RESOLUTION NO. 233-2000
Adopted November 14, 2000

APPROVING THE COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN FOR BLOCK N1 LOCATED BETWEEN KING, THIRD, TOWNSEND AND FOURTH STREETS IN THE MISSION BAY NORTH REDEVELOPMENT PROJECT AREA PURSUANT TO AN OWNER PARTICIPATION AGREEMENT WITH CATELLUS DEVELOPMENT CORPORATION, A DELAWARE CORPORATION; MISSION BAY NORTH REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On September 17, 1998, by Resolution No. 185-98, the Redevelopment Agency of the City and County of San Francisco (“Agency”) approved the Redevelopment Plan for the Mission Bay North Redevelopment Project Area (“Plan”). On the same date, the Agency adopted related documents, including Resolution No. 188-98 authorizing execution of an Owner Participation Agreement (“North OPA”) and 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, designated as Attachment G to the North 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. Submission of design plans and documents for any specific building (“Project”) 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. On January 25, 2000, by Resolution No. 9-2000, the Agency found that the potential environmental impacts of the Block N1 Major Phase are within the scope of the impacts discussed in the Final Subsequent Environmental Impact Report (FSEIR) certified on September 17, 1998, by Agency Resolution No. 182-98 and the San Francisco City Planning Commission Resolution No. 14696 and such findings are hereby incorporated by this reference as though fully set forth herein, and approved the Block N1 Major Phase Submission.

4. Pursuant to the Plan and Plan Documents, including the DRDAP, Catellus submitted a combined Basic Concept Design and Schematic Design (“Schematic Design”) for Block N1 in Mission Bay North, which application was deemed complete on August 26, 2000, and which Schematic Design includes a plan for the distribution of Inclusionary Units within Block N1, pursuant to the North OPA.
5. The Agency staff has reviewed the Schematic Design for Block N1 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 combined Basic Concept and Schematic Design for Block N1, is hereby approved pursuant to the Mission Bay North Owner Participation Agreement with Catellus Development Corporation, subject to the attached hereto as Exhibit A.

APPROVED AS TO FORM:

Bertha A. Ontiveros
Agency General Counsel
Exhibit A

The Schematic Design for Block N1 is approved subject to staff resolution of the following concerns at the next phase of design review:

1. Signage design, location, and materials.
2. Final building materials and colors.
3. Design details for the landscaping of the mid-block walkway.