A Facilities Master Plan for the Gulf of the Farallones National Marine Sanctuary

September 2009, Final

The Former Coast Guard Buildings

*The Gulf of the Farallones National Marine Sanctuary does not occupy these buildings.

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The contents of this document are not for regulatory approval, permitting, or construction.

Final Published September 2009

Vision Statement

The Gulf of the Farallones National Marine Sanctuary's vision is to become a global leader in fostering a marine stewardship ethic. The Facilities Master Plan vision is for the Sanctuary campus to serve as a global icon for marine stewardship.

Source: GFNMS Library

Superintendent's Message

Resource protection is the Sanctuary's foremost objective achieved primarily through education, awareness, and stewardship. In order to move us toward our vision as a global leader in fostering a marine stewardship ethic, the Sanctuary requires adequate facilities to educate and train this generation as well as new generations of ocean stewards.

Our facilities need to help convey the message of ocean protection. They are a vital communication piece in the Sanctuary's overall strategy of developing an ocean stewardship ethic. As in the business world, location, location, location is vital to our success. The Sanctuary message is more strongly conveyed at the coast than from a skyscraper in the middle of a city. At the same time, we need to be near the critical mass of people and our key constituencies.

Access to Sanctuary facilities is another requirement to being successful in conveying our message. The Sanctuary and oceans in general are removed from land dwellers. The Sanctuary's challenge is to foster an understanding that the land and sea are connected—that the ocean is teaming with life and beauty—that people play a role in ocean ecosystems. The Sanctuary must bring the ocean to people on land through educational programs, volunteer opportunities, and field adventures. The ideal combination of facility requirements include: easy access to a large metropolitan population, access to the coast and ocean, and facilities that can support interpretive, classroom, and field activities.

Crissy Field on the Presidio of San Francisco has provided the Sanctuary with the ideal headquarters location—a facility on the beach in a major metropolitan area with the National Park Service as our partner. The partnership between the Sanctuary and the Park Service represents the land/sea connection. Now is the opportunity to foster our partnership to bring the land/sea connection to the public. In partnership with the Golden Gate National Recreation Area, the Sanctuary campus will signify the land/sea connection, our maritime history, and our recreational passions and serve as a global icon of marine stewardship.

- Maria Brown

A Double Crested Cormorant

Source: GFNMS Library

Director's Messages

Director's Message

The Gulf of the Farallones National Marine Sanctuary is one of 14 areas of our nation's ocean and great lakes that are managed by the National Marine Sanctuary Program. This system of special places belongs to all Americans to enjoy and conserve. The Gulf of the Farallones National Marine Sanctuary is unique within this system because it sits just off the coast of San Francisco, one of our nation's major metropolitan areas in a very important cultural and historic region. It is important to all Americans that we take advantage of this unique location to meet our mandate of reaching all Americans with compelling educational programs about the oceans and coasts.

We have been fortunate to move into the buildings at Crissy Field thanks to its strong partnership with the National Park Service. At this site, the buildings and the mission of the Gulf of the Farallones National Marine Sanctuary converge at the base of the Golden Gate Bridge to allow us to reach locals and visitors with a strong outreach program and to create a visual association for the program that can be carried to the nation.

This Facilities Master Plan helps us as a program to strategically look at the current use of the buildings at Crissy Field, assess our current and future needs and then begin the planning process to be able to meet the demands and opportunities this sanctuary will encounter.

The Master Plan will follow and build upon the milestone set by the National Park Service in the Environmental Assessment for Crissy Field Plan (June 1996).

The recommendations contained in the Master Plan are:

- To increase awareness of the Sanctuary.
- To maintain Crissy Field as the Hub.
- To have an easily repeated message:
  1) Education
  2) Stewardship
  3) Conservation
  4) Research.
- To partner with others.
- To make a memorable statement through the buildings and message.
- To support environmentally conscious facilities and set the bar high for the National Marine Sanctuary Program.

We believe this document will help us meet these goals and our mandates of reaching the community through outreach programs, as well as satisfy our programmatic needs for years to come. By moving forward boldly, we hope to position the Gulf of the Farallones National Marine Sanctuary within the San Francisco region as a global leader in fostering marine stewardship.

- Dan Basta

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Acknowledgements

The following individuals and organizations have played an integral part in the master planning process.

Gulf of the Farallones National Marine Sanctuary

- Maria Brown – Superintendent
- Brian Johnson – Deputy Superintendent
- Judith Novak – Office Administrator
- Carol A. Preston – Education and Outreach Coordinator
- Mary Jane Schramm – Media Liaison/Outreach Specialist
- Jan Roletto – Conservation Science Coordinator
- Irina Kogan – Resource Protection Specialist
- Karen Reyna – Resource Protection Specialist
- Julie Barrow – Maritime Heritage Coordinator/Sanctuary Advisory Council Coordinator
- Christy Walker – Education Specialist
- Matt Ong – IT/Network Manager

National Marine Sanctuary Program

- Dan Basta – Director, National Marine Sanctuary Program
- Ted Lillestolen – Deputy Director, Facilities, Safety, Vessels and Aircraft
- Chris Ostrom – Sanctuary Project Manager
- Matt Stout – Branch Chief, Communications Branch
- Luke Nachbar – Office of Legislative Affairs
- William Douros – Acting Regional Superintendent – West Coast Region

Office of the Chief Administrative Office (OCAO)

- Dan Strandy – Director of Project Planning and Management – Western Region
- Rino Balatbat – Architect/Project Manager

National Marine Fisheries Service

- Norm Simons – Special Agent, NOAA

Farallones Marine Sanctuary Association

- Linda Hunter – Executive Director

National Park Service – Golden Gate National Recreation Area

- Brian O'Neill – Superintendent of the Golden Gate National Recreation Area
- Mai-Liis Bartling – Deputy Superintendent
- Nancy Hornor – Chief of Planning and Compliance
- Steve Kasierski – Business Management Specialist, GGNRA
- Chris Powell – GGNRA Public Affairs

Consultants to the National Marine Sanctuary Program

- Richard Gardner – Booz Allen Hamilton

Acknowledgements

Master Planning Consultants

- TranSystems
- Facility Programming and Consulting
- US Cost
- Carey & Co.

Sign-offs and Approval for the Master Plan

The following people have approved the Master Plan:

Jan. 12, 2006

Maria Brown
Superintendent
Gulf of the Farallones National Marine Sanctuary

Date

JAN. 12, 2006

William Douros
Acting Regional Superintendent West Coast Region
National Marine Sanctuary Program

Date

JAN. 12, 2006

Ted Lillestolen
Deputy Director
National Marine Sanctuary Program

Date

Jan 12, 2006

Dan Basta
Director
National Marine Sanctuary Program

Date

Foreword

September 2009

The inclusion of this foreword indicates that this Master Plan is considered a final conceptual plan for the sanctuary's facilities as of September 2009. Since the distribution of the Preliminary Draft (For Internal Use Only) Facilities Master Plan in November 2006, the planning process and this document have advanced substantially. This foreword describes the work accomplished since November 2006, provides a brief description of subsequent reports and agreements, and includes a list of errata. Although the pages of the Master Plan are dated "November 2006, Preliminary Draft", this document is considered Final if it includes this foreword.

Advances since November 2006

The Preliminary Draft Facilities Master Plan served its initial purpose as a concept planning document for internal use and discussions with the Golden Gate National Recreation Area (GGNRA). Significant accomplishments since then include:

- Completion of additional technical studies (including schematic design for some facilities)
- Completion of environmental compliance (Categorical Exclusion under NEPA)
- Completion of agreements between National Park Service (NPS) and National Oceanic and Atmospheric Administration (NOAA)
- NPS Development Advisory Board Approval
- Award of Design/Build contract for residence building rehabilitation

Southeast Farallon Island and West End Island aerial photo

Additional Technical Studies

Several technical studies and reports were prepared as part of the Facilities Master Plan preparation. These included the following:

Historic Structures Report

The Historic Structures Report, prepared by Carey & Company, was finalized in April 2008. The report evaluates six historic structures that make up the former Fort Point United States Coast Guard Station at Crissy Field. The report provides the history and an architectural condition assessment, with treatment recommendations for each building in the complex. This information will be used by Sanctuary staff to implement a long-range program to restore, rehabilitate, and/or stabilize these significant historic structures in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The structures examined are primarily wood frame construction and are dated 1890, 1915, and 1938 (approximately). These structures include a former Officer in Charge Quarters (PE1901), 1890 Boathouse (PE1902), Main Boathouse/Life Saving Station (PE1903), Buoy Shack (PE1905), Tide Gauge House (PE1906), and Shop & Garage (PE1907). Currently only portions of the Main Boathouse are open to the public.

While most of the structures were found to be stable, the following deteriorated conditions were noted:

- Cracked and peeling paint.
- Deteriorating wooden elements.
- Corroding ferrous metal components.
- Biological growth.
- Differential soiling on the majority of all elevations.
- Painted, cracked, inappropriate, or missing window glazing.

The second half of the report presents treatment recommendations. Suggested repairs are as follows:

- Painting of concrete and wooden elements that were originally painted.
- Cleaning, patching and painting of corroded ferrous metal elements.
- Consolidating, preservative-treating, and painting of wooden elements.
- Recommendation for further testing, survey, and study, including paint analysis and original building configuration analysis.

Foreword

Cultural Landscape Report

In January 2008, the National Park Service completed the Cultural Landscape Inventory (CLI) and Cultural Landscape Report (CLR) for the former U.S. Fort Point United States Coast Guard Station at Crissy Field. The CLI includes the preliminary identification and analysis of the site and define contributing features within the Fort Point Station Historic District. The CLR references the CLI's findings and provides a condition assessment of the existing landscape. In addition, the CLR is a treatment document that presents recommendations for future site managers on how to preserve, restore, or rehabilitate the significant landscape and its contributing features based on historical documentation, analysis of existing conditions, and the Secretary of the Interior's standards and guidelines as they apply to the treatment of historic landscapes. The CLR will provide the basis for future landscape treatment plans developed and implemented by the GFNMS.

Site Utilities Condition Assessment

The Utilities Condition Report, completed in July 2009, examines existing water, sanitary sewer, storm sewer, natural gas, and electric utilities servicing the campus. The document makes recommendations for improvements to water and storm sewer systems. It should be noted that improvements included in the Master Plan would necessitate expansion of current utilities to non-serviced buildings on the campus.

Environmental Compliance (NEPA)

Both the National Park Service and the National Oceanic and Atmospheric Administration (NOAA) completed the necessary environmental analysis for the Master Plan as stipulated under the National Environmental Policy Act (NEPA). Copies of the NEPA documentation are here included as an Appendix.

NPS Categorical Exclusion Approval for Gulf of the Farallones National Marine Sanctuary Master Plan/Rehabilitation of the former Coast Guard Lifeboat Station Buildings in the Presidio of San Francisco, CA

On August 1, 2008, GGNRA Superintendent Brian O'Neill signed a Categorical Exclusion (CE) Memorandum that states, "The project is consistent with the Golden Gate National Recreation Area General Management Plan, General Management Plan Amendment for the Presidio, and the mission of the National Oceanic and Atmospheric Administration (NOAA)'s National Marine Sanctuary Program (NMSP) as defined in the Marine Protection, Research, and Sanctuaries Act (NMSA). This project is an action that has been determined to result in no measurable adverse environmental effects. It is therefore categorically excluded from further National Environmental Policy Act analysis under Categorical Exclusion D.O. 12, Section 3.4, A (9). At the direction of the NPS responsible official, actions where NPS has concurrence or co-approval with another bureau and the action is a CE for that bureau, and where the NPS agrees that there is no potential for environmental impact." The decision

does not include the actions described as "Site Utility Upgrades" as these actions will require separate NEPA analysis when more information is made available. The approval form also includes a set of project mitigations and conditions that will become part of the approved Master Plan. These are as follows:

Project Mitigations and Conditions:

1) The GFNMS shall adhere to all conditions contained within the Special Use Permit that authorizes NOAA to use and occupy land and buildings.

2) Project coordination will occur between the NPS and GFNMS. All design plans, specifications, and construction schedule shall be submitted to both GGNRA and NPS for review and approval prior to any construction.

3) Best management practices will be used to reduce and eliminate any erosion or soil movement during any ground disturbing work.

4) Signage will be posted onsite prior to and during construction to inform the public of the project.

5) All night lighting will adhere to NPS policies on lightscapes. Lights will be shielded and pointed downward to prevent light pollution.

6) The NOAA and NPS Project Manager will coordinate with the GGNRA Cultural Resource Preservation Assessment Group (5X) for review and certification at schematic design of each project phase to ensure that the designs adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties, including the Secretary's Standards for Rehabilitation of Buildings at the Presidio of San Francisco (March 1995) and with Historic Structures Report guidance.

7) All landscape improvements or work on building exteriors will be done in consistence with the NPS Cultural Landscape Report and shall adhere to the treatment guidelines described therein.

8) The bus access route to the GFNMS campus will be coordinated in consultation with the Presidio Trust and NPS. Once decided, GFNMS will submit a memo to NPS and the Presidio Trust describing bus access and standard protocols that will be implemented for visitors arriving by bus.

9) Site utility upgrade actions, as described in NOAA Gulf of the Farallones Approved Categorical Exclusion, are subject to additional NEPA analysis, as they are not part of this decision memo. NOAA's responsibility for additional NEPA analysis can be reference in Article VI of the SUP.

10) Any future rehabilitation or construction proposed for the Pier and Sampling Station must first be approved by the NPS and the Bay Conservation and Development Commission. Any proposal for this structure must be submitted to the NPS at least three months prior to construction.

11) The NPS has submitted a negative determination for the project to the Bay Conservation and Development Commission. Any conditions resulting from this consultation must be implemented by the Gulf of the Farallones National Marine Sanctuary.

NOAA Categorical Exclusion Memorandum

On July 25, 2008, National Marine Sanctuary Director, Daniel J Basta signed a Categorical Exclusion Memorandum that stated,

"Section 6.03.c.3 of NAO 216-6 describes categories of projects that normally do not have the potential for significant impact on the environmental and are usually excluded from preparation of an environmental assessment (EA) or environmental impact study (EIS). The following sections of the NAO 216-6 apply to the proposed action analyzed herein:

§ 6.03.c.3.(f) Construction. "…construction conducted in accordance with approved facility master plans… and construction on the interior of NOAA owned and leased buildings, including safety and fire deficiencies, air quality, interior renovation, expansion or improvement of an existing facility where the gross square footage is not increased by more than 10 percent…"

§ 6.03.c.3.(g) Facility improvement. "…facility improvement or addition where ground disturbance is limited to previously disturbed areas (i.e., previously paved or cleared areas).

The proposed action would affect only previously disturbed and graded areas. The HSR concludes that the renovation on the interior of these structures has "minimal impact on the building's historic fabric". However, recognizing these structures are contributing resources to the Presidio of San Francisco National Historic District, care must be exercised to ensure all renovation activities on the building exterior and interior are performed in compliance with the Secretary of the Interior's Standards for Restoration and the Standards for Rehabilitation respectively.

Based on the completed checklist as referenced in Sections VIII.7 and the additional environmental assessment effort (e.g., Land Use, Transportation, Cultural Resource, and Scoping), NOAA determines there is no special circumstance that exists to potentially result in significant environmental impacts.

The environmental impact by the implementation of the proposed action will be minimal. NOAA will follow the Secretary of Interior's standards where applicable for all of its rehabilitation activities. Therefore, the proposed action warrants categorical exclusion from further NEPA analysis."

Agency Agreements

Memorandum of Agreement

In August 2008, the Superintendent of GGNRA and the Sanctuary Director signed a Memorandum Of Agreement between the U.S. Department Of Commerce National Oceanic And Atmospheric Administration National Ocean Service Office Of National Marine Sanctuaries and the U.S. Department Of The Interior National Park Service that states,

"This Memorandum of Agreement ("Agreement") is between the U.S. Department of Commerce ("DOC"), National Oceanic and Atmospheric Administration ("NOAA"), National Ocean Service ("NOS"), Office of National Marine Sanctuaries ("ONMS"), through the Gulf of the Farallones National Marine Sanctuary ("GFNMS") and the U.S. Department of the Interior by the(DOI), National Park Service ("NPS"), through the Golden Gate National Recreation Area ("GGNRA") (collectively GFNMS and NPS are the "Parties" and individually each is a "Party").

The Agreement addresses the cost reimbursement aspects of GGNRA's agreement, documented through Special Use Permit NOAA Ref. No. 08WSC0215X (attached hereto and incorporated herein as Exhibit 1) (the "Special Use Permit"), that GFNMS may use certain facilities and services of NPS within GGNRA, a unit of the National Park System, to assist GFNMS in carrying out the purposes and policies of the National Marine Sanctuaries Act (NMSA), 16 U.S.C. §1431 et seq."

Special Use Permit

In August 2008, the NPS and NOAA signed a Special Use Permit (SUP) for the GFNMS' use and occupancy of the buildings on the historic Coast Guard campus, contingent on their being available and rehabilitated. Specifically, it reads,

"Gulf of the Farallones National Marine Sanctuary ("Permittee") is hereby authorized during the period from 12:00 a.m on August 1, 2008 – July 31, 2013 to use the following described land or facilities in the above named area: Historic Coast Guard Complex, Crissy Field, Presidio Area A for the purpose(s) of: Use of certain facilities and services of NPS within GGNRA to assist Permittee in carrying out the purposes and policies of the National Marine Sanctuaries Act (NMSA), 16 U.S.C. §1431 et seq..

The initial term of this special use permit is five (5) years, as shown on page one, unless earlier terminated pursuant to the conditions of this permit. This SUP shall automatically renew for another five (5) year term on such terms as consistent with applicable law and National Park Service policy and directives unless terminated sooner as provided herein or Permittee provides notice to the Superintendent that Permittee requests this SUP be cancelled. Notwithstanding the foregoing, it is the intention of the Superintendent on behalf of NPS and Permittee promptly to negotiate and enter into a long-term lease as a successor agreement to this SUP, incorporating substantially all of the terms and conditions attached to this permit as Special Permit Conditions."

NPS Development Advisory Board

The Master Plan was submitted through the Pacific West Regional office to the NPS DAB in March 2009 for concept review. The Master Plan received approval from the Board on March 18, 2009. The DAB also concurred with the recommendation that Phase I schematic design approval be delegated to the Pacific West Regional Office.

Foreword

Errata

The majority of the Preliminary Draft GFNMS Facilities Master Plan remains accurate. The following changes have been made for the Final Plan:

Page 6.11 – The Lifeboat Station will contain primarily Management, Ecosystem Protection, Support, and Partner office space on the second floor.

Page 6.13 – The Boathouse will contain primarily Education and Outreach office space on the second floor, and a wet-dry lab and storage on the first floor.

Page 6.21 – The Residence building will house the Ocean Climate Solutions Initiative (a new sanctuary program focusing on the local impacts of climate change on the bay and marine environment). It will contain primarily Conservation Science office space and a small exhibit area on the first floor.

Page 7.1 – New Project Phasing

Phase I (FY09) - Rehabilitate and occupy Residence. Complete Design-Build RFP for Lifeboat Station, Boathouse, and Utilities

Phase II (FY10- FY11) – Complete campus-wide exhibit design plan. Rehabilitate Lifeboat Station, Visitor Center exhibits, and upgrade site utilities.

Phase III (FY12-) - Rehabilitate Boathouse, Garage, and Landscape

Foreword

Introduction to the Gulf of the Farallones National Marine Sanctuary

Description of the National Marine Sanctuary and its Mission

The mission of the National Oceanic and Atmospheric Administration (NOAA)'s National Marine Sanctuary Program (NMSP) is to serve as the trustee for the nation's system of marine protected areas and to conserve, protect, and enhance their biodiversity, ecological integrity and cultural legacy. These goals are appropriate to the unique diversity contained within individual sites. They may include restoring and rebuilding marine habitats or ecosystems to their natural condition or monitoring and maintaining already healthy areas. One sanctuary may protect the breeding ground of humpback whales while another houses the remains of historical shipwrecks. Yet all share a growing circle of partners and volunteers who embrace the program's ocean ethic – to preserve and protect our nation's marine environment.

How the Sanctuary fits into the National Marine Sanctuary Program

The Gulf of the Farallones National Marine Sanctuary is one of 13 designated marine sanctuaries. It encompasses 1,255 square miles of central and northern California coastal waters. The sanctuary consists of an offshore marine region – the Gulf of the Farallones – and the near shore waters of Bodega Bay, Tomales Bay, Drakes Bay, Bolinas Bay and Lagoon, Estero de San Antonio, Estero Americano, and Duxbury Reef. In addition to these regions, the Sanctuary has management responsibilities for the northern portion of the Monterey Bay National Marine Sanctuary.

A view of the Gulf of the Farallones

Introduction to the Gulf of the Farallones National Marine Sanctuary

The Mission of the Sanctuary

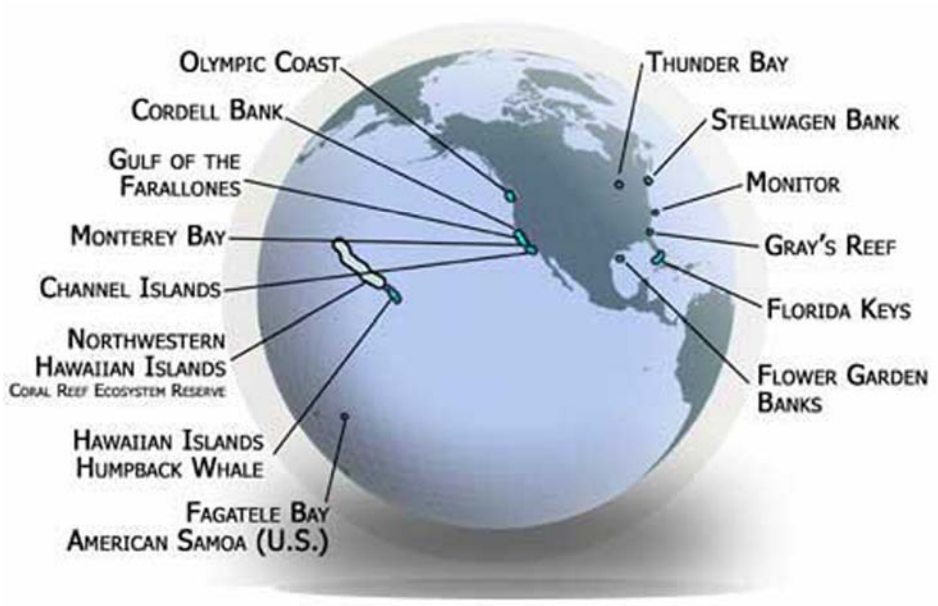
The Gulf of the Farallones National Marine Sanctuary supports an abundance and diversity of marine wildlife species that defines this Sanctuary as one of the most biologically important areas in the world. This biological significance can be characterized in part by, but is not limited to, over 300,000 breeding seabirds, the largest concentration in the contiguous United States; at least 36 species of marine mammals, including one-fifth of the California population of harbor seals; 52 species of rockfish; one of the world's largest seasonal congregations of white sharks; and 25 endangered and threatened species.

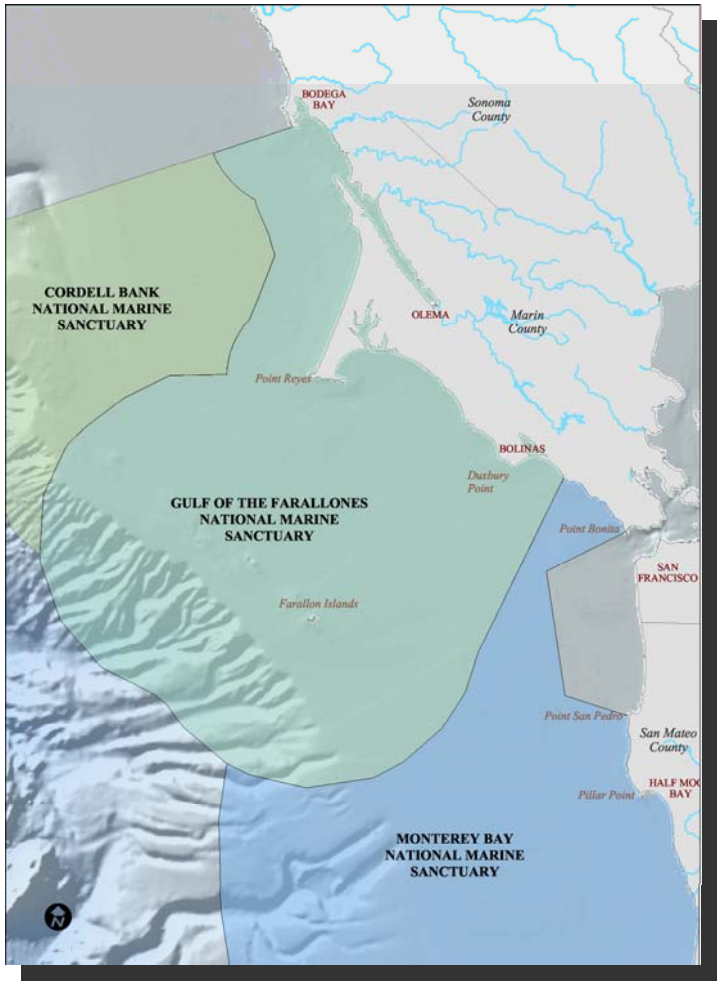
The Gulf of the Farallones National Marine Sanctuary's highest priority is ecosystem protection. Together with its partners, the Sanctuary works to protect habitats, biological communities, and ecosystem dynamics. From watersheds to the sea, the Sanctuary is addressing current management issues and is proactively anticipating future challenges to maintain and protect the Sanctuary now, and for future generations.

Introduction to the Gulf of the Farallones National Marine Sanctuary

National Marine Sanctuary Program Location Map

The following map shows the locations of all National Marine Sanctuaries. The Gulf of the Farallones National Marine Sanctuary is highlighted.





Source: National Marine Sanctuaries (www.sanctuaries.nos.noaa.gov)

Programs and Activities at the Gulf of the Farallones National Marine Sanctuary

Educational outreach, research, and ecosystem protection and enforcement all work together to increase public awareness of marine resources and promote conservation. These activities take place in several locations including, but not limited to: San Francisco, Half Moon Bay, Pt. Reyes, Bodega Bay, and Tomales Bay.

A listing of some of the activities performed by the Sanctuary:

- Protect the marine environment.
- Respond to oil spills and other environmental emergencies.
- Monitor the shoreline for natural and human caused disturbances.
- Monitor marine species and ecosystems.
- Reduce disturbance to marine life.
- Restore marine habitats.
- Educate adults and children about the marine environment.
- Involve citizens in monitoring the marine environment.
- Lead families on marine ecological field experiences to build a greater appreciation of our oceans.
- Create emmersive marine conservation learning experiences for K-12 students.
- Promote marine science literacy and conservation through engaging programs.
- Inspire people to become marine stewards through interactive exhibits.

Participants in activities and programs at the Sanctuary

Source: National Marine Sanctuaries (www.sanctuaries.nos.noaa.gov)

The National Marine Sanctuary Master Planning Process

The Facilities Master Plan is a guideline for decision-making to help achieve the goals of the user. This Master Plan is intended to address the physical assessment of the former Coast Guard station buildings at Crissy Field and the cost implications of bringing these facilities up to code and utilization standards.

