

RESOLUTION NO. 76-2002

Adopted May 14, 2002

**CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR
PARCEL 2 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 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.
4. On June 19, 2001 the Agency adopted Resolution No. 114-2001, which approved the Basic Concept Design for Parcel 2 of Blocks 41-43.
5. Pursuant to the Plan and Plan Documents, including the DRDAP, the J. David Gladstone Institutes ("the Developer") submitted a Schematic Design for Parcel 2 of Blocks 41-43, which was deemed complete on April 18, 2002.
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 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 conditions to the Agency staff's satisfaction:

1. Prior to or concurrent with the submission of the Design Development Documents, the Developer shall submit an art proposal for staff review indicating the proposed schedule, location, type of artwork to be provided with the Project, and artwork budget. In accordance with Section 304.9 of the Mission Bay South Redevelopment Plan, the artwork shall be installed prior to the issuance of the first certificate of occupancy for the Project.
2. The following design concerns shall be resolved to the Agency staff's satisfaction at the Design Development phase:
 - a. Building materials and the adjacent landscaping at the publicly accessible plaza are subject to further review and approval during Design Development.
 - b. Additional design work is required on the penthouse screening to ensure that mechanical equipment is appropriately screened and that the equipment is organized and designed as a component of the roofscape.
 - c. Design studies are required to ensure that the loading and service areas are developed as an integral expression of the overall building design and create a visually attractive ground-floor pedestrian environment.
 - d. Design studies are required on the freeway facing elevation of the building to ensure that the vertical exhaust elements and the lab conference rooms are developed as integral parts of the overall building design.

APPROVED AS TO FORM:



for Bertha A. Ontiveros
Agency General Counsel