RESOLUTION NO. 174-2000
Adopted September 12, 2000

APPROVING THE SCHEMATIC DESIGN FOR THE OFFICE BUILDING ON BLOCK 28 PURSUANT TO AN OWNER PARTICIPATION AGREEMENT WITH CATELLUS DEVELOPMENT CORPORATION, A DELAWARE CORPORATION; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On September 17, 1998, by Resolution No. 190-98, the Redevelopment Agency of the City and County of San Francisco ("Agency") approved a proposed Redevelopment Plan for the Mission Bay South Redevelopment Project Area ("Plan"). On the same date, the Agency adopted Resolution No. 193-98 authorizing execution of an Owner Participation Agreement ("South OPA") and other related documents between Catellus Development Corporation ("Catellus") and the Agency. The Plan and its implementing documents, as defined in the Plan, constitute the "Plan Documents."

2. The Plan and the Plan Documents, including the Design Review and Document Approval Procedure, Attachment G to the South OPA ("DRDAP"), provide that development proposals in Mission Bay South will be reviewed and processed in "Major Phases," as defined in and consistent with the Plan and the Plan Documents. Specific building ("Project") designs are part of the Project approvals and must be consistent with the requirements established for each Major Phase. The DRDAP sets forth the review and approval process for Major Phases and Projects.

3. The San Francisco Planning Commission ("Planning Commission") has approval authority over the design of any particular office development project reviewed pursuant to Section 304.11 of the Plan. The Planning Commission reviewed the design and issued an office development project authorization for Block 28 on May 11, 2000, pursuant to the provisions of Section 304.11 of the Plan (per Planning Commission Resolution No. 15055). The Planning Commission decision on the design of any particular office development project reviewed pursuant to Section 304.11 of the Plan is binding on the Agency.

4. By Resolution No. 41-2000, adopted on March 21, 2000, the Agency made certain findings in accordance with the California Environmental Quality Act, and such findings are hereby incorporated as though fully set forth herein, and additionally approved the Block 26, 26a, 27, 28 Major Phase Submission.

5. By Resolution No. 78-2000, adopted on May 30, 2000, the Agency approved the Basic Concept Design for Block 28.
6. Pursuant to the Plan and Plan Documents, including the DRDAP, Catellus submitted a Schematic Design for Block 28 in Mission Bay South, which was deemed complete on July 6, 2000.

7. The Agency staff has reviewed the Schematic Design for Block 28 as provided in the DRDAP, finds it acceptable and recommends approval thereof, subject to the resolution of design concerns described in Exhibit A.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for Block 28 is hereby approved pursuant to the Mission Bay South Owner Participation Agreement with Catellus Development Corporation, a Delaware Corporation, subject to the design concerns attached hereto as Exhibit A.

APPROVED AS TO FORM:

Bertha A. Ontiveros
Agency General Counsel
EXHIBIT A

1. Design studies and analyses comparing the use of E.I.F.S., metal panels, cast in place concrete, or other alternative materials on the contrasting sections of the exterior façades, currently shown as E.I.F.S., shall be submitted for review by staff prior to the submission of Design Development documents.