

Presidio Trust Library



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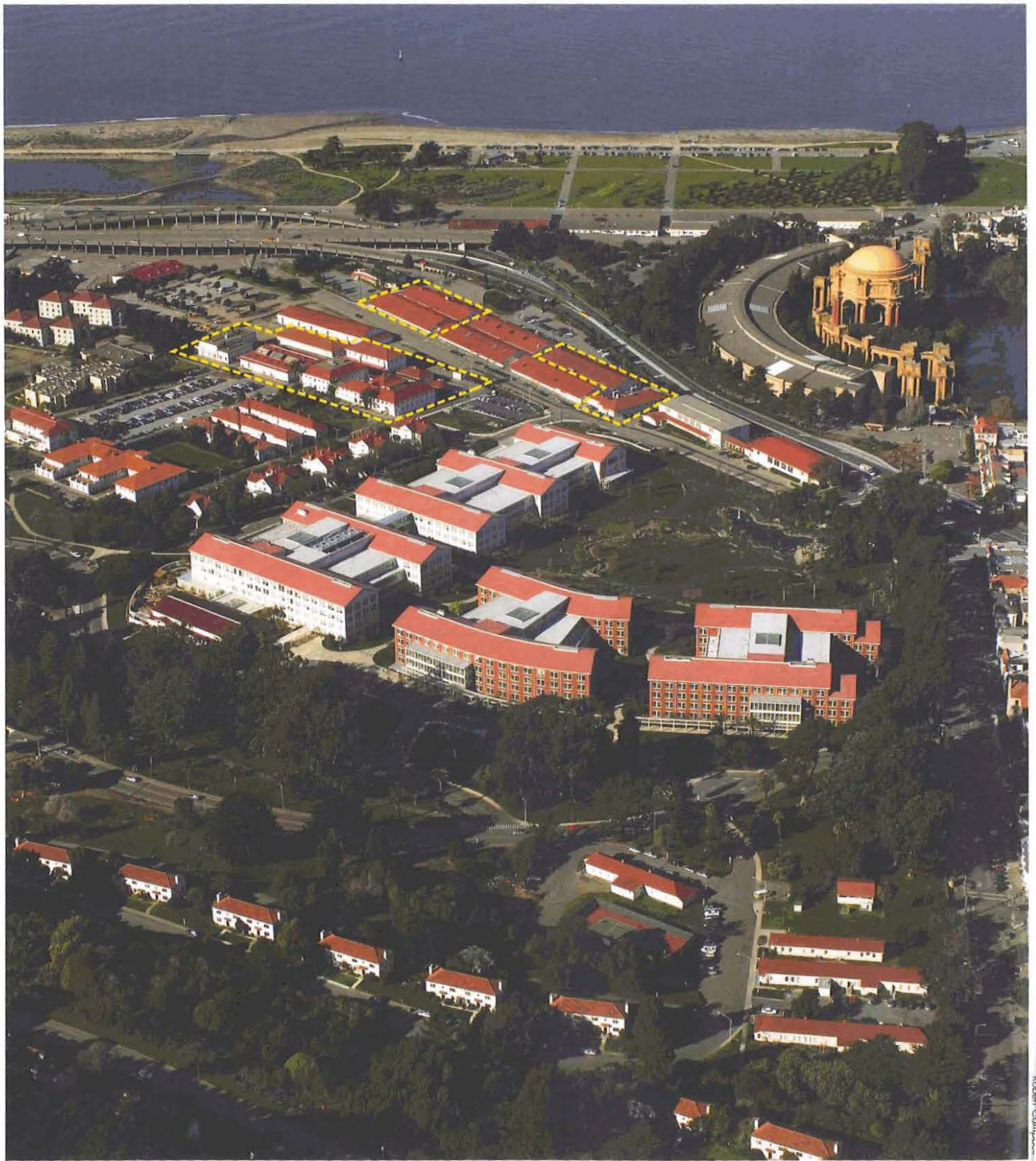
PRESIDIO TRUST
LIBRARY



THORNBURGH – MIXED USE

request for expressions of interest

presidio of san francisco • fall 2006



Pictured above is the Letterman District with the Thornburgh buildings identified. The Letterman Digital Arts Center is in the foreground.

The opportunity

Twelve historic Thornburgh buildings in the Presidio's Letterman District consisting of approximately 144,000 square feet are available for rehabilitation and lease for office, service retail, and residential uses as described in the *Presidio Trust Management Plan*. The Presidio Trust will consider proposals for some or all of the buildings.

The Thornburgh Buildings sit at the northeastern corner of the Presidio, located between the approximately 800,000 square foot Letterman Digital Arts Center and the Main Post, within walking distance of Crissy Field and San Francisco's Marina neighborhood. It is the ideal location at the Presidio for mixed-use development that takes advantage of these adjacent centers of activity.

Thornburgh offers a compact, pedestrian-scale district of historic buildings that is unique in the Presidio, creating the potential for active street life with a distinctive industrial feeling. When Doyle Drive is reconfigured, Thornburgh will become one of the Presidio's gateway entrances, drawing even more people and visibility to the area.

Thornburgh Avenue is especially well-suited for pedestrian activity, and has been envisioned as a place where retail services could activate its well-defined outdoor spaces. The Presidio Trust has developed conceptual plans for Thornburgh that will improve traffic circulation and parking. Girard Avenue will be extended north to meet Gorgas, and Thornburgh Road will extend to Girard (see site plan on next page).

As referenced in the Thornburgh buildings site map, the Presidio Trust has identified a potential site for new residential construction. That opportunity is not included in this RFEI, but may be part of a future offering. The site is approximately three acres and may accommodate approximately 155,000 square feet of new residential construction. Respondents are requested to address their interest in this potential opportunity and to describe how such a project would affect the respondent's Thornburgh proposal.

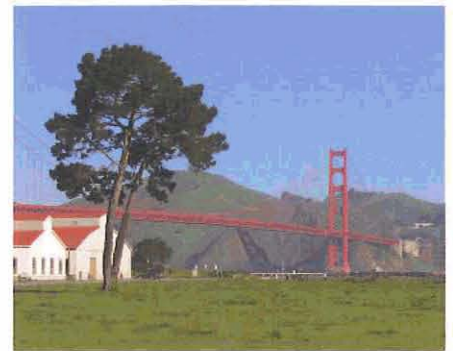
All of the buildings included in this offering are listed as contributing features to the Presidio's National Historic Landmark District designation. Rehabilitation of these buildings and associated landscapes must be carried out in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and may qualify for Federal Historic Tax Credits.



Letterman Digital Arts Center



Thoreau Center



Crissy Field



Gorgas Warehouses

Summary

The Presidio Trust is seeking a qualified development team to create a mixed-use district as envisioned in the *Presidio Trust Management Plan*, in the Thornburgh area of the Presidio of San Francisco. It is anticipated that some respondents will be invited to submit detailed proposals as a result of this Request for Expressions of Interest. This process is expected to culminate in a lease and development agreement with the Presidio Trust. The selected respondent(s) should have experience completing similar projects, expertise in historic building rehabilitation, and the demonstrated ability to finance the project.

Development Opportunity	The Trust is seeking qualified development teams to rehabilitate and lease one or more of twelve historic Thornburgh buildings, which may qualify for Historic Tax Credits.
Location	The site is adjacent to the Letterman Digital Arts Center and comprises Thornburgh Road, Edie Street, and Gorgas Avenue in the Letterman District of the Presidio of San Francisco.
Financial Requirements	The Trust requires demonstrated financial capacity to complete the rehabilitation and ability to pay fair market rent, including a service district charge.
Maximum Lease Term	Long-term leases are available.
Selection Process	Two stage process: the first stage reviews qualifications and conceptual proposals, second stage requests detailed proposals from one or more candidates.
Pre-Submittal Meeting and Site Visit	October 26, 2006
Response to RFEI Due	November 30, 2006
Contact	Scott Ward The Presidio Trust 34 Graham Street P.O. Box 29052 San Francisco, CA 94129-0052 www.presidio.gov (415) 561-5335 leasing@presidiotrust.gov

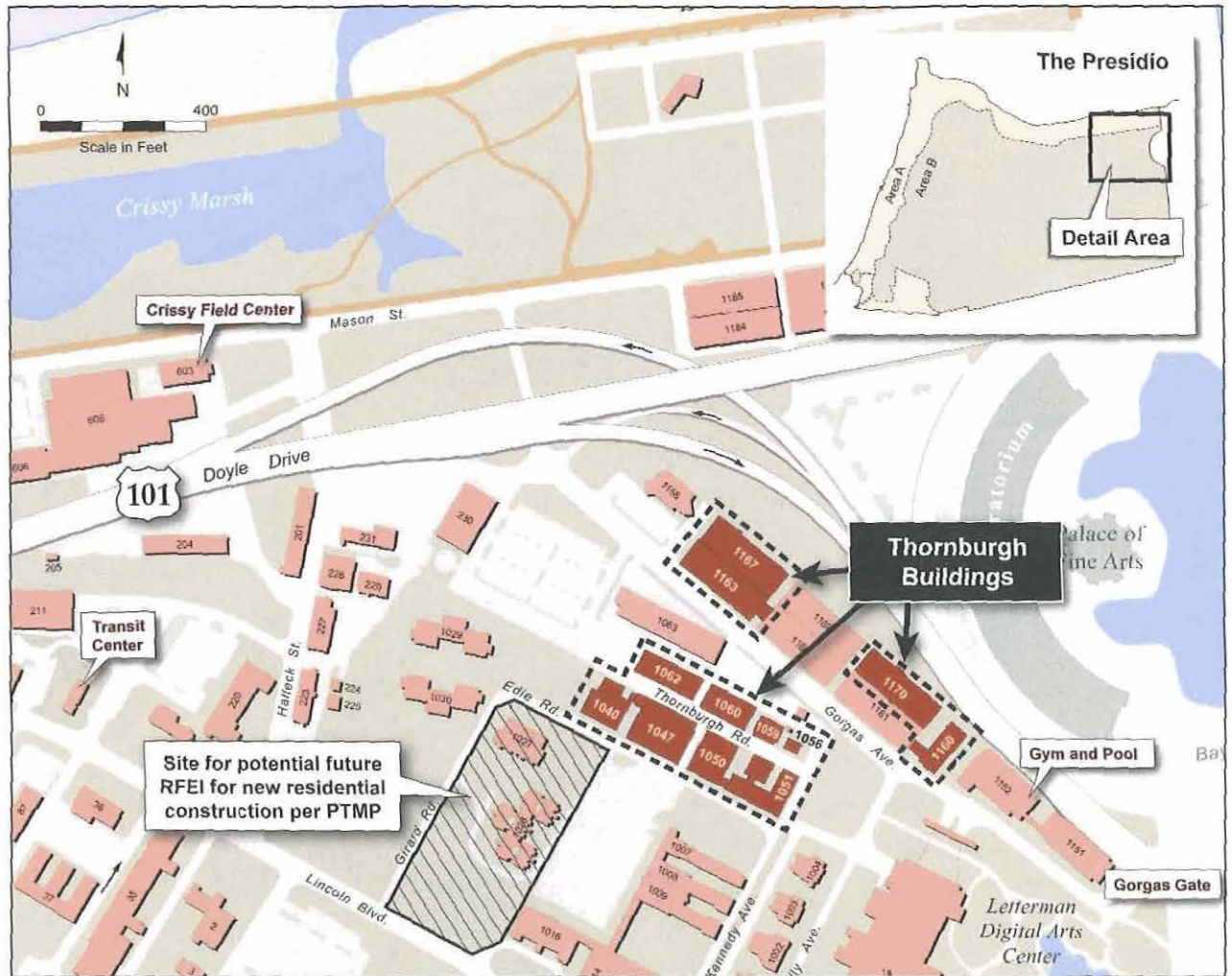
Envisioned Thornburgh area site plan



SMXXXI

The Presidio Trust envisions that through building rehabilitation and roadway, parking, and landscape improvements, Thornburgh can become a lively, attractive mixed-use district. These improvements will create better connections to the rest of the Presidio, as will the proposed reconfiguration of Doyle Drive which will make Girard Avenue a principal Presidio entrance.

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	24,388
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:				144,206

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

The site

The Thornburgh area dates to the early 1900s and originally contained support services for the historic Letterman Hospital. The buildings range in size from 625 to 24,388 square feet and include both wood-frame and reinforced concrete construction. The area had a “back of house” function, and as such, the architecture has a distinctly sturdy and utilitarian character.

Building 1040 (7,598 sq. ft.)

Originally constructed in 1900, this one-story brick structure was built as the powerhouse and steam plant for the Letterman Hospital. It was heavily modified in the 1960s, at which time the original roof and smoke stack were removed and replaced with a concrete wall supporting a flat built-up roof. Also at this time, a concrete addition was placed on the rear of the building. Its distinctive arched windows and doorways, as well as its wood-plank doors are still intact and help maintain its historic appearance.

Building 1047 (24,388 sq. ft.)

Constructed in 1914 as the hospital’s sterilization plant, the building was converted to the Letterman Hospital laundry in 1937. It is a reinforced concrete frame structure, and has more natural daylight than any other structure at the Presidio (note: windows are currently covered). Wraparound glazing and a clay tile roof supported on curved rafter ends make it architecturally distinctive. Its lower level provides direct access to Thornburgh Road, while the upper floor’s concrete loading dock opens directly onto Edie Street.

Building 1050 (23,310 sq. ft.)

The building was constructed in 1918 as a psychiatric facility. It is a three-story reinforced concrete structure. Its plan is centralized around a utility core containing restrooms and two light courts.

Building 1051 (17,697 sq. ft.)

