

RESOLUTION NO. 135-99
(Adopted August 31, 1999)

DEEMING NON-RESPONSIVE ALL FOUR PROPOSALS RECEIVED IN RESPONSE TO THE REQUEST FOR PROPOSALS FOR AGENCY PARCEL 714-A(2), LOCATED AT THE NORTHWEST CORNER OF VAN NESS AVENUE AND MYRTLE STREET; AND INVITING THE FOUR PROPOSERS TO RESUBMIT THEIR PROPOSALS FOR THE PARCEL; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2.

BASIS FOR RESOLUTION

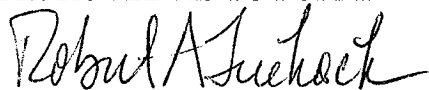
1. On May 11, 1999, the Redevelopment Agency of the City and County of San Francisco ("Agency") issued a Request for Proposals ("RFP") for the development of Agency Parcel 714-A(2), located at the northwest corner of Van Ness Avenue and Myrtle Street, Western Addition Redevelopment Project Area A-2.
2. Four proposals were submitted in response to the RFP, one of which was deemed non-responsive for omitting three required submission elements.
3. Each of the remaining three proposals was found to be either deficient by (a) exceeding permitted development density, (b) providing less than required parking, or (c) failing to restrict residential uses to the floor levels above the second floor, as required under the Redevelopment Plan for the Western Addition Redevelopment Project Area A-2.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

- (a) all four proposals submitted in response to the Request for Proposals for the purchase and development of Agency Parcel 714-A(2) are deemed non-responsive, and
- (b) the four developers (listed below) which submitted proposals in response to the May 11, 1999 Request for Proposals shall be given the opportunity to amend their proposals and/or submit missing elements in order to comply with the requirements of the Request for Proposals within 30-45 days of the date they are notified of this decision: (1) Van Ness Care Center, (2) Chinatown Community Development Center, (3) Em Johnson Alliance, LLC, and (4) Armax Van Ness, LLC.

APPROVED AS TO FORM:



Robert A. Firehock
Acting Agency General Counsel