



# Location Summary

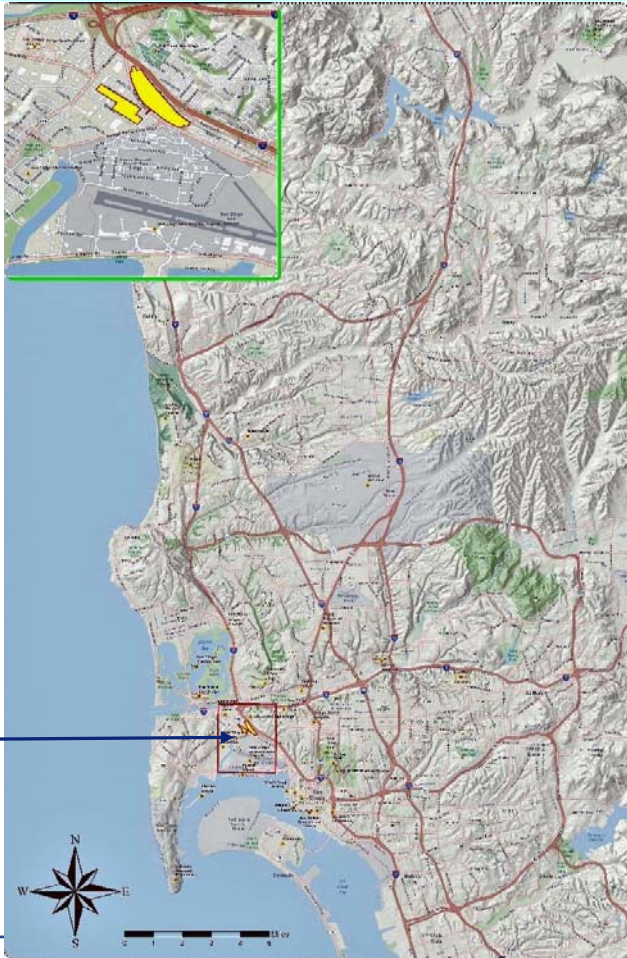
**Garth Nagel**

Community Planner/Project Manager

NAVFAC SW



# Location, Location, Location

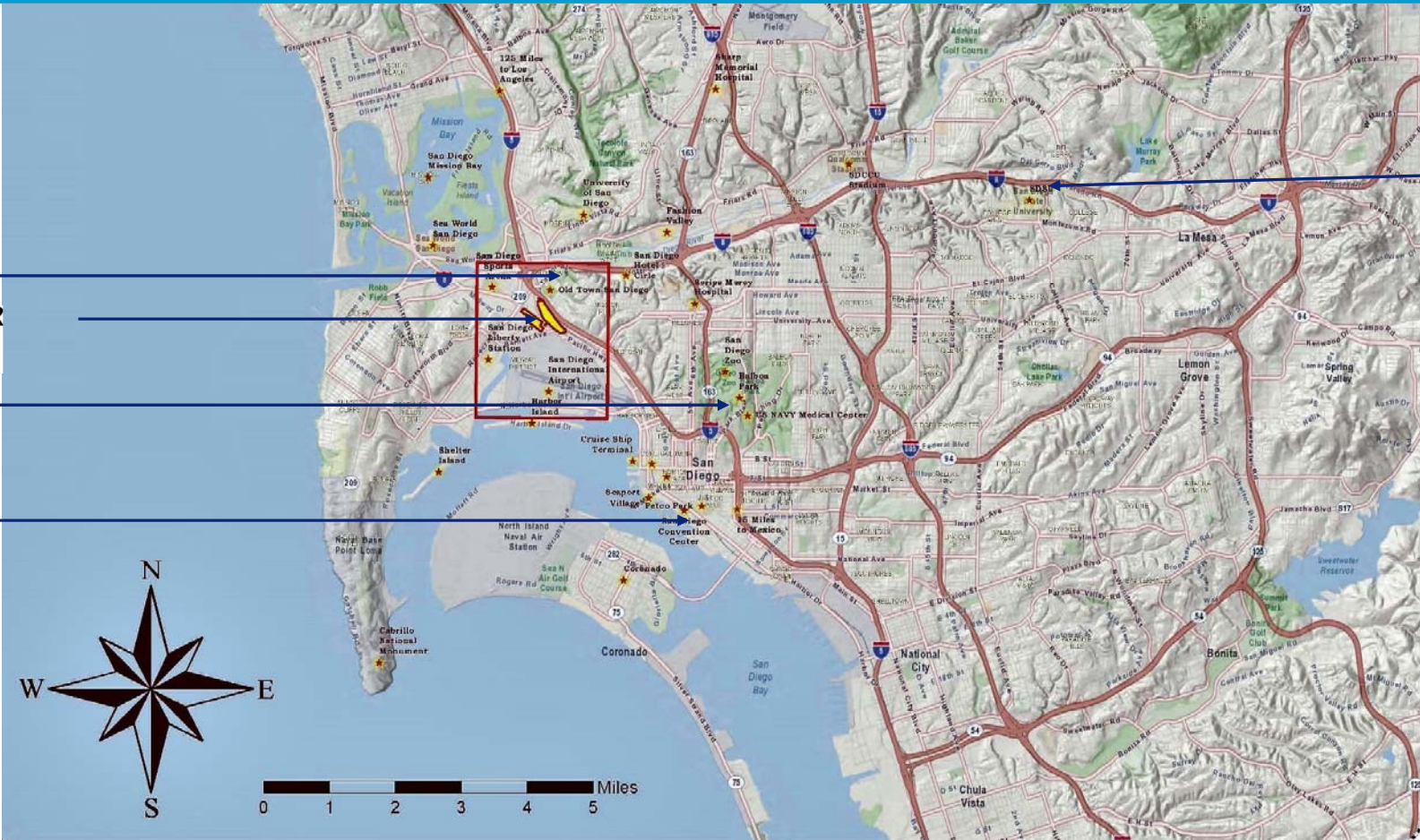


## Close proximity:

- ❑ International Airport
- ❑ Interstates 5 and 8
- ❑ Old Town Transit Center  
(Rail, Trolley, Bus)
- ❑ Downtown San Diego
- ❑ Convention Center
- ❑ Four Major Universities  
(USD, UCSD, SDSU, PLNU)
- ❑ Military Bases  
(MCRD, NBPL, NBC, NBSD, MCASM, MCBCP)
- ❑ Commercial and Military Ports
- ❑ Balboa Park, Sea World, Beaches



# Central and Southern San Diego





# Northern San Diego

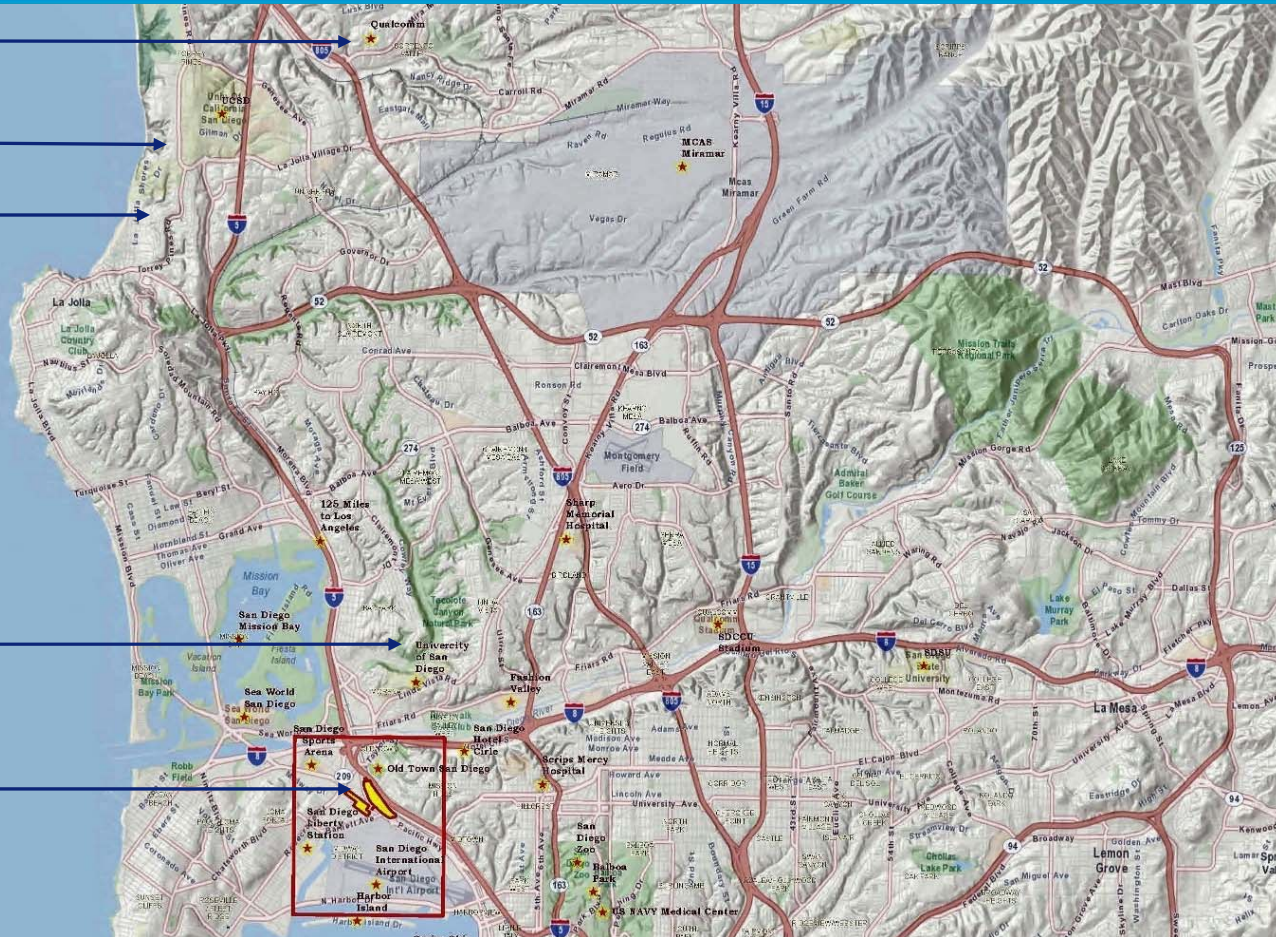


Qualcomm

UC San Diego

Scripps

University of San Diego





# Naval Base Point Loma Old Town Complex Site Map



**Naval Base Point Loma Old Town Campus**

Coordinate System:  
UTM 11N Meters  
Datum: WGS 1984  
Date: 6/25/2018  
Sheet Size: 17" Width X 11" Height  
File Name: Old\_Town\_LIL\_062018.mxd

U.S. NAVY REGION SOUTHWEST  
GEODINES S PROGRAM  
Ph: (619) 532-1537

**NAVFAC**  
Naval Facilities Engineering Command









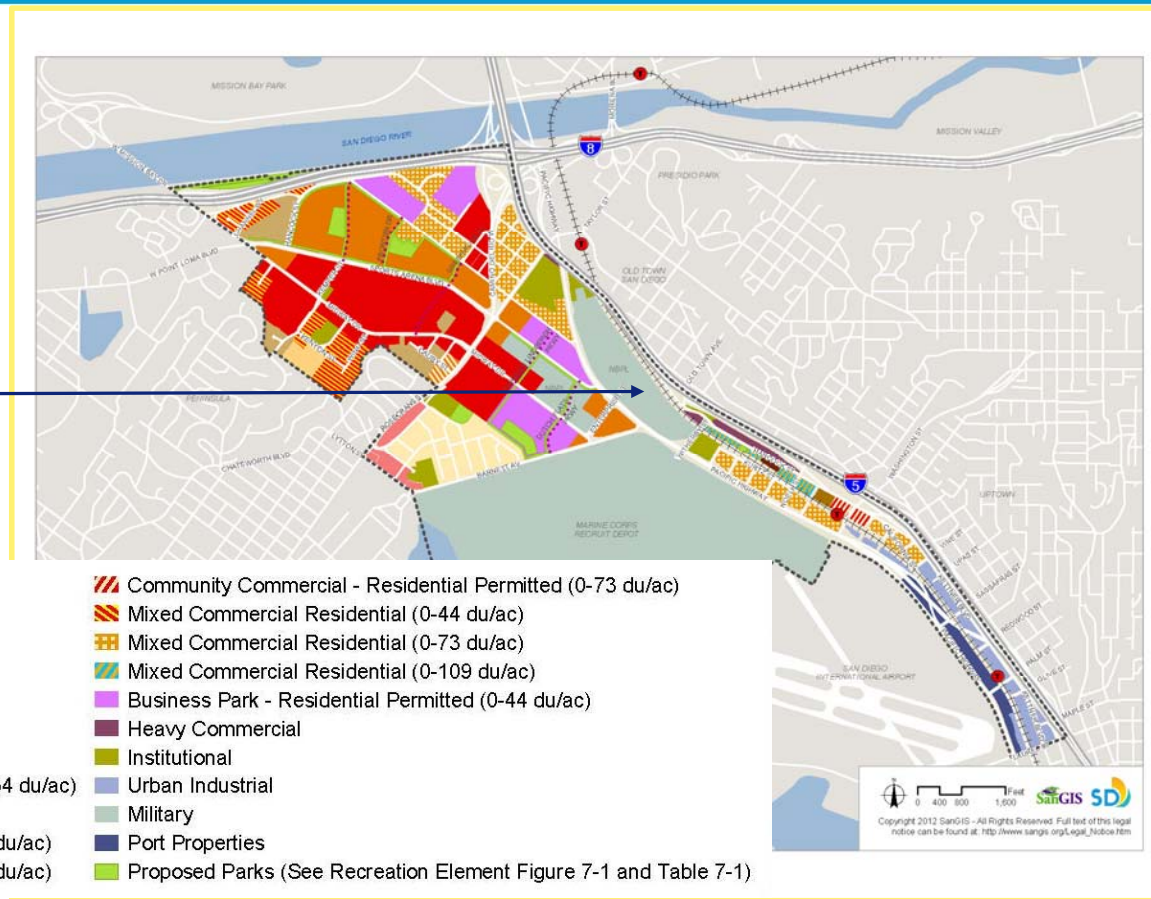








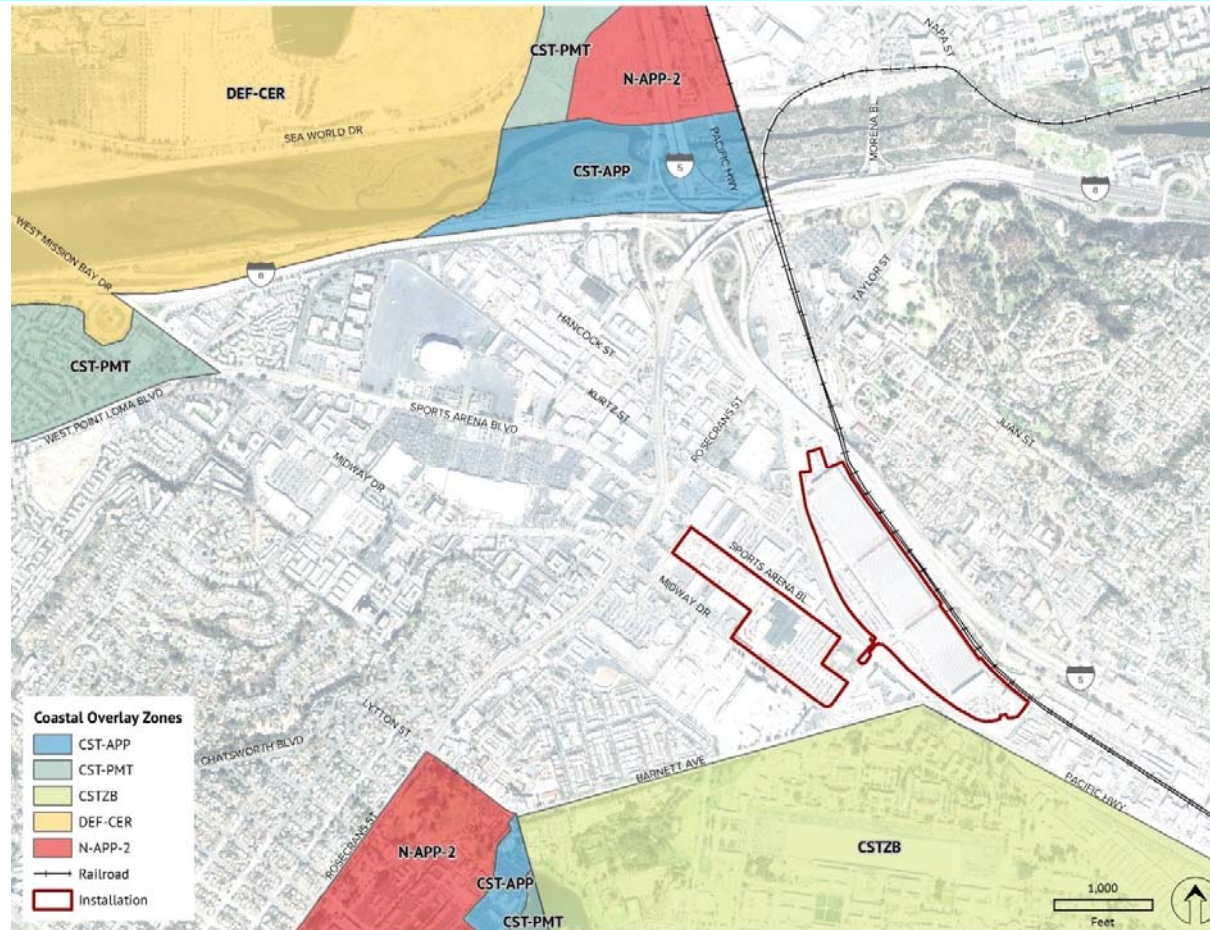
# Midway Community Plan



- Community Plan Area Boundary
- Future Streets (Conceptual)
- Residential - Low Medium (10-14 du/ac)
- Residential - Medium (15-29 du/ac)
- Residential - Medium High (30-54 du/ac)
- Residential - High (45-73 du/ac)
- Residential - Very High (74-109 du/ac)
- Neighborhood Commercial - Residential Permitted (0-54 du/ac)
- Community Commercial - Residential Prohibited
- Community Commercial - Residential Permitted (0-44 du/ac)
- Community Commercial - Residential Permitted (0-54 du/ac)
- Community Commercial - Residential Permitted (0-73 du/ac)
- Mixed Commercial Residential (0-44 du/ac)
- Mixed Commercial Residential (0-73 du/ac)
- Mixed Commercial Residential (0-109 du/ac)
- Business Park - Residential Permitted (0-44 du/ac)
- Heavy Commercial
- Institutional
- Urban Industrial
- Military
- Port Properties
- Proposed Parks (See Recreation Element Figure 7-1 and Table 7-1)

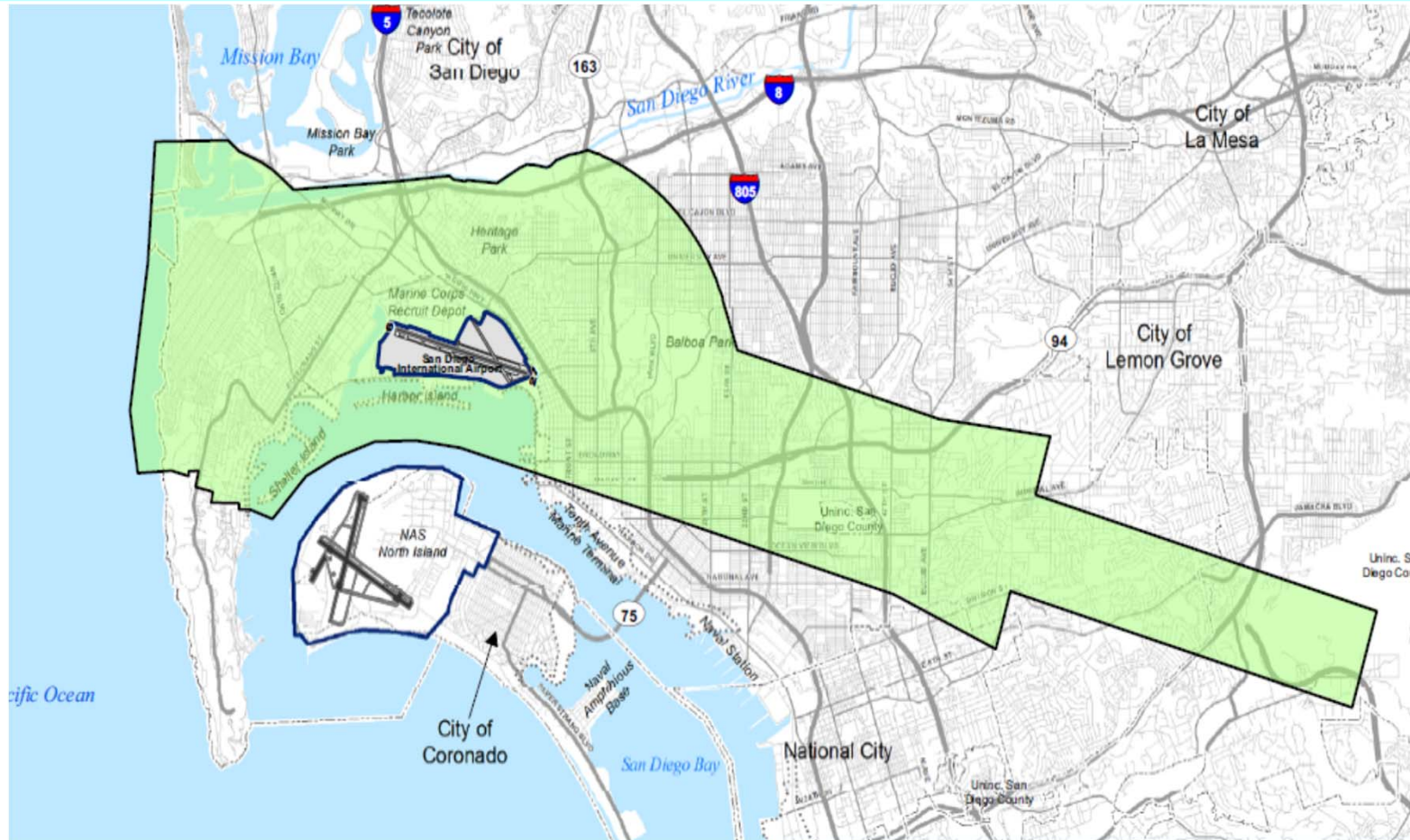


# Coastal Commission Boundaries



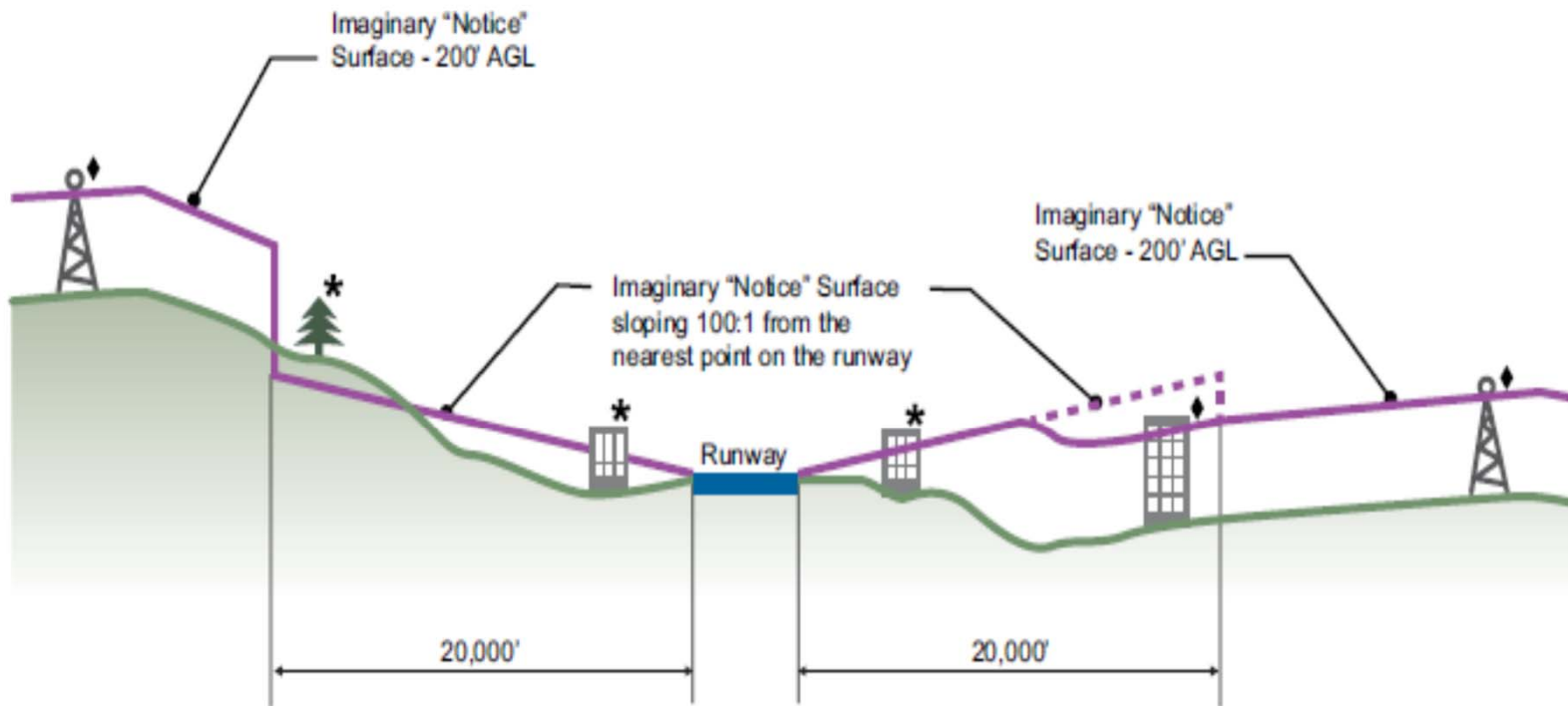


# Old Town Complex Overflight Area Boundary





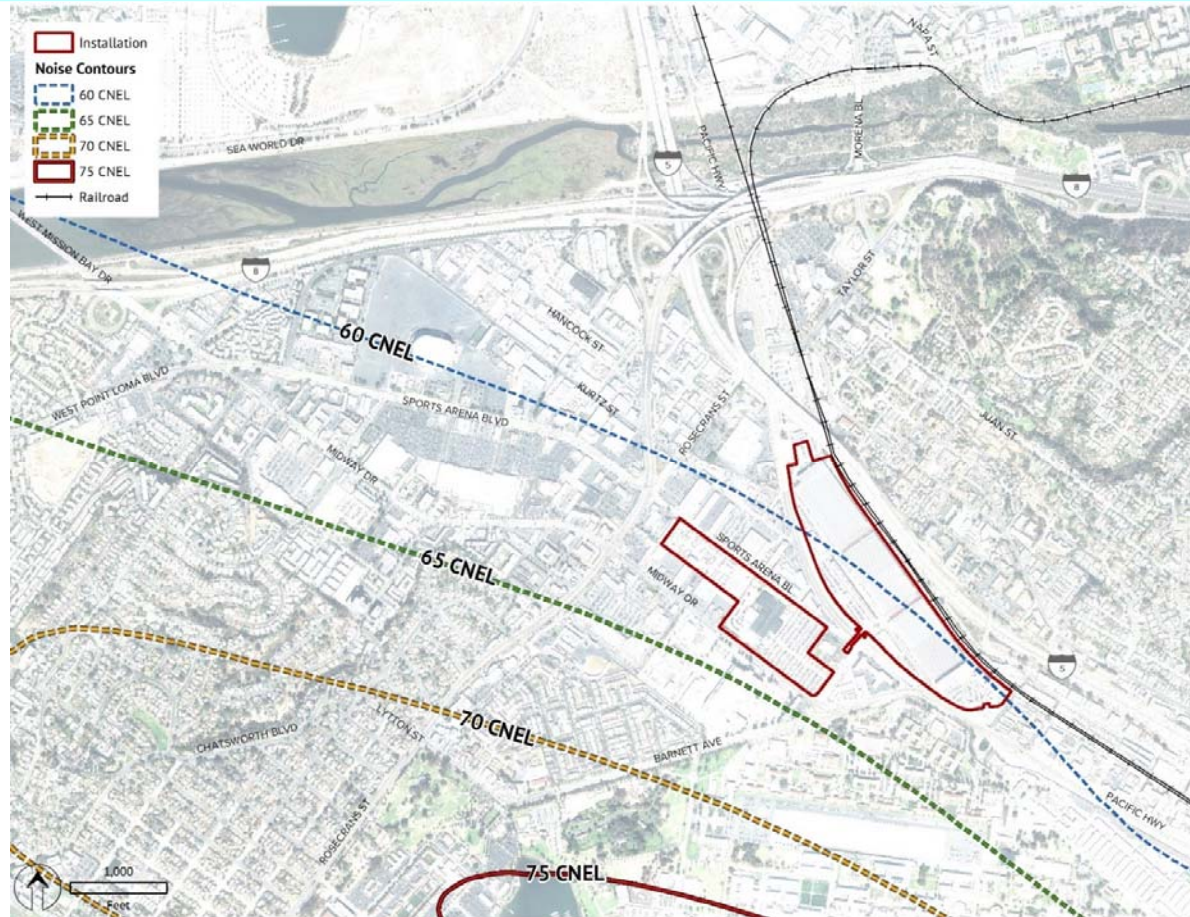
# Old Town Complex FAA Requirements



- ◆ 14 CFR §77.9(a) Any proposed construction or alteration more than 200 feet in height above ground level (AGL) at its site requires notice.
- \* 14 CFR §77.9(b) Any proposed construction or alteration penetrating imaginary surfaces in proximity to runways or heliports requires notice.



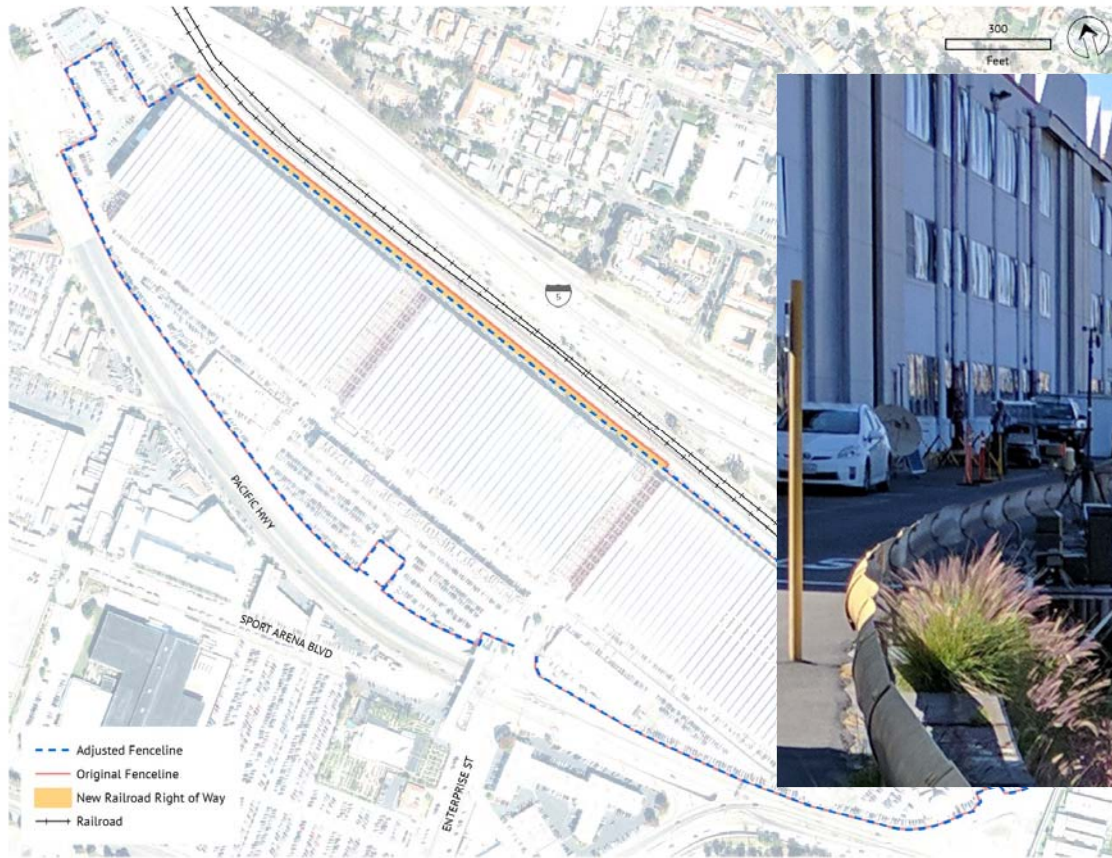
# CNEL Noise Contours







# Old Town Complex Railroad Fence Line





# Environmental Summary

Derral Van Winkle

Product Line Coordinator-Environmental Restoration

NAVFAC SW



# Environmental Overview



- History of Naval Base Point Loma, Old Town Complex (OTC)
- Summary of Environmental Conditions
- History of Environmental Clean up
- Summary





# History of Naval Base Point Loma Old Town Complex



- **In 1924 creation of MCRD in area known as Dutch Flats**
  - Dredged bay sediments filled and elevated approximately 730 acres in this area
- **AFP-19 built and owned by government in 1940 for Convair use**
- **Sold to private developer at the end of WW2**
  - 1948-1956 private moving/storage company, and electric company
  - Convair leased Building 2 in 1951, resumed aircraft production
  - 1954 Convair was purchased by General Dynamics
- **US Air Force reacquired in 1957, operated by General Dynamics**
  - Constructed four support buildings
  - Atlas Missile manufacturing and assembly
- **General Dynamics portion acquired by Martin Marietta in 1994**
- **Ownership transferred from US Air Force to Navy in July 1995**
- **1995 to current day**
  - Lockheed Martin (formerly Martin Marietta)
  - SPAWAR relocated to San Diego in April 1996
  - Several building demolitions and renovations



# History of Naval Base Point Loma, Old Town Complex



## •Uses

- **Primarily used for aircraft production until mid-1970's**
  - B-24, B-36, T-29, F-102, F-106, B-58, F-111, C-141, and C-5.
  - Manufacturing mainly in Buildings 1, 2, 3, 7, and 8
- **Mid-1970s to mid-1990s shift to space launch manufacturing**
- **Industrial**
- **Cargo holding**
- **Subassembly for missile production**
- **Technical and administrative support**
- **Office space**

## •Wastes produced historically

- **Waste oil**
- **Paint sludge**
- **Plating materials**
- **Spent chromic, hydrochloric, and nitric acids**
- **Degreasing solvents**
- **Oakite cleaners**



PP-154 1-24-42  
CONSOLIDATED AIRCRAFT CORP  
PLANT NO. 2.



# Old Town Complex Overall Environmental Conditions



## • Installation Restoration Program

- Nine Sites – six sites closed, three in remediation or request for closure
- Various investigations/cleanups
- Soil, groundwater, vapor migration and indoor air all evaluated
- Per- and poly-fluorinated alkyl substance (PFAS) evaluation in 2019/2020

## • Environmental Compliance

- Petroleum spills/leaks/underground storage tanks
- asbestos containing materials
- Lead-based paint
- Other permitted activities – air emissions and stormwater

## • Natural/Cultural Resources

- No known natural resources
- Not eligible for the National Register of Historic Places

## • No Formal Land Use Controls (LUCs) Recorded

- All cleanup done to industrial standards
- LUCs/restrictions or further mitigation necessary for residential development



# Old Town Complex Environmental Restoration



- **1984 – 1994 Air Force Installation Restoration Program**
  - Phase 1 Records Review
  - Various investigations/cleanups of USTs and transformer PCB leaks
- **September 1993 - Environmental Audit (1994)**
  - Prior to transfer from Air Force to Navy
  - Recommended site-wide sampling to determine IRP sites
- **1994 - Phase 1 Environmental Assessment (1994)**
  - Due diligence conducted by Martin Marietta
  - Partial Basis for several new sites for Navy IRP
- **1994 SWDIV Environmental Sampling Report**
  - Included sampling at 12 sites
  - Recommended further action and inclusion in Navy IRP for 9 sites
- **1997 – Present**
  - Investigations and remediation at nine sites identified in 1994 report
  - Includes ongoing vapor intrusion monitoring in OTC Building 3 and remediation system operation north end of building



# Status of Environmental Restoration Sites

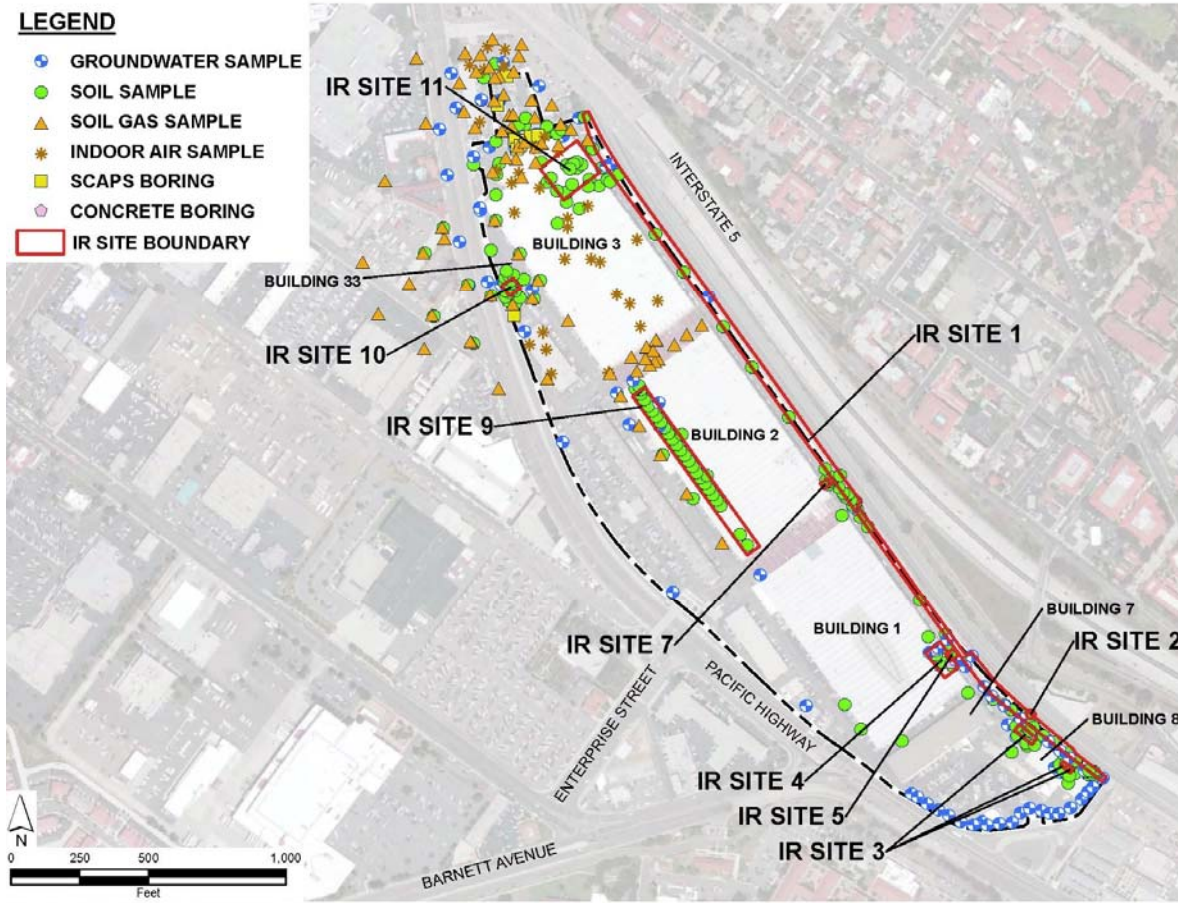


IR Site Number	Site Name	Operation Dates	Status as of October 2018
OTC 1	Railroad Spur	1940s – Unknown	Open – Conducting post-remedial action monitoring; recommending No Further Action
OTC 2	Piping Outside Building 8	Unknown	Closed – 2009
OTC 3	Building 8 Hydraulic Press	1940s – Unknown	Closed – 2009
OTC 4	Building 1 Hydraulic Press	1940s – Unknown	Closed – 2009
OTC 5	Air Compressor Pipes	1940 – 1948	Closed – 2009
OTC 6			Eliminated
OTC 7	Eyewash Station Catch Basin	1940s - Unknown	Closed—2009
OTC 8			Eliminated
OTC 9	Building 2 Floor Vaults	1940s - Unknown	Closed – 2010
OTC 10/11	Building 33 Liquid/Sludge/Building 3 Sewer Line Break	1940s – 1980s	Open – Remedial Action Ongoing





# Location and Status Environmental Restoration Sites





# Environmental Summary



- Facility has had various uses since construction in 1941 including manufacturing under a GOCO arrangement
- Facility was transferred from Air Force to Navy in 1994/1995
- Facility environmental conditions include Environmental Restoration (cleanup) and compliance
  - **No natural or cultural resources**
- Investigation/remediation has occurred from 1984 on under Air Force and Navy Environmental Restoration Programs
- **Constant interaction with regulatory agencies**
- **Comprehensive sampling has occurred throughout the facility**
- Currently of eleven IR sites overall:
  - **Two are undergoing remedial action; one remedial action finished**
  - **Six sites have formal regulatory closure**
  - Two sites were never entered into the IR program



# Facilities and Utilities

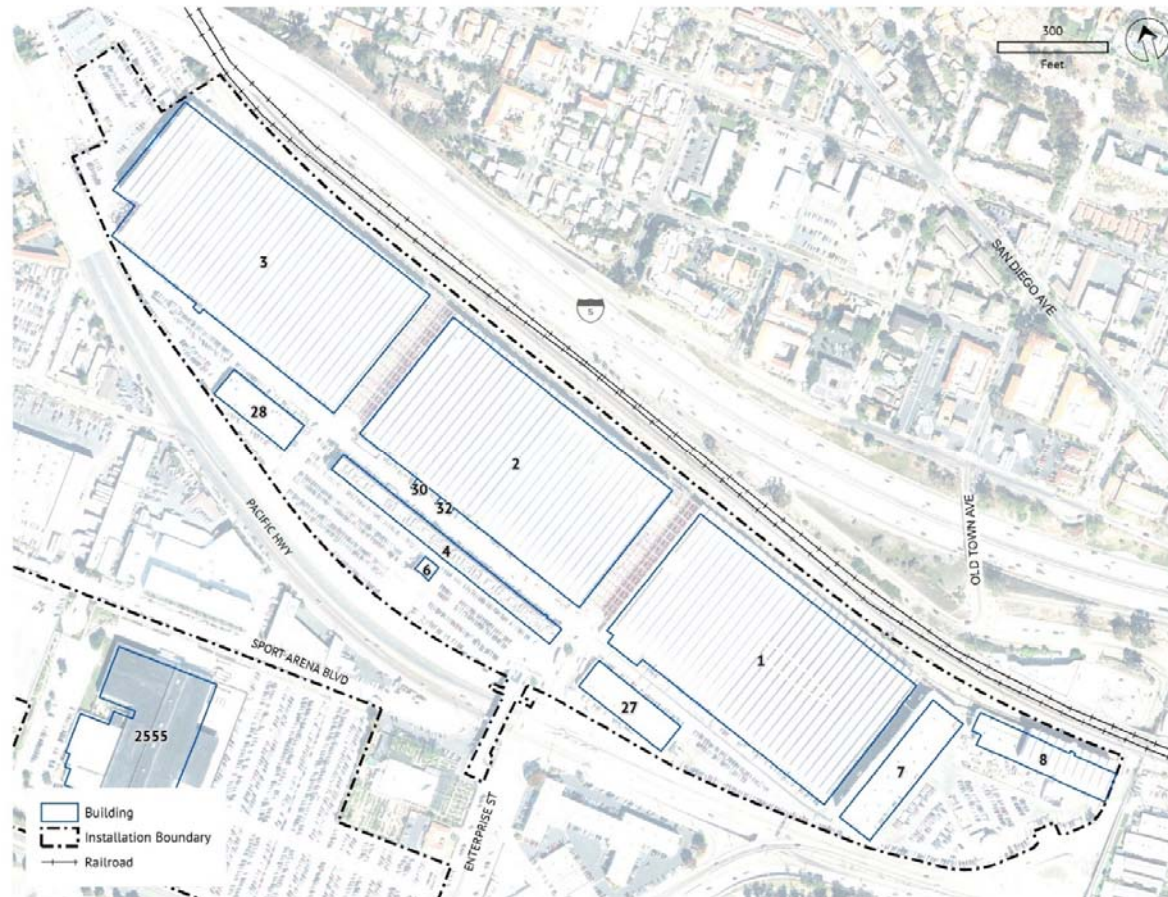
**CDR James Alger**

Public Works Officer

Naval Base Point Loma



# Site 1 Building Locations





## OT 1-Exterior



- 444,490 SF
- 3 Stories





# OT 1-Interior



- Admin/Warehouse



## OT 2-Exterior



- 414,802 SF
- 3 Stories





## OT 2-Interior



- Administration and Research Lab





## OT 3-Exterior



- 463,671 SF
- 3 Stories





## OT 3-Interior



- Former Lockheed Martin Facility



## OT 4-Exterior



- 78,304 SF
- 2 Stories
  - SPAWAR Command Facility





# OT 6, OT 7 and OT 8 (Clockwise)



OT-6



OT-7



OT-8

- OT-6 Former Visitor Center
- OT-7 Staging Warehouse
  - 2 Stories
- OT-8 Warehouse
  - 2 Stories

