RESOLUTION NO. 92-2001
Adopted May 22, 2001

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR PARCEL 2 OF BLOCK N3, LOCATED AT THE CORNER OF KING, FIFTH AND BERRY STREETS 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 2 of Block N3, which was deemed complete on March 19, 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 2 of Block N3 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:

1. Architectural details with dimensions of typical building recesses and projecting elements.
2. Resolution of the design for the garage and loading entries and the exterior stair at the west building elevation.
3. Landscape design for the entire project.
4. Submission of sample building materials to include the two plaster types and metal panels.
5. Signage design, location and materials.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel