

Purpose and Need for Proposed Action



Navy OTC Revitalization Draft EIS

Purpose and Need

The purpose of the Proposed Action is to provide modern facilities to enhance NAVWAR's operational and sustainment effectiveness through redevelopment of Old Town Campus (OTC).

The existing OTC facilities are beyond their useful life and the World War II-era hangars were not designed for NAVWAR's cyber warfare mission. The dilapidated structures are affecting NAVWAR's mission, security, and workforce safety. The Navy needs secure, safe, and modern facilities to enable NAVWAR to meet its operational and mission sustainment requirements.

Proposed Action

The Navy's Proposed Action is to modernize NAVWAR's facilities on OTC through demolition, construction, and renovation of buildings, utilities, and infrastructure. Modernization could include Navy-funded development of the site or a public-private development, including consideration of a potential transit center.



Existing structures make it difficult to keep pace with the Navy's emerging security classification requirements.



NAVWAR accounts for approximately half of all cybersecurity jobs in San Diego. Modern facilities are required to support this world-class workforce in executing NAVWAR's mission.



The 1940s-era warehouse structures are not adaptable to support NAVWAR's mission requirements.

NAVWAR Requirements

NAVWAR's requirements for modernized facilities on the OTC include 1,694,268 square feet (SF) of space, as follows:

- 845,326 SF – office space
- 29,156 SF – secure conference and auditorium space
- 24,172 SF – warehouse/storage space
- 165,614 SF – laboratory space
- 630,000 SF – parking



In addition to the above, NAVWAR requires an additional 645,187 SF of open storage or laydown space, warehouse, office, and laboratory space that could be accommodated at an off-site location:

- 3,900 SF – office space
- 457,769 SF – warehouse/storage space
- 9,251 SF – laboratory space
- 174,267 SF – open storage or laydown space

Public Comment Period – Your Input Matters

The Navy welcomes your comments on the Draft Environmental Impact Statement. Comments can be submitted in three ways:

1. **Via the website:** www.NAVWAR-revitalization.com
2. **By U.S. mail:**
Navy OTC Revitalization EIS Project Manager
Attention: Ron Bochenek
750 Pacific Highway, Floor 12
San Diego, CA 92132-0058
3. **Provide verbal comments during a virtual public meeting:** June 8 and June 23, 2021

Pursuant to the National Environmental Policy Act of 1969, the Navy has prepared a Draft Environmental Impact Statement (EIS) to evaluate the potential environmental effects associated with modernization of the Navy Old Town Campus to support NAVWAR's current and future operational readiness. The 60-day public comment period begins May 14, 2021 and ends July 13, 2021. The Navy also encourages comments on historic properties consultation as a part of Section 106 of the National Historic Preservation Act. The Navy welcomes your input.

Public comments must be submitted by July 13, 2021 to be considered in the development of the Final EIS.