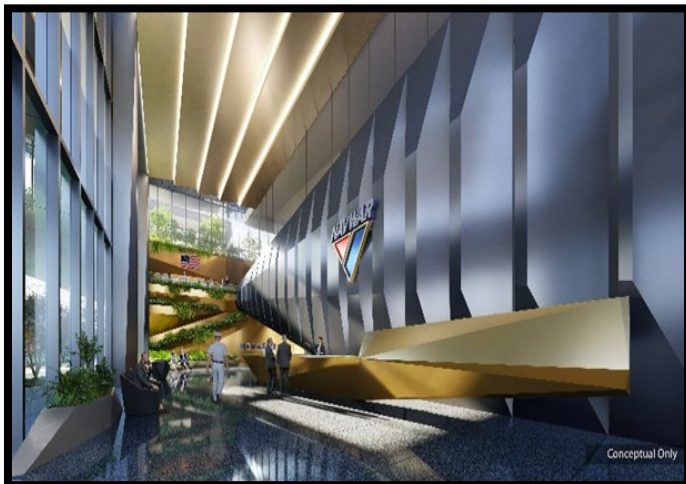




Navy Old Town Campus Revitalization Project

What is the Status of NAVWAR Revitalization?

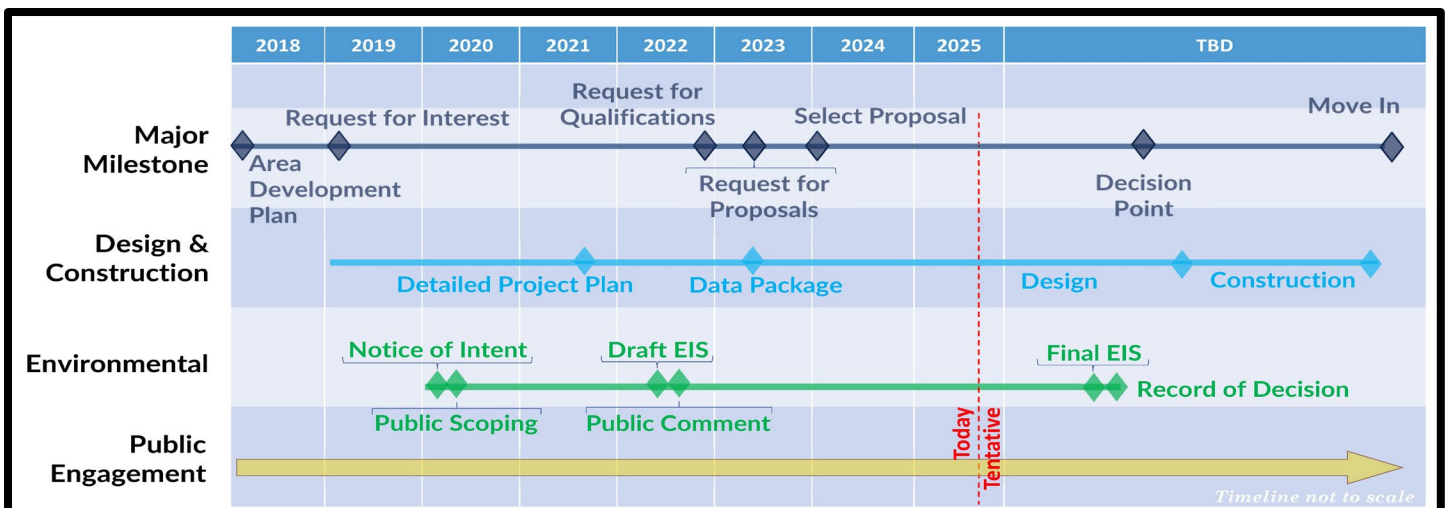
The U.S. Navy's proposal to revitalize the 70.3-acre Naval Base Point Loma Old Town Campus (OTC) to provide new facilities for Naval Information Warfare Systems Command (NAVWAR) continues to move forward. The Navy is working closely with selected developer Manchester/Edgemoor LLC to potentially revitalize the site. The Navy is currently in the environmental review process as required by the National Environmental Policy Act (NEPA) to assess potential environmental impacts of revitalization. Now in an exclusive negotiation period, Manchester/Edgemoor may pursue local approvals such as permitting, any necessary environmental documentation, secure financing, and negotiate a potential lease with the Navy. The U.S. Navy team for potential revitalization of OTC is comprised of subject matter experts from Commander Navy Region Southwest, Naval Facilities Engineering Systems Command Southwest, and NAVWAR.



The Navy is working closely with Manchester/Edgemoor on site-specific details needed to continue the Navy's environmental impact analysis required by NEPA and other statutes such as the National Historic Preservation Act and the Coastal Zone Management Act. The Navy will evaluate these site-specific details against the Draft Environmental Impact Statement prepared in 2021, update the environmental analyses as needed, and determine next steps for public involvement before a final alternative is selected in a Record of Decision.

The Navy will continue to work with Federal and state agencies to fulfill regulatory requirements and will continue to engage the public in the environmental review process. Manchester/Edgemoor's broad engagement includes discussions with a wide array of stakeholders. The Navy and Manchester/Edgemoor are committed

to remaining engaged with the community throughout all phases of the project.



The Navy Conducted a Competitive Solicitation for a Potential Master Developer

The Navy released a competitive solicitation in November 2022 to identify a potential master developer for revitalization of OTC facilities. In April 2023, the Navy invited four shortlisted proposers, determined to be “Best Qualified,” to respond to “Request for Proposals.” Submitted proposals included details such as site and design drawings for the new government facilities, demonstration of the concept for private development, financing plans, and a proposed schedule for achieving key milestones. In January 2024, the Navy announced it selected Manchester/Edgemoor to enter into a period of exclusive negotiations with the government. The Manchester/Edgemoor team includes Clark Construction Group as design-builder and HKS as the designer for the government facilities; HOK as master planner and designer for the private development; and an extensive array of support specialists.

What is NAVWAR Revitalization?

NAWWAR Revitalization is a potential Department of the Navy real estate project in San Diego to replace 85-year-old obsolete World War II B-24 bomber factories with secure, safe, modern, state-of-the-art facilities and infrastructure to meet Navy mission requirements on the 70.3-acre OTC. OTC is home to NAVWAR, Naval Information Warfare Center Pacific, and other tenant commands. The World War II aircraft factories these commands currently occupy are beyond their useful life and their degradation is affecting NAVWAR's cyber warfare mission, security, and safety. Revitalization will address obsolete facilities that are incapable of meeting and sustaining NAVWAR's mission requirements. The project requires approximately 1.7 million gross square feet of office, lab, and warehouse space for approximately 5,000 Federal and contractor personnel. Revitalization could occur through Navy-funded development of the site or through a leasing initiative. A leasing initiative could include commercial mixed-use development (housing, retail, commercial).

Where is OTC located?

OTC is located at 4301 Pacific Highway – approximately 1.5 miles from downtown San Diego and a half-mile from the San Diego International Airport. OTC is in the Midway-Pacific Highway community planning area, near Interstate 8, Interstate 5 and Pacific Highway. The property is adjacent to the Old Town Amtrak and San Diego Trolley stations.

Stay Up to Date!

For additional information, to join the project mailing list, or to sign up for text updates, go to:
<https://NAWWAR-Revitalization.com/>

