

Proposed Action Alternatives



Navy OTC Revitalization Draft EIS

Introduction

Pursuant to the National Environmental Policy Act (NEPA) 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 (OTC) to support Naval Information Warfare Systems Command's (NAVWAR) current and future operational readiness. The Navy studied a range of alternative actions including No Action, NAVWAR-only redevelopment, and four options for public-private redevelopment that meet the purpose and need for the Proposed Action.

Alternative 1	NAVWAR-Only Redevelopment
Alternative 2	Public-Private Redevelopment – NAVWAR and Higher Density Mixed Use
Alternative 3	Public-Private Redevelopment – NAVWAR and Lower Density Mixed Use
Alternative 4	Public-Private Redevelopment – NAVWAR and Higher Density Mixed Use with a Transit Center
Alternative 5	Public-Private Redevelopment – NAVWAR and Lower Density Mixed Use with a Transit Center
No Action Alternative	No Changes to the Existing Site

Alternative Actions Evaluated in the Draft EIS

Alternative 1 is a NAVWAR-only redevelopment that would renovate and modernize the OTC for Navy uses. Under this alternative, two of the existing 310,000-square-foot buildings on OTC would be renovated and NAVWAR operations would be consolidated into them. Utility and security infrastructure would be improved and some obsolete structures would be demolished.

Alternatives 2, 3, 4, and 5 involve varying degrees of public-private redevelopment of the OTC property. Development would include new facilities for NAVWAR as well as private commercial, residential, hotel, and retail space. Alternatives 4 and 5 also include a potential transit center. For more detailed information about the alternatives, please see Chapter 2 of the Draft EIS.

Preferred Alternative

The Navy's Preferred Alternative is Alternative 4.

Alternative 4 meets the purpose and need for modernized facilities for NAVWAR, includes efficient access to mass transit for NAVWAR employees and visitors, and provides the most flexibility for future design of development on OTC.

The Navy identified a Preferred Alternative in the Draft EIS so that the public could have the opportunity to provide comments on issues and concerns related to the Preferred Alternative. The Navy may select any of the five alternatives studied in the EIS for implementation; a final alternative is not selected until the Record of Decision, which comes later in the environmental review process.



While the exact development plan is not known at this time, the range of alternatives analyzed in the Draft EIS represent a reasonable range of development options. The alternatives were defined using best available information and professional input derived from the Navy's Request for Interest (RFI) process in 2018. The Navy initiated an RFI to gauge industry interest and solicit ideas for modernizing OTC through a public-private development arrangement. In a public-private development, the developer pays for construction of new Navy facilities in exchange for lease or other development rights of the remaining land.

During the Navy's RFI process, which sought to explore public-private redevelopment concepts for OTC that would include new facilities for NAVWAR, private developers and the San Diego Association of Governments (SANDAG) expressed interest in OTC as a potential location for a transit center. In response to this interest, two action alternatives (Alternatives 4 and 5) include a transit center on OTC.

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.

Summary of Alternatives

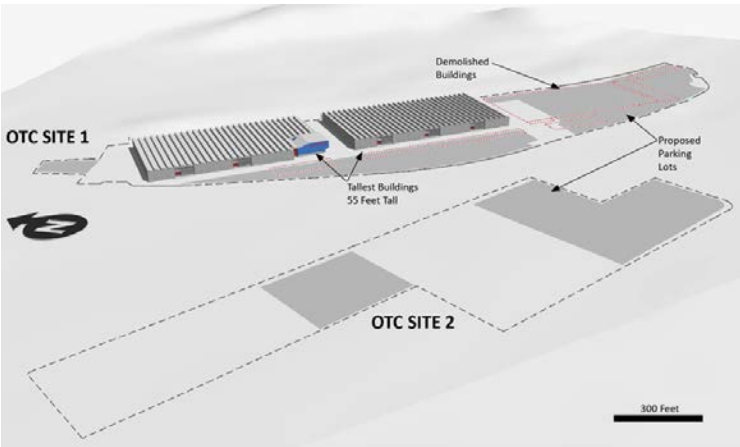
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PREFERRED
ALTERNATIVE

Type of Development	Alternative 1 NAVWAR-Only Redevelopment	Alternative 2 Public-Private Redevelopment – NAVWAR and Higher Density Mixed Use	Alternative 3 Public-Private Redevelopment – NAVWAR and Lower Density Mixed Use	Alternative 4 Public-Private Redevelopment – NAVWAR and Higher Density Mixed Use with a Transit Center	Alternative 5 Public-Private Redevelopment – NAVWAR and Lower Density Mixed Use with a Transit Center	No Action Alternative
NAVWAR	3,307,008 SF	1,694,268 SF	1,694,268 SF	1,694,268 SF	1,694,268 SF	3,307,008 SF
Commercial	No	1,525,000 SF	991,250 SF	2,058,750 SF	1,296,250 SF	No
Residential	No	9,662,400 SF 6,600 Units	6,441,600 SF 4,400 Units	14,640,000 SF 10,000 Units	11,712,000 SF 8,000 Units	No
Hotel	No	400,000 SF 2 Hotels, 400 Total Rooms	247,500 SF 1 Hotel, 250 Total Rooms	447,500 SF 2 Hotels, 450 Total Rooms	447,500 SF 2 Hotels, 450 Total Rooms	No
Retail	No	312,300 SF	225,550 SF	433,750 SF	347,000 SF	No
Transit Center	No	No	No	315,000 SF	315,000 SF	No
Total Square Feet of Development	3,307,008 SF	13,593,968 SF	9,600,168 SF	19,589,268 SF	15,812,018 SF	3,307,008 SF
Tallest Building	55 feet (current height)	240 feet (~21 floors)	240 feet (~21 floors)	350 feet (~32 floors)	350 feet (~32 floors)	55 feet (current height)

Table notes: Square Feet (SF) includes space designated for parking. See Section 2.3 of the Draft EIS for parking square footage. Alternative 1 would retain warehouse and open storage space. Under Alternatives 2-5, warehouse and open storage space would be moved off site. Retail space could be included on the ground floor of proposed residential or commercial buildings. The details of alternatives represent an estimate or envelope of potential development options. The final development would be determined at a later date. If development does not fall within these estimates, additional environmental analysis may need to be conducted.

