

**RESOLUTION NO. 87-99**  
(Adopted June 29, 1999)

**CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE  
YERBA BUENA LANE PROJECT BETWEEN MARKET AND MISSION  
STREETS, YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA**

**BASIS FOR RESOLUTION**


1. At the June 8, 1999, Commission Workshop, the developer, landscape architects and architect representing the developer, CB-1 Entertainment Partners, LP, presented the Schematic Design for the Yerba Buena Lane project.
2. The Yerba Buena Lane project includes the Market Street Plaza, Yerba Buena Lane connector, Jessie Street/Marriott Hotel entrance intersection and Stevenson Street. The open spaces are located on the Project site which is on the south side of Market Street between Third and Fourth Streets, east of the Marriott Hotel in the Yerba Buena Center Approved Redevelopment Project Area (YBC).
3. Cheryl Barton, Walter Hood and Gary E. Handel Associates, the design team for the project have developed the Schematic Design which depicts the various open spaces and treatments.
4. This Schematic Design was presented by the design team at a June 8, 1999, Agency Commission Workshop.
5. The Schematic Design has also been reviewed with Planning Department and BART staff in a series of meetings with Agency staff.
6. The following are design concerns which require resolution during the next phase of design work:
  - (a) Organize and express the plaza elements, such as landscaping and pedestrian pathways, with consideration for their use and visual expression as viewed from the Grant Avenue view corridor.
  - (b) Obtain approval of the proposed public improvements on Market Street from the appropriate City departments.
  - (c) Design Stevenson Street to maximize the area devoted to pedestrian amenities and develop a clearer public connection between Stevenson Street and Yerba Buena Lane.

- (d) Further develop the design of the Jessie Street intersection with Yerba Buena Lane to emphasize its importance as a major nodal point at the juncture of the Marriott Hotel entrance, the pedestrian connection to Jessie Square and a major entrance to the Jewish Museum.
- (e) Design the delineation between the public pedestrian areas and the dining areas to be as inconspicuous as possible, while insuring that the Market Street Plaza and Yerba Lane remain predominantly public, accessible and inviting to the public.
- (f) Develop a system for incorporating signage for the retail storefronts at the connector and the tower building.
- (g) Develop in detail the proposed landscape design, including public furniture and proposed species of plant materials.
- (h) Update the wind analysis to verify that the pedestrian comfort conditions identified in the original wind tunnel analysis have been mitigated.
- (i) Further develop the work by artists James Turrell and Mildred Howard to integrate the public art program with the architecture and landscape design for the project.

### **RESOLUTION**

ACCORDINGLY, IT IS RESOLVED BY The Redevelopment Agency of the City and County of San Francisco that the Schematic Design proposed by the developer, CB-1 Entertainment Partners, LP, a California limited partnership, regarding the Yerba Buena Lane project is conditionally approved in the form submitted by the developer subject to the satisfactory resolution of the design concerns listed above in paragraph 6 of the Basis for Resolution and with such refinements of the design as the Executive Director may approve, provided that such refinements do not materially alter the Schematic Design.

APPROVED AS TO FORM:

  
Robert A. Firehock  
Acting Agency General Counsel