RESOLUTION NO. 191-2001

Adopted November 6, 2001

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE AGENCY AFFORDABLE SENIOR HOUSING PROJECT ON PARCEL 1 OF BLOCK N3A; MISSION BAY NORTH REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. The Agency issued a Request for Qualifications ("RFQ") on August 20, 2000, seeking a developer/operator for the Mission Bay Affordable Senior Housing Project on Parcel 1 of Block N3a in the Mission Bay North Redevelopment Project Area ("Site").

2. On January 16, 2001, the Agency authorized entering into Exclusive Negotiations with Mercy Housing California ("Developer") leading to the lease and development of the Site as 139 units of affordable senior housing, a branch library, retail/commercial space, an Adult Day Health Center, and non-profit office space ("ENA").

3. On August 15, 2000, the Agency found that the potential environmental impacts of the Blocks N3, N3a, N4, and N4a Major Phase, of which the Site is a part, were within the scope of impacts discussed in the Final Subsequent Environmental Impact Report (FSEIR) certified on September 17, 1998.

4. Pursuant to the ENA, the Developer has submitted Schematic Design plans for the Site.

5. The Agency has reviewed the Schematic Design, finds it acceptable and recommends approval thereof, subject to the resolution of certain design 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 N3a is hereby approved, subject to the following conditions:

1. Develop a greater articulation and clearer differentiation between the residential building bar facing Berry Street and the one facing the mews to further reduce the apparent bulk of the project. Include the use of a different building color for the two residential building bars to create the desired differentiation.

2. Develop the detailed design relationship between the different exterior materials, patterns and textures, building reveals and colors to reinforce the visual strength of the basic design of the project. Include the fenestration at the northwest corner of the residential bar parallel to the walkway, the location of the library entrance, and the brise-soleil panels at the southeast corner of the Library.

3. Develop a design for the Podium Level open space that accommodates the programmatic needs of the project and has a visual compatibility with the architecture of the building.

4. Submit a more detailed landscape design for the site, including the open space at grade adjacent to the library and the Channel Park. Provide further detail about the paving materials and pattern around the building to assure a compatibility with the adjacent public streetscape design.

5. Submit a more detailed study of the small, narrow open space between the south wall of the Library and Mission Creek Park to eliminate the possibility of any access by the public and the potential of its becoming a trash receptacle area.

The above conditions must be fulfilled to the reasonable satisfaction of Agency staff prior to the submission of the Design Development Drawings.

APPROVED AS TO FORM:

[Signature]

Bertha A. Ontiveros
Agency General Counsel