

**Presidio Trust Board of Directors Meeting**  
**June 13, 2007**  
**Minutes**

**Attending:**

Lydia Beebe  
Nancy Conner  
David Grubb

Michael Boland  
Steve Carp  
Karen Cook  
Jeff Deis  
Adam Engelskirchen  
Tia Lombardi  
Mollie Matull  
Craig Middleton  
Mike Rothman

**Attending Via Teleconference:**

William Wilson, III

**Not Attending:**

Robert Burke  
Curtis Feeny  
Joseph Yew, Jr.

Meeting called to order by Chairperson Grubb at 8:05 a.m.

**Actions taken:**

- Approval of Minutes of May 10, 2007 (Resolution 07-8). By motion duly made and seconded. Vote: 4-0.
- Approval of Adoption of Revised Budget for Fiscal Year 2007 (Resolution 07-9). By motion duly made and seconded. Vote: 4-0.

**Discussion items:**

- Mr. Rothman summarized the proposed budget adjustments. He said that the Trust is performing well against the budget. Revenue has been somewhat higher than anticipated and savings on some projects have been realized, thus freeing funds for projects. The revised budget includes allocating approximately \$629K to complete the construction of 1330 Kobbe Avenue, \$1.5M to contribute to the seismic work on 924 Mason Street, and \$161K for various life/safety improvements and for residential basement upgrades. The Board briefly discussed the funds needed for seismic upgrades.
- Mr. Middleton reported that Ms. Conner and Mr. Burke have devoted many hours to developing a strategy to move both the playing fields and Tennessee Hollow restoration

issues ahead. The result of their work is reflected in the attached *Presidio Playing Fields*, Staff Report. Mr. Middleton requested Board endorsement of the strategy. Mr. Boland said that there are sites outside of Fort Scott where ball fields can be added or relocated. He reviewed the location and current use of playing fields in the Presidio. Mr. Boland articulated a strategy of increasing the number of fields, increasing the play time on the fields by upgrading the turf, and modifying the footprints of existing fields. He said that there is strong community sense that the Morton Street field should not be removed until there is an operable replacement. The Board endorsed the direction suggested by the Park Projects and Programs Committee.

- Mr. Wilson reported that the Real Estate Committee is reviewing the financial models and assumptions of the candidates proposing to develop a Presidio Lodge. He suggested that the Board meet the top candidates and have direct conversations with them to best understand their proposals. Mr. Deis said that the first step is to test the financial assumptions of the proposals. Mr. Wilson asked that a model of the preferred project, when identified, be made so as to fit into the Trust's existing model of the Main Parade Ground area. The Trust could then present the entire concept as a package to the public for comment.
- Mr. Rothman reviewed the status of the multiple approaches the Trust is taking to gain access to additional capital.
- Mr. Middleton reported that:
  - A \$4M payment of the \$10M donation to the Trust by the Haas Fund will be made this month and that ground will be broken at a scenic overlook funded by the contribution.
  - The Trust buyout of the golf course is scheduled to close soon.
  - The Trust has received a proposal for a public use at the Main Parade Ground.
  - The Trust recently hired a communications firm.
- Mr. Grubb said that the Trust should get an oral history of the Presidio from the former military personnel stationed at the post. The Board discussed the desirability of establishing an historic center at the Presidio and agreed that Ms. Conner would take the lead for the project.

Meeting adjourned by Chairperson Grubb at 8:44 a.m.



# Staff Report

**TOPIC:                   PRESIDIO PLAYING FIELDS**

---

Over the last nine months the Trust has been leading a public process that aims to develop a comprehensive strategy for Presidio playing fields. The process has been guided by Trust Board policy guidance presented at the October 2006 Public Board Meeting by Bob Burke. At that meeting, the Board affirmed that the Trust will:

- Create opportunities for the ecological restoration of Tennessee Hollow
- Maintain or slightly increase the current number of ball fields
- Locate any new fields in appropriate places that minimize park traffic and ecological disruption, and maximize operational efficiency
- Strive for broad community access and develop the most equitable and efficient way to allocate use of the fields
- Restore Tennessee Hollow and enhance playing fields subject to the availability of outside funding

Throughout this process, Trust staff have met with and toured members of the environmental community, the recreation community, park neighbors and staff from the San Francisco Recreation and Parks Department (SFRPD). The Trust retained the landscape architecture firm of Royston Hanamoto Alley & Abbey (RHAA) to assist in laying out various playing field enhancement options.

Working with RHAA, the Presidio Trust has hosted three public meetings focusing on active recreation at the Presidio. These meetings have been well attended, with representation by youth sports organizations, Presidio neighbors and members of the environmental community.

The goal of these meetings was to develop a vision for the future of playing fields at the Presidio. We agreed on a number of points:

First, we identified seven potential sites for playing fields. The Board has instructed staff to undertake the necessary environmental and historic compliance on these seven sites. Several of these sites (Julius Kahn, Paul Goode, Fill Site 1) will be included in the Tennessee Hollow environmental assessment that will be released in June. Compliance on the other sites will be completed on a parallel track (see attached map).

