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ID # 504637 CU

FED08-01

*Chair*

**WHITE HOUSE  
CORRESPONDENCE TRACKING WORKSHEET**

- O - OUTGOING
- H - INTERNAL
- I - INCOMING  
Date Correspondence Received (YY/MM/DD) 1 / 1

Name of Correspondent: Sadahiko Akinoto

MI Mail Report      User Codes: (A) \_\_\_\_\_ (B) \_\_\_\_\_ (C) \_\_\_\_\_

Subject: Further correspondence regarding the Ronald Reagan Presidential Library

| ROUTE TO:                  | ACTION         | DISPOSITION  |
|----------------------------|----------------|--|
| Office/Agency (Staff Name) | Action Code    | Tracking Date YY/MM/DD      Type of Response      Code      Completion Date YY/MM/DD |
| <u>enroll</u>              | ORIGINATOR     | <u>87107108</u> <sup>WLS</sup> _____ <u>87107122</u> <sup>PY</sup>                   |
| <u>cuat (26)</u>           | Referral Note: | <u>Continuous Carres</u>   |
| <u>aculw</u>               | A              | <u>87107108</u> <sup>WLS</sup> _____ <u>87107122</u> <sup>PY</sup>                   |
|                            | Referral Note: | _____  |
|                            | S              | <u>8707122</u> <sup>AC</sup> <u>A 8707122</u> <sup>PY</sup>                          |
|                            | Referral Note: | <u>copy to Mr. Glenn Campbell</u>  |
|                            | Referral Note: | _____  |
|                            | Referral Note: | _____  |

- ACTION CODES:**
- A - Appropriate Action
  - C - Comment/Recommendation
  - D - Draft Response
  - F - Furnish Fact Sheet to be used as Enclosure

- I - Info Copy Only/No Action Necessary
- R - Direct Reply w/Copy
- S - For Signature
- X - Interim Reply

- DISPOSITION CODES:**
- A - Answered
  - B - Non-Special Referral
  - C - Completed
  - S - Suspended

**FOR OUTGOING CORRESPONDENCE:**  
 Type of Response = Initials of Signer  
 Code = "A"  
 Completion Date = Date of Outgoing

Comments: See 504637CU

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### PRESIDENTIAL REPLY

| Code      | Date  | Comment     | Form         |
|-----------|-------|-------------|--------------|
| C _____   | _____ | Time: _____ | P- _____     |
| DSP _____ | _____ | Time: _____ | Media: _____ |

**SIGNATURE CODES:**

**CPn - Presidential Correspondence**

- n - 0 - Unknown
- n - 1 - Ronald Wilson Reagan
- n - 2 - Ronald Reagan
- n - 3 - Ron
- n - 4 - Dutch
- n - 5 - Ron Reagan
- n - 6 - Ronald
- n - 7 - Ronnie

**CLn - First Lady's Correspondence**

- n - 0 - Unknown
- n - 1 - Nancy Reagan
- n - 2 - Nancy
- n - 3 - Mrs. Ronald Reagan

**CBn - Presidential & First Lady's Correspondence**

- n - 1 - Ronald Reagan - Nancy Reagan
- n - 2 - Ron - Nancy

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- L - Letter
- M - Mailgram
- O - Memo
- P - Photo
- R - Report
- S - Sealed
- T - Telegram
- V - Telephone
- X - Miscellaneous
- Y - Study

THE WHITE HOUSE  
WASHINGTON

ABC/CCC:jmy  
ABCulvahouse  
CCCox  
Chron.

July 22, 1987

Dear Mr. Akimoto:

Thank you for your letter dated July 3, 1987 further urging that the Ronald Reagan Presidential Library be located in the Civic Center in Los Angeles, California.

We have, in turn, referred your letter and the accompanying proposal to the Honorable W. Glenn Campbell, Chairman of the Board of Trustees of the Ronald Reagan Presidential Library Foundation, as we did with your earlier letter of June 5, 1987. You can be assured that both of your letters will be given proper consideration, along with those received from others throughout the country, by Chairman Campbell and the Board of Trustees of the Ronald Reagan Presidential Library Foundation.

Again, your interest and courtesy in writing are very much appreciated.

Sincerely,

*Original Signed by ABC*

Arthur B. Culvahouse, Jr.  
Counsel to the President

Mr. Sadahiko Akimoto  
Frying Fish  
120 Japanese Village Plaza  
Los Angeles, California 90012

cc: The Hon. W. Glenn Campbell (w/enc.)

THE WHITE HOUSE

WASHINGTON

July 22, 1987

MEMORANDUM FOR ARTHUR B. CULVAHOUSE, JR.

FROM:

C. CHRISTOPHER COX 

SUBJECT:

Request to Locate Ronald Reagan Presidential  
Library in Los Angeles, California

As requested, the attached letter is for your signature.



# Frying fish

JAPANESE SEAFOOD & SUSHI BAR  
120 Japanese Village Plaza, Little Tokyo near  
Civic Center, Los Angeles, CA 90012  
Telephone (213) 680-0567



554337300

8 JULY 1987

Mr. Arthur B. Culvahouse, Jr.  
Counsel to the President  
The White House  
Washington DC

Dear Sir:

The enclosed proposal is a furtherance to our earlier letter expressing our sincere interest in bringing the Reagan Presidential Library to our community.

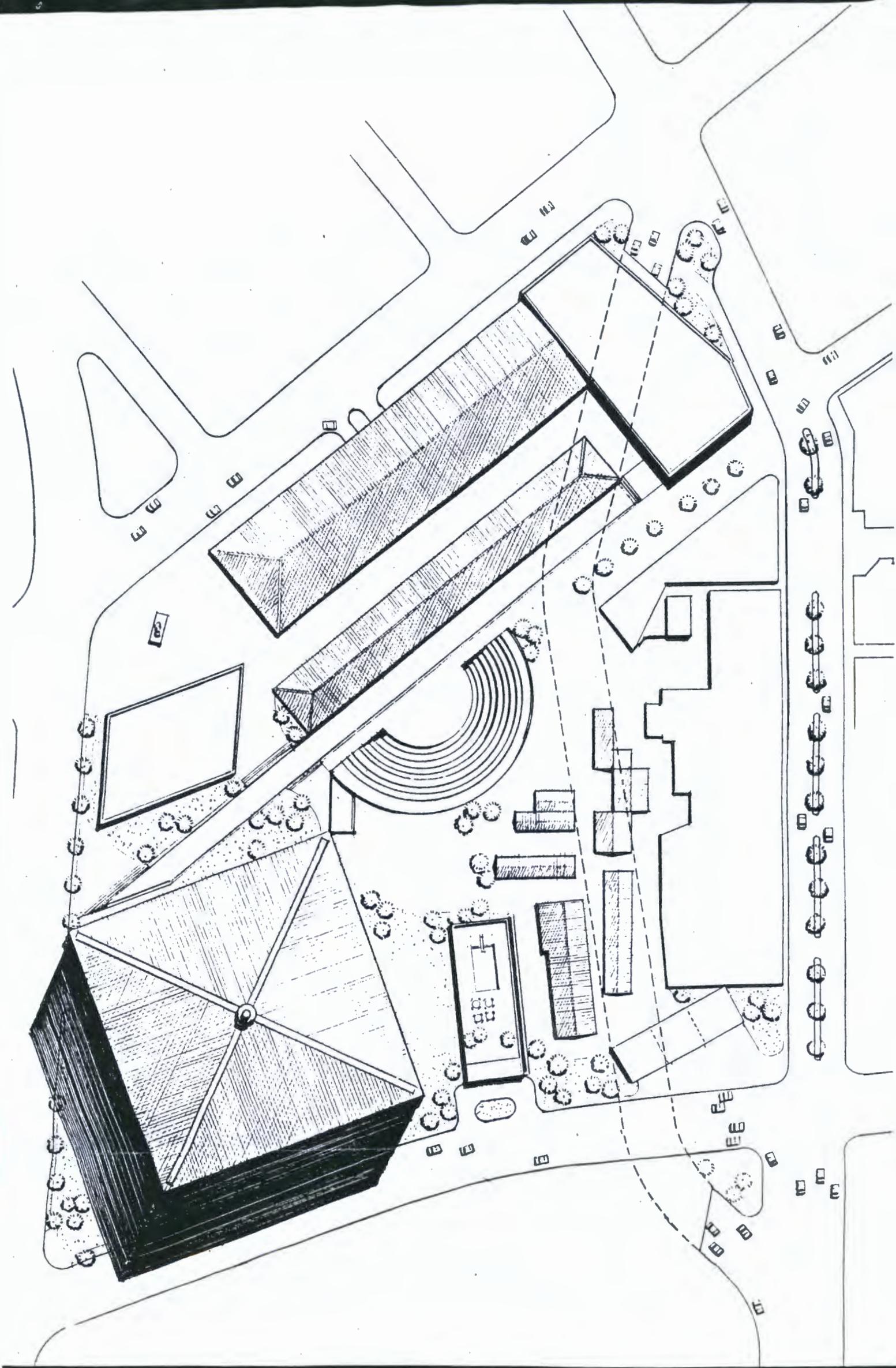
Will you kindly refer the matter to the appropriate members of the committee, including but not limited to the Hon. Mr. Campbell, the chair.

We trust that you are reasonably impressed with our proposal and will give it strong support.

Yours faithfully,

  
Sadahiko Akimoto

sa:q  
Encl.



THE COMPREHENSIVE REDEVELOPMENT PROPOSAL by SADAHIKO AKIMOTO

LITTLE TOKYO REDEVELOPMENT PROJECT

FIRST STREET NORTH PROJECT

THE COMPREHENSIVE REDEVELOPMENT PROPOSAL by SADAHIKO AKIMOTO

LITTLE TOKYO REDEVELOPMENT PROJECT

FIRST STREET NORTH PROJECT

PROPOSAL

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August, 1987

I. PREFACE

Unlike other so called commercial centers within Los Angeles, Little Tokyo has been subjected to rather unusual forces throughout its history. First by the Relocation Order during WW-II, when the entire Japanese population in the area were up-lifted into camps within 72 hours notice. City government has been on its eastwardly move, first with condemnation of site for the present Parker Center Police Department and now to the "First Street North". Then, recently Little Tokyo gained its national notoriety because of "invasion" by the Homeless people when the City opened their old Printing Building as a temporary shelter.

Little Tokyo lacks cohesiveness in comparison with other ethnic based commercial centers. The area has been preyed upon by real estate speculators, particularly, in recent years to where small ethnic specialty store owners are weathering a difficult if not impossible competitive heat. Further, the area is the target of future "expansionary" economic forces by other ethnic groups in the surrounding area whereby the area may possibly lose its "Japanese" identity and become an "Asian" community, which we feel is a detriment to the long-term socioeconomic well-being of the Little Tokyo.

The Request for Proposal by the Community Redevelopment Agency of the City of Los Angeles gives a unique, if not a once in life time, opportunity allowing one to mitigate existing uninviting economic and social forces.

Following the comprehensive proposal, Developer will set forth a schematic to satisfy various civic needs and to create new unusual residential, commercial and cultural areas within the First Street North site which will create a lasting source of civic pride and immediate wide spectrum benefits that will last for generations to come.

Further, through this proposal we have carefully delineated our utmost concern for the total dimension of environmental issues, not limited to the Little Tokyo area, and attempts were made to sensitively address and balance these needs versus the liabilities.

## II. INTRODUCTION

Americans are, now more than ever, obsessed with money and nothing but money, according to the July issue of Fortune. Demand for luxury foreign cars is on increase. Another example, the average age of female buyers for expensive fur coats is getting ever younger, and college students are now selecting their major in the subject which will yield them the greatest financial rewards rather than seeking traditional esoteric academic values. Moreover, one percent of Americans own/control roughly 35% of the American wealth, today. Yet, one half of the American working population's take home pay is less than \$25,000 per annum. Many of the wealthy call their home such counties as Emeraldvile, NV, Santa Fe, NM, Soufox County, WV, and Washington County, MN, where the average annual per capita income is in excess of \$150,000, about ten times that of the Los Angeles area.

At one time, Los Angeles was a sleepy minuscule community highly influenced by the Missions set forth by the Arch-Diocese from Mexico. The situation changed drastically when the Hoover Dam was completed and an abundance of water and electrical resources were brought into the City.

All of the major defense contractors established their plants in the area. Development of necessary suppliers and infrastructures followed. And, during World War II, tens of thousands of blue collar workers were brought into the city for these defense contractors from the farmland of America. Suddenly, the stage was set for the population expansion.

One can still remember when such tract housing communities as Lakewood and Downey were first opened. Homes sold for less than \$10,000. Their sales ads blared such features as "Vets Move-in No Down," "Free Los Angeles Times Delivered For A Month," and "Free Milk Delivered To Your Doorstep Each Morning For The First Week."

Today, the Los Angeles area boasts a population of approximately 8 million, which represents about 5% of the population of America, and it is one half that of California. It is the third most populous community in the country. Area-wise, it is said to be the largest in the world. Experts project that there will be a 5% population increase per annum for decades to come.

In order to properly address the rising problems of every conceivable nature resulting from the projected population increase, the City and County of Los Angeles as well as the Federal Government are anxious to expand their service facilities and to serve the population adequately.

The strategically located First Street North Project will provide the opportunity to accommodate such needed expansion of

public facilities and will appropriately link the Little Tokyo community with the existing Civic Center. The latter is poised to become the second largest government center in the United States.

Ethnically, Los Angeles is probably the most diverse community on the earth. The area's Vietnamese, Korean, Japanese, Mainland Chinese and Taiwanese, and Philipinos, besides Mexicans, are the largest of these ethnic contingents represented outside of their home countries.

Interesting unfoldings must be recognized as these populations of ethnic groups expand and intertwine into the "American" social fabric. All except the Japanese, essentially have maintained cohesive communal identities. To wit: China Town, Korean Town, and the large Mexican populations that can be found in East Los Angeles. On the other hand, 3rd and 4th generation Japanese Americans have been so well integrated within the American community throughout the City that only sporadically can we find a concentrated grouping of Japanese families in any given geographical area that are Sansei's and Yonsei's (primarily inherited from their parents). The few pronounced groupings are composed of recent arrivals from Japan on business. It is safe to say that the cohesiveness of the Japanese community is less pronounced than that of other ethnic groups. Sansei's and Yonsei's will often treat such a Japanese community center, as Little Tokyo, with no more interest than any other ethnic or regional shopping center. To further illustrate, they have no more respect for a community center than that of Disneyland.

At present, these other ethnic communities pulse with inherent economic forces that are ready to explode at every opportunity for expansion. For instance, recent revivals of Broadway Street between 3rd and 7th Streets; the new China Town movement toward North Broadway Street; and expansion of Korean Town to include a part of Wilshire Blvd. between Vermont and Western Avenues are but a small sampling of these expansionary forces at work.

Little Tokyo is also a target. There are sprinklings of Chinese, Korean and Vietnamese enterprises that have established their business base here. At first, other Asian ethnic groups proceeded anonymously, but lately very openly.

Suddenly, most of the merchants in Little Tokyo have found that their business base, within the "Japanese community", is much smaller than that of other competing ethnic groups with their respective communal markets. Little Tokyo merchants are no longer competitive with other similar establishments in nearby shopping malls because of high rent and overhead resulting from real estate speculation in previous years, lack of parking, which necessitates use of parking validation tickets, etc. Already, one firmly established grocery store in Little Tokyo has announced its planned departure from the area within the next 12 months. And, with the existing conditions that prevail, many

community leaders have feared an exodus of businesses from the area. This will provide just the opportunity sought by other ethnic groups for entry into Little Tokyo. Should this happen, it would result in a change in the area's complexion. That is: there will be no more "Little Tokyo" but the area will become a "Little Asia".

Furthermore, there are facts that validate these expressed fears. The newly completed Brunswig Square is still very much unleased. Yaohan/Little Tokyo Square Mall is only about 85% leased despite its three years in existence. Developers are dragging their feet on construction commencement on San Nana Go, a three story shopping mall development on East Second Street, because of the lack of adequate leasing interest. Four shops and part of the office space in the Japanese Village Plaza have been vacant for sometime now. Also, many shop spaces along the north side of First Street have been vacant for a long time.

Little Tokyo and "Little Asia" certainly offer different implications--connotations which will be significant in terms of the mix of persons who (a) invest life savings to establish a shop of one kind or another or (b) come and visit a place to meet their daily/weekly ethnic shopping requirements and/or to have some fun. To be successful, products must be economical, a visit to Little Tokyo must be a defined and a desired ethnic experience, the atmosphere must be wholesome, and above all it must be competitive with surrounding commercial centers.

It should be reemphasized just how important it is to generate a day and evening time population for the commercial development, of this size, being planned.

In order to compete effectively with other commercial developments in the area, the proposed Project must offer additional "incentives". The plan is that the Project will be authentically Japanese in character and more culturally enriched than other developments. Just imagine, expense aside, that you can go to one of the main parts of Tokyo without an 11 hour flight and jet lag, just by driving a few minutes to Little Tokyo!

Since the 1880s, Little Tokyo has been the geographic and symbolic hub of the Japanese American Community of Southern California and the United States. Being dispersed, Japanese Americans come regularly to Little Tokyo to socialize with compatriots, shop, and to fulfill their recreational needs. Also, it is a mecca for visitors. Anything short of continued and vigorous maintenance/development efforts will offer nothing but disappointment to the area's visitors and will diminish the functionality of Little Tokyo to the Japanese community. The alternative would be the eventual deterioration of the area back to the blight of the nineteen sixties.

The conclusion is, therefore, that it is absolutely a must

to preserve Little Tokyo at any cost (not withstanding any developmental guidance previously set forth by the CRA) and to prevent it from becoming a "Little Asia." The proposed First Street North project will offer the best chance to establish a definitive direction for the future of Little Tokyo.

The Proposal by CRA would inhibit the Developer from carrying out the unique development concept necessary to save Little Tokyo. For this reason, a substantial deviation from the conceptual scheme outlined in the Proposal was necessitated.

### III. BACKGROUND

#### Relevant History:

Since the 1880's, Little Tokyo has been the social, cultural, and commercial center of a growing community of Japanese Americans. As such, many community related facilities have been established there. More obvious facilities aside, several lesser known establishments must be recognized for their purpose and reasons for being there.

- a. Southern California Japanese Gardener's Federation Building (occupational club)
- b. Kumamoto Kenjinkai Building (club of Kumamoto expatriates)
- c. Hiroshima Kenjinkai Building (club of Hiroshima expatriates)
- d. Little Tokyo Branch of Los Angeles Public Library (proposed, construction imminent)-(English literacy and Japanese history, literature, etc. as well as Japanese language materials)
- e. Other Kenjinkai activities (one without a specific building of its own)
- f. Japanese American Citizen's League (One of the most active chapter in this country)
- g. Four Buddhist temples and two Japanese Christian churches with both Japanese and English services.

At present, the existing social and cultural facilities are limited purpose facilities, attracting only the people associated with the specified organizations and having a common interest in their functions. Thus, a plan for facilities to meet the needs of other segments of the Japanese American community is outlined.

In order to attract people in mass to the area, there must be many multi-purpose facilities. It is essential to carefully conceive the means to increase the permanent area day and evening populations. In creating a population base, sufficient to support an ambitious developmental plan being envisioned by the CRA, is outlined. Moreover, also addressed are additional infrastructural issues such as pedestrian and vehicular traffic volumes/patterns, parking etc. When the Japanese Cultural Center was built, many members of the local Japanese community were

disappointed because the plan did not include a gym and athletic/physical fitness facilities, since development of physical prowess is an important tradition to the Japanese. To include gymnasiums and athletic facilities will be more appropriate within the magnitude of the proposed Project.

Also, gymnasiums and related facilities can be used during day and evening, weekdays and weekends. The presence of the facility will encourage many members of the Japanese population who reside in outlying areas to come to Little Tokyo.

Further, the facilities can be used for other activities besides sporting events, such as:

- a. training in martial arts (such as Kendo, Judo, Karate and Kempo), demonstrations, and tournaments
- b. Japanese dance practice, training, and exhibition
- c. small conventions
- d. adjunct to museum activities within the area

To succeed in the immediate objective and to maintain an everlasting cohesive Little Tokyo community, one must think beyond the proposed Project boundary. Such efforts never have been carried out in the past, which has created the present state-a hodge-podge of buildings and unmet needs of some segments of the Japanese American community.

#### Preservation requirement by the CRA

The CRA has set forth developmental requirements to include preservation of certain existing structures located in the Little Tokyo Historic District (LTHD). It should be noted that except for the Union Church (120 No. San Pedro), the Nishi Hongwanji Temple (355 E. First Street) and the Temporary Museum of Contemporary Art (TMOCA), all remaining structures within LTHD are privately owned. However, since there is no mention in the Proposal of rehabilitation responsibility by the Developer for these structures, it is reasonable to infer that such responsibility will be at the option of the Developer. Further, the Proposal is not clear as to the extent and manner of rehabilitation standards for the specified structures, should the Developer have decided to undertake such responsibility.

#### IV. DEVELOPMENT CRITERIA

##### Governmental facilities:

The Proposal specifies a requirement of at least a 500,000 square foot office building to be located on San Pedro Street. In addition, the Proposal requires an unspecified number of square feet of office spaces for potential future utilization by City Departments. In two decades, the City has approximately doubled its floor space demands. If this trend is to continue, the site must be able to accommodate one million square feet of office space expansion by the year 2,010.

There is no further elaboration needed to emphasize the demand for downtown prison/inmate detention facilities for the City and County. The proposed facility appears to be most suited because:

- a. The Parker Center Jail already exists within less than 150 feet from the Project site
- b. There is a Federal Prison under construction immediately north of the Project site
- c. Absolute safety and security considerations (for inmates and the public) will be given for the design of the facility. Access to and from the detention facility is limited via underground tunnel from the Parker Center facility and separate stairs and elevators segregating between the general public and prison inmates.
- d. Because of the facility's proximity to the Court systems, County Jail, and General Hospital (2 miles away), there will be a substantial cost savings that can be realized by the City and County
- e. Another benefit of this location for the Jail, is great convenience for many members of the legal and judicial communities and those involved with judicial procedural, interviews and a host of other related activities. This convenience also will contribute to the cost effectiveness in processing inmates.

#### Non-governmental office spaces:

A disappointing degree of leasing activity on the existing Brunswig Square, and other proposed projects such as San Nana Go, and McPhearson/Toda (facing south of the New Otani Hotel and Weller Court) within the Little Tokyo area have been observed. Therefore, it is reasonable to conclude that the area can not support yet another "single purpose" office space.

The ultimate cost to the land bank to meet the possible future space requirements by the City vs. to build a multi-purpose office space and face a possible conversion to conventional office space suitable for the City in later years is something the Developer has studied in depth. However, the proposed development of a multi-functioned office space, a space which contains a sleeping quarter and light cooking facility, may be very much in demand.

#### Commercial area

In order to enhance the commercial area that is already available in Little Tokyo, tenants in the new area must be able to withstand vigorous competition. To do so, the area as well as each tenant must offer a product line that is very unique in character, Japanese sales outlet settings that can be found nowhere else, and items that are competitively priced.

In short, the successful Proposal must demonstrate that the

Developer has learned from the mistake made by the Brunswick Square project. Each leasable square foot of space must be realistically structured so that small merchants can conduct their business successfully.

**Public amenities:**

The existing Union Church, Nishi Hongwanji Temple, and TMOCA are very unique and important to the Japanese American community. These facilities offer multi-purpose usage possibilities. Therefore, the successful Developer should exercise a reasonable and feasible responsibility by proposing to completely rehabilitate these existing structures in pursuance to their newly set intended usages. In addition, the successful Developer should consider the need for additional public amenities such as a much needed gymnasium for athletics and health-related activities, a major library/museum of specialized national significance, and an outdoor amphitheater to accommodate oratory, recitals, and dance/drama performances, exhibitions and demonstrations.

The addition of three museums and a legitimate theater plus an intimate amphitheater will give a definite cultural distinction and a focal point to the Project. Also, these amenities can be well integrated with such other cultural centers nearby as the Japanese American Cultural Center and Chandler Pavilion/Music Center for extensive theatrical, musical and other cultural events on a day/evening basis.

**Residential areas:**

History has proven that unless a permanent population base (evening populations) within the development is assured, no downtown commercial development of any type is financially capable of being supported adequately. Therefore, it is most important to include as many residential units as possible in the proposed redevelopment area. The mix of units to consist of (a) studio, (b) single bed room with 1-1/2 bath and (c) two bed room with 1-3/4 bath. Except for the studio unit, each unit should contain at least one "Japanese styled" bathing facility since all residential units will likely be offered to immigrant Japanese and Japanese Americans, first.

**Parking facilities:**

The Proposal calls for a minimum requirement of 501 stalls to satisfy 500,000 sq. ft. City office facilities and twice the number of stalls when 1,250,000 square feet of eventual "office" development is completed. The existing LAFD parking structure, which is fully utilized at present contains 600 stalls. In addition, there are approximately 200 stalls of surface parking available for government employees. A temporary parking structure for 270 stalls is being planned on the site of the old Municipal Printing Shop building. All combined, there are 1,070

stalls available. The existing facilities are being offered to the general public during evening and weekend off-hours at 25 cents a day or an evening.

Because the Los Angeles area is the "automobile society," an adequate parking accommodation is an absolute prerequisite to ensure success of any development. The concept of adequacy should include, but not necessarily be limited to the number of stalls, sizes, ease of egress and ingress, security, and cost to park. In addition, it should include an auto-maintenance and motor fuel dispensing facility.

The ultimate number of parking stalls deemed "adequate" for the project should encompass, in addition to the "governmental" requirement, various on-site development needs as well as others such as (a) visitors to the area and perhaps (b) commuters from outlying areas into the Civic Center area. To accommodate commuter parking on-site, the Planning Department has established within this area as a "North-Eastern terminal point" for the incoming vehicular traffic.

The ultimate parking utilization is being projected as follows:

|                                 |               |               |
|---------------------------------|---------------|---------------|
| Governmental                    | 2,100 stalls  | 2,730 people  |
| Commuters                       | 5,500         | 7,150         |
| Medium/Long term/Van-Tel        | 1,500         | 450           |
| Day/evening short term visitors | 2,500         | 11,250        |
| Residential                     | 230           | 100           |
| Motel and Motel related         | 150           | 100           |
|                                 | -----         | -----         |
| Total projections               | 11,980 stalls | 21,780 people |

According to the Caltran's survey on passenger ridership, there are about 1.3 persons per commuter vehicle. The area parking lot operators report that a typical downtown parking lot will yield a turnover rate of about 4.5 a day on 1.5 persons. A turnover rate of approximately 30% on the medium/long term/Van-Tel visitors was assumed.

Based on the above projection, it is highly conceivable that the Project will be capable of generating an additional population of about 21,500 in the Little Tokyo area during certain times of the day.

This added population will generate business and thus allay the expressed fear about the exodus of important business types from the area.

#### Project density:

The Proposal stipulates 40% open area within the project. Also, a 10 foot set back is required along San Pedro and Temple Streets. The pedestrian circulatory paths and amphitheater are apparently included within this 40% requirement. Extensive

landscaping on as large an open space as possible should be considered, to further enrich the quality of the development.

#### Traffic patterns:

Traffic circulation along First Street (the State designated surface highway) has been the subject of intensive studies in recent years without any conclusive results. Street widening along First Street has been the most popular concept followed by reorientation of general traffic to Temple Street. First Street is unique in that it is one of very few East-West bi-directionally continuous streets dissecting the downtown section of the City. Thus, First Street has been regarded as one of the most important traffic arteries. Yet, too much emphasis on the traffic issue alone will add to current problems. Too wide a street and too heavy a traffic flow would dissect Little Tokyo unnecessarily. To offset this effect, pedestrian circulatory paths to and from other outlying points of Little Tokyo must be very carefully thought out and incorporated into the plan.

To further enhance the development of the proposed North-Eastern terminal point as envisioned by the Planning Department, serious consideration should be given to the development of a free mini-bus transportation system to and from the parking facilities within the project to nearby points of interest. To wit: from Union Station to Hill Street by way of Third & Alameda Streets, Third and San Pedro Street, First and San Pedro Street, Hill and First Street, Second and Hill Streets, Second and Alameda Street, and back to Union Station. The operating cost of such a public transit system should be incorporated in the development schematics.

#### Creation of the First Street North Redevelopment District:

A special developmental assessment district should be created among the owners of existing privately owned structures along First Street North. By so doing, existing private owners will be compelled to rehabilitate their buildings within a stipulated time period. Rehabilitation along the south-eastern front (currently the back) of structures to complement a string of new commercial shops which are being considered would enhance the area. The design and cost standards for such rehabilitation shall be set forth by the CRA to harmonize with Project plans.

Developer may be invited to rehabilitate these structures, as a separate part of the total development, at the expense of each respective owner.

#### V. DESIGN PROGRAM

Our Mayor has expressed his desire to create something very unique which symbolizes our city as being the gateway to the Pacific. This is a recent thrust. He was perhaps thinking in

terms of the World Trade Center Building in Manhattan or the Gateway Arch in St. Louis. But, why not Little Tokyo with its super high-rise civic building, library, shops, museum, theatre, and residences?

It has been only about 20 years since the building height restriction of a 12-story limit has been lifted. Since then, structural concepts, construction techniques and building material technologies have made tremendous strides to where cost becomes the only inhibiting factor against a super high-rise structure. In the proposed Project, the high-rise structure will be a municipal building with need overriding cost considerations.

In order to attract people to an area, there must be some incentives: economic, security, aesthetic attraction, amusement, historical importance, unusual feature, convenience- lists are dictated by one's needs and desires. The proposed Project will enhance all of these in Little Tokyo.

Based on the foregoing, along with underlying concepts we, the Developer, have set forth, the following Design Program for the project:

1. Traffic Patterns:

- A. First Street to be one-way only, for eastwardly traffic. We recognized that the traffic volume in future will increase, not decrease. In order to accommodate additional traffic volume without further environmental impact on Little Tokyo it is necessary to "psychologically" reduce the volume of the traffic now exists. Redirecting the traffic pattern, as being suggested herein is but one positive method to accomplish the objective.
- B. A traffic island to be created in the center of First Street so that a series of specimen trees as well as many "bonsai" and other sculptural objects can be displayed. In so doing, the method will further defuse "heavy traffic" and create visual comfort as well as curiosity among the passing motorists.
- C. Resurfacing of the entire length of First Street between San Pedro and Alameda in concrete with "red brick pattern". to further emphasize the area as being People's Plaza as well as for the "vehicular traffic lane".
- D. Newly resurfaced First Street between San Pedro and Central Streets to be cordoned-off to all vehicular traffic on Saturday and Sunday and to be made available to pedestrian activities similar to Venice's Boardwalk. First Street will be turned over to pedestrians for such activities as:

- 1). exhibition and demonstration of various oriental art forms
  - calligraphers
  - paintings
  - bonsai
  - ceramics
- 2). martial arts demonstrations
- 3). magic shows performed by aspirants to be accepted into the Magic Castle establishment
- 4). vending of Japanese specialty foods and objects

Note: These outdoor activities have drawn a large crowd in the past during the "Outside Sale" at Japanese Village Plaza.

- E. Construction of a new subsurface traffic lane, to enable four traffic lanes.
- F. Flexibility of the newly constructed traffic lane for westerly traffic during weekdays and bi-directional traffic on weekends.

## 2. Parking Facilities and Security Amenities:

- A. Construction of a multi-level underground parking structure adequate to accommodate at least 12,000 stalls. A specified number of parking stalls shall be set aside as follows:
  - 1). a Valet parking accommodation
  - 2). a minimum to long-term parking area for travelers departing from Union Station and from LAX who may be utilizing the Airport transit bus from the Project.
  - 3). a specially designated area for "Van-Tel" mini vans and campers having sleeping accommodation, so that visitor to the area with such vehicle can park and sleep in the vehicles
  - 4). a day park area for daily commuters into the inner City,  
and,
  - 5). the remainder will be for the "Park & Lock" type self park stalls for short term area visitors.
- B. Fees for the proposed parking facility shall not be more than \$1.00 per any given 24 hour period during weekdays and not more than \$0.75 per any given 12-hour period, during weekends and national holidays. A surcharge of \$0.50 to be added for major Japanese community events such as Nisei Week and "Street Scene LA", which attract more than half a million people to Little Tokyo alone. The facility is planned to be a non-profit enterprise.
- C. A comprehensive auto-maintenance and auto fuel dispensing facility, to be accessible from the newly created sub-

surface traffic lane. Since under ground westerly traffic lane will replace existing auto maintenance facility at the Parker Center, the new facility being proposed will also accommodate regular maintenance responsibilities for the all LAPD requirements.

- D. Mini Los Angeles Fire and Police substations strategically placed contiguous to the auto maintenance and motor fuel facility.
- E. Parking areas, Auto station, and Fire/Police substations shall operate on an around-the-clock, seven-days-a-week basis.
- F. The facility is planned to be a non-profit enterprise. The operating expenses for such amenities will be included in the schematics of the project.

3. Public Amenities:

- A. Demolish existing converted warehouse structure and recreate TMOCA in underground facilities. The new facilities shall not contain less space than currently exist and the design shall be in accordance with the specifications as established by the Museum Board.
- B. The Nishi Hongwanji Temple (previously condemned by the City council) is to be converted to the Japanese National Museum. The Union Church will be converted to a legitimate theatre where the East-West Players will be in permanent residence.

Complete rehabilitation of the existing public buildings is planned pursuant to design criteria set forth by the Japanese National Museum and the East-West Players, respectively which will be the part of this project and paid for by the Developer.

- C. Construction of an underground athletic gym suitable for various indoor sports and health fitness programs. These facilities will be made available on a non-grata basis to the local Boys/Girls Clubs, community associations, and like, as well as on a membership basis to the general public.
- D. A vigorous campaign to secure the construction rights for the Reagan Presidential Library will be pursued (preliminary approaches have been positive) and, if successful, such facility will be constructed partly underground, contiguous to TMOCA, Police and Fire substations, Gym and a part of the Japanese American National Museum.

The Presidential Library facility would be leased to the Federal Government at \$1.00/year for 99 years, renewable. It would be operated and maintained by the Federal Government or its designate.

- E. TMOCA and Presidential Library to have sky lights penetrating into the public plaza above.

#### 4. Land Usage:

The surface area of the entire site will be divided into four parts, each having a distinctive character of its own:

- A. Hyaku Niju no Toh (The Tower of 120)--A Government Center super high-rise to be constructed at the north-westerly corner of the site. The oriental exterior of The Tower, will fit it for its role as the symbol of the gateway to the Pacific as envisioned by our Mayor.

A super high-rise building in, and of itself, although it will be the world's tallest structure, will not offer much excitement. The entire structure will be built to look like Horyuji temple in Nara ("pagoda shape"), since the structure will be very uniquely traditional Japanese, it will add a distinctive flavor to Little Tokyo and being visible from all directions in the Los Angeles area, the building will attract definite notice.

The Horyuji temple was built in the 5th Century with a similar idea in mind - today the structure, which is a national treasure of Japan, is still very symbolically visible from all surrounding areas.

- B. Asakusa District--A commercial area immediately north of the existing First Street North structures, which will be likened to the Japanese Village Plaza. At the south-west corner of the site, the first two dilapidated single story structures would be demolished and a replica of Kaminarimon (The Gate of Thunder) of the Senshoji Temple in Asakusa, Tokyo would be constructed.

All shop spaces in the Asakusa District will be small cubicles and light in structure, similar to that of Olivera Street. (The name chosen for this district is of significance to the Japanese American community. Asakusa is the oldest commercial district in Tokyo and it is often referred to as the "downtown" of Tokyo.)

- C. Ueno District--A commercial/office/residential area concentrated at the north-east corner of the site. A medium sized office tower will be erected between Hyaku Niju no Toh and the cluster of shops and residential units that will be strung along Alameda to the Museum Square at the south-eastwardly corner of the Project

site.

The original Ueno, for which the proposed Ueno District is named, is the north-eastwardly gateway to Tokyo. It is one of the most famous vital commercial centers along with Ginza and Shinjuku district.

Proposed residential projects--a multi-functioned residence with integrated office spaces to house approximately 500 people.

- D. A motel to accommodate out-of-area relatives and guests of the residents who will spend time with them in Little Tokyo. The anticipated number of motel guests will be about 20% or 100 people. In short, there will be approximately 600+ people that can be generated by this aspect of the Project.
- E. Museum Square--So named because of the three museums that are to be concentrated in the area. Namely, TMOCA, the Reagan Presidential Library & Museum, and the Japanese American National Museum. A multi-functioned office high rise is to be constructed above the museum.

In addition, there will be a small amphitheater (seating capacity 70 to 100 persons) to be built at the center of the Plaza connecting between the four areas of development. Public toilets will be a part of this facility.

Expanded highlights of the various principal developments are as follows:

- A. Hyaku Niju no Toh (The Tower of 120 stories--A Governmental Center

Developer proposes to construct a 120 story structure at the North-west corner of the site. This structure will be designed in "Pagoda shape," symbolizing the slogan "Los Angeles Is The Place" and is the gateway to the Pacific, as envisioned by the Mayor.

- (1) The upper 70 floors shall be for the County and City jail. It will be accessible (including emergency accesses) only via an underground tunnel connected to existing Parker Center jail facilities as per design standards provided by the state Bureau of Correction and the Federal Bureau of Prisons.
- (2) The lower 50 floors to contain 500,000 square feet shall be for City use, as specified in the Proposal, including all mechanical facilities necessary for the structure of this magnitude. The lobby for the

City functions of the tower will be at ground level only.

Hyaku Niju no Toh will be used entirely for City purposes and will be located on City property. Therefore, the Environmental Impact Study reporting requirements as well as the building air-rights ruling will not apply and if required, such requirements will be waived.

#### B. Non-government Office Facilities

Developer proposes to construct two office structures, one having 6 stories (Ueno Tower), located between Hyaku Niju no Toh and Ueno, and other having 16 stories (Museum Tower) at the corner of Alameda and First Streets.

##### (1) Ueno Tower

This is a conventional spec office building designed specifically to act as a back-up space to meet needs for future City office expansion. Due to its intended usage, this structure should be deemed as the lowest in developmental priority.

##### (2) Museum Tower

This is a multi-functioned office building, fashioned after the Water Tower in Chicago. Residential units will have a small sleeping, toilet and bathing, and eating quarters equipped with a kitchenette and will be coupled with an office/working area which may be converted into a living room area. The bulk of the units contained in the building will be condominiumized and the remainder will be made available on a lease basis. A small number of units will be set aside for rental on an hourly or daily basis. The building will be accessible only through a subterranean level entry, contiguous to the museum. The first floor area will be utilized for a major shop, security brokerage or financial institution tenancy.

#### C. Residential Area

A string of four story structures will be erected along Alameda Street between Ueno and Museum Square. The upper three floors will be utilized for various mix/types of residential units. The first floor will contain shops which are accessible both from Alameda Street as well as from the courtyard within the Project. The proposed development mix is:

| % Mix     | Approx.   |           | Size Bath  | Floor Area  | Approx.            |                |  |
|-----------|-----------|-----------|------------|-------------|--------------------|----------------|--|
|           | No. Units | Unit Type |            |             | Parking Allocation | Parking Counts |  |
| 10        | 15        | Studio    | 1 bath     | 300 sq. ft. | 1 space            | 15             |  |
| 55        | 85        | 1 Bdrm.   | 1-1/2 bath | 550 sq. ft. | 2 spaces           | 110            |  |
| 35        | 50        | 2 Bdrm.   | 1-3/4 bath | 700 sq. ft. | 3 spaces           | 105            |  |
| -----     |           |           |            |             |                    | -----          |  |
| 150 units |           |           |            |             |                    | Stalls 230     |  |

Except for Studio units, each unit will contain a Japanese bath (Furo) in anticipation of the high demand among Japanese immigrants and traditional Japanese Americans.

Both bath and kitchen area may be of a prefabricated unitized unit similar to the ones which are prevalent in current Japanese construction methodology.

A portion of the residential units will be set aside for low income housing, as determined by and directed by CRA.

Title to these condominiums units must remain in name of the original Japanese purchaser and heirs, in perpetuity. If sale of the unit becomes absolutely necessary, then sale price shall be the same price as at completion of the Project and first time ever the unit was offered for sale, so as to prevent any speculative activities whatsoever.

Initially, units will be offered to the Japanese community for sale, first.

As to the selling price, Developer will strive to set a per square feet rate at under \$200.00.

D. Commercial Facilities - Two commercial facilities, one being more formal than the other, will be constructed:

(1) Ueno Shopping Area

It will be located along Alameda Street, a ground floor of the four story Kurashiki styled architectural structures will be multi-purpose shop spaces. Store fronting Alameda Street can be sectioned off so that some stores may be opened from both Alameda Street and the interior courtyard of the Project while others may be exposed only to either the street side or courtyard.

(2) Asakusa Shopping Area

It is the Developer's intent to faithfully duplicate the temple grounds of Akasaka's Senshoji Temple in its environs. Each store space will be a modular unit, a small cubicle similar to that of the Olivera Street complex. Yet, each cubicle will contain sufficient amenities to meet various standards established by the Building Code and a host of regulatory authorities, so that the facility is capable of vending very traditional Japanese food items as well as non-food items.

As to the north side of the existing structures, the existing private owners will be given an option whereby they will have the right to rehabilitate in accordance with the expressed redevelopment design scheme herein stated and within a predetermined timespan, as agreed upon in advance.

In order to maintain the absolutely lowest square foot rental charges possible (notwithstanding going rate in the area), so that some small marginal or financially fragile vendors can conduct their business feasibly, Developer will institute some form of restrictive covenant in the lease agreement and other appropriate means to prevent sub-leasing and other practices which are deemed detrimental to the well-being of the Project.

E. Motel with kitchenette:

A "Motel 6" type lodging facility, having at least 80-100 units, will be constructed at immediately north of the Union church/East-West Player Theater.

- (1) Displaced existing apartment dweller will be given the first opportunity at monthly rate and duration as directed by the CRA.
- (2) The motel is capable of accommodate over night visitors to the nearby government centers and jail facilities, and Little Tokyo area.
- (3) The motel is capable of accomodating "low budget" tourists from outside of Los Angeles and from Japan.
- (4) Proposed over night stay room rate should be \$40-\$60 range or less than \$1,000 per month for a long term customer.

Developer will institute and incorporate many "novel" methods and techniques to guarantee the success of the Project and to fulfill the underlying objective: lasting preservation of Little Tokyo. These include, but are not limited to: Adaptation of modular construction methods, working around the clock, 7 days a week by the gang of workers; a strict enforcement and implementation of non-labor union personnel only policy, establishment of temporary encampment for workers within the

project site. . .a token list of methods being proposed.

VI. ECONOMICS

All numbers indicated are minimum and assumed.

1. Construction Cost

2. Operating Finances

A. Proceed from Condominiums

Based on projected selling prices:

(1) Residential condos.

Total sf. at 86,250 min. @ \$200/sq. ft. = \$17,250,000

(2) Museum Square Office Bldg.

Total sf. at 240,000 min. of which 190,000 sf. will be allocated for "for-sale office condos" and remaining 50,000 sf. will be under leasing program.

@ \$200/sq. ft. = \$38,000,000

Combined anticipated proceeds.....\$55,250,000

B. Proceed from leases/rentals

(Based on per annum)

(1) Commercial spaces

(a) Ueno District: (stores)

10 years lease with first 5 years at \$1.50/sf. per month (not to exceed \$2.00/sf. all inclusive with other expenses such as common area, insurance, etc.) and \$2.00/sf. per month for the remainders (not to exceed \$2.50/sf. all inclusive)

45,000 sf. @ \$1.50 per month = \$ 810,000

(b) Asakusa District: (shopping arcade cubicles)

10 years lease with first 5 years at \$500.00/mo. plus other charges such as common area, insurance, etc., and \$750.00/mo. plus other charges for the remainders.

60 cubicles @ \$500 per month = \$ 360,000

(c) Parking facilities

12,150 stalls @ 90% occupancy per day @ 1.5 times turns

10,935 stalls x 1.5 turns x \$1 = \$ 5,904,900

(d) Museum Square office bldg.

50,000 sf. @ \$2.00/sf./mo. = \$ 1,200,000

(e) Ueno District

50,000 sf. @ \$2.00/sf./mo. = \$ 1,200,000

(f) Hyaku Niju no Toh

65 year lease at fixed cost bases

@ \$1.50/sf./mo. and 25,000 sf. average area per floor  
= \$54,000,000

Total projected annual gross income....= \$63,474,900

## VII. FINANCING METHOD

### New bond issue to finance:

The entire project shall be financed by the issuance of a low yield bond carrying a 20-year maturity date. The bond underwriting activities will be handled by a consortium of Japanese banks doing business in Los Angeles on non-grata basis. Also, initially an invitation to subscribe to the program will be made to the Los Angeles Municipal Employee Retirement Fund (a pension fund). The bonds will primarily be sold in Japan, and to area Japanese and Japanese Americans.

It is anticipated that the bond will carry at least an "A" rating or higher since more than half of expense will be for the parking and Hyaku Niju no Toh, both having no risk whatsoever. Developer, also, anticipates sell-out before the completion of residential units and Museum Tower condominiums.

A part of the underwriting expenses may be off-set by funds from CRA participation.

### Financial management:

All collection of monies being generated by the Project, ie. parking, sale of condominiums, monthly rents, and the like to be administered by the Los Angeles Municipal Employees Fund under a management contract for a nominal fee.

### Creation of an administrative body:

A new non-profit/non-grata quasi-governmental administrative body will be created by the majority bond holders and representatives from underwriting communities, merchant's association of Ueno and Asakusa, theater/museum, parking and Hyaku Niju no Toh.

Upon completion of the Project, all rights, titles, and other tangible as well as non-tangible assets will be transferred to the newly created administrative body by the Developer at \$1.00. The newly created body will oversee all functions and will make necessary administrative decisions for operation of the entire Project.

## VIII. SUMMARY

The Proposal for the First Street North Project provides an opportunity to revitalize and link Little Tokyo and the Civic Center in a project of mutual benefit without any further cost to the government:

- it allows changing of First Street traffic patterns by so

doing, an additional traffic volume can be accommodated without any further liability to the existing environment and prevent First Street from further dissection of Little Tokyo. Moreover, by creative use of First Street during weekend for pedestrians only, the street will become much needed "plaza" in itself allowing Little Tokyo to be people oriented;

- needed jail facilities and office spaces will be provided to the City and County which will realize an immediate convenience, economy and and other benefits;
- integrity of Little Tokyo will be maintained by increasing the area populations with consequent commercial enterprise potential by providing much needed gym facilities, museums, an amphitheater, very authentic Asakusa and Ueno mini-shopping areas, a home for very serious legitimate Japanese theater and residential spaces with "furo" bathing area;
- by housing the public facilities in a highly visible structure that is distinctively oriental, the objective of providing a symbol of Los Angeles as the gateway to the Pacific can be met;
- the project will allow construction of adequate parking stalls in keeping with established Planning Departments' "periphery parking terminal plan" which will hope to contribute inner city traffic volume;
- "consolidating" museums (including our desire to bring Reagan Library) and a theater which will force Little Tokyo to cultural prominence and establish much stronger cultural relationships with other nearby cultural centers; and,
- allows Little Tokyo to become a city within City.

**Possible conflict of interest issue is looming:**

The Request for Proposal (Proposal) has been prepared by the City of Los Angeles (City) and the Community Redevelopment Agency (CRA) setting forth certain objectives.

Each Development Proposal will be reviewed by the City Administrative Officer in consultation with the CRA. The recommendation wherefrom will be made to the Mayor and City Council who will make the final determination regarding the selection of a Developer.

Upon approval, the CRA. will be authorized to enter into negotiation on behalf of the City with a selected developer and the Plan.

In short, it would appear from the foregoing that CRA will

be the administrative agent and at same time adjunctive authority representing the City for any and all judicial proceedings in respect to hearings, appeals and litigations - therein lies a possible and serious conflict of interest issue on the part of CRA.

THE WHITE HOUSE

WASHINGTON

June 24, 1987

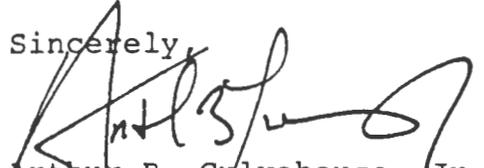
Dear Mr. Akimoto:

Your letter dated June 5, 1987, addressed to the President, suggesting that the Ronald Reagan Presidential Library be located in the Civic Center in Los Angeles, California, has been referred to this office for response.

We have, in turn, referred your letter to the Honorable W. Glenn Campbell, Chairman of the Board of Trustees of the Ronald Reagan Presidential Library Foundation, for his consideration.

Your interest and courtesy in writing are very much appreciated.

Sincerely,



Arthur B. Culvahouse, Jr.  
Counsel to the President

Mr. Sadahiko Akimoto  
Frying Fish  
120 Japanese Village Plaza  
Los Angeles, California 90012

cc: The Hon. W. Glenn Campbell (w/enc.)

ALAMEDA ST.

ST.

ST. E

ST. S

CENTRAL AVE. S

AVE. S

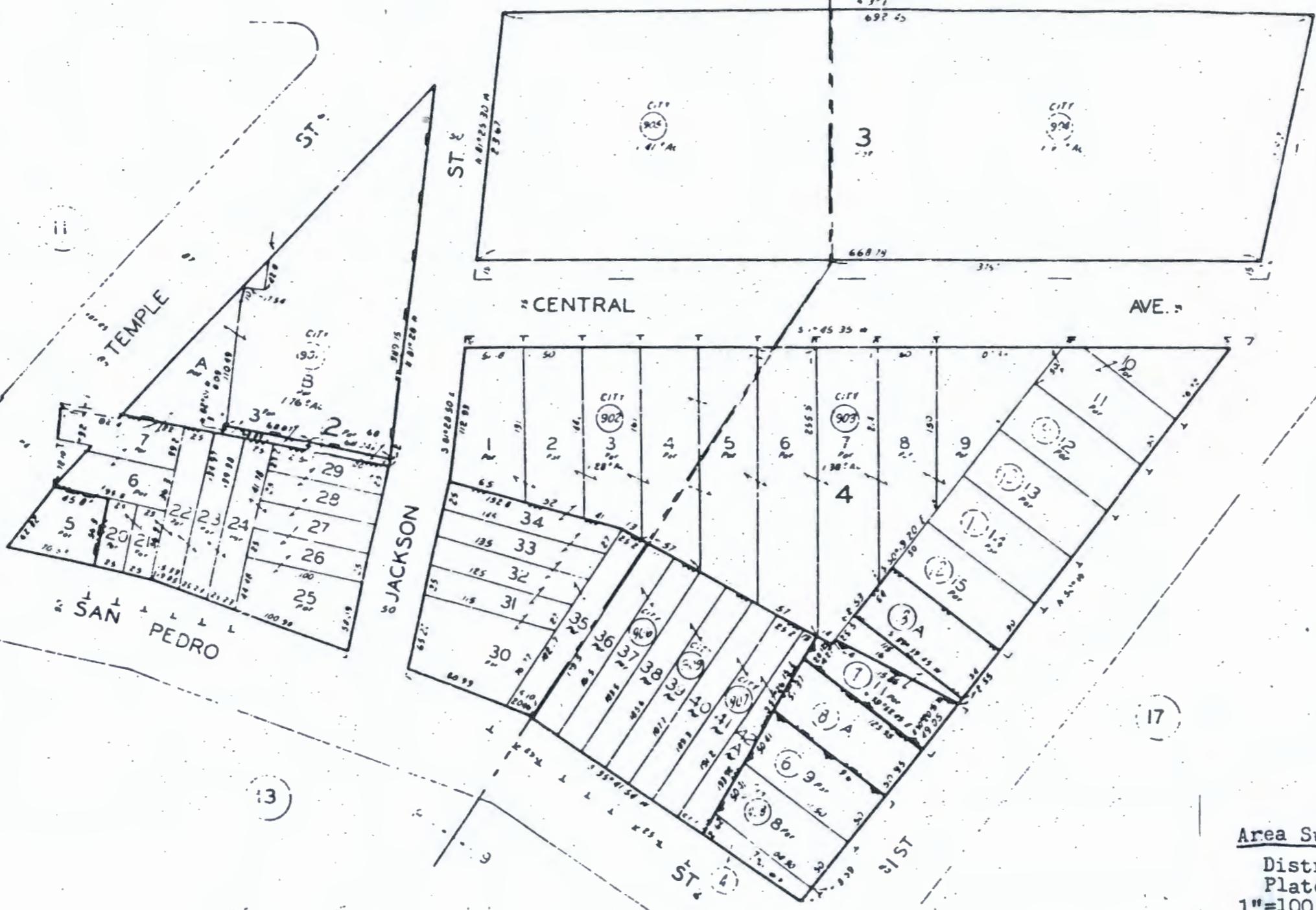
JACKSON ST.

TEMPLE ST.

SAN PEDRO ST.

ST. A

ST. B



17

13

Area Survey Map  
 District Map No. 129-213  
 Plate No. 5161 -12  
 1"=100'-0"

Temple Street

Parking structure to be demolished

Wooden sheds to be demolished

TMOCA to be demolished

No. San Pedro Street

No. Alameda Street

Union Church to remain

108-116 N. San Pedro apt. to be demolished

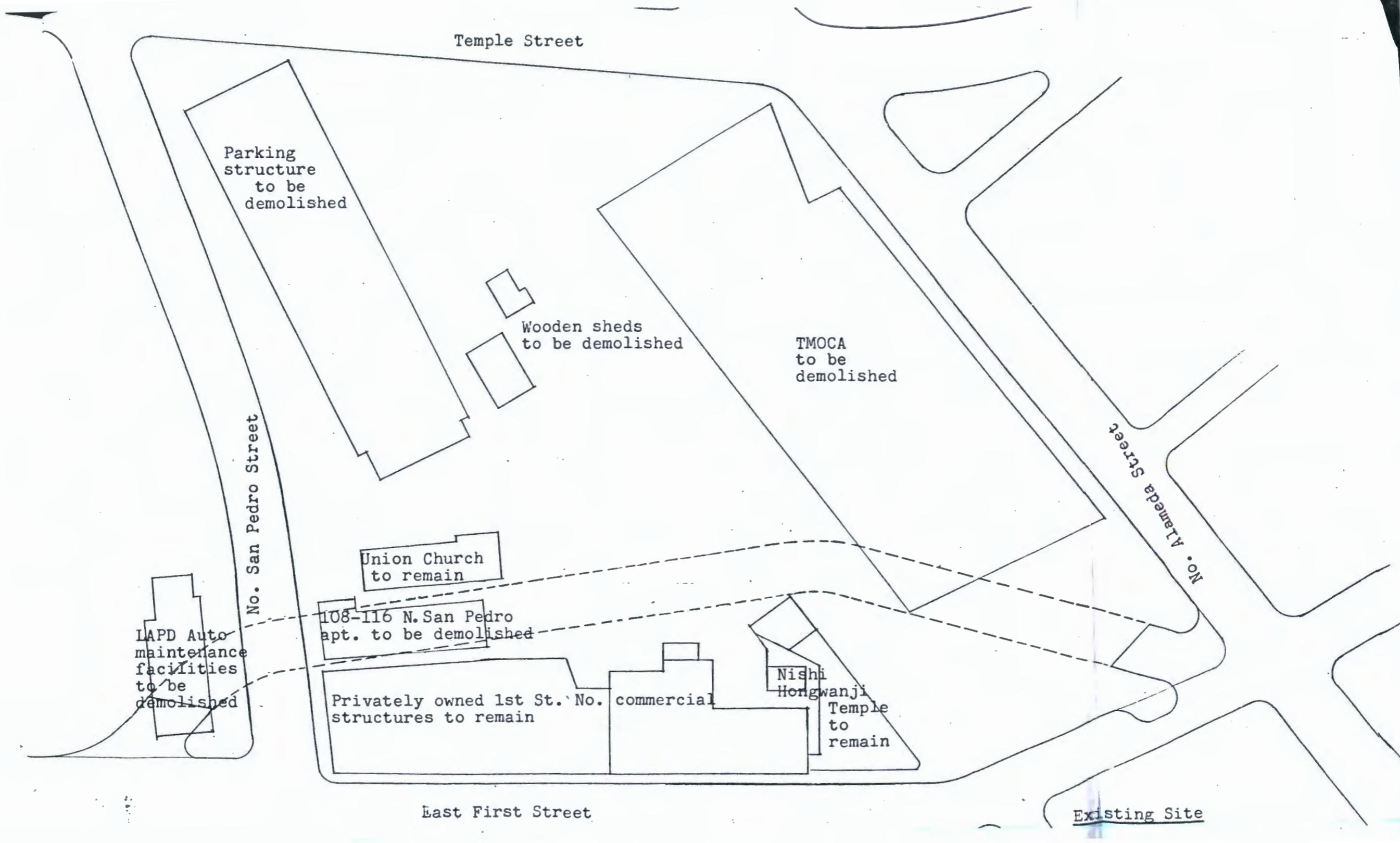
LAPD Auto maintenance facilities to be demolished

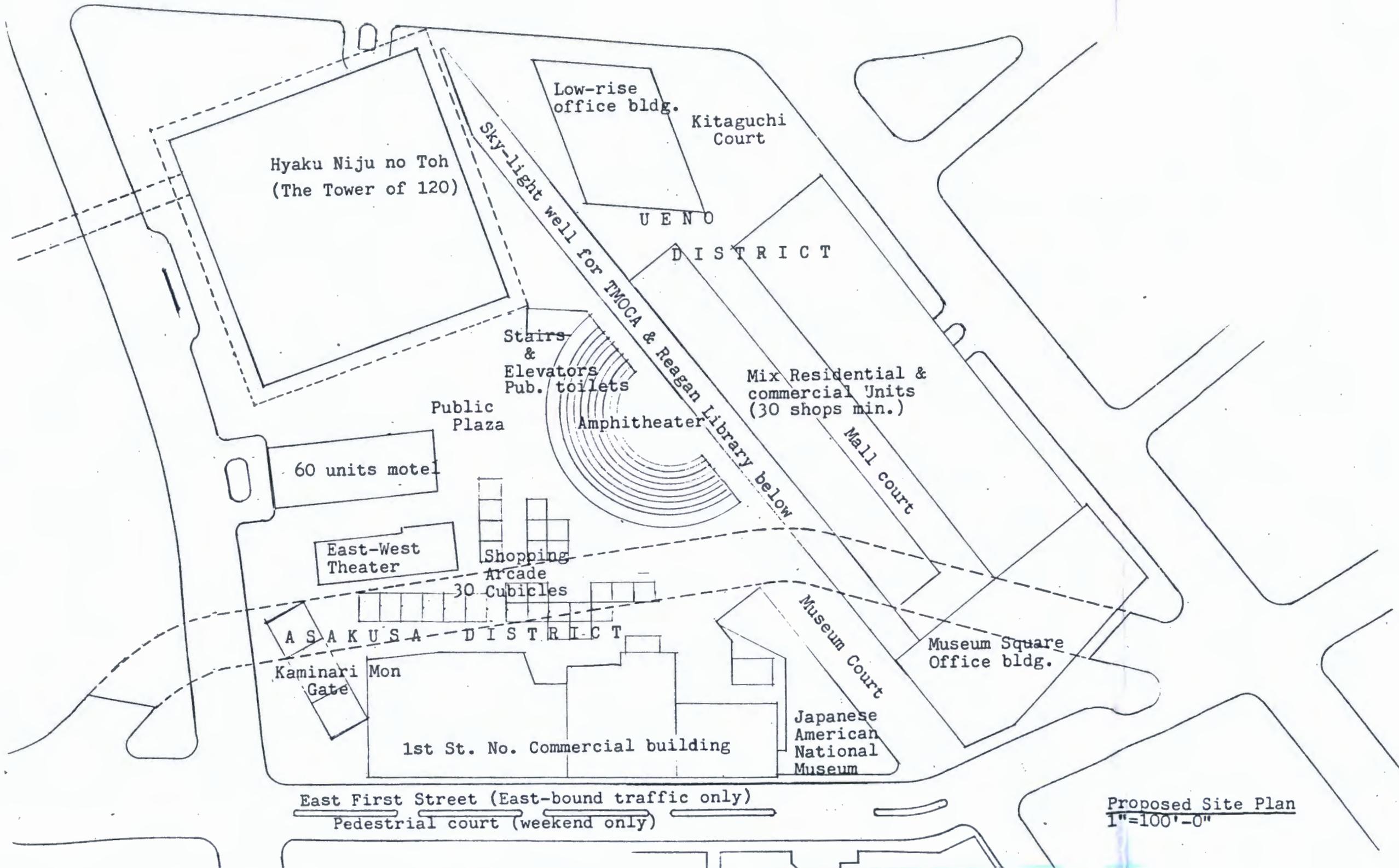
Privately owned 1st St. No. commercial structures to remain

Nishi Hongwanji Temple to remain

East First Street

Existing Site





Hyaku Niju no Toh  
(The Tower of 120)

Low-rise  
office bldg.

Kitaguchi  
Court

U E N O

D I S T R I C T

Sky-light well for TMOCA & Reagan Library below

Mix Residential &  
commercial Units  
(30 shops min.)

Stairs  
&  
Elevators  
Pub. toilets

Public  
Plaza

Amphitheater

Mall court

60 units motel

East-West  
Theater

Shopping  
Arcade

30 Cubicles

A S A K U S A - - D I S T R I C T

Kaminari Gate

1st St. No. Commercial building

Japanese  
American  
National  
Museum

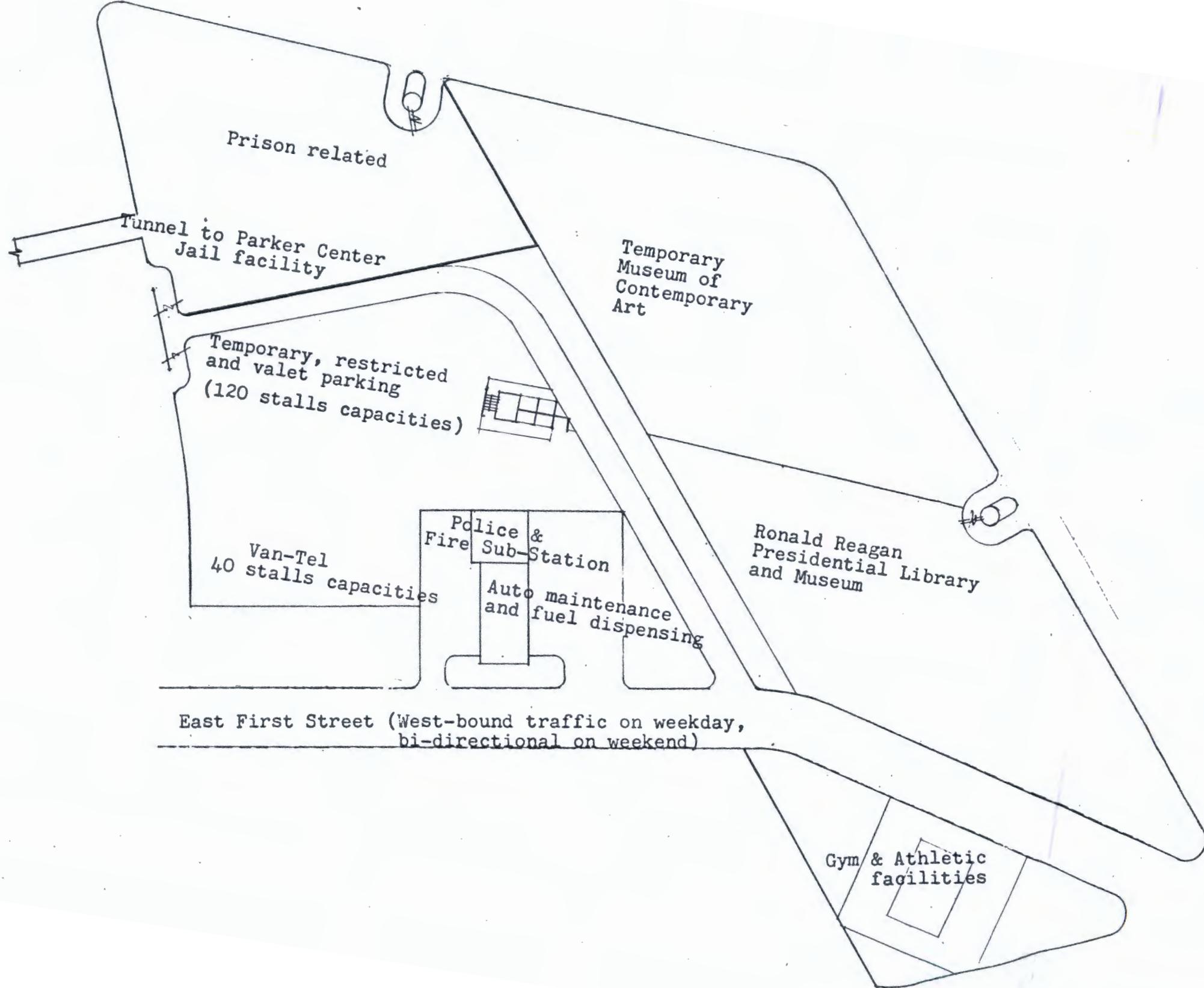
Museum Square  
Office bldg.

Museum Court

East First Street (East-bound traffic only)

Pedestrial court (weekend only)

Proposed Site Plan  
1"=100'-0"



Prison related

Tunnel to Parker Center  
Jail facility

Temporary, restricted  
and valet parking  
(120 stalls capacities)

Van-Tel  
40 stalls capacities

Police &  
Fire Sub-Station

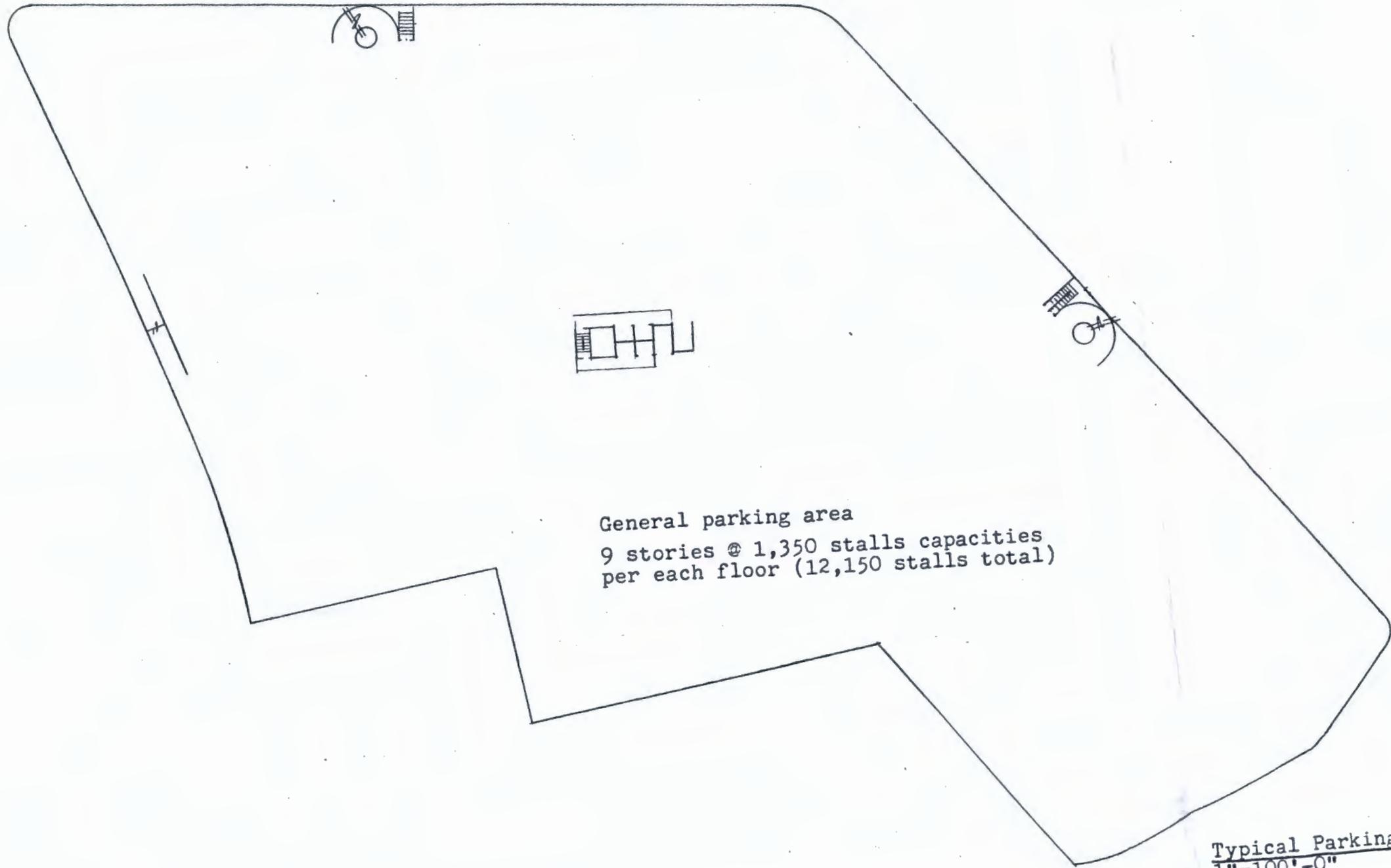
Auto maintenance  
and fuel dispensing

Temporary  
Museum of  
Contemporary  
Art

Ronald Reagan  
Presidential Library  
and Museum

East First Street (West-bound traffic on weekday,  
bi-directional on weekend)

Gym & Athletic  
facilities



General parking area  
9 stories @ 1,350 stalls capacities  
per each floor (12,150 stalls total)

Typical Parking Floor Plan  
1"=100'-0"

59

ID # - 504637 CU

FEO08-01

WHITE HOUSE  
CORRESPONDENCE TRACKING WORKSHEET

Chen

- O - OUTGOING
- H - INTERNAL
- I - INCOMING

Date Correspondence Received (YY/MM/DD) 1 1

Name of Correspondent: Sadahiko Akimoto

MI Mail Report User Codes: (A) \_\_\_\_\_ (B) \_\_\_\_\_ (C) \_\_\_\_\_

Subject: Consider historical site of Little Tokyo redevelopment area in the Civic Center, downtown Los Angeles, for the Ronald Reagan library

| ROUTE TO:                  | ACTION  | DISPOSITION                   |                  |          |                               |
|----------------------------|---|-------------------------------|------------------|----------|-------------------------------|
| Office/Agency (Staff Name) | Action Code                                     | Tracking Date YY/MM/DD        | Type of Response | Code     | Completion Date YY/MM/DD      |
| <u>cuhol</u>               | ORIGINATOR                                      | <u>8710619</u> <sup>W/S</sup> |                  | <u>e</u> | <u>87106124</u> <sup>CS</sup> |
| <u>cuat</u> <sup>26</sup>  | Referral Note: <u>D</u>                         | <u>8710622</u> <sup>W/S</sup> |                  | <u>e</u> | <u>8710624</u>                |
| <u>cuulo</u>               | Referral Note: <u>S</u> <sup>CS</sup>           | <u>8710624</u>                | <u>AL</u>        |          | <u>8710624</u> <sup>CS</sup>  |
|                            | Referral Note: <u>copy to W. Glenn Campbell</u> |                               |                  |          |                               |
|                            | Referral Note:                                  |                               |                  |          |                               |
|                            | Referral Note:                                  |                               |                  |          |                               |

**ACTION CODES:**  
 A - Appropriate Action  
 C - Comment/Recommendation  
 D - Draft Response  
 F - Furnish Fact Sheet to be used as Enclosure

I - Info Copy Only/No Action Necessary  
 R - Direct Reply w/Copy  
 S - For Signature  
 X - Interim Reply

**DISPOSITION CODES:**  
 A - Answered  
 B - Non-Special Referral  
 C - Completed  
 S - Suspended

**FOR OUTGOING CORRESPONDENCE:**  
 Type of Response = Initials of Signer  
 Code = "A"  
 Completion Date = Date of Outgoing

Comments: \_\_\_\_\_

Keep this worksheet attached to the original incoming letter.  
 Send all routing updates to Central Reference (Room 75, OEOB).  
 Always return completed correspondence record to Central Files.  
 Refer questions about the correspondence tracking system to Central Reference, ext. 2590.

## RECORDS MANAGEMENT ONLY

### CLASSIFICATION SECTION

No. of Additional Correspondents: \_\_\_\_\_ Media: L Individual Codes: 4200 \_\_\_\_\_

Prime Subject Code: FE 008-01 Secondary Subject Codes: LG LOS AN \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### PRESIDENTIAL REPLY

| Code | Date  | Comment     | Form         |
|------|-------|-------------|--------------|
| C    | _____ | Time: _____ | P. _____     |
| DSP  | _____ | Time: _____ | Media: _____ |

**SIGNATURE CODES:**

- CPn - Presidential Correspondence
  - n - 0 - Unknown
  - n - 1 - Ronald Wilson Reagan
  - n - 2 - Ronald Reagan
  - n - 3 - Ron
  - n - 4 - Dutch
  - n - 5 - Ron Reagan
  - n - 6 - Ronald
  - n - 7 - Ronnie
  
- CLn - First Lady's Correspondence
  - n - 0 - Unknown
  - n - 1 - Nancy Reagan
  - n - 2 - Nancy
  - n - 3 - Mrs. Ronald Reagan
  
- CBn - Presidential & First Lady's Correspondence
  - n - 1 - Ronald Reagan - Nancy Reagan
  - n - 2 - Ron - Nancy

**MEDIA CODES:**

- B - Box/package
- C - Copy
- D - Official document
- G - Message
- H - Handcarried
- L - Letter
- M - Mailgram
- O - Memo
- P - Photo
- R - Report
- S - Sealed
- T - Telegram
- V - Telephone
- X - Miscellaneous
- Y - Study

ABC/CCC:jmy  
ABCulvahouse  
CCCoX  
Chron.

THE WHITE HOUSE

WASHINGTON

June 24, 1987

Dear Mr. Akimoto:

Your letter dated June 5, 1987, addressed to the President, suggesting that the Ronald Reagan Presidential Library be located in the Civic Center in Los Angeles, California, has been referred to this office for response.

We have, in turn, referred your letter to the Honorable W. Glenn Campbell, Chairman of the Board of Trustees of the Ronald Reagan Presidential Library Foundation, for his consideration.

Your interest and courtesy in writing are very much appreciated.

Sincerely,

**Original Signed by ABC**

Arthur B. Culvahouse, Jr.  
Counsel to the President

Mr. Sadahiko Akimoto  
Frying Fish  
120 Japanese Village Plaza  
Los Angeles, California 90012

cc: The Hon. W. Glenn Campbell (w/enc.)

THE WHITE HOUSE

WASHINGTON

June 24, 1987

MEMORANDUM FOR ARTHUR B. CULVAHOUSE, JR.

FROM: C. CHRISTOPHER COX 

SUBJECT: Correspondence from General Public Suggesting  
Sites for Ronald Reagan Presidential Library

As requested, the attached two letters are for your signature. They are identical to your responses to numerous similar letters we have recently received on this subject.

30

RE, R. Reagan Library



JAPANESE SEAFOOD & SUSHI BAR  
120 Japanese Village Plaza, Los Angeles, CA 90012  
Telephone (213) 680-0567

# frying fish



504657 CA

June 5, 1987

The President  
Washington, DC.

My dear Mr. President:

*Culvahouse*

Under signed hereby respectfully request you to consider the location of future Ronald Regan Presidential Library within the historical site of Little Tokyo redevelopment area in the Civic Center, downtown Los Angeles.

The proposed site is being surrounded by First Street, San Pedro Street, Temple Street, and Alameda Street, which is immediately easterly adjacent to the existing Parker Center Los Angeles Police Department headquarters.

One of unoccupied building within the site is an old municipal printing building. It is a brick structured four story high which was converted to house "homeless" in January which created some controversy. The facility has been closed for good recently.

Presently, the southerly one half portion of the property is owned by the Community Redevelopment Agency of City of Los Angeles and northerly one half portion is owned by the City of Los Angeles. The Community Redevelopment Agency is currently seeking a developer to develop the entire site under one project, due date for the submission of development plan has been set for the late August, 1987.

The site will contains three significant public facilities which must be incorporated into the new development plan: Temporary Museum of Contemporary Art; Japanese Historical Museum; and, East West Theater (a legitimate theater).

If you will grant us the right to incorporate your Library, such facilities will be integrated with other afore mentioned amenities.

In addition, we are proposing to erect 15,000-20,000 capacity underground parking on the site which will act as the "North-east terminal" of incoming vehicular traffics since the site is proximity to the Civic Center complex and very near to the Union station. The parkings will be offered not only for the general public use but for various surrounding governmental employees as well - all at very nominal token daily or monthly charges, ie. under a dollar a day, perhaps.

The undersigned, further, propose to underwrite the basic cost of your Library construction as much as possible so that your committee can concentrate on the internal features to complement your intended objectives.

Mr. President, you are from Los Angeles and it is only fitting to locate your library within Los Angeles. And, it is most appropriate

The President  
June 5, 1987  
Page two

we are sure you will also agree, to situate such immense facility of public importance as your Library within the Civic Center area. The Little Tokyo Redevelopment, as schematically outlined above is the last frontier which will allow to complement with other facilities of equal significance.

As you might know, there are over fifty colleges and universities in our area and proposed site offers within, maximum of, one hour freeway driving range.

Should there is a sufficient degree of interest in your part to the foregoing please kindly so advise us along with your setting forth a brief outline specifying requirement as to the floor size and other pertinent: physical as well as infrastructural requirements.

Because of popularity of the proposed development project, we are not certain just how many developers and varied plans will be submitting their scheme for the consideration by the CRA and City Council in this August. While CRA did issued a brief developmental outline, incorporation of your Library nor large parking facility as we are proposing are not in their concept. But to ensure future progress of Little Tokyo area and to maintain the homogeneity of Civic Center, we sincerely think the importance of your Library and a large scale parking will play.

We, therefore pray for your moral support to the proposal.

We have the honor to remain,

Yours faithfully,



Sadahiko Akimoto  
Proprietor

sa:g

cc: Mr. Ed Mease

Dg

THE WHITE HOUSE  
WASHINGTON

504955

FE008-01

EX. PY

Hammer, Armand

March 31, 1987

MEMORANDUM FOR JAY STEPHENS

FROM: David L. Chew *DLC*

Attached is a letter to the President from Armand Hammer. As you know, the President has stated his preference that he not be made aware of any fundraising activities for the Library Foundation. For that reason I am referring this letter to you (in light of A.B's recusal) for your action. The President has not seen this letter.

OCCIDENTAL PETROLEUM CORPORATION

10889 WILSHIRE BOULEVARD • SUITE 1600

LOS ANGELES, CALIFORNIA 90024

(213) 208-8800

ARMAND HAMMER  
CHAIRMAN AND  
CHIEF EXECUTIVE OFFICER

March 27, 1987

The President  
The White House  
Washington, DC 20500

Dear Mr. President:

Please accept my congratulations for a job well done in your press conference last week. I thought you handled the questions very well and made your points clearly. The American people can rest assured that you are guiding this nation as surely and steadily as ever toward a bright future.

I look forward to seeing you in two weeks in Los Angeles, both at the World Affairs Council, of which I am Vice Chairman, and at the home of Henry Singleton. I have worked hard on raising funds for the Library and will continue to do so. This is important to the American people as a record of your leadership accomplishments during your Presidency.

With best wishes.

Respectfully,



AH:rdj

509182

4000

July 28, 1987

**E. PY**

FE008-01

Dear Mr. Conkling:

Thank you for writing to President Reagan. The President appreciates your kind expression of support.

In regard to your offer to sell letters which the President wrote to your father 50 years ago, you should write to Gary Jones, Ph.D., Reagan Presidential Foundation, Suite 820, 1025 Thomas Jefferson Street, N.W., Washington, D.C. 20007. I hope that this information is helpful.

With the President's best wishes,

Sincerely,

Anne Higgins  
Special Assistant to the President  
and Director of Correspondence

Mr. Dwight R. Conkling  
419 50th Avenue  
Norwalk, Iowa 50211

Mark S. Conkling

AVH:KCS:pps

cc: Chuck Donovan

DRAFT/Date 7/27/87

RR/                      /                      /                       
(Drafter) (Rev. I) (Rev. II)

AVH/                      /                       
KCS *gwb*

**SPECIAL INSTRUCTIONS:**

**Enclosures:**

**Other:**

bcc: Chuck Donovan

Dear Mr. Conkling:

Whoer 92  
870523

19  
Charley (FYI)  
Coco

QAD  
Thought  
you would like  
seeing the  
encl. copies

CAD

July 19, 1987

President Ronald Reagan  
White House  
Washington, D.C.

Dear President Reagan:

I am enclosing copies of two letters you wrote to my father Mark L Conkling fifty years ago, during June 1937. My father died in 1960, and my mother died in 1984. These letters were among their keepsakes.

I have a substantial offer for the letters. Before consumating the sale I thought your library comittee may be interested in purchasing the letters because of there age. I will appreciate a reply.

Hopefully the Iran Contra hearings will give more American people a better understanding for continued financial help to the Contras. America needs your leadership, and you have my continued support.

With warm regards,

Sincerly,

*Dwight Conkling*  
DWIGHT R CONKLING.

6650 Franklin  
Hollywood Calif.



Mr. Mark S. Conkling  
811 Locust St.  
Des Moines Iowa.

Air mail  
Special

RECEIVED AT DES MOINES IOWA

June 23

Dear Mr. Conkling

Glad to get your letter and appreciate your kind good wishes very much. I just saw the Des Moines paper today and therefore understand your remarks about my sport coat etc.

Just between us, my articles have to go through the local press or publicity dept. here and while I put up most of the stuff they do a little touching up to say nothing of addition & subtraction. In the article you mentioned they wrote the story on my coat & also that you about feeling duty bound to see Jay Hedges. I didn't like either mention. In the first place they never touched my sport jacket & in the second place it is no unpleasant duty to see Jay.

The second article was written entirely by the local publicity dept. after visiting me on the set for a short "question & answer" period.

The tailoring changes made in my clothes were really for close ups where just the shoulders & head are photographed. You must see that movie when it is released because both the Tweed & brown double breasted are very much in evidence & I think look much better than the suits they provided.

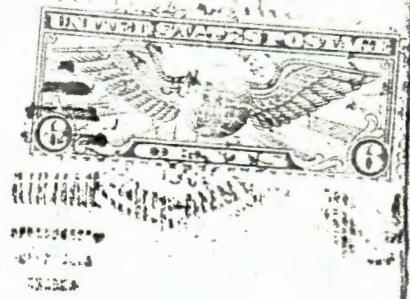
Right now I'm doing a small part in Submarine D.I. with Pat O'Brien, George Brent & Wayne Morris. Next week I start in the lead of "Sergeant Murphy". So in my first three pictures I have been a Radio Commentator, a Navy flyer & now a private in the Cavalry.

Well time to go give my regards to Dale & the boys -

Sincerely

Dutch

Ronald Reagan  
6650 Franklin ave.  
Hollywood Calif.



Mr. Mark Conkling Sr.  
Glasgow Tailors  
Des Moines Iowa

Airmail

June 13 - 37

Dear Mr. Conkling

Just a line to let you know I'm still alive and grateful for your kindness to me. The enclosed is a bit on account and I'll try to whittle the rest down as fast as possible.

If the picture I'm in is ever finished you'll see the Tweed & the brown double breasted several times because they are both in it. But what do you think they did? Wardrobe dept. took both suits and narrowed the shoulders because my head is too small. They had to make my shoulders look smaller - they don't like my white coat for the same reason but they didn't change it because I said - look this is for

personal wear so hands off."

It's a great life out here but full of hard work. I'm up at 6 AM every day & on the set until 7 P.M. Really tough on a guy who had things as easy as I did but I guess I can live through it.

Must get along now - Thanks again and give my regards to Dale & the boys.

Sincerely

Dutch

P.S. June Travis (leading lady) likes the white coil as is - so now I know it won't be changed.