



Navy Old Town Complex (OTC) Revitalization

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OTC Revitalization



Overview

- **Intent:** Provide development rights to a portion of the 70.5 acre site in exchange for in-kind consideration (providing or building mission ready facilities; ~1.5MSF requirement)
- **Background/Approach:** DON ascertaining feasibility and industry interest in renovating, redeveloping and/or otherwise utilizing the subject property at OTC with specific goal of obtaining mission capable facilities for NBPL, Naval Information Warfare Systems Command (NAVWAR formerly SPAWAR), and Naval Information Warfare Center (NIWC).

Location



Issues

- Three Concurrent Lines of Effort (LOEs)
 - LOE 1 – Continued FSRM Investment
 - LOE 2 – Redevelopment w/ Private Investor
 - LOE 3 - Recapitalization (Effort currently redirected to LOE 2)
- 19 Sep 19: Executed Navy/SANDAG Agreement
- 23 Jan 20: Executed Follow-On Navy/SANDAG Agreement (supplements September 19 Agreement)
- Agreement project development schedule and NEPA timeline extremely aggressive
 - ✓ Sole Source Determination 22 Oct 19
 - ✓ NEPA Workshop with ASN and OPNAV 23 – 24 Oct 19
 - ✓ NAVWAR Requirements 31 Oct 19
 - NEPA Record of Decision Proposed Dec 2020
- Consistent Messaging to Public between Navy and SANDAG
- High vis/Congressional interest/political pressures
- Value of outlease vs. reconstruction cost

Milestones

- Nov 18: Industry Forum
- May 19: Add'l Market Research w Industry
- Apr 19: Established NEPA “Cooperating Agency” relationship with SANDAG
- Jun 19: Initiated NEPA Pre-Actions
- Sep 19: Navy/SANDAG Agreement (Signed by SECNAV)
- Oct 19: ASN Meeting in San Diego with Navy Project Project Team and SANDAG
- Oct 19: Sole Source Approval
- Jan 20: Navy OTC Revitalization Agreement Navy/SANDAG (23 Jan)
- Jan 20: Notice of Intent (NOI) Public Release (24 Jan): 30-Day Public Scoping Period
- Ongoing: Various Agreement Action Items Underway
 - 28 Feb 20: SANDAG Provides Design Project Program document

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