

RESOLUTION NO. 35-99

(Adopted March 9, 1999)

**CONDITIONALLY APPROVING
THE SCHEMATIC DESIGN
FOR THE PROPOSED RESIDENTIAL DEVELOPMENT BY THIRD AND MISSION
ASSOCIATES LLC,
ON PARCEL EAST BLOCK ONE, LOCATED ON THE NORTHEAST CORNER OF
THIRD AND MISSION STREETS,
YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA**

BASIS OF RESOLUTION

1. On June 9, 1998 the Commission conditionally approved the Basic Concept Design for the residential development on the EB-1 Site.
2. This residential development will occupy a site of approximately 32,804 square feet located on the northeast corner of Third and Mission Streets, in the Yerba Buena Center Redevelopment Project Area.
3. The conditions of approval requiring resolution during the schematic design phase were contained in the Agency Commission Memorandum dated May 29, 1998 for the meeting of June 9, 1998.
4. On February 23, 1999 at a Commission workshop, the architect, Elkus/Manfredi Architects LTD, presented the schematic design which reflects further development of the design and design studies responding to the conditions of approval.
5. Staff believes that the Architect has successfully resolved some of the design concerns. The following are the remaining and new design concerns requiring resolution during the next phase of the design work.
 - (a) Further studies are required to ensure that the proposed wind screen element on top of the base is designed so that it has a greater visual presence. It needs to visually serve as the "fourth story" and be a more integral part of the overall architectural design of this part of the building. The design of the building base also needs to continue to achieve an inviting pedestrian scale and enhance the pedestrian environment at this critical location.
 - (b) Although staff supports the concept of developing a special design element at the top of the tower to act as a visual terminus to the building, further studies are required to determine its appropriate form and detailing.
 - (c) In order to develop a design expression which reflects a residential rather than an office building character, the architect has proposed balconies for the residential


units at the east end of the tower. Staff will monitor its design development in order to achieve a successful integration of this building element into the overall design.

- (d) Detailed studies of the Jessie Street building elevation are required to assure development of a compatible and sympathetic relationship between the new building and the portion of the historic Jessie Street Hotel which is now proposed to be retained. The architect also needs to create vehicular entrances that are respectful of the existing building's architecture, maximize to the degree feasible retention of the existing building elements, preserve and reuse where possible the existing building materials and incorporate uses in the building bays which would activate Jessie Street.
 - (e) The detailing of the exterior building skin is an integral part of the overall design of the building. Staff will continue to monitor the design development of the exterior details. Large scale mockups of the major elements of the exterior skin and the proposed building materials and colors need to be fabricated for review during the next phase of design work.
 - (f) Detailed development of the streetscape design, including landscaping, paving materials and street furniture will need to occur during the next phase of design work.
6. The Schematic Design indicates a total of 352 independently accessible and valet parking spaces, all to be accommodated in an above grade garage, and one below grade parking level. A total of 292 spaces was approved at the Basic Concept Design phase. The retention of a portion of the Jessie Hotel will reduce the number of spaces to approximately the 292 previously approved. Schematic Design approval is conditioned on provision of approximately 292 spaces.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED BY the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for the residential project proposed by the Developer, Third and Mission Associates LLC, on the EB-1 Site in the Yerba Buena Center Approved Redevelopment Project Area is approved in the form submitted by the Developer, subject to resolution of the conditions of approval set forth above to the satisfaction of the Agency during the next phase of work and provided that such refinements do not alter the essential elements of the Schematic Design.

APPROVED AS TO FORM:



for David M. Madway
Agency General Counsel