

RESOLUTION NO. 136-2003

Adopted August 19, 2003

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE RETENTION AND REHABILITATION OF A HISTORIC BUILDING (48 COLIN P. KELLY, JR. STREET) BY 48 COLIN KELLY, LLC FOR THE DEVELOPMENT ON BLOCK 3789, LOT 10, SITE H-2; RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

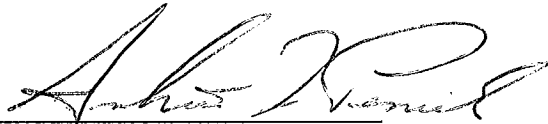
1. 48 Colin Kelly, LLC has retained the architectural firm of Mock/Wallace Architects that will prepare the architectural design for the project. The architects have developed the Schematic Design to retain and rehabilitate an historic building that has been determined to be eligible for inclusion in the National Register for Historic Places and is a noted contributory buildings to the South End Historic District.
2. The 48 Colin P. Kelly, Jr. Street Warehouse is an existing three story structure that will provide a gross building area of approximately 9,442 square feet of professional office space.
3. Agency staff has worked extensively with the project architects to resolve design issues related to the reuse of this historic building for professional office use. Agency staff working cooperatively with the Planning Department and the project architects presented the project design to the San Francisco Architectural Heritage (Heritage), the Landmarks Preservation Advisory Board (Landmarks) and the Rincon Point-South Beach Citizens' Advisory Committee (RP-SB CAC).
4. Heritage, Landmarks and the RP-SB CAC all very positively received the project and praised the architects for their thoughtful design that will retain and rehabilitate this historic building.
5. There were minor comments on the design that have been either addressed satisfactorily or will require additional review and study prior to construction of the project. The items that require further study are:
 - a) Further development of the rooftop design including the stair and elevator penthouse, and enclosures for the mechanical equipment is required. Because the roof is visible from the surrounding residential projects, it is important that the design of this element of the building be developed into a visually organized and aesthetically pleasing manner.

- b) Provide for Agency review and approval design information for any proposed exterior lighting fixtures for the building. The selected fixtures need to be designed to provide an adequate light level without creating glare for the adjacent residential units and also need to be aesthetically compatible with the building's architecture.
6. Agency staff has reviewed the Schematic Design and finds it generally acceptable.

RESOLUTION

ACCORDINGLY, IT IS HEREBY RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for the retention and rehabilitation of an historic building, (48 Colin P. Kelly, Jr. Street) proposed by 48 Colin Kelly, LLC, as presented to the Commission is conditionally approved in the form submitted together with such refinements as the Executive Director may approve which do not materially alter the Schematic Design.

APPROVED AS TO FORM:



for James B. Morales 8/8/07
Agency General Counsel