Methodology

The master planning process consists of two basic parts: fact-finding and development of the Master Plan.

Part I: Fact-Finding

The planning team conducted a group visioning session (Workshop No. 1) with the core committee (consisting of NOAA representatives from the Farallones Marine Sanctuary, Sanctuary Headquarters staff, Fisheries Service, and other NOAA offices), Park partners and other stakeholders to discuss goals, "big picture" issues, programs, relationships and other subjects that will influence the Master Plan. This provided an understanding of the current and future direction of the Farallones Marine Sanctuary. The core committee and the planning consultants toured the Sanctuary facilities at Crissy Field and Half Moon Bay and proposed facility locations at Pt. Reyes, Tomales Bay, and Bodega Bay. Fact-finding interviews with each Sanctuary department and major stakeholders were conducted to learn about the programmatic needs and projected growth.

Floor plan exhibits were prepared to illustrate current space utilization. Space standards, developed in prior National Marine Sanctuary Program studies, were applied to convert staff projections into space requirements.

Following the visioning session, the planning team issued an Initial Findings Report for review and comment. Next, a second round of fact-finding was conducted to review the progress to-date and uncover additional information. During this second site visit, specialty sub-consultants studied the engineering, environmental, and historical preservation issues associated with the former Coast Guard Station at Crissy Field. These consultants followed up with information about necessary upgrades and modifications to the campus and buildings.

Part II: Development of the Master Plan

The Initial Findings Report contains suggested alternatives worthy of further study. The master planning team and core committee reviewed these alternatives during the second site visit. Based on discussions, the master planning team selected the preferred alternative, overlaying the factual data

provided by the engineers and other specialty sub-consultants. Exhibits were developed to illustrate the recommendations. Logistics, costs and phasing were studied. The result was a Preliminary Master Plan.

During a third site visit, the master planning team and core committee reviewed and critiqued the Preliminary Master Plan. Following this review, the master planning team refined the Preliminary Master Plan, layering on additional detail to produce the final Preliminary Draft Master Plan.

An advance copy of the final Preliminary Draft Master Plan was provided to the core committee, Sanctuary Advisory Council, and the National Park Service for their review and approval. The core committee and Advisory Council endorsed the plan, and the Sanctuary is currently working with the National Park Service to obtain their approval. This document now serves as the final Preliminary Draft Facilities Master Plan for the Gulf of the Farallones, and will be used to convey ideas and concepts to the Park Service and others involved in the planning and approval processes. Changes and refinements should be anticipated as this rehabilitation effort evolves in the future.

Potential Crissy Field Stakeholders

Partners are vital to the success of the many programs at the Gulf of the Farallones National Marine Sanctuary. Their input and involvement were important to consider in the Master Plan. A number of stakeholders and partners were involved in the review process.

The following is a list of potential stakeholders to involve in the implementation of this plan (it is not all-inclusive).

- National Park Service
  - The National Park Service manages the buildings at Crissy Field that house the Sanctuary headquarters. The National Park Service preserves unimpaired natural and cultural resources and values of the national park system for the enjoyment, education, and inspiration of this and future generations. The Park Service cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country.
- Golden Gate National Parks Conservancy
  - The Golden Gate National Parks Conservancy is a nonprofit membership organization created to: 1) Preserve the Golden Gate National Parks, 2) Enhance the experience of Park visitors, and 3) Build a community dedicated to conserving the parks for the future. Established in 1981, the Conservancy is a cooperating association authorized by Congress to support and assist the National Park Service in research, interpretation and conservation programs.
- Bay Conservation and Development Commission (BCDC)

  - BCDC was created by the California Legislature in 1965 in response to broad public concern over the future of San Francisco Bay. The Commission is made up of appointees from local governments and state/federal agencies. The Commission is charged with regulating new development within the first 100-feet inland from the bay to ensure that maximum feasible public access to the bay is provided and with other bay related issues and planning.

- Presidio Trust
  - The Trust manages the interior 80 percent of Presidio lands (known as Area B), including most buildings and infrastructure. The National Park Service manages coastal areas (known as Area A). The Presidio Trust's mission is to preserve and enhance the natural, cultural, scenic, and recreational resources of the Presidio for public use in perpetuity, and to achieve long-term financial sustainability.
- Farallones Marine Sanctuary Association
  - The Farallones Marine Sanctuary Association is the only non-profit organization dedicated to protecting the Gulf of the Farallones National Marine Sanctuary's wildlife and habitats through the development of a diverse community of informed and active ocean stewards.
- City of San Francisco
- State Historic Preservation Office
- California Coastal Commission
- State Lands Commission
- Regional Water Quality Control Board
- Environmental Protection Agency
- US Army Corps of Engineers
- Institute for Fisheries Resources
- US Coast Guard
- People for the Presidio
- Other neighborhood community groups

A view of the Southeast Farallon Island

Source: Dan Howard, Gulf of the Farallones National Marine Sanctuary

The National Marine Sanctuary Master Planning Process

Schedule of Events

Dates / Tentative Dates	June	July	August	September	October	November	December	January	February
Tasks:									
Step 1: June 3, 2005 **Kickoff conference call with the Sanctuary core committee and consultant team.**	●								
Step 2: June 21 - 23, 2005 **Site Visit / Workshop No. 1: Visioning session, fact-finding and site tours.**		★							
Step 3: Week of August 1, 2005 **Issue Initial Findings Report with fact-finding information for review.**			●						
Step 4: August 29 - 31, 2005 **Site Visit/Workshop No. 2: Fact-finding and alternatives.**				★					
Step 5: October 13, 2005 **Farallones Advisory Council Retreat and PowerPoint presentation by planning team.**					●				
Step 6: Week of October 24, 2005 **Issue Draft Master Plan and PowerPoint for review.**					●				
Step 7: November 16, 2005 **Site Visit/Workshop No. 3: Present draft Master Plan and Cost Estimate to site regional and national Sanctuary staff.**						★			
Step 8: December 2005 **Refine and finalize Preliminary Master Plan.**							●		
Step 9: January 11-12, 2006 **Site Visit/Present final draft of Preliminary Master Plan to Sanctuary Advisory Council.**								★	
Step 10: February 2006/November 2006 **Incorporate Final Comments/Publish Final Draft of Preliminary Master Plan.**									●

Reference to Previous Studies

The master planning team has reviewed, and is relying upon, many previous reports that affect the Sanctuary. These other reports were studied to capture background information that would be important to this master planning effort. A list of some of the more pertinent studies is as follows:

- 2005, *Phase II, Long Range Master Plan for Facilities, Real Property, Signage and Exhibits, Revision Number 1, Final Report* by Booz Allen Hamilton.
- 2001, *Fort Point Station, Draft Summary Cultural Landscape Report* by National Park Service Golden Gate National Recreation Area, The Presidio of San Francisco California.
- 1994, *Final General Management Plan Amendment, Environmental Impact Statement, Presidio of San Francisco Golden Gate National Recreation Area, California* by National Park Service, U.S. Department of the Interior.
- 1994, *Final General Management Plan Amendment, Presidio of San Francisco Golden Gate National Recreation Area, California* by National Park Service, U.S. Department of the Interior.

A complete list of these and other reports is contained in the Bibliography at the end of this report.

The National Marine Sanctuary Master Planning Process

Master Plan Goals

Project Goals

The National Marine Sanctuary Program in a continuing effort to refine its long-term goals and further develop its programs, has extended a contract to TranSystems to provide a master plan for the Gulf of the Farallones National Marine Sanctuary Crissy Field site.

The National Marine Sanctuary Program has conducted a master planning process for all of the sanctuaries. The Phase I effort of the "Long Range Master Plan for Facilities and Real Property," through a condition assessment of existing facilities, found that the facilities were often inappropriate for the use and invisible to the public. The Phase II planning effort produced the first edition of the "Long-Range Facilities Master Plan" (dated February 22, 2002). The Phase II report includes:

1) Guidance for the acquisition, use, alteration, and disposal of facilities and real property

2) Criteria for facility selection and space standards

3) Major milestones required at each Sanctuary to meet programmatic goals for the next decade – and estimated costs of such.

The Master Plan produced by TranSystems and its consultants will follow and build upon the milestone set by the Park in their "General Management Plan" and will abide by the guidelines and standards set in the "Phase II Long Range Master Plan."

During Workshop No. 1 in June, 2005, the master planning consultants recorded the following goals set forth by the Core Committee (Gulf of the Farallones National Marine Sanctuary, National Marine Sanctuary Program, NOAA, and Golden Gate National Recreational Area), with participation from other partners. These goals will serve as the foundation for the recommendations contained in the Master Plan.

- To make a memorable statement through the buildings and message.
- To continue and encourage ecosystem protection.
- To increase awareness of the Sanctuary.
- To have an easily repeated message:
  1) Education
  2) Stewardship
  3) Conservation
  4) Research.
- To enter into a long-term partnership with the National Park Service.
- To strengthen the partnership with the National Park Service and other Federal and State resource managers in the region.
- To support environmentally conscious facilities and set the bar high for the National Marine Sanctuary Program.
- To draw the community to the Sanctuary campus.
- To maintain a close link with the water for interactive programs.

Master Plan Goals

- To decentralize and locate programs appropriate to their use.
- To foster responsible wildlife viewing.
- To be technologically advanced with links to the technology innovators in the Bay Area.
- To enhance marine recreation opportunities.

The Black-footed Albatross (top) and the Great Blue Heron (bottom), birds of the Gulf of the Farallones

Source: top - Cornelia Oedekoven;, bottom - David Sanger (copyright 2001)

Outside Influences and Considerations

Sanctuary Relationship with the Park

The National Marine Sanctuary Program and the National Park Service have a long history of partnership. This partnership is evident at the Gulf of the Farallones National Marine Sanctuary where their existing facilities are housed in the former Coast Guard Station at Crissy Field in Area A of the Presidio. The Presidio is part of the Golden Gate National Recreation Area. The National Park Service has responsibility and authority over Area A of the Presidio. In everyday terms, the National Park Service is the landlord of the Sanctuary buildings.

The National Park Service and the National Oceanic and Atmospheric Administration have entered into an Interagency Agreement for the provision of certain services to NOAA by the National Park Service. This special use permit allows the Sanctuary to occupy the Lifeboat Station. The terms of this agreement shall be for a period of five years; expiring on September 30, 2008. The parties may extend this term with written approval.

Under the terms of the special use permit, NOAA shall at its own cost and expenses keep and maintain the premises and all fixtures, furniture, and equipment in good condition and repair. NOAA agrees to make improvements to ensure the adequate preservation of historic properties and assure the safe and continuing occupancy of the premises in compliance with the rehabilitation standards and all applicable laws. NOAA shall prepare and present an annual review of their improvement schedules, cost estimates, budgets, and contracts and complete work at the request of the National Park Service. The National Park Service is responsible for activities that preserve and maintain the existing appearance of the historic structure, as well as for exterior lighting of the premises and landscaping.

Per the Final General Management Plan Amendment (GMPA), Presidio of San Francisco, July 1994, the complex of the former Coast Guard Station at Crissy Field is to house educational programs related to the bay and marine environment.

In addition to housing sanctuary programs, the Sanctuary also provides space for two other non-profit groups, the Farallones Marine Sanctuary Association (FMSA) and Institute for Fisheries Resources (IFR).

The Sanctuary and Park support each other through the exchange of ideas and information, sharing of resources, and ecosystem protection.

Additional Buildings

There are many buildings close to the Sanctuary location in the former Coast Guard Station. Several of these buildings appear to be underutilized. For some time, the Sanctuary thought it might be possible to expand into one or more of these nearby buildings. The building known as the Glass Palace was the most commonly mentioned candidate.

However, operating under a Congressional mandate, the Presidio Trust has issued a Request for Proposals (RFP) for the re-use of these buildings, including the Glass Palace. One key factor in evaluating the potential for re-use was the opportunity for each building to become financially self-supporting. The Farallones Marine Sanctuary Association submitted a response to the RFP suggesting that a Sanctuary Visitor Center occupy the Glass Palace. However, because the FMSA proposal recommended paying building renovation costs in lieu of rent, the Sanctuary is currently not the top candidate for the Glass Palace.

Parking

Parking near the Gulf of the Farallones National Marine Sanctuary buildings is minimal, and convenient public transportation to the site does not exist. The National Park Service has expressed a strong concern with introducing more cars into the park-like environment of Crissy Field. However, part of the goals of the Sanctuary is to provide facilities for outreach, education, and recreation. The obvious example of this is a visitor center with a water concierge desk. There needs to be a balance between the desire of the Farallones Marine Sanctuary to increase visitorship and the parking constraints associated with Crissy Field. One example is the possibility of future visitors entering the Presidio via water taxis, which would dock in close proximity to the Sanctuary. Increased vehicular traffic is a sensitive issue and one where the two partners need to work closely together.

Long Term Agreement

In order to fulfill this mission the National Marine Sanctuary Program has expressed an interest in having the Farallones Marine Sanctuary make a long-term commitment to this location. The Master Plan recommends that the Park and the Sanctuary enter into a long-term occupancy agreement as a prerequisite to making any improvements.

Golden Gate National Recreational Area

Golden Gate National Recreation Area's mission is to preserve and enhance the natural environment and cultural resources of the coastal lands north and south of the Golden Gate for the inspiration, education, and recreation of people today, and for future generations.

In 1980, the National Park Service developed and approved a general management plan for the Park. That plan guides the overall management of the park in keeping with its legislative purpose and the mandates of the National Park Service.

Golden Gate National Recreational Area General Management Plan

Full transfer of the Presidio property ownership from the Department of the Army to the National Park Service took place on October 1, 1994. The General Management Plan Amendment for the Presidio of San Francisco was adopted in 1994. It covered the Crissy Field corridor and provided guidelines covering a 10-to 15-year threshold. It is stated in this management plan that "…the nearby Coast Guard complex, open to passerby, will house educational programs related to the bay and marine environment."

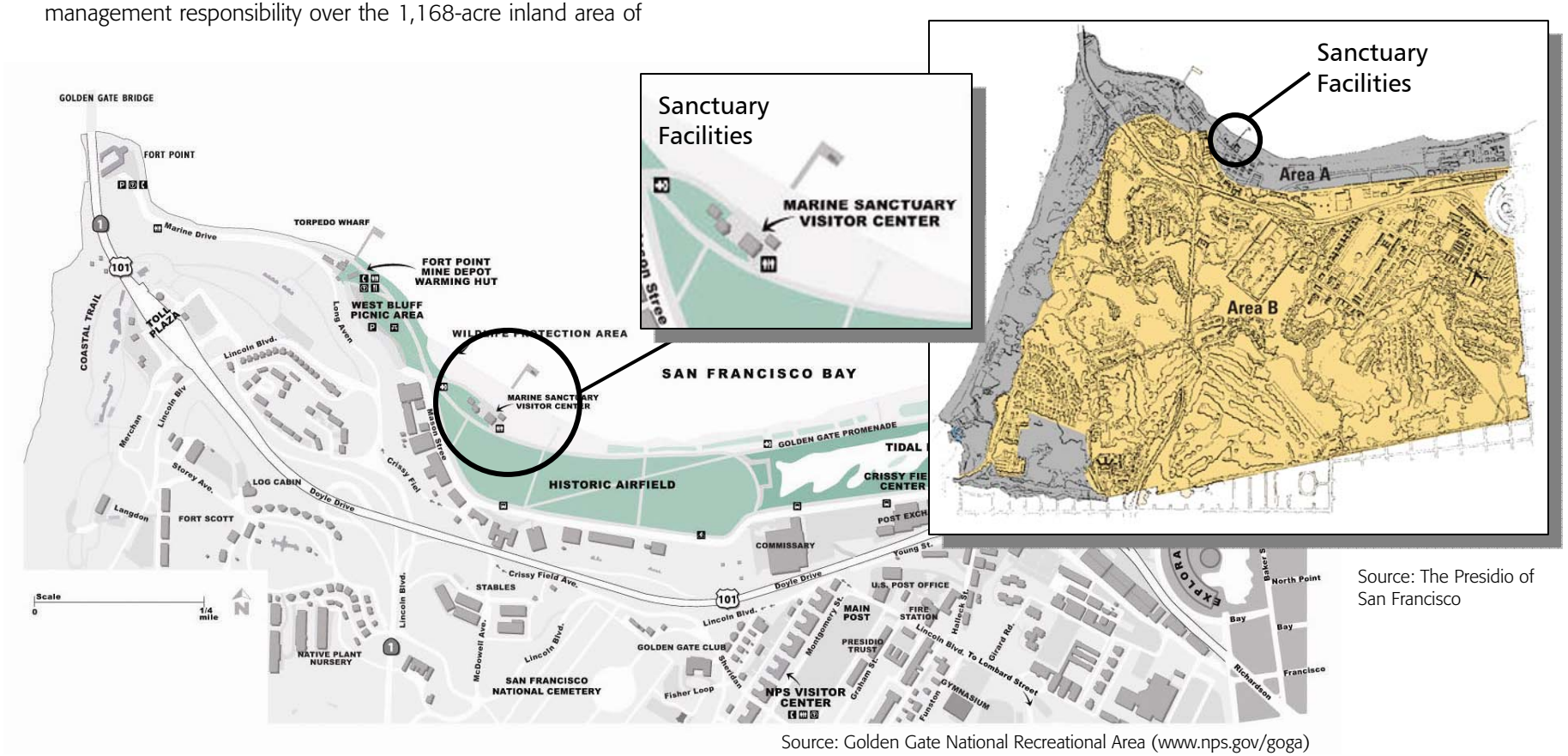
They also envisioned in the future that park visitors may enter the Presidio on water taxis. Ideally, development at the Presidio would not include increased automotive traffic on the site. The Park is keen on keeping traffic out and providing public transportation to serve this area. The Golden Gate promenade, extending the length of the Crissy Field shoreline, is a popular walking, running and biking path that runs along side the former Coast Guard Station buildings.

Any improvements to the former Coast Guard Station building site must follow the guidelines presented in the 1994 Final General Management Plan Amendment – Presidio of San Francisco Golden Gate National Recreation Area, and must meet the approval of the National Park Service.

A view of San Francisco's Golden Gate Bridge

Congressional Authorization Enabling the Presidio

In 1996, the Presidio Trust was created as an executive agency of the U.S. government established by an Act of Congress. The Act, known as the Presidio Trust Act, allows the Presidio Trust to manage the park in partnership with the National Park Service. The Presidio Trust was given management responsibility over the 1,168-acre inland area of the Presidio known as Area B. The National Park Service continues to manage the shoreline, or Area A. Per the Act, Congress gave the Trust authority to lease property and generate revenues to become self-sufficient by 2013. Crissy Field falls under Area A and hence, is managed by the Park.



Source: The Presidio of San Francisco

Source: Golden Gate National Recreational Area (www.nps.gov/goga)

LEED and Green Building

The Leadership for Energy and Environment Design (LEED) program was established by the U.S. Green Building Council. LEED addresses the issue of sustainable design - designing our buildings and campuses in a way that reflects environmental stewardship. LEED design tenets are in keeping with the mission of the Sanctuary to protect our national resources. The Master Plan recommends that improvements to the existing buildings and campus be made in accordance with LEED practices. The Sanctuary desires to achieve LEED Certification with the undertaking of this project.

There are four levels of attainment:

- LEED Platinum
- LEED Gold
- LEED Silver
- LEED Certified.

Sustainable design or Green Building is an opportunity to use our resources efficiently while creating healthier buildings. Each historic building is unique and must be evaluated for both historic features and the opportunities and constraints these features may impose on the building for sustainable design. The rehabilitation of existing buildings must first comply with the Secretary of Interior's Standards for the Treatment of Historic Properties. It is suggested that they then comply with the actions in the Presidio Trust Green Building guidelines.

The Presidio Trust has adopted Green Building Guidelines as a baseline for sustainable design and construction that all building rehabilitation at the Presidio must meet.

The main principles of sustainable design (per The Presidio Trust Green Building Guidelines for the Rehabilitation of Historic & Non-Historic Buildings 2002) are as follows:

- Respects and responds to the unique character of each site while recognizing the interdependence of the entire planet.
- Conserves energy both by minimizing the energy used in the construction process, as well as by specifying energy-efficient systems, fixtures, appliances and controls, and by maximizing natural day-lighting within the building.
- Uses environmentally responsible materials that are less toxic, made with recycled materials, manufactured with low embodied energy, and come from renewable, salvages, and certified sustainable sources.
- Conserves water by reducing consumption and by reclaiming and reusing water, when possible.
- Provides a healthy environment by reducing or eliminating the use or release of toxins and pollutants.
- Reduces or eliminates waste by reducing consumption, reusing materials and recycling, and designing for flexibility to reduce the waste generated from future remodeling.

Future designers for the renovation will need to pay particular attention to life cycle costing, environmental cost, and finding cost synergy in sustainable design decisions. A number of reference documents are listed in the Presidio Trust Green Building Guidelines. These are available in the Presidio Trust Library and are as follows:

- National Park Services Documents
  - Final General Management Plan Amendment
  - Guidelines for Rehabilitating Buildings at the Presidio of San Francisco
  - Guiding Principles of Sustainable Design
  - Presidio Vegetation Management Plan
  - Cultural Landscape Treatment Guidelines
- Presidio Trust Documents
  - Waste Minimization Checklist for Deconstruction and Demolition
  - Construction and Demolition Waste Reduction Checklist
- Others
  - Historic American Building Survey Report, Presidio of San Francisco
  - Presidio National Register of Historic Places Registration Forms

The National Marine Sanctuary Program and LEED

The implementation of the Sanctuary Master Plan is an opportunity for the National Marine Sanctuary Program to follow the protocols of LEED, implement LEED where possible and seek LEED certification where feasible. This in turn will enhance the environmental leadership image of the National Marine Sanctuary Program and NOAA and foster continuity and excellence in the design of National Marine Sanctuary Program facilities.

Historical Designations

The former Coast Guard Station buildings are listed on the National Register of Historic Properties and are contributors to the Presidio of San Francisco National Historic Landmark District. A National Historic Landmark District is a collection of buildings that together "…possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling and association" (Code of Federal Regulations Title 36). Any project undertaken on these buildings must comply with the Secretary of the Interior Standards for Treatment of Historic Properties. Rehabilitation is the recommended treatment for this property. (Refer to Chapter 9 – Analysis of Existing Facilities, Historical Issues for additional historic information.)

Cultural Landscape

In 1995 the Park historian and cultural landscape architect conducted cultural landscape research and prepared a physical history of the property. In conjunction with this work the Denver Service Center prepared an existing conditions base map for the property. Because this site is a part of a National Landmark site, a Summary Cultural Landscape Report must be completed, a Site Development Plan prepared, and all compliance completed prior to any landscape rehabilitation. (Refer to the Fort Point Station Cultural Landscape Report and plans for more detailed information.)

The following issues and concerns are identified in the draft Cultural Landscape Report:

1. The landscape is in poor condition.
2. Pedestrian and vehicular circulation deficiencies and parking issues exist.
3. Poor entrance image for vehicular traffic.
4. Absence of location for a wayside exhibit that includes space for interpretive gathering.
5. Lack of site furnishings for use by tenant.
6. Safety concerns regarding poor site lighting.
7. No enclosed area for dumpster to serve the buildings.
8. Parking area drains back up, which leads to flooding in the Coast Guard cluster.
9. Park funding for rehabilitation is limited.
10. Handicap accessibility needs to be addressed.
11. Landscape maintenance issues.

It is the intent of the Park to return much of the site to its appearance during its period of significance (1915-1945). In general, the Cultural Landscape Report concludes that much of the landscape remains unchanged and intact with modifications made to accommodate automobiles and accessible ramps to the buildings. The report also concludes

that the cultural landscape is in fair to poor condition with several features present during the period of significance having been removed, relocated, or altered. Treatment recommendations for character-defining features are identified in Section II of the Summary Cultural Landscape Report.

It is the intent of the Sanctuary to work in conjunction with the Park to follow the Cultural Landscape Report for improving site landscaping and preservation.

Limitations on Development

There will be several items to contend with as development of the former Coast Guard Station buildings progresses. The following is a list of such items:

- Per the National Park Service there will be no new buildings constructed at Crissy Field.
- Parking will be limited to existing lots at Crissy Field and the Presidio. The National Park Service has stated that they do not want additional parking located near the Sanctuary buildings.
- The pier at the proposed campus is not useable to dock vessels due to the build-up of sand. This will remain unchanged. The next closest pier for vessel docking would be Torpedo Wharf.
- There are limitations to the signage that can be used at the campus buildings.
- The Sanctuary does not currently occupy all of the buildings.

Outside Influences and Considerations

The Master Plan and Recommendations

The Big Picture

Space Alternatives

The planning team evaluated four alternatives to address the space planning needs of the Sanctuary offices located at Crissy Field.

A. Maintain the Status Quo

This strategy assumes that the Sanctuary will continue to occupy its current space with minimal changes in the future. Under this strategy, the Sanctuary's facilities at Crissy Field should be maintained, but there is likely to be little change in future years.

B. Relocate to Commercial Lease Space

This strategy assumes that the Sanctuary needs more space than it currently occupies, and that the Park will not, or cannot, allow it to expand *in situ*. Or, in related scenario, the Park decides that the Sanctuary is not an appropriate use for the former Coast Guard Station at Crissy Field and asks the Sanctuary to move. The result of this strategy is that a significant part or all of the Sanctuary's facilities will relocate to a new site or sites.

C. Relocate to Another Park Facility

This strategy assumes that the Park is willing and has adequate space available to lease to the Sanctuary elsewhere that is appropriate to their needs.

D. Occupy and Rehabilitate

This strategy assumes that, based on the current partnership, the Park and Sanctuary formally agree to allow the Sanctuary to occupy all five of the former Coast Guard Station buildings. The Sanctuary, working with the Park, improves all of these buildings and creates a unified campus that will accommodate its needs for the forseeable future.

Evaluation Criteria

The four alternatives were evaluated based on the following criteria:

1. Land-Sea Connection

Having a close physical connection to the water helps to reinforce the interconnectivity of land and sea, as well as offer ideal locations for educating and informing people about marine stewardship, recreation, and conservation.

2. Iconic Buildings (that make a statement)

The Sanctuary Program wants to locate the Gulf of the Farallones National Marine Sanctuary in a location that is memorable, and easily draws in others.

3. Adequate Space for Growth

Sanctuary staff is expected to grow by at least 70% as it expands to meet its ecosystem protection mandate. Space for

important sanctuary partners and a new Visitor Center is also needed.

4. Strengthens Partnership with the Park

Much of the coastal boundary of the Sanctuary runs along the border of the Golden Gate National Recreation Area. This provides many opportunities for collaboration. Strengthening the existing partnership should fulfill the needs of both organizations.

5. Visibility of the Sanctuary

The new Visitor Center should be located in a place that is highly visible and invites visitors to attend. This is often the only view most guests will ever get of the marine environment.

6. Proximity to San Francisco

The Sanctuary is striving to become a global leader in fostering a marine stewardship ethic. Locating its offices adjacent to a large urban population helps to engage these potential ocean stewards.

