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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More Committed about 1997

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LIST OF EXHIBITS

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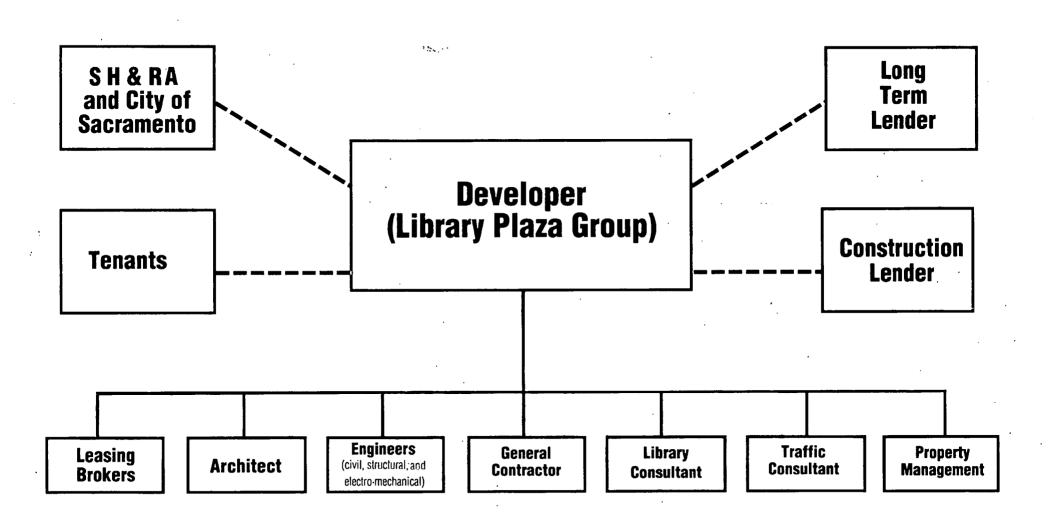
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Developer Strengths

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

Schedule of Key Events

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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

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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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 RELEVANT PROJECTS
SKIDMORE, OWINGS & MERRILL
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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

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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

RELEVANT PROJECTS
THE FOOTHILL DESIGN GROUP
PAGE 2

-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

RELEVANT PROJECTS
THE FOOTHILL DESIGN GROUP
PAGE 3

-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

RELEVANT PROJECTS
THE FOOTHILL DESIGN GROUP
PAGE 4

-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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