



JANUARY 2022

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FREE

Progress Made with Esprit Park Redo Planning, with Lingering Concerns About Dogs

BY JESSICA ZIMMER

The San Francisco Recreation and Parks Department's (RPD's) renovation of 1.8-acre Esprit Park, located at 19th and Minnesota streets, includes controversial plans to create a partially fenced, partly artificially turfed, dog-friendly zone on the park's north side. More popular modifications include installation of exercise stations, construction of protection platforms for large trees and planting of native trees, bushes, and flowers.

RPD hopes to finalize construction documents early this year and solicit contractors by spring. To overcome material shortages and inflation, seating areas may be built using found and natural materials, such as log

benches made from California lumber and raw metal.

Esprit Park has a \$ 7,710,700 renovation budget, comprised of \$2,710,700 in development impact fees, \$4,165,000 from a University of California, San Francisco grant, and a \$835,000 UCSF grant managed by the Dogpatch & Northwest Potrero Hill Green Benefit District.

According to David Fletcher, whose landscape architecture firm, Fletcher Studio, is designing the renovation, the plan is to create a multi-use meadow surrounded by trees and shrubs. There'll be a central half-natural, half-artificial turf dog-friendly area on the north side, a dog-free space on the

ESPRIT PARK continues on page 11

Potrero Annex-Terrace Residents Concerned About Break-Ins, Other Issues

BY JESSICA ZIMMER

Potrero Annex-Terrace residents are concerned that Bridge Housing and the San Francisco Housing Authority (SFHA) aren't responding to problems plaguing the public housing complex. Among the identified issues are empty units being invaded by trespassers without City response; common areas

of recently built Block X, a 70-unit apartment building located at 1101 Connecticut Street, that're beset with noise and uncleanliness, with some occupants lamenting a loss of privacy that was associated with the walk-up units they previously inhabited.

"I had a person experiencing

ANNEX-TERRACE continues on page 11

Building on Our Mistakes: Sinking Sidewalks in Mission Bay



Unintentional curb cuts in Mission Bay.

PHOTO: Julie Zigoris

BY JULIE ZIGORIS

Mission Bay sidewalks continue to sink, a challenge that could point to greater problems than twisted ankles and scraped knees.

"People fall a lot," said Brian L. who has worked at Cafe Reveille for the past three years. The café, located at 610 Long Bridge Street, is moated by a separated sidewalk edged with a yellow hazard line warning. "It's always been a problem, but it's gotten a lot worse in the past year."

Spanning 300 acres, Mission Bay is built on piles of compacted debris, dirt and silt, making it prone to subsidence, or settling. New buildings are anchored to bedrock deep below; sidewalks aren't. Since they were first installed barely fifteen years ago, paths along

Fourth Street have sunk visibly, with gaps from four inches to almost a foot forming between sidewalks and buildings. Separations have been repaired with caulk, ramps, steps, and not at all.

The issue isn't unique to Mission Bay, nor new to San Francisco, with the Marina, South-of-Market, and other neighborhoods experiencing intermittent sinking. The American Society of Civil Engineers published *Subsidence and the Foundation Problem in San Francisco* in 1932.

"Realty has more value than reality," said Gray Brechin, a historical geographer and author who is a visiting scholar in the Geography Department at the University of California, Berkeley. "Building on fill areas is stupid, but

MISSION BAY continues on page 12

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SHORT CUTS

10 Townsend

At a December 2021 **San Francisco Municipal Transportation Agency** meeting the #10 Townsend bus was tentatively approved to partially return this Spring. The revised route will run from **San Francisco General Hospital** to Sansome and Montgomery in the Financial District. Plans include relocating the Potrero Hill stop from 17th Street to 16th Street to enable buses to utilize newly installed transit lanes. The #10 is intended to run at pre-pandemic frequency. Some Hill residents weren't pleased with the outcome. "It's a shorter route, which is a shame," said **Sarah Wilcox**. "Since service stopped, I've either taken my car or changed my plans, and I worry that's how it will be once it resumes." For more information, <https://www.sfmta.com/blog/approved-2022-muni-service-plan>.

300 De Haro

The 120-foot high, 450-unit project proposed for 300 De Haro was entitled

by the **San Francisco Planning Department** last month. Under the State Density Bonus and Senate Bill 35 **DM Development's** structure is allowed to exceed the zoned height of 68 feet. All residences will be micro-sized – less than 300 square feet – except a single larger home, included most likely to enable the developer to skirt a prohibition on single room occupancy units at the site. Permit applications have been submitted to the **Department of Building Inspection**.

Dogpaddle

Dogpatch Paddle won its bid to occupy Building 49 in Crane Cove Park, in partnership with **YMCA of San Francisco**, which'll operate an onsite fitness center, and **Daily Driver**, vending coffee, bagels, and the like. The consortium is negotiating lease details with the San Francisco Port, with renovation likely to start nowish...**J.R. Eppler, Potrero Boosters** president, has

SHORT CUTS continues on page 13

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February 15, 2022

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OP-ED

Hidden Hazards at 300 De Haro Street

BY ALISON HEATH

Last year DM Development invoked Senate Bill (SB) 35 to request streamlined review of its 11-story, 450-unit project proposed at 300 De Haro Street. Last month it was quietly entitled by the Planning Department, with numerous planning code waivers, no health and safety review. There were no hearings and no opportunity for meaningful public input.

In addition to objections to the project's height, neighbors had raised concerns that SB35, with the purported goal of speeding up affordable housing projects, would be used to greenlight grossly undersized living spaces that're arguably not affordable, