RESOLUTION NO. 250-2000

(Adopted December 12, 2000)

APPROVING THE COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN
FOR PARCEL 2 OF BLOCK N3A
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 August 15, 2000, by Resolution No. 148-2000, the Agency found that the potential environmental impacts of the Blocks N3, N3a, N4, and N4a 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 Blocks N3, N3a, N4, and N4a 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 Parcel 2 of Block N3a in Mission Bay North, which application was deemed complete on October 20, 2000, pursuant to the North OPA.
5. The Agency staff has reviewed the Schematic Design for Parcel 2 of Block N3a 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 Parcel 2 of Block N3a, 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 Parcel 2 of Block N3a is approved subject to staff resolution of the following design concern at the next phase of design review:

1. Design details for the metal siding used at the upper floors of the project.