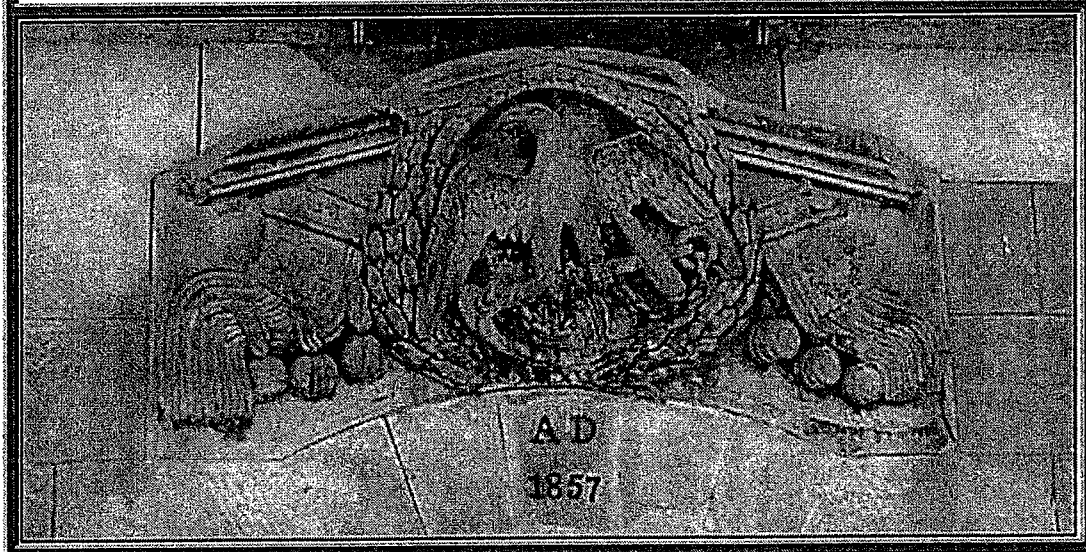


Appendix E

Preliminary Master Development Plan



INTRODUCTION

Implementation of the land use development program for Reuse Areas 1B through 10B by the master developer has been planned conceptually to accommodate a set of physical considerations. These considerations are the subject of various sections of the Specific Plan, including improvements to the network of existing streets, appropriate reuse of individual buildings significant to the integrity of the Historic District, support parking and laydown areas and public area open space and streetscape improvements. In addition, appropriate land areas for housing to provide the identified maximum number of new homes for on-Island residents (1400 units) is provided.

The preliminary design for the Master Development Plan, illustrated in Figure E.1, is based on a careful inventory of existing buildings and site conditions and assumes that all parking is provided by surface lots. It seeks to optimize the reuse of existing buildings and to protect the integrity of the Historic District, as guided by Specific Plan goals and policies. The Preliminary Master Development Plan illustration is a diagram of an initial set of site design concepts for how to best integrate the projected development program (Table 3.2 of the Specific Plan) into the existing fabric of the Reuse Areas under the ownership of the Master Developer, as authorized by the Development Agreement. The one exception is that the major portion of Reuse Area 9 is to be master planned by Touro University. Only a small portion of Reuse Area 9 which will remain part of the Master Developer Plan Area is shown as part of the Preliminary Master Development Plan.

The accompanying table E.1 provides a preliminary tabulation of the projected square footages for the reuse of existing buildings and for new construction by the Master Developer. The square footages given for new construction are to be understood only as generalized target numbers used for planning purposes. The actual building square footages, both for reuse and for new construction, will be established as part of the design development phase of individual projects, which are to be submitted as Unit Plans. Therefore, actual individual building square footages for reuse development or for new construction, when submitted for City review, may differ somewhat from that given in Table E.1. However, building square footage development totals for all projects within each Reuse Area will not exceed the total building square footages in Table E.1, which are consistent with the land use development program totals for each Reuse Area in Table 3.2 of the Specific Plan.

Some identified demolitions may not be required and efforts will be made through the project design process to reduce the number of demolitions shown in Table E.1. These demolitions are also found as part of the List of Recommended Actions and Treatments attached to the Catalogue of Historic Resources (Appendix B.3). For a discussion of the process for demolition approvals, see Section 8.2.3 of the Historic Guidelines (Appendix B.1).

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse (Sq Ft)	New (Sq Ft)	New Sq Ft. Subtotal	Demolition	Total	Land Use	Comments
1B	625 (Utility)	NA	63,437	63,437					HEAVY INDUSTRIAL	Telephone Bldg. (980 sf)
1B	629	NA	120,000	120,000					HEAVY INDUSTRIAL	
1B	759	NA	183,437	183,437				183,437	HEAVY INDUSTRIAL	
	Subtotal									
1B	627 (Warehouse)	NA	245,435	245,435				245,435	WAREHOUSE	
	Subtotal								WAREHOUSE	
1B	751 (Warehouse)	NA	234,168	234,168				172,733	LIGHT INDUSTRIAL	Ground floor only
	Subtotal							61,435	WAREHOUSE	Mezzanine only usable for warehouse
1B	ADDITIONS TO BLDGS.				36,960	36,960			LIGHT INDUSTRIAL	
	Subtotal					36,960			LIGHT INDUSTRIAL	
	AREA TOTAL			663,040		36,960		700,000		

LENNAR MARE ISLAND SITE DEVELOPMENT SUMMARY

Residential Sales by Phase

Location	Finished Homesites DATE	Unit Types:							Various Mansion TH (4 unit)	8D/B Condos	2A/TC TH/condos	Oak Ave Driets	Total by Phase
		8A 50' x 100'	8C/8D 55'/60'x100'	6A 50' x 93'	6A 60' x 68'	6B,6C,8B 40' x 90'	6D 35'x75'	6D 40' x 90'					
Residential Sales by Phase:													
Phase 1 - D1,D2	4Q, 2004												
6A Remainder				65	61							126	
Phase 1 total				65	61							126	
Phase 2 - D1.1	3Q, 2005												
6C						75						75	
Phase 2 Total						75						75	
Phase 3 - D.1.1	4Q, 2005												
6B						57	4					61	
6C							16					96	
8C			68				28					42	
8D			38				4					66	
8B							8					96	
8D									58			96	
Phase 3 Total			106			57	60		154			377	
Phase 4 - D1 & H2	2Q, 2006												
4C										42		46	
6D (south)							4					94	
8A Remainder							40					77	
8B (666)			53				24					45	
6B (school impacted)						45						4	
6C (navy impacted)						4						16	
Phase 5 Total						65	68		42			262	
Phase 6 - MCFR/ DRMO	4Q, 2007												
6D (north)												78	
8W				63			16					63	
8W							12					86	
Phase 6 Total				63			28					227	
Phase 7 - Town Center	2Q, 2008												
2A & TC										210		210	
Phase 7 - Total										210		210	
Sub-Total				#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse (Sq Ft)	New (Sq Ft)	New Sq Ft. Subtotal	Demolition	Total	Land Use	Comments
2A	Town Center									
2A	459 (Barracks)	notable	41,194	41,194					OFFICE/R&D	
2A	543 (D-Barracks)	notable	47,485	47,485					OFFICE/R&D	
	<i>Subtotal</i>			88,679				88,679	OFFICE/R&D	
2A	NEW BLDG 2A				45,000				OFFICE/R&D/LIGHT INDUSTRIAL	
2A	NEW BLDG 2B				45,000				OFFICE/R&D/LIGHT INDUSTRIAL	
2A	NEW BLDG 2C				45,000				OFFICE/R&D/LIGHT INDUSTRIAL	
2A	NEW BLDG 2D				45,000				OFFICE/R&D/LIGHT INDUSTRIAL	
2A	NEW BLDG 2E				45,000				OFFICE/R&D/LIGHT INDUSTRIAL	
2A	NEW BLDG 2F				45,000				OFFICE/R&D/LIGHT INDUSTRIAL	
2A	NEW BLDG 2G				30,076				OFFICE/R&D/LIGHT INDUSTRIAL	
	<i>Subtotal</i>				300,076			200,051 100,025	OFFICE/R&D LIGHT INDUSTRIAL	Assume 2/3 Office/R&D and 1/3 Light Industrial - see below Office/R&D portion - 2/3 of above subtotal Light Industrial portion - 1/3 of above subtotal
2A	523 (Sports Facility)	unclassified, non-contrib.	59,866	59,866					CIVIC/EDUCATIONAL	Sports Center
2A	545 (Recreation Facility)	notable	71,379	71,379					CIVIC/EDUCATIONAL	Rodman Center
	<i>Subtotal</i>			131,245				131,245	CIVIC/EDUCATIONAL	
2A	NEW RETAIL				50,000				COMMERCIAL	Neighborhood retail
	<i>Subtotal</i>				50,000			50,000	COMMERCIAL	Neighborhood retail
2A	NEW APTS								RESIDENTIAL	100 du total (new apartments)
2A	527 (Warehouse)	notable	114,328	114,328			114,328			1941; Type L (rep.); delers steel network, site access, housing
2A	839 (Utility)	unclassified	811	811			811			Continual facility (811 sf)
2A	861 (Utility)	unclassified	1,792	1,792			1,792			Sewer pump station 4 (1792 sf)
2A	569 (Hobby Shop)	component	21,120	21,120			21,120			1941; Type O (rep.); delers street network, new building site, parking
2A	657 (Submarine Teaching)	component	7,165	7,165			7,165			1944; Type P (non-rep.); delers new building site, parking
2A	749 (Post Office)	component	2,706	2,706			2,706			1944; Type Q (non-rep.); delers parking
2A	761 (Stores)	component	6,025	6,025			6,025			1944; Type Q (non-rep.); delers parking
2A	789 (Electrical Distribution)	component	589	589			589			1942; Type E (rep.); delers parking

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse (Sq Ft)	New (Sq Ft)	New Sq Ft Subtotal	Demolition	Total	Land Use	Comments
2B	West Business Park									
2B	535 (Public Works Shops)	notable	49,866	20,000			29,866	20,000	LIGHT INDUSTRIAL	1941; Type O (rep); Partial Demolition & Relocation; deers street
	Subtotal			20,000					LIGHT INDUSTRIAL	
2B	NEW BLDG 2H				45,000				OFFICE/R&D/LIGHT	
2B	NEW BLDG 2J				45,000				OFFICE/R&D/LIGHT	
2B	NEW BLDG 2K				45,000				INDUSTRIAL	
2B	NEW BLDG 2L				95,000				OFFICE/R&D/LIGHT	
2B	NEW BLDG 2M				95,000				INDUSTRIAL	
2B	NEW BLDG 2N				95,000				OFFICE/R&D/LIGHT	
2B	NEW BLDG 2P				60,000				INDUSTRIAL	
	Subtotal				480,000				INDUSTRIAL	
								335,000	OFFICE/R&D	Assume 2/3 Office/R&D and 1/3 Light Industrial - see below
								145,000	LIGHT INDUSTRIAL	Office/R&D portion - 2/3 of above subtotal Light Industrial portion - 1/3 of above subtotal
2B	409 (Scrap Metal Warehouse)	component	6,000				6,000			1921; Type K (rep); deers new building site, parking
2B	455 (Storage)	component	31,160				31,160			1929; Type L (rep); deers new building site, site access, parking
2B	469 (Warehouse)	component	28,800				28,800			1996; Type L (rep); deers new building site, site access, parking
	AREA TOTAL			20,000		480,000	65,960	500,000		

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse (Sq Ft)	New (Sq Ft)	New Sq Ft Subtotal	Demolition	Total	Land Use	Comments
3A	Waterfront Business Campus									
3A	NEW BLDG 3A				125,000				OFFICE&DLIGHT INDUSTRIAL	
3A	NEW BLDG 3B				90,000				OFFICE&DLIGHT INDUSTRIAL	
3A	NEW BLDG 3C				80,000				OFFICE&DLIGHT INDUSTRIAL	
3A	NEW BLDG 3D				80,000				OFFICE&DLIGHT INDUSTRIAL	
3A	NEW BLDG 3E				55,000				OFFICE&DLIGHT INDUSTRIAL	
3A	NEW BLDG 3F				47,487				OFFICE&DLIGHT INDUSTRIAL	
	Subtotal					477,487		318,325	OFFICE&DLIGHT INDUSTRIAL	Assume 2/3 Office/R&D and 1/3 Light Industrial - see below
								153,162	LIGHT INDUSTRIAL	Office/R&D portion - 2/3 of above subtotal
3A	NEW BLDG 3X				112,500			112,500	WAREHOUSE	Potential replacement for Building 599
3A	NEW BLDG 3S				4,000			4,000	COMMERCIAL	
	Subtotal							4,000	COMMERCIAL	
3A	485 (Administration)	notable	3,400	3,400					COMMERCIAL	Visitor's Center
3A	487 (Motion Picture Exchange)	notable	2,613	2,613					COMMERCIAL	Retail
3A	491 (Infrastructure)	undclassified, non-contib.							INFRASTRUCTURE	Entry well
3A	Causeway	notable	NA						INDUSTRIAL	
3A	Quay	notable	NA						COMMERCIAL	
	Subtotal							6,013	COMMERCIAL	
3A	599 (Metal Storehouse)	notable	110,000				110,000			1942; Type O (rep); delers site access, parking
3A	461 (Battery Repair Shop)	component	39,847				39,847			1892; Type M (rep); delers street network, site access, parking
3A	471 (Diesel Fuel Storage)	component	362				362			1934; Type P (non rep); delers new building site
3A	515 (Submarine Service Bldg)	component	9,815				9,815			1941; Type O (rep); delers new building site
3A	541 (Electrical Substation)	component	1,584				1,584			1941; Type E (rep); delers new building site
3A	689 (Submarine Repair Bldg)	component	14,494				14,494			1943; Type O (rep); delers parking
3A	1693 (Fuel Oil Pumhouse/Storage)	component	248				248			1943; Type E (rep); delers parking
3A	757 (Torpedo Storehouse)	component	6,375				6,375			1942; Type J (rep); delers site access, parking
3A	845 (Diesel Oil Pumhouse)	component	186				186			1944; Type E (rep); delers parking
3A	S11-01 (Bomb Shelter)	component	1,960				1,960			1942; Type F (rep); delers parking
3A	S11-04 (Bomb Shelter)	component	1,960				1,960			1942; Type F (rep); delers parking
	AREA TOTAL							593,987	600,000	

Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse (Sq Ft)	New (Sq Ft)	New Sq Ft. Subtotal	Demolition	Total	Land Use	Comments
	Waterfront Mixed-Use									
3B	117 (Warehouse)	undclassified, non-contrib.	17,000	17,000					OFFICE/R&D	Building also contains Light Industry
3B	229 (US Med Supply Depot)	notable	39,800	39,800					OFFICE/R&D	
3B	497 (Dispensary)	component	15,114	15,114					OFFICE/R&D	
3B	521 (Administrative Offices)	notable	76,342	76,342					OFFICE/R&D	
3B	Quey (Quay/Walls/Berth)	notable	NA	NA						
	Subtotal			148,256				148,256	OFFICE/R&D	
3B	NEW BLDG 3H				45,000				OFFICE/R&D/LIGHT INDUSTRIAL	
3B	NEW BLDG 3J				45,000				OFFICE/R&D/LIGHT INDUSTRIAL	
3B	NEW BLDG 3K				45,000				OFFICE/R&D/LIGHT INDUSTRIAL	
3B	NEW BLDG 3L				45,000				OFFICE/R&D/LIGHT INDUSTRIAL	
3B	NEW BLDG 3M				18,000				OFFICE/R&D/LIGHT INDUSTRIAL	
3B	NEW BLDG 3N				55,000				OFFICE/R&D/LIGHT INDUSTRIAL	
3B	NEW BLDG 3Q				25,000				OFFICE/R&D/LIGHT INDUSTRIAL	
	Subtotal				278,000			278,000	OFFICE/R&D LIGHT INDUSTRIAL	Assume 2/3 Office/R&D and 1/3 Light Industrial - see below Office/R&D portion - 2/3 of above subtotal Light Industrial portion - 1/3 of above subtotal
3B	73 (Storage)	notable	10,800	10,800					LIGHT INDUSTRIAL	
3B	101 (Shop)	notable	26,640	26,640					LIGHT INDUSTRIAL	
3B	103 (Disbursing Office)	notable	5,156	5,156					LIGHT INDUSTRIAL	
3B	111 (Storage)	notable	11,340	11,340					LIGHT INDUSTRIAL	
3B	117 (Warehouse)	undclassified, non-contrib.	42,000	42,000					LIGHT INDUSTRIAL	Building also contains Office/R&D
3B	121 (Power Plant)	notable	50,713	50,713					LIGHT INDUSTRIAL	
3B	165 (Shop)	notable	15,550	15,550					LIGHT INDUSTRIAL	
3B	207 (Storage)	notable	50,000	50,000					LIGHT INDUSTRIAL	
3B	221 (Storage)	notable	64,000	64,000					LIGHT INDUSTRIAL	
3B	223 (Storage)	notable	18,000	18,000					LIGHT INDUSTRIAL	
3B	253 (Supply Dept.)	notable	56,514	56,514					LIGHT INDUSTRIAL	
3B	273 (Storage)	notable	43,680	43,680					LIGHT INDUSTRIAL	
	Subtotal			394,393				394,393		
3B	NEW BLDG 3T				40,000				LIGHT INDUSTRIAL	
3B	NEW BLDG 3U				40,000				LIGHT INDUSTRIAL	
3B	NEW BLDG 3V				20,000			100,000	LIGHT INDUSTRIAL	
	Subtotal					100,000		100,000	LIGHT INDUSTRIAL	
3B	483 (Storage)	notable	360,000	360,000				216,000	WAREHOUSE	5 floor bldg. (3 floors warehouse, 2 floors light indus.)

