

The Maybeck Center at the Palace of Fine Arts

Project Sponsor:	TMG Partners and Flynn Properties	
Project Architect:	Hornberger +Worstell	
General Contractor:	Plant Construction	

The Maybeck Center will offer a unique combination of cultural, historic, entertainment and hospitality facilities. Our team is ideally suited to continue the legacy of the Palace of Fine Arts for generations to come.

- **Best in class local development team:** TMG/Flynn are widely recognized as among the most successful development companies in the Bay Area. Our development and design team have a unique portfolio of local projects recognized for quality, innovation, and enduring solutions to complex technical, economic, and historic preservation challenges.
- **Unparalleled experience rehabilitating historic buildings:** Our team has extensive comparable experience rehabilitating local Landmark and National Register buildings including work with the State Office of Historic Preservation and the Department of the Interior. TMG and Plant Construction together have completed many similarly complex renovations over the last 20 years.
- **Deep understanding of place-making through design, leasing, and operations:** We create award-winning, site-specific solutions that fit projects into their neighborhood and historic context.
- **30-year Track Record of Capitalizing Complex Developments:** Over the past 30 years, TMG /Flynn have capitalized over \$6 billion in real estate ventures through a diverse network of lender and investor relationships including similarly complex projects. TMG/Flynn and our existing investor and lender network shall provide equity and debt capitalization for the project.

The Maybeck Center will be a world-class location for celebration, education, entertainment, and hospitality including:

- **Complete building rehabilitation featuring the historic doors, fireplaces, trusses, seismic and code upgrades, and enhanced public access** and utilization for The Palace of Fine Arts.
- **A Rotunda view court** opening the building interior to full view of the magnificent exterior Rotunda through a glazed, sky-lit visitor entrance and central dining court. The central court will integrate cultural and historic exhibits with world class dining beneath the exposed steel trusses.
- **Interactive exhibit galleries** by the California Historical Society and The Exploratorium will feature the site's history, Panama Pacific International Exposition and Maybeck's architectural legacy.
- **Restoration of on-site theater** for continued public, cultural, entertainment, and meeting uses.
- **Guest lodging in a small-scale, world-class hotel** that invites the public for a more leisurely overnight visit.
- **Full-service restaurant, bar, and café** offering high-quality local food and wines as well as picnic baskets for visitors to enjoy on the grounds.
- **Wellness and fitness facilities** open to visitors and neighbors.
- **Shared bicycles and cars** to access and enjoy San Francisco's waterfront and minimize traffic.
- **Gathering and celebration venues** including a ballroom, wedding/special event chapel, building interior courtyards, historic fireside lounge, and central Rotunda view court.

Our vibrant mix of public recreational uses will complement and connect amenities in the neighborhood, enhance the visitor experience, and provide significant engagement between the Palace building and the grounds. Park visitors and neighbors will continue to enjoy recreation including entertainment, education, dining, celebrations and lodging at the Maybeck Center at the Palace of Fine Arts.