Although connected to 1050, building 1051 was constructed nine years earlier in 1909 to serve as a detention ward for the Letterman Hospital. It is one of the earliest reinforced concrete buildings at the Presidio. In 1941, a two-story addition was constructed east of the original building, consisting of open hospital wards. The 1909 portion is two stories over a basement, while the 1941 section has only a crawlspace. An “E” shaped plan resulted when it was joined to Building 1050, creating two outdoor exercise yards between the building wings. The rear wing of the 1909 portion has an enclosed solarium facing the east exercise yard.



Building 1040



Building 1047



Building 1050



Building 1051

The site

Building 1056 (625 sq. ft.)

This one-story, slab-on-grade wood-frame structure was constructed in 1910 and designed to maximize natural daylight and ventilation. Its wood-sash windows wrap the building on four sides, under a broad hipped roof.

Building 1059 (3,400 sq. ft.)

This wood-frame one-story building over a concrete basement was constructed in 1915 to provide storage for combustibles and was modified in 1942 to store hospital linens. Its south-facing loading dock, which is covered by a shed roof, opens to the interior through a sliding barn door. The interior is primarily one large space characterized by an original pressed-tin ceiling.

Building 1060 (13,973 sq. ft.)

Constructed in 1916 as a medical warehouse, 1060 is a three-story reinforced concrete structure. There is a covered loading dock facing Thornburgh Road, which originally provided access to the building's freight elevator. Although the interior space is subdivided into several offices on each floor, the original building had few interior partitions.

Building 1062 (12,869 sq. ft.)

Built as the Quartermaster's Shop in 1922, it is a one-story reinforced concrete structure over a short basement with a continuous loading dock along Thornburgh Road. Originally the interior was a single open space with an open rafter ceiling, flat floor, and paired double-hung windows on all sides. During the Korean War era, the building was modified to create a theater by adding a sloping floor, restrooms, a ticket booth, and a stage. Most of the original windows were filled in at this time.

Building 1160 (4,632 sq. ft.)

This building was added to the Gorgas warehouse group in 1940. It is a one-story wood-frame structure on a concrete foundation constructed to house offices for the warehouses. It consists of small rooms and has no loading dock.

Buildings 1163, 1167, 1170 (11,772, 11,772, and 12,167 sq. ft.)

These buildings were constructed as warehouses for the hospital in 1919. The front and back buildings are paired together, linked by "hyphens" or connectors, which allowed goods to be moved from the loading dock into the back building. They are simple woodframe utilitarian buildings standing on piers. They originally lacked any interior finish; all the roof framing and vertical posts are exposed. They are distinguished by the broad overhanging roof covering the loading dock and the large sliding doors facing the dock.



