

RESOLUTION NO. 159-99
(Adopted October 26, 1999)

**CONDITIONALLY APPROVING THE SCHEMATIC
DESIGN FOR THE 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 FOR RESOLUTION

1. On October 12, 1999, representatives of the developer, Carpenter and Company, Inc., and its architect, Skidmore, Owings and Merrill, presented the Schematic Design for the proposed development for the EB-2A parcel, located at the southeast corner of Third and Mission Streets at a Commission workshop.
2. The proposed development would include an up to 410-room, independently operated 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 Schematic Design.
4. Staff recommends approval of the Schematic Design, subject to satisfactory resolution of the following design concerns. Staff proposes the following conditions to approval of the Schematic Design:
 - (a) Refine design details for the precast solid wall elements, punched windows, glass curtain wall and translucent glass at the mechanical penthouse.
 - (b) Submit selected exterior material samples for review and approval.
 - (c) Further develop the design for the Williams Building to achieve and appropriate and functional rehabilitation of the structure, and continue to review the proposed treatments with San Francisco Architectural Heritage and the State Historic Preservation Office.
 - (d) Develop the design for the south wall and the ground floor front windows of the Williams Building.
 - (e) Develop architectural treatment to the columns along Minna Street to complement and relate to the architectural treatment of the hotel pre-function volume and the Minna Street wall.

- (f) Further develop the detailed landscape design for the project, including the podium plaza design, street and porte cochere planting, sidewalk and porte cochere finishes and improvements to maximize pedestrian amenities.
 - (g) Further develop the design for vehicular ingress and egress to maximize pedestrian safety and amenities.
 - (h) Mitigate potential wind impacts contained in the Wind Study prepared by Environmental Science Association (ESA) on September 24, 1999.
 - (i) Develop a satisfactory public artwork program in accordance with the Disposition and Development Agreement.
 - (j) Continue development of viable floor plans for the cultural component.
5. Staff believes that the noted design concerns can be satisfactorily resolved in the next design phase, preparation of the Preliminary Construction Documents.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED BY the Redevelopment Agency of the City and County of San Francisco that the Schematic 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 is approved conditionally 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 the design refinements do not alter the Schematic Design.

APPROVED AS TO FORM:



Robert A. Firehock
Acting Agency General Counsel