) Comments received within the comment period will be considered in the
333 finalization of the documentation.
334

335 c) The DFPO will circulate a summary of all comments received during the
336 review period and the Trust's responses along with final copies of the documents.
337

338 d) Final copies of the documents shall be posted to the Trust's website and
339 described in the Trust's annual report in accordance with Stipulation XIV.
340

3. Completion of an analysis document that contains treatment recommendations shall not substitute for review of an undertaking involving applicable historic properties under Stipulation IV. Rather, the documents prepared under this stipulation are intended to inform the Trust's and consulting parties' ability to assess and reach determinations of effect for undertakings reviewed under Stipulation IV.

IV. REVIEW OF UNDERTAKINGS

A. Determine the Undertaking

1. Early in the planning process, consistent with 36 CFR 800.1(c), the DFPO shall determine if a proposed project, which may originate from the Trust, Trust's permittees, federal or non-federal tenants, or other parties, constitutes an undertaking.

a) If the DFPO determines the proposed project has no potential to cause effects to historic properties, then the Trust has no further obligations under this Stipulation.

b) If the DFPO determines the proposed project is an undertaking with the potential to cause effects on historic properties, the DFPO will proceed to the next step in the review process in accordance with Stipulation IV(A)(2).

2. The DFPO shall assign one of the following categories to the undertaking.

a) Undertakings that are repetitive and low impact in nature (as described in Appendix A; to be reviewed in accordance with Stipulation IV(A)(3)).

b) Undertakings that relate to the ongoing operation and maintenance of the Presidio that include, but are not limited to the following: maintenance, rehabilitation, repair, moving, interim and long-term leasing, road modifications or improvements, and work regarding grounds and associated landscaping, traffic and parking improvements, utility and infrastructure work, natural resource restoration, environmental remediation and forestry work, permits, leases, or other agreements issued by the Trust. These undertakings will be reviewed through the N² process that includes joint NHPA and NEPA (at the Categorical Exclusion, or CE, level) in accordance with Stipulation IV(C)(1).

c) Undertakings that relate to stand-alone new construction, substantial additions to historic buildings or landscapes, partial or full demolition of historic properties, a rehabilitation that includes any of the previous actions as part of its scope, or undertakings that are not associated with the PTMP, an issue oriented plan, or site specific design guidelines, within Area B. These undertakings will be reviewed by coordinating NHPA and NEPA (at the Environmental Assessment/Environmental Impact Statement (EA/EIS) level in accordance with Stipulation IV(C)(2)).

d) Undertakings that seek to obtain certification under the Federal Historic Preservation Tax Incentives Program (known as Tax Credit Reviews), and reviewed in accordance with Stipulation V.

e) Undertakings that may affect historic properties, but do not fit into one of the above categories listed in Stipulation IV(A)(2)(a) through (d) shall be reviewed in accordance with 36 C.F.R. § 800.

3. If the DFPO determines the undertaking is an activity that is listed in Appendix A, the DFPO will document this determination for inclusion in the Trust's annual report (Stipulation XIV), and the Trust has no further obligations under this Stipulation.

4. If the DFPO determines the undertaking is not an activity that is listed in Appendix A, the DFPO will continue on in the analysis and review process, beginning with Stipulation IV(B).

B. Define the Area of Potential Effects and Identify Historic Properties

1. The DFPO shall determine and document the undertaking's APE taking into account direct, indirect, and cumulative effects.

2. The DFPO will identify historic properties within the APE using the 1993 Update, the 2008 Update, subsequent NHL updates, or additional surveys if warranted. If there are unevaluated properties in the APE that may be eligible individually or as contributors to the NHL, the Trust shall consult with the SHPO and NPS according to Stipulation III.

3. If the DFPO determines that the APE contains no contributing or eligible resources, the DFPO shall consider the effect the project may have on the NHL as a whole. If the DFPO determines that the NHL or other historic properties will not be affected, this determination shall be documented for inclusion in the Trust's annual report (Stipulation XIV).

4. If the DFPO identifies a historic property that may be directly, indirectly, or cumulatively affected within the APE, the DFPO will continue on in the review process.

C. Assessment of Effects from the Undertaking and Resolution of Adverse Effects

The DFPO will assess the effects of the proposed undertaking, including cumulative effects, on historic properties using the criteria of adverse effects (36 C.F.R. § 800.5(a)(1)) and the Trust will complete the review process using one of the following compliance pathways.

1. N² Review Process

a) The Trust will assign a responsible project manager (PM) for each undertaking. The PM, who will represent the Trust, Trust's permittees, federal or non-federal tenants, or other parties, shall submit a package describing the proposed undertaking to the N² Compliance Coordinator for review by the DFPO and Trust NEPA Compliance Manager. The package will consist of a project summary document (known as a "Project Screening Form"), plans, drawings, specifications, photos, and any other information useful for describing the proposed undertaking.

- b) The DFPO shall add a description of the APE, in accordance with Stipulation IV(B)(1), to the Project Screening Form.
- c) The DFPO shall add identified historic properties, in accordance with Stipulation IV(B)(2), to the Project Screening Form.
- d) If necessary, the DFPO shall consult with the PM and other staff qualified according to Stipulation I(A)(3) in order to ensure that the undertaking can achieve a finding of no adverse effect.
- e) In collaboration with the Trust's Principal Archaeologist, Archaeologist or other qualified archaeologist, the DFPO shall ensure that an appropriate level of archaeological identification, assessment, or monitoring is performed for undertakings on top of or in proximity to archaeological areas of the NHL (see Appendix D), in accordance with an Archaeological Management Assessment (AMA) prepared for the undertaking in accordance with Stipulation VI.
- f) The DFPO shall make one of the following determinations (see Appendix E for a flow chart of the below steps):
- (1) **Historic Property Affected, No Adverse Effect** - If the above process results in the DFPO determining there is no adverse effect, the DFPO will document that finding in the undertaking's administrative record, along with stipulations to ensure that any unanticipated adverse effects are avoided, and ensure that the finding is included within the Trust's annual report in accordance with Stipulation XIV, and the undertaking may be implemented
 - (2) **Historic Property Affected, No Adverse Effect through Conditions** - If the above process results in the DFPO's finding that the proposed undertaking will have no adverse effect on historic properties with conditions, the DFPO will place the item on the agenda for the weekly N² review, which will consist of the following:
 - (a) The DFPO will prepare a project summary for circulation via electronic mail to qualified Trust staff that will participate in the review, signatory parties, except the ACHP, and concurring parties no later than the Monday before the regular Thursday morning meetings (occurring each week at 10:00 am Pacific Time). The project summary shall include information describing how the undertaking has been designed to avoid adverse effects. Hard copies of the Project Screening Form and supporting materials will also be made available in the Trust library, located at 103 Montgomery Street, for review and comment by the public.

(b) Signatory, concurring parties and the public may submit comments or questions about the project ahead of the Thursday meetings; signatory and concurring parties may also attend the meeting in person. Trust staff qualified under Stipulation I(A)(3) will review the project documents ahead of time and be present at the meeting to contribute to the discussion and development of conditions.

(c) Trust compliance staff will document meeting minutes and conditions required to support the no adverse effect determination, and circulate these draft minutes to signatory and concurring parties via electronic mail for comment or questions within five (5) business days of the meeting. The minutes and conditions shall reflect input from the DFPO and qualified Trust staff, as well as comments received from signatory and concurring parties or the public.

(d) Within five (5) business days following circulation of the meeting minutes and project conditions, the DFPO will distribute final minutes via electronic mail and then prepare a Certificate of Compliance (CoC) and Categorical Exclusion (CE) to be included in the undertaking's administrative record.

(e) The Trust will include the project description and finding in the Trust's annual report in accordance with Stipulation XIV and make the finding available upon request to any party or the public.

(f) Following the issuance of the CE and/or CoC, and absent objection by any consulting party or member of the public who has requested a copy of the finding, the undertaking may proceed without further review per this Stipulation.

(g) Because the Trust coordinates its NEPA and NHPA review, projects may appear on the N² agenda that have only NEPA implications (e.g. approval of new herbicides for use in Area B), and do not constitute an undertaking. In these cases, the Trust will note on the agenda that the project has no potential to affect historic properties and thus will not be subject to NHPA review.

(3) **Historic Property Affected, Adverse Effect** - If the DFPO finds that the proposed undertaking will have an adverse effect on historic properties, the DFPO shall consult with the NPS and SHPO to determine if the adverse effect may be avoided.

(a) Where the Trust, SHPO, and the NPS agree on measures to avoid adverse effects, they shall document their agreement in the administrative record for the project, and include a summary of avoidance measures for the undertaking in the annual report in accordance with Stipulation XIV. The undertaking may proceed without further review per this Stipulation.

(b) If the DFPO finds the proposed undertaking will result in an adverse effect and consults with NPS and SHPO but fails to reach agreement pursuant to paragraph IV(C)(1)(f)(3)(a) above, then the DFPO shall also consult with ACHP and the concurring parties to resolve the adverse effect in accordance with 36 CFR 800.6.

2. Coordination with an Environmental Assessment or Environmental Impact Statement Process

a) If the Trust is preparing an EA or an EIS for NEPA it shall follow recommendations in the CEQ/ACHP Guidance, Section IV “Road Map for Coordination,” relative to development of a comprehensive communication plan, creation of an integrated strategy for completing studies to fill data gaps that meet information standards and timing requirements for both NEPA and NHPA processes, and – where appropriate – descriptions of mitigation commitments in the decision record. The Trust will include a project-specific description of its intended “Road Map for Coordination” as part of the scoping notice for NEPA and initiation of NHPA consultation under this stipulation.

b) The Trust shall ensure that the undertakings reviewed under this compliance pathway conform to the Secretary’s Standards, the Principles, and any applicable PDG to the maximum extent possible.

c) First Consultation Package - In coordination with the opening of public scoping for the NEPA process and consistent with 36 CFR 800.1(c), the Trust shall provide the SHPO, the NPS, and concurring parties with an initial consultation package.

(1) The First Consultation Package shall include the following: a determination of the project to be an undertaking (Stipulation IV(A)(2)), a graphic and written justification for the proposed APE and list of historic properties identified in the proposed APE (Stipulation IV(B)(1) and (2)), and a preliminary assessment of effect based on the undertaking’s consistency with the Secretary’s Standards, Principles, and relevant PDGs.

(2) Provided the purpose and need describes a project that has been determined to be an undertaking (in accordance with Stipulation IV(A)(2)), the preliminary assessment of effect shall be one of the following: (1) Historic Property Affected, No Adverse Effect, (2) Historic Property Affected, No Adverse Effect through Conditions, or (3) Historic Property Affected, Adverse Effect. The comment period on this consultation package shall be coordinated with the NEPA scoping period, and will be specified in the cover letter. The comment period shall not be fewer than thirty (30) days.

d) Second Consultation Package & Process - In coordination with the release of a draft EA/Finding of No Significant Impact (FONSI) or draft EIS, the Trust will distribute to the SHPO, the NPS, and concurring parties for comment a second consultation package.

(1) For undertakings with a preliminary finding of “historic property affected, no adverse effect” or “historic property affected, no adverse effect through conditions”, the Second Consultation Package will contain the following: a final APE, summary of scoping comments and the Trust’s responses, and a determination of effect regarding the undertaking on historic properties. The Trust will include supplemental information in the second consultation package that describes the historic properties and an analysis of how the undertaking will affect them. The package will also contain a request for a consultation meeting among the signatory parties in order to discuss the Trust’s finding and seek a consensus that the undertaking will not adversely affect historic properties, conforms to the Secretary’s Standards, the Principles and any applicable PDGs to the maximum extent possible.

(a) The concurring parties will have thirty (30) days following the date of receipt of the second consultation package to provide written comments to the Trust for the signatory parties’ consideration during this consultation. The Trust shall provide these comments to the signatory parties.

(b) The signatory parties will have thirty (30) days following the date of receipt of the second consultation package to provide written comments to the Trust regarding the determination of effect and changes, if any, that are needed for the undertaking to avoid adverse effects, meet the Secretary’s Standards, the Principles and applicable PDGs.

(c) The consultation meeting to discuss these comments will be held in person or by telephone within ten (10) days of the close of the thirty (30) day comment period described under Stipulation IV(C)(2)(e)(1), or from the close of any extended comment period. The Trust shall provide a summary of all comments from the public gathered via review of the draft EA or EIS to the signatory parties prior to the consultation meeting. The signatory parties may decide to forego the consultation meeting if they have indicated concurrence with the Trust's findings in their comments.

(d) If the Trust modifies the undertaking in response to comments received from the SHPO and NPS in order to achieve concurrence on a finding of no adverse effect, or the signatory parties concur with the findings or decline to comment, the Trust shall document these modifications, finalize the EA/EIS and revised description of the undertaking, and immediately provide each of the other parties with copies of the final materials. The Trust shall document this determination for inclusion in the Trust's annual report (Stipulation XIV), and the Trust has no further obligations under this Stipulation.

(2) For undertakings with a preliminary finding of "historic property affected, adverse effect", the Second Consultation Package will contain the following:
a final APE, summary of scoping comments and the Trust's responses, and an assessment of the undertaking's effects on historic properties. The Trust will include supplemental information in the second consultation package that describes the historic properties and an analysis of how the undertaking will affect them. The package will also contain a request for a consultation meeting among the signatory parties in order to discuss the Trust's finding and seek a consensus on avoidance measures.

(a) The concurring parties will have thirty (30) days following the date of receipt of the second consultation package to provide written comments to the Trust for the signatory parties' consideration during this consultation.

(b) The signatory parties will have thirty (30) days following the date of receipt of the second consultation package to provide written comments to the Trust regarding the assessment of effect and comment on ways the undertaking could be modified to avoid adverse effects, meet the Secretary's Standards, the Principles and applicable PDGs.

(c) The consultation meeting to discuss these comments will be held in person or by telephone within ten (10) days of the close of the thirty (30) day comment period described under Stipulation IV(C)(2)(e)(1), or from the close of any extended comment period. The Trust shall provide a summary of all comments from the public gathered via review of the draft EA or EIS to the signatory parties prior to the consultation meeting.

(d) Where the Trust, SHPO, and the NPS agree on how to avoid adverse effects, they shall document their agreement in the administrative record for the undertaking, the Trust may finalize the EA/EIS to include the revised description of the undertaking and immediately provide each of the other parties with copies of the final materials. The Trust shall document this determination for inclusion in the Trust's annual report (Stipulation XIV), and the Trust has no further obligations under this Stipulation.

(e) If the DFPO consults with NPS and SHPO but fails to reach agreement, then the DFPO shall also consult with ACHP and the concurring parties to resolve the adverse effect in accordance with 36 CFR 800.6.

3. Failure of NPS, SHPO, ACHP, or the concurring parties to comment within the timeframes established by this stipulation or within timeframes otherwise agreed to by those parties on any document submitted for review pursuant to this stipulation will be deemed a waiver of the opportunity to comment, and the Trust may proceed without considering comment(s) that might otherwise have been made. However, the Trust shall consider the reasonable request via written or electronic mail of any signatory party for a modification of the timeframes established by this stipulation.

V. Coordination with the Federal Historic Preservation Tax Incentives Program

This stipulation applies to all undertakings in Area B proposed by tenants or others (hereby referred to as Applicants) seeking to participate in the Federal Historic Preservation Tax Incentives Program. It defines steps and responsibilities for coordinated Section 106 consultation and Certified Rehabilitation review so that the regulatory objectives of both processes may be met, and so that the Trust's role as the long-term manager of properties in Area B is supported.

- A. Applicants seeking to participate in the Federal Historic Preservation Tax Incentives Program for a historic property or properties located in Area B shall follow the process delineated in 36 CFR Part 67. For Tax Incentive project review, applicants are encouraged to engage in early conversations and coordination with the SHPO. Applicants will be responsible for submitting two copies each of Parts One, Two, and Three applications and amendments to SHPO for review and approval.
- B. The Trust shall accomplish Section 106 review for all Tax Incentive projects proposed by an Applicant through the processes described in Stipulation IV above. Consultation under Stipulation IV will address direct, indirect and cumulative effects. The Trust shall supplement consultation packages described under subparts IV(C)(1)(f)(2)(a) and IV(C)(2)(c) and (d) with

information from the Parts One and Two submittals that may assist in the review and comment of participating parties.

1. If the Applicant receives Part Two approval from the NPS-Technical Preservation Services (NPS-TPS) without conditions, the rehabilitation described in the Part Two application will be considered to conform to the Standards; and if Section 106 review under Stipulation IV results in no adverse direct, indirect, or cumulative effects from the undertaking, and Section 106 consultation under Stipulation IV will be concluded.
2. If conditions are placed on the Part Two approval, the Applicant shall be obligated to comply with those conditions.
 - i. The conditions may be resolved through compliance with the condition(s) or a Part Two amendment submitted to SHPO for review and approval. If the conditions are met and/or the amendment approved, the rehabilitation described in the Part Two application will be considered to conform to the Standards; and if the Section 106 review under Stipulation IV results in no adverse direct, indirect or cumulative effects from the undertaking, , and Section 106 consultation under Stipulation IV will be concluded.
 - ii. In the event that the Applicant cannot or will not modify the project to comply with the conditions, the Applicant may abandon the project or complete Section 106 review solely in accordance with Stipulation IV.
3. SHPO and NPS shall be responsible for coordinating comments on consultation packages submitted during the 106 review with comments on tax credit submittals among the separate reviewing offices (e.g., NPS-PWRO and NPS-TPS).

C. In addition to coordinating review under Stipulation IV(C), the Trust shall perform the following tasks in support of Tax Incentive projects:

1. The Trust will preliminarily review copies of Applicants' Parts One, Two and Three applications, and amendments to Part Two applications, prior to submittal to SHPO. The Trust will review these documents for their accuracy and consistency with Trust codes, regulations, planning documents, guidelines and general design direction as described in the Tenant Handbook and other such descriptive materials adopted or produced by the Trust for Area B. The Trust shall review these documents for no more than fifteen (15) calendar days and submit comments to the Applicant in writing prior to the Applicant's submittal of final documents to SHPO.
2. The Trust shall assist the Applicant in making a determination regarding Functionally Related Structures (FRS) according to 36 CFR 67.6(b)(4), and ensure the Applicant submits adequate documentation to NPS-TPS to confirm the determination in conjunction with the Part One application submittal.
 - i. If the NPS-TPS confirms that the tax credit project is an FRS, any other work within the complex of historically functionally related buildings that is not subject to the tax credit project must be submitted to the Trust for Section 106 review through Stipulations IV or V and demonstrated to meet the

Standards. Such determinations will be documented in the Trust's annual report in accordance with Stipulation XIV below.

- ii. If NPS-TPS confirms that there are no FRS because there is no historic functional relationship among the structures, a certification decision will be made for the tax credit project only. Any other work must be reviewed separately.

- 3. The Trust shall monitor the construction phase of a Tax Incentive project for compliance with any stipulations established through the Certified Rehabilitation process. The Trust shall also monitor the five (5) year recapture period after the Applicant's completion of the rehabilitation beginning from the date when the building or buildings associated with the Certified Rehabilitation is/are placed into service.

- i. The DFPO shall employ the review process described under Stipulation IV for any substantive actions proposed involving a Certified Rehabilitation during the five (5) year recapture period.
- ii. The DFPO shall direct the applicant to notify SHPO in writing to describe the nature of the proposed undertaking and request comment as to its appropriateness according to terms established via the Certified Rehabilitation. SHPO may consult with NPS-TPS as appropriate on the proposed additional work.
- iii. The DFPO shall ensure that the additional work is carried out according to direction from the SHPO and NPS-TPS
- iv. The DFPO shall document the work, along with the rest of the undertaking, in the Trust's annual Section 106 report in accordance with Stipulation XIV.

VI. ARCHAEOLOGY

The Trust shall take all reasonable measures to protect archaeological sites and features identified inside the NHL. To accomplish this and inform the design process, an AMA shall be prepared by a qualified archaeologist for all undertakings that involve ground-disturbing activities within or adjacent to archaeologically sensitive areas (Stipulation IV(A)(2)(b-d)). All other ground disturbing activities are subject to archaeologist review via the Trust's dig permit process. The Trust's qualified archaeologist shall include copies of completed AMA's in the Trust's annual report in accordance with Stipulation XIV. Based on the Trust's assessment under Stipulation IV(C)(1)(e), the AMA will outline a course of action for the projects. This course of action shall include one or more of the following:

- A. The Trust shall develop a project-specific monitoring plan for those projects that are not anticipated to have an adverse effect, or that have been designed to avoid adverse effect during design development but that nonetheless are in or adjacent to identified or predicted archaeological areas (in accordance with Stipulation IV(C)(1)(f)(1) or IV(C)(1)(f)(2)). The monitoring plan will describe measures to protect archaeological features and will include the proposed location and frequency of monitoring along with required documentation procedures. Measures to identify, assess, and determine the appropriate treatment of archaeological features should they be encountered will be consistent with the discovery protocols (Appendix B).

B. The Trust shall develop a project-specific treatment plan at the completion of the schematic phase for projects that may have an adverse effect as determined under Stipulation IV(C)(1)(f)(2) but that require further identification to understand the content and dimensions of the features, to assess the nature and extent of the effect, and/or to guide continuing efforts to avoid the adverse effect. For the purposes of the undertaking, the Trust may assume NRHP eligibility for archaeological features identified. Identification will further refine recommendations in the AMA and may lead to a monitoring or treatment plan so that adverse effects will be avoided.

C. The Trust shall develop a project-specific treatment, monitoring, or other plan for those projects that have unavoidable adverse effects and where existing identification is sufficient to proceed with a treatment plan, or for which further identification is incorporated within the treatment plan. If this determination is reached through Stipulation IV(C)(1)(f)(3), the Trust shall consult with NPS and SHPO on the proposed treatment plan according to the terms of that Stipulation. The proposed plan will include a description of protection measures for unaffected archaeological features, relevant research questions to be answered, methods for data recovery, monitoring during construction, responsibilities and coordination, and the interpretation and curation of recovered materials. The plan will describe the mitigation sufficiently to serve as a scope of work and for the purpose of developing a budget. These reports will be summarized in the Trust's annual report in accordance with Stipulation XIV.

D. All material remains and associated records generated by such projects, and not subject to NAGPRA, will be accessioned, catalogued, and managed in accordance with 36 C.F.R. Part 79, "Curation of Federally-Owned and Administered Archaeological Collections," the Trust's *Archaeological Collections Policy* and the *Archaeological Collections Management Guidelines*. According to 36 C.F.R. Part 79 "material remains" means artifacts, objects, specimens and other physical evidence that are excavated or removed in connection with efforts to locate, evaluate, document, study, preserve or recover a prehistoric or historic resource.

VII. UNANTICIPATED EFFECTS & POST REVIEW DISCOVERY

A. If after completion of an undertaking's review pursuant to Stipulation IV(C)(1) through (3), or if during the implementation of any previously reviewed undertaking, the Trust finds it necessary to modify the project scope or construction documents, the DFPO shall determine the necessary compliance pathway to address this modification in accordance with Stipulation IV(C).

B. The Trust shall utilize its Standard Archaeological Discovery Protocol (see Appendix B) for projects without any anticipated effects; this will be the only condition required prior to implementation. In the event of an archaeological discovery the Trust may assume eligibility for the purposes of treatment for the current undertaking. Should circumstances arise where the Trust cannot address discoveries in a manner consistent with the protocol, the Trust shall notify the SHPO and NPS of the discovery and any project-related time constraints, then agree upon reasonable time frames for consultation. The Trust shall take into account any timely comments prior to making a final decision on treatment. This protocol will describe the Trust's methods to comply with the Archaeological Resources Protection Act (ARPA) and NAGPRA for discoveries.

VIII. EMERGENCY RESPONSE

858 A. In the event that an emergency occurs at the Presidio that affects historic properties, the
859 Trust may take actions without consultation to preserve life or property.

860
861 1. Trust will notify SHPO and NPS within 24 hours of the emergency or as soon as
862 conditions permit.

863
864 2. The Trust will notify the SHPO and NPS of any actions taken to preserve life or
865 property within five days of completing the action.

866
867 3. The Trust will include a summary of the emergency and any actions taken in the
868 Trust's annual report in accordance with Stipulation XIV.

869
870 B. In the event of a disaster or emergency declared by the President or the Governor of
871 California, the Trust can undertake actions involving historic properties to prevent further damage
872 within thirty (30) days from the declaration of the disaster or emergency.

873
874 1. Emergency response work will be conducted in a manner that avoids or
875 minimizes effects on historic properties and, where possible, such emergency measures
876 will be undertaken in a manner that does not foreclose future preservation or restoration.

877
878 2. The Trust shall notify the NPS and SHPO of the emergency within two (2) days
879 of the declaration and include the steps being taken to address the emergency, and shall
880 provide on-site monitoring of emergency response work by qualified personnel (safe
881 working conditions permitting). NPS and SHPO may comment on the proposed steps in
882 order to facilitate the Trust's emergency response plan while also avoiding adverse
883 effects to affected properties.

884
885 3. The Trust will include a summary of the emergency and response taken in the
886 Trust's annual report in accordance with Stipulation XIV.

887
888 4. This timeframe may be extended with approval of the NPS and SHPO.

889
890 C. Actions as part of the recovery of a disaster or emergency shall be reviewed in
891 accordance with Stipulation IV.

892 893 **IX. DISPUTE RESOLUTION**

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895 Should any signatory or concurring party to this PA object at any time to any actions proposed or the
896 manner in which the terms of this PA are implemented, the Trust shall consult with such party to resolve
897 the objection. If the Trust determines that such objection cannot be resolved, the Trust will:

898
899 A. Notify signatory and concurring parties of the intent to resolve a dispute through the
900 involvement of the ACHP, and forward all documentation relevant to the dispute, including the
901 Trust's proposed resolution, to the ACHP. The ACHP shall provide the Trust with its advice on
902 the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior
903 to reaching a final decision on the dispute, the Trust shall prepare a written response that takes
904 into account any timely advice or comments regarding the dispute from the ACHP, signatories
905 and concurring parties, and provide them with a copy of this written response. The Trust will then
906 proceed according to its final decision.

1. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, the Trust may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, the Trust shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the PA, and provide them and the ACHP with a copy of such written response.

2. The Trust's responsibility to carry out all other actions subject to the terms of this PA that are not the subject of the dispute remain unchanged.

X. AMENDMENTS

A. This PA may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all of the signatories is filed with the ACHP.

B. Appendices A, B, C or D may be revised with the written agreement of the Trust, SHPO, and NPS without a revision being made to the underlying PA in accordance with an MOA and filed with the ACHP. Any such change will be documented in the Trust's annual report in accordance with Stipulation XIV.

XI. TERMINATION

A. Only a signatory party may terminate this PA. If any signatory party proposes termination of this PA, the signatory party proposing termination shall notify all other signatories in writing, explain the reasons for proposing termination, and consult with the other signatories for no more than thirty (30) days to seek alternatives to termination. Should such consultation result in an agreement on an alternative to termination, then the signatories shall proceed with an amendment to the agreement.

B. If within thirty (30) days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the PA upon written notification to the other signatories.

C. Once the PA is terminated, and prior to work continuing on an undertaking, the Trust must either (a) execute a Memorandum of Agreement pursuant to 36 C.F.R. § 800.6, or (b) request, take into account, and respond to the comments of the ACHP under 36 C.F.R. § 800.7. The Trust shall notify the signatories as to the course of action it will pursue.

XII. DURATION

A. This PA shall become effective upon execution by the Trust, the SHPO, the NPS, and the ACHP and shall remain in effect until December 31, 2024, or unless terminated prior to that time in accordance with Stipulation XI, or unless it is extended for an additional period of time by mutual written agreement of the signatory parties.

XIII. DEFINITIONS

A. The definitions of terms appearing at 36 C.F.R. § 800.16 are incorporated by reference into this PA.

XIV. ANNUAL REVIEW AND MONITORING

A. On or before January 31st of each year so long as this PA is in effect, the Trust shall prepare and provide to all parties an annual report describing how the Trust is carrying out its responsibilities under this PA.

B. The Trust shall ensure that the Report is made available to the public and that potentially interested persons and members of the public are invited to provide comments to the SHPO, NPS, and the ACHP as well as to the Trust. At the request of the SHPO, NPS, or the ACHP, the Trust shall supplement this process through meeting(s) to address comments and/or questions.

C. The Report shall include, at a minimum:

1. A list of all undertakings reviewed under Stipulation IV.
2. Efforts to identify and/or evaluate potential historic properties, monitoring efforts, AMA or research designs, and treatment of historic properties.
3. Reports of any training given to Trust personnel pursuant to Stipulation II, identification of current Trust points of contact, and notification of any qualified personnel changes.
4. Any recommendations to amend this PA or improve communications among the parties.

D. The SHPO and NPS may monitor activities carried out pursuant to this PA, and the ACHP will review such activities if it deems necessary or is so requested. The Trust shall cooperate with the SHPO, NPS and the ACHP in carrying out their monitoring and review responsibilities.

EXECUTION of this PA by the Trust, SHPO, NPS, and the ACHP and implementation of its terms evidence that the Trust has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

992 PROGRAMMATIC AGREEMENT
993 AMONG THE PRESIDIO TRUST, NATIONAL PARK SERVICE,
994 THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
995 AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
996 REGARDING THE PRESIDIO TRUST MANAGEMENT PLAN
997 AND
998 VARIOUS OPERATION AND MAINTENANCE ACTIVITIES
999 FOR AREA B OF
1000 THE PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK DISTRICT,
1001 GOLDEN GATE NATIONAL RECREATION AREA
1002 SAN FRANCISCO, CALIFORNIA
1003
1004

1005 SIGNATORY PARTY:

1006
1007 THE PRESIDIO TRUST
1008
1009

1010
1011
1012 Name:



1013
1014 Title: Executive Director
1015

1016 Date: April 23, 2014

1017 PROGRAMMATIC AGREEMENT
1018 AMONG THE PRESIDIO TRUST, NATIONAL PARK SERVICE,
1019 THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
1020 AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
1021 REGARDING THE PRESIDIO TRUST MANAGEMENT PLAN
1022 AND
1023 VARIOUS OPERATION AND MAINTENANCE ACTIVITIES
1024 FOR AREA B OF
1025 THE PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK DISTRICT,
1026 GOLDEN GATE NATIONAL RECREATION AREA
1027 SAN FRANCISCO, CALIFORNIA
1028
1029

1030 SIGNATORY PARTY:

1031
1032 NATIONAL PARK SERVICE: PACIFIC WEST REGION
1033
1034

1035
1036
1037 Name:

1038 Title:

1039 Date:

Christie Lehnert

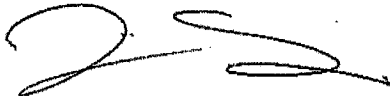
Reg. Dir.

4/24/2014

1040 PROGRAMMATIC AGREEMENT
1041 AMONG THE PRESIDIO TRUST, NATIONAL PARK SERVICE,
1042 THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
1043 AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
1044 REGARDING THE PRESIDIO TRUST MANAGEMENT PLAN
1045 AND
1046 VARIOUS OPERATION AND MAINTENANCE ACTIVITIES
1047 FOR AREA B OF
1048 THE PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK DISTRICT,
1049 GOLDEN GATE NATIONAL RECREATION AREA
1050 SAN FRANCISCO, CALIFORNIA
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1053 SIGNATORY PARTY:

1054 CALIFORNIA STATE HISTORIC PRESERVATION OFFICER

1056
1057 
1058
1059

1060 Name: Jenan Saunders

1061
1062 Title: Deputy State Historic Preservation Officer

1063
1064 Date: April 25, 2014

PROGRAMMATIC AGREEMENT
AMONG THE PRESIDIO TRUST, NATIONAL PARK SERVICE,
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER
REGARDING THE PRESIDIO TRUST MANAGEMENT PLAN
AND
VARIOUS OPERATION AND MAINTENANCE ACTIVITIES
FOR AREA B OF
THE PRESIDIO OF SAN FRANCISCO NATIONAL HISTORIC LANDMARK DISTRICT,
GOLDEN GATE NATIONAL RECREATION AREA
SAN FRANCISCO, CALIFORNIA

SIGNATORY PARTY:

ADVISORY COUNCIL ON HISTORIC PRESERVATION

Name: John W. Fowler
Title: EXECUTIVE DIRECTOR
Date: 4/29/14

1086 **APPENDIX A**

1087 **REPETITIVE OR LOW IMPACT ACTIVITIES**

1088 The following projects are exempt from further review or consultation with the SHPO, NPS, and the
1091 ACHP under the terms of this PA.

- 1092
- 1093 A. Maintenance of contributing buildings and structures which includes:
- 1094
- 1095 1. Housekeeping, routine maintenance, building monitoring, and other such actions
1096 (such as repair/replacement of light switches, and rewiring existing fixtures in existing
1097 conduit, replacement of window putty) that do not damage historic fabric.
- 1098
- 1099 2. Painting of historic structures (exterior and interior) to match existing color,
1100 consistent with approved Residential Paint Palette, or based on paint analysis by an
1101 architect or exhibit specialist.
- 1102
- 1103 E. Maintenance operations for non-contributing buildings and structures in a historic
1104 district, except excavations and borings in archaeologically sensitive areas.
- 1105
- 1106 F. Painting of non-historic buildings and structures (exterior and interior).
- 1107
- 1108 G. Maintenance and repair or replacement of roofs or parts of a roof on historic and non-
1109 historic structures that are deteriorated beyond repair, when replacement matches existing or
1110 original material and design, and the Secretary's Standards, or maintenance scope of work that
1111 does not alter the integrity of the historic material.
- 1112
- 1113 H. Grading of terrain adjacent to a building to achieve positive water runoff in areas not
1114 designated as archaeologically sensitive or having vegetation or other characteristics which
1115 contribute to the cultural landscape and would be affected by grading.
- 1116
- 1117 I. Routine grounds maintenance such as grass cutting and treatment, maintenance of shrubs,
1118 and tree trimming, provided these activities are consistent with the Vegetation Management Plan
1119 and preservation of the cultural landscape.
- 1120
- 1121 J. Maintenance of existing roads or existing parking areas, including repaving and grading,
1122 within previously disturbed areas, where the work does not affect the historic integrity and
1123 character defining features of roads that are historic properties.
- 1124
- 1125 K. Rehabilitation, maintenance, or replacement of utility lines, transmission lines, and non-
1126 historic fences and walls within previously disturbed areas, not including known archaeological
1127 sites.
- 1128
- 1129 L. Health and safety activities such as non-destructive testing for radon gas, asbestos, lead-
1130 based paint, lead pipes, and hazardous materials and wastes.
- 1131
- 1132 M. Conducting non-ground disturbing elements of the applicable Integrated Pest
1133 Management program for control of pests such as termites, insects, and rodents.
- 1134

N. Maintenance of existing facilities that does not involve new or additional ground disturbance (e.g., maintenance or replacement of guard rails, barriers, traffic control devices, light fixtures, non-historic curbs and sidewalks).

O. Maintenance (that does not change the configuration or appearance of the existing facilities) of existing electronic communication sites involving no ground disturbance.

P. Drilling test wells outside the boundaries of known archaeological sites for such purposes as water, slope stability, and detection of contaminants when continuous core sample is submitted to archaeology lab.

Q. Mitigation or abatement of hazardous materials where this can be accomplished without impact to historic integrity or character-defining features of historic properties in situations such as the following:

1. Removal of asbestos insulation from piping and around duct work in open areas;
2. Removal of damaged asbestos floor tile and replacement with similar non-asbestos tile;
3. Carpeting over damaged asbestos floor tiles which do not contribute to the historic significance of a structure;
4. Encapsulation of lead-based paint in window trim and molding where there is no change to appearance.

R. Conducting small-scale and select destructive testing in contributing buildings to expose and assess concealed structural conditions (such as removal of small areas of plaster wall finish) and/or to assess material capacities (such as masonry push testing or concrete slab coring) when performed in areas that are easily repairable or otherwise inconspicuous.

APPENDIX B

STANDARD ARCHAEOLOGICAL DISCOVERY PROTOCOL

A. There are three types of discoveries that are covered by this protocol:

1. Human remains of Native American or other derivation.
2. Cultural resources that have the potential to be significant.
3. Cultural resources not requiring further consideration.

B. An unanticipated discovery refers to any situation where previously unidentified archaeological resources or human remains are encountered during ground-disturbing activities. Unanticipated discovery protocols apply to those archaeological finds that are exposed during construction or construction-related activities whether an archaeologist is present or not. All contractors will immediately report to the Trust archaeologist if archaeological materials are uncovered during construction activities. All contractors must cease operations within the vicinity of the find until the Trust archaeologist is consulted. Cultural materials should be avoided by all future project activities and protected in place until a decision about their potential significance can be made. The Trust may assume NHL or NRHP eligibility of inadvertently discovered archaeological features for purposes of this treatment. All materials are property of the Trust and are not to be taken for personal use or display. The removal of artifacts from federal land is a federal offense and can result in substantial fines and/or imprisonment.

C. Archaeological resources include, but are not limited to, stone, brick, and concrete building foundations, isolated historic artifacts, historic privy pits and household waste deposits, and items of Native American derivation such as stone tools, shell and animal bone waste, shell beads, and habitation areas. A more detailed list follows:

1. Human remains;
2. Concentrations of rock, ash, animal bone or shell;
3. Buried layers containing a dark, almost black or very dark brown soil often containing charcoal and shell fragments;
4. Concentrations of artifacts such as stone bowls, arrowheads, bone tools, shell beads, etc.;
5. Architectural foundations made of stone, brick, wood, or concrete;
6. Architectural fabric;
7. Concentrations or historic material such as fragments of glass bottles, ceramic dishes, old cans, metal hardware, or other obvious trash dumps;
8. Pockets of debris containing food remains (e.g. cut bone, seeds, pits); and

9. Other materials that do not qualify as archaeological resources might also be encountered. These include: subsurface utilities such as water or sewer lines, materials manufactured after 1950, and small concentrations of broken concrete, broken asphalt, modern aluminum cans or beer bottles, and/or unmarked, unmortared bricks that have been deposited as fill, if no other cultural materials are present. These are generally not considered significant finds but should be brought to the Trust archaeologist's attention to inform future oversight.

D. Human Remains

1. All project-related ground-disturbing activities at the Presidio are designed to avoid human remains. If human remains, funerary objects, sacred objects, or objects of cultural patrimony are inadvertently discovered they shall be protected in place and avoided by all project activities. Ground disturbing work in the vicinity of the find must immediately cease and the Trust archaeologist must be contacted. Presidio Archaeology Lab staff will notify the Trust's DFPO. If necessary, the Trust will notify the San Francisco Medical Examiner of the inadvertent discovery of human remains.

2. The immediate protection of human remains at the site shall be accomplished by

- a) keeping any discovery confidential, and
- b) securing the location to prevent disturbance of the remains and any associated materials.

3. The Trust archaeologist shall determine whether NAGPRA applies to the discovery and will ensure that the finds are treated in compliance with all requirements outlined at 43 C.F.R. § 10.4. Any materials not subject to NAGPRA will remain under Federal control.

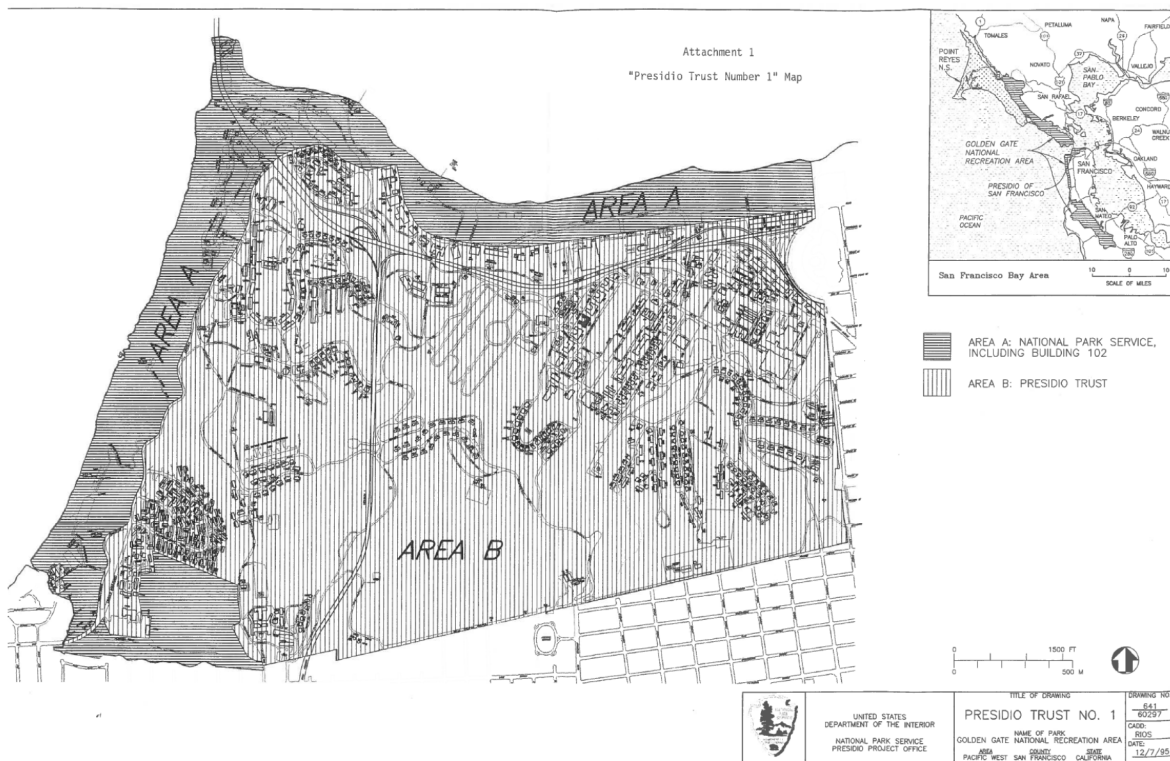
4. The Trust archaeologist shall determine whether the human remains are a single isolated burial or are potentially part of a cemetery or a larger archaeological site. This may necessitate the involvement of a consulting physical anthropologist. Articulated human remains, either as part of a single burial or larger cemetery, will be protected in place and avoided by all project activities. This may involve abandonment or redesign of the project.

5. If the discovery is limited to disarticulated human remains, the Trust archaeologist or a consulting physical anthropologist will direct necessary collection efforts. Further identification work may be necessary to determine the frequency of disarticulated human remains in the project area, and to determine an appropriate course of action. Any disarticulated remains collected from the site will be stored in archival boxes in a secure location until appropriate re-interment can take place. No human remains will be accessioned into the Presidio Trust Archaeological Collections.

APPENDIX C

AREA OF POTENTIAL EFFECT

“Presidio Trust Number 1,” dated December 7, 1995



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APPENDIX D
ARCHAEOLOGICAL AREAS OF THE NHL

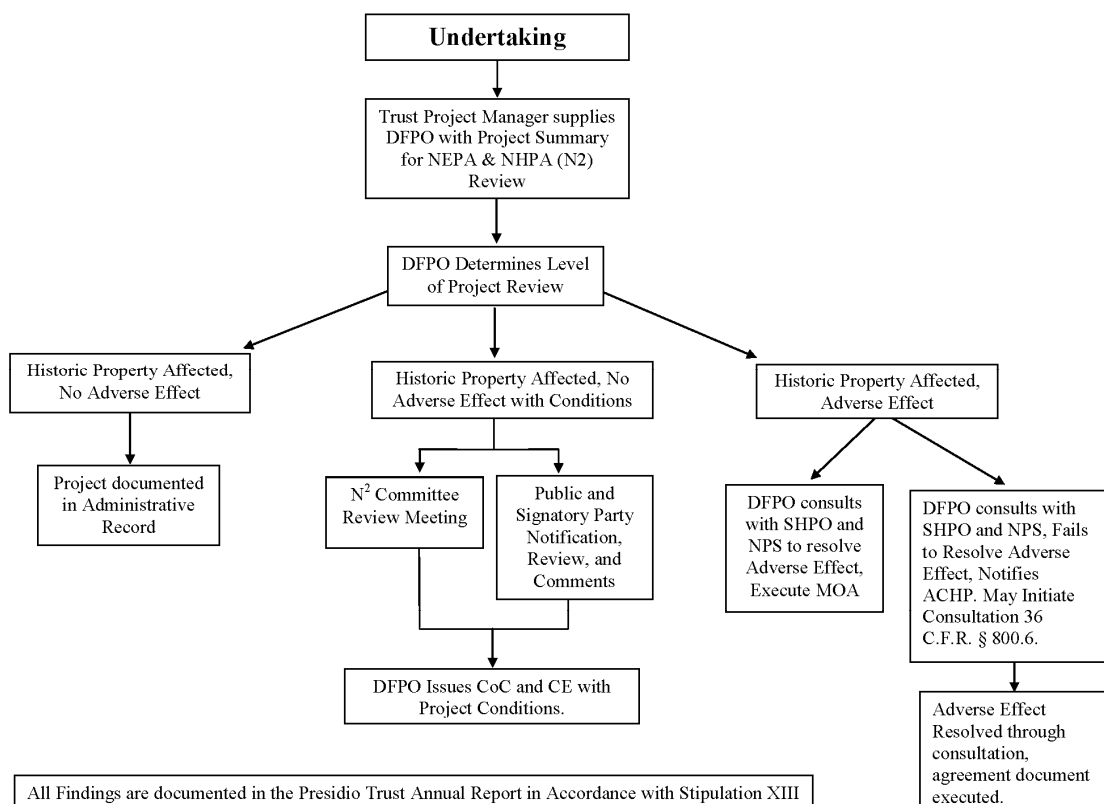


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APPENDIX E

N² REVIEW PROCESS

The Presidio Trust N² Process



1286 **APPENDIX F**

1287
1288 **LIST OF PARTIES NOTIFIED DURING THE CONSULTATION PROCESS (May – December**
1289 **2013)**

1290
1291 **Concurring Parties to the 2002 PTPA, notified, comments requested on May 24, 2013 and**
1292 **November 15, 2013:**

1293 National Trust for Historic Preservation
1294 Presidio Historical Association

1295
1296 **Participating Parties to the 2011 Main Post Update PA, notified and invited to participate August**
1297 **26, 2013:**

1298 National Trust for Historic Preservation
1299 Presidio Historical Association
1300 San Francisco Architectural Heritage
1301 People for a Golden Gate National Recreation Area
1302 National Parks Conservation Association
1303 Sierra Club
1304 Decendants of the de Anza and Portola Expedition
1305 Neighborhood Associations for Presidio Planning
1306 Cow Hollow Association
1307 Laurel Heights Improvement Association
1308 Marina Community Association
1309 San Francisco Film Society
1310 Interfaith Center at the Presidio

1311
1312 **eNews Announcements to 9,000 subscribed members of the public on July 12, 2013 and November**
1313 **20, 2013, notifying them of the process and inviting comment**
1314



2014 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES

Exhibit B: The Presidio Trust N² Review Process to achieve compliance with the National Historic Preservation Act (NHPA) and the National Environmental Policy Act (NEPA)

N² PROJECT REVIEW

Determining whether NHPA applies to a project

Under the National Historic Preservation Act (NHPA) and the Presidio Trust's Programmatic Agreement (PTPA) with the National Park Service, State Office of Historic Preservation and the Advisory Council on Historic Preservation, prior to any undertaking, the Trust must "take into account the effect of the undertaking on any district, site, building, structure or object that is included in or eligible for inclusion in the National Register." (16 U.S.C. 470f)

Determining whether NEPA applies to a project

Under the Trust's National Environmental Policy Act (NEPA) regulations, any individual or group seeking "to demolish, construct, reconstruct, develop, preserve, rehabilitate, or restore real property within the Presidio Trust Area" is subject to NEPA review (§ 1010.3).

PROJECT SCREENING FORM for NEPA and NHPA

The Project Screening Form (Appendix B) is available on the TrustNet, the Presidio Trust's (Trust) internal web site. The Trust compliance team uses the screening form for pre-review consultation, which helps to anticipate the potential for environmental impacts and adverse effects to a historic property that may result from proposed activities. Projects reviewed by the N² team are those that are anticipated to receive a Categorical Exclusion (CE) and a Certificate of Compliance (CC), which certify that there will not be an adverse effect to historic resources and that environmental impacts will not be significant. A flow chart in Appendix C provides a visual representation of the N² process.

Project managers are required to fill out a Project Screening Form for any activity that is subject to N² review (based on the criteria described above). The intent is to provide the resource specialists responsible for reviewing projects for NEPA and NHPA compliance with detailed information about project proposals prior to the N² review meeting. The form has six information sections and 22 questions that address whether the potential for environmental impact or potential for adverse effect to historic property exists. The first part of the Project Screening Form summarizes specific project details, while the second part identifies potential effects. Part 2 of the screening form requires details about project-specific potential impacts on a wide range of resources, ranging from historic buildings to native plant communities.

Upon receipt of the project proposals, the Historic Compliance Coordinator reviews the project proposal to determine the level of review required. Sometimes, consultation with only one or two resource specialists is required to certify that resources will not be negatively affected. This level of review is known as "administrative review." Complex or multi-phase projects (such as building rehabilitations) require full N² committee review. An N² submittal includes digital and hard copies of the screening form, along with attachments (usually drawings or maps), which must be submitted a week prior to the meeting.

N² MEETING

Project managers may use the weekly N² meeting to: 1) review their project at the scoping stage, in order to assist them in completing the proper documentation *or*, 2) present their project to the N² team



2014 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES

Exhibit B: The Presidio Trust N² Review Process to achieve compliance with the **National Historic Preservation Act (NHPA)** and the **National Environmental Policy Act (NEPA)**

for comments on projects requiring a planning record and compliance documentation. N² Meetings are held every Thursday at 10am, and agendas are distributed electronically to team members and presenters in advance of the meeting. Members of the signatory and concurring parties to the Programmatic Agreement may attend project review meetings and comment on projects under review. Project documents are also made available to the public in the Trust Library in building 103 (103 Montgomery Street).

The Presidio Trust N² Review Team is comprised of the following resource specialists:

Federal Preservation Officer: *Craig Middleton*
Deputy Federal Preservation Officer (DFPO): *Rob Thomson*
NHPA Compliance/Preservation Specialists: *Michelle Taylor*
NEPA Compliance Manager: *John Pelka*
Archeologists: *Eric Blind, Kari Jones*
Preservation Project Manager: *Christina Wallace*
Forester: *Peter Ehrlich*
Historical Architects: *Rob Wallace, Chandler McCoy*
Integrated Pest Management Specialist: *Christa Conforti*
Historic Landscape Architect/Cultural Landscape Specialist: *Michael Lamb*
Natural Resources Specialist: *Terri Thomas*
Transportation Specialists: *Mark Helmbrecht, Amy Marshall*

Following a full-review N2 meeting, Trust compliance staff will document meeting minutes and conditions required to support a Categorical Exclusion and Certificate of Compliance, and circulate minutes to the N2 team, signatory and concurring parties via electronic mail for comment or questions. The minutes and conditions will reflect input from the DFPO and qualified Trust staff, as well as comments received from signatory and concurring parties or the public. Within five business days following circulation of the meeting minutes and project conditions, the DFPO will distribute final minutes and prepare a Certificate of Compliance and Categorical Exclusion to be included in the undertaking's administrative record.

CATEGORICAL EXCLUSION

The Categorical Exclusion Form is issued to the project manager as evidence of compliance with NEPA, but is not considered complete until all the conditions (for the purpose of avoiding any environmental impact) are met. A Categorical Exclusion is considered complete when all project conditions are signed off by the applicable team specialist or their designee. This documentation is generally required before going to Permitting. Some conditions apply to the construction period and are monitored and certified after permitting. When a project proposal is administratively reviewed, the same process applies and a project approval number is assigned in the N² database.

CERTIFICATE OF COMPLIANCE

The Certificate of Compliance is issued to the project manager as documentation that a project will not have an adverse effect to the historic properties of the National Historic Landmark District (NHLD) or the NHLD itself. The Federal Preservation Officer or Deputy Federal Preservation Officer, with input



Presidio
Trust

**2014 ANNUAL REPORT
OF NHPA COMPLIANCE ACTIVITIES**
Exhibit B: The Presidio Trust N² Review Process
to achieve compliance with the
National Historic Preservation Act (NHPA) and
the **National Environmental Policy Act (NEPA)**

from the specialists on the N² review team can determine that a project 1) has no effect, 2) has no adverse effect or 3) has no adverse effect with stipulations. Stipulations constitute detailed requirements that will, when implemented, ensure that the project avoids any adverse effect(s) to historic properties. Stipulations must generally be met prior to implementation, unless specifically documented otherwise. The Historic Compliance Coordinator often continues correspondence to document that stipulations are followed. A CC is considered complete once all stipulations are signed off by the project manager, and it is returned to the compliance department. When a project proposal is administratively reviewed, a CC is issued with a project approval number assigned in the N² database. Documentation of a completed CC or administrative approval is required before going to the Presidio Trust Permitting Department.

**2014 Annual Report for NHPA Compliance Activities per the Programmatic Agreement Among the Presidio Trust,
National Park Service, the Advisor Council for Historic Preservation and the California State Historic Preservation Office
for Operations and Maintenance in Area B of the Presidio of San Francisco.**

Project Number Title

14-010 Presidio Golf Course Fence Removal

Summary This project will remove approximately 800 lineal feet of 6-foot high non-historic chain-link fence parallel to Washington Boulevard and the Presidio Golf Course between the east and west Washington neighborhoods. A section of the fence that is adjacent to the Park Boulevard that runs through heavy brush will remain. A section of 14-foot high fence near the 15th tee will be replaced by a lower 6-foot high black vinyl chain-link fence that will bend around the tee.

Project Landscaping/Site Work
Project Manager: Michael Lamb

Submitted 1/7/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Number Title

14-011 "Picturing the Presidio" Temporary Art Exhibition

Summary This project will install 8 poster-sized, black and white photographs taken by noted Bay Area photographer Lyle Gomes along the Bay Area Ridge and Park Trails. The photographs will portray the forest stands as they appeared 20+ years ago to show the changes that have occurred. Each image will be accompanied by a brief statement identifying the image title, artist and how to get more information on the project, and will be mounted on an outdoor sign similar to Trust trail signs. The signs will be fabricated and installed by the Trust, and will remain in the park for approximately 7 months. Following closure of the exhibit, all signs will be removed and each site returned to its pre-

Project Miscellaneous
Project Manager: Allison Stone

Submitted 1/21/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-012 E. Mason Street Storm Drain Abandonment

Summary This project will abandon approximately 700 feet of old redwood stave storm drain discovered along the north face of the Mason Street Warehouses. The project will eliminate the pavement sinkholes that continue to develop as a result of pipe deterioration. Approximately half of the length will be abandoned in place by grout fill injection from one end. The other half will be excavated using typical excavation methods to expose and remove the top of the pipe, fill the pipe interior with engineered fill, and backfill to grade. The total construction duration is anticipated to be 30 calendar days with work hours from 7:30 am to 4:30 pm Monday through Friday. Traffic controls will be required during work hours. Excavations will be either plated or backfilled and traffic restored to normal during non-work hours.

Project Infrastructure

Project Manager: Tom Mudd

Submitted 1/22/2014

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-013 Building 50 Restaurant, Bar and Kitchen Tenant Improvement

Summary Building 50 (Officers' Club, c.1810) is the oldest structure on the Presidio and a contributing building to the Presidio NHL. The Trust began rehabilitation of the resource to a base-building condition in 2011 (11-045) to accommodate the future use of a Heritage Center (with exhibits), special event space, classrooms and restaurant. Exhibit designs were reviewed last year (13-036). The Trust is partnering with a restaurateur to install a full-service restaurant and bar in the west portion of the historic wing of building 50, and convert a portion of the new addition to back of house kitchen operation and storage. The restaurant will be located in the Arguello Room with additional seating in the Portola Courtyard, both historic spaces. The Arguello Room was historically used as a banquet room and kitchen; it was first constructed in the 1920's and rehabilitated in 1934. The Courtyard was likely created in the 1930's but enclosed in 1958; re-establishment of this space was part of the 2011 rehabilitation project. The project includes fitting out an existing kitchen space, constructing a free-standing bar, and furnishings to accommodate approximately 75 guests, including outdoor seating in the Portola Courtyard. All new furnishings within the Arguello Room will be free-standing and compatible with the historic interior. New kitchen mechanical systems will be installed in a screened location set back on the roof in order to minimize their visual presence on the building. Character defining features in the Arguello Room that were identified in the 2010 historic structure report for building 50 are being retained and highlighted as part of the tenant improvement. Service access to the kitchen will be via the rear door of the south wing using an existing path of travel identified as part of the warm shell project. Food storage and delivery locations were identified in the 2011 rehabilitation plans.

Project Rehabilitation/TI
Project Manager: Christina Wallace

Submitted 2/5/2014
Reviewed on: 2/20/2014

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-014 Fort Scott CNG Station Parking Lot Regulations

Summary Parking regulations are part of the ongoing Non-Residential Parking Program that started in 2007. As Fort Scott becomes more active, parking management control regulations are necessary to ensure that the parking nearby serves the needs of future tenants. Parking regulations have already been implemented along Storey Avenue, in the parking lot in front of Building 1208, and the parking lot serving the Log Cabin. The project will install parking machines to vend parking permits and associated regulatory signage in the CNG Station parking lot located east of Lincoln Boulevard and west of Ralston Avenue. The parking lot will be posted as Zone 9 and will require a Zone 9 permit everyday

Project Transportation/Parking
Project Manager: Heather Salem

Submitted 2/7/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-015 North Wing of Building 101, Society of California Pioneers Tenant Improvements

Summary Building 101 (Montgomery Street Barrack, c. 1895) is a three-story brick building and a contributing structure to the Presidio NHL. The Trust rehabilitated the building to a “warm shell” condition in 2010/2011. Since then, the 2nd and 3rd floors and portions of the basement have been occupied by an office tenant (Swirl) (13-026) and the south wing of the 1st floor is under construction for a restaurant (13-048). The Society of California Pioneers now intends to make a series of tenant improvements on the north wing of the 1st floor and portions of the basement. The space will be used for exhibits, archival storage, publicly-accessible reference library, curatorial facility and administrative offices. Improvements on the 1st floor will include two new openings in historic walls to address security requirements and allow for fluid access between rooms 122 and 123 (historic dormitory and mess hall) and rooms 120 and 122 (historic company offices and dormitory). These openings are of minimal dimensions necessary to allow for the secure operation of this multi-tenant, publicly accessible floor, and to ensure retention of the character-defining floor plan of the wing. Additional work on the 1st floor will include installation of a ceiling, telecom, HVAC systems, electrical upgrades and select new partitions added to room 124 (historic kitchen) to create a photo curator’s room and office. New air handling equipment (ceiling mounted ducting) will be required to adequately service the entire tenant space; duct runs will require minimal coring through historic walls to achieve code-required ventilation for all tenant spaces. A transparent film will improve the security of the historic windows.

Tenant improvements for the unfinished basement will include MEP necessary to establish climate and humidity controls for the storage of archival materials and artifacts, and the installation of security measures at the at-grade windows. Mechanical equipment for the basement spaces will include condensers mounted at discrete locations adjacent to the building exterior. A 19th-century artifact, the San Francisco Committee of Vigilance Bell, will be displayed on the front porch of building 101, which will require additional structural support on the underside of the porch.

Project Rehabilitation/TI
Project Manager: Joshua Bagley

Submitted 2/13/2014
Reviewed on: 2/20/2014

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-016 Mountain Lake Fish Eradication

Summary As part of an adaptive management plan to reintroduce native vegetation and wildlife in Mountain Lake, the Trust will apply a botanical fish toxicant to the lake to eradicate all fish from the lake including sediment-foraging carp and predator mosquito fish. The presence of these and other invasive fish in the lake prevents the successful reintroduction of native species. The Trust has unsuccessfully used mechanical means such as nets and electrical current to remove fish from the lake. CFT Legumine, which contains the active ingredient Rotenone, will be used as the fish toxicant. Rotenone is a botanical material that degrades very quickly in water. A single treatment of CFT Legumine applied during the fall of 2014 will likely be successful in eradicating all fish from the lake. The lake will be monitored for Rotenone following treatment.

Project Vegetation Restoration
Project Manager: Terri Thomas

Submitted 2/11/2014
Reviewed on: 3/20/2014

Certificate of Compliance Issued

Project Number Title

14-017 Lendrum Court Interim Actions to Reduce Soil Exposure

Summary Lendrum Court is a residential area located in the northwest corner of Area B. Based on soil analytical data, it appears that lead in surface soils at the site present a potential human health risk to residents. Temporary actions are required by the Department of Toxic Substances Control to minimize exposure while a final remedial action is developed. Measures include installing post and cable fencing around exposed surface soils in the moderately sloped landscape areas to restrict access; installing aggregate base walkways in high-traffic areas around residences; installing sand-set pavers in selected patio areas and covering the surface soils in low to moderate traffic areas with erosion control matting, gopher-resistant mesh, and wood chips; and installing gopher-resistant mesh and sod in the informal gathering areas.

Project Remediation
Project Manager: Eileen Fanelli

Submitted 3/16/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-018 Lyon Street Reforestation III & Boundary Wall Repair

Summary This project entails removal of 24 mature blue gum eucalyptus trees, repairs to a degraded portion of the historic boundary wall, and subsequent reforestation in a steeply-sloped area of the Historic Forest west of the Lyon Street wall (between Vallejo and Green Streets). Tree removals will address safety concerns related to trees or limbs overhanging the public right of way, and the potential for trees falling onto adjacent private property. A crane will be staged at the end of Vallejo Street outside the Presidio, which will require temporarily closing the Lyon Street steps one block to the north and south. Chipping, processing and staging locations will alternate between West Broadway and the end of Shafter Road, necessitating road closures and tenant notifications. Erosion control measures will be installed onsite. Forestry work will facilitate access to an approximately 300-foot section of the 4- to 10-foot high Lyon Street "notch" wall from the Presidio side at the site's eastern edge. Stabilization will address previously identified deficiencies (cracks, displacement) that may be aggravated by the tree removals. Drilled piers will be installed at the back (buried) side of the retaining wall, which will be connected to the existing historic wall by steel rods or angles. Weep holes and a new v-ditch will help direct water away from the wall and adjacent properties outside the Presidio. Tree plantings will follow the pattern of previous phases of Lyon Street reforestation (11-065 and 11-071), including a mixture of lower-stature eucalyptus on the upper portions of the slope, and a mix of prunus and tea tree varieties in the lower portions nearest to the wall and adjacent houses. The reforestation plan has been designed to control erosion, reduce tree-related risks and maintain the character of the Historic Forest in this area.

Project Trees
Project Manager: Glen Angell

Submitted 4/3/2014
Reviewed on: 4/10/2014

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-019 Tenant Sign Guidelines

Summary Tenants are prohibited from designing and installing their own signs in Area B. Rather, the Trust maintains responsibility for the design, construction, installation and maintenance of all signs. The Tenant Sign Guidelines [for Non-Residential Exterior Signs] update the current Sign Policy (02-256 and 04-078) and introduce new sign designs. The guidelines are intended to provide a reasonable balance among the needs of tenants to identify their businesses, services and other activities with signs, the needs of Presidio visitors and business clientele to find their destinations, and the Trust's responsibility to prevent visual discord and a feeling of commercialization and avoid clutter. The guidelines are arranged by zones. Within each zone, a specific palette of signs is available based on building type and size. Tenants must request signs from the Trust, who will provide the signs consistent with the guidelines. Consistency and uniformity of sign structures and sign placement will preserve the Presidio's historic visual character and protect its visual setting.

Project Number Title

14-020 Building 385 Swirl Offices Tenant Improvements

Summary Building 385 (Post Exchange, built 1955) was determined eligible for contributing to the NHL (2008 Draft NHL Update) and is considered a historic property for the purposes of the Trust's Programmatic Agreement. Swirl currently occupies the 2nd and 3rd floors of building 101, all of building 116, and a suite in building 220, and wishes to occupy building 385 for office use on a short-term basis (4 to 6 years). The project will provide collaborative work space for no more than 60 employees in an open studio environment, consistent with the existing and historic open floor plan. The scope of work will entail mostly interior tenant improvements, including: removal and abatement of existing floor tile; selective demolition of non-historic partitions; remodel of non-historic kitchen; new code-compliant interior stair to existing non-historic mezzanine space; installation of glazed storefront walls to create a new meeting room and infill existing exterior roll up door (roll up door will remain); new employee shower, bike storage and IT room in existing spaces; electrical, heating and data improvements; and new carpet, flooring and interior paint. Construction will be staged from inside the building. Construction workers and Swirl employees will be prohibited from parking their cars in the lot adjacent to the building.

Project Site Furnishings

Project Manager: Chandler McCoy

Submitted 4/9/2014

Reviewed on: 4/17/2014

Certificate of Compliance Issued

Project Rehabilitation/TI

Project Manager: Joshua Bagley

Submitted 5/22/2014

Reviewed on: 5/29/2014

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title
14-021 Golf Course Use of Nortica Bio-Nematicide

Summary Pathogenic nematodes, particularly *Anguina pacificae*, have caused substantial damage to Presidio Golf Course greens, resulting in patchy uneven putting surfaces. Golf course turf managers are currently using non-chemical methods and chemical control (Primo Maxx, a plant growth regulator) to prevent and reduce nematode damage on greens. These combined nematode control methods have not protected the greens from all nematode damage, as some greens still have up to 50 percent of the turf damaged by nematodes during winter months when turf grass is most susceptible. This project proposes the use of a newly available bio-nematicide (Nortica, EPA Registration #432-1512) containing the active ingredient *Bacillus firmus*, a bacterium, which protects turf roots from nematodes. *Bacillus firmus* is not a known or probable carcinogen or a reproductive or developmental toxin, is not a cholinesterase inhibitor, and is not a known groundwater contaminant as designated by the state of California. It is not toxic to mammals, birds, insects, earthworms, or fish. All the standard pesticide use restrictions as outlined in the Presidio Golf Course IPM Program and manufacturer’s use specifications will be observed during applications.

Project IPM
Project Manager: Christa Conforti

Submitted 4/14/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-022 Building 1230 Rehabilitation & Tenant Improvements

Summary The former warehouse (built 1918, mothballed 2008) is a historic structure in the Fort Scott district. Golden Link Concessionaire (tenant) seeks to rehabilitate the building for an operations and maintenance center for the Presidio Parkway (former Doyle Drive) scheduled for completion in 2016. The primary tenant improvements will accommodate general office use and a two-hour fire rated control room. The scope of work includes: hazardous material abatement, seismic stabilization, MEP upgrades, insulation, and tenant improvements for office use (new floor finishes, new paint, new lighting, select new partitions, plumbing fixtures, ADA upgrades, and new stairs and ramp at building entrances). New partitions to be added to accommodate office spaces will be differentiated from original walls with the use of newer materials, storefront glazing and transoms. New plumbing fixtures will allow for updated bathrooms and a new kitchenette/break room. Existing character-defining features, historic finishes and elements of the building's floor plan, including intact bead-board wall and ceiling finishes, will be retained. Wood-frame windows will be restored. Improvements to the unfinished attic/storage space include new MEP equipment and the build out of partitions to seal off unused space. Seismic stabilization will require a new perimeter foundation, roof replacement (in kind) and new sheathing. The building will be fully sprinkled. Building rehabilitation will achieve a LEED Silver certification or better. A lift truck, a small emergency response truck and one other vehicle will be parked nearby.

Project Rehabilitation/TI
Project Manager: Joshua Bagley

Submitted 4/17/2014
Reviewed on: 4/24/2014

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-023 Cell Site No. 16 (Verizon Wireless “Presidio West”)

Summary PROJECT CANCELLED. Verizon Wireless proposes to construct a new cell site near NHL-contributing building 1450 along Battery Caulfield Road to offer more reliable consumer services and a higher capacity of usage for subscribers while minimizing impacts to park resources. The lease area is surrounded by an existing non-historic building (electrical substation) to the west, a chain link fence to the north, an existing parking lot to the south, and a new chain link fence to the east. The site was selected for its line of sight, adjacency to existing utilities infrastructure, and backdrop of mature trees, which serve to reduce the facility’s visual prominence. The facility will include a new 70-foot steel monopole with 12 antennas mounted at a centerline of 67 feet. The monopole will be located within a fenced 22-foot by 34-foot lease area equipment enclosure along with a pre-fabricated equipment shelter and utility infrastructure (telecom cabinet and power meter). The gradual slope of the site will require construction of a retaining wall on the south side of the lease area near the parking lot. New stairs and a 4-foot handrail will be added to access the equipment shelter. One tree (a 3-inch Coast Live Oak) will be removed and relocated at the Trust’s discretion. Batteries in lieu of a permanent backup generator will be present onsite. Radio Frequency (RF) Notice signs will be placed on the fence line around the perimeter of the site. After construction is complete and the site is up and running, Verizon service technicians will typically visit the site once or twice per month for routine maintenance.

Project Infrastructure
Project Manager: Steve Carp

Submitted 4/30/2014
Reviewed on: N/A

Certificate of Compliance Issued
PROJECT CANCELLED

Project Number Title

14-024 Fixed Meter Repeaters for Electrical and Water

Summary Proposal to install 17 individual repeater boxes with antenna to facilitate digital meter reading for utilities (water repeater dimensions are: 12"x9"x7"; electric repeater dimensions are: 11.6"x6.31"x4.88"). The repeater boxes will be located throughout the park, using fifteen existing utility poles, one new utility pole and the existing Presidio Hill radio tower. These repeater boxes will read the meters in the area and send electronic files to software at YES Management. The in-house high voltage crews will affix the units to utility poles and we will hire a contractor to install on the Presidio Hill tower.

Project Infrastructure
Project Manager: Kathleen Catton

Submitted 4/30/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-025 Curb Markings and Signage for Montgomery Street Barracks Loading

Summary Delivery trucks and contractors have recently been parallel parking vehicles on Sheridan Avenue and Taylor Road to unload materials for building 101. This activity forces traffic into the opposing lane to pass and limits visibility of vehicular traffic, pedestrians and cyclists, creating a safety hazard. Curb painting and signage will clarify where this activity is prohibited and identify where it is permitted. Building tenants will be notified that deliveries and loading must occur in the rear of the buildings.

Project Transportation/Parking
Project Manager: Amy Marshall

Submitted 5/13/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Number Title

14-026 Heritage Program IPM Program

Summary Maintaining historical items in collections or exhibits requires protecting those items from pests that could do damage. The Heritage Program IPM Program outlines acceptable pest management and permitted materials for managing the museum pests that are likely to occur in the archaeology and museum collections managed by the Heritage Program, or in Heritage Program collections storage, processing and exhibition locations within the Presidio. The IPM Program will assist with the creation and maintenance of an appropriate environment for archaeology and museum collections in fulfillment of the Trust's duty to the public. Pesticides will be used only in instances where non-chemical methods have proven insufficient or not feasible, and only those that have been determined to be of low-risk to people and natural resources will be used. Pesticides included in the Heritage Program IPM Program are consistent with existing IPM guidelines: there are no known human carcinogens or reproductive toxins, no known groundwater contaminants, no pesticides with a high acute toxicity, and no pesticides that are acutely toxic to mammals or birds. All pesticide applications will occur indoors and will be coordinated with building occupants to reduce potential for unneeded pesticide exposure.

Project IPM
Project Manager: Christa Conforti

Submitted 5/19/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-027 Brooks Reforestation I

Summary Bark Beetles and Pine Pitch Canker have killed a number of trees in the area north of Brooks Court and east of Lincoln Boulevard. This project will rehabilitate this area of the Historic Forest with Pine Pitch Canker resistant Monterey pine and seedling Monterey cypress. Three declining Monterey pines and two dead and declining Monterey cypress between 1713 Brooks Court and 1503 Pershing Street, and 20 smaller Monterey pines in poor health and structure lining the west side of Lincoln Boulevard will be removed. Ice plant will also be removed from the flat area to the east of the slope. Stumps will be ground, the area will be ripped, and 300 cubic yards of compost will be tilled in. A backflow, mainline and drip irrigation will be installed after compost application and tilling. Erosion control will be installed on both the slope and the flat area to the east. One hundred Monterey cypress and 50 Monterey pine will be planted along with 30 Shore pine that will line the slope at the eastern edge of Lincoln Boulevard. Trees will be irrigated for 3 to 5 years and thinned to a density of 30 to 50 trees per acre. Tenants in adjacent residences will be notified 2 weeks prior to the start of the tree removal.

Project Trees
Project Manager: Peter Ehrlich

Submitted 5/13/2014
Reviewed on: 5/29/2014

Certificate of Compliance Issued

Project Number Title

14-028 Lower Kobbe Reforestation I

Summary Tree decline, including several mature Monterey cypress that have died due to Armillaria, has occurred in the area just west of Highway 1 near the intersection of Kobbe and Park Boulevard. This project will replace declining and dead trees with young vigorous seedlings to rehabilitate the area. Approximately 200 to 300 cubic yards of compost will be incorporated into the sandy soils as amendment to increase both nutrient and water holding capacity. A new drip irrigation system will connect to an existing system near Kobbe Avenue that currently feeds the pine reforestation areas to the north. Eighty to 100 Monterey cypress seedlings and several Monterey pines will be planted on 15-foot centers in order to maintain the character of this stand of Historic Forest. No new trees will be planted within 25 feet of the Highway 1 overcrossing. Young trees will be irrigated for 3 to 5 years and eventually thinned to a stock of 30 to 50 trees per acre. Notification to tenants along lower Kobbe will be sent 2 weeks prior to the start of tree removal.

Project Trees
Project Manager: Peter Ehrlich

Submitted 5/13/2014
Reviewed on: 5/29/2014

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-029 Rehabilitation of Buildings 1818 and 1819 for Preschool

Summary The Playgroup wishes to rehabilitate buildings 1818 and 1819 (Infectious Disease Research Laboratory and Offices, built 1932) and associated site for preschool use for 60 students. The NHL-contributing buildings are small (6,000 and 1,600 square feet, respectively) single story over basement, unreinforced masonry structures at the northwest edge of the Public Health Service (PHS) district. The buildings have been vacant for nearly 30 years and are attractive nuisances. The project will bring the buildings into compliance with current structural, fire and life safety codes for the use, while retaining and/or restoring the interior floor plan along with all interior and exterior character-defining features of the buildings and site. The scope of work includes: hazardous materials abatement, seismic upgrades (via center core drilling at all perimeter and central corridor walls), new MEP systems, exterior envelope repairs, ADA improvements (including a limited use/limited application lift to service the basement of building 1818), a new deck to connect the two buildings, a new glazed entry vestibule at the rear of 1818, restoration of historic windows, and select tenant improvements necessary for preschool use (new floor finishes, paint, lighting, ceilings, bathroom fixtures, etc.). The non-historic interior ceiling in building 1819 will be removed and the original operating room skylight restored. Building rehabilitation will achieve a LEED Silver certification. Site improvements include extension of the existing loop road to encompass both buildings, striping for parking and student drop off zones, and construction of a fenced outdoor play area. The play area will incorporate materials from the Presidio including sand, gravel, and wood in order to complement the natural character of the site. The primary (south) elevation of 1818 will be replanted in a manner that is consistent with the historic landscape character of the PHS buildings. Select tree removals on the north side of the site will be required to accommodate the new use. Required Transportation Demand Management (TDM) measures to minimize anticipated traffic impacts include but are not limited to carpooling among parents, staggering of arrivals and departures, promoting the use of alternative transportation options, and regular monitoring of traffic generated by the project.

Project Rehabilitation/Base Bldg
Project Manager: Joshua Bagley

Submitted 5/14/2014
Reviewed on: 5/22/2014

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title
14-030 Morton Street Field Parking Regulations

Summary Parking regulations are part of the ongoing Non-Residential Parking Program that started in 2007. Morton Street Field is located in a residential neighborhood however the parking areas in front of the Morton Street Field and along the north side of Morton Street are currently unregulated. This has led to vehicles being parked in the area long-term with no permits and limiting the number of spaces available for users of the Morton Street Field. Implementing parking regulations in this area will limit the number of long-term vehicles and will free up space to allow users of the field to find parking. This submittal is specific to the installation of regulatory signage in the parking area directly in front of the Morton Street Field and along the north side of Morton Street. Parking regulations in the Morton Street Field lot on the south side of Morton Street would allow vehicles to park short-term (three hours) without a permit every day from 6:00 a.m. to 10:00 p.m. Residents with overflow Zone 1 permits and those in the Sanches (Zone C) and Portola (Zone E) neighborhoods will be able to continue to utilize this area for overflow parking. Since the areas north of Morton Street are considered protected by the Vegetation Management Plan, No Parking Anytime signs and red curb paint will be installed to discourage parking along this stretch of the road.

Project Transportation/Parking
Project Manager: Heather Salem

Submitted 5/30/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-031 Pygmy Forest Reforestation I (West Pacific Reforestation #7)

Summary This project will replace the dead and moribund topped Monterey cypress trees at the southeastern edge of the "Pygmy Forest" along West Pacific Avenue. These trees have been artificially maintained at a height of 20 to 25 feet through a topping regime that was instituted every three to seven years since 1947. Half the trees in the 0.6 acres proposed for removal and reforestation are dead. The remaining trees are in very poor health. The pilot project will test the suitability of four cypresses (Gowen, MacNab, Sargent's and Santa Cruz) suggested in the Vegetation Management Plan for height modification in the rehabilitation of the Pygmy Forest. The proposed use of the endangered Santa Cruz cypress and threatened Gowen cypress will require consultation with the U.S. Fish and Wildlife Service (USFWS). Twenty-eight Monterey cypress will be removed just northwest of the intersection of Walnut and West Pacific. Stumps of the removed trees will be ground out along with buttress roots. The presence of *Armillaria mellea* in this area will require that the below grade root systems of the topped trees that are removed be either dug or ground out. The grindings from the roots ground out will be spread across the site to allow them to dry in order to reduce the virulence of the *Armillaria* fungus in the area. Two hundred yards of compost will be spread across the site to increase water holding capacity of the dune sand soils present. Automatic drip irrigation will be installed. Twenty-five to 30 seedlings of each Gowen cypress, MacNab cypress, Sargent's cypress and possibly Santa Cruz cypress (if stock can be located) will be planted. Planting and thinning of the trees will follow USFWS recommendations. Public outreach will begin along West Pacific Avenue 2 weeks prior to the start of tree removal.

Project Trees

Project Manager: Peter Ehrlich

Submitted 5/29/2014

Reviewed on: 6/5/2014

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-032 Barnard Avenue Riparian and Oak Woodland Habitat Restoration

Summary The Barnard Avenue Protected Range (BAPR) was remediated and re-graded in 2013 to better accommodate perennial stream flows and to allow for wetland enhancement at the site. This project will enhance habitat within a 0.26-acre site adjacent to BAPR. Approximately 18 trees will be removed, and the site will be cleared of invasive ivy and shrubs, including English ivy, cotoneaster and Himalayan blackberry. The majority of the site is anticipated to be seasonally wet, and will support willow riparian species. The up slope area will consist of a mix of shrubs, forbs and native trees such as coast live oak, toyon and wax myrtle to provide wildlife cover and forage. The design layout includes a relatively high planting density (an average on-center spacing of 3 to 4.5 feet) to facilitate the rapid establishment of dense cover to provide erosion protection (after year 3) and to resist invasion by non-native weeds. Work will begin as soon as possible after bird nesting season ends August 1st. Re-vegetation will immediately follow tree removal, and SWPPP measures will be implemented. A soil management plan, DTSC approval, and additional remediation may be necessary if construction or restoration efforts will result in an increase in exposure of human or ecological receptors to contaminants of concern (COCs) in soil in the Land Use Control (LUC) zone.

Project Vegetation Restoration
Project Manager: Lew Stringer

Submitted 5/30/2014
Reviewed on: 6/12/2014

Certificate of Compliance Issued

Project Number Title

14-033 Sand Dune Habitat Restoration for Lessingia Recovery at 3 Sites

Summary Over the past 20 years, the Presidio Park Stewards Program has enhanced and restored sand dune habitat throughout the Presidio. This project entails tree removals and re-vegetation within 3 sites to restore dune habitat for the endangered San Francisco lessingia. The sites are at Rob Hill (80 trees), North of Building 1818 (17 trees), and in Stand 2 North of Baker Beach Housing (35 trees). The planting plan is to seed dune annuals into the newly prepared open sand areas. The intention is to use dune annual species as the sole re-vegetation palette in an effort to delay succession of perennial species which will ultimately out-compete the annuals for resources. Annuals that establish and seed into the site in spring will be the source population for population growth over time. Some perennial species may be added in the following years as the site manager and ecologist deem desirable. The sites will be re-vegetated after the tree removals starting in October, which is ideal for establishment of the palette of plant species. Erosion is not expected to be of concern.

Project Vegetation Restoration
Project Manager: Lew Stringer

Submitted 5/30/2014
Reviewed on: 6/12/2014

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-034 Interim Rule: Public Use Limit on Commercial Dog Walking

Summary This interim rule applies to commercial dog walkers (i.e., persons walking four or more dogs at one time for consideration) in Area B of the Presidio of San Francisco (Presidio). The limit will require any such commercial dog walker to possess a valid commercial dog walking permit obtained from the National Park Service, Golden Gate National Recreation Area (GGNRA). Commercial dog walkers will be allowed a maximum of six dogs at any one time. Commercial dog walkers will be required to comply with the terms and conditions of the GGNRA permit, and visibly display their badges when engaging in commercial dog walking activities within Area B. To obtain a GGNRA permit, applicants will need to submit a business license, proof of liability insurance, and proof of dog-handling training from an existing training course provider (such as the San Francisco SPCA). The GGNRA commercial dog walking permit requirement is a compendium amendment for all GGNRA sites in San Francisco and Marin Counties that allow dog walking, and is being implemented concurrently with the Trust's rule. Both are interim actions and will remain in effect until the final special regulation for dog walking in GGNRA is promulgated as anticipated in late 2015, at which time the Trust expects that it will adopt a final rule following public input and comment.

Project Miscellaneous
Project Manager: John Pelka

Submitted 6/10/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Number Title

14-035 Presidio Officers' Club "Earth Wall" Art Installation by Andy Goldsworthy

Summary The intent of this installation is to build upon recent successes in using art about place as a way to welcome the public, broaden audience and reach, and enhance visitor use and enjoyment. The proposed sculpture is much smaller in scale than the artist's previous Presidio works and is intended to provide a focal point at the western end of the new [non-historic] courtyard in the Presidio Officers' Club. The sculpture would be comprised of a five- to six-foot wide half sphere constructed of curved eucalyptus branches sourced from the park. The sphere would be housed within a rammed earth wall which would be constructed immediately in front of (and extend the length of) the existing (new) courtyard wall, at a distance from the historic portions of the building. From a visual perspective, the rammed earth wall would essentially become the westernmost wall of the forecourt. The work is proposed to be permanent, and thus will be subject to the review process outlined in the Presidio Trust Art Policy and Art Collections Manual.

Project Miscellaneous
Project Manager: Allison Stone

Submitted 6/12/2014
Reviewed on: 6/19/2014

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-036 Paul Goode Field Renovation

Summary Project Scoping only on 6/26/2014. Project Review expected in 2015.

Project Recreation

Project Manager: Cynthia Skovlin

Submitted 6/16/2014

Reviewed on: 6/26/2014

Project Number Title

14-037 Addition of DoubleNickel & Serenade Fungicides to Presidio Trust Landscape IPM Program

Summary Pathogenic fungi have caused substantial damage to landscape shrubs and trees. In the Presidio's damp cool climate, Landscape staff need multiple methods to prevent and control disease damage, and wish to use a newly available bio-fungicide (Double Nickel; EPA Registration #70051-107), which contains the bacterium *Bacillus amyloliquefaciens*, and an additional fungicide (Serenade; EPA #69592-11), which contains the bacterium *Bacillus subtilis*. These *Bacillus* species have antibiotic properties and protect plants from fungal disease on landscape plants. This would not necessarily replace the use of currently approved fungicides, just allow for another option in foliar disease control. The active ingredients are not known or probable carcinogens or reproductive or developmental toxins, are not cholinesterase inhibitors, and are not known groundwater contaminants. They are not toxic to mammals, birds, insects, earthworms, or fish. The pesticide application would be done according to the manufacturer's use specifications, and all standard pesticide use restrictions as outlined in the Presidio Trust Landscape IPM Program would be observed.

Project IPM

Project Manager: Christa Conforti

Submitted 6/18/2014

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-038 Presidio Golf Course Bunker Rehabilitation – Holes 2, 11 and 14

Summary The Presidio Golf Course was initially constructed in 1895 and is a contributing resource to the NHL. The existing bunkers (sand traps) near holes 2, 11 and 14 have poor drainage, hold water, do not reflect the historic character of the golf course, and create a customer experience inconsistent with that of the rest of the golf course. This project continues the bunker rehabilitation that began in 2011 and is expected to be completed in 2016 (to date, half the holes are finished; see 10-075, 12-001 and 13-024). The work will include the removal of existing sand, excavation to add new drainage, and construction of new bunkers. The new landform designs are reflective of golf course architecture in the 1920s and will be done in the spirit of the original 1923 Fowler and Simpson course re-design.

Project Golf Course

Project Manager: Brian Netz

Submitted 7/10/2014

Reviewed on: 7/17/2014

Certificate of Compliance Issued

Project Number Title

14-039 Presidio Trust Employee Memorial at Kobbie Garden

Summary Project Cancelled

Project Site Furnishings

Project Manager: Chandler McCoy

Submitted 7/28/2014

Reviewed on: Administrative Review

Certificate of Compliance Issued

PROJECT CANCELLED

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number **Title**
14-040 **Building 50 Officers' Club Classroom Wall Construction**

Summary This project will construct two new walls in the classroom (room 110) at building 50. This room was constructed as part of the building 50 rehabilitation project (11-045) and is comprised of a new ceiling, floor and two storefront assembly walls. The remaining walls feature large murals from the early 1950s depicting a romanticized interpretation of the early Spanish colonial life at the Presidio. The murals were moved from their original locations during the rehabilitation, and occupy nearly the full length and width of the two walls. The construction of the new walls will achieve protection of historic murals while providing a surface to attach whiteboards and visual aids for instructors. Photographs of the murals will be installed at a nearby location so that their presence can be recorded and interpreted.

Project Rehabilitation/TI
Project Manager: Chandler McCoy

Submitted 7/24/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-041 North Fort Scott Residential Neighborhood Landscape Enhancements

Summary This neighborhood landscape enhancement project is part of ongoing efforts to upgrade all residential neighborhood landscapes to support Trust sustainability, aesthetic and planning goals. The scope of work includes select tree removal (16 mature eucalyptus trees in the Ramsel Court area), new concrete patios associated with most buildings, and the addition of ornamental plantings at the entries and in areas visible from the streets. The design will build upon the mid-century modern aesthetic of the structures and will include plants from Australia and South Africa. While the non-historic North Fort Scott neighborhood (2-story, multi-unit residential buildings constructed in 1970) does not contribute to the NHL, its context within the larger NHL and adjacent VMP areas has been taken into consideration in the design approach. The project will be carried out in several phases, beginning with tree removal in fall of 2014. The work will be coordinated with planned landscape replacement/enhancement along the Doyle Drive construction corridor. Landscaping of Lendrum Court will be reviewed as a separate project following completion of soil remediation (see 14-042)

Project Landscaping/Site Work
Project Manager: Michael Lamb

Submitted 8/7/2014
Reviewed on: 8/14/2014

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-042 Soil Sampling Work Plan for Lendrum Court

Summary Trenching and sampling of the Lendrum Court residential neighborhood is required to determine the extent of Army-era waste debris present. Sampling will allow for the development of remedial alternatives and designs to address the debris in a manner protective of human health and the environment per guidance by the Department of Toxic Substance Control. Approximately 20 test pits will be excavated near the 20 residential buildings around Lendrum Court to evaluate the extent of debris present. Test pits are planned to be approximately 18 inches wide, up to 8 feet long, and 5 feet deep. Test pits will be excavated using a subcontractor-operated mini-excavator. Soil will be returned to the test pits and compacted by wheel rolling on the same day as it is excavated. To allow access for test pits, undergrowth and small brush in the dense forest north of and around Lendrum Court will be cut to approximately 6 inches above ground surface. This will allow visual observation of ground, distinctions in topography, and exposure of debris, while still leaving roots and some ground cover in place to limit soil erosion. Trees will remain in place to provide canopy and visual screening for residents. Tree protection measures will be incorporated in the vegetation removal plans. Tenants and neighbors have been consulted in public meetings, public outreach is ongoing, and the project is posted on the Trust's website.

Project Remediation
Project Manager: Eileen Fanelli

Submitted 8/6/2014
Reviewed on: 8/14/2014

Certificate of Compliance Issued

Project Number Title

14-043 Gorgas Avenue Stairs and Crosswalk

Summary A parking lot located on the south side of Gorgas Ave, across from building 1162 and adjacent to building 1076, is separated from Gorgas Avenue by a historic brick retaining wall approximately 2 1/2' in height. Visitors who park in the lot often jump off of the wall and cross the street to the Gorgas Warehouses without a crosswalk. The project manager has prepared a proposal that will address the access and safety issues created by this condition. Proposal includes the construction of stairs leading from the parking lot to Gorgas Avenue accompanied by a new crosswalk. The stairs will be constructed at the location of the wall removed for utilities (date unknown) thereby minimizing damage to a historic resource. Two parking spaces will be removed to accommodate a new crosswalk that will lead from the new stairs to the entrance of buildings 1162 and 1161.

Project Transportation/Parking
Project Manager: Amy Marshall

Submitted 8/7/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-044 Sand Import and Storage at Nike Site

Summary Dune sand is being excavated from the CPMC hospital site at Cathedral Hill in San Francisco. The Trust will acquire up to 7,500 cubic yards of sand from the site and store it at the “Nike site” located at Battery Caulfield southeast of building 1450 for future projects at the site subject to additional environmental review. Battery Caulfield is a former Nike Ajax Missile Launch site (1954-1962) equipped with three underground missile magazines recently determined ineligible as a historic resource. The new sand will be stockpiled so as to retain required trucking circulation and to permit access for crews to sample monitoring wells at the site. The two locations proposed for stockpiling the sand will avoid the magazine doors, asphalt, existing berms, drainage, adjacent natural resource landscapes and monitoring wells. Sand hauling will involve approximately 25 truck trips per day for up to 30 days. Hauling trucks will be prohibited from entering or exiting the 14th or 15th Avenue gates.

Project Miscellaneous
Project Manager: Glen Angell

Submitted 8/14/2014
Reviewed on: 8/21/2014

Certificate of Compliance Issued

Project Number Title

14-045 Fort Scott Parking Regulations at Ralston and Upton

Summary As Fort Scott becomes more active, parking management is necessary to ensure that parking supply remains adequate into the future. In 2013, parking regulations were implemented along Storey Avenue, in the parking lot in front of Building 1208, the parking lot serving the Log Cabin (13-038), and again in 2014 at the CNG lot located off of Lincoln Blvd (14-014). This project will install parking machines to vend parking permits and associated regulatory signage along Battery Wagner Road and along Upton Avenue and Ralston Avenue between buildings 1227 and 1230. Parking along Battery Wagner Road will be regulated every day from 8am-6pm for Zones P and 9, which will allow Storey Avenue residents to continue to use this area for overflow parking. The rest of the area will be regulated similar to other areas of Fort Scott (every day from 8am-6pm) and zoned as Zone 9.

Project Transportation/Parking
Project Manager: Heather Salem

Submitted 7/30/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-046 New Entrance to Building D Restaurant in Letterman Digital Arts Center

Summary This project will construct a new entrance to the currently vacant first floor restaurant in building D at the Letterman Digital Arts Center. The primary entrance addition to the facility will include a ramp, stair, canopy and patio. The patio will be constructed around an existing redwood tree, which will be protected during construction.

Project Rehabilitation/TI
Project Manager: Mark Zuffo

Submitted 8/27/2014
Reviewed on: Administrative Review
Certificate of Compliance Issued

Project Number Title

14-047 Building 58 Rear Porch Enclosure

Summary The back porch of building 58 (Funston Avenue Officer Family Housing, built 1885) is a secondary space whose size and footprint has been altered over time to accommodate changing needs, and was last rebuilt 8 years ago as part of a neighborhood rehabilitation project (06-039). This project will enlarge (by 42 square feet) and enclose the porch for additional storage space. The work includes the selective removal of the existing deck, construction of the new deck, three new footings, an enlarged landing, reconstructed stairs and railings, an extended shed roof to match existing roof in dimension and profile, and enclosure porch with simple 1/1 wood frame windows and a door. Work will match existing construction and appearance and will be performed by Trust crews and contract workers with Trust oversight.

Project Rehabilitation/TI
Project Manager: Kevin Lorne

Submitted 9/9/2014
Reviewed on: Administrative Review
Certificate of Compliance Issued

Project Number Title

14-048 Building 39, Suite 310 Tenant Improvement

Summary The project is a tenant improvement of a third floor (attic) office suite of non-residential building 39 (Sixth Army Headquarters, built 1940). The work includes selective demolition of non-historic, partial height partitions; construction of new interior partitions, interior office windows, doors, frames and hardware; and painting, carpet, finishes and wood floors. The project scope will provide tenant with a new break room, copy printer room, and storage/server room.

Project Rehabilitation/TI
Project Manager: Rob Wallace

Submitted 6/30/2014
Reviewed on: Administrative Review
Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

14-049 Ralston Sanitary Sewer Upgrades

Summary This project addresses deficiencies within the Trust's sanitary sewer system serving the west side of Fort Scott to support planned redevelopment of buildings in the district. The work scope entails repairing and/or replacing the sanitary sewer on Ralston Street from building 1203 bisecting Storey Avenue and extending north on Miller Road. Work will be performed with a typical excavation and trench approach or with a minimally invasive pipe-burst method which reduces the amount of excavation necessary. The interiors of existing manholes will be rehabilitated and spot repairs made at discrete pipe locations. Portions of the project boundaries are within a known LUC site. Excavated soil will be tested for potential contaminants and reused as backfill subject to approval by the Trust Remediation Program Manager or disposed at a permitted, offsite landfill in accordance with state and federal law. Tree protection measures as outlined by the Presidio Trust Forester will be followed for trees adjacent to the excavation areas.

Project Number Title

14-050 Pershing Square Fence

Summary A post and cable fence will be installed around the southeast quadrant of Pershing Square to secure an archaeological excavation taking place. The excavation is part of the Trust's continued efforts to reveal and understand the early construction of El Presidio. The fence posts will be placed every 8 feet in grass or the sidewalk along the site perimeter. The alignment of the fence will allow access for public use of nearby picnic tables, cultural monuments and circulation paths, accommodate landscaping and maintenance equipment, and meet fire code requirements. The fence will remain in place for the duration of the excavation, approximately 3 to 5 years.

Project Infrastructure

Project Manager: Tom Mudd

Submitted 9/18/2014

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Landscaping/Site Work

Project Manager: Amy Deck

Submitted 8/14/2014

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

15-001 Building 1756 New Warehouse

Summary The Trust currently stores building maintenance and repair materials in building 643 in the Crissy Field district (Area B). Building 643 must be vacated, which requires the storage operation be moved to a new facility. The fenced area north of and abutting non-historic building 1752 (former Army motor pool maintenance shop, part of an isolated complex of buildings constructed in 1970) within the Trust corporate yard will allow the Trust to consolidate materials delivery and storage operations with existing warehousing operations (see attached). The area is currently occupied by a non-historic 2,134 square-foot metal carport structure, which will be replaced by a new 3,400 square-foot warehouse (the PTMP permits new small structures and replacement construction in the South Hills “to serve the management needs of the park”). The pre-engineered, clear-span building is designed to maximize interior efficiency and optimize truck unloading access. Construction will include the abandonment of an existing cast-iron water lateral and a new connection to the water main, demolition and recycling of the existing carport and asphalt-concrete paving, new footings and slab, and erection of the building. Electrical, heating, fire suppression, fire alarm and access control system, loading door and main door, and other features will be installed in the new warehouse. The new warehouse will be clad in metal siding with a roof-type compatible with the adjacent building, and dark-sky compliant light fixtures will be used. All work will conform to current applicable Trust codes, guidelines and standards in order to achieve compatibility with the setting in this non-historic location, and avoid adverse effects to the NHL.D.

Project Building Use

Project Manager: Tom Knapp

Submitted 10/1/2014

Reviewed on: 10/9/2014

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

15-002 MacArthur Meadow Wetland Restoration

Summary MacArthur Meadow is located within the Tennessee Hollow Watershed where the three creek tributaries in the watershed converge, forming a single channel at the historic Lovers' Lane bridge site before flowing north to the restored Thompson's Reach and Crissy Field Marsh. Historically, the site was a gently sloped marshland before the U.S. Army installed drainage channels and fill. Today, the site is a shallow, concave, kidney-shaped dry meadow with a few wetland areas. Vegetation within the site is dominated by non-natives and limited areas of existing freshwater wetland and rock-lined channel. This project will restore an ecologically functional, freshwater wet meadow and riparian habitat unique to the Presidio and San Francisco. Non-native vegetation will be cleared to allow for replanting with a diverse array of native wetland and upland plant species. Approximately 23,000 individual plants comprising a diverse mixture of roughly 60 different native species will be used. The site will be graded to achieve desired hydrologic connectivity and topography requiring the removal of approximately 10,000 cubic yards of soil/fill materials. Opportunities to beneficially reuse materials in other nearby locations will be considered wherever feasible. Final grading will create a network of 1,500 feet of new earthen creek channels, 3.82 acres of new wetland, and 0.12 acres of upland for a total of 3.94 acres. The existing at-grade trail (Lovers' Lane) bisecting the site will be replaced with an elevated boardwalk designed to resemble the boardwalk that was historically in this location. Site restoration will take into account data collection related to soil and groundwater conditions, a conceptual model, and watershed-wide ground-surface water model. The project will retain and/or incorporate contributing landscape and drainage features into the restoration plan, and will follow a site-specific archaeological management assessment (AMA) and cultural landscape treatment recommendations (Main Post CLR) in order to avoid adverse effects to historic resources.

Project Vegetation Restoration

Project Manager: Amy Deck

Submitted 11/7/2014

Reviewed on: 11/20/2014

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

15-003 Addition of Café at SenSpa Building 1161

Summary Building 1161 is a former warehouse (1919) rehabilitated into a spa by the existing tenant, SenSpa, in 2005. The tenant has proposed the conversion of an existing lounge and meeting space into a café that will serve beverages and pre-packaged food. The proposal will add a food service counter, sink, refrigerator and partition wall with shoji screen door with panels. The project includes selective demolition and infill of non-historic walls to accommodate or remove doors. The project proposal will not alter or damage historic finishes or features such as the wood floor, original walls or open ceiling plan with exposed rafters. DRC has reviewed the project and has not identified any issues.

Project Rehabilitation/TI
Project Manager: Shemaiah Stanton

Submitted 10/31/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Number Title

15-004 Building 215 Transit Café Renovation

Summary This project will remodel the Transit Café at non-historic building 215 (built 2005). The remodel includes new equipment for self-service foods, a new small storage room, changing lighting fixtures, repainting, new tables and chairs (interior and exterior), new umbrellas and removal of one small planted area to allow for clearer access to the main entry. The modifications will improve the flow within the café, and provide more food options and expedited customer service to its patrons. In order to provide continuity of food service during the 6 to 8 week construction period, the catering truck currently at the Golden Gate Club will be temporarily relocated to the grassy area west of the café. The catering truck will offer coffee, beverages and a limited food menu from early morning to early afternoon. The perimeter of the catering truck will be supported with 1-inch plywood to protect the roots of the adjacent stand of Cypress trees.

Project Rehabilitation/TI
Project Manager: Christina Wallace

Submitted 10/15/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

15-005 Building 385 Landscape Rehabilitation

Summary This project will rehabilitate a small (3,000-square foot) lawn on the north side of building 385 (built 1955) along Moraga Avenue and west of the entrance walk. The work includes removing the lawn and altering existing irrigation to support an assortment of groundcovers and shrubs similar to the existing plantings, and three or four pine trees aligned with Moraga Avenue. The row of pine trees is consistent with the Community District treatment recommendations from the Main Post Cultural Landscape Report. Originally the trees were Monterey pine (*Pinus radiata*), which is not readily available as a disease resistant variety. Cluster Pine (*Pinus piaster*), which is very similar looking to *Pinus radiata* and has recently been approved for use on the Presidio, will be used in its place. A total of 40 new plants, including the row of pines, will be arranged on-site. Additional plantings could fill in the site should funds become available.

Project Number Title

15-006 Fog Harvest Pilot Project

Summary Fog harvesting is a technique of pulling water out of the air under favorable climatic conditions. It has been studied and used in foggy regions of the world for several decades, notably in Chile. Using a small-scale fog collection system, the Trust will investigate whether the typical fog that reaches the Battery Safford/Battery Dynamite area could be captured to supplement water used to irrigate compost windrows at the Presidio compost facility between Battery Safford and Battery Dynamite. The pilot will involve installation of up to 3 small-scale fog collectors, each consisting of a 1m by 1m mesh screen that is attached on either end to two poles. The poles will rest on top of the ground and be secured using guy wires, and sand bags if necessary. The amount of water collected from the screens will be monitored daily. At the end of the pilot, several variables will be accessed: the amount of water collected; an extrapolation of the potential amount of water collected by a larger scale system; the water storage capabilities of the site; the visual impact of the pilot screens; and the educational potential of this water.

Project Landscaping/Site Work

Project Manager: Michael Lamb

Submitted 12/3/2014

Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Research/Testing

Project Manager: Abby Morris

Submitted 12/5/2014

Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title

15-007 Building 38 2nd Floor Tenant Improvements

Summary This project will provide new office space for Bare Snacks (tenant) on the second floor of historic building 38 (Barracks/Sixth Army Headquarters, built 1940). The work includes selective demolition of non-historic book shelves; construction of new interior partitions, interior office windows, doors, frames and hardware; and new lighting fixtures, carpet and painting. The project will not alter or damage existing historic finishes including original perimeter walls, windows, bull nosed window sills, concrete posts, and tile detailing found at the base of some walls and posts.

Project Rehabilitation/TI
Project Manager: Aaron Klang

Submitted 12/22/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

Project Number Title

15-008 Mountain Lake Aeration Facility

Summary The construction of an aeration facility for Mountain Lake was proposed as part of the Mountain Lake Enhancement Project and evaluated in the Mountain Lake Environmental Assessment. The facility is needed in order to remove algal blooms that will continue to grow until plant life has been well established and can aerate the lake naturally. This project is for the installation of a concrete pad, air compressor, and underground electrical conduit for the facility on city property near the corner of Funston Avenue and Lake Street. The air compressor will be mounted on top of the concrete pad in a self-contained cabinet. The cabinet will be located behind storage containers without designated trails or access. The Trust obtained a CEQA exemption for the project from the city's Planning Department. The equipment installation is outside the NHLD therefore no historic properties are affected.

Project Vegetation Restoration
Project Manager: Terri Thomas

Submitted 12/23/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued

List of Projects Reviewed Though the N2 Process Under Stipulation IV.C.1

Project Number Title
15-011 East Mason Electric Undergrounding

Summary This project will relocate existing overhead electric distribution facilities into new and existing underground pathways in Mason Street. The project facilitates future rehabilitation of the Mason Street warehouses (buildings 1182 through 1188), and supports the Trust’s policy to remove overhead electric service where feasible and beneficial. The new underground alignment consists of two 4-inch conduits from the existing electric vault in Mason Street just west of building 1185 to a new electric vault at the west end of building 1188. The alignment will be constructed by typical open cut excavation methods. Traffic controls may reduce traffic to a single lane around the work zone with flaggers directing one-way traffic. Excavated soil will be reused as backfill with any excess or non-reusable soil disposed offsite. The project is largely outside of archaeologically sensitive areas, forested or natural areas, remediation zones and trails. The railway alignment, a historic feature in the project vicinity, will be avoided.

Project Infrastructure
Project Manager: Tom Mudd

Submitted 12/29/2014
Reviewed on: Administrative Review

Certificate of Compliance Issued



2014 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES

Exhibit D: Archaeological Research, Projects, And Program Highlights

In 2014, Trust archaeology staff provided NHPA compliance support for ongoing Trust operations, conducted elective archaeological research, and supported the 2014 reopening of the Officers' Club (Building 50). This summary outlines Trust archaeology's efforts to comply with NHPA, including a list of all Archaeological Management Assessments (AMA) issued in 2014 along with a summary of archaeological identification and monitoring completed. Additionally, this report outlines activities of the broader Archaeology Program, which includes research, collections management, education, training and outreach.

Archaeological Management Assessments, Identification, and Monitoring

Archaeology staff worked with Presidio Trust planning staff and cultural resource consultants to support several projects within the Presidio in 2014. One new Archaeological Management Assessment (AMA) was issued for one project: The Lyon Street Reforestation III and Boundary Wall Repair.

Trust Archaeology Staff completed monitoring for various building projects and hazardous material remediation projects including the Building 637 Area Remediation, Building 49 Lead Remediation, Building 45 Lead Remediation, Building 651 and 652 Lead Remediation, Buildings 1818 and 1819 Remedial Characterization, East Arm Wetland Restoration at Mountain Lake, and YMCA Reach Wetland Construction. Archaeological monitoring and oversight was also provided for the Building 2 Lead Remediation project by Pacific Legacy, Inc., a cultural resources contractor. None of these monitoring projects resulted in the discovery of previously unknown archaeological areas. Ongoing monitoring for the Building 50 Rehabilitation project was completed in partnership with the Anthropological Studies Center (ASC) of Sonoma State University. Portions of *El Presidio* foundations noted during Building 50 Rehabilitation monitoring were documented, protected in place, and reburied through project redesign.

Periodic monitoring of excavation for the remediation of contaminated soils in the Building 637 area (Crissy Field Planning District, south of Mason Street and east of building 640) revealed an intact portion of the Spring Valley Water Company flume. This feature (Feature 11 – Lobos Creek Water Control) was listed as a contributing archaeological area of the NHL (Alley et al. 1993). The portion of the flume exposed during remedial excavation was photographed, mapped, protected in place and reburied. Trust archaeology staff are in the process of updating the Trust's archaeology atlas to reflect updated location information.

All archaeological material recovered from the Presidio is permanently curated in the on-site federal curation facility which meets the requirements of a curation facility as described in 36 CFR Part 79 – Curation of Federally-Owned and Administered Archeological Collections.

Archaeological Research and Project Highlights

Archaeological research in 2014 focused primarily on a new identification study at *El Presidio de San Francisco*, the Spanish-colonial archaeological site and a contributing area of the Presidio NHL. In 2014, the Presidio Trust's Archaeology team commenced a work plan, "El Presidio Archaeological Identification Season 2014: (ELPIAS 2014) for a long-term research project on Pershing Square in the Presidio's Main Post. The work plan follows the finalization of *Levantar* the Archaeological Management Plan for El Presidio in 2012, which details the management approach and archaeological



2014 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES

Exhibit D: Archaeological Research, Projects, And Program Highlights

methods involved for work at El Presidio, consistent with Stipulation II.H of the Programmatic Agreement for the Main Post Update (2010).

Excavation was concentrated in an area where adobe structures which remained into the American Period were repurposed by the US Army in a similar fashion to the Officer's Club. Two 2-meter by 2-meter archaeological units, with the addition of a 1-meter by 1-meter unit added diagonally to each, were opened within the predicted location of the 1815 *El Presidio* quadrangle's west wing. Investigations were conducted by Trust archaeology staff, a team of interns who received on-the-job training as part of the project, and volunteers who assisted in field and laboratory processing. Almost one hundred volunteers contributed more than 250 hours to the project. The investigations took place on Thursdays, Fridays and Saturdays between May and October 2014.

A full report of ELPAIS 2014 is underway. In summary, excavations revealed intact, intersecting serpentine foundations from the 1815 *El Presidio* adobe fort. According to an 1882 blueprint by the Post Quartermaster, these walls would have previously been interior room dividing walls, constructed before the long adobe building was subdivided to become separate officer's quarters. The exposed foundations mark the northern side of the southern of these two buildings. Below what Trust archaeologists determined was the 1815 ground surface, a large refuse pit containing two cow skulls and other assorted material associated with the Spanish Colonial period was discovered under a deliberate clay cap. This style of refuse pit has been found in other areas of *El Presidio* and may be quite large. Its placement under known historic ground surface suggests that it predates the 1815 major fort expansion, which likely means that it is an extra-mural deposit in association with the earlier, smaller adobe fortification.

ELPAIS 2014 was conducted in accordance with the Lab's "open site" policy, which opens excavations to park visitors and encourages questions and active engagement with the archaeological team. Archaeology staff and interns developed interpretive signage, maintained a changing artifact display, and kept logs of their interactions with site visitors. The construction of a new, lightweight, temporary "field station" tent helped identify the area as an archaeological project to passersby, and a team of 10 archaeology docents were trained to aid the PAL team in basic interpretation. Over 2,000 people visited the site over the course of the season, with Saturdays achieving the highest rate of visitation.

Education and Outreach

In 2014, the Heritage Program Education Team served a total of 1,892 students from San Francisco, Marin, Alameda and San Mateo counties.

829 4th grade students participated in *Excavate History*, which focuses on the Spanish colonial era and teaches students how archaeology can help us learn about the people who once lived at El Presidio de San Francisco. Through a series of hands-on activities, students investigate how the arrival of the Spanish colonists changed both the natural and cultural landscape of San Francisco.

226 students in 4th-6th grade participated in *Garbology*, a partnership program with the Golden Gate National Parks Conservancy and the National Park Service. A great deal can be learned about different cultures by studying the trash they leave behind. Students learn how Presidio archaeologists uncover the past by studying artifacts from Ohlone Indians, Spaniards, Mexicans and Americans who



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Exhibit D: Archaeological Research, Projects, And Program Highlights

lived and worked in the area. As students engage in hands-on activities using replicas of artifacts recovered from Crissy Field landfill, they build an understanding of how the people of the past interacted with their surroundings. Then they consider the impact of their own garbage on the environment and discuss alternatives for reducing waste.

408 2nd and 3rd grade students participated in *Thingamajigs and Whatchamcallits*, a field trip designed to introduce young students to the field of archaeology by providing them with an opportunity to explore past cultures by comparing and contrasting artifacts. Utilizing their observation skills, students examine historic images to learn about daily life during the Ohlone, Spanish and early American eras at the Presidio. Students then excavate dig boxes filled with replica artifacts and in small groups they classify their assemblage according to color, size, material and function. After collectively charting their data as a class, students reflect on the similarities and differences between people's daily lives throughout time and understand that although cultures use different artifacts for shelter, clothing, food, work, play, and transportation all humans share these similar needs.

In addition to educational outreach a number of events were organized this fall for the general public. On October 19th, 2014, the Archaeology Lab celebrated International Archaeology Day and California Archaeology Month with a Lab Open House and youth programming. Archaeology staff, interns, and volunteers welcomed more than 150 people into the Lab, answered questions, shared findings from the summer's excavations, and delivered programs to school-aged children. On November 5th, the Presidio Archaeology Lab (PAL) collaborated with the Golden Gate National Parks Conservancy's Park Academy in offering Presidio Archaeology 101: an introduction to the archaeological process in relation to current research at the PAL. Nine park volunteers were served and the PAL received generally favorable feedback, with a request to develop a secondary course. In November, in conjunction with the re-opening of the Presidio Officers' Club, staff archaeologists and interns began offering weekly tours of the archaeological site and lab, as well as a weekly three-hour open lab time allowing people to visit the lab, watch archaeologists work, and ask questions.

Training and Intern News

The robust field and laboratory program of 2014 supported six postgraduate internships. Recent graduates of UC Santa Cruz, UC Berkeley, Stanford, and Sonoma State participated in the full-time residential internship program. They receive training in heritage management, archaeological field methods, laboratory analysis, collections management, museum development, and public education and outreach. The interns also completed individual projects; highlights from 2014 include the *ELPAIS 2014* work plan, new acquisitions to the PAL's comparative faunal collection, an inventory of transcriptions of historic invoices and analysis related to *El Presidio*, and planning for the development of an ethnobotanical garden in the *El Polin* area.

The internship program has supported two former interns in gaining employment in archaeology: one as a field technician with a private archaeological consulting firm, and another as a Heritage Technician for the Presidio Trust Heritage Program.

2008 Update to the Presidio of San Francisco National Historic Landmark Registration Form – Status at the end of 2014

In late 2007 the Trust initiated an update to the NHL documentation to reflect changes that have occurred in the NHLD since 1993. Trust contractor Page & Turnbull submitted a 90% draft of the Update to the National Park Service-Pacific West Regional Office (NPS-PWRO) in October of 2008. Document review began in 2009, and in 2011 the Trust began working with Page & Turnbull to address initial comments from the NPS-PWRO. The Trust submitted to NPS-PWRO an updated draft that addressed comments in January of 2015. After the Update is finalized, the new information will merge with the existing 1993 National Register nomination into a single document. The Trust anticipates initiating a comprehensive update of the NHL Registration Forms following the completion of the Doyle Drive replacement project (+/- 2016).

The draft 2008 Update did not re-evaluate buildings already listed as contributing, but did provide revised descriptions of buildings removed or altered since 1993. Evaluation did not include the interiors of buildings, and did not include individual landscape features or cultural landscapes. Research focused on post-1945 buildings, particularly on those constructed after 1943 (since those have reached 50 years of age since the 1993 Update). The 2008 Update also includes context statements describing historic periods not considered in the 1993 Update. Those periods of post-World War II development are as follows:

- Beginning of the Cold War, 1946-1949
- Korean War, 1950-1953
- Military Affairs between Wars, 1954-1958
- Vietnam War, 1959-1973
- Operational Training and Readiness, 1974-1989
- Persian Gulf War and BRAC, 1990-1994

The draft 2008 Update identified 119 resources as eligible for listing on the National Register (106 buildings and 13 structures). These are listed below according to their building number, Army-era name, and date of construction:

- 401- 434: East Washington Housing (1948)
- 1772: Water Pump House (1948)
- 98: Garage (1949)
- 645: Sewage Pump House (1949)
- 765, 767: Upper Portola Housing (1950)
- 644, 649: US Army Reserve Training Center – Harmon Hall (1951)
- 1501-1599: Baker Beach Housing (1953)
- 385: Post Exchange (1955)
- 68: Emergency Generator (1955)
- 924: Engineer Field Maintenance (1958)
- 386: Post Library (1958)



All resources identified in the draft 2008 Update as eligible have been treated as historic properties while the report has been under NPS and Trust review. Between 2011 and 2014 the Trust compliance staff continued to develop and refine “physical history reports” for the eligible properties following the same format as the 1993 NPS documentation. These reports, as well as additional archival research into the buildings’ histories, have helped in the monitoring and assessment of residential building turns and cyclic maintenance for the newly-eligible buildings since 2008.

The PA-MPU stipulated that an individual determination of eligibility (DOE) would be made for building 385 (Post Exchange, 1956), located in the Main Post and scheduled for demolition under the Main Post Update. This determination will help determine appropriate treatment of the building prior to its removal in order to accommodate the Moraga Avenue parking lot. The Trust submitted these materials to the California Office of Historic Preservation (OHP) for review including OHP DPR-523 forms documenting the building’s history and status in January 2015. The Trust has also completed HABS recordation for building 385.

Battery Caulfield (SF-89L)

In 2014, the Presidio Trust initiated consultation under Stipulation III.A of the 2014 PA regarding an eligibility determination for a former Nike missile installation located in the southwest corner of the Presidio. The Presidio’s former Nike-Ajax Missile Launch site, Battery Caulfield (SF-89L), was active 1954-1962 and was one of a dozen or so such sites that existed in the Bay Area from 1954-1974. The Trust requested this action as part of the planning process for future treatment on and around the Nike site. On June 24, the Trust initiated consultation with the National Park Service and California State Historic Preservation Officer via a package that included a draft DPR 523 form for Battery Caulfield. Following a consultation meeting and revisions to the DPR form, the Trust received preliminary concurrence on its determination of ineligibility for listing on the National Register and non-contributing status to the NHL in October. Formal letters indicating such concurrence from the NPS and SHPO offices are expected in early 2015.

The Trust did not proceed with the full scope of soil delivery and burial of the site as described in the June 24 letter due to issues that arose with groundwater management and engineering involved in the previously-contemplated plan. At present there are no plans for further work at the site, though the Trust still intends to address public safety issues at the magazines in the future by capping or otherwise sealing the above-grade entrances.



Battery Caulfield, Presidio's former Nike Launch site in 1957. The Richmond District of San Francisco is visible in the background.

Title: Balboa and Lincoln High School ROTC cadets at Fort Winfield Scott, Presidio (1957).

Source: San Francisco History Center, San Francisco Public Library



Battery Caulfield as it appears today, with the Richmond District in the background. (July 2014)



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Exhibit F: Consultation under Stipulation IV.C.2
Review of EA's and EIS's

The Trust did not initiate consultations under Stipulation IV.C.2 of the 2014 PTPA (Coordination with an Environmental Assessment or Environmental Impact Statement Process) for any projects in calendar year 2014. It did, however, continue consultation under Stipulation IX.C of the 2002 PTPA for the Sports Basement/Mason Street Warehouses Rehabilitation project, which involves coordination with an Environmental Assessment. A summary of actions taken under that consultation in reporting year 2014 can be found in Exhibit G – Multi-Agency Consultation.

Consultation on Revision and Renewal of the 2002 PTPA

The Trust initiated consultation on revisions to and renewal of the 2002 agreement document in July 2011 ahead of its planned expiration in 2012. Following an agreement among the Trust, NPS, SHPO and ACHP to extend the PTPA through the end of 2013, the Trust re-engaged on this effort in May of 2013. The complete, revised draft was circulated for a 30 day public and concurring party comment period beginning on November 15. Following the conclusion of that comment period, the signatory agencies agreed to extend the agreement until the end of April 2014. The new PTPA was executed on April 30, 2014 and will remain in effect until 2024. The Presidio Historical Association (PHA) and National Trust for Historic Preservation (NTHP), the two concurring parties to the 2002 agreement, were both invited to sign the new agreement. The PHA declined the invitation and NTHP accepted. The Trust expresses its gratitude to its PA partners for successfully completing this agreement document renewal, and looks forward to carrying out its terms in the years to come.

Doyle Drive Replacement Project

A Record of Decision and a Programmatic Agreement for the Doyle Drive replacement project were executed in 2008, concluding a multi-year consultation effort. Parties involved in design and construction efforts since that time have included the Federal Highways Administration (FHWA), Caltrans, San Francisco County Transportation Authority (SFCTA), National Park Service-GGNRA, California SHPO and the Trust, along with engineering, design and environmental consulting firms. In 2010, the state identified the project as a candidate for a public-private partnership (known as “P3”) to complete funding, design and construction. The remaining four contracts were included in the P3 package, and a concessionaire was selected in December 2010. Project planning, design development and preparations for historic resource protection measures according to the Built Environment and Archaeology Treatment Plans (BETP and ATP, both 2009) continued throughout 2014, as they had in previous years of the project.

Since 2009 Caltrans has convened monthly meetings of the Treatment Oversight Panel (TOP), a team of cultural resource specialists representing signatory agencies to the Doyle Drive PA. The TOP reviews and approves all activities implemented under the BETP, including: roadway design; documentation, stabilization and monitoring efforts for multiple built, landscape and archaeological resources; and other cultural resource documentation as required under the terms of the PA. This collaboration has proven to be a highly-effective partnership that will continue for the duration of the project as it transitions to contracts managed by the P3 team. Construction on the P3-led portions of the project commenced in early 2013, continued in 2014 and will extend through 2015. Construction completion is expected in 2016. The project submits detailed reports on a quarterly basis to all Doyle Drive PA parties under the terms of that agreement; what follows are highlights from work completed during the calendar year 2014.

Building 201

In 2013, P3 crews worked with the TOP and Trust staff to relocate and mothball building 201 (Quartermaster warehouse, 1897) from the west side of Halleck Street to a temporary storage location on the north side of French Court in order to construct the Main Post Tunnel. Once the Main Post Tunnel is built and Halleck Street restored, 201 will be returned to its approximate pre-construction location, and rehabilitated to a “warm shell” condition; a use-specific tenant fit-out will be overseen by the Trust at a future date. Throughout 2014, Trust design, compliance and planning staff engaged with the P3 team and TOP representatives to develop rehabilitation plans for the building and its site. In



the interim, the building is secured, monitored and protected on a storage site. The Trust anticipates the building will be moved to its permanent site later in 2015.

Other Doyle Drive-related project accomplishments in 2014 included:

- Resource documentation and development of a concept design for the facility-wide landscape package.
- Significant progress on construction of the northbound and southbound Main Post Tunnels and southbound Battery Bluff Tunnels, and the northbound High Viaduct structure. Traffic shift off the temporary detour and on to these new structures is anticipated in mid-2015.
- Ongoing monitoring by the project's Cultural Resources team of buildings, landscapes and construction-related ground disturbance to ensure agreed-upon levels of protection for cultural resources in the NHL.
- Coordination of the Doyle Drive project schedule and commitments with the Trust's New Presidio Parklands Project.
- Preliminary discussions on the goals, content and timeline of the project-wide Interpretative Wayside plan. Discussions and project development will continue in 2015.

More information about this scope of work, including pictures, can be found at the Doyle Drive/Presidio Parkway website here: <http://www.presidioparkway.org/>

Rehabilitation of the Mason Street Warehouses (buildings 1182-1188)

On July 12, 2013 the Trust initiated consultation with signatory and concurring parties under Stipulation X (Review of Future Planning Documents) of the 2002 PTPA on the rehabilitation of the Mason Street Warehouses. The undertaking involves the rehabilitation and adaptive reuse of seven contributing buildings to the NHL, collectively known as the Mason Street Warehouses (buildings 1182, 1183, 1184, 1185, 1186, 1187, 1188, built 1917-19) for use as a retail sporting goods store (Sports Basement, a current Trust tenant in building 610).

In addition to the full rehabilitation of the seven buildings, the undertaking includes: landscape, streetscape and parking improvements along Mason Street (additional parking will be constructed south of the buildings as part of the Doyle Drive project); along with full seismic and building systems upgrades to provide mercantile, assembly spaces (both indoor and outdoor), business/office space, and accessory uses (storage, mechanical, restrooms, and outdoor circulation). The project scope also proposes the installation of ridge skylights for increased natural light and a series of new building connections achieved through selective new openings in existing walls, extension of the historic loading docks, and the construction of approximately 4,000 sq/ft of connecting structure between the warehouses.

The July 2013 consultation package included a copy of the Trust's Notice of Intent to prepare an Environmental Assessment (NOI for an EA), a draft Area of Potential Effect (APE), a preliminary finding of "no adverse effect", and a proposal to proceed under Stipulation X of the PTPA. Following release of the first consultation package, the Trust agreed - in consultation with the ACHP and SHPO - to proceed with review of the project under Stipulation IX.C rather than Stipulation X as initially proposed. On October 11, 2013 the Trust circulated a second consultation package that contained additional project materials including a Historic Resource Evaluation (HRE), renderings of the



proposed rehabilitation, and a summary of public comments received during the NEPA scoping period.

On November 25, 2013 the Presidio Trust hosted a consultation meeting with representatives from NPS, SHPO and the project team to discuss comments and questions on the materials supplied to date. The Trust spent 2014 working with the project proponent to advance design efforts in order to address consultation party comments and achieve concurrence with the preliminary “no adverse effect” finding. A second consultation meeting was held on December 15 to review a revised design package; a third package reflecting design modifications discussed on the 15th was circulated on December 20. Finalization of the EA and Finding of No Significant Impact (FONSI) will await conclusion of the NHPA consultation for the project, expected in early 2015.

New Presidio Parklands Project (NP³)

On August 29 the Trust initiated consultation under Stipulation IV of the 2014 PTPA on a landscape rehabilitation effort currently known as the “New Presidio Parklands Project” (or NP3). The NP3 encompasses a 13-acre area of the park comprised of the landscaped tunnel top at the north end of the Main Post, which will be created by the Doyle Drive/Presidio Parkway project, along with portions of mid-Crissy Field. The project will involve landscaping and public program development for this area of the park following completion of the roadway project (estimated 2016). The Trust is the lead agency on the project, but has partnered with the Golden Gate National Parks Conservancy (GGNPC) and the National Park Service in order to accomplish fundraising, design, program and public engagement goals.

The Trust began the solicitation process for a design team with a request for qualifications in March 2014, which resulted in the selection of five finalist teams. The teams were asked to focus on the following elements:

- The landscape atop the new Presidio Parkway Main Post Bluff tunnels
- The Crissy Field Center “Youth Campus” centered on building 603 (Post Exchange, 1939)
- Landscape and programming around a new Presidio Visitor Center in building 210 (Guardhouse, 1900)

Each finalist team was comprised of a collection of firms that brought together expertise in landscape design, public programming, historic preservation, community engagement and interpretation. On September 4, following initiation of consultation, the Trust held a public meeting at which the finalist teams introduced themselves along with their conceptual design and programming ideas for the project.

A public engagement program continued through the calendar year, including an exhibit in the Trust headquarters (building 103) that featured project boards and video presentations from each team, which was complemented by a series of public meetings, site walks and comment opportunities. More than 13,000 individuals visited the exhibit or the website and nearly 1,600 public comments were submitted and posted to the project website. In December, the Trust and its project partners selected the James Corner Field Operations-led team to continue design and program development for the NP3.



The design process will consider several sets of existing guidance that address treatment of the areas comprising the NP3 landscape. Each of these documents have been subject to consultation and finalized by their respective lead agency; they are:

- Doyle Drive Architectural Criteria Report – Caltrans (2008)
- Main Post Planning & Design Guidelines – Trust (2011)
- Main Post Cultural Landscape Report – Trust (2012)
- Mid-Crissy Planning & Design Guidelines – Trust (2013)

The Trust agreed with recommendations from the SHPO's office that initiating NHPA consultation at an early stage of project development would be beneficial for seeking consulting parties' input on the teams, the proposed design and program concepts. With the selection of a team, the Trust expects to initiate public scoping under NEPA and issue an updated consultation package under NHPA (including updated project information and a draft area of potential effect) in the first quarter of 2015. Consultation on the NP3 is expected to continue through 2015, with the aim of starting construction by late 2016.

Public-facing project updates will be posted regularly on the project website:
<http://newpresidioparklands.org/>

Building 210: Presidio Visitor Center

In 2014 the Trust, in partnership with the NPS and GGNPC, began preliminary planning for the new Presidio Visitor's Center facility. Building 210 (Guardhouse, 1900; currently rehabilitated and in use as a retail bank and post office) was identified as the optimal location for the facility, and conceptual design for the building reuse and exhibits began earlier this year. The Trust anticipates reviewing the project under Stipulation IV of the PTPA later in 2015.

Building 650 Wash Out

Building 650, Stilwell Hall, is a two-story building with a basement and full attic constructed in 1921 as the Crissy air field enlisted men's barracks. The building is primarily constructed of hollow clay tile with a clay tile roof and a concrete basement. It is an H-shape building in plan with a south mess hall wing added in the 1930's. Building 650 fronts Mason Street, and sits directly north of and downslope from the new Presidio Parkway high viaduct and freeway project area.

On the afternoon of Sunday, February 9, personnel working on the Doyle Drive project alerted Trust construction managers of flooding and a washout at building 650 associated with that weekend's heavy rains. Upon investigation, Trust staff found that the rains had caused substantial erosion around the foundation of the building as well as flooding throughout the ground floor. Trust crews immediately began efforts to minimize further damage by re-routing water run-off and placing sandbags around the building. Inspections performed with Trust staff and a structural engineer confirmed that the erosion had caused significant undermining of the building's foundation on the east side, necessitating emergency stabilization measures. On February 11 the Trust notified signatory parties to the PTPA of the incident and described the emergency response measures, and structural solution, proposed for the building.



Mason Street Elevation of Building 650 in 1941; the original Doyle Drive high viaduct can be seen behind the building. (Family of Russell G. Ayers, 1941)

The structural engineer proposed a stabilization scope that included temporary shoring in the areas hardest hit by the flooding, followed by permanent underpinning under the foundation. The inspections further concluded that in addition to the foundation damage, a ground level western stair column was no longer stable and needed a new concrete slab and permanent underpinning. In addition to structural assessments, Trust utilities crews worked with Doyle Drive to determine the source of the flood water. They concluded that the flooding was caused by a combination of poor positive drainage at the building, deficient water management/drainage systems put in place at the adjacent freeway construction site, along with failed or abandoned storm drain systems in the vicinity.

With a site and building stabilization plan in place, the Trust worked with an outside contractor to install shoring under the east wing. To prevent further erosion additional positive drainage measures were put in place including plywood shelters over newly shored foundations and the installation of long flexible downspouts that re-directed water away from the building. Following the rains, most of the flooding inside the building dissipated but left several inches of mud in its place. The Trust worked with a hazardous materials contractor to remove the mud quickly and in a sensitive manner so as to minimize permanent damage to historic floor and wall finishes.

The shoring was designed to remain in place for the foreseeable future, until such time that the building is fully rehabilitated and a permanent, comprehensive structural design is completed. The drainage measures implemented in the late winter 2014 performed as expected through the remainder of that season, and have successfully kept water away from the building during late 2014 rain events.



The Trust and Doyle Drive/Presidio Parkway crews continue to monitor the building for water, cracks or any signs of movement.



Heavy rains and poor drainage systems led to erosion and destabilization of building 650's foundation pictured here on February 9, 2014.



Temporary shoring and protective measures in place. (2014)

WWII Memorial

The 1.4-acre West Coast World War II Memorial was designed and built in the late 1950's and early 1960s, and is under the jurisdiction of the American Battlefield Monuments Commission (ABMC). The ABMC funded a project, which began in late 2012, to construct an accessible parking space in the adjacent parking lot off of Washington Boulevard and provided an accessible path of travel down from the parking area to the memorial itself. The project scope also included landscape improvements that will be compatible with the memorial and the surrounding landscape. Although ADA and landscape

improvements will be funded by the ABMC, Trust staff assisted in the development of the designs in order to ensure compatibility with the surrounding landscape, which includes historic forest, native plant and designed landscape areas. The West Coast Memorial was rededicated by ABMC Secretary Max Cleland and Trust Executive Director Craig Middleton during a public ceremony on November 17, 2014.

Main Post Update

Consultation on the Main Post Update, which began in November of 2007, was concluded in October 2010 with the execution of an agreement document by the Trust, the ACHP, NPS and SHPO. In addition to the signatory and invited signatory parties, the San Francisco Architectural Heritage (SFAH), the National Trust for Historic Preservation (NTHP), the Neighborhood Associations for Presidio Planning (NAPP), the Marina Community Association, and the Interfaith Center of the Presidio signed the PA-MPU as concurring parties. Consultation through the PA-MPU on select MPU projects occurred during calendar year 2014. Trust compliance staff has circulated periodic updates on all activities under the PA-MPU to all parties that participated in the consultation, most recently in August 2014. A summary of the status of PA-MPU projects as of the end of 2014 is included below:

PA-MPU Projects Currently Underway

Historic Structure Report – Building 99/Presidio Theatre: Over the summer the Trust began preparing a historic structure report (HSR) for the Presidio Theatre (built 1939). The document will include building history, an architectural evaluation, conditions assessment, copies of current and original drawings, historic and current photographs, and treatment recommendations for the building's rehabilitation and potential expansion. Consistent with the process set forth in the PA-MPU, the Trust organized an on-site briefing on the scope and format of this document for the public on September 24; 11 members of the public attended the briefing. In early 2015 the Trust will release a 65% draft of the HSR for review by signatory and concurring parties, followed by a 95% draft for review by signatories. As previously mentioned, preliminary documentation, research and assessment work was provided by Ignacio Pons-Sorolla, US/ICOMOS intern with the Trust during the summer of 2014. Trust historic preservation staff will complete the remainder of the document in-house.

PA-MPU Documents & Projects Completed

Pilot Project: Interpretive Landscape Treatment for El Presidio – Spanish Chapel Site (2013) – Installation was completed fall 2013.

Main Post Cultural Landscape Report (July 2012), available on the Trust website.

Chapel (building 130) Historic Structure Report (May 2012), available on the Trust website.

Levantar – the Archaeological Management Plan for El Presidio (April 2012), available on the Trust website.

Updated Main Post Planning & Design Guidelines (June 2011), available on the Trust website.

West of Main Parade Cultural Landscape Report Focused Study (June 2011), available on the Trust website.



Archaeology Lab & Curatorial Facility – Construction began in early 2011 and the facility has since been completed.

Taylor Road Parking Lot – Construction began in October 2011 and has since been completed.

All completed documents related to the Main Post Update can be found on the Trust's website, posted to this page:

<http://www.presidio.gov/about/Pages/project-documents.aspx>



The Trust did not engage in any activity around tax incentive projects in 2014, other than ongoing monitoring and communication with tenants occupying buildings that have received tax credits in the past. There were no issues to report regarding these projects during calendar year 2014.

This section includes summaries of building projects managed, or primarily executed, by Trust staff. The list includes full rehabilitation projects, as well as conservation projects and scheduled maintenance. The projects listed below were either commenced or completed in the calendar year 2014, or had the vast majority of the work performed during the year.

REHABILITATION & TENANT IMPROVEMENT PROJECTS

Building 50 Rehabilitation (Officers' Club)

The objective of the Building 50 project (Officers' Club, adobe remnants likely built 1812 with multiple additions over time) was to address structural deficiencies and facilitate additional public programming in the building. The historic portion of the building has been continuously modified over its long history, but the appearance of the building today is largely owed to a 1934 rehabilitation that imparted a Mission Revival character to the building. A historic structure report was completed in 2010 to document the history of the building's evolution and inform the rehabilitation design. This project was reviewed under stipulation VII.B.2 of the 2002 PTPA, and a certificate of compliance was issued in February of 2011 for the preconstruction abatement, and in June of 2011 for the rehabilitation design. Because of the scale and complexity of the project, the Trust elected to engage with representatives from the OHP and NPS on the rehabilitation scope and the design of the new construction. Soft demolition and hazardous abatement began winter of 2011, full construction started that summer, and base building construction was completed in the spring of 2014. The building opened to the public in October of 2014 and included exhibit space, classrooms, event space and a restaurant. The project will be LEED certified, with a goal of gold-level certification.

The base building project scope incorporated all systems, life safety and accessibility upgrades (such as new service and passenger elevators to the second floor of the 1972 addition) to maximize public accessibility to both the historic and non-historic portions of the building. The project included demolition of non-historic volumes to highlight primary historic spaces in the front of the building, and construction of a small basement area to house mechanical equipment and other back-of-house functions that were removed from the roof and other more prominent portions of the building. Adobe work was subcontracted to a specialist, with repairs beginning in the fall of 2011 and scope completed by 2013. Presidio education programs are supported by updated classrooms and space for interpretive exhibits and programs, and updates to the 1972 addition provide special events space on the top floor and additional programming space on the ground floor.



Musicians perform in an event open to the public in the recently restored Moraga Room at the Officers' Club. (Charity Vargas, 2014)

Heritage Center Exhibit Design in Building 50

The Heritage Center in the Presidio's Officers' Club opened to the public in the fall of 2014 following the installation of a series of exhibits that highlight the history of the Presidio and its people. Programming for the building's exhibit spaces was informed by a series of public meetings held in 2011, as well as focused discussions with partners including the National Park Service and the Golden Gate National Parks Conservancy. Work on the exhibit design proceeded through 2012, culminating in the development of a "concept book" that was shared with PA parties in the fall of 2012. The designs reached schematic phase in May of 2013 at which time they were reviewed by N2. Throughout 2013 a public exhibit highlighting the exhibit design concepts was on display in the building 103 gallery and open for public comment.

This project added state-of-the-art exhibits, furnishings and multi-media installations into the historic and non-historic portions of the Officers' Club. These exhibits are featured elements of the visitor experience in the orientation lobby, Mesa and Anza Rooms, Moraga Hall and the Heritage Gallery on the ground floor of the 1972 addition. Exhibits were designed to minimize damage to historic finishes and features, employing low-impact installations such as pressure fitting, projected images, minimal mechanical connections and floor-mounted furnishings (such as artifact cases). The infrastructure requirements to support exhibits (lighting, data and power) were incorporated into the base building project. Fabrication and installation of the exhibits occurred concurrently with completion of building rehabilitation and debuted with its opening in October 2014.

Building 50 Restaurant, Bar and Kitchen

From the beginning of the project planning phase, the Trust envisioned incorporating food service and a bar into the Officers' Club rehabilitation, both as a visitor-serving amenity and as a way to perpetuate the building's long tradition of communal drinking and dining. In 2014, the Trust partnered with a restaurateur to install a full-service restaurant and bar in the west portion of the historic wing of building 50, and convert a portion of the new addition to back of house kitchen

operation and storage. The restaurant, Arguello, is located in what was historically known as the Arguello Room with additional seating in the restored Portola Courtyard. The Arguello Room was originally used as a banquet room and kitchen; it was first constructed in the 1920's and rehabilitated in 1934. The Courtyard was likely created in the 1930's but enclosed in 1958; re-establishment of the courtyard space was part of the building's rehabilitation project.

The new restaurant project included fitting out an existing kitchen space, constructing a free-standing bar, and installing furnishings to accommodate approximately 75 guests, including outdoor seating in the reestablished Portola Courtyard. All new furnishings within the Arguello Room are free-standing and compatible with the historic interior. New kitchen mechanical systems were installed in a screened location set back on the roof in order to minimize their visual presence on the building. Character defining features in the Arguello Room that were identified in the 2010 historic structure report for building 50 were retained and highlighted as part of the restaurant fit out. The restaurant opened in late 2014.

Building 50 Classroom Wall

This project scope included the construction of two new walls in a classroom at building 50. This room was constructed as part of the building 50 rehabilitation project and is comprised of a new ceiling, floor and two storefront assembly walls. The remaining walls feature large murals from the early 1950s depicting a romanticized interpretation of the early Spanish colonial life at the Presidio. The murals were moved from their original locations during the rehabilitation, and selectively conserved. The project budget was insufficient for their full stabilization and conservation, so the Trust elected to protect and enclose the murals in a series of new walls. The construction of the new walls will achieve protection of the murals while providing a surface to attach whiteboards and visual aids for instructors using the classrooms. Photographs of the murals will be installed at a nearby location so that their presence can be recorded and interpreted. Other murals by the same artists and from the same time period have been left exposed, conserved and interpreted elsewhere in the classroom portion of the building

Montgomery Street Barracks Landscape Rehabilitation

In 2014 Presidio Trust completed a rehabilitation of the Montgomery Street Landscape that began in 2012. The overall landscape designs along Montgomery Street were based on existing landscape material, and were updated for consistency with the Main Post cultural landscape report (CLR-MP), completed in 2012. Beginning in 2012, continuing through 2013 and in 2014, this project established a consistent, historically compatible ornamental landscape treatment to the Montgomery Street streetscape and including the areas surrounding buildings 99, 100, 101, 102, 103, 104, 105 and 106. Work in 2014 was primarily focused on adjustments to the foundation plantings at buildings 101, 102 and 103 that were installed in 2013; at 101 additional plants were added at the side elevations (north and south) to screen mechanical systems associated with the recent tenant improvements. In 2013, the Trust prepared new landscape plans for pedestrian improvements, irrigation and new plantings at the front of building 106. In 2014, Building 106 received a foundation planting upgrade to match the character and plant types found at the front of buildings 101-104. Hardscape and landscape work at building 106 was performed and completed in 2014. Future phases of the Montgomery Street landscape work will include foundation plantings at 105, pending the building's full rehabilitation.

Building 101 First Floor, South Wing - Restaurant Rehabilitation

In 2011 the Presidio Trust completed a warm shell rehabilitation of building 101. In 2013 the Trust proposed to rehabilitate the southern wing of the first floor of building 101 to accommodate a 100-seat, full-service restaurant and mercantile shop. Construction began in the fall of 2013 and was completed in the summer of 2014. Located in a former barracks building (1895), the restaurant utilizes an area of the building that was historically used as a dormitory, mess hall and kitchen. This location and use was selected as part of the Trust's efforts to maintain public access and use of the ground floors of the Montgomery Street Barracks, and to help animate the porches and western edge of the Main Parade. The scope of work included the conversion of the existing (original) kitchen for food preparation and back of the house kitchen functions. The project included the construction of an exposition kitchen in the historic mess hall, (center portion of the wing) with bar top dining. The former dormitory (east portion of the wing) houses the main dining room, and limited seating is also available on the porch. New interior and exterior mechanical systems were designed to minimize visual and physical impact to the building and its landscape. The basement rooms under the kitchen areas are used primarily for storage, office, lockers and additional mechanical systems. LEED certification will be pursued for the tenant fit-out. The restaurant, named The Commissary, opened in August 2014.

Historic Forest Rehabilitation

The Presidio's forest is a contributing feature to the Presidio of San Francisco National Historic Landmark District (NHL) and is a major component of the Presidio's cultural landscape. The historic forest is part of an extensive designed landscape effort implemented by the United States Military in the late 19th and early 20th centuries. The Vegetation Management Plan (VMP, 2001) and the Historic Forest Character Study (2009) delineates the Historic Forest Management Zone, and codifies a comprehensive treatment and management plan for the resource. The treatment recommendations for the forest that have been in place since were developed in consultation and in follow the Secretary's Standards for Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes.

In 2014, three areas within Historic Forest Zone were rehabilitated. The first was in the area north of residences in Brooks Court and east of Lincoln Boulevard (in the southwest corner of the park) where bark beetles and Pine Pitch Canker have killed a number of trees. The project rehabilitated this area of the Historic Forest with Pine Pitch Canker resistant Monterey pine and seedling Monterey cypress. Three declining Monterey pines and two dead and declining Monterey cypress between 1713 Brooks Court and 1503 Pershing Street, and 20 smaller Monterey pines in poor health and structure lining the west side of Lincoln Boulevard were removed. Erosion control was installed on both the slope and a flat area to the east of the project site. One hundred Monterey cypress and 50 Monterey pine were planted along with 30 Shore pine that line the slope at the eastern edge of Lincoln Boulevard. Trees will be irrigated for 3 to 5 years and, as per the VMP, thinned periodically with the removal of unhealthy and poorly rooted trees to arrive to a density of 30 to 50 trees per acre. Tree removal occurred in August and tree plantings occurred in December.

The second project was in the area just west of Highway 1 near the intersection of Kobbe and Park Boulevard in the Fort Scott district. Age and disease had caused tree decline in the area, including several mature Monterey cypress that have died due to *Armillaria* (a parasitic fungus that attacks trees). This project removed declining and dead trees in August and replaced them in December with young seedlings to rehabilitate the area. Approximately 200 to 300 cubic yards of compost was



incorporated into the sandy soils as amendment to increase both nutrient and water holding capacity. Eighty to 100 Monterey cypress seedlings and several Monterey pines were planted on 15-foot centers in order to maintain the character of this stand of Historic Forest. No new trees were planted within 25 feet of the Highway 1 overcrossing for traffic safety reasons.

The third project removed the dead and moribund Monterey cypress trees at the southeastern edge of West Pacific Avenue known as the “Pygmy Forest.” As part of a pilot project, Trust tree crews replaced them with four new cypress species selected to maintain the historic look and height of the topped trees. The original stand was planted in the 1890’s as part of the southern boundary planting, but had been artificially maintained at a height of 20 to 25 feet through a topping regime instituted every three to seven years since 1947. Half of the 28 trees in the 0.6 acres proposed for removal and reforestation were dead and the remaining trees were in very poor health.

The pilot project will test the suitability of four cypresses (Gowen, MacNab, Sargent’s and Santa Cruz) suggested in the VMP for rehabilitating the forest. The selected replacement cypresses are not expected to exceed 25 feet so as to maintain the view-shed from West Pacific Avenue without tree topping. To retain the historic character of the original Monterey cypress planting, Forestry staff will assess the color and shape of the new trees as they mature. Eighteen seedlings of the Gowen cypress, twenty-six MacNab cypress, forty Sargent’s cypress and eleven Santa Cruz cypress will be planted in January. The proposed use of the endangered Santa Cruz cypress and threatened Gowen cypress required consultation with the U.S. Fish and Wildlife Service (USFWS). Planting and thinning of the trees will follow USFWS recommendations. Tree removal work began in mid-September after bird nesting season, followed in January by tree replacement.



Dying and dead Monterey Cypress trees at the southeastern edge of West Pacific Avenue. Note the shortened profile of the trees caused by regular topping. (Peter Ehrlich, 2014)

MacArthur Meadow

In November of 2014, the Trust proposed a project that will restore an ecologically functional, freshwater wet meadow and riparian habitat unique to the Presidio and San Francisco. MacArthur Meadow is located within the Tennessee Hollow Watershed where the three creek tributaries in the watershed converge, forming a single channel under the historic Lovers' Lane bridge before flowing north to the restored Thompson's Reach and Crissy Field Marsh. Historically, the site was a gently sloped marshland before the U.S. Army installed drainage channels and fill. Today, the area is a shallow, concave, kidney-shaped dry meadow with a few wetland areas, historic rock-lined channels and an at-grade trail (Lovers' Lane). Vegetation within the site is dominated by non-natives and limited areas of existing freshwater wetland.

The existing Lovers' Lane bisecting the site will be replaced with an elevated boardwalk similar to the boardwalk that was historically in this location. The project will retain and/or incorporate contributing landscape and drainage features into the restoration plan, and will follow a site-specific archaeological management assessment (AMA) and cultural landscape treatment recommendations from the Tennessee Hollow Cultural Landscape Assessment (2004) in order to avoid adverse effects to historic resources. The project will include an interpretation plan, which will include wayside signs and viewing areas to help explain the cultural and ecological history of the area. The proposed project will require clearing and grubbing and the removal of approximately 8 trees, primarily at the north end of the site. Vegetation removal will occur in December 2014 and January 2015 prior to the start of bird nesting season in February 2015. Work will proceed through the summer of 2015 with a target date of completion by the end of the year.

Building 1808 Basement Rehabilitation

This project rehabilitated an existing unfinished basement in a non-residential building for the purpose of creating additional leasable office space. Building 1808, built in 1932 as Nurses' Quarters, is located in the Public Health Services Hospital District and is a contributing resource. The upper floors of the building were rehabilitated in 2010 and have since been fully leased as multi-tenant office space. The scope of work completed was restricted to the basement, and included: upgrading electrical systems, installation of acoustical material on ceilings, painting of existing walls, finishing concrete floors, the addition of baseboards, installation of a kitchenette (sink and cabinets), and addition of two new glass storefront walls to create a conference room. Work began in the fall of 2013 was completed in early 2014.

MAINTENANCE, STABILIZATION, and DOCUMENTATION PROJECTS**Historic Structure Report (HSR) for Building 99**

This year documentation efforts continued for buildings in the Main Post district, including building 99 (Presidio Theatre, 1939). The Presidio Theatre is one of the few non-residential buildings that was used as originally intended from the time it opened until the Army vacated in 1994, and as a result retains a high level of integrity. With the help of ICOMOS summer intern Ignacio Pons-Sorolla, the Trust began research and documentation of building 99 in preparation to write an HSR. Michelle Taylor and Robert Thomson will complete the report, supplementing the intern's contributions with additional research, documentation and treatment recommendations.

In addition to documenting the building's history, condition and architectural significance, the HSR will include treatment recommendations related to its rehabilitation and expansion as contemplated

under the 2011 Main Post Update. Following the process set forth in the Main Post Update Programmatic Agreement (2011) for preparation of an HSR, the Trust held a public meeting to brief interested parties on the scope and purpose of the HSR. The meeting was held September 24, 2014 at the Presidio Trust offices in building 103 and was attended by twelve members of the public. Following the public meeting, the review process under the PA-MPU calls for release and review of a 65% draft by signatory and concurring parties, then a review of the 95% draft by signatories prior to finalization. The Trust is expecting to circulate a 65% draft for review in early 2015.



Building 99, the Presidio Theatre. (Ignacio Pons-Sorolla, 2014)

Historic Structure Report for Building 105

The Trust oversaw the research and preparation for an HSR for a second Main Post resource, building 105 (Two-Company Barracks, 1895), in 2014. This building is one of five identical two-story, masonry buildings constructed as barracks in the late 19th century. Research has concluded that building 105 was largely unchanged until the Vietnam War when the open-plan barracks were modified to accommodate private suites. Later the building was renovated by FEMA, along with building 104, for office use. Today the building is mostly vacant, and in need of substantial maintenance and a new use. The Trust has subcontracted a preservation architecture firm to complete the HSR to inform stabilization and rehabilitation plans for the building. The contractor has worked closely with preservation planning staff throughout the project. The Trust is expecting to circulate a 95% draft of the HSR in early 2015.

N2 Educational Workshops

Rob Thomson and Michelle Taylor, along with their colleague John Pelka, the Trust's NEPA Compliance Manager, comprise the N2 compliance team. In accordance with Stipulation II.D of the Presidio Trust Programmatic Agreement (PTPA), the N2 team has prepared an in-house education session - customized for each Trust department based on their activities - that describes the policies and procedures of the PTPA, and reinforces the Trust's responsibility to document and review projects



in the Presidio. The N2 team has presented each department with an overview what N2 is and why it's important, along with practical guidance on how and when to bring projects to the attention of compliance staff, and what will happen when they do. The 20-30 minute presentation provides an easy to understand review of NEPA and NHPA, the updated Presidio Trust Programmatic Agreement (PTPA), and includes examples of the types of projects that trigger compliance review. The presentation is followed with a question and answer period and reminders about compliance staff contact information. To date, compliance staff has met with the Real Estate Department, Presidio Institute staff working in the Fort Scott District, and the Building Maintenance Department. The outreach effort will conclude in February with presentations to the Trust's Hospitality and Planning Departments.

Lyon Street Reforestation III & Boundary Wall Repair

This project entailed the removal of 24 mature blue gum eucalyptus trees, repairs to a degraded portion of the historic boundary wall along San Francisco's Lyon Street, and subsequent reforestation in a steeply-sloped area of the Historic Forest west of the Lyon Street wall (between Vallejo and Green Streets in San Francisco) on the eastern boundary of the park. Tree removal began in June and wall repairs are scheduled to begin in the spring of 2015 followed by reforestation efforts in the fall of 2015.

Tree removals addressed safety concerns related to trees or limbs overhanging the public right of way on the city side of the wall, and the potential for trees falling onto adjacent private property. To facilitate tree removals a crane was staged at the end of Vallejo Street outside the Presidio, which required temporarily closing the Lyon Street steps one block to the north and south. Chipping, processing and staging locations alternated between West Broadway and the end of Shafter Road, necessitating road closures and tenant notifications. Erosion control measures were installed onsite.

The tree removals will help provide access to an approximately 300-foot section of the 4- to 10-foot high Lyon Street "notch" wall from the Presidio side that is in critical need of repair. Stabilization efforts will address previously identified deficiencies (cracks, displacement) that may be aggravated by the tree removals. Drilled piers will be installed at the back (buried) side of the retaining wall, which will be connected to the existing historic wall by steel rods or angles. Weep holes and a new v-ditch will help direct water away from the wall and adjacent properties outside the Presidio. After repairs are complete, tree plantings will follow the pattern of previous phases of Lyon Street reforestation that occurred in 2011, including a mixture of lower-stature eucalyptus on the upper portions of the slope, and a mix of prunus and tea tree varieties in the lower portions nearest to the wall and adjacent houses. The reforestation plan has been designed to control erosion, reduce tree-related risks and maintain the character of the Historic Forest in this area.

The Trust identified archaeological sensitivities in the area, particularly along the boundary wall in the area associated with a nineteenth century rancho known as *Ojo de Agua de Figueroa*, a contributing archaeological area of the NHL. An Archaeological Management Assessment (AMA) was prepared and the Trust archaeological department monitored initial phases of the tree removal. Archaeological identification testing was completed in October repair and will help inform means and methods of the wall repair.

Non-Residential Tenant Sign Guidelines

This year the Trust compiled, updated and reviewed Non-Residential Tenant Sign Guidelines for existing and new tenants. Non-residential tenants are prohibited from designing and installing their own signs in Area B. Rather, the Trust maintains responsibility for the design, construction, installation and maintenance of all signs. The Tenant Sign Guidelines (for Non-Residential Exterior Signs) update the current Sign Policy and introduce new sign designs. The guidelines are intended to provide a reasonable balance among the needs of tenants to identify their businesses, services and other activities with signs, the needs of Presidio visitors and business clientele to find their destinations, and the Trust's responsibility to prevent visual discord and a feeling of commercialization and avoid clutter. The guidelines are arranged by zones, and within each zone a specific palette of signs is available based on building type and size. Tenants must request signs from the Trust, who will provide the signs consistent with the guidelines. Consistency and uniformity of sign structures and sign placement will preserve the Presidio's historic visual character and protect its visual setting.

Gorgas Avenue Stairs

A parking lot located on the south side of Gorgas Avenue, across from building 1162 and adjacent to building 1076, is separated from Gorgas Avenue by a historic brick retaining wall approximately 2 1/2' in height. Visitors who park in the lot often jump off of the wall and cross the street to the Gorgas Warehouses without a crosswalk. In late 2014 Presidio Trust staff prepared a proposal to address the access and safety issues created by this condition while protecting the wall. The proposal included the construction of stairs leading from the parking lot to Gorgas Avenue accompanied by a new crosswalk. The stairs were constructed in an area of the wall previously removed for utilities (date unknown) thereby minimizing damage to a historic resource. Work was completed in January 2015.

East Mason Street Storm Drain Abandonment

This project abandoned approximately 700 feet of old redwood stave storm drain discovered along the north face of the Mason Street Warehouses. The project eliminated the pavement sinkholes that continued to develop as a result of pipe deterioration. Approximately half of the length was abandoned in place by grout fill injection from one end. The other half was excavated using typical excavation methods to expose and remove the top of the pipe, fill the pipe interior with engineered fill, and backfill to grade. The proposed construction was directly adjacent to the loading docks of the Mason Street warehouses. The historic loading docks were protected by K-rails or other means to provide a protective barrier between equipment and the docks; additionally equipment was limited in size to a typical backhoe. Work was performed in early 2014.

Ralston Sanitary Sewer Upgrade

This project addresses deficiencies within the Trust's sanitary sewer system serving the west side of Fort Scott to support planned redevelopment of buildings in the district. The work scope entails repairing and/or replacing the sanitary sewer on Ralston Street from building 1203 bisecting Storey Avenue and extending north on Miller Road, toward the Golden Gate Bridge. Work will be performed with a typical excavation and trench approach or with a minimally invasive pipe-burst method which reduces the amount of excavation necessary. The interiors of existing manholes will be rehabilitated and spot repairs made at discrete pipe locations. Tree protection measures as outlined by the Presidio Trust Forester will be followed for trees adjacent to the excavation areas. Work began in the fall of 2014 and is scheduled for completion in early 2015.

North Fort Scott Residential Neighborhood Landscape Rehabilitation

This neighborhood landscape enhancement project is part of ongoing efforts to upgrade all residential neighborhood landscapes to support Trust sustainability, aesthetic and planning goals. The scope of work includes select tree removal (16 mature eucalyptus trees in the Ramsel Court area), new concrete patios associated with most buildings, and the addition of ornamental plantings at the entries and in areas visible from the streets. The design will build upon the mid-century modern aesthetic of the structures and will include plants from Australia and South Africa. While the non-historic North Fort Scott neighborhood (2-story, multi-unit residential buildings constructed in 1970) does not contribute to the NHL, its context within the larger NHL and adjacent Vegetation Management Plan areas has been taken into consideration in the design approach. The project will be carried out in several phases, beginning with some limited tree removals in fall of 2014. The work will be coordinated with planned landscape replacement/enhancement along the Doyle Drive construction corridor.

CYCLIC MAINTENANCE**1161 Deck Repair**

1161 is one of three warehouses built during the First World War that face Gorgas Avenue (part of a cluster of six warehouses in total). Like most warehouses from this period and of this construction type, it features a long loading dock made of 2"x12" thick Douglas fir boards. Many of these boards are likely original to the construction of the building but exhibited signs of extensive rot. Trust crews selectively patched and/or repaired rotted boards in kind. The full length of the dock wood fascia was replaced in kind. Repair work was proposed in 2013 and performed with Trust oversight in 2014. Trust crews performed the work in collaboration with compliance and preservation planning staff in order to ensure that all work met the Secretary's Standards and Trust construction specifications; the project was documented under Appendix A of the PTPA.

Building 1340 Loading Dock Repair

Building 1340 is a simple one story warehouse in the Fort Scott District built for ordnance storage in 1917. Similar to building 1161, this building features a full-length wood loading dock. Many of the loading dock boards are likely original to the construction of the building but exhibited signs of extensive rot. Trust crews selectively patched and/or repaired rotted boards in kind. The full length of the dock wood fascia was replaced in kind. Repair work was proposed in 2013 and performed with Trust oversight in 2014. The project was documented under Appendix A of the PTPA.

Ruger Street Warehouses Deck and Stair Repairs

In the spring of 2014, Trust crews repaired wooden decks and stairs of Buildings 567, 569, and 572, which are single-story, wood frame, former enlisted men's barracks constructed between 1903 and 1909. These simple structures each featured wood stairs, ramps and decks that exhibited signs of rot or failure. Compliance staff concluded through research that the majority of the stairs and decks had been altered or re-constructed over the life-time of the buildings. Compliance staff worked with Trust crews to develop a scope of work that salvaged, repaired and patched remnant historic wood features in kind while also repairing or replacing ramps, decks and stairs to comply with current codes in a manner that was compatible with existing features. The Presidio Trust building maintenance department oversaw all selective exterior dry rot repairs in-kind and painting. The assessment and scope of work was coordinated with the compliance and preservation planning staff and the project was documented under Appendix A of the PTPA.



Infantry Terrace Residential Neighborhood Cyclic Maintenance

2014 cyclic maintenance work included the historic Infantry Terrace Neighborhood, comprised of residential buildings 325-345, all of which were constructed in 1910. Buildings 325-329 were addressed in 2013, with work completed at buildings 330-345 in 2014. These brick-masonry buildings with wood elements were exhibiting failing paint and some limited deterioration of exposed wood elements. Each building was assessed by maintenance crews to estimate repairs and preventative maintenance tasks. The work included carpentry repairs, particularly dry rot repairs around doors, windows, porches, railings and stairs along with exterior paint. Front and rear porches were also washed and re-painted. Trust crews communicated with compliance and preservation planning staff throughout the project to ensure that all work met the Secretary's Standards and Trust compliance responsibilities for Appendix A activities to the PTPA. For example, while conducting repairs to the entry porch at building 333, Trust carpenters identified extensive rot in one of the wood columns and determined that the column could not be salvaged. Upon dismantling the column, Trust staff discovered that it had a unique construction made up of 22 wood staves. Trust carpenters and compliance staff worked together to oversee the reconstruction of the column in-kind, and reinstallation of the element in the building's porch.



The porch at Infantry Terrace building 333 with one intact column in place and an identical adjacent column removed because of extensive dry rot. Trust carpenters worked with an outside shop to reconstruct a replacement column that matched materials and assembly of the original. (2014)



Building 2: Preservation Maintenance

Building 2 is a Civil War-era (1862) hospital that later served as the Presidio Army Museum. Located on the eastern edge of the Main Post, this wood-frame, two-story over basement building was constructed in several phases over the late 19th and early 20th centuries. The building features alterations made to accommodate changing needs of the post, along with architectural and medical advancements over time. As a result, it exhibits a complex arrangement of roof heights, additions, porches and infill, including a three-story octagonal surgical theater. In 2011 the Trust completed a Historic Structure Report to document the building's complex history and extensive maintenance needs.

In 2014, the Trust continued efforts begun in 2013 to address deferred and preventative maintenance items identified at building 2. This fall, the Trust building maintenance and preservation staff completed an exterior envelope repair and roof replacement project. Over the past two years the entire building has been painted, select carpentry repair completed, and limited seismic upgrades implemented in conjunction with the roof replacement. The preservation maintenance scope was designed to keep building 2 in good, secure condition pending identification of a tenant and development of a rehabilitation plan. Trust planning and compliance staff collaborated with the building maintenance crew to develop a scope of work, including incorporating guidance from the HSR. Trust crews performed the work, communicating regularly with compliance and preservation planning staff throughout in order to ensure that all work met the Secretary's Standards. The project was documented under Appendix A of the PTPA.



West Elevation of Building 2 (2015)

This section includes summaries of building projects managed, or primarily executed, by Trust tenants. The list below includes projects that were either commenced or completed in the calendar year 2014, or had the vast majority of the work performed during that year.

Building 933B - Batting Cages Tenancy

Building 933 (Dope Shop and Boiler Room, 1921) is a contributing structure to the Presidio NHL located on Crissy Field. The Trust rehabilitated the western portion of the building, known as 933B, to a “warm shell” condition in 2008. The eastern portion of the building was rehabilitated and leased separately in 2006 as La Petit Baleen, a children’s swim school. In the fall of 2013, ScoutPro, LLC leased the 1,906 square foot suite 933B to operate a family-focused batting cage facility with four cages and automated pitching machines. Tenant improvements were limited to a new wall mural depicting a baseball scene (painted on a non-historic removable plywood wall), protective netting and/or screen covers over all fixtures and windows, installation of free-standing pitching machines/cages/screens, and specialized flooring overlay at the batting locations. Exterior tenant related signage is consistent with the West Crissy signage plan. The tenant improvement was performed in the winter of 2013-2014 and the new facility opened 2014.

Building 101 Leasing and Tenant Improvements by the Society of the California Pioneers

Building 101 (Montgomery Street Barrack, c. 1895) is a three-story brick building and a contributing structure to the Presidio NHL. The Trust rehabilitated the building to a “warm shell” condition in 2011. Since then, the 2nd and 3rd floors and portions of the basement have been occupied by an office tenant (Swirl) and the south wing of the first floor occupied by a restaurant (The Commissary). In 2014 the Society of California Pioneers completed a rehabilitation on the north wing of the first floor and portions of the basement for exhibits, archival storage, publicly accessible reference library, curatorial facility and administrative offices. The public has access to the first floor entry, gallery and library spaces; all other tenant space accommodates administrative and archival storage needs. A 19th-century artifact, the San Francisco Committee of Vigilance Bell, is currently on display on the front porch of building 101.

Improvements on the first floor included two new openings in historic walls to address security requirements and allow for fluid access between rooms. These openings are of minimal dimensions necessary to allow for the secure operation of this multi-tenant, publicly accessible floor, and to ensure retention of the character-defining floor plan of the wing. Additional work on the first floor included installation of a finished ceiling, telecom, HVAC systems, electrical upgrades and select new partitions added to create a photo curator’s room and office. A reversible, transparent film was added to select first floor windows for added gallery security. Tenant improvements for the unfinished basement included MEP necessary to establish climate and humidity controls for the storage of archival materials and artifacts, and the installation of security measures at the at-grade windows. Mechanical equipment for the basement spaces included condensers mounted at discrete locations adjacent to the building exterior. The weight of archive materials and associated shelving located within the library on the first floor results in load increases that triggered strengthening of joist, column and wall connections in the basement. All structural strengthening was accomplished on the underside of the floor, in the basement, using clips, blocking and sistering of existing joists.

Building 385 Rehabilitation

Building 385 (Post Exchange, built 1955) was determined eligible for contributing to the NHL (2008 Draft NHL Update) and is considered a historic property for the purposes of the Trust’s Programmatic

Agreement. The office tenant in building 101 (Swirl) needed additional space, and agreed to rehabilitate and occupy building 385 for office use on a short-term basis (4 to 6 years). The tenant improvement project successfully adapted 385 for their use as a collaborative work space for no more than 60 employees in a manner that is consistent with the existing and historic open floor plan. The scope of work consisted primarily of interior tenant improvements, including: removal and abatement of existing, non-historic floor tile; selective demolition of non-historic partitions; remodel of a non-historic kitchen; new code-compliant interior stair to existing non-historic mezzanine space; installation of glazed storefront walls to create a new meeting room and glass infill existing exterior roll up door (the roll up door will remain in a fixed open position). Other improvements included a new employee shower in an existing bathroom, bike storage space and an IT room within existing spaces. Building upgrades included electrical, heating and data improvements; and new carpet, flooring and interior paint. The building received a certificate of occupancy in the fall of 2014.

Building 1230 Rehabilitation

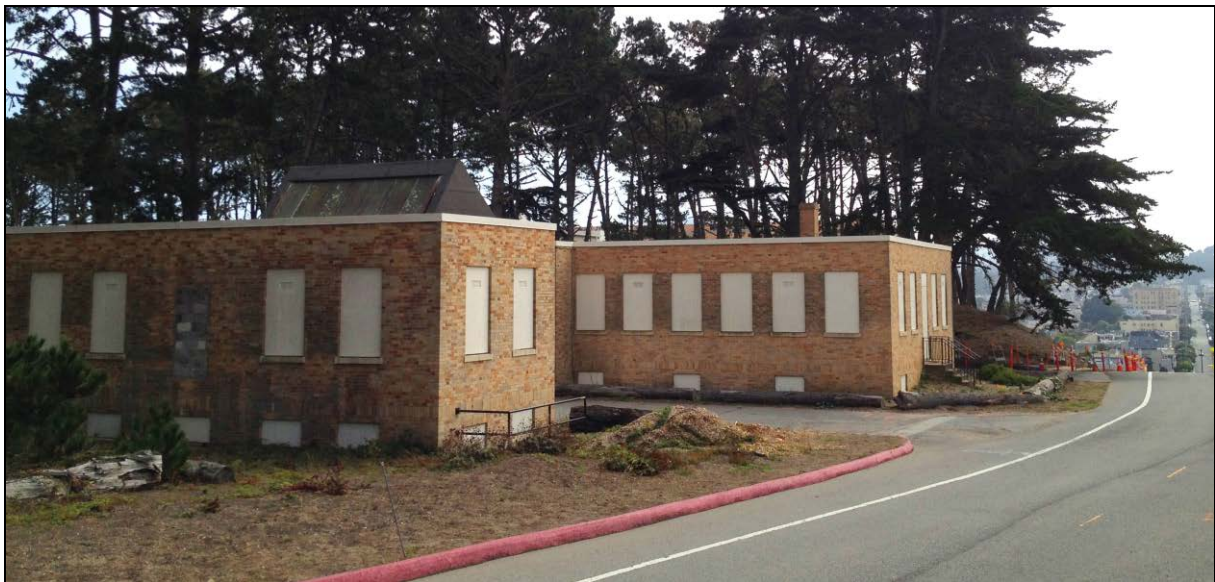
Building 1230 is a wood-frame, single story former warehouse (built 1918, mothballed 2008) and contributing structure in the Fort Scott district. In 2014 a new tenant, Golden Link Concessionaire began rehabilitating building 1230 for an operations and maintenance center for the Presidio Parkway (former Doyle Drive) scheduled for completion in 2016. The primary tenant improvements will accommodate general office use and a two-hour fire rated control room. The scope of work includes: hazardous material abatement, seismic stabilization, MEP upgrades, insulation, and tenant improvements for office use (new floor finishes, new paint, new lighting, select new partitions, plumbing fixtures, ADA upgrades, and new stairs and ramp at building entrances). New partitions added to accommodate office spaces were differentiated from original walls by the use of newer materials, storefront glazing and transoms. Existing character-defining features, historic finishes and elements of the building's floor plan, including intact bead board wall and ceiling finishes were identified prior to any work performed, and have been protected and reincorporated into the finished design. The project scope included the restoration and reuse of all wood-frame windows; a single, matching new window was installed into an opening that had been converted to a door. Seismic stabilization required a new perimeter foundation, roof replacement (in kind) and new sheathing, all designed to minimally impact historic finishes and character defining features. New MEP equipment was installed in the unfinished attic space. Building rehabilitation will achieve a LEED Silver certification or better. Construction is largely complete and the building will be occupied in February 2015.

Rehabilitation of Buildings 1818 and 1819

A new tenant, Playgroup, has begun rehabilitation of buildings 1818 and 1819 (Infectious Disease Research Laboratory and Offices, built 1932) and associated site for preschool use for 60 students. The NHLDC-contributing buildings are small (6,000 and 1,600 square feet, respectively) single story over basement, unreinforced masonry structures at the northwest edge of the Public Health Service (PHS) district. The buildings had been vacant for nearly 30 years and over that time sustained substantial vandalism and deterioration. The project will bring the buildings into compliance with current structural, fire and life safety codes for the new use, while retaining and/or restoring the interior floor plans along with all interior and exterior character-defining features of the buildings and site. The scope of work includes: hazardous materials abatement, seismic upgrades (via center core drilling at all perimeter and central corridor walls), new MEP systems, exterior envelope repairs, ADA improvements (including a limited use/limited application lift to service the basement of building 1818), a new deck to connect the two buildings, a new glazed entry vestibule at the rear of 1818,

restoration of historic windows, and select tenant improvements necessary for preschool use (new floor finishes, paint, lighting, ceilings, bathroom fixtures, etc.). In building 1819 a non-historic dropped ceiling will be removed to reveal and restore what was the original test animal operating room skylight.

Site improvements include extension of the existing loop road to encompass both buildings, paving and striping for parking and student drop off zones, and construction of a fenced outdoor play area. The play area will incorporate materials from the Presidio including sand, gravel, and wood in order to complement the natural character of the site. The primary (south) elevation of 1818 will be replanted in a manner that is consistent with the historic landscape character of the PHS buildings. Select tree removals on the north side of the site will be required to accommodate the new use. Building rehabilitation will achieve a LEED Silver certification and has a scheduled completion date of early 2015.



Buildings 1818 (r) and 1819 (l) pictured here in their mothballed condition, prior to the recent rehabilitation project. (2014)

MISCELLANEOUS TENANT IMPROVEMENTS

The text below highlights some minor scope projects that were managed by Presidio tenants. All described projects are documented in Exhibit C.

Building 58 Rear Porch Enclosure

The back porch of residential building 58 (Funston Avenue Officer Family Housing, built 1885) is a secondary space whose size and footprint has been repeatedly altered over time, most recently 8 years ago as part of a neighborhood rehabilitation project. The current project enlarged (by 42 square feet) and enclosed the rear porch for additional storage space. The work included the selective removal of the existing deck, construction of the new deck, three new footings, an enlarged landing, reconstructed stairs and railings, an extended shed roof to match the existing roof in dimension and profile, and enclosure porch with simple 1-over-1 wood frame windows and a door. The new work is compatible with construction and appearance of the existing porch the buildings rear elevation. The work began in

2014 and is expected to be completed in early 2015, all work will be performed by Trust crews or contract workers with Trust oversight.

Building 39 Attic Rehabilitation

The project is a tenant improvement of a third floor (attic) office suite of non-residential building 39 (Sixth Army Headquarters, built 1940). The work includes selective demolition of non-historic, partial height partitions; construction of new interior partitions, interior office windows, doors, frames and hardware; and painting, carpet, finishes and wood floors. The project scope will provide the tenant with a new break room, copy printer room, and storage/server room. The project scope was reviewed in 2014 and is expected to be completed in early 2015.

New Café added to Building 1161

Building 1161 is a former warehouse (1919) rehabilitated to accommodate a spa in 2005. The tenant has proposed the conversion of an existing lounge and meeting space into a café to support their existing use and needs. The new cafe will serve beverages and pre-packaged food. The proposal will add a food service counter, sink, refrigerator and partition wall with shoji screen door with panels. The project includes selective demolition or infill of non-historic walls to accommodate new doors or fill in existing openings. The project proposal will not alter or damage historic finishes or features such as the wood floor, original walls or open ceiling plan with exposed rafters. The project was reviewed in 2014; work is expected to begin and end in early 2015.

Presidio Golf Course Bunker Rehab

The Presidio Golf Course was initially constructed in 1895 and is a contributing resource to the NHL. In early 2014, the Golf Course management team proposed improving existing bunkers (sand traps) near holes 2, 11 and 14 that had poor drainage, held water, did not reflect the historic character of the golf course, and created a customer experience inconsistent with that of the rest of the golf course. This project continued an on-going bunker rehabilitation program that began in 2011 and is expected to be completed in 2016. The work included the removal of existing sand, excavation to add new drainage, and construction of new bunkers. The new landform designs are reflective of golf course architecture in the 1920s and were done in the spirit of the original 1923 Fowler and Simpson re-design of the Presidio's golf course. The project was completed in 2014.

Building 385 Landscape Rehabilitation

This project will rehabilitate a small (3,000-square foot) lawn on the north side of building 385 (built 1955) along Moraga Avenue and west of the entrance walk. The work includes removing the lawn and altering existing irrigation to support an assortment of groundcovers and shrubs similar to the existing plantings, and three or four pine trees aligned with Moraga Avenue. The proposed row of pine trees is consistent with the Community District treatment recommendations from the Main Post Cultural Landscape Report. Originally the trees were Monterey pine (*Pinus radiata*), which is not readily available as a disease resistant variety, therefore an alternate tree, the Cluster Pine (*Pinus piaster*) which is very similar looking to *Pinus radiata* and has recently been approved for use on the Presidio, will be used in its place. A total of 40 new plants, including the row of pines, will be arranged on-site. Additional compatible plantings could fill in the site should funds become available. The project was reviewed in 2014; work is expected to begin and end in early 2015.



Building 38 2nd Floor Tenant Improvements

This project will reconfigure the existing office space on the second floor of historic building 38 (Barracks/Sixth Army Headquarters, built 1940, rehabilitated 2005) for a new tenant. The work includes selective demolition of non-historic book shelves; construction of new interior partitions, interior office windows, doors, frames and hardware; and new lighting fixtures, carpet and painting. The project does not alter or damage existing historic finishes including original perimeter walls, windows, bull nosed window sills, concrete posts, and tile detailing found at the base of some walls and posts. The project was reviewed in 2014; work is expected to begin and end in early 2015.

California Preservation Foundation (CPF) Workshops, Webinars and other Employee Training Opportunities

Robert Thomson served on the California Preservation Foundation (CPF) Education Committee which develops the annual program of approximately 30 training courses (webinars and workshops) for preservation professionals. In March of 2014, Robert Thomson co-organized a webinar titled “Preservation Financing: Funding Preservation Projects.” The 30-minute session provided an introduction to financial incentives and opportunities available for the development of historic properties. Three preservation professionals presented the webinar including real estate developer Adam Engelskirchen, a former Presidio Trust employee, who examined a number of Presidio projects that successfully applied Federal Historic Preservation Tax Incentives. Michelle Taylor attended the webinar.

In October, the Trust helped plan and host two consecutive one-day CPF workshops focusing on Cultural Landscapes (October 8th) and Context Statements and Integrity (October 9th). Both workshops provided a forum for exposing outside professionals to various Trust projects and staff in order to facilitate discussion around effective preservation strategies. At the Cultural Landscapes workshop (title: “Cultural Landscapes – Managing Adaptive Reuse of Historic Landscapes”), speakers provided attendees tools for identifying, evaluating and managing landscape resources using examples from across California, including the Presidio. The second workshop (title: “Context Statements & Integrity – From Big Picture to Seven Aspects”), provided attendees with best practices for assessing integrity and preparing context statements. Trust staff contributed to both programs, and led a series of in-field case study discussions using Trust projects to illustrate subject matter from the classroom workshop. Rob Thomson, Chandler McCoy, Christina Wallace, and Michael Lamb contributed to content development and delivery for the workshop. Representatives from local, state and federal preservation organizations and private firms also spoke and approximately 20 preservation professionals from around the state attended each workshop. On both days, attendees toured the Presidio with the presenters to better understand landscapes and the importance historic contexts in case study projects. Rob Thomson coordinated and attended the event.

National Preservation Institute (NPI) Classes

Although the Presidio Trust did not have an opportunity to host any classes with NPI in 2014, the Trust continued its partnership relationship with the intent of hosting a class in early 2015. Michelle Taylor participated in three separate NPI workshops in 2014 held at the NPS Regional headquarters in San Francisco. In April Michelle attended a two-day workshop “Landscape Preservation: An Introduction” followed by a one-day course “Landscape Preservation: Advanced Tools for Managing Change.” In October Michelle attended a two-day course “Section 106: A Review for Experienced Practitioners.”

Advisory Council on Historic Preservation (ACHP) Class

In September, Historic Compliance Coordinator Michelle Taylor and Archaeology/Heritage Technician Montse Osteryle, attended a two-day course organized by the ACHP. The course, “Section 106 Essentials,” was held in Oakland and was led by ACHP employees. The instructors reviewed the National Historic Preservation Act with special focus on the requirements and procedures of Section 106.

National Trust for Historic Preservation Annual Conference

In November, Michelle Taylor attended the 2014 National Preservation Conference, “PastForward” in held in Savannah, Georgia. The conference continued the NTHP tradition of partnering with local preservation organizations to showcase historic preservation challenges and successes of a region. Michelle participated in conference seminars, workshops and field sessions.

US/ICOMOS International Intern Exchange Program

The Trust continued its participation in the US/ICOMOS International Intern Exchange Program, which over the years has brought highly-qualified young professionals from around the globe to the Presidio. This year, Trust compliance and archaeology staff hosted Ignacio Pons-Sorolla, a historic preservation architect from Madrid, Spain currently at work on his doctoral thesis. Ignacio worked with compliance staff to research, survey and document the Presidio Theatre (building 99) for an upcoming Historic Structure Report (HSR). His work advanced the Trust’s efforts to document the condition of this WPA-era movie theatre and make recommendations for its maintenance and future rehabilitation. Trust staff organized field trips to complement Ignacio’s time with us to other GGNRA sites (Fort Baker, Lands End, Alcatraz) and Hamilton Air Force Base in Novato.

Historic Cements Conference

In September the Society for the Preservation of Historic Cements, Inc. and the Presidio Trust co-hosted the Fifth American Historic Cements Conference. In addition to seminars, presentations and tours at the Presidio, the two-day conference offered an opportunity to visit historic cement buildings and structures at Alcatraz and other local sites. Christina Wallace coordinated and attended the conference.

Educational Tours at the Presidio

In 2014 Rob Thomson, Rob Wallace, Christina Wallace, Chandler McCoy and Michael Lamb and others provided educational tours and presentations at the Presidio for a number of peers in the preservation and built environment professions. These tours showcased the successes and lessons learned through preservation efforts at the Presidio. Visitors included faculty and alumni from the University of Washington Department of the Built Environment, members of the Urban Land Institute, National Park Service employees from the Golden Gate National Recreation Area, San Francisco Architectural Heritage board members, staff from Parks Victoria (Australia), City and County of San Francisco Planning Department staff, and the bi-annual reunion of Richard Morris Hunt Scholars (a French/American exchange program for historic architects).

American Institute for Conservation of Historic and Artistic Works (AIC) Annual Conference

In May the Trust contributed to the 2014 AIC Annual Conference held this year in San Francisco. The theme of the conference was “Conscientious Conservation: Sustainable Choices in Collection Care” and aimed to explore how sustainability can be applied to conservation. Christina Wallace hosted a tour of Main Post projects at the Presidio including the Presidio Inn, the Montgomery Street Barracks, and the Officers’ Club.

FlipSide History Event

FlipSide, an offshoot of the San Francisco Museum and Historical Society organization, hosts parties, lectures, pub crawls and other events that celebrate the history of San Francisco. One such event, “Dog Gone History,” explored San Francisco’s historical relationship with pets and featured a presentation by Christina Wallace on the origins of the Presidio’s Pet Cemetery.



Civita Institute Fellowship

Rob Wallace and Christina Wallace were selected for the Civita Institute Fellowship as Professionals-in-Residence. Their six-week fellowship produced a Facilities Management and Maintenance Plan for five fifteenth century stone buildings in the Italian hill town of Civita di Bagnoregio.

Columbia University's Historic Preservation Program 50th Anniversary Exhibit

The Trust's Columbia University alumni were invited to participate this year in an exhibit celebrating the 50th anniversary of the Historic Preservation program within Columbia's Graduate School of Architecture, Planning and Preservation (GSAPP). The exhibit was organized to acknowledge and celebrate the accomplishments of Columbia's Historic Preservation program and its alumni. The Trust provided images of historic preservation projects executed with the help of past and present staff. The Presidio Trust staff currently includes four graduates of the Columbia's Historic Preservation Master's program: Christina Wallace, Rob Thomson, Michelle Taylor and Ann Ostrander.

2014 ANNUAL REPORT OF NHPA COMPLIANCE ACTIVITIES

Exhibit L: Public Outreach

This section includes summaries of Presidio Trust projects that sought public involvement due to their scale and complexity. The projects listed below were either commenced or completed in the calendar year 2014, or had the vast majority of the work performed during the year and were not captured in other sections of the report.

Future Plans at the Former Commissary Site

In 2014, the Presidio Trust Board finalized a decision regarding the future plans of the former Commissary Site, ultimately deciding to hold off on any development until the completion of the new Presidio Parkway Project. In 2013, the Presidio Trust invited the public to comment on the future of a former commissary site at Mid-Crissy Field on Old Mason Street. The site is currently occupied by a 97,000 sq/ft non-historic (built 1989) commissary building housing a retail tenant (Sports Basement). In December 2011, the Presidio Trust completed the *Mid-Crissy Area Design Guidelines*, which established a series of specific planning, design and land use principles for the area, and in November 2012 the Trust issued a Request for Concept Proposals (RFCP). The Trust received sixteen responses; the public was invited to provide comment on the responses through a series of engagements, including at a public meeting of the Presidio Trust Board of Directors held in April 2013.

After considering public comment and engaging with a number of the teams directly, the Trust invited three finalists - The Bridge/Sustainability Institute, Lucas Cultural Arts Museum, and The Presidio Exchange - to continue in the process via a Request for Proposals (RFP) that was issued in May 2013. In the summer and fall of 2013, the three teams presented their concepts for public and Board review at various public meetings and an open house. The Presidio Trust collected public comment throughout the period of review. Based on public comment and Trust reviews, the Board of Directors requested further clarification and/or design revisions from each of the three teams. Revised final proposals were submitted for public and Trust review in January of 2014. In February, shortly following the revised submittal the Presidio Trust Board, decided not to pursue any of the proposals.

Public Comment on the New Presidio Parklands Project (NP3)

In 2014 the Presidio Trust, along with our partners the Golden Gate National Parks Conservancy and the National Park Service, began an exciting project to design a new 13-acre landscape as part of the new Presidio Parkway Project (formerly Doyle Drive). A public engagement program continued through the calendar year, including an exhibit in the Trust headquarters (building 103) that featured project boards and video presentations from each team, which was complemented by a series of public meetings, site walks and comment opportunities. More than 13,000 individuals visited the exhibit or the website and nearly 1,600 public comments were submitted and posted to the project website. On August 29 the Trust initiated consultation under Stipulation IV of the 2014 PTPA on a landscape rehabilitation effort. A full description of the agency's activities around this project is found in Exhibit G of this report.

Appendix A

Appendix B



PRESIDIO TRUST PROJECT SCREENING FORM

Filing of Project Screening form is in compliance with Section 1010.1(a) of the Presidio Trust's Regulations implementing the National Environmental Policy Act and Section VIII of the Programmatic Agreement among the Presidio Trust, National Park Service, the Advisory Council on Historic Preservation and the California State Historic Preservation Officer regarding the Presidio Trust Management Plan and various operation and maintenance activities for Area "B" of the Presidio of San Francisco, Golden Gate National Recreation Area, and pursuant to Section 106 of the National Historic Preservation Act of 1966, as Amended.

(To be completed by N² Division only)

Submittal Date

Project No.

☐ NHPA / ☐ NEPA

PART I

A. GENERAL INFORMATION

Project Title:			
Project Location / Site:			
Planning Area:			
Major / Minor Work Order			
Proposed Start		Proposed Completion	
Project Manager / Title			
Trust Department			
Phone Number		Fax Number	

B. PURPOSE AND NEED

Describe below the reason for proposing the project at this time and what the project hopes to accomplish.

C. WORK PLAN SPECIFICS

Describe below how the project would be implemented. Be as specific as possible about dates and methods. The form must include a project location map and the following attachments as needed: site plans, design and/or construction drawings, photographs, cut sheets, other graphics.

D. PROJECT COORDINATION

If implemented, would the project:

1.	Require a Building Permit and/or an Excavation Clearance?	
2.	Require outside review/consultation? e.g. California Environmental Quality Act (CEQA), Regional Water Quality Control Board (RWQCB), US Fish and Wildlife Service (USFWS), or Native American tribes.	
3.	Be within Area A or have the potential to affect Area A lands, and require National Park Service NEPA or 5X Review?	
4.	Disturb soil in the drip line of a building? If so, has the remediation program for lead-based paint soil been initiated?	
5.	Would this project generate controversy or questions from the public, and hence require public outreach and education? Does it require notice in the Presidio Post? <i>if "Yes", explain here:</i>	
6.	Be within an environmental land use control zone? <i>If unknown, consult the Environmental Protection Specialist at 561-2756</i>	

PRESIDIO TRUST PROJECT SCREENING FORM

If implemented, would the project:

7.	Have design components (such as aesthetic/visual features, architectural/interior design elements, designed landscape components or special maintenance/sustainability considerations) that do not give rise to potential environmental effects, but may require additional review? <i>If unknown, consult the Design Review Committee Coordinator at 561-5367</i>	
----	---	--

E. ALTERNATIVES CONSIDERED

*Describe below all alternatives considered including timing, cost, potential environmental effects, and/or logistical issues that influenced the rejection of each alternative. **“No Action” should always be one alternative considered.** Proposals that do not document alternatives considered will be returned to the Project Manager for further information*

F. CONSULTATION

Early consultation with the N² and resource staff will expedite the review process. Describe below communication with Trust resource specialists or input from outside agencies or experts. Any potential environmental impacts identified must be discussed with the relevant staff specialist.

PART II

*“Yes” answers must be accompanied by an **explanation of how the potential impact will be avoided.** Justify “No” answers with an explanation when needed.*

If implemented, could the project:

1.	Affect a known historic property, an archeologically sensitive area, cultural landscape or other National Historic Landmark District contributing feature?	
	<i>If unknown, consult the Historic Compliance Coordinator</i>	
	<i>Explain:</i>	
2.	Destroy, remove or replace historic fabric?	
	<i>Explain:</i>	
3.	Introduce, reintroduce or remove non-historic elements (physical, visible, audible, and atmospheric) of a historic structure or environment?	
	<i>Explain:</i>	
4.	Cause deterioration of historic fabric, terrain or setting?	
	<i>Explain:</i>	
5.	Substantially alter any ground cover or vegetation and/or diminish habitat? Affect an endangered, rare or threatened species?	

PRESIDIO TRUST PROJECT SCREENING FORM

Explain:

17. Substantially increase the amount of energy or water used? Use sustainable materials and/or appliances designated in the Presidio Green Building Guidelines?.....

Explain:

18. Substantially increase the amount of waste generated?

Explain:

19. Increase light or glare?

Explain:

20. Block an existing view, be visually intrusive or contribute to a degraded visual condition?.....

Explain:

21. Maintain or create a public or employee safety or health hazard?.....

Explain:

22. Create or contribute to a fire hazard or increase the demands for fire department services? Increase demand for police services or create an attractive nuisance?.....

Explain:

Comments, Questions and Suggestions:

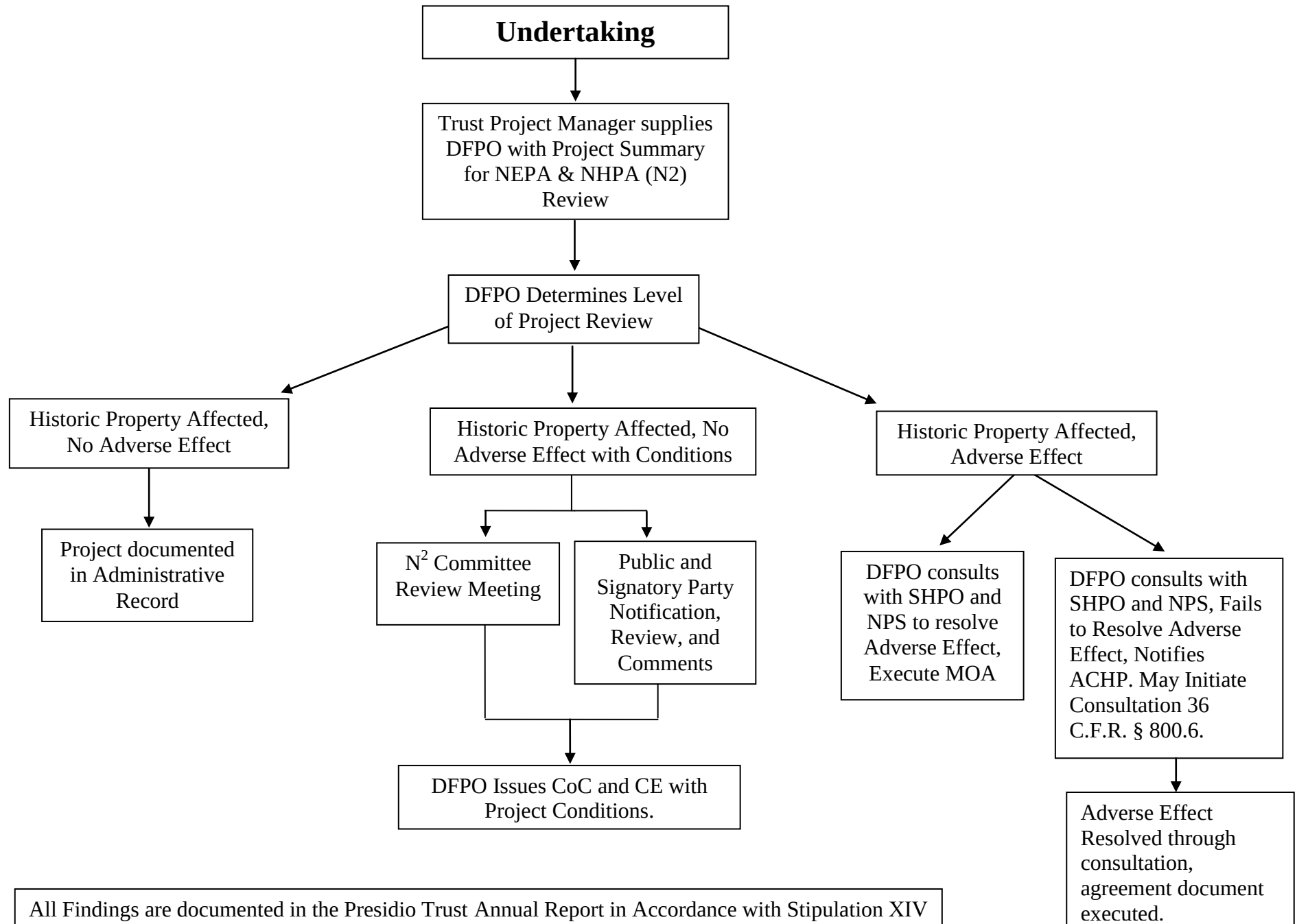
Did you find this new format user-friendly?..... ☐ Yes ☐ No
Why?

PRESIDIO TRUST PROJECT SCREENING FORM

	<i>Explain:</i>	
6.	Attract animal or insect pests?	
	<i>Explain:</i>	
7.	Inhibit surface water drainage, alter the landscape topography, lead to increased runoff or erosion or compromise slope stability?	
	<i>Explain:</i>	
8.	Involve handling and/or storage of hazardous substances?	
	<i>Explain:</i>	
9.	Degrade surface or ground water quality? Substantially alter the type of wastewater generated to the sanitary sewer system or storm drainage?	
	<i>Explain:</i>	
10.	Affect wetland, riparian or coastal habitat?	
	<i>Explain:</i>	
11.	Be inconsistent with existing or formally proposed land use plans or policies (i.e. the Presidio Trust Management Plan and Mitigation Monitoring Enforcement Program, Vegetation Management Plan etc.)? <i>If unknown, consult the Environmental Protection Specialist</i>	
	<i>Explain:</i>	
12.	Impact current or planned visitor services? Alter current visitor access (parking, trails, roads, etc.)?	
	<i>Explain:</i>	
13.	Greatly increase the demand for parking?	
	<i>Explain:</i>	
14.	Substantially increase traffic congestion, traffic volume, or adversely affect traffic safety for vehicles, pedestrians and bicyclists?	
	<i>Explain:</i>	
15.	Substantially increase vehicle emissions or emissions of other air pollutants? Generate nuisance dust or odors?	
	<i>Explain:</i>	
16.	Perceptibly increase the background noise levels or expose people to loud noise?	

Appendix C

The Presidio Trust N² Process



Appendix D

ongoing; and regardless of eligibility or contributing status of those resources the Trust does not propose to change the Main Post Update to the PTMP projects associated with those resources; and

WHEREAS, the Trust has consulted with the National Park Service’s PWRO and the GGNRA regarding the effects of the undertaking on historic properties and has invited them to sign this Programmatic Agreement (Agreement) as an invited signatory; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1) and Stipulation X of the PTPA, the Trust has notified the ACHP of its adverse effect determination providing the specified documentation, and the ACHP has chosen to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii); and

WHEREAS, pursuant to 36 CFR § 800.2 (c)(5) the National Trust for Historic Preservation, Presidio Historical Association, San Francisco Architectural Heritage, Descendents of the de Anza and Portola Expedition, Sierra Club, National Parks Conservation Association, Barbara Voss (archaeologist), People for a Golden Gate National Recreation Area, Cow Hollow Association, Neighborhood Association for Planning at the Presidio, Laurel Heights Improvement Association, Marina Community Association, San Francisco Film Society, Interfaith Center at the Presidio, Contemporary Art Museum at the Presidio, and Larkspur Hotels and Restaurants have participated in the consultation, and have been invited to be concurring parties to this Agreement; and

WHEREAS, the Trust consulted with representatives of Native American groups identified by the California Native American Heritage Commission as having knowledge of cultural resources in the project area and San Francisco County, and has incorporated comments from that consultation into this Agreement; and

WHEREAS, the Trust documented the findings of effect in a document called *Finding of Effect for the Main Post Update* (Appendix B), which was released in July 2009; and

WHEREAS, the ACHP requested a report from the Director of the NPS under Section 213 of the National Historic Preservation Act (NHPA) [16 U.S.C. § 470u] detailing the significance of the NHL, describing the effects of the Undertaking on the NHL, and recommending measures to avoid, minimize, or mitigate adverse effects, in August 2008; and

WHEREAS, the National Park Service’s PWRO submitted its completed Section 213 report to the ACHP in April 2009 (available on the Trust website at <http://www.presidio.gov/trust/projects/mp/mpdocs.htm>) which concurred with the Trust’s finding of adverse effect, and informed the consultation; and

WHEREAS, the Art Museum proposal included in the February 2009 MPU was withdrawn in July 2009; and

WHEREAS, the Trust, through the consultation process and in compliance with the NHPA, including Sections 106 and 110(f), has modified the Undertaking to avoid, minimize or mitigate the adverse effects identified in the *Finding of Effect for the Main Post Update*, and described this modified Undertaking in a *Final Main Post Update* (August 2010); and

WHEREAS, the Trust has proposed the removal or relocation of Buildings 40 and 41 as part of the El Presidio: The Birthplace of San Francisco project; and

WHEREAS the Trust is conducting a parallel review process in accordance with the National Environmental Policy Act (NEPA) for the development of a Supplemental Environmental Impact

Statement, which has included the solicitation of public input on the potential impacts of the Undertaking on historic properties; and

WHEREAS, all projects located in the Main Post that are not described in the following stipulations will be reviewed according to Stipulation VII of the Presidio Trust Programmatic Agreement (PTPA); and

NOW, THEREFORE, the Trust, ACHP, SHPO, and NPS agree that the Undertaking will be implemented in accordance with the following stipulations in order to take into account the effect of the Undertaking on historic properties.

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143
144 **STIPULATIONS**
145

146 The Trust shall ensure that following measures are carried out:
147

148 **I. ROLES AND RESPONSIBILITIES**

149 A. The Presidio Trust, the SHPO, and the NPS will review and comment on draft designs
150 submitted in accordance with Stipulation II(C) and draft and/or comment on documents
151 submitted in accordance with Stipulation II(B), (D) and (E), may raise and resolve
152 objections according to Stipulation V(A) and may amend or terminate this agreement
153 according to Stipulation VI. The NPS, as an invited signatory, will have the same roles
154 and responsibilities as the other signatory parties. The Trust will be responsible for
155 organizing public meetings, distributing materials for review during the design
156 development process, and reporting in accordance with Stipulations II(C) and IV(A).

157 B. The ACHP may raise objections according to Stipulation V(A) and resolve objections
158 according to Stipulation V(B) and may amend or terminate this agreement according to
159 Stipulation VI. The ACHP will not participate in design reviews described under
160 Stipulation II(C).

161 C. Concurring parties may review and comment on draft designs and treatment plans
162 submitted pursuant to Stipulation II(C) and may raise objections according to Stipulation
163 V(B). Consulting parties that do not concur with the PA-MPU will have the same
164 participation opportunities as the public.

165 D. The public may participate and comment in public meetings according to Stipulation II(C).

166 **II. TREATMENT OF HISTORIC PROPERTIES**

167 **A. Summary of Treatment Measures and Limits of New Construction**

168 For components of the Undertaking determined to result in adverse effects to historic
169 properties and to the cultural landscape as documented in the final Finding of Effect for
170 the Main Post Update (Appendix B), measures to avoid, minimize and mitigate the
171 adverse effects of the Undertaking are described below. References below to the
172 “Secretary’s Standards” refer to the Secretary’s Standards for the Treatment of Historic
173 Properties: Standards for Preservation, Rehabilitation, Restoration and Reconstruction
174 (NPS, 1995 and updates); the Secretary’s Standards for Treatment of Cultural Landscapes
175 (NPS, 1996 and updates); and/or the Secretary’s Standards and Guidelines for
176 Archaeology and Historic Preservation (NPS, 1983 and updates). It would not be
177 uncommon for multiple standards to apply to a single component of the Undertaking.

178 **1. Project-Specific Treatments**

179 **a. El Presidio: The Birthplace of San Francisco**

180 The archaeological program at El Presidio may only proceed as follows:

181 i. Standards and guidelines to direct archaeological efforts at El Presidio will be
182 developed and will apply to all work undertaken at the site, including work by
183 professional and academic partners of the Trust; terms and details for these
184 standards and guidelines to direct archaeological methods at El Presidio are set
185 forth in Stipulation II(H).

186 ii. Treatment recommendations will be developed for the phased implementation
187 of an interpretive landscape at El Presidio, including:

188 1. Reduction of parking from 252 daily stalls to 75 daily stalls, and;

189 2. Measures to periodically close Moraga Avenue, Mesa and Graham
190 Streets using removable bollards for ongoing excavation and special
191 events, and;

192 3. Representations of the dimensions and layout of the colonial
193 settlement, and measures to rehabilitate the character-defining features of
194 the *plaza de armas*.

195 Review of schematic designs for above will be conducted according to terms set
196 forth in Stipulation II(C).

197 iii. Prior to implementing a course of action involving NHL-contributing
198 Buildings 40 or 41 the Trust will consult with signatory and concurring parties
199 according to terms set forth in Stipulation II(C)(2).

200 **b. Archaeology Lab and Curation Facilities**

201 Rehabilitation, new construction, and demolition associated with the
202 Archaeology Lab and Curation Facility may only proceed as follows:

203 i. NHL-contributing Building 46 will be demolished. Prior to demolition,
204 Building 46 will be fully documented according to the Historic American
205 Buildings Survey (HABS) according to terms set forth in Stipulation II(D).

206 ii. A connecting structure not to exceed 500 square feet (sq/ft) will be constructed
207 between Buildings 47 and 48, with a height not to exceed the roof ridge of
208 Buildings 47 and 48; new construction will follow conceptual plans attached as
209 Appendix C; review of rehabilitation and new construction for Buildings 47, 48,
210 and the new connector will be conducted according to terms set forth in
211 Stipulation II(C), and will follow conceptual plans attached as Appendix C.

212 iii. The Trust and NPS-GGNRA will cooperatively draft an agreement on the
213 management of archaeological collections recovered from the Presidio NHL
214 within six (6) months of executing this agreement.

215 **c. Presidio Lodge**

216 Rehabilitation and new construction associated with the Presidio Lodge may only
217 proceed as follows:

218 i. Non-NHL contributing Building 34 will be demolished.

219 ii. Total new construction for lodging use on the site bound by Lincoln
220 Boulevard, Sheridan Avenue, Graham and Anza Streets will not exceed 70,000
221 sq/ft (reference conceptual site plan attached as Appendix D).

222 iii. New construction will be roughly based on the historic barracks layout that
223 was present between Anza and Graham Streets (ca. 1860-1945), with heights not
224 to exceed 30'; the southern edge of new construction will be set back no less than
225 150' from Building 95 (reference conceptual site plan attached as Appendix D).

226 iv. Designs for foundations, utility connections and underground parking using
227 the basement of Building 34 will take into account the presence of subsurface
228 archaeological features, and the Trust will seek solutions through the review
229 process to avoid adverse effects associated with excavation.

230 v. Buildings 86 and 87 may be adaptively reused for lodging according to
231 treatment recommendations in an HSR, developed according to terms set forth in
232 Stipulation II(E) and the Secretary's Standards.

233 vi. Prior to completion of schematic designs for the Presidio Lodge, an
234 Archaeological Management Assessment (AMA) will be prepared (reference
235 Stipulation II(G)). If the AMA anticipates an adverse effect to archaeological
236 features, the Trust will draft a proposed Treatment Plan according to terms set
237 forth in Stipulation II(G)2.

238 vii. Reviews of rehabilitation and new construction will be conducted according
239 to terms set forth in Stipulation II(C) and will follow conceptual plans attached as
240 Appendix D.

241 **d. Presidio Theatre**

242 Rehabilitation and new construction associated with the Presidio Theatre
243 (Building 99) may only proceed as follows:

244 i. The *Finding of Effect for the Main Post Update* acknowledges that construction
245 of an 18,000 sq/ft addition would have an adverse effect on the Theatre. In order
246 to minimize that effect, Building 99 and its surrounding landscape will be
247 rehabilitated and new construction designed according to the treatment
248 recommendations in an HSR, developed according to terms set forth in
249 Stipulation II(E). The HSR will presume an addition of 18,000 square feet.;

250 ii. The interior of Building 99 will be retained as a single auditorium.

iii. An addition not to exceed 18,000 sq/ft, including a transparent connector, may be located to the west of Building 99, with a height not to exceed the eave of Building 99.

iv. Designs for the addition will take into account the presence of subsurface archaeological features, and the Trust will seek solutions through the review process to avoid adverse effects associated with excavation.

v. Review of rehabilitation and new construction will be conducted according to terms set forth in Stipulation II(C) below, and will follow conceptual plans attached as Appendix E.

e. Presidio Chapel

Rehabilitation and new construction associated with the Presidio Chapel (Building 130) may only proceed as follows:

i. In order to minimize the effect of an addition, Building 130 and its surrounding landscape will be rehabilitated and new construction designed according to the treatment recommendations in an HSR, developed according to terms set forth in Stipulation II(E). The HSR will presume an addition of 4,000 square feet.

ii. An addition not to exceed 4,000 sq/ft may be located to the west of Building 130, with a height not to exceed the sills of the west elevation windows; the addition will be perpendicular to the west wall of the sanctuary, allowing a large portion of the west wall to be visible.

iii. Designs for the addition will take into account the presence of subsurface archaeological features and the Trust will seek solutions through the review process to avoid adverse effects associated with excavation.

iv. Review of rehabilitation and new construction will be conducted according to terms set forth in Stipulation II(C), and will follow conceptual plans attached as Appendix F.

f. Pedestrian Access & Parking Improvements

Pedestrianization of specified roads and development of the following parking facilities in the Main Post may only proceed in accordance with the Secretary's Standards and as follows:

i. Traffic signals will not be installed at any location in the Main Post.

ii. Portions of Arguello Boulevard (between Moraga and Sheridan Avenues) and Sheridan Avenue (between Graham and Montgomery Streets) will be closed to vehicular traffic using removable bollards; historic widths and alignments of these NHL-contributing resources will be retained and roads will be resurfaced with a historically compatible paving material; reviews for treatment of historic roads will be conducted according to terms set forth in Stipulation II(C).

iii. In coordination with the SHPO, a determination of eligibility (DOE) to the National Register of Historic Places (NRHP) will be completed regarding Building 385 in accordance with Stipulation II(I), as associated with the Moraga Avenue parking lot, within three (3) months after the execution of the Agreement. If the building is found eligible to the NRHP the building will be documented in accordance with Stipulation II(D)(1).

iv. Parking lots at Taylor Road and Moraga Avenue will be developed to avoid adverse effects to Buildings 113, 118 and 386, according to conceptual plans attached as Appendix G; treatment of archaeological resources will follow terms set forth in Stipulation II(G).

v. The Main Post Bluff parking facility will be developed according to conceptual plans attached as Appendix G; an archaeological Identification Plan will be developed for the Main Post Bluff parking facility prior to completion of schematic designs. An AMA will be prepared based on any additional testing that may be required according to the Identification Plan. If the AMA anticipates an adverse effect to archaeological features, the Trust will draft a proposed Treatment Plan according to terms set forth in Stipulation II(G)2.

vi. Reviews for the design of the parking facility will be conducted according to terms set forth in Stipulation II(C).

B. Development of Design Guidelines & Cultural Landscape Documentation

1. Cultural Landscape Report

The Trust will organize, update and supplement existing cultural landscape documentation into a Cultural Landscape Report for the Main Post (CLR-MP) according to the format recommended by Chapter 7 (Management of Cultural Landscapes) of NPS 28: Cultural Resource Management Guideline within six (6) months of the execution of this agreement document. The CLR-MP will be developed according to the process described in Appendix K.

Focused cultural landscape and planning & design guidelines may be completed for the Chapel, Theater and Taylor Road Parking areas prior to the completion of the broader CLR-MP and Main Post Planning & Design Guidelines. These focused studies would receive the same level of review as the larger studies, as described in Appendix K.

2. Main Post District-Wide Guidelines

The Planning District Concepts and Guidelines for the Main Post District that are included in the 2002 PTMP (pp. 62-69) remain the overarching guidance under this Agreement. The Trust will also revise the February 2007 Main Post Planning & Design Guidelines (available on the Trust's website at www.presidio.gov) according to the Final Main Post

Update within six (6) months of the execution of this agreement. The updated Main Post Planning & Design Guidelines will be appended to the CLR-MP, and developed according to the process described in Appendix K.

3. Project-Specific Design Guidelines

Project-specific design guidelines for the Presidio Lodge, Presidio Theatre and Presidio Chapel will be based on the CLR-MP, revised Main Post Planning and Design Guidelines, and treatment recommendations in the HSRs for the applicable buildings. These design guidelines shall be finalized as part of the HSR for each project, and shall constitute final design guidelines, to be considered in project design reviews as set forth in Appendix K.

4. Coordination with Design of the Main Parade

- a. Guidelines will be included in the updated Main Post Planning and Design Guidelines to ensure compatibility between the Presidio Lodge design and the rehabilitated Main Parade.
- b. Project specific design guidelines for the Presidio Lodge will incorporate directives from the Main Post Planning and Design Guidelines ensuring compatibility between the new Lodge construction and the adjacent Main Parade.
- c. Prior to finalizing schematic designs for the eastern edge of the Main Parade (also known as the “Anza Esplanade”, reference Appendix H), the Trust will hold a public meeting on the proposed design for that feature.
- d. Following the public meeting the Trust FPO or designee will distribute a 90% design development submittal to the signatory and concurring parties for review. The design submittal will be made available via the Trust website (www.presidiotrust.gov), in hard copy in the Trust’s Library, or in hard copy mailed upon request.
- e. Written comments from the signatory parties on these design submissions received by the Trust within twenty-one (21) calendar days of the submission will be considered. If a party does not comment within twenty-one (21) calendar days, and does not notify the Trust and request an additional period to submit comments that shall not exceed ten (10) calendar days, the Trust may proceed.

C. Project Design Reviews – New Construction and Rehabilitation

1. Design Review Steps, Process for PA-MPU Projects

- a. Using site-specific and district-wide design guidelines, the design guidelines in the PTMP, and/or treatment recommendations from HSRs, the Trust FPO or designee will work with project proponents to develop designs for new construction and rehabilitation described under Stipulation II(A)(1)(a-f).
- b. The Trust is responsible for ensuring that design submittals are complete prior to distributing them for review. These designs will be submitted to signatory and concurring parties, and the public, for further consultation and comment according to the processes described in Appendix K.
- c. The Trust FPO or designee will be responsible for notifying participating parties of the intent to hold public meetings and on-site briefings in accordance with Appendix K at least thirty (30) calendar days prior to the event taking place.

2. Consultation on Treatment of Buildings 40 and 41

- a. Prior to completion of schematic designs for El Presidio interpretive landscape, and after the completion of the CLR, the Trust will initiate consultation with signatory and concurring parties to determine the appropriate treatment of Buildings 40 and 41, and will consider all measures for avoidance, minimization or mitigation.
- b. Because the landscape design for El Presidio will be phased, phases of the plan that do not propose to adversely affect Buildings 40 and 41 may proceed according to the process described in Appendix K. Implementation of earlier phases of the treatment plan will not preclude any outcome as to the final treatment of Buildings 40 or 41.
- c. The Trust FPO or designee will initiate consultation by notifying signatory and concurring parties of its intent to hold a public meeting thirty (30) calendar days prior to scheduling the meeting. Trust staff will present proposals, with the full range of treatment options, related to the above-referenced project at the session and will solicit comment from attendees. Following the public meeting, the Trust, NPS, SHPO and concurring parties will meet to consider the proposals and comments from the meeting and discuss how effects should be resolved.
- d. Where the parties agree on how effects will be resolved, they shall document such agreement along with a process for implementing the terms of agreement (including, but not limited to, documentation, rehabilitation and/or relocation plans, or other mitigation measures).
- e. If, after consultation, the parties do not agree on how effects will be resolved, then the FPO or designee shall notify the ACHP and treat the matter as an objection under the terms of Stipulation V(A) Dispute Resolution.

D. HABS/ HAER/HALS Documentation & Other Mitigation Measures

1. Prior to demolition of Building 46, finalizing the treatment plan for Buildings 40 or 41, or demolition of any building that has been found individually eligible to the NRHP in accordance with Stipulation II(I) or that is subsequently found to be contributing to the NHL, the Trust will complete recordation and documentation of these resources, as necessary, in accordance with the *Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation*, prior to start of construction. The Presidio Trust shall consult with the NPS HABS/HAER/HALS program in the PWRO to determine the level and kind of recordation appropriate for the resources.
2. In addition to the requisite copies for final submission to the Heritage Documentation Programs, the Trust will make archival, digital and bound library-quality copies of HABS/HAER/HALS documentation available, as appropriate, to the NPS/GGNRA Archives and Records Center.
3. The signatory parties may develop additional mitigation measures to resolve the demolition of eligible or contributing buildings through consultation not to exceed fifteen (15) calendar days. Where the signatory parties agree on the development of additional mitigation measures, they shall document such agreement along with a process for implementing the terms of agreement. If, after consultation, the signatory parties do not agree on the development of additional mitigation measures, then the FPO or designee shall notify the ACHP and treat the matter as an objection under the terms of Stipulation V(A) Dispute Resolution.

E. Historic Structures Reports

1. The Trust will prepare HSRs for Buildings 86/87, 99 and 130. The HSRs will be written in accordance with the standards established in *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* (National Park Service, 2005). The HSRs will include a history of the property/building, construction history, archaeology, architectural evaluation, conditions assessment, maintenance requirements, recommendations for proposed work, copies of original drawings and specifications (if available), current drawings if different from the original, and historic and current photographs.
2. HSRs will be developed following the execution of this agreement document, and completed prior to additional design development. HSRs will be developed according to the process described in Appendix K.

F. Salvage

For the historic properties that will be demolished under Stipulation II(A), the Trust's qualified personnel will conduct a documented inspection to identify architectural elements and objects that may be reused in rehabilitating similar historic structures, or that may be preserved in a museum collection in accordance with the Secretary's Standards. These decisions will be included in the annual report submitted according to Stipulation IV(A).

G. Archaeology Process

The Trust shall take all reasonable measures to protect archaeological sites and features identified inside the NHL. To accomplish this and inform the design process, an

Archaeological Management Assessment (AMA) shall be prepared for individual projects or groups of related projects described under Stipulation II(A)(1)(a-g) by a qualified archaeologist prior to the completion of schematic design. The Trust's Principal Archaeologist will provide copies of completed AMA's in the Trust's PTPA Annual Report. Based on the assessment in the *Final Finding of Effect*, the AMA will outline a course of action for the projects. This course of action shall include one or more of the following:

1. Identification Plan

A project-specific plan shall be developed at the completion of the schematic phase for projects anticipated to have an adverse effect but that require further identification to understand the content and dimensions of the features, to assess the nature and extent of the effect, and/or to guide continuing efforts to avoid or minimize the adverse effect. For archaeological features identified the Trust may assume eligibility. Identification will further refine recommendations in the AMA and may lead to a monitoring or treatment plan.

2. Treatment Plan

A project-specific plan shall be developed for those projects that have unavoidable adverse effects and where existing identification is sufficient to proceed to treatment, or for which further identification is incorporated within the treatment plan. If through identification the plan anticipates and includes the treatment of prehistoric resources the Trust will seek to incorporate Native American comments and concerns, taking into account direct affects to cultural resources as well as indirect affects to Native American cultural values. The plan will describe protection measures for unaffected archaeological features, relevant research questions to be answered, methods for data recovery, monitoring during construction, responsibilities and coordination, and the interpretation and curation of recovered materials. The plan will describe the mitigation sufficiently to serve as a scope of work and for the purpose of developing a budget. Treatment Plans will be reviewed according to terms set forth in Appendix K.

3. Monitoring Plan

A project-specific plan shall be developed for those projects that are not anticipated to have an adverse effect, or that have been designed to avoid adverse effect during design development but that nonetheless are within proximity to identified or predicted archaeological features. The monitoring plan will describe measures to protect archaeological features, and in the event that Native American human remains are encountered will include protocol measures adhering to NAGPRA and all applicable state and federal laws; the monitoring plan will also include the proposed location and frequency of monitoring along with required documentation procedures. Measures to identify, assess, and determine the appropriate treatment of archeological features should they be encountered will be consistent with the discovery protocols.

4. Discovery Protocol

A standard response protocol shall be developed by the Trust within thirty (30) calendar days of the execution of this agreement for all projects in the event of a discovery. For projects without any anticipated effects, this will be the only condition required prior to implementation. In the event of a discovery the Trust may assume

eligibility for the purposes of treatment. Should circumstances arise where the Trust cannot address discoveries in a manner consistent with the protocol, the Trust shall notify the SHPO and NPS of the discovery and any project-related time constraints, then agree upon reasonable time frames for consultation. The Trust shall take into account any timely comments prior to making a final decision on treatment. This protocol will describe the Trust's methods to comply with the Archaeological Resources Protection Act and Native American Graves Protection and Repatriation Act.

H. Archaeology Program for El Presidio and the Main Post

In keeping with the Secretary of the Interior's Standards for Preservation Programs pursuant to Section 110 of the NHPA (1998) the Trust shall institute an archaeology program to further identify, research, and use the archeological sites and features within the NHL as public interpretive facilities. This effort will focus on El Presidio and will include ongoing scholarship, incremental conservation-minded excavation, landscape commemoration that preserves subsurface features, interpretation of the archaeology process and findings for the public, and dissemination of the information being recovered through educational programs. To provide necessary detail for the management approach, the archaeological methods involved, and the landscape designs for the site of El Presidio described under Stipulation II(A)(1)(a), the Trust will further develop the following documents:

1. Levantar

The Trust shall update and finalize *Levantar* the Archaeological Management Plan (AMP) for El Presidio (drafted and reviewed in 2004 per Stipulation XII(E) of the PTPA, and available on the Trust's website at www.presidiotrust.gov) within ninety (90) calendar days of the execution of this agreement to reflect the direction provided in the Main Post Update and in this Agreement. Following execution of this Agreement, the updated version of *Levantar* will be distributed to the signatory and concurring parties to this PA via the Trust's website (www.presidiotrust.gov) and via hard copy in the Trust's Library for comment. Written comments from the parties that are received by the Trust within ninety (90) calendar days of the review session will be considered. If a party does not comment within ninety (90) calendar days, and does not notify the Trust to request an additional period to submit comments that shall not exceed ten (10) calendar days, the Trust may proceed with finalization of the document.

2. Standards and Guidelines

The Trust shall develop standards and guidelines to direct archaeological methods at El Presidio and the Main Post for field investigations, laboratory processes, mapping, and reporting. These standards and guidelines will facilitate both current interpretation and future research, and will ensure consistency amongst the various archaeological initiatives of the Trust and its academic and professional partners. These standards will be informed by the agreement developed between NPS-GGNRA and the Trust referenced in Stipulation II(A)(1)(b)(iii). The standards and guidelines will be completed within twenty-four (24) months of the execution of this Agreement, and will be submitted to SHPO for a twenty-one (21) calendar day review. This report will be periodically updated to reflect developments in the field of archaeology.

I. Individual Eligibility of Post-World War II Resources

Within three (3) months of execution of this Agreement, the Trust will complete a DOE to the NRHP eligibility with the SHPO for post-World War II resources in the Main Post, particularly Buildings 34, 63, 68, 93, 98, 205, 215, 231, 385 and 387. If a building is found individually eligible to the NRHP it will be documented in accordance with Stipulation II(D)(1) prior to start of construction.

III. PTPA UPDATE

The Trust will initiate consultation to review the PTPA for amending or updating with that document's signatory and concurring parties within six (6) months of executing this Agreement with the goal of completion by 2013 when the PTPA expires.

IV. ADMINISTRATIVE STIPULATIONS

A. Reporting

On or before January 30 of each reporting year, so long as this Agreement is in effect, the Trust will include project updates in conjunction with its PTPA annual report, describing how the agency is carrying out its responsibilities under this Agreement. The Trust will make the annual report available via its website (www.presidiotrust.gov), and a hard copy in the Trust Library, and through a mailing to the signatory and concurring parties to this agreement.

B. Professional Standards

All activities regarding history, collections management, historical archaeology and prehistoric archaeology, architecture, landscape architecture, and architectural history that are accomplished pursuant to this Agreement will be carried out by or under the direct supervision of persons meeting the *Secretary of the Interior's Professional Qualification Standards* relevant to the portion of the project being considered.

C. Report Dissemination

The Trust will require that all reports resulting from implementation of treatment plans, the AMP and AMAs meet contemporary professional standards and the *Secretary of the Interiors Standards for the Treatment of Historic Properties*; the *Secretary of the Interior's Standards and Guidelines for Archaeological Documentation*; and the "Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation" (*Federal Register*, 2003). Copies of all final reports will be provided to SHPO, the Northwest Information Center at Sonoma State University, and the NPS/GGNRA Archives and Records Center.

D. Post Review Discoveries

If it appears that an undertaking will affect a previously unidentified property that may be eligible for inclusion in the National Register, or that may contribute to the NHL/D, or affect a known historic property in an unanticipated manner, the Trust will stop construction activities in the vicinity of the discovery and take all reasonable measures to avoid or minimize harm to the property. The Trust shall notify signatories within two (2) working days of the discovery by phone and shall e-mail and describe the FPO or designee's assessment of National Register eligibility of the property and proposed

actions to resolve the adverse effects. The signatory parties shall respond within two (2) working days of the notification by e-mail. The Trust FPO or designee shall take into account their recommendations regarding National Register eligibility and proposed actions, and then shall carry out appropriate actions. The Trust FPO or designee shall provide the signatories a report of the actions when they are completed.

V. DISPUTE RESOLUTION

A. Raising and Resolving Objections – Signatory Parties

1. Should any signatory party object to the manner in which the terms of this Agreement are implemented or to any documentation prepared in accordance with and subject to the terms of this Agreement, the party will notify the Trust and the other signatory parties. The Trust will consult with the other signatory parties for no more than fourteen (14) calendar days to resolve the objection, once the Trust notifies all signatory parties of the objection. If the signatory parties agree that the objection is resolved through such consultation, the issue in question may proceed in accordance with the terms of that resolution. An extension of the consultation period may be requested by signatory parties not to exceed an additional ten (10) calendar days.
2. If, after initiating such consultation, the Trust determines that the objection cannot be resolved through consultation, the Trust FPO or designee will forward all documentation, including the Trust's proposed response to the objection, to the ACHP.
 - a. The ACHP shall provide the Trust with its advice on the resolution of the objection within thirty (30) calendar days of receiving the documentation. Prior to reaching a final decision on the dispute, the Trust shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and shall provide them with a copy of this written response. The Trust will then proceed according to its final decision.
 - b. If the ACHP does not provide its advice regarding the dispute within the thirty (30) calendar day time period, the Trust may make a final decision on the dispute and may proceed accordingly. Prior to reaching such a final decision, the Trust shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the Agreement, and shall provide all parties to this Agreement with a copy of such written response.
 - c. The Trust's responsibility to carry out all other actions subject to the terms of this Agreement that are not the subject of the dispute shall remain unchanged.

B. Raising and Resolving Objections – Concurring Parties

The Trust will respond to objections raised by concurring parties and the public in writing within thirty (30) calendar days of receiving the objection. The Trust will provide copies of all objections made by concurring parties to the signatory parties. The Trust may discuss with signatory parties issues that are raised by concurring

parties prior to responding. The Trust will provide concurring and signatory parties concurrently with a copy of its final written decision regarding any objection.

VI. AMENDMENTS AND TERMINATION

A. Amendment

Any amendment to this Agreement must be made in writing and signed by all signatories. While consultation on the amendment is underway, the terms of the existing PA will remain in effect. The amendment will be effective on the date a copy signed by all of the signatories is received by the ACHP or such later date as may be specified in the amendment.

B. Termination

1. If any signatory party to this Agreement determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to develop an amendment per Stipulation V(A), above. If within thirty (30) calendar days (or within another time period agreed to by all signatories) an amendment cannot be reached, any signatory party may terminate the Agreement upon written notification to the other signatory parties.
2. Once the Agreement is terminated, and prior to work continuing on the Undertaking, the Trust shall either (a) execute a programmatic agreement pursuant to 36 CFR § 800.14(b)(3), or (b) review such projects under Subpart B of 36 CFR Part 800. The Trust shall notify the signatories as to the course of action it will pursue.

VII. DURATION

- A. This Agreement will be in effect through the Trust's implementation of the Undertaking, and will expire and have no further force or effect when the Trust, in consultation with the other signatories, determines that the terms of this Agreement have been fulfilled. The Trust will provide the other signatories with written notice of its determination and of the expiration of this Agreement.
- B. Five (5) years after the date of executing this Agreement, the Trust FPO or designee will notify signatory parties in writing to organize a review of the Agreement for the purposes of amending or updating its terms. Ten (10) years after the date of executing this Agreement, if its stipulations are not carried out it will expire and prior to work continuing on the Undertaking, the Trust shall either (a) execute a programmatic agreement pursuant to 36 CFR § 800.14(b)(3), or (b) review such projects under Subpart B of 36 CFR Part 800. Prior to such time, the Trust may consult with the other signatories to reconsider the terms of the Agreement and may extend or amend it in accordance with Stipulation V(A) above. The Trust shall notify the signatories as to the course of action it will pursue.

VIII. CONCURRING PARTY INVOLVMENT IN IMPLEMENTATION OF THIS AGREEMENT

- 674 A. No work stipulated per this Agreement involving concurring parties shall proceed until
675 forty five (45) calendar days after the execution of this Agreement by the required
676 signatories.
677
- 678 B. If a consulting party does not sign this Agreement as a concurring party within forty five
679 (45) calendar days after the execution of this Agreement by the required signatories, the
680 Presidio Trust may proceed with work stipulated per this Agreement involving
681 concurring parties.
682
- 683 C. A consulting party can become a concurring party after the forty five (45) calendar-day
684 period with the written agreement of all signatory parties.
685
- 686 D. If a consulting party becomes a concurring party to the Agreement after forty five (45)
687 calendar days after the execution of the Agreement subject to stipulation VIII(C) above,,
688 the Presidio Trust shall not be required to revisit prior completed consultations stipulated
689 in this Agreement or reconsider previous findings or determinations made prior to the
690 date that such consulting party becomes a concurring party.
691

EXECUTION of this Agreement by the signatories and implementation of its terms evidence that the Trust has afforded the signatory and consulting parties an opportunity to comment on the Undertaking and its effects, and has taken into account the effects of this Undertaking on historic properties, and further that in compliance with the requirements of 36 CFR Part 800 and Section 110(f) of the NHPA, the Trust has afforded the ACHP a reasonable opportunity to comment on the Undertaking. This Agreement may be executed in any number of counterparts and each counterpart shall be deemed to be an original document. All executed counterparts together shall constitute one and the same document, and any counterpart signature pages may be detached and assembled to form a single original document.

SIGNATORIES:

PRESIDIO TRUST

By:  Date: 10/21/10

Name: Craig Middleton

Title: Executive Director

709 **ADVISORY COUNCIL ON HISTORIC PRESERVATION**

710 By: John M. Fowler Date: 10/26/10

711 Name: John Fowler

712 Title: Executive Director

713

714 **CALIFORNIA STATE HISTORIC PRESERVATION OFFICER**

715 By: Milford Wayne Donaldson Date: 22 OCT 2010

716 Name: Milford Wayne Donaldson, FAIA

717 Title: State Historic Preservation Officer

718

719 NATIONAL PARK SERVICE

720 By: Frank Dean Date: Oct. 22, 2010 By: Christine S. Lehnertz Date: 10/25/10

721 Names: Frank Dean

Christine S. Lehnertz

722 Titles: Superintendent, Golden Gate National

Director, Pacific West Regional Office

723 Recreation Area

724 **LIST OF APPENDICES**

725 Appendix A: Area of Potential Effect (APE) for the Main Post Update (Undertaking)

726 Appendix B: Final Finding of Effect for the Main Post Update (July 2009)

727 Appendix C: Conceptual Site Plans for the Archaeology Lab and Curation Facility

728 Appendix D: Conceptual Site Plans for the Presidio Lodge

729 Appendix E: Conceptual Site Plans for the Presidio Theatre

730 Appendix F: Conceptual Site Plans for the Presidio Chapel

731 Appendix G: Conceptual Site Plans for Pedestrian Access and Parking Improvements

732 Appendix H: Conceptual Plans for the Main Parade Rehabilitation

733 Appendix I: Presidio Trust Programmatic Agreement (PTPA, 2002)

734 Appendix J: Glossary of Terms

735 Appendix K: Design Review Steps, Process for PA-MPU Projects

APPENDIX A: AREA OF POTENTIAL EFFECT (APE) FOR THE MAIN POST UPDATE (UNDERTAKING)



Area of Potential Effect
Main Post Project Area

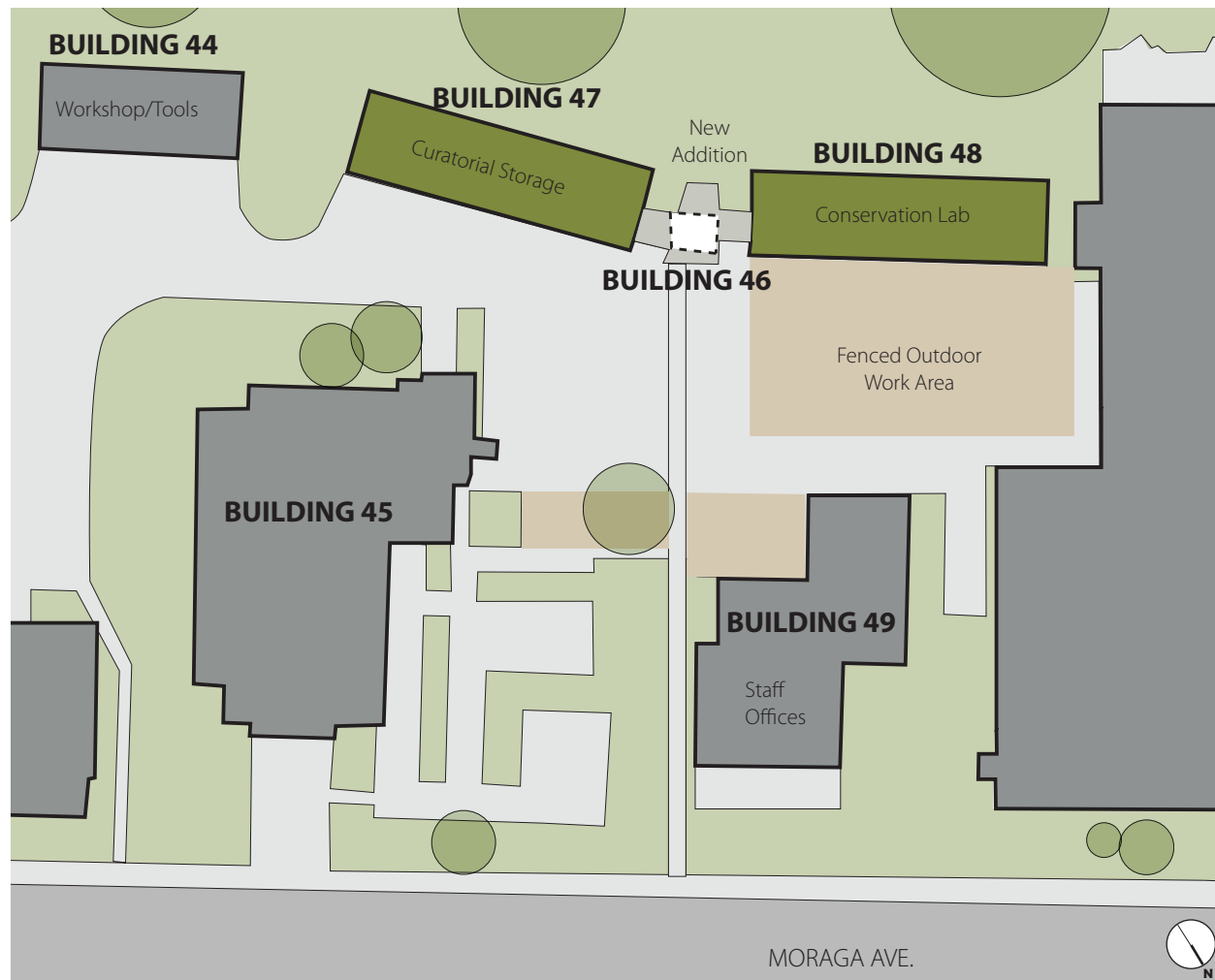
Area of Potential Effect



Appendix B: Final Finding of Effect

The Final Finding of Effect for the Main Post Update (FFOE, July 2009) can be found on the Trust website at:
http://library.presidio.gov/archive/documents/MP_FFOE_Jul2009.pdf

APPENDIX C: CONCEPTUAL SITE PLANS FOR THE ARCHAEOLOGY LAB AND CURATION FACILITIES

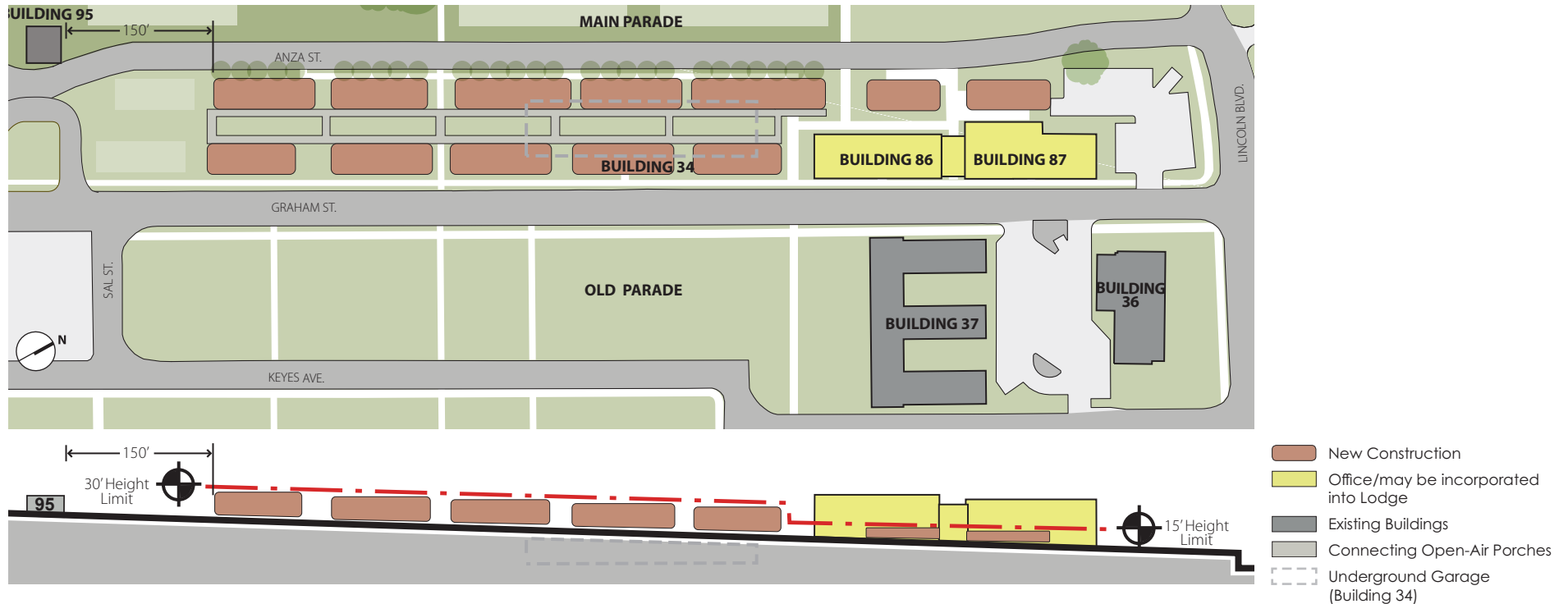


PROJECT PARAMETERS

- Rehabilitate NHL-contributing Buildings 47 and 48.
- Demolish NHL-contributing Building 46; provide HABS recordation for Building 46.
- Limit new construction to 500 square feet to connect Buildings 47 and 48; addition not to exceed the height of the roof ridge of Buildings 47 and 48.

- Archaeology Lab and Curation Facilities
- Outdoor Education and Work Area
- Connecting Structure
- Building Removed (Building 46)

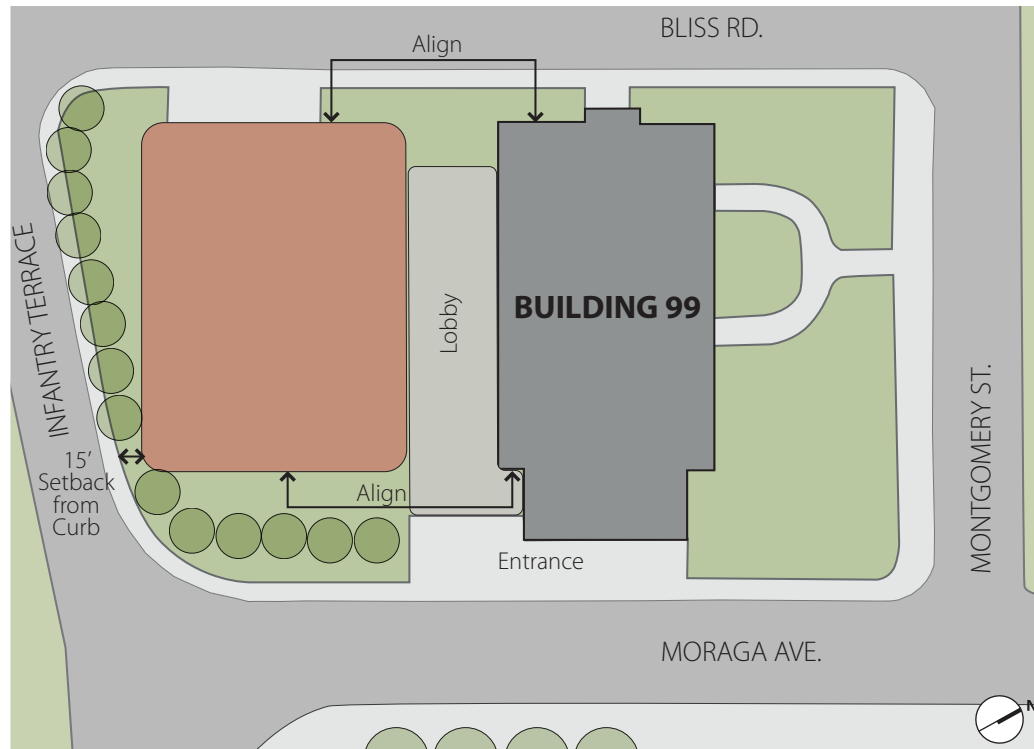
APPENDIX D: CONCEPTUAL SITE PLANS FOR THE PRESIDIO LODGE



PROJECT PARAMETERS

- Demolish non-NHL contributing Building 34.
- Limit new construction to 70,000 square feet.
- Apply design guidelines and HSR treatment recommendations; design review process for new construction, guided by PA-MPU.
- Design the lodge to respond to Main Parade Ground rehabilitation 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 Street and Anza Street.
- Set back the southern edge of new construction at least 150' from Building 95 to avoid El Presidio archaeology.
- Identification of buried archaeological features will be completed prior to final design to inform efforts to avoid or minimize adverse effects.
- An underground parking garage may also be constructed utilizing the basement of Building 34 to serve the Presidio Lodge (up to 50 spaces).
- Buildings 86 and 87 may be rehabilitated and incorporated into the Lodge.

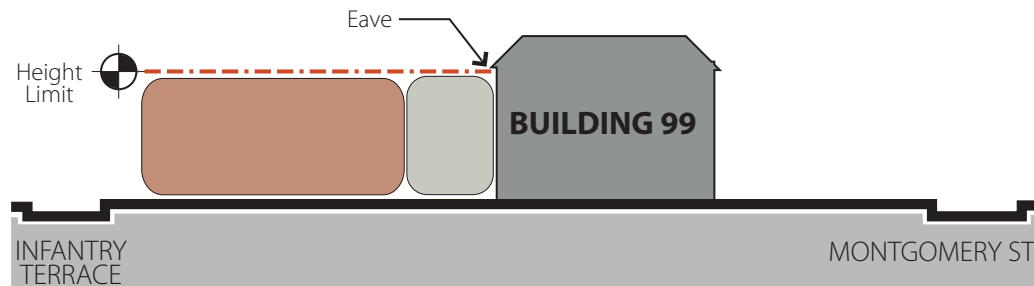
APPENDIX E: CONCEPTUAL SITE PLANS FOR THE PRESIDIO THEATRE



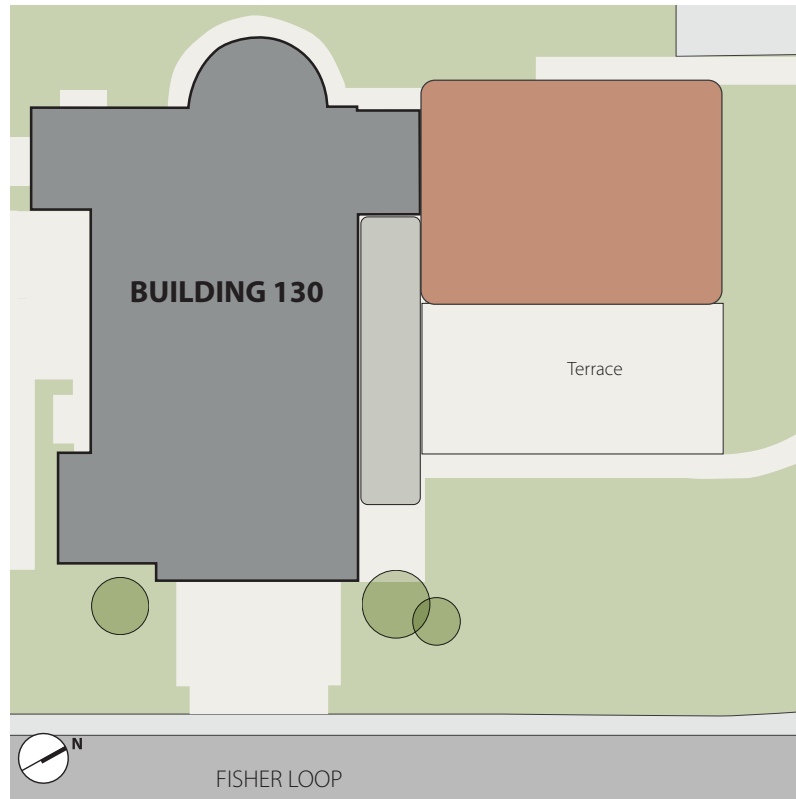
PROJECT PARAMETERS

- Prepare an HSR for Building 99.
- Rehabilitate NHL-contributing Building 99, retaining its single auditorium and historic orientation to Moraga Avenue.
- Limit new construction to 18,000 square feet; limit height to the eave of the existing theater.
- Pull new construction away from the historic building with a transparent connector.
- Apply design guidelines and HSR treatment recommendations; design review process for new construction guided by the PA-MPU.

- New Construction
- Existing Historic Theater
- Connecting Structure



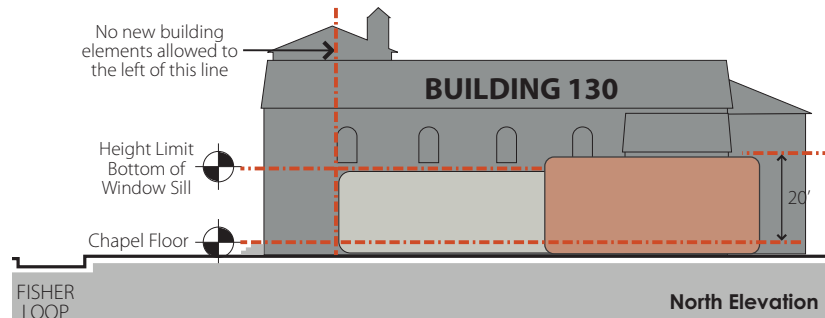
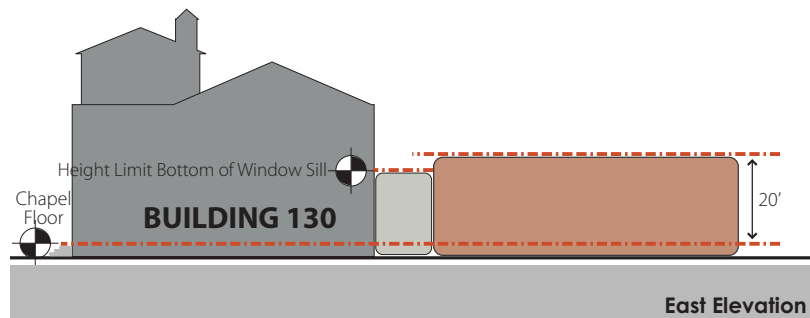
APPENDIX F: CONCEPTUAL SITE PLANS FOR THE PRESIDIO CHAPEL



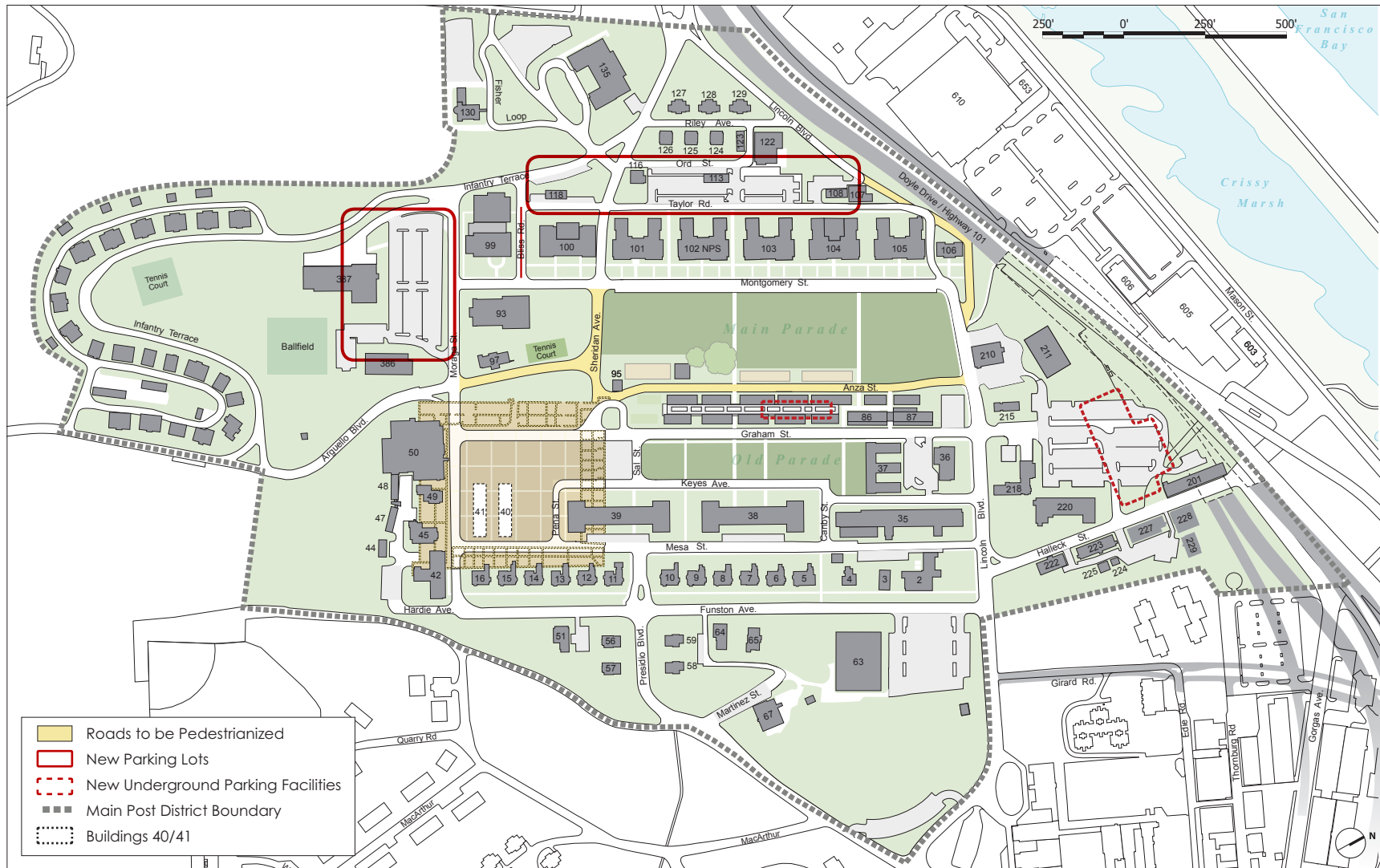
PROJECT PARAMETERS

- 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; design review process for new construction guided by PA-MPU.

- New Construction
- Existing Historic Chapel
- Connecting Structure



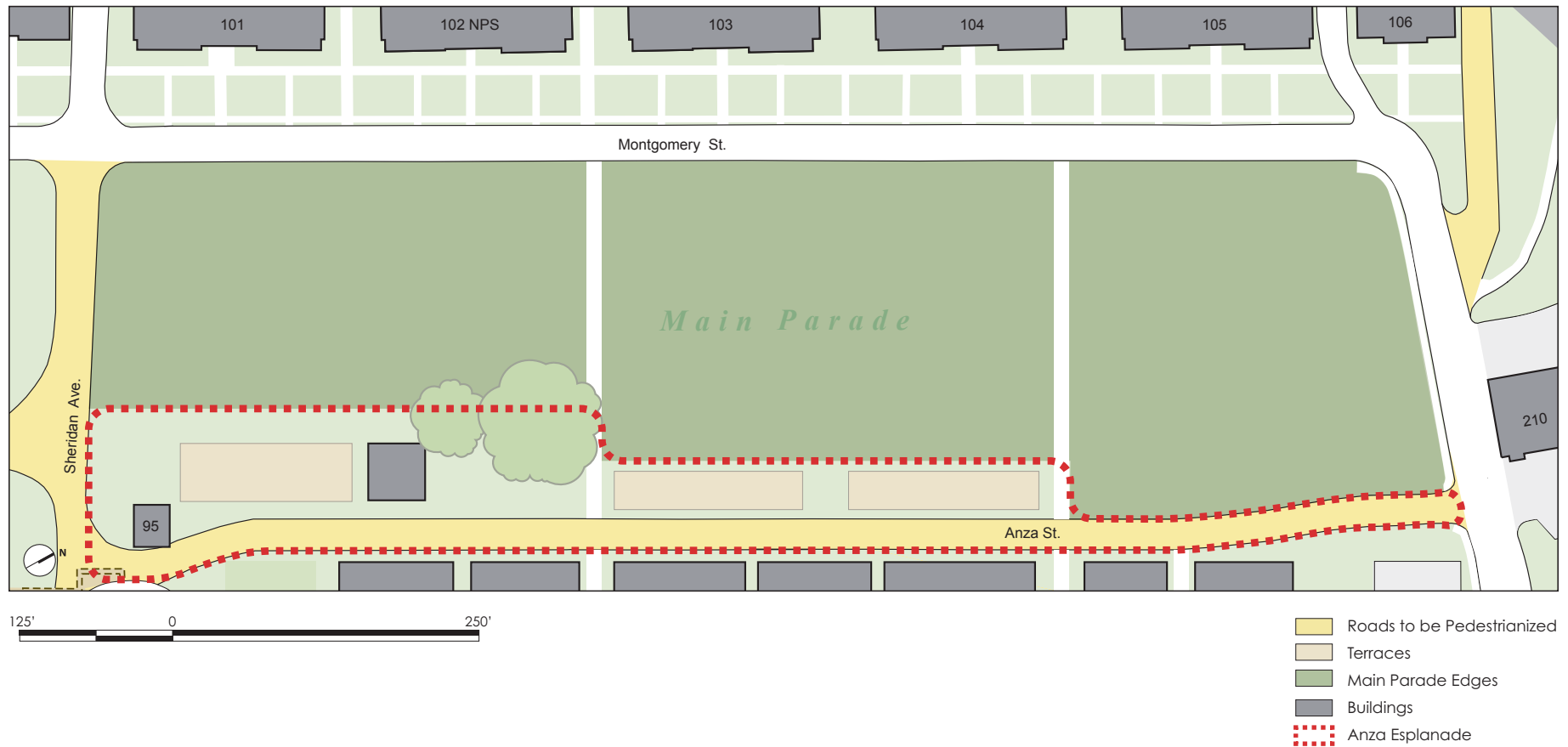
APPENDIX G: CONCEPTUAL SITE PLANS FOR PEDESTRIAN ACCESS AND PARKING IMPROVEMENTS



PROJECT PARAMETERS

- Traffic signals will not be installed in the Main Post.
- Portions of the NHL-contributing Arguello Boulevard and Sheridan Avenue will be converted to pedestrian use.
- Current widths and alignments of NHL-contributing roads will be retained; roads will be resurfaced with a historically compatible paving material.
- Identification of buried archaeological features will be completed prior to final design to inform efforts to avoid or minimize adverse effects.
- Taylor Street parking lot will retain historic garages, Buildings 113 and 118; Moraga Avenue parking lot will retain Building 386.

APPENDIX H: CONCEPTUAL DESIGN FOR MAIN PARADE REHABILITATION



Appendix I: Presidio Trust Programmatic Agreement

The Presidio Trust Programmatic Agreement (PTPA) can be found on the Trust website at:
<http://library.presidio.gov/archive/documents/ProgrammaticAgreement.pdf>

Appendix J: Glossary of Terms

Programmatic Agreement for the Main Post Update

Area of Potential Effects (APE): The geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.

Avoidance: One of the three methods for resolving an adverse effect (along with minimization and mitigation) according to 36 CFR Part 800 – Protection of Historic Properties. Avoidance indicates that an action that would have caused an adverse effect will no longer occur (i.e. a building that was slated for demolition will be retained).

Adverse effect: Direct or indirect harm to historic properties listed on or eligible for inclusion in the National Register of Historic Places.

Compatibility: Consistent, congruous; capable of existing together in harmony. Used in the same context here as in the Secretary of the Interior's Standards for Rehabilitation.

Conceptual plan: Initial designs that initiate the design development process, and include general concepts rather than detailed renderings.

Concurring Party: Consulting parties are invited by the agency official to concur with and sign the programmatic agreement. Concurring parties have been granted specific roles and responsibilities that are more limited than those of the signatory parties. Refusal of any party invited to concur does not invalidate the agreement document.

Connector: Enclosed or open spaces that function to connect buildings.

Construction document (CDs): Drawings, plans and specifications that are created for use by an architect and contractors for pricing and planning construction of a designed building or structure. This level of documentation follows Design Development.

Consultation: The process of seeking, discussing, and considering the views of other participants, and, where feasible, seeking agreement with them regarding matters arising in the section 106 process.

Cultural Landscape Report (CLR): A comprehensive document that includes documentation, analysis, and evaluation of historical, architectural, archaeological, ethnographic, horticultural, landscape architectural, engineering and ecological data as appropriate. Documentation is assessed to evaluate the history, significance, and integrity of the landscape including treatment recommendations appropriate for the landscape's significance, condition and planned use, as well as documentation of implemented treatments.

Design Development (DD): The process that follows final schematic design, and lays out mechanical electrical, plumbing, structural and architectural details. Often this phase specifies design elements such as material types and location of windows and doors.

Design Guidelines: Policies that describe parameters, limits and directives to inform rehabilitation or new construction in order to avoid or minimize impacts to existing historic structures, features and landscapes.

Gross building area: Total floor area of a building, measured from its outside walls.

Footprint: The ground level square footage of a building.

Historic Structure Reports (HSR): A comprehensive document that provides documentary, graphic, and physical information about a property's history and existing condition to inform preservation planning and make treatment recommendations. The document can also be organized to meet site or project specific goals, such as research objectives or programmatic needs.

Infill construction: New construction that is located within an existing or formerly developed area, such as a building complex or row of buildings.

Minimization: One of the three methods for resolving an adverse effect (along with avoidance and mitigation) according to 36 CFR Part 800 – Protection of Historic Properties. Minimization indicates a method or measure designed to lessen the intensity of an impact on a particular resource (i.e. impacts related to new construction are made smaller by reducing or reallocating the total square footage of new construction).

Mitigation: One of the three methods for resolving an adverse effect (along with avoidance and minimization) according to 36 CFR Part 800 – Protection of Historic Properties. Mitigation indicates that a separate action is undertaken to compensate for, or otherwise address, an adverse effect (i.e. an agency develops a program to interpret an impacted resource).

Height: Measurement taken from the grade level to the highest point of a building. Does not include accessories or wiring that function to service a building.

Historic Property: Any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria.

Invited Signatory: An agency or organization that is invited by the agency official to be a signatory to a programmatic agreement, and has the same rights as required signatories.

Public: Any interested individual or group that has not signed the agreement document as either a signatory or concurring party.

New Construction: Additional net square footage of built space, excluding landscape improvements and other open space amenities.

National Historic Landmark (NHL): A nationally significant historic place designated by the Secretary of the Interior because it possesses exceptional value or quality in illustrating or interpreting the heritage of the United States. The Presidio was designated an NHL in 1962.

National Historic Preservation Act (NHPA): Federal legislation passed in 1966 that is intended to preserve historical and archaeological sites in the United States. The act created the National Register of Historic Places, the list of National Historic Landmarks, and the State Historic Preservation Offices. Among other things, the act requires Federal agencies to evaluate the impact of all federally funded or permitted projects on historic properties (buildings, archaeological sites, etc.) through a process known as Section 106 review.

Plan (or Plan View): A drawing made to scale to represent the top view or a horizontal section of a structure, (i.e. a floor layout of a building).

Programmatic Agreement: A document that records the terms and conditions agreed upon to resolve the potential adverse effects of a Federal agency program, undertaking or other situations in accordance with § 800.14(b).

Public Meeting: An in-person gathering whereby the agency presents up-to-date information on projects, takes questions, and engages in a dialogue with interested parties

Rehabilitation: According to the Secretary of the Interior's Standards, the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Resolution: A stage in the Section 106 process where adverse effects are addressed through avoidance, minimization or mitigation. Resolution typically concludes with a Memorandum of Agreement (MOA) or Programmatic Agreement (PA). This part of the process is described in the NHPA regulations at 36 CFR 800.6.

Schematic design: The process that follows a conceptual design. It should include estimated square footage of each usage type and any other elements that achieve the project goals. During schematic design, an architect commonly develops study drawings that include spatial relationships, scale, and form. Schematic design also is the research phase of the project, when zoning requirements or jurisdictional restrictions are discovered and addressed.

Section 106: The section of the NHPA that requires federal agencies to consider the effects of their actions on historic properties and seek comments from an independent reviewing agency, the Advisory Council on Historic Preservation. The purpose of Section 106 is guide consultation to identify historic properties potentially affected by an undertaking, assess the effects of that undertaking, and seek ways to avoid, minimize or mitigate any adverse effects on historic properties.

Section 110: The section of the NHPA that sets out the broad historic preservation responsibilities of federal agencies to ensure that historic preservation is fully integrated into ongoing programs.

Signatory: Signatory parties are required participants in a programmatic agreement. They include the lead agency (in this case, the Trust), the ACHP, NPS and the SHPO. Signatory parties generally have enhanced roles and responsibilities as compared to signatory parties. These typically include the ability to terminate or amend an agreement document.

Square footage: The sum of all areas on all floors of a building, measured in feet.

Undertaking: A project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency; those carried out with Federal financial assistance; and those requiring a Federal permit, license or approval.

Appendix K: Design Review Steps, Process for PA-MPU Projects

PA-MPU Projects:

Archaeology Lab & Curatorial Facility	El Presidio: The Birthplace of San Francisco
Presidio Lodge	Pedestrian Access (Historic Road Conversions)
Presidio Theatre	Parking Improvements (Main Post Bluff Parking Facility)
Presidio Chapel	Parking Improvements (Moraga Avenue Parking Lot)
Parking Improvements (Taylor Road Parking Lot)	

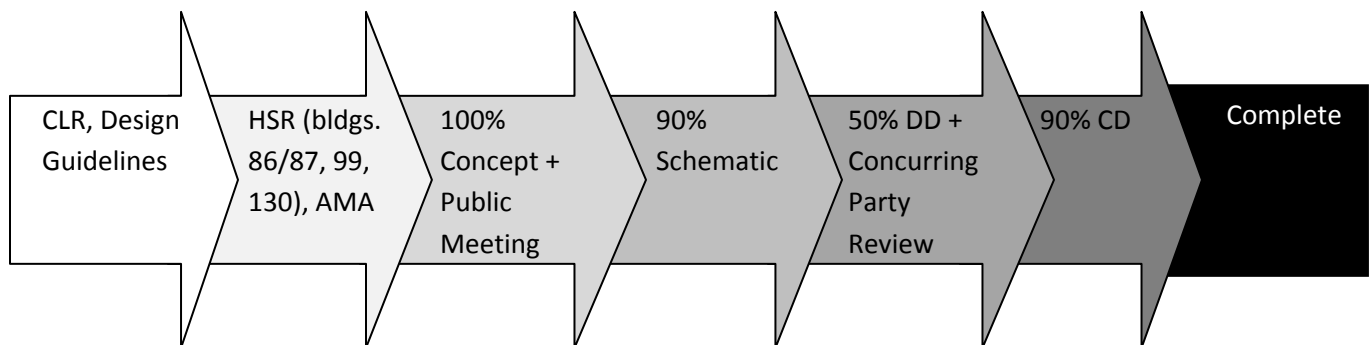
Review timelines for each phase: twenty-one (21) calendar days. Unless otherwise specified, review steps described below involve signatory parties only.

The Trust FPO or designee will be responsible for distributing design submissions and/or information for review. Design submittals and/or information will be made available via the Trust website (www.presidiotrust.gov), in hard copy in the Trust's Library, or in hard copy mailed upon request. Written comments from all parties on these design submissions received by the Trust within twenty-one (21) calendar days of the submissions will be considered. If a party does not comment within twenty-one (21) days, and does not notify the Trust and request an additional period that shall not exceed ten (10) days, the Trust may proceed. In the event that multiple review periods overlap, the Trust will consult with signatory parties to prioritize and determine alternative review timelines.

Group A:

Project(s): Presidio Lodge, Presidio Theatre, Presidio Chapel, El Presidio: The Birthplace of San Francisco, Parking Improvements (Main Post Bluff Parking Facility)

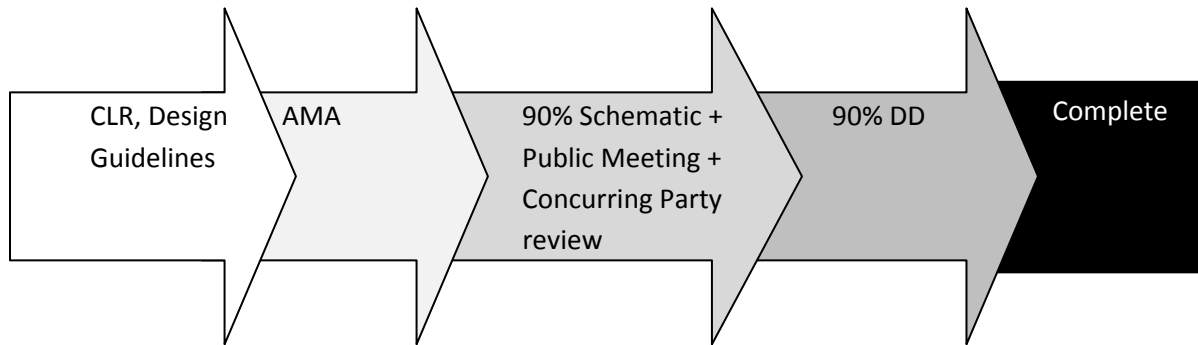
Review Process: Begins with conceptual design described by the project parameters in MPU and Appendix D of the PA-MPU, followed by the below sequence:



Group B:

Project(s): Parking Improvements (Taylor Road Parking Lot, Moraga Avenue Parking Lot), Pedestrian Access (Historic Road Conversions)

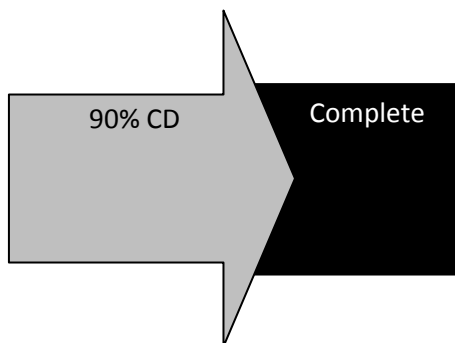
Review Process: Begins with conceptual design described by the project parameters in MPU and Appendix G of the PA-MPU, followed by the below sequence:



Group C:

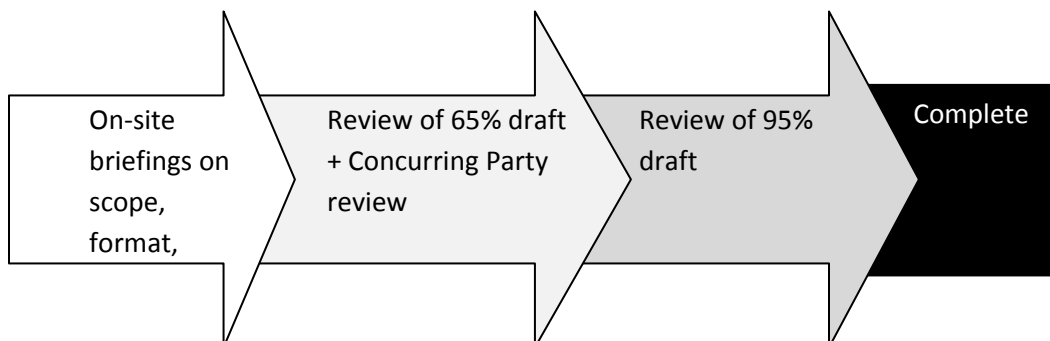
Project(s): Archaeology Lab & Curatorial Facility

Review Process: Conceptual, schematic, DD and 90% CDs are complete, project parameters in MPU, followed by the below sequence:



Process for Development of CLR, HSR's (for buildings 86/87, 99, 130), Archaeological Treatment Plans, Design Guidelines for the Main Post

Review timelines for each phase: 21 days



Appendix E

PRESIDIO TRUST - 2013 ANNUAL

REPORT LIST OF ACRONYMS

Advisory Council for Historic Preservation (ACHP)
Americans with Disabilities Act (ADA)
American Institute for Conservation of Historic and Artistic Works (AIC)
Area of Potential Effect (APE)
Association for Preservation Technology (APT)
Built Environment and Archaeology Treatment Plans (BETP and ATP)
California Office of Historic Preservation (OHP)
Center for Digital Archaeology (CoDA)
Certificate of Compliance (COC)
Cultural Landscape Report (CLR)
Cultural resource inventory report and finding of effect (CRIR-FOE)
Design development (DD)
Environmental Assessment (EA)
Federal Highways Administration (FHWA)
Federal Preservation Officer (FPO)
International Center to End Violence (ICEV)
National Park Service-Technical Preservation Services (NPS-TPS)
Historic American Building Survey (HABS)
Historic American Engineering Record (HAER)
Historic American Landscape Survey (HALS)
Historic Structure Report (HSR)
Leadership in Engineering and Environmental Design (LEED)
Military Intelligence Service (MIS)
National Environmental Policy Act (NEPA)
National Japanese American Historical Society (NJAHS)
National Historic Landmark (NHL)
National Historic Preservation Act (NHPA)
National Park Service (NPS)
National Park Service - Pacific West Regional Office (NPS-PWRO)

National Park Service - Golden Gate National Recreation Area (NPS-GOGA)

National Register of Historic Places (NRHP)

National Trust for Historic Preservation (NTHP)

Neighborhood Associations for Presidio Planning (NAPP)

Presidio Historical Association (PHA)

Presidio Trust (Trust)

Presidio Trust's Programmatic Agreement for the Main Post Update (PA-MPU)

Presidio Trust's Programmatic Agreement (PTPA)

Public-private partnership (P3)

National Historic Landmark District (NHLD)

San Francisco Conservation Corps (SFCC)

San Francisco Architectural Heritage (SFAH)

San Francisco County Transportation Authority (SFCTA)

State Historic Preservation Officer (SHPO)

U.S. Coast Guard (USCG)

Appendix F

**ARCHAEOLOGICAL MANAGEMENT ASSESSMENT
LYON STREET REFORESTATION III AND BOUNDARY WALL REPAIR**

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ARCHAEOLOGICAL MANAGEMENT ASSESSMENT

LYON STREET REFORESTATION III AND BOUNDARY WALL REPAIR

I. BACKGROUND

In accordance with Stipulation XII Archaeology of the “Programmatic Agreement Among The Presidio Trust, National Park Service, The Advisory Council On Historic Preservation, And The California State Historic Preservation Officer Regarding The Presidio Of San Francisco, Golden Gate National Recreation Area,” the management of archaeological properties shall be handled in accordance with the terms of an Archaeological Management Assessment and Monitoring Program (AMA/MP) that is prepared for individual undertakings or groups of related undertakings.

II. PROJECT DESCRIPTION

This project entails three phases of work, including 1) removal of 24 mature blue gum eucalyptus trees, 2) repairs to a degraded portion of the historic boundary wall, and 3) reforestation in a steeply-sloped area of the Historic Forest west of the Lyon Street Wall (between Vallejo and Green Streets). Tree removal work will facilitate access to an approximately 300-foot section of the 4- to 10-foot high Lyon Street "notch" wall from the Presidio side at the site's eastern edge. Stabilization will address previously identified deficiencies (cracks, displacement) that may be aggravated by tree removals. Wall repair and stabilization will be design-built, based on site-specific conditions observed during construction. Current design suggests that drilled piers will be installed at the back (buried) side of the retaining wall, which will be connected to the existing historic wall by steel rods or angles. Weep holes and a new v-ditch will help direct water away from the wall and adjacent properties outside the Presidio. Tree plantings will follow the pattern of previous phases of Lyon Street reforestation (11-065 and 11-071), including a mixture of lower-stature eucalyptus on the upper portions of the slope, and a mix of prunus and tea tree varieties in the lower portions nearest to the wall and adjacent houses.

III. ARCHAEOLOGICAL CONTEXT

The project area is located within an archaeologically sensitive area due to its association with the 19th-century *Rancho Ojo de Agua de Figueroa*, a contributing archaeological area of the Presidio National Historic Landmark District.

Rancho Ojo de Agua de Figueroa

The *Rancho Ojo de Agua de Figueroa* is a *predicted* archaeological area based on historic maps and historical documentary evidence. *Rancho Ojo de Agua de Figueroa* was occupied by Apolinario Miranda, his wife Juana Briones de Miranda, and their children beginning sometime before 1833. It was located along the eastern boundary of the current Presidio.

Juana was a first generation Californian whose family moved to *El Polín* Spring in the early 1800s. In 1820, she married Apolinario Miranda, an *El Presidio* soldier. Initially, the newlyweds likely lived at *El Presidio*. During their marriage, Juana gave birth to eleven children, eight of whom survived infancy; they also adopted one child, an orphan of deceased Native Californian parents.

In 1833, Apolinario requested a land grant for *Rancho Ojo de Agua de Figueroa*, a small parcel not far from *El Presidio*, and about a half mile from the Briones and Miramontes settlement at *El Polin Spring*. Prior to requesting the land grant, Apolonario had already constructed a home on the land. This was in keeping with the custom to first establish a residence and begin improving the land in order to demonstrate that the grant would be for direct support and housing the family. The land grant was approved that same year by the presidio commander, and Juana continued to improve the land by planting fruit orchards and constructing a cattle corral. She augmented her family's income by selling meat, milk and vegetables from the *Rancho* to merchants and sailors on visiting ships.

When Apolinario died in 1847, Juana and her children inherited the *Rancho*. Juana had to prove her rightful ownership of the land before the United States Land Commission. She hired Henry Halleck, one of the best attorneys in California, who took the case to court in 1852. The case made its way to the U.S. Supreme Court, which ruled in Juana's favor in 1864. The Presidio did not recognize her claim to the land until 1877. Subsequent maps of the Presidio began depicting an indentation on the reservation's eastern boundary congruent with the western limits of *Rancho Ojo de Agua de Figueroa*, which Juana eventually sold to private interests.

Significance: NHL/NRHP criteria 6/D Information Potential

Rancho Ojo de Agua de Figueroa is eligible under Criterion D for its potential to provide information about how the Mexican Presidio was structured and for documenting local vernacular solutions to construction. Assessing the relationship between the available technologies and their local acceptance should also be possible. Assessing the structure and development of Native American involvement with the Mexican Presidio and documenting the lives and experiences of these groups will be major research foci. Reconstructing residential structure and use, as well as undocumented garden and yard structure and use to assess vernacular and military influences, regional variation, and household innovation, along with reconstructing context-specific foodways and dietary patterns could be other research themes in this area. Documenting the lives and experiences of poorly understood groups (including Native American and Mexican) and reconstructing the influences on, and development of, community and identity should be significant research goals.

Integrity: Unknown

Rancho Ojo de Agua de Figueroa was not located within the current boundaries of the Presidio of San Francisco, but within land that is now the city of San Francisco. It is expected, however, that the Miranda's improvements on the land likely extended beyond the strict limits of the grant. Features associated with the *Rancho Ojo de Agua de Figueroa* within the Presidio of San Francisco would mostly expected to be outbuildings and gardens. Predicted archaeological features include the foundations of outbuildings and remains of orchards, gardens, and the cattle corral. Sheet refuse deposits containing domestic materials could also be expected as well as pits and privies.

The integrity of this archaeological property has not been tested archaeologically. There have not been any modern construction projects that have impacted the area of the rancho on the Presidio. Therefore, the integrity of the deposits on the Presidio is likely to be high. Only one subsurface investigation within the area is known. Langan Treadwell Rollo (2014) excavated five test pits to assess the structural integrity of the historic boundary wall. Although their report describes the subsurface profile through observations of backfill, these investigations were not conducted with the intention of identifying cultural resources or assessing their physical integrity.

IV. ASSESSMENT

Although the Presidio Elevation Change Model (Blind and Barnaal 2008) suggests that this area is covered by a significant amount of historic-era fill, accuracy of the model has not been tested in this local area. Test pits conducted during structural integrity investigations did not reveal cultural material, but this work was not observed by an archaeologist (Langan Treadwell Rollo 2014). Staff from the Presidio Archaeology Lab will conduct periodical archaeological monitoring for the duration of the tree removal process to ensure the identification and appropriate treatment of any inadvertently discovered cultural materials. Because the boundary wall stabilization and repair phase of the project is planned as a design build and the identification and avoidance of archaeological deposits during construction is not practical, archaeological identification testing will be required prior to the wall repair. These investigations will identify any constraints for the design build for the retaining wall support phase. Investigations will be completed in accordance with an Archaeological Identification Plan (AIP) for the project. Recommendations for archaeological treatment for the final reforestation phase of the project will be made based on results of monitoring and identification testing.

If archaeological materials are located during any phase of the project, they should be ***avoided and protected in place*** and the Presidio Archaeology Lab should be contacted. In the event of an inadvertent discovery the Presidio Archaeology Lab will determine the proper treatment of the finds. More detailed inadvertent discovery protocols are provided in the next section.

V. Inadvertent Discovery Protocols

An inadvertent discovery refers to any situation where previously unidentified archaeological resources or human remains are encountered during ground-disturbing activities. Inadvertent discovery protocols apply to those archaeological finds that are exposed during construction or construction-related activities ***whether an archaeologist is present or not***.

There are three types of inadvertent discoveries that are covered by this monitoring plan:

- Human remains.
- Cultural resources that are significant or have the potential to be significant.
- Cultural resources that a qualified archaeologist determines do not require further consideration.

If any of these three types is inadvertently discovered during remediation, the contractor should follow the steps outlined below:

- All contractors will immediately report to Presidio Archaeology Lab staff if archaeological materials are uncovered during remediation activities.
- Operations within the vicinity of the find should be temporarily halted until the Presidio Archaeology Lab is consulted.
- Presidio Archaeology Lab staff will make a determination of significance for the find.
- All materials, whether determined significant or not, are property of the Presidio Trust and are not to be taken for personal use or display.

Archaeological resources include stone, brick, and concrete building foundations, isolated historic artifacts, historic landfill deposits, historic privy pits and household waste deposits, and items of Native

American derivation such as stone tools, shell and animal bone waste, shell beads, and habitation areas. A more detailed list follows:

- Human remains;
- Concentrations of rock, ash, animal bone or shell;
- Earth containing a dark, almost black or very dark brown soil often containing charcoal;
- Easily crumbled dark gray-brown soil with abundant shell fragments, animal bone, charcoal and artifacts such as shell beads, mortars, pestles, arrowheads, bone tools, etc.;
- Concentrations of artifacts such as stone bowls, arrowheads, bone tools, shell beads, etc.;
- Deposits containing large amounts of shell;
- Deposits containing glass bottles, metal, old cans or other obvious trash dumps (Note: single bottles, modern aluminum cans or beer bottles are not considered significant finds);
- Foundations (stone, concrete, brick or wood);
- Wells (outline, brick or wood lined);
- Trash dumps containing food debris (e.g. cut bone, seeds, pits); and,
- Adobe (unfired or fired) clay bricks.

Human remains

Project-related ground-disturbing activities have been designed to avoid human remains. If human remains, funerary objects, sacred objects, or objects of cultural patrimony are inadvertently discovered they shall be ***protected in place*** and ***avoided*** by all project activities. Ground disturbing work in the vicinity of the find must immediately cease and the Presidio Trust archaeologist must be contacted. Presidio Archaeology Lab staff will notify the Presidio Trust's Federal Preservation Officer. If necessary, the Presidio Trust will notify the San Francisco Medical Examiner of the inadvertent discovery of human remains.

The immediate protection of human remains at the site shall be accomplished by (1) keeping any discovery confidential, and (2) securing the location to prevent disturbance of the remains and any associated materials.

The Presidio Trust archaeologist shall determine whether the Native American Graves Protection and Repatriation Act (NAGPRA) applies to the discovery and will ensure that the finds are treated in compliance with all requirements outlined at 43 CFR 10.4. Any materials not subject to NAGPRA will remain under Federal control.

The Presidio Trust archaeologist shall determine whether the human remains are a single isolated burial or are potentially part of a cemetery or a larger archaeological site. This may necessitate the involvement of a consulting physical anthropologist. Articulated human remains, either as part of a single burial or larger cemetery, will be ***protected in place*** and ***avoided*** by all project activities. This may involve abandonment or redesign of the project.

If the discovery is limited to disarticulated human remains, the Presidio Trust archaeologist or a consulting physical anthropologist will direct necessary collection efforts. Further identification work may be necessary to determine the frequency of disarticulated human remains in the project area and to determine an appropriate course of action. Any disarticulated remains collected from the site will

be stored in archival boxes in a secure location until appropriate re-interment can take place. No human remains will be accessioned into the Presidio Trust Archaeological Collections.

V. Contact Information

In the event of a discovery that requires a significance determination in consultation with the Presidio Archaeology Lab, Kari Jones, the designated project manager for archaeology, should be contacted at 415.561.5090 or kjones@presidiotrust.gov.

REFERENCES

Barnaal, Hans A.

2009 Presidio National Historic Landmark District Map of Predicted Archaeological Features. On file at the Presidio Archaeology Lab.

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2008 Presidio Elevation Change Model . On file at the Presidio Archaeology Lab.

Langan Treadwell Rollo

2014 Lyon Street Slope and Wall Stability Study Report. Presidio of San Francisco. On file with the Presidio Trust.