RESOLUTION NO. 54-2001
Adopted April 3, 2001

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR PARCEL 3 OF BLOCK N3A, A 100 UNIT RESIDENTIAL PROJECT IN THE MISSION BAY NORTH REDEVELOPMENT PROJECT AREA, PURSUANT TO AN OWNER PARTICIPATION AGREEMENT WITH CATELLUS DEVELOPMENT 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, a Delaware 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 North 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 the Agency adopted Resolution No. 148-00, which found that the potential environmental impacts of the Blocks N3, N3a, N4, and N4a Major Phase were within the scope of impacts discussed in the Final Subsequent Environmental Impact Report (FSEIR) certified on September 17, 1998, by the Agency (Resolution No. 182-98) and the San Francisco Planning Commission (San Francisco Planning Commission Resolution No. 14696) and approved the Blocks N3-N4a Major Phase submission.

5. Pursuant to the Plan and Plan Documents, including the DRDAP, Catellus submitted a combined Basic Concept and Schematic Design ("Schematic Design") for Parcel 3 of Block N3a, which was deemed complete on January 25, 2001.

6. The Agency has reviewed the Schematic Design as provided in the DRDAP, finds it acceptable and recommends approval thereof, subject to the resolution of certain design concerns.
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 3 of Block N3a is hereby approved pursuant to the Mission Bay North Owner Participation Agreement with Catellus Development Corporation, subject to resolution of the following design concerns to the Agency staff’s satisfaction at the next phase of design. The Project Developer shall submit the following information prior to or concurrent with the Design Development documents for review and approval by Agency staff:

1. Design studies of the fifth floor bridge located on the building’s Mission Creek Park facade shall be submitted with the design goal of minimizing the visual impact of the bridge.

2. Design studies and alternatives for the parapet walls at the sixth floor of the building’s Mission Creek Park facade shall be submitted with the design goal of reducing the visual presence of the parapets.

3. Design studies and alternatives for the design of the fenestration at the tower massing located at the building corner of Berry and Fifth Street Plaza shall be submitted.

4. Design studies of the other building corner conditions shall be submitted to ensure design consistency with the preferred tower fenestration at the Berry and Fifth Street Plaza building corner.

5. A landscape architect shall submit a landscape design for the usable open space located at the podium.

APPROVED AS TO FORM:

Bertha A. Ontiveros
Agency General Counsel