



Making & Sustaining a Great National Park Site

The Presidio Trust is a unique federal agency that stewards and shares the nature, history, beauty, and wonder of the Presidio, an iconic national park site at the base of the Golden Gate Bridge, for everyone to enjoy forever. After years of transformation, the Presidio has emerged as one of America's most unique national park sites. This document reviews the Presidio Trust's recent decade of work and looks to what's next.

LOOKING BACK AT THE LAST DECADE

Strengthening the Presidio's Economic Engine

The Presidio Trust does not receive an annual appropriation from Congress funded by taxpayers. The Trust earns the funds to sustain the park by operating successful park businesses and attracting support from donors, sponsors, and volunteers.

Establishing the Presidio as a Great Place to Live & Work: The Trust successfully navigated the COVID downturn, guiding the park to emerge as one of the San Francisco Bay Area's most desirable places to live and work. Today, the Trust's real estate businesses are operating at record-setting levels. Approximately 3,100 people live in 1,400 homes, with an average residential occupancy rate of 97%. The Trust leases 2.1 million square feet of commercial space to more than 300 businesses that employ approximately 4,000 people. The average commercial occupancy rate is 96%.

Bringing Historic Buildings Back to Life: In the last decade, the Trust strengthened the economic engine that funds the park by revitalizing 16 historic Army-era buildings for new uses (totaling approximately 250,000 square feet).

- In 2018, the Trust added a second hotel – the 40,000 square foot Lodge at the Presidio – to its hospitality portfolio, which also includes the Inn at the Presidio and a public golf course.
- Gorgas Rail Complex: Beginning in 2019, the Trust rehabilitated 40,000 square feet in four historic warehouses near the Palace of Fine Arts for office and health and wellness tenants.
- Presidio Theatre: The Trust partnered with the Margaret E. Haas Fund to restore and expand the Army-era Presidio Theatre as a 22,583 square foot, 600-seat performing arts center. It opened in 2019.
- Crissy Field: The Trust rehabilitated 84,000 square feet in seven historic warehouses along San Francisco Bay. The buildings were completed in 2025 and are now home to technology companies and a large retailer.
- Main Post: The Trust rehabilitated 65,400 square feet in three historic buildings in the heart of the park. Building 2, once the first post hospital, is now an expanded campus for the Adda Clevenger School. Building 40, once bachelor officers' quarters, is office space for a variety of small organizations. Building 102, one of the iconic Montgomery Street Barracks, will soon be office space.

Creating New Revenue Sources to Fund the Park: Building on our strategy of bringing in private sector investment to achieve our public mission, in 2025 the Trust launched a corporate sponsorship program and welcomed a founding partner, Sutter Health.

Welcoming the Public

The Presidio is part of the Golden Gate National Recreation Area, created as the result of a movement to put national parks within reach of more people. The Trust works to make it easy, safe, and comfortable for everyone to visit the Presidio and to enjoy its nature, history, beauty, and fun – with no entrance fee.

Expanding Access: The Trust has worked to provide safe and accessible ways for people to come to the Presidio and navigate once they get to the park, whether they are walking, biking, using a wheelchair, pushing a stroller, or driving.

- **Muni 30 Bus Service:** In 2020, the Trust worked with the City of San Francisco to bring Muni 30 bus service to the Presidio’s Crissy Field, connecting residents in Chinatown, the Tenderloin, SoMa, and Civic Center to the park. In 2024, the Trust extended the service further west along the northern shoreline and opened a new turnaround with restrooms for visitors.
- **Bike Share:** In 2018, the Presidio became the first national park in the West to offer an electric bike share program. Later, working with Bay Wheels Bike Share, the Trust established eight bike share stations in the Presidio. This affordable and accessible option has been a hit with visitors, with 112,000 bike share trips taken to or from the Presidio in 2025.
- **Accessibility:** The Trust has repaved miles of roads, improved bus stops and sidewalks, improved accessible parking spaces, and installed bike lanes.

Creating New Destinations & Amenities: Over the last decade, the Trust has added destinations and services to provide what visitors need to enjoy the park.

- **Presidio Visitor Center:** In 2017, the Trust, National Park Service, and Golden Gate National Parks Conservancy unveiled the Presidio Visitor Center, open daily to welcome guests.
- **Lodge at the Presidio:** The Trust opened a new 42-room hotel in 2018; it is a sister property to the Inn at the Presidio and brought the total rooms available in the park to 66.
- **Presidio Theatre:** A new 600-seat performing arts center funded by the Margaret E. Haas Fund opened in 2019.
- **Battery Bluff:** A six-acre public gathering space featuring picnic tables, overlooks with Golden Gate views, a multi-use trail, and access to historic military batteries, opened in 2022.
- **Presidio Tunnel Tops & Outpost Meadow:** Presidio Tunnel Tops, 14 acres of new parkland with trails, picnic areas, and a nature playground, opened in 2022. The site has hosted six million visits through February 2026. Presidio Tunnel Tops was largely funded through a philanthropic campaign led by the Golden Gate National Parks Conservancy that raised \$98 million. Presidio Tunnel Tops was so successful that the Trust expanded it in 2025 with a new 1.5-acre picnic area, the Outpost Meadow.

