

THE LIBRARY PLAZA GROUP

Prepared for Presentation

to the

SACRAMENTO CITY COUNCIL

and

SACRAMENTO HOUSING and REDEVELOPMENT AGENCY

December 5, 1986

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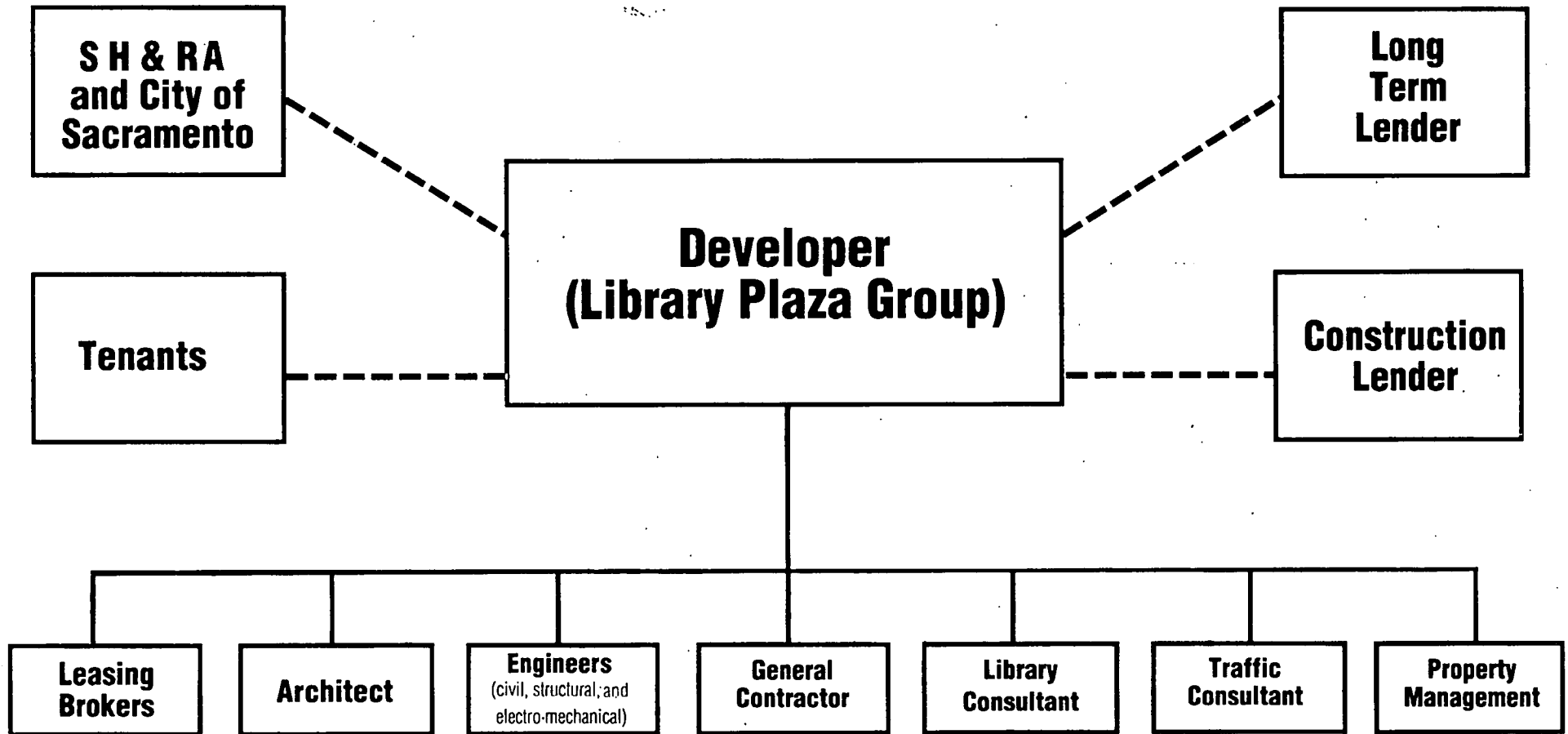
DESCRIPTION

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Developer Strengths

Experience	70 buildings in the Sacramento area over the past five years that are aesthetic and financial successes
Committment	Personal and financial committment to the Sacramento community
Financial Ability	Solid financial capacity: \$300 million in projects financed
Leasing Success	High degree of leasing skills and local market knowledge
Library Sensitivity	Appreciation of library and educational elements
Civic Knowledge	Existing working relationships at all levels of city government

ORGANIZATIONAL CHART



Project Elements

- **Existing library restoration**
- **New library and associated education center**
- **Office tower**
- **Ground floor retail**
- **Parking garage**
- **Public spaces and linkage to City Plaza Park**

Elements of Success

- **Aesthetically Pleasing**
- **Functional**
- **Economically Feasible**
- **Upgrades Downtown Environment**
- **Generates Increased Tax Increments for Redevelopment**
- **Stimulates the Local Economy**
- **Provides a Quality Library Worthy of a Major Metropolitan Area**

McCUEN & STEELE TENANTS:

A REPRESENTATIVE SAMPLE

3-M	70,000
A.T.&T.	30,000
Aetna Life Insurance	45,000
Barrett Labs	16,000
Beverly Enterprises	16,500
Cable Data	80,000
CAL Image	4,000
CH2M Hills	161,500
Channel 58	15,000
Chrysler First	5,000
CIGNA	60,000
Clark Credit Equipment	7,500
Continental Insurance Company	70,000
Crown Life Insurance	22,000
Ford Motor Credit	8,000
Fremont Indemnity Company	7,500
GMAC Financing Group	7,000
G-Tech	5,000
Hefner, Stark & Marois	20,000
Home Federal of San Diego	14,400
Home Insurance	17,500
Intel	80,000
Matsushita Engineering	5,000
MCI	40,000
Memerring, Viannini, Hurst (attorneys)	9,000
Mercy Health Care	25,000
Nakamoto Productions	6,000
Prudential Insurance Companies	8,000
Retail Credit Association	26,000
Sprint Communications	120,000
State Farm	4,500
Thomson-McKinnon Securities	7,000
U.S. West Information Systems	4,000
United Pacific Reliance Insurance Co.	30,000
Wyle Labs	61,000

RELEVANT PROJECTS
BY
SKIDMORE, OWINGS & MERRILL

-MIXED USE-

345 CALIFORNIA STREET

880,000 sq. ft., 47-story mixed use building with a hotel
San Francisco, California

CROCKER CENTER

1,000,000 sq. ft., 38-story office tower, tri-level shopping galleria
with public space on the roof
San Francisco, California

LTV CENTER

1,690,000 sq. ft., 50-story office tower / 16,000 sq. ft. pavilion
1,200 car parking structure
Dallas, Texas

TEXAS COMMERCE TOWER

1,400,000 sq. ft., 55-story office tower with attached park-like plaza
Dallas, Texas

SUN BANK CENTER

650,000 sq. ft. office tower / 98,000 sq. ft. park building with
atrium / 32,000 sq. ft. park
Orlando, Florida

-PUBLIC-

SYMPHONY TOWERS

1,200,000 sq. ft. office building with a Marriott Hotel and ground
floor retail on the site of the existing Symphony Hall
San Diego, California

LOUISE M. DAVIES SYMPHONY HALL

212,000 sq. ft., 3,000-seat concert hall
San Francisco, California

SAN FRANCISCO STATE OFFICE BUILDING

287,000 sq. ft., four-story office building for the
Public Utilities Commission
San Francisco, California

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RELEVANT PROJECTS
SKIDMORE, OWINGS & MERRILL
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-LIBRARY-

LYNDON BAINES JOHNSON LIBRARY
Museum, Library & Research Building
Austin, Texas

BEINECKE LIBRARY
Yale University
126,000 sq. ft.
Newhaven, Connecticut

MARY CLUTS BURNETT LIBRARY
Texas Christian University Library
83,000 sq. ft. library addition / 72,500 sq. ft. library renovation
Fort Worth, Texas

CODY MEMORIAL LIBRARY
Southwestern University Library
39,532 sq. ft. library addition / 31,200 sq. ft. library renovation
Georgetown, Texas

REGENSTEIN LIBRARY
University of Chicago
577,000 sq. ft. library and graduate research facility
Chicago, Illinois

LOUIS JEFFERSON LONG LIBRARY
Wells College
61,100 sq. ft.
Aurora, New York

JAMES MADISON BARKER ENGINEERING LIBRARY
Massachusetts Institute of Technology
34,300 sq. ft.
Cambridge, Massachusetts

NORTHWESTERN UNIVERSITY ARCHITECTURAL & ENGINEERING LIBRARY
Northwestern University
399,000 sq. ft.
Evanston, Illinois

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-LIBRARY, CONTINUED-

MISSION COLLEGE LIBRARY
Mission Community College
306,000 sq. ft.
Sylmar, California

CLAREMONT COLLEGE LIBRARY ADDITION
Claremont College
34,285 sq. ft.
Claremont, California

SELBY LIBRARY
30,000 sq. ft., two-story City Library
Sarasota, Florida

EVANS LIBRARY
Florida Institute of Technology
70,000 sq. ft., four-story with attached two-story classroom
and pavilion
Melbourne, Florida

ПРОСЬБА
О СВАДЕБНОМ
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RELEVANT PROJECTS
BY
THE FOOTHILL DESIGN GROUP
AND
LEASON POMEROY

-MIXED USE-

ONE PACIFIC PLAZA

400,000 sq. ft. office, hotel, restaurant and structured parking
Huntington Beach, California

RENAISSANCE CENTER

200,000 sq. ft. office and retail
Las Vegas, Nevada

CORPORATE PLAZA POINT WEST

190,000 sq. ft. office, retail and restaurants
(last phase of a five-phase development totaling 420,000 sq. ft.)
Sacramento, California

LANDMARK BUILDING

185,000 sq. ft., six-story office building
Sacramento, California

CALIFORNIA CENTER

50-acre office community incorporating over 800 sq. ft. of office,
four major restaurants, and two financial institutions
Sacramento, California

CORPORATE CENTER AT 5TH & I STREETS

133,000 sq. ft., six-story retail, office, commercial, restaurants
and financial institutions with a 200,000 sq. ft. parking garage
Sacramento, California

MARINA VILLAGE

76,000 sq. ft. office / 125,000 sq. ft. retail
Ultimate 1.1 million sq. ft. multi-use
Alameda, California

WEST PARK

300,000 sq. ft. office, hotel, retail and structured parking
Ultimate 3 million sq. ft. office and 5 million sq. ft. for I.B.M.
Dallas, Texas

-MIXED USE, CONTINUED-

500 AND 520 N. CENTRAL
250,000 sq. ft. office, restaurant, theatre, structured parking
Glendale, California

HUTTON CENTER
450,000 sq. ft. office, retail, theatre, structured parking
Ultimate additional 1 million sq. ft.
Santa Ana, California

GREAT AMERICAN CENTER
450,000 sq. ft. office, retail, structured parking
Santa Clara, California

EXECUTIVE PARK
625,000 sq. ft. office, restaurant, structured parking
Irvine, California

MISSION SQUARE
160,000 sq. ft. office, restaurant, structured parking
Riverside, California

-PUBLIC-

UNIVERSITY OF ARIZONA
Graduate School of Business Administration
133,800 sq. ft.
Tucson, Arizona

STATE COMPENSATION INSURANCE FUND HEADQUARTERS
75,000 sq. ft., three-story office building on four acres in a
park-like setting with underground parking
Sacramento, California

CHAPMAN COLLEGE FINE ARTS & THEATRE COMPLEX
65,000 sq. ft.
Orange, California

-PUBLIC, CONTINUED-

CHAPMAN COLLEGE MUSIC COMPLEX
40,000 sq. ft.
Orange, California

HAROLD HUTTON SPORTS CENTER
45,000 sq. ft.
Orange, California

CITY HALL
31,000 sq. ft.
Yuba City, California

CHICO MUNICIPAL GOVERNMENT CENTER
40,000 sq. ft.
Chico, California

UNITED STATES POSTAL FACILITY
38,000 sq. ft.
Paradise, California

UNITED STATES POSTAL FACILITY
45,120 sq. ft.
Westminster, California

-LIBRARY-

(Libraries for which library consulting services were provided by
McAdams & Associates, Inc., part of proposed design team.)

WYOMING STATE LIBRARY
80,000 sq. ft.
Cheyenne, Wyoming

BRANDEIS UNIVERSITY LIBRARY
13,000 sq. ft.
Waltham, Massachusetts

UNIVERSITY OF CALIFORNIA LIBRARY
750,000 sq. ft. in two structures
Berkeley, California

UNIVERSITY OF WASHINGTON LIBRARY
350,000 sq. ft.
Seattle, Washington

LOUISIANA STATE UNIVERSITY LIBRARY
125,000 sq. ft.
Shreveport, Louisiana

UNIVERSITY OF VERMONT LIBRARY
125,000 sq. ft.
Burlington, Vermont

GEORGE MASON UNIVERSITY LIBRARY
60,000 sq. ft.
Fairfax, Virginia

UNIVERSITY OF NORTH DAKOTA LIBRARY
140,000 sq. ft.
Grand Forks, North Dakota

INDIANA UNIVERSITY LIBRARY
75,000 sq. ft.
South Bend, Indiana

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