

NAVWAR

NAVY OTC REVITALIZATION

Navy Old Town Campus Revitalization



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Navy Systems Commands



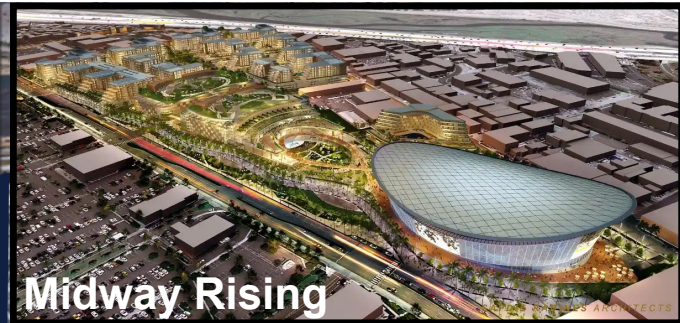
Navy operates largest network in the world:
800,000 users
8 million intrusion attempts/day

San Diego Downtown

One America Place – View North



Google Earth
Data: BLO, NOAA, U.S. Navy, NOAA, GEBCO
Image Landsat / Copernicus
Data: LDEO, Columbia, USF, NOAA
Data: USGS



Midway Rising



Midway-Pacific Hwy District



The Point

The Post



Downtown

San Diego International Airport

The Post

Site 1
46.62 Ac

Site 2
23.64 Ac

70.3 Acres
Federal Land
Near Freeways
Downtown
Airport
Trolley
Train

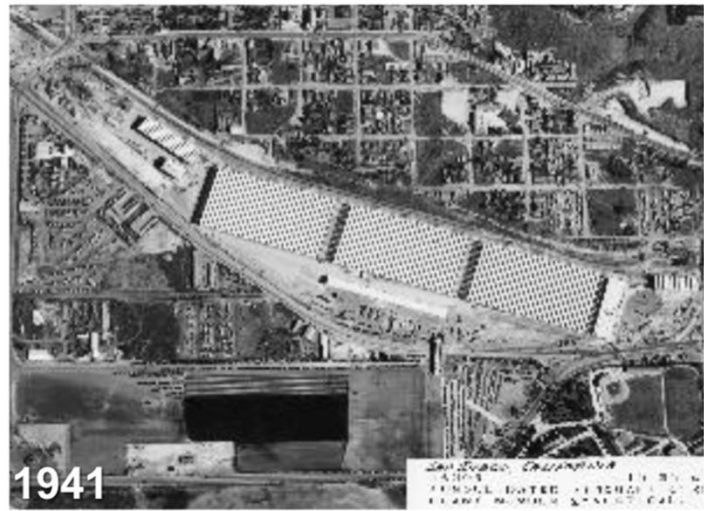


Train & Trolley

Pacific Highway

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data LDEO, Columbia, NSF, NOAA

Google Earth



1941

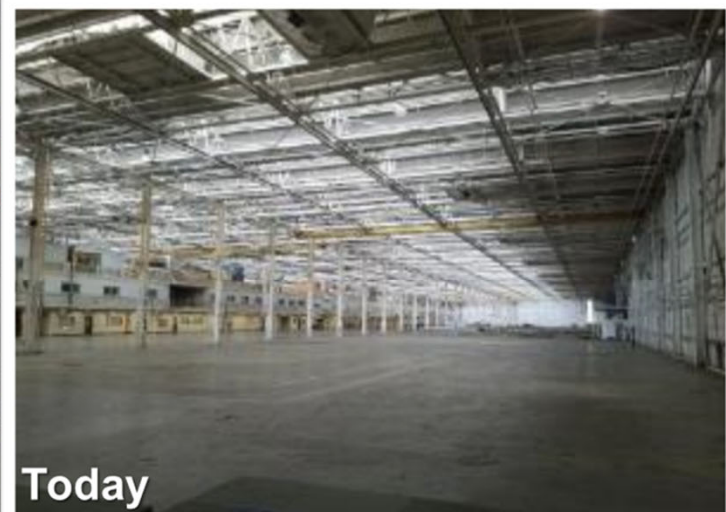
NAVY AIRCRAFT MANUFACTURING PLANT
GENERAL ENTRY - PERSONNEL ONLY
PLANT NUMBER 324507 0411



