RESOLUTION NO. 114-2001
Adopted June 19, 2001

CONDITIONALLY APPROVING THE BASIC CONCEPT DESIGN FOR THE
J. DAVID GLADSTONE INSTITUTES ON PARCEL 2 OF BLOCKS 41-43
IN MISSION BAY SOUTH PURSUANT TO AN OWNER PARTICIPATION
AGREEMENT WITH CATELLUS DEVELOPMENT CORPORATION;
MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On September 17, 1998, by Resolution No. 190-98, the Redevelopment Agency
of the City and County of San Francisco (“Agency”) approved the Redevelopment Plan for the
Mission Bay South Redevelopment Project Area (“Plan”). On the same date, the Agency
adopted related documents, including Resolution No. 193-98 authorizing execution of an Owner
Participation Agreement (“South 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 South OPA (“DRDAP”), provide that
development proposals in Mission Bay South will be reviewed and processed in “Major Phases,” as
developed 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 October 10, 2000 the Agency adopted Resolution No. 199-2000, which found that
the potential environmental impacts of the Blocks 41, 42, 43, and 45 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
41-43 and 45 Major Phase submission.

5. Pursuant to the Plan and Plan Documents, including the DRDAP, the J. David
Gladstone Institutes (“the Developer”) submitted a Basic Concept Design for Parcel 2 of Blocks 41-
43, 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 2 of Blocks 41-43 is hereby
approved pursuant to the Mission Bay South 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 following information shall be submitted for review and approval by staff prior to the formal submission of the full Schematic Design documents:

1. Design studies are required of the ground-level design on the east side of the building to develop a more, unified expression between the two-story high lobby element at the south end of the building and the adjacent one-story building arcade.

2. The enclosure for the service yard is designed as an integral extension of the back wall of the building lobby. Alternative design studies of the enclosure, designed as a separate discreet element from the lobby, are required to determine whether this approach will visually clarify the design concept.

3. Design studies are required to indicate the design relationship between the building grade and the proposed adjacent plaza open space, located to the west of the building, to ensure a comfortable pedestrian environment.

4. Design studies are required for the proposed, special design accent on the east façade of the building that would form the visual terminus to the pedestrian walkway that separates Blocks 21 and 24 of the UCSF campus development. The design element forming the visual terminus to the walkway must be designed so that it does not detract from the visual strength of the Owens Street building facade.

5. Design studies are required to determine the need, visually, for the proposed horizontal, roof element, which is cantilevered from the east side of building.

6. Design studies are required to create a greater height differential between the three building masses, which form the building, to determine whether this will further clarify and reinforce the basic concept design for the project.

7. The proposed brisse-soleil is a major architectural element of the overall composition of the west building facade. Design studies are required to determine whether elimination of the stepping of the brisse-soleil element at the south end of the building would reinforce and clarify the overall design concept of the building. Development of the detailed design of the brisse-soleil to create an additional, secondary scale for this element is also required.

Agency staff shall meet with the Developer's architects prior to submission of the formal Schematic Design documents to ensure that the design conditions and concerns have been successfully resolved.

APPROVED AS TO FORM:

Bertha A. Ontiveros
Agency General Counsel