

\$240 million nonprofit SoMa project

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er at Citizens Housing Corp., it will be the fair-market value. An appraisal last year put the figure at \$7.9 million.)

Collaborative members had few questions.

"What will be on the ground floor of the buildings?" asked Lynn Valente, associate director of the Market Street Association.

"Perhaps a restaurant on the Market Street side and small retail along 10th Street," said Galovich, who co-presented with O'Donnell at the meeting.

"There's also a semi-open space that might be useful for public functions," Galovich said. The project handout describes this area as "a glass-enclosed common space" linking the two towers, a flexible "town square" . . . that can function as anything from an informal daily meeting place to a venue for town meetings that can include the greater neighborhood."

Mayor's Disability Council rep Ed Evans asked about parking. "How many spaces are included? I hope you'll provide enough for residents and office workers."

The office building, Galovich said, will have parking for 83 vehicles in the city fleet, as well as a drop-off area at the on-site day care center for city workers' children. The two residential buildings will share another 230 parking spots, she said, a number based on the city's "transit-first" policy that encourages residents and workers to take public transportation.

The project has lots of players besides TNDC and Citizens Housing Corp., which, Galovich told The Extra, "is a 50-50 partner with TNDC in this project. We divide the tasks according to [staff] skills and time available."

Citizens also partnered with TNDC on the \$35 million Eighth and Howard mixed-use building that was completed last year: 88 studios, 74 family units, ground-floor retail and a child care center.

Skidmore, Owings & Merrill is lead architect for all three buildings. Saida+Sullivan Design Partners, a woman-owned firm, and Paul Barnhart Associates are consulting on the design for the senior housing building. And Myers Development Co. will oversee construction of the office building.

The 200-page EIR on the project has been published, and, said O'Donnell, there were no public comments on it at the June 17 public hearing.

The construction schedule puts completion deep into the next decade: The \$145 million city office building is to start next year and finish in 2007. The \$40 million senior housing tower gets under way in January 2006 and will take at least a year and a half. Construction dates for the family apartment building, estimated to cost \$55 million, are "undetermined," according to the project handout.

The Extra asked Galovich how the city could be planning to spend \$145 million at a time of severe budget cuts and fiscal doom and gloom.

The city isn't putting

up any money, she said. It will sell on the open market certificates of participation — a municipal bond-like mechanism for financing long-term capital projects — to buy the land for its building and to finance its design and construction.

It hasn't been decided which city agencies will occupy the building, Galovich said, but it's likely to be ones that now lease space in private buildings and pay high rents.

When TNDC's 15-minute presentation time was up, Collaborative Chair Glenda Hope asked members, "Do we want to continue?" By hand vote, the decision was to move on.

TL resident David Baker stood up: "I'd like to say something." Hope reminded him of the group's vote.

Undeterred, Baker continued: "I want to add a word of caution about nonprofit developers. They're always expanding their portfolio, and it's not always to residents' benefit. I take exception to their maintenance policies. And I'm afraid we'll follow the path of public housing — it's a long, sad tale."

Then he sat. But not for long.

Next, a mock charge*

Peter Cohen, community planner for Urban Solutions was up next. He'd been scheduled to appear at the May meeting but couldn't make it, so Jamie Cutlip, Urban Solutions' AmeriCorps community organizer, did the honors and ran down a list of the SoMa-based nonprofit's current projects.

Cutlip suddenly got grilled when she told about a Tenderloin land use-mapping project. Hope described the membership mood swing as the "elephant in the room." She explained to Cutlip that people around the table feared the project could be a first step toward making the Tenderloin a redevelopment area.

The appearance of Cohen, a

polished and articulate spokesman, was an exercise in damage control. Cohen covered the same ground as Cutlip and never alluded to her uneasy encounter with the pachyderm.

Cohen praised NOMPC's vision in its *Tenderloin 2000* report, and explained Urban Solutions' intentions toward it: "Our goal is to help it reach fruition — it's a very good plan," he said, adding that Urban Solutions also is analyzing census data to map the neighborhood's existing condition.

He then appealed to his audience: "We're not neighborhood-based. It's up to the community about where this information will [go]."

Baker rose from his chair in the back of the room.

"[Urban Solutions] is just like a jack-in-the-box," he told Cohen. "You jump up and impose yourself on the neighborhood. Your executive director, Roger Gordon, is involved in a very public tiff with our district supervisor. My complaint is not that you're not welcome here — it's that you've imposed yourself."

Cohen said he wasn't aware that the community had problems with Urban Solutions. "We weren't invited in," he conceded, "but we're here as a resource. We're just gathering data now. If stakeholders want to move forward, they can take advantage of our resources."

Evans backed up Baker. "We're trying to get more entrepreneurship and bring back entertainment vitality in the Tenderloin, and Roger Gordon and Urban Solutions are coming in here and causing more factionalism."

Cohen, unruffled, insisted the use-mapping project is neither politically motivated nor anybody's baby but his. "My decisions aren't micro-managed by Roger Gordon," he said. "The substantive work on this project will be my responsibility."

Then, time was up. ■

*The elephant returns

On his Bush Pilot Web site, Tom Claytor explains how to read elephants' intentions: "Elephants have two types of charges. If their ears are out and their trunk is up, they are just pretending; they don't want to waste the effort of coming after you, but they do want you to



www.zambezi.co.uk

go away. This is called a 'mock charge.' However, if they turn on you and their ears are tucked in close to their head and their trunk is tucked up under their chin, then this is a real charge; they will come at you at 35 miles an hour, and they will kill you if they can."

<http://www.claytor.com/intro/intro05.html>

GOOD NEWS for...

KIDS 4 SAFETY PARADE As many as 150 kids and family members armed with balloons, bubbles and placards will parade around the Boeddeker Park block, July 21, 11 a.m.-1 p.m., to reclaim their park as a safe, drug-free place to play. Sponsored by the Neighborhood Safety Partnership, St. Anthony's, Glide and the Tenderloin Police Station, the event will feature a poster contest (a photo of the winning poster will appear in the August Central City Extra), family games and activities, safety information, free food and smoothies from Jamba Juice for parade participants. To make sure the park looks its best (it will be open only to participants during the event), Friends of Boeddeker Park will clean up the night before and early the next morning, and TSIP will add an extra sidewalk cleaning. Information about the parade and how to join: Jan Rasmussen, 553-1155. More for youngsters: In July, Boeddeker will be closed every Friday, noon to 2 p.m., for basketball for about 40 kids.



ALL THE WORLD'S A STAGE As part of its Institutional Master Plan, Hastings is doing extensive upgrades at 100 McAllister, which houses its students but also contains the Gothic-style Great Hall. Hastings, says CFO David Seward, is working with Z Space Studio, a theater arts development organization, to create a Great Hall Performing Arts Center, reconfiguring its 10,380 square feet into a theater with up to 600 seats. Another 3,500 square feet in the basement can be renovated into changing rooms, rehearsal and meeting space, and rest rooms for performers and theater staff. Hastings will put its own money into the venture, Seward said, and also will seek foundation funding. On other Hastings Master Plan fronts, seismic upgrades and law library renovations at 200 McAllister are scheduled to begin next year, but higher-than-expected cost estimates for the mixed-use Hastings/YMCA project at Golden Gate and Larkin have forced the partners back to the proverbial table.

DISTRICT SIXERS The Mayor's office has created a District Six on-line community calendar: http://www.sfgov.org/site/mons_index.asp?id=24865.

To add regularly scheduled meetings and special events, contact Marlowe Paraiso, District Six community liaison, Mayor's Office of Neighborhood Services, at marlowe.paraiso@sfgov.org

— MARJORIE BEGGS

This column needs regular infusions. If you have some good news (no events, please), send it to marjorie@studycenter.org.



CENTRAL CITY EXTRA is published monthly by San Francisco Study Center Inc., a private nonprofit serving the community since 1972. The Extra is published through grants from the S.F. Hotel Tax Fund and the Richard and Rhoda Goldman Fund. The contents are copyrighted by the San Francisco Study Center, 1095 Market Street, Suite 602, San Francisco, CA 94103.

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Central City Extra is a member of the SAN FRANCISCO NEIGHBORHOOD NEWSPAPER ASSOCIATION