RESOLUTION NO. 91-2001
Adopted May 22, 2001

CONDITIONALLY APPROVING THE BASIC CONCEPT DESIGN
FOR PARCEL 3 OF BLOCK N4A LOCATED IN THE MISSION BAY
NORTH REDEVELOPMENT PROJECT AREA PURSUANT TO THE
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, Sentre Partners
Inc./The Related Company of California ("the Developer") submitted a Basic Concept Design for
Parcel 3 of Block N4a, which was deemed complete on April 10, 2001.

6. The Agency has reviewed the Basic Concept 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 Basic Concept Design for Parcel 3 of Block N4a 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 Developer shall submit the following information prior to or concurrent with the Schematic Design documents for review and approval by staff:

1. Design studies are required of the west wall of the garage, which faces the courtyard, to minimize its visual impact and to create a greater level of visual interest. Elements that must be studied include breaking the scale of the wall down by changing wall planes and creating further visual interest through the use of different materials and textures and architectural detailing.

2. A landscape architect shall submit a landscape design for the resident open space located at the courtyard.

3. Design studies are required to reduce the visually singular quality of the courtyard. The design studies shall include variations in the design of the courtyard facades, including the height of the buildings and the placement and dimensions of the proposed decks. The open space design should not only be functional, but must have an open and inviting character that is appropriate in scale for use by the residents.

4. Design studies of the west end of the interior courtyard are required to determine an appropriate scale for the proposed opening to create a more visually open courtyard space.

5. The roof covering of the mid-block resident pedestrian passage, which extends from Berry to Mission Creek Park, shall be of a transparent or translucent material to allow maximum penetration of natural light to minimize the apparent excessive length and the singular horizontal character of the courtyard.

6. The detail design of the roof covering for the parking structure shall be submitted.

7. Building materials, colors, and finishes shall be developed in consultation with staff, the CAC, and the Mission Creek Harbor Association.

APPROVED AS TO FORM:

Bertha A. Ontiveros
Agency General Counsel