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WHY MIRAMAR?

FINANCIAL IMPACT

- An International Airport will replace lost Navy payroll.
- Acreage at no cost: 24,000 acres of land which can be deeded from the Federal Government located in the center of San Diego County, both population wise and physically.
- Cost to build will be minimalized due to existing land and infra-structure.
- Significant revenue impact will result from a new International Airport.

INFRASTRUCTURE

- Freeways are already built strategically around the property and will be expanded.
- Rail service is existing and can be improved and used for rapid transit.
- Overflight zones are already existing to the east and to the west.
- Fully certified instrument landing system already in place.
- Approach/departure terminal control area radar already in place.
- Tower in place.
- Existing runways can be modified and additional secondary runways can be built with minimal grading.
- I-15 congestion can be reduced with additional ramps, etc.
- Miramar Boulevard traffic can be reduced by expanding he southern portion of the Boulevard to quadruple capacity.
- Rapid transit can be funded as part of the airport cost along I-15 and Miramar Road.
- Route 52 can be completed.
- Route 56 can be completed.
- City landfills vital and necessary to San Diego will be maintained.
- Unlike the dangerously populated approach route to the Lindbergh runway, Miramar's approach route would be over unpopulated open space to the East. This environmentally sensitive open space would always be preserved and kept in perpetuity.

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MILITARY IMPACT

- The Marines do not want to relocate in San Diego because one-third less facilities are available at Miramar versus El Toro. Marines are fearful that budget constraints will not allow them to build those facilities that are needed.
- It has been validated by the Department of Defense and Marine Headquarters that $1.3 billion dollars would be required for the move from El Toro to Miramar.
- There are an existing 347 housing units at Miramar for 3000 Marine personnel. This, in itself, would create a need for an additional $430 million dollars in construction costs. Also, off base, there is a military housing shortage of 11,602.
- The Marines would bring 270 fixed wing aircraft and helicopters to Miramar therefore increasing the noise level substantially. This adds approximately 100 more aircraft than currently stationed at Miramar.
- There would be a need for additional storage facilities not available currently for Marine ammunition at Miramar.
- Citizens do not want Marines to be relocated to San Diego due to the helicopter and F-18 noise.
- Noise contours will be significantly reduced from present military levels for Rancho Penasquitos, Scripps Ranch, La Jolla, Del Mar, Miramar, Mira Mesa, etc.

POSITIVE IMPACT TO DOWNTOWN AND OTHER AREAS IN SAN DIEGO

- Miramar will have a very positive impact financially on downtown San Diego by allowing the redevelopment of Lindbergh Field:

  * Additional water frontage will lead to an estimated $3 billion dollars of Port District redevelopment.

* From the Old Navy Hospital and/or Balboa Park to the downtown waterfront, this area can be developed with City Front Terrace-type, high-density residential construction, which has been depressed for years due to the overflight noise from the airport and height restrictions from the airport. They would have wonderful views extending to the waterfront and would help change the face of San Diego.
* North Park, Old Town, Point Loma, Mission Beach, Ocean Beach, Mission Hills, Bankers Hill and downtown property values would be greatly enhanced due to this redevelopment and the absence of Lindbergh Field.
* Loss of revenue seen by the Port District will be mitigated ten times over by the redevelopment.
* The entire look of downtown would be improved.
* Waterview and waterfront living will trigger a rebuilding of the desired downtown living corridor thereby allowing revitalization, including relocation of corporate headquarters to the downtown waterfront area.
* It is a fact that Lindbergh has hindered, rather than helped, downtown redevelopment because it discouraged residential development on the waterfront plus height restrictions prohibited high rise development. (Restrictions on residential development on tidelands would have to be changed through charter reform).
* Naval Training Center's and Lindbergh Field's closings will cause massive employment in the building and development of these valuable waterfront properties.
* The Aircraft Owners & Pilots Association has stated publicly that Lindbergh Field is one of the most dangerous airports in the world. This danger would be alleviated.