

AUGUST 2004



Project Update for the Public Health Service Hospital Presidio of San Francisco

The Presidio Trust proposes to rehabilitate and reuse buildings in the Public Health Service Hospital (PHSH) district of the Presidio, re-introducing housing to the area and improving surrounding grounds. A Draft Supplemental Environmental Impact Statement (SEIS), which explains five possible alternatives for the site, is currently available upon request for public review and comment.

THE ENVIRONMENTAL REVIEW PROCESS

The Draft SEIS represents one step in a lengthy process of planning, review, and public comment. This process began in August 2003 with a scoping period for an Environmental Assessment (EA). Many individuals and groups commented on the scope of the EA, and in response to these comments, the Trust reduced the size of the two largest alternatives originally proposed, and included a possible variant to each alternative that would provide direct access to Park Presidio Boulevard.

Following release of the EA in February 2004, the Trust again solicited input from the public. In response to these comments and the potential significance of traffic impacts identified in the EA, the Trust decided to prepare a Draft SEIS. The Trust has also included the additional "no action" condition requested by respondents, as well as more information and analysis on potential transportation impacts and other issues.

Following circulation and review of the Draft SEIS, the Presidio Trust will respond to comments and prepare a Final SEIS.

As the environmental review process proceeds, the Trust is concurrently negotiating with a private development partner, Forest City Development. These negotiations will not be concluded and no development agreement or lease will be signed, until the environmental review process is completed.

ALTERNATIVES ANALYZED IN THE DRAFT SEIS

All the alternatives analyzed in the Draft SEIS, except the requested No Action Alternative, would implement the Trust's adopted management plan, PTMP.



One important objective of the project is to rehabilitate and reuse historic buildings in the PHSB district.

Requested No Action Alternative. This alternative was added at the request of the public, and assumes that the PHSH project is not implemented. It would essentially maintain existing conditions at the site. Only 68,000 gross square feet of the 400,000 square feet in the PHSH district would house tenants, with missions consistent with the *Presidio Trust Management Plan (PTMP)*. Other buildings would be “mothballed” to prevent further deterioration. There would be no demolition or new construction.

Alternative 1, the PTMP Alternative, is the Trust’s adopted plan as described in the PTMP EIS. It would rehabilitate and reuse all existing buildings for a combination of residential and educational uses. There would be no demolition or new construction, and the site would contain 210 housing units and 190,000 gross square feet of cultural/educational uses within a total of 400,000 gross square feet.

Alternative 2, the Infill Alternative, would rehabilitate and reuse all historic buildings and most of the non-historic wings of the main hospital building. Rehabilitated space and up to 48,000 square feet of new infill construction would provide a total of 350 housing units and limited non-residential uses in a total of 400,000 gross square feet.

Alternative 3, the No Infill Alternative, would rehabilitate and reuse all historic buildings on the site and remove all non-historic buildings, including the non-historic wings of the main hospital building. Rehabilitated space would provide a total of 230 housing units and limited non-residential uses in a total of 275,000 gross square feet.

Alternative 4, the Battery Caulfield Alternative, would rehabilitate and reuse all historic buildings on the site and remove all non-historic buildings, including the non-historic wings of the main hospital building. Rehabilitated space would provide a total of 155 senior or assisted living units, and approximately 116,000 gross square feet of new construction at Battery Caulfield would provide 114 conventional housing units.

In addition, the Draft SEIS discusses a number of other alternatives for the site that either have been studied in the past, or have been suggested by the



The Park Presidio Access Variant could be constructed in combination with any of the alternatives, if approved by Caltrans. The variant would provide direct access between the PHSH site and Hwy 1, allowing use of 14th and 15th Avenues for inbound traffic only.

public. Some of these alternatives fall within the range that is being analyzed in the Draft SEIS and could be selected for implementation, and some fall outside the range and are no longer being considered.

PREFERRED ALTERNATIVE

The Draft SEIS identifies Alternative 2, the Infill Alternative, as the Trust’s preferred alternative.

- It meets the project purpose and need, and best balances the Trust’s various objectives.
- It does not result in significant adverse effects that would be avoided by other alternatives.

The project that is selected may combine attributes of all alternatives presented in the Draft SEIS, or fall within the range they represent.

