

RESOLUTION NO. 63-99
(Adopted May 25, 1999)

**CONDITIONALLY APPROVING
THE BASIC CONCEPT DESIGN DRAWINGS
FOR CC CALIFORNIA LLC'S PROPOSED MIXED-USE DEVELOPMENT
ON PARCEL EAST BLOCK 2A, LOCATED ON THE SOUTHEAST CORNER
OF THIRD AND MISSION STREETS,
YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA**

BASIS OF RESOLUTION

1. On November 10, 1998, the Commission granted exclusive negotiating rights to Carpenter & Company, Inc. to develop the EB-2A parcel located at the southeast corner of Third and Mission Streets. Carpenter & Company, Inc. subsequently formed CC California LLC ("Developer") a single asset entity, to develop the project. After conducting an extensive search, the Developer selected the San Francisco office of Skidmore, Owings and Merrill as the design architect for the project.
2. The proposed development would include a 410-room, independent 4-star hotel, 95 residential condominium units, 20,000 square feet of cultural uses, a health club, jazz club, restaurant and up to 240 underground parking spaces.
3. The architects for the project developed the Basic Concept Design, which depicts the building program consisting of a mixed-use project of approximately 550,000 square feet above grade.
4. The Basic Concept Design was presented to the Planning Commission, the Landmarks Preservation Board and The Foundation for San Francisco's Architectural Heritage.
5. Staff believes that the noted design concerns can be satisfactorily resolved in the next phase of work, the Schematic Design phase.
6. Staff recommends approval of the Basic Concept Design subject to a satisfactory resolution of the design concerns. Staff in consultation with other City departments recommends some of these conditions because traffic projections conflict with City policies regarding transit and pedestrian movements. Staff proposes the following conditions:
 - (a) Determine the appropriate proportion of the solid wall with punched openings to the more transparent glass wall.

- (b) Develop a more detailed articulation of the solid wall with punched openings and detail the glass curtain wall to visually maximize its transparency.
- (c) Submit the proposed exterior materials for the building.
- (d) Develop the concept of a translucent glass terminus for the tower.
- (e) Determine an appropriate design for the south wall of the Williams Building.
- (f) Further develop the design for the Williams Building to achieve an appropriate and sensitive rehabilitation of the structure.
- (g) Further refine the form of the glass prefunction space to more clearly define the Minna Street street wall line.
- (h) Develop a more detailed landscape plan for the project, including street plantings and sidewalk improvements to maximize pedestrian amenity.
- (i) Maintain a continuous sidewalk with adequate lighting on the north side of Minna Street, and minimize the number and width of vehicular entrances and exits on Minna Street
- (j) Complete final wind and shadow studies for the project and address any possible impact on the design.
- (k) Develop an integrated design of minimal width for vehicular ingress and egress onto Third Street at Minna Street, which also maximizes pedestrian safety and amenity and meets applicable City standards.
- (l) Develop an alternative to the proposed Third Street tour bus drop-off zone, in order to assess the optimal location that mitigates impacts on traffic and pedestrian movement.
- (m) Develop an alternative to the proposed curb cut on Mission Street for service truck egress. If the Developer shows that the alternative is not feasible, then it must demonstrate that the Mission Street curb cut minimizes impact on transit, vehicle traffic and pedestrians.
- (n) Provide further studies which include Minna Street as a two way street between the new SFMOMA garage and Third Street, Minna Street as a two way street along portions of the EB-2A frontage and Minna Street as a one way street with no egress onto Third Street. Projected pedestrian levels of service should be reported in accordance with the Downtown Streetscape Plan and potential sidewalk widenings evaluated.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED BY the Redevelopment Agency of the City and County of San Francisco that the Basic Concept Design for the project proposed by CC California LLC., a Massachusetts limited liability company for the mixed use development on the EB-2A Parcel located at the southeast corner of Third and Mission Streets in the Yerba Buena Center Project Area are conditionally approved in the form submitted by the Developer, subject to resolution of the conditions of approval set forth above and in the Commission memorandum dated May 21, 1999, to the satisfaction of the Agency during the next phase of work and provided that such refinements do not alter the Basic Concept Design.

APPROVED AS TO FORM:

A handwritten signature in black ink, reading "Robert A. Firehock". The signature is written in a cursive style with a horizontal line underneath the name.

Robert A. Firehock
Acting Agency General Counsel