

Navy Old Town Campus Revitalization Draft Environmental Impact Statement

WELCOME

to the

VIRTUAL PUBLIC MEETING

June 8 and June 23, 2021



Note: this meeting is being recorded

1

www.NAVWAR-revitalization.com

DISTRIBUTION STATEMENT A: Approved for public release. Distribution unlimited.



Welcome



Rear Admiral Bolivar, Commander of Navy Region Southwest, welcomes you to this virtual public meeting

We look forward to hearing your comments on the National Environmental Policy Act Draft (NEPA) Environmental Impact Statement (EIS) for modernization of OTC for NAVWAR and effects to historic properties under the National Historic Properties Act (NHPA)





LOGIN / PASSWORD

ADMINISTRATOR

V00 V01 V02 V03 V04 V05 V06 V07 V08 V09 V10 V11 V12 V13 V14 V15 V16 V17
REQ REQ XMIT 279
4F0



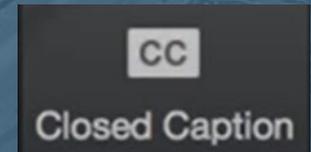
Introduction

Meeting Recording

- The information session portion of this meeting is pre-recorded and available on the website for people who were not able to join today.

Closed Captioning

- Closed captioning is available. If it does not appear automatically, click on the “CC” icon, which is likely at the bottom of your screen.



Technical Support

- For technical support contact: info@NAVWAR-revitalization.com or (619) 505-9800.



How to Provide Written Comments



By Mail

Navy OTC Revitalization EIS Project Manager
Attention: Ron Bochenek
750 Pacific Highway, Floor 12
San Diego, CA 92132-0058

Comments must be received by:

July 13, 2021



Website

www.NAVWAR-revitalization.com

- Submit a comment online
- Download a comment form to submit by mail



Media Inquiries

(619) 705-5243, Caitlin.Ostomel@navy.mil



Agenda for Public Meeting

Agenda

Welcome and Project Presentation 5:30 – 6 p.m. PDT

NEPA Draft EIS Formal Public Comment 6 - 8 p.m. PDT

National Historic Preservation Act Public Comment 6 - 8 p.m. PDT

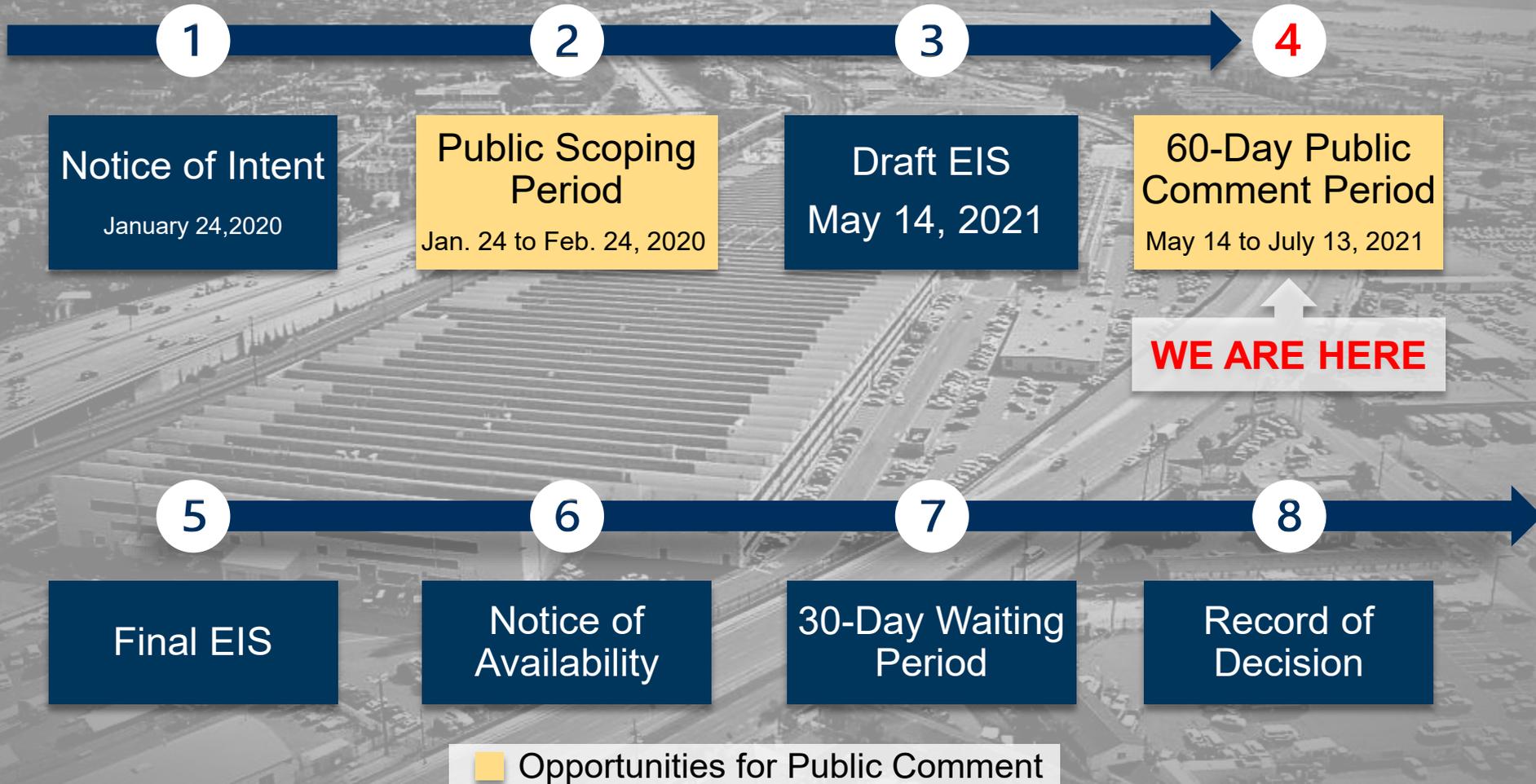


Navy Old Town Campus Revitalization

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



OTC EIS NEPA Timeline



National Historic Preservation Act Section 106 Process

Initiate the Process

- Determine undertaking and coordinate with NEPA review
- Notify State Historic Preservation Officer (SHPO), federal Tribes, and other consulting parties

Identify Historic Properties

- Determine Area of Potential Effect
- Identify historic properties
- Consult with SHPO, federal Tribes, and consulting parties

Assess Adverse Effects

- Apply criteria of adverse effect
- Consult with SHPO, federal Tribes, and consulting parties

Resolve Adverse Effects

WE ARE HERE

- Avoid, minimize, or mitigate adverse effects
- Notify Advisory Council on Historic Preservation
- Consult with SHPO, federal Tribes, and consulting parties
- Involve the public

Agreement

- Memorandum of Agreement
- Process is complete with this stage



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 OTC

The need is to enable NAVWAR to meet its operational and mission sustainment requirements



NAVWAR Mission

Develop, acquire, and secure networks and cyber systems for national defense and deterrence

Operates largest network in the world:

- 700,000 users
- 2,500 locations worldwide
- Blocks 8 million intrusion attempts per day



NAVWAR Requirements

NAVWAR's **requirements** for modernized facilities on OTC include 1,694,268 square feet (SF):

- 845,326 SF **office space**
- 29,156 SF **conference space**
- 24,172 SF **warehouse space**
- 165,614 SF **laboratory space**
- 630,000 SF **parking**



Navy Old Town Campus (70.5 acres)



OTC Site 2
21.8 acres

NAVWAR

OTC Site 1
48.7 acres



Regional Setting and Project Overview



NAVWAR in San Diego: Economic Impact



\$800 million
Wages and benefits



\$1.59 billion
Contracts in San Diego

\$530 million
Total contracts to small
businesses



Contributed
\$3.5 billion
to San Diego's
**Gross
Regional
Product**
in 2019

Source: SDMAC MEIS 2019



Proposed Action Alternatives

Summary of Alternatives by Type of Development

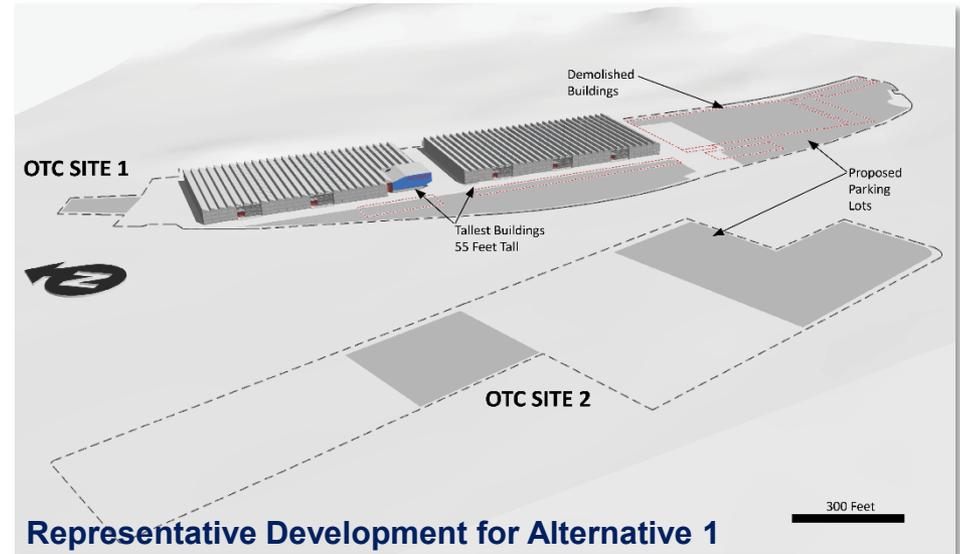
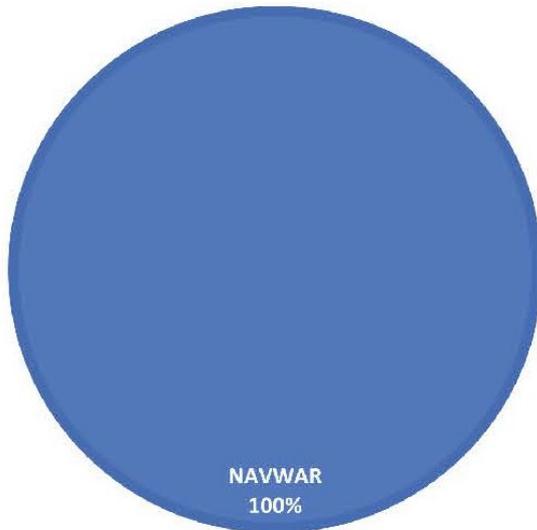
★
**PREFERRED
ALTERNATIVE**

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)



Alternative 1: Navy-Only Redevelopment

■ NAVWAR ■ Commercial ■ Residential ■ Hotel ■ Retail ■ Transit Center

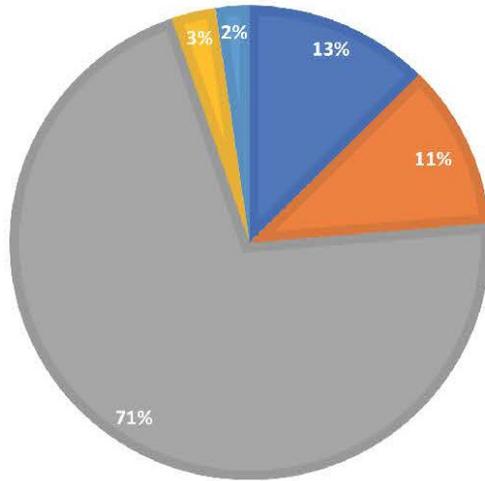


- Renovate and modernize existing structures with improvements for Navy use only
- Would not include public-private development. No Residential. No Commercial
- Retains all components such as warehouse and open storage at OTC that could otherwise be moved offsite to other San Diego Navy facilities
- Modernized NAVWAR facilities would be built over five years



