

DATE ISSUED: April 23, 2003 REPORT NO. 03-085

ATTENTION: Public Services & Safety Committee,
Docket of April 30, 2003

SUBJECT: Status Update on Police Museum

REFERENCE: San Diego Police Historical Association Proposal for a Permanent
Police Museum, dated January 15, 2003

SUMMARY

THIS IS AN INFORMATION ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE CITY COUNCIL.

BACKGROUND

On January 15, 2003, the San Diego Police Historical Association (Association) made a presentation to the Public Safety and Neighborhood Services Committee regarding establishing a permanent police museum. At that time, the Association had concerns about losing its temporary museum and storage space, and also was seeking support for a permanent museum location.

The Association's goal is "to form a creative partnership with the City of San Diego so as to properly display the history of San Diego City Law Enforcement." The non-profit Association was founded in 1997 to stop impending demolition of the Old Police Headquarters at 801 W. Market St. and to open a museum highlighting the history of San Diego City law enforcement. The museum's primary mission is to foster police/community relations. Currently the Association relies upon membership and small fundraising events.

In February 2000, the Association was offered space in the Police Department's Gaslamp storefront located at 205 G Street, with approximately 1,200 square feet being set aside

for a temporary police museum, in advance of the Association finding a permanent location. In January 2003, the Gaslamp site was put on a list of storefronts to be evaluated by the Police Department for potential closure due to budget constraints. The Gaslamp lease was expiring in July 2003. Additionally, the Association has museum items in storage in old barracks at the former Naval Training Center (NTC). Due to NTC's redevelopment, the Association needed to find 200 square feet of storage space.

On January 15 the City Manager was directed to work with the Association and to return in sixty days with options for both a short-term and long-term solution to housing the police museum.

DISCUSSION

Staff has met with the Association regarding their short and long-term needs. Through discussions with the Police Department, the Association's materials stored at the former Naval Training Center can be relocated to the Camp Nimitz side within the Public Safety and Training Institute. Additionally, the Police Department has decided to keep the Gaslamp Storefront open, which has a lease expiration of August 2005. The Police Department has offered, and the Association has accepted, to continue sharing the Gaslamp space. The two-year extension should resolve the Association's issue with large sponsors backing away support due to the threat of closure of the temporary museum.

In the longer term, the Association is desirous of a permanent museum with a minimum of 6,500 square feet (if vehicles are to be displayed outdoors and future expansion is possible) to 20,000 square feet (if vehicles are to be displayed indoors). The museum would have onsite storage, a memorabilia shop, a workshop for repairs of artifacts and displays, as well as a classroom for educational meetings. Other large city law enforcement museums in the United States are located in South Florida, New York, and Los Angeles. They have been funded with public funds, private funds, or a combination.

In addition to square footage requirements, the Association is looking for a museum site with adequate security within San Diego city limits, ideally in an area "synonymous with museums, heavy tourism or other historical attractions", and a site with historical police relevance would be desirable. Based upon the criteria, the Association examined the following locations: Old Police Headquarters at 801 W. Market Street, Balboa Park, Liberty Station at the former Naval Training Center, and Old Town.

On December 3, 2002, the San Diego Unified Port District voted 5-0 to preserve the Old Police Headquarters for reuse. The Port District is currently seeking a firm to redevelop the site and has designated that a portion of the 110,000 square-foot site be used for park-related activities, which may provide an opportunity for the Museum to locate at this site. It is anticipated that redevelopment will also include a mix of restaurant and retail space. One of the two bidders in the running has incorporated a 7,000 square foot site for the Police Museum into its redevelopment plan. The other bidder has not designated space for the museum. The Port District's decision is anticipated in May 2003.

With regards to Balboa Park, the Association identified the Historic Fire Alarm Building as a potential museum site. The building is directly connected to San Diego's history of emergency services. The two-story building currently houses fifteen staff working under the Park and Recreation Department Administrative Services and Park Planning divisions. The first-floor basement is used for department-wide storage, including department archives and donated computers that are reconfigured and reused in the park system.

Staff and storage relocation would cost approximately \$3,000 in one-time move and computer cabling expenses, and roughly \$5,000 - \$7,000 monthly in on-going space costs, if other City-owned space is not available. Staff conducted a building tour for the Association earlier this month so that they could get a sense of the internal and external tenant improvements that would be required. For example, the main floor of the building is actually located on the second floor, accessible by a wide concrete staircase or an exterior elevator, and the building has only two restroom stalls.

Old Town, as the historic birthplace of San Diego, may present some opportunities for a police museum. Staff has been in contact with the County Department of Parks and Recreation regarding Heritage Park. There are seven structures in Heritage Park, and some room for more development. The current uses include a museum, county store, bed and breakfast, weddings, meetings, private offices, and park ranger offices. All existing and future buildings in Heritage Park must adhere to the park's Victorian theme. The County Department of Real Estate Services is currently doing a market study for the uses at Heritage Park with the intent of having a more self-sufficient enterprise at the site. The findings and determinations for site use should be completed in about six months.

In addition to Heritage Park, there may be some other opportunities for a police museum in Old Town which would require acquisition and/or development expenses. For instance, State Parks has, in the past, discussed the concept of constructing a historic jail facility within the park. Initial research shows that there also may be some underutilized space in Old Town that could be acquired and developed as a museum.

There are various property interests at the former Naval Training Center San Diego (NTC). McMillin – NTC, LLC (McMillin) owns the residential, office and education areas of NTC. The Redevelopment Agency (Agency) owns the hotel and mixed use areas. (The mixed-use area includes the historic district.) McMillin has a ground lease for the hotel site on Camp Nimitz. The City owns the rest of Camp Nimitz and the site for the future 46-acre park.

There are 66 buildings located in the historic district, 26 of which are located in the area known as the Civic, Arts and Cultural Center. The NTC Foundation is responsible for the rehabilitation and management of the buildings in the area of the Historic Core designated for the Civic, Arts and Cultural Center. The NTC Foundation is an independent 501(c)(3) nonprofit organization, established and provided with \$2.0 million in seed funding by McMillin, pursuant to the Disposition and Development Agreement with the Agency.

Once the final maps for the mixed use area and the hotel area on the west side of the base are recorded, and McMillin and the Foundation satisfy the appropriate conditions, the Agency will enter into ground leases with the Foundation for the portion of the historic district designated for the Civic, Arts and Cultural Center. The Agency will enter into ground leases with McMillin for the hotel site and the remaining portion of the mixed use area that is in the historic district. The Agency will deed to McMillin the portion of the mixed use area that is outside the historic district.

Estimated development costs for the Foundation's plan to rehabilitate all 26 buildings in the Civic, Arts and Cultural Center are approximately \$43 million. Redevelopment is expected to start late 2003. The buildings can be occupied by subtenants once the rehabilitation is complete. The Foundation has recently hired a leasing agent. Staff has conveyed to the Foundation that the Association is interested in discussing the potential for locating a Police Museum on the site.

The Police Department will have the lead on this project from this point forward and will work with the Association to further evaluate the opportunities that may exist at these, and potentially other locations.

Respectfully submitted,

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Bruce Herring
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OPPENHEIM/JHD

Attachment: [San Diego Police Historical Association Proposal for a Permanent Police Museum, dated January 15, 2003](#)