

***Commissioner's
Base Briefing Book***



**Navy Broadway Complex
San Diego, California**

***Chairman Principi and Commissioners
Coyle, Hansen, & Bilbray***

5 August 2005



**NAVY BROADWAY COMPLEX, SAN DIEGO, CA
CHAIRMAN AND COMMISSIONERS' BASE VISIT**

5 AUG 2005

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Base Visit Itinerary

Navy Broadway Complex, San Diego, California August 4-5, 2005

DATE/TIME	EVENT	LOCATION	POC	ACTION
Thursday 4 Aug 05	Commission Staff Pre-visit	Navy Broadway Complex, 937 North Harbor Dr., San Diego	LCDR Michael Tasker, Navy Region Southwest (619) 571-3381 cell	
Thursday 4 Aug 05	Commissioner Bilbray Arrives in San Diego, CA	Omni San Diego Hotel 675 L St. San Diego, CA 619-231-6664	Brian McDaniel Sr. Staff Analyst 202-641-6406 or 703-861-1159 cell Jason Cole Advance Team 703-901-7768 cell	
Friday 5 Aug 05 9:19 AM	Commissioner Hansen Arrives in San Diego, CA	San Diego Int. Airport (SAN) Delta Flt. 3787 from SLC	Jason Cole 703-901-7768 cell	Mr. McDaniel will meet Commissioner and drive him to Navy Broadway Complex
Friday 5 Aug 05 10:25 AM	Commissioner Coyle Arrives in San Diego, CA	San Diego Int. Airport (SAN) UA Flt. 6162 from LAX	Jason Cole 703-901-7768 cell	Mr. McDaniel will meet Commissioner and drive him to Navy Broadway Complex
Friday 5 Aug 05 11:09 AM	Chairman Principi Arrives in San Diego, CA.	San Diego Int. Airport (SAN) UA Flt. 0211 from IAD	Brian McDaniel Staff Analyst 202-641-6406 or 703-861-1159 cells	Mr. McDaniel picks-up the Chairman and drives him to Navy Broadway Complex.
11:20 to 11:35	Staff transports Chairman & Commissioners to HQ Navy Region Southwest	Navy Broadway Complex, 937 North Harbor Dr., San Diego	Brian McDaniel and Jason Cole	Mr. McDaniel briefs Chairman & Commissioners on staff visit and findings.

11:35 to 11:45	Arrive Navy Broadway Complex	Navy Region Southwest HQ Lobby 937 North Harbor Dr.	LCDR Michael Tasker, Navy Region Southwest (619) 571-3381 cell	RADM Hering and RADM Betancourt greet Chairman and Commissioners
11:45 to 1:30 PM	Working Lunch and Command Brief Navy tenants attending: Navy Region Southwest, NAVFAC EFD Southwest, and San Diego Fleet Industrial & Supply Ctr. <i>Congresswoman Davis & staffers from Sen. Feinstein, Rep. Hunter, and Rep. Cunningham's office in attendance</i>	Navy Region Southwest HQ 5 th Fl. Business Office Conf Room	Navy Briefer: RADM Betancourt Former Commander, Navy Region Southwest LCDR Michael Tasker, Navy Region Southwest (619) 571-3381 cell	RADM Betancourt presents command brief
1:30 to 1:45 PM	Chairman & Commissioner follow-on meeting with RADM Herring	Navy Region Southwest HQ Commanding Officer's Office		Meeting -- Commission and Navy Principals only
1:45 to 1:55 PM	Commission Media Availability	Off base -- Outside USS Midway Museum (Navy Pier across street from Navy Broadway Complex)	NRSW San Diego PAO, Capt. Jacqui Yost 619-532-1436 Robert McCreary Dep. Dir.Com Office 703-901-7835 cell	Press Conference
1:55 to 2:00 PM	Chairman & Commissioners Depart Navy Broadway Complex		Brian McDaniel Sr. Staff Analyst 202-641-6406 or 703-861-1159 cell Jason Cole 703-901-7768 cell	<i>[Handwritten initials]</i>
4:33 PM	Commissioner Coyle Departs San Diego, CA	San Diego Int. Airport (SAN) UA Flt. 6156	Brian McDaniel Staff Analyst 202-641-6406 Jason Cole 703-901-7768	
4:45 PM	Commissioner Hansen Departs San Diego, CA	San Diego Int. Airport (SAN) Delta Flt. 1035	Brian McDaniel Staff Analyst 202-641-6406	



DEFENSE BASE CLOSURE AND REALIGNMENT COMMISSION

BASE SUMMARY SHEET

(Navy Broadway Complex, San Diego, CA)

INSTALLATION MISSION

Annex to Naval Station San Diego provides headquarters and office space primarily for the Navy Region Southwest Headquarters, the San Diego Fleet Industrial and Supply Center, and the Navy Readiness Command Southwest Headquarters.

DOD BRAC RECOMMENDATIONS

None

DOD JUSTIFICATION

None

DOD COST CONSIDERATIONS

None

ACTION UNDER CONSIDERATION

Close Broadway complex (approx. 14 acres) and relocate existing Navy tenants to other Naval Activities in San Diego such as the Naval Station San Diego.

JUSTIFICATION

Closing the Navy's Broadway complex in San Diego, CA, will reduce excess property or space, enhance security and force protection, and consolidate "support" and headquarters functions with Navy operational customers. Beginning in 1987, DON has been planning to dispose of the Broadway property and use the proceeds or other consideration to build new office space on an existing "full-service" base in San Diego and finance other infrastructure needs, depending on property's final market value and market timing of disposal.

MANPOWER IMPLICATIONS OF THIS RECOMMENDATION (EXCLUDES CONTRACTORS)

	<u>Military</u>	<u>Civilian</u>	<u>Contractors</u>
Baseline	142	827	50
Job Eliminated	0	0	0
Jobs Relocated*	142	827	
Total (net)	(142)	(827)	(50)
Total Post BRAC	0	0	0

* Assumes Navy would retain jobs in same MSA/ROI.



ENVIRONMENTAL CONSIDERATIONS

There are no known environmental impediments to implementation of this recommendation.

REPRESENTATION

Governor: Arnold Schwarzenegger (R)

Senators: Diane Feinstein (D) -- 5th Term (66% of the vote last election)
Barbara Boxer (D) -- 5th Term (85% of the vote last election)

Representative: Ann Davis (D-53rd District) – 2nd Term (64% of the vote last election)
(Member HASC)

ECONOMIC IMPACT

- Potential Employment Loss: None*
- MSA Job Base: 1,806,321
- Percentage: NA

* Assumes Navy would retain jobs in same MSA/ROI.



MILITARY ISSUES

- Navy retains 100% of disposal proceeds and controls reinvestment decisions
- Asset disposition process selected should maximize Navy's potential financial return/proceeds
- Proceeds needed to finance replacement office space for tenants
- Disposal process authorized by BRAC law may diminish property value and resulting financial return to may

COMMUNITY CONCERNS/ISSUES

- Community should decide how best to re-use property
- Any reuse should abide by existing development agreement between City and Navy
- Property is ripe for commercial redevelopment
- Supports proceeds benefiting Navy in San Diego

ITEMS OF SPECIAL EMPHASIS

None



Defense Base Closure & Realignment Commission

2. Navy Broadway Complex San Diego, CA

Action under Consideration:

Close Navy Broadway Complex, San Diego, CA.
Relocate Navy activities into excess administrative
space on more secure Navy installations in San Diego.



EXIT



2. Navy Broadway Complex San Diego, CA

Close:

- Navy Broadway Complex San Diego, CA (approx. 14 acres located in downtown San Diego adjacent to the waterfront).

Gain at:

- Naval Station San Diego, CA.

Requirements:

- None

Associated DoD Recommendations:

- None



EXIT



2. Navy Broadway Complex San Diego, CA

Reasons for Consideration:

- Eliminates excess space and property.
- Enhances security and operational readiness.
- Co-locates Navy "Support" Command with Navy "Operational" customers/users.
- Produces potential economic benefits DoD can use to offset implementation costs.
- If accepted, the Commission will be able to consider the relocation of the activities at the Navy Broadway Complex.



EXIT



2. Navy Broadway Complex San Diego, CA

INSTALLATION

TABLE OF PERSONNEL CHANGES

	OUT		IN		ELIM.		NET GAIN/(LOSS)		CONT.	TOTAL DIRECT
	MIL	CIV	MIL	CIV	MIL	CIV	MIL	CIV		
Navy Broadway Complex San Diego, CA	142	827	0	0	0	0	(142)	(827)	(50)	(1,019)



EXIT



2. Navy Broadway Complex San Diego, CA

COBRA DATA

One Time Cost	TBD*
Net Implementation Cost	TBD*
Annual Recurring (Savings)	TBD*
Payback Period/Year	TBD*
Net Present Value at 2025	TBD*



EXIT



Staff Analysis

ISSUE	DoD POSITION	COMMUNITY POSITION	R&A STAFF FINDINGS
Availability of space or land for Relocating activities (Criterion 2)	None	TBD	JCSG capacity analysis identified 400,000 SF in excess office space at Naval Station San Diego
Potential DoD costs and savings (Criteria 4 and 5)	None	TBD	Potential reductions in operating and sustainment costs
Benefit to community (Criteria 6, 7, and 8)	None	TBD	Jobs retained in San Diego No known adverse environmental issues



EXIT



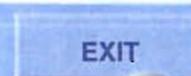
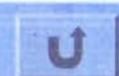
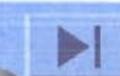
2. Navy Broadway Complex San Diego, CA

DoD Response:

- All activities/functions located at Broadway Complex evaluated by Navy or one of the Joint Cross-Service Groups.
- Navy BRAC analysis did not develop a recommendation to close Broadway because none of the activities were recommended for relocation.
- Disposition of Broadway Complex better addressed outside the BRAC process.

GAO Comment:

- None





Defense Base Closure & Realignment Commission

2. Navy Broadway Complex San Diego, CA

Action under Consideration:

Close Navy Broadway Complex, San Diego, CA.
Relocate Navy activities into excess administrative space on more secure Navy installations in San Diego.



EXIT

MAH Capacity Analysis

USN Capacity

Installations

Installation	Current Capacity	Maximum Potential Capacity	Current Usage @ 200 GSF/Person	Capacity Available to Surge	Capacity Required to Surge	%Excess (Shortfall)	
Naval Research Laboratory	198878	218654	101200	117454	0	54%	117454
Naval Station and Undersea Warfare Center Newport	373013	373013	288320	84693	0	23%	84693
Naval Station Everett	76502	89601	228400	-138799	0	-155%	-138799
Naval Station Norfolk	1074164	2160728	1806800	353928	3980	16%	349948
Naval Station Pearl Harbor	1675766	1905109	1277400	627709	1500	33%	626209
Naval Station San Diego	1265271	1364733	943800	420933	4500	31%	416433
Naval Submarine Base Bangor	447424	450900	922900	-472000	0	-105%	-472000
Naval Submarine Support Base Kings Bay	369149	369149	981800	-612651	2040	-167%	-614691
Naval Support Activity Mechanicsburg	1138015	2722911	1025600	1697311	0	62%	1697311
Naval Support Activity Millington	1295107	1454666	977400	477266	5000	32%	472266
Naval Support Activity New Orleans, LA	818577	818577	545800	272777	1700	33%	271077
Naval Support Activity Norfolk	724685	715700	1224200	-508500	302	-71%	-508802
Naval Weapons Station Charleston	297324	612030	396000	216030	400	35%	215630
NAVSTA ANNAPOLIS	431329	456485	175800	280685	0	61%	280685
NAVSUPPACT DAHLGREN	207255	208025	129200	78825	0	38%	78825
NAVSUPPACT INDIAN HEAD	24193	399953	232800	167153	0	42%	167153
Potomac Annex, Washington DC	173900	173600	93200	80400	0	46%	80400
Saufley Field	398467	403580	192200	211380	0	52%	211380
Washington Navy Yard	4973728	5008356	3270200	1738156	1200	35%	1736956



DEPUTY SECRETARY OF DEFENSE
1010 DEFENSE PENTAGON
WASHINGTON, DC 20301-1010

JUL 14 2005

The Honorable Anthony J. Principi
Chairman
Defense Base Closure and Realignment Commission
2521 South Clark Street, Suite 600
Arlington, VA 22202

Dear Chairman Principi,

In your letter of July 1, 2005, you asked for the Department's comments on a number of installations in advance of the Commission's voting at your hearing on July 19, 2005, to consider these installations for closure or realignment analysis. Your July 12, 2005 letter requested witnesses to address the Commission's concern regarding recommendations impacting the Air National Guard.

The Commission's independent assessment of the Department's recommendations and the subsequent reviews by the President and the Congress are each important steps to ensure that the final recommendations are fair, consistent with the selection criteria and force structure plan and will, in fact, increase the efficiency and effectiveness of our military infrastructure. As such, while the Department stands behind its recommendations, it fully supports the Commission's analysis of alternatives. As you undertake your review, please consider that each of the Department's recommendations is part of a comprehensive, integrated, and interdependent package. The recommendations submitted by the Department of Defense strengthen national security by reshaping the domestic installations at which U.S. military forces and their associated support elements perform their assigned missions.

The Military Departments and Joint Cross-Service Groups have provided the attached responses to the issues you raise. While I appreciate the opportunity to testify on July 18, 2005, Mr. Michael Wynne, Chairman of the Infrastructure Steering Group (ISG), will lead a panel that will include General William Nyland, Assistant Commandant of the Marine Corps, General Michael Moseley, Vice Chief of Staff of the Air Force, and Admiral Robert Willard, Vice Chief of Naval Operations. They are jointly designated to discuss the issues at the hearing. Additionally, we will provide a second panel to deal exclusively with the Commission's concerns regarding recommendations concerning the Air Guard. This panel will be led by Lt Gen Stephen Wood, Deputy Chief of Staff of the Air Force for Plans and Programs, and will include Maj Gen Gary Heckman, Assistant Deputy Chief of Staff of the Air Force for Plans and





Programs, Maj Gen Scott Mayes, Commander, 1st Air Force, and Commander,
Continental U.S. North American Aerospace Defense Command Region, and Brig Gen
Anthony Haynes, Air National Guard Assistant for BRAC.

Thank you for the opportunity to provide comments on these issues. If I can be of
further assistance, please do not hesitate to contact me.

Andrew England
ACTING

Enclosure:
As stated





When the candidate recommendations were reviewed in final deliberations, the IEC determined that NAS Brunswick should be realigned instead of closed to retain an active presence in New England for homeland defense and surge capability. (See IEC Minutes of 2 May 05 and 4 May 05). This decision is consistent with the concerns expressed by the Fleet in that it provides strategic flexibility by maintaining an ability to rapidly position aircraft in the Northeast should an increased threat materialize.

4. Navy Broadway Complex, San Diego, CA

Commission issue: Why was the Navy Broadway Complex, San Diego, CA, not considered for closure and realignment of existing functions to Naval Station San Diego, CA?

Response:

KEY POINTS:

- All activities/functions located at the Broadway Complex were evaluated by either Department of the Navy or one of the Joint Cross-Service Groups.
- DON BRAC analysis did not develop a recommendation to close Broadway Complex because none of the activities on this property were recommended for relocation.



DISCUSSION:

The Broadway Complex in San Diego is property owned by the Navy and located on slightly less than 15 acres of contiguous property in downtown San Diego with 857K square feet (SF) in three separate buildings. It houses several commands; the two largest commands are Fleet and Industrial Supply Center (FISC) San Diego and Commander, Navy Region Southwest. All of the functions located on this property were reviewed by either DON or one of the Joint Cross-Service Groups (JCSGs). The BRAC analyses performed by DON and the appropriate JCSGs, including capacity and military value analysis, did not identify any scenarios to realign activities from the Broadway Complex.

Within the DON BRAC process, a fenceline (a distinct parcel of land that supported one or more functional activities undergoing BRAC analysis) was not considered for closure unless sufficient assets were proposed to be removed so as to effectively eliminate all missions aboard the fenceline. Since no mission activities were recommended to be relocated, DON did not issue a recommendation to close this fenceline.

Although DON recognizes the AT/FP concerns and the potential for increased development of the Broadway Complex parcel, scarcity of available DON owned waterfront property in the San Diego area suggests determination of the disposition of the Broadway complex is better addressed through ongoing negotiations between the City of San Diego, local developers and the DON outside the BRAC process.



DEPARTMENT OF THE NAVY
THE ASSISTANT SECRETARY OF THE NAVY
(INSTALLATIONS AND ENVIRONMENT)
1000 NAVY PENTAGON
WASHINGTON, D.C. 20350-1000

July 28, 2005

The Honorable Anthony J. Principi
Chairman
Base Realignment and Closure Commission
2521 South Clark Street
Arlington, VA 22202

Dear Chairman Principi:

This is a response to the July 25, 2005 (BAM#48) inquiry from Mr. Frank Cirillo of your staff concerning the Navy Broadway Complex, San Diego, CA. Mr. Cirillo's questions and our responses are shown below.

Question: If the Navy Broadway complex property in San Diego, CA, was to be closed as the result of a BRAC recommendation, and subsequently sold to the private sector, into what fund would the monetary proceeds be deposited?

Answer: *In the event that the BRAC decision does not specifically state how proceeds, if any, shall be used, the land sale revenues from BRAC bases are deposited into the DOD BRAC Account.*

Question: Would the DON have absolute control over how and where such proceeds would be reinvested?

Answer: *DON would not have absolute control over how and where the proceeds would be reinvested, if the land sale revenues were deposited into the DOD BRAC account and not earmarked for a designated use in the BRAC decision.*

Question: Please compare and contrast how prospective proceeds from closing the Navy Broadway complex would be different from DON's recent experience with the disposition and control of sale and/or disposal proceeds resulting from the BRAC closure and disposal of El Toro and Tustin, CA, properties.

Answer: *The BRAC decisions for MCAS El Toro and Tustin did not specify any specific requirements for disposition of the properties or any potential uses for proceeds, if received. The disposition of both El Toro and Tustin followed the BRAC process as depicted in the DBCRA (i.e. federal screening, homeless assistance screening, public benefit screening, etc.) prior to DON making a decision to publicly sell portions of the properties. Public sale was not the only conveyance mechanism used at either base: Tustin has a combination of homeless assistance, public benefic, economic development, and public sale conveyances, along with a DOD transfer. At El Toro, the disposition includes a combination of Fed-to-Fed conveyances, public sale, and a conveyance*

mechanism still to be determined for a former Explosive Ordnance Disposal Range in a remote area of the base.

For both bases, the land sale revenues were deposited into the DOD BRAC account and are earmarked for remaining environmental remediation activities at prior BRAC DON bases.

I trust this information satisfactorily addresses your concerns. If we can be of further assistance, please let me know.

Sincerely,



Wayne Army
Deputy Assistant Secretary
(Installations and Facilities)



DEPARTMENT OF THE NAVY
THE ASSISTANT SECRETARY OF THE NAVY
(INSTALLATIONS AND ENVIRONMENT)
1000 NAVY PENTAGON
WASHINGTON, D.C. 20350-1000

July 28, 2005

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Base Realignment and Closure Commission
2521 South Clark Street
Arlington, VA 22202

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Sincerely,



Wayne Army
Deputy Assistant Secretary
(Installations and Facilities)



DEPARTMENT OF THE NAVY
OFFICE OF THE SECRETARY
1000 NAVY PENTAGON
WASHINGTON DC 20350-1000

21 July 2005

The Honorable Anthony J. Principi
Chairman
Base Realignment and Closure Commission
2521 South Clark Street
Arlington, VA 22202

Dear Chairman Principi:

This is a response to the July 20, 2005 (BAM#34-47) inquiry from Mr. Michael Kessler of your staff concerning the Navy Broadway Complex, San Diego, CA. The answers to the list of questions follow:

20. How does the Navy use the Broadway Complex today? How does the Broadway complex and property fit into the Navy's comprehensive regional master plan for San Diego?

The Broadway Complex houses the Commander, Navy Region Southwest; Commander, Fleet and Industrial Supply Centers; the Fleet and Industrial Supply Center, San Diego; the Southwest Division of the Naval Facilities Engineering Command and other smaller tenants that directly support the Navy's mission. The complex is primarily administrative office space with some warehouse and training space. The Administrative Functional Regional Shore Infrastructure Plan identified the Broadway Complex as a potential receiver site for dispersed administrative activities in the San Diego metropolitan area. The Broadway Complex provides the Navy with the ability to locate administrative and logistics functions near Naval Complexes in San Diego without taking up valuable operational real estate.

21. Does the Navy need additional waterfront property in the San Diego region to successfully address its current mission, or implement the BRAC 2005 recommendations affecting San Diego?

The BRAC 2005 Secretary of Defense recommendation to relocate Mine Warfare Squadrons, as well as the proposed location of the LCS ships at Naval Station San Diego (which is not a BRAC action) will use a large portion of available DON-owned waterfront property. Waterfront property is important in the context of operational mission support. The Navy must retain sufficient operational waterfront property to meet the needs of the Fleet. In addition, the DON is working to improve the quality of life on our installations and, in that vein, desires to reduce the density of activities on the Naval Station/32nd Street Complex, which is one of our densest installations. This combination of limited waterfront

property, the need to meet operational requirements for San Diego waterfront property, and the Navy's desire to improve the quality of life for our people on these installations makes property allocation extremely challenging in the San Diego area.

22. Regardless of the method or process used, how many military and civilian jobs would be affected if the Navy relinquished control of the Broadway Complex?

There are approximately 1,200 military and civilian personnel currently located on the Broadway Complex site. None of these jobs would be eliminated if the Navy were to move from the Broadway Complex. The personnel would need to be relocated within the San Diego metropolitan area in order to continue to provide operational and regional support. A portion of these people, in particular an element of the Fleet and Industrial Supply Center, must be located at the waterfront adjacent to their customer base.

23. Does the Navy lease land and an office building from the San Diego Port Authority? Is this land adjacent to the Broadway Complex? What is this land used for, and why wasn't the Navy-owned Broadway complex considered to accommodate this requirement?

The Navy leases 3.34 acres of land at 1220 Pacific Highway from the Port of San Diego to house a component of the Naval Facilities Engineering Command (NAVFAC). The Navy did exercise its option to extend the lease, and there are 45 years remaining on that lease term. The Navy owns the buildings that are located on that property. The land is close-by but not immediately contiguous to the Broadway Complex. Plans were previously developed to consolidate NAVFAC's operations onto the Broadway Complex. However, there is currently legislation under which Navy may convey interest in the 1220 Pacific Highway property to the Port of San Diego if the Port agrees to construct a suitable replacement facility. Negotiations are ongoing and may result in a replacement facility for NAVFAC on government property elsewhere.

24. Has the Navy's redevelopment plan or requirement to maintain ownership of the Broadway Complex changed dramatically over time? For example, does the Navy's current plan call for the Department to maintain a headquarters or administrative presence on Broadway after disposition? If so, how large a presence? And, if not, where does the Navy believe the current Navy tenants should be relocated?

The Navy's redevelopment plan has changed only slightly over the last few years. There has been no substantive discussion of any development strategy other than the use of the Special Legislation. Because of associated costs and scarcity of DON-owned property in the San Diego area, DON must ensure that there would be no negative impact on operational and support missions based on the redevelopment/ownership of the Broadway Complex.

25. *In what year did Congress first authorize the Navy to enter into a public/private venture that would permit the Department to out-lease the Broadway property in return for new Navy office space and/or cash?*

The legislation authorizing redevelopment of the Broadway Complex was enacted under the National Defense Authorization Act for FY 1987 (P.L. 99-661) dated November 14, 1986. The legislation does not allow for cash but requires that the "consideration" for leasing the real property would be facilities or use of facilities constructed on such real property by the lessees.

26. *Congress authorized Navy to redevelop the Broadway Complex in conjunction with local authorities. What plans or actions has the Navy taken to use this authority since that Congressional action?*

In the late 1980's the Navy pursued authority that would give it the ability to redevelop the Broadway Complex under a competitive solicitation and subsequent award to a private developer. Navy entered into negotiations with the City of San Diego Centre City Redevelopment Corporation (CCDC) and executed a Development Agreement for approximately 3.2M square feet of office, hotel, and commercial mixed use. At the request of the City of San Diego, these entitlements have been kept current. In 1989, the City of San Diego experienced an extensive financial market decline and the project was no longer viable as negotiated. It has been only within the last three years that the San Diego real estate commercial market has recovered, and developers demonstrated renewed interest in the development of the Broadway property. DON planning efforts for using existing legislation are on-going, although active negotiations were put on hold pending outcomes of the BRAC process, and due to uncertainties over potential base loading in the San Diego area.

27. *Does the Navy have a current or projected shortage of headquarters and administrative office space on their facilities in the San Diego Bay area? How many of the three buildings located within the Broadway Complex are used for general-purpose office space? How much of the 15 acre Broadway Complex are used for parking?*

The Navy installations comprising the San Diego complex have been densely developed, leaving little to no room for expansion. Due to the demands of operational requirements, administrative office space is at a premium. There are four (4) major facilities on the Broadway Complex; three (3) are primarily used for general-purpose office space. Approximately 8.6 acres of the Broadway Complex is used for parking. In the last several years, we have demolished several buildings on the Broadway site due to high maintenance and operational costs and in preparation for the Navy's issuance of a Request for Proposal to allow redevelopment of the site. This demolition has freed up land for employee parking, which is scarce in metropolitan San Diego.



