

SUMMARY OF RESPONSES

(includes responses received through February 23, 2005)



WEST CRISSY FIELD • REQUEST FOR PROPOSALS



Updated 2/23/05

In fall 2004, the Presidio Trust issued a Request for Proposals (RFP) seeking exceptional projects and tenants to rehabilitate and lease up to ten building along the western edge of Crissy Field, one of America's most recognizable public spaces. The offering includes buildings ranging in size from 3,000 to 22,000 square feet. Nine of the buildings are on the National Register of Historic Places. Proposals are sought for individual buildings or groups of buildings.

OUR VISION

The Trust is seeking cultural, educational, and recreational uses, as well as other visitor-serving uses, with the goal of making West Crissy an appealing place for visitors to exercise, have a bite to eat, learn and explore, and connect with the history and beauty of the surroundings.

PROJECT OBJECTIVES *(from p. 7 of the RFP)*

The objectives of the project capture the Trust's vision for this area of the Presidio.

1. Rehabilitate and reuse historic buildings, preserving the character of the National Historic Landmark District (NHLD)

Nine of the 10 buildings offered in this RFP are listed on the National Register of Historic Places, and are contributing features of the Presidio's NHLD designation. These buildings embody important aspects of the Presidio's heritage. The Trust seeks their careful rehabilitation and reuse to help ensure their preservation.

2. Create a welcoming place for a diverse population

The Presidio is a national park site, and Crissy Field is one of its most popular destinations. The Trust wishes to build on the public's appreciation of this area by introducing a mix of uses that encourage the general public, including people of all ages, backgrounds, and abilities, to enjoy this national treasure.

3. Introduce uses that are complementary to surrounding activities and land uses

Substantial investment has been made to create the extraordinary shoreline and bayfront park which borders the site. The Trust seeks to enliven the area with a mix of uses that will complement and build upon what has already been achieved.

4. Encourage interpretation of the area's history and surrounding natural resources

West Crissy Field is an extraordinary place. Its history is expressed in the contrast of utilitarian buildings with open space, natural resources, and a spectacular waterfront. The Trust seeks tenants that will embrace and uses that will convey the story of this place.

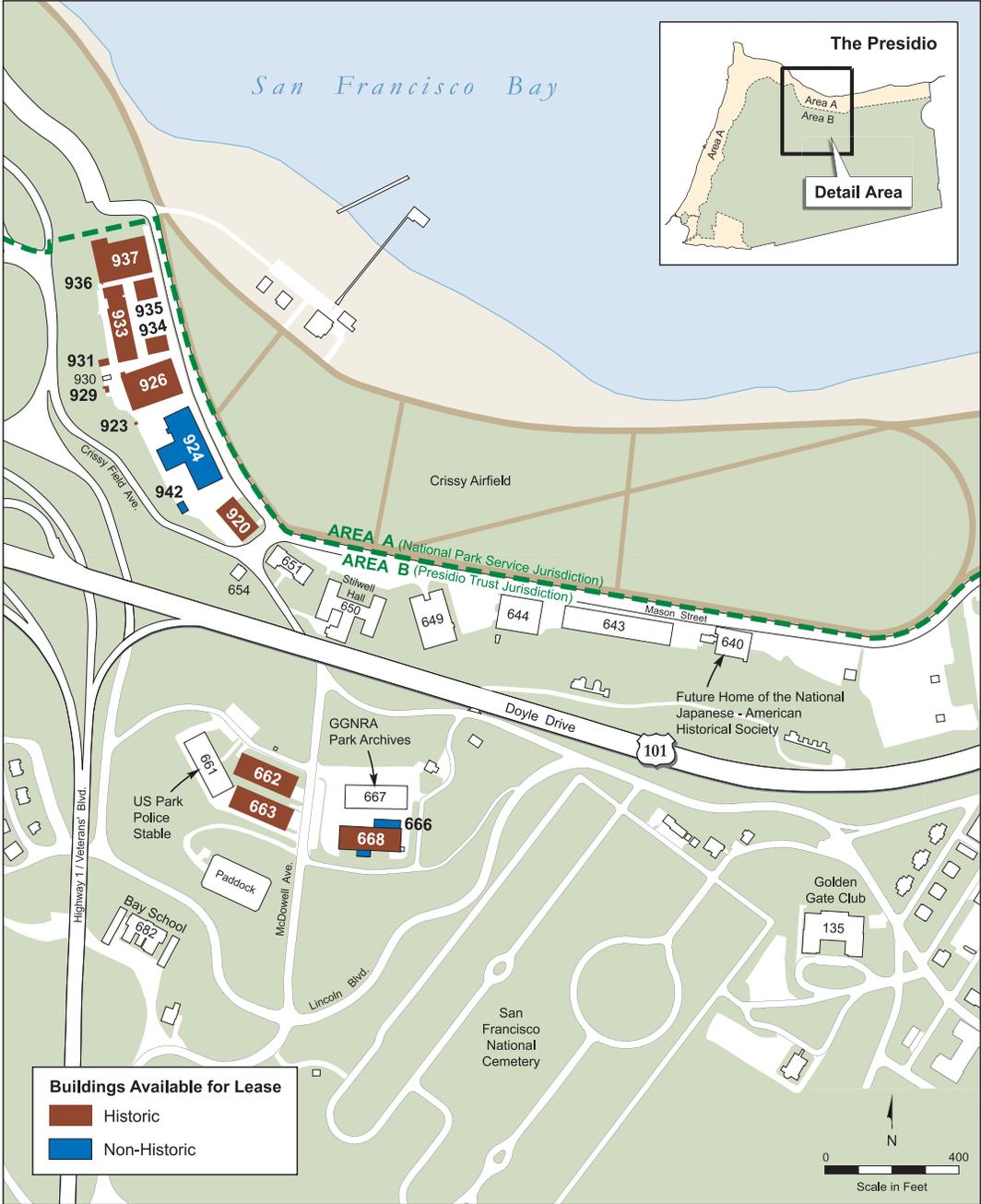
5. Limit traffic and parking, and encourage the use of alternative modes of transportation

