RESOLUTION NO. 154-2001
Adopted August 21, 2001

CONDITIONALLY APPROVING THE COMBINED BASIC CONCEPT
AND SCHEMATIC DESIGN FOR PARCEL 1 OF BLOCK 41
IN MISSION BAY SOUTH PURSUANT TO AN OWNER PARTICIPATION
AGREEMENT WITH CATELLUS DEVELOPMENT CORPORATION, A DELAWARE 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 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 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, Catellus (the "Developer") submitted a combined Basic Concept and Schematic Design for Parcel 1 of Block 41 ("Schematic Design"), which was deemed complete on April 10, 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 conditions.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for Parcel 1 of Block 41 is hereby approved pursuant to the Mission Bay South Owner Participation Agreement with Catellus Development Corporation, a Delaware corporation, subject to the following conditions:

1. Prior to the submission of Design Development documents, the Developer shall obtain either an office development Project Authorization, or a written determination that one is not needed, from the Planning Department.

2. The following design concerns shall be resolved to the Agency staff's satisfaction at the Design Development phase:

   a. Design studies are required to ensure that the loading/service area and the five levels of metal louvers on the 16th Street building façade are developed as an integral expression of the overall building design and create a visually attractive ground-floor environment along 16th Street.

   b. Clarification of the roof plan and additional design work on the penthouse screening is required to minimize its visual impact.

   c. Building materials and the adjacent landscaping at the building base are subject to further review and approval during the Design Development. Design studies of the building base at the main entry on Owens and at the 16th and Owens corner are required to ensure an appropriate relationship between the building base and the adjacent public streetscape.

   d. The two corner towers at Owens/16th and 16th/I-280 will be framed by the precast material to match the articulation of the main glass entry tower on Owens.

3. To ensure the orderly development of the two structured parking garages that will serve the Blocks 41-43 Major Phase:
a. The first parking garage shall be complete prior to the issuance of a Temporary Certificate of Occupancy for the fourth building to be developed within Blocks 41-43. The Schematic Design for the first garage shall be submitted concurrent with the Schematic Design for the fourth building.

b. The second parking garage shall be complete prior to the issuance of a Temporary Certificate of Occupancy for the sixth building to be developed within Blocks 41-43. The Schematic Design for the second garage shall be submitted concurrent with the Schematic Design for the sixth building.

APPROVED AS TO FORM:

Bertha A. Ontiveros
Agency General Counsel