

Navy OTC Revitalization Draft EIS Proposed Action Alternatives



The Navy studied a range of alternatives to meet the purpose of providing modern facilities for NAVWAR at OTC that meet design standards for safety and security and will enhance NAVWAR’s operational effectiveness. Alternative 4 is the Preferred Alternative, but the final decision will be made in the Record of Decision (ROD) after the Final EIS.

★
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 (as is now) | 240 feet (~21 floors) | 240 feet (~21 floors) | 350 feet (~32 floors) | 350 feet (~32 floors) | 55 feet (as is now) |

DRAFT EIS PUBLIC COMMENT PERIOD
Your Input Matters – We Welcome Your Comments

Navy OTC Revitalization Draft EIS Proposed Action Alternatives



- 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 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.

DRAFT EIS PUBLIC COMMENT PERIOD

Your Input Matters – We Welcome Your Comments