

The Barracks of NTC at Liberty Station

Phase 2 of The Civic, Arts and Cultural District at Liberty Station



Be a part of "The Best Arts Venue Under Development" – San Diego Magazine

A Cultural Transformation is Underway at the former Naval Training Center



A New “Flagship for Arts and Culture”

Through the leadership of the not-for-profit NTC Foundation, San Diego is seizing this opportunity with the creation of NTC at Liberty Station – 26 historic buildings dedicated to arts and culture on 28 park-like acres in the heart of the new Liberty Station neighborhood, just minutes from Downtown and San Diego Airport. NTC preserves San Diego’s rich military heritage while creating a significant new cultural destination that will benefit generations to come.

A New Hub for San Diego’s Creative Community – 7 Buildings Complete

In just the past 5 years, NTC Foundation has completed renovations to 7 buildings and become home to over 40 galleries, artists, designers, dance companies, music studios, community and non-profit groups, and specialty retailers and restaurants. Over 250,000 residents, visitors and students have visited NTC each year. People are learning, creating and enjoying themselves.

Phase 2 Underway – Seeking Expressions of Interest

We are now seeking Interest from a wide range of prospective tenants as we renovate 7 more historic Barracks buildings and expand our growing creative community. We expect to complete renovations in Spring 2012.

We invite you or your organization to be a part of this dynamic new destination. Please notify us of your interest or make this information available to colleagues.

How can we help you make your new studio, gallery, nonprofit office, retail store, or café a part of NTC? Contact us for Tours and Leasing Information

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NTC at a Glance

- 26 historic buildings in the heart of Liberty Station
- 28 park-like acres in an easy-to-walk pedestrian environment
- A National Historic District in the former Naval Training Center
- Free, convenient and plentiful parking
- Adjacent to the 46-acre NTC Park on San Diego Bay
- Walk to restaurants, markets, retail and hotels
- 2,300 students attend schools within walking distance
- Projected 1.5 million annual visitors when completed

Who's Here

In the first 7 buildings, NTC is home to over 40 galleries, artists, designers, dance companies, music studios, community and non-profit groups, specialty retailers and restaurants including:

ARTS: A Reason to Survive

BRAVO School of Art

Capoeira Brasil

Chi Chocolat

Expressive Arts Institute

Fives Loaves Two Fish

Jean Isaacs San Diego Dance Theater

KIT Kids Included Together

Jenna Druck Center

A full list is at www.NTCLibertyStation.com.

Malashock Dance

Playwrights Project

pulse gallery

Recreational Music Center

San Diego Ballet

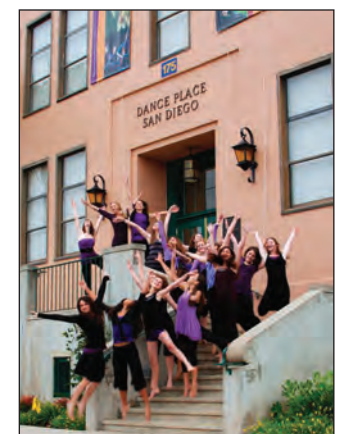
San Diego Coastkeeper

San Diego Watercolor Society

Solare Ristorante

U.S. Karate Academy

Visions Art Museum



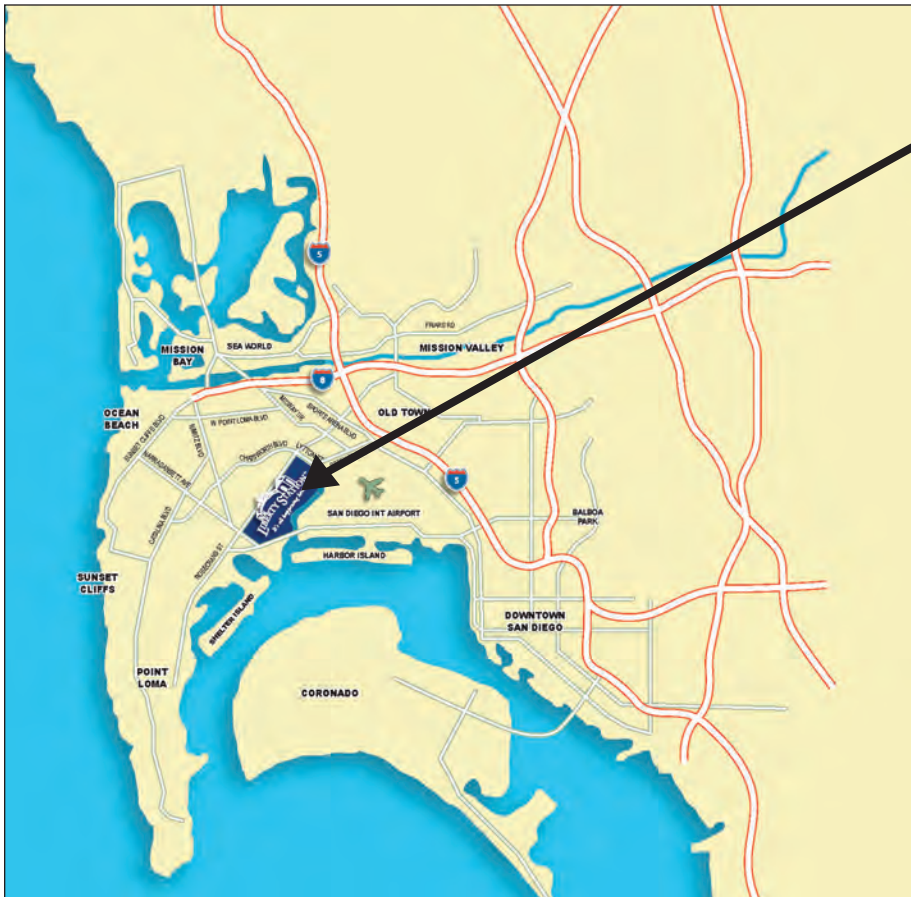
NTC Arts & Cultural District at Liberty Station



A new neighborhood is emerging from the remnants of a time gone by – the waterfront community of Liberty Station at the former Naval Training Center. Live, shop, work and play – it's all happening at Liberty Station...

- 125 acres of parks and open space
- 9-hole executive golf course
- 1,000 hotel rooms on the waterfront
- 1.4 miles to Downtown
- 22-acre education campus
- Restaurants and specialty retail in a village setting
- Convenient to public transportation
- 10 Minutes from Downtown San Diego and Airport
- Near Old Town, Balboa Park, San Diego Zoo, Sea World
- The gateway to the Point Loma neighborhood

...with the NTC Arts & Cultural District in its historic heart.



Be a Part of NTC at Liberty Station

The Barracks will be a creative hub for the NTC where the public can be engaged by the work of the creative community – artists and designers creating onsite, original clothing, art, fine crafts and food for sale, galleries and exhibitions and nonprofit office space for organizations serving the creative industries.

Desired Attributes of Tenants at The Barracks

- Compelling and innovative
- Make San Diego a unique destination
- Engage the public in the work you do
- A desire to be part of a collaborative arts & culture district

Tenancy is sought from – but not limited to:

- Arts, Design and Cultural Related Retail
- Art and Design Education and Training Programs/Schools
- Galleries, Exhibit Centers and Museums
- Nonprofit Arts and Culture Offices
- Art and Design Studios and Co-ops
- Distinctive Food, Beverage and Culinary
- Heritage and Multicultural Groups
- Media Arts
- Fashion
- Design & Décor
- Music Studios, Sales and Training
- Youth Education and Life Long Learning Programs



Photo by Chris Pantaleoni

Why Locate at NTC?



Find New Audiences Through Co-operative Marketing and Events

Resident Tenants benefit from ongoing co-operative marketing efforts - such as the Friday Night Liberty Open Studios, Galleries and Performances - to promote NTC, and the individual tenants and their programs.

Collaborations and Partnerships

Resident Tenants become part of a creative, collaborative community where partnerships are encouraged, resulting in new marketing, creative and education programs that bring in new audiences, clients and donors, and increase community access.

Affordable Rent

Affordable rent assures Resident Tenants of quality space not influenced by market fluctuations and dislocations that often result from neighborhood gentrification and redevelopment. At NTC, arts and culture are the reason for redevelopment.

Access to Exhibit Space, Classrooms, Meeting Space and Outdoor Venues

Exhibit halls, rehearsal space, conference rooms, classrooms, workshop space and outdoor venues are available at discounted hourly and daily rates to Resident Tenants. Performance space is planned for future phases.

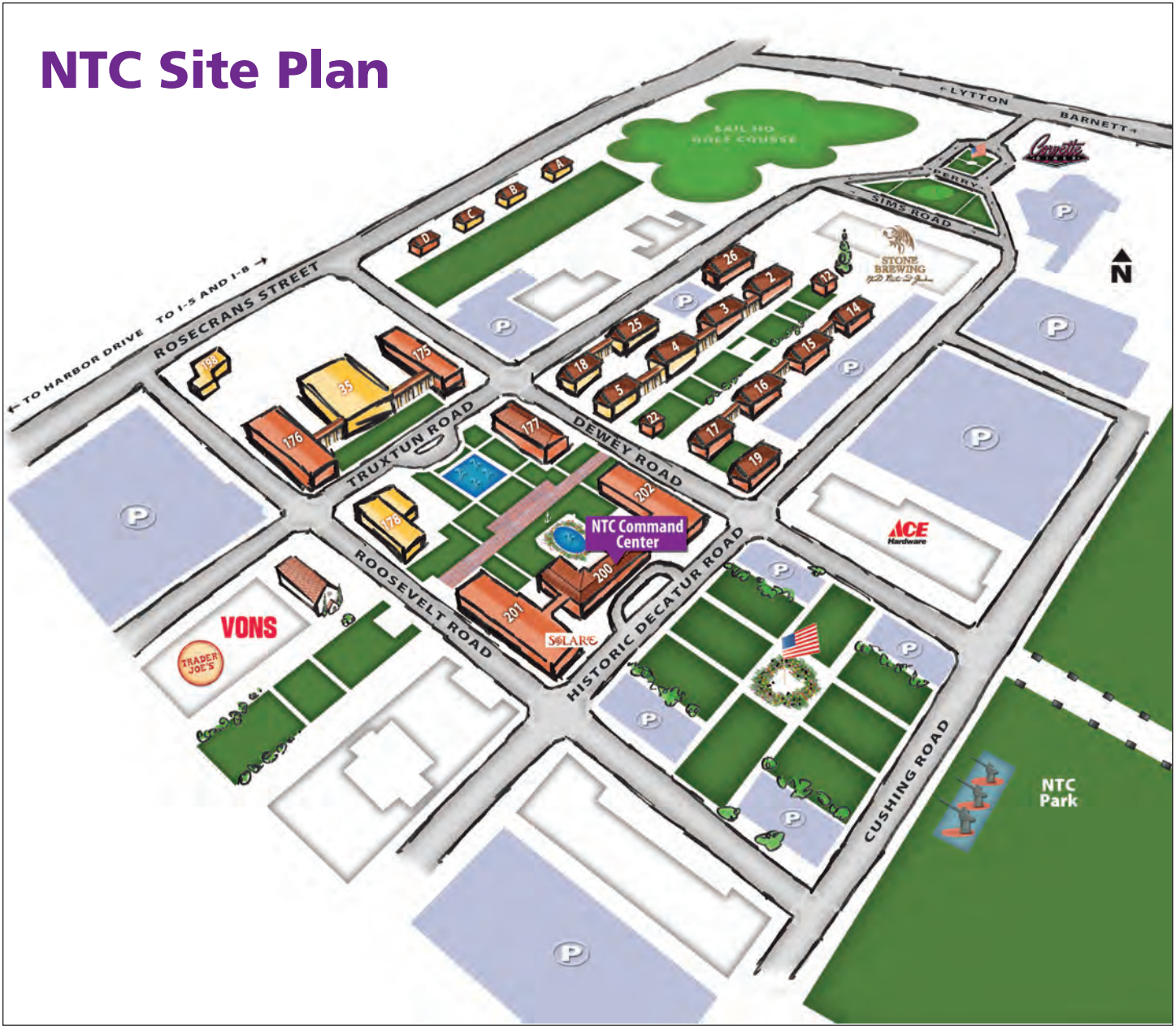
Stability

The not-for-profit NTC Foundation has a 55-year lease with the City of San Diego to steward the NTC Arts & Cultural District.



The Opportunity to Be Part of History

Resident artists, designers, retailers and all our tenants have the opportunity to be a part of a new landmark destination from the beginning. Be a part of San Diego history - like the founding of Balboa Park 100 years ago.

NTC Site Plan



*Buildings were numbered by the US Navy in the order they were built.
This map shows the NTC buildings within the Liberty Station neighborhood.*

-  Renovated Buildings
-  Unrenovated Buildings

The Barracks at a Glance

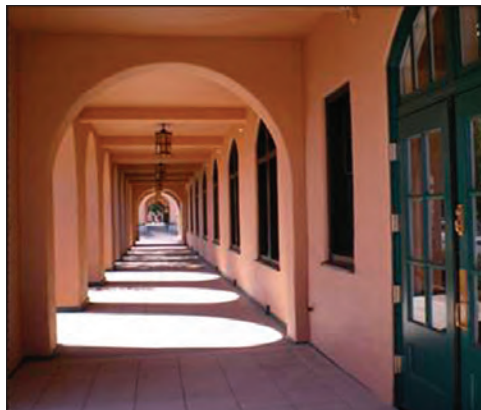
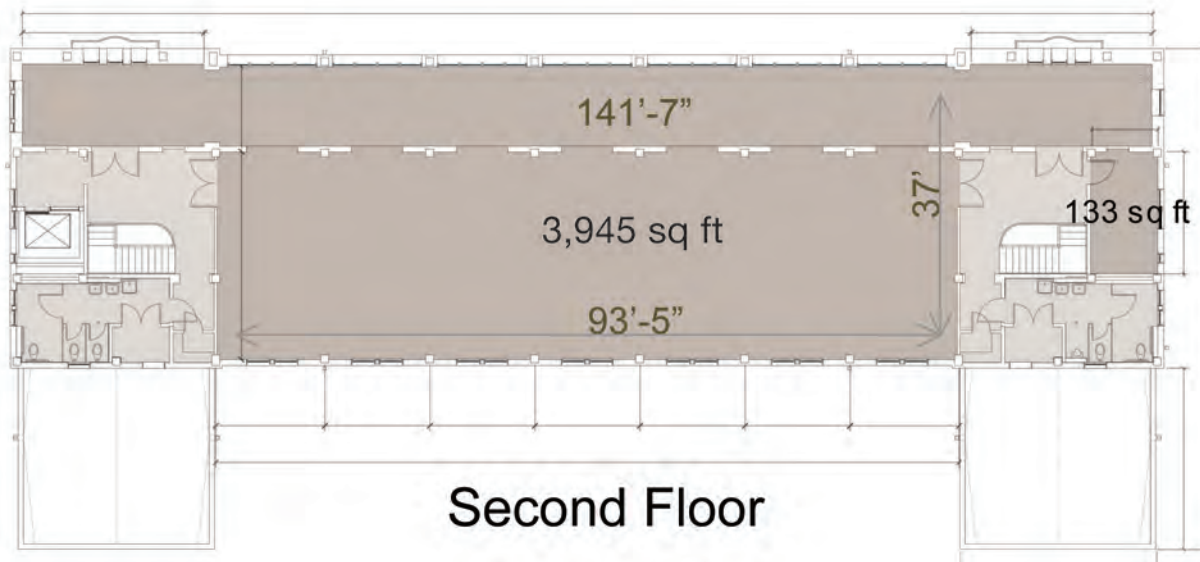
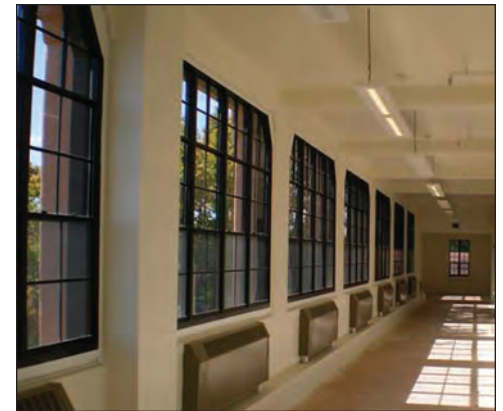


