

## **RESOLUTION NO.14-2002**

Adopted January 29, 2002

### **CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE RENOVATION AND EXPANSION OF THE PROPERTY LOCATED AT 455 FRANKLIN STREET: WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2**

#### **BASIS FOR RESOLUTION**

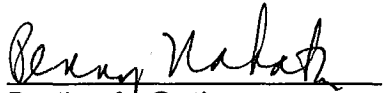
1. The existing Ballet Building completed in 1986, consists of a four-story building with approximately 56,109 square feet of gross floor area and currently houses the San Francisco Ballet School, a ballet company and associated administrative offices.
2. The San Francisco Ballet Association, a California nonprofit public benefit corporation ("Developer"), wishes to renovate and expand the existing building gross floor area to approximately 69,084 square feet to accommodate its expanding program.
3. The Developer's architects for the project, Brayton + Hughes Design Studio and David Robinson Architects developed the Schematic Design for the proposed renovation and expansion of the development.
4. Staff reviewed the design and recommends approval of the Schematic Design, subject to satisfactory resolution of the following design concerns. Staff proposes the following conditions to approval of the Schematic Design:
  - Further development of the detailed design of the building is needed. Particular attention needs to be given to the design details of the building façade to assure a satisfactory visual integration with the existing building. Additional studies of the driveway under the proposed expansion are required to clarify the design intent of this important element of the project. Design studies of the Grove Street elevation are required to further enhance its visual interest at the pedestrian level.
  - Exterior materials, color selections and samples are to be submitted to the Agency for review and approval during the subsequent design phase. Because the design of the building places a great visual emphasis on the base of the building, the quality of the material for this area will be of particular importance.
  - Detailed landscape design for the project including all open spaces and public sidewalk areas are to be submitted to the Agency for review and approval

- Detailed landscape design for the project including all open spaces and public sidewalk areas are to be submitted to the Agency for review and approval
5. Staff believes that the noted design concerns can be satisfactorily resolved in the next design phase, which is the preparation of the Preliminary Construction Documents.

### RESOLUTION

**ACCORDINGLY, IT IS RESOLVED** by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for the renovation and expansion of the property located at 455 Franklin Street in the Western Addition Redevelopment Project Area A-2 is approved conditionally in the form submitted by the Developer, subject to resolution of the conditions of approval set forth above to the satisfaction of the Agency during the next phase of work, and provided that the design refinements do not alter the Schematic Design.

### APPROVED AS TO FORM:



for  
Bertha A. Ontiveros  
Agency General Counsel