



# Vision for Navy Old Town Campus Revitalization

**NAVWAR Facilities Today**

- ~70 acres of Federal land
- WWII B-24 bomber factories – Built in 1941

**Navy Requires\***

**1.7M SF Secure, Safe, Modern Facilities**

<b>✓ 1.1M</b>	<b>SF</b>		<b>On OTC</b>
845K	SF	Secure Office Space	
29K	SF	Secure Conference/Auditorium	
23K	SF	Warehouse	
166K	SF	Laboratory Space	
<b>✓ 645K</b>	<b>SF</b>	<b>Labs &amp; Warehouse</b>	<b>Off OTC</b>

\*Note: Approx Gross SF

Navy Considering a Public/Private Partnership

Project Comparison	Navy Broadway Complex	Potential NAVWAR OTC Revitalization
Acres Total	15.3	<del>4x</del> 70.3
Acres Retained by Govt	2.5	TBD
Acres Private Development	12.8	TBD
Navy – Gross Sq Ft	373K	~1.7M
Navy – # of People	1,800	5,200+

Public/Private Partnership Example – Downtown San Diego

Navy Broadway Complex completed in 2020



# Environmental Impact Statement



The Navy prepared a Draft **Environmental Impact Statement (EIS)** to evaluate the modernization of OTC to support NAVWAR's current and future operational readiness



## Five Action Alternatives

The Draft EIS evaluates the potential environmental effects associated with modernization of OTC

Alternatives analyzed as a range of maximum development possibilities

Alternative 1  
Navy Only  
Military Construction

★ Preferred Alternative  
Alternative 4

Alternative 2

Mixed Uses: Higher Density

With Transit Center

Without Transit Center

Public/Private Development

Alternative 5

Alternative 3

Mixed Uses: Lower Density



## Alternative 1: Military Construction – NAVWAR Only

**Alternative 1**

OTC SITE 1

OTC SITE 2

Tallest Buildings 55 Feet Tall

Demolished Buildings

Proposed Parking Lots

- Requires Federal funding
- Funding has not been identified
- Unknown how long it would take to be funded
- Renovate existing structures for Navy use only
- Would not include public-private development
  - No Residential, Commercial, Transit
- All property would remain Federal without any change to San Diego tax base

**Tallest building envisioned**  
55 feet (4 floors)

3M SF	NAVWAR
0 SF	Commercial
0 SF	Residential
0 SF	Hotel
0 SF	Retail
0 SF	Transit Center

**NAVWAR**  
100%  
Total site SF

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## Alternatives 2 and 3: NAVWAR and Mixed Use

**Alternative 2**

OTC SITE 1

OTC SITE 2

NAVWAR BUILDINGS

Tallest Buildings 240 Feet Tall

Tallest Buildings 240 Feet Tall

**Higher Density, No Transit Center**

**Tallest building envisioned**  
240 feet (21 floors)

**Alternative 3**

OTC SITE 1

OTC SITE 2

NAVWAR BUILDINGS

Tallest Buildings 240 Feet Tall

**Lower Density, No Transit Center**


**Residential**  
71%  
Total site SF

1.7M SF	NAVWAR	1.7M SF
1.5M SF	Commercial	1M SF
6,600 Units	Residential	4,400 Units
2	Hotel	1
300K SF	Retail	225K SF
0 SF	Transit Center	0 SF


**Residential**  
67%  
Total site SF

Note: Images contain block diagrams created for purposes of analysis only. Actual building locations and designs will be determined in coordination with the Navv's selected potential master developer.


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## Alternatives 4 and 5: NAVWAR and Mixed Use



### Alternative 4




**Preferred Alternative**


**Higher Density, with Transit Center**

### Alternative 5

**Tallest building envisioned 350 feet (32 floors)**




**Lower Density, with Transit Center**



Residential  
75%  
Total site SF


1.7M SF	NAVWAR	1.7M SF
2M SF	Commercial	1.3M SF
10,000 Units	Residential	8,000 Units
2	Hotel	2
434K SF	Retail	347K SF
315K SF	Transit Center	315K SF




Residential  
74%  
Total site SF



Note: Images contain block diagrams created for purposes of analysis only. Actual building locations and designs will be determined in coordination with the Navy's selected potential master developer.