If the Sanctuary is relocated to a commercial lease space in San Francisco, the site would lose the land-sea connection of its facility. The Crissy Field Campus and Maritime Museum are the only beachfront buildings in San Francisco. A commercial building also would not be as strong of an iconic symbol for marine stewardship, and would not strengthen the partnership with the Park.

If the Park Service had a cluster of buildings available for lease in the Marin Headlands or Lower East Fort Baker, than three of the six criteria could be filled: land-sea connection, adequate space for future growth, and strengthens partnership with Park. However, neither location could match the iconic building potential to the degree of the Crissy Field Campus with the Golden Gate Bridge backdrop. Also, the other two locations are not as accessible to the public and would be less visible to the public.

	A Maintain the Status Quo	B Relocate to Commercial Lease Space	C Relocate to Another Park Facility	D Occupy and Rehabilitate
Land-Sea Connection	√		√	√
Iconic Buildings	√			√
Adequate Space for Future Growth		√	√	√
Strengthens Partnership with Park			√	√
Increase Visibility for Sanctuary		√		√
Proximity to San Francisco	√	√		√

Recommendation

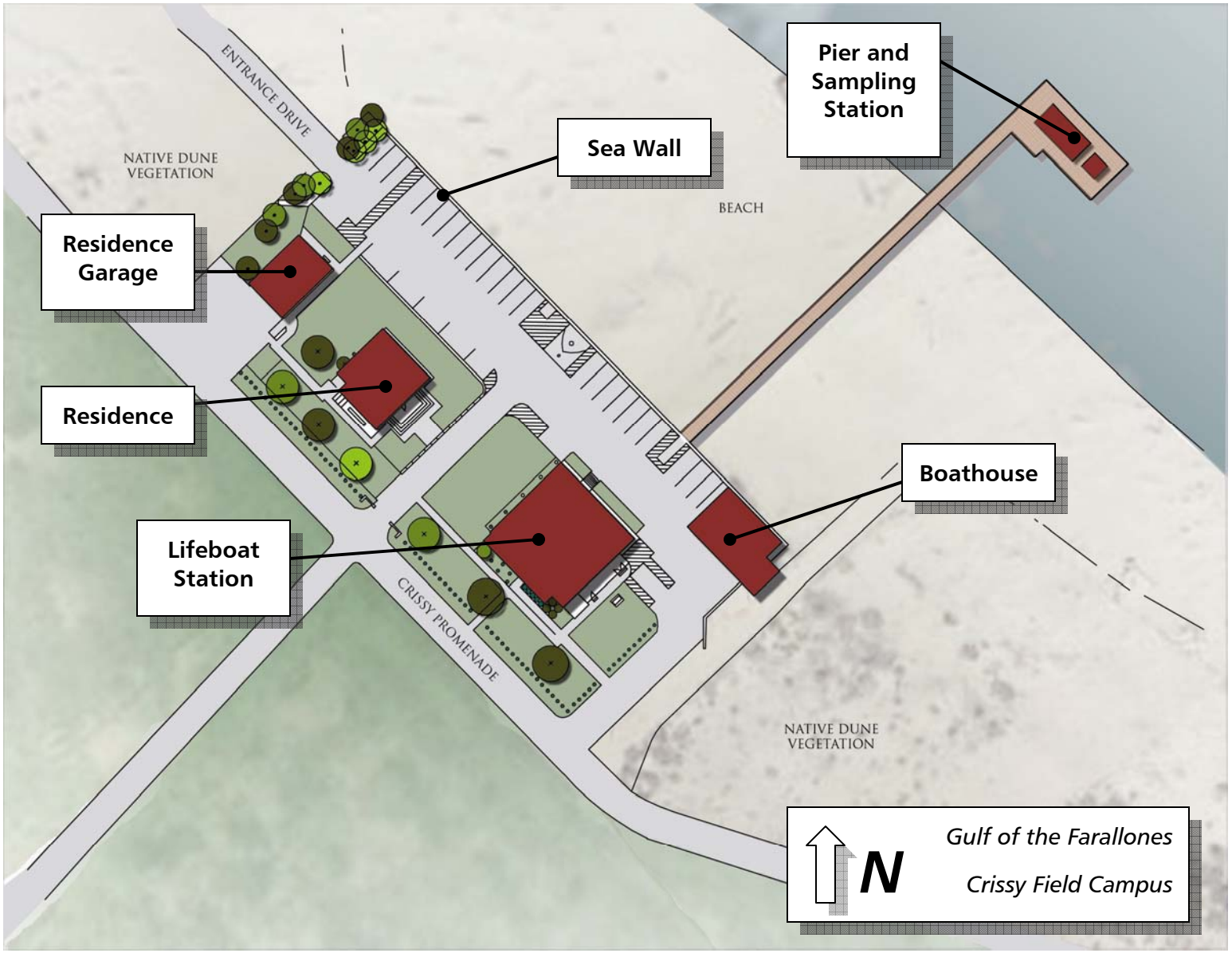
After evaluating each alternative according to the six criteria, it becomes clear that ***the Master Plan for the Gulf of the Farallones National Marine Sanctuary should be based on Strategy D, Occupy and Rehabilitate.***

The Crissy Field Campus provides a unique opportunity for the Farallones Sanctuary to:

- Have a location at the beach with easy access to the Bay for educational programs.
- Have an outstanding iconic presence with the Golden Gate Bridge as a backdrop to the historic Coast Guard Lifeboat Station.
- Have adequate space for growth depending on building availability.
- Strengthen the partnership with the Park.
- Increase the visibility of the Sanctuary by taking advantage of the 1.7 million visitors to the Presidio.
- Have a location in San Francisco, a major destination city with a large metropolitan population.

Hence, a significant part of the Master Plan centers on how the Sanctuary currently utilizes space at the Coast Guard Station, and how by occupying all five buildings a consolidated sanctuary campus could be created.

This recommendation also fulfills a goal of the Golden Gate National Recreation Area for the Park: To enhance the setting for recreation and visitor enjoyment while rehabilitating and preserving important historic resources and natural values.


Pier and Sampling Station
Sea Wall
Residence Garage
Residence
Boathouse
Lifeboat Station
ENTRANCE DRIVE
NATIVE DUNE VEGETATION
BEACH
CRISSY PROMENADE
NATIVE DUNE VEGETATION
N
Gulf of the Farallones
Crissy Field Campus

The Master Plan Vision

The Gulf of the Farallones National Marine Sanctuary's vision is to become a global leader in fostering a marine stewardship ethic. The facilities Master Plan vision is for the Sanctuary campus to serve as a global icon for marine stewardship.

Ecosystem protection is the Sanctuary's foremost objective achieved primarily through education, awareness, and stewardship. In order to move toward the Sanctuary's vision in the next five years, the Sanctuary requires adequate facilities to educate and train this generation as well as new generations of ocean stewards.

Needs for education include:

- Education classrooms for 35 students with access to the beach, ocean, wet labs, and dry labs.
- Quick and easy access to sanctuary vessels.
- Quick and easy access to the Sanctuary.
- Volunteer training facilities for 50 adults.
- A meeting facility for 25 adults.
- A multi-purpose public program space for 50 adults.

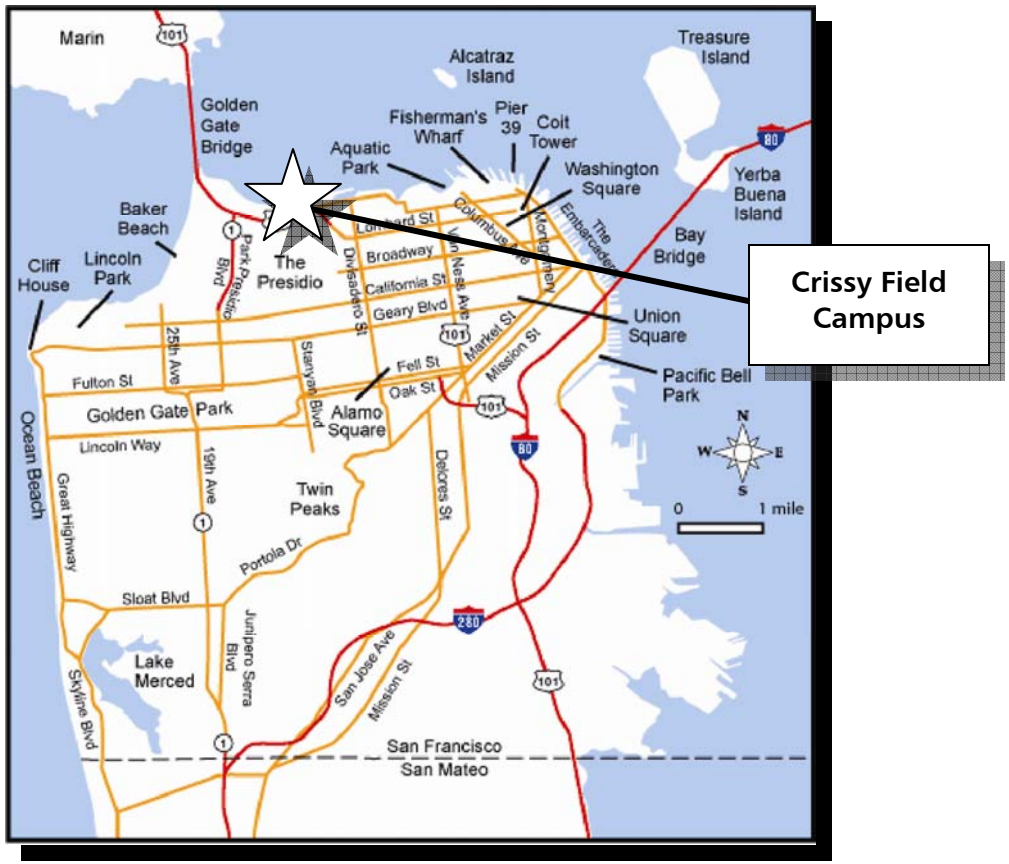
Needs to increase awareness of the Sanctuary system and to inspire a stewardship ethic to the seven million residents of the nine-county Bay Area and fifteen million visitors to the area include:

- A world-class interactive interpretive center for the public to discover our nations most ecologically significant and stunning bodies of water – The National Marine Sanctuary System. The Gulf of the Farallones National Marine Sanctuary will be highlighted. The Sanctuary envisions interactive and multimedia exhibits, which may include real-time ocean images and interactive virtual discovery experiences. Aquaria, wet exploration and study areas, models, maps, and the arts will augment the visitor's experience. Situated at the confluence of one of the world's most significant watersheds, the exhibit will enhance public awareness and lead to a personal connection with the ocean environment and our National Marine Sanctuary System.
- A Center to inspire the public to become involved in marine stewardship programs, and offer opportunities for them to do so.
- A Center to serve as an international forum for the development of sustainable solutions to marine issues.
- A place for the public to be immersed in learning about the Sanctuary's extraordinary natural resources.
- A water concierge service for the public to learn how to access and enjoy the Sanctuary's waters and shorelines.

These facilities need to help convey the message of ocean protection. They are a vital communication piece in the

Sanctuary's overall strategy of developing a marine stewardship ethic. As in the business world, location, location, location is vital to the Sanctuary's success. Their message is more strongly conveyed at the coast than from a skyscraper in the middle of a city. At the same time, the facilities need to be near the critical mass of people. The facility being in a sparsely populated or remote area adds to the challenge of reaching the public.

Access to Sanctuary facilities is another requirement to being successful in conveying the Sanctuary message. The Sanctuary and oceans, in general, are removed from land dwellers. The Sanctuary's challenge is to create a personal connection and foster an understanding that the land and sea are connected – that the ocean is teaming with life and beauty – that all people play a role in ocean ecosystem health. The Sanctuary must bring the ocean to people on land through educational programs, volunteer opportunities, and field adventures. The ideal combination of facility requirements include: easy access to a large metropolitan population, access to the coast and ocean, and facilities that can support interpretive, classroom, and field activities.



Source: Lee Nelson (copyright 2002), iNeTours.com

The Crissy Field Campus

Location

Crissy Field is located where the Presidio meets San Francisco Bay. It is part of part of the urban national park known as the Golden Gate National Recreation Area. Here along the shoreline, occupying a former Coast Guard complex of historic buildings and adjacent to a popular and highly visible running, biking and walking path, are the facilities of the Gulf of the Farallones National Marine Sanctuary, including its Visitor Center.

Source: USGS, United States Geographical Survey

The Former Coast Guard Station Buildings

**The Gulf of the Farallones National Marine Sanctuary does not currently occupy these buildings.*

Description of Available Buildings

The Sanctuary currently occupies two of the five buildings in the former Coast Guard complex. These buildings were constructed between 1890 and 1938. Four of these buildings are partially surrounded by a low sea wall. The buildings appear to be in fair condition but are not ADA-compliant. The Master Plan includes an assessment of architectural, civil, structural, historic preservation, and code issues associated with each building as a precedent of potential use by the Sanctuary.

The Gulf of the Farallones National Marine Sanctuary
Crissy Field office

Lifeboat Station

- Built in 1915.
- Current headquarters for the Sanctuary.
- Three-story wood frame building.
- Approximately 8,000 sq. ft.
- Former dormitory for Coast Guardsmen.
- Contains the following activities:
  - Farallones Marine Sanctuary/National Marine Sanctuary Program/NOAA employees
  - Partners
  - 500 sq. ft. (approx.) Visitor Center, open to the public.

The Gulf of the Farallones National Marine Sanctuary Lifeboat Station

The Lifeboat Station in 1915.

Recommendation for the Lifeboat Station

The Sanctuary headquarters, partners, and the Visitor Center are currently utilizing the former Lifeboat Station. Over the past several years, all of these entities have been functioning together in this building – making the space they have work. In order to fulfill the greater vision of the Sanctuary, the Visitor Center needs to be expanded, a true front door for the headquarters should be established, and office space should be more thought out. The Master Plan recommends that this building continue to be the hub of the Crissy Field Sanctuary Campus. The central location of this building on campus, and its prominence, expressed by its mass and almost direct connection with the water, make it the perfect site for the Visitor Center and headquarter offices.

Formerly the Coast Guard Lifeboat Station, this building carries a significant amount of historic interest. It was once a working boathouse; however, the original rails and boat ramp have since been removed from the first floor and outward leading to the bay. To capture a piece of this building's history, and to provide adequate space for interpretive exhibits, the Visitor Center could encompass the entire first floor and a piece of the boathouse history could be expressed in the exhibit. Imagine boats suspended from the newly exposed original ceiling and interactive interpretive stations from which the visitors could learn. The second floor would function well for the headquarter offices as it is a simple rectangle that could be efficiently laid out. The third floor, with its magnificent view, would provide an ideal spot for an open conference room and shared spaces for both the Sanctuary and partners to enjoy.

To bring this building up to its potential, the following rehabilitation is suggested:

Future Spaces and Activities – First Floor

- Visitor Center – Exhibit space and Visitor Center manager offices.
- Circulation – Public toilets, stairs/hallways, mechanical and janitorial space.

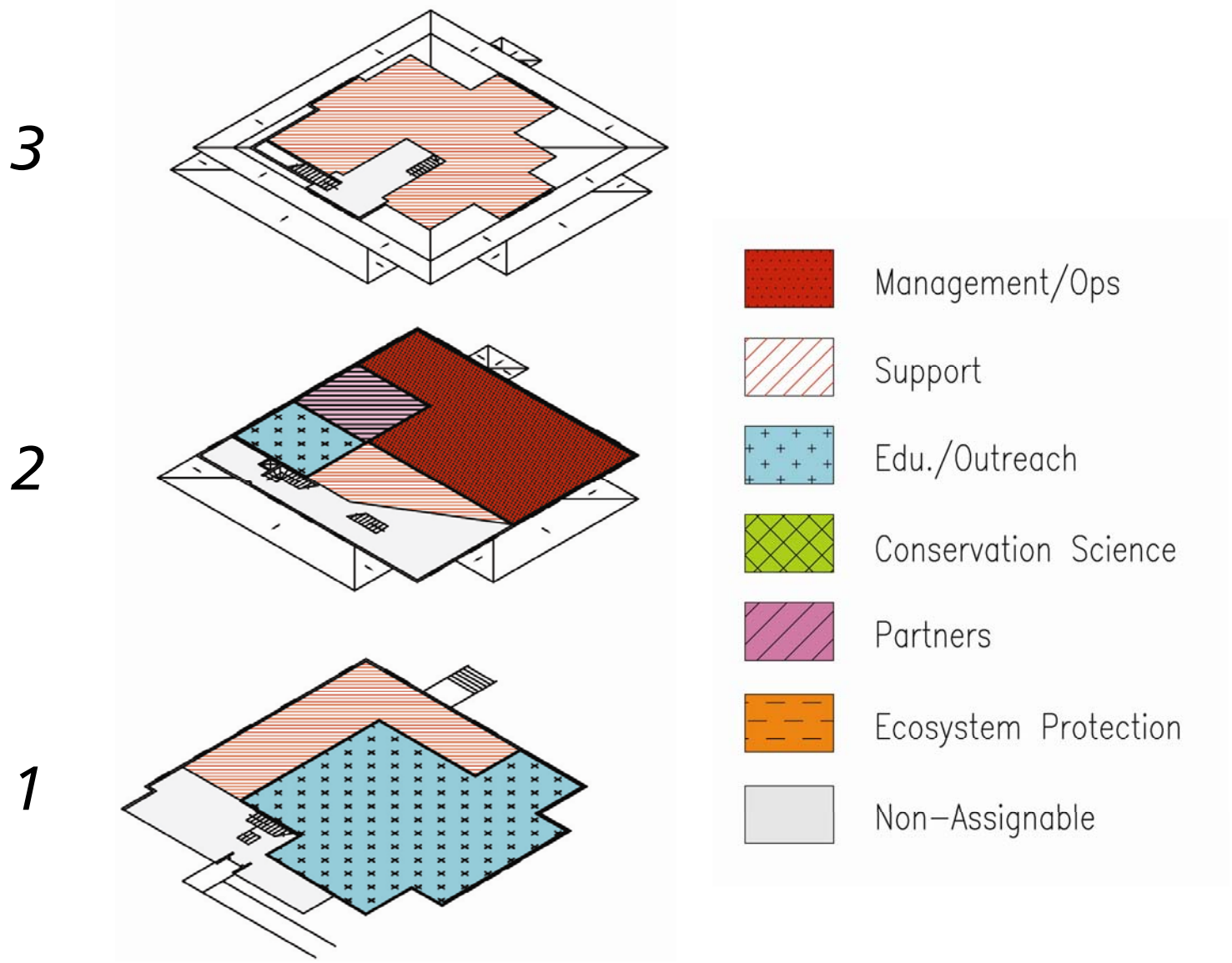
Future Spaces and Activities – Second Floor

- Education – Office space
- Partners – Office space
- Management – Office space
- Circulation – Toilets, stairs/hallways, and mechanical and janitorial space.

Future Spaces and Activities – Third Floor

- Management – Conference area and shared-use space.
- Circulation - Toilets, stairs/hallways, mechanical and janitorial space.

Recommendation for the Lifeboat Station



Boathouse

- Built in 1915.
- Approximately 1,300 sq. ft. on the first floor plus a second floor loft.
- Currently used by the Park for storage.
- Used to store miscellaneous items for the Sanctuary.
- This building appears to be suitable for retrofit to other uses.
- The Master Plan assumes this building will be made available to the Sanctuary.

The Gulf of the Farallones National Marine Sanctuary
Boathouse

Recommendation for the Boathouse

The Boathouse, as it is used today, does not meet its true potential. A portion of the first level and the second floor loft is used for storage. The second level has a small office used for emergency response. The Boathouse essentially has not changed since the time it was built. It lacks most utilities, is not weather tight, and is not ADA-compliant. None of the areas are finished out or are suitable for more than their current use. The boathouse has great potential thanks to the wonderful bays of double doors along the south face that can be completely opened. The Master Plan recommends that this building be used for education and outreach as well as conservation science. This building will play a big part in bringing public awareness to marine conservation.

To take advantage of the openness of the first level, it is recommended that this level house the wet and dry labs for education. Having a wet and dry lab available to volunteers and researchers is crucial to the development of educational training for future generations of ocean stewards. The wet and dry lab will act as a classroom with ideal access to the beach and ocean for hands-on learning. One of the greatest aspects of this building are the double doors and their ability to open up to Crissy Field. This will draw curious on-lookers in to see what is going on. The court between the Boathouse and the Lifeboat Station also provides an ideal spot for outdoor training and exhibits. The second level will be available for conservation science and education offices.

To bring this building up to its potential, the following rehabilitation is suggested:

Possible Outside Uses of Building

- The outside court area between the Boathouse and Lifeboat Station will be a public space that can be used for education program and exhibits.

Future Spaces and Activities – First Floor

- Labs – Open wet and dry labs for educational use and training.
- Circulation – Public toilets, stairs/hallways, and mechanical and janitorial space.

Future Spaces and Activities – Second Floor

- Conservation Science – Office space
- Education – Office space
- Circulation – Toilets, stairs/hallways, and mechanical and janitorial space.

Recommendation for the Boathouse

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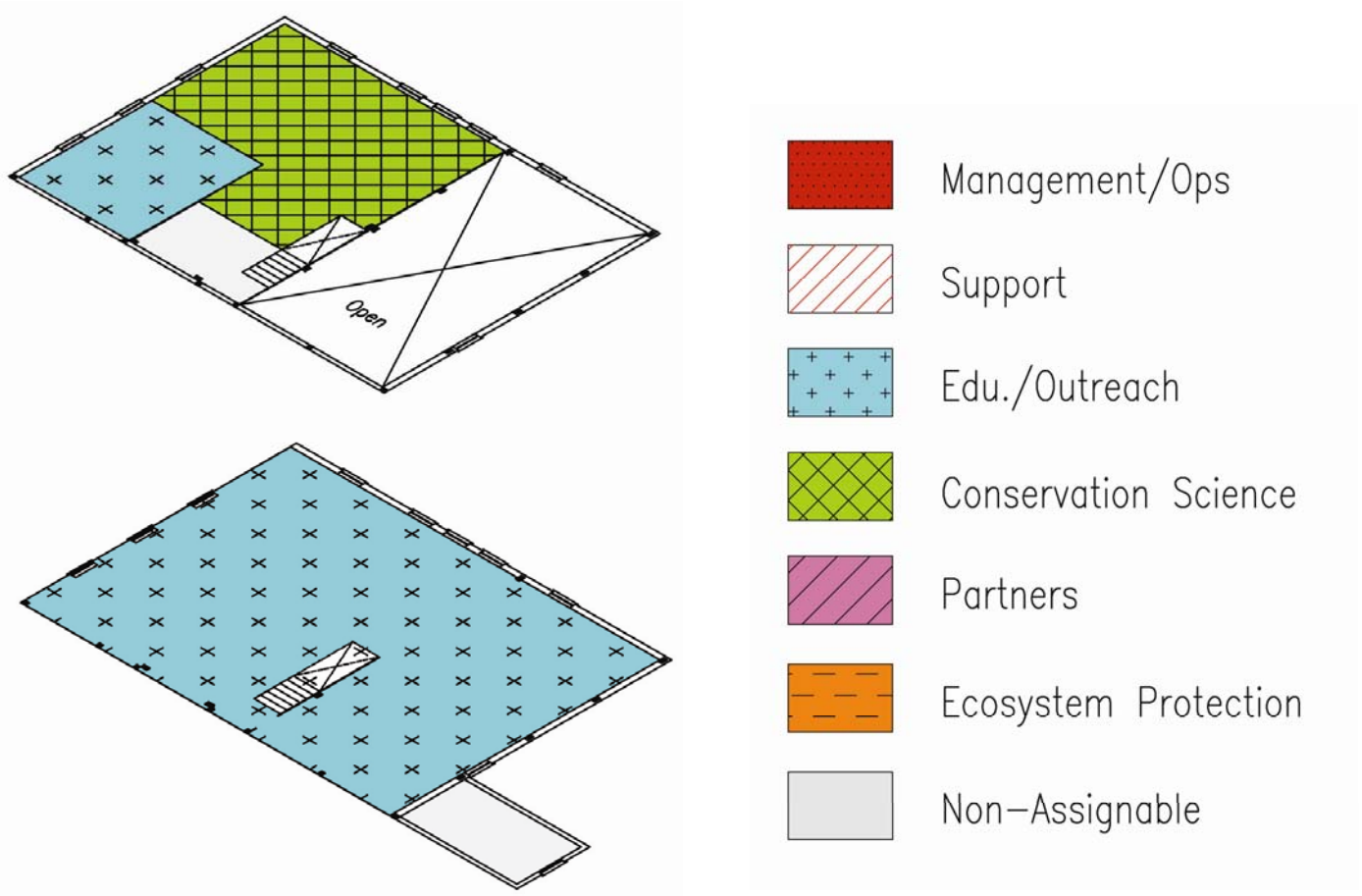


Pier and Sampling Station

- Built in 1938.
- 120 sq. ft. (approx).
- Pier and Sampling Station were recently rehabilitated (2005).
- Building is used for educational and outreach programs.
- This is a working tide station.
- Pier is not useable for docking vessels due to the shallow depth of water.

The Gulf of the Farallones National Marine Sanctuary Pier and Sampling Station

Recommendation for the Pier and Sampling Station

The Pier and Sampling Station have both been recently rehabilitated. The pier has been stabilized and made new again and the Sampling Station has had a face-lift with fresh paint and interior renovation. The Sampling Station sits alongside a tide station that also was freshly painted. This tide station has measured the rise and fall of tides continuously since 1854, making it the nation's oldest continually operating tidal observation station. The Master Plan recommends that the Sampling Station be used for educational programs. Examples of such are: general naturalist classes, weekend programs, summer camp, summer institute and meetings of the Education Advisory Group. The building will also be available for meetings and special events at the discretion of the Sanctuary Manager.

The direct connection with the water is undoubtedly its greatest asset. Education and outreach can take advantage of this connection and utilize the space for many marine science activities. There will not be any major work required to this location due to recent renovations. Only phone, internet, and basic support infrastructure is required.

Possible Outside Uses of Building

- Install real time San Francisco Bay current monitoring equipment to provide data for education, science, and emergency response.

The Gulf of the Farallones National Marine Sanctuary Pier and Sampling Station

Residence

- Built in 1890.
- Two-story wood frame building.
- 2,000 sq. ft. (approx).
- Formerly the residence of the Officer in Charge.
- Currently leased by the State of the World Forum. The Master Plan assumes that this building will be made available to the Sanctuary.

The Residence in 1890.

The Gulf of the Farallones National Marine Sanctuary Residence

Residence Garage

- Built in 1890.
- 960 sq. ft. (approx.).
- Currently used by the Park for storage.
- The Master Plan assumes that is building will be made available to the Sanctuary.

The Residence Garage in 1890.

The Gulf of the Farallones National Marine Sanctuary Residence Garage

Recommendation for the Residence and Residence Garage

The Residence and Lifeboat Station were once connected with a courtyard at the Coast Guard Station. Today these two buildings do not seem to have much of a connection at all. The residence is currently leased by the State of the World Forum which has no affiliation with the National Marine Sanctuary. Ideally, this building would be made available to the National Marine Sanctuary Program as that lease expires. The Master Plan recommends that this building, at that time, be an integral part of the Sanctuary campus and house both Sanctuary staff and their important partners.

The residence is a magnificent piece of architecture, which contributes greatly to the overall historic significance of the former Coast Guard Station. This building seems well suited for offices as it has a more private feel than the open and welcoming Lifeboat Station. Both the first and second level of the residence can be modified to fit programmatic needs.

The garage located just to the west of the residence is currently used by the National Park Service. This building could be used as vessel prep space, workshop space for exhibits, and for programs and special events by staff, volunteers, partners, and in some cases the public. In addition, the marine education resource library and research library could be housed here. These libraries would be for the use of volunteers, staff, teachers, and marine researchers. The Master Plan recommends this building be used for education and outreach.

To bring this building up to its potential, the following rehabilitation is suggested:

Residence – Future Spaces and Activities - First Floor

- Ecosystem Protection – Office space
- Partners – Office space
- Circulation – Toilets, stairs/hallways, and mechanical and janitorial space.

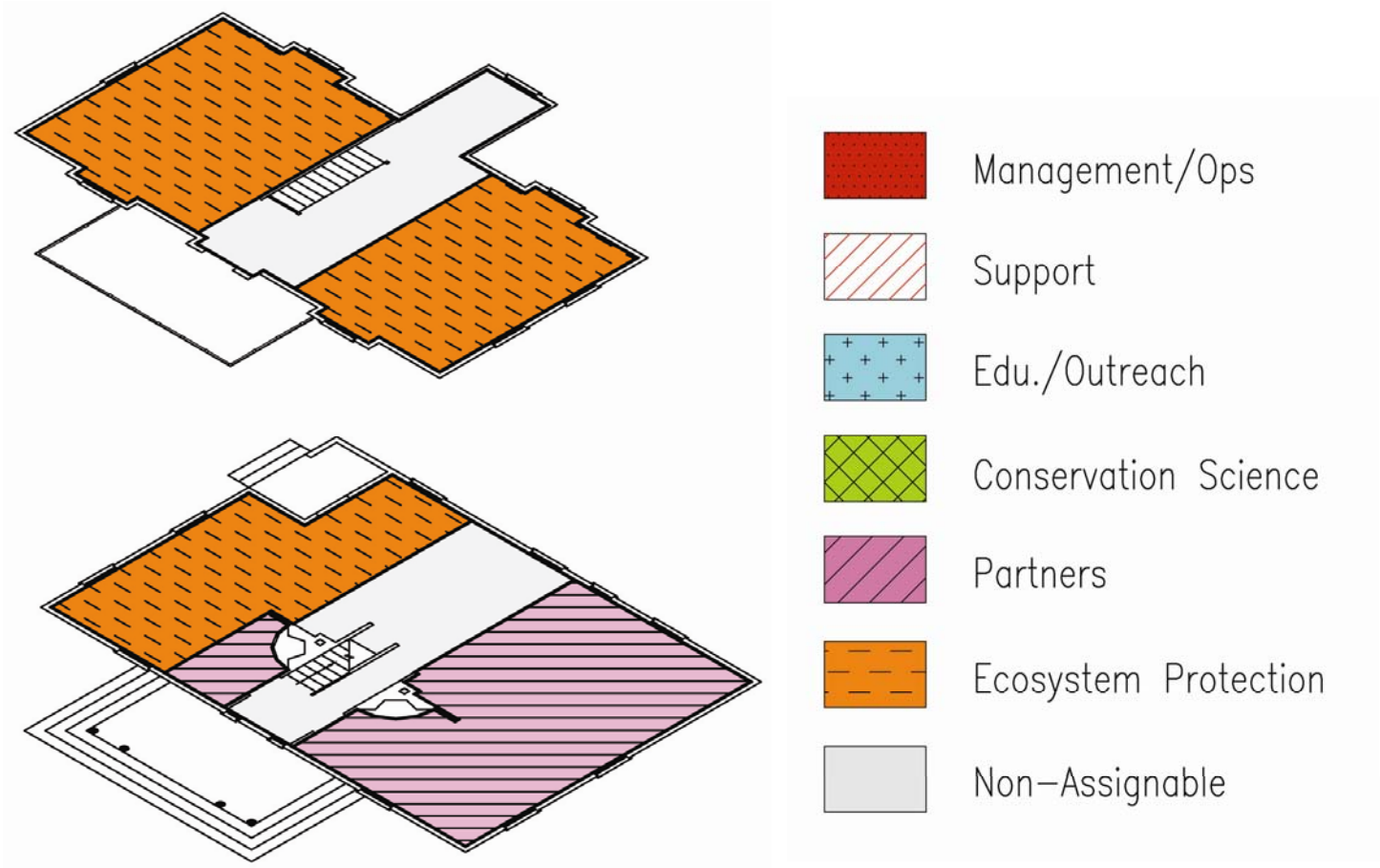
Residence – Future Spaces and Activities - Second Floor

- Ecosystem Protection – Office space
- Circulation – Stairs/hallways, and mechanical and janitorial space.

Residence Garage – Future Spaces and Activities

- Education – Storage, training, and libraries
- Marine Vessel Storage Area.

Recommendation for the Residence



Master Plan Influences

Sea Wall

The sea wall runs the length of the former Coast Guard Station Buildings. The sea wall is an important feature of this site as it protects the site from blowing sands and unifies the five building campus by providing a strong visual edge. The sea wall was constructed in 1914-1915 out of wood. The existing wall is concrete and is in need of painting and repairs.

Campus Edges

The five building campus should be defined through both landscaping (soft and hard) and the building architecture within. The campus edge is currently defined by the sea wall/coastline to the north and the promenade to the south. The Park's Cultural Landscape Report offers excellent plans for the campus exterior.

Sense of Arrival

The Sanctuary would like its visitors to experience a sense of arrival as they enter the Visitor Center, educational labs and headquarter offices. Education and outreach should be outwardly visible to visitors. A clear understanding of the building's uses will help the visitor understand the many pieces of this campus. Signage will also be a big part of this experience. The National Marine Sanctuary Program currently follows the National Marine Sanctuary Program National Signage Plan (2003), which should be applied here at the Crissy Field location. Signage should also conform to local ordinances and Park mandates. Currently there is limited signage directing visitors to the Sanctuary location. There are four main entrance points that could benefit from consistent signage: 1) the road coming into the five building campus, 2) the old main gate which leads to a courtyard (since gone) between the Lifeboat Station and the Residence, 3) the court that runs along side of the Lifeboat Station on the east and in front of the Boathouse, and 4) the ocean face of the campus.

Identity

The identity of the Sanctuary creating an icon of marine stewardship will be outwardly expressed by the architecture of the former Coast Guard Station Buildings that they occupy. These buildings are unique historic pieces of architecture. Each building has its own set of details that set it apart from the others, yet together they express one identity. The site's picturesque location in the Park and view of the Golden Gate Bridge, San Francisco Bay, Marin Headlands, and downtown San Francisco make it truly memorable.

Linkages

The link between land and water is expressed in the setting of these five buildings. The building known as the Lifeboat Station was just that some years ago. At one time, there was a boat ramp running from the first level of that building out to the water. Although this has since been removed, the new Visitor Center should express this building's prior use through its exhibits as well as illustrate the Park/National Marine Sanctuary Program partnership of protecting the land and sea.

Integrating with the Changing Presidio

The Presidio is changing from an active military post to a much more public campus with residential, commercial, and governmental users. This transformation is in its infancy, and changes are likely to come at an ever-increasing pace. The Sanctuary, as one of the "bellwether" stakeholders in Area A of the Presidio, should acknowledge this metamorphosis and work to take advantage of the benefits that will come with change. These might include additional exposure in the community, enhanced public transportation, nearby commercial development, and other similar catalysts that could have a positive effect on the future of the Sanctuary.

The Sanctuary campus with the Golden Gate Bridge and Marin Headlands as backdrop

Access and Parking

Pedestrians

Pedestrian access is the preferred access to the Crissy Field Sanctuary site since there is limited parking. Crissy Field is a pedestrian friendly location with a promenade for walking, running, and biking passing along side the campus.

Source: David Sanger (copyright 2001)

Source: David Sanger (copyright 2001)

Public Transportation

Public transportation to the Presidio is available, but limited at this time. The San Francisco Municipal Railway (MUNI), local bus service, and commercial tour buses currently provide service to the Presidio. There are plans to increase public transportation in the way of better bus service, water taxis, and perhaps extension of the F-Line (San Francisco's historic streetcars) to the Presidio. The Presidio Trust provides free shuttle service (called PresidiGo) within the Presidio and to nearby public transit stops.

Schoolchildren are common visitors to the Sanctuary. Along with other site improvements, there should be a safe and convenient place for at least two school buses to drop-off passengers. The desired route for school buses to access the facilities is for them to pull up to the main building, drop the children off, then park in a designated bus parking area.

Often times tour buses can be seen traveling through the Presidio. Ideally, the Sanctuary would make themselves known to these tour bus operations.

Another idea for helping bring the public in without increasing vehicular traffic would be to team up with a major partner. For instance, a shuttle could carry visitors between the California Academy of Sciences and the Sanctuary. The visitor would park at the California Academy of Sciences and have the advantage of visiting both venues without driving to the Presidio.

Cars

There is limited parking at the Presidio. The closest public parking area is the West Bluff Picnic Area to the west of the facility. This lot holds cars for visitors to the Warming Hut and the Presidio. The next large lot is at the Crissy Field Center – a considerable walk from the Sanctuary site. Other parking is available at Fort Point, East Beach, and at the marina. A new public parking area is planned by the Presidio Trust under the 101 overpass.

There is also limited parking at the Sanctuary facilities. This small lot should be designated for accessible parking, Sanctuary staff, partner personnel, school bus drop-off, vans, and special visitors. The existing paved parking area is in need of repair. The Cultural Landscape Report calls for this to be returned to its original crushed rock surface.

Employees of the Sanctuary are encouraged to use public transportation to/from work. The Sanctuary provides incentives for those who do so. In order to free up as many close-in visitor spots as possible, the Sanctuary and partners might consider having their employees park remotely and walk in. With the Sanctuary and partners in the five buildings there would be approximately 40 employees.

Service Vehicles

Service vehicles will be able to access the campus through the existing road and parking lot along the seawall.

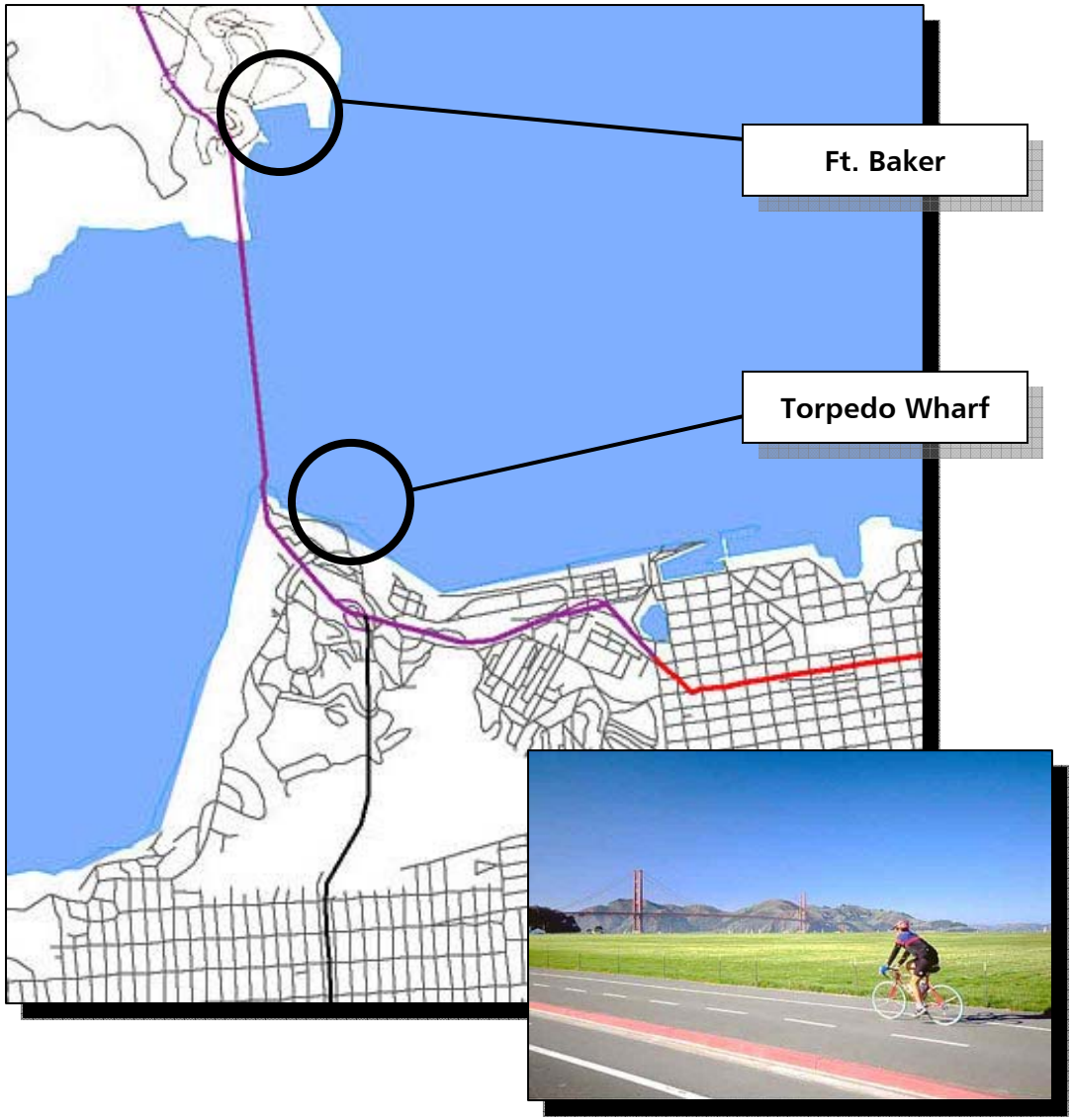
Source: Golden Gate National Recreational Area (www.nps.gov/goga)

Bikes

Bike racks should be provided at the Sanctuary campus. Because of the popular walking, running, and biking trail (the Promenade) through Crissy Field, the Sanctuary Visitor Center receives many visitors from this access point. The Sanctuary may also want to form partnerships with bicycle rental shops so that the Sanctuary Visitor Center can be included on route maps for the renters.

Boats

At one time, boats were able to dock at the pier. However, since the tidal marsh improvements, the deposition of sand on the beach under the pier has dramatically increased to the point that boats cannot dock any longer. This pier is used only as a means to access the Sampling Station and Tide Station. The closest pier for docking, and possibly water taxis in the future, is Torpedo Wharf, located by the Warming Hut. The Sanctuary keeps its boat at Fort Baker, across the bay from the office. This location is out of sight from visitors and accessible only to authorized personnel. Moving this boat closer to the Sanctuary would be desirable.



Waterfront Development

The Changing Shoreline

The Crissy Field Marsh Expansion Study Final Report, by Philip Williams & Associates Ltd., was issued March 16, 2004. The objective of this report was to evaluate the relationship between marsh area and inlet dynamics. This study relied heavily on monitoring data collected over two and a half years. Their conclusions are documented and recommended additional studies are listed. Future expansion of the marsh at Crissy Field should achieve the goals of the approved Crissy Field Plan and Environmental Assessment by Jones & Stokes Associates, 1996. The main goal is to "enhance the setting for recreation and visitor enjoyment while rehabilitating and preserving important historic resources and natural values." The purpose of the Crissy Field Marsh Expansion Study Final Report is to determine the minimum tidal prism required to maintain continuous tidal action to the marsh, and to estimate the frequency and duration of inlet closures under intermediate wetland sizes.

Public Access

Open access to the Sanctuary facility along the shoreline supports the mission of education and outreach by allowing pedestrians to not only look into the Sanctuary campus but to also walk up and have a hands-on experience. This link of the public to marine-related programs is a large part of their outreach program.

Campus Outdoor Needs

A functional and aesthetically pleasing outdoor courtyard area would be a welcome addition to the Sanctuary site. Seating should also be provided outside around the site. Seating to form an outdoor classroom could support both educational and outreach functions. This would be a "virtual link" to visitors and the Sanctuary, providing a visible presence for not only the Sanctuary campus, but also the activities that occur within.

Source: GFNMS Library

Utilities Infrastructure

The utilities infrastructure at the former Coast Guard Buildings is outdated and not adequate for the proposed Master Plan building uses. (Refer to Chapter 9 - Analysis of Existing Buildings, for further discussions about infrastructure.)

Technology and Communications

Direct links and feeds to other Sanctuary and National Marine Sanctuary Program locations are desired at the Crissy Field Campus. The Sanctuary would like to incorporate the most current and advanced technology available into the campus. The facilities proximity to Silicon Valley and other Bay Area technology hubs makes it ideally suited to venture into a high-tech partnership agreement.

Future Projects

Future design architects and engineers will need to be aware of the complex approval process for projects located at Crissy Field. Below is a list (although not all inclusive) of approvals/ processes to follow:

- For NOAA approvals, refer to the Facility Capital Planning and Project Management Plan, (NAO)217-104.
- For National Park Service approvals for landscape, work through the Park assigned Project Manager.
- For National Park Service approvals for design and construction, work through the Park assigned Project Manager.

The design architect/engineer is responsible for obtaining the proper approvals.

Source: GFNMS Library

Prioritization and Budget Analysis

Recommended Projects

A site plan of the Gulf of the Farallones National Marine Sanctuary
Crissy Field Campus

The following is a list of projects in order of priority for the implementation of the Master Plan. Projects will be done sequentially or concurrently according to available funds.

Phase I

Site

- Enter into a long term agreement with the National Park Service.
- Prior to work starting on the buildings, bring the necessary utilities in or upgrade as required (bringing in backbone).

Lifeboat Station

- Update mechanical/electrical and plumbing systems as required for entire building.

Level 1

- Move Visitor Center to temporary location at Boathouse or Residence (Visitor Center may be closed during time of construction for which the Sanctuary has allocated a year).
- Move office personnel to Level 3 of this building and to Level 2 of the Boathouse or Residence.
- Renovate Level 1.

Level 2

- Move Level 2 office personnel to a temporary location at the Boathouse or Residence.
- Renovate Level 2.

Level 3

- Move Level 3 office personnel to a temporary location at Boathouse or Residence.
- Renovate Level 3.
- Exterior – Remove or reconfigure fire escape ladder and stairs. Paint, lighting, signage, etc. as required. Modifications as necessary for accessibility.

Phase II

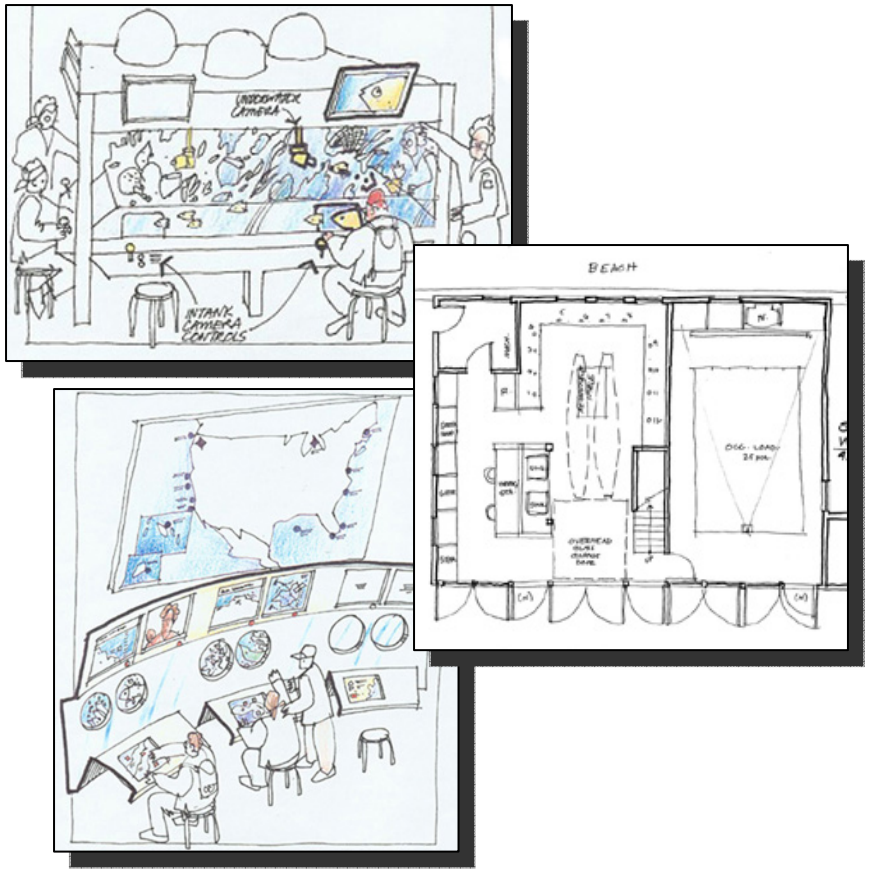
Boathouse

- Move all stored items to off-site storage (if possible).
- Update mechanical/electrical and plumbing systems as required.
- Update and finish-out Levels 1 and 2.
- Exterior – Paint, lighting, signage, etc. as required. Modifications as necessary for accessibility.

Phase III

Residence

- Update mechanical/electrical and plumbing systems as required for entire building.
- Renovate Level 1 and 2.
- Exterior - Paint, lighting, signage, etc. as required. Modifications as necessary for accessibility.



Possible Displays and Exhibits at the Sanctuary after Rehabilitation & Recommended Projects

Source: GFNMS Library

Prioritization and Budget Analysis

Costs

The Master Plan Cost Estimate was calculated in 2005 dollars and a matrix was developed projecting the costs out to the year 2011.

The estimate contains costs developed using R.S. Means 2005 database adjusted for San Francisco, California with escalation predicted through 2011. The quantities for the estimate are based on known building areas and assume complete interior renovation, including new mechanical (plumbing, HVAC and fire sprinklers) and electrical systems for all buildings as described in the Master Plan.

No allowances have been made for exterior work with the exception of repainting the Boathouse and cleaning the Residence roof. Additionally, a site work allowance for the Lifeboat Station has been allocated. The Boathouse and Residence allowances have been included at 15% of the direct cost of construction. This allowance is for electrical service upgrades, replacing the existing water service laterals and adding an additional water lateral for irrigation.

In addition to the construction costs, the project soft costs (costs the owner will incur above and beyond the actual construction costs) were calculated and added to a matrix. These costs include the Architect and Engineering Fees, Contractor Permits, Exhibit Build-Out for the Visitor Center, Furniture and Window Treatment Allowances (based on Air Force Interior Design Cost Estimating Guide), Moving Expenses, Owner-Supervision Overhead, and Owner Contingency.

Gulf of the Farallones National Marine Sanctuary

Master Plan Cost Projections - All Buildings

Construction Costs	***Cost / SF***	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**
Lifeboat Station (8,163 SF)	$172	$1,534,561	$1,595,944	$1,659,782	$1,726,173	$1,795,220	$1,867,029
Boathouse (2,430 SF)	$138	$365,070	$379,673	$394,859	$410,654	$427,080	$444,163
Residence (1,911 SF)	$318	$663,038	$689,560	$717,142	$745,828	$775,661	$806,688
Residence Garage (920 SF)	$66.07	$66,375	$69,030	$71,791	$74,663	$77,649	$80,755
Total Floor Area: 13,424							
Construction Cost Sub Total		$2,629,044	$2,734,207	$2,843,574	$2,957,318	$3,075,610	$3,198,635
Construction Contingency (15%)		$394,357	$410,131	$426,536	$443,598	$461,342	$479,795
Site & Landscape Development		$236,614	$246,079	$255,922	$266,159	$276,805	$287,877
Exterior Signage		$26,754	$27,824	$28,937	$30,095	$31,298	$32,550
Construction Total		**$3,286,769**	**$3,418,241**	**$3,554,969**	**$3,697,169**	**$3,845,055**	**$3,998,858**

Associated Costs	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**
A/E Fee	$328,677	$341,824	$355,497	$369,717	$384,506	$399,886
Extra A/E Services						
A) As-built Condition & Site Survey	$36,400	$37,856	$39,370	$40,945	$42,583	$44,286
B) LEED Consultant	$83,200	$86,528	$89,989	$93,589	$97,332	$101,226
C) Commissioning	$83,200	$86,528	$89,989	$93,589	$97,332	$101,226
D) Environmental Services & Testing	$31,200	$32,448	$33,746	$35,096	$36,500	$37,960
E) Geotechnical Investigation	$24,960	$25,958	$26,997	$28,077	$29,200	$30,368
F) Historical Preservation Consultant	$33,280	$34,611	$35,996	$37,435	$38,933	$40,490
Exhibit Build Out	$2,804,760	$2,916,950	$3,033,628	$3,154,974	$3,281,172	$3,412,419
Furniture/Window Treatment	$174,720	$181,709	$188,977	$196,536	$204,398	$212,574
Moving Expense	$109,200	$113,568	$118,111	$122,835	$127,749	$132,858
Utility Infrastructure Improvement	$114,660	$119,246	$124,016	$128,977	$134,136	$139,501
Project Management	$157,248	$163,538	$170,079	$176,883	$183,958	$191,316
Design Contingency (4% of Total Construction Cost)	$131,664	$136,931	$142,408	$148,104	$154,028	$160,189
Associated Sub Total	$4,113,169	$4,277,695	$4,448,803	$4,626,756	$4,811,825	$5,004,299
Associated Contingency (15%)	$625,000	$650,000	$676,000	$703,040	$731,162	$760,408
Associated Total	**$4,738,169**	**$4,927,695**	**$5,124,803**	**$5,329,796**	**$5,542,987**	**$5,764,707**
GRAND TOTAL	**$8,024,938**	**$8,345,936**	**$8,679,772**	**$9,026,965**	**$9,388,042**	**$9,763,564**

Cost are based on 2005 dollars. Projected Escalation rates are 5% to 2007 and 4% per year through 2011.
The costs in each column represent the total projected cost if the construction mid-point occurs during that year.

Operations and Maintenance

This should be identified as a line item in the lease between the Park and Sanctuary. The following information is annual estimates provided by the Sanctuary for the two buildings currently utilized. When the remainder of the buildings on the campus are rehabilitated, the costs will increase.

In the GGNRA permit:

- $25,000 – Preservation Maintenance (landscaping, plumbing, heating/cooling and building infrastructure)
- $18,450 – Service District Charge
- $15,000 – Utility/Refuse Collection
- $1,500 – Administration (mail room).

Other ongoing annual costs:

- $10,000 – Janitorial/Custodial Services
- $6,000 – Repairs/Upkeep on phones, fire alarms, voice mail, keys and security
- $1,000 – Pest Control
- $5,000 – Non-Preservation Maintenance.

Periodic or one-time costs:

These costs usually are cut due to budget constraints and should decline after rehabilitation is complete.

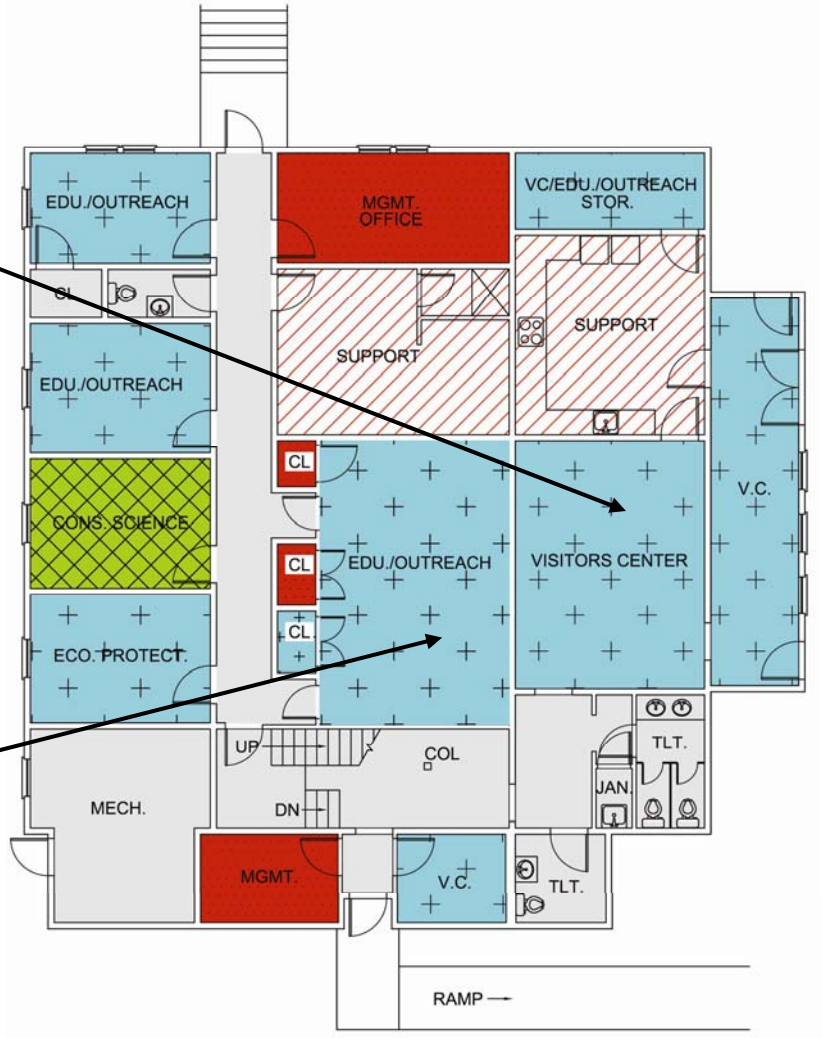
- $20,000 – Other safety repairs (i.e. cupola, stairways, and handrails)
- $7,000 – Carpet Replacement/Fresh Painting.

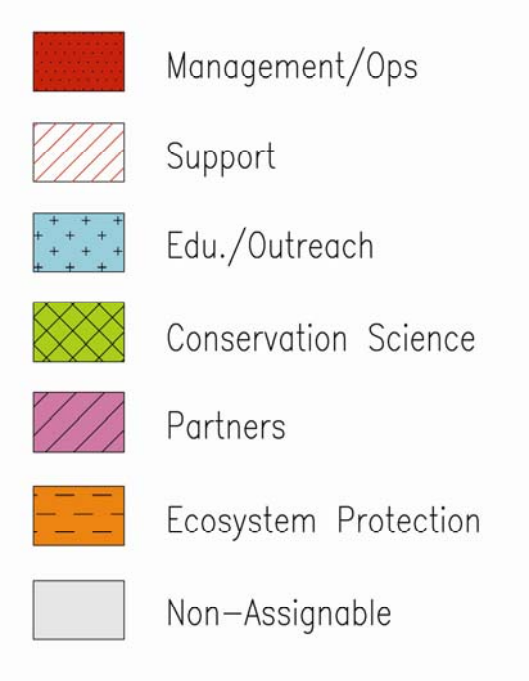
Prioritization and Budget Analysis

Existing Space Utilization

Lifeboat Station

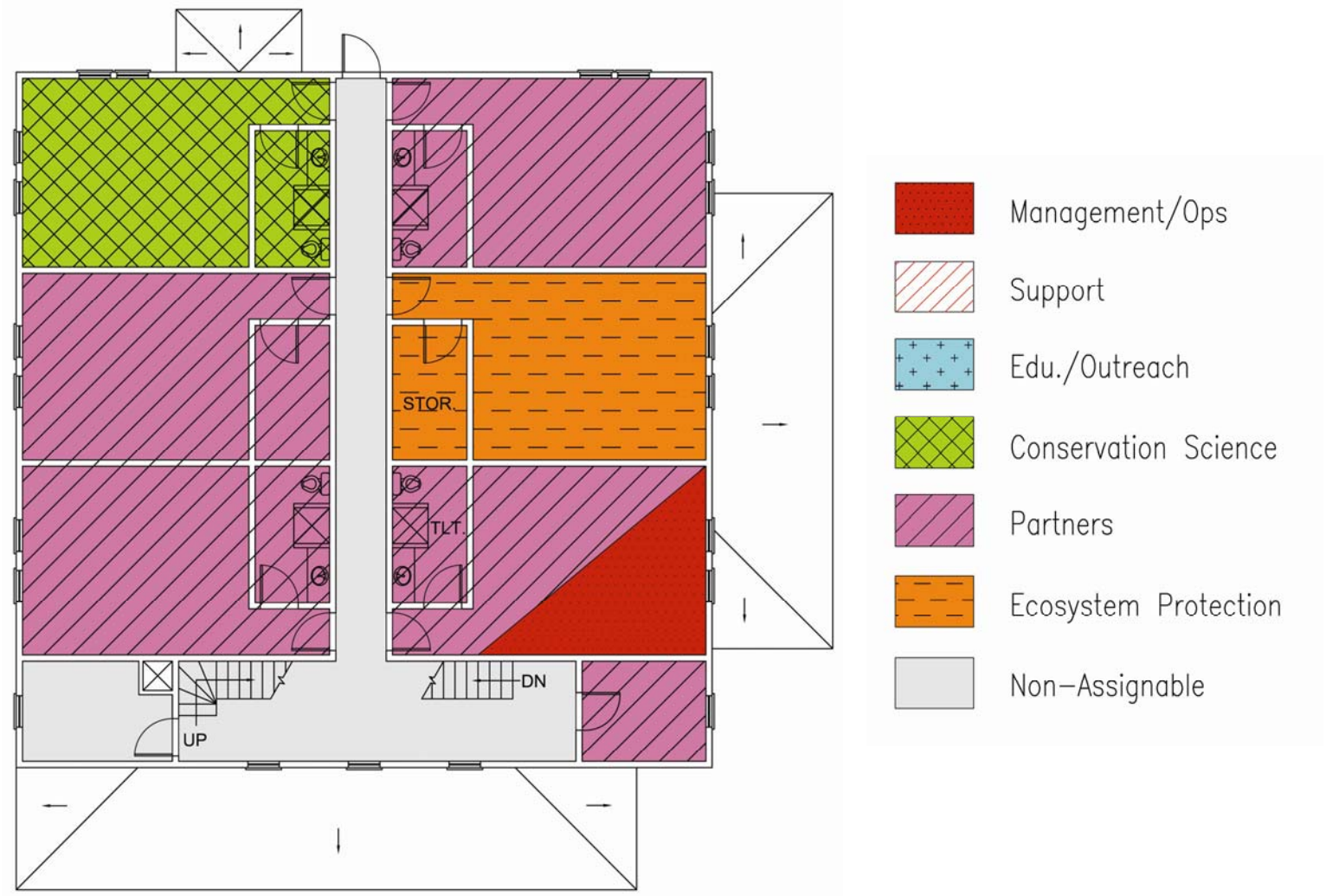
First Floor – 3,525 sq. ft. (approx.)





Lifeboat Station

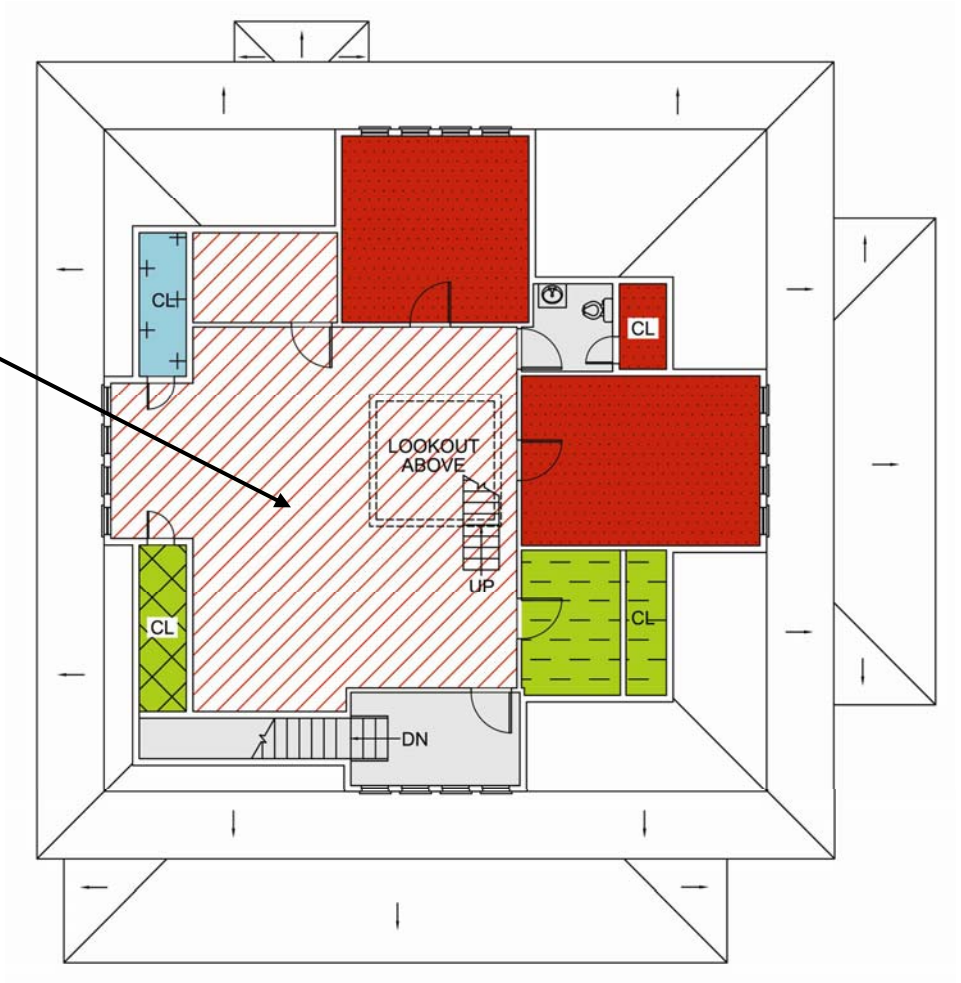
Second Floor – 2,950 sq. ft. (approx.)



Analysis of the Existing Facilities

Lifeboat Station

Third Floor – 1,680 sq. ft. (approx.)



Management/Ops

Support

Edu./Outreach

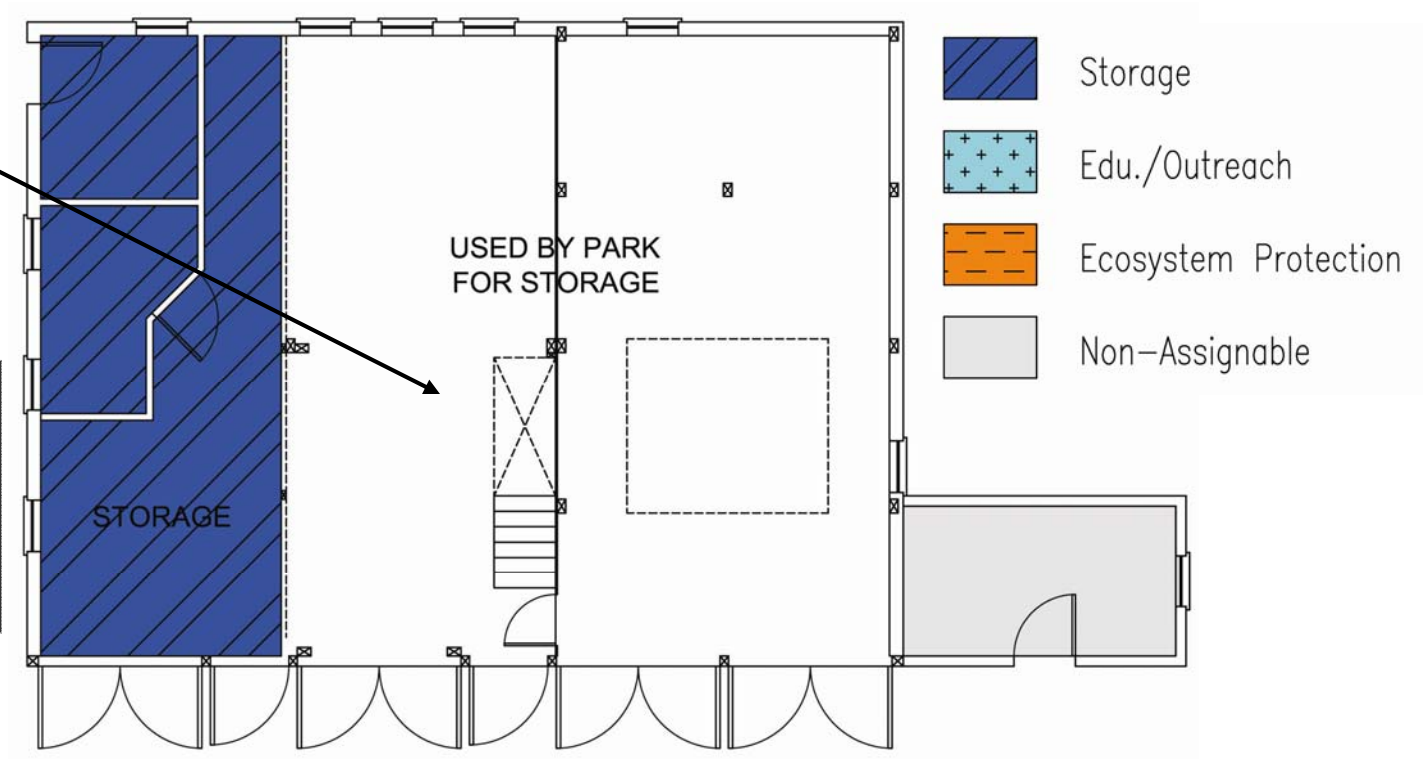
Conservation Science

Partners

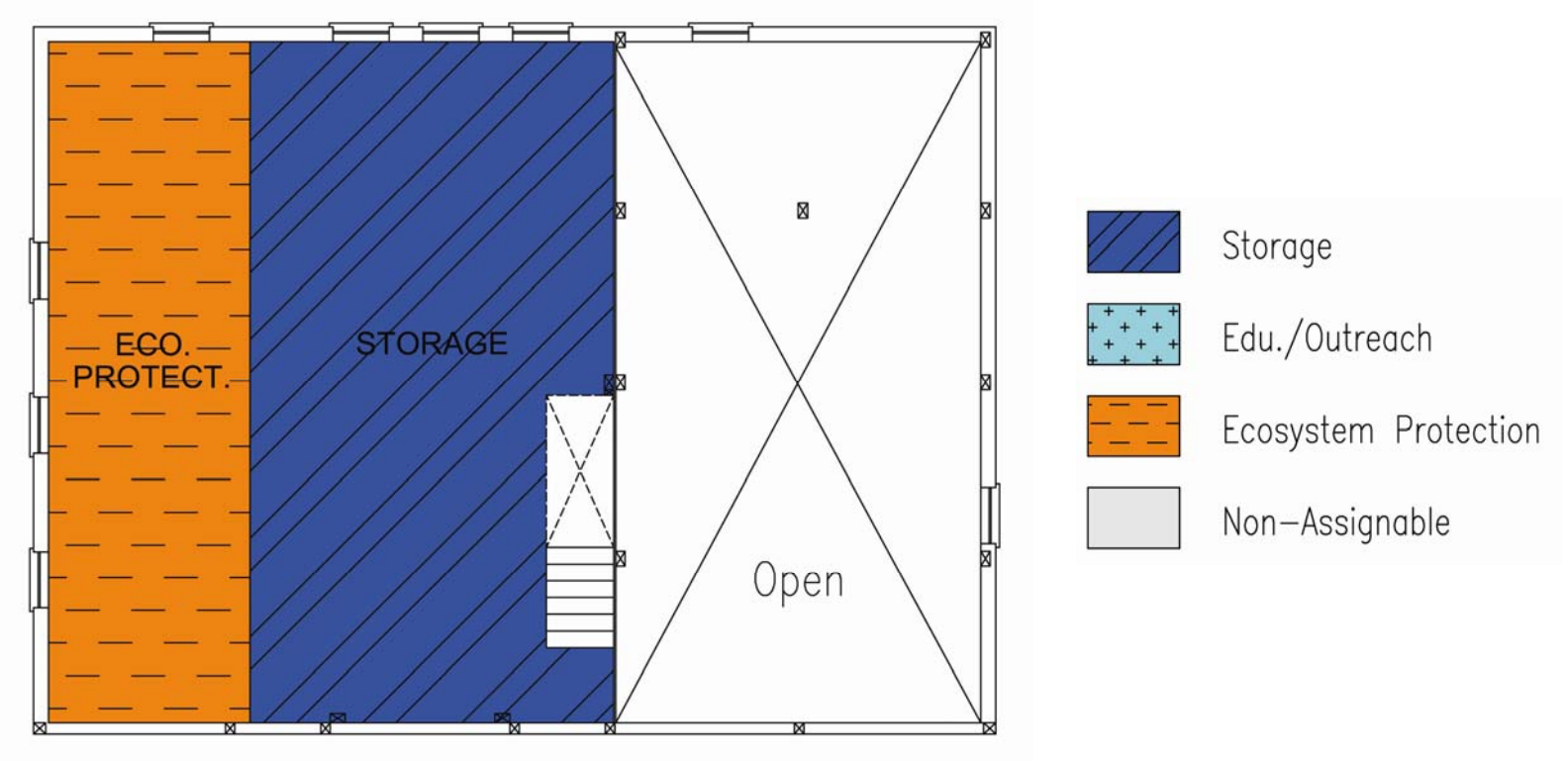
Ecosystem Protection

Non–Assignable

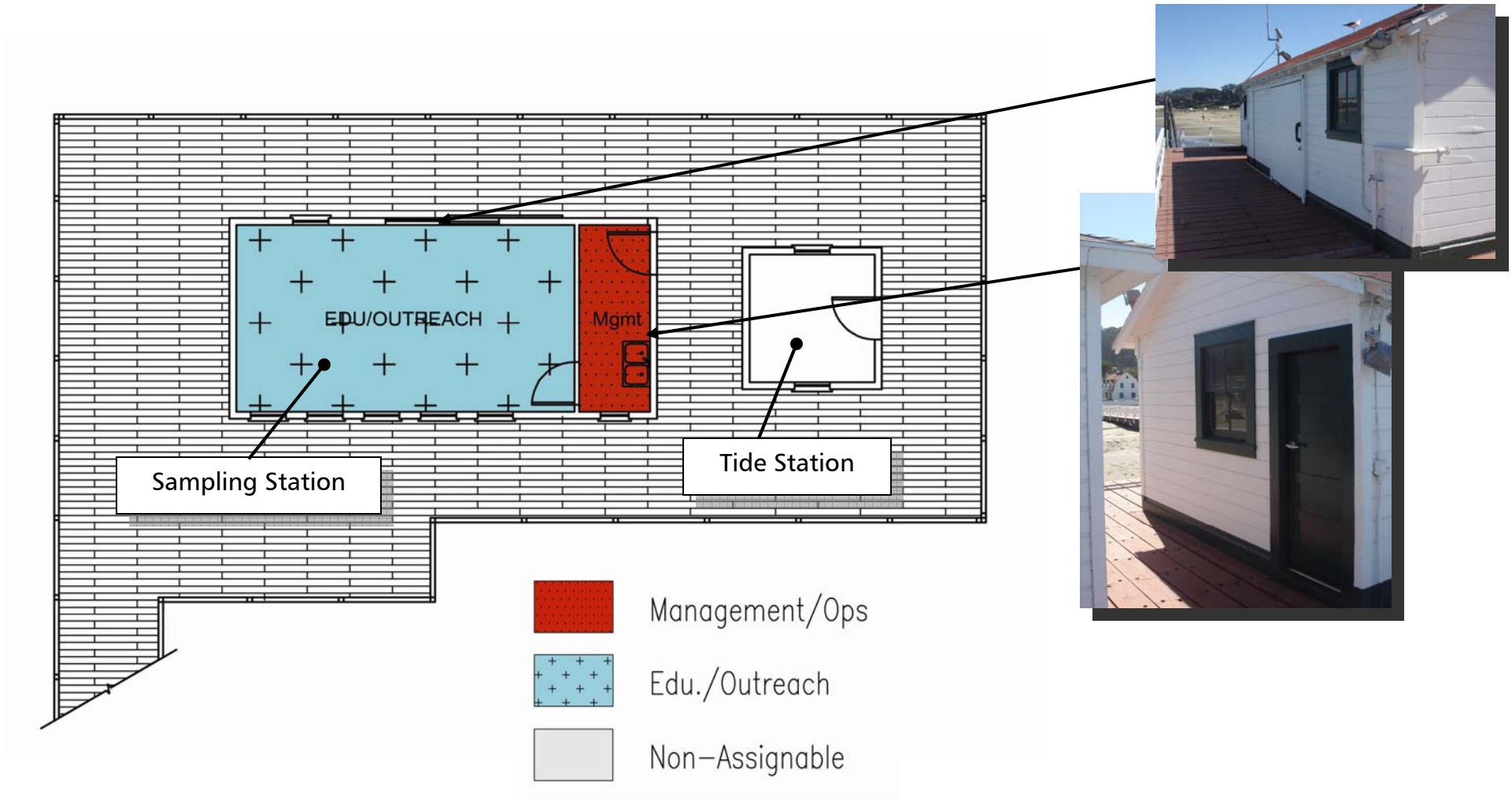
Boathouse
First Floor – 1,360 sq. ft. (approx.)



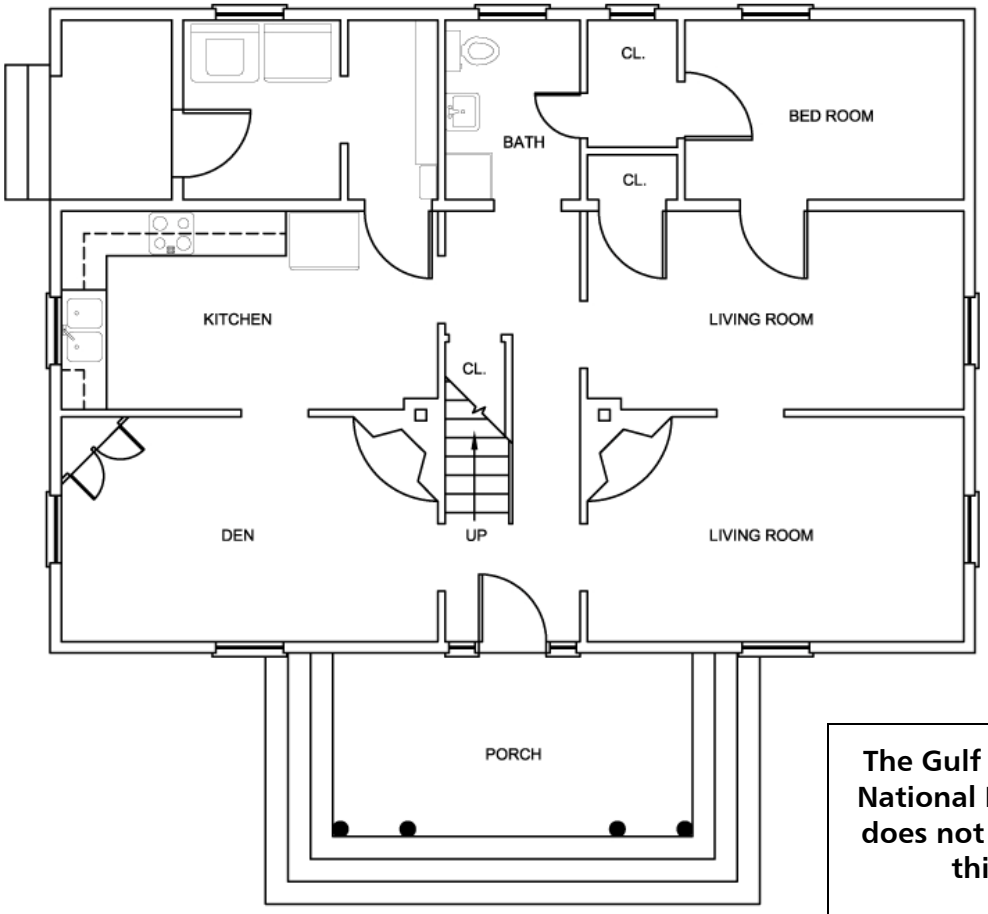
Boathouse
Second Floor Loft – 750 sq. ft. (approx.)