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse (Sq Ft)	New (Sq Ft)	New Sq Ft. Subtotal	Demolition	Total	Land Use	Comments
3B	127 (Fire Station)	undclassified, non-contrib. component	16,900	16,900				144,000	LIGHT INDUSTRIAL	5 floor bldg. (3 floors warehouse, 2 floors light indus.)
3B	605 (Telephone Exchange)		9,700	0					CIVIC/EDUCATIONAL	Fire Station Telephone Utility, retained with no identified reuse
	<i>Subtotal</i>			16,900				16,900	CIVIC/EDUCATIONAL	
3B	NEW BLDG 3R			6,500	6,500	6,500		6,500	COMMERCIAL	
	<i>Subtotal</i>				6,500			6,500	COMMERCIAL	
3B	77 (Ordinance Storage)	notable	40,000	du					RESIDENTIAL	
3B	85 (Foundry)	landmark	34,370	du					RESIDENTIAL	
3B	87 (Machine Shop)	landmark	30,150	du					RESIDENTIAL	
3B	89 (Boiler Shop)	landmark	12,100	du					RESIDENTIAL	
3B	91 (Boiler Shop)	landmark	11,000	du					RESIDENTIAL	
3B	271 (Shop)	notable	63,576	du					RESIDENTIAL	
3B	69 (Supply Warehouse)	landmark	64,205	du					RESIDENTIAL	
3B	71 (Storage)	notable	66,000	du					RESIDENTIAL	
3B	141 (Coal Shed)	landmark	6,834	du					RESIDENTIAL	
3B	143 (Coal Shed)	landmark	5,900	du					RESIDENTIAL	
3B	145 (Coal Shed)	landmark	6,834	du					RESIDENTIAL	
3B	147 (Coal Shed)	landmark	7,500	du					RESIDENTIAL	
3B	149 (Coal Shed)	landmark	9,588	du					RESIDENTIAL	
3B	151 (Coal Shed)	landmark	11,348	du					RESIDENTIAL	
3B	153 (Coal Shed)	landmark	8,230	du					RESIDENTIAL	
3B	155 (Coal Shed)	landmark	6,045	du					RESIDENTIAL	
3B	163 (Coal Shed)	landmark	10,500	du					RESIDENTIAL	
3B	VA Clinic	undclassified non-contrib	?	NA					OUTPARCEL	City property, leased to VA
3B	215 (Storage)	notable	12,669				12,669			1918; Type J (rep); delers landmark reuse, street access, parking
3B	227 (Storage)	notable	9,954				9,954			1918; Type K (rep); delers site access, parking, housing
3B	227A (Shop Stores, Warehouse)	notable	5,145				5,145			1941; Type K (rep); delers site access, parking, housing
3B	237 (Storage)	notable	63,400				63,400			1918; Type L (rep); delers site access, parking, housing
3B	257 (Storage)	notable	36,000				36,000			1911; Type L (rep); delers site access, parking, housing
3B	417 (Med Supply Depot)	notable	23,850				23,850			1922; Type R (non-rep); delers parking
3B	569 (Police Station)	notable	13,069				13,069			1942; Type Q (non-rep); delers landmark reuse, street network, site access
3B	77A (Latrine)	component	284				284			1906; Type G (rep); delers street network, parking
3B	98 (Timber Shed)	component	14,335				14,335			1898; Type J (rep); delers street network, parking
3B	100 (Lumber Shed)	component	18,300				18,300			1902; Type K (rep); delers parking
3B	100A (Shed)	component	1,100				1,100			1940; Type E (rep); delers parking
3B	102 (Lumber Shed)	component	18,000				18,000			1902; Type K (rep); delers parking
3B	115 (Electric Shop)	component	8,750				8,750			1901; Type O (rep); delers street network, site access, parking
3B	125 (Admin Bldg/Vault)	component	476				476			unknown date; Type E (non-rep); delers parking
3B	213 (Storage)	component	18,208				18,208			1917; Type L (rep); delers new bldg site, parking
3B	225 (Plating & Finishing)	component	14,100				14,100			1918; Type J (rep); delers site access, parking

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse Sq Ft Subtotal	New (Sq Ft)	New Sq Ft Subtotal	Demolition	Total	Land Use	Comments
3B	239 (Storage Supply/Depot)	component	3,250				3,250			
3B	251 (Shop)	component	1,800				1,800			1918; Type J (rep); delets street network, parking
3B	259 (Storage)	component	24,200				24,200			1918; Type E (rep); delets parking
3B	261 (Latrine)	component	1,100				1,100			1918; Type K (rep); delets new Bldg site, parking
3B	373 (Storage)	component	19,568				19,568			1918; Type G (rep); delets parking
3B	387 (Storage/Offices)	component	31,120				31,120			1920; Type L (rep); delets street network
3B	469 (Paint Storage)	component	124				124			1920; Type L (rep); delets parking
3B	493 (Electrical Substation)	component	150				150			1933; Type E (rep); delets parking
3B	507 (Lumber Storage)	component	27,784				27,784			1936; Type E (rep); delets parking
3B	603 (Latrine)	component	1,168				1,168			1938; Type L (rep); delets street network, parking
3B	607 (Storage)	component	7,920				7,920			1942; Type G (rep); delets new building site
3B	631 (Disbursing Office)	component	6,002				6,002			1942; Type L (rep); delets site access, parking
3B	801 (Electric Substation)	component	4,176				4,176			1941; Type Q (non-rep); delets site access, parking
3B	855 (Electric Shop)	component	2,236				2,236			1940; Type E (rep); delets parking
3B	S22-01	component	432				432			1925; Type O (rep); delets parking
AREA TOTAL				919,549		384,500		1,304,049		

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse (Sq Ft)	New (Sq Ft)	New Sq Ft. Subtotal	Demolition	Total	Land Use	Comments
	Historic Core									
4	47 (Admin Bldg)	landmark	26,940	26,940		26,940			OFFICE/R&D	
4	47A (Admiral's Office)	notable	13,800	13,800		13,800			OFFICE/R&D	
4	C (Officer's Quarters)	landmark	7,358	7,358		7,358			OFFICE/R&D	Mansion (Captains Row)
4	D (Officer's Quarters)	landmark	7,358	7,358		7,358			OFFICE/R&D	Mansion (Captains Row)
4	E (Officer's Quarters)	landmark	7,358	7,358		7,358			OFFICE/R&D	Mansion (Captains Row)
4	G (Officer's Quarters)	landmark	2,680	2,680		2,680			OFFICE/R&D	Mansion (Captains Row)
4	H (Officer's Quarters)	landmark	7,358	7,358		7,358			OFFICE/R&D	Mansion (Captains Row)
4	J (Officer's Quarters)	landmark	7,358	7,358		7,358			OFFICE/R&D	Mansion (Captains Row)
4	K (Officer's Quarters)	landmark	7,358	7,358		7,358			OFFICE/R&D	Mansion (Captains Row)
4	L (Officer's Quarters)	landmark	7,358	7,358		7,358			OFFICE/R&D	Mansion (Captains Row)
4	M (Officer's Quarters)	landmark	7,358	7,358		7,358			OFFICE/R&D	Mansion (Captains Row)
4	N (Officer's Quarters)	landmark	7,358	7,358		7,358			OFFICE/R&D	Mansion (Captains Row)
4	O (Officer's Quarters)	landmark	7,358	7,358		7,358			OFFICE/R&D	Mansion (Captains Row)
4	A-1 (Garage)	notable	610	610		610			PARKING	
4	A-J (Greenhouse/Shed)	notable	207	207		207			RES/GARDEN	
4	B-G (Garage)	notable	416	416		416			PARKING	
4	E-D (Storage)	notable	170	170		170			STORAGE	
4	H-B (Garage)	notable	400	400		400			PARKING	
4	K-L (Garage)	notable	593	593		593			PARKING	
4	A-A (Detached Quarters)	notable	672	672		672			RESIDENTIAL	
4	C-A (Quarters)	notable	700	700		700			RESIDENTIAL	
4	E-F (Quarters)	notable	985	985		985			RESIDENTIAL	
4	J-E (Quarters)	notable	640	640		640			RESIDENTIAL	
4	E-C (Quarters)	notable	1,200	1,200		1,200			RESIDENTIAL	
4	Faragut Plaza (Plaza Landscape)	notable	NA	NA		NA			OPEN SPACE	
4	Officer's Row (Row Landscape)	notable	NA	NA		NA			OPEN SPACE	
4	Alden Park & Bendishel (Landscape)	notable	NA	NA		NA			OPEN SPACE	
	Subtotal			117,000		117,000				
4	116 (Shop)	notable	29,000	29,000		29,000			LIGHT INDUSTRIAL	
4	164 (Shop)	notable	7,400	7,400		7,400			LIGHT INDUSTRIAL	
	Subtotal			36,400		36,400				
4	46 (Smithery)	landmark	49,710	49,710		49,710			CIVIC/EDUCATIONAL	MIHPF Museum
4	104 (St. Peter's Chapel)	landmark	3,218	3,218		3,218			CIVIC/EDUCATIONAL	Chapel
4	Chapel Park (Park Landscape)	notable	NA	NA		NA			OPEN SPACE	
4	110 (Pumphouse)	notable	2,516	2,516		2,516			CIVIC/EDUCATIONAL	Utility - Drydock Pumphouse
4	235 (Offices/Printing Plant)	notable	7,800	7,800		7,800			CIVIC/EDUCATIONAL	Toilets (1,122 sf); retained with no development reuse
4	624 (Latrine)	component	1,122	0		0			CIVIC/EDUCATIONAL	Utility (743 sf); retained with no development reuse
4	634 (Lunch/cooker Room)	component	743	0		0			CIVIC/EDUCATIONAL	Utility - Pumphouse (795 sf); retained with no development reuse
4	854 (Pumphouse)	component	795	0		0			CIVIC/EDUCATIONAL	Utility - Electrical; retained with no development reuse
4	1336 (?)	unclassified, non-contrib.	?	?		?			CIVIC/EDUCATIONAL	MIHPF Museum
4	A (Officer's Quarters)	landmark	10,401	10,401		10,401			CIVIC/EDUCATIONAL	MIHPF Museum
4	B (Officer's Quarters)	landmark	7,358	7,358		7,358			CIVIC/EDUCATIONAL	MIHPF Museum
4	DDT (Dry Dock)	landmark	NA	NA		NA			CIVIC/EDUCATIONAL	
4	56 (Bandstand)	notable	304	0		0			CIVIC/EDUCATIONAL	

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse Sq Ft Subtotal	New (Sq Ft)	New Sq Ft Subtotal	Demolition	Total	Land Use	Comments
	<i>Subtotal</i>			83,663				83,663		
4	45 (School for Apprentices)	notable	8,200	8,200					COMMERCIAL	Visitor-Serving Retail on ground floor; live-work above
4	50 (Shop)	notable	8,450	8,450					COMMERCIAL	Visitor-Serving Retail
4	52 (Shop)	notable	21,000	21,000					COMMERCIAL	Visitor-Serving Retail
4	58 (Unknown)	undesignated, non-contrib.	6,270	6,270					COMMERCIAL	Visitor-Serving Retail
4	65 (School for Apprentices)	notable	16,600	16,600					COMMERCIAL	Visitor-Serving Retail on ground floor; live-work above
4	99 (Fire House)	notable	1,900	1,900					COMMERCIAL	Visitor-Serving Retail on ground floor; live-work above
4	99A (Fire House Garage)	notable	1,840	1,840					COMMERCIAL	Visitor-Serving Retail on ground floor; live-work above
	<i>Subtotal</i>			64,260				64,260		
4	255 (Transformer)	component	144						FEATURE	Interpretative Program
4	S33-10 (Bomb Shelter)	component	988						FEATURE	Interpretative Program
4	S33-13 (Bomb Shelter)	component	1,960						FEATURE	Interpretative Program
4	S33-15 (Bomb Shelter)	component	1,310						FEATURE	Interpretative Program
4	S33-17 (Bomb Shelter)	component	1,960						FEATURE	Interpretative Program
4	S33-20 (Bomb Shelter)	component	1,960						FEATURE	Interpretative Program
4	Ways 1 (Ways)	notable	NA						FEATURE	Interpretative Program
4	Ways 2 (Ways)	notable	NA						FEATURE	Interpretative Program
4	Quay (Quay)	notable	NA						FEATURE	Interpretative Program
4	F52 (Ferry Slip)	notable	NA						INFRASTRUCTURE	Transportation Service
4	NEW BLDG. 4A				10,000			10,000	COMMERCIAL	Visitor-Serving Retail on ground floor; live-work above
	<i>Subtotal</i>				10,000			10,000	COMMERCIAL	Visitor-Serving Retail on ground floor; live-work above
4	65 (School for Apprentices)	notable	16,600						RESIDENTIAL	Visitor-Serving Retail on ground floor; live-work above
4	99 (Fire House)	notable	1,900						RESIDENTIAL	Visitor-Serving Retail on ground floor; live-work above
4	99A (Fire House Garage)	notable	1,840						RESIDENTIAL	Visitor-Serving Retail on ground floor; live-work above
4	108 (Storage)	notable	21,600				21,600			1911; Type R (non-rep); delects landmark reuse, laydown area; hazardous materials require demolition
4	116 (Shop)	notable	5,000				5,000			1905; Type O (rep); delects pedestrian access; demo limited to south lean-to
4	334 (Offices)	notable	22,586				22,586			1918; Type P (non-rep); delects landmark reuse, site access, laydown area
4	C-J (Garage)	notable	460				460			1930; Type B (rep); delects landmark reuse, housing
4	D-G (Garage)	notable	800				800			1943; Type B (rep); delects landmark reuse, housing
4	G-B (Garage)	notable	760				760			1934; Type B (rep); delects landmark reuse, housing
4	H-C (Garage)	notable	216				216			1944; Type B (rep); delects landmark reuse, housing
4	H-D (Garage)	notable	168				168			1918; Type B (rep); delects landmark reuse, housing
4	J-E (Garage)	notable	640				640			1900; Type B (rep); delects landmark reuse, housing
4	516 (Electrical Substation)	component	3,784				3,784			1943; Type E (rep); delects laydown area, hazardous materials require demolition
4	632 (Welding Material Issue Sta)	component	812				812			1933; Type E (rep); delects public plaza
4	834 (Electrical Distribution)	component	400				400			1942; Type E (rep); delects laydown area, parking
4	S23-01 (Bomb Shelter)	component	988				988			1942; Type F (rep); delects street network, park open space
4	S23-02 (Bomb Shelter)	component	648				648			1942; Type F (rep); delects street network, park open space

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse (Sq Ft)	New (Sq Ft)	New Sq Ft, Subtotal	Demolition	Total	Land Use	Comments
4	S33-11 (Bomb Shelter)	component	685				685			1942; Type F (rep); delers street network, park open space
4	S33-12 (Bomb Shelter)	component	1,635				1,635			1942; Type F (rep); delers street network, park open space
4	S33-14 (Bomb Shelter)	component	1,310				1,310			1942; Type F (rep); delers street network, park open space
4	S33-16 (Bomb Shelter)	component	1,310				1,310			1942; Type F (rep); delers street network, parking
4	S33-18 (Bomb Shelter)	component	1,960				1,960			1942; Type F (rep); delers street network, parking
4	S33-19 (Bomb Shelter)	component	988				988			1942; Type F (rep); delers street network, park open space
4	S33-21 (Bomb Shelter)	component	1,960				1,960			1942; Type F (rep); delers park open space
4	S33-22 (Bomb Shelter)	component	1,960				1,960			1942; Type F (rep); delers park open space
4	S33-23 (Bomb Shelter)	component	988				988			1942; Type F (rep); delers street network, park open space
4	S33-24 (Bomb Shelter)	component	2,064				2,064			1942; Type F (rep); delers street network, park open space
4	S33-25 (Bomb Shelter)	component	988				988			1942; Type F (rep); delers park open space
4	S33-26 (Bomb Shelter)	component	1,960				1,960			1942; Type F (rep); delers park open space
4	S33-27 (Bomb Shelter)	component	1,960				1,960			1942; Type F (rep); delers park open space
4	S33-28 (Bomb Shelter)	component	1,310				1,310			1942; Type F (rep); delers street network, park open space
4	S33-29 (Bomb Shelter)	component	1,960				1,960			1942; Type F (rep); delers park open space
4	S33-30 (Bomb Shelter)	component	1,635				1,635			1942; Type F (rep); delers park open space
AREA TOTAL				301,323		10,000		311,323		

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse (Sq Ft)	New (Sq Ft)	New Sq Ft. Subtotal	Demolition	Total	Land Use	Comments
Waterfront Industrial Park										
5	112 (office)	unclassified, non-contrib.	24,000	24,000					OFFICE/R&D	Portion of Building 112; building also contains Heavy Industrial
5	746 (fab)	unclassified, non-contrib.	28,272	28,272				52,272	OFFICE/R&D	
	Subtotal			52,272						
5	88 (Stable)	landmark	14,210	14,210				14,210	COMMERCIAL	
	Subtotal			14,210					COMMERCIAL	
5	106 (Shop)	notable	37,400	37,400					LIGHT INDUSTRIAL	
5	108A (Shop)	notable	12,294	12,294					LIGHT INDUSTRIAL	
5	114 (Mill)	notable	38,877	38,877					LIGHT INDUSTRIAL	
5	150 (Offices)	unclassified, non-contrib.	9,000	9,000					LIGHT INDUSTRIAL	Work facility/offices (south of DD 2)
5	542 (Saw Dust Storage)	notable	361	361					LIGHT INDUSTRIAL	
5	670 (Production Shop)	notable	8,601	8,601					LIGHT INDUSTRIAL	
5	672 (Production Shop)	notable	9,400	9,400					LIGHT INDUSTRIAL	
5	674 (Production Shop)	notable	8,804	8,804					LIGHT INDUSTRIAL	
5	676 (Pattern Production)	notable	128,852	128,852					LIGHT INDUSTRIAL	
5	688 (Valve Testing)	notable	15,284	15,284					LIGHT INDUSTRIAL	
5	722 (Laundry)	unclassified, non-contrib.	12,025	12,025					LIGHT INDUSTRIAL	Laundry facility
5	750 (Warehouse?)	unclassified, non-contrib.	60,000	60,000					LIGHT INDUSTRIAL	
5	1338 (Outbuilding)	unclassified, non-contrib.	6,180	6,180					LIGHT INDUSTRIAL	XKT outbdg.
5	D03 (Drydock)	notable	N/A	N/A					N/A	
5	D04 (Drydock)	notable	N/A	N/A					N/A	
5	Quay (Quay)	notable	N/A	N/A					N/A	Barge serving
5	BS-2 (Bus Shelter)	component	1,128	0				345,078	N/A	Transportation serving
	Subtotal			345,078						
5	NEW BLDG 5A				80,000				LIGHT INDUSTRIAL	Replaces Building 738
5	NEW BLDG 5B				90,000				LIGHT INDUSTRIAL	
5	NEW BLDG 5C				75,000				LIGHT INDUSTRIAL	
	Subtotal				245,000			245,000		
5	112	unclassified, non-contrib.	127,000	127,000					HEAVY INDUSTRIAL	Portion of Building 112; building also contains Office/R&D
5	118 (Shop)	notable	45,000	45,000					HEAVY INDUSTRIAL	sq. footage per arch. Study
5	126	unclassified, non-contrib.	130,400	130,400					HEAVY INDUSTRIAL	
5	382 (Subassembly)	notable	30,600	30,600					HEAVY INDUSTRIAL	
5	386 (Forge Shop)	notable	84,135	84,135					HEAVY INDUSTRIAL	
5	388 (Structural Shop)	notable	69,800	69,800					HEAVY INDUSTRIAL	
5	390 (Shipping Shop)	notable	183,535	183,535					HEAVY INDUSTRIAL	
5	678 (Foundry)	notable	107,599	107,599					HEAVY INDUSTRIAL	
5	680 (Machine and Optical Shop)	notable	257,750	257,750					HEAVY INDUSTRIAL	Demo to small tear-to (8,000 sf) along eastern edge; remaining 55,524 sf retained but not used?
5	742 (Ordinance Machine Shop)	notable	142,524	142,524					HEAVY INDUSTRIAL	
5	1310	unclassified, non-contrib.	105,600	105,600					HEAVY INDUSTRIAL	
	Subtotal			1,283,943				1,283,943		

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse (Sq Ft)	New (Sq Ft)	New Sq Ft Subtotal	Demolition	Total	Land Use	Comments
5	840 (Electrical Substation)	unclassified, non-contrib.	?	?						Utility - Electrical; retained with no identified development reuse
5	914 (Sewer Pump Station)	unclassified, non-contrib.	?	?						Utility - Sewer Pump Station; retained with no identified development reuse
5	113 (Storage)	notable	21,130				21,130			1899; Type L (rep); delers site access, parking
5	206 (Rodman Annex Rec Center)	notable	17,900				17,900			1917; Type R (non-rep); delers landmark reuse, street access, parking
5	208 (School for Apprentices)	notable	24,846				24,846			1917; Type R (non-rep); delers landmark reuse, street access, parking
5	109 (Pumphouse #2)	component	2,000				2,000			1940; Type E (rep); delers laydown area
5	180 (Scrap Brass Bins)	component	1,881				1,881			1916; Type K (rep); delers laydown area, parking
5	302 (Offices)	component	2,650				2,650			1917; Type R (non-rep); delers saydown area, parking
5	380A (Woman's Latrine)	component	521				521			1942; Type G (rep); delers laydown area, parking
5	592 (Transformer House)	component	144				144			1927; Type E (rep); delers laydown area, site access, parking
5	702 (Fig Metal Storage)	component	7,500				7,500			1941; Type L (rep); delers parking
5	720 (Finger Pliers Service Bldg)	component	6,147				6,147			1941; Type R (non-rep); delers laydown area, parking
5	728 (Electrical Distribution)	component	780				780			1941; Type E (rep); delers laydown area, parking
5	728A (Storage)	component	1,802				1,802			1943; Type K (rep); delers laydown area, parking
5	730 (Electrical Distribution)	component	1,620				1,620			1941; Type E (rep); delers laydown area, parking
5	732 (Electric Distribution Center)	component	3,094				3,094			1941; Type E (rep); delers laydown area, parking
5	738 (Propellor Shop)	component	20,395				20,395			1942; Type O (rep); delers new building site
5	742A (Ordnance Machine Shop)	component	1,452				1,452			1942; Type G (rep); delers street network
5	766 (Office/Latrine)	component	4,200				4,200			1942; Type G (rep); delers laydown area, parking
5	788 (Storage)	component	8,000				8,000			1942; Type K (rep); delers laydown area, parking
5	804 (Wire and Fuel Testing)	component	1,386				1,386			1943; Type O (rep); delers landmark reuse, parking
5	810 (Paint/Rubber Factory)	component	3,525				3,525			1943; Type O (rep); delers landmark reuse, parking
5	822 (Power Station)	component	2,340				2,340			1942; Type E (rep); delers laydown area, parking
5	828 (Power Station)	component	2,706				2,706			1942; Type E (rep); delers laydown area, parking
5	830 (Electrical Substation)	component	1,155				1,155			1942; Type E (rep); delers site access, laydown area, parking
5	858 (Latrine)	component	462				462			1942; Type G (rep); delers street network
5	853 (Bus Shelter)	component	1,128				1,128			1942; Type H (non-rep); delers street network; condition precludes relocation
5	FA-04 (First Aid Station)	component	1,947				1,947			1942; Type F (rep); delers parking
5	S32-05 (Bomb Shelter)	component	665				665			1942; Type F (rep); delers site access, parking
5	S32-06 (Bomb Shelter)	component	1,310				1,310			1942; Type F (rep); delers street network
5	S33-05 (Bomb Shelter)	component	1,960				1,960			1942; Type F (rep); delers site access, laydown area, parking
5	S33-06 (Bomb Shelter)	component	1,960				1,960			1942; Type F (rep); delers site access, laydown area, parking
5	S33-07 (Bomb Shelter)	component	1,635				1,635			1942; Type F (rep); delers site access, laydown area, parking
5	S-34-02 (Bomb Shelter)	component	1,635				1,635			1942; Type F (rep); delers landmark reuse, parking
AREA TOTAL							1,695,503	1,949,876	1,940,503	

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse (Sq Ft)	New (Sq Ft)	New Sq Ft. Subtotal	Demolition	Total	Land Use	Comments
6	North Residential Village									
6	433 (Radio Station)	notable	3,203	3,203					CIVIC/EDUCATIONAL	
6	733 (WAVES Officer's Quarters)	component	11,128	11,128					CIVIC/EDUCATIONAL	Lords Fellowship
6	737 (WAVES Subsistence Bldg)	component	10,704	10,704					CIVIC/EDUCATIONAL	Lords Fellowship
6	864 (Elementary School)	undclassified, non-contrib.	0	0					CIVIC/EDUCATIONAL	Elementary school - Vallejo Unified School District
6	2000 (Elementary School)	undclassified, non-contrib.	0	0					CIVIC/EDUCATIONAL	Elementary school - Vallejo Unified School District
6	2001 (Elementary School)	undclassified, non-contrib.	0	0					CIVIC/EDUCATIONAL	Elementary school - Vallejo Unified School District
	<i>Subtotal</i>			25,035				25,035		
6	760 (Ancillary Bldg?)	undclassified, non-contrib.	3,180						COMMERCIAL	Retail
				3,180				3,180	COMMERCIAL	
6	6 (Quarters)	notable	1,583	du					RESIDENTIAL	Existing single family home
6	17 (Quarters)	landmark	1,268	du					RESIDENTIAL	Existing single family home
6	19 (Quarters)	landmark	1,400	du					RESIDENTIAL	Existing single family home, relocated to accommodate new street
6	21 (Quarters)	landmark	1,855	du					RESIDENTIAL	Existing single family home
6	29 (Quarters)	landmark	1,383	du					RESIDENTIAL	Existing single family home
6	133 (Civilian Quarters)	notable	2,253	du					RESIDENTIAL	Existing single family home
6	411 (Quarters)	notable	2,276	du					RESIDENTIAL	Existing single family home
6	420 (Quarters)	notable	1,918	du					RESIDENTIAL	Existing single family home
6	429 (Quarters)	notable	1,218	du					RESIDENTIAL	Existing single family home
6	F (Officer's Quarters)	notable	3,390	du					RESIDENTIAL	Existing single family home
6	I-1 (Officer's Quarters)	notable	9,162	du					RESIDENTIAL	Existing single family home, relocated to accommodate new street
6	M-7 (Quarters)	notable	1,682	du					RESIDENTIAL	Existing single family home
6	P (Boatswain's House)	notable	2,534	du					RESIDENTIAL	Existing single family home
6	Q1/2 - Q1/20 (Quarters/duplexes)	10 notables	39,300	du					RESIDENTIAL	Existing duplexes (10 duplexes with 20 units)
6	S (Officer's Quarters)	notable	2,881	du					RESIDENTIAL	Existing single family home
6	U (Officer's Quarters)	notable	4,140	du					RESIDENTIAL	Existing single family home
6	131 (Civilian Quarters)	notable	1,473				1,473			1899; Type A (non-rep); delers park space
6	231 (Train Maintenance Shed)	notable	11,085				11,085			1918; Type O (rep); delers street network, site access, housing
6	431 (Quarters)	notable	1,218				1,218			1921; Type A (non-rep); delers higher density housing type
6	637 (Transportation Repair Facility)	notable	61,229				61,229			1943; Type O (rep); delers street network, site access, housing
6	6D (Garage)	component	765				765			1915; Type B (rep); delers housing
6	6E (Garage)	component	70				70			1938; Type B (rep); delers housing
6	178 (Garage)	component	340				340			1935; Type B (rep); delers housing
6	17C (Garage)	component	340				340			1930; Type B (rep); delers housing
6	19A (Garage)	component	440				440			1930; Type B (rep); delers housing
6	28A (Garage)	component	288				288			1933; Type B (rep); delers housing
6	28G (Garage)	component	320				320			1932; Type B (rep); delers housing
6	131A (Garage)	component	280				280			1920; Type B (rep); delers park open space
6	133B (Garage)	component	600				600			1930; Type B (rep); delers street network
6	160 (Quarters)	component	1,675				1,675			1941; Type A (non-rep); delers street network
6	160A (Garage)	component	576				576			1941; Type B (rep); delers street network
6	376 (Duplex/Radio S&B Baracks)	component	3,000				3,000			1920; Type B (non-rep); delers street network, housing
6	425A (Garage/Quarters)	component	3,894				3,894			1941; Type A (non-rep); delers street network, housing
6	429A (Garage)	component	488				488			1940; Type B (rep); delers housing

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg Classification	Existing (Sq Ft)	Raise (Sq Ft)	New (Sq Ft)	New Sq Ft Subtotal	Demolition	Total	Land Use	Comments
6	433 (Garage/Storage)	component	2,955				2,055			1922; Type B (rep); delers street network
6	475 (Concrete Mixing Plant)	component	2,267				2,267			1834; Type O (rep); delers street network
6	511 (Garage)	component	6,182				6,182			1939; Type B (rep); delers housing
6	529 (Motor Vehicle Storage)	component	14,400				14,400			1942; Type K (rep); delers housing
6	531 (Vehicle Repair)	component	15,400				15,400			1942; Type O (rep); delers street network; housing
6	533 (Radio Sta. Support Quarters)	component	9,679				9,679			1941; Type C (non-rep); delers street network
6	645 (Undergrd Fresh Water Tank)	component	NA				NA			1943; Type H (non-rep); delers housing
6	671 (Electrical Substation)	component	960				960			1942; Type E (rep); delers housing
6	783 (Transformer Station)	component	4,498				4,498			1943; Type E (rep); delers street network
6	803 (Storage)	component	1,840				1,840			1945; Type K (rep); delers housing
6	811 (Locomotive Maintenance)	component	1,050				1,050			1944; Type O (rep); delers street network
6	L-F (Garage)	component	420				420			1920; Type B (rep); delers housing
6	M-7A (Garage)	component	228				228			1915; Type B (rep); delers housing
6	M-D (Garage)	component	546				546			1920; Type B (rep); delers housing
6	N-H (Garage/Quarters)	component	1,092				1,092			1920; Type D (non-rep); delers housing (incompatible type)
6	O-B (Servant's Quarters)	component	721				721			1935; Type A (non-rep); delers housing (incompatible type)
6	O-F (Garage)	component	286				286			1900; Type B (rep); delers street network
6	P-D (Garage)	component	910				910			1944; Type B (rep); delers housing
6	QA 1/2 - QA 1920 (Garage/duplex)	10 components	16,100				16,100			1942; Type C (rep); delers housing (incompatible type); 10 pairs (20 du)
6	R (Officer's Quarters)	notable	1,507				1,507			1898; Type A (non-rep); delers housing (incompatible type)
6	R-G (Garage)	component	940				940			1873; Type A (non-rep); delers housing (incompatible type)
6	S24-04 (Bomb Shelter)	component	432				432			1942; Type F (rep); delers park open space
6	S-B (Garage)	component	600				600			1935; Type B (rep); delers street network
6	T-A (Garage)	component	458				458			1934; Type B (rep); delers housing
6	U-B (Garage)	component	572				572			1924; Type B (rep); delers housing
6	U-D (Garage)	component	565				565			1920; Type B (rep); delers housing
AREA TOTAL									28,215	28,215

