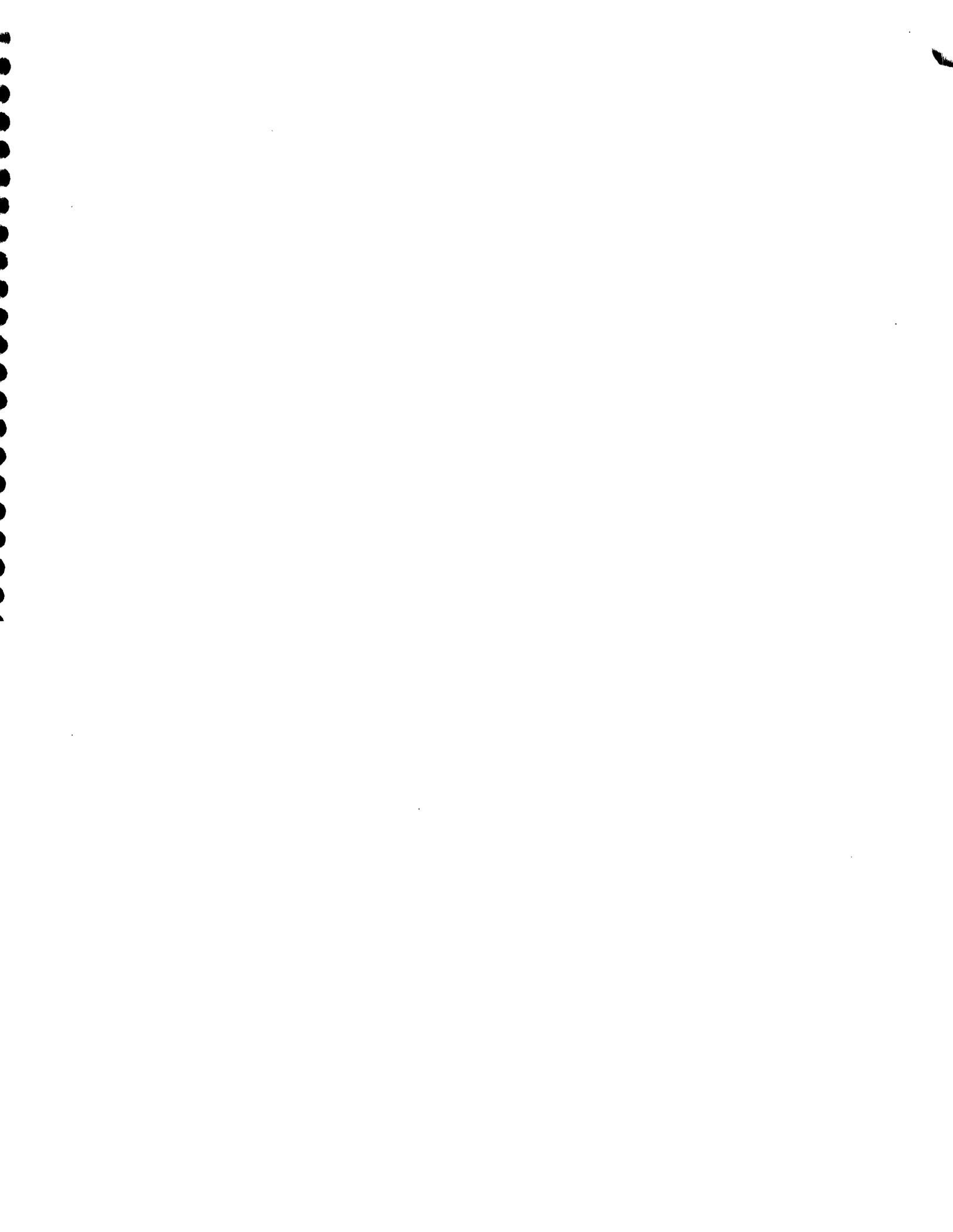


City of San Diego

Testimony and Background Documents
Presented to the
2005 Defense Base Closure and
Realignment Commission
Concerning
Marine Corps Recruit Depot, San Diego
and Navy Broadway Complex

July 14, 2005



Testimony of General Joseph P. Hoar, USMC, Ret. Before the Defense Base Closure and Realignment Commission Concerning the Military Value of the Marine Corps Recruit Depot, San Diego

(As Written)

July 14, 2005

Good afternoon, Mr. Chairman, members of the Defense Base Closure and Realignment Commission. It's a great pleasure for me to appear before you today to discuss the military value of the Marine Corps Recruit Depot, San Diego.

My name is Joe Hoar. I served 37 years in the Marine Corps and retired in 1994 as a General. My last assignment was Commander in Chief, United States Central Command. What is more relevant to our discussion today is that I have specific experience with the facilities under discussion.

As a colonel, I served on the staff of the Commanding General, of MCRD, San Diego. As a Brigadier General, I was stationed at Headquarters, Marine Corps. And as Director of Facilities and Services, I had management responsibility for Marine Corps bases, worldwide, to include military construction, base maintenance, and all issues associated with encroachment and environmental requirements. While not specifically germane to the issue today, I am also quite familiar with Camp Pendleton's available facilities and training areas, having served in the First Marine Division at that base as a rifle platoon commander, as an infantry battalion commander, and as an infantry regimental commander.

The Marine Corps, the Department of Defense and the Department of the Navy had each conducted detailed analyses of the current recruit training structure in the

Marine Corps. They have used the DOD Base Closure and Realignment Selection Criteria and other relevant documents in coming to their decision to retain two recruit training facilities. I support this decision.

In my judgment it is essential that the Marine Corps maintain the two depots at San Diego and Parris Island. Whether examined under the operational readiness component of military value, the surge component, or the cost considerations outlined in the statute, the military value of maintaining one recruit depot on each coast is undeniably high and far exceeds any speculative financial benefit that would be gained from consolidating these two depots.

I will address operational considerations first, and then turn to the unlikely prospect that there would be financial gain from the disposal of MCRD San Diego.

First, MCRD Parris Island cannot absorb the activities at MCRD San Diego. While you can take the area of the San Diego base, some 500 acres, and manage to overlay it against what appears to be unoccupied land at Parris Island, the reality on the ground is quite different. First of all, 50 % of the property at Parris Island is comprised of protected wetlands. Moreover, the depot is situated very close to two population centers, the town of Port Royal, two miles away, and the upscale resort at Hilton Head Island, approximately three miles away across the Port Royal Sound. Further, Parris Island is absolutely flat which adds additional challenges for any kind of live firing of individual weapons.

With the current base loading, MCRD Parris Island is now required to close portions of the Intracoastal Waterway which serves both recreational and commercial water traffic, when firing on specific ranges.