28. *Does the Navy use the current vacant space at Broadway to accommodate Navy demand for overflow (or surge) requirements for administrative space in the San Diego waterfront area? Does the Navy continue to own the pier located adjacent to the Broadway Complex? If not, when and why was it disposed?*

The Broadway Complex administrative space is occupied to capacity with no excess. The Navy no longer owns the Navy Pier. It was determined to be obsolete, requiring repairs in the range of \$15-20 million. It was transferred to the San Diego Unified Port District in August of 2003, as authorized under specific enabling legislation (Section 2843 of the Defense Authorization Act of 2002 (P.L. 107-107)).

29. *Would it be fair to say the City was, and continues to be, receptive to the Navy's plans for Broadway? Has the City's reaction or support of the Navy's plans substantially changed over time?*

The City of San Diego, through the CCDC, has supported the Navy's redevelopment plan for the Broadway Complex under the terms of the Special Legislation. The Navy and CCDC entered into a development agreement in 1992 and recently extended the terms until 2007. For further information, we recommend that the Commission contact the City of San Diego to obtain information regarding their views.



30. *What is the significance of the Development Agreement the Navy executed with the City of San Diego in 1992? Has the Development Agreement with the City facilitated or hindered the Navy's plans to redevelop the Broadway property?*

The 1992 Development Agreement between the City of San Diego and the Navy gives the Navy the opportunity to competitively outlease the site to a private developer, who would in turn construct 3.25M sq ft of mixed-use space, providing the Navy adequate administrative office space at no cost. The Development Agreement would assist the Navy's developer in master-planning a site that meets the needs of the City of San Diego and the Navy. The development agreement is not transferable if the property is sold.

31. *Under the terms of this agreement, will the Navy maintain the right to continue to use a portion of the property for "Navy" uses? Will the Navy continue to maintain operational access to the waterfront portions of the Broadway property? Finally, how much and what kinds of private commercial development would be permitted by the Development Agreement?*

Under the existing legislation, the Navy is required to stay on the site. The tenants of the Broadway Complex have no operational requirement for access to the waterfront, as the pier was transferred to the San Diego Unified Port District in 2003. According to the Development Agreement, the Navy, through its private developer, is entitled to construct 3.25M square feet of Navy office space,

museum space, above grade parking, commercial office and hotel/retail. The local redevelopment agency believes that mixed use would also potentially allow residential development as well.

32. What mission requirements require the current Navy tenants to be located at Broadway?

There are no firm mission requirements that require Navy tenants to be located specifically at the Broadway Complex. However, portions of the workforce currently positioned in the Broadway Complex directly support waterfront operations and must remain in close proximity to the customers they support. In addition, none of the Navy functions located here are being eliminated. The tenants of the Broadway Complex support operational forces in the Southwest Region of the United States. Though some of these functions could be performed at other locations, such a move would entail a large investment, and require significant planning to address the scarcity of developable land owned by DON in San Diego and to ensure consistency with the Navy's objectives to improve the quality of life on our installations.

33. What internal Navy factors or changes, like personnel restructuring or decreased demand for Navy office space in the San Diego area, or external factors outside the Navy's control such as a down turn in the San Diego real estate market, have on the Navy's plans for Broadway?

There are no planned personnel restructuring and other functional changes within the San Diego area that reduces the Navy's requirement for the space currently provided by the Broadway Complex. External factors in the past have affected previous Navy development efforts of Broadway Complex real estate. However, the market for such development today is stronger.

I trust this information satisfactorily addresses your concerns. If we can be of further assistance, please let me know.

Sincerely,



Anne Rathmell Davis
Special Assistant to the Secretary of the Navy
For Base Realignment and Closure



“The Navy generally favors selling valuable excess land through a public auction, where a developer can buy the property and take responsibility for remaining environmental cleanup, according to a city staff report.”





**U.S. Navy BRAC Program Management Office, West
1230 Columbia Street, Suite 1100
San Diego, CA 92101**

PRESS RELEASE

FOR IMMEDIATE RELEASE

For more information contact:
BRAC PMO Public Affairs Officer
619-532-0941

7 March, 2005

U.S. NAVY SELLS PONTE VISTA FOR \$88 MILLION VIA ONLINE AUCTION

LOS ANGELES, Calif. – The U.S. Department of the Navy has closed the online auction on the 41.95-acre portion of the former San Pedro Navy Housing, recently branded Ponte Vista. The winning bid was \$63 million above the minimum opening bid of \$25 million.

The remaining 19.58-acre portion of Ponte Vista will be transferred to two designated Homeless Service Providers (“HSPs”), under a Homeless Assistance Conveyance. This transfer is pursuant to the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, and will happen unless the winning bidder and the HSPs are able to agree upon alternative arrangements prior to the close of escrow. In such case the Navy would convey the remaining portion to the winning bidder subject to the same environmental restrictions, notifications and restrictions contained in the Invitation for Bid (IFB). The escrow period is anticipated to end in approximately 60 days after the winning bidder’s receipt of the Notification of Acceptance for the winning bid from the Navy.

Colliers Seeley International handled the marketing and auction of Ponte Vista on behalf of the Navy. The auction, which ran from December 1, 2004 through March 7, 2005, was originally anticipated to close in early January. However, as laid out in the IFB, it continued for an additional 60 days due to heavy competitive bidding by two final registered bidders.

In 1997, the Navy deemed Ponte Vista to be surplus to the needs of federal government. In June 2004, the Navy decided that the property would be transferred via Public Sale and Homeless Assistance Conveyance methods.

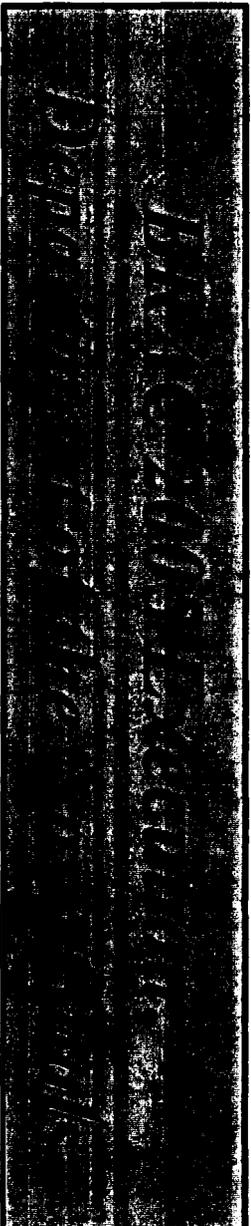
Ponte Vista is located in the community of San Pedro, in the city of Los Angeles, Calif., at the base of the Palos Verdes Peninsula, between Redondo Beach and Long Beach. The real property is presently zoned R-1, single family residential, and the city of Los Angeles has indicated that Ponte Vista may continue to be utilized for residential housing.

The existing residential housing on Ponte Vista, which contains lead-based paint and asbestos, will be safely demolished. This deed condition would also apply to the existing residential housing on the 19.58-acre portion that is designated for the HSPs if the winning bidder acquires it. The winning bidder will redevelop Ponte Vista according to city of Los Angeles' zoning regulations.

The online auction provided a unique opportunity for a residential homebuilder to acquire what is probably one of the most desirable in-fill residential land sites in Southern California. It was an extremely smooth process for the Navy and an intense bidding contest for the registered bidders.

According to Ms. Kimberly Kesler, Director of the Navy's BRAC Program Management Office West, "The Navy is very pleased with the results of the auction. As with the recent sale of the former MCAS El Toro property, this was a win-win for the Navy, the local citizens and the taxpayers. We look forward to watching the redevelopment of Ponte Vista into a new, vibrant community."

-usn-



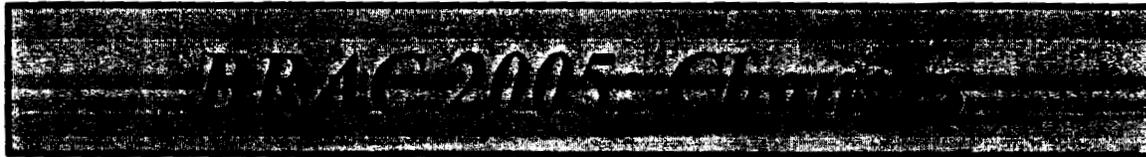
- **Disposal of Facilities to benefit the Navy/taxpayers:**
 - Efficient, Faster, Market-driven
- **Political Sensitivity** throughout the BRAC Process
- **Complete Coordination:** Lessen the turmoil
 - CN/N46 -- HQMC(LF) -- BRAC PMO: All working together
- *The faster a base is closed and disposed,*
 - *The faster we transfer the mission;*
 - *The less we “churn” and spend money needlessly; and*
 - *the lower the cost to us, the quicker the reuse for the community, and the greater the revenue for the Navy and the Community!*
- ***“We want the last Sailor/Marine off the base to hand the deed to the new owner.”***



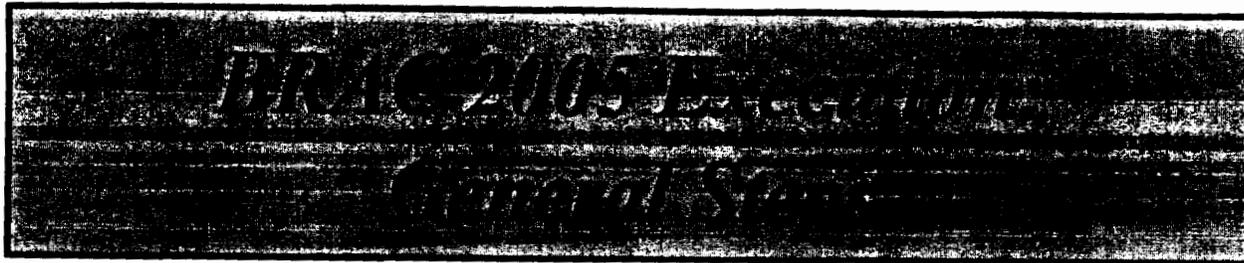
- **Public Benefit Conveyance (PBC)**
 - Public Entity for education; parks; airports; hospitals; etc.
 - Discounted (Often No-cost); STRINGS
 - **Negotiated Sale**
 - Public Entity for Public Purpose; STRINGS
 - Must be for fair market value.
 - **Economic Development Conveyance (EDC)**
 - No-Cost: "Free"; STRINGS; minimal housing; "job creation"
 - Cost: Similar rules to No-Cost, but \$ return to the Government
 - **Conservation Conveyance**
 - DOD transfer to non-Federal "conservancy" organization
 - **Public Sales**
 - Not used much in prior rounds
 - Used more now; greater revenue; puts people back in roles; controversial.
 - Tustin: \$209M; El Toro: \$650M; San Pedro: \$88M; Charleston; Orlando; etc.
- Any of these could occur before operational closure!!!**



- **Little Disposal Work Initially:** Closure first... THEN disposal
- **Little Environmental Characterization:** Long cleanup process
- **Fed-to-Fed transfers** were long, painful, too much cleanup.
- **Personal property transfers:** long, no DOD control, LRA sales.
- **Local Reuse Authority (LRA)** often considered final authority.
 - Not always the Zoning Authority; Not always elected; Extra layer
- **Long Reuse Planning Process/Homeless disposition:**
 - Not always coordinated well
- **Inexperience with BRAC** on all sides, initially; everyone wanted “free”
- **Took parties out of their normal “roles!”**
 - Community should “plan;” not “develop”; no money/expertise
 - Developers should “develop” and lead; not follow; money
 - Navy should “dispose;” not hang onto property and oversee!



- **Streamlined the Closure Process/Oversight**
 - Back to Basics on disposal procedures
 - Created CNI: becomes one-point-of-contact with Echelons
 - Created BRAC PMO under Secretary of the Navy
 - Closer relationship to Air Force/Army/OSD/OEA
- **Plan: Overlap Closure and Disposal (Goal: 3 years)**
 1. Move assets; Cease operations; Close the base
 2. ***Simultaneously with the above:***
 - Environmental Characterization/(Cleanup): ECP
 - DOD Screening and Transfer (Guard, Reserves, Active, etc.)
 - Federal Agency Screening and Transfer (Fed-to-Fed)
 - Personal Property Screening
 - Homeless Screening
 - Local Reuse Authority (LRA) Identification/Plan
 - Disposal: All methods, but more reliance on market



1. **Operationally Close/Realign Base:** Closure in 3 years?
2. **Determine Environmental Condition:** Clean as needed
3. **Fed-to-Fed Transfers:** DOD and Other Agencies
4. **Personal Property Disposition:** DOD first, then LRA
5. **Local Reuse Authority:** prepares Reuse Plan/OEA
6. **Homeless Determinations:** LRA to HUD to DOD
7. **Property Conveyances Determined:** LRA/DON
8. **Property is Conveyed**





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Southwest Regional Command

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REAR ADMIRAL LEENDERT R. HERING, SR.

**UNITED STATES NAVY
COMMANDER, NAVY
REGION SOUTHWEST**



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Northern California:

- [NWS Seal Beach - Det Concord](#)

Nevada:

- [NAS Fallon](#)



Rear Admiral Leendert "Len" Hering, Sr., was born in Portsmouth, Virginia and commissioned through the NROTC Scholarship Program from State University of New York Maritime College in 1977 with a Bachelor of Science degree in Meteorology and Oceanography. He has also earned a Master of Science degree in International Relations and Strategic Studies from the Naval War College, and a Master of Science degree in Business Management from Salve Regina University in Newport, R.I.

Suggestion Box

Do you have a suggestion? Submit it via the CNRSW suggestion link above.

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Rear Admiral Hering's initial sea assignment was aboard USS SANTA BARBARA (AE 28), where he served as 1st and 2nd Division Officer and Assistant First Lieutenant. Upon completion of Department Head School in 1980 he was assigned to the commissioning crew of USS FAHRION (FFG 22) as Ship's Control Officer and later as Combat Systems Officer. He had command of USS ARIES (PHM 5) from January 1989 to January 1991 and USS DOYLE (FFG 39) from July 1995 to March 1997. DOYLE was a member of the Vinson Battle Group in Desert Strike; the ship earned the Battle "E," all possible departmental awards, the 1996 Chief of Naval Operations LAMPS Safety Award, and two TYCOM Safety Awards.

His assignments ashore include duty as operations and plans officer to Commander, Destroyer Squadron TWELVE; aide and administrative assistant to the Deputy Chief of Naval Operations for Naval Warfare; Action Officer, Pacific Command Branch, Joint Operations Directorate, Joint Staff; 1st Battalion Officer and Ethics Instructor, U.S. Naval Academy, Annapolis, Maryland; Commanding Officer of Naval Base San Diego from May 1999 to April 2002; Commander, Naval Surface Group Pacific Northwest from August 2002 to February 2005 and is presently serving as Commander, Navy Region Northwest.

Rear Admiral Hering's personal awards include (2) Legion of Merit, Defense Meritorious Service Medal, (4) Meritorious Service Medals, and various other personal achievement, service awards and ribbons.

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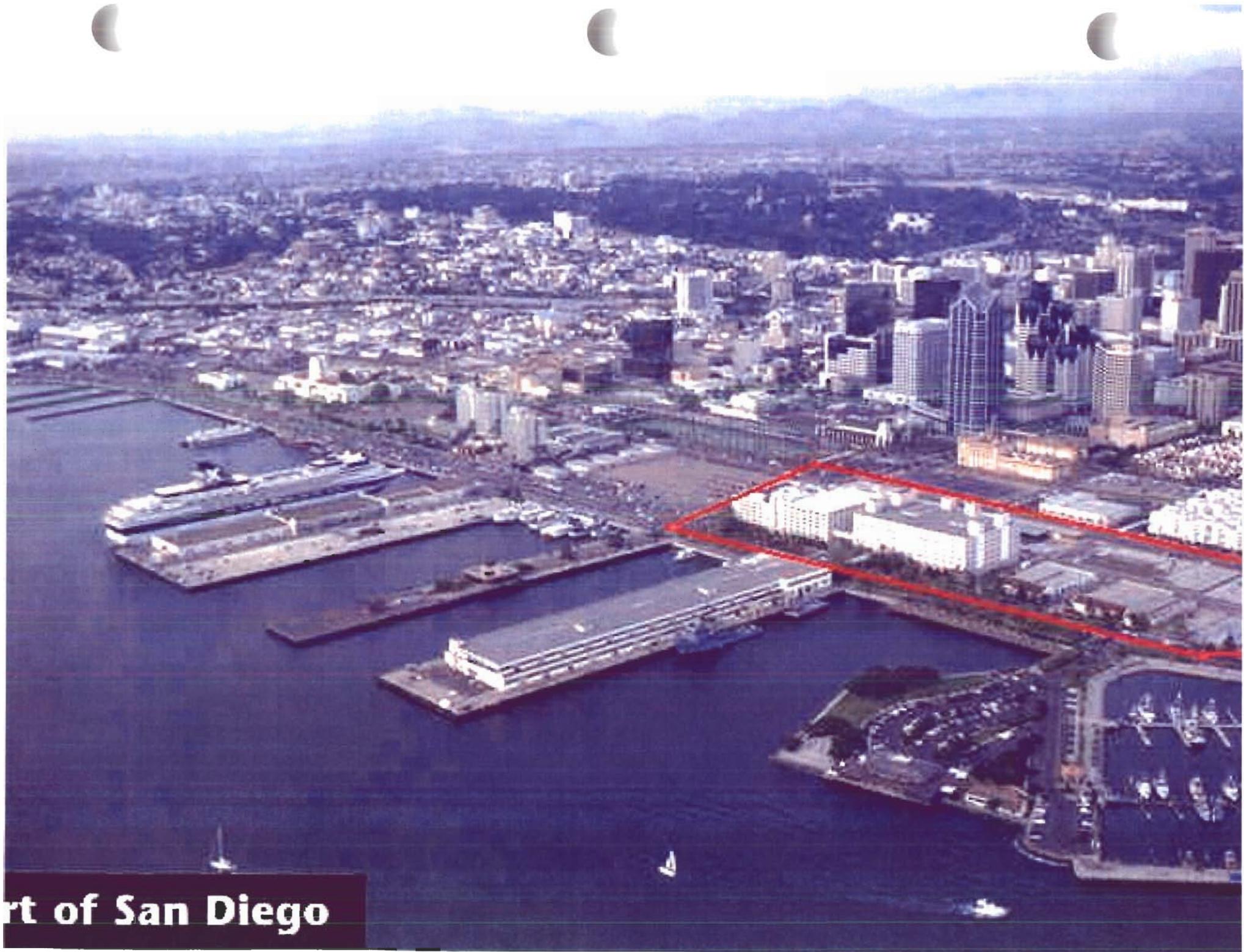
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rt of San Diego



Navy Region Southwest



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Broadway Complex



The main Navy Region Southwest offices are located in downtown San Diego at **937 North Harbor Drive** on the corner of North Harbor Drive and Broadway.

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San Diego Metro:

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- [Broadway Complex](#)
- [Naval Base Coronado](#)
- [Naval Base Point Loma](#)

Other So Calif:

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Northern California:

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- [NAS Lemoore](#)

Nevada:

- [NAS Fallon](#)



Directions:

From the North: Take I-5 South to Front Street Exit. Go Straight for several blocks. Right on Broadway until the end. Left on N. Harbor Drive and then an immediate left into the front parking lot.

From the South: (through downtown) Take I-5 North to B Street Exit (west). Left on 6th. Right on Broadway. Left on N. Harbor Drive and then an immediate left into parking lot. (Around downtown): Take I-6 North to Airport Exit. Left on N. Harbor Drive pass Broadway and then an immediate left into the front parking lot.

From Airport: Exit to North Harbor drive heading east (toward downtown) continue until you pass Broadway and then an immediate left into the front parking lot.

From North Island/Coronado: Take Coronado Bridge, stay in left lane. Take first exit to National Avenue. Right on National Avenue. Left at Light. Right on to North Harbor Drive. Continue until you reach 937 N. Harbor Drive.

Parking: Parking is available at the Broadway Complex for customers and VIP visitors in front of the building and on the Navy Pier. Metered parking is available adjacent to the Complex as well as several parking lots across the street on Broadway and Pacific Highway

Commands location at Broadway Complex:

- [Commander, Navy Region Southwest](#)
- [Fleet and Industrial Supply Center](#)
- [Navy Computer and Telecommunications Station](#)
- [Personnel Support Activity](#)
- [Reserve Readiness Command](#)

- [Naval Facilities Engineering Command Southwest Division](#) [Southwest](#)



Training:

If you are attending training at the Broadway Complex most training sessions are held on the 3rd floor in the [FISC Training facilities](#).

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Southwest Region Facts

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Mission: We are a regional team dedicated to providing the highest level of base operating support and quality of life services for all operating forces and shore activities in the Southwest Region.

Vision: We will be recognized as the leader in shore installation management. One Team, One Voice, One Mission.

As the Naval shore installation management headquarters for the Southwest region (California, Arizona and Nevada), Navy Region Southwest provides coordination of base operating support functions for operating forces throughout the region. This includes providing expertise in areas such as housing, environmental, security, family services, port services, air services, bachelor quarters, supply, medical and logistical concerns for the hundreds of thousands of active-duty, reserve and retired military members in the area. The command also serves as the regional coordinator for the Commander, U.S. Pacific Fleet, headquartered in Hawaii, coordinating support for bases in Southern California and Nevada.

The Navy is embarking on a new era in shore management, and San Diego is leading the way. As the Navy reduces its operational forces, it is essential for the shore establishment supporting those forces to be realigned. Navy Region Southwest is changing how we do business ashore and is the model for the Navy's future shore establishment structure.

Suggestion

Box

Do you have a suggestion? Submit it via the CNRSW suggestion link above.

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Here in the Southwest region we are establishing a regional organization dedicated to providing the highest level of mission support and quality of life services for all operating forces and ashore support activities in the region. By regionalizing services, we can substantially reduce the cost of these services while continuing to meet the Fleet's demand for them. We are looking to the private business sector for ways to provide this support. This means taking advantage of the latest innovations and adapting new technologies and business practices to get the job done.

As we apply these best business practices to our shore installation management system, we are beginning an evolutionary process with immense potential. Our program managers will lead their teams in a never-ending quest for better service to the Fleet at lower costs. As we transition from being a regional coordinator as Commander, Naval Base San Diego to a Regional Commander, we will build a Navy Region Southwest team to meet the challenge of supporting the Fleet in the 21st Century.

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- [NAVBASE San Diego](#)

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The main Navy Region Southwest offices are located in downtown San Diego at 937 North Harbor Drive on the corner of North Harbor Drive and Broadway. Parking is available at the Broadway Complex for customers and VIP visitors in front of the building and on the Navy Pier. Metered parking is available adjacent to the Complex as well as several parking lots across the street on Broadway and Pacific Highway.

Enter email address

Choose: 

In May 1999 the Coast Guard conduct the Port of San Diego's first field exercise of the San Diego Port Readiness Committee. The San Diego Port Readiness Committee, led by the Coast Guard and includes military and public agencies, tested its ability to coordinate and provide security during a major military outload. In this exercise, Marine Corps hardware and supplies were moved by rail from Camp Pendleton to the Port of San Diego and were loaded onto the 640-foot Maritime Administration vessel CAPE ISABEL. The US Army Reserve, Military Transportation Management Command out of Meridian, MS marshalled the materials and loaded the vessel.

The Coast Guard Captain of the Port established an exercise security zone to protect the vessel

and materials from various staged threats, including terrorist attacks. Coast Guard boat crews applied their recently honed tactical defense skills to maintain waterside security for the vessel while it was being loaded. Lessons learned during this exercise were used to enhance the readiness of the Port Readiness Committee organization and the Port of San Diego to support a military outload.

Two valuable command and communication tools were tried in this exercise, the Boarder Tactical (BORTAC) communications system and the Incident Command System (ICS). BORTAC is a Navy-run system that allows our local military and public service agencies to communicate by radio while using their own standard equipment and frequencies. For instance, using BORTAC, the coxswain of a Coast Guard boat can use his own marine radio and regular frequency to communicate with a Fire Department unit on their standard radios. This was the first Port Readiness Committee exercise using ICS. ICS is a unified approach to managing crisis response operations involving multiple agencies and jurisdictions. It was originally designed for large scale fire-fighting situations but has since been extensively applied any type of emergency including floods, earthquakes, oil spills, fires and even planned events.

USS BENFOLD (DDG 65) joined the Pacific Fleet during commissioning ceremonies on 30 March 1996 at Broadway Pier, San Diego.

As the centerpiece of the San Diego Aircraft Carrier Museum, the Midway berthed on the south side of Navy Pier 11A just south of Broadway. The Port of San Diego approved the environmental impact report in April 2001.

In the early 1900s, Pacific Fleet ships routinely anchored in the harbor at the foot of Broadway making it a natural site for a supply depot. In 1922, the Naval Supply Depot, San Diego was formally established. A small pier was constructed and the first materials were moved into the Depot's warehouse in February 1923. The facilities were built on filled-in tideland deeded to the U. S. Government by the city of San Diego in September 1919. The Broadway Pier was constructed in 1913 with a \$1.7 million bond issued by the city.

During the 1980s the Navy hoped to build about 1 million square feet of office space on the site of the former 16-acre Naval Supply Depot, a prime piece of real estate between Pacific Highway, Harbor Drive, Broadway and Market Street. The financing for the Navy's new office space was to come from private developers, who would build offices and hotels on the Navy property. But market conditions deteriorated, putting the major development proposal in the deep freeze. Some buildings on the Broadway Complex site have been demolished, but so far, nothing new has replaced them. The Navy is making do with the remaining antiquated office buildings, which are getting a new coat of paint. However the current need is closer to 600,000 square feet. Planners say they will work with the Navy in an effort to provide needed office space within the framework of the emerging North Embarcadero Plan.

As part of a City of San Diego and Navy EIR/EIS program, the proposed redevelopment of the Naval Supply Depot at the foot of Broadway was assessed under Section 106 of the NHPA. The assessment included an architectural/historical survey and recordation of all structures on the Naval Supply Depot that fell within the perimeters of potentially historic buildings. A HABS/HAER analysis was completed for each historic building, resulting in a National Register evaluation of the buildings as well as the facility as a potential historic district. Historic research for the project also identified the potential for the presence of remnants of the shanty town that grew along the waterfront of New Town between the 1860s to 1900, but was buried by dredged sand from the bay when the tidelands were filled and the bulkhead was constructed in the early 1900s. The cultural resources report for the Navy Broadway Complex was jointly reviewed by the Navy, the SHPO, and the City of San Diego for compliance and was accepted. To reduce the effect of the project on cultural resources, a number of measures were proposed, including the preservation of the primary buildings that were historically significant and met the criteria for eligibility to the National Register.

In 1941, the current Navy Pier was built and a south wing added to the original six-story supply depot. A seven-story warehouse was constructed alongside in 1943. That same year, the Depot was assigned management of the La Playa Coaling Station at Point Loma. Built in 1904, La Playa Coaling Station was the first permanent Navy logistics shore establishment in San Diego. By the late 1940s, eight more warehouses were constructed at the Broadway Naval Station Annex to support expanding material storage needs.

The significant growth in the Naval Supply Depot's customer base resulted in its recommissioning as the Naval Supply Center (NSC) San Diego in 1959. A sister Supply Center

in Long Beach closed in 1973 as part of a Navy initiative to streamline shore establishments and NSC San Diego assumed logistics support for the Naval Shipyard, Naval Station, and ships homeported in Long Beach. In 1980, as a result of additional consolidation, NSC San Diego assumed responsibility for selected Naval Air Station North Island Supply Department aviation material and related functions.

In 1992, NSC San Diego transferred its warehouse operations to the Defense Logistics Agency, payroll and accounting operations to the Defense Finance and Accounting Center, and data processing operations to the Defense Information Systems Agency as part of Department of Defense streamlining initiatives to reduce costs.

Based on these changes and related infrastructure studies, the Fleet and Industrial Supply Center (FISC) concept was born. With a new mission to become business partners with Navy and Marine Corps shore and industrial activities, FISC provides a full range of consumer level business, logistics and support services. In addition, FISC provides "one stop" coordination for all ship, aviation and shore activity supply support requirements and serves as the link between Navy and Marine Corps customers and the centralized services of major Defense Agencies.

Fleet and Industrial Supply Center [FISC] San Diego provides logistics, business and support services to fleet, shore and industrial commands of the Navy, Coast Guard and Military Sealift Command, and other Joint and Allied Forces. The FISC delivers combat capability through logistics by teaming with regional partners and customers to provide material management, procurement, contracting and transportation services, technical and customer support, defense fuel products and worldwide movement of personal property.

The FISC prototype has evolved greatly since its inception in 1992. Early partnerships were established with Naval Amphibious Base Coronado, NAS North Island and Naval Station San Diego. In 1993, a Naval Supply Systems Command infrastructure review developed a "FISC centered" procurement strategy. In 1994, FISCs and Naval Regional Contracting Centers (NRCCs) were merged in order to reduce costs and improve responsiveness. The FISC and NRCC San Diego merger, along with their respective Long Beach detachment, resulted in a Regional Contracting Department that awards \$400 million in large contracts and small purchases annually.

With the upgrade of Uniform Automated Data Processing System for Stock Points (U2), FISC San Diego pioneered the era of inventory sharing through centralized management of multiple inventory sites. FISC San Diego, with the NAS North Island as its partner, implemented the first U2 partner site in 1993. In 1994, FISC San Diego partnered with the Naval Aviation Depot North Island, Naval Station San Diego, and Long Beach Naval Shipyard. In 1995, as the result of a business case analysis, FISC San Diego partnered with Commander, Marine Corps Air Bases Western Area and became the inventory manager for Marine Corps Air Stations El Toro and Yuma.

Responding to Surface Mine Counter Measure community needs, FISC San Diego assumed the Ingleside Detachment from FISC Pensacola when they closed. Other partnerships during recent years include Naval Air Warfare Center China Lake, Naval Weapons Station Seal Beach, Shore Intermediate Maintenance Activity (SIMA) San Diego, SIMA Ingleside, NAS Lemoore, CBC Port Hueneme, Naval Air Weapons Station Point Mugu, and Naval Reserve Air Stations and Joint Reserve bases at Atlanta, Fort Worth, New Orleans, Santa Clara, Washington D.C., Willow Grove, and Stewart. In 1998 FISC San Diego became the Supply Logistics Assistant Chief of Staff to Commander, Navy Region, Southwest.

The Naval Supply Systems Command's Competitive Sourcing Strategy, which focused primarily on Commercial Activity (A-76) studies, resulted in the following outcomes. In 1999, decisions were made to retain in-house the Global Advanced Traceability and Control (ATAC) and Fuels functions. In 2000, final decisions were made to retain in-house the Navy Region Southwest's Personal Property Services function, and to outsource the Region's Hazardous Material operation.



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REAR ADMIRAL DAVID J. CRONK



UNITED STATES NAVY
DEPUTY COMMANDER,
NAVY REGION
SOUTHWEST

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 - [NAS Lemoore](#)

- Nevada:*
- [NAS Fallon](#)



Suggestion Box

Do you have a suggestion? Submit it via the CNRSW suggestion link above.

Rear Adm. Cronk joined the Navy in 1975 through Aviation Officer Candidate School in Pensacola, Florida. Upon earning his wings in November 1976, he reported to Corry Field Pensacola for Advanced Electronic Warfare training, then proceeded to Tactical Electronic Warfare Squadron 129, Whidbey Island, Washington for training in the EA-6B Prowler.

His first operational tour was with the "Scorpions" of VAQ-132, making deployments on USS CONSTELLATION and USS DWIGHT D. EISENHOWER where he held positions as Schedules Officer, Aircraft Division Officer and Assistant Operations Officer. In 1981 RDML Cronk reported to Commander 25th NORAD, McChord Air Force Base, Tacoma, Washington for a joint tour as Staff Plans and Liaison Officer.

Rear Adm. Cronk left active duty in August 1983 to pursue a civilian career. Immediately affiliating with the Reserves, he reported to Naval Air Reserve, Whidbey Island, Washington serving as Training Officer and Flag Secretary for MATWING 289. He had brief tours at North Island, California as Engineering Division Officer for USS RANGER's Reserve Augment Unit and as a Staff Intelligence Officer for AIRPAC OPINTEL 0194.

In 1986 RDML Cronk returned to flying as the Avionics Division Officer for the "Jockeys" of VAK-208, Alameda, California. October 1987 found him back in the Electronic Warfare community flying EA-6A's and EA-6B's for the "Axmen" of VAQ-309 where he served as Maintenance Officer, Electronic Warfare Officer, Executive Officer and Commanding Officer.

During his tour as Commanding Officer, the Axmen won the Battle "E", Safety "S" and the CVWR-30 Golden Hook Awards.

Subsequent commands have included NR USS CONSTELLATION CV-64 Detachment 0294, NR CARGRU 0589, COMMANDER CARRIER GROUP FIVE's augment unit, and NR Naval Air Force Pacific 1094. His Follow-on assignment was to NR AADC Pacific as the J3. In October 2001 RDML Cronk was recalled to active duty as Commander Third Fleet's representative to the Western Air Defense Sector (WADS) in support of Operation Noble Eagle. His first Flag assignment was Deputy Commander Naval Air Forces Pacific. He is currently assigned as Deputy Commander Navy Region Southwest.

He holds a Bachelor of Science degree in Chemistry from California State University Pomona and a Master of Science degree in Systems Management from the University of Southern California.

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last updated: 02/17/

Rear Admiral William A. Kowba

Commander, Fleet and Industrial Supply Center San Diego

Rear Admiral Bill Kowba received his commission through the Officer Candidate School from June 1976. Following commissioning, the admiral completed the basic qualification training courses at the Navy Supply Corps School in Athens, Ga., and then from the Navy Officer Submarine School in Groton, Conn.

His shipboard tours have included service as supply officer of the fleet ballistic submarine, USS *Daniel Webster* (SSBN 626); assistant supply officer of the submarine tender, USS *Hunley* (AS 31); and supply officer of the submarine tender, USS *McKee* (AS 41).

Ashore, the admiral served in a variety of logistics and financial management positions. His shore assignments from 1979 to 1983 included stock control and material officer at Naval Air Station Keflavik, Iceland and contracting officer at the Defense Construction Supply Center, Columbus, Ohio. During his first Washington, D.C., tour from 1983-1985, Rear Adm. Kowba was part of the Management Consulting Division at the Navy Audit Service Command Headquarters. Subsequently, he was assigned as the NISTARS/mechanized warehouse officer at Naval Supply Center Norfolk, Va. Returning to Washington, D.C., in 1992, Rear Adm. Kowba joined the Submarine Warfare Division (OPNAV-N87) in the Pentagon as deputy budget officer and later transferred to the Office of Supply Corps Personnel in the Naval Supply Systems Command to become a Supply Corps assignment officer. From 1997 to 1999, he served as the customer service officer at Fleet and Industrial Supply Center San Diego, Calif., and then as the first regional comptroller in the Commander, Pacific Fleet claimancy, working on the staff of Commander, Navy Region Southwest. In July 1999, Rear Adm. Kowba became head of Supply Operations, Transportation and Petroleum Branch (OPNAV-N41). From 2000 to 2002, he commanded FISC Norfolk, the Navy's oldest and largest supply center. He was last assigned as the senior fellow in the Chief of Naval Operations Strategic Studies Group in Newport, R.I., from September 2002 until July 2003 when he returned to San Diego to serve as Commander, Fleet and Industrial Supply Centers.

Rear Adm. Kowba holds a bachelor of arts degree from St. Bonaventure University and three graduate degrees. He has master of arts degrees from the University of Richmond and Webster University and a master's degree in business administration from the Anderson School at UCLA. The admiral is also a graduate of the Tuck School of Business Executive Program at Dartmouth College.

His personal awards include the Legion of Merit, the Defense Meritorious Service Medal, six Meritorious Service Medals, the Navy Commendation Medal, and the Navy Achievement Medal. He is a qualified Submarine Supply Officer and Surface Warfare Supply Corps Officer. Rear Adm. Kowba is also a member of the Department of Navy Acquisition Professional Community.





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FISC San Diego

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About

Fleet and Industrial Supply Center San Diego (FISCSD) provides logistics, business and support services to fleet, shore and industrial commands of the Navy, Coast Guard and Military Sealift Command and other joint and allied forces. FISCSD delivers combat capability through logistics by teaming with regional partners and customers to provide supply chain management, procurement, contracting and transportation services, technical and customer support, defense fuel products and worldwide movement of personal property.

History

In the early 1900s, Pacific Fleet ships routinely anchored in the harbor at the foot of Broadway making it a natural site for a supply depot. In 1922, the Naval Supply Depot San Diego was formally established. A small pier was constructed and the first materials were moved into the Depot's warehouse in February 1923.

In 1941, the current Navy Pier was built and a south wing added to the original six-story supply depot. A seven-story warehouse was constructed alongside in 1943. That same year, the Depot was assigned management of the La Playa Coaling Station at Point Loma. Built in 1904, La Playa Coaling Station was the first permanent Navy logistics shore establishment in San Diego. By the late 1940s, eight more warehouses were constructed at the Broadway Naval Station Annex to support expanding material storage needs.

The significant growth in the Naval Supply Depot's customer base resulted in its recommissioning as the Naval Supply Center San Diego in 1959. A sister supply center in Long Beach closed in 1973 as part of a Navy initiative to streamline shore establishments and NSC San Diego assumed logistics support for the Naval Shipyard, Naval Station and ships homeported in Long Beach. In 1980, as a result of additional consolidation, NSC San Diego assumed responsibility for selected Naval Air Station North Island Supply Department aviation material and related functions.

In 1992, NSC San Diego transferred its warehouse operations to the Defense Logistics Agency, payroll and accounting operations to the Defense Finance and Accounting Center and data processing operations to the Defense Information Systems Agency as part of Department of Defense streamlining initiatives to reduce costs. Based on these changes and related infrastructure studies, the Fleet and Industrial Supply Center concept was born.

FISC San Diego became business partners with Navy and Marine Corps shore and industrial activities, offering a full range of consumer level business, logistics and support services. In addition, FISC San Diego provided "one stop" coordination for all ship, aviation and shore activity supply support requirements and served as the link between Navy and Marine Corps customers and the centralized services of

FISC Links

Select a link from the list below to go to a specific FISC homepage:

--Select a FISC--

major defense agencies.

Early partnerships were established with Naval Base Coronado, NAS North Island and Naval Station San Diego. In 1994, FISCs and Naval Regional Contracting Centers were merged in order to reduce costs and improve responsiveness. Partnerships were then created with Naval Air Depot North Island, Naval Base San Diego and Commander, Marine Corps Air Bases Western Area, with FISC San Diego becoming the inventory manager for Marine Corps Air Stations Miramar, El Toro and Yuma.

Other current partnerships include Commander, Navy Region Southwest and supply operations at its eleven bases; Southwest Regional Maintenance Center; Naval Air Facility Washington; and Public Works Center San Diego.

In 1998, FISC San Diego became the Supply Logistics Assistant Chief of Staff to Commander, Navy Region Southwest.

The FISC prototype has evolved greatly since its inception in 1992. Today, FISC San Diego delivers combat capability through logistics by teaming with regional partners and customers to provide supply chain management, procurement, contracting and transportation services, technical and customer support, defense fuel products and worldwide movement of personal property to fleet, shore and industrial commands of the Navy, Coast Guard, Military Sealift Command and other Joint and Allied Forces.

On July 25, 2003, as part of the Naval Supply Systems Command transformation initiative to realign the claimancy to more effectively and efficiently deliver services to its customers, FISC San Diego became the lead FISC and the title of the official in charge was changed to Commander, Fleet and Industrial Supply Center. FISC San Diego is now also responsible for formulating common policies and procedures across the seven FISCs located in Norfolk, Va.; Jacksonville, Fla.; Yokosuka, Japan; Pearl Harbor, Hawaii; Bremerton (Puget Sound), Wash.; Sigonella, Italy; and San Diego. This includes monitoring waterfront support performance, overseeing field contracting operations and managing FISC operations and programs such as the Logistics Support Centers, One Touch Support, the Global Distance Support Centers and the Hazardous Material/CRIMP Program.



Delivering Combat Capability Through Logistics!



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NAVAL SUPPLY SYSTEMS COMMAND (NAVSUP)
PO Box 2050 Mechanicsburg, PA 17055-0787
Legacy HelpDesk: 1-717-506-1089 or Toll Free: 1-877-962-3365.
NMCI HelpDesk: Toll Free: 1-866-843-6624.



Summary of Cumulative Environmental Impacts

Broadway Complex

1. DONCR-0158AR-Close Naval Support Activity New Orleans, LA.

Environmental Resource Area	Broadway Complex, CA (Gaining Installation)
Air Quality	Naval Station San Diego (Broadway Complex) is in maintenance for Ozone (1hr). No impact.
Cultural/Archeological/Tribal Resources	No impact.
Dredging	No impact.
Land Use Constraints/Sensitive Resource Areas	No impact.
Marine Mammals/Marine Resources/Marine Sanctuaries	No impact.
Noise	No impact.
Threatened & Endangered Species/Critical Habitat	No impact.
Waste Management	No impact.
Water Resources	No impact.
Wetlands	No impact.

Summary of Cumulative Environmental Impacts

Impact of Costs

Selection Criterion 8 Environmental Points	Broadway Complex, CA (Gaining Installation)
Environmental Restoration	DERA Costs: \$3.5 M through FY 03; \$14.0 M CTC (FY 04 to Completion).
Waste Management	None.
Environmental Compliance	None.

Summary of Cumulative Environmental Impacts

Naval Station San Diego

1. DONCR-0032BR: Close NS Ingleside, TX.

Environmental Resource Area	Naval Station San Diego, CA (Gaining Installation)
Air Quality	Naval Station San Diego is in maintenance for Ozone (1hr). NO _x totals are above 1-hour and 8-hour thresholds. CO total within 10% of threshold. An Air Conformity Determination may be required.
Cultural/Archeological/ Tribal Resources	No impact.
Dredging	DONCR-0032BR - Potential impact. Anticipate dredging required to accommodate 10 vessels; same impediments from previous dredging projects will occur. Also impacts maintenance dredging. Additional costs include screening for munitions and possible upland disposal.
Land Use Constraints/ Sensitive Resource Areas	No impact.
Marine Mammals/Marine Resources/Marine Sanctuaries	No impact.
Noise	No impact.
Threatened & Endangered Species/Critical Habitat	No impact.
Waste Management	No impact.
Water Resources	No impact.

Wetlands	DONCR-0032BR - Use of jurisdictional wetlands required.
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Summary of Cumulative Environmental Impacts

Impact of Costs

Selection Criterion 8 Environmental Points	Naval Station San Diego, CA (Gaining Installation)
Environmental Restoration	DERA Costs: \$64.4 M through FY-03; \$83.3 M CTC (FY 04 to Completion).
Waste Management	None.
Environmental Compliance	DONCR-0032BR - \$500K NEPA documentation (EIS) - \$38K Procurement of additional vessel oil boom.

**INSTALLATION ENVIRONMENTAL PROFILE
BROADWAY COMPLEX CA**

1. Air Quality (DoD Question #210-225):

- a. The Clean Air Act (CAA) establishes health-based standards for air quality and all areas of the country are monitored to determine if they meet the standards. A major limiting factor is whether the installation is in an area designated nonattainment or maintenance (air quality is not meeting the standard) and is therefore subject to more stringent requirements, including the CAA General Conformity Rule. Conformity requires that any new emissions from military sources brought into the area must be offset by credits or accounted for in the State Implementation Plan (SIP) emissions budget. The criteria pollutants of concern include: CO, O3 (1 hour & 8 Hour), and PM (PM10, and PM2.5). Installations in attainment areas are not restricted, while activities for installations in non-attainment areas may be restricted. Non-attainment areas are classified as to the degree of non-attainment: Marginal, Moderate, Serious, and in the case of O3, Severe and Extreme. SIP Growth Allowances and Emission Reduction Credits are tools that can be used to accommodate increased emissions in a manner that conforms to a state's SIP. All areas of the country require operating permits if emissions from stationary sources exceed certain threshold amounts. Major sources already exceed the amount and are subject to permit requirements. Synthetic minor means the base has accepted legal limits to its emissions to stay under the major source threshold. Natural or true minor means the actual and potential emissions are below the threshold.
- b. Broadway Complex CA is not in Attainment for all Criteria Pollutants. It is in Maintenance for Ozone (1 hr). It did not report holding an CAA Operating Permit. Emission credit programs may be available. A SIP growth allowance has been allocated for this installation. Broadway Complex CA is in an area projected or proposed to be designated nonattainment for the 8-hour Ozone or the PM2.5 NAAQS.

2. Cultural/Archeological/Tribal Resources (DoD Question #229-237):

- a. Many installations have historical, archeological, cultural and Tribal sites of interest. These sites and access to them often must be maintained, or consultation is typically required before changes can be made. The sites and any buffers surrounding them may reduce the quantity or quality of land or airspace available for training and maneuvers or even construction of new facilities. The presence of such sites needs to be recognized, but the fact that restrictions actually occur is the overriding factor the data call is trying to identify. A programmatic agreement with the State Historic Preservation Office (SHPO) facilitates management of these sites.
- b. No historic property has been identified on Broadway Complex CA. There is a programmatic agreement for historic property in place with the SHPO. It does not have sites with high archeological potential identified.

3. Dredging (DoD Question # 226-228):

- a. Dredging allows for free navigation of vessels through ports, channels, and rivers. Identification of sites with remaining capacity for the proper disposal of dredge spoil is the primary focus of the profile. However, the presence of unexploded ordnance or any other impediment that restricts the ability to dredge is also a consideration.
- b. Broadway Complex CA has no dredging requirement.

4. Land Use Constraints/Sensitive Resource Areas (DoD Question #198-201, 238, 240-247, 254-256, 273):

- a. Land use can be encroached from both internal and external pressures. This resource area combines several different types of possible constraints. It captures the variety of constraints not otherwise covered by other areas that could restrict operations or development. The areas include

electromagnetic radiation or emissions, environmental restoration sites (on and off installation), military munitions response areas, explosive safety quantity distance arcs, treaties, underground storage tanks, sensitive resource areas, as well as policies, rules, regulations, and activities of other federal, state, tribal and local agencies. This area also captures other constraining factors from animals and wildlife that are not endangered but cause operational restrictions. This resource area specifically includes information on known environmental restoration costs through FY03 and the projected cost-to-complete the restoration.

- b. Broadway Complex CA reports that 0 unconstrained acres are available for development out of 20 total acres. Broadway Complex CA has spent \$3.5M thru FY03 for environmental restoration, and has estimated the remaining the Cost to Complete at \$14M. It reports no constraints. Broadway Complex CA does not have Explosive Safety Quantity Distance Arcs.

5. Marine Mammal/Marine Resources/Marine Sanctuaries (DoD Question #248-250, 252-253):

- a. This area captures the extent of any restrictions on near shore or open water testing, training or operations as a result of laws protecting Marine Mammals, Essential Fish Habitat, and other related marine resources.
- b. Broadway Complex CA is not impacted by laws and regulations pertaining to Marine Mammal Protection Act, Essential Fish Habitats & Fisheries and Marine Sanctuaries, which may adversely restrict navigation and operations.

6. Noise (DoD Question # 202-209, 239):

- a. Military operations, particularly aircraft operations and weapons firing, may generate noise that can impact property outside of the installation. Installations with significant noise will typically generate maps that predict noise levels. These maps are then used to identify whether the noise levels are compatible with land uses in these noise-impacted areas. Installations will often publish noise abatement procedures to mitigate these noise impacts.
- b. Broadway Complex CA does not have noise contours that extend off the installation's property. It does not have published noise abatement procedures for the main installation.

7. Threatened and Endangered Species/Critical Habitat (DoD Question #259-264)

- a. The presence of threatened and endangered species (TES) can result in restrictions on training, testing and operations. They serve to reduce buildable acres and maneuver space. The data in this section reflects listed TES as well as candidate species, designated critical habitat as well as proposed habitat, and restrictions from Biological Opinions. The legally binding conditions in Biological Opinions are designed to protect TES, and critical habitat. The data call seeks to identify the presence of the resource, TES, candidate or critical habitat, even if they don't result in restrictions, as well places where restrictions do exist.
- b. Broadway Complex CA reported that federally-listed TES are present, candidate species are not present, critical habitat is not present, and that Broadway Complex CA does not have a Biological Opinion.

8. Waste Management (DoD Question # 265-272):

- a. This resource area identifies whether the installation has existing waste treatment and/or disposal capabilities, whether there is additional capacity, and in some case whether the waste facility can accept off-site waste. This area includes Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal facilities, solid waste disposal facilities, RCRA Subpart X (open/burning/open detonation) and operations.

- b. Broadway Complex CA does not have a permitted RCRA Treatment Storage and Disposal Facility (TSDF) . Broadway Complex CA does not have an interim or final RCRA Part X facility . Broadway Complex CA does not have an on-base solid waste disposal facility .

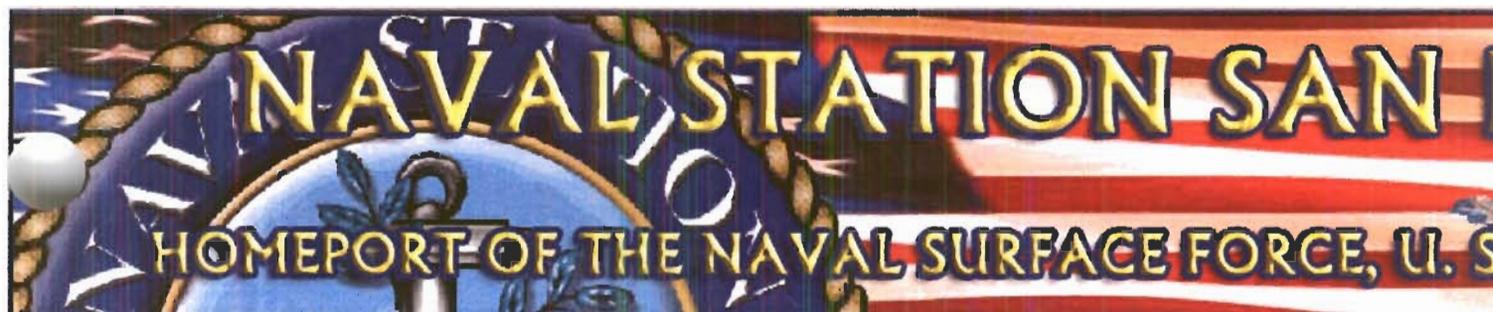
9. Water Resources (DoD Question # 258, 274-299):

- a. This resource area asks about the condition of ground and surface water, and the legal status of water rights. Water is essential for installation operations and plays a vital role in the proper functioning of the surrounding ecosystems. Contamination of ground or surface waters can result in restrictions on training and operations and require funding to study and remediate. Federal clean water laws require states to identify impaired waters and to restrict the discharge of certain pollutants into those waters. Federal safe drinking water laws can require alternative sources of water and restrict activities above groundwater supplies particularly sole source aquifers. Water resources are also affected by the McCarran Amendment (1952), where Congress returned substantial power to the states with respect to the management of water. The amendment requires that the Federal government waive its sovereign immunity in cases involving the general adjudication of water rights. On the other hand existence of Federal Reserve Water Rights can provide more ability to the government to use water on federal lands.
- b. Broadway Complex CA discharges to an impaired waterway. Groundwater contamination is not reported. Surface water contamination is not reported.

10. Wetlands (DoD Question # 251, 257):

- a. The existence of jurisdictional wetlands poses restraints on the use of land for training, testing or operations. In the data call the installations were asked to report the presence of jurisdictional wetlands and compare the percent of restricted acres to the total acres. The presence of jurisdictional wetlands may reduce the ability of an installation to assume new or different missions, even if they do not presently pose restrictions, by limiting the availability of land.
- b. Broadway Complex CA has no wetland restricted acres on the military installation.

TENANTS
SOUTHWESTNAVFACENCOM SAN DIEGO, CA
BROADWAY COMPLEX CA
NRESRUCOMAREAPACIFIC SD CA SAN DIEGO, CA
COMFISCS SAN DIEGO, CA
NAVY REGION SOUTHWEST, CA
HRSC SW, SAN DIEGO CA
NAVRESREDCOM SOUTHWEST, SAN DIEGO CA
PERSONNEL SUPPORT ACTIVITY WEST SAN DIEGO CA
FISC_SAN_DIEGO_CA_LESS_DETACHMENTS



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COMMANDING OFFICER




Captain D. B. KEMP

Captain Kemp was born in Champaign, Illinois, and attended primary and secondary education in Ithaca and Owego, New York. He was commissioned an Ensign in 1979, through Officer Candidate School, following graduation from Syracuse University, having earned a Bachelor of Science Degree in Business Management. His initial assignment was in USS NIAGARA FALLS (AFS 3), as Assistant First Lieutenant and Electrical Officer. In 1982, he split toured to USS GEORGE PHILIP (FFG-12) as Anti-Submarine Warfare Officer and Combat Information Center Officer.

In 1984, Captain Kemp was ordered ashore to Fleet Combat Training Center, Pacific, as the lead FFG-36 Combat Systems Instructor.



Geographic profile



- **13 Piers (6 DDPI)**
- **12 miles berthing**
- **1,320 Land Acres**
- **326 Water Acres**
- **25 miles of roads**
- **Current Plant Value: \$1.2 billion**





Recommended California Base Realignments and Closures



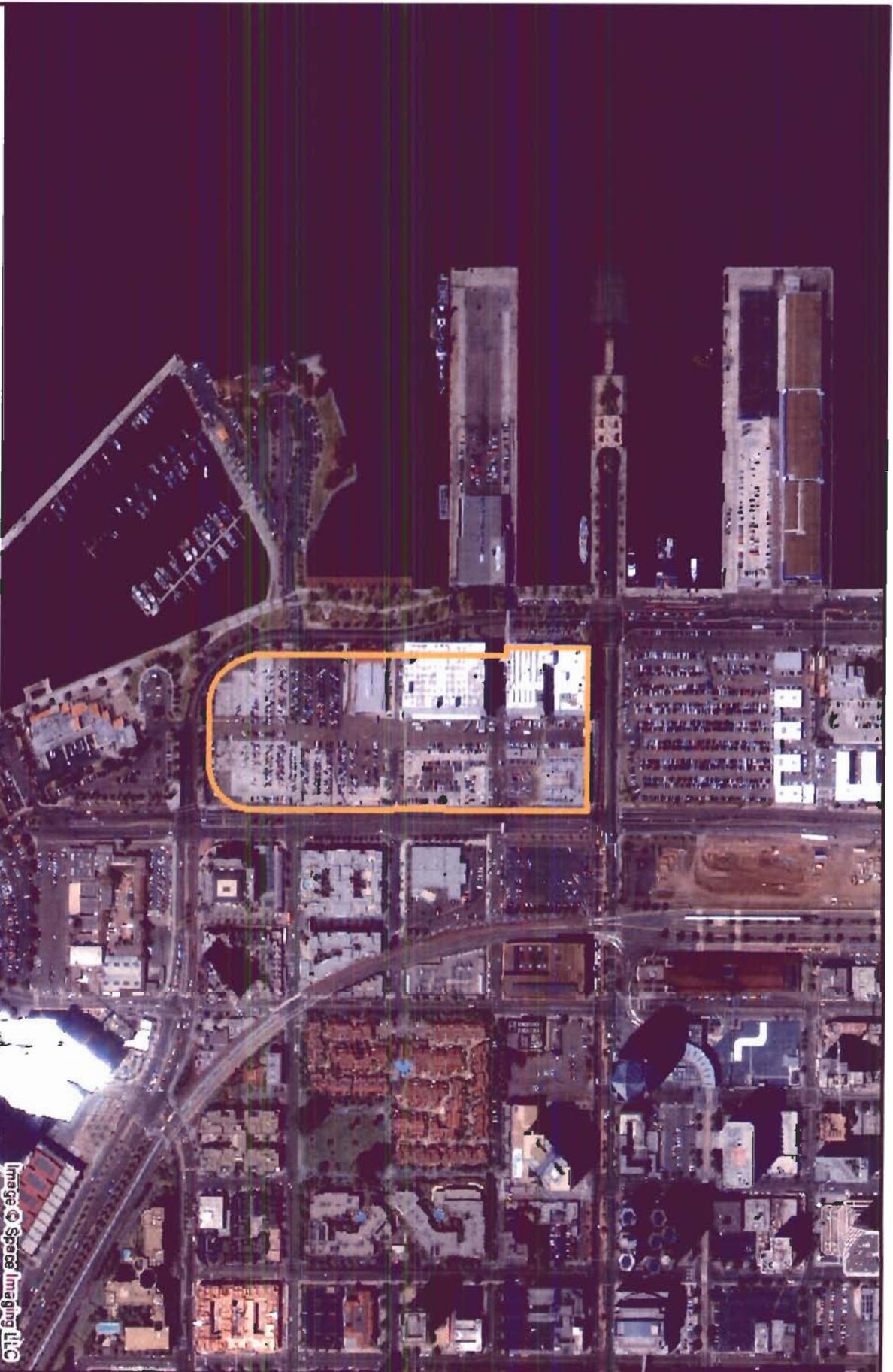


Image © Space Imaging LLC

Naval Base San Diego, CA - Broadway Complex

0.25 Miles

 Installation Boundary

Economic Impact Report

This report depicts the economic impact of the following Scenarios:

BRADD NV02: ADD2 - Navy Broadway Complex San Diego, CA

The data in this report is rolled up by Action

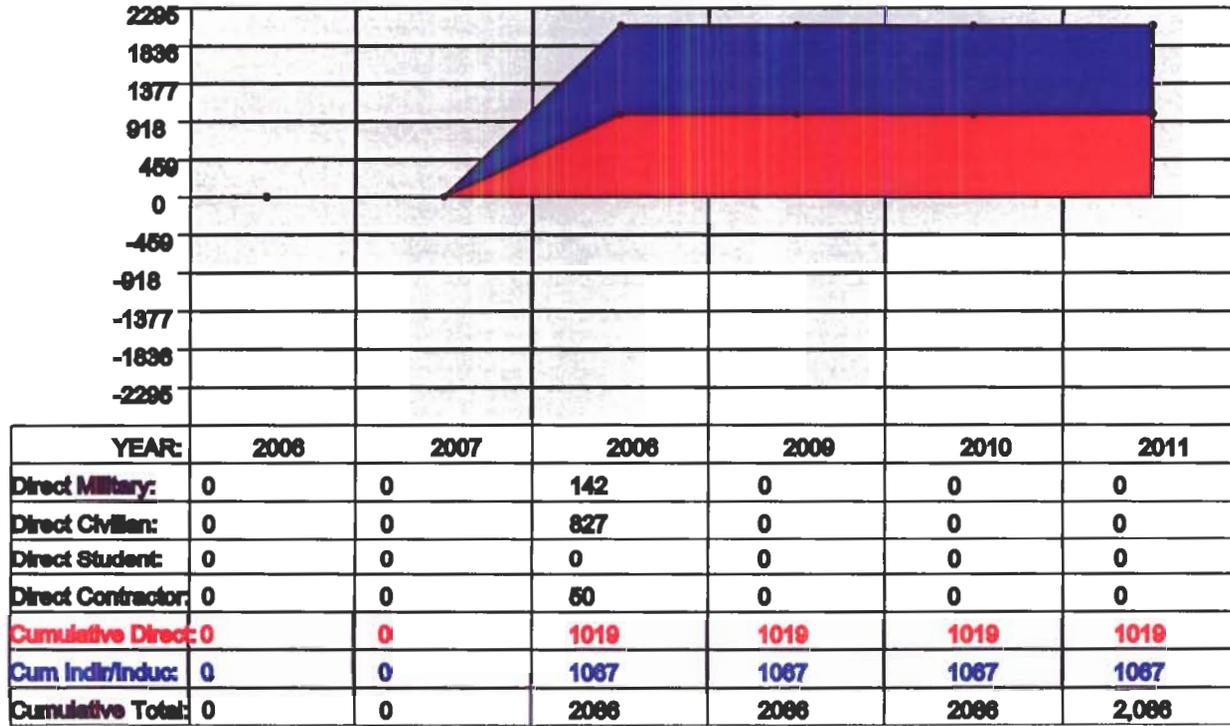
ECONOMIC IMPACT DATA

Scenario: ADD2 - Navy Broadway Complex San Diego, CA
 Economic Region of Influence(ROI): San Diego-Carlsbad-San Marcos, CA Metropolitan Statistical Area
 Base: NAVSTA SAN DIEGO
 Action: Relocating to Naval Station San Diego

Overall Economic Impact of Proposed BRAC-05 Action:

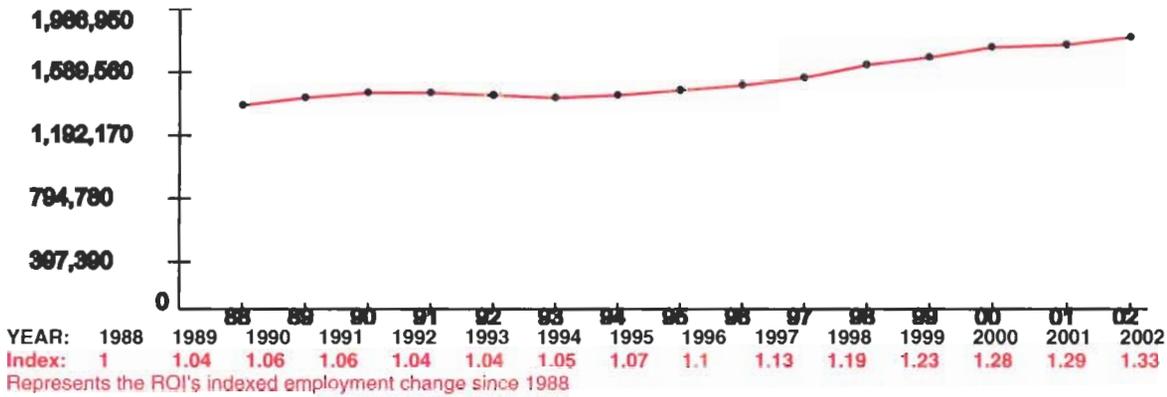
ROI Population (2002):	2,904,687
ROI Employment (2002):	1,806,321
Authorized Manpower (2005):	63,432
Authorized Manpower(2005) / ROI Employment(2002):	3.51%
Total Estimated Job Change:	2,086
Total Estimated Job Change / ROI Employment(2002):	0.12%

Cumulative Job Change (Gain/Loss) Over Time:

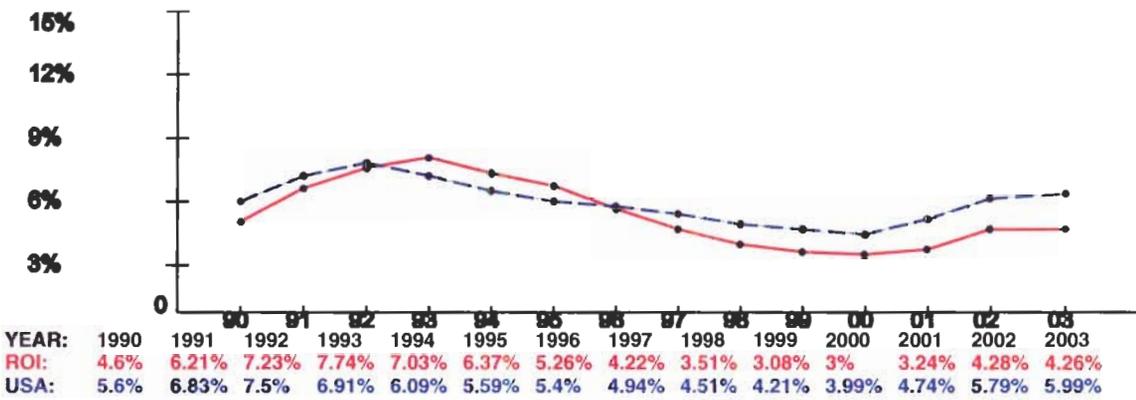


San Diego-Carlsbad-San Marcos, CA Metropolitan Statistical Area Trend Data

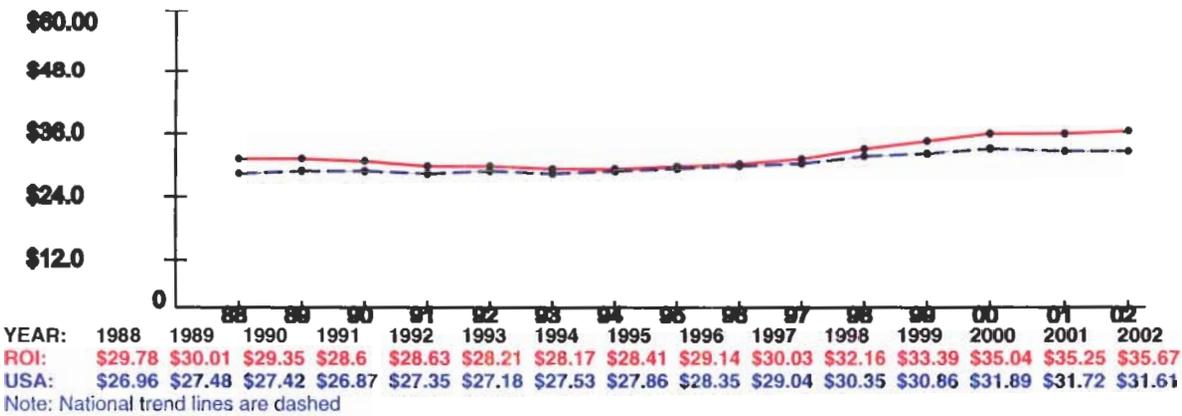
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)



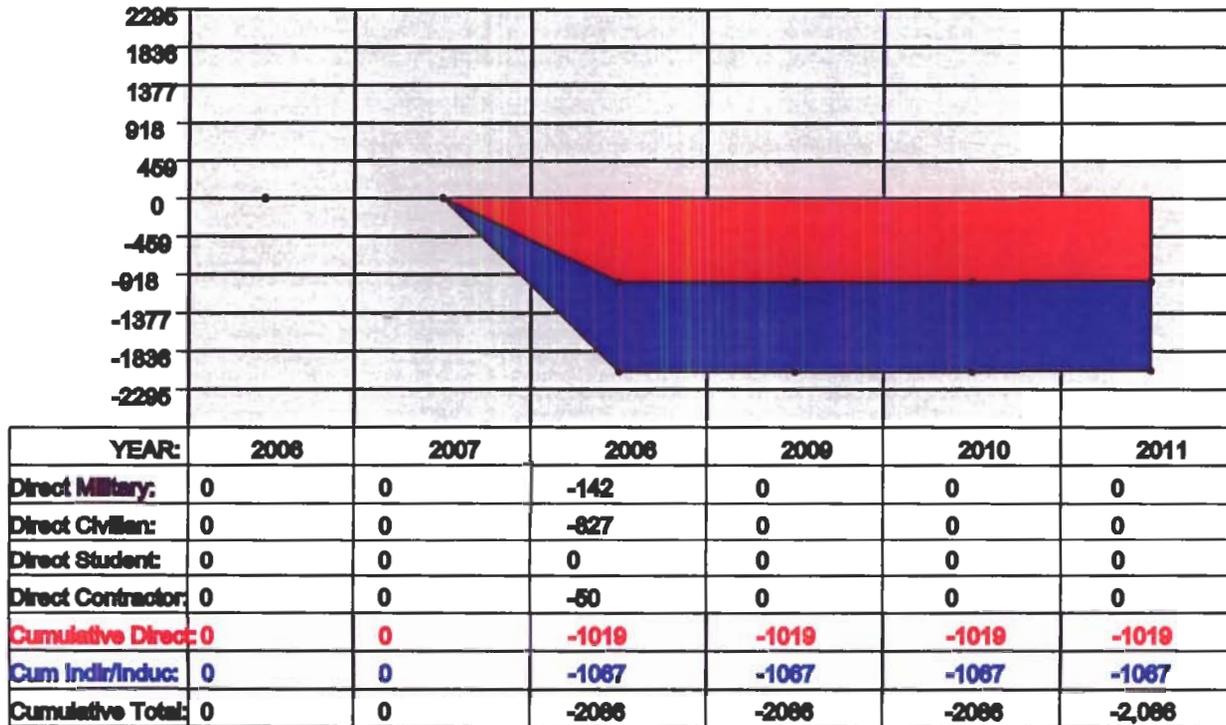
ECONOMIC IMPACT DATA

Scenario: ADD2 - Navy Broadway Complex San Diego, CA
 Economic Region of Influence(ROI): San Diego-Carlsbad-San Marcos, CA Metropolitan Statistical Area
 Base: Navy Broadway Complex, San Diego CA
 Action: ADD2 - Closing Navy Broadway Complex, SD

Overall Economic Impact of Proposed BRAC-05 Action:

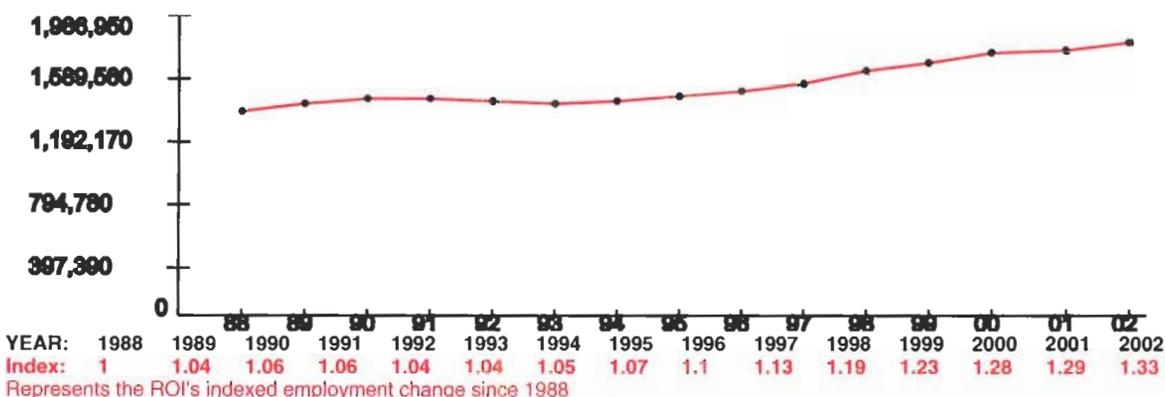
ROI Population (2002):	2,904,687
ROI Employment (2002):	1,806,321
Authorized Manpower (2005):	0
Authorized Manpower(2005) / ROI Employment(2002):	0%
Total Estimated Job Change:	-2,086
Total Estimated Job Change / ROI Employment(2002):	-0.12%

Cumulative Job Change (Gain/Loss) Over Time:

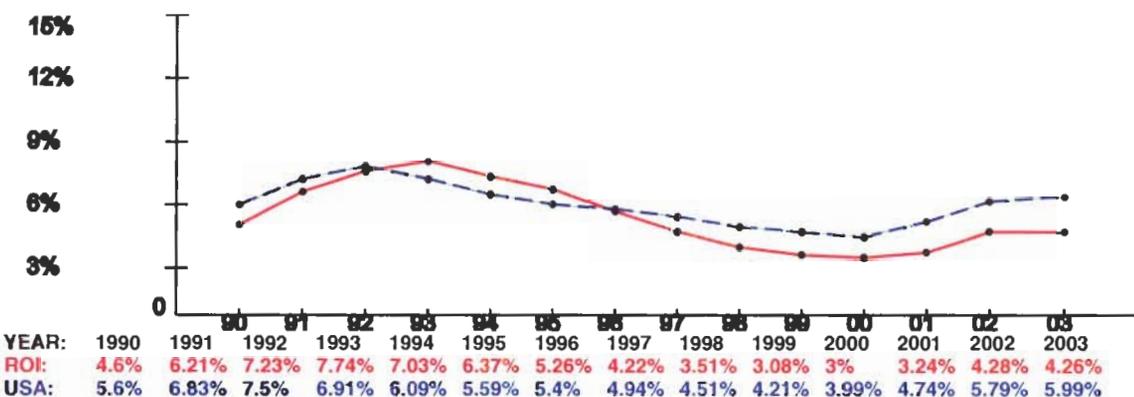


San Diego-Carlsbad-San Marcos, CA Metropolitan Statistical Area Trend Data

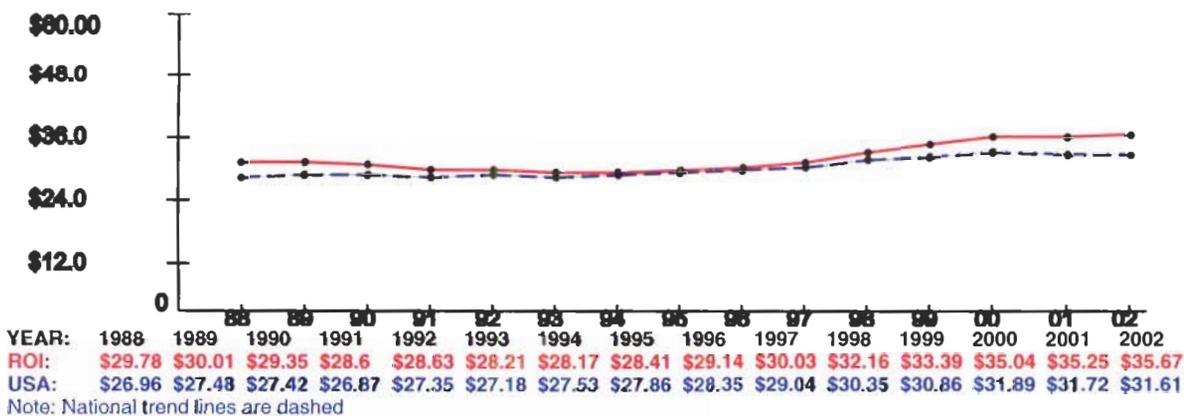
Employment Trend (1988-2002)



Unemployment Percentage Trend (1990-2003)



Per Capita Income x \$1,000 (1988-2002)





Time: Wednesday, August 3, 2005

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Community Business Market Labor Real Estate Utilities Incentives Regulatory Govt. Svcs & Tax

Population Trends

County	1990	2000	2001	2002	2003	2004	2005	Percentage Change (2000-2005)
San Diego	2,498,016	2,813,833	2,856,000	2,908,505	2,961,579	3,017,204	3,051,280	8.4%

	1999	2000	2001	2002	2003	2004
Average Annual Net-Migration	28,780	27,800	22,200	26,400	24,000	25,700*

Source: California Dept. of Finance, 2005; San Diego Regional Chamber of Commerce Economic Research Bureau, 2004. *Estimate.



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Buying Power

Source:

Households

	2000	2004	Percentage Change 2000-2004
Number of Households	994,677	1,045,812	5.1%
Median Household Income	\$47,268	\$52,192	10.4%
Household Income Distribution			
Under \$30,000	303,427	281,588	-7.2%
\$30,000 - \$59,999	310,263	316,375	2.0%
\$60,000 - \$99,999	224,588	249,562	11.1%
\$100,000 or More	156,399	198,287	26.8%

Source: San Diego Association of Governments, 2004 (latest available)



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Buildings - Construction Costs

Average Time for Local Permit Approvals*

Type of Facility	Cost Range Per Sq Ft	Building Permit	Certificate of Occupancy	Environmental
Office Building, 1 Story	\$102.11			
Office Building, 2-4 Story	\$100.54			
Manufacturing	\$72.92			
Warehouse	\$60.69			
Assumptions				
Office Building, 1 Story	Tilt-up Concrete Panel, 25,000 SF			
Office Building, 2-4 Story	Glass and Metal Curtain Wall, 80,000 SF			
Manufacturing	Tilt-up Concrete Panel, 60,000 SF			
Warehouse	Tilt-up Concrete Panel, 60,000 SF			

Source:RS Means Square Foot Costs, 2004

* Routine projects on appropriately zoned sites



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Community Business Market Labor Real Estate Utilities Incentives Regulatory Govt. Svcs & Tax

Inventory Overview

Land for Sale	Total Acreage	Total Available Land (Acres)		
Industrial		146.19		
Office		5.88		
Mixed Use/Other		8.16		
Retail		5.33		
Fully Serviced				
Free Standing				
Sites with 10+ Acres Industrial Zoned		6		
Sites with 5+ Acres Office Zoned		9		
Buildings for Sale		Total Available Space (Sq Ft)	Number of Buildings	Largest Single Space (Sq Ft)
Office - Class A		1,207,911	34	229,753
Office - Class B		1,307,675	55	125,000
Office - Class C		596,449	59	41,936
Industrial / Flex R&D		1,368,646	51	240,000
Industrial / Mfg/Whse		2,731,781	172	283,000
Retail		1,415,054	63	182,000
Buildings for Lease	Total Available Space (Sq Ft)	Vacancy Rate (total market)	Number of Buildings	Largest Single Contiguous Space (Sq Ft)
Office - CBD	9,238,531	8.84%	56	36,841
Office - Suburban San Diego Other Than CBD	56,217,810	9.04%	1,998	161,027
Office - All San Diego County	65,456,341	9.01%	2,054	394,072
Industrial - R&D	49,439,156	7.66%	1,019	
Industrial - Other than R&D	129,470,989	5.75%	5,338	
Industrial - All San Diego County	178,910,145	6.28%	6,357	

Source: Colliers International, First Quarter 2005, Xceligent May 24, 2005

CBD - Central Business District



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Time: Wednesday, August 3, 2005



WWW Book of Facts Search

Community Business Market Labor Real Estate Utilities Incentives Regulatory Govt. Svcs & Tax

State and Federal Government

State Government	Form of Government	Number of Elected Officials		State Assembly		Legislative Session Frequency
		Local Reps.	State Total	Local Reps.	State Total	
State of California	Governor and bicameral legislature	4	40	8	80	Biennial
State and Federal Elected Officials	Name	Years in Office	Current Term Expiration Date	Permitted to serve another term? (Y/N)	Next Election Date	District #
Governor	Arnold Schwarzenegger (R)	1	2006	Y	2006	n/a
US Senator	Dianne Feinstein (D)	12	2006	Y	2006	n/a
US Senator	Barbara Boxer (D)	11	2004	Y	2004	n/a
US Congressman Serving Area	Darrell Issa (R)	6	2004	Y	2004	49th
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Source: San Diego County, 2004; state of California, 2004; United States, 2004



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San Diego County

POPULATION						
Land area (acres):	2,687,940	Cities	Population 1-1-01	Cities	Population 1-1-01	
Population, 7-1-00	2,856,300	San Diego	1,250,700	La Mesa	55,500	
Percent of California population, 1-1-01	8.3	Chula Vista	183,300	Santee	53,700	
Population, 1-1-01	2,883,600	Oceanside	165,400	Poway	49,100	
Population in households	n.a.	Escondido	137,000	Imperial Beach	27,600	
Population/household	n.a.	El Cajon	96,700	Lemon Grove	25,400	
n.a. Not available		Vista	92,000	Coronado	24,100	
		Carlsbad	83,500	Solana Beach	13,250	
		Encinitas	59,300	Del Mar	4,460	
		San Marcos	58,100	Unincorporated	447,800	
		National City	56,700			

EDUCATION		
Median years of school, 1990 ***	13.8	Spending on education: (\$ mill)
Enrollment, Fall 2000 (public & private schools)		School districts* 3,584.5
Kindergarten-12	529,116	Community colleges** 220.8
Enrollment, Fall 2000		
College/University	247,601	
UC San Diego	20,197	
CSUS	37,865	
Community colleges	152,842	
Independent	36,697	

* Not including community college districts.
 ** Includes governmental, proprietary and fiduciary group funds.
 *** May not be comparable to the 1980 census. The 1990 median was computed on the basis of educational attainment. The 1980 median was based on actual years of school completed.

LABOR FORCE AND EMPLOYMENT									
Civilian labor force, 2000	1,404,100	Number of establishments by industry and employment size, 1999							
Civilian employment	1,362,100	Employment size	All industries *	Mining/Utilities Construction	Manufacturing	Trade **	Transportation & Information	FIRE ***	Services
Unemployment	42,000	1-4	35,622	3,220	1,378	6,257	1,124	4,877	17,624
Unemployment rate	3.0	5-9	12,397	1,013	662	3,194	384	1,299	5,722
Nonagricultural wage & salary employment, 2000 (BLS series)	1,196,500	10-19	8,452	740	509	2,144	334	905	3,772
Percent of California	8.6	20-49	5,772	518	504	1,195	267	428	2,832
Mining	400	50-99	2,069	177	238	422	100	124	994
Construction	70,400	100-249	1,138	92	159	225	73	66	512
Manufacturing	129,700	250-499	312	16	45	49	16	25	159
Transportation-utility	50,900	500-999	93	4	17	5	8	4	55
Trade	267,800	1000 +	50	2	10	1	4	3	30
Finance-insurance- real estate	69,800	Total	65,905	5,782	3,522	13,492	2,310	7,731	31,700
Services	400,600								
Federal government	42,600								
State-local government	164,200								

* Includes forestry, fishing, hunting, and agriculture support
 ** Wholesale and retail
 *** Finance, insurance, real estate, rental, and leasing

INCOME AND SALES				
Personal income, 1999 (mill.)	83,183.4	Median family income, Census	1979 20,306	1989 39,798
Percent of California	8.4	Median household income, Census	17,107	35,022
County Rank	3			
Per capita income, 1999	29,489	\$ mill.	1999	2000
Percent of California	98.8	Total taxable sales	32,752.4	36,245.4
County Rank	14	Percent of California	8.3	8.2
		Taxable retail sales	22,235.7	24,953.1
Avg. earnings per job, 1999	36,218	Sales and Use tax rate (includes state, local, and district taxes)	7.75%	
Avg. wages per job, 1999	33,936	Median adjusted gross income based on personal income tax returns, 1999:		
Avg. earnings per nonfarm proprietor, 1999	26,034	Individual	\$28,660	
		Joint	\$53,192	

FOREIGN TRADE				
	(\$ millions)	Exports	Imports	Total
	1991	3,916.9	4,785.1	8,702.0
	1992	4,550.9	5,580.4	10,131.3
	1993	4,502.1	6,268.2	10,770.3
	1994	5,584.9	7,454.8	13,039.7
	1995	6,082.6	8,928.0	15,010.6
	1996	7,473.3	10,992.3	18,465.6
	1997	8,958.7	14,033.2	22,991.9
	1998	9,810.5	16,458.6	26,269.1
	1999	10,760.3	19,076.9	29,837.2
	2000	12,662.3	22,262.9	34,925.2



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California State Closure History

1988

George Air Force Base	CLOSE
Hamilton Army Airfield	CLOSE
Mather Air Force Base	CLOSE
Naval Station San Francisco (Hunters Point)	REALIGN
Norton Air Force Base	CLOSE
Presidio of San Francisco	CLOSE
Salton Sea Test Base, Imperial County	CLOSE

1991



Beale Air Force Base	REALIGN
Castle Air Force Base	CLOSE
Fort Ord	CLOSE
Hunters Point Annex, San Francisco	CLOSE
Integrated Combat Systems Test Facility San Diego	CLOSE
Letterman Army Institute of Research Presidio of San Francisco	DISESTAB
Fleet Combat Direction Systems Support Activity San Diego	REALIGN
March Air Force Base	REALIGN
Mather Air Force Base	REDIRECT
Naval Air Station Moffett Field	CLOSE
Naval Electronic Systems Engineering Center San Diego	CLOSE
Naval Electronic Systems Engineering Center Vallejo	CLOSE
Naval Space Systems Activity Los Angeles	CLOSE
Naval Station Long Beach	CLOSE
Naval Weapons Center China Lake	REALIGN
Pacific Missile Test Center Point Mugu	REALIGN
Sacramento Army Depot	CLOSE
Marine Corps Air Station Tustin	CLOSE

1993



Castle Air Force Base (B-52 Combat Crew Training redirected from Fairchild AFB to Barksdale AFB and KC-135 Combat Crew Training from Fairchild AFR to Altus AFB)	REDIRECT
Data Processing Center Marine Corps Air Station El Toro	CLOSE
Data Processing Center Naval Air Warfare Center, Weapons Division China Lake	CLOSE
Data Processing Center Naval Air Warfare Center, Weapons Division Point Mugu	CLOSE
Data Processing Center Naval Command Control & Ocean Surveillance Center San Diego	CLOSE
Data Processing Center Navy Regional Data Automation Center San Francisco	CLOSE
Defense Contract Management District West El Segundo	RELOCATE

Defense Distribution Depot Oakland	DISESTAB
Hunters Point Annex to Naval Station Treasure Island (Redirect to dispose of all property in any lawful manner, including outlease)	REDIRECT
March Air Force Base	REALIGN
Mare Island Naval Shipyard	CLOSE
Marine Corps Air Station El Toro	CLOSE
Marine Corps Air Station Tustin (Relocate MCAS Tustin helicopter assets to NAS North Island, NAS Miramar, or MCAS Camp Pendleton)	REDIRECT
Marine Corps Data Processing Center Regional Automated Services Center Camp Pendleton	CLOSE
Marine Corps Logistics Base Barstow	REALIGN
Mather Air Force Base (940th Air Refueling Group redirected from McClellan AFB to Beale AFB)	REDIRECT
Naval Air Station Alameda	CLOSE
Naval Aviation Depot Alameda	CLOSE
Naval Electronics Systems Engineering Center San Diego (Consolidate with Naval Electronics Systems Engineering Center Vallejo into available space in Air Force Plant #19, San Diego, vice new construction)	REDIRECT
Naval Electronics Systems Engineering Center Vallajo (Consolidate with Naval Electronics Systems Center San Diego into available space in Air Force Plant #19, San Diego, vice new construction)	REDIRECT
Naval Hospital Oakland	CLOSE
Naval Station Treasure Island, San Francisco	CLOSE
Naval Weapons Station Seal Beach	REALIGN
Navy Data Processing Center Facilities Systems Office, Port Hueneme	CLOSE
Navy Data Processing Center Fleet and Industrial Supply Center, San Diego	CLOSE
Presidio of Monterey Annex	REALIGN
Presidio of San Francisco (6th Army remains at the Presidio of San Francisco, CA instead of moving to Fort Carson, CO)	REDIRECT
Naval Civil Engineering Laboratory, Port Hueneme	CLOSE
Naval Facilities Engineering Command, Western Engineering Field Division, San Bruno	CLOSE
Naval Reserve Center Pacific Grove	CLOSE
Naval Training Center San Diego	CLOSE
Planning, Estimating, Repair, and Alterations Center (Surface) Pacific San Francisco	DISESTAB
Naval Public Works Center San Francisco	DISESTAB

1995

Oakland Army Base	CLOSE
Naval Shipyard Long Beach	CLOSE
McClellan Air Force Base	CLOSE
Ontario International Airport Air Guard Station	CLOSE

Defense Distribution Depot McClellan	DISESTAB
Fort Hunter Liggett	REALIGN
Sierra Army Depot	REALIGN
Onizuka Air Station	REALIGN
Branch U.S. Disciplinary Barracks	CLOSE
East Fort Baker	CLOSE
Rio Vista Army Reserve Center	CLOSE
Fleet and Industrial Supply Center Oakland	CLOSE
Naval Command, Control, and Ocean Surveillance Center, In-Service Engineering West Coast Division San Diego	DISESTAB
Supervisor of Shipbuilding, Conversion, and Repair, USN, Long Beach	DISESTAB
Naval Reserve Center Stockton	CLOSE
Naval Reserve Center Santa Ana	CLOSE
Naval Reserve Center Pomona	CLOSE
Marine Corps Air Station El Toro	REDIRECT
Marine Corps Air Station Tustin	REDIRECT
Naval Air Station Alameda	REDIRECT
Naval Recruiting District San Diego	REDIRECT
Naval Training Center San Diego	REDIRECT
Defense Contract Management District West, El Segundo	REDIRECT



San Diego Business Journal

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Developers Have an Eye on Broadway

PAT BRODERICK - 7/11/2005

San Diego Business Journal Staff

Win-win. That's the word from those hoping the city and Navy both can benefit from what could become a lavish 3 million-square-foot, mixed-use redevelopment of the 83-year-old Navy Broadway Complex — right on the front porch of Downtown's North Embarcadero.

But Downtown developers are reluctant to speculate on the potential value of the Navy Broadway Complex site, which still may be added to the latest round of base closures now being considered by the Base Realignment and Closure Commission. The developers cite all the possible variables, but they generally agree that it would be in the hundreds of millions of dollars.

Malin Burnham, the chairman of the board of Burnham Real Estate, pegs the site's value as high as \$500 million.

"It's a beautiful piece of property that has been underutilized," he said. "I've had a couple of discussions with the Navy and CCDC for them to do something. It would be a win-win."

The Centre City Development Corp., a city-run nonprofit agency that coordinates redevelopment projects in the Downtown area, states land value there ranges from about \$180 a square foot to as much as \$500 a square foot.

Burnham believes this prime piece of land has languished.

That's the frustrating part of those of us in the development community," he said.

Still, he won't be bidding on any future project there.

"I'm not in that business anymore," he said. "I'm not an investor in Downtown."

Yet Burnham knows a good opportunity when he sees one.

"I had a lunch meeting with the admiral (Jose L. Betancourt, the facility's ranking commander) 15, 16 months ago, and I took it to CCDC, and said, 'Look, the admiral is willing to consider this.' I'm just an agitator. It's a wonderful opportunity."

Added Stath Karras, the chief executive officer of Burnham Real Estate, "There is not a better piece of real estate in San Diego."

But the transformation of what is now the headquarters of the Navy Region Southwest and the Navy's main supply center for the Pacific region hinges on whether the prime 500,000-square-foot — the 3 million-square-foot figure would be the actual development possible, which would entail high-rises — parcel ends up on the BRAC list of endangered bases and facilities.

"It's one of the largest parcels Downtown, more than 500,000 square feet of land, eight city blocks — huge," said Peter J. Hall, the president and chief operating officer of the CCDC. "To have mixed-use, with open space, residential, retail, restaurants, it would create a wonderful front porch, and anchors the entire North Embarcadero, from Seaport Village to the airport. This parcel is critically important to set the stage."

Murry Dealy, the executive vice president of the Manchester Financial Group, considers the Navy Broadway Complex "a phenomenal development opportunity," one his company would be eager to bid on should the opportunity present itself.

"I see a combination of hotels, residential and retail," he said. "It's a fairly large parcel that would allow a really sophisticated mixed-use urban plan to be developed there."

For offices added to the mix, Dealy noted there hasn't been a big demand in the Downtown area.

"I think you want to concentrate office space in the central business district — Broadway, B Street, the ballpark district," he added.

Eric Martin, the vice president of development for Bosa Development California, Inc., which has developed about 5 million square feet Downtown, said that his firm would "absolutely" consider bidding on the project.

"Any of the sites underutilized in prime locations are to everyone's benefit to be developed," he said. "If it's available, it would be another positive step for San Diego."

Steve Williams, a partner with Sentre Partners, Inc., whose portfolio includes One America Plaza in Downtown, agreed that "it makes all the sense in the world to put this into the highest and best use."

In his opinion, that would be residential, especially with San Diego running out of suburban land, said Williams, adding that the Navy Broadway Complex would be a prime spot for housing.

"You'd have killer view of the bay," he said. "Right now, there are no views. Most of those blocks are surface parking lots. It's one of the great underutilization of San Diego. It's spectacular property."

Greg Block, a spokesman for Corky McMillin Cos., which is developing the mixed-use Liberty Station at the former Naval Training Center in Point Loma, said, "I think we would always look at what opportunities are out there," but added that the Navy Broadway Complex "is not something that has even been discussed at this point."

Some history: In 1988, the Department of Defense began the BRAC process to streamline operations and increase Defense Department efficiency. Since then, the department has closed 97 major military installations nationwide, including more than two dozen in California alone. Now, 33 other sites are in the pipeline for the latest round of base closures. The president and Congress, which have final say on base closures, are expected to take final action on the list in September.

Public-Private

But there have been obstacles. In 1989, the Broadway Complex Coordinating Group, an ad hoc advisory committee made up of community, Navy and city representatives, adopted the Central Bayfront Design Principles. In 1990, these were incorporated into the Preliminary Centre City San Diego Community Plan and Interim Development and Design Ordinance.

The Navy's objectives at the time were to retain ownership of the site and maintain access to Navy Pier as a key operational and mobilization asset; to obtain up to 1 million square feet of office space at no cost in return for the ground lease of the remaining portion of the site; and redevelop the site consistent with community objectives for the central bayfront, according to information provided by the CCDC.

Those objectives were to have included mixed-use development that would preserve inland views to the water, waterfront open space, improved access to the waterfront, and a waterfront museum. But the project stalled.

"The mission of the Navy is not real estate development," said Hall. "A joint venture with private sectors? I don't think so, not with that kind of entrepreneurial effort."

Added to that, he said, were the Sept. 11 terrorist attacks, increasing concern over base security and the fact that the base commander was being rotated every couple of years, all further putting the brakes on any redevelopment plans.

Another sticking point had been the mandate by Congress, which had authorized a public-private redevelopment venture, for the Navy to stay on site. But all that could change if the complex is added to the BRAC list, said Julie Meier Wright, president and chief executive officer of the San Diego Regional Economic Development Corp.

The EDC, which helps companies locate and expand here, has been in discussions with the Navy headquarters for several months, she said, about whether a closure of the Navy Broadway Complex would serve all parties involved.

While the EDC hasn't formally proposed a BRAC listing for the complex, Wright said that it could be a solution.

"What we've been trying to do is to ensure a win for the Navy, for building a new headquarters, and a win for the city and region, to allow us to move forward with a very exciting development," she said.

"The redevelopment of the property, with mixed use, makes that property worth between \$100 million to \$150 million, which is more than enough to build a new headquarters. It would be a win for the Navy, which would get a modern new headquarters in a more secure location, and a win for the city. It will allow us to move forward on a real jewel."

One possibility for a new headquarters, she said, could be on a military base, such as the Naval Station San Diego at 32nd Street.

Win-Win

Representatives for the Navy declined to comment on the issue, explaining that individual projects can't be discussed during the BRAC process. Others who did check in on the subject mostly echoed the win-win scenario.

"People have been looking at the complex site for years, and it comes to, what is the best solution for the city and Navy?" said Mitch Mitchell, vice president of public policy and communications for the San Diego Regional Chamber of Commerce. "It comes down to making it a win for everyone involved."

Added Christine Anderson, vice president, operations, for the San Diego Unified Port District, "We would like to see the area redeveloped, because it's in the middle of the North and South Embarcadero. Everything is being redeveloped around it, and it would be nice to see that area redeveloped as well."

U.S. Rep. Susan Davis, D-San Diego, said, "Whether or not the Broadway Complex becomes part of the BRAC process, we need to find a win-win solution for both the Navy and the city of San Diego."

But U.S. Rep. Duncan Hunter, R-El Cajon, House Armed Services committee chairman, took a different stand, saying that the BRAC commission's inquiry into the Navy Broadway Complex and MCRD is "concerning, especially given the tremendous military value continuously demonstrated by each of these installations. Both duty locations are an integral component of our military's training, development and command mechanism and I remain committed to ensuring they remain a part of San Diego's military infrastructure."

San Diego Deputy Mayor Michael Zucchet, whose 2nd District includes Downtown, had "nothing to say at this time" on the matter, according to his spokesman.

Hall, credited with creating the vision for the redevelopment plan, said it all comes down to a simple question.

"The question should be, is there opportunity here?" he said, "a good opportunity that would be good for the city and the Navy, and, if you're going through the BRAC process, good for the country. Why aren't we talking about it?"

But that question may soon be answered. On July 1, Anthony J. Principi, BRAC Commission chairman, in a letter to Donald H. Rumsfeld, secretary of defense, asked him why certain military installations were not included on the most recent closure list, including the Navy Broadway Complex and the Marine Corp Recruit Depot. The commission has called a public hearing on proposed base closures July 19 in Washington, D.C. At that time, if seven or more commissioners support adding an installation to the list, at least two commissioners will visit each of those sites, and more public hearings would be held regarding them. The commission is planning final deliberations during the week of Aug. 22. A vote of at least seven commissioners is required to change any recommendations by Rumsfeld, according to Principi.

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Melissa Jacobs

The Navy Broadway Complex, located on the 'front porch' of Downtown's vibrant North Embarcadero, is being eyed as the crowning jewel of redevelopment — possibly hinging on whether it will be added to the latest rounds of base closures. Its land value has been placed anywhere from \$100 million to \$500 million.

Developers Have an Eye on Broadway

Potential Addition Of Navy Facility To BRAC List Called a Prime Piece of Land

■ BY PAT BRODERICK

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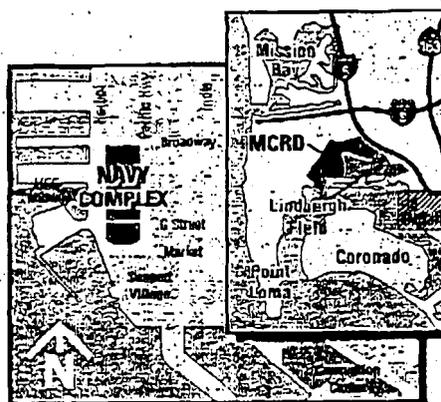
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The city's economic development watchdogs consider the Navy Broadway Complex a vital element of Downtown revitalization. Melissa Jac

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"The mission of the Navy is not real estate development," said Hall. "A joint venture with private sectors? I don't think so, with that kind of entrepreneurial effort."

Added to that, he said, were the Sept. 11 terrorist attacks, increasing concern over base security and the fact that the base commander was being rotated every couple years, all further putting the brakes on redevelopment plans.

Another sticking point had been a date by Congress, which had authorized a public-private redevelopment venture, for the Navy to stay on site. But all that could change if the complex is added to the BRAC list, said Julie Meier Wright, president and chief executive officer of the San Diego Regional Economic Development Corp.

San Diego Business Journal July 11, 2005 Page 3

The EDC, which helps companies locate and expand here, has been in discussions with the Navy headquarters for several months, she said, about whether a closure of the Navy Broadway Complex would serve all parties involved.

While the EDC hasn't formally proposed a BRAC listing for the complex, Wright said that it could be a solution.

"What we've been trying to do is to ensure a win for the Navy, for building a new headquarters, and a win for the city and region, to allow us to move forward with a very exciting development," she said.

"The redevelopment of the property, with mixed use, makes that property worth between \$100 million to \$150 million, which is more than enough to build a new headquarters. It would be a win for the Navy, which would get a modern new headquarters in a more secure location, and a win for the city. It will allow us to move forward on a real jewel."

One possibility for a new headquarters, she said, could be on a military base, such as the Naval Station San Diego at 32nd Street.

Win-Win

Representatives for the Navy declined to comment on the issue, explaining that individual projects can't be discussed during the BRAC process. Others who did check in on the subject mostly echoed the win-win scenario.

"People have been looking at the complex site for years, and it comes to, what is the best solution for the city and Navy?" said Mitch Mitchell, vice president of public policy and communications for the San Diego Regional Chamber of Commerce. "It comes down to making it a win for everyone involved."

Added Christine Anderson, vice president, operations, for the San Diego Unified Port District, "We would like to see the area redeveloped, because it's in the middle of the North and South Embarcadero. Everything is being redeveloped around it, and it would be nice to see that area redeveloped as well."

U.S. Rep. Susan Davis, D-San Diego, said, "Whether or not the Broadway Complex becomes part of the BRAC process, we need to find a win-win solution for both the Navy and the city of San Diego."

But U.S. Rep. Duncan Hunter, R-El Cajon, House Armed Services committee chairman, took a different stand, saying that the BRAC commission's inquiry into the Navy Broadway Complex and MCRD is "concerning, especially given the tremendous military value continuously demonstrated by each of these installations. Both duty locations are an integral component of our military's training, development and command mechanism and I remain committed to ensuring they remain a part of San Diego's military infrastructure."

San Diego Deputy Mayor Michael Zuchet, whose 2nd District includes Downtown,

had "nothing to say at this time" on the matter, according to his spokesman.

Hall, credited with creating the vision for the redevelopment plan, said it all comes down to a simple question.

"The question should be, is there opportunity here?" he said, "a good opportunity that would be good for the city and the Navy, and, if you're going through the BRAC process, good for the country. Why aren't we talking about it?"

But that question may soon be answered. On July 1, Anthony J. Principi, BRAC Commission chairman, in a letter to Donald H. Rumsfeld, secretary of defense, asked him why certain military installations were not included on the most recent closure list, including the Navy Broadway Complex and the Marine Corp Recruit Depot. The commission has called a public hearing on proposed base closures July 19 in Washington, D.C. At that time, if seven or more commissioners support adding an installation to the list, at least two commissioners will visit each of those sites, and more public hearings would be held regarding them. The commission is planning final deliberations during the week of Aug. 22. A vote of at least seven commissioners is required to change any recommendations by Rumsfeld, according to Principi.

Acquisition of MCRD Could Ease Airport's Growing Pains

■ BY CONNIE LEWIS

While the 560-acre Marine Corps Recruit Depot was not on planners' radar screens for a long-term expansion of Lindbergh Field, at least one land use expert says the chance that the training facility might make the Pentagon's list of expendable bases offers a ray of hope on an otherwise crowded urban landscape.

"To me it's a no-brainer," said Steve Erie, a retired UC San Diego professor of land use studies. "Given the fact that we don't have Miramar, which I always con-

tended is the best place to move the airport, or Pendleton or North Island, I think the only (long-term) alternative we have now is to expand Lindbergh."

MCRD, which one real estate expert pegs as being worth roughly \$3 billion on the open real estate market, was not on the Base Realignment and Closure Commission list of bases released in May that might be closed. But the Marine base was brought up for consideration July 1 when BRAC Chairman Anthony Principi sent a letter to Secretary of Defense Donald Rumsfeld asking why it was omitted.

Principi's letter, dated July 1, also asked why the Navy Broadway Complex and several other military installations nationwide were excluded.

According to consultants for the San Diego County Regional Airport Authority, the problem with expanding Lindbergh Field to serve the region's transportation needs beyond 2015 is that it doesn't offer enough room to build a second runway. About 3,000 acres is ideal, they say, but Lindbergh Field itself has fewer than 700.

Although there has been talk of annexing private and public property adjacent to the Downtown airport as far north as Midway Drive, John Chalker, the president of the Alliance in Support of Airport Progress in the 21st Century, or ASAP-21, said he thinks the cost of condemning the property would be prohibitive. But no serious studies about condemnations have been done, he added.

Joe Craver, the president of Galaxie Management and chairman of the Airport Authority board, said MCRD "is not a solution for the long-term air transportation system for our region." In keeping with the board's promise not to study any military bases before the BRAC process is finalized in November, he declined to say whether it would be interested in MCRD to make any short-term improvements at Lindbergh Field.

"This is something the board has not discussed," he said.

Yet Chalker, whose 17-member volunteer group consists of prominent business and public officials, said that if MCRD is scratched, it could provide space to extend an airline taxiway and to add some cargo facilities at Lindbergh Field. It might also give the Airport Authority some "flexibility" if it decides to build a fourth terminal.

However, having MCRD would not be a long-term airport expansion solution, since adding it to Lindbergh Field wouldn't provide enough room for a second parallel runway, he said. Chalker is also the managing director of LM Capital Group, LLC.

But Erie insists that it could be part of the long-term answer if land adjacent to the Marine base can be annexed. He described MCRD as the "missing part of the puzzle" between Lindbergh Field and the land that would have to be annexed.

"The point is you can't get there without MCRD," he said.

A Condemnable Solution

In Erie's opinion, the highest and best use of the MCRD tract would be an airport.

"I come from L.A., and I know what they did to expand LAX (Los Angeles International Airport)," he said. "They made the hard decisions and they condemned and took over property in Westchester and Playa Vista."

"Having a gateway airport, one with long-haul and international and cargo capabilities, is the single most important thing San Diego can do in terms of its future economic well-being."

Erie nevertheless recommends that the Airport Authority continue to scour the county to find a suitable relocation site. But he's skeptical about the prospects.

In addition to four active military bases within the county — Marine Corps Air Station Miramar, the adjacent East Miramar, Marine Corps Base Camp Pendleton near Oceanside and Naval Air Station North Island in Coronado — the Airport Authority's short list of relocation possibilities includes March Air Reserve Base in Riverside County. Sites in Borrego Springs and the Imperial Valley are also on the list, as is the possibility of expanding Lindbergh Field.

"Tell me where there's any other feasible site, because I don't know of one," Erie said referring to the fact that none of the military bases on the Airport Authority's list made the preliminary BRAC list. "It looks like the only alternative we have now is to expand Lindbergh. I know these are fighting words,

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and my dad was a Camp Pendleton Marine in World War II, but recruit depots can be moved."

If MCRD was to land on the real estate market, it could fetch as much as \$150 per square foot, according to Gary London, the president of the London Group Realty Advisors, Inc. of San Diego. That's what a commercial developer, calculating a return on investment, might expect to pay for the tract.

"Commercial locations next to airports are considered quite favorable," London said. "However, it's unlikely that the Airport Authority would look away from an offer of MCRD, if it was made."

"Because there were no announced BRAC closings locally, the Airport Authority, practically speaking, would have nowhere else to turn."

A representative for the McMillin Cos., which developed Liberty Station, a mixed-use complex including housing on the site of what was once the Naval Training Center adjacent to MCRD, said the firm has given no consideration to developing the Marine base because it's not up for grabs.

MCRD doesn't carry a price tag, however, and the Airport Authority has requested that the Department of Defense give it initial consideration should any of the county's military bases be closed.

Serious Doubts

But Eric Bruvold, the vice president of public policy for the San Diego Economic Development Corp., said he seriously doubts that MCRD will be added to the BRAC list.

Bruvold said he expects Rumsfeld will reject the notion since it calls for consolidating MCRD with the Marines' other recruit depot on Parris Island, S.C.

"I don't think MCRD will close," Bruvold said. "There's a compelling reason for the Marines to keep the base open. I don't think Parris Island has the capacity."

According to a San Diego City Hall memo, MCRD employs 1,725 Marines and Navy personnel and about 900 civilians. Its annual payrolls amount to \$107 million for the military and \$24.4 million for civilians. An additional \$30 million or so is spent on the acquisition of goods and services, while tourism spending generated by MCRD adds \$20 million to the local economy.

MCRD and the Navy Broadway Complex on the North Embarcadero were among 12 military installations that Principi cited as questionable candidates for the preliminary BRAC list. In May, the Pentagon proposed closing or reducing forces at 62 major bases. The deadline for adding installations to the BRAC list is late July.



Panel suggests closing MCRD, Navy's Broadway Complex

By Erica Werner
ASSOCIATED PRESS

6:18 p.m. July 1, 2005

WASHINGTON – A federal commission suggested Friday it may add the Marine Corps Recruit Depot and the Navy's Broadway Complex in San Diego to the list of base closures recommended by Defense Secretary Donald Rumsfeld.

San Diego officials, who were relieved when the Marine depot was left off Rumsfeld's list of proposed closures in May, vowed Friday to fight to keep it open.

"In terms of efficiency and protection of America's 911 fighting force, the MCRD is unsurpassed," said House Armed Services Committee Chairman Duncan Hunter, R-Alpine. "It doesn't make sense to consolidate all training on the East Coast."

The depot trains 20,000 recruits a year, and employs 1,700 service members as well as 900 civilians.

The independent, nine-member commission that is reviewing Rumsfeld's base closing proposals asked the defense secretary in a letter Friday why he hadn't recommended closing the facility and consolidating its functions with the Corps' other training depot, at Parris Island, S.C.

"Consolidation of all recruit training to MCRD Parris Island generates training efficiencies, reduces excess capacity and saves recurring costs," the letter said.

Hunter and others said they felt confident they could convince the commission otherwise. The depot has been discussed for closing in past base closure rounds but has stayed open.

Supporters touted the San Diego depot's benefits, including its proximity to Marine Corps' Camp Pendleton, where many of its graduates go.

In a statement, Julie Meier Wright, president of the San Diego Economic Development Corp., which led the fight to keep San Diego's military bases open, said the letter "in no way means that a facility will be closed."

Meier Wright said the EDC will fight "vigorously" to defend the depot at a commission hearing July 14 in Los Angeles.

However, the EDC's stance on the potential closure of the 1920s-era Navy Broadway Complex was different.

"For San Diego, it would mean an opportunity to move forward with the long-anticipated redevelopment of the North Embarcadero as the crown jewel in a revitalized downtown San Diego," she said.

Meier Wright said closing the Navy Broadway Complex "would provide money for the Navy to build a new headquarters on a local military base, such as Naval Station San Diego at 32nd Street."

The building now serves as the headquarters of Commander, Navy Region Southwest.



The commission letter to Rumsfeld, seeking explanations for some of his choices, was part of its fact-finding process before issuing its own recommendations about his list in September. Commissioners are also holding hearings around the country, including one in Los Angeles July 14.

It will take seven votes on the commission to add a base to Rumsfeld's list. The commission's list will be reviewed by President Bush and Congress.

Contrary to earlier base closing rounds California fared relatively well on Rumsfeld's list, which proposed closing or downsizing a dozen installations but spared the prominent bases thought to be most at risk. The state has more than 30 major bases and dozens of smaller ones and defense spending contributes about \$39 billion annually to California's economy.

■ A SignOnSanDiego news service report was used in compiling this story.

Find this article at:

<http://www.signonsandiego.com/news/military/20050701-1818-ca-baseclosings-calif..html>

Check the box to include the list of links referenced in the article.



FROM THE DOWNTOWN BEAT

Redevelopment agency celebrates where success began 30 years ago

By Martin Stolz
STAFF WRITER

June 13, 2005

To the tunes of Starship's "We Built This City," Petula Clark's "Downtown" and other songs with lyrics related to urban life, the Centre City Development Corp. kicked off its 30th birthday party for downtown San Diego's redevelopment.

The May 25 party in Horton Square, across from Horton Plaza – the agency's first project, was a who's who list of San Diego's leaders, including keynote speaker Pete Wilson, the former mayor, governor and U.S. senator.

Wilson, who as mayor helped found CCDC, spoke of his then-dissatisfaction at seeing a downtown "wasteland" of low-rise buildings, many decrepit, and parking lots. He credited the city's vibrancy and improvements to the creative San Diegans who ushered in buildings with office workers, stores with shoppers and housing for people living downtown.

"They'll make us look good, get it?" he said, describing his conversations with skeptics in the 1970s. "I was righter than I knew."

Those CCDC staff members "changed the face of this great city, but they far exceeded my dreams – not my expectations – my dreams," he said. "My delusions have been exceeded by reality."

Also honored were current and former CCDC employees.

■ ■ ■

The CCDC board awarded a Director's Award to Joyce Summers, chairwoman of the Centre City Advisory Committee, a planning group that reviews projects and advises CCDC's board.

Summer, a seven-year CCAC member, has lived downtown since 1992. She's been active on boards, study groups and community organizations. She became the CCAC chairwoman in 2001.

■ ■ ■

The Hotel San Diego, the city's namesake hotel built in 1914 by John D. Spreckels, has been doomed to demolition by federal authorities, who plan to clear the land and make room to erect a new U.S. District Court tower at the site.

But at least one piece of the hotel's history will survive – the art deco sign atop the building – with help



from NTC Foundation.



The foundation, which promotes and preserves the 26 historic buildings of the Naval Training Center west of Lindbergh Field, moved the hotel sign last week from its perch above Broadway and State Street to the NTC Promenade in Point Loma.

The connection to the Navy stems from the hotel's "locker club," which enabled sailors to change into civilian clothes before lighting up the town, said Alan Ziter, the foundation's executive director.

Generations of sailors, spanning seven decades, easily found the hotel because its 36-by-30-foot sign was visible from the training center across San Diego Bay.

The \$8,000 cost of moving the sign came from county Supervisor Greg Cox, Councilman Michael Zucchet, the San Diego Downtown Partnership and Bycor Construction, Ziter said. A long term site for the sign at NTC has not been chosen, he said.

■ ■ ■

An appeals court rejected the San Diego's Black Historical Society efforts to halt construction of an affordable housing project on a downtown historic site and hotel.

Lillian's Place, a 74-unit apartment building for families with children in East Village, is being built in and around the segregation-era hotel, Fourteenth and J, named for its location.



The historical society said the land and hotel hold historic value because of their association with the downtown era of racial segregation.

The project received a \$7.2 million low-interest loan through a tax-supported program offered by CCDC. The building is expected to be completed in 2006.

■ ■ ■

The Museum School, a public charter school sponsored by the Children's Museum, is accepting applications for enrollment for the 2005-2006 academic year. The school has openings for third grade and a waiting list for fourth through sixth grades. Enrollment deadline is June 30.

The museum and school have a focus on arts. The school's recent standardized test scores were among the highest in California.

The school is in a temporary location in Bankers Hill near Balboa Park, at 211 Maple St. The school would be located downtown inside the proposed Children's Museum, though that project has been stalled by fundraising shortfalls.

For enrollment information call (619) 236-8712 or visit <http://museumschool.sandi.net>.

■ ■ ■



A mural is growing on two walls once covered with graffiti in East Village, thanks to children and community members, including the homeless people who call these streets home.

The mural adorning the Aztec Appliance building at 17th and K streets is being painted with community participation over the next two weeks.

Muralist Mario Torero designed the walls with ideas offered at six community meetings sponsored by the East Village Community Action Network, a volunteer group, said Brenda Kayzar, the group's president. At one meeting, at the Neil Good Day Center, a service center for the homeless, the group discovered that the homeless had no expectation of being represented in the mural because "they felt they were invisible," she said.

The mural seeks to reflect daily life of East Village and present "a hopeful message, a hopeful future," she said. So it has allusions to the homeless, the children who live across the street at the Hacienda Townhomes, college graduates, construction workers and the Coronado Bridge.

The \$10,000 mural is supported by 48 contributors; among them is \$2,000 from CCDC and \$3,500 from Kenneth Medel, an attorney who lives in East Village.

A dedication ceremony is planned for June 25 at 11 a.m.

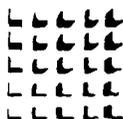
■Martin Stolz: (619) 542-4574; martin.stolz@uniontrib.com

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Find this article at:

http://www.signonsandiego.com/uniontrib/20050613/news_1m13downbeat.html

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**Centre City
Development
Corporation**

DCN 4474
Coalition Correspondence

July 12, 2005

The Honorable Anthony J. Principi
Chairman
2005 Defense Base Closure and Realignment Commission
2521 South Clark Street, Suite 600
Arlington, Virginia 22202

Dear Chairman Principi:

I am writing on behalf of the Centre City Development Corporation (CCDC)—a nonprofit corporation created by the City of San Diego to plan and execute downtown's redevelopment—to request your consideration that the 2005 Defense Base Closure and Realignment Commission add a Navy facility in San Diego to the list of base closures. This facility, known as the Navy Broadway Complex, consists of several buildings located in downtown San Diego at the corner of Broadway and North Harbor Drive.

The Navy Broadway Complex was built in 1922 for Naval Supply Center San Diego. It currently serves as the Headquarters of Commander, Navy Region Southwest, and hosts the offices of several other Navy activities. Although the City and the Navy have discussed redeveloping this property since the 1980's, no real progress has been made. The BRAC 2005 process offers a unique opportunity to meet an essential new security requirement for the Navy; gain sufficient resources for the Navy to build a new Headquarters for Navy Region Southwest; and redevelop a key component of San Diego's downtown waterfront.

DCN 4474
Coalition Correspondence

The National Defense Authorization Act for Fiscal Year 1987 authorized the Secretary of the Navy to assist in financing the redevelopment, as long as the Navy maintained a presence on the redeveloped property. In November 1992, the City of San Diego and the United States of America entered into a development agreement that entitles the site for approximately 3 million square feet of mixed-use development, including the proposed new Naval Command Headquarters. This development agreement has been extended twice and will expire on January 1, 2007.

In 1997, the City of San Diego, the County of San Diego, the Unified Port of San Diego, CCDC, and the Department of the Navy established The North Embarcadero Alliance to prepare a plan for redeveloping the property along San Diego Bay from Laurel Street at the north to Market Street at the south. The Alliance's plan would provide a mix of public and private uses along the waterfront, with the Navy Broadway Complex as an important component. However, following the September 11, 2001, terrorist attacks, the Navy determined that it should move all of its personnel and activities onto secure military installations. The Navy Broadway Complex, located in an exposed urban setting, does not provide sufficient security.

We have discussed with the Navy the possibility of closing the Navy Broadway Complex in the BRAC 2005 process and selling the property under the authority of the Defense Base Closure and Realignment Act of 1990. The property would be sold for fair market value to a private developer at a public sale, and the Navy personnel and activities now occupying the Complex would relocate to a new Headquarters facility (paid for by the proceeds from the sale) on a local military base in San Diego.

This method of disposal would benefit both the City and the Navy for the following reasons:

- The Navy Broadway Complex can be closed, sold and redeveloped more expeditiously under the BRAC 2005 process than by any other means, because the Defense Base Closure and Realignment Act of

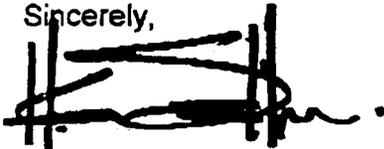
DCN 4474
Coalition Correspondence

1990 provides for streamlined procedures for disposing of base closure property;

- San Diego's North Embarcadero Master Plan would be implemented sooner than would otherwise be possible;
- The Department of the Navy would not be required to maintain a presence on the redeveloped property, as disposal under the 1987 legislation would require; and
- The Navy could use the proceeds from the sale of the property to build a new Headquarters for Navy Region Southwest on a military base in San Diego, a financial benefit that would not be available if the property were sold under the authority of any other statute.

I would be pleased to discuss this request with the Commission and, of course, we would only proceed with this matter if the Department of the Navy concurred with our request. The City and the Navy have a long history of working together to advance the Nation's and the City's interests, and we present this request to the Commission in that spirit.

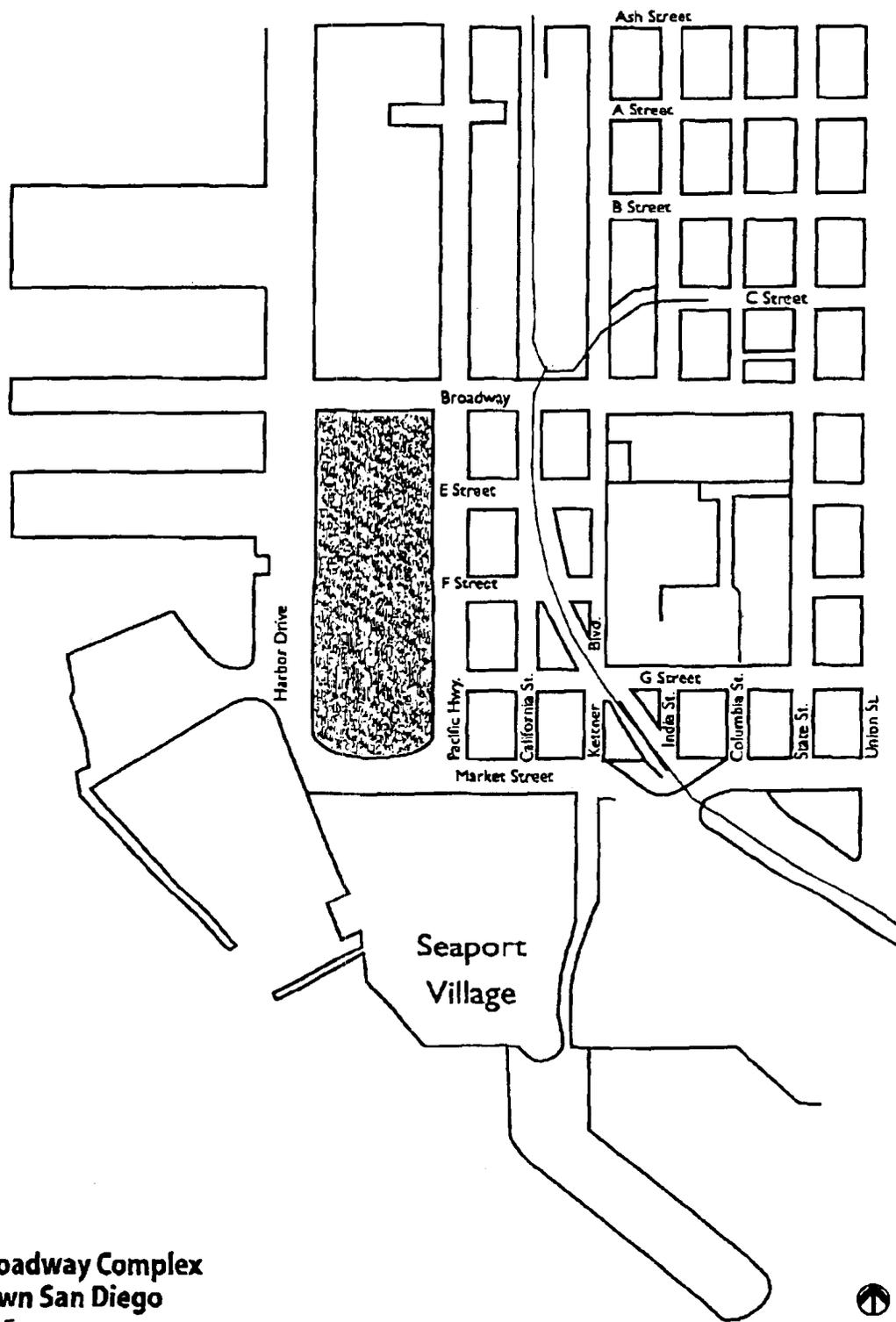
Sincerely,



Hal Sadler

Chairman of the Board

DCN 4474
Coalition Correspondence



**Navy Broadway Complex
Downtown San Diego
June 2005**

■■■■■ Centre City Development Corporation
 ■■■■■ 221 Broadway, Suite 1100, San Diego, CA 92101
 ■■■■■ Web site: www.cdc.com e-mail: staff@ccdc.com
 ■■■■■ (619) 235-2200





**EXHIBIT B:
CONGRESSIONAL AUTHORIZING LEGISLATION**

National Defense Authorization Act for FY 1987 (P.L. 99-661)

SEC.2732. LEASE AND DEVELOPMENT OF CERTAIN REAL PROPERTY,
SAN DIEGO, CALIFORNIA

(a) IN GENERAL.

Subject to subsections (b) through (g), the Secretary of the Navy may—

- (1) enter into long-term leases of real property located within the Broadway Complex of the Department of the Navy, San Diego, California; and
- (2) assist any lessee of such real property in financing the construction of any facility on such real property.

(b) CONSIDERATION.

- (1) (A) In consideration for leasing the real property described in subsection (a), the Secretary shall obtain, without compensation or at substantially below market value, facilities or the use of facilities, or both, constructed on such real property by the lessees.

(B) The Secretary shall provide that the value of the facilities or the use of facilities, or both, obtained under subparagraph (A) (minus the amount of any compensation paid by the Secretary for the facilities or use of them) shall be at least equal to the value of the use of the real property leased under subsection (a), as determined by the Secretary.
- (2) In consideration for assisting a lessee in financing the construction of any facility on such real property, the Secretary shall obtain an ownership interest in such facility that is at least equal in value to the amount of the financing provided by the Secretary.

(c) CONDITIONS.

- (1) The Secretary shall provide that any real property leased under this section shall be developed in accordance with detailed plans and terms of development which have been duly formulated by the Secretary and the San Diego community through the San Diego Association of Governments' Broadway Complex Coordinating Group.
- (2) A lease may not be entered into under this section until 21 days after the Secretary submits a plan for the development of the real property described in subsection (a) to the Committees of the Armed Services of the Senate and the House of Representatives, including a justification of how this plan is more advantageous to the United States than developing the real property with Federal funds.



(d) COMPETITIVE PROCEDURES.

Each lease entered into under subsection (a) shall be awarded through the use of competitive procedures.

(e) RIGHT TO ACQUIRE.

The Secretary may provide that the United States shall have the right of first refusal to acquire all right, title, and interest in and to any facility constructed on the real property subject to such lease.

(f) ADDITIONAL TERMS.

- (1) A lease entered into by the Secretary under this section under which a facility is constructed by a private developer and leased to the Department of the Navy may provide for the operation and maintenance of such facility by the private developer.
- (2) The Secretary may require such additional terms and conditions in connection with the leases authorized by this section as the Secretary considers appropriate to protect the interests of the United States.

(g) LIMITATION.

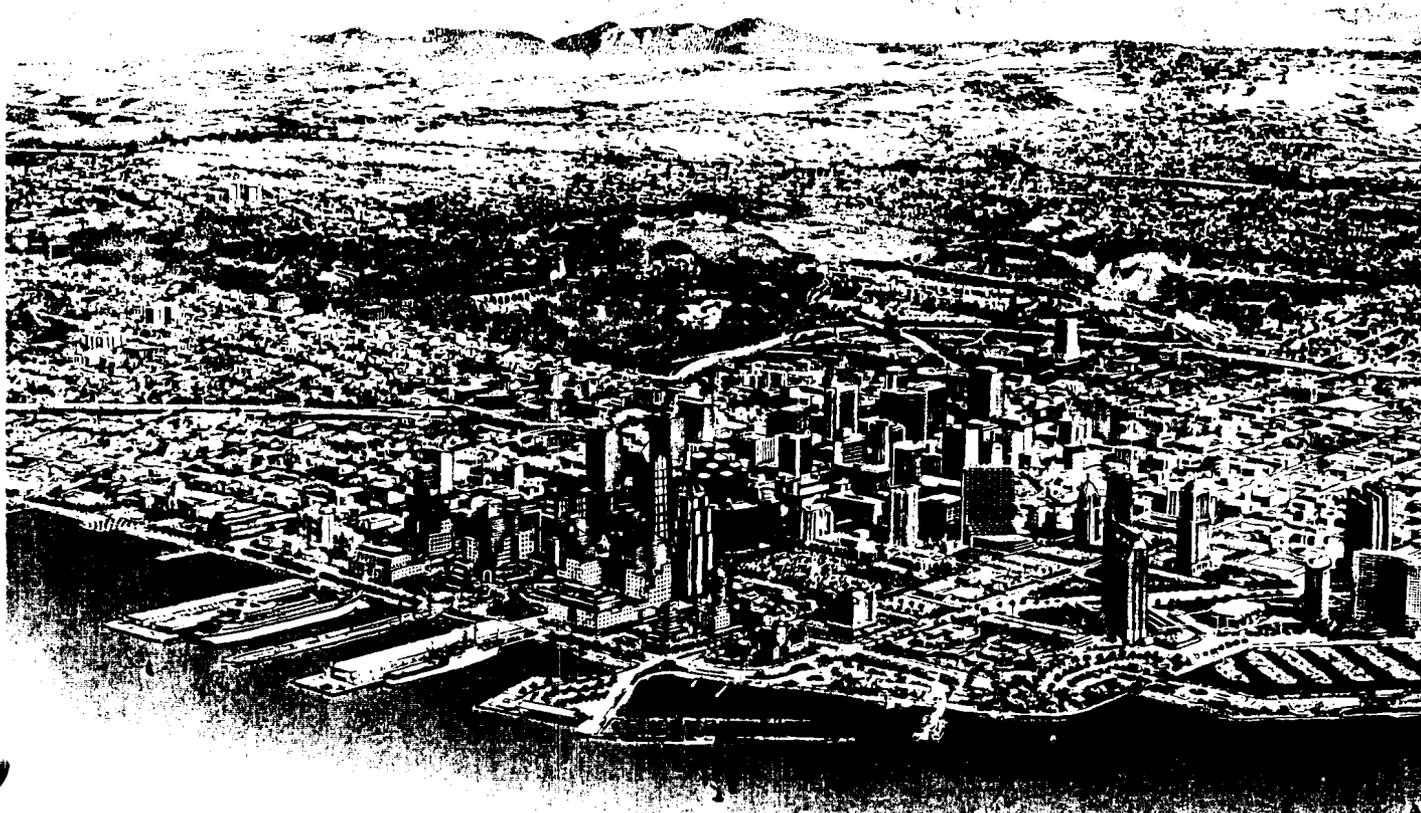
The Secretary may obligate or expend amounts for:

- (1) assisting in financing under subsection (a)(2);
- (2) obtaining facilities or the use of facilities under (b)(1)(A); or
- (3) acquiring interest in a facility under subsection (e), only to the extent funds have been appropriated for such purpose.



Navy Broadway Complex

P R O J E C T



Illustrative view of Navy Broadway Complex Project in relation to existing and potential development in the downtown.

Project Background

The Broadway Complex project is situated on 16 acres of San Diego's downtown waterfront. The site presently serves as the headquarters for the Commander, Naval Base San Diego and as the Navy's main Supply Center for the Pacific region. Currently, the complex contains approximately one million square feet of warehousing and office facilities and accommodates 1,800 military and civilian personnel. In 1979, the Naval Supply Center began long-range plans to move the warehousing functions to more modern facilities at operational bases in the San Diego region. Subsequently, the Broadway site was identified as the most desirable location for a more efficient and centralized regional administrative headquarters for the Navy. To implement this concept at minimal expense to the taxpayer, Congress authorized the Navy to pursue redevelopment of the Broadway Complex site as a public-private venture that would include a mixture of commercial uses in addition to Navy office.



Existing view of Broadway Complex site and downtown.

NAVY OBJECTIVES AND IMPLEMENTATION STRATEGY

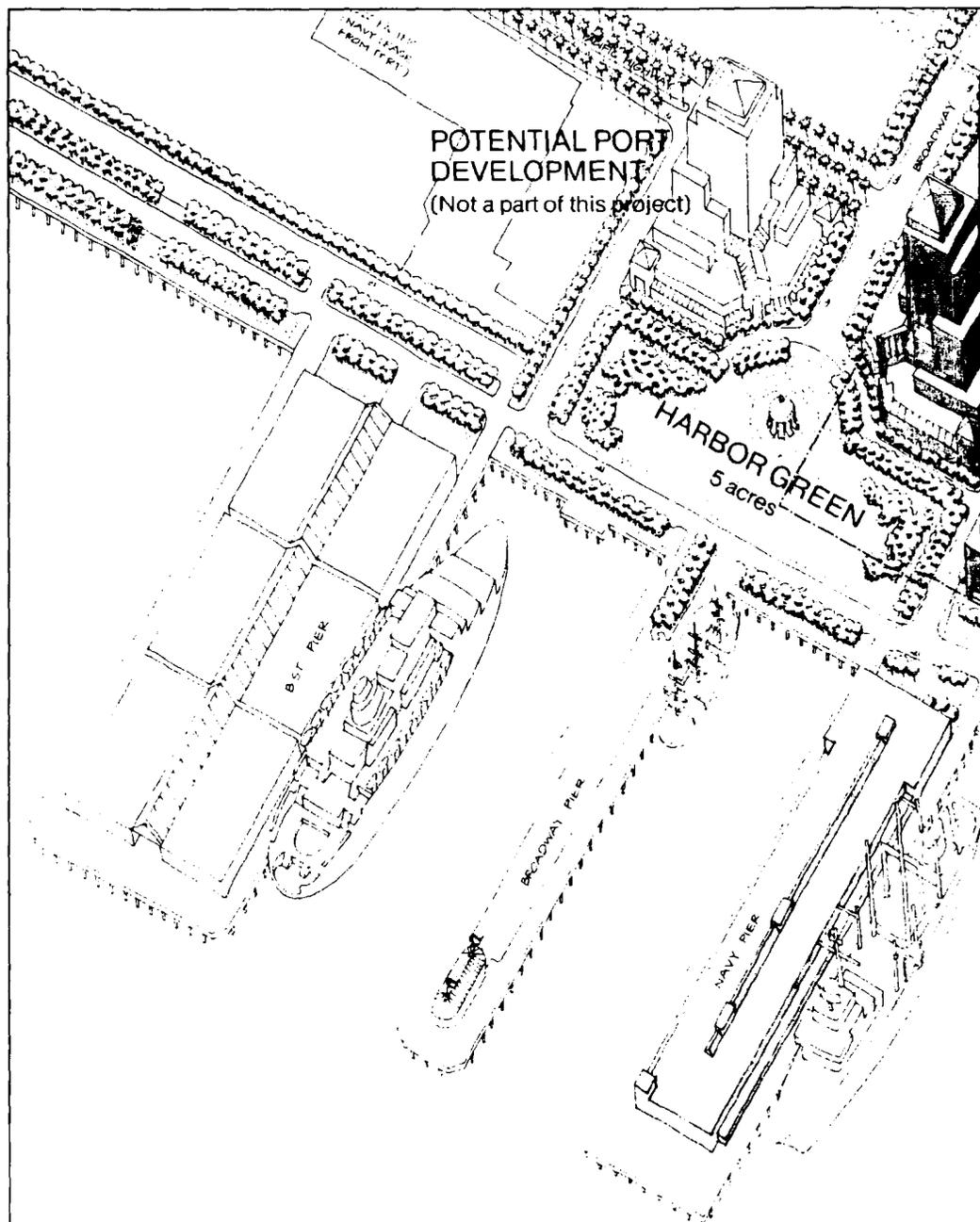
In 1985, the Navy initiated the formation of the Broadway Complex Coordinating Group (BCCG), an ad-hoc advisory committee comprised of key community, Navy and City representatives. The role of this group has been to guide the planning of the Navy Broadway Complex Project and the Central Bayfront. The Navy has worked closely with the BCCG and the City to establish a plan that can achieve both community and Navy objectives for this important waterfront site. The Navy's principal objectives include the following:

- Retain ownership of the property and maintain access to Navy Pier as a key operational and mobilization asset.
- Obtain approximately one million square feet of office space at a substantial savings to the taxpayer, through revenues generated by on-site commercial development.
- Redevelop the site in a way that will reinforce community objectives for the Central Bayfront, and that will result in a complex of the highest quality.



The Harbor Green

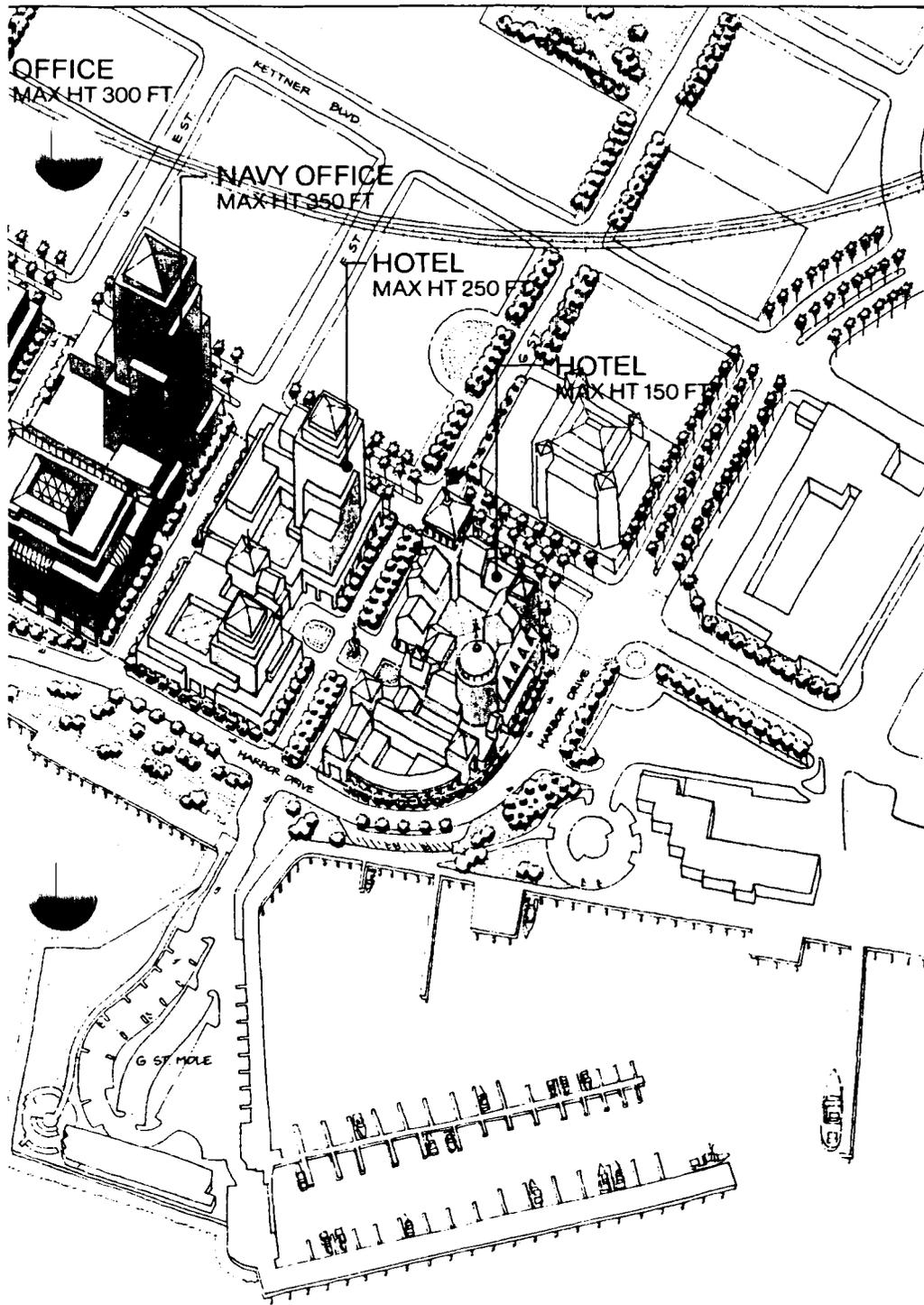
The concept proposed by the Navy and illustrated in this brochure represents a significant reduction in density from the previous feasibility study for the site, which proposed approximately 5 million square feet of development. In order to achieve a more acceptable development intensity and a significant open space at the foot of Broadway within the financial parameters of the project, City assistance in assembling land and in the funding of off-site and open space improvements is required. Financial assistance, which is not anticipated to be significant, could be provided through a portion of the tax increment generated by the project or from other sources. The basis of this cooperative relationship will be established through a Development Agreement between the Navy and the City of San Diego. Upon execution of this Development Agreement, it is the Navy's intention to select a master developer through a competitive process to construct the Navy and commercial facilities.



Illustrative Concept

DEVELOPMENT PROGRAM		PARKING
□	NAVY OFFICE	1,000,000 S.F.
□	WATERFRONT MUSEUM	55,000 S.F.
□	ABOVE-GRADE PARKING	300,000 S.F.
□	COMMERCIAL OFFICE*	650,000 S.F.
□	HOTELS (1,500 ROOMS)*	1,245,000 S.F.
TOTAL		3,250,000 S.F.
		3,005

*INCLUDES ACTIVE GROUND LEVEL SUPPORT USES (RETAIL, RESTAURANT, ETC.)



ACHIEVEMENT OF COMMUNITY OBJECTIVES

The Navy and its planning team have worked carefully with the community to ensure that the development will enhance public use and enjoyment of the waterfront and contribute to the realization of public objectives.

1. Diversity of Activities

A balanced mix of hotel, office, retail, restaurant and public-oriented uses that will promote an active day and nighttime environment and be attractive to nearby residents, employees and visitors.

2. Buildings that Step Down to the Bay

A carefully composed development that will preserve inland views to the water and provide a gentle scale transition between downtown and the Bayfront.

3. A Significant Waterfront Open Space

A major civic gathering space and harbor green that will serve as a prominent waterfront terminus to Broadway and as a gateway between downtown and the Bay. The Navy proposes to work closely with the City and Port to achieve this concept.



G Street Promenade

4. Improved Access to Waterfront

The extension of E, F and G Streets through the site to improve pedestrian and vehicular access and views from downtown to the Bayfront. In particular, the extension of G Street will enhance access between the Marina Neighborhood and the G Street Mole.

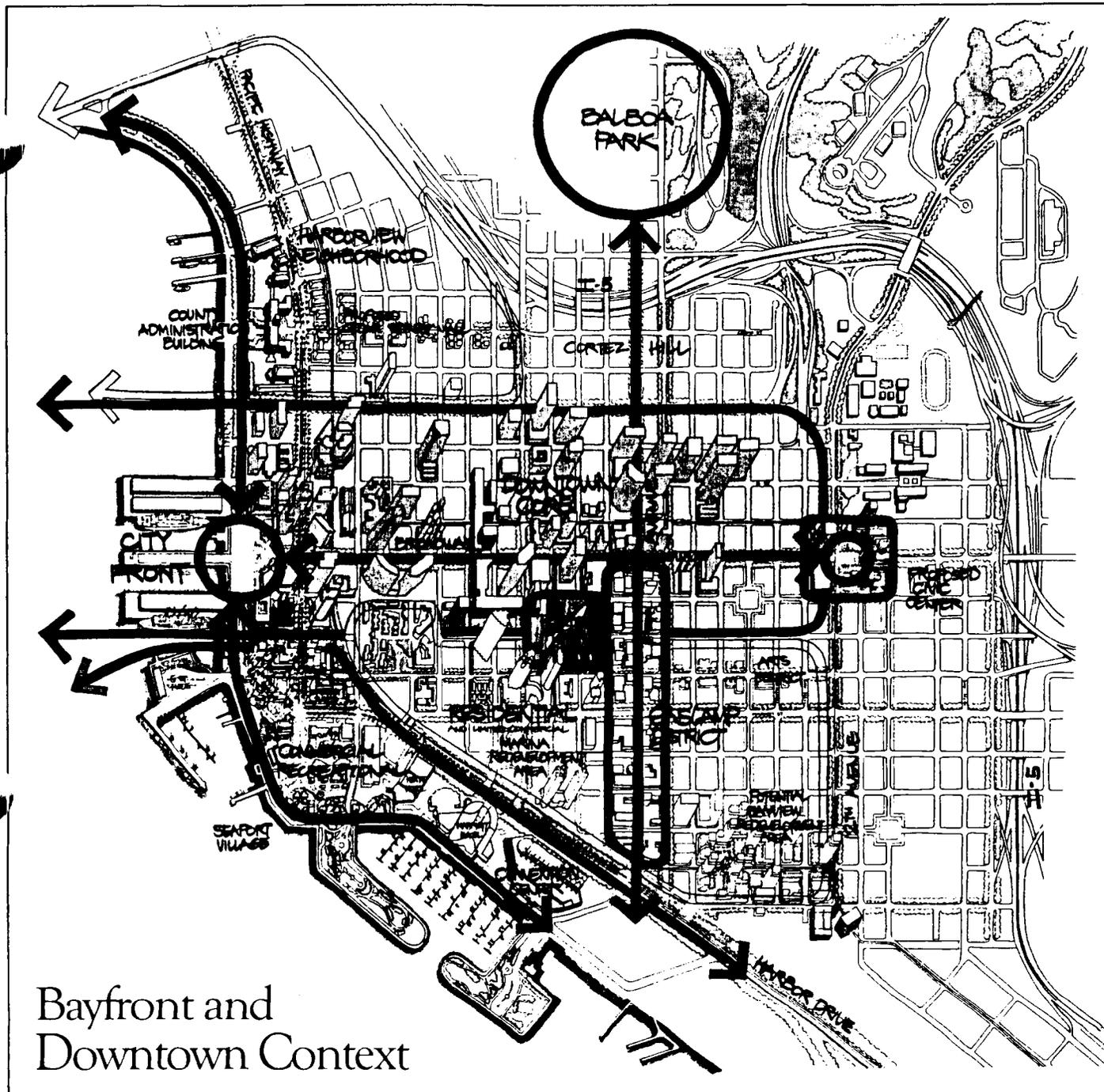
5. A Waterfront Museum

A museum on the ground level of the Navy's office building could celebrate the maritime heritage of the City, the Navy's role in the region, and the historic significance of this section of the waterfront.



The Waterfront Museum

The illustrative development depicted above conforms to design guidelines (ground level uses, building setbacks, building massing, parking treatment etc.) developed by the Centre City Development Corporation. The height of all buildings are within FAA standards. The concept shown above and other illustrations within this brochure suggest a potential "build-out" of the Port's Lane Field, and include several proposals by adjacent property owners. These are intended only to provide a hypothetical context for the Navy's development, and do not represent City or Port policy.



Bayfront and Downtown Context

The pivotal position of the Navy Broadway Complex site provides significant opportunities to strengthen the relationship of Centre City with the Bayfront. The site's adjacency to San Diego's historic deep draft harbor and to the commercial core allows for the creation of a major gateway between San Diego Bay and the downtown. The Navy's proposal for a major open space at the foot of Broadway, San Diego's ceremonial main street, will offer an appropriate civic counterpoint to the proposed City Hall complex, and a significant public gathering space for San Diegans.

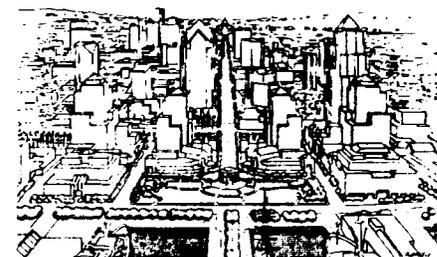
The distribution of land uses within the Navy Broadway Complex project is intended to enhance the relationship between inland activities and the Bay.

Office uses are proposed north of F Street to bring the vitality and life of the central business district to the waterfront and to create a distinctive "front" to downtown.

The Navy's continued presence on the Broadway site will preserve an important and historic maritime activity on the waterfront. The Navy's building complex is proposed between E and F Streets to ensure direct access to Navy Pier, and to provide opportunities for the potential rehabilitation and reuse of an existing warehouse structure for office use.

Hotel and commercial-recreational uses are proposed south of F Street, to create a strong activity linkage to the southern waterfront and to ensure complementary twenty-four hour activity ad-

acent to the Marina Neighborhood. The development of G Street with a pedestrian promenade will emphasize the role of this street as a major residential spine in the downtown, and provide residents with a direct link to the Bayfront.



The Civic Role of Broadway

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DOC # 1992-0802775
15-DEC-1992 03:12 PM

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And when recorded mail to)
~~Real Estate Contracting Officer)~~
~~Southwest Division)~~
~~Naval Facilities Engineering Command)~~
~~585 West Beach Street, Suite 101)~~
~~San Diego, CA 92101-2937)~~

ORIGINAL

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
ANNETTE EVANS, COUNTY RECORDER
FEES: 0.00

AGREEMENT BETWEEN
THE CITY OF SAN DIEGO AND
THE UNITED STATES OF AMERICA
ADOPTING A DEVELOPMENT PLAN
AND URBAN DESIGN GUIDELINES FOR THE
REDEVELOPMENT OF THE NAVY BROADWAY COMPLEX

THIS AGREEMENT is entered into between THE CITY OF SAN DIEGO, a municipal corporation ("City"), and the UNITED STATES OF AMERICA by and through the Southwest Division, Naval Facilities Engineering Command, acting by its Executive Director, Broadway Complex (Real Estate Contracting Officer), hereinafter referred to as the "Navy".

1. RECITALS. The Agreement is entered into with reference to the following facts:

1.1 Navy Broadway Complex. The United States of America owns approximately 16 acres of waterfront land in the downtown area of the City of San Diego which is known as the Broadway Complex of the Department of the Navy, San Diego, California (the "Navy Broadway Complex"). This Agreement relates to the redevelopment of the Navy Broadway Complex in accordance with the Federal

ORIGINAL

DOCUMENT NO. 00-17858
FILED NOV 02 1992
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

DEVELOPMENT PLAN AND URBAN DESIGN GUIDELINES

Development Plan

Scope of Development

This Exhibit describes the program and "envelope" for development of the Navy Broadway Complex (the "Complex"), and represents the overall scope of development. Attachments 1 through 3 to this Exhibit graphically illustrate potential development which may result from this Development Plan and the Urban Design Guidelines.

Objectives of Development

The Complex, located on San Diego's downtown waterfront, consists of approximately 13.67 acres held in fee by the United States of America. The Complex currently serves as the headquarters for the Commander, Naval Base San Diego, and as the Navy's main Supply Center for the Pacific region. Currently, the Complex contains approximately one million square feet of warehousing and office facilities and accommodates approximately 2,200 military and civilian personnel. It is the Navy's intention to relocate the warehousing functions over time to more efficient facilities at operational bases within the San Diego region; and to consolidate much of its administrative office needs at the Complex. To implement this concept, Congress authorized the Navy in 1986 to pursue redevelopment of the Complex as a public-private venture to include a mix of private activities that would offset the cost of Navy office space.

The Navy has three fundamental objectives in pursuing the development of the Complex:

1. To maintain ownership of the Complex property and to retain Navy Pier as a key mobilization asset.
2. To receive administrative office space at the Navy Broadway Complex at minimal cost to the U.S. taxpayer.
3. To construct a high quality development that, in the spirit of the 1987 Memorandum of Understanding between the City and the Navy, achieves community objectives for this key waterfront site.

Parcelization

For purposes of this plan, the concept is divided into four parcels described as Blocks 1 through 4, as illustrated in Attachment 2.

Block 1 is bounded by Broadway on the north, Pacific Highway on the east, E Street on the south, and Harbor Drive on the west. It

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is approximately 3.49 acres in area.

Block 2 is bounded by E Street on the north, Pacific Highway on the east, F Street on the south, and Harbor Drive on the west. It is approximately 3.29 acres in area.

Block 3 is bounded by F Street on the north, Pacific Highway on the east, Harbor Drive on the west, and the prolongation of the center-line of G Street on the south. The area of Block 3 is approximately 3.72 acres in area.

Block 4 is bounded by the prolongation of the center-line of G Street on the north, Pacific Highway on the east, and Harbor Drive on the south and west. It is approximately 3.17 acres in area.

Allowable Land Uses

The following land uses are permitted on all four blocks.

Office
Hotel
Retail Commercial/Restaurant/Entertainment
Public Attractions
Parking

Intensity of Uses

A maximum of 3,250,000 gross square feet of above-grade development including above-grade parking shall be permitted on the site, subject to the following:

- a) A maximum of 1,650,000 gross square feet of office, including support retail.
- b) A maximum of 1,220,000 gross square feet of hotel uses including support retail, restaurant and entertainment.
- c) A maximum of 25,000 gross square feet of retail.
- d) A maximum of 55,000 gross square feet of public attractions such as a museum(s).

The total horizontal area expressed in square footage of all floors included within surrounding walls, including mechanical areas and shafts, enclosed exterior stairwells and above-ground parking structures. Only the ground level of atriums and open multi-level interior spaces shall be considered as a part of the gross square footage of the building. Enclosed rooftop areas aimed at screening rooftop equipment and creating an articulated building profile shall not be included within the gross square footage of the building.

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Parking Standards

The maximum on-site parking standards utilized for the Complex shall be the following:

- a) Navy Office = 1.23 spaces/1,000 gross square feet
- b) Commercial Office = 1.00 spaces/1,000 gross square feet
(incl. support retail)
- c) Hotel = 0.75 spaces/guest room²
(incl. support uses)
- d) Retail = 4.00 spaces/1,000 gross square feet

Height

Buildings shall not exceed the following heights, which are measured above existing grade. Parenthetical numbers are heights above mean sea level:

Block 1: 400 feet (410').

Block 2: 350 feet (360'), with development generally stepping down to Bay.

Block 3: 250 feet (260'), with development generally stepping down to Bay.

Block 4: 150 feet (160'), with development generally stepping down to Bay.

Public Improvements

Public improvements related to the Development Plan shall be made in increments in accordance with the schedule contained in Attachment 4.

² A hotel guest room is the smallest unit capable of separate rental.

Welcome: Wednesday, August 3, 2005



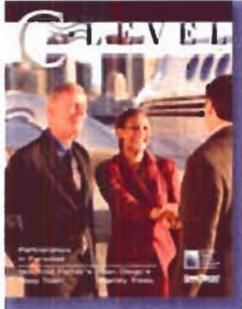
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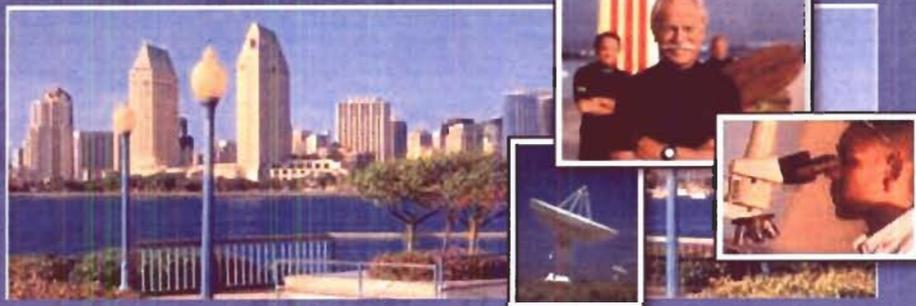
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San Diego Technology's Perfect Climate™



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105 Indicators for Sustainable Competitiveness: A Quality of Life Index for San Diego

View the Executive Summary and Full Report

San Diego Fares Well in BRAC 2005 Work of EDC and many others pays off

San Diego Falls Short in Race for Stem Cell Headquarters
Community is proud of collaborative efforts

San Diego Regional EDC Honored with "2004 Global Innovator's Award" at International Real Estate Conference

"Partnership for the New Economy" Initiative Recognized

Sponsored by: U-T/SignOnSanDiego



Site Selection Center

Outgrowing your current office space? Moving your company to the San Diego area? Let EDC help you locate the building or site best suited for your business needs.

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FACT OF THE DAY

San Diego County has 14 military installations, making it the largest military complex in the United States.

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San Diego Regional EDC works in partnership with, and receives significant funding from, the City of San Diego. Additional funding comes from the San Diego Unified Port District, the City of Chula Vista and other cities in the region, and more than 200 private-sector investors.

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Winner of the 2004 CoreNet Global Innovator's Award in the category of Innovations by Communities/Economic Development Organizations, and the U.S. Department of Commerce 2003 Excellence in Economic Development Award in the Category of Enhancing Regional Competitiveness. Also named bronze winner of Business Facilities 2003 and 2004 Economic Development Achievement Awards in the category of Regional Programs.

What is an EDC?

Economic development covers a broad range of activities that help communities grow and prosper. Economic development professionals work to ensure a competitive business environment that in turn creates high-wage, high-value jobs that maintain a high standard of living and quality of life. Economic development expertise includes business retention and expansion, finance and strategic planning, development and redevelopment, marketing and attraction, and workforce education.

San Diego Regional Economic Development Corporation

San Diego Regional Economic Development Corporation (EDC) works to create and sustain a region that is globally competitive - fueled by a diversified, technology-driven economy - and positioned to achieve sustained economic prosperity and opportunity for its residents.

EDC's core mission is to assist companies in locating or expanding - and with solving problems - while also focusing on issues of regional competitiveness, through a CEO-driven issue agenda that supports the growth and expansion of high-wage, high-growth industries in the region.

EDC is a private, nonprofit corporation, now in its 40th year. EDC is funded by a coalition of private-sector investors, the City of San Diego, the County of San Diego, the San Diego Unified Port District, the City of Chula Vista and several other cities in the region.

[View the San Diego EDC 2003 Annual Report](#) 



EDC offers its members great benefits. If you are interested in getting more information, [click here](#).



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Downtown San Diego's Redevelopment Agency



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ABOUT CCDC

CCDC is the public, non-profit corporation created by the City of San Diego to staff and implement Downtown redevelopment projects and programs. Formed in 1975, the corporation serves on behalf of the San Diego Redevelopment Agency as the catalyst for public-private partnerships to facilitate redevelopment projects adopted pursuant to redevelopment law. Through an operating agreement, CCDC is the Agency's representative in the development of retail, residential, office, hotel, cultural and educational projects and public improvement projects. Each of CCDC's seven-member board of directors is appointed by the Mayor and City Council to three year terms.

- Chair** Hal Sadler
- Vice Chair** Victor Vilaplana
- :: **Treasurer** Jennifer LeSar
- :: **Secretary** Harold "Gil" Johnson
- :: **Director** Julie Dillon
- :: **Director** Wayne Rafflesberger
- Director** Robert A. McNeely

The 48-member staff is led by Peter J. Hall, president. Corporate offices are located at 225 Broadway, Suite 1100, San Diego, CA 92101, and the telephone number is 619/235-2200.

[View Downtown San Diego Video \(2001\)](#)

San Diego Redevelopment Agency

Community Redevelopment Law allow for the establishment of local redevelopment agencies, giving them the authority to create project areas, issue tax allocation bonds, and acquire property through eminent domain when necessary to meet adopted redevelopment objectives. The elected members of the San Diego City Council also serve as members of the San Diego Redevelopment Agency.

- :: **Dick Murphy**
- :: **Scott Peters**
- :: **Michael Zucchet**
- :: **Toni Atkins**
- :: **Tony Young**
- :: **Brian Maienschein**
- :: **Donna Frye**
- :: **Jim Madaffer**
- :: **Ralph Inzunza**

California Community Redevelopment Law

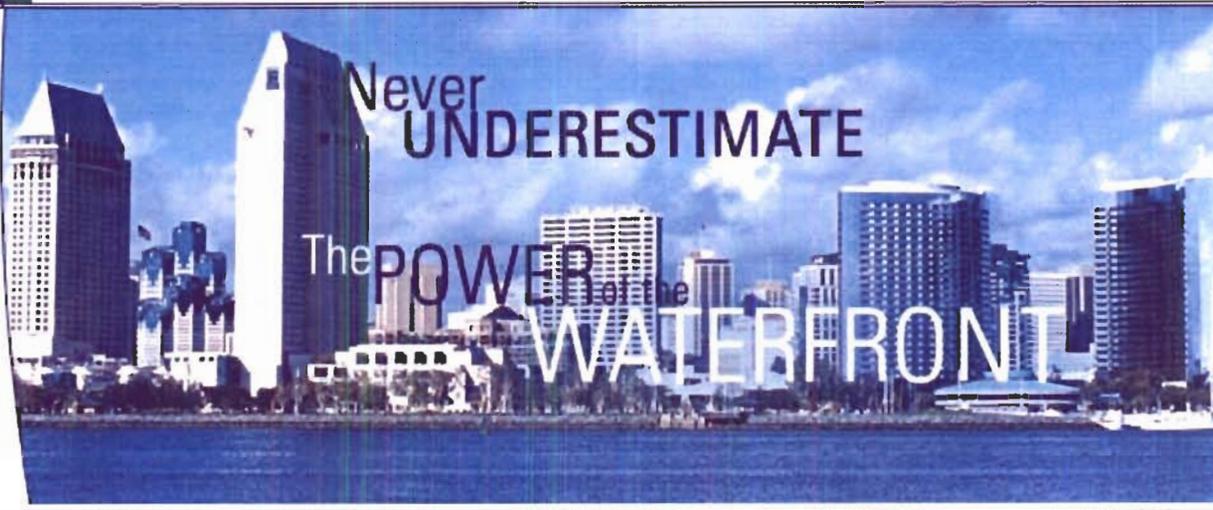
California Community Redevelopment Law, contained in the California Health and Safety Code beginning with Section 33000 et seq., was adopted in 1962 to provide cities and counties with the authority, scope and financial means to stimulate the mitigation of blighting conditions in urban areas. The law outlines procedures to determine what development, reconstruction and rehabilitation is needed and desirable. It also defines the financial tools, legal authority and citizen participation necessary to successfully implement adopted plans. The law is designed to promote an improved and safer neighborhood environment and a restoration of community pride.

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NEW
[more]
- San Diego Downtown Community Plan Update
[more]
- East Village Historical Overview
[PDF 2MB]
- East Village Historical Surveys
[PDF 47MB]
- Downtown First-Time Homebuyer
[more]
- History of African Americans: Downtown
UPDATED DEC 2004
[more]
- Affordable Housing Directory
[PDF 29KB]
- Harbor Drive Pedestrian Bridge Fact Sheet
[PDF 113KB]

Downtown San Diego's Redevelopment Agency

MEETINGS & EVENTS **NEWS**

- 7/23/05
Subs for Subs 2005
- 7/27/05
CCDC Board of Directors
- 7/28/05
Public Hearing for A-1 Self Storage



- 6/29/05
City Council Appoints CCDC Board Members
- 6/23/05
CCDC News Digest, 6-23-05 (Board Meeting Summary)

[more events]
See **LIVE Meetings Online!**

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- 6/20/05
Downtown Railway Quiet Zone Design Approved



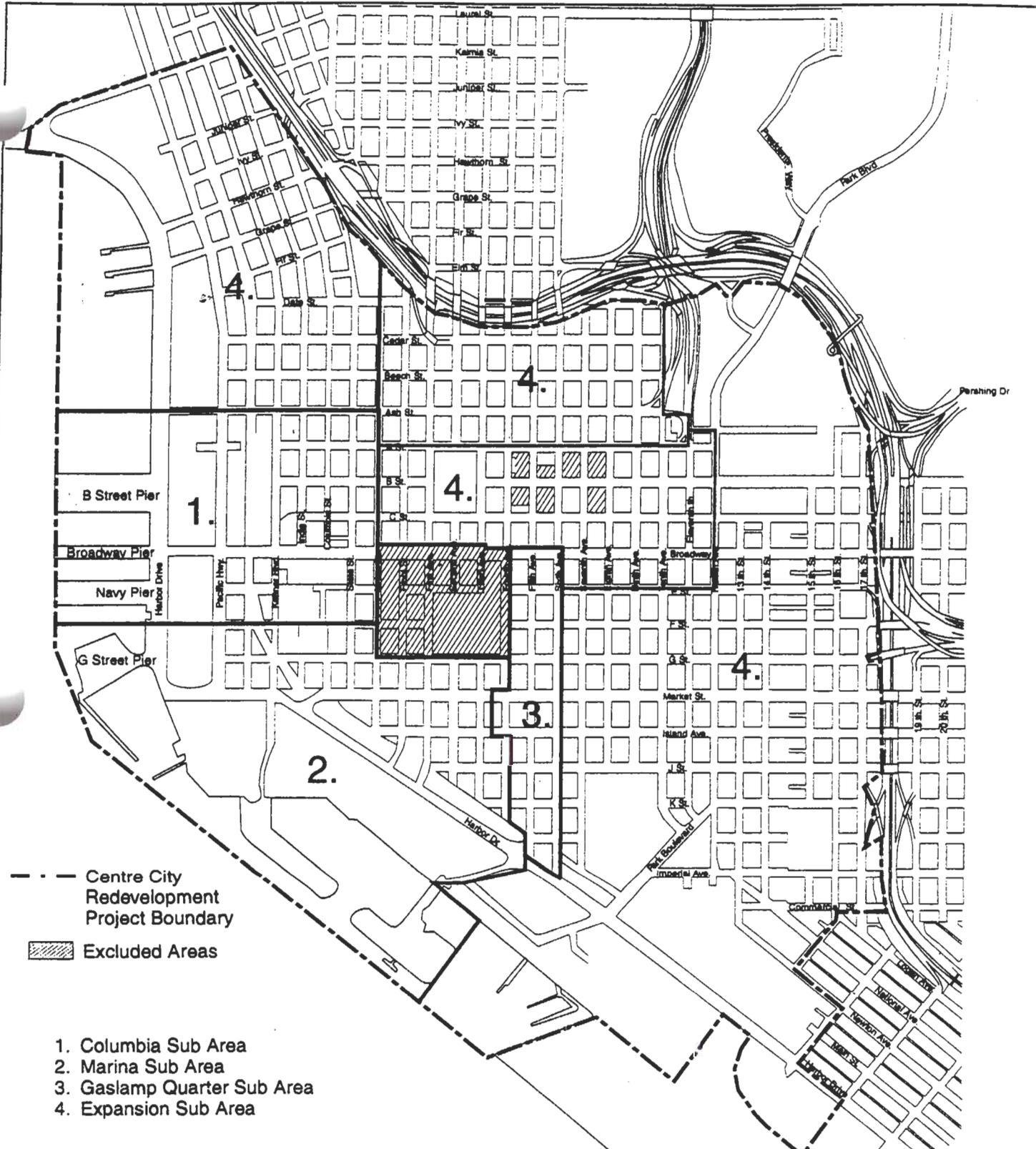
Topic: **Downtown on Stage**
[PDF 2MB]

- 6/3/05
PETCO Park Receives Urban Land Institute Smart Growth Award

[more news]



Downtown business, living and lifestyle information.



--- Centre City Redevelopment Project Boundary
 [Hatched Box] Excluded Areas

1. Columbia Sub Area
2. Marina Sub Area
3. Gaslamp Quarter Sub Area
4. Expansion Sub Area

Attachment No.2



CENTRE CITY REDEVELOPMENT PROJECT



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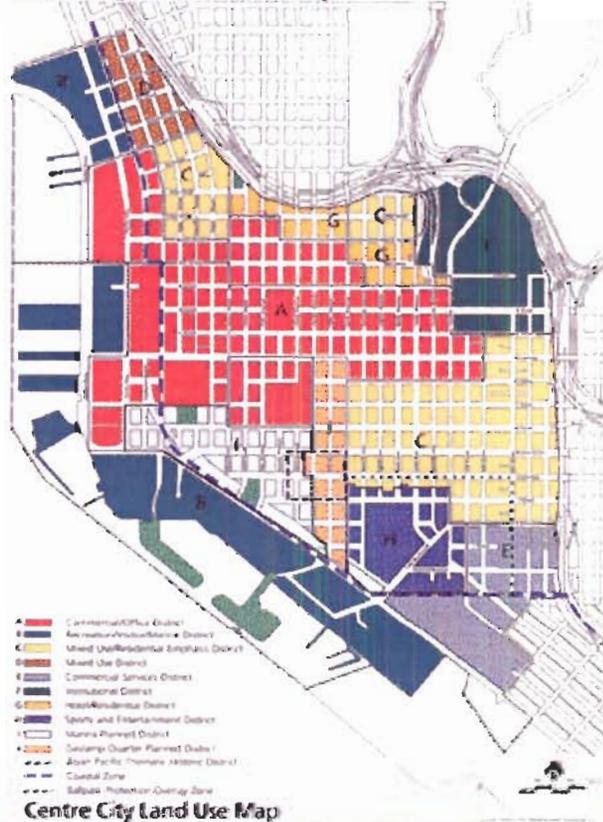
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CENTRE CITY LAND USE MAP

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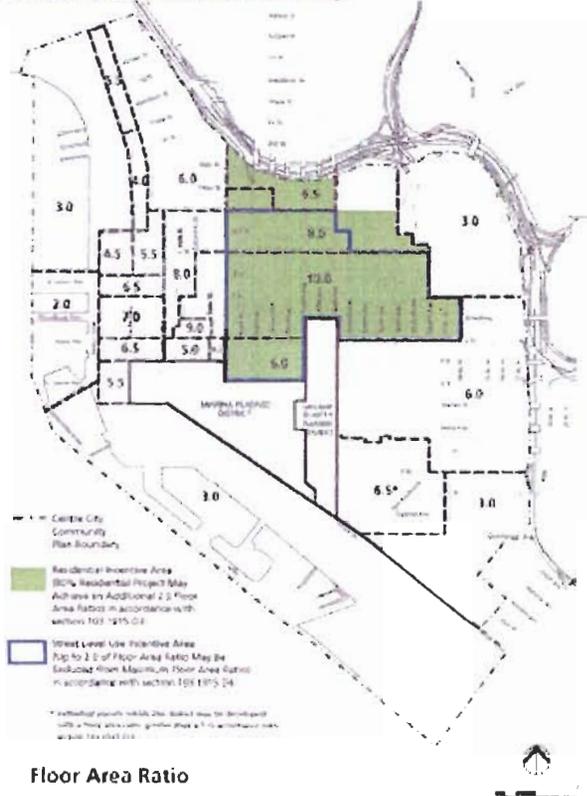
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FLOOR AREA RATIO MAP

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Floor Area Ratio

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SAN DIEGO DOWNTOWN AERIAL PHOTO

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Congresswoman Susan A. Davis

Representing the 53rd District of California

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Congresswoman Susan A. Davis represents California's 53rd Congressional District in the U.S. House of Representatives.

Susan's interest in public affairs grew out of her experiences as a social worker, parent, youth mentor, and military spouse. Growing up, Susan remembered her father, a pediatrician, sometimes leaving the house in the middle of the night to care for his young patients. Through these life experiences, Susan developed an understanding of and deep commitment to improving her community and country.

Born in Cambridge, Massachusetts, Susan grew up in Richmond, California. She graduated from the University of California at Berkeley with a degree in sociology. She then earned a master's degree in social work from the University of North Carolina.

After graduation, Susan and her husband, Steve, lived in Japan with their two children, Jeffery and Benjamin, while Steve served as a doctor in the Air Force during the Vietnam War.

Residents of San Diego since 1972, Susan and Steve have been married for 38 years. They have two grandchildren, Henry and Jane.

In Congress, Susan has earned a reputation as a bipartisan consensus builder. She is proud to serve on the House Armed Services Committee and the Education and the Workforce Committee. She is focusing on the issues of defense, education, environment, health care, and veterans affairs.

Making a difference in Congress:

Defense and National Security

- Increased spending on defense and homeland security
- Consistently supported military pay raises
- Worked to restore free and reduced-cost school meals programs for military families
- Introduced legislation to expedite commuter border crossings while increasing security

Education

- Introduced legislation to encourage highly qualified teachers to teach in low-income schools
- Introduced legislation to ensure that children in Even Start programs are taught with the latest research

Environment

- Opposed oil drilling in the Arctic National Wildlife Refuge
- Supported increasing fuel economy standards for trucks and SUVs
- Secured critical funding to protect San Diego's wildlife and open spaces

Health care

- Introduced groundbreaking legislation to allow women direct access to their OB/Gyn
- Introduced legislation to regulate the dietary supplement industry by giving the Food and Drug Administration the necessary tools to take dangerous dietary supplements off the shelf
- Sponsored a bill to require that health plans provide coverage for second medical opinions

Veterans

- Introduced a bill to increase VA home loan guarantees for veterans
- Sponsored legislation to increase benefits payments to hospitalized veterans
- Reduced out-of-pocket health care costs for lower-income veterans

Prior to her election to Congress:

1983-1992 — Susan served on the San Diego City School Board - serving as President for five of those years.

1990-1994 — Susan was the Executive Director of the Aaron Price Fellows Program designed to teach multi-ethnic high school students leadership and skills.

1994-2000 — Susan served three terms in the California State Assembly, where she served on the Committee on Consumer Protection, Government Efficiency, and Economic Development.

Congresswoman Susan Davis
U.S. House of Representatives
1224 Longworth House Office Building
Washington, DC 20515
Phone: (202) 225-2040
Fax: (202) 225-2948



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Congresswoman Davis serves on the [Committee on Education and the Workforce](#) and the [Armed Services Committee](#).

Subcommittees

In addition to these House Committees, Congresswoman Davis also serves on the following Subcommittees:

Education and the Workforce

[Subcommittee on Education Reform](#) - maintains jurisdiction over educational curriculum from the preschool to the high school levels, including programs like Head Start, special education, and the Low Income Home Energy Assistance Program (LIHEAP)

[Subcommittee on 21st Century Competitiveness](#) - maintains jurisdiction over the Higher Education Act (Titles I, II, IV), the Workforce Investment Act, all welfare programs, childcare services and the Childcare Development Block Grant (CDBG), professional development, certain employment services, teacher training and science and technology programs

Armed Services

[Military Readiness](#) - maintains jurisdiction over annual authorization for operation and maintenance, the readiness and preparedness requirements of the defense establishment, and related legislative issues

[Military Personnel](#) - maintains jurisdiction over military personnel policy, reserve component integration and employment issues, military health care, military education and POW/MIA issues. In addition, the subcommittee will be responsible for Morale, Welfare and Recreation issues and programs.

Congresswoman Susan Davis
U.S. House of Representatives
1224 Longworth House Office Building
Washington, DC 20515
Phone: (202) 225-2040
Fax: (202) 225-2948



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District

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About the District

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Stretching from Torrey Pines Park to the U.S.-Mexico border and from the Pacific Ocean through Mission Valley to East County, California's 53rd Congressional District includes the heart of San Diego. With its sparkling beaches and magnificent harbor, San Diego has long been known as a destination for millions of tourists and as every sailor's favorite port of call. While embracing these traditions, San Diego has grown and diversified in recent years to become a national center of higher education, research, and high technology.



San Diego is a tourist's paradise, with many major attractions and warm sunny days year round. We can begin our tour in the north at [Torrey Pines State Reserve](#), where majestic stands of the native Torrey pine tree overlook carved sandstone cliffs and the pounding Pacific. Nearby are the world-famous [Torrey Pines Golf Course](#), the University of California San Diego, [Birch Aquarium](#), and the picturesque village of La Jolla.

Driving south on Interstate 5, we reach the crossroads of the district at Interstate 8. To the west are [Sea World](#) and the seaside communities of Pacific Beach, Mission Beach, and Ocean Beach. To the east along I-8 is Mission Valley, home to the University of San Diego, Qualcomm Stadium, [Mission Basilica San Diego de Alcalá](#), and San Diego State University.



San Diego is known as a city of neighborhoods, each with their distinct identity and history. Several of the city's most vibrant neighborhoods -- including Linda Vista, Hillcrest, Normal Heights, North Park, Kensington, Talmadge, and Rolando - are found in the highlands north and south of Mission Valley.

Continuing east, we reach the City of Lemon Grove, known for its small town charm and having "the best climate on earth." Just to the south, nestled at the bottom of Dictionary Hill, lies the community of La Presa.

Returning to the coast, we take I-5 south of I-8, passing San Diego Lindbergh Field International Airport and the Marine Corps Recruiting Depot, Old Town, Little Italy, [the Port of San Diego](#), downtown San Diego, and Barrio Logan. Near the Civic Center is the colorful [Gaslamp District](#), with its fine restaurants and lively nightlife.



Many of San Diego's prime tourist attractions are located in [Balboa Park](#), just up the hill from downtown San Diego. Here we find the world-famous [San Diego Zoo](#), the [Old Globe Theatre](#), and over a dozen museums featuring everything from fine art to ancient artifacts to space travel.

Across the Coronado Bridge, the 53rd District stretches west and south to the cities of Coronado and Imperial Beach. Coronado is home of the famous Hotel del Coronado and three major Navy installations: [Naval Air Station North Island](#), [Naval Aviation Depot North Island](#), and [the Coronado Amphibious Base](#). Down the Silver Strand from Coronado is Imperial Beach, a seaside community known for its [U.S. Open Sandcastle Competition](#), which is held on the beach every July.

I am proud to represent all of these communities as the Member of Congress for California's 53rd District. Thank you for making this virtual tour of San Diego, and I welcome you to come visit in person!

Congresswoman Susan Davis
U.S. House of Representatives
1224 Longworth House Office Building
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Congresswoman Susan A. Davis

Representing the 53rd District of California

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District

Map

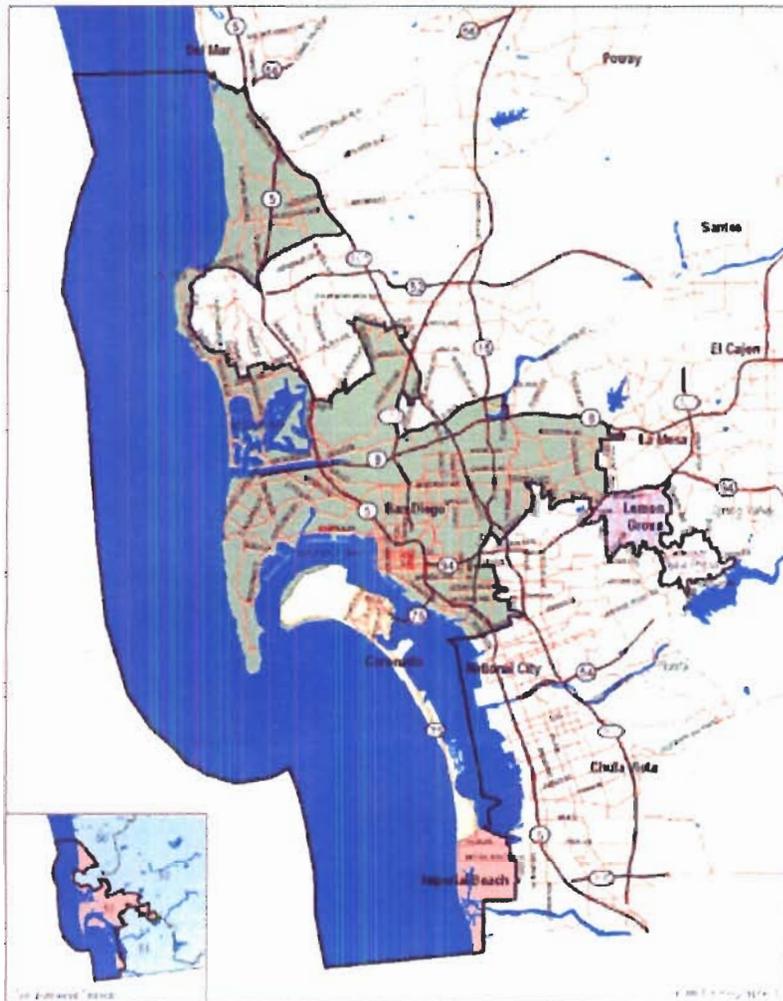
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Congressional District 53



Here is a list of the zip codes within the 53rd District:

- | | | | | |
|-------|-------|-------|-------|-------|
| 91932 | 91933 | 91945 | 91946 | 91977 |
| 92037 | 92038 | 92039 | 92092 | 92093 |
| 92101 | 92102 | 92103 | 92104 | 92105 |
| 91941 | 92154 | 92106 | 92107 | 92108 |
| 92109 | 92110 | 92111 | 92112 | 92113 |
| 92115 | 92116 | 92117 | 92118 | 92121 |
| 92122 | 92123 | 92014 | 92132 | 92133 |
| 92134 | 92135 | 92136 | 92137 | 92138 |
| 92140 | 92147 | 92152 | 92161 | 92162 |

92163	92164	92165	92114	92166
92167	92168	92169	92170	92171
92175	92176	92178	92182	92184
92186	92187	92192	92195	92120

[See District Profile](#)

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