

RESOLUTION NO. 54-2000
ADOPTED APRIL 18, 2000

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE RETENTION AND REHABILITATION OF THE HOOPERS SOUTH END GRAIN WAREHOUSE, 64-72 TOWNSEND STREET, SITE H-1 (BLOCK 3789, LOT 3); BY NORTSHORE RESOURCES IV LIMITED PARTNERS FOR THE DEVELOPMENT OF RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION.

1. Hoopers South End Grain Warehouse (the "Warehouse") is a one story warehouse to be rehabilitated to contain 42,261 square feet of retail, office and commercial uses and approximately (14) fourteen off-street parking spaces.
2. Northshore Resources IV Limited Partners has retained the architectural firms of Arnie Lerner and Associates and Steve Massey and Associates (the Architects) to prepare the architectural design for the rehabilitation of the Warehouse.
3. The Architects have developed the Schematic Design to retain and rehabilitate the Warehouse which has been determined to be eligible for inclusion in the National Register for Historic Places, and is a noted contributory building to the South End Historic District.
4. Agency staff has worked extensively with the Architects to resolve design issues related to the reuse of the Project for commercial use.
5. Agency staff working cooperatively with the Planning Department and the project Architects presented the design to the San Francisco Architectural Heritage (Heritage), the Landmarks Preservation Advisory Board (Landmarks) and the City Planning Commission.
6. Heritage, Landmarks and the City Planning Commission received the project very positively and praised the Architects for the thoughtful design that will retain and rehabilitate the historic warehouse.
7. There were minor design comments on several items that have been either addressed satisfactorily or will require additional review and study prior to rehabilitation of the Warehouse. The items that require further study include an on-site actual large sample of the proposed paint color on the cement plaster (stucco) finish of the Warehouse for review and approval by interested staff, Commission members or the public
8. Agency staff has reviewed the Schematic Design and finds it acceptable.

RESOLUTION NO. 55-2000
ADOPTED APRIL 18, 2000

AUTHORIZING EXECUTION OF AN OWNER PARTICIPATION AGREEMENT WITH NORTSHORE RESOURCES IV LIMITED PARTNERS FOR THE DEVELOPMENT OF SITE H-2, COLIN P. KELLY STREET WAREHOUSE (52 COLIN P. KELLY, JR. STREET, LOT 10 IN ASSESSOR'S BLOCK 3789); RINCON POINT – SOUTH BEACH REDEVELOPMENT PROJECT AREA

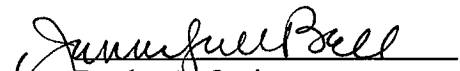
BASIS FOR RESOLUTION

1. Northshore Resources IV Limited Partners, a California limited partnership (Owner) is the record owner of 52 Colin P. Kelly, Jr. Street, Site H-2, (Lot 10 in Assessor's Block 3789), located on the south side of Colin P. Kelly, Jr. Street between Townsend and Brannan Streets in the Rincon Point - South Beach Redevelopment Project Area. The building located on the site is known as the Colin P. Kelly, Jr. Street Warehouse
2. ("the Warehouse").
2. The Owner submitted a proposal to retain and rehabilitate the Warehouse, an unreinforced masonry historic building, for commercial/office uses.
3. The Owner and the Redevelopment Agency of the City and County of San Francisco desire to enter into an Owner Participation Agreement to provide for the development of Site H-2.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to execute an Owner Participation Agreement with Northshore Resources IV Limited Partnership, a California limited partnership, for the development of 52 Colin P. Kelly, Jr. Street in the form lodged with the Agency General Counsel and hereby approved with such changes that hereafter become necessary, provided these changes do not materially affect the substance of the Owner Participation Agreement or materially increase the obligations of the Agency.

APPROVED AS TO FORM:


Bertha A. Ontiveros
Agency General Counsel