

# SPORTS BASEMENT

Buildings 1182 – 1188 (Mason Street Warehouses)  
Crissy Field (Area B) District, Presidio of San Francisco

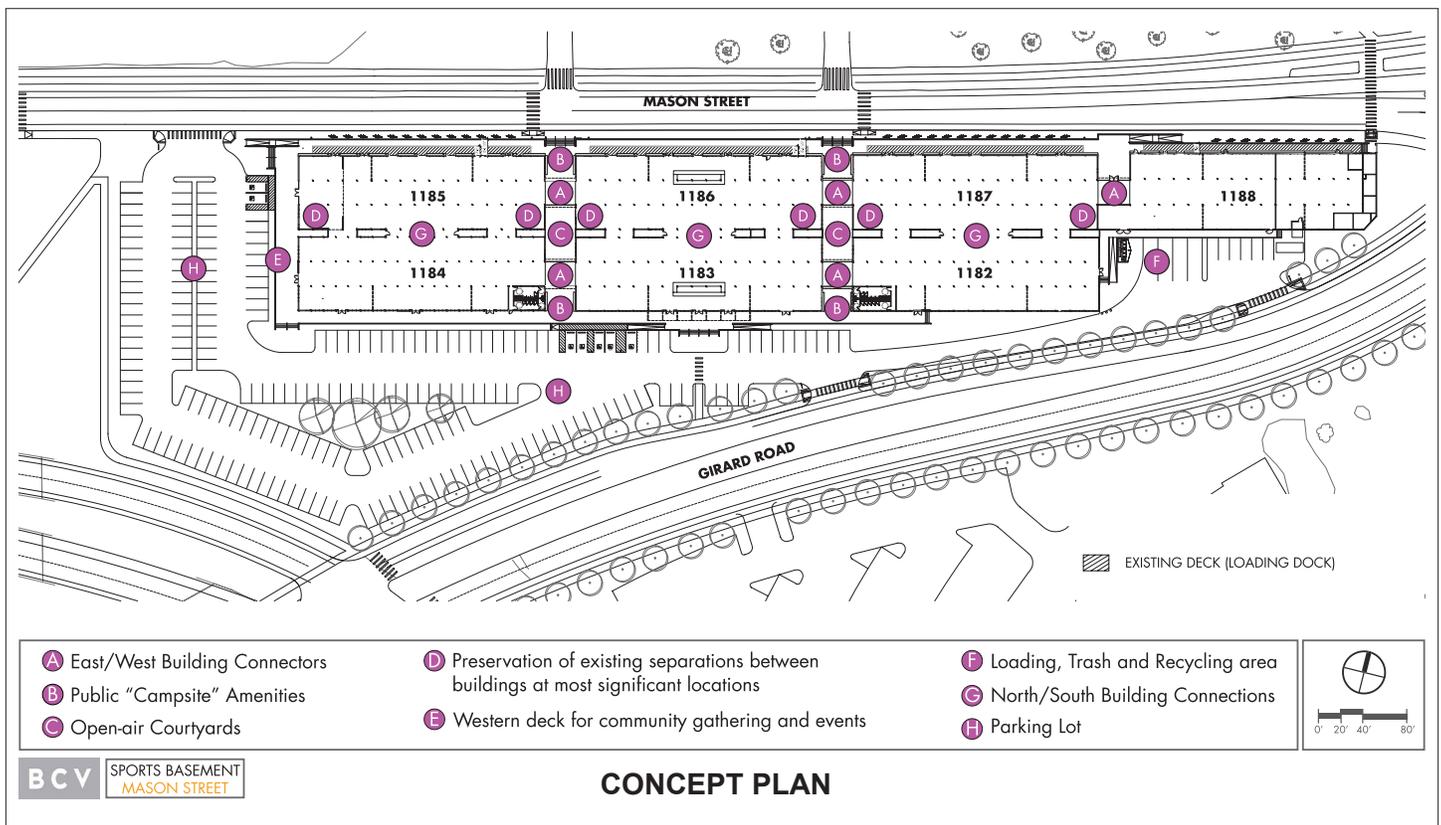
Initiation of Public Scoping for an Environmental Assessment and Invitation to Attend an Informational Open House

By this notice, the Presidio Trust (Trust) is announcing the beginning of public scoping for the Sports Basement Environmental Assessment (EA), pursuant to the National Environmental Policy Act (NEPA). From now through August 12, 2013, the public is invited to provide comments on the scope, the range of alternatives, and the issues that should be examined in the EA.



## Proposed Action

The project sponsor, Sports Basement Inc. (Sports Basement), a locally-owned business that has operated the sporting goods store at the former Commissary (Building 610) on Crissy Field (Area B) for nearly a decade, is seeking a long-term location in the Presidio of San Francisco (Presidio). Sports Basement proposes to connect seven separate warehouses (Buildings 1182, 1183, 1184, 1185, 1186, 1187 and 1188) located on Mason Street near the Marina Gate for retail use; preserve and rehabilitate the warehouses in a manner consistent with the Secretary of the Interior’s Standards for Rehabilitation; improve ADA accessibility throughout the site; and retrofit the warehouses to meet current seismic standards. The historic buildings vary in size from approximately 12,000 gross square feet (sf) to approximately 13,500 gross sf, totaling approximately 88,700 gross sf. Proposed alterations to the property would include seismically upgrading the structures, adding new building systems, connecting the buildings, extending the existing loading docks, inserting new door openings, installing ridge skylights, and selectively removing interior partitions. Following the proposed alterations, there would be approximately 93,000 sf of internal space and 29,300 sf of existing and new elevated exterior decks. Uses will include mercantile, assembly spaces (both indoor and outdoor), business/office space, and accessory uses (storage, mechanical, restrooms, and outdoor circulation). In addition to modifications of the buildings themselves, a 213-space parking lot will be constructed as part of the Presidio Parkway project to the south and west, which will include a loading, trash, and recycling area and handicap-accessible parking.



## What is Scoping?

Scoping refers to the process by which an agency solicits input from the public and interested agencies on the nature and extent of issues, impacts, and alternatives to be addressed in an environmental document under NEPA. The Trust will also use scoping to partially fulfill public notification and consultation requirements under Section 106 of the National Historic Preservation Act (NHPA) to coordinate Section 106 with the NEPA process per the 2013 “NEPA and NHPA: Handbook for Integrating NEPA and Section 106 Reviews” guidance issued by the Council on Environmental Quality and the Advisory Council on Historic Preservation. The Trust will simultaneously review the project under the NHPA using Stipulation X of the 2002 Presidio Trust Programmatic Agreement. See the table on p.3 showing the relationship of the two review processes.

# Timing of EA with Section 106 Review

EA	SECTION 106
Initiate Scoping – Notice Release	Initiate Consultation – First Consultation Package
Scoping Meeting	Scoping Meeting
Public Review and Comment	Public Review and Comment
Circulate EA	Second Consultation Package
Public Review and Comment	Consultation Meeting among Signatory Parties
Respond to Comments	Final Consultation Package
Decision (FONSI or EIS)	Concurrence of Determination
EA Process Concluded	Section 106 Process Concluded

## Objectives

- Protect and enhance the historic buildings that are a contributing feature to the National Historic Landmark District, and prevent further and irreversible deterioration of the buildings caused by vacancy, through rehabilitation and use of the buildings;
- Bring the buildings up to safe occupancy standards consistent with applicable building codes and rehabilitation standards for historic buildings, and correct major deficiencies such as fire, life/safety and seismic hazards;
- Help fulfill the *Presidio Trust Management Plan* planning concept for Crissy Field (Area B) as a Bayfront Recreation and Cultural Destination by rehabilitating and reusing the buildings for uses compatible with the area’s open space and recreational opportunities; and
- Generate revenue to support the ongoing operation and enhancement of the Presidio.



## Written Comments

Submit comments by **Monday, August 12, 2013**. Comments may be submitted:

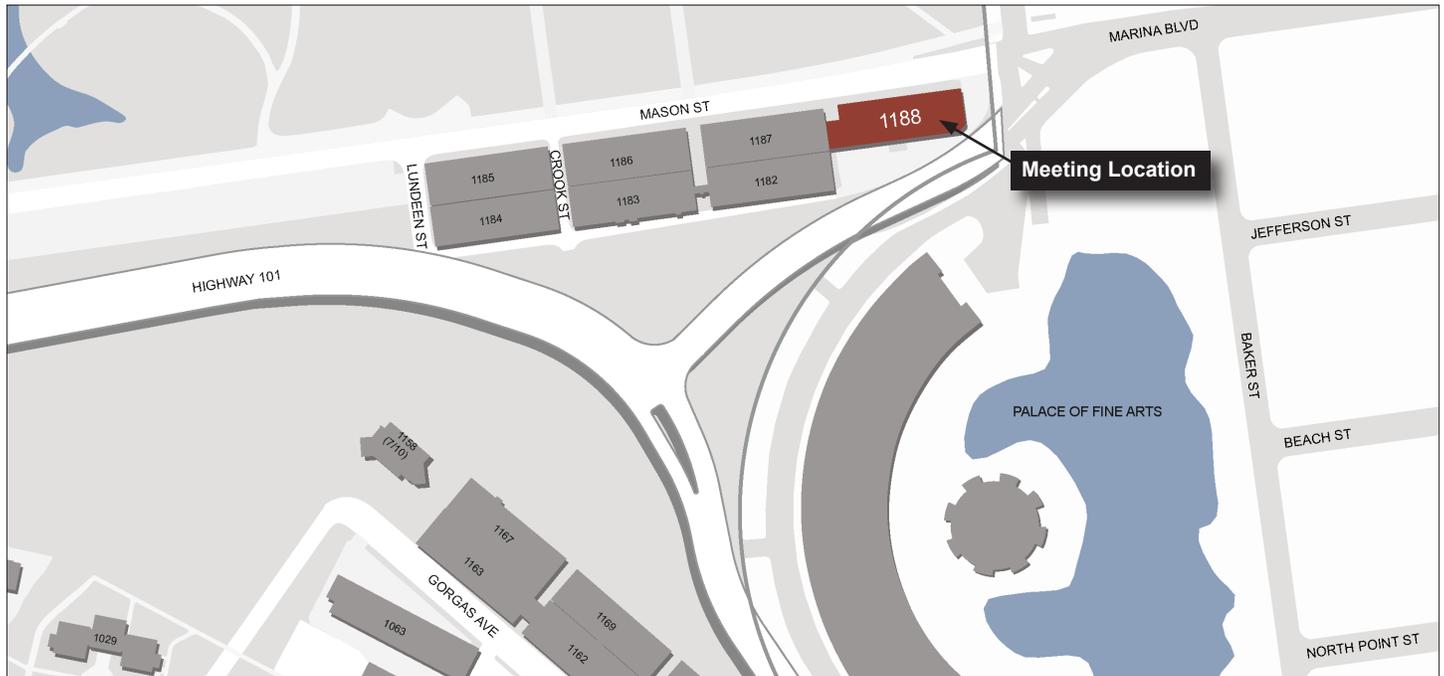
- in writing at the informational open house
- by email to [sportsbasementea@presidiotrust.gov](mailto:sportsbasementea@presidiotrust.gov)
- by mail to:

The Presidio Trust  
Attn: John Pelka, Sports Basement EA  
103 Montgomery Street, P.O. Box 29052  
San Francisco, CA 94129-0052

## Get Involved

Join us on **Monday, July 22, 2013, from 5:30 to 7:30 pm** (drop in at any time) at the Mason Street Warehouses (go to **Building 1188**) for an informational open house. Trust and Sports Basement staff will be on hand to answer questions. Learn more about the project and provide suggestions on the issues and alternatives to be considered in the EA.

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



## Planning Process

The Trust expects to have the EA available for public review in fall 2013, at which time comments will be invited for a minimum of 30 days. We will review comments to determine whether any additional analyses, reasonable alternatives or factual corrections have been suggested. If substantive issues are raised which point to the potential for significant impacts, an Environmental Impact Statement would be prepared. Otherwise, a Finding of No Significant Impact (FONSI) is expected.

Dated: July 12, 2013