Pier and Sampling Station
First Floor

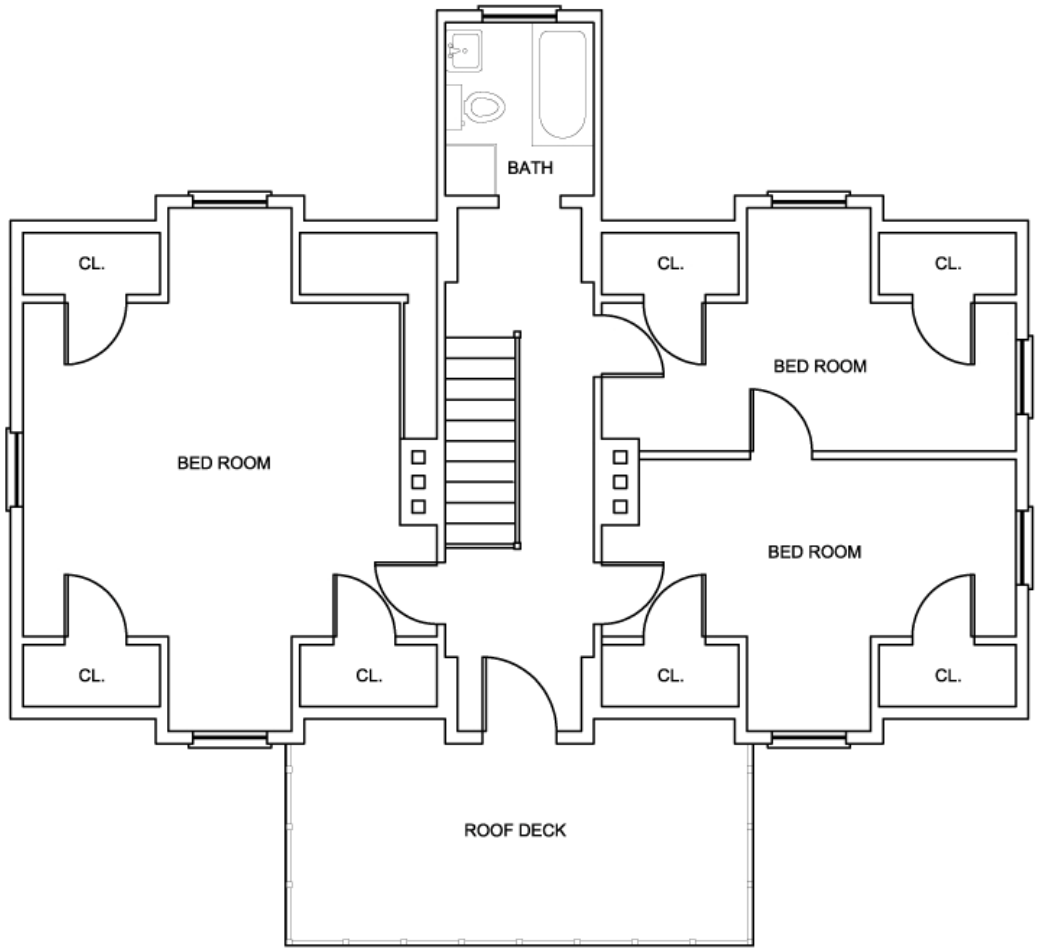


Residence
First Floor

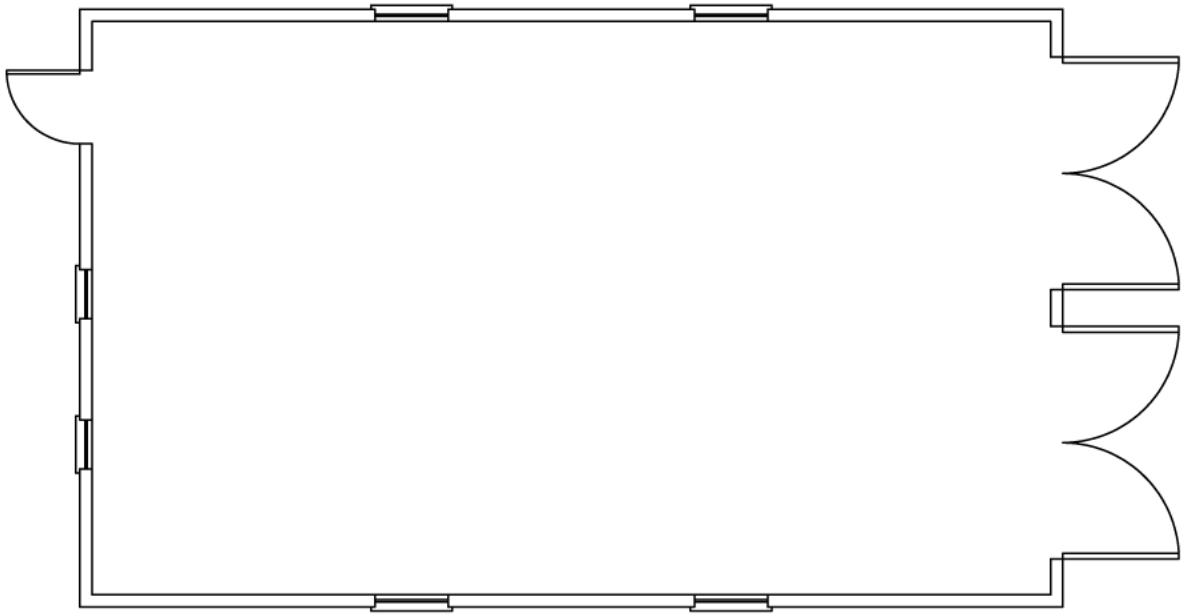


The Gulf of the Farallones National Marine Sanctuary does not currently occupy this building.

Residence
Second Floor



Residence Garage
First Floor – 960 sq. ft. (approx.)



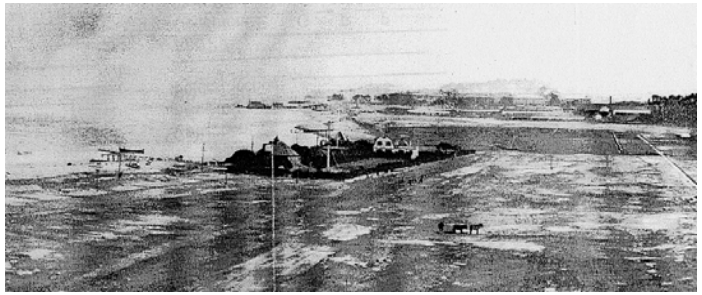
The Gulf of the Farallones National Marine Sanctuary does not currently occupy this building.

Historical Issues

Coast Guard Station Fort Point Historic Building Evaluation

Carey & Co.

Introduction



Photograph taken in 1914 before the Station was moved. (San Francisco Public Library)

Purpose

This Historic Building Evaluation is intended to provide the Gulf of the Farallones National Marine Sanctuary with an evaluation of the historic elements that define the U.S. Coast Guard Station Fort Point Building complex. This evaluation is to be used to guide future rehabilitation and adaptive reuse of the buildings.

Methodology

Carey & Co. first reviewed background information, drawings, and photographs of the U.S. Coast Guard Station Fort Point Buildings. Site visits to document the existing conditions of the buildings were conducted on August 29, 30, and September 14, 2005.

Evaluation Systems

The evaluation of the buildings used a three-tiered historic value rating system. Assessing historic value entails professional judgment with consideration made as to context and historic meaning, and is primarily informed by on-site observations and photo documentation. The historic value ratings are as follows:

Significant: The space or component is directly linked to the qualities that make the structure historically important. Overall, they make a primary contribution to the building's historic character and interpretation.

Contributing: The space or component may not be particularly important as an individual element but as a group, these details contain sufficient historic character to impact the overall significance and interpretation of the structure.

Non-Contributing: The space or component is not historic, or is historic, but has been substantially altered or modified so as to largely diminish the historic character.

Background

Photograph taken in 1934 with the Station in the background (San Francisco Public Library)

Chronology

1877 - Secretary of Treasury ordered the construction of the Lifeboat Station at San Francisco's Golden Gate.

1890 - The station was completed, which included a dwelling house (Residence) for a keeper and crew and Boathouse (Garage).

1914 - The U.S. Coast Guard, under the Treasury Department, assumed responsibility of the Lifeboat Station, which became known as the Fort Point Coast Guard Station No. 323.

November 1914 - The Panama-Pacific International Exposition grounds were under construction in the lower Presidio and the Station was in the way of plans to build an auto racetrack. It was agreed to move the Station, including at the time, the Residence and the Garage, 700 feet to the west where it rests at its present location.

1915 - Construction of Boathouse.

1919 - The earliest mention of a large building serving as men's quarters at the Station (Lifeboat Station) was in a letter written in 1919. It was described as a two-story, 55 feet square building.

1926 – An aerial photo of Crissy Field shows the Lifeboat Station building with boat launch way. There were three boat tracks within the building that converged into a single track down in the water.

1938 – Construction of Sampling Station (building 1906).

1952 - The Army expanded the facilities to include new storage and shop facilities.

1957 – A site plan shows a storage building east of the Station House. From west to east, the buildings and their previous numerical assignment were as follows:

- 19.4 Commander's Garage

- 19.3 Commander's Residence
- 19.9 Station Building with Boat Room
- 19.1 Storage Building
- 19.15 Shop Building
- Unnumbered Ammunition Storage Building
- 19.8 Buoy Track with Latrine at end of Pier.

1970 - The Coast Guard was given permission by the Army to construct an Air Cushion Vehicle (ACV) or Hovercraft Hangar. Included in the permit were additional pavement for parking, an approach ramp, flood lighting, and the conversion of the storage building into an electronics shop.

1972 - The ACV hangar was completed and seen in photos east of the Station House and described in reports as including the following:

- SF 19 Boathouse
- SF 15 Electrical Repair Shop
- CG 1 Engineer "mtl" shops
- CG 2 Crew Berth/Administration Office
- CG3 Commander's Residence
- CG4 Commander's Garage
- CG 6 ACV Hangar
- CG10 Standby Generator Room.

1974 - The Coast Guard, with the approval of the California Historic Preservation Officer and the Advisory Council on Historic Preservation, removed the 1914 marine railway, including all boat tracks and launch ways that had not been in use since 1959.

1977 - The following buildings were present:

- Main Building
- Garage/Shop Building
- Boatswain's Locker
- Two-Story House
- Former ACV Hangar
- Wooden Catwalk with Boathouse.

1986 - The decision was made to move the U.S. Coast Guard Station 323 to East Fort Baker in Marin County; a detailed real property inventory was completed.

- CG2 Station House, pre-1915
- CG3 Officer's Quarters, ca. 1890
- CG4 Officer's Garage, ca. 1890
- CG6 ACV Hangar, 1970
- CG1 Carpenter Shop, ca. 1930s
- CG15 Paint Locker, ca. 1930s
- CG10 Emergency Generator Building
- CG19 Boathouse
- CG20 Small Boat Dock
- CG12 Seawall Bulkhead, 1935.

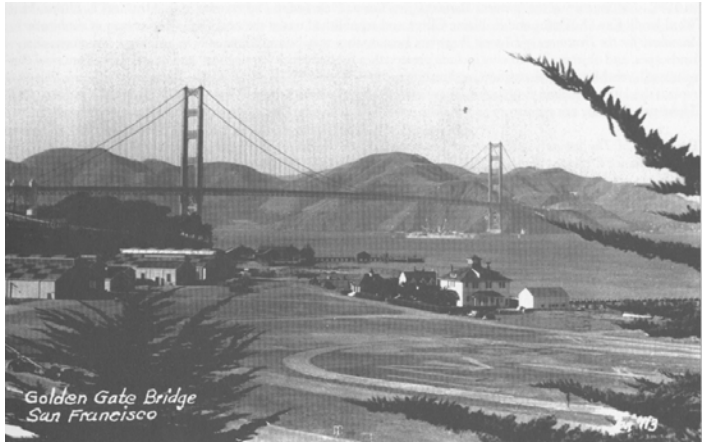
1990 - The facilities, still in good shape and after a tug of war over their use, would eventually become part of the Golden

Gate National Recreation Area. The Station Building became a Park Ranger's Dormitory.

1992 - The National Oceanic and Atmospheric Administration rehabilitated the third floor for offices.

Present - At the time of this study, the Gulf of the Farallones National Marine Sanctuary Visitor Center and Main Offices occupy the Lifeboat Station and storage is housed in the Boathouse. Other buildings on the site are being leased by NOAA and the State of the World Forum. The current list of buildings that make up the U.S. Coast Guard Station Fort Point include:

- Residence Garage (Building 1901)
- Residence (Building 1902)
- Lifeboat Station (Building 1903)
- Sampling Station (Building 1905 and 1906)
- Boathouse (Building 1907)



From the collection of Diane Nicholson

Building Evaluation

Overview

There are many features which contribute to the overall historic significance of the U.S. Coast Guard Station Fort Point Buildings. Some features encompass entire buildings or roof forms, while others are small thoughtful details. Taken as a whole, these elements allow the building's past to be understood and appreciated.

Lifeboat Station (Building 1903)

Exterior

This two-and-a-half story building is square shaped in plan. It is wood frame construction with wood-shingled cladding and a wood-shingled hip roof with cupola lookout. Each side of the hip roof is dominated by a broad, low-rising shed dormer with exposed rafter ends. The wood walls feature a slight bell cast shape at the base, which is repeated at the division between the first and second floors. The roof shingles merge into the walls with a similar bell-cast shape more prominently at the lookout. Windows are wood, double-hung and often organized in pairs on most elevations. Wood-awning windows are found at the third floor dormers. Metal-sliding windows are located at the cupola lookout in addition to the original set of four double-hung windows. Doors are wood or metal throughout the exterior of the building. A metal egress stair is located on the north elevation.

The building has undergone alterations due to the change in use from a boathouse, including the removal of original rails and boat ramps and the enclosure of the first floor. The once open porches at the south and east elevations have also been enclosed. A ramp was built at the south of the building for handicapped access. The exterior of the Lifeboat Station is in good condition overall.

Significant features include:

- Wood-shingled hip roof.
- Cupola outlook.

- Shed-roofed dormers with wood windows.
- Wood, double-hung windows.

Contributing features include:

- Enclosed porches.
- Wood shingled siding with molded course at second floor level.

Non-contributing features include:

- Handicap accessible ramp.
- Metal storm windows.
- Metal doors.
- Metal egress stair.

Interior

First Floor

Significant features include:

- Wood windows and hardware.
- Horizontal wood, v-channel, tongue-and-groove wall cladding with quarter round molding.
- Wood stair and balustrade.
- Exposed wood frame ceiling (beyond non-contributing suspended acoustical tile ceiling).

Contributing features include:

- Wood structural posts in original boat storage area.
- Wood baseboard.
- Wood door trim.

Non-contributing features include:

- Gypsum board office walls.
- Suspended acoustical tile ceiling.
- Carpet.
- Tile floor.
- Wood doors with metal frames.
- Lighting.
- Toilet room fixtures.
- Vinyl laminate on stair treads.

Second Floor

Significant features include:

- Wood windows and hardware.
- Horizontal wood, v-channel, tongue-and-groove wall cladding.
- Wood stair and balustrade.
- Wood, tongue-and-groove ceiling cladding (beyond non-contributing suspended acoustical tile ceiling)

Contributing features include:

- Wood baseboard.

Non-contributing features include:

- Suspended acoustical tile ceiling
- Gypsum board office walls
- Carpet
- Tile flooring
- Wood doors with metal frames
- Lighting
- Toilet room fixtures.

Third Floor

Significant features include:

- Wood windows and hardware
- Wood stair and balustrade
- Sloped ceiling
- Wood stair and metal pipe handrail to lookout level.

Contributing features include:

- Wood baseboard
- Attic access doors and hardware.

Non-contributing features include:

- Wood doors with metal frames
- Gypsum board office walls
- Carpet
- Tile in flooring
- Stucco wall and ceiling cladding
- Vinyl laminate on stair treads
- Lighting
- Toilet room fixtures.

Fourth Floor – (Cupola lookout)

Significant features include:

- Stair with pipe handrail
- Wood double hung windows and hardware.

Contributing features include:

- None.

Non-contributing features include:

- Carpet
- Metal windows
- Metal hatch door
- Acoustical ceiling tile
- Electrical conduit, outlets, and lighting.

Boathouse (Building 1907)

Exterior

The one-and-a-half story boathouse building is rectangular in plan and has a wood frame structure with wood-shingled siding and shingled-gabled roof. A small addition with a gable roof was built to the east along with a metal fence enclosure with equipment inside. The windows include several four-lite fixed windows and two-lite, pivot-style windows. The main boathouse doors feature five bays of double doors with wood-vertical, tongue-and-grove siding and large metal hinges less decorative than the garage double doors. The exterior is in fair condition.

Significant features include:

- Five bays of wood-paneled double doors with vertical-aligned tongue-and-groove with iron strap hinges.
- Four-lite, wood casement windows at first floor and awning-style pivot window at second floor.

Contributing features include:

- Gable roof with wood shingles
- Wood-shingle siding.

Non-contributing features include:

- Lighting
- Small addition built to the east side of main building.

Interior

First Floor

Significant features include:

- Wood doors
- Wood windows
- Wood stair.

Contributing features include:

- Concrete floor
- Exposed wood posts and beams
- Wood door trim
- Wood tool locker built-in
- Pendant lights
- Wood sided walls, horizontal and vertical.

Non-contributing features include:

- Mechanical ducts
- Bare bulb lights with cages.

Second Floor

Significant features include:

- Wood doors
- Wood windows
- Wood stair.

Contributing features include:

- Wood floor
- Exposed wood posts and beams
- Exposed wood-framed ceiling
- Wood built-ins.

Non-contributing features include:

- Partition walls.

Sampling Station

(Building 1905)

Exterior

Building 1905 is a small one-story building, rectangular in plan with a composition gabled roof. It features 2/2, double-hung, four-lite fixed windows. The siding is v-rustic siding with corner boards on both sides of corners. The sliding glass doors are not original; however, the single-sliding wood door with track at the north elevation is a notable feature. The rope wrapped door handle at the sliding door is a small but notable design feature. There is a paneled-wood door at the eastern end. The overall condition of the Sampling Station Building is good.

Significant features include:

- Wood double-hung window, 2/2 lite
- Wood fixed windows
- Wood sliding door with rope-wrapped handle, metal hardware and tracks.

Contributing features include:

- Double bell and other painted metal equipment
- Wood horizontal siding
- Five-panel wood door.

Non-contributing features include:

- Composite shingle roofing material
- Exterior lighting and conduit.

Interior

The interior of the building was surveyed by observation through the windows.

Significant features include:

- Vertical bead board with quarter round molding

Contributing features include:

- Exposed wood ceiling framing
- Wood baseboard
- Electric box cabinet at wall

Non-contributing features include:

- Gypsum board ceiling
- Wood floor
- Lighting
- Sliding glazed doors
- Kitchenette with counter and cabinetry

Residence (Building 1901)

Exterior

This Dutch Colonial Revival style, two-story house is rectangular shaped in plan. Its porch entry with a second floor balcony and balustrade features Tuscan order inspired columns that have a cushion-like appearance. The residence is wood-frame construction with wood-shingled cladding painted white and a wood-shingled gambrel roof painted red. The roof is punctuated by three gabled dormers on each side and topped with two brick chimneys and a widow's walk with wood balustrade. The chimneys feature brick corbelling flared upward at the top. Windows are wood, double-hung organized in 6/6, 1/1, and 8/8 lite patterns. There are also several fixed windows. The front entry door is wood with glazing and sidelites. The second floor wood balcony door also has glazing in addition to a semi-circular transom above. The south facing side door is glazed as well. As mentioned in the historic summary, this building has been moved from its original site pre-1914 and the front façade now faces east. A handicap accessible ramp was added at the south, which connects to the wall of the garage. The overall condition of the exterior is good.

Significant features include:

- Roof dormers with profiled wood trim.
- Wood shingled gambrel roof.
- Wood, double-hung windows.
- Curved transom window at central dormer over wood door.

- Glazed wood door with side-lites.
- Brick chimneys with corbelled detailing.
- Widow's walk with wood balustrade.

Contributing features include:

- Wood Tuscan-inspired columns and entry porch with wood balustrade and wood stairs.
- Wood-shingled siding.

Non-contributing features include:

- Handicap access ramp.

Interior

The interior of the Residence was unavailable for survey. Prior to a rehabilitation project, the interior of this building needs to be surveyed by a qualified professional to assess the historic elements.

Residence Garage (Building 1902)

Exterior

The one-story wood-constructed building is rectangular in plan with wood-shingled cladding that slightly flares at the base. The garage has a wood-shingled, flared-hip roof with exposed rounded-end rafters and witch's hat cupola with vents. The windows are 4/4, wood, double-hung with some fixed windows having six lites. The main garage doors are wood with vertical boards and large decorative metal-strap hinges. Concrete steps lead up to a rear entry door, which also has vertical boards, and large metal hinges. Above the door is an attached piece of wood used as signage with applied building number graphics. This building was moved with the Residence in 1914. The overall condition of the exterior is good.

Significant features include:

- Wood-shingled hip roof.
- Witches hat cupola.
- Vertical tongue-and-groove wood garage doors with iron-strap hinges.
- Rear entry door and hardware.
- Wood, double-hung and fixed windows.

Contributing features include:

- Wood signage with applied painted graphics.
- Vents at foundation.
- Wood-shingled siding with curved flair at water table.

Non-contributing features include:

- Light fixture.

Interior

The interior of the Garage was unavailable for survey. Prior to a rehabilitation project, the interior of this building needs to be surveyed by a qualified professional to determine the historic elements.

Recommendations

General

Any work involving the Coast Guard Buildings should have minimal impact on the building's historic fabric. Deficiencies that threaten life and safety or that are causing damage must be corrected. The value of any other improvements should be weighed against the value of the building's integrity. The historic fabric and character defining features have been described in the previous section for the interior and exterior of the Lifeboat Station, Boathouse, and Sampling Station Buildings. Only the exterior features of the residence and the garage were assessed. The following is a general philosophy and guidelines applicable to future projects.

The Coast Guard Buildings are contributors to the Presidio of San Francisco National Historic Landmark District and owned by the National Park Service. A National Historic Landmark District is a collection of buildings that together "possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association …" (Code of Federal Regulations Title 36). Any project undertaken on these buildings must comply with the Secretary of the Interior Standards for Treatment of Historic Properties.

The Secretary of the Interior defines four types of possible projects for historic properties: preservation, rehabilitation, restoration, and reconstruction. **Rehabilitation is the only type of project applicable to the Gulf of the Farallones National Marine Sanctuary.** It is defined as "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." The Secretary of the Interior's Standards for Rehabilitation were developed as guidelines for new work undertaken on historic buildings. They are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance, in their own right, will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques are examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

For a more complete set of guidelines, annotated specifically for buildings at the Presidio, refer to Guidelines for Rehabilitating Buildings at the Presidio of San Francisco.

Exterior

The exteriors of the buildings retain a high degree of integrity. The impact of any exterior alterations must be carefully analyzed and weighed in terms of cumulative effect on the historic resource. Minimize the impact of visible modifications to the exterior facades.

- Although the spatial relationships between the buildings has altered over time (several have been moved), the current positions should be maintained in relationship to one another and with the landscape.
- All wood siding should be retained. Avoid adding new penetrations in exterior walls.
- All wood windows should be retained. Upgrades to increase thermal performance should be sensitive and reversible.

- Limit new roof penetrations.
- New access ramps and egress stairs should be compatible with the buildings. Recommended materials include painted wood or painted metal.

Interior

Prior to a rehabilitation project, the Residence and the Garage requires an interior historic elements assessment. The following recommended approaches for rehabilitating historic interiors are excerpted from *Preservation Brief 18: Rehabilitating Interiors in Historic Buildings - Identifying and Preserving Character-Defining Elements:*

- Retain and preserve floor plans and interior spaces that are important in defining the overall historic character of the building.
- Avoid making new cuts in floors and ceilings where such cuts would change character-defining spaces and the historic configuration of such spaces.
- Retain and preserve interior features and finishes that are important in defining the overall historic character of the building.
- Retain and preserve visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, plumbing fixtures, switch plates, and lights. If new heating, air conditioning, lighting and plumbing systems are installed, they should be done in a way that does not destroy character-defining spaces, features and finishes. Ducts, pipes, and wiring should be installed as inconspicuously as possible: in secondary spaces, in the attic or basement if possible, or in closets.
- Avoid "furring out" perimeter walls for insulation purposes. This requires unnecessary removal of window trim and can change a room's proportions. Consider alternative means of improving thermal performance, such as installing insulation in attics and basements and adding storm windows.
- Avoid removing paint and plaster from traditionally finished surfaces, to expose masonry and wood. Conversely, avoid painting previously unpainted millwork. Repairing deteriorated plasterwork is encouraged. The use of paint colors appropriate to the period of the building's construction is encouraged.
- Avoid using destructive methods - propane and butane torches or sandblasting - to remove paint or other coatings from historic features. Avoid harsh cleaning agents that can change the appearance of wood.

Annotated Bibliography

To assist subsequent projects, an inventory of places that have information on the Coast Guard Buildings is available in Chapter 11. This is not a complete list but can act as a guide.

Structural Issues

TranSystems

These buildings are all wood-frame buildings built in eras when wood frame construction had little engineering shown on drawings. Similarly, the eras of construction occurred long before modern thinking on seismic-resistant design was developed.

In general, existing floor space can probably be shown to be adequate for typical office use, for which the design live load is 50 pounds per square foot (psf). This assessment should be verified by calculation at the time of improvement, and is contingent on a careful inspection for any alterations, which may have compromised the original integrity. None of the structures are likely to be satisfactory for a heavier load, such as light storage (125 psf).

In general, the seismic resistance of these buildings cannot be quantified well, as there is not likely to be an engineered lateral load-resisting system, and lateral load resistance is therefore purely accidental. Nevertheless, the history of low-rise, wood-frame buildings is that they perform well in a seismic event with the exception of framing supported on unbraced pony walls. None of these buildings appear to have that condition. Installation of an engineered lateral force-resisting system would probably require the removal and replacement of most architectural finish materials. This would include the exterior cladding.

Lifeboat Station

Available drawings suggest that the Lifeboat Station Building was constructed originally in 1914. It has concrete foundations, which are probably spread footings in the beach sand. The first floor framing is joists supported on beams between the concrete footings. Joist sizes appeared to be 3" by 11¼", which does not match well with known timber sizes. The second floor framing is joists supported by beams supported by posts, which are shown on available floor plans, and the exterior walls. All interior demising walls could be removed and replaced in other locations, but the posts must remain. The third floor framing is less obvious. An abandoned wood-siding ceiling conceals most of the detail. Wood joists are apparent, but the interior walls may include some bearing walls. Caution must be exercised in final design to determine the possible structural significance of any wall. The roof framing likewise is not totally apparent without some demolition, but it appears that some walls around the central area may be structural in nature. Caution is again recommended in the final design.

Boathouse (former "Shops Building")

This building was probably constructed about the same time as the Lifeboat Station Building. It includes a loft, which is probably adequate for 50 psf; however, some notched joists and one joist ending clear of the support were observed. One bay contains a chain hoist with the rating "1,000 lbs 1985" painted on the beam. This hoist will presumably be removed, in which case the extra posts sistered onto the pre-existing posts may be removed.

Sampling Station (on pier)

No information on the age of the Sampling Station was available. The Sampling Station is a very small building sitting on a wood pier into the San Francisco Bay. This building presents little hazard due to its small size. The pier itself appears to have been recently rehabilitated and is in good condition.

Residence Building

The Residence Building was not available for examination. The Residence Building is reported to have been constructed originally in 1889, in which case it stood through the 1906 San Francisco Earthquake. All of the general comments apply. The building should be checked especially to verify that the construction does not employ perimeter pony walls.

Residence Garage

The Residence Garage was presumably built around the same time as the Residence Building. It is a single-story building of simple wood framing.

Building Code and Environmental Issues

The Sanctuary buildings should be rehabilitated following local building codes that apply, along with the 2001 California Historic Building Code, Title 24, Part 8.

The Master Plan did not include an environmental assessment; however, in 1996, the National Park Service, U.S. Department of Interiors produced two documents titled *Crissy Field Environmental Assessment, Staff Report* and *Finding of No Significant Impact Crissy Field Plan (FONSI)* that should be refered to.

Future architects and engineers should conduct further environmental analysis prior to commencement of work. They should also be aware of any seismic and flood plain issues associated with this site.

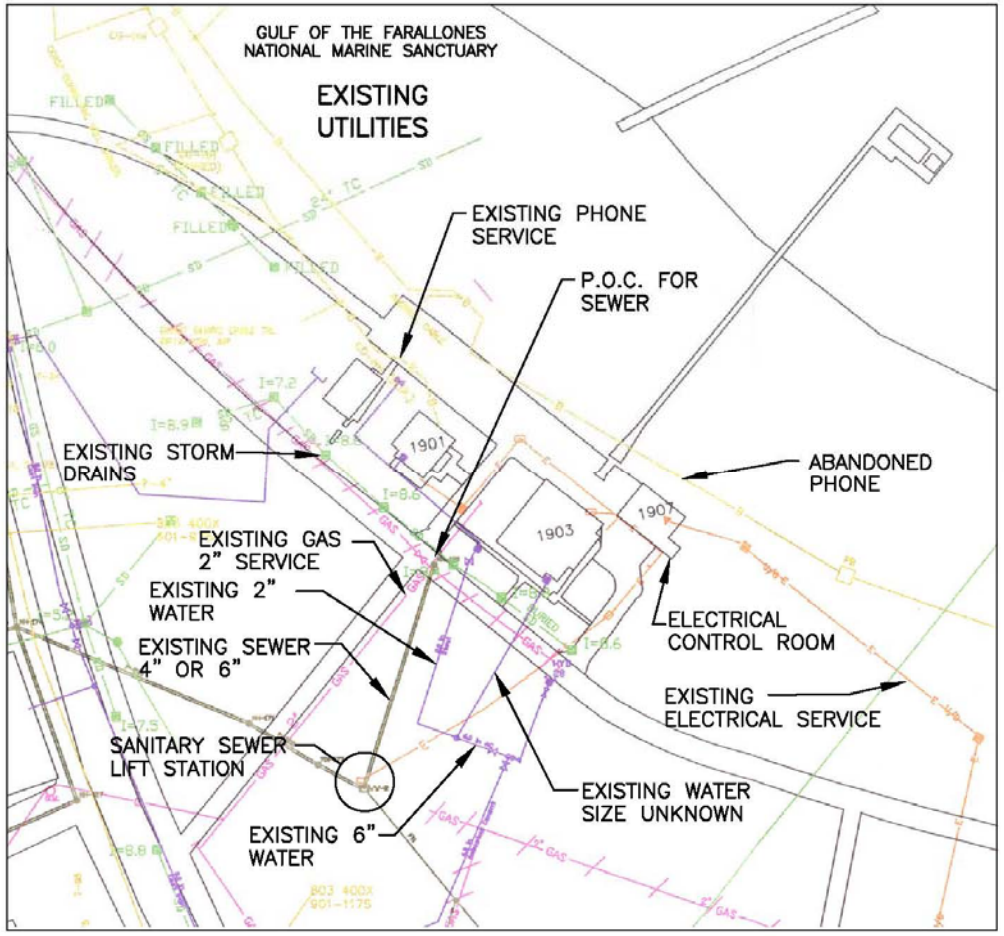
Utility Infrastructure Issues

Existing Utilities

TranSystems

Electric Service

The existing electrical service is provided to the Sanctuary facilities from an underground line extended to a transformer at the northeast corner of the Boathouse as shown on the Existing Utilities figure. From the Boathouse, the service is distributed to the Residence and Lifeboat Station. The Lifeboat Station has electrical conduits and cables extended to it at two locations. The first cable enters the building at the northeast corner and appears to extend to a panel located in the crawl space beneath the building. A pair of electrical conduits also extend to the north side of the building. Electric service for the Sampling Station is extended from the Lifeboat Station along the underside of the wood pier. The primary service is single-phase and provided by the Presidio Trust.



Water Service

The existing water service is supplied through the Presidio Trust by a 6″ concrete line located in the field south of the Sanctuary facilities. The water supplied by the 6″ line is periodically chemically tested by the Presidio Trust and all tests have passed drinking water standards. The 6″ line is capable of supplying 6000 gallons per minute at a pressue of

110 to 120 pounds per square inch. A 2″ line is extended from the 6″ line to the Residence and continues to a valve near the Garage that is believed to then extend to the Sampling Station on the pier. The size of the extension from the 6″ line to the Lifeboat Station is unknown. Currently, the irrigation for the lawn and landscaping surrounding the Lifeboat Station is served throught the Lifeboat Stations domestic water service.

Gas

The existing gas service is provided by Pacific Gas and Electric through a 2″ line that extends to the site from the south. It serves as the fuel source for the water heater and water boiler used to heat the Lifeboat Station and is extended to the southwest corner of the building from the location shown on the Existing Utilities figure.

Sanitary Sewer

Sewage from the facility is discharged from the site through a lift station located in the field south of the facilities that is operated by the Presidio Trust. See the Existing Utilities figure. The line extending from the Sanctuary facilities is believed to be either 4″ or 6″.

Storm Sewer

Although no storm sewer drains currently serve the parking lot or drives between and north of the Sanctuary buildings, storm drains are present along the trail south of the buildings. These inlets are shown on the Existing Utility figure and drain the immediate area around the trail. Run-off from between the buildings and parking lot currently sheet flows across the pavement towards the beach to the north. The concrete seawall along the parking area and beach was constructed with drain holes along the bottom to allow this runoff to flow to the beach and percolate into the sand. This design presents problems during high storm surge events when high water levels and wave run-up can extend to the wall allowing water to flow from the beach onto the parking area.

Communications

Telephone communication lines extend to the site from the northwest as shown on the Existing Utility Plan. Service is shown as being extended to the Residence. It is unknown how the phone service is extended to the Lifeboat Station.

Utilities Recommendations

Electric Service

Improvements to the Sanctuary facilities will likely result in an increased demand for electrical service at the site. At this stage in the planning process, it is difficult to anticipate the actual demand that the improved faciltiy will generate. Discussions with the Presidio Trust, the electrical provider for the site, revealed that the existing transformer just east of the Boathouse has adequate capacity to serve the facilities with service up to 200-amps and possibly even larger demands. Upon review of the proposed improvements, it appears that a 200-amp service and possibly even a 100-amp service may be adequate. However, it is recommended that further evaluation of the electrical demand be performed as a part of more definitive design plans to confirm that the existing service is adequate to meet the needs of the improvements. If the existing service needs to be increased, upgraded to three-phase, or new connections are needed, the Presidio Trust should be contacted.

Water Service

The existing water service laterals serving the Sanctuary facilities appear to be too small to serve the anticipated demand at the site. Depending on what standards are to be used to improve the Residence as commercial space, the existing 2" line may or may not be adequate to meet the demand of the Residence and Sampling Station.

According to Chapter 9 of the State Building Code, sprinkler systems are not required to be added to a building during renovation if the use of the building is not being changed; however, it would be prudent to install a sprinkler system considering the historic nature of the buildings and current activities within. If fire suppression is added during the renovation of the building, an independent service will need to be extended to the building from the 6" mainline in the field south of the facility. The pressure available at the 6" mainline (6000 gallons per minute at 110 to 120 pounds per square inch) appears to be adequate to serve future fire suppression systems. The actual pressures needed should be confirmed during the design of these systems.

Since the exact size of the existing service to the Lifeboat Station is unknown and the proposed demand from the Lifeboat Station and Boathouse is not known at this time, it could not be determined whether the existing potable water service is adequate. However, review of the proposed improvements at these facilities, including the addition of the wet lab, seem to indicate that an increased service is likely to be needed. Further evaluation of the actual demand should be performed during the design phase(s) for these facilities.

An additional and independent water Sanctuary lateral is recommended to be added at the Sanctuary facilities if significant irrigation systems are proposed. This will isolate the irrigation system from the potable water systems and eliminate the potential for backflow contamination and pressure losses during summer months when the irrigation

demand is high. A 4" irrigation line should be adequate to serve a site of this size. Verification of the actual demand should be performed during the design of these facilities.

Contact the Presidio Trust for additional service connections or upgraded service.

Gas

At this time, the future demand for gas service is unknown. Although the existing 2" line should be adequate, further evaluation should be performed once the demand for this service can be more clearly identified.

Sanitary Sewer

Although the existing sewer line size extending from the facility to the lift station could not be confirmed, either a 4" or 6" line would have ample capacity to serve the facility after improvements. The lift station also has ample capacity to serve the facilities according to the Presidio Trust. It is recommended that the existing lines at the Sanctuary facilities be investigated to confirm the alignment to each of the buildings, condition and capacity.

Storm Sewer

No storm sewer lines are proposed to be extended to the facilities. The Presidio Trust currently maintains the drains south of the site along the trail. This system currently needs to be renovated since accretion of the beach has covered the existing outflow. Discussions with the Presidio Trust have revealed that connection to the existing system along the trail to provide new storm drains at the project site is not likely to be allowed. Therefore, improvements at the site will need to accommodate sheet flow of storm water from the area to the adjoining beach. If treatment of the storm water is determined to be needed prior to discharge onto the beach, biofiltration systems could be utilized through the use of vegetated swales or vegetated strips. Storm surge could be reduced by placing temporary plugs in the drain holes in the wall during storm events.

Communications

Telephone service can currently be obtained at the site from either the Presidio Trust or SBC. However, the Presidio Trust is currently in the process of transfering all non-federal services to SBC. High speed internet access is believed to be available south of the site along Marine Drive. This service would need to be extended to the facility to upgrade internet access.

Vessels

The Sanctuary currenly has one boat docked at Lower East Fort Baker. Because Fort Baker cannot accommodate a larger boat and access is limited, the Sanctuary would like to explore other vessel locations. Ideally, they would dock their boat closer to the Sanctuary campus where visitors could see it and educators, emergency responders, volunteers, and researchers could get to it with ease. At this time, it is not possible for sanctuary vessels to dock at the pier on their campus. The campus would be better serviced if their vessel(s) could dock at Torpedo Wharf. This could possibly be in conjunction with a future water taxi depot which is being considered.

Staffing

Sanctuary Staffing (Current and Projected)

Position or Name of Space	Existing 2005	Future 2010
	Qty.	Qty.
Sanctuary Staff		
Superintendent	1	1
Deputy Superintendent	1	1
Advisory Council Coordinator	0	1
Special Assignment (visiting)	1	1
Education & Outreach Manager	1	1
Education Specialist	0	1
Education Specialist	0	1
Public Outreach / Specialist	1	1
Visitor Center Manager	1	1
Visitor Center Naturalist	1	1
Volunteer Coordinator	0	1
Ecosystem Protection Manager	0	1
Ecosystem Protection Specialist	1	1
Ecosystem Protection Specialist	1	1
Enforcement Officer	0	1
Enforcement Agent	0	1

Sanctuary Staffing (Current and Projected)

Position or Name of Space	Existing 2005	Future 2010
Conservation Science Manager	1	1
Volunteer Supervisor	1	1
Research Specialist	1	1
Research Specialist	1	1
Operations Manager (NOAA Corps)	0	1
Webmaster/IT	1	1
Marine Operations Coordinator (NOAA Corps)	0	1
Vessel - Officer in Charge	0	1
Administrative Assistant	0	1
Finance & Administration Specialist	1	1
GIS Specialist	1	1
Total Sanctuary Staff	**16**	**27**

The Sanctuary is projecting a 70% (approx.) staff increase at Crissy Field.

Partner Agencies

An important component to the success of the Sanctuary is their partnership community. The Farallones Marine Sanctuary Association and the Institute for Fisheries Resources both have offices here at the Sanctuary's Crissy Field location.

Farallones Marine Sanctuary Association

The Farallones Marine Sanctuary Association is a non-profit organization dedicated to protecting the Gulf of the Farallones National Marine Sanctuary's wildlife and habitats through the development of a diverse community of informed and active ocean stewards. They collaborate closely with the Sanctuary staff and coordinate and sponsor programming and initiatives that ensure the Sanctuary is protected. From education to research and volunteer programming, the Association works to build a concerned and aware public network to promote this goal.

The Institute for Fisheries Resources

The Institute for Fisheries Resources works as a public service research and conservation organization to help protect marine and anadromous biological resources. IFR has focused on the protection and restoration of river, wetland, and coastal fish habitats.

Partner Agencies Staffing (Current and Projected)

Position or Name of Space	Existing 2005	Future 2010
Farallones Marine Sanctuary Association		
Executive Director	1	1
Development Associate	1	1
Volunteer Coordinator	1	1
(Beach Watch Volunteer Coordinator - GFNMS Contract)		
Education Coordinator	1	1
Education Specialist	1	1
(Visitors Center Manager - GFNMS Contact)		
(Naturalist @ Visitors Center - GFNMS Contract)		
Volunteer	0	1
part-time		
Chief Financial Officer	1	1
SEALS, other specialized programs	0	1
Total for FMSA Staff	**6**	**8**

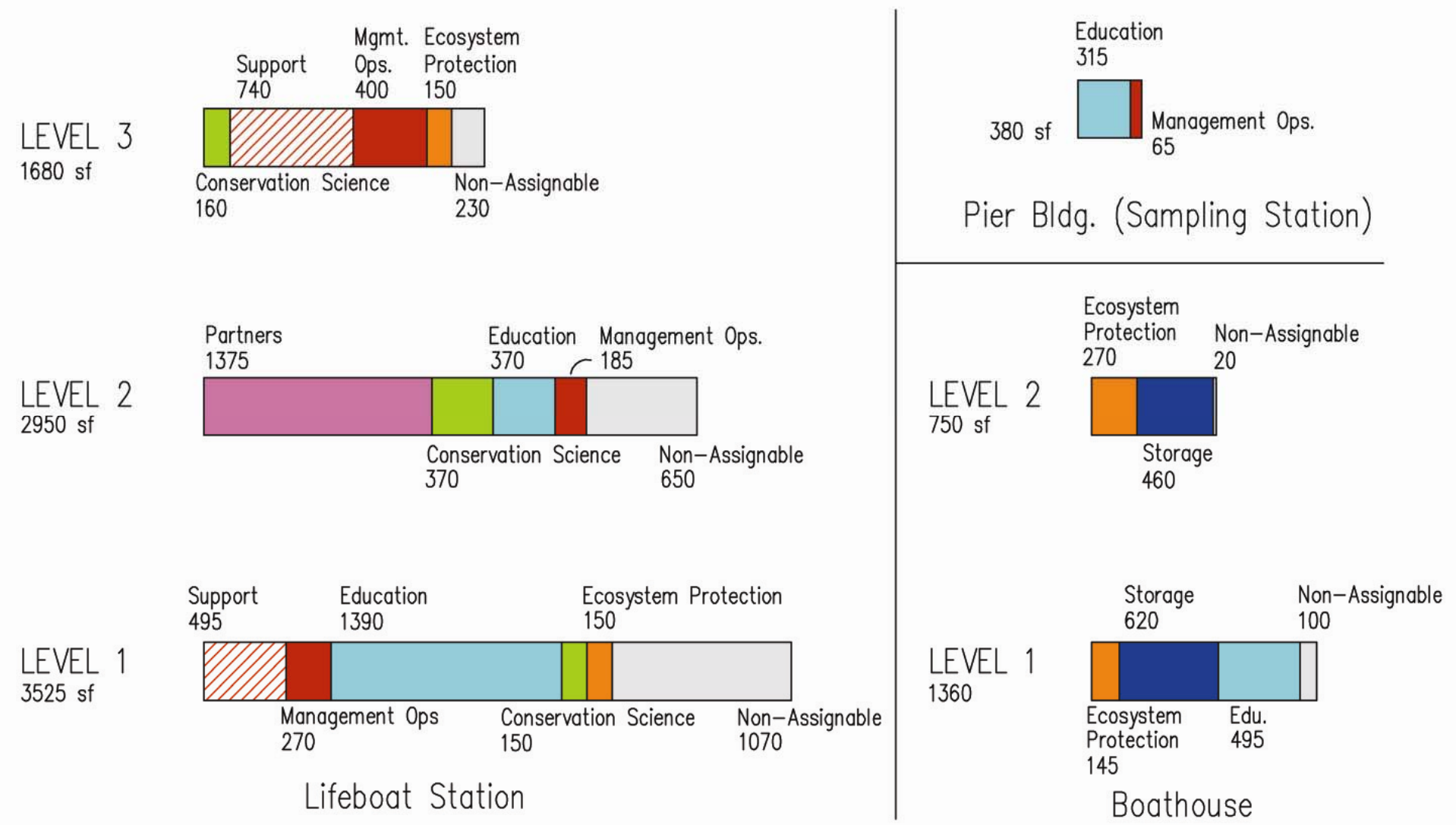
Partner Agencies Staffing (Current and Projected)

Position or Name of Space	Existing 2005	Future 2010
Institute for Fisheries Resources		
Director	1	1
Employees	4	5
Total for IFR Staff	**5**	**6**
Total Partner Agency Staff	***11***	***14***

Recap of Staffing

Position or Name of Space	Existing 2005	Future 2010
Sanctuary Staff	16	27
Partner Agency Staff	11	14
Total Staff	***27***	***41***

Existing Space Utilization



Existing Space Utilization

Building and Level	Current Utilization
Lifeboat Station	
Level 1	Mgmt, Education, Conservation Science, Visitor Center, Ecosystem Protection, Support
Level 2	Mgmt, Partners, Conservation Science, Education
Level 3	Mgmt, Conservation Science, Ecosystem Protection, Support
Boathouse	
Level 1	Education, Ecosystem Protection, Storage
Level 2	Ecosystem Protection, Storage
Residence	
Level 1	Not used by GFNMS
Level 2	Not used by GFNMS
Pier Building	Education, Mgmt
Garage	Not used by GFNMS

Space Standards

Workspace

Booz Allen Hamilton

The following space standards are taken from "Phase II Long Range Master Plan for Facilities, Real Property, Signage, and Exhibits Revision I Final Report." Currently, most staff and volunteers are housed in enclosed offices, often larger than the applicable space standard. This is because the interior of the Lifeboat Station is divided into many small rooms (former dormitory rooms), and until now, the Sanctuary has elected to use the building "as is" with minimal renovation. As improvements to the existing buildings are made, interior office space usage should conform to these standards, with enclosed offices only provided for senior administrators or where required due to the requirements of the position.

Position Title	Enclosed Office	Open Space	Remarks
Manager/Superintendent	350		
	225	150	
	150	100	
	100	75	
		60	
Contract Employee		100	*Determine equivalent grade
Contract Employee		75	*Determine equivalent grade

Support Space

Booz Allen Hamilton

The following space standards are taken from "Phase II Long Range Master Plan for Facilities, Real Property, Signage, and Exhibits Revision I Final Report."

Space	Space Allowance	Remarks
Visitor Center	15 SF per visitor	
Interpretive Exhibits	800-1,500 SF	Estimate. Add to Visitor Center
Reception	80-120 SF	
Conference and Training	150-200 SF	Or larger of 9-12 SF per occupant
Library and Research	150-200 SF	May also serve as conference
Boat Operations		
Storage (Admin and Office)		
Boat Storage	As required	
Inflatable	300 SF	
Remote Operating Vehicle	200 SF	Electricity, temperature and humidity control. Includes storage of cable reels and chemicals
GIS computer equipment	64 SF per work station	

Space Requirements

Sanctuary Space Needs

Position or Name of Space	Type of space	Existing 2005		Future 2010	
		Qty.		Qty.	Sq. Ft.
Sanctuary					
STAFF					
Superintendent	closed	1	195	1	225
Deputy Superintendent	closed	1	110	1	150
Advisory Council Coordinator	open	0		1	100
Special Assignment (visiting)	open	1	80	1	75
Education & Outreach Manager	closed	1	150	1	100
Education Specialist	open	0		1	75
Education Specialist	open	0		1	75
Public Outreach / Specialist	open	1	130	1	75
Visitor Center Manager	closed	1	65	1	100
Visitor Center Naturalist	open	1	Shared	1	60
Volunteer Coordinator	open	0		1	100
*Storage			495		
*Additional Allocated Space					135
**Flex Space			315		315
***Additional Allocated Space					850
Ecosystem Protection Manager	closed	0		1	100
Ecosytem Protection Specialist	open	1	150	1	75
Enforcement Officer	open	0		1	75
Ecosystem Protection Specialist	open	1	110	1	75
Enforcement Agent	open	0		1	75
*Storage			415		
Conservation Science Manager	closed	1	150	1	100
Volunteer Supervisor	open	1	115	1	75
Research Specialist	open	1	185	1	75
Research Specialist	open	1	185	1	75

Sanctuary Space Needs

Position or Name of Space	Type of space	Existing 2005		Future 2010	
Operations Manager	closed	0		1	100
Webmaster/IT	open	1	185	1	100
Marine Operations Coordinator (NOAA Corps)	open	0		1	100
Vessel - Operator in Charge	open	0		1	75
Administrative Assistant	open	0		1	60
Finance & Administration Specialist	open	1	165	1	75
GIS Specialist	open	1	Shared	1	75
**Operations			65		65
SUPPORT & SPECIAL SPACES					
Supply Storage			250		100
Bulk Storage					150
Kitchen / Break			245		150
Visitor's Center			535		1200
IT Storage (secure)					100
Library					200
Reception					80
Wet Lab/Dry Lab					1250
Layout / Workroom			400		150
Large Conference/Training/Education Room (for 59)			740		1200
Small Conference Room (12)					200
Visitor's Center Storage			95		150
Vessel Supply Storage					100
Miscellaneous Storage			220		
*Storage			1080		
Total Sanctuary Staff and Net Sq.Ft.		**16**	**6,830**	**27**	**8,840**

Partner Agencies Space Needs

Position or Name of Space	Type of space	Existing 2005		Future 2010	
Farallones Marine Sanctuary Association					
STAFF					
Executive Director	closed	1	185	1	150
Development Associate	open	1	185	1	100
Volunteer Coordinator	open	1	80	1	75
(Beach Watch Volunteer Coordinator - GFNMS Contract)					
Education Coordinator	open	1	185	1	75
Education Specialist	open	1	185	1	75
(Visitors Center Manager - GFNMS Contract)					
(Naturalist @ Visitors Center - GFNMS Contract)					
Volunteer	open	0		1	75
part-time					
Chief Financial Officer	open	1	Shared	1	100
SEALS, other specialized programs		0		1	75
SUPPORT & SPECIAL SPACES					
Storage					75
Total for FMSA Staff and Net Sq.Ft.		**6**	**820**	**8**	**800**

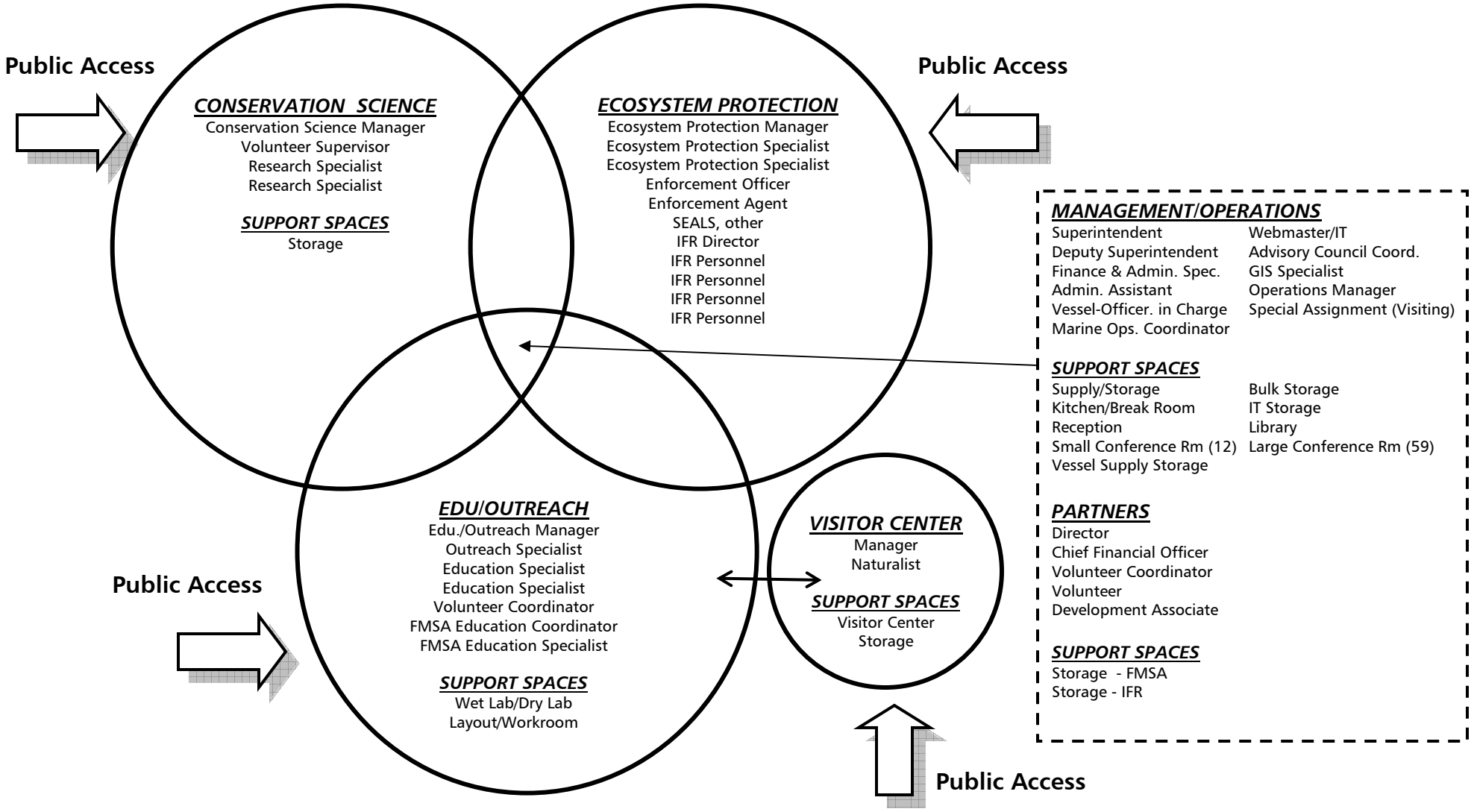
Partner Agencies Space Needs

Position or Name of Space	Type of space	Existing 2005		Future 2010	
Institute for Fisheries Resources					
STAFF					
Director	closed	1	370	1	150
Employees	open	4	370	5	375
SUPPORT & SPECIAL SPACES					
Storage					75
Total for IFR Staff and Net Sq.Ft.		**5**	**740**	**6**	**600**
Combined Sanctuary and Partners Total Staff and Net Sq. Ft.		***27***	***8,390***	***41***	***10,240***
Allowance for circulation (not applied to large spaces)			x 1.4		x 1.4
Combined Sanctuary and Partners Total Usable Sq.Ft.			**11,746**		**14,336**
Total Usable Sq. Ft.			***11,746***		***14,336***

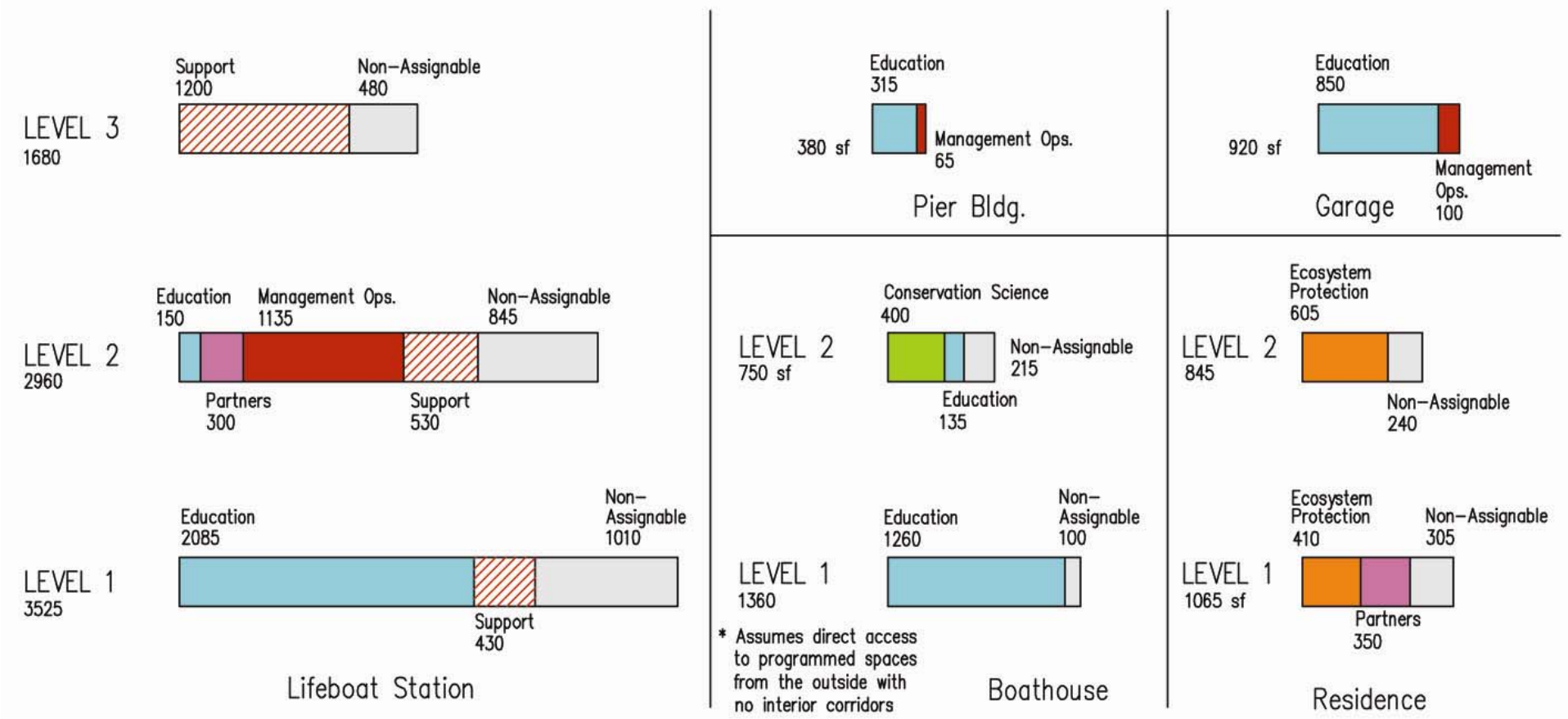
A factor of 1.4 x net sq.ft. is used to determine the total usable sq.ft. requirements, inclusive of corridors, wall thicknesses, rest rooms, etc.

*Spaces located in Boathouse
**Spaces located in Pier and Sampling Station
***Spaces located in Pier and Garage

Functional Relationships



Recommendation



Recommendation

Building and Level	Visitors Center to the Lifeboat Station
Lifeboat Station	
Level 1	Visitor's Center, HQ admin (support)
Level 2	HQ Mgmt, Education, Partner's
Level 3	Support - Conference Room
Boathouse	
Level 1	Labs on entire floor
Level 2	Conservation Science, Education
Residence	
Level 1	Resource Protection, Partner's
Level 2	Resource Protection
Pier Building	Meeting room - shared, Education
Garage	Support, Education

Sanctuary Field Offices

Opportunities to Expand Field Operations

One of the Gulf of the Farallones National Marine Sanctuary's greatest challenges is reaching as much of the public as possible to meet their goals of stewardship, education, conservation and research. This challenge is amplified by the north to south expanse of the Sanctuary, and the need to work closely with several coastal communities. By locating Sanctuary programs in areas where they are best suited to be conducted, the Sanctuary can be more effective in completing its mission. The Sanctuary also actively partners with many organizations to reach a wide range of sanctuary constituents through exhibitry, signage, and other outreach events.

Currently, the Sanctuary has one field office at Half Moon Bay, and a research vessel docked at Fort Baker. In the future, they plan to expand to Point Reyes and Bodega Bay, and dock a small ecosystem protection vessel in Tomales Bay. These field offices will allow the ecosystem protection, education, and conservation science teams to be in close proximity to important coastal areas and their partners who work in these locations.

These field sites include:

- Bodega Bay (planned)
- Tomales Bay (planned vessel)
- Point Reyes (planned)
- Fort Baker (vessel)
- Half Moon Bay (existing)

Sanctuary Field Offices

Half Moon Bay (Existing)

Current Status and Future Plans

The Gulf of the Farallones National Marine Sanctuary operates a field office in Half Moon Bay along the San Mateo coastline. At this office, staff is involved in ecosystem protection, education, and maritime heritage. They work closely with the local fishing community and the Monterey Bay National Marine Sanctuary.

At this time, the Sanctuary occupies about 800 sq. ft. in a commercial office building located in the downtown area. The size of the space is too small for educational groups and will not accommodate the projected growth, including the desire to open a Visitor Center. Their lease at this location expires August 30, 2006. Based on available funds, they will strive towards their growth goals.

Space Alternatives

The planning team evaluated three alternatives to address the space needs of the Sanctuary field office located at Half Moon Bay.

A. Maintain the Status Quo

This strategy assumes that the Sanctuary will continue to occupy its current space with minimal changes in the future.

B. Relocate to Downtown

This strategy assumes that the Sanctuary will find suitable office space in a building in downtown San Mateo, with adequate room for a Visitor Center.

C. Relocate to Pillar Point Harbor

This strategy assumes that the Sanctuary will find a suitable office in Pillar Point Harbor, with adequate room for a Visitor Center.

Evaluation Criteria

The three alternatives were evaluated based on the following criteria:

1. Land-Sea Connection

Having a close physical connection to the water helps to reinforce the interconnectivity of land and sea, as well as offer ideal locations for educating and informing people about marine stewardship, recreation, and conservation.

2. Adequate Space for Growth

Sanctuary staff is expected to grow as it expands to meet its ecosystem protection mandate. Space for a new Visitor Center is also needed.

Space and Adjacency Issues

3. Strengthens Partnership with the Fishing Community

The commercial and recreational fishing industry has requested a greater Marine Sanctuary prescence near Pillar Point Harbor. This provides many opportunities for collaboration. Strengthening the existing partnership should fulfill the needs of both organizations.

4. Visibility of the Sanctuary

The new Visitor Center should be located in a place that is highly visible, and invite visitors to attend. This is often the only view most guests will ever get of the marine environment.

5. Proximity to San Mateo County Coastside Community

The Gulf of the Farallones National Marine Sanctuary is striving to become a global leader in fostering a marine stewardship ethic. Locating its offices near the San Mateo coastal population helps to engage these potential ocean stewards.

Recommendation

After evaluating each alternative according to the five criteria, it became clear that ***the Gulf of the Farallones National Marine Sanctuary Half Moon Bay field office should be located at Pillar Point Harbor.***

	A Maintain the Status Quo	B Relocate to Downtown	C Relocate to Pillar Point
Land-Sea Connection			√
Adequate Space for Future Growth		√	√
Strengthens Partnership with Fishing Community			√
Increase Visibility for Sanctuary		√	√
Proximity to San Mateo County Coastside Community	√	√	√

Existing facilities at Half Moon Bay

Staff and Space Needs

Half Moon Bay (Existing)

Position or Name of Space	Type of Space	Existing 2005	Future 2010	
		Qty.	Qty.	SF
Sanctuary Staff				
STAFF				
Education Specialist (HMB-VC)	open	0	1	75
Education Specialist (HMB)	open	1	1	75
Resource Protection Specialist	open	1	1	100
Maritime Heritage Coordinator	closed	1	1	150
SUPPORT & SPECIAL SPACES				
Storage				100
Visitor's Center				500
IT				100
Reception				100
Conference Room				200
Total Staff and Net Sq. Ft.		***3***	***4***	***1,400***
Allowance for circulation				x 1.4
Total Usable Sq.Ft.				**1,960**
Total				***1,960***

Point Reyes (Planned)

Current Status and Future Plans

The Gulf of the Farallones National Marine Sanctuary does not currently operate a field office in Point Reyes. It does have needs in the area to conduct education and ecosystem protection programs.

The Point Reyes National Seashore is part of the National Park Service. The Park is the mainland link to two marine sanctuaries – Cordell Bank and Gulf of the Farallones. The Cordell Bank National Marine Sanctuary has their headquarters at the Red Barn on the Point Reyes National Seashore grounds.

Space Alternatives

The planning team evaluated three alternatives to address the space needs of the Sanctuary field office to be located at Point Reyes.

A. Maintain the Status Quo

This strategy assumes that the Sanctuary will not find any suitable office space in West Marin in the future.

B. Move to Other West Marin County Location

This strategy assumes that the Sanctuary will find available office space in a building elsewhere in West Marin County suitable to their program needs.

C. Move to Red Barn

This strategy assumes that the Sanctuary will work with Cordell Bank National Marine Sanctuary to co-locate offices in their headquarters at the Red Barn on the Point Reyes National Seashore grounds.

Evaluation Criteria

The three alternatives were evaluated based on the following criteria:

1. Land-Sea Connection

Having a close physical connection to the water helps to reinforce the interconnectivity of land and sea, as well as offer ideal locations for educating and informing people about marine stewardship, recreation, and conservation.

2. Adequate Space for Growth

Sanctuary staff is expected to grow as it expands to meet its ecosystem protection mandate.

Space and Adjacency Issues

3. Strengthens Partnership with the Park and Cordell Bank Sanctuary

Much of the coastal boundary of the Sanctuary runs along the Pt. Reyes National Seashore and the Golden Gate National Recreation Area. This provides many opportunities for collaboration. Strengthening the existing partnership should fulfill the needs of both organizations. Working more closely with the Cordell Bank Sanctuary is also desirable.

4. Visibility of the Sanctuary

The office should be located in a place that is highly visible, and easy for visitors to attend. Over 400,000 people visit the existing Bear Valley Visitor Center each year.

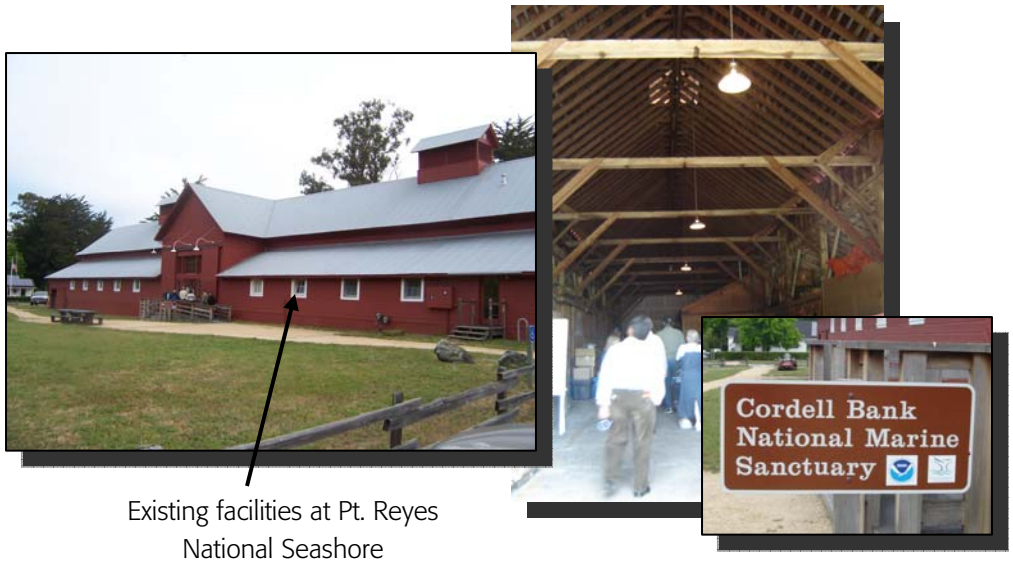
5. Proximity to West Marin County Community

The Farallones Sanctuary is striving to become a global leader in fostering a marine stewardship ethic. Locating its offices near the West Marin coastal population helps to engage these potential ocean stewards.

Recommendation

After evaluating each alternative according to the five criteria, it became clear that ***the Gulf of the Farallones National Marine Sanctuary should locate a field office at the Red Barn on the grounds of the Point Reyes National Seashore.***

	A Maintain the Status Quo	B Move to Other West Marin Location	C Move to Red Barn
Land-Sea Connection			√
Adequate Space for Future Growth		√	√
Strengthens Partnership with Park and CBNMS			√
Increase Visibility for Sanctuary			√
Proximity to West Marin County Community		√	√



Existing facilities at Pt. Reyes National Seashore

Staff and Space Needs

Pt. Reyes (Planned)

Position or Name of Space	Type of Space	Existing 2005	Future 2010	
		Qty.	Qty.	SF
Sanctuary Staff				
STAFF				
Education Specialist (PRNS)	open	0	1	75
Resource Protection Specialist - Water Quality	open	0	1	75
SUPPORT & SPECIAL SPACES				
Storage				100
Total Staff and Net Sq. Ft.		***0***	***2***	***250***
Allowance for circulation				x 1.4
Total Usable Sq.Ft.				**350**
Total				***350***

Bodega Bay (Planned)

Current Status and Future Plans

The Gulf of the Farallones National Marine Sanctuary does not currently operate a field office in Bodega Bay. It does have needs in the area to conduct conservation science, education and ecosystem protection programs.

The Bodega Marine Reserve is located on the Sonoma County coast north of San Francisco. This refuge is contiguous with the Gulf of the Farallones National Marine Sanctuary, and represents the northernmost extend of the sanctuary boundary.

The Bodega Marine Lab is a large teaching and research facility adjacent to the Reserve and associated with the University of California at Davis. The Farallones Sanctuary has exhibits at the facility. The Bodega Marine Lab hopes to expand their facilities to the north in the near future.

Space Alternatives

The planning team evaluated three alternatives to address the space needs of the Sanctuary field office to be located at Point Reyes.

A. Maintain the Status Quo

This strategy assumes that the Sanctuary will not find any suitable office space in coastal Sonoma County in the future.

B. Move to Other Sonoma County Location

This strategy assumes that the Sanctuary will find available office space in a building elsewhere in coastal Sonoma County suitable to their program needs.

C. Move to Bodega Marine Lab

This strategy assumes that the Sanctuary will work with the University of California at Davis to locate a Sanctuary field office in the planned expansion of the facilities at Bodega Marine Lab.

Evaluation Criteria

The three alternatives were evaluated based on the following criteria:

1. Land-Sea Connection

Having a close physical connection to the water helps to reinforce the interconnectivity of land and sea, as well as offer ideal locations for conducting research as well as educating and informing people about marine stewardship, recreation, and conservation.

2. Adequate Space for Growth

Sanctuary staff is expected to grow as it expands to meet its ecosystem protection mandate.

Space and Adjacency Issues

3. Strengthens Partnership with the University of California Science Community

The Sanctuary is looking to strengthen its partnership with the University of California science community. Having better access to marine science professionals and their research facilities would benefit the Sanctuary greatly.

4. Visibility of the Sanctuary

The office should be located in a place that is highly visible, and easy for visitors to attend.

5. Proximity to Sonoma County Coastal Community

The Farallones Sanctuary is striving to become a global leader in fostering a marine stewardship ethic. Locating its offices near the Sonoma County coastal population helps to engage these potential ocean stewards.

	A Maintain the Status Quo	B Move to Other Sonoma County Location	C Move to Bodega Marine Lab
Land-Sea Connection		√	√
Adequate Space for Future Growth		√	√
Strengthens Partnership with UC Science Community			√
Increase Visibility for Sanctuary		√	√
Proximity to Sonoma County Coastal Community		√	√

Existing facilities at Bodega Bay

Recommendation

After evaluating each alternative according to the five criteria, it became clear that ***the Gulf of the Farallones National Marine Sanctuary should locate a field office at the Bodega Marine Lab.***

Co-locating the majority of the Sanctuary's conservation science program here gives it direct access to wet and dry laboratories, experts and students in the marine science community, dormatories, exhibit and presentation space, science equipment and adequate storage. Locating ecosystem protection and education staff at this facility bring these programs closer to the northern communties adjacent to the Farallones Sanctuary.

Staff and Space Needs

Bodega Bay (Planned)

Position or Name of Space	Type of Space	Existing 2005	Future 2010	
		Qty.	Qty.	SF
Sanctuary Staff				
STAFF				
Science Coordinator	closed	0	1	150
Webmaster - SIMoN	open	0	1	75
Research Specialist - SIMoN/data management	open	0	1	75
Resource Protection Specialist	open	0	1	75
Education Specialist	open	0	1	75
SUPPORT & SPECIAL SPACES				
Storage				100
Total Staff and Net Sq. Ft.		***0***	***5***	***550***
Allowance for circulation				x 1.4
Total Usable Sq.Ft.				**770**
Total				***770***

Tomales Bay

Sacramento Landing is located in Tomales Bay. This estuary is protected by the Gulf of the Farallones National Marine Sanctuary. The site holds great potential for the Sanctuary to partner with the National Park Service to study this estuary, educate others on its importance, and ensure proper ecosystem protection.

With planning assistance from NOAA, the Park is underway with plans to restore a former residence into an education center and research space. An existing, albeit dilapidated, pier is also a part of this site. The Park plans to renovate this pier. A resource protection/research/enforcement vessel can be launched from here.

There is potential to add a slip for a dedicated sanctuary vessel as well. Due to the great tidal fluctuations of Tomales Bay, this deeper water dock is one of the few locations on the bay capable of launching at low tide (when many of the programs need to be completed).

Existing facilities at Tomales Bay

Staff and Space Needs

Tomales Bay

Position or Name of Space	Type of Space	Existing 2005	Future 2010	
		Qty.	Qty.	SF
Sanctuary				
Vessel / Patrol - Boat		0	0	*0
Storage				100
Total Staff and Net Sq. Ft.		***0***	***0***	***100***
Allowance for circulation				x 1.4
Total Usable Sq.Ft.				**140**
Total				***140***

* No office space is needed - only small storage and access to the dock for vessel use.

Space and Adjacency Issues

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1994 *Creating a Park for the 21st Century, From Military Post to National Park, Final General Management Plan Amendment, Presidio of San Francisco, Golden Gate National Recreation Area, California.*

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Presidio Trust

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2005 *Geotechnical Report, NOS Gulf of the Farallones National Marine Sanctuary, National Oceanic and Atmospheric Administration, The Presidio, San Francisco, California.*

Annotated Bibliography

Carey & Co.

To assist subsequent projects, the following is an inventory of places that have information on the Coast Guard Buildings. This is not a complete list but can act as a guide.

Presidio Trust Library

Located at 34 Graham Street in San Francisco, California, the Presidio Trust Library is open to the public Monday through Friday from 8 a.m. to 5 p.m. No appointment is necessary. The following resources are available:

Architectural Resources Group. *Guidelines for Rehabilitating Buildings at the Presidio of San Francisco.*

Creating a Park for the 21st Century; From Military Post to National Park; Final General Management Plan Amendment; Presidio of San Francisco. Golden Gate National Recreation Area; California. National Park Service, July 1994.

Architectural Resources Group. *Presidio of San Francisco, Prototype Building Assessments and Rehabilitation Studies*. Contract CX-2000-0-0039, Work Order 5. Vol. 7-8-9. April 1992. Includes survey information, photographs and recommendations for Building 1903.

Harrison, Laura Soulliere. *Historic Buildings of the Presidio, Physical History Report, Volume 16, Buildings 1328-1907*. Denver National Park Service, 1993. The Presidio Trust Library has photocopies of this report with text and photos. Includes

Bibliography

survey information of character-defining features and photos of Buildings 1903, 1905, 1906, and 1907 from 1991 and 1992.

Thompson, Erwin N. *Defender of the Gate: The Presidio of San Francisco, A History from 1846 to 1995. Historic Resource Study, Volume II. Golden Gate National Recreation Area, California.* Denver National Park Service, July 1997. This text, along with Volume I, is considered by some the definitive Presidio reference. The chapter entitled the U.S. Coast Guard Station Fort Point is found on pages 819-831. Throughout the text historic photos and maps that show the Coast Guard buildings can be found on:

p. 550 - U.S. Life Saving Station is in the distance on its original, pre-1914 site. *Fort Point Presidio Historical Association*

p. 694 - Crissy Field, circa 1938, after completion of the Golden Gate Bridge. *Collection of Diane Nicholson.*

p. 820 - Above: Fort Point Life Station at its original location, circa 1895. Residence and Boat House. Fort Point Buildings are in the distance. *Presidio Army Museum Photographic Collection, Golden Gate National Recreation Area, NPS.* Below: The residence at the Life Boat Station was comparatively new when photographed about 1895-1900 (from a cyanotype). *U.S. Coast Guard Historian's Office, Washington, D.C.*

p. 821 - Boat House and drill pole, Fort Point Life Boat Station, circa 1895. (From a cyanotype*) U.S. Coast Guard Historian's Office, Washington, D.C.*

p. 822 - Map Fort Point Coast Guard Station, September 1960 (updated April 1967) 12th Coast Guard District. Alameda, CA.

p. 825 - Photo 9-13559 #960 Presidio Wharf demolished in 1953. Quartermaster Building Record Books, Golden Gate National Recreation Area, NPS.

Thompson, Erwin N., and Sally B. Woodbridge. Special History Study, Presidio of San Francisco, An Outline if Its Evolution as a U.S. Army Post, 1847-1990. Golden Gate National Recreation Area, California. Denver National Park Service August 1992. This text complied much of the historic information used in Defender of the Gate. The chapter entitled U.S. Coast Guard Station Fort Point is found on pages 149-157.

Additional documents, including, but not limited to, asbestos surveys, lead paint abatement reports, and ground water monitoring program reports are available.

Department of Homeland Security

U.S. Coast Guard Historian's Office (G-IPA-4)

The contact at the USCG Historian's Office is provided below.

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The USCG Historian's Office website includes a large bibliography for reference. Of particular interest is the U.S. Life Saving Service Bibliography. There may be specific references to the Fort Point U.S. Coast Guard Station in many of the referenced sources.

http://www.uscg.mil/hq/g-cp/history/collect.html

A USCG Historian yielded this result:

- Photography-prints, negatives (35mm and medium format), and contact sheets. Photos range from at least the 1930s to 1970/80s, including some aerial images as well as general photos of the Station taken from ground level.
- One newspaper clipping
- An undated fact sheet
- A copy of the Disestablishment Ceremony Program
- One copy of the "Fort Point Splasher" 2nd edition, Friday 11 December 1964 (This is a station produced newsletter, informally written)

Presidio Park Archives and Records Center

Drawings Folder

1894 - Plan of Launching Carriage for the Fort Point Life Saving Station Designed by Captain W.C. Coulson

1914 - Panama Pacific International Exposition Company, Moving and Resetting the Main Station Building, Boathouse, Store House etc.

1914 - Foundation Plan, Main Building and Incline, Life Saving Station, Fort Point, California. *Shows framed floor on foundation with sizes of members*

1914 - East Elevation

1914 - Plan of Remodeled Dwelling for Keeper's Quarters, Fort Point Life Saving Station

1932 - Platform, Walks, Etc. for Extension and Repairs to Launchway, Office of the Associate Civil Engineer

1935 – U.S. Coast Guard, Office of Civil Engineer, Proposed Bulkhead

1935 – U.S. Coast Guard, Office of Civil Engineer (Washington, DC), Fort Point Station Plot Plan, 12th District California

1936 – U.S. Coast Guard, Office of Civil Engineer, Proposed alternation to Station Bldg. *Boiler and Heating Units*

Bibliography

1936 – U.S. Coast Guard/Civil Engineer's Office, Proposed Alteration to Station Building. *Shows Boiler Room and New Chimney Brick with Cement Top, Metal Plate*

1936 - U.S. Coast Guard Launchway (3 sheets)

1938 - Ground Layout of the Fort Point, Coast Guard Station, U.S. Coast Guard Civil Engineers Office, Government Island Oakland, CA. *Shows Palms, Cypress Hedge, launchway drainage, fountains, misc. buildings near existing garage*

1939 - U.S. Coast Guard/Civil Engineer's Office, Alteration to Boathouse doors, Fort Point Station *Raised Heads and Doors*

1939 - Fort Point Station Lookout Alterations

1942 - U.S. Coast Guard Engineering, San Francisco, CA, Protective Bulkhead

1957 - Shop Building

1980 - Catwalk and Marine Railway Removals

1982 - Rehabilitation of Quarters (three sheets)

No Date, Officer in Charge Quarters, Partial Floor Plan

No Date, Picture of Shop Building

No Date, Launchway

Fort Point ACV Evaluation Unit, Site Plan and Vicinity Map, U.S. Coast Guard San Francisco

Photos

Reference Vol. 46

- Aerial section
- Landscape section

Reference Vol. 47

Other Reference Sources

San Francisco History Center at the San Francisco Public Library

National Archives, Washington, D.C.

National Park Service - Christine Baren, Historian

Presidio Army Museum

San Francisco Maritime Museum

Bibliography

Appendix

The following documents have been assembled as an appendix and are located at the the Gulf of the Farallones National Marine Sanctuary at Crissy Field:

- United States Department of the Interior/National Park Service/Denver Service Center. Final General Management Plan Amendment, Environmental Impact Statement – Presidio of San Francisco Golden Gate National Recreation Area, California. California: U.S. Government Printing Office, 1994.
- United States Department of the Interior/National Park Service/Denver Service Center. Creating a Park for the 21st Century from Military Post to National Park, Final General Management Plan Amendment – Presidio of San Francisco Golden Gate National Recreation Area, California. California: U.S. Government Printing Office, 1994.
- ConsultEcon, Inc. and Office of Thomas J. Martin. Market Potential of the Gulf of the Farallones NMS Ocean Exploration Center and Other Interpretive Partnership Opportunities. ConsultEcon, 2003.
- Shannon & Wilson, Inc. Geotechnical Report NOS Gulf of the Farallones National Marine Sanctuary – National Oceanic and Atmospheric Administration. Washington: Shannon & Wilson, Inc., 2005.
- The Presidio Trust. Green Building Guidelines for the Rehabilitation of Historic and Non-Historic Buildings. California: The Presidio Trust, 2002.
- United States Department of the Interior/National Park Service. Crissy Field Plan Staff Report and Finding of No Significant Impact (FONSI). California: U.S. Department of the Interior, 1996.
- National Marine Sanctuary Program and National Oceanic and Atmoshperic Administration. Implementing a Regional Structure for the National Marine Sanctuary Program. California: National Marine Sanctuary Program, 2005.
- Booz Allen Hamilton. Phase II Long Range Master Plan for Facilities, Real Property, Signage and Exhibits. Virginia: Booz Allen Hamilton, 2005.
- Golden Gate National Recreation Area and Denver Service Center. Fort Point Station Draft Summary Cultural Landscape Report. California: Golden Gate National Recreation Area, 2001.
- Department of Commerce, National Oceanic and Atmoshperic Administration, and National Marine Sanctuary Program. State of the Sanctuary Report 2004-2005. California: National Marine Sanctuary Program, 2004-2005.
- National Marine Sanctuary Program and Gulf of the Farallones National Marine Sanctuary. Draft Management Plan – Summary Document. California: National Marine Sanctuary Program, 2004.

Appendix

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Architectural Programming
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Strategic Facilities Planning
Needs Assessment
Space Utilization Analysis

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The contents of this document are not for regulatory approval, permitting, or construction.

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