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

■ NAVWAR ■ Commercial ■ Residential ■ Hotel ■ Retail ■ Transit Center



Representative Development for Alternative 2

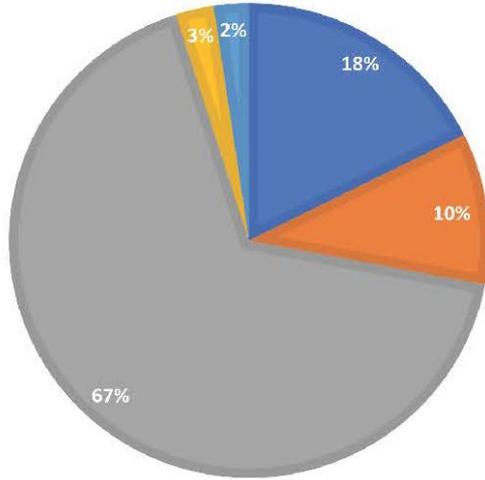
- 1,694,268 SF - NAVWAR requirements ■
- Commercial Redevelopment over 30 years, up to:
 - 1,525,000 SF commercial ■
 - 6,600 residential units ■
 - 2 hotels, 400 rooms ■
 - 312,300 SF retail ■
- 13,593,968 SF Total Development

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



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

■ NAVWAR ■ Commercial ■ Residential ■ Hotel ■ Retail ■ Transit Center



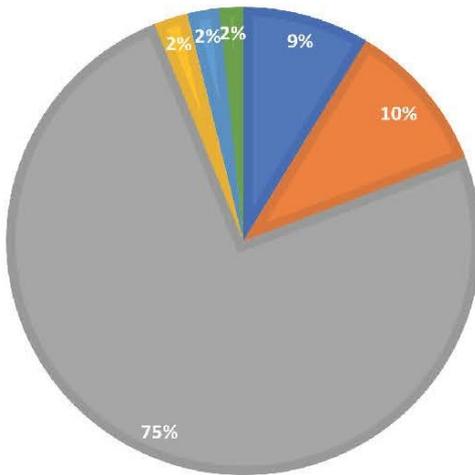
- 1,694,268 SF - NAVWAR requirements ■
- Commercial Redevelopment over 30 years, up to:
 - 991,250 SF commercial ■
 - 4,400 residential units ■
 - 1 hotel, 250 rooms ■
 - 225,550 SF retail ■
- 9,600,168 SF Total Development

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



Alternative 4: Public-Private Development–NAVWAR and Higher Density Mixed Use with a Transit Center

■ NAVWAR ■ Commercial ■ Residential ■ Hotel ■ Retail ■ Transit Center



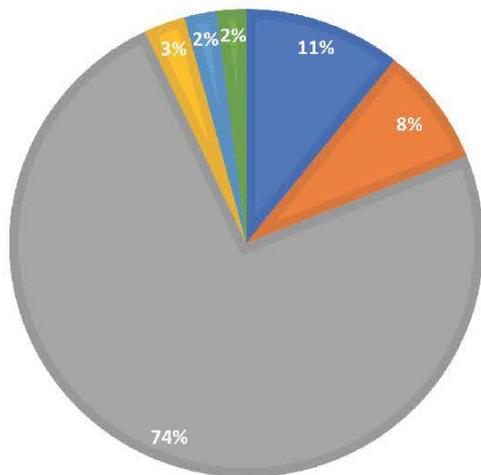
- 1,694,268 SF - NAVWAR requirements ■
- Commercial Redevelopment over 30 years, up to:
 - 2,058,750 SF commercial ■
 - 10,000 residential units ■
 - 2 hotels, 450 rooms ■
 - 433,750 SF retail ■
 - 315,000 SF Transit Center ■
- 19,589,268 SF Total development:

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



Alternative 5: Public-Private Development–NAVWAR and Lower Density Mixed Use with a Transit Center

■ NAVWAR ■ Commercial ■ Residential ■ Hotel ■ Retail ■ Transit Center



- 1,694,268 SF - NAVWAR requirements ■
- Commercial Redevelopment over 30 years, up to:
 - 1,296,250 SF commercial ■
 - 8,000 residential units ■
 - 2 hotels, 450 rooms ■
 - 287,000 SF retail ■
 - Transit Center: 315,000 SF ■
- 15,812,018 SF Total development

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



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 EIS



Key Resources Analyzed



Traffic and Transportation



Air Quality



Visual Resources



Cultural and Historic Resources

Additional Resources Analyzed

- Land Use
- Socioeconomics
- Environmental Justice and Protection of Children
- Hazardous Materials and Wastes
- Public Health and Safety
- Public Services
- Infrastructure
- Airspace
- Noise
- Geological Resources
- Water Resources
- Biological Resources

The following types of environmental impacts were analyzed for each of the resources: direct, indirect, and cumulative



Draft EIS Findings

The following slides provide a brief summary of environmental impacts for key resource areas

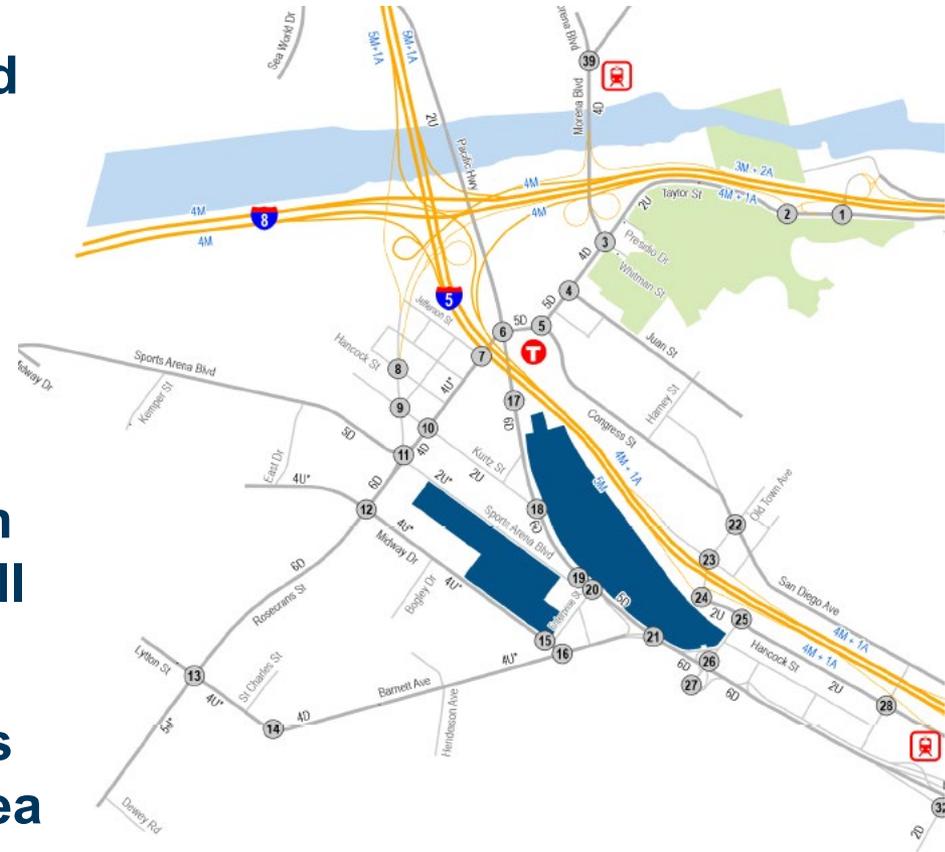
Additional information can be found online at www.NAVWAR-revitalization.com