Parking is very limited in this area of the park. The Trust seeks a mix of uses and parking and transportation demand management strategies that will ensure the site capacity is not exceeded.

6. Enhance the financial viability of the Presidio and facilitate the cost-effective preservation of historic buildings through their reuse

The mission of the Trust is to preserve and enhance the Presidio's resources for public use in perpetuity while making the park financially independent of annual federal appropriations. To achieve this, the Trust seeks tenants and users that will contribute revenues which can be used for resource preservation and enhancement projects, and park operations.

The RFP states that cultural and educational uses may include museums, artist or craft workshops, education or instructional programs, and special event venues. Recreational uses may include a variety of uses related to sports, health, and fitness. Equestrian activities may be considered at the Cavalry Stables. Other visitor-serving uses, such as retail that is related to cultural, educational, or recreational uses, may also be considered, along with food service such as restaurants and cafés. Small accessory offices required for the operation of preferred uses are permitted, but general office and residential uses are not.



Project Site Map

NEXT STEPS

This document summarizes the 25 proposals received by the Presidio Trust as of February 23, 2005. The Trust is now evaluating proposals against the selection criteria.

Following the evaluation of proposals, the Trust will decide whether to enter into further discussions with individual respondents and will determine the environmental and historic review process that would be required. The Trust will continue to welcome proposals until all buildings are successfully leased. The Trust is also developing designs to improve pedestrian and bicycle circulation and safety, and to create efficient parking.

Please direct questions to the Trust at (415) 561-5335 or westcrissy@presidiotrust.gov.

SELECTION CRITERIA *(from p. 28 of the RFP)*

1. **Responsiveness** to the Trust's stated project objectives
2. **Consistency** with the planning principles and preferred uses articulated in the *Presidio Trust Management Plan*, contribution to the visitor experience, and responsiveness to the general objectives of the *General Management Plan Amendment* for the Presidio (as presented in the Presidio Trust Board of Directors' Resolution 99-11, see PTMP page xi)
3. **Compatibility** with the proposed "Building and Site Rehabilitation Guidelines" in Appendix B of this RFP
4. **Qualifications and experience** of respondents including:
 - Experience with similar projects
 - Quality of past projects and timeliness of past performance
 - Qualifications of principal and other team members
 - Experience in historic building rehabilitation, including use of historic tax credits
 - Experience using environmentally sustainable building techniques
5. **Financial capability**, which will be evaluated based on overall financial track record and strength of current relationships with financial institutions. Proposals will also be evaluated on business terms, respondent's ability to raise capital for the project, and the business plan and economic proposal.

SUMMARY OF PROPOSALS

The following is an overview of the 25 proposals received by the Presidio Trust by February 23, 2005. The proposals are presented by building. This summary will be updated periodically as additional proposals are received.

Former Cavalry Stables Buildings



Building 662

Cavalry Stables, Inc. (to be formed if selected) proposes a year-round therapeutic riding center administered by the Special Olympics of Northern California, as well as traditional equestrian activities. This proposal is for Buildings 662 and 663.

Presidio Farmers Market proposes a daily marketplace showcasing sustainably-grown produce sold directly by farmers. This proposal is for Buildings 662 or 663.



