

RESOLUTION NO. 90-99
(Adopted June 29, 1999)

**CONDITIONALLY APPROVING THE BASIC CONCEPT DESIGN
AT SITE EE-2,
LOCATED ON THE NORTHWEST CORNER
OF THE INTERSECTION
OF WHITNEY YOUNG CIRCLE AND HUDSON AVENUE,
HUNTERS POINT REDEVELOPMENT PROJECT AREA**

BASIS FOR RESOLUTION

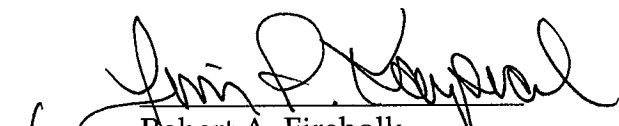
1. The developer, Stony Hill Summit, LLC, proposes to develop 27 residential units on a 1.2 acre site located on the northwest corner of the intersection of Whitney Young Circle and Hudson Avenue, Hunters Point Redevelopment Project Area.
2. The residential development consists of 27 three-bedroom townhouses, including two units for disabled home buyers, with required off-street parking, landscape areas, common children's play area, and various site improvements.
3. The three story townhouses with balconies or decks and patios or rear yards provide a scale which contributes to the residential character of the area.
4. The design is well conceived and staff will continue to work with the architect during the subsequent design phases to insure that the Basic Concept Design is appropriately developed.
5. This first design phase, the Basic Concept Design idea, has been presented to staff using drawings, with site and floor plans, sections and elevations to convey the architect's initial design approach.
6. The Agency staff has reviewed the Basic Concept Design Documents and has found them acceptable subject to the resolution of the following design concerns and comments:
 - a. Submit elevations and sections of units along Hudson Avenue ("A-units") showing design of the patios, retaining walls, the fence on top of the retaining walls and landscaping in the setback area.
 - b. Refine the grading plans to show that the structures fit the grade comfortably and confirm all contours for accuracy.

- c. Verify the survey map to determine if the grade along the easement on the east side of the project can be lowered, and if so lower the slope of the interior street on the east side.
- d. Retain a Landscape Architect to develop a landscape design during the Schematic Design phase.
- e. Submit a sample board of proposed materials and colors.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Basic Concept Design Documents for the residential development located on Site EE-2 at the northwest corner of the intersection of Whitney Young Circle and Hudson Avenue in the Hunters Point Redevelopment Project Area as represented by the design submittal are conditionally approved in the form submitted by the architects, subject to the satisfactory resolution of staff's design concerns and comments, together with such refinements as the Executive Director may approve which do not substantially alter the design.

APPROVED AS TO FORM:


Robert A. Fireholk
Acting Agency General Counsel