

NEIGHBORHOOD ASSOCIATIONS FOR PRESIDIO PLANNING

3819 Divisadero Street, #1, San Francisco, California 94123

415-474-2466 hulka@earthlink.net

Cow Hollow
Association

Golden Gate Valley
Neighborhood
Association

Lake Street Residents
Association

Laurel Heights
Improvement
Association

Marina
Community
Association

Pacific Heights
Residents Association

Planning Association
for the Richmond

Presidio Heights
Association of
Neighbors

Presidio Terrace
Association

Sea Cliff Properties
Association

West Presidio
Neighborhood
Association

February 26, 2008

Board of Directors, c/o Mr. David Grubb
Mr. Craig Middleton
Presidio Trust
Presidio of San Francisco
34 Graham Street, P.O. Box 29052
San Francisco, CA 94129

Re: The Proposed Contemporary Art Museum at the Presidio

Dear Members of the Board and Mr. Middleton:

As you're aware, Neighborhood Associations for Presidio Planning (NAPP) is a coalition of 11 neighborhood groups bordering the Presidio. NAPP delegates from these civic associations have been meeting monthly since 1989 to monitor activities and respond to issues related to the Presidio, including how they affect our neighborhoods. In that spirit, NAPP submits this comment letter as a result of our deep concern for future of the Main Post and, specifically, the proposed project known as the Contemporary Art Museum at the Presidio (CAMP).

NAPP's position is that it would be inappropriate to locate CAMP at the south end of the Main Parade Ground, absent significant changes in the proposed size and design of the project. As presently envisioned, CAMP is incompatible with its surroundings and is likely to cause significant negative impacts on the environment both inside and outside the Presidio, particularly with regard to traffic and parking congestion. Due to the intensity of the opposition to the project in its present form within NAPP and its member associations, we anticipate that there will be very strong, active opposition to the project no matter where it is situated in the Park unless and until previously identified issues, which are further addressed in this letter, are satisfactorily resolved prior to approval of CAMP by the Trust.

This letter is intended to further articulate our concerns about these issues, beyond the comments contained in NAPP's scoping comment letters, dated October 15 and December 17, 2007. There are two fundamental aspects of the proposed project that make CAMP highly inappropriate for the proposed location at the south end of the Main Parade Ground:

1. The proposed project is incompatible with its historic surroundings.

Locating the project, as presently proposed, at the head of the Parade Ground, perhaps the most historic site in the Presidio, is wrong. In terms of the association, setting and feeling envisioned by its placement at this sensitive historic location, that simply does not work. CAMP would sit in stark, jarring contrast to everything around it. Although the project's architect has described the structure as compatible with its surroundings, there is nothing about CAMP that is compatible and it, in fact, badly clashes with the nearby buildings. While its height may be limited to 45 feet, CAMP's bulky, box-like structure with its flat roofline gives it a massive presence over and is in sharp contrast with the much smaller Montgomery Street barracks, whose third stories are sloped back with dormers.

The proposed design of the project appears to be a cold, stark white box with a tall black sculpture in front of it. It would be situated at the head of the historic, sloping Parade Ground, looming over the area like a monument of some kind with no greater connection to its immediate area than if it were situated just about anywhere else inside or outside the Presidio. Although we understand a new building is not supposed to mimic the historic buildings in the Presidio, it should be compatible with the area, as required by the PTMP. In light of CAMP's proposed siting in the heart of this highly sensitive historic area, the mandate to be compatible with the area must be more strictly adhered to than it was with the new Letterman Digital Arts Center, which replaced a non-historic structure on the edge of the Park. While the interior of the proposed structure may be ideal for displaying art, the exterior needs a wholly different treatment and a lower roofline with a shape more compatible with the nearby barracks. A high, dark sculpture in front of the building would further alienate the project from the surrounding environs. The overall feeling created by the project appears to be one of coldness, isolating it from the historic setting.

2. The massive size and intense use of the project at the proposed location will result in significant negative impacts, particularly traffic and parking congestion inside and outside the Presidio.

The impact of the physical size of the structure with its intense usage is addressed in our prior letters. However, we cannot overemphasize our concerns about the impact of a major museum, with all its exhibits, events and programs, particularly in light of the other significant projects that will eventually operate in close proximity to the proposed location of CAMP.

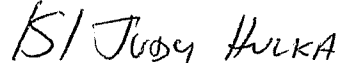
CAMP's massive size at the proposed location raises a broad array of environmental issues that we believe cannot be adequately mitigated. The placement of a small parking garage under the building, identifying small pods of parking spaces scattered around the area for the visiting public to locate without driving endlessly around in search of them, busing visitors from a remote location to CAMP, and improving traffic

signage would be little more than band-aid solutions. Anything less than comprehensive mitigation of these negative impacts will be strongly opposed.

The congestion inside and outside the Presidio (in the Marina, Cow Hollow, Pacific Heights and Presidio Heights) must be mitigated and we have yet to see a proposal that provides a realistic solution to these issues, which we assume would require agreements with the City of San Francisco and CalTrans. Opening presently closed San Francisco residential gates is not an acceptable option. North bound and south bound access directly from Doyle Drive to this part of the Presidio may be a necessary component of any workable solution. There must be a commitment to develop a responsible parking plan that may require a large, underground parking structure. It is not acceptable to NAPP for the Presidio Trust to ignore the negative impacts on our neighborhoods by a combination of the existing and proposed intense developments inside the Park. The Presidio Trust must interface with the City of San Francisco and CalTrans to resolve these problems. Failure to do so clearly will result in very substantial opposition to all future developments in the Park, as each new project will increase the existing congestion in our neighborhoods.

NAPP is deferring comments on the possibility of re-locating the CAMP project to another site within the Park on the assumption that the Presidio Trust, with the cooperation of the Fisher family, will revise the project in a manner that satisfactorily resolves the concerns expressed in this letter. NAPP has participated in the scoping process in good faith and is aware that the Trust and the Fisher family have already begun negotiations. We trust that the negotiations do not pre-suppose the outcome of the SEIS process, but have been undertaken with an openness to working with NAPP, its constituent associations and the public in order to fully resolve these compelling issues.

Sincerely,



Judith Hulka
NAPP President

cc: Mayor Gavin Newsom
Supervisor Michela Alioto-Pier
Supervisor Jake McGoldrick
Supervisor Aaron Peskin, Board President
Kyri McClellan, Mayor's Office
Speaker Nancy Pelosi
Senator Dianne Feinstein
John Pelka