Analysis of each resource area can be found in Chapter 3 of the Draft EIS



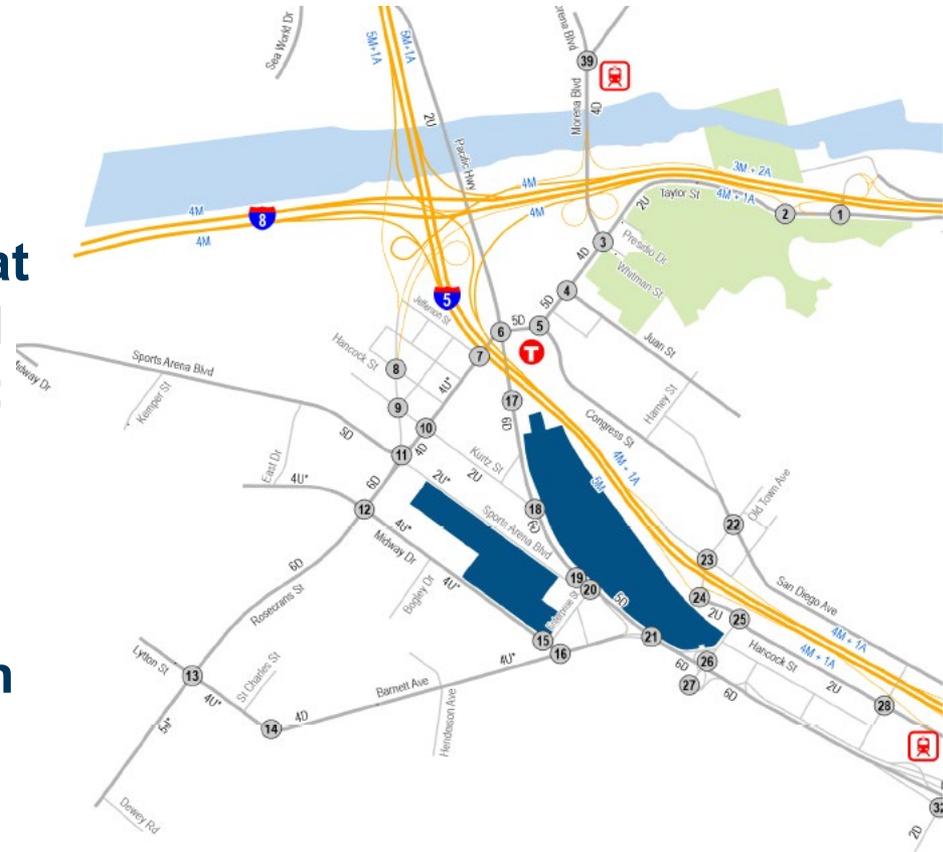
Traffic and Transportation

- Traffic study conducted on 92 locations (intersections, street segments, freeway segments, and a freeway on-ramp)
- Analysis included estimates for level of service ratings that evaluate speed, travel time, and safety under each scenario
- The study evaluated conditions in 2030 for near-term impacts as well as full build-out
- Existing conditions show impacts on 24% of the roadways in the area



Traffic and Transportation (continued)

- Alternatives 2 through 5 would result in significant traffic impacts
- Potential mitigation measures that could address impacts but would not eliminate them could include:
 - Modified intersection layouts
 - Revised interchange design
 - Implementing projects listed in Community Plans



Air Quality

Construction and operational air emissions were quantified and impacts to air quality under all Proposed Action Alternatives would be less than significant related to:

- Criteria pollutant emissions
- Hazardous air pollutants
- Carbon monoxide hot spots
- Greenhouse gases
- Proposed emissions would be below the General Conformity Rule *de minimis* thresholds for ozone precursors; therefore, the Proposed Action would be exempt from the Rule

