



April 11, 2007

THORNBURGH BUILDINGS • WEST LETTERMAN

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) announces the beginning of public scoping for the Thornburgh Buildings Environmental Assessment (EA), pursuant to the National Environmental Policy Act (NEPA).¹ The public is invited to comment on the scope, the range of alternatives, and the issues that should be examined in the EA.

Need for Project: The Thornburgh area is adjacent to the Letterman Digital Arts Center and comprises Thornburgh Road, Edie Street and Gorgas Avenue. The Thornburgh area lies within the 37-acre portion of the Letterman District known as West Letterman in the Presidio of San Francisco (Presidio). The area dates to the early 1900s and originally contained support services for the historic Letterman Hospital. As shown on the attachment, the Trust is offering twelve historic buildings consisting of approximately 139,000 square feet within the Thornburgh area for rehabilitation and lease, and allowing up to 10,000 square feet of new construction for office, service retail, and residential uses as permitted in the *Presidio Trust Management Plan* (PTMP). The Thornburgh buildings range in size from 625 to 23,310 square feet, include both wood-frame and reinforced concrete construction, and have a distinctly sturdy and utilitarian character. The buildings retain a high degree of their original appearance, and are contributing structures to the Presidio's National Historic Landmark District. The overall objective of the proposed project is to create a lively, attractive mixed-use district through rehabilitation of the buildings, and associated roadway, parking and landscape improvements. Lease revenue would contribute to the Presidio's financial viability. In order for the project to be considered successful, it should:

- 1 Rehabilitate the historic buildings in accordance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties
- 2 Implement a historically compatible design that celebrates the Presidio's national park character and importance as a National Historic Landmark District
- 3 Incorporate "green" design and sustainable principles and practices that seek to lower energy consumption, conserve natural resources, and reduce pollution
- 4 Create a welcoming place that encourages the general public to enjoy the Presidio
- 5 Promote alternative forms of transportation to reduce overall reliance on automobiles within the park

¹ Compliance with Section 106 of the National Historic Preservation Act will be conducted concurrently with the development of the EA.

- 6 Be economically feasible and support the Trust's mandate to become financially independent of taxpayer dollars

Alternatives: The EA will identify the environmental effects of rehabilitating and leasing historic buildings and undertaking limited new construction within the Thornburgh area. The EA will tier² from the final PTMP Environmental Impact Statement (EIS), and will analyze specific action alternatives based on proposals that are being prepared to develop the Thornburgh area. Compatibility of the proposed changes with the Presidio's NHL designation and impacts on parking and traffic will be key issues addressed in the EA.

Public Meeting

As part of the scoping process, the Trust will hold an informational meeting on **Monday, June 4, 2007** 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, talk with project specialists and proponents, and suggest issues to be considered in preparing the EA. Following a brief presentation of the proposals for the Thornburgh area by their proponents, comments will be recorded at the meeting.

Written Comments: Written comments should be submitted on or before **Monday, June 18, 2007**. Comments should be sent 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 thornburgh@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.

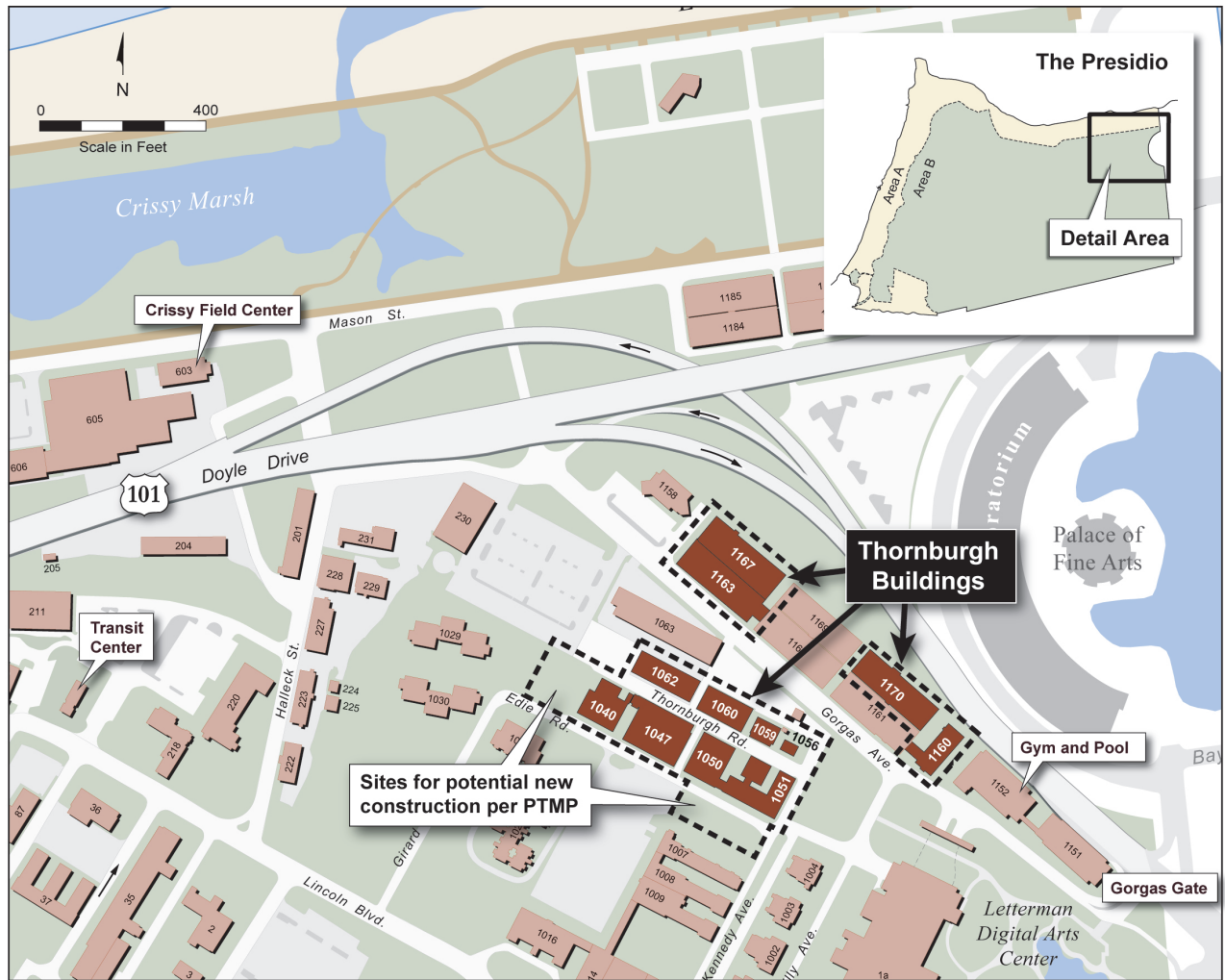
Additional Information: The Trust will provide informal information updates and notices concerning the Thornburgh Buildings project through postings on its website at <http://www.presidio.gov/trust/projects/thornburgh.htm> and through other appropriate means. The Trust will announce the release of the Thornburgh Buildings 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 late Summer 2007, please call 415/561-4183 or email thornburgh@presidiotrust.gov. If we do not hear back from you, you may not receive further notice regarding the environmental review for this project.

To obtain more information on this and other Trust projects, visit <http://www.presidio.gov>.

Attachment (Thornburgh Buildings Site Map)

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.

Thornburgh buildings site map



BUILDING #	HISTORIC USE	YEAR BUILT	HISTORIC	SQUARE FT*
1040	Powerhouse and Steam Plant	1900	Yes	7,598
1047	Laundry Building	1914	Yes	18,959
1050	Letterman Psychiatric Ward	1918	Yes	23,310
1051	Letterman Ward Annex	1909	Yes	17,697
1056	Storage Building	1910	Yes	625
1059	Combustibles Storage Building	1915	Yes	3,403
1060	Medical Supply Warehouse/offices	1916	Yes	13,973
1062	Medical Supply Warehouse	1922	Yes	12,869
1160	Warehouse	1940	Yes	4,632
1163	Warehouse	1919	Yes	11,772
1167	Warehouse	1919	Yes	11,772
1170	Warehouse	1919	Yes	12,167
TOTAL SQUARE FOOTAGE:				138,777

* All figures are approximate gross exterior square footage based on BOMA calculations.