Photo by Kevin Walsh

- 12 Barracks Buildings built in 1923 along the North Promenade
- Connected by pedestrian arcades; surrounded by plazas
- Ample Parking Adjacent to Building
- 52,500 sq ft available now in 7 Barracks for Fall 2011 opening
- Loft-like setting with modern amenities
- Across from Galleries & Museums, Restaurants & Retail

The Barracks – Floor Plans



Large open spaces with 11'6" to 12' ceilings

Plenty of light & operable windows

Entire buildings may be available

Floor layouts may be subdivided to accommodate tenants

Historic Buildings – Modern Amenities

The rehabilitated historic buildings will be outfitted with current code restrooms, modern telecommunications links, ADA accessibility and air circulation systems.

Buildings can be renovated to accommodate the special needs of artists requiring increased electrical power, gas lines or exhaust systems.

Timeline for Phase 2

Renovations Completed – Spring 2012

Scheduled Occupancy – Beginning in Summer 2012



Other Building Opportunities

Other NTC at Liberty Station buildings are available for future development. Opening dates will depend on signed leases and available financing. Refer to Site Plan on page 7.

The Gatehouse – Building 198

Located at the busy intersection of Rosecrans and Roosevelt Road, The Gatehouse is the gateway to NTC and Liberty Station, with over 1,600 sq ft of indoor space, plus patio.

Building 178

The former Base Exchange retail center of the Navy base, this 3-story, 28,000 sq ft building is at the crossroads of the retail and cultural districts at Liberty Station.

Building 22

The former Pump House anchors the other end of the North Promenade and provides 500 sq ft of space with a patio in a central location.

Officers' Quarters A, B, C

Three former officer's homes built in 1923 at the height of the "City Beautiful" movement with historic features, panoramic views of San Diego and the Bay. Available for galleries, studios, retail, office or bed and breakfast.

4 Additional Barracks Buildings

In addition to the completed Barracks 19 and the 7 Barracks designated for Phase II, there are 4 additional Barracks for future development.

The distinctive blue signs with yellow numbers and letters are historic signs used by the Navy to identify the buildings. Each NTC building was numbered in the order it was built from 1923 to 1946.



Express Your Interest



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About the NTC Foundation

The NTC Foundation was established by the City of San Diego as a 501(c)3 nonprofit foundation to enrich the lives of San Diegans by renovating 26 historic buildings at the former Naval Training Center to create, facilitate and operate a broad-based complex focused on experiencing the arts, culture, and creativity that are the hallmark of the San Diego region.

NTC Foundation Staff Leadership for the NTC

Pam Hamilton Lester
President & CEO
Alan Ziter
Executive Director
Cris Canning
Venue Sales Director
Sean Giffin
Leasing Specialist
Stacy Goodman
Development Director

NTC Foundation Board & Ex-officio Members

Eliot Alport	Ken Stipanov
Roger Brenes	Gordon Swanson
Kurt Chilcott	Jody Vanden Huevel
Rich Gustafson	Janice Weinrick
Pam Hamilton Lester	Mitch Woodbury
Victoria Hamilton	
RADM Fran Holian	
Hank Killmar	
Richard Ledford	
Judy McDonald	
David O'Brien	
Richard Oppen	

The Barracks Phase 2 development is scheduled to open in Summer 2012. Signage and interior renovations are subject to historic review.

The NTC Foundation receives no City operating subsidy and is required to meet its operating obligations through tenancy, venue rental income and philanthropic support.