



November 10, 2006

PRESIDIO LODGE • MAIN POST

initiation of public scoping for an environmental assessment &
invitation to attend a public meeting
presidio of san francisco • san francisco, california

To Interested Parties:

By this notice, the Presidio Trust (Trust) is announcing the beginning of public scoping¹ for the Presidio Lodge Environmental Assessment (EA), pursuant to the National Environmental Policy Act (NEPA). From now through February 8, 2007, the public is invited to provide comments on the scope, the range of alternatives, and the issues that should be examined in the EA.

Need for Project: As a natural and historic landmark, the Presidio is a major draw for both out-of-town visitors and local residents. Presidio public programs and amenities such as golf, meeting and banquet venues, outdoor activities and spa facilities attract approximately 4.6 million visitors annually. Notwithstanding that national parks have traditionally provided lodging, there are currently no overnight accommodations available in the Presidio. The Presidio Trust Management Plan (PTMP), the Trust's comprehensive land use plan for Area B adopted in 2002, indicates that as the heart of the park, the Main Post is a preferred location for a "limited amount of lodging." The Trust is now accepting proposals from qualified developers to construct (through building rehabilitation and/or new infill construction) an approximately 60,000–80,000 square-foot (80–100 rooms) lodging facility at the Main Post of the Presidio to improve visitor services, provide an opportunity for overnight visitor accommodation and ancillary services, and help establish the district as a vibrant visitor destination. In order for the lodge to be considered successful, it should:

- provide an improved service for people who visit the Main Post by offering a high-quality, national park lodge experience within the district
- help establish the Main Post as a welcoming place for a diverse population
- complement surrounding activities and land uses
- rehabilitate and reuse historic buildings and/or add infill construction that is consistent with the character of the Presidio National Historic Landmark district
- incorporate "green" design and sustainable principles and practices that seek to lower energy consumption, conserve natural resources, and reduce pollution
- avoid or minimize the need for visitors to use their vehicles during their stay
- be economically feasible and enhance the financial viability of the Presidio

¹ Scoping refers to the process by which an agency solicits input from the public and interested agencies on the nature and extent of issues, impacts, and alternatives to be addressed in an environmental document under the NEPA.

Alternatives: The EA will identify the environmental effects of the proposed Presidio Lodge at the Main Post. The EA will tier² from the final PTMP Environmental Impact Statement (EIS), and will analyze specific action alternatives for developing the lodging facility (see attachment). Among the alternatives to be considered are:

- Riley Street Homes (123–129 Riley Street)
- Pershing Hall (42 Moraga Street) & Funston Avenue Homes (11–16 Funston Avenue)
- Montgomery Street Barracks (Buildings 101, 103, 105 and 106)
- Anza Esplanade (infill construction site encompassing Building 34 and parcel immediately south of the building)
- Any combination of the above

Public Meeting

As part of the scoping process, the Trust will hold an informational meeting on **December 11, 2006** beginning at 6:30 p.m., at the Presidio Officers' Club (50 Moraga Avenue) on the Main Post. At the public meeting, participants will have the opportunity to learn more about the project and provide suggestions on the scope of issues to be considered in the EA.

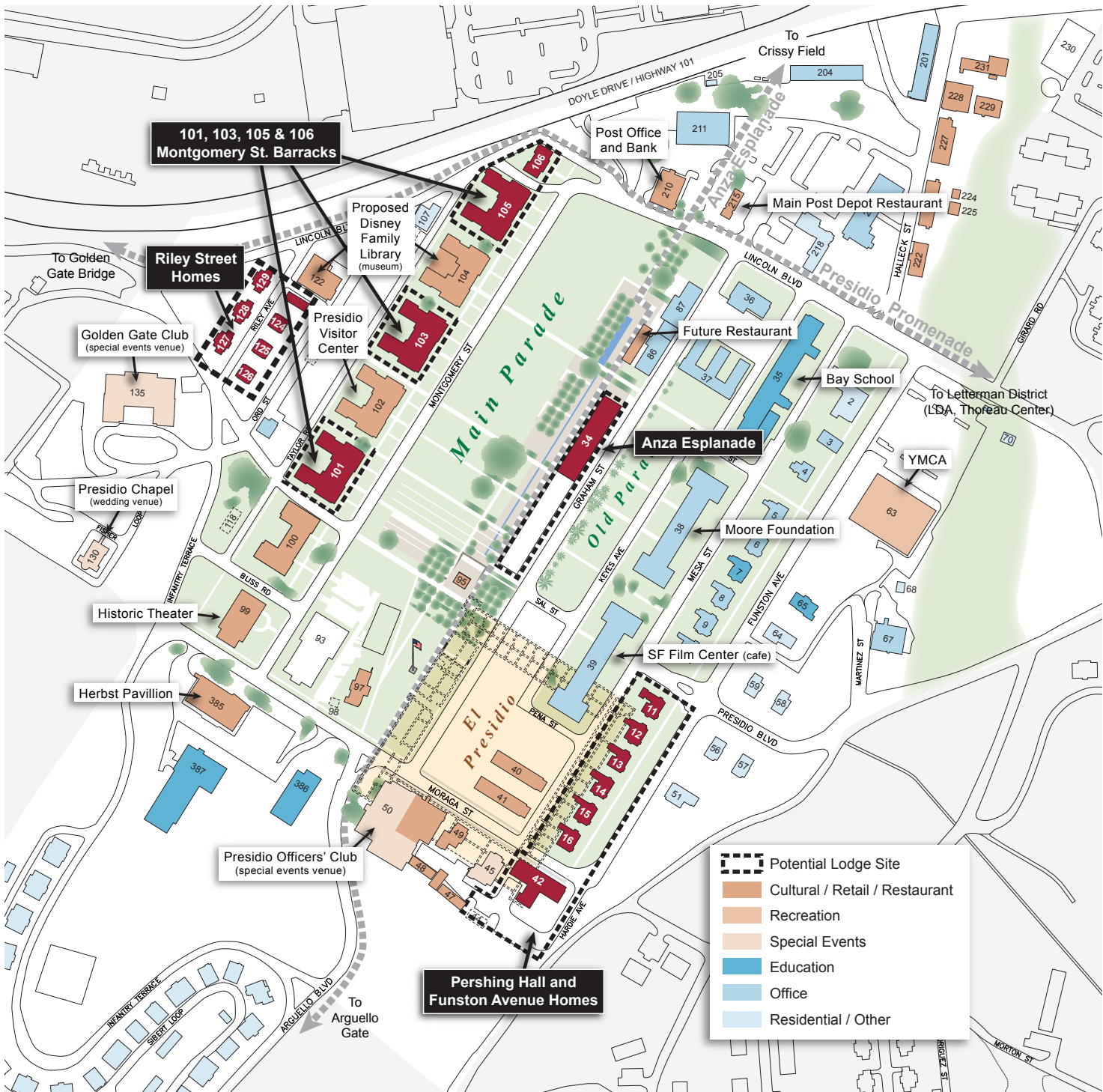
Written Comments: Written comments on the issues, impacts and alternatives to be addressed in the EA will be accepted. Please send your written comments at the earliest possible date but not later than **February 8, 2007** to John Pelka, Compliance Manager, The Presidio Trust, 34 Graham Street, P.O. Box 29052, San Francisco, CA 94129-0052 (fax: 415/561-5308) or *mainpost@presidiotrust.gov*. Please be aware that all written comments and information submitted will be made available to the public, including, without limitation, any postal address, e-mail address, phone number or other information contained in each submission.

Additional Information: The Trust will provide informal information updates and notices concerning the Presidio Lodge through postings on its website at <http://www.presidio.gov> and/or through its newsletter or other appropriate means. The Trust will announce the release of the Presidio Lodge EA by notice on its website as well as through a direct mailing. If you have any questions, seek additional information, or wish to request a copy of the EA when it is released in Spring 2007, please call 415/561-4183 or email *mainpost@presidiotrust.gov*. If we do not hear back from you, you may not receive further notice regarding the environmental review for this project.

More information on this and other Trust projects is available at <http://www.presidio.gov>.

Attachment (Presidio Lodge Alternatives)

² The coverage of general matters in broader EISs, with subsequent narrower tiered statements or environmental analyses, incorporating, by reference, general discussions and concentrating solely on the issues specific to the analyses subsequently prepared.



**101, 103, 105 & 106
Montgomery St. Barracks**

**Riley Street
Homes**

Golden Gate Club
(special events venue)

Presidio Chapel
(wedding venue)

Historic Theater

Herbst Pavillion

Presidio Officers' Club
(special events venue)

Proposed
Disney Family
Library
(museum)

Presidio
Visitor
Center

Post Office
and Bank

Main Post Depot Restaurant

Future Restaurant

Bay School

To Letterman District
(LSDA, Thoreau Center)

YMCA

Moore Foundation

SF Film Center (cafe)

**Pershing Hall and
Funston Avenue Homes**

- Potential Lodge Site
- Cultural / Retail / Restaurant
- Recreation
- Special Events
- Education
- Office
- Residential / Other

Presidio Lodge Alternatives