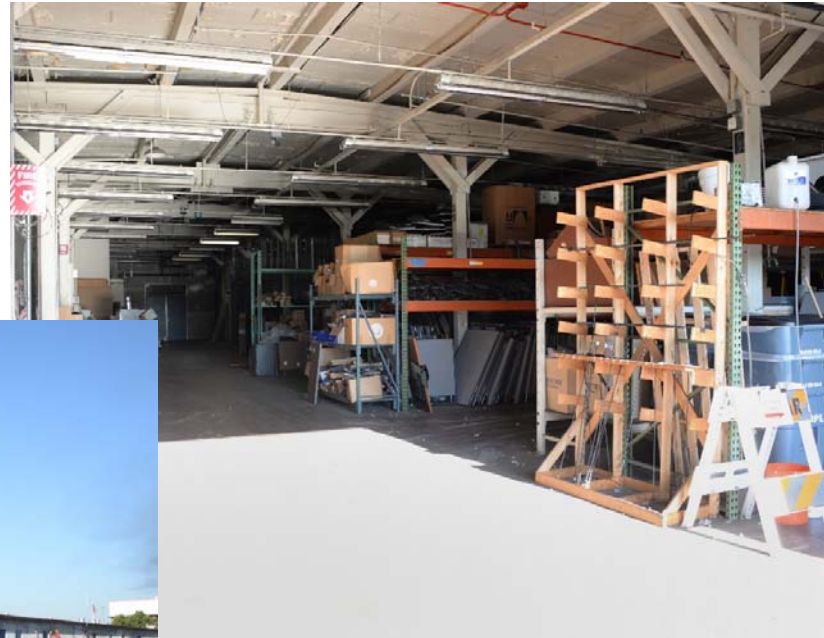




## OT 27 Exterior and Interior



- 23,366 SF
- Storage Facility
  - Single-Story





## OT 28 Exterior and Interior

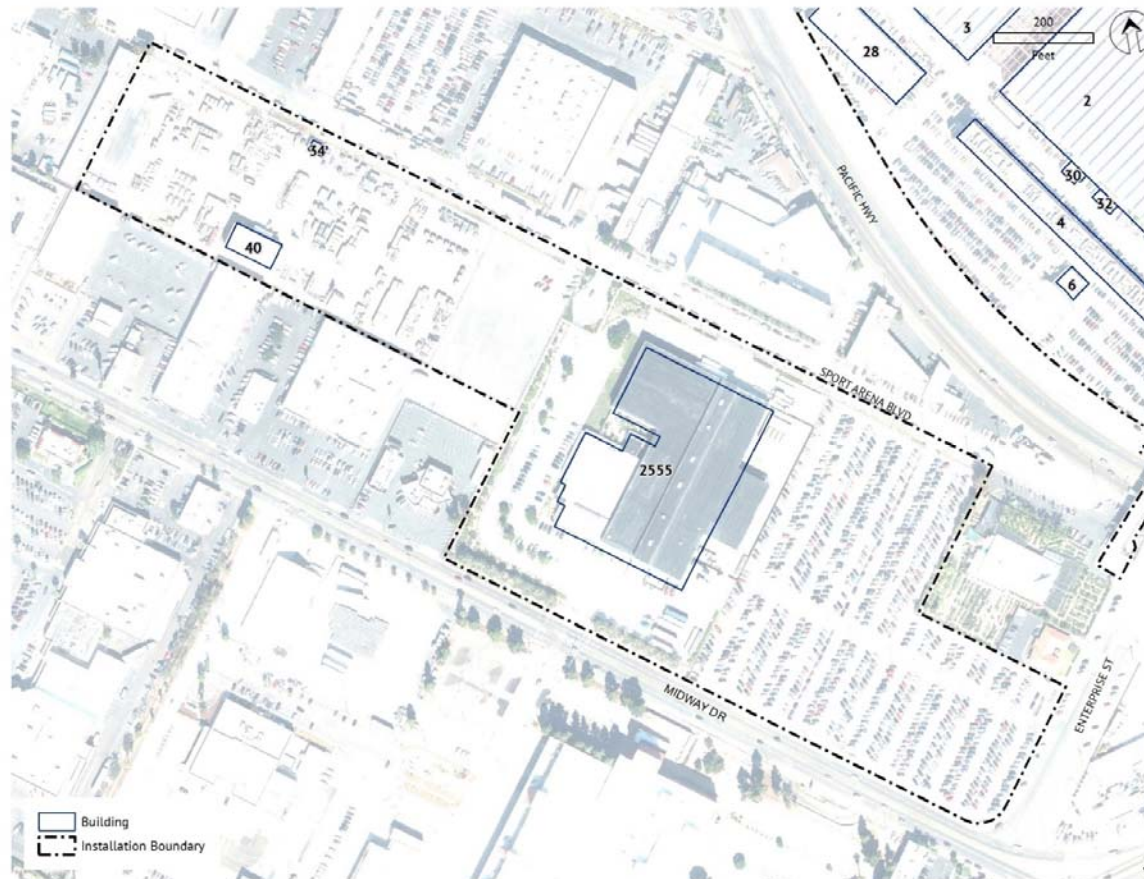


- 20,194 SF
- Administrative Building
  - Single-Story





# Site 2 Building Locations





# OT 2555



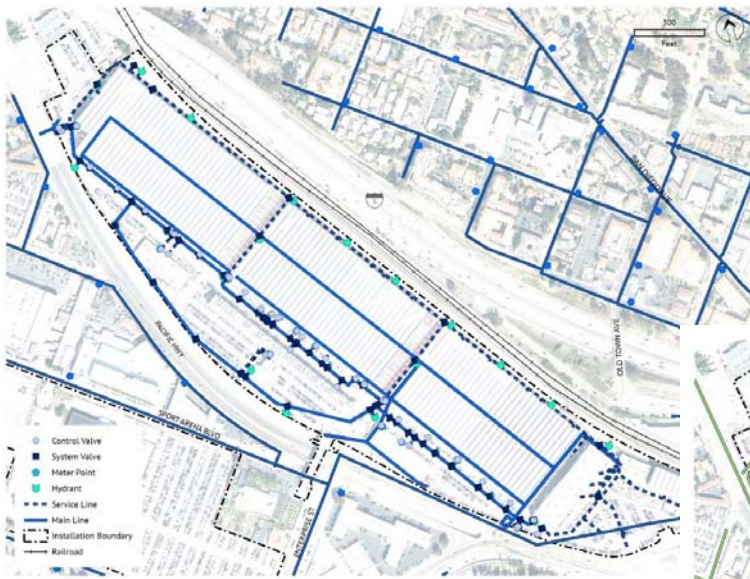
- 110,600 SF
- Operational Supply Facility
  - Single-Story





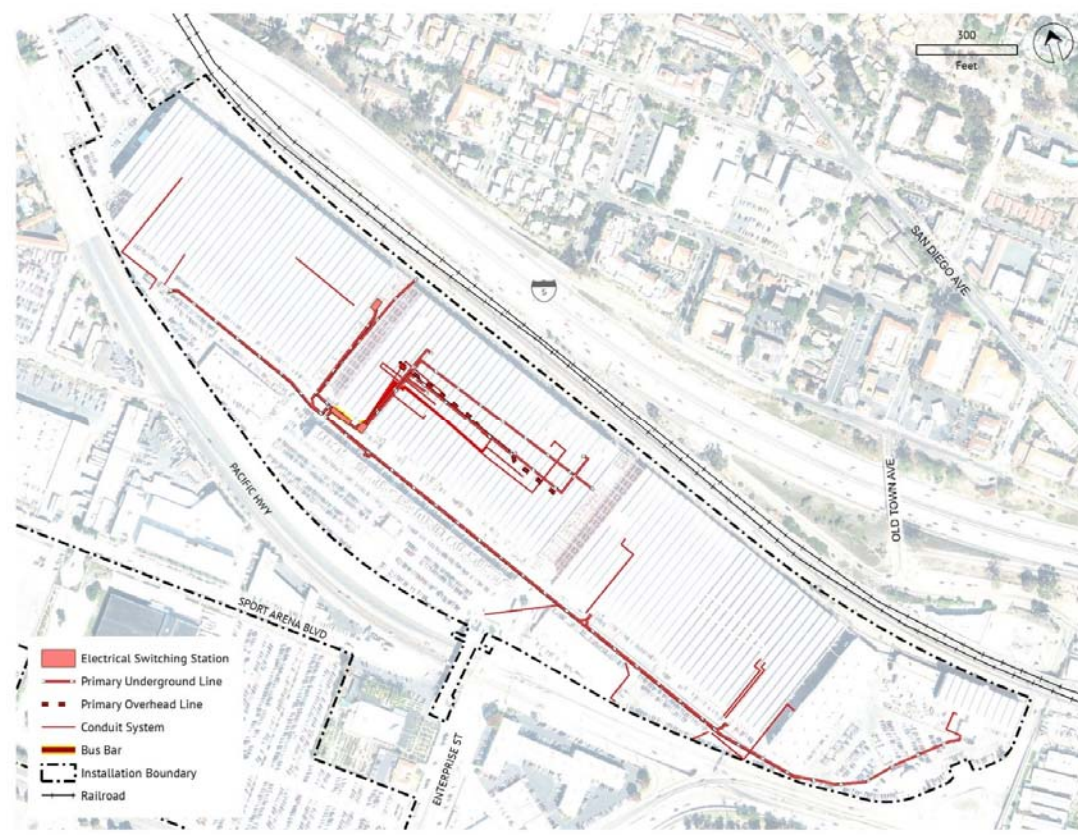
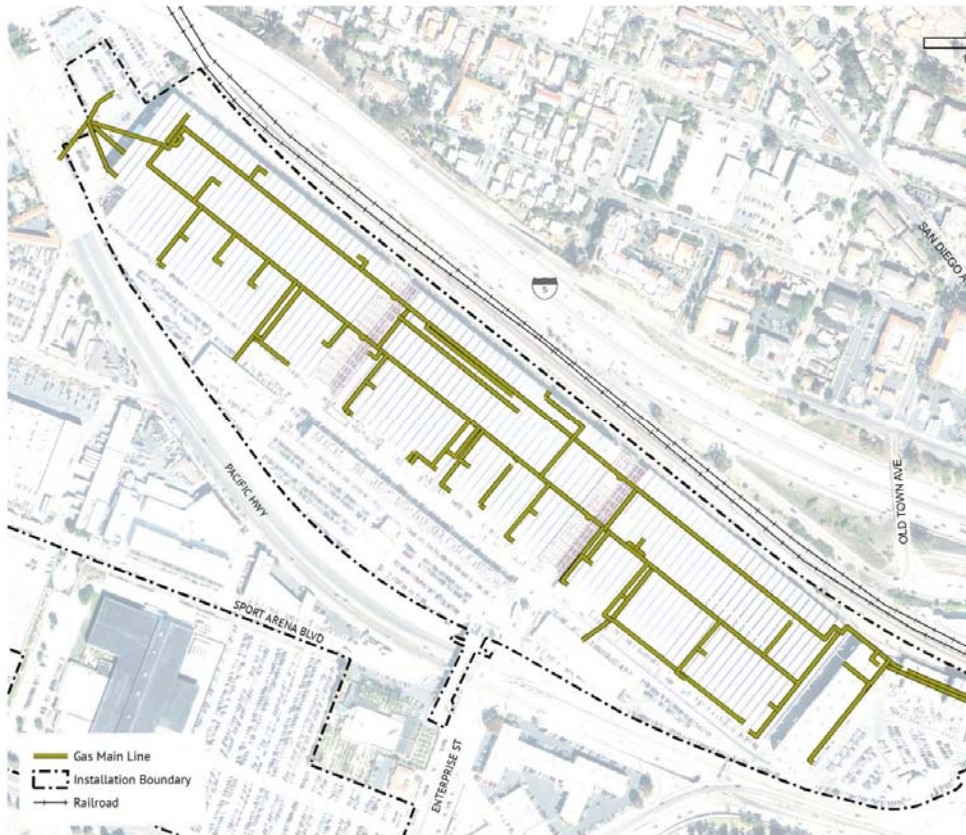