Building 663

The *Square Peg Foundation* proposes horsemanship therapeutic programs serving children and adults with social and developmental challenges.

Cavalry Stables, Inc. (see Building 662)

Presidio Farmers Market (see Building 662)



Building 668

Sunrise Properties and *Alan Wofsy Fine Arts* propose art reference book and art and antiquarian archive and display space.

The *National Park Service* proposes a Golden Gate National Recreation Area (GGNRA) museum collection facility providing archive collections management, research, and educational functions.

SUMMARY OF PROPOSALS

Former Hangars and Warehouses



Building 920

Annalakshmi San Francisco (c/o Lalitha Vaidyanathan) proposes a showcase for Indian culinary, visual, and performing arts. The proposal includes a full-service vegetarian restaurant and art gallery, with periodic dance and music performances.

The *D/C Learning and Planning Work Center* proposes a fully equipped work center comprised of network computing, art studio, and visual equipment. This proposal is for Building 920 or 935.

Irene Madrid Kolbisen and John S. Kolbisen propose *La Petite Baleen*, a year-round swimming school.

Farallones Marine Sanctuary Association and *Gulf of the Farallones National Marine Sanctuary* propose an ocean exploration center with education and outreach programs, restaurant, gift shop, and facility rental. This proposal is for Buildings 920 and 924.

San Francisco Gymnastics, LLC proposes indoor gymnastics for children and adults.

Svendsen's Boat Works, Inc. proposes a marine chandlery, sail loft, and rigging shop.

SUMMARY OF PROPOSALS

Former Hangars and Warehouses



Building 924

Equinox Fitness Club (with Equity Community Builders) proposes a fitness club and spa.

Planet Granite proposes an indoor climbing and general fitness/yoga facility.

Touchstone Climbing, Inc. proposes an indoor climbing and general fitness/yoga facility.

San Francisco Art Institute proposes a new campus with instruction, gallery and studio space, media labs, offices, and space available for public lectures. The proposal is for Buildings 924 and 926.

E-Z Spindizzy Foundation proposes a Golden Gate Motorsports Museum, a public museum displaying vintage race sports and classic cars from 1930-1950s, period posters and photos of Crissy Field, automobilia, vintage models, and possibly vintage aircraft.

Stratford School, Inc. proposes a private elementary and preschool.

24 Hour Fitness proposes a fitness club.

Farallones Marine Sanctuary Association and *Gulf of the Farallones National Marine Sanctuary* (see Building 920)

SUMMARY OF PROPOSALS

Former Hangars and Warehouses



Building 926

Bay School of San Francisco (a high school located within the Presidio of San Francisco) proposes a gym facility serving its students. This proposal is for Buildings 926 or 937.

San Francisco Art Institute (see Building 924)



Building 933

City Beach, Inc. proposes Crissy Field House, a recreational and special events center. The facility would include corporate meeting/team building services, private parties, a restaurant, social and sport events, retail, sports equipment rental, indoor rock climbing, and weight and fitness training. This proposal is for Buildings 931, 933, 934, 935, and 937.

Sports City, Inc. proposes a multi-use sports facility, including two indoor soccer fields, full service restaurant/bar, retail pro shop, locker and meeting rooms, and concessions. This proposal is for Buildings 933 and 937.



Building 934

The *Crissy Field Aviation Museum Association* proposes an aviation museum/restorative workshop with an office/library.

City Beach, Inc. (see Building 933)

SUMMARY OF PROPOSALS

Former Hangars and Warehouses



Building 935

The *Helen Diller Family Foundation* and *Golden Gate National Parks Conservancy* propose the *Helen Diller Family Lodge*. The facility would be a public gathering space for families and park visitors, with interpretive displays, educational programs, and an indoor play area and café.

The *Gateway Financial Corporation* proposes a *Waterfront Sports Activity Center*, a retail complex featuring windsurfing products and amenities, instruction and equipment rentals, casual food/beverage service, and possible exhibition space with an aviation program partner. This proposal is for Buildings 935 and 937.

City Beach, Inc. (see Building 933)

D/C Learning and Planning Work (see Building 920)



Building 937

City Beach, Inc. (see Building 933)

Bay School of San Francisco (see Building 926)

Sports City, Inc. (see Building 933)

Gateway Financial Corporation (see Building 935)

FOOTNOTE

SF Gymnastics, Equinox, Bay School, City Beach, and the *Helen Diller Family Lodge* submitted individual proposals as shown above and submitted as part of a master proposal under the umbrella of *Equity Community Builders* (with *Equity Community Builders* serving as the master developer).