

September 21, 2015

To: All Interested Parties

Re: *Request for Interest - Lease Opportunity at Heritage Park in San Diego*

The County of San Diego is issuing a Request for Interest to solicit interest and feedback for this lease opportunity from interested parties. Based on the feedback received, the County will consider beginning a solicitation process to award a lease for this County-owned site in Old Town San Diego.

Enclosed with this letter are several items describing the opportunity:

- Request For Interest and submission of information
- Location Map
- Site Map
- Site Plan

We look forward to your participation in this process.

Sincerely,

Bianca Lee-Cristaldi, Real Property Agent
Real Estate Services Division
County of San Diego
5560 Overland Avenue
Suite 410
San Diego, California 92123

REQUEST FOR INTEREST (RFI)

INTRODUCTION

The County of San Diego (County) is pleased to announce a Request for Interest (RFI) to invite and seek input from interested parties for the potential lease of a portion of Heritage Park and its historical structures near Old Town State Park in San Diego. Information submitted in response to this RFI will be used by the County to determine the best strategy to use for this lease opportunity.

Please note that all information provided in response to this RFI will be considered public information and may be subject to release under the Public Records Act.

No costs will be reimbursed for the preparation or submittal of any response to this RFI.

Additionally, by submitting information in response to this RFI, the County has no obligation to enter into any lease in the future.

BACKGROUND

Heritage Park is a County-operated park adjacent to Old Town State Park in San Diego. The park features six restored or partially restored Victorian homes and San Diego's first synagogue, Temple Beth Israel. Temple Beth Israel now hosts weddings, receptions and bar mitzvahs.

Building size and historical information for each structure is as follows:

Senlis Cottage - 740 square feet

(1896) *Nineteenth Century Vernacular* -- A modest cottage built for Eugene Senlis, an employee of San Diego Pioneer Horticulturist. This house, built without the amenities of gas, electricity, water, or sewer, is an example of dwellings occupied in the 1880s by working-class people. Park restrooms are located on the north side of the building next to the parking circle. A museum is located in the west side of the cottage.

Sherman-Gilbert House - 3,080 square feet

(1887) *Stick Eastlake* -- (City Historic Site #8) This house was built and first owned by John Sherman, a cousin of General William Tecumseh Sherman. The "widow's walk" and circular window are key elements of the first structure moved to Heritage Park in 1971. From 1892 to 1965, sisters Bess and Gertrude Gilbert, patrons of art and music, brought internationally famous entertainers to receptions in their home. Among the artists were Yehudi Menuhin, Ernestine

Schumann-Heink, and Arthur Rubinstein. The Park Ranger office is located on the ground level floor.

Bushyhead House - 2,464 square feet

(1887) Italianate -- Edward Wilkerson Bushyhead, early San Diego Sheriff, Chief of Police, and San Diego Union Newspaper owner, built this house as a rental. The Italianate style combines double doors with glass panels, tall protruding bay windows, regularly spaced brackets, and a low-pitched roof. The Bushyhead House (along with the Christian House and the Burton House) was moved to its Heritage Park location in 1976. Bushyhead, who was part Cherokee Indian, marched in the "Trail of Tears" during the displacement of the Southeastern tribes in 1838-39.

Christian House - 4,915 square feet

(1889) Queen Anne -- This graceful residence was constructed by Harfield Timberlake Christian, founder of an early San Diego abstract company. It is built in a popular late Victorian design characterized by a variety of chimneys, shingles, a corner tower, and an encircling veranda.

McConaughy House - 2,075 square feet

(1887) Stick Eastlake -- The house is named for its original owner, John McConaughy, who founded the first scheduled passenger and freight service in San Diego County. His four-horse passenger stage and six-horse wagon operated between San Diego and Julian.

Burton House - 2,177 square feet

(1893) Classic Revival -- Pediments and dentil cornices inspired by classic sources mark this house. Henry Guild Burton, retired Army physician, built it during a trend that by the turn of the century began to eliminate decoration.