# Site 1-Water, Waste, Storm





# Site 1-Gas and Electric





# Site 2-Water, Waste, Storm





# Old Town Complex Requirements



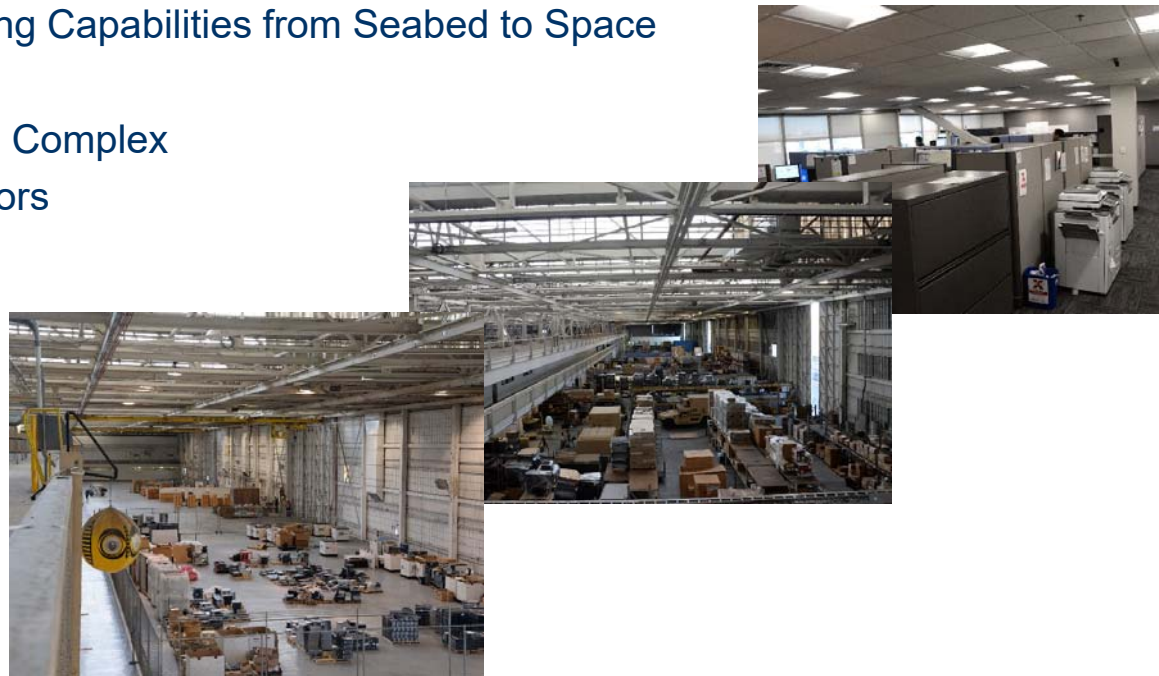
## •Requirements

- Safe, Secure and Modern Facilities
- Meet Navy and SPAWAR Mission Requirements:
  - Rapidly Deliver Cyber Warfighting Capabilities from Seabed to Space
- San Diego Area
  - Not necessarily at the Old Town Complex
  - Convenient to I-5 and I-8 Corridors

**675,000 SF Administrative**

**590,000 SF Lab/Shop Space**

**275,000 SF Warehouse/Storage**





# Real Estate – Commercial Out Leasing

Tanya Spenst

Realty Specialist

NAVFAC SW



## Real Estate - Opportunities



### Navy Real Estate Authorities and Success

- 10 U.S.C 2667 – Leasing Authority – Navy Out-Lease property in receipt of In-Kind consideration defined as rehabilitation, ongoing maintenance, new construction and/or redevelopment.
- 10 U.S.C. 2869 – Land Exchange – Navy Exchange of property for Fair Market Value
- Example of successful Leasing project between Navy and Private Entity.

#### Moanalua Shopping Center, Hawaii

- 40 - Year Lease
- 55,000 sqft Admin Facility





## Real Estate – Request for Interest



Request for Interest (RFI) is currently on Federal Business Opportunities (FBO) and Navy Electronic Commerce Online (NECO), see links below:  
[fbo.gov](http://fbo.gov); [neco.navy.mil](http://neco.navy.mil)

### Highlights of RFI:

- Real Estate Authorities
- Navy Requirements
- RFI Attachments and Supporting Documentation
- Post-Forum dates
- RFI Response Content – Questions for Industry





## Real Estate Solution – RFI and Possible Development



- Compatible uses could include but are not limited to:
  - Mission-related industrial
  - Flex, R&D and other light industrial
  - Office
  - Retail/Residential (with further approvals)
- RFI Post Industry Timeline
  - *Industry Questions – due 26 NOV 2018*
  - *Navy Response – due 14 DEC 2018*
  - *RFI Responses from Industry – due 18 JAN 2019*
- Expectations





## Real Estate Solution – Post Industry Forum and RFP



- RFI Responses due January 18, 2019
- Navy commences with analysis period to determine next steps
- RFI Analysis – Support for Real Estate Solution
  - IF Navy elects to go forward with a Request for Proposal, it will entail...
    - Environmental Efforts
    - Legal Descriptions and Appraisal
    - Open Competition
    - Post to NECO and FEDBIZOPS
    - Stay informed



## Real Estate Solution



- Navy Real Estate Authorities
  - Tenant Requirements and Site Location
  - Overview of RFI and next steps after Industry Forum
  - Private Industry
    - Question Submission
    - RFI Responses
- Navy is seeking creative, achievable solutions.



# Broadway Complex/ Manchester Pacific Gateway



PERSPECTIVE - AERIAL VIEW VIEWING EAST

15 Acres Navy Land

Developer:

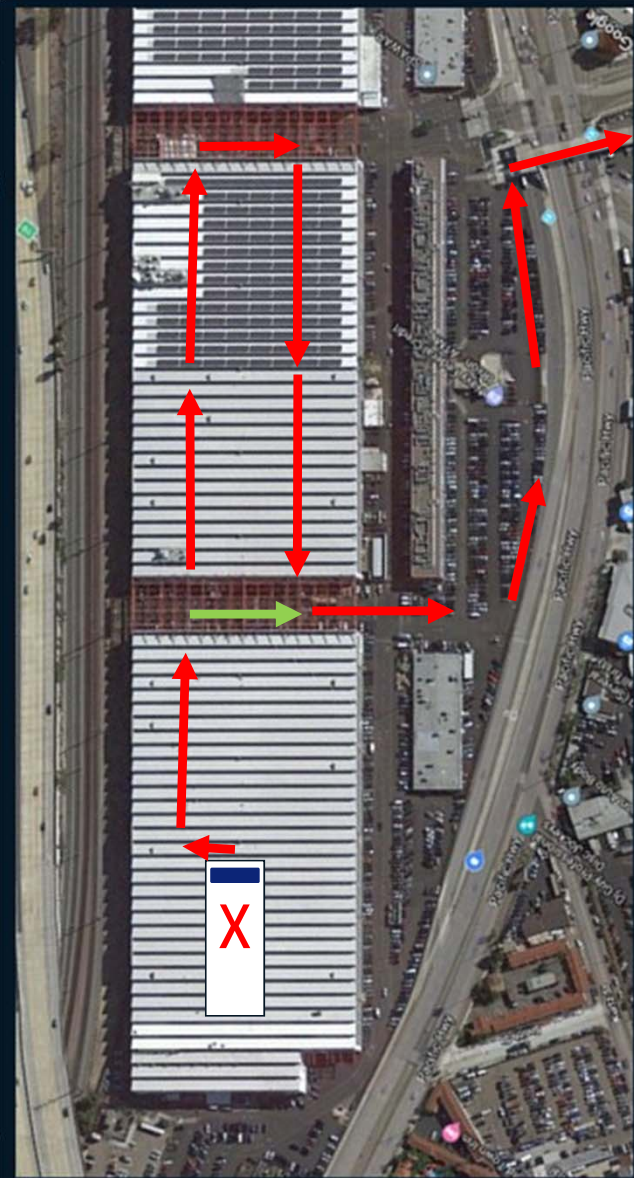
- 12.5 Acres on 99 Year Lease
- 1.3 MSF Office
- 1.2 MSF Hotel
- 25 KSF Retail

Navy:

- 2.5 Acres
- 17 Story, 373,000 SF Headquarters



# Naval Base Point Loma - Old Town Campus Tour Route



← Tour Route - 15 mins  
← Early Exit - 10 mins