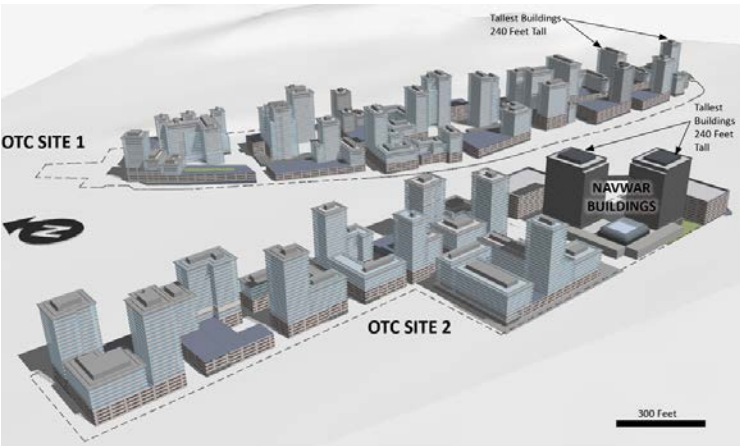
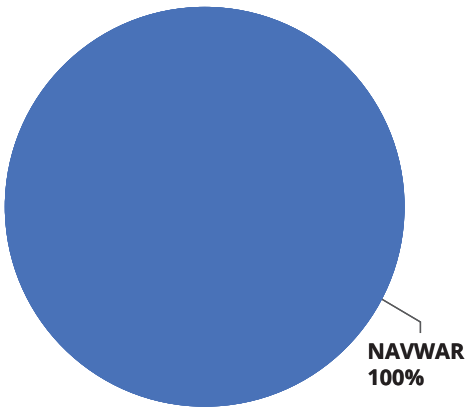
Proposed Construction Timeline





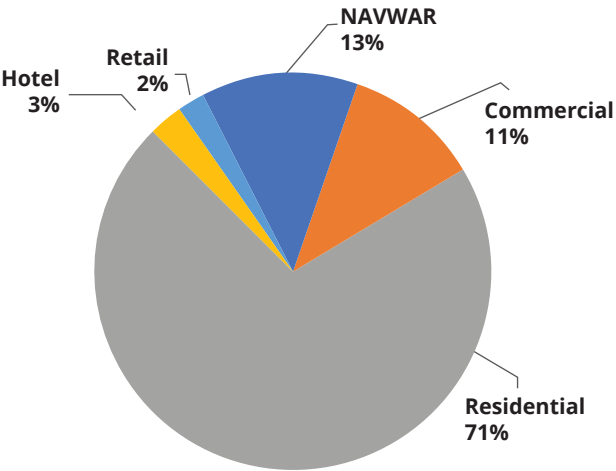
Alternative 1:
NAVWAR-Only Redevelopment.

ALTERNATIVE 1



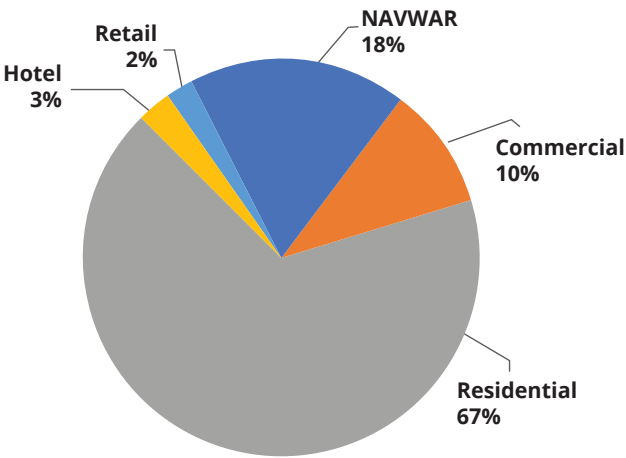
Alternative 2:
Public-Private Redevelopment – NAVWAR and Higher Density Mixed Use.

ALTERNATIVE 2



Alternative 3:
Public-Private Redevelopment – NAVWAR and Lower Density Mixed Use.

ALTERNATIVE 3

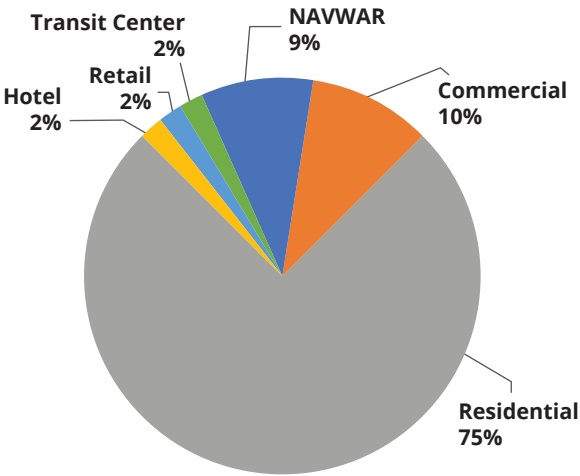




Alternative 4:

Public-Private Redevelopment – NAVWAR and Higher Density Mixed Use with a Transit Center.

ALTERNATIVE 4



Alternative 5:

Public-Private Redevelopment – NAVWAR and Lower Density Mixed Use with a Transit Center.

ALTERNATIVE 5

