

Daly's SoMa quality-of-life projects many months away

Community take \$34 million tops

BY TOM CARTER

THE \$50 million that the Rincon Hill towers developers will contribute for all sorts of SoMa improvements won't start flowing in earnest until late 2007 when the largest residential building in California — the 550-foot South Tower at First and Harrison streets — is finished and the first big payment of \$5.5 million gets banked in the SoMa Stabilization Fund.

By then the seven-member committee established by Supervisor Chris Daly's ordinance will be ready to advise the Mayor's Office of Community Development on how to spend the fees. The first projects in line, according to Daly's office, might well be pedestrian walks and public restrooms at the new Folsom Street park (former site of Bessie Carmichael Elementary) and new,

permanent classrooms for the school's sixth and seventh grades that in the fall will be in wood bungalows at 824 Harrison St.

The \$5.5 million won't show up until six months after the tower gets its certificate of occupancy.

Right now, the fund has \$98,000 in it from the 25-cent-per-square-

foot advance fee from the South Tower project, which is included in the \$25-per-square-foot required of developers in the 12-block Rincon Hill area by Daly's ordinance that passed last August.

Another \$100,000 to \$200,000 could come in before the end of the year from another project, according to City Planner Joshua Switzky. By then, the 32nd floor of the South Tower's 54 floors is expected to be completed as the signature structure on Rincon Hill, a gleaming shaft to welcome westbound Bay Bridge travelers. Its smaller twin, the 45-story North Tower, is scheduled for occupancy in 2009.

The \$50 million total for the SoMa fund will come from the twin towers, called Rincon One, and three shorter buildings, Switzky said. One has already been approved by City Planning and two are expected to be approved this month.

Meanwhile, the SoMa Fund advisory committee, appointed by the Board of Supervisors, has met four times to work on the nuts and bolts of gearing up. It has received advice from the city attorney's office on the Sunshine Ordinance for public transparency and the particulars of the fee money it will consider.

"I'm not at liberty to discuss money until the bylaws are set," said Jazzy Collins, the SoMa community

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HASTINGS 430-CAR GARAGE

Final hearing
on June 29

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HE LIGHTS UP THE NIGHT

Only in the
Tenderloin

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BESSIE MAKES GRADE

Now will go
K through 7

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CENTRAL CITY



SAN FRANCISCO

NEWS ANALYSIS



PHOTO BY LENNY LIMJOCO

The Hamlin Hotel at 385 Eddy is where four rapes occurred since 2004, three last year.

Rapes spike in TL

20 reported last year — 3 were at the same SRO

BY JOHN GOINS

RAPES in the Tenderloin more than doubled last year — from nine in 2004 to 20 — but the police call the spike a statistical oddity, not an indication of greater risk of rape in the neighborhood, which is precarious for homeless women.

"A spike like that is just a bad luck of the draw," said Inspector Dolores Casazza of the SFPD Sex Crimes Detail. "You can't predict when it's going to happen." Maybe so, but perhaps the real aberration in the past five years was 2004 when rape was a single digit in the crime stat sheet.

"There's no overall increase in the city," said Inspector Peter Siragusa, also in Sex Crimes. "Every year (the total) is about the same, around 200. This could mean a greater awareness in reporting the crime. But there's not a serial rapist out there."

Even so, there is a three-block stretch of Eddy Street that has seen nine rapes — eight in 2005. Four have been at the Hamlin Hotel at 385 Eddy, three of them last year — two in the same room. The others occurred at: 238 Eddy, the Windsor Hotel; 364 Eddy, the Elm Hotel; 420 Eddy, the Fairfax; 455 Eddy, Central Towers; and 493 Eddy, the Adrian.

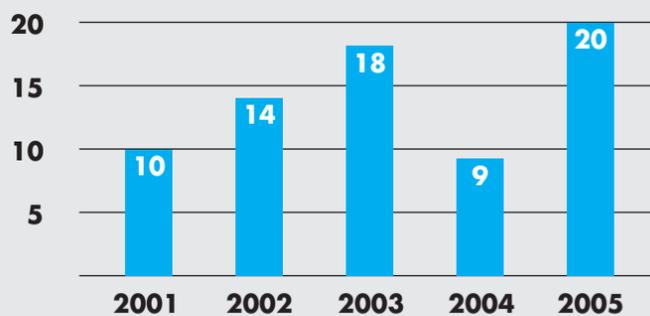
The locations come from the SFPD's Incident Detail Reports, which listed slightly lower totals for the two years than what TL Capt. Kathryn Brown provided to the Police Commission on March 29. SFPD figures show a spike nonetheless, 18 cases in 2005 compared with seven in 2004. The difference, a police statistician says, reflects a software problem within the department's crime mapping. (See sidebar.)

An analysis by The Extra of the addresses furnished by the statistician found that 14 of the 25 rapes occurred in 11 SROs. Most of the rest were in other hotels or apartment buildings, but two were assigned to street intersections.

Many rapes go unreported, Casazza noted. Nationally, more than 60% are not

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TENDERLOIN RAPES



Source: 2005 TL Crime Report, SFPD Incident Detail Reports

THE EXTRA

Tenderloin rapes spiked in 2005 from 2004, the only single-digit year in the last five.