We also agreed about the removal of Morton Field to allow for the restoration of the eastern tributary of Tennessee Hollow. Demolition of Morton Field will not be commenced, however, until a replacement field that will accommodate regulation high school soccer is in place and

operational. Two of the proposed sites could qualify. Julius Kahn Field, if expanded slightly to the east, would accommodate a high school sized soccer field that could also be used as two independent Little League fields. A similar configuration could be developed at Pop Hicks Field after completion of the remediation of that site in 2010.

There was also broad support for the use of artificial turf to increase playtimes, reduce water use and maintenance, and to reduce injuries to players.

The Trust is now turning its attention to the question of how to fund upgrades to existing fields, how to fund the construction of new fields, and how most equitably to allocate playtimes. We have been tracking studies being undertaken by the SFRPD on playing field demand and allocation systems, and will continue to collaborate with the SFRPD and with the community as we move forward with the development of an allocation system.

Because of the substantial costs associated with upgrading and “turfing” playing fields, often exceeding \$2,000,000 per field, the Trust is exploring various strategies for funding and operating its fields. In a limited number of cases, ball fields may be awarded to user groups or consortia using an RFP process and competitive bids – similar to the system used at Morton Street and Paul Goode fields today. Other ball fields may be made available for use based on a lottery system similar to the system currently used at Ft. Scott. Staff and members of the Park Projects and Programs Committee have developed the attached matrix that outlines a proposed strategy for funding and operating each Presidio playing field.

Both the vision map and the funding and operating matrix have been endorsed by members of the Trust Park Projects and Programs Committee. At the June 13 Board meeting, Trust staff are seeking full board endorsement for both of these items.

**STAFF RECOMMENDATION FOR RESOLUTION  
OF BALL FIELDS AND TENNESSEE HOLLOW ISSUES**

	<b>Current/Proposed Fields</b>	<b>Financing Recommendations</b>	<b>Operating/Allocation System</b>
<b>Immediate/ Near Term 2007 - 2009</b>	<u>Paul Goode</u> – retain and upgrade high school baseball	PG would be financed by and leased to broad-based consortium for 15 years	Operated by consortium; important criterion for selection of consortium would be the extent to which proposals include provisions for broad access
<b>Immediate/ Near Term 2007 - 2009</b>	<u>Julius Kahn</u> – expand to build high school soccer field [relocated from Morton Street – if not possible, Morton relocated to Pop Hicks and TH scheduled adjusted]*	JK would be financed by and leased to broad-based consortium for 15 years	Operated by consortium; important criterion for selection of consortium would be the extent to which proposals include provisions for broad access
<b>Immediate/ Near Term 2007 - 2009</b>	<u>Child Care Center</u> – replace JK public Little League field with new public field behind Child Care Center	Construction funded by Trust if funds available or by outside parties	Make available through Trust allocation system
<b>Immediate/ Near Term 2007 - 2009</b>	<u>Fort Scott</u> – remove basketball courts to create second independent baseball field on Parade Ground	Construction funded by Trust if funds available or by outside parties	Make available through Trust allocation system
<b>Mid-Term 2009 - 2011</b>	<u>Commissary West</u> - Add new soccer field	New fields would be financed by outside parties	Make available through Trust allocation system or through lease depending on financing mechanism
<b>Mid-Term 2009 - 2011</b>	<u>Pop Hicks</u> - redevelop as a ball field after remediation per PTMP; implement design that allows for construction of field and restoration of stream	New fields would be financed by outside parties	Make available through Trust allocation system or through lease depending on financing mechanism
<b>Mid-Term 2009 - 2011</b>	<u>Fill Site 1</u> - PTMP assumes 60% of site is restored as natural habitat; remaining 40% can accommodate a practice field without intruding into VMP Natural Area Zone	New fields would be financed by outside parties	Make available through Trust allocation system or through lease depending on financing mechanism

\*In June, release environmental assessment for East Arm of Tennessee Hollow. EA would indicate that the Trust’s preference is to relocate Morton Street Field either to JK or Pop Hicks prior to restoration of East Arm of Tennessee Hollow, and to construct a practice field at Fill Site 1.

# Presidio Playing Fields Vision for the Future

Results of Public Workshops (Sept. 2006 - Feb. 2007)

R | H | A | A 

San Francisco Bay

**WORKING  
DRAFT**



**Fort Scott**  
Expand and Upgrade  
(2) Softball, OR  
(1) High School Soccer

**Commissary West**  
Possible New Field - TBD

**Child Care Center**  
New Field - Type TBD

**Pop Hicks Field**  
After 2010  
(1) Little League, OR  
(1) High School Soccer \*

**Morton Field**  
Field Relocated and  
Eastern Tributary Restored

**Fill Site 1**  
After 2010  
New Practice Field

**Paul Goode Field**  
Upgrade  
(1) High School Baseball, OR  
(2) U-10 Soccer

**Julius Kahn Playground**  
Expand and Upgrade  
(1) High School Soccer, OR  
(2) Little League

\* If Julius Kahn cannot be expanded to accommodate a high school soccer field (Morton replacement), then Pop Hicks will be considered for this use.