RESOLUTION NO. 113-2004  
Adopted September 221, 2004

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR AN AFFORDABLE SENIOR HOUSING DEVELOPMENT ON CENTRAL FREEWAY PARCEL A, ASSESSOR'S BLOCK 761, LOT 27, SOUTHEAST CORNER OF TURK AND GOUGH STREETS, WHICH INCLUDES MODIFICATIONS TO THE DENSITY, HEIGHT, AND PARKING REQUIREMENTS, PURSUANT TO AN EXCLUSIVE NEGOTIATIONS AGREEMENT WITH A.F. EVANS COMPANY, A CALIFORNIA CORPORATION, AND CHINATOWN COMMUNITY DEVELOPMENT CENTER, A NONPROFIT PUBLIC BENEFIT CORPORATION, AND MAKING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. On November 18, 2003, the Commission entered into an Exclusive Negotiations Agreement ("ENA") with the joint venture team of A.F. Evans Company, a California corporation and Chinatown Community Development Center, a California nonprofit public benefit corporation (together, "Developer" and "AFE/CCDC") for the purpose of completing predevelopment work for an affordable senior housing development (the "Project") on Central Freeway Parcel A ("Site" or "Parcel A").

2. The Site is located in a CI district ("commercial, general, intermediate density") of the Western Addition A-2 Redevelopment Project Area ("A-2 Project Area").

3. To more efficiently achieve the Agency’s housing production goals and to achieve a development that accurately reflects the Site’s existing infrastructure and context, the Agency initiated adoption of a plan amendment to the A-2 Redevelopment Project Area Pan ("Plan Amendment").

4. On May 18, 2004, the Commission approved and adopted a Preliminary Mitigated Negative Declaration for the Plan Amendment ("Negative Declaration"). The Negative Declaration set forth findings that the Plan Amendment, as implemented with mitigation measures, would have no negative impacts on the environment according to the California Environmental Quality Act.

5. The elements of the Plan Amendment that affect Parcel A include: (1) a 100% density bonus (up to 330 Agency Rooms); (2) extension of an existing 96' height limit to cover the western portion of the Site that is currently limited to 50'; and,
(3) reduction of the parking requirement from 1 space for every 2 units to 1 space for every five units.

6. The Developer submitted a schematic design proposal ("Schematic Design") on May 17, 2004, which includes 42 one-bedroom units and 59 studio units, for a total of 101 units and 244 Agency Rooms. The Turk Street leg of the "L"-shaped building is 85 feet in height; the shorter leg along Gough Street is 50 feet. 20 spaces of residential parking and 6 spaces for non-residential uses are provided in a partial basement garage.

7. The Schematic Design is consistent with the Plan Amendment and, in light of the changes proposed in the Plan Amendment, staff recommends that the Commission conditionally approve the Schematic Design as the modifications to density, height and the parking requirements would permit the Project to proceed in a manner that would result in substantial compliance with the intent and purposes of the Plan, without compromising the fundamental purpose of the existing development controls, and in anticipation of the proposed Plan Amendment. In addition, the Schematic Design conforms to the San Francisco Department of City Planning’s proposed land use controls for Parcel A provided in the Market and Octavia Neighborhood Plan. Upon final adoption by the City, these land use controls will be included in City’s General Plan.

8. Based on the analysis contained in the Negative Declaration, the proposed Schematic Design for Parcel A will not have a significant effect on the environment, provided that mitigation measures specified in the Negative Declaration are implemented. Required mitigation measures for Parcel A are: (1) soils sampling; (2) air-monitoring during construction; and, (3) adherence to the San Francisco Department of City Planning’s Archaeological Resource Alert sheet. Preliminary soils sampling at the Site is already complete. Air-construction monitoring is standard practice for urban infill development projects, and adherence to the Archeological Resource sheet will be implemented. The Developer’s permanent Agency loan agreement and ground lease agreement will require full compliance with the mitigation measures required in the Negative Declaration.

9. Staff finds the Schematic Design acceptable subject to the resolution of the following design comments and concerns to the satisfaction of the Agency staff during the next phase of design work:

- Further additional design studies are required indicating the detailed development of the exterior wall elements of the façade. Particular attention needs to be given to the joints where the faceted walls meet, to the joint between the opaque and glass walls and to the detailing of the horizontal ledges;
- Detailed studies for the design of the frontage along Gough and Elm Streets are required to create special elements that will provide visual interest at the pedestrian level, as well as provide an identity for each nonresidential component;

- Development of exterior lighting is required along Turk, Gough and Elm Street to ensure a safer environment for pedestrians, the residents and the public;

- Finalization of the garage floor design is required to assure accommodation and easy accessibility of the 6 required nonresidential parking spaces. The garage floor plan must be submitted to the Agency by November 21, 2004 for review and approval;

- Submission of a detailed landscape design is required for the proposed development, including the common open spaces, as well as for public sidewalk areas;

- Submission of proposed exterior materials and color samples for review and approval is required. Of particular interest to the staff is the proposed material and color for the solid portions of the exterior wall and its relationship to the adjacent window wall; and,

- Submission of the signage master plan for the proposed development for review and approval is required.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for an Affordable Senior Housing Development submitted by A. F. Evans Company, a California corporation and Chinatown Community Development Center, a California nonprofit public benefit corporation, pursuant to an Exclusive Negotiations Agreement, for the Central Freeway Parcel A, located at the southeast corner of Turk and Gough Streets in the Western Addition A-2 Redevelopment Project Area, is conditionally approved, including modifications to the density, height and parking requirements, subject to the resolution of the design comments and concerns 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:

[Signature]
James B. Morales
Agency General Counsel