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse (Sq Ft)	New (Sq Ft)	New Sq Ft Subtotal	Demolition	Total	Land Use	Comments	
South Residential Village											
8	NEW BLDG				20,000	20,000		20,000	OFFICE/R&D		
8	8484A (Prison Warehouse)	2 notable	36,378	du					RESIDENTIAL	22 du in Brig	
8	M-2 (Officer's Quarters)	landmark	2,738	du					RESIDENTIAL	Existing single family home, relocated	
8	M-3M-4 (Officer's Quarters, duplex)	2 landmarks	9,000	du					RESIDENTIAL	Existing single family home, relocated	
8	M-5 (Officer's Quarters)	landmark	6,743	du					RESIDENTIAL	Existing single family home, relocated	
8	M-37 (Barracks)	notable	75,000	du					RESIDENTIAL	30 du in Marine Barracks	
8	103 (Post Office)	unclassified non-contrib	2sf	du					RESIDENTIAL	Former Post Office, relocated to Cedar from Area 3B	
8	H-4 (Med Officer's Quarters)	notable	1,750	du					RESIDENTIAL	Existing single family home	
8	H-5 (Med Officer's Quarters)	notable	1,750	du					RESIDENTIAL	Existing single family home	
8	H-84 (Garage)	notable	651	N/A					RESIDENTIAL GARAGE		
8	M-1 (Marine Officer's Quarters)	landmark	8,772	du					RESIDENTIAL	Existing single family home	
8	M-1 (Landscape (Landscape))	notable	NA	NA					OPEN SPACE		
8	Palms along Cedar (Landscape)	notable	NA	NA					OPEN SPACE		
8	Parade Ground (Landscape)	notable	NA	NA					OPEN SPACE		
8	Cubhouse Drive Park (Landscape)	notable	NA	NA					OPEN SPACE		
8	764 (Dental Clinic)	component	10,792				10,792			1942; Type B (non-rep); delers street network	
8	FA-3 (First Aid Station)	component	1,572				1,572			1942; Type F (rep); delers housing	
8	M-1A (Servant's Quarters)	component	694				694			1938; Type A (non-rep); delers housing (incompatible type)	
8	M-1C (Garage)	component	680				680			1938; Type E (rep); delers parking	
8	898 (Electrical Distribution)	component	63				63			1938; Type E (rep); delers housing	
8	M-31 (Bakery)	component	1,976				1,976			1941; Type B (non-rep); delers housing	
8	M-60 (Bakery)	component	2,745				2,745			1941; Type B (rep); delers housing	
8	M-63 (Garage)	component	7,701				7,701			1910; Type B (rep); delers housing	
8	M-126 (Garage)	component	543				543			1942; Type B (rep); delers housing	
8	M-126 (Garage)	component	543				543			1942; Type B (rep); delers housing	
subtotal										27,960	
AREA TOTAL								20,000	20,000		

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse (Sq Ft)	New (Sq Ft)	New Sq Ft, Subtotal	Demolition	Total	Land Use	Comments
9	University Area 944 (Office?)	undclassified, non-contrib.	13,128	13,128				13,128	OFFICE/R&D	
9	NEW BLDG 9A				20,000	20,000		20,000	OFFICE/R&D	Conference Center
9	Touro University	includes as follows (landmark) (14 notables) (2 components)	542,890	542,890				542,890	CIVIC/EDUCATIONAL	4,800 students
9	US Forest Service	undclassified, non-contrib.	N/A	N/A					OUTPARCEL	
9	US Army Reserve	undclassified, non-contrib.	N/A	N/A					OUTPARCEL	
9	H-21 (Paint Locker)	component	575				575			1942; Type H (non-rep); deliers parking, recreational open space
9	H-66 (Auxiliary Pump House)	component	624				624			1922; Type E (rep); deliers parking, recreational open space
9	H-75 (Electrical Distribution)	component	121				121			1929; Type E (rep); deliers parking, recreational open space
AREA TOTAL				556,018		20,000		576,018		

**Table E.1
MASTER DEVELOPER
PRELIMINARY DEVELOPMENT PLAN TABULATIONS**

Area	Building Number & Function	Historic Bldg. Classification	Existing (Sq Ft)	Reuse (Sq Ft)	New (Sq Ft)	New Sq Ft. Subtotal	Demolition	Total	Land Use	Comments
10A	782 (Electrical Distribution)	component	1,296	1,296					LIGHT INDUSTRIAL	
10A	A31 (Magazine)	notable	2,400	2,400					LIGHT INDUSTRIAL	
10A	A49 & A65 (Ordnance Warehouse)	notable (2)	13,650	13,650					LIGHT INDUSTRIAL	
10A	A64 (Ammunition Storage)	notable	5,304	5,304					LIGHT INDUSTRIAL	
10A	A69 (Warehouse)	notable	6,700	6,700					LIGHT INDUSTRIAL	
10A	A72 (Warehouse)	notable	7,350	7,350					LIGHT INDUSTRIAL	
10A	A75 (Ammunition Storage)	notable	31,683	31,683					LIGHT INDUSTRIAL	
10A	A76 (Ammunition Storage)	notable	15,686	15,686					LIGHT INDUSTRIAL	
10A	A80 (Ammunition Storage)	component	7,836	7,836					LIGHT INDUSTRIAL	
10A	A130 (Warehouse)	component	19,000	19,000					LIGHT INDUSTRIAL	
10A	A131 (Warehouse)	component	18,411	18,411					LIGHT INDUSTRIAL	
10A	A159 (Bag Change and Filling Hse)	component	9,876	9,876					LIGHT INDUSTRIAL	
10A	A215 (Projectile Processing Pt)	notable	22,500	22,500					LIGHT INDUSTRIAL	
10A	A220 (Ordnance Storage)	component	10,251	10,251					LIGHT INDUSTRIAL	
10A	A221 (Ordnance Storage)	component	10,251	10,251					LIGHT INDUSTRIAL	
10A	A222 (Ordnance Storage)	component	10,251	10,251					LIGHT INDUSTRIAL	
10A	A224 (Ordnance Storage)	component	10,251	10,251					LIGHT INDUSTRIAL	
10A	A225 (Ordnance Storage)	component	10,251	10,251					LIGHT INDUSTRIAL	
10A	A248 (20 mm Filing House)	notable	14,673	14,673					LIGHT INDUSTRIAL	
10A	A256 (Ordnance Storage)	notable	1,280	1,280					LIGHT INDUSTRIAL	
10A	A258 (Inert Material Storage)	notable	60,000	60,000					LIGHT INDUSTRIAL	
10A	A260 (Electrical Distribution Cent)	component	208	208					LIGHT INDUSTRIAL	
10A	A266 (Joiner & Machine Shop)	notable	71,515	71,515					LIGHT INDUSTRIAL	
10A	A271 (Vacuum System House)	notable	731	731					LIGHT INDUSTRIAL	
10A	276 (Fire Alarm Tower)	component	N/A	N/A					N/A	
10A	Finger Piers (Berth 24)	notable	N/A	N/A					N/A	
	Subtotal			370,309				370,309		
10A	900 (Warehouse?)	unclassified, non-contrib.	18,270	18,270				18,270	HEAVY INDUSTRIAL	
10A	NEW BLDG 10A				55,000				HEAVY INDUSTRIAL	
10A	NEW BLDG 10B				55,000				HEAVY INDUSTRIAL	
	Subtotal					110,000		110,000		
10A	A192 (Electrical Distribution Bldg)	component	135				135			1940; Type E (rep); delers street network
	AREA TOTAL			388,579		110,000		498,579		
Notes:										
Building areas of existing buildings are taken from Master Building Status report dated 01 July 1989 prepared by SSPORTS and not confirmed by developer										
All buildings highlighted yellow have been approved for demolition by the City of Vallejo										
All buildings highlighted red have been approved for demolition by the City of Vallejo										

Assumptions:

The Navy could operate the Mare Island shipyard facilities in ways that are not possible for public sector use. Streets could be closed temporarily and used for operating heavy equipment or for unloading and storing materials. Navy personnel were specially trained to work safely under conditions that are not acceptable for a civilian workforce. For example, Navy personnel could be expected to navigate trucks between buildings where there was only a generally defined roadway. Rail lines were located within inches of building corners or facades. Buildings often were altered, moved or even demolished when they became obsolete or when critical new operations necessitated such changes.

Parking obviously was not the priority that it has become for civilian development. During the years when the shipyard employed tens of thousands of workers, ferries and busses provided the necessary transportation to the Island. People were expected to walk to their destinations after arriving from the mainland, often by boat, at central locations. Much of the shipyard industrial development relied on temporary and pragmatic solutions to the need for outdoor storage areas or turnaround space for heavy equipment.

Land area on an island obviously is limited and shared use becomes a recognized necessity of daily life. An important consideration for such development becomes what, for ease of reference, can be called "the island factor," which simply means that certain standards for development and use must be different on an island than they are on the mainland.

Parking Design:

In adapting certain portions of the Master Developer land use areas to private, civilian uses, one major consideration is that more on-island parking areas need to be created. In many cases, small, ancillary and often repetitive buildings such as latrines, storage sheds and bomb shelters must be removed to create surface parking facilities sufficient to support the reuse program that will allow the retention of a majority of the historic resources on Mare Island.

Creative, "on-island" solutions should be considered, as have been discussed in the Transportation Section (5.0) of the Specific Plan. Parking shortfalls at one location can be offset by adjacent or remote parking areas, or where there is a range of peak demand times, by shared use. Other progressive transportation management programs and projects also may be used to help reduce the number of on-site parking spaces required. Under the Specific Plan, parking demand can be met using a number of alternative solutions when site conditions impose trade-offs that could otherwise make reuse infeasible. The preliminary master development plan incorporates such concepts where feasible to reduce the impacts of surface parking lots.

Narrow Streets:

Another “island factor” that is a legacy of the Navy’s long occupation is narrow streets. In order to preserve this very significant characteristic within the Historic District, the Transportation Section (5.0) of the Specific Plan provides policies for creating a grid of new connector streets that will more effectively distribute the increased traffic that is anticipated to result from civilian reuse. In a number of cases, these connector streets require demolition of existing buildings, some of which are Notable contributing resources. It should be understood that the street grid has been designed to impact the smallest number of these resources and that the grid pattern is essential to the preservation of the existing widths of streets such as Walnut Avenue, which is a significant feature of the historic setting in Reuse Areas 2A-5. The Preliminary Master Development Plan sites all new construction to be responsive to this grid pattern, as directed by the urban design policies of the Specific Plan, as well as the Design Guidelines for the Historic District (see 8.4.2).

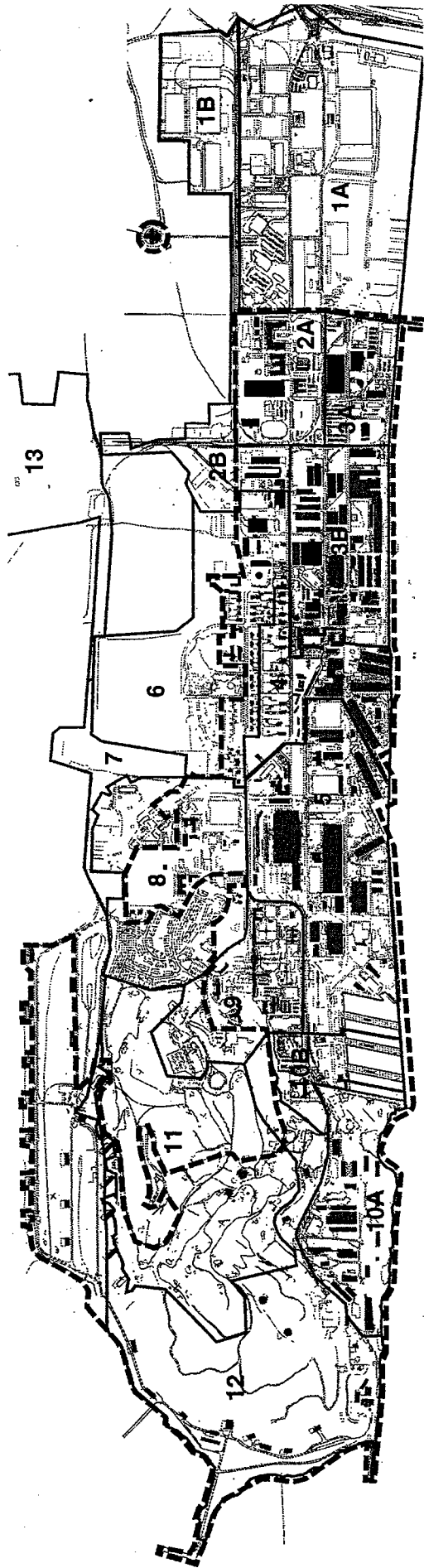
Laydown Areas:

A third ‘island factor’ is the typical ratio between the ‘footprint’ of an industrial use building and the adjacent outdoor area used for ‘laydown’ of materials, maneuvering heavy vehicles and cranes and other operations associated with industrial land uses. The ‘laydown’ space provided by the Navy for industrial shipyard activities was much lower than it would have been for a civilian shipyard, again because of the unique flexibility the Navy had in making adjacent areas temporarily available when necessary. Contemporary civilian industrial development typically requires a ratio of building footprint to laydown area of 1:4 or 25%. In more urbanized area, this percentage can be slightly higher, given the attraction of better access to other related businesses and higher land costs. It is assumed that the combined benefits of the direct to water and rail transportation, in addition to the cost benefits of the unique opportunity to reuse existing, very large industrial buildings, will mean that Mare Island can be marketable for industrial reuse with laydown ratios that are more in the range of 35%-40% without having to dedicate portions of the interior building space for laydown use. However, the less laydown area that is available for an industrial user, the higher the operation costs will be. Ratios higher than 40% for laydown areas may begin, even on Mare Island, to make industrial reuse infeasible for many operations.

Functional Obsolescence:

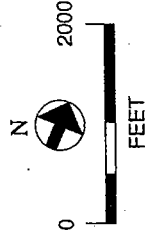
After a careful inventory of existing buildings, it is clear that not all have sufficient reuse potential to allow a level of economic development that will provide the financing for the retention and reuse of the majority of buildings on the Island. Certain buildings, such as latrines or power sub-stations, were built for specific purposes that may not have a place in the reuse program, or they have large open spaces with balconies that cannot be adapted for new use, or they are located in places where the projected real estate values cannot justify their

retention, given the limitations of the building design. For all these and other comparable reasons, some buildings are considered to be completely or partially “obsolete” for reuse. In some cases, demolition of functionally obsolete buildings can optimize the reuse potential of a group of contributing resources, often Notable or Landmark buildings.



SOURCE: Chaudhary & Associates

- Contributing Resources - to be Demolished
- Contributing Resources - to be Retained
- - - Historic Distinct Boundary
- Reuse Area Boundary
- 10A** Reuse Area Designation



MARE ISLAND AMENDED AND RESTATED SPECIFIC PLAN
PROPOSED DEMOLITION OF CONTRIBUTING RESOURCES