Today

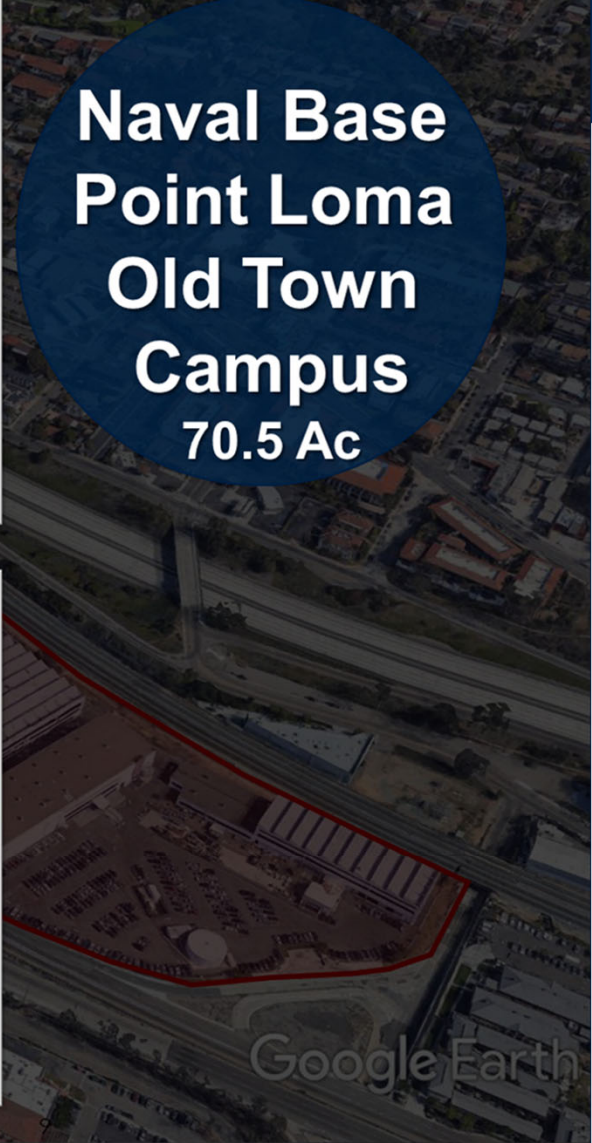


1942



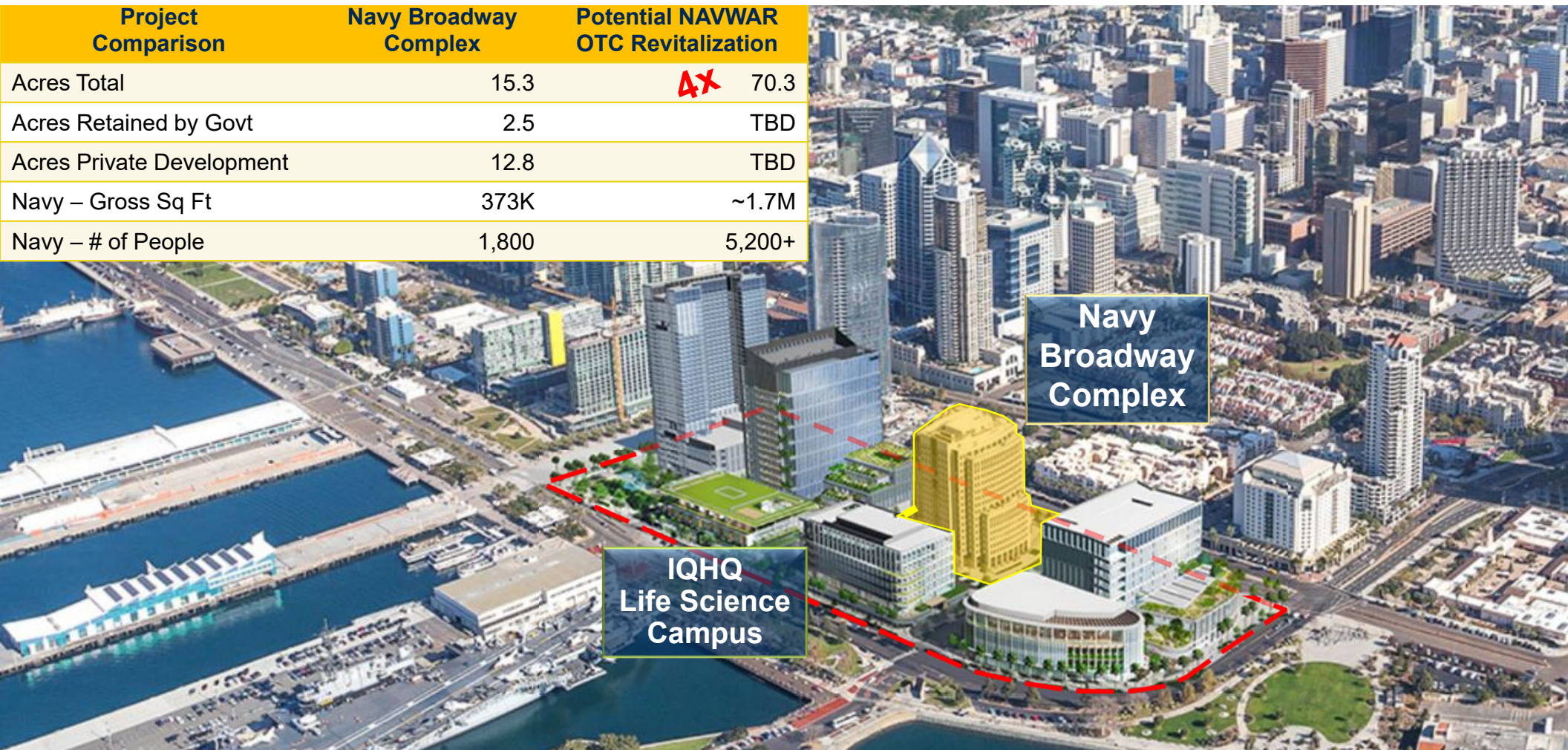
Today

**Naval Base
Point Loma
Old Town
Campus
70.5 Ac**



Google Earth

Project Comparison	Navy Broadway Complex	Potential NAVWAR OTC Revitalization
Acres Total	15.3	4x 70.3
Acres Retained by Govt	2.5	TBD
Acres Private Development	12.8	TBD
Navy – Gross Sq Ft	373K	~1.7M
Navy – # of People	1,800	5,200+



Public/Private Partnership Example – Downtown San Diego

Navy Broadway Complex completed in 2020



Navy Old Town Campus Revitalization Requirements

NAVWAR Facilities Today

- ~70 acres of Federal land
- WWII B-24 bomber factories – Built in 1941

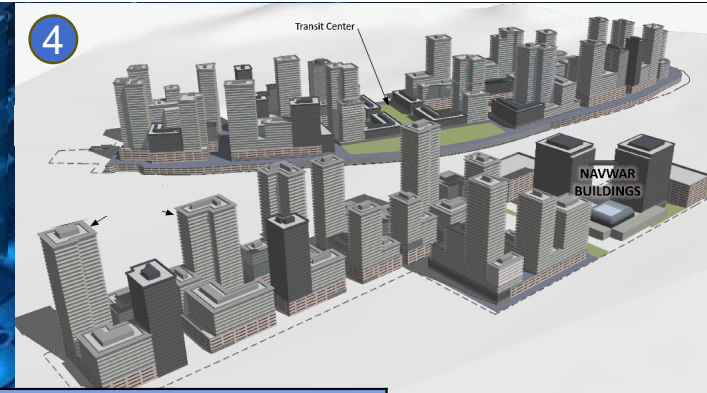
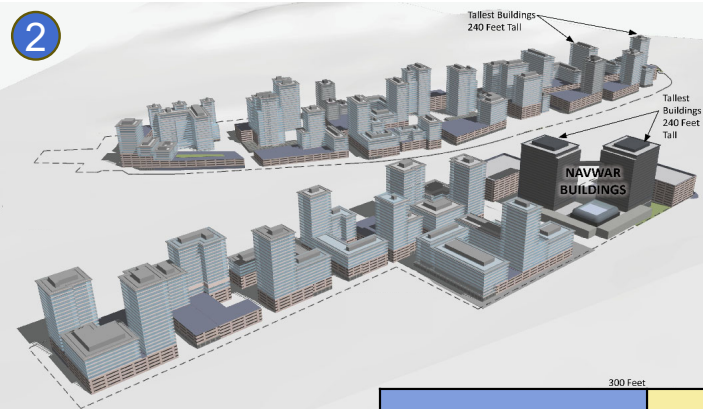
Navy Requires*

1.7M SF Secure, Safe, Modern Facilities

✓ <u>1.1M</u>	SF		<u>On OTC</u>
845K	SF	Secure Office Space	
29K	SF	Secure Conference/Auditorium	
23K	SF	Warehouse	
166K	SF	Laboratory Space	
✓ <u>645K</u>	SF	<u>Labs & Warehouse</u>	<u>Off OTC</u>

