



## *Naval Training Center San Diego*

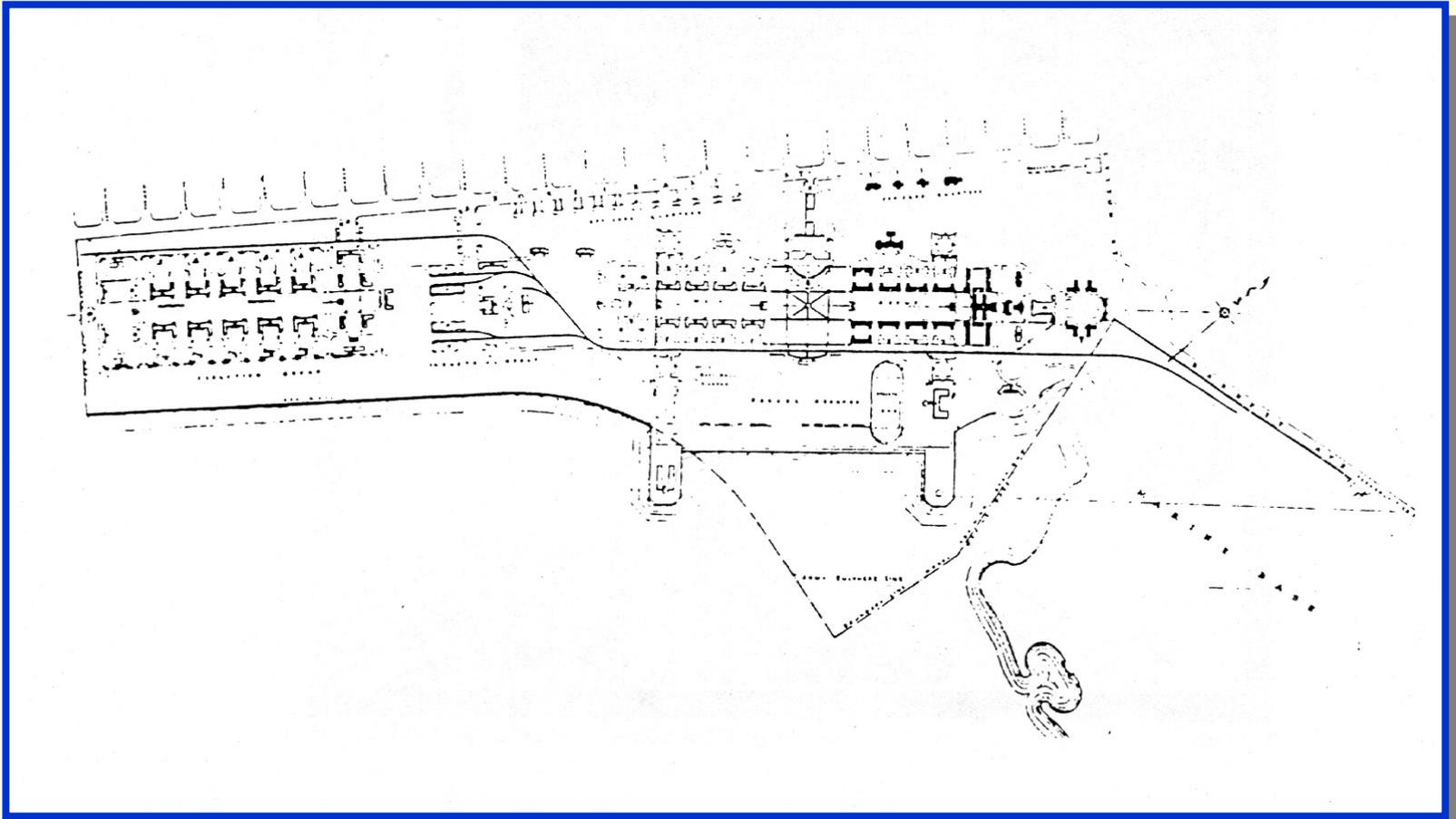


**Honoring the Past ...  
Building for the Future**



*A Partnership between the City of San Diego  
Redevelopment Agency and The Corky McMillin Companies*