- **Food:** The Presidio is home to 13 restaurants, with one more – an all-day café at Presidio Tunnel Tops to known as the Mess Hall – opening late summer. In 2022, the Trust launched the Presidio Pop Up food truck program.
- **Public Events:** The Presidio hosts an annual roster of free public events to welcome the public, including Fiesta en el Parque, the Chuseok Festival, and Access to Adventure Day.

Achieving Record Visitation & Satisfaction: The Presidio is one of the most visited national park sites in America, hosting 9.5 million annual local, regional, and international visits. Bay Area residents who have visited the Presidio record an average ‘likelihood to recommend’ score of 8.4 out of 10.

Nurturing Nature

The Presidio Trust revitalizes native habitats and keeps the Presidio resilient and ready for the future using nature-based solutions to maintain and enhance forests, wetlands, open spaces, and infrastructure.

Increasing Biodiversity

- **Dune Restoration:** The Trust continued its long-standing work to restore native habitats through dune restoration projects in the southern and western Presidio. This has made it possible to reintroduce species once thought lost, including the Variable Checkerspot butterfly. Restoration also allowed for the spontaneous return of the Silver digger bee in 2019.
- **Forest Restoration:** The Trust has continued to revitalize acres of the Presidio’s beloved forest along Park Boulevard and near the Golden Gate Bridge. Beneath the trees, the Trust is planting native understory species to sustain the birds, insects, and small mammals that are vital to a healthy forest.
- **Quartermaster Reach Marsh at Crissy Field:** In 2020, the Trust created seven acres of restored tidal marshland by bringing an 850-foot length of stream once buried in a pipe above ground. Fresh water from the Presidio’s Tennessee Hollow watershed now flows through the new Quartermaster Reach Marsh to Crissy Marsh, creating unique brackish habitat that is vital to a variety of plant and animal species. The project was also designed to provide habitat for the native Olympia oyster.

Excellence in Operations

In 2020, the Presidio became the first park in the United States—and America’s first national park site—to earn the Green Flag Award, which recognizes the highest standards for visitor experience and management of parks and green spaces around the world. The Presidio was evaluated across a wide range of management principles, including daily operations, health and safety, landscape maintenance, and community engagement. The Trust received the honor for six consecutive years.

Looking Forward to the Presidio's Next Chapter

Having made a great park, the Trust is now focused on sustaining it for generations to come. The Trust is investing in the park's open spaces, buildings, and infrastructure through a collection of projects known as *Presidio Forward* designed to make the park even more beautiful, resilient, and welcoming.

Upgrading the Power Grid

The Trust is replacing the Presidio's electrical grid, which was built by the U.S. Army in the 1960's, with a modern 12kV power system with upgraded substations, transformers, electrical switches, and circuits. This will ensure reliable service for the Presidio residents, businesses, and visitors. It will also provide capacity to enable the Trust to convert some park buildings from gas to electric power over time and to support more EV chargers to support residents, tenants, and the Presidio GO Shuttle fleet.

Improving Access & Safety

The Trust will continue to invest steadily in improving the park's transportation network to ensure safe access for everyone. In 2026, the Trust will improve roads and sidewalks in the busy heart of the park near Presidio Officers' Club. The Trust will also add a walking trail on Lincoln Boulevard north of Baker Beach and protected on-street bike lanes on Lincoln Boulevard from Baker Beach south to the 25th Avenue Gate. In 2026, we'll add four new battery electric buses to the Presidio GO Shuttle fleet.

In 2027, the Trust work with the City of San Francisco to improve bike lanes along Arguello Boulevard. In a major improvement, we'll regrade the intersection of Arguello and Washington Boulevard to make the turn more comfortable for all travelers.

Restoring Green Spaces & Reintroducing the California Quail

Work continues with a major ecological restoration effort on the sand dunes north of the Baker Beach apartments, one of a handful of dune sites in San Francisco. The revitalized habitat will support endangered plants, and native bees, butterflies, and other insects which contribute to the Presidio's biodiversity. Habitat restoration will make possible a multi-year project with the San Francisco Estuary Institute to study how we might reintroduce California Quail to the park. California Quail, our state bird, has been missing from the Presidio since 2008. We will also continue our reforestation program by removing and replanting two to three acres of decaying historic forest each year.

Adding Housing

In spring 2026, we'll release an Environmental Assessment for a project to create new housing in the Presidio's Letterman District at a 4.6-acre site once occupied by the Army's Letterman General Hospital. The new 196 unit project will include a mix of studio, one-bedroom, and two-bedroom apartments. The housing will meet the U.S. Green Building Council LEED for Homes Gold standard and be located near transit stops. The project will restore the character of the area, improve sidewalks and landscapes, and earn revenue to operate and maintain the Presidio. If the compliance process is successful, construction could begin in 2027.