

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