RESOLUTION NO. 231-2000

Adopted November 14, 2000

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE PROPOSED FIVE-STORY COMMERCIAL-INDUSTRIAL MIXED USE BUILDING WITH PARKING ON TWO LEVELS IN AN INTEGRAL GARAGE AT 3433 THIRD STREET (ASSESSOR'S BLOCK 5203, LOT 23); INDIA BASIN INDUSTRIAL PARK REDEVELOPMENT PROJECT AREA

BASIS OF RESOLUTION

1. Marlin Cove, Inc. (the “Developer”), proposes a development project (the “Project”) consisting of a five-story building containing approximately 161,020 gross square feet of space, including 111,450 gross square feet for a telecommunication switching facility, 42,000 gross square feet of office space, and 7,570 gross square feet of ground floor retail space at 3433 Third Street, on Lot 23 of Assessor’s Block 5203 (the “Site”). Included in the Project’s gross square footage are service areas of 6,955 square feet and 3,085 square feet for the telecommunications and office uses, 500 square feet of showers serving the office uses, and 18,290 square feet of space for emergency back-up power supply, and general mechanical and electrical equipment. Off-street parking of approximately 73 parking spaces will be available on two levels, with access from a driveway off of Burke Avenue. Two full-size loading docks and service areas with a total of about 2,615 square feet will be located on the ground floor with access from Cargo Way. A 7,305 square-foot lobby would have an entrance off of Third Street.

2. The Project is located within the India Basin Industrial Park Redevelopment Project Area (the “Project Area”).


4. To accommodate the Project’s program, an amendment to the India Basin Industrial Park Redevelopment Plan and an amendment and variances to the Design Guidelines for the India Basin Industrial Park Redevelopment Project Area have been concurrently approved by the Agency by Resolutions 228-2000, 230-2000 and 229-2000.

5. Agency staff has had a number of meetings with the architects to review the Schematic Design and the amendment and variance needed to allow this Project to be developed.

6. The Schematic Design has been presented to the Bayview Hunters Point Project Area Committee, which advises the Redevelopment Agency on projects for the adjacent Bayview Hunters Point Redevelopment Survey Area and it has recommended approval of the Schematic Design.
7. Following are the design concerns and conditions of approval that are the result of Agency staff review, and Agency staff and Developer discussions with the Bayview Hunters Point Project Area Committee:

a. Metal Siding
Develop the detailing for the metal siding and other wall and window details for the exterior skin of the building to assure a high level of quality from both a design and construction standpoint.

b. Exterior Design
Addition studies of the exterior design of the building are required to assure that the maximum degree of transparency is achieved with the functional and energy requirements of the program.

c. Wall Mockup
At the appropriate time during the construction phase provide a full scale mockup of the exterior wall section of the building including the ribbed metal siding, vertical window and glass curtain wall elements.

d. Landscape Concepts
Staff supports the design concept of extending onto this Site the double row of Lombardy Poplar trees planted by the Agency to the south in front of the entrance to India Basin. The existing planting, placed on top of a landscaped berm runs parallel to and provides a strong visual definition of Third Street. The conceptual landscape design indicates that the trees for this project would be planted in rows that parallel the orientation of the existing trees to the south of the project site. Because the Third Street axis shifts in front of this site, however, the proposed design results in several smaller groupings of trees that does not appear to visually reinforce the strong, existing landscape statement already established. The landscape architect needs to develop an alternative design in which the trees are planted parallel to Third Street along the project frontage so that staff can determine whether this would more strongly reinforce the pattern already established.

Develop in more detail the landscape design for all of the plaza areas, including the one on Third Street leading to the lobby, the ones at both the ‘gateway’ corner of Third Street and Cargo Way and at Third Street and Burke Avenue. The design of these areas need to be of a very high quality to further enhance the landscape program established in India Basin and to provide an amenity that will enhance the public character of Third Street.

8. Staff believes that these design concerns can be satisfactorily resolved in the next design phase.
9. On September 23, 2000, the Agency published a Preliminary Negative Declaration, representing the independent, objective judgment of the Agency and finding that, with the incorporation of mitigation measures, the Project could not have a significant impact on the environment. The Preliminary Negative Declaration was prepared, noticed and circulated in a manner adequate and complete pursuant to the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, Chapter 31 of the San Francisco Administrative Code and Agency Resolution 59-77. On October 13, 2000, one (1) written appeal was filed with the Agency, within the appeal period. The Agency held a public hearing on the appeal on October 31, 2000, and heard public comments. Concurrently with this resolution, by Resolution No. 226-2000, the appeal of the Preliminary Negative Declaration was considered and rejected and the Final Negative Declaration was approved by the Agency.

10. The Project and CEQA files have been made available for review by the Agency Commission and the public, and these files are part of the record before the Commission.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for the proposed five-story commercial-industrial mixed use building with parking on two levels in an integral garage by Marlin Cove, Inc., affecting Assessor's Block 5203, Lot 23 is conditionally approved in the form submitted by Jones Partners, Architects and Michael Willis and Associates, on the drawings dated, October 31, 2000 together with such refinements of the design that the Executive Director may hereafter approve, provided that such refinements do not alter the Schematic Design.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel