RESOLUTION NO. 121-2005

Adopted August 2, 2005

CONDITIONALLY APPROVING AN AMENDED SCHEMATIC DESIGN FOR THE CONTEMPORARY JEWISH MUSEUM TO BE DEVELOPED ON PARCEL CB-1-JSS; YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On November 14, 1995, the Commission authorized the Development and Disposition Agreement with The Jewish Museum San Francisco (the “Museum”) for the purchase and development of Parcel CB-1-JSS, the Jessie Street Substation, as a high-quality museum, cultural and educational resource facility. The Museum merged then de-merged with the Judah L. Magnes Museum, and subsequently changed its name to The Contemporary Jewish Museum (the “Developer”).

2. The Developer has selected a joint venture of Daniel Libeskind, as design architect, and WRNS Studio LLP, as the architect of record, as architects for the Developer.

3. The architects developed the Amended Schematic Design for the project, providing for a building modification from approximately 100,000 square feet to approximately 60,000 of gross floor area.

4. The architects presented the amended schematic design for the project at a February 1, 2005 Commission workshop.

5. Staff recommends approval of the Amended Schematic Design, subject to a satisfactory resolution of the following design concerns during the next phase of work:

   (a) Development of the architectural detailing for the exterior skin and roof of the building;

   (b) Development of a final palette of materials and colors for the building;

   (c) Development of the architectural detailing for the exterior glass so that it results in a visual continuity between the transparent glass openings and the more solid metal panel system;

   (d) Development of the design to insure that the principal existing historic elements are retained in an appropriate manner.
(e) Ongoing coordination with the Jessie Square and Yerba Buena Land design to finalize the exterior grading, paving patterns, and landscape design adjacent to the Museum building.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Amended Schematic Design for the project proposed by The Contemporary Jewish Museum, a California nonprofit public benefit corporation, for the development on Parcel CB-1-JSS, the Jessie Street Substation, located on Central Block One bounded by Market, Mission, Third and Fourth Streets in the Yerba Buena Center Redevelopment Project Area is conditionally approved in the form submitted by the Developer, subject to resolution of the conditions of approval set forth above and in the Commission memorandum dated August 2, 2005, to the satisfaction of the Agency during the next phase of work and provided that such refinements do not alter the Amended Schematic Design.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel