



# County of San Diego

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Revised on April 8, 2015

To: All Interested Parties

Re: *Request for Interest – Long-Term Ground Lease and Potential Development Opportunity on Two County-Owned Surplus Parcels in Downtown San Diego*

The County of San Diego is issuing this Request for Interest (RFI) to solicit feedback for this development opportunity from interested parties. Based on the feedback received, the County will consider beginning a solicitation process to award one or two long-term ground leases for the two County-owned parcels in downtown San Diego.

Enclosed with this letter are several items describing the opportunity:

- Request For Interest and submission information
- Site plan showing the available parcels within the Cedar/Kettner Site
- An ALTA survey map

We look forward to your participation in this process.

Sincerely,

Helmer Rodriguez, Project Manager  
Real Estate Services Division  
County of San Diego  
5560 Overland Avenue, Suite 410  
San Diego, California 92123  
858-495-5813

# 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 ground lease and development of two County-owned parcels (County Parcel Numbers 2014-0210-B and 2014-0210-C) located in the Little Italy neighborhood in downtown San Diego. Information submitted in response to this RFI will be used by the County to determine the best strategy for the potential project.

**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 contract for the development opportunity in the future.**

## BACKGROUND

In March 1985, the County acquired the parcel known as the Cedar/Kettner site (Assessor Parcel Numbers 533-322-04, 05, 06, 07, 09, and 10). The construction of and recent completion of Waterfront Park at the County Administration Center (CAC) created a need to relocate employee parking to another site. On June 19, 2012, County staff was authorized to award two contracts on the Cedar/Kettner site: one to prepare and demolish all existing structures on the site and another for a design-build parking structure to accommodate the County's employee parking needs.

The County's parking structure is scheduled to be completed in the fall of 2015. The parking structure is intended to serve County employee parking needs during regular office hours and be available to the general public on weeknights and weekends. Since the parking structure will not use the entire Cedar/Kettner site, the remaining portions of the site may be made available for lease and potential development.

## 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.***

The Cedar/Kettner site consists of an entire city block and measures approximately 52,500 square feet. The property is located west of Kettner Boulevard and east of the Metropolitan Transit System light rail right-of-way between Cedar Street and Beech Street in the Little Italy section of downtown San Diego. A location map is attached as Exhibit "A". The property consists of the following County Parcel Numbers (CPNs): 2014-0210-A, 2014-0210-B and 2014-0210-C as shown the site map attached as Exhibit "B". The two parcels for available potential development are County Parcel Numbers 2014-0210-B and 2014-0210-C as indicated on the site map.

Information for each parcel is as follows:

**Available Property:** 2014-0210-B (Parcel B\*) Approximately 8,624 square feet  
2014-0210-C (Parcel C\*) Approximately 17,075 square feet

*\* County will reserve an approximate 33-foot wide access easement over CPN 2014-0210-B to allow ingress and egress to the new parking structure off Kettner Blvd and a pedestrian access-ramp easement over CPN 2014-0210-C – See Exhibit B - Site Map for their location.*

**Property Dimensions:** Parcel B = Approximately 42 feet X 202 feet  
Parcel C = Approximately 97 feet X 175 feet

**Potential Use:** Zoned CCPD-R. This zone is a residential emphasis with some office, commercial services and retail allowed. The non-residential component is not to exceed 20% of the overall building area.

**Floor Area Ratio:** Current zoning allows a minimum Floor Area Ratio (FAR) of 3.5 and a base maximum of 6.0. Bonuses may allow the FAR maximum to increase to 8.

**Site Information:** An ALTA Map is attached as Exhibit C for information purposes only.

## **DEVELOPMENT OPPORTUNITY**

As development has migrated from the core downtown area to other downtown neighborhoods, Little Italy has become one of the more unique and diverse downtown neighborhoods. Little Italy is now comprised of residential, commercial, and urban infrastructure. Located within the Centre City Planned District, development continues to migrate south within the Little Italy neighborhood, and includes mixed-use luxury apartments and mid-rise to high-rise buildings. The Centre City Community Plan calls for downtown (particularly Little Italy and East Village) to include major residential neighborhoods that will be the focal point of large-scale development and professional employment.

The County is seeking input from parties potentially interested in the ground lease and development of CPN 2014-0210-B and CPN 2014-0210-C. The County will use the information submitted in response to this request to consider the best strategy for the potential project.

## **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 both parcels, or each individual parcel.

The County will also hold an informational meeting.

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 principal in charge.
  
- B. Project Description
  - A general description of the type of project envisioned on one or both available parcels, and the recommended approach to completing the project.

Concise and focused responses are encouraged.

## **SCHEDULE**

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

Issuance of Request for Interest (RFI)	April 1, 2015
Submission Deadline for Letter to County	April 17, 2015
Hold Informational meeting with interested parties	April 24, 2015**

*\*\*Date subject to change with advance notice.*

## **REQUEST FOR INTEREST (RFI) SUBMISSION INFORMATION**

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

Interested parties may respond to this RFI no later than 5:00 p.m. on April 17, 2015 to:

County of San Diego  
Real Estate Services Division  
Attention: Helmer Rodriguez  
5560 Overland Ave  
Suite 410  
San Diego, California 92123

## **QUESTIONS IN RESPONSE TO THIS RFI**

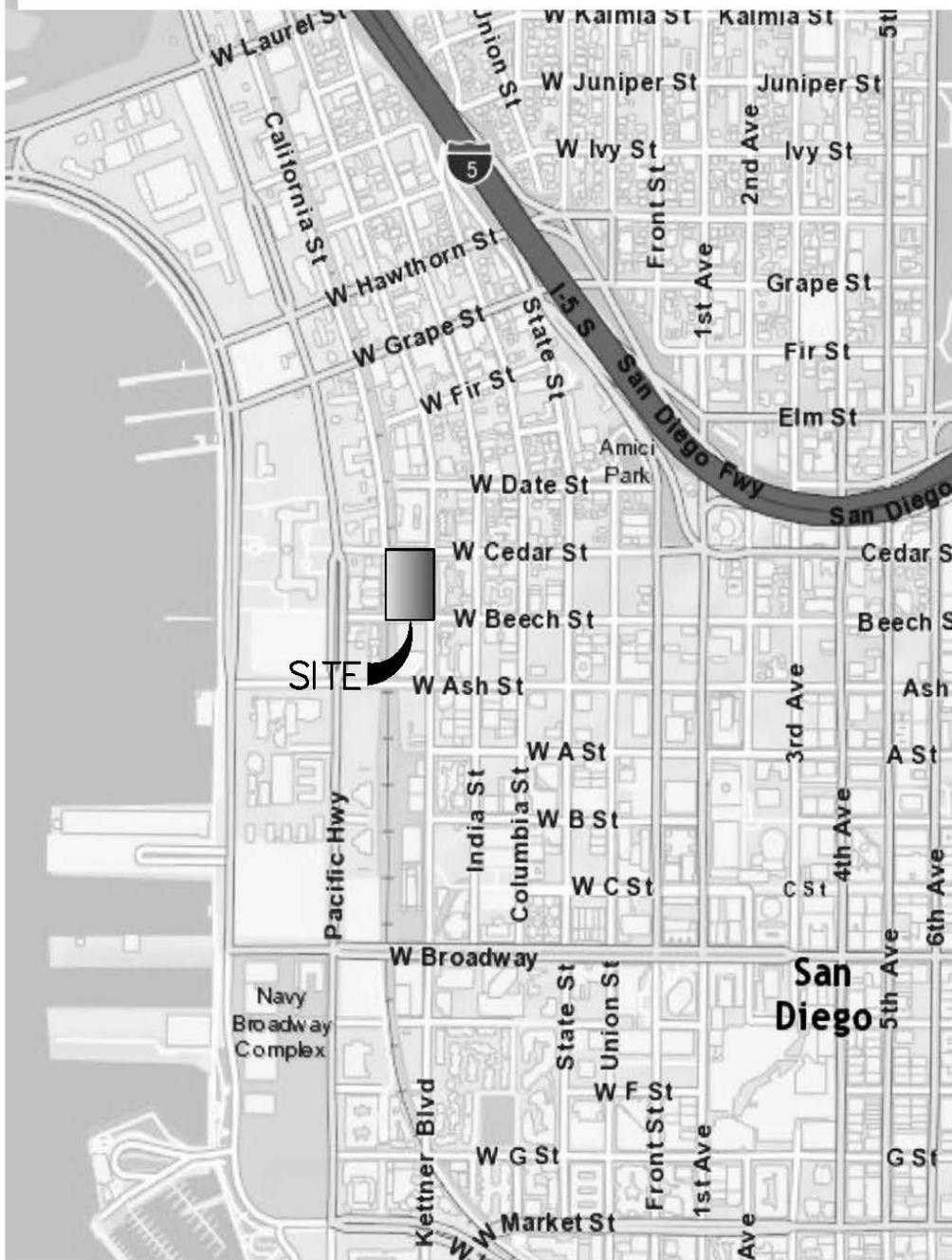
Any general or specific questions regarding this RFI should be directed to:

Helmer Rodriguez, Project Manager  
858-495-5813  
[helmer.rodriquez@sdcounty.ca.gov](mailto:helmer.rodriquez@sdcounty.ca.gov).

## **LIST OF EXHIBITS**

- A. Location Map
- B. Site Map
- C. ALTA Survey Map

**EXHIBIT 'A'  
LOCATION MAP**



DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES  
COUNTY OF SAN DIEGO

APPROVED BY: \_\_\_\_\_  
DRAWN BY: E. LAZOVICH

DATE: 12/15/2014  
SCALE: \_\_\_\_\_

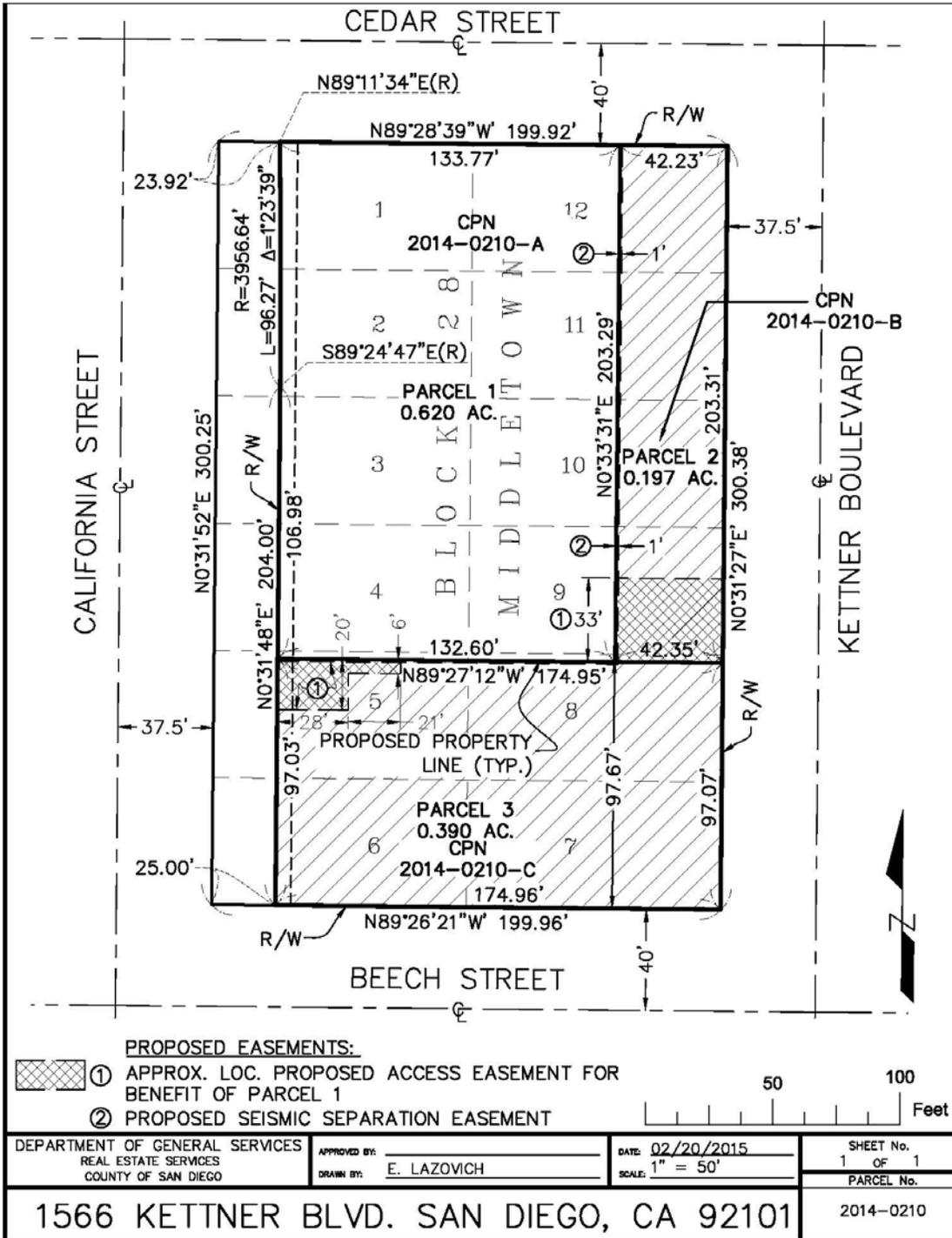
SHEET No.  
1 OF 1  
PARCEL No.

**1566 KETTNER BLVD. SAN DIEGO, CA 92101**

2014-0210

S:\Real Estate Services\Engineering\PROJECTS\RP PARCELS\RP 2014\2014-0210-Kettner Cedar Parcel Map\CAD\2014-0210-PL Exhibit.dwg Wednesday, Dec. 31 2014 10:07am Elazovic

**EXHIBIT 'B'  
SITE MAP**



S:\Real Estate Services\Engineering\PROJECTS\RP PARCELS\RP 2014\2014-0210-Kettner Cedar Parcel Map\CAD\2014-0210-PL Exhibit.dwg Friday, Apr. 03 2015 8:43am Elizovic