# History Of Naval Training Center



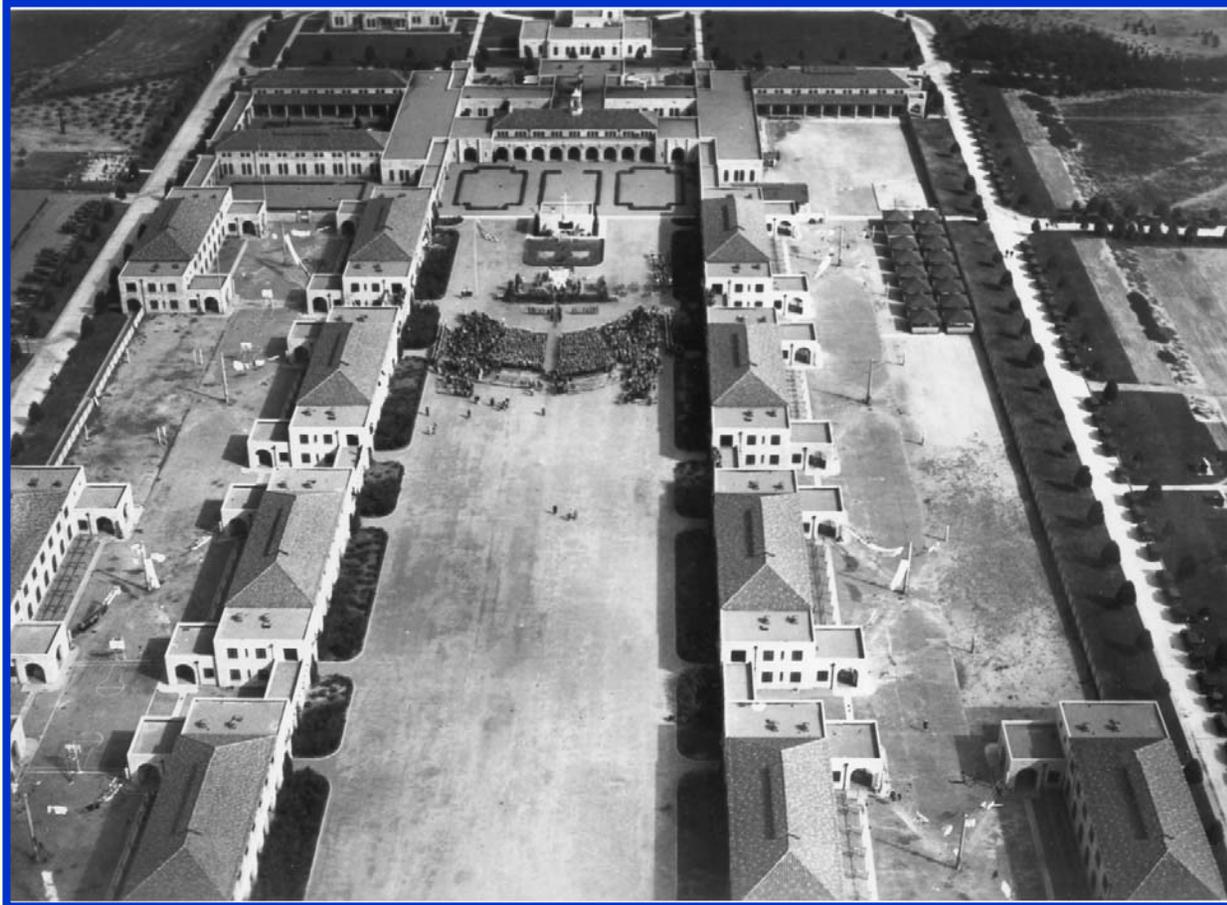
*Historic 1921 Master Plan of the Naval Training Station showing Lincoln Rogers' symmetrical axial design.*

# History Of Naval Training Center



*View looking northeast over the roofs of the Naval Training Center toward the Marine Corps Recruit Depot and the homes of Bankers Hill, ca. 1922.*

# History Of Naval Training Center



*Aerial of John Paul Jones Court looking northeast during the public dedication ceremony on October 27, 1923.*

# History Of Naval Training Center



*Aerial of Naval Training Center, looking south, circa 1930*

# History Of Naval Training Center



# Reuse Planning Process

**Five years of  
planning**

**Hundreds of public  
meetings**

**Reuse Plan  
created by the  
city, community  
and Navy**



# Reuse Planning Process



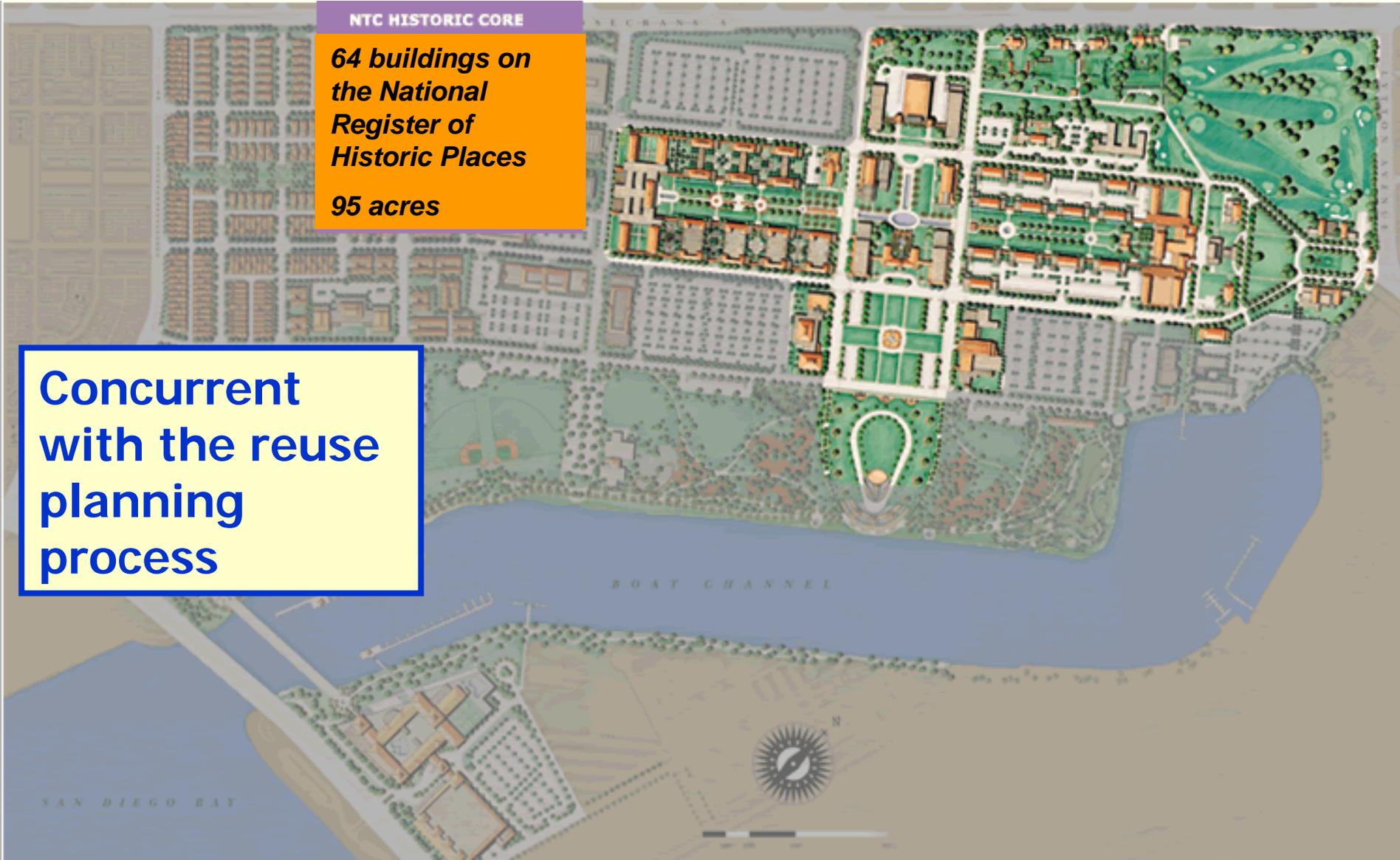
# Listing The Historic District

## NTC HISTORIC CORE

*64 buildings on  
the National  
Register of  
Historic Places*

*95 acres*

**Concurrent  
with the reuse  
planning  
process**



# Listing The Historic District



# Listing The Historic District What Worked

Hired  
preservation  
architect

Created the  
Historic  
Design  
Guidelines

Negotiated  
limits on  
building code  
upgrades

## *Guidelines for the Treatment of Historic Properties* NAVAL TRAINING CENTER SAN DIEGO



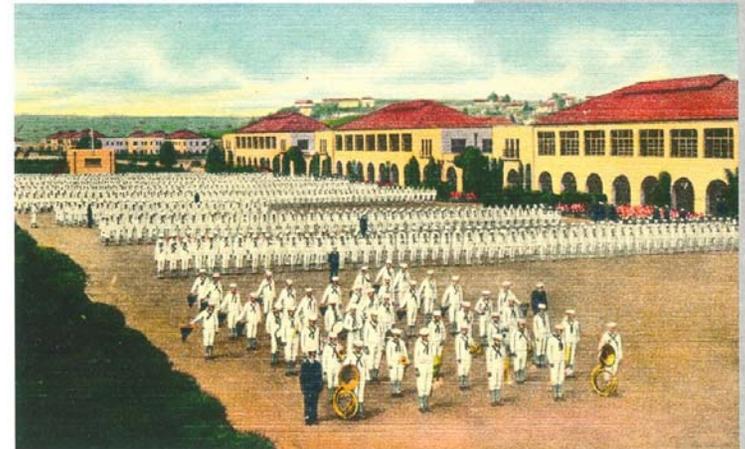
Prepared for:

McMillin NTC, LLC and  
The City of San Diego

Prepared by:

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San Diego, CA 92103



*Approved by the San Diego City Council as part of the NTC Master Development Permit  
on October 3, 2000.*

October 2000

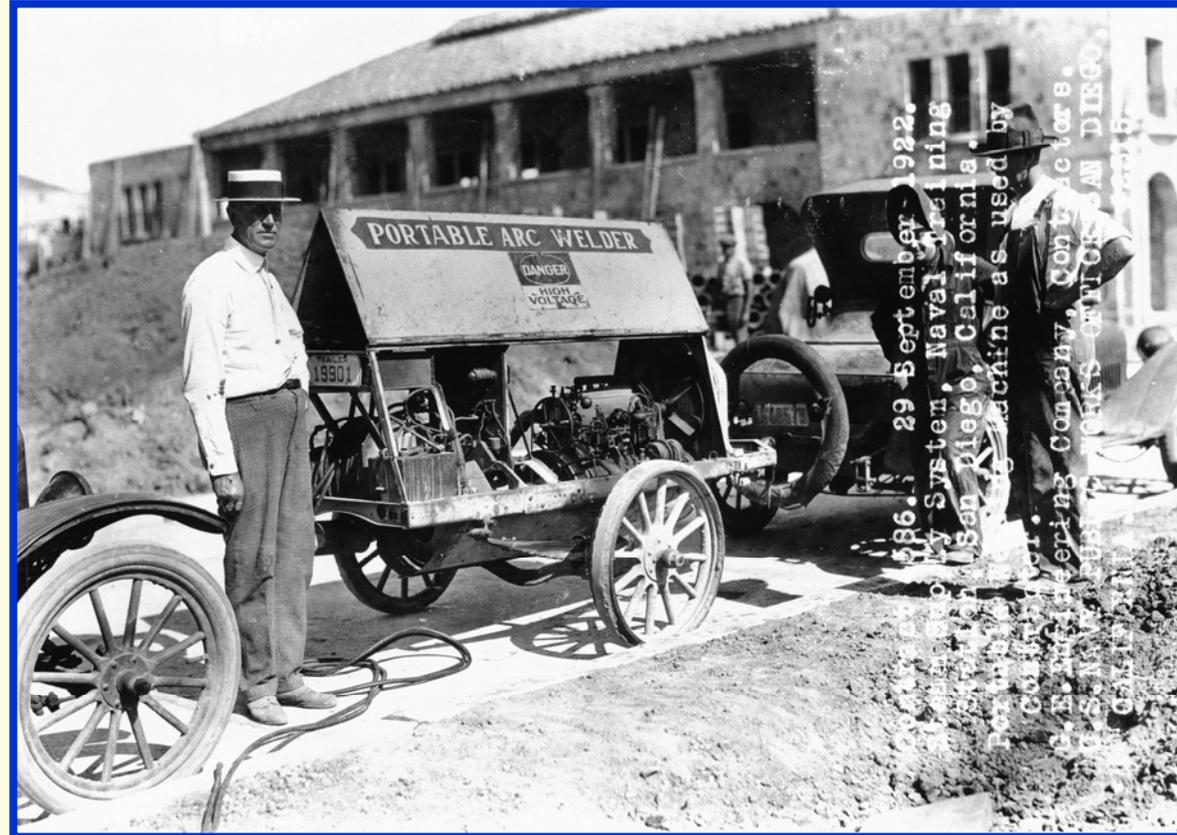
# Listing The Historic District Pitfalls

No municipal records

- ~ Buildings
- ~ Site/civil

Not consistent with local building and utility codes

As-builts unreliable



# Listing The Historic District What Didn't Work

Navy lost interest

Took too long



# Listing The Historic District What Didn't Work

City had no input

SHPO left out



# Implementation Lessons

**Costs exceeded city estimates**

- ~ Think through assumptions
- ~ Potential hazmat cleanup

**Ongoing site maintenance**

**Interim**

- ~ Insurance
- ~ property management

**Long term**

- ~ Site improvements



# Implementation Lessons

## Historic tax credits

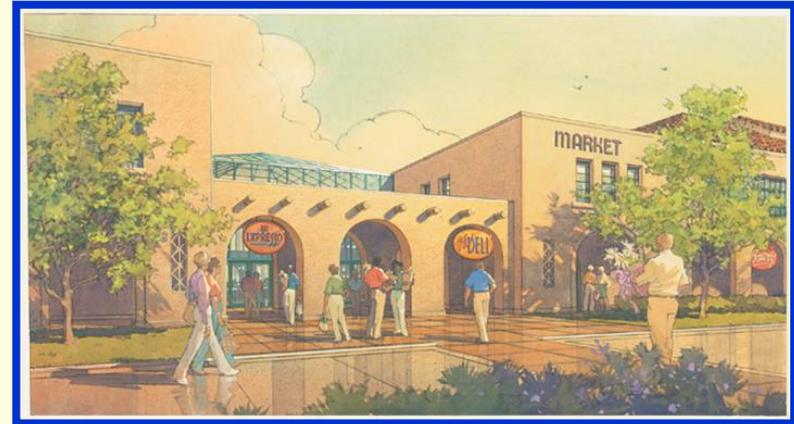
- ~ Ownership firewall
- ~ Inconsistent application of standards



# Implementation Adaptive Reuse

Financing based on ability  
to attract credit tenants

~ Must be flexible with  
historic spaces



*The Marketplace at  
Liberty Station*

# Implementation Adaptive Reuse

Tenant marketing  
based on ability to  
renovate buildings on  
time

~ Hazmat delays



*John and Alice  
Finn Office Plaza*

# Implementation Adaptive Reuse

Civic, Arts and Cultural  
District

Creation of the NTC  
Foundation

26 buildings, 28 acres



*NTC Promenade*

# Implementation Lessons Signage



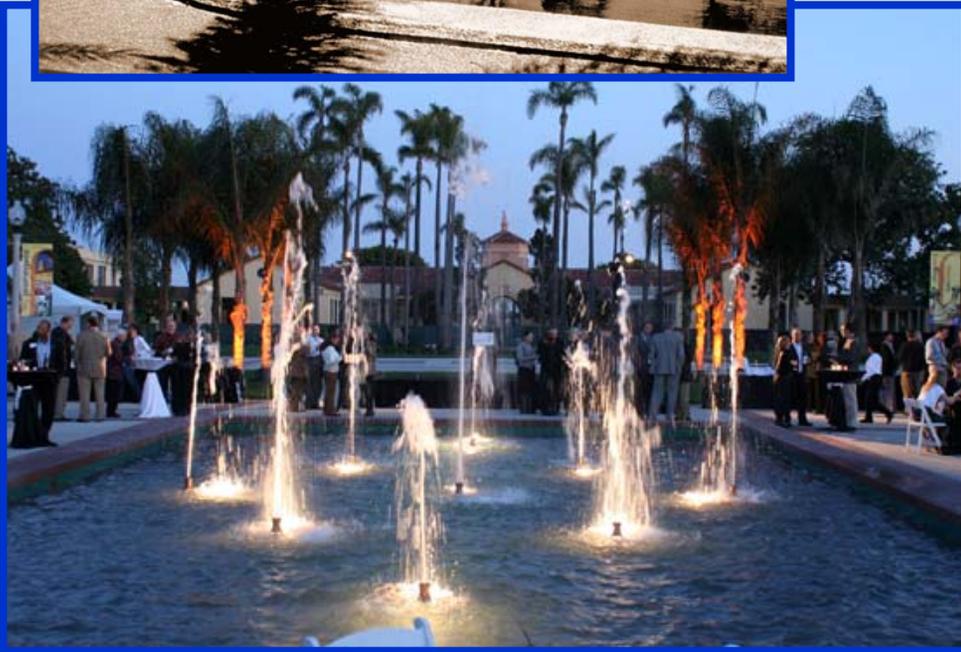
The Gary & Jerri-Ann Jacobs



# Implementation Blending New With Old



# Implementation Blending New With Old



# Implementation Local Opposition Group

Our opposition group very committed to its “mission”

- ~ 4 lawsuits
- ~ Appeals and opposition to every project



City, Agency & Developer collaboration resulted in a plan and implementation process that withstood challenges



# Implementation

Historic preservation is more than bricks and mortar

~ Commemorating the men and women who served here



*John and Alice Finn  
Office Plaza  
Dedication*

# Implementation

Historic preservation is more than bricks and mortar

~ Historical landmarks



*USS Recruit*

*California State Historical  
Landmark #1042*

# Implementation

Historic preservation is more than bricks and mortar

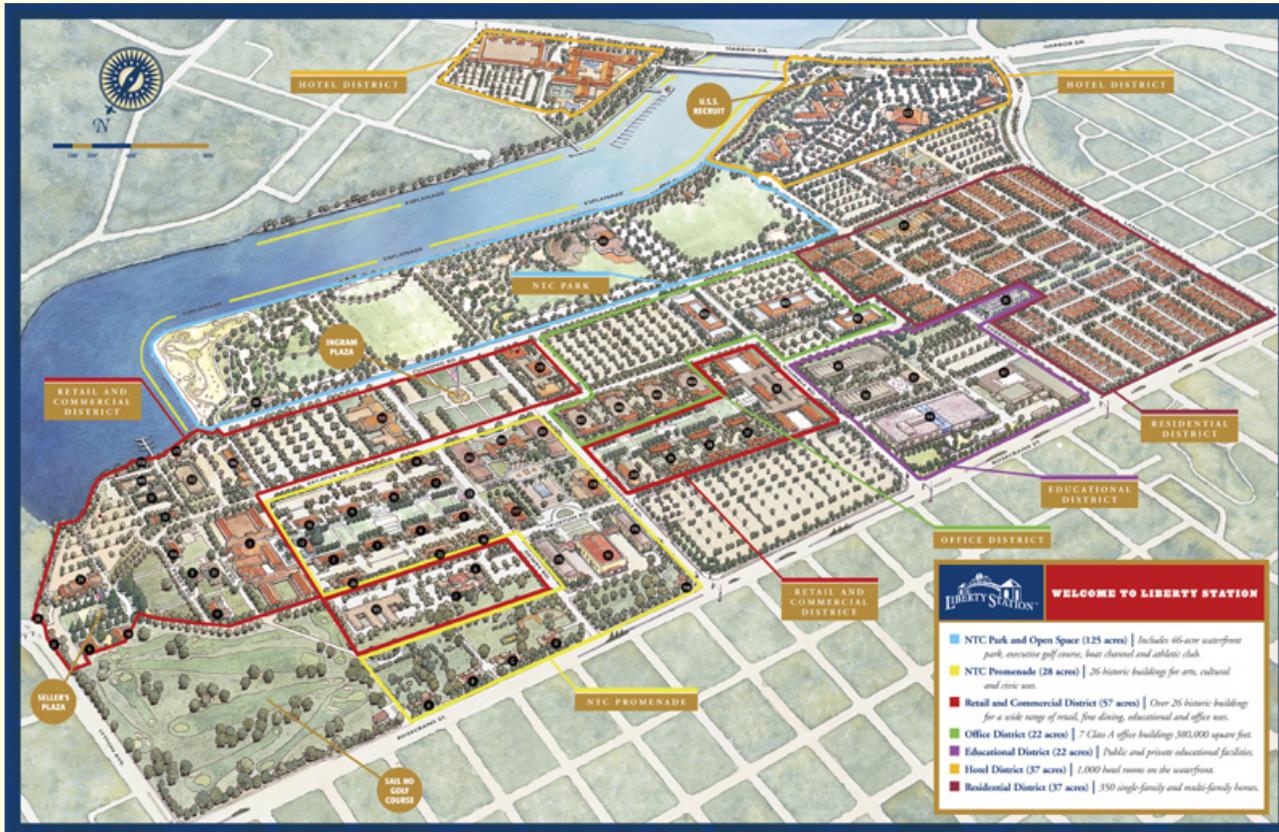
Cultural tourism

- ~ Artifacts
- ~ Stories of NTC



*Commemorative Bricks at the NTC Promenade*

# Questions and Answers



[www.Libertystation.com](http://www.Libertystation.com)