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## No Action Alternative





- Under this alternative, modernization of NAVWAR facilities would not occur
- Continue to operate in and maintain existing facilities
- Does not meet the purpose and need for the Proposed Action

Detailed information on all the Proposed Action Alternatives can be found in Chapter 2 of the Draft EIS

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# NEPA EIS: Resources Analyzed




- Traffic and Transportation
- Cultural Resources
- Land Use
- Socioeconomics
- Environmental Justice / Protection of Children
- Hazardous Materials and Wastes
- Public Health and Safety
- Public Services

- Visual Resources
- Air Quality
- Infrastructure
- Airspace
- Noise
- Geological Resources
- Water Resources
- Biological Resources


Direct, indirect, and cumulative environmental impacts were analyzed for each resource



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# Environmental (NEPA) Process



- ✓

**Notice of Intent**  
January 24, 2020
- ✓

**Public Scoping Period**  
January 24 – February 24, 2020
- ✓

**Draft EIS**
- ✓

**Public Comment Period**  
May 14 – August 12, 2021

- Final EIS**
- Notice of Availability**
- 30-Day Waiting Period**
- Record of Decision**

*Additional opportunities for public participation will be provided before a Final EIS and Record of Decision are published*

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# Developer Solicitation: Key Dates

Date	Milestone	
<b>Request for Qualifications (RFQ) - Step 1</b>		
November 15, 2022	Navy issued Request for Qualifications	✓
December 7, 2022	Pre-Proposal Conference / Site Walk	✓
February 7, 2023	Statement of Qualifications Due	✓
April 10, 2023	Notify Shortlisted Entities / Release "Step 2 RFP" Data Pack	✓
<b>Request for Proposals (RFP) - Step 2</b>		
August 9, 2023	Proposals Due	
4 <sup>th</sup> Quarter CY 2023	Oral Presentations, if applicable	
4 <sup>th</sup> Quarter CY 2023	Proposer Selected for Exclusive Negotiations	



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## Navy OTC Revitalization Pre-Proposal Conference

December 7, 2022



- Program Overview
- Mayor of San Diego
- ASN EI&E
- NAVWAR Mission
- Regional Impacts
- OTC Site Location
- OTC Site Details
- NAVWAR Requirements and Scope Ladder
- Environmental Planning Review – NEPA
- Installation Restoration Program Review
- Real Estate Authority and Solicitation Structure
- Responses to Industry Questions
- Site Tour

Recording and Materials posted @

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## Navy OTC Revitalization Pre-Proposal Conference

December 7, 2022

- 200+ Companies Registered
- 140+ People In Attendance
- 200+ Virtual Logins

**COMPANIES**

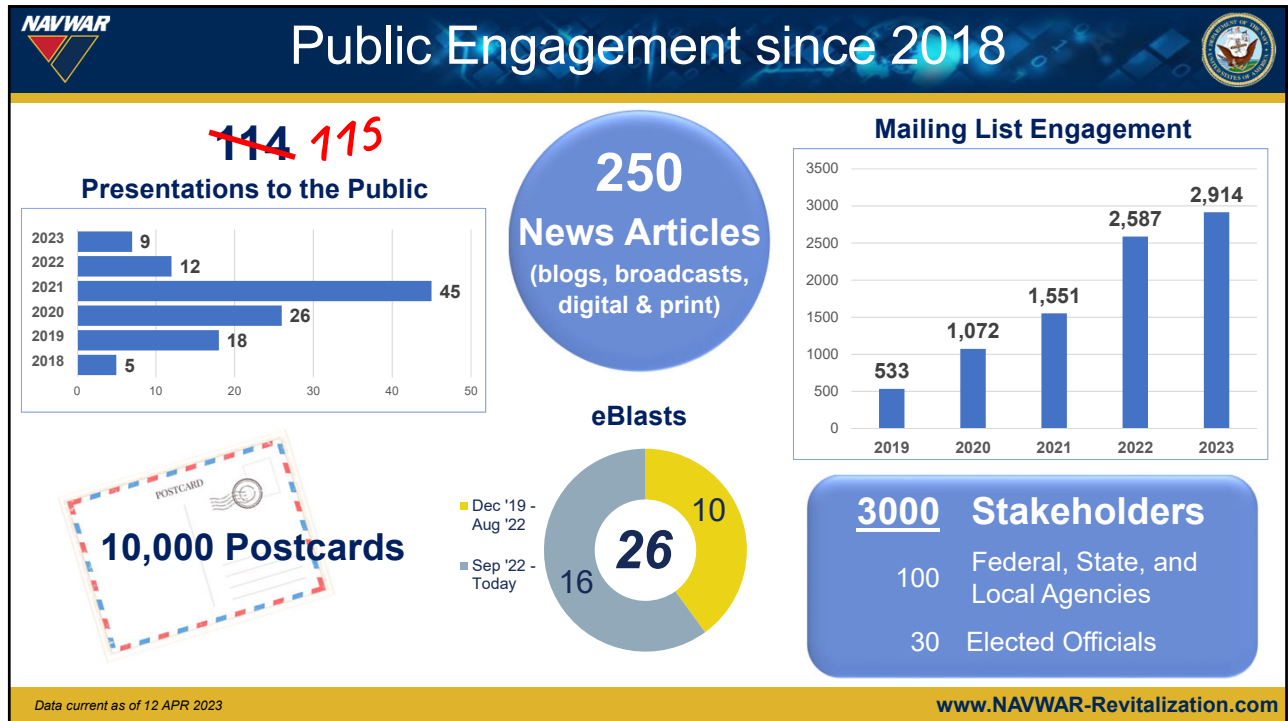
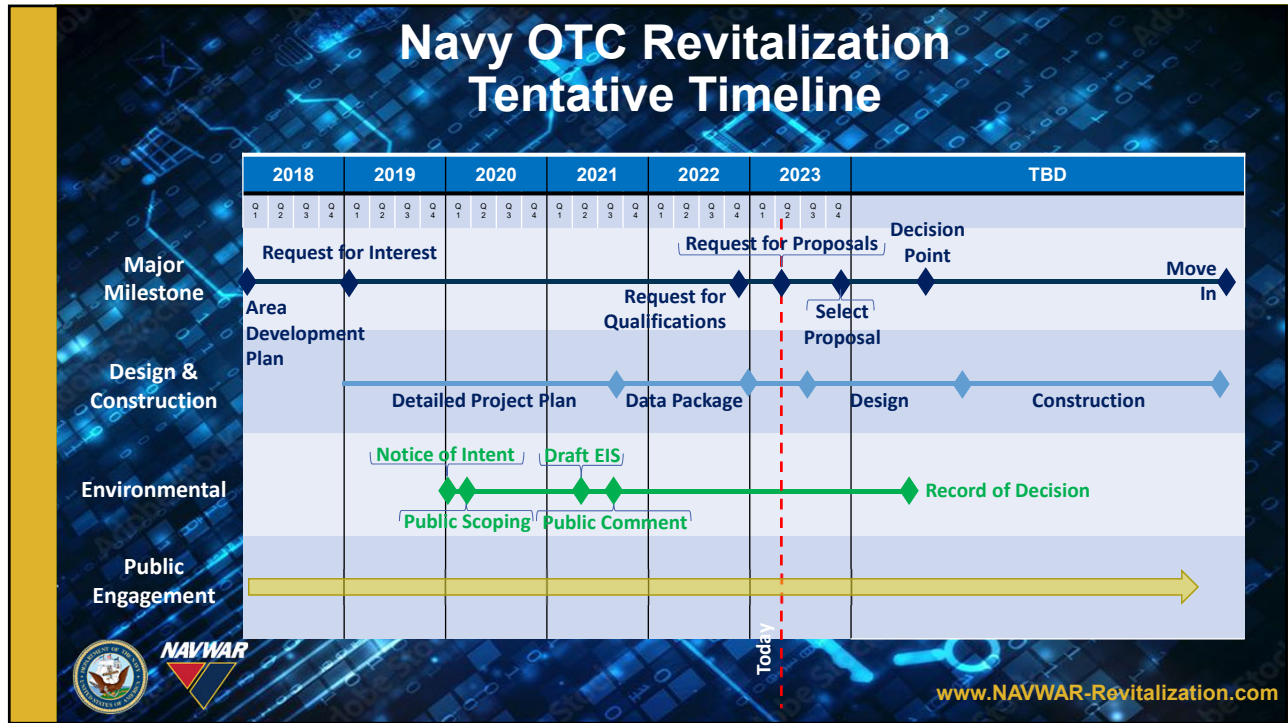
<p>AECOM Affirmed Housing Agile Trailblazers Aimbridge Hospitality AISG Alexandria RE American Campus Communities APTIM Aquario Engineering Arup Ashurst LLP ATI Restoration Badger Daylighting Baldwin and Sons BioMed Realty Black Pearl Investments Blue Nose Construction BSE Engineering BWE C&amp;S Companies C.W. Driver CZPM CACI Carrier Johnson CBRE Chattrala Group Cisco Systems Citythinkers Clark Construction CoActivale Collaborate for California Colliers International CommonWealth Partners CommScope Conam Connect Strategic Consulting Cook &amp; Schmid COPT Creative Builds Corporation Cumming Group Cumming Management Group Cushman &amp; Wakefield Desly Development DELT Strategy DMDC Edgemoor Infrastructure &amp; Real Estate ENGO ENSafe Erickson Senior Living Eurofins Calscience Evoke Research and Consulting EwingCole Exlenda Networks Federal Technology Solutions</p>	<p>Flatron Construction Fulcrum Galcon GEA Builders GeoEngineers Geosyntec Consultants Glory Supply Glumac Goldman Sachs Graybar Greystar Griffin Holdings Group Delta Consultants GVR Group Hayat Brown HDR HED HELIX Environmental Planning Hensel Phelps Holmes HomeFed Hunt Companies ICF IDS Real Estate Group IES Communications IMEG Corp Innova Technologies IntegrITS Intenna Systems Interface Engineering Invesis US IPS IQHQ Iron Bow Technologies Jacobs Jensen Hughes Jeskeill Systems JLL Kearny Real Estate Company Kimley-Horn Kleinfielder KMEA KPFF Consulting Engineers KTUA Landmark Development Services Lankford &amp; Associates Latitude 33 Planning &amp; Engineering Layfield USA Lead Builders LeanFM Technologies Leighton Consulting Lincoln Property Company London Moeder Advisors LOWE LPA Lyon &amp; Lyon</p>	<p>M7 Maoquarie Capital Manchester Financial Group Marshall-Day McClean Photography Michael Baker International MIG Millennium Fire Protection MillerKnoll Mitogo Industries Miyamoto International Mobile Modular Monarch Group Murphy Company Najars Engineering Ninyo &amp; Moore NORREAS NOVA Services NV5 Oliver Holdings Omega Environmental Oracle Orick PacRim Engineering Parity Development Parsons PCL Construction Peraton Petra Geosciences Pivot Interiors Playground Agency Planary Americas Ponciano Construction Project Design Consultants Rafael Vinoly Architects Range Partners-SD RCLCO RealPortfolio Partners RECON Environmental Rok Engineering Company Ridge Group Investments Rizza Engineering RLC RMA GeoScience RMA Group RMP Safety Services Safdie Rabines Architects Saiful Bouquet Salas O'Brien San Diego Habitat for Humanity Schmidt Design Group SCS Engineers SGPA Architecture and Planning SignValue Simpson Gumpertz &amp; Heger SLP Urban Planning</p>
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## NAVWAR Revitalization – Current Status

- The Navy completed evaluation of the potential master developers Statements of Qualifications.
- The Navy selected [#] potential master developers.
- Shortlisted teams proposals due Aug. 9, 2023.
- Proposals will include
  - Site and design drawings for the new government facilities
  - Concept for private development
  - Details on project financing
  - Proposed schedule
- In late 2023, the Navy anticipates entering into exclusive negotiations with a master developer and will work with them on multiple options for development of the site.

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# San Diego Potential Benefits



## A Once-in-a-Generation Opportunity

- 4K-10K Housing Units – San Diego Housing Shortage
  - San Diego Region Needs 171K+ Units by 2029
- Midway-Pacific Community Revitalization Cornerstone
  - Could Drive Tremendous 30 Year Economic Stimulus
- Transit Oriented Development Reduces Carbon Emissions
  - High-density Housing In Urban Epicenter Reduces Traffic Sprawl
- Large New City, County, and State Tax Base







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# NAVWAR


NAVY OTC REVITALIZATION


## Questions?

Home   About ▾   **Get Involved**   Environmental Review ▾

Historic Properties   Documents   FAQs   **Developer Solicitation**





NAVY OTC REVITALIZATION

Welcome to the Project Website for the revitalization of Naval Information Warfare Systems Command's (NAVWAR) facilities on the Old Town Campus (OTC) at Naval Base Point Loma, San Diego, California

Sign up to receive email / text updates

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