KEY FINDINGS OF THE DRAFT SEIS

New uses and activities at the PHSH site would bring noticeable changes. Changes related to traffic, land use, visual appearance, biological resources, and a host of other issues have been examined closely in the Draft SEIS, and quantified where feasible. All changes would fall within levels expected when PTMP was adopted, and none would significantly affect park resources or other environmental conditions, if the identified mitigation measures are implemented.

PHSH Timeline

August 2002
Trust adopts the Presidio Trust Management Plan

April 2003
Trust issues RFQ for PHSH project and begins targeted outreach to interested parties

August 2003
Trust issues RFP and begins public scoping of an Environmental Assessment (EA)

October – December 2003
Trust receives proposals and holds two public board meetings

February – April 2004
Trust circulates EA for public comment and selects a development partner

All alternatives would improve the appearance of the main hospital building.



Alternative 2 (wings at full height)

Alternative 2 (lower wings)

Alternatives 3 and 4

As shown in Table 1, *Estimated Activity Levels*, Alternative 1, with its mix of educational and residential uses, would generate the greatest level of activity on site and the most traffic. Activity levels under the other alternatives would vary, but the resulting peak hour traffic would not exceed levels that would be experienced if an educational organization like the JCC were again located at the site (represented by the Requested No Action Alternative).

Independent of the PHSB project, cumulative traffic increases due to projected regional population and employment growth would result in Level of Service E and F conditions – generally considered unacceptable – at two additional intersections in the

AM peak hour (Lake/14th and California/14th), and at three additional intersections in the PM peak hour (California/15th, California/Park Presidio, and Lake/Funston) as compared to existing conditions.

Mitigation measures are available to address all cumulative traffic impacts except at the intersection of California/Park Presidio. Low-cost mitigation measures such as installation of “right-turn only” signs at two-way stop-controlled intersections have been suggested. Traffic mitigation measures would be within the City’s jurisdiction. Mitigation measures addressing a wide range of other topics were adopted by the Trust at the end of the PTMP planning process, and would apply to all PHSB alternatives.

ESTIMATED ACTIVITY LEVELS

	REQUESTED NO ACTION ALTERNATIVE	ALTERNATIVE 1, THE PTMP ALTERNATIVE	ALTERNATIVE 2, INFILL ALTERNATIVE	ALTERNATIVE 3, NO INFILL ALTERNATIVE	ALTERNATIVE 4, BATTERY CAULFIELD ALTERNATIVE
Resident Population	0	348	610	379	439
Employment	61	140	25	20	20+
Student Population	387	1,422	89	89	89
Total Residents + Employees + Students	148	1,910	724	488	548+
Daily Person Trips	2,682	9,558	4,175	3,004	2,596
Daily Vehicle Trips	1,501	4,485	2,212	1,600	1,346
AM Peak Hour Vehicle Trips	236	409	229	170	127
PM Peak Hour Vehicle Trips	262	659	265	199	151

Source: Presidio Trust & Wilbur Smith Associates; August 2004

May 2004

Trust decides to prepare a Supplemental Environmental Impact Statement (SEIS) and begins public scoping

August – October 2004

Draft SEIS circulated for public comment

Late 2004 – Early 2005

Final SEIS complete; developer negotiations concluded

Late 2005

Project construction begins

Late 2007

PHSB available for occupancy

NOTICE OF AVAILABILITY

The Presidio Trust (Trust) is pleased to announce the availability of the Draft Supplemental Environmental Impact Statement (SEIS) for the Public Health Service Hospital (PHSH) project. The Draft SEIS analyzes the effects of different project alternatives in accordance with requirements and procedures of the NEPA and its implementing regulations.

The Draft SEIS may be viewed or downloaded from the Trust's website at www.presidio.gov, following the link from the home page. A printed copy may be requested at no charge at (415) 561-5414 or phsh@presidiotrust.gov. **The public is invited to provide verbal comment on the Draft SEIS at a public meeting to be held on October 7, 2004, 6:30 p.m. at the Presidio Officers' Club,**

50 Moraga Avenue. Written comments may be submitted to:

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phsh@presidiotrust.gov

All comments must be postmarked by October 12, 2004, the closing date of the public review period for the Draft SEIS. Following the close of the public review period, the Trust will consider and respond to any written or verbal comments in a Final SEIS. For information on this and other planning efforts in the Presidio, please call (415) 561-5414, e-mail phsh@presidiotrust.gov, or visit www.presidio.gov.

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