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2005 BRAC Commission Materials

Title of Item: Base Visit Report - Navy Broadway
Installation or Community: Navy Broadway Complex, San Diego, CA ^{Complex X}
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BASE VISIT REPORT**Navy Broadway Complex, San Diego, California****5 August 2005****LEAD COMMISSIONER:** Chairman Anthony J. Principi**FELLOW COMMISSIONERS:** The Honorable Philip Coyle, the Honorable James V. Hansen, and the Honorable James H. Bilbray**COMMISSION STAFF:** Brian A. McDaniel, Senior Analyst, R&A Staff (Navy/Marine Corps Team), Robert McCreary, Deputy Director, Communications, and Jason Cole and Matt Robinson, Advance Team**LIST OF ATTENDEES:**

Congresswoman Susan A. Davis
RADM Betancourt, former Commander, Navy Region Southwest (CNRSW)
RADM (Select) Hering, current Commander, Navy Region Southwest
RDML Kowba, Commander Fleet Industrial Supply Center (FISC)
CAPT Allen, CNRSW COS
CAPT King, Commanding Officer, Naval Facilities Engineering Command Southwest (NAVFAC SW)
CAPT Kemp, Commanding Officer Naval Station (NS) San Diego
CAPT Herrick, COMFISC COS
Mr. Trevino, CNRSW
Mr. Wittman, Command Naval Installations (CNI), Staff Attorney
Ms. Ringel, NAVFAC SW Real Estate
Ms. Gianulias, NAVFAC SW Staff Attorney
LCDR Tasker, CNRSW BRAC Coordinator
LCDR Lozano, CNRSW BRAC Coordinator
Mr. Fields, COMFISC Deputy
Ms. Brown, CNRSW Staff Attorney
CDR Lonie, NS San Diego Public Words Officer
Mr. Jennings, Rep. Cunningham's Staff
Mr. Gloria, Rep. Davis' Staff
Ms. Lanning, Senator Fienstein's Staff
Mr. Cooper, Rep. Hunter's Staff
Ms. Decker, Office of the Governor of California

NAVY BROADWAY COMPLEX AND MISSION :

- A 14-acre, stand alone annex to the Naval Station San Diego, and located on the downtown San Diego waterfront, surrounded by a fast growing redevelopment area made-up primarily of new high rise office buildings and residential condominiums as well as tourist attractions overlooking San Diego Bay.

- Originally used by Navy since the 1920s as a supply complex, remaining warehouses now converted into administrative office space including Navy Region Southwest's headquarters building. The complex also includes office space for the Fleet Industrial Supply Center serving the San Diego Naval complex. The majority of property, however, is used for surface parking.



SECRETARY OF DEFENSE RECOMMENDATION AND JUSTIFICATION:

- None. The Secretary's proposed list submitted on May 13, 2005 did not include this facility. It was added by the Commission on July 19, 2005 for further consideration.

MAIN FACILITY REVIEWED:

- Headquarters, Navy Region Southwest

KEY ISSUES IDENTIFIED

- In 1987, Navy authorized by Congress to out-lease Broadway property in exchange for new Navy office space on-site.
- In 1992, Navy and City of San Diego agreed on how property should be developed for Navy office use and other compatible private use.
- City of San Diego commercial real estate market booming
- Since 1992, Navy has not issued a RFP to solicit private redevelopment proposals
- Navy office space requirements have decreased 50% or more since 1987

- Force Protection of Navy employees likely enhanced by relocating Navy tenants located on Broadway complex behind secure fence lines at another Naval installation in San Diego including Naval Station San Diego located only a few miles away.
- Commissioners concerned over lack of Navy progress in disposing Broadway complex but discovered Navy's more recent plans had been placed on-hold pending BRAC
- 1992 development agreement scheduled to expire January 1, 2007.
- Commissioners clearly stated a desire to find a solution which maximizes benefits to the Department of Defense, the Navy, and the City of San Diego
- Commissioners queried Navy officials present if it would be amenable to them if the Commission were to consider contingent recommendations. Navy officials responded they would be amenable.

INSTALLATION CONCERNS RAISED

- Local Navy commanders strongly agree that disposition of the Broadway complex is better addressed through ongoing negotiations between the City and the Department of the Navy, outside the BRAC process
- The Broadway property is not excess to Navy requirements and location of Broadway complex in downtown San Diego critical to Navy's operational requirements
- Leasing Broadway property will generate greater value to Navy compared to public sale under BRAC
- Navy does not have useable land or buildings at NS San Diego or other regional installation Broadway's office tenants therefore Navy tenants must
- Navy benefits greatly diminished if Broadway property closed by BRAC and disposed compared to leasing under Navy's 1987 plan.
- Closure and disposal under BRAC jeopardizes development agreement and could cause delays due to litigation
- California State law regarding reversion to State of Tidal Trust Lands may be triggered by BRAC disposal
- Navy has made progress since 1992 and is prepared to quickly re-start out-leasing plan by issue RFQ/RFP and complete process by January 1, 2007.
- Difficult if not impossible to move Navy civilians onto a military base
- Navy may not be able to retain redevelopment revenues if property disposed under BRAC law

COMMUNITY CONCERNS RAISED:

- Community and Congressional representatives support private redevelopment of the Broadway complex, but would prefer if such redevelopment occurs outside the BRAC disposal process
- The Navy move as quickly as possible to redevelop the Broadway complex, and that development permitted by Navy on Broadway occur under existing 1992 development agreement and be compatible with City's North Embarcadero master plan.

REQUESTS FOR STAFF AS A RESULT OF VISIT:

- Commission requested Navy Certified BRAC information about total Navy office space requirements in San Diego, possible alternative locations at area Naval installations other than Broadway, and a COBRA model demonstrating costs and benefits of relocating Broadway tenant's to other Naval installations including NS San Diego.