RESOLUTION NO. 54-2004

Adopted May 4, 2004

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN SUBMITTED BY FILLMORE DEVELOPMENT ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR AGENCY PARCEL 732-A, LOCATED AT THE NORTHEAST CORNER OF FILLMORE AND EDDY STREETS; WESTERN ADDITION A-2 REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On September 20, 2002, the Agency Commission authorized an Exclusive Negotiations Agreement (ENA) with Fillmore Development Associates, LLC, a California limited liability company ("FDA"), for the disposition and development of Parcel 732-A, located at the northeast corner of Fillmore and Eddy Streets in the Western Addition A-2 Redevelopment Project Area. At the meeting of March 16, 2004, the Commission granted an extension of the ENA so that outstanding issues related to the Disposition and Development Agreement (DDA) could be resolved.

2. The Developer retained Devrouax & Purnell Architects and Planners, P.C., a California professional corporation ("Architects"), to provide architectural design services for FDA's Fillmore Renaissance Mixed Use Project (the "Project").

3. The Project consists of a two story base structure including a two-story high restaurant/lounge space, with the remainder of the ground floor devoted to a residential lobby and retail space with parking above. There is one level of below grade commercial parking covering the entire site. The residential portion of the project, in the form of an L-shape in plan, sits above the two story base structure. The residential element consists of an eleven story high residential tower at the corner of Fillmore and Eddy Streets flanked on either side by a lower, five story high residential building. The residential parking is located on the second level. Access to the parking is from the eastern most portion of the site along Eddy Street. The residential lobby is also located on Eddy Street. Retail frontage lines the remainder of the street frontage along both Eddy and Fillmore Streets.

4. Agency staff has reviewed the Schematic Design submission and finds it acceptable subject to the resolution of the following design comments and concerns (the "Conditions") to the satisfaction of the Agency staff during the next phase of design work and subject to the granting of additional density for the Project in accordance with Section 1.03(a) of the DDA. Such Conditions include:
- Adjust the floor plans of the individual units after consultation on unit layout with the residential marketing consultant. Prepare building elevations studies as required reflecting any changes to the individual unit plans and their locations.

- Reevaluate the residential unit plans to either eliminate or minimize the impact of structural columns in the living spaces.

- Further develop the third floor plan to provide increased and more inviting access to the third floor terrace area. Because of its high visibility, further studies of the roof of the retail area are required to assure that it provides an acceptable appearance when seen from the tower units.

- Staff believes that it is very important that a visually clear and strong articulation be developed between the tower and flanking low-rise elements to reduce the apparent bulk of the project. Additionally, more detailed design drawings are required that more clearly indicate the proposed articulation. After review, Agency staff may request further design studies that would develop a more successful relationship between those elements.

- Prepare a study that will confirm final locations of bay windows taking into consideration any modifications to individual unit plans and the goal of reducing the apparent bulk and providing a secondary level of detail for the building elevations.

- Prepare further studies of the north and east elevations of the project, including number and location of bay window elements with the goal of developing a more consistent design expression with the south and west elevations.

- Prepare further studies of the penthouse element of the tower to confirm the appropriateness of the proposed design.

- Further detailed studies for the design of the retail frontage along Fillmore and Eddy Streets are required to create special elements that will provide visual interest at pedestrian level, as well as provide an identity for each retail component.

- The atrium entrance provides an opportunity to create a special element that would provide visual interest as well as provide further articulation and visually reduce the overall massing of the development. It is also an opportunity to enlarge the sidewalk by creating a more ample setback. More detailed design studies of this focal point of the building at the street level are required.
Further study of the base of the project along vacated Ellis Street is required, indicating detailed design treatment and materials to assure development of a satisfactory treatment for this pedestrian level element.

Additional design studies are required to assure that the underground garage layout maximizes the number of parking stalls and eliminates any tandem parking.

Prepare a more detailed design study that clearly indicates that the loading spaces for the project comply with the Redevelopment Plan and the Transportation Study for the Western Addition A-2 Plan Amendment requirements, in terms of number, size of spaces, headroom and maneuvering space. Staff does not find the one indicated loading space located next to the vacated Ellis Street acceptable.

Submit detailed landscape design for the proposed development including all of the common open spaces and public sidewalk areas.

Submit proposed exterior materials and color samples for review and approval. Because the design of the project places great visual emphasis on the base of the building, the quality of the materials for this area will be of a particular importance.

Submit the signage master plan for the proposed development for review and approval.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design submitted by Fillmore Development Associates, LLC, a California limited liability company, for Agency Parcel 732-A, located at the northeast corner of Fillmore and Eddy Streets, in the Western Addition A-2 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:

James B. Morales
Agency General Counsel