*Note: Approx Gross SF

NEPA EIS 5 Action Alternatives

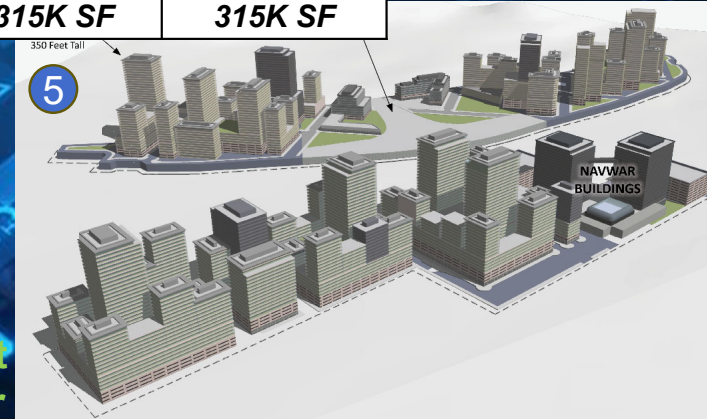


Higher Density
↑
↓
Lower Density

	Military Construction	Public Private Venture Enhanced Use Lease			
Alternative	1	2	3	4	5
Military	1.7M SF	1.7M SF	1.7M SF	1.7M SF	1.7M SF
Commercial	0	1.5M SF	1.0M SF	2.0M SF	1.3M SF
Residential	0	6,600 Units	4,400 Units	10,000 Units	8,000 Units
Hotel	0	2	1	2	2
Retail	0	300K SF	224K SF	434K SF	347K SF
Transit Center	0	0	0	315K SF	315K SF



Without Transit Center ↔ With Transit Center



January 9, 2024
Navy Announced
Master Developer Team as
Exclusive Negotiating Partner



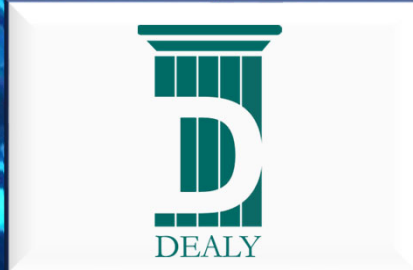
ADVISORS — **MANCHESTER / EDGEMOOR LLC**



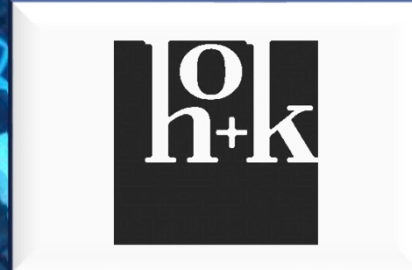
*Government Facilities
Design Build*



*City Approvals /
Entitlements*



*Private Development
/ Master Plan*

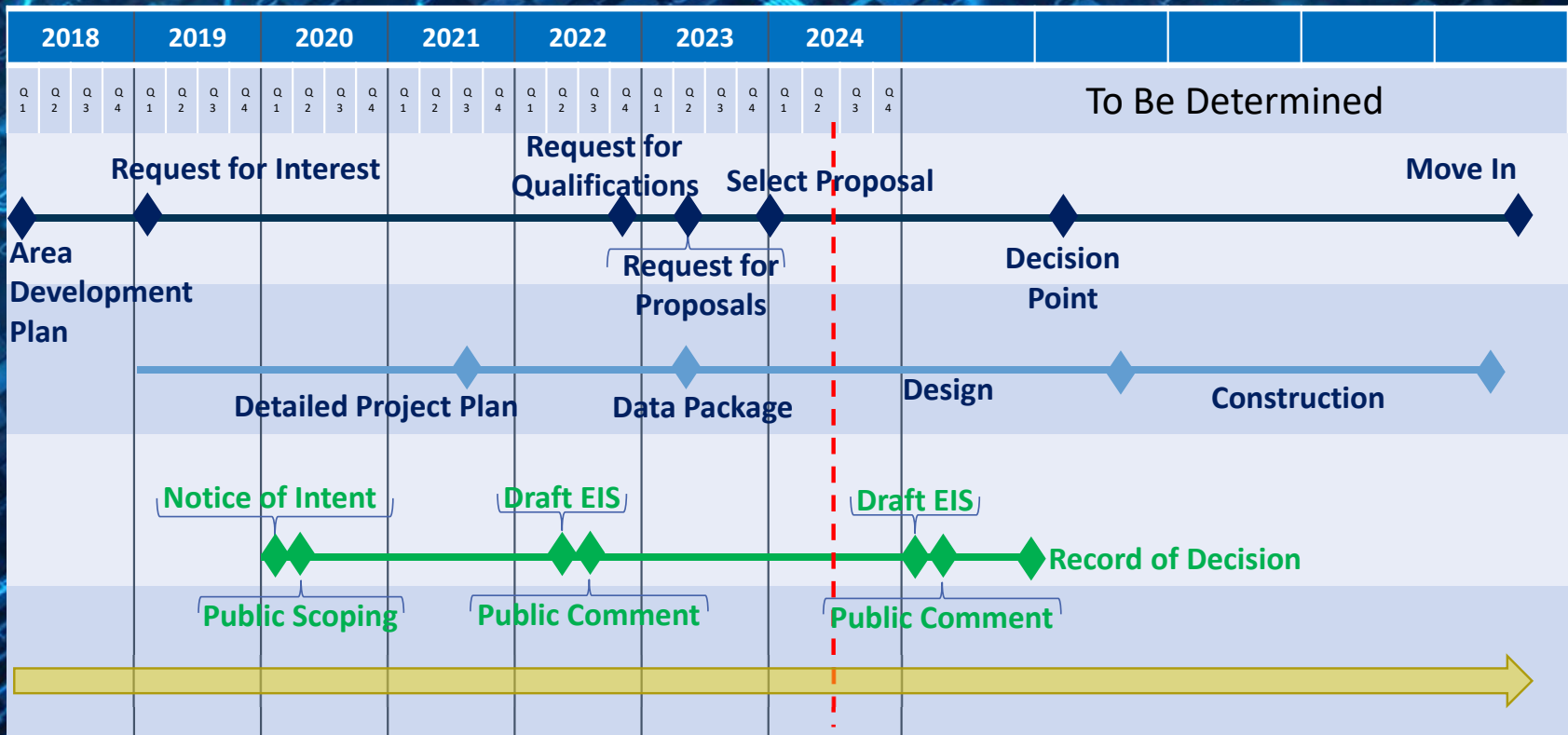


SUBCONSULTANTS

Exclusive Negotiations The Road Ahead



Navy OTC Revitalization Tentative Timeline



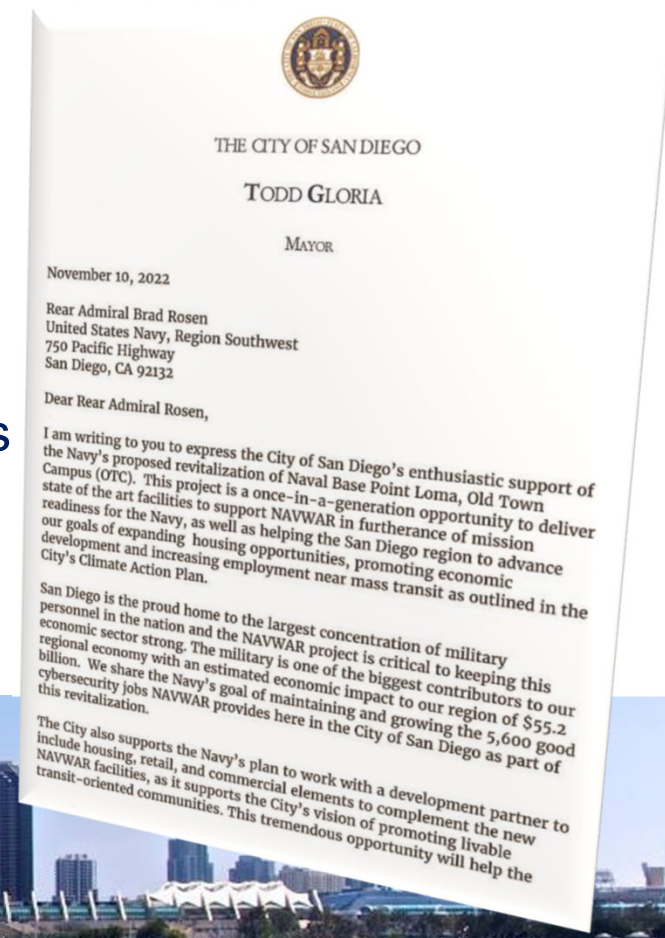


San Diego Potential Benefits



A Once-in-a-Generation Opportunity

- 4K-10K Housing Units – San Diego Housing Shortage
 - San Diego Region Needs 171K+ Units by 2029
- Midway-Pacific Community Revitalization Cornerstone
 - Could Drive Tremendous 30 Year Economic Stimulus
- Transit Oriented Development Reduces Carbon Emissions
 - High-density Housing In Urban Epicenter Reduces Traffic Sprawl
- Large New City, County, and State Tax Base



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NAVWAR

NAVY OTC REVITALIZATION

Welcome to the Project Website for the revitalization of Naval Information Warfare Systems Command's (NAVWAR) facilities on the Old Town Campus (OTC) at Naval Base Point Loma, San Diego, California

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