

**RESOLUTION NO. 75-2002**

**Adopted May 14, 2002**

**CONDITIONALLY APPROVING THE AMENDED COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN FOR PARCEL 4 OF BLOCKS 41-43 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 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.
4. Pursuant to the Plan and Plan Documents, including the DRDAP, Catellus (the "Developer") submitted an amended combined Basic Concept and Schematic Design for Parcel 4 of Blocks 41-43 ("Schematic Design"), which was deemed complete on February 11, 2002.
5. The amended Schematic Design shall replace the original combined Basic Concept and Schematic Design for Parcel 4 of Blocks 41-43, which was approved by the Agency on October 10, 2000 by Resolution No. 200-2000.

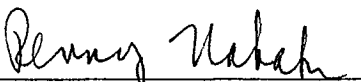
6. The Agency has reviewed the new, Amended Schematic Design as provided in the DRDAP, finds it acceptable and recommends approval thereof, subject to the resolution of design concerns at the next stage of design:

### RESOLUTION

**ACCORDINGLY, IT IS RESOLVED** by the Redevelopment Agency of the City and County of San Francisco that the Amended Schematic Design for Parcel 4 of Blocks 41-43 is hereby approved pursuant to the Mission Bay South Owner Participation Agreement with Catellus Development Corporation, a Delaware corporation, subject to the resolution of the following conditions to the Agency staff's satisfaction at the next stage of design:

1. Material for the metal panel roofscreen and service yard screen shall consist of architectural vertical metal tubing.
2. The building shall be capped with a painted steel coping as shown on detail no. 2, but omitted on detail no. 1 on page 17 of the Schematic Design submission.
3. Detail no. 1 on page 17 of the Schematic Design submission shall be revised to incorporate window sills as shown on the typical tilt-up concrete panel on page 18.
4. The depth of the horizontal aluminum projection on the aluminum window wall system on the first story of the building shall be at least eight inches and at least twelve inches on the second story.
5. On a typical tilt-up panel, the two-story window inset shall be recessed one inch from the surrounding concrete surface framing that window inset.
6. All facades of the building shall have a consistent treatment in terms of materials and concrete panel detailing.
7. Building materials and the adjacent landscaping are subject to further review and approval during the next phase of design.

**APPROVED AS TO FORM:**

*for*   
Bertha A. Ontiveros  
Agency General Counsel