Temple Beth Israel - 2,808 square feet

(1889) Classic Revival -- (City Historic Site #82) San Diego's first synagogue, constructed by the Congregation Beth Israel, also became temporary quarters for many religious sects before they established churches of their own. The structure reflects the church styles of the late 1800s. The first service was held on September 25, 1889.

LEASE OBJECTIVES

The County's Department of Parks and Recreation is seeking feedback from firms/organizations interested in leasing and operating a hospitality-based program/business at Heritage Park

The following are the desired objectives for a lease:

- The property is to be used for a publicly accessible hospitality-based venture (e.g., restaurants, shops, hotels, bed and breakfasts, museums, etc.)
- Buildings proposed for inclusion in the lease include the Sherman-Gilbert House, Christian House, Bushyhead House, Burton House, McConaughy House, Senlis Cottage and Temple Beth Israel.
- All park grounds may be included in a lease. The McConaughy House is subject to an existing lease, but may be taken into consideration as part of your response.
- Some of these historical homes have been partially restored and will require additional improvements. The selected lessee shall be fully responsible for funding and completing necessary improvements to the existing structures. County funding will not be provided for improvements.
- The selected lessee will be responsible for securing all necessary permits and approvals for use of the property and improvements to the structures.
- Improvements shall maintain and complement the historic nature, integrity and designation of the structures.
- The lease shall include a revenue generation component for the County, whether through a shared revenue stream or fixed lease payments.
- The selected lessee shall be responsible for all operating and maintenance costs for the structures and grounds included in a lease.

PROPERTY INFORMATION

The property information in this RFI is for informational purposes only. Interested parties are required to verify all information as part of their due diligence. The County makes no representations as to the accuracy of the information contained in this RFI.

Available Property:

County Parcel Number (CPN) 70-5000 which consists of approximately 7.76 acres of land and 7 structures totaling 18,259 square feet located at the southeast corner of Harney Street and Juan Street in San Diego.

Property Dimensions: Irregular shape with 295 feet of frontage on the south side of Harney Street and approximately 650 feet of frontage on the east side of Juan Street.

Potential Use: Zoned OTSDPD Old Town San Diego Planned District.

Existing Improvements: Seven historical buildings, maintenance barn, parking lot, and landscaped grounds

Flood Zone: Heritage Park is considered an area outside the 100-year flood plain

RFI SUBMITTAL INFORMATION

Your interest and input can be provided by submitting a letter to the County. The letter may include a plan for the entire property. The County will also hold an informational meeting if necessary. It is important for the County to receive comments from prospective parties before proceeding with any further solicitation.

RFI SUBMISSION REQUIREMENTS

Interested parties are requested to submit their interest and input to the County in a letter containing the following information:

- A. Name of Individual or Entity
 - Legal name of the Individual or entity that would enter into an agreement with the County, including any partners to the extent known at this time.
 - Role of each of the partners.
 - Name of the managing principal.

- B. Project Description
 - A general description of the type of project envisioned on the property and the recommended approach to complete any necessary renovations.

SCHEDULE

The County anticipates the following schedule for the solicitation, receipt and review of input received from interested parties and the information meeting:

Issuance of Request for Interest (RFI)	September 21, 2015
Submission deadline for letter to County	October 30, 2015

REQUEST FOR INTEREST (RFI) SUBMISSION

Interested parties are requested to submit an original response plus an electronic version of the response.

Interested parties may respond to this RFI no later than 5:00 p.m. on October 30, 2015 to:

County of San Diego
Real Estate Services Division
Attention: Bianca Lee-Cristaldi
5560 Overland Ave
Suite 410
San Diego, California 92123

QUESTIONS IN RESPONSE TO THIS RFI

Any general or specific questions regarding this RFI should be directed to:

Bianca Lee-Cristaldi, Real Property Agent
858-694-2552
bianca.lee-cristaldi@sdcounty.ca.gov

LIST OF EXHIBITS

- A. Location Map
- B. Site Map
- C. Site Plan