



DCN 6620

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August 4, 2005

AUG 04 2005

Attn: Chairman Anthony Principi
BRAC Commission
2521 S. Clark St., Ste. 600
Arlington, VA 22202

Received

Dear Chairman Principi:

San Diego Military Advisory Council (SDMAC), an advocacy group for San Diego's military, maritime, and defense communities, opposes the addition of the Navy's Broadway Complex to the list of sites to be closed under BRAC 2005.

There is no question that the old, outdated facilities maintained by the Navy on Broadway are in need of replacement. Nor is there any doubt that this prime coastal land represents a huge development opportunity which could pay dividends to the service, rather than to narrow interests. If the Navy is permitted to continue working with developers outside the BRAC process to replace these facilities at this location, the combined goals of improving readiness throughout the southwest region, and upgrading the City's waterfront would be achieved.

If, on the other hand, that land is made available through the BRAC process, the Navy must find another location for the personnel and functions now resident there. This would diminish the close relationship between the Navy and the heart of San Diego. The taxpayers would have to fund the additional expense of relocating and moving the resident commands. At the same time, the Navy would also be forced to give up the potential revenue source that could be used to provide new facilities and improve fleet readiness. To complicate the calculus even more, if the property is sold to development interests, they will find that development is encumbered by Tidelands restrictions and Port claims that would not apply if ownership remains with the Navy.

In short, development of this property through the BRAC process would take substantially longer and would be more costly to both the Navy and the community. It's a lose-lose scenario for all concerned.

The major commands resident at the Broadway complex include Navy Region Southwest and the Fleet Industrial Supply Center. Development of this parcel will certainly have to include anti-terrorism and force protection considerations for these and the other commands resident therein, in accordance with DoD instructions that govern installations in such dense urban environments.

Special legislation was passed specifically for the purpose of enabling the Navy to develop this property, working in conjunction with City planners. This legislation requires that the Navy maintain its presence at this location. Additional legislation allows the Navy to lease the property. If the property is developed under this scenario, Tidelands restrictions and claims by other agencies would not apply.

Navy Region Southwest has been pursuing this development for a number of years. In January, 2005 further dialog with both the Centre City Development Corporation and developers was held to explore options for developing the property. This activity was abruptly halted shortly thereafter. The high level of interest among developers demonstrates that the Navy's goals should be achievable in a reasonable timeframe.

In this case, it is clear that the best interests of the military, the nation's taxpayers, the citizens of San Diego, and developers, are served by allowing the Navy to continue its efforts to develop the parcel outside the BRAC process.

We want the Navy to be visible in downtown San Diego, and we want to see the property developed without further delay.

Sincerely,



Mike Woiwode, ARINC
SDMAC President