

GOOD NEWS for...

150 PEOPLE AND COUNTING A year ago, the Drug Overdose Prevention and Education (DOPE) project reported that it had trained more than 500 people to recognize overdose symptoms and how to respond, including using naloxone to reverse the overdose; 82 lives were saved. Today, DOPE says it's trained 200 more people and the number of lives saved by naloxone has jumped to 150. And more good news: S.F. Public Health reported in November that while statewide stats on fatal ODs ballooned 42% from 1998 to 2004, the number in San Francisco fell during those years from 178 to 144. "Death from drug overdose is at its lowest level in nearly a decade," DPH said. The reason was clear, the report concluded: "San Francisco has embraced a number of harm reduction practices . . . the first county in the state to publicly fund naloxone distribution." Information on DOPE training, (510) 440-6969 ext. 16 or www.harmreduction.org/OVERDOSE.

VOTERS WITH DISABILITIES Four years into the Help America Vote Act, and San Franciscans with impaired sight and mobility will get a ballot-marking voting machine they operate themselves, ensuring privacy and independent voting. AutoMARK has a touch screen, zoom feature to increase font size, Braille touch pad, sip/puff device, and audio instructions and ballot selections in English, Spanish and Chinese. Under the act, every polling place must accommodate disabled voters with such machines as well as physical access to the site. An AutoMARK also is installed at City Hall on the ground floor, available to voters 8 a.m. to 5 p.m. starting May 8, when early voting begins. Information: Department of Elections, 554-4375.

READERS WITH IMPAIRED SIGHT The Library for the Blind and Print Disabled soon will have automatic doors, making the collection on the second floor of the Main Library a lot more accessible to sight-impaired patrons. The doors were funded from a bequest left to the Library for the Blind by Marge Falk. "Marge had been coming here for 10 or 15 years," says Martin Magid, the special library's manager. "I think she was completely blind by the time she passed away about five years ago." In her trust, she left \$70,000 to the Library for the Blind. The new doors cost \$19,000, and the rest of the bequest, says Magid, will be used as needs arise. Among the library's collections and many services are talking books, calculators, dictionaries and library catalogs; Braille signs and a Braille embosser (printer); closed-circuit televisions; descriptive videos for home and library use; large-print books and newspapers; and computers with screen magnification. Information and hours: 557-4253.

If you have some good news, send it to marjorie@studycenter.org or tom@studycenter.org.

Pavilion morphs into housing only

Glide, TNDC to replace dream with 2 buildings, 137 units

BY MARJORIE BEGGS

ELEVEN years ago, North of Market Planning Coalition dreamed up the idea of a big-time development that would bring a small convention center, more housing and jobs into the Tenderloin. Called the Pavilion, it would sprawl along Mason between Eddy and Ellis and would cost "tens of millions of dollars," said NOMPC's Lower Eddy plan.

The Pavilion, with a \$67 million price tag, became the centerpiece of the Lower Eddy/Leavenworth Task Force, which got \$6.8 million from the city for the housing component.

The project's history was ragged: euphoric predictions of how it would stimulate the neighborhood's economy, disappointment when two housing bond measures failed that might have given it a boost, and continued assurances to the community that the Pavilion was still alive. By 2004, its budget had ballooned to \$250 million and included 10,000 square feet of retail space, 400 apartments, parking for 500 cars and 10,000 square feet of below-market rental space for nonprofits.

Then, a year ago at a Tenderloin Futures Collaborative meeting, Don Falk, now executive director of TNDC, a partner in the project, announced that the dream was dead though some housing was still feasible.

Glide Economic Development Corp., the nonprofit formed in 2000 to take over the Pavilion project, never was able to buy more than four of the 12 parcels involved, despite support from its other partners: the Mayor's Office of Housing, Evelyn and Walter Haas Jr. Fund, San Francisco Hilton, S.F. Convention Facilities Department and Parking Authority.

Last month, the Collaborative heard what will go into the lots on Mason: two buildings, one with 81 apartments for families, the other with 56 studios for the formerly homeless. GEDC owns both buildings, and TNDC is a partner in building the studios. After construction, it withdraws and GEDC becomes the sole owner.

Architects Larry Mayers of Michael Willis Architects, designer of Glide's Community House, and Tom Brutting

of the firm Hardson Kamatsu Ivelich & Tucker made the presentations. Also at the meeting to answer questions was Paula Collins, founder and CEO of real estate developer WDG Ventures, which also had been involved in the Pavilion project.

The family housing, Mayers said, will rise eight stories on Mason, then step back and go up six stories. The main floor has offices, a community room and classrooms, and the basement contains a 14-car garage. One-bedroom units will be about 700 square feet, two-bedrooms 1,000 square feet and three-bedrooms 1,200 square feet.

YMCA Director Carmella Gold asked why only 14 parking spaces. Mayers explained that inner-city projects are allowed many exclusions to the one unit-one parking space requirement.

"How's this building going to interface with what's going on around it commercially?" asked community activist Richard Allman.

Mayers said the lobby will have a lot of glass, "to make it more like a hotel lobby."

"Rents?" asked S.F. Rescue Mission's Chaplain Early Rogers.

"We're targeting this building at 50%-60% of the area median income," said Collins. "We want a range of rents, from that AMI down to very low for the formerly homeless."

Jim Thompson, property manager at 165 Turk, asked Collins about the façade: "Do you have plans to have minimal 'notches' in the front?"

She understood the question immediately: "Yes, we'll keep them at a minimum. There'll be no places for problems" — clandestine activities, dangerous or possibly illegal, that can be hidden away from streetlights and prowling police cars.

Brutting ran down specs on the other building: eight stories, ground floor: offices and conference room, 1,000 square feet of commercial space, a reception desk manned 24/7.

"The studios, each with its own bathroom and kitchen area, are 335 to 450 square feet," he said. "Every floor will have laundry facilities, and on each floor four studios will face the street and four will face the back."

Will both buildings go up simultaneously?

"The financing sources will be separate, so that may be impossible," Collins answered.

The family housing budget is \$40 million, the homeless studios \$22 million. The money will come from the city, tax credits and deferred loans from the state Multifamily Housing Program.

Lynn Valente, associate director of the Market Street Association, wondered about the two different populations, side by side.

"Children and the homeless — what are your thoughts about safe cohabitation?" Valente asked.

"The design can help and so will having good managers," Collins answered.

The word "Pavilion" was never mentioned by the Mason Street project principals, nor did anyone around the table raise its specter in their questions.

WESTSIDE STILL LOOKING

"I'm here to update you on the trials and tribulations of trying to relocate three of our programs," began Abner Boles, executive director of Westside Community Mental Health Center.

For the third time in five months, Westside came calling at the Collaborative with news about its search to move three of its programs, now operated out of a building on Turk near Gough.

First it looked at a site on Golden Gate near Leavenworth. The Tenderloin community hated that idea and told Boles so at a December meeting.

That location fell through when the property owner, Paul Bochetti, who had told Westside he was willing to rent to them, decided to sell the building.

The next location was the Warfield Building.

"Turns out they're getting a better deal renting that ground-floor space to retailers," Boles explained. "Now we're looking at other sites — 1095 Market and an old church at Divisadero and McAllister. We need 23,000 square feet; we'll keep exploring, in and out of the Tenderloin — any place on God's earth that works and makes sense for the programs."

There were no questions for Boles. ■

CENTRAL CITY EXTRA!
SAN FRANCISCO

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