

## RESOLUTION NO. 45-2003

*Adopted April 8, 2003*

### **CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE PLAZA HOTEL DEVELOPMENT LOCATED AT 988- 992 HOWARD STREET; SOUTH OF MARKET EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AREA**

#### **BASIS FOR RESOLUTION**

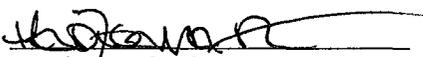
1. The Public Initiatives Development Corporation, a California nonprofit public benefit corporation (the "Developer"), is proposing to develop an affordable residential project containing 106 single room occupancy units, a replacement space for the Bindlestiff Studio and commercial space on the ground floor (the "Project").
2. The Developer retained Leddy Maytum Stacy Architects and Paulett Taggart Architects (the "Architects") to provide architectural design services for the Project and the Architects have developed the schematic design for the Project (the "Schematic Design").
3. Agency staff, in consultation with the City of San Francisco's Department of City Planning staff, reviewed the Schematic Design and find it acceptable, subject to resolution of the following comments and conditions during the next phase of design work:
  - Further studies are required to provide for the corner element at Sixth and Howard Streets, through the use of additional glass or architectural detailing, a further articulation of the wall elements and a reduction of the apparent building mass at this location;
  - Additional studies are required of the individual SRO unit plan and the exterior elevations of the building to determine the feasibility of increasing the size of the windows. The Architects, to provide an articulation to the building facades, have recessed the solid portions of the exterior wall along Howard Street and on Sixth Street have recessed the glass portions of the building façade. A study of the Sixth Street façade is required to determine the appropriateness of recessing the solid, rather than the glass portion, of the building similar to what is proposed for the Howard Street facade;
  - To develop an added level of visual interest, the architects have developed a Mondrian-like pattern for the residential windows using a combination of tinted, translucent and clear glass. Larger scale design studies of this element are required to determine the appropriate patterning and use of the different glass types;

- Large-scale studies are required to further develop the detailed design of the ground floor retail spaces. This will allow a final determination of the location and specific design of the store/display windows and the appropriateness of recessing the store entrances to provide a further articulation of the façade;
  - More detailed design studies of the lower portion of the building are required. The intent would be to develop, through further articulation of the architectural elements of the building or the use of additional architectural detailing and enhanced canopy treatment, a visually more prominent base and an enhancement of the Project at street level;
  - Samples of all proposed exterior materials and colors shall be submitted to the Agency for review and approval;
  - Detailed drawings for all open space areas for the project, indicating proposed landscaping as well as street trees, shall be submitted to the Agency for review and approval; and
  - During the next phase of design, a master graphics plan for the retail commercial frontage and the entrance to the theater shall be submitted to the Agency for review and approval.
4. The comments and conditions have been reviewed with the Developer's staff and the Architects. The issues will need to be addressed during the early stages of the Preliminary Construction phase of design.

## **RESOLUTION**

**ACCORDINGLY, IT IS RESOLVED** by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for the Plaza Hotel Development located at 988-992 Howard Street in the South of Market Earthquake Recovery Redevelopment Project Area, is conditionally approved in the form submitted by the Developer, subject to the Developer's resolution of the design concerns and conditions stated in this Resolution, together with such refinements as the Executive Director may approve which do not alter the Schematic Design concept.

**APPROVED AS TO FORM:**

  
Bertha A. Ontiveros  
Agency General Counsel