Proposed management practices would further minimize emissions, including, but not limited to:

- Building construction to achieve Leadership in Energy and Environmental Design (LEED) certification of at least silver
- Maximizing the use of solar energy
- Incorporating sustainable landscape design where feasible
- Providing dedicated bicycle lanes connecting to the regional bicycle network



Visual Resources

- **The Navy selected 10 locations where public views would potentially be impacted by development of OTC**
- **Photos taken from these locations were used to develop 3D simulations to better understand the visual impacts of each alternative**
- **Alternatives 2 through 5 would result in significant impact to views**
- **Impacts could be reduced with proposed management practices (e.g., stepping down building heights, open view corridors, concealed parking) but would remain significant and unavoidable**



Visual Resources: Alternative 1



Visual Resources: Alternative 2



Visual Resources: Alternative 3



Visual Resources: Alternative 4



Visual Resources: Alternative 5



Cultural Resources

- The Navy conducted inventories of cultural resources at OTC to identify properties that are listed or potentially eligible for listing in the National Register of Historic Places
- These studies determined there is a historic district, called the “Consolidated Aircraft Plant 2 Historic District,” within OTC eligible for listing in the National Register of Historic Places due to its association with World War II (WWII) and the Cold War



Cultural Resources (continued)

The EIS analyzed impacts to archeological and architectural resources, as well as traditional cultural properties and sacred sites

- There are no known archaeological, Native American cultural properties, or sacred sites at OTC
- Full or partial demolition of the eligible historic district on OTC would occur under the Proposed Action Alternatives
- Under Alternatives 2 through 5, new construction would introduce visual elements that are out of character for 19 historic properties located within a half-mile from OTC



Cultural Resources (continued)

The Navy notified the California State Historic Preservation Officer (SHPO) that it is assessing potential effects to historic properties from the proposed action alternatives under the authority of the Naval Base Point Loma Programmatic Agreement.

Under the National Historic Preservation Act (NHPA) Section 106, the Navy is seeking public comment on the potential adverse effects and suggested mitigation concurrently with the Draft EIS 60-day public comment period.

The Navy will develop a Memorandum of Agreement (MOA) that proposes measures to mitigate adverse effects to all historic properties in consultation with the SHPO, Advisory Council on Historic Preservation, and interested parties.

The Navy welcomes your input. Comments on effects to historic properties are being accepted today between 6-8 pm.



For More Information

Visit the project website:

www.NAVWAR-revitalization.com



SCAN ME

Review the Draft EIS

- » View or Download Document
- » View in Person at Local Libraries

Review Informational Materials

Fact Sheets Posters Podcasts Videos/Meetings Notifications

NAVWAR
Naval Information Warfare Systems Command

NAVWAR is responsible for providing the critical intelligence, analysis, and systems to support the fleet, surface, subsurface, and air operations. The command's mission is to provide the information warfare capabilities to support the fleet's operations. The command's mission is to provide the information warfare capabilities to support the fleet's operations.

The command's mission is to provide the information warfare capabilities to support the fleet's operations. The command's mission is to provide the information warfare capabilities to support the fleet's operations.

Fact Sheet



Conclusion of Informational Presentation

NAVWAR has

- World-class Mission
- World-class Talent

NAVWAR needs

- World-class Facilities



Public Comment Period

- 60-day NEPA Comment Period: May 14 to July 13, 2021
- 60-day NHPA Historic Properties Comment Period: May 14 to July 13, 2021
- Public Meetings on June 8 and June 23, 2021 (oral comments taken)

By Mail



Navy OTC Revitalization EIS Project
Manager
Attention: Ron Bochenek,
750 Pacific Highway, Floor 12
San Diego, CA 92132-0058

Website



www.NAVWAR-revitalization.com

- Submit a comment online
- Download a comment form to submit by mail



The Navy Welcomes Your Input!
Comments must be received by July 13, 2021

