

**GENERAL SERVICES ADMINISTRATION (GSA]**

[Notice-PBS-2018-09; Docket No. 2018-0002; Sequence No. 25]

**Notice of Intent to Prepare an Environmental Assessment for the  
Edward J. Schwartz Federal Building Structural Enhancements  
Project**

**AGENCY:** Public Building Service (PBS), General Services Administration (GSA).

**ACTION:** Notice of Intent.

**SUMMARY:** Pursuant to the requirements of the National Environmental Policy Act of 1969 (NEPA), the Council on Environmental Quality Regulations, and the GSA PBS NEPA Desk Guide, GSA is issuing this notice to advise the public that an Environmental Assessment (EA) will be prepared for the Edward J. Schwartz Federal Building Structural Enhancements Project (Project).

**DATES:** Agencies and the public are encouraged to provide written comments regarding the scope of the EA. Comments must be received by October 19th, 2018.

**ADDRESSESS:** Please submit written comments by either of the following methods:

- Email: *osmahn.kadri@gsa.gov*.
- Postal Mail/Commercial Delivery: ATTN: Osmahn Kadri, 50 United Nations Plaza, Room 3345, Mailbox 9, San Francisco, CA, 94102.

**FOR FURTHER INFORMATION CONTACT:** Osmahn A. Kadri, Regional Environmental Quality Advisor/NEPA Project Manager, General Services Administration, Pacific Rim Region, at 415-522-3617 or email *osmahn.kadri@gsa.gov*.

**SUPPLEMENTARY INFORMATION:**

GSA intends to prepare an EA to analyze the potential impacts resulting from proposed structural enhancements associated with the Edward J. Schwartz Federal Building Structural Enhancements Project.

**Background**

The Project is located at 880 Front Street in San Diego, California at the Edward J. Schwartz Federal Building and United States Courthouse. The Project is proposed in order to improve structural safety for the public traveling underneath the building and for the tenants occupying the building above the Front Street underpass. The existing building has five stories of federal office building space spanning above the roadway and two levels of parking structure beneath the roadway.

**Alternatives Under Consideration**

The EA will consider one Action Alternative and one No Action Alternative. The Action Alternative would consist of structural enhancement improvements to the portion of the existing Edward J. Schwartz Federal Building over Front

Street between E and F streets. Existing columns and beams supporting the building at the Front Street underpass would be reinforced with new steel beams and column support structures and pre-cast concrete paneling. Construction would require full and partial closure of Front Street between Broadway and F Street. Street closure options during construction of the Action Alternative are being considered, and a comprehensive Traffic Control Plan will be prepared to address the street closure.

The No Action Alternative assumes that structural enhancements to the existing building would not occur.

#### **Scoping Process**

Scoping will be accomplished through direct mail correspondence to appropriate federal, state, and local agencies; surrounding property owners; and private organizations and citizens who have previously expressed or are known to have an interest in the Project.

The primary purpose of the scoping process is for the public to assist GSA in determining the scope and content of the environmental analysis.

Dated: *9/10/18*

*Matthew Jear*

Matthew Jear,  
Director,  
Portfolio Management Division,  
Pacific Rim Region,  
Public Buildings Service.

**Billing Code: 6820-YF**

October 19, 2018

Osmahn Kadri  
Regional Environmental Quality Advisor/NEPA Project Manager  
General Services Administration, Pacific Rim Region  
50 United Nations Plaza, Room 3345, Mailbox 9  
San Francisco, CA 94102

Subject: **CITY OF SAN DIEGO COMMENTS ON THE SCHWARTZ FEDERAL BUILDING STRUCTURAL ENHANCEMENTS PROJECT NOTICE OF INTENT TO PREPARE AN ENVIRONMENTAL ASSESSMENT**

Dear Mr. Kadri:

The City of San Diego (“City”) Planning Department has received the Notice of Intent (NOI) prepared by the General Services Administration (GSA) and distributed it to applicable City departments for review. The City, as the land use jurisdiction for the location of this project, has reviewed the NOI and appreciates this opportunity to provide comments to the GSA. Continued coordination between the City and the GSA will be essential, especially if future ministerial or discretionary actions on behalf of the City are required. In response to this request for public comments, the City has the following comments on the NOI for your consideration.

● ● ●

**TRANSPORTATION AND STORM WATER DEPARTMENT – STORM WATER DIVISION  
MARK STEPHENS, ASSOCIATE PLANNER – MGStephens@sandiego.gov, 858-541-4361**

Since limited information is available regarding the scope of work and geographic extent of the potentially affected area, the following City Storm Water Division comments are general in nature. These points should be considered as the proposed project and any alternatives are further defined.

- Any encroachment into the City of San Diego right-of-way must obtain a master encroachment maintenance and removal agreement (EMRA) from the City.
- A drainage study should be prepared to identify hydrologic and/or hydraulic capacity within the project’s watershed drainage area. The drainage study should be prepared in accordance with the City Storm Water Standards and City Storm Water Design Manual and evaluate changes to surface drainage from alteration of impervious surfaces, and devices affecting discharges to the existing storm water conveyance system (for example, implementation of Low Impact Development designs or Treatment Control Best Management Practices).

- Existing, new, and/or modified storm water infrastructure shall be designed, installed, and maintained in accordance with the City Storm Water Design Manual and Storm Water Standards.
- Installation, removal, and/or relocation of any storm water infrastructure should be proposed and receive appropriate City approvals prior to the start of work. The project shall take necessary environmental precautions to prevent illicit discharges of contaminants to the City's storm water conveyance system.
- Provide access to enter and/or exit any existing, new, and/or modified storm water infrastructure for future maintenance so that proper maintenance can be conducted in accordance with the Storm Water Design Manual.

**PLANNING DEPARTMENT – ENVIRONMENT AND MOBILITY PLANNING DIVISION  
REBECCA MALONE, SENIOR PLANNER – [RMalone@sanidiego.gov](mailto:RMalone@sanidiego.gov), 619-446-5371**

When available, please provide the Traffic Control Plan to the Transportation Engineering Operations Division of the Transportation and Storm Water Department ([DRHughes@sanidiego.gov](mailto:DRHughes@sanidiego.gov)) and to the Development Services Department ([SmithCT@sanidiego.gov](mailto:SmithCT@sanidiego.gov)). Review of a TCP can ensure that construction traffic does not result in a significant temporary impact to all forms of circulation: vehicular, transit, bike, and pedestrian.

• • •

Thank you for the opportunity to provide comments on the NOI. Please feel free to contact Rebecca Malone, Senior Planner, directly via email at [RMalone@sanidiego.gov](mailto:RMalone@sanidiego.gov) or by phone at 619-446-5371 if there are any questions regarding the contents of this letter or if the GSA would like to meet with City staff to discuss our comments.

Sincerely,



---

Alyssa Muto, Deputy Director  
Planning Department

RM/jm

cc: Reviewing Departments (via email)  
Review and Comment online file

On Fri, Sep 28, 2018 at 3:18 PM Shawn Hibbets <[SHibbets@lazparking.com](mailto:SHibbets@lazparking.com)> wrote:

Hi Osmahn,

My name is Shawn Hibbets and I work with LAZ Parking at 757 Union st. We also have a parking garage under the Meridian building, which we have monthly parkers and paid daily transient parkers. We were notified by a tenant that there would be some construction coming up at the Edward J. Schwartz Federal Building that could impede the ingress of front street past Broadway st. Our business here, the parking garage, is really dependent on the ingress of Front St in order for our daily paid customers to find and park in our garage. Hearing the scope of the work, and possible full or partial closure could really affect our daily business and revenue here at the Meridian garage. I am reaching out on behalf of LAZ Parking as we are concerned that this can have a huge effect in our parking revenue and we have high demand from ownership and goals we need to reach on a monthly basis.

How can we make up for this lost business during the closure? We hope that you would take into consideration in keeping as many lanes open and doing partial closures during the structural improvement project. If you have any additional information for this project, please let us know. We really appreciate your time in hearing our concerns.

Thank you

**Shawn Hibbets**

**Director of Operations - Commercial**

W (858) 587-8888 x404 | C (949) 228-1769

757 Union | San Diego, CA 92101

[Web](#) | [Facebook](#) | [Instagram](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)



On Fri, Sep 21, 2018 at 9:29 AM Stacey Kartagener <[skartagener@mac.com](mailto:skartagener@mac.com)> wrote:

Dear Osmahn Kadri,

As a condo owner in the area, I received the GSA notice about the upcoming project at 880 Front Street in San Diego. I am writing to let you know that the condo that I own, I use as a rental property. We usually rent it as corporate housing, of which there is not much in the downtown area, so it's always full. I am writing to let you know that if you have people working on this project for extended periods of time, who would prefer not to stay in a hotel, then rental of my condo is an option. Right now it is rented through December 25, 2018, but it is currently open for 2019. I did have two inquiries this week about February and March of next year, but thought I would email you in case someone on your project would be interested in a longer stay. It is a 1-month minimum rental. The condo unit is almost always full, so if you're interested, let me know ASAP, because it will probably fill for Q1 in the next month or so. Here is the link to the rental.

<https://www.corporatehousingbyowner.com/properties/11971/>

Please feel free to contact me with any questions. Thank you for your time.

Thank you,  
Stacey Kartagener  
917-602-9302