

RESOLUTION NO. 57-2003

Adopted April 22, 2003

CONDITIONALLY APPROVING THE AMENDED SCHEMATIC DESIGN FOR MISSION CREEK SENIOR HOUSING, LOCATED AT 201 BERRY STREET (PARCEL 1 OF BLOCK N3A); MISSION BAY NORTH REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. The Agency issued a Request for Qualifications ("RFQ") on August 20, 2000, seeking a developer/operator for the Mission Bay Affordable Senior Housing Project on Parcel 1 of Block N3a in the Mission Bay North Redevelopment Project Area ("Site").
2. On January 16, 2001, the Agency authorized entering into Exclusive Negotiations with Mercy Housing California ("Developer") leading to the lease and development of the Site as 139 units of affordable senior housing, a branch library, retail/commercial space, an Adult Day Health Center, and non-profit office space ("ENA").
3. On August 15, 2000, the Agency found that the potential environmental impacts of the Blocks N3, N3a, N4, and N4a Major Phase, of which the Site is a part, were within the scope of impacts discussed in the Final Subsequent Environmental Impact Report (FSEIR) certified on September 17, 1998.
4. In October 2001, the Developer submitted Schematic Design plans for the Site.
5. On November 6, 2001, the Commission approved the original Schematic Design with certain design conditions.
6. After it was determined and agreed upon that the original program and design were infeasible, the Developer's architectural team began the redesign process in December 2002.
7. On February 7, 2003, the Developer submitted Schematic Re-design plans for the Site.
8. Agency staff has reviewed the Schematic Re-design, finds it acceptable and recommends approval thereof, subject to the resolution of certain design conditions.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for 201 Berry Street, (Parcel 1 of Block N3a) is

hereby approved, subject to the following conditions:

1. Prepare further studies to develop a clearer differentiation between the residential building bar facing Berry Street and the one facing the mews to further reduce the apparent bulk of the project. One of the studies should include the use of a different building color for the two residential building bars to create the desired differentiation.
2. Submit a revised material and color sample board showing placement of the proposed materials and colors. Provide an alternate stucco sample with a less textured finish.
3. Further studies are required to successfully develop the detailed, design relationship between the different exterior materials, patterns and textures, building reveals and colors to reinforce the visual strength of the basic design of the project.
4. Prepare a more detailed study of the small, narrow open space between the south wall of the Library and Mission Creek Park to eliminate the possibility of any access by the public and the potential of its becoming a trash receptacle area.

The above conditions must be fulfilled to the reasonable satisfaction of Agency staff prior to the submission of the Design Development Drawings.

APPROVED AS TO FORM:



Sr. Bertha A. Ontiveros 4/17/03
Agency General Counsel