While there are a large number of physical training facilities, military skills training activities, obstacle courses, and water survival facilities that would have to be

replicated at Parris Island, I would like to share with you just one of the problems associated with the sort of expansion that would be required should Parris Island be the sole recruit depot for the Marine Corps.

In 1986, while I was the Commanding General at Parris Island, the syllabus for recruit training was expanded to require additional small arms training. In addition to known distance firing over a 500-yard course in which recruits fired sequentially from 200 yards, 300 yards, and 500 yards, there was now a requirement for recruits firing from simulated combat positions, at targets that appear at varying distances from 100 yards to 500 yards. The requirement to build this single additional live-fire course required considerable study and ingenuity to be sure that not only existing roadways and structures on Parris Island would be safe from this field firing range, but also small boats and even the possibility that rifle fire might fall into the adjacent community. Bear in mind that the range of the M-16 rifle is approximately two miles.

I can tell you, unequivocally, that the requirement to double the current firing range facilities at Parris Island cannot be done, given the current geographic and safety limitations of that Marine Corps Recruit Depot.

This fact alone appears to me to create a fatal flaw in the scenario outlined in the letter from the Chairman to the Secretary of Defense on July 1, 2005.

A combined Marine Corps Recruit Training at Parris Island would provide very limited capability for mobilization and surge of recruits under wartime conditions.

Additionally, Parris Island is in the low country of South Carolina and very vulnerable to seasonal hurricanes. Hurricane Hugo, which devastated parts of South Carolina in 1988, serves as an example of what could happen should a disaster of this type destroy a major part of a combined recruit training facility.

Another eventuality that makes our two recruit depots advantageous is the possibility of illness. We are all aware of the potential for contagious disease spreading among young men and women living in close proximity in recruit training facilities. Anyone who has read an account of the worldwide influenza epidemic of 1918 will recall the massive casualties suffered by U.S. Armed Forces as this disease spread from one base to another across the United States and subsequently to Europe. To geographically separate these locations reduces this kinds of risk..

The seriousness of an interruption of flow of recruits into the active duty Marine Corps cannot be minimized. Unlike other services, the Marines recruit young men and women of high quality to serve, but don't expect large numbers of those Marines to stay beyond their first enlistment. The reason is quite clear. For anyone who has watched Marines on the news clips operating in Fallujah, Ramadi and other difficult locales in Iraq, it is apparent this is a young person's occupation. We need a constant stream of bright, high-spirited, highly trained young Marines to serve in combat formations. Disruptions caused by weather or other phenomena could have a serious effect on the combat readiness of Marine operational units.

The combining of the recruit training facility with the recruiting function in the 1970s has continued to be a highly successful managerial initiative. Recruiters and trainers work in close cooperation. The idea that recruits for the Marine Corps are recruited in either the Eastern or the Western part of the United States and then sent to their initial training in their respective geographic locations is a not only an important factor in the decision of young men and women, but also it is important to the families of Marine recruits to know that they are not so far from home. This tends to lessen the inevitable anxiety associated with a young person leaving home, perhaps for the first time.

Finally, the assertion that the sale of MCRD San Diego property would generate substantial proceeds that could be applied to offset the costs of closing and

consolidation of recruit training at that location seems to be not sustainable by the facts. It is unlikely that the Federal Government would realize any significant financial benefit from the sale of MCRD if it were closed.

About 110 of the 506 acres of MCRD San Diego constitute a Historic District, listed on the National Register of Historic Places. These historic buildings must be maintained because of that status. They would not be demolished and replaced by modern structures. And indeed, they would be very expensive to maintain by their new owners.

Approximately 200 acres of the property is considered submerged lands that is subject to reversion to the State of California when there is no longer a military use for this property. Additionally, if the San Diego Airport authorities were to acquire MCRD property, it would likely do so by way of a no-cost public benefit conveyance for airport facilities, authorized by federal law. High-rise and residential buildings are prohibited on this property because of proximity to the San Diego Airport.

The Marine Corps needs two recruit depots. More than 21,000 recruits train at MCRD San Diego every year. That is more than half of the recruits the Marine Corps trains annually. Consolidation would require moving this large number of recruits to a base that cannot accommodate them now, and would require a huge expenditure of 570 million dollars to implement.

Even after such an expenditure, which is very difficult to justify, basic training of Marine recruits would be curtailed because of safety and geographic limitations and would be vulnerable to interruptions from natural disasters and medical conditions.

Further, the ability to surge to respond to national security requirements would be significantly reduced.

The Marine Corps would also lose a vital presence in the West and in the Pacific that has year-in and year-out reliably produced a large number of recruits. In light of the conflicts in Afghanistan and Iraq, this is not small consideration.

I urge you to accept the Secretary's existing recommendation to keep Marine Corps Recruit Depot San Diego in operation as a vital element in fulfilling the mission of our Marine Corps and our nation's total force structure and readiness.

I look forward to your questions.

Testimony of Julie Meier Wright, CEO, San Diego Regional Economic Development Corporation, Before the Defense Base Closure and Realignment Commission Concerning the Military Value of the Navy Broadway Complex, San Diego – July 14, 2005

Representing the organization charged by the City of San Diego to lead the region's response to BRAC 2005, I'm pleased to say that we look with interest at the Chairman's question concerning the Navy Broadway Complex. We have been in discussions with Navy Headquarters for a number of months about whether the closure of the Navy Broadway Complex – which is part of the long-planned redevelopment of the North Embarcadero area of the City of San Diego – would best serve both the interests of the Navy and the interests of San Diego, if done under BRAC.

The Navy Broadway Complex was built in 1922 as 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.

While the City and the Navy have been discussing redevelopment of this downtown property since the 1980's, limited progress has been made toward achieving that goal. In fact, the 1987 legislation no longer comports with post-9/11 policy since it requires that there continue to be a Navy presence on the property.

In the post-9/11 world, we have been advised by Navy headquarters that it is Navy policy to focus capital investments on secure military installations. The closure of the Navy Broadway Complex under BRAC 2005, provided that the money from the disposition reverts to the Navy so that it can build a new headquarters on a local military base (such as Naval Station San Diego at 32nd Street) would be a tremendous “win-win” for the Navy and for San Diego.

For the Navy, aging infrastructure could be replaced with a state-of-the-art headquarters facility for Navy Region Southwest in a more secure location on a military base within the region.

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, pursuant to the 1991 development agreement and entitlements between the U.S. Government and the City of San Diego.

The BRAC process is not only timely, it provides an efficient and effective means by which to achieve this win-win outcome as it will mean that the underlying entitlements and development agreements on the property, due to expire in January 2006, can be maintained – thus providing the Navy the highest value if the property is sold.

Neither San Diego or the Navy wants to risk the expiration of the development agreement and entitlements, which envision a mixed-use complex that includes a half-million square feet of property and three million square feet of developable buildings. This assumes residential development as part of the mix, which depends on the property not reverting to the Tidelands Trust. Navy Headquarters and our redevelopment agency counsel believe that such a reversion will not occur, thus ensuring maximum return to the Navy from a public sale conducted through the BRAC process.

Some in the Navy have suggested developing the property via a mechanism called enhanced-use leasing – an option whereby the Navy retains ownership of the site. However, if DoD policy is now to invest in installations on secure military bases, we do not understand why the Navy would want to maintain ownership of this property at a time when its value is high. The enhanced-use leasing approach would require a long-term commitment to the property – at least 50 years – and would make residential development on the site problematic. As such, it might well not provide the Navy with sufficient revenue to replace the Navy Broadway Complex facilities, and thus would continue the status quo.

By asking Secretary Rumsfeld to provide the commission with information regarding these options, we believe that the BRAC Commission has sparked important analysis of the best course of action.

We urge the Commission to carefully examine the Secretary's response and consider the best way to achieve a win-win outcome for the Navy, which we believe is the funds to replace the Navy Broadway Complex facilities in a secure location, and for the San Diego region, which is the ability to move forward on the development of this valuable property.

That concludes our testimony. We want to urge the Commission that, if on July 19, the Commission votes to move forward with either of these proposals – especially the idea to close MCRD San Diego – that you hold, as specified in federal law, a public hearing where the issues we have raised today can be fully explored.

On behalf of our entire team, thank you for the opportunity to speak today.



DEPARTMENT OF THE NAVY
HEADQUARTERS UNITED STATES MARINE CORPS
2 NAVY ANNEX
WASHINGTON, DC 20380-1775

IN REPLY REFER TO:
5730
OLA
10 June 2005

The Honorable Duncan Hunter
Chairman, Committee on Armed Services
U.S. House of Representatives
Washington, D.C. 20515

Dear Mr. Chairman,

Thank you for the opportunity to speak with you earlier today regarding Marine Corps Recruit Depot (MCRD) San Diego. To memorialize our discussion, I offer the following information.

In full compliance with the guidance provided when entering into the initial BRAC deliberation process, all Marine Corps installations were thoroughly reviewed, with the intent to find improvement to the effectiveness and efficiency of our infrastructure and better support our warfighting mission. Of course, both Marine Corps Recruit Depots in San Diego and Parris Island were included in this review and data compilation. Complete data detailing capacity and military value were analyzed, with a view towards examining the possibility of going to a single site for our Marine Recruit training.

It readily became apparent that the "footprint" and accompanying physical restraints at San Diego could not accommodate all training occurring there. Nor from an operational perspective, was there compatible development area at MCB Camp Pendleton for resiting all aspects of recruit training there. This was in addition to the Marine Corps concerns regarding collocating recruit training with operational forces at a single base.

We subsequently looked to Parris Island as a single training site. The data indicated that replicating the facilities there would cost in excess of \$640 million dollars, and would be operationally problematic from the standpoint of peak training periods. Additionally, there would be no surge capacity in the event the Marine Corps was required to increase in size in response to a future conflict or increased international tensions. A significant concern centered on having a single point of failure in this hurricane prone region of the country during the summer months. This could result in a major break in the recruit training pipeline.

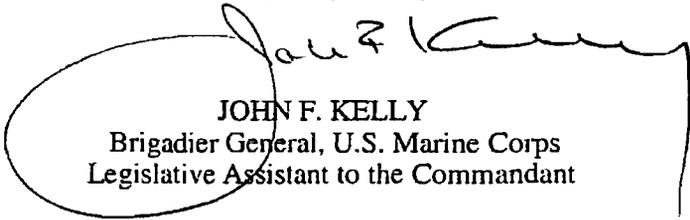
The Marine Corps also considered the responsibilities faced by the Installation Commanders at both San Diego and Parris Island. Our East/West geographic focus has provided an increased understanding of the regional demographics in the recruiting mission. A change in this approach, especially at a time when significant pressures exist in the recruiting mission, would be detrimental and nonproductive.

A combination of these factors resulted in a military judgment that recruiting and training missions would be compromised from a single siting of our recruit training operation. The Secretary of the Navy concurred with the Marine Corps' conclusion, and the Secretary of Defense concluded that no closure of either MCRD was warranted.

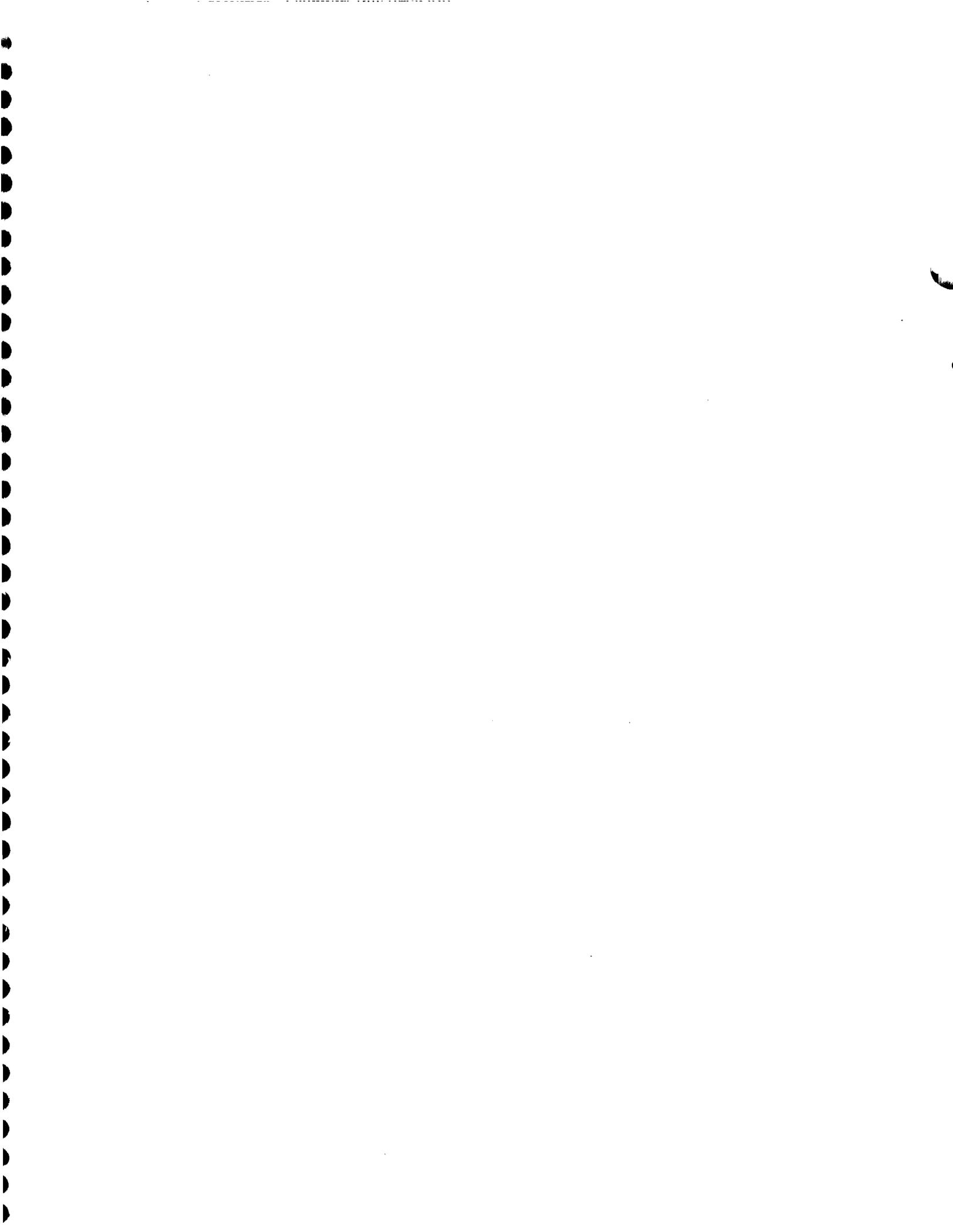
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OLA
10 June 2005

