RESOLUTION NO. 29-2001

Adopted February 13, 2001

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE JESSIE SQUARE GARAGE (LOCATED BELOW JESSIE SQUARE AND THE JEWISH MUSEUM PARCEL, THE NORTH SIDE OF MISSION STREET BETWEEN THIRD AND FOURTH STREETS) BY CB-1 ENTERTAINMENT PARTNERS L.P., A CALIFORNIA LIMITED PARTNERSHIP; YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA

BASIS OF RESOLUTION

1. On June 20, 2000, by Resolution No. 89-2000, the Redevelopment Agency of the City and County of San Francisco ("Agency") authorized a Second Amendment to the Disposition and Development Agreement ("DDA") with CB-1 Entertainment Partners, L.P., a California limited partnership ("Developer"), which Amendment provided for the addition of the Jessie Square Parcel ("Site") for the construction of a public open space plaza and an underground garage to accommodate a portion of the parking permitted under the DDA.

2. On June 20, 2000, at the Agency Commission meeting, the architects representing the Developer presented the Schematic Design for the underground parking garage ("Garage") on the Site under Jessie Square, which will be a public open space. Jessie Square is bounded by St. Patrick's Church on the west, the historic Jessie Street Substation to house the future Jewish Museum on the north, and a new building to be constructed for the Mexican Museum on the east.

3. Approval of the specific design was not requested at that time, pending the resolution of the location of vehicular egress and elevator access to the Garage.

4. The Schematic Design has now been finalized and submitted with the primary vehicular access over property owned by the Argent Hotel, and the elevator access to be located inside an adjacent side-structure of St. Patrick’s Church.

5. The Schematic Design depicts the Garage containing approximately 339 spaces under Jessie Square. A revised design of the Garage proposes an addition of approximately 127 parking spaces (for a total of 466 spaces) which would extend the garage under a portion of the Jewish Museum Parcel, which is located along the north side of Jessie Square. The Garage would occupy three floors and a mezzanine level.

6. Stevenson Street would provide the primary access to and from the Garage, and will also provide drop-off access to the Four Seasons Tower, the Jewish Museum, and access for a 375-space garage now being constructed under the Four Seasons Tower.

7. The proposed Jessie Square Garage would bring the total parking serving these developments to approximately 841 spaces.
8. The Developer has reviewed these schemes with representatives of adjacent developments and other City departments, including the Parking Authority, the Department of Parking and Traffic, and the Planning Department.

9. Staff recommends approval of the Schematic Design, conditioned and subject to satisfactory resolution of the following design during the development of Preliminary Construction Documents:

   (a) All necessary agreements between adjacent property owners to implement the Garage design shall be executed.
   (b) Refinement of the treatment of the exposed west wall of the Garage to assure optimal integration with St. Patrick’s Church and Jessie Square.
   (c) Refinement of the Stevenson Street ramp to optimize pedestrian access between Jessie Square and Stevenson.
   (d) Careful integration of garage car and pedestrian exits with the architectural character of the Mission Street frontage of Mexican Museum.
   (e) Continued coordination of the garage structure and other elements to accommodate the requirements of Jessie Square and Mexican Museum.

10. Staff believes that the above design concerns can be satisfactorily resolved in the next phase of work, the Preliminary Construction Documents phase.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for the Jessie Square Garage proposed by CB-1 Entertainment Partners L.P., a California limited partnership, on the Jessie Square Parcel in the Yerba Buena Center Approved Redevelopment Project Area, is hereby conditionally approved in the form submitted by the Developer with such refinements of the design as the Executive Director may approve, provided that such refinements do not significantly alter the Schematic Design during the development of Preliminary Construction Documents, and subject to satisfactory resolution of: (a) All necessary agreements between adjacent property owners to implement the Garage design shall be executed; (b) Refinement of the treatment of the exposed west wall of the Garage to assure optimal integration with St. Patrick’s Church and Jessie Square; (c) Refinement of the Stevenson Street ramp to optimize pedestrian access between Jessie Square and Stevenson; (d) Careful integration of garage car and pedestrian exits with the architectural character of the Mission Street frontage of Mexican Museum; (e) Continued coordination of the garage structure and other elements to accommodate the requirements of Jessie Square and Mexican Museum.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel