

Letterman Residential Project

NOTICE OF INTENT TO PREPARE AN ENVIRONMENTAL ASSESSMENT INVITATION TO PARTICIPATE AND COMMENT

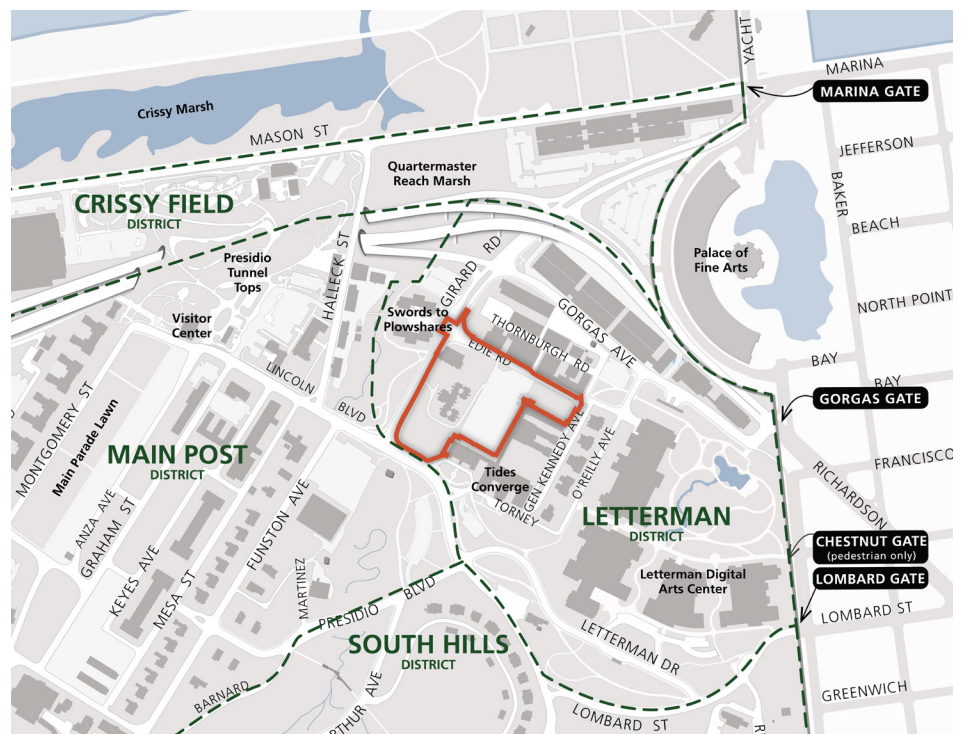
By this notice, the Presidio Trust (Trust) is announcing the beginning of public scoping for the proposed Letterman Residential Project Environmental Assessment (EA) pursuant to the National Environmental Policy Act (NEPA). **From November 3, 2025, through December 8, 2025, the Trust would like to know your thoughts regarding this project to assist in preparation of the EA.**

WHAT IS SCOPING

Scoping refers to an early step in the NEPA process where an agency solicits input from the public and interested agencies to inform the scope of alternatives and issues in the NEPA document. Comments that focus on the alternatives being considered, potential environmental effects, and other constructive suggestions will be most useful to the Trust.

PROPOSED PROJECT

The Trust will construct six residential buildings with 196 dwelling units, in 159,752 square feet of new construction on a 4.66-acre site, to reestablish the historic character and density of the area. The project is located in the western portion of the Letterman District within the Presidio of San Francisco (Presidio or park). Redevelopment of this area was envisioned in the Presidio Trust Management Plan (PTMP).



The buildings will consist of three two-story stand-alone walk-up buildings with 17 to 31 units per building, and three three-story buildings connected via bridges at levels two and three, with 42 to 46 units per building.

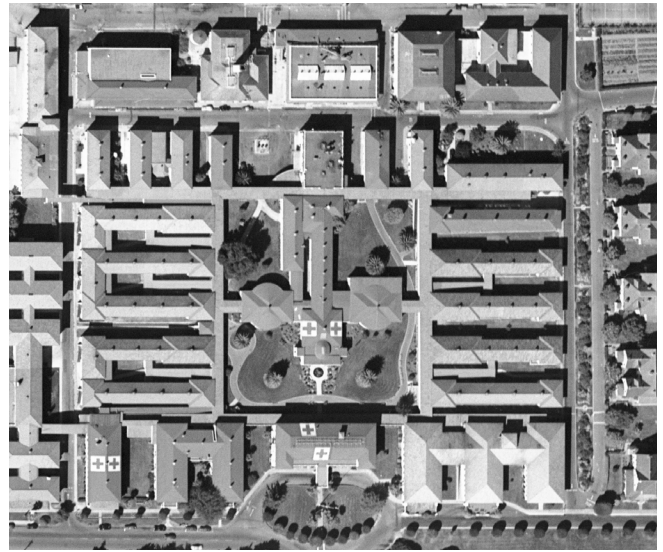
The buildings are rectangular and laid out parallel or perpendicular to surrounding roadways and buildings as to relate to the existing historic buildings, and the historic pattern of development. The building forms will be simple and functional in the tradition of military architecture found in the Letterman District and throughout the Presidio.

The project will also include new sidewalks, walkways and bicycle paths, landscaping, lighting and street furniture, rerouting of utilities, and modifications to Edie Road, along with resurfacing and removal of parking spaces in the central parking lot.

PROJECT OBJECTIVES

The project is intended to:

- Use new construction to reestablish and articulate the historic character and density of the district.
- Beautify the Girard Road gateway to the Presidio and improve the sense of arrival into the park and reinforce the identity of the Letterman District.
- Achieve PTMP goals for planned housing replacement for the West Letterman area to the extent practicable given site-specific assessments of building configuration and financial feasibility.
- Provide housing types that diversify the composition of housing type within the park.
- Achieve LEED (Leadership in Energy and Environmental Design) Homes Gold.
- Be compatible with the National Historic Landmark District through conformance as closely as practicable to PTMP guidance and West Letterman/Thornburgh Design Guidelines.
- Meet Trust financial goals by furthering its financial stability, increasing revenue for park operations, and increasing its ability to sustain a Forever Park.
- Minimize environmental impacts to threshold levels analyzed and mitigated in the PTMP Environmental Impact Statement.



LETTERMAN HOSPITAL COMPLEX. SOURCE: CITY AND COUNTY OF SAN FRANCISCO, 1948.



EXISTING CONDITION. SOURCE: PRESIDIO TRUST, 2022.



PROPOSED PROJECT. SOURCE: DBA, OCTOBER 2025.



VIEW OF PROPOSED PROJECT WEST ON LINCOLN BOULEVARD.

ALTERNATIVES

The Environmental Assessment will include analysis of a reasonable range of alternatives, specifically: the proposed project described above; the **No Action Alternative** (required by NEPA) which would include 152 dwelling units consistent with the maximum dwelling units considered for the Letterman District under the PTMP, and the **Mixed-Use Alternative**, which would include 152 dwelling units and approximately 30,000 square feet of commercial use.

KEY ISSUE TOPICS

The goals of scoping include meaningfully informing the consideration of environmental effects and the resulting decision on how to proceed, as well as eliminating from further study non-substantive issues. The key topics expected to be addressed in detail in the EA include **historic resources and transportation and circulation**. All other environmental issues will likely be briefly described in a section titled “Resource Issues Considered but Dismissed from Further Analysis”.

VIEW OF THE PROPOSED PROJECT SOUTHEAST FROM GIRARD AND EDIE ROAD.



NEPA AND NHPA COORDINATION

The Trust will integrate its NEPA and National Historic Preservation Act (NHPA) analyses following formal guidance from the Council on Environmental Quality and the Advisory Council on Historic Preservation, and in accordance with the Trust's Programmatic Agreement (PA). The Trust initiated NHPA consultation in coordination with this scoping notice and will follow the terms of the PA to satisfy its obligations for consulting with the public and PA parties. The Trust will use public comments gathered during the NEPA scoping process to inform its NHPA process. The accompanying table shows how the Trust intends to coordinate public involvement opportunities and compliance activities.

SCHEDULE	NEPA	NHPA SECTION 106
NOVEMBER 3, 2025	INITIATE SCOPING/CIRCULATE NOTICE	INITIATE CONSULTATION DISTRIBUTE 1ST CONSULTATION PACKAGE
SPRING 2026	CIRCULATE EA	DISTRIBUTE 2ND CONSULTATION PACKAGE
SUMMER 2026	PREPARE RESPONSE TO COMMENTS ON EA	DISTRIBUTE FINAL CONSULTATION PACKAGE
SUMMER 2026	SIGN FINDING OF NO SIGNIFICANT IMPACT (FONSI) OR PREPARE ENVIRONMENTAL IMPACT STATEMENT (EIS)	RESOLVE CONSULTATION WITH CONCURRENCE ON A DETERMINATION OF EFFECT AND/OR AGREEMENT DOCUMENT

PROVIDE COMMENTS

Comments on the scope of the EA, the alternatives, and the environmental impacts should be received by 5:00 p.m. on Monday, December 8, 2025.

Comments may be submitted:

- By email to:
lettermanresidential@presidiotrust.gov
- By mail to:
The Presidio Trust
Attn: Planning & Compliance
Letterman Residential Project EA
1750 Lincoln Boulevard
San Francisco, CA 94129-0052

Please be aware that all written comments and information will be made available to the public, including, without limitation, any postal address, email address, phone number or other information contained in each submission.

DECISION PROCESS

The Trust expects to have the EA available for public and agency review in Spring 2026, at which time comments will be invited for 30 days. We will review comments to determine whether additional analyses, reasonable new alternatives or factual corrections have been suggested. If substantive issues are raised that point to the potential for significant impacts, an Environmental Impact Statement (EIS) could be prepared or the project could be modified. Otherwise, a Finding of No Significant Impact (FONSI) is expected.

LEARN MORE

For additional information, go to the project's webpage:
www.presidio.gov/LettermanResidential