I hope this information is helpful and, of course, we stand ready to answer any additional questions or concerns you may have.

Very Respectfully,



JOHN F. KELLY
Brigadier General, U.S. Marine Corps
Legislative Assistant to the Commandant



THE CITY OF SAN DIEGO'S MEMORANDUM
FOR
THE 2005 DEFENSE BASE CLOSURE AND REALIGNMENT COMMISSION
IN SUPPORT OF
THE SECRETARY OF DEFENSE'S RECOMMENDATION TO MAINTAIN
MARINE CORPS RECRUIT DEPOT, SAN DIEGO
AS AN ACTIVE BASE

July 14, 2005

INTRODUCTION

The City of San Diego submits this memorandum in support of the recommendation of the Secretary of Defense, submitted to the 2005 Defense Base Closure and Realignment Commission on May 13, 2005, to maintain Marine Corps Recruit Depot San Diego as an active base.

BACKGROUND

Marine Corps Recruit Depot San Diego is the home of the Recruit Training Regiment and the Headquarters for the Marine Corps' Western Recruiting Region. More than half of the Marine Corps' recruits each year, about 21,000, receive their basic training at MCRD San Diego. MCRD San Diego trains only male recruits from the western two-thirds of the continental United States, Alaska, Hawaii, Guam, Japan and Korea. The Western Recruiting Region is composed of the western two-thirds of the continental United States, Alaska, Hawaii, Guam, Japan and Korea, which are important sources of recruits for the Marine Corps.

The well known architect Bertram Goodhue designed the Spanish Colonial Revival buildings on the base, and about 110 of the 506 acres at MCRD San Diego comprise an Historic District that is listed on the National Register of Historic Places. Construction was completed in 1925, but Marine recruits have trained at the base since 1923. During World War II, nearly 250,000 recruits trained here.

PHYSICAL CHARACTERISTICS

Marine Corps Recruit Depot San Diego is located in the City of San Diego, adjacent to the northern edge of San Diego International Airport, which is known as Lindbergh Field. The base has a generally rectangular shape that covers about 506 acres.

The Recruit Depot property is a training facility with barracks, administrative buildings, medical and dental facilities, classrooms, gymnasiums, swimming pools, and fields for use in physical training. There are confidence, obstacle, circuit and bayonet courses, an area for pugil stick training, an area for log drills, and an area for military close order and parade drills. San Diego's gentle climate allows training outside 365 days a year.

There is also a large Depot Exchange complex on the base. In addition to the main store, there is a convenience store, a package store, a gas station, a home and garden store, and an electronics store. The base also has two movie theaters.

The base employs 1,725 Marines and Sailors and 906 Civilians. About 500 of those Marines are Drill Instructors. Additionally, the base regularly attracts retired military members who use its recreational areas and retail stores.

COMMANDS, ACTIVITIES AND FACILITIES ON THE BASE

A Major General commands both the Recruit Depot and the Western Recruiting Region that covers the western two-thirds of the continental United States, Alaska, Hawaii, Guam, Japan and Korea. The base hosts several other Marine Corps as well as Navy, Army and Coast Guard activities.

There are three training activities on the base. The most well-known is the Recruit Training Regiment, which provides basic training to male recruits over a three-month period. The Regiment has three components: the Headquarters and Service Battalion, the Recruit Training Regiment, and the Weapons and Field Training Battalion.

The twelve-week "boot camp" course consists of physical training, classroom weapons training, water survival training, combat training, and classes on Marine Corps history and customs. After seven weeks of training, the recruits move from MCRD San Diego to Marine Corps Base Camp Pendleton's Edson Range. There, they receive four weeks of training in marksmanship, martial arts, basic field and tactical infantry skills, and defending against nuclear, biological and chemical weapons. At the end of this period at Camp Pendleton, the recruits are tested in a three-day exercise called the Crucible, which presents them with a series of strenuous physical and mental challenges.

Thereafter, the recruits return to MCRD San Diego for academic tests and graduation at the end of the twelve-week course. About 16,000 recruits graduate from MCRD San Diego each year.

The second training activity on the base is a school for Marine Corps recruiters. The Marine Corps established the Recruiters School at MCRD San Diego in October of 1971 and, since August of 1972, it has been the Marine Corps' only school for Marines assigned to recruiting duty. The school has a staff that ranges up to 34 people, with 21 serving as instructors.

The Recruiters School presents a seven-week Basic Recruiters Course six times a year and a five-week Career Recruiter Course five times a year for Marines who are selected to be recruiters. The average size of each class in the Basic Recruiters Course is 220, and the average size of each class in the Career Recruiter Course is 30. The school also provides a six-week career planner course, the Career Retention Specialists Course,

five times a year; an Advanced Career Recruiter Course; an Officer Selection Officer Course; and courses in managing and operating Recruiting Stations.

The third training activity at MCRD San Diego is Drill Instructors School. The mission of DI School is to develop the knowledge, command presence, leadership and instructional ability of selected commissioned and non-commissioned officers so that they can conduct the basic training of Marine recruits. Its curriculum covers core values, basic military subjects, and directives and regulations governing recruit training, physical training, close order drills, and field skills.

The Western Recruiting Region occupies two buildings on the base and employs 27 people on its staff. It is responsible for recruiting Marines from the western two-thirds of the continental United States, Alaska, Hawaii, Guam, Japan and Korea.

In addition to these training and recruiting activities, MCRD is also home to the Marine Corps Band San Diego. This band has been active since 1915, when it played regularly at Balboa Park, and it continues to play at military and civilian ceremonies and events in San Diego. The band consists of forty members who perform variously as a marching band, a concert band, a show band, a brass quintet, a party band, and a woodwind trio. It typically plays at 400 events each year and presents clinics at high schools and colleges in Southern California to encourage education in music and the development of musicians.

There are several additional tenants on the base. These are the Headquarters of the Twelfth Marine Corps District, the Marine Corps Enlisted Commissioning Education Preparatory School, the Marine Corps Non-Appropriated Fund Audit Service, the Navy/Marine Corps Relief Service, the Navy's Explosive Ordnance Disposal Mobile Unit Three, which is a component of Explosive Ordnance Group One at Naval Amphibious Base Coronado, the United States Coast Guard's Tactical Law Enforcement Team, and the Federal Fire Department.

The Marine Corps estimates that Marine Corps Recruit Depot San Diego has an annual impact on San Diego County in the range of \$193,000,000. This consists of an annual military payroll of \$107,000,000; an annual civilian payroll of \$24,400,000; materials, supplies and services acquired from local sources in the amount of \$10.2 Million; construction services in the amount of \$12 Million; health care expenditures in the amount of \$3.4 Million; utilities expenditures in the amount of \$4.37 Million; and tourist spending in the amount of \$20 Million. Other miscellaneous expenditures account for the remainder.

MILITARY VALUE

Marine Corps Recruit Depot San Diego is essential to the readiness of the United States Marine Corps, which is central to this Nation's commitment to Afghanistan in Operation Enduring Freedom, to Iraq in Operation Iraqi Freedom, and to the War On Terror.

There are sound reasons why the Marine Corps must maintain two basic training Recruit Depots at San Diego and Parris Island, South Carolina. First, neither of the two existing Recruit Depots has sufficient property and facilities to absorb the other, and Marine Corps Base Camp Pendleton lacks sufficient available property to accommodate the construction of a new Recruit Depot on this already-constrained and very busy operational base.

In particular, MCRD San Diego trains more than half, 21,000, of each year's contingent of Marine Corps recruits, and its ranks are composed entirely of male recruits. The Recruit Depot at Parris Island trains both male and female recruits, but trains them in separate facilities, reflecting the Marine Corps' policy to train men and women separately. Parris Island has neither sufficient property nor enough facilities to accommodate and train twice the number of recruits. For example, Parris Island lacks sufficient property to build additional training facilities such as the extensive rifle ranges and buffer zones that would be required to teach twice as many recruits to fire rifles at ranges of 200, 300 and 500 yards. In fact, MCRD Parris Island must already close portions of Port Royal Sound to boat traffic on the East Coast's north-south Intracoastal Waterway when the Depot conducts rifle range training. Furthermore, the town of Port Royal is only two miles from Parris Island, and the resort island of Hilton Head lies only three miles across Port Royal Sound from Parris Island.

Similarly, Marine Corps Base Camp Pendleton is an extremely busy base that already maximizes the use of its property, which is constrained by environmental regulations, for the training of operational Marine Corps units. The ranges and training areas at Camp Pendleton are fully occupied by the requirement to train Marine Corps forces for deployment overseas, and there is insufficient property available on the base to build a new Recruit Depot. Such a training activity would require barracks, dining halls, extensive physical training areas for obstacle, confidence, circuit and bayonet courses, expansive areas for rifle ranges and buffer zones, a gymnasium, a very large pool for water survival training, classrooms, and administrative, medical and dental facilities.

Second, the Commandant of the Marine Corps expressly stated in 2001, that the Marine Corps did not want to mix the basic training of recruits with the operational training of Marine Corps units at Camp Pendleton. The basic training of Marine recruits requires the "boot camp" environment that MCRD San Diego provides for all but four weeks at the end of the three-month basic training period.

Third, even if there were sufficient property at either Parris Island or Camp Pendleton to build new basic training facilities, the cost would be prohibitive. These new facilities would consist not only of barracks to house the recruits and dining halls to feed them, but also outside physical training facilities such as obstacle, confidence, circuit and bayonet courses and combat field training areas, rifle ranges, a gymnasium, and a very large pool for water survival training. Additionally, classrooms, administrative, medical and dental facilities would have to be built for the administrative and support personnel required to teach and sustain the recruits. In effect, the Marine Corps would

(unnecessarily) have to build a new base to accommodate the recruit training activities at a cost that the Marine Corps estimated at \$640 Million.

Fourth, in order to effectively recruit Marines from states west of the Mississippi River and the Pacific region, it is essential that the Marine Corps maintain a basic training facility on the West Coast of the United States, particularly since the Marine Corps recruits a substantial number of Marines from Southern California. The parents of Marine recruits want to know that their sons will be training relatively close to their homes, and MCRD San Diego fulfills that requirement perfectly.

Fifth, strategically, it is essential that the Marine Corps maintain two basic training facilities in the event of a natural disaster or a medical condition that disables one of the Recruit Depots and to provide surge capacity in the event of increased national security requirements.

Sixth, MCRD San Diego also hosts the Headquarters of the Western Recruiting Region. This region covers the western two-thirds of the continental United States, Alaska, Hawaii, Guam, Japan and Korea, which are important sources of recruits for the Marine Corps.

Seventh, in addition to the Recruit Training Regiment, MCRD San Diego hosts two other important training activities. These are the Marine Corps' only Recruiters School, which trains Marines assigned to recruiting duty, and Drill Instructors School, which trains commissioned and non-commissioned officers to conduct the training of Marine recruits.

CONCLUSION

Marine Corps Recruit Depot San Diego has very high military value, and the cost of replicating it elsewhere would be prohibitively high. Accordingly, for all of the reasons discussed in this memorandum, the City of San Diego urges the 2005 Defense Base Closure and Realignment Commission to accept the recommendation of the Secretary of Defense and the decision of the United States Marine Corps to maintain Marine Corps Recruit Depot San Diego as an active and vital base.

SUSAN A. DAVIS
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Congress of the United States
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COMMITTEES:
ARMED SERVICES
SUBCOMMITTEES:
MILITARY PERSONNEL
MILITARY READINESS

EDUCATION AND THE WORKFORCE
SUBCOMMITTEES:
EDUCATION REFORM
21ST CENTURY COMPETITIVENESS

July 6, 2005

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

Dear Mr. Chairman:

We are writing to reiterate our strong support for Marine Corps Recruit Depot (MCRD) San Diego. As Members of Congress who represent San Diego, we are greatly dismayed that you would disregard the recommendations of the Secretary of Defense by pursuing further inquiry into closing MCRD San Diego and consolidating recruit training with MCRD Parris Island.

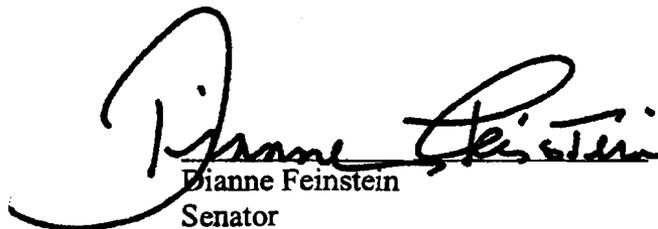
Quite simply, the question of whether or not to retain MCRD San Diego has been asked and answered. Pursuant to the BRAC process, every Marine Corps installation across the country, including MCRD San Diego and MCRD Parris Island, was subjected to thorough examination and analysis for maximum efficiencies and effectiveness. The Department of Defense was provided ample data to assess the capacity of MCRD San Diego and its strategic and military value. We agree with the resulting DOD conclusion: MCRD San Diego provides the most overall value when it remains in its current location.

As you well know, the Marine Corps considered consolidating recruit training at MCRD San Diego with MCRD Parris Island. The cost estimate for such a move was determined to exceed \$640 million. Beyond cost concerns, the Marine Corps was also apprehensive about a move to Parris Island because of potential peak-period operational problems and seasonal limitations caused by routine hurricanes in that region.

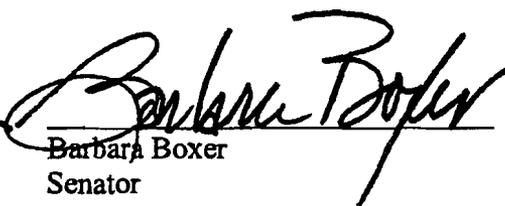
Perhaps most important, however, is surge capacity. Due to unique constraints that limit each MCRD in different ways, consolidating recruit training at either single location would leave the Marine Corps with little to no ability to ramp up its end strength to respond quickly to future conflicts. The unique parameters that bound each MCRD distinguish them from their historic Navy and Air Force counterparts. Moreover, the Marine Corps has stated unequivocally that such a move would be detrimental and nonproductive to its recruiting mission. The current East-West geographic focus of Marine Corps recruiting has given the service a unique advantage in understanding and capitalizing on regional dynamics.

We can think of no worse time to be taking successful recruiting tools away from our military than now -- we are at war and face a recruiting crisis in this country. Any move that could impair the Marine Corps' future surge capacity would be irresponsible and potentially dangerous for America's national security. We strongly urge you to reconsider the conclusions of the Marine Corps and DOD with regard to MCRD San Diego and the damaging and costly impacts its closure and relocation would entail.

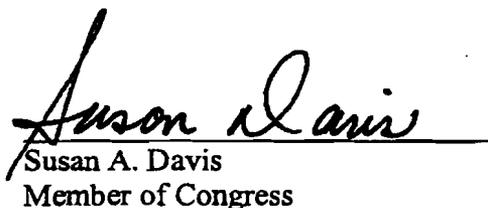
Respectfully,



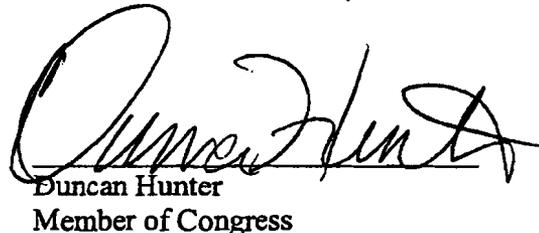
Dianne Feinstein
Senator



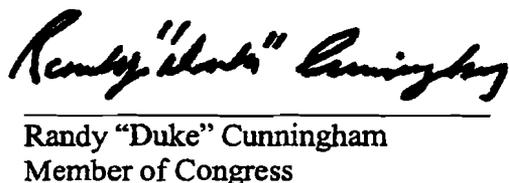
Barbara Boxer
Senator



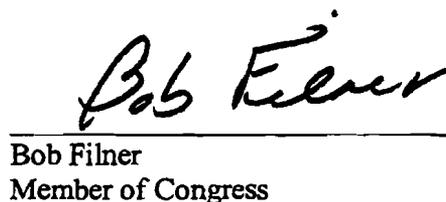
Susan A. Davis
Member of Congress



Duncan Hunter
Member of Congress



Randy "Duke" Cunningham
Member of Congress



Bob Filner
Member of Congress



DEPARTMENT OF THE NAVY
HEADQUARTERS UNITED STATES MARINE CORPS
2 NAVY ANNEX
WASHINGTON, DC 20380-1775

IN REPLY REFER TO:
5730
OLA
10 June 2005

The Honorable Duncan Hunter
Chairman, Committee on Armed Services
U.S. House of Representatives
Washington, D.C. 20515

Dear Mr. Chairman,

Thank you for the opportunity to speak with you earlier today regarding Marine Corps Recruit Depot (MCRD) San Diego. To memorialize our discussion, I offer the following information.

In full compliance with the guidance provided when entering into the initial BRAC deliberation process, all Marine Corps installations were thoroughly reviewed, with the intent to find improvement to the effectiveness and efficiency of our infrastructure and better support our warfighting mission. Of course, both Marine Corps Recruit Depots in San Diego and Parris Island were included in this review and data compilation. Complete data detailing capacity and military value were analyzed, with a view towards examining the possibility of going to a single site for our Marine Recruit training.

It readily became apparent that the "footprint" and accompanying physical restraints at San Diego could not accommodate all training occurring there. Nor from an operational perspective, was there compatible development area at MCB Camp Pendleton for resiting all aspects of recruit training there. This was in addition to the Marine Corps concerns regarding collocating recruit training with operational forces at a single base.

We subsequently looked to Parris Island as a single training site. The data indicated that replicating the facilities there would cost in excess of \$640 million dollars, and would be operationally problematic from the standpoint of peak training periods. Additionally, there would be no surge capacity in the event the Marine Corps was required to increase in size in response to a future conflict or increased international tensions. A significant concern centered on having a single point of failure in this hurricane prone region of the country during the summer months. This could result in a major break in the recruit training pipeline.

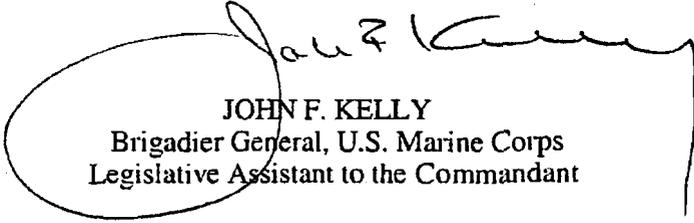
The Marine Corps also considered the responsibilities faced by the Installation Commanders at both San Diego and Parris Island. Our East/West geographic focus has provided an increased understanding of the regional demographics in the recruiting mission. A change in this approach, especially at a time when significant pressures exist in the recruiting mission, would be detrimental and nonproductive.

A combination of these factors resulted in a military judgment that recruiting and training missions would be compromised from a single siting of our recruit training operation. The Secretary of the Navy concurred with the Marine Corps' conclusion, and the Secretary of Defense concluded that no closure of either MCRD was warranted.

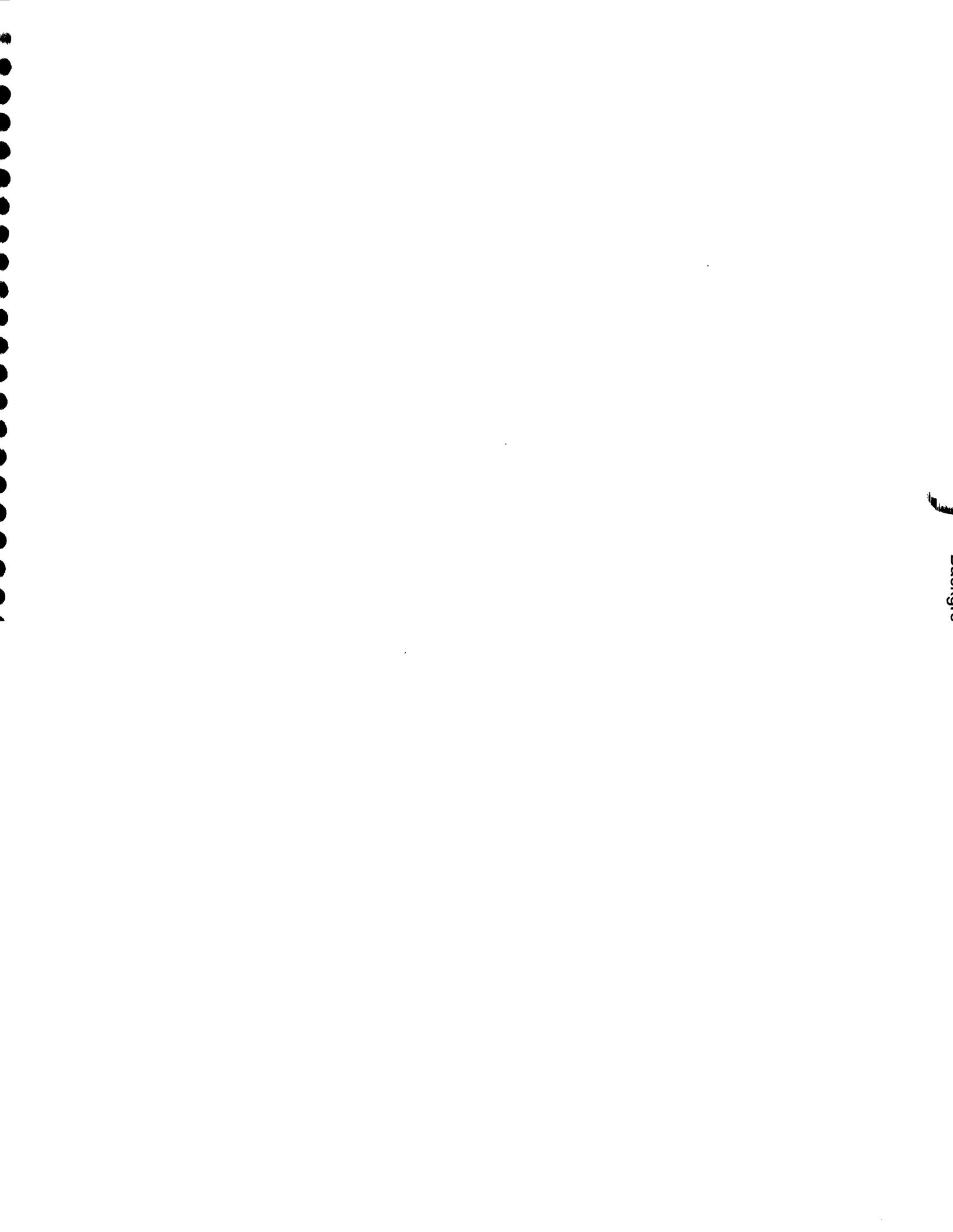
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10 June 2005

I hope this information is helpful and, of course, we stand ready to answer any additional questions or concerns you may have.

Very Respectfully,



JOHN F. KELLY
Brigadier General, U.S. Marine Corps
Legislative Assistant to the Commandant





**Centre City
Development
Corporation**

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.

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:

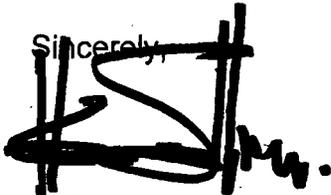
- The Navy Broadway Complex can be closed, sold and redeveloped more expeditiously under the BRAC 2005 process than by any other means, because the Defense Base Closure and Realignment Act of

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.

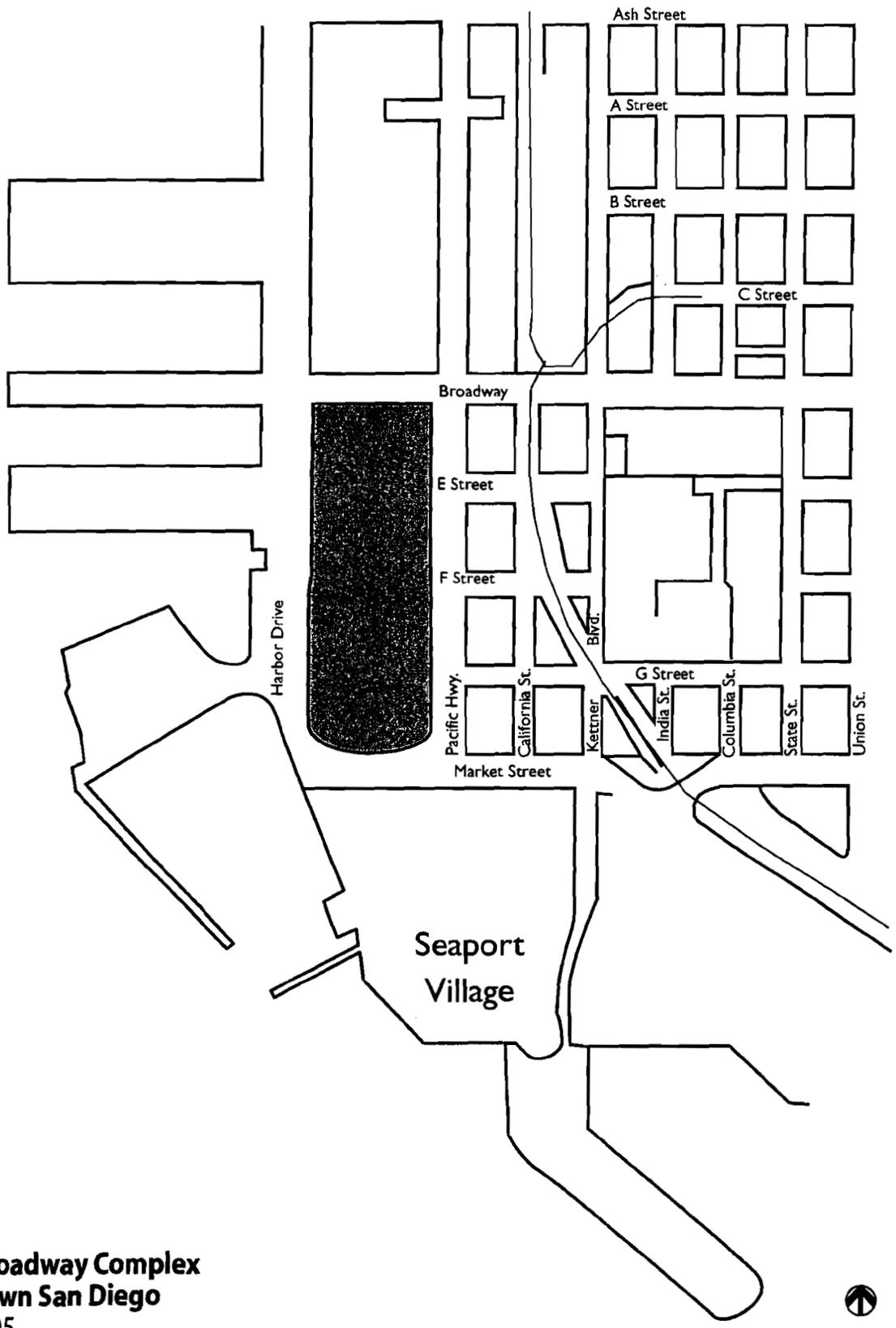
I would be pleased to discuss this request with the Commission and, of course, we would only proceed with this matter if the Department of the Navy concurred with our request. The City and the Navy have a long history of working together to advance the Nation's and the City's interests, and we present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

Sincerely,

A handwritten signature in black ink, appearing to read 'Hal Sadler', written over the word 'Sincerely,'.

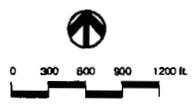
Hal Sadler

Chairman of the Board

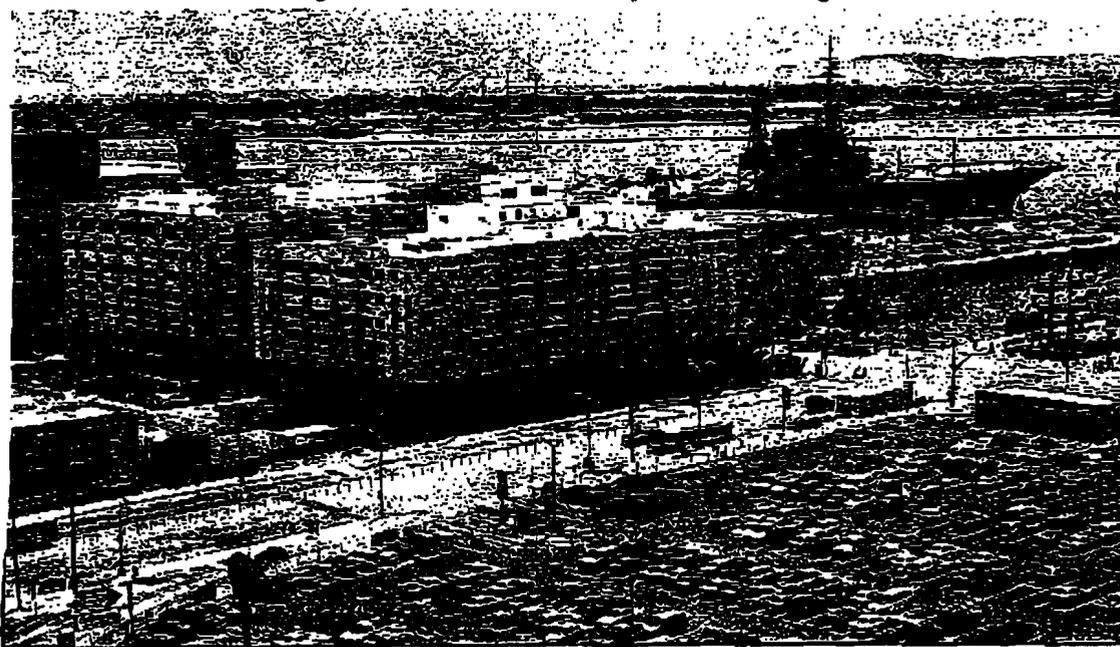


**Navy Broadway Complex
Downtown San Diego
June 2005**

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



San Diego Business Journal July 11, 2005 Page 1



Melissa Jacobson

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

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.

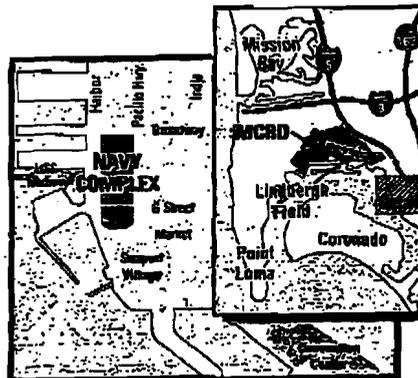
But Downtown developers are reluctant to speculate on the potential value of the Navy Broadway Complex site, which still may be added to the latest round of base closures now being considered by the Base Realignment

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."

Perry 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."

As 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 Centre 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 lat-



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

est 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, 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 an redevelopment plans.

Another sticking point had been the mandate by Congress, which had authorized 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 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.