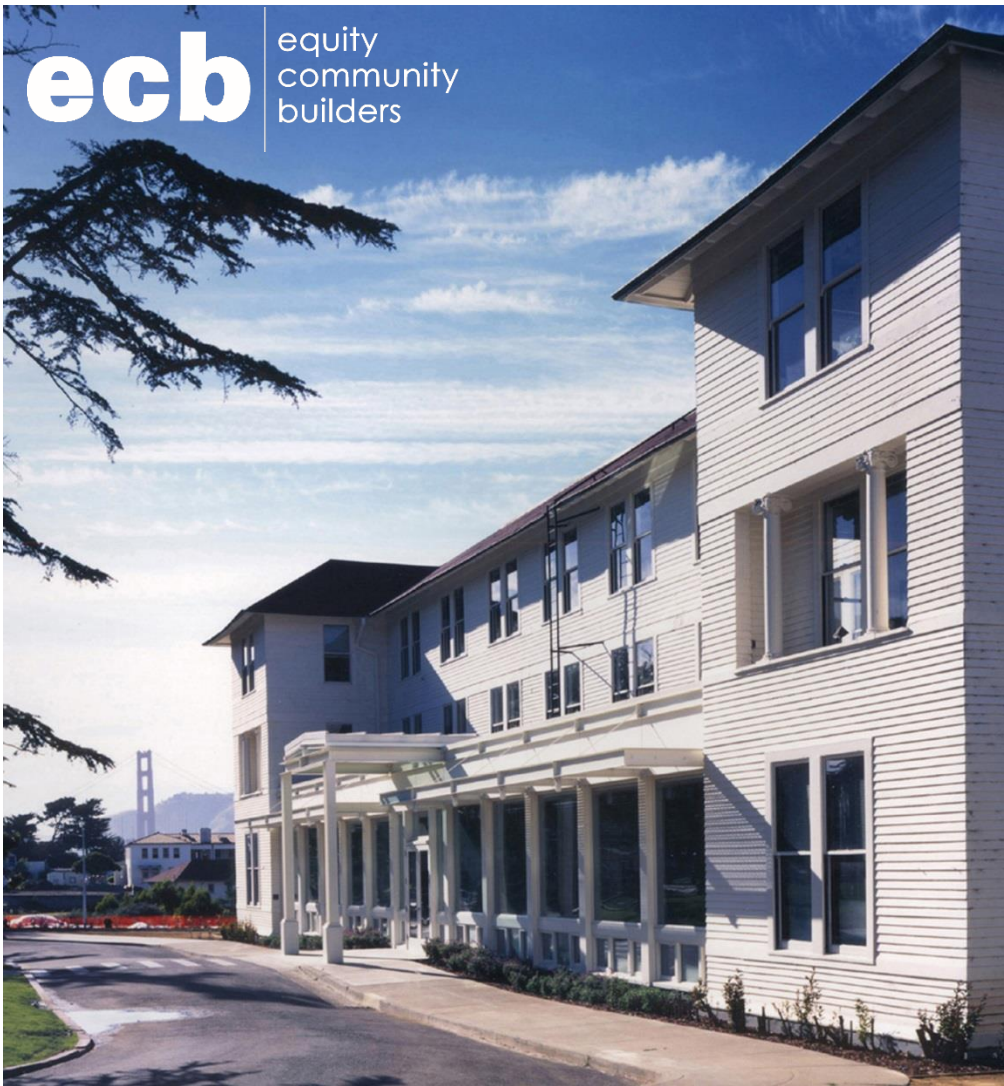
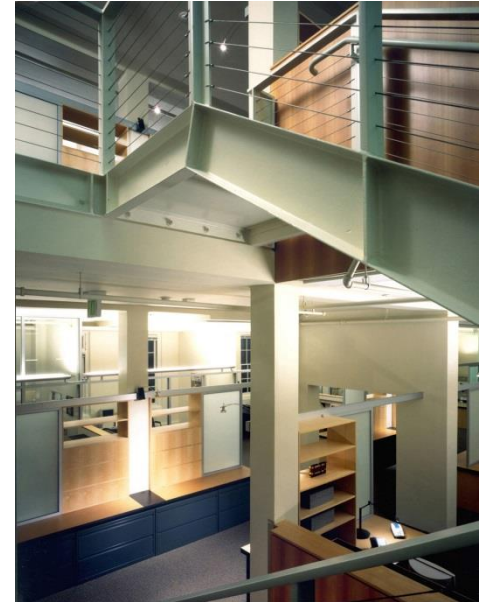




equity  
community  
builders



# The first major rehabilitation site in the Presidio



## ► THOREAU CENTER FOR SUSTAINABILITY

### Location

Historic Letterman District  
Presidio, San Francisco

### Project

12 Historical Buildings  
160,000 sq. ft.

### Value

\$14 Million

### Owner

Tides, Inc.

### Architect

Tanner Leddy Maytum  
Stacy Architects &  
Behm Architects

### Contractor

Phase I: Plant Construction  
Phase II: Herrero Brothers, Inc.

### Financing

First Republic Bank

ECB partnered with the Tides Foundation to develop the Thoreau Center for Sustainability in the historic Letterman Hospital Complex at the Presidio in San Francisco. The first major rehabilitation project at the Presidio, ECB worked closely with the National Park Service to create a ground lease to meet underwriting requirements of commercial lenders and serve as a model for private sector involvement in the rehabilitation of historic buildings in the Presidio.

ECB raised more than \$2.5 million in equity, utilizing the historic tax credit, \$8 million in construction and permanent financing and \$3.5 million in program related investment loans from foundations.

The Thoreau Center is home to non-profit organizations involved in environmental, educational, and social justice issues. It is a national model for its use of recycled and environmentally responsible materials.