

RESOLUTION NO. 212-2002

Adopted December 10, 2002

**CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR
THE MUSEUM OF THE AFRICAN DIASPORA TO BE
LOCATED IN THE ST. REGIS MUSEUM TOWER DEVELOPMENT
ON PARCEL EB-2A AT THE SOUTHEAST CORNER OF THIRD AND
MISSION STREETS;
YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA**

BASIS FOR RESOLUTION

1. By Resolution No. 62-99, dated May 25, 1999, the Commission selected Carpenter & Company as the developer ("Developer") of parcel EB-2A located at Third and Mission Streets in the Yerba Buena Center Redevelopment Project Area, as a hotel and condominium development to be known as the St. Regis Museum Tower, to be developed through new construction and the adaptive reuse of the historic Williams Building.

2. The Museum of the African Diaspora ("the Museum") is a cultural facility to be constructed by the Developer as part of the St. Regis Museum Tower for lease to the African American Cultural Institute, a California nonprofit public benefit corporation, and the Museum will consist of three floors of new construction and extend to the third floor of the Williams Building.

3. By Resolution No. 158-2001 adopted August 28, 2001, the Commission authorized a personal services contract with The Freelon Group, Inc., a North Carolina corporation ("Consultant"), for specialized concept development, programming and feasibility evaluation services for the approximately 20,000 square feet of cultural/exhibit space to be included in the Museum.

4. Consultant, in consultation with the Board of Directors of the African American Cultural Institute, that serves as the Museum's Steering Committee, and the community at large, has completed development of a Concept for the Museum as a Museum that "connects all people through the culture and history of the African Diaspora in this region and the world." Consultant has also provided associated programming and feasibility evaluation services, all of which will provide the basis for the subsequent architectural and exhibit design of the Museum, which are documented in a Concept Book presented to the Agency by the Consultant.

5. The Freelon Group and its team successfully created a concept for the Museum that includes openness and artistic transparency of the three story glazed lobby

that will contain some of the Museum displays and that will invite visitors to experience a unique approach to the Museum content.

6. Staff reviewed the Schematic Design and finds it highly satisfactory with some conditions to be implemented in the following design phase. The conditions are as follows:

- a. Further development of the canopy design to assure its integration with the exterior curtain wall provided by the St. Regis Museum Tower development.
- b. More studies of the vertical blade element are necessary. This is the structural connection and support of the canopy, and, also, contains the primary sign for the museum.
- c. Further refinements of the design are necessary to assure its compliance with applicable provisions of California law, as well as the codes and regulations of the City and County of San Francisco.

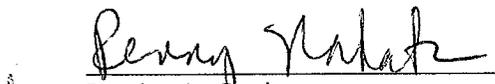
7. The Design Development phase of work also requires the following additional submittals for Agency review and approval:

- a. Museum signage.
- b. Materials and color samples be used in the lobby.
- c. Exterior lighting, if any, and interior lighting in the lobby.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency Commission of the City and County of San Francisco to conditionally approve the Schematic Design for the Museum of the African Diaspora submitted to Agency staff, subject to the compliance with the conditions and requirements described in this Resolution in the next design phase, and with such refinements of the design as the Executive Director may approve, provided that such refinements do not materially alter the Schematic Design.

APPROVED AS TO FORM:


Bertha A. Ontiveros
Agency General Counsel