Building 1056



Building 1059



Building 1060



Building 1163

Conceptual Thornburgh Streetscape

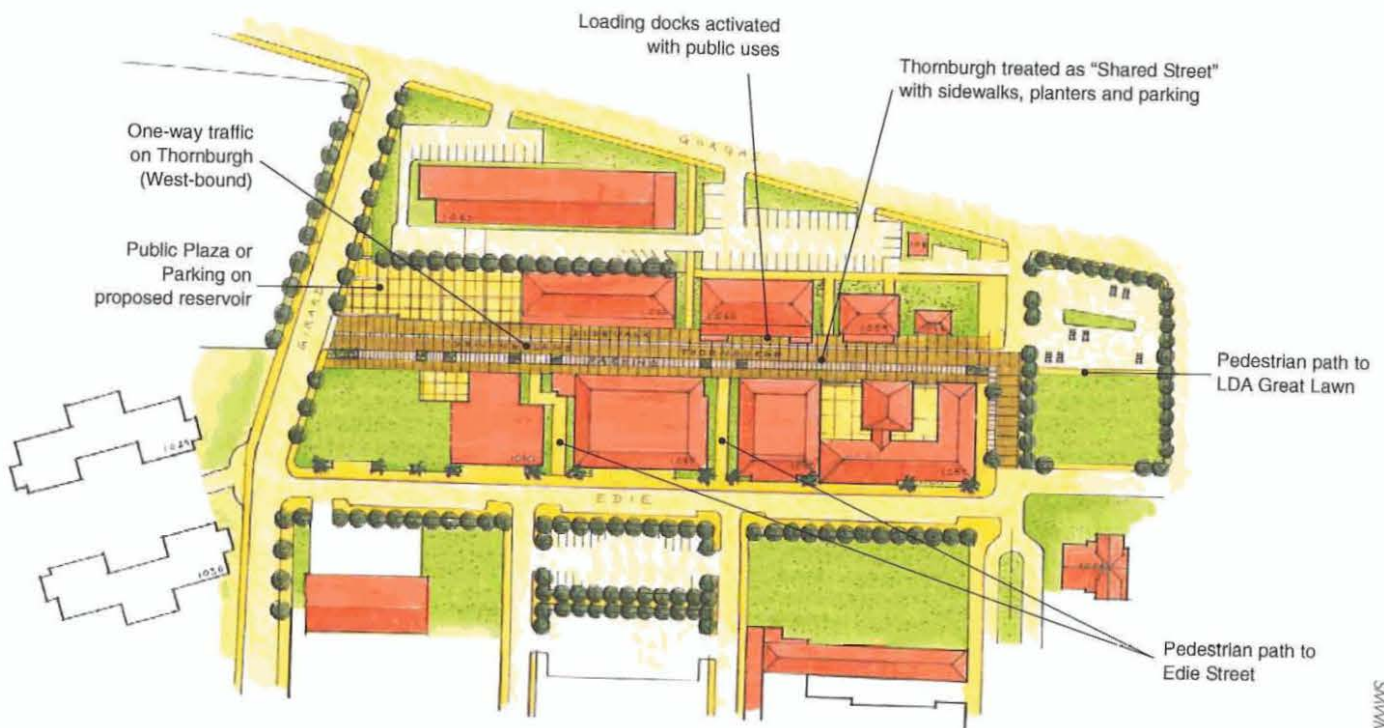


Thornburgh view looking East



Thornburgh view looking West

Art Zandowski



SMWMM

The Presidio Trust envisions Thornburgh redesigned as a shared street that accommodates cars but is also animated with pedestrian activity.

The Presidio and the Letterman District

The Presidio was a military garrison from the time Spain established El Presidio in 1776 until the United States Army left in 1994 and the Presidio became a national park. Unlike the expansive tracts of wilderness set aside in early national parks, the Presidio of San Francisco evolved to meet the needs of an active military community. Over the course of 200 years, the Army fortified, developed, and landscaped the Presidio as America's premier military post on the West Coast, and one of the most beautiful landscapes in the nation.

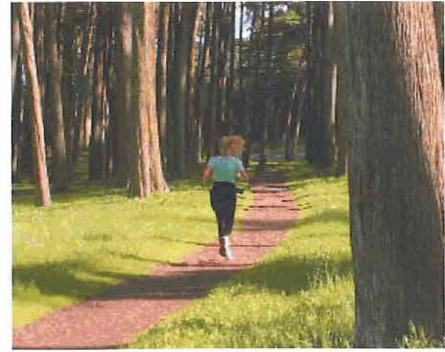
In 1962, the Presidio was designated a National Historic Landmark. In 1972, Congress passed legislation that established the Golden Gate National Recreation Area (GGNRA), including the Presidio. Congress passed the Presidio Trust Act in 1996 recognizing that preserving and enhancing the Presidio required a new model of governance. The Trust would ensure the preservation of the Presidio as an enduring resource for the American people by rehabilitating and leasing its buildings, retaining lease revenues to support ongoing park operations and maintenance.

The Presidio of San Francisco, then, is a national park like no other: Historic buildings are preserved by accommodating new uses; open spaces and natural areas are enhanced and protected with leasing revenues; endangered species find shelter in the midst of man-made landscapes; people live and work in the park, reminding us always that the Presidio is an essentially human landscape.

Situated at the main entrance to the Presidio, the Letterman District is the most urban of the Presidio planning districts and has a long history of intensive land use and development. Named for the historic Letterman hospital, the Letterman District is becoming a residential and working campus blending new and old. Many of the Letterman District's buildings have been rehabilitated to accommodate a mix of users, including the Thoreau Center, Swords to Ploughshares, SenSpa, and the recently completed Letterman Digital Arts Center.

The Thornburgh area is one of the undiscovered places at the Presidio and is a surprise to those who come across it due to the fine-grained street pattern and sheltered, urban feel. The area offers historic institutional buildings, great views, and greater potential as a key asset of the Letterman district. There is a dramatic view down Thornburgh Road towards the Golden Gate Bridge. Thornburgh is an area ripe for revitalization and reuse.

Thornburgh will serve a central role in unifying the Letterman District and establishing the Presidio as a vibrant public destination.



Presidio at a glance

1,490 acres of parkland, the interior 80% managed by the Presidio Trust and the coastal 20% managed by the National Park Service. The Trust manages the Presidio according to the *Presidio Trust Management Plan*, a comprehensive land-use plan for Area B adopted in 2002.

The Presidio Trust is the **permitting authority** for the purpose of issuing site, building, and other permits and approvals related to land use and construction.

The Presidio is exempt from ad valorem state and local real property taxes. The Presidio Trust charges a **service district fee** to offset municipal-type services such as fire and police protection, emergency response, road maintenance, street lighting and repair.

Excellent proximity to vibrant San Francisco neighborhoods – Marina, Cow Hollow, Pacific Heights, Presidio Heights, and the Richmond District.

Visitors are estimated at 4.6 million per year.

National Historic Landmark District with 780 contributing features, including the oldest building in San Francisco, El Presidio de San Francisco.

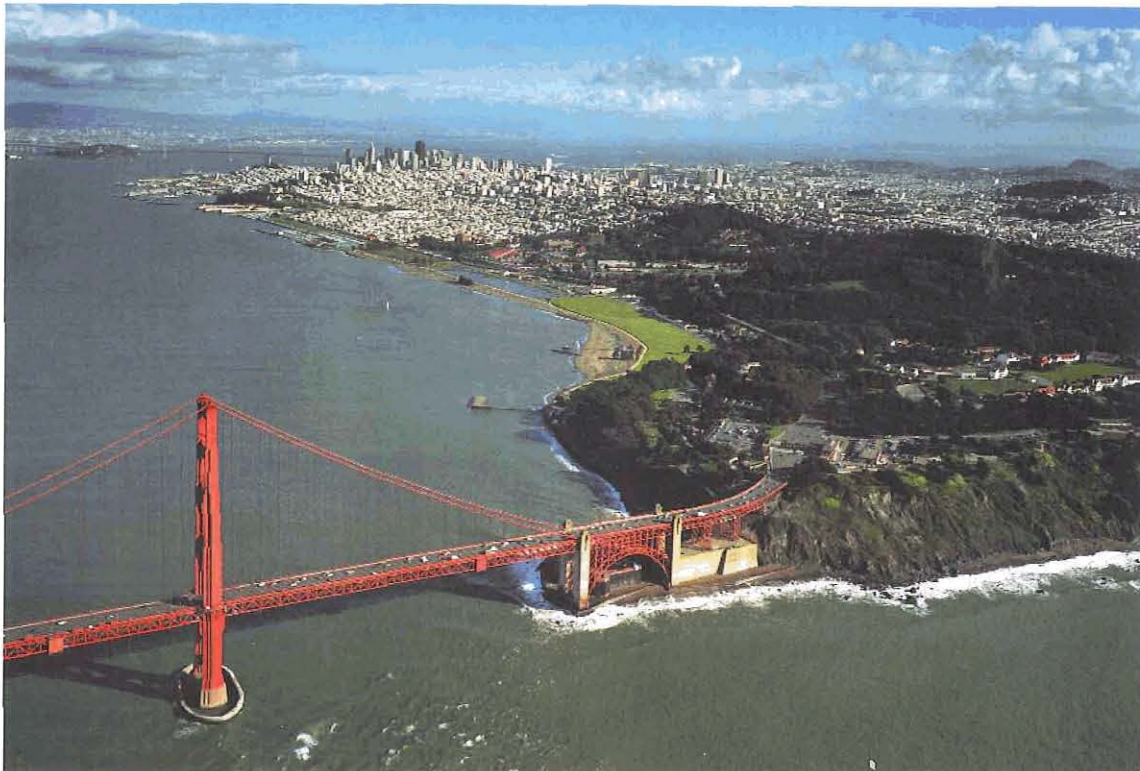
More than 3,000 employees work in 2 million square feet of non-profit, for-profit, and government organizations. At full occupancy, the Presidio is projected to house **6,900 employees**.

Approximately 2,400 people live in 1,000 households. At full occupancy, the resident **population is expected to be 3,800**.

991 acres of scenic open space with 28 miles of hiking, biking, and multi-use trails.

Visitor amenities include: dining venues, golf course, spa facilities, swimming and gymnasium facilities, bowling alley, campground, picnic sites, tennis courts, ball fields, windsurfing, birdwatching, hiking and biking trails.

And, of course, the Golden Gate Bridge.



Robert Campbell

Considerations

Regulatory Matters

The Thornburgh site is under the exclusive jurisdiction of the Presidio Trust. The Trust manages the Presidio according to the *Presidio Trust Management Plan*. The Presidio Trust is the permitting authority for purposes of issuing site, building and other permits and approvals related to land use and construction. The Presidio Trust is also responsible for the required review under the National Environmental Policy Act (NEPA) and National Historic Preservation Act (NHPA). NEPA and NHPA compliance activities involve public review and consultation with other agencies, such as the State Historic Preservation Office, the Advisory Council for Historic Preservation, and the National Park Service. The Presidio Trust coordinates activities with these agencies and will assist in obtaining necessary approvals.

Presidio Services

The Presidio is exempt from ad valorem state and local real property taxes and assessments. The Presidio Trust charges a service district charge to offset municipal-type services such as fire and police protection, road maintenance, and emergency medical response. The service district charge for fiscal year 2006 is expected to be \$3.90 per rentable square foot. This fee is subject to annual adjustment.

Taxes

Developments on Presidio land may not be subject to some city and state taxes including transient occupancy tax, property tax, and local payroll tax.

Doyle Drive Reconstruction

Doyle Drive (Highway 101) passes through the northwest end of the Letterman District, and serves as a major regional thoroughfare connecting San Francisco with the North Bay via the Golden Gate Bridge. The San Francisco County Transportation Authority, the California Department of Transportation and the Federal Highway Administration are evaluating alternatives to replace this structure. As of the date of this RFEI, the Doyle Drive Reconstruction project is in the environmental review phase having recently completed the public comment period on the Draft Environmental Impact Statement. Please visit the project website www.doyledrive.org for more information.

Area Utilities

The Thornburgh buildings will require new utility infrastructure that is expected to be the responsibility of the development team though proposals for some (but not all) of the buildings may be charged an in-lieu fee. The Presidio Trust is the provider of utility services at the Presidio with the exception of natural gas (provided by PG&E) and telecommunications (provided by a service provider of the developer's choice). Additionally, the Presidio Trust has identified building 1063 (adjacent to the Thornburgh buildings) as the location for a water recycling plant and is in the process of implementing this project in phases.

Hazardous Materials Removal and Remediation

The U.S. Army left a number of contaminated sites within the Presidio. The Presidio Trust manages a Presidio-wide environmental remediation program to clean up sites of known contamination. The Presidio Trust will evaluate the soil conditions in the building drip-line areas and where soil is contaminated with exterior lead-based paint residues, the Trust will undertake appropriate remediation. Where asbestos, mold, or lead-based paint is found on or in the building, the development team will be required to remove or manage these materials consistent with applicable laws and regulations.

Submission requirements and selection criteria

The Trust is seeking a development partner for this opportunity. Respondents are encouraged to be thoughtful in their responses and to demonstrate how their proposal will complement the Presidio and support the Trust's mission to preserve and enhance the Park. Please submit a clear and concise response – submittals that do not comply with all of the requirements may be disqualified. Proposals should not exceed 30 pages (excluding attachments) and should include, at a minimum:

- Transmittal letter indicating the name of submitting company or organization, legal structure, and contact information for person(s) authorized to negotiate on behalf of the submitting company or organization.
- Description of the land use and development concept for the Thornburgh area, including type and square feet of all uses, parking requirements, and a description of the type of visitor experience.
- Preliminary design plan showing buildings to be rehabilitated, proposed site improvements, and any proposed demolition or new construction.
- Description of the development team, including any financial or operating partners and a demonstration of past success at executing similar projects. Please identify specific relationships with sources of equity/debt capital, and any bankruptcy, litigation or other legal disputes regarding real estate undertaken by the submitting entity or any of its principals within the last ten years.
- General terms of compensation to the Presidio Trust and transaction structure (e.g., ground or building lease, rental rates and term revenue participation, etc.), necessary financing, and lease requirements (e.g., lease term in years, pre-paid vs. annual rent, etc.)
- Description of the respondent's level of interest in, or discussion of the anticipated impacts of any future RFEI for residential construction at the site identified on the Thornburgh project site map.
- Any other pertinent points or conditions.

Development teams that are interested in being involved in the development of the Thornburgh buildings or sites at Thornburgh should submit a response to the Request for Expressions of Interest by November 30, 2006. Respondents must submit five (5) originals, one unbound, three bound, and one bound redacted copy with confidential information, if any, redacted. The "redacted copy" should comply with the requirements of the Freedom of Information Act (reference Exhibit A). In addition, respondents are encouraged, but not required to submit an electronic copy of their proposal in any format. Facsimile reproductions will not be accepted. Submittals received by November 30, 2006 will be given first consideration. All submittals become the property of the Presidio Trust. Submittals should be sent to Presidio Trust Real Estate Department, attention Director of Real Estate, 34 Graham Street, P.O. Box 29052, San Francisco, Ca 94129-0052.

Selection Criteria

The Presidio Trust will evaluate all responses against the following project objectives, which capture the Trust's vision for this area of the Presidio. Successful respondents will:

- Demonstrate the financial and organizational capability to execute this project.
- Demonstrate the development and operation of successful mixed-use projects.
- Financial compensation to the Presidio Trust.
- Develop a mixed-use concept that helps establish Thornburgh as a vibrant visitor destination and complements surrounding activities and land uses.
- Implement an historically compatible design that celebrates the Presidio's national park character and importance as a National Historic Landmark District (NHLD).
- Rehabilitate and reuse historic buildings or add infill construction that is consistent with the character of the Presidio National Historic Landmark District.
- Create a welcoming place for a diverse population, one that encourages the general public to enjoy the Presidio.
- Be a model of sustainable design and management practices, including traffic management and support for alternative modes of transportation.

The Presidio Trust will conduct the selection process. As the sole and final decision maker for this selection, the Trust reserves the right to reject any or all responses. Proposals that the Trust determines to be complete will be evaluated based on the criteria outlines above. Submittals received by 5:00 p.m. November 30, 2006 will be given first consideration. The Trust may select one or more respondents to participate in the subsequent selection process.

Respondents may wish to review relevant background materials and floor plans available at the Presidio Trust Library. The Trust Library is located at 34 Graham Street in the Presidio, and is open Monday through Friday from 8:00 a.m. to 5:00 p.m. If special assistance is needed, respondents may call the Trust librarian, Barbara Janis, at (415) 561-5343.

Appendix a – Use and disclosure

Your submittal in response to this RFEI may be subject to the federal Freedom of Information Act ("FOIA"), 5 U.S.C. §552. Under the FOIA, only certain categories of information submitted to and in possession of the federal government are exempt from disclosure to the public upon request. In your submittal, you must properly identify all information that you believe is exempt from disclosure under the FOIA. Information that is not properly identified may be released by the Presidio Trust ("Trust") without further review or consultation with you. Information that is properly identified may be released to a public requester under the FOIA only upon a finding by the Trust or by a court that it is not, in fact, exempt from disclosure.

Among the FOIA exemptions that may apply to information you submit is one that exempts "trade secrets and commercial or financial information obtained from a person and privileged or confidential." 5 U.S.C. §552(b)(4). Courts have further defined these terms in specific situations. You may wish to seek legal advice on this and other FOIA issues, including other exemptions that may apply to the information you submit.

If your proposal does not contain information that you believe is exempt from disclosure under the FOIA, you must submit a letter to the Trust along with your proposal indicating that nothing in the proposal is exempt from disclosure.

If your submittal contains information that you believe is exempt from disclosure under the FOIA, you must mark the cover of each document submitted as part of your proposal with the following legend:

"The information specifically identified on pages ____ of this document constitutes information which the submitter believes to be exempt from disclosure under the federal Freedom of Information Act. The submitter requests that this information not be disclosed to the public, except as may be required by law."

You must also specifically identify the information on each page of the proposal on which exempt material appears, and must prominently mark each such page as follows:

"CONTAINS INFORMATION THAT IS EXEMPT FROM DISCLOSURE UNDER THE FOIA"

You must also submit to the Trust an additional complete copy of your proposal marked prominently on the cover as a "REDACTED COPY" with the information that you believe is exempt from disclosure permanently redacted so that this redacted copy may be released to the public without further review.

Failure to identify information in your submittal and/or failure to redact information from the redacted copy you submit will be treated by the Trust as a waiver of your claim to exemption from public disclosure under the FOIA for such information.

The Trust shall use the information that you identify in your submittal only for the evaluation of your submittal. Please note, however, that if the Trust enters into a contract with you as a result of or in connection with the submittal, the Trust shall have the right to use the information as provided in the contract. In addition, if the same information is obtained from you or from another source, it may be used in accordance with such restrictions, if any, as may be placed on it by that source.

If a request of the Trust under the FOIA seeks access to information in the submittal that you have identified as exempt from disclosure under the FOIA, the Trust will notify you at your current address on file with the Trust in accordance with Executive Order 12600, and the Trust will provide you with an opportunity, on an expedited basis, to submit additional evidence and written argument in support of your position. If the Trust determines that some or all of the information claimed by you to be exempt from the FOIA is, in fact, subject to disclosure by the Trust under the FOIA, the Trust will notify you of this determination before the information is released. In order to receive notice in such situations, you must ensure that the Trust at all times has your current mailing address, phone number, facsimile number (if any), and electronic mail address (if any).

Questions concerning these FOIA procedures only and related policies should be directed to:

The Presidio Trust

Attn: Steve Carp, FOIA Officer

Building 34, Graham Street, P.O. Box 29052

San Francisco, CA 94129-0052

Voice: 415.561.5339 / Fax: 415.561.5308

The Presidio Trust is dedicated to preserving the Presidio as an enduring resource for all Americans



Source: Presidio Trust 2006



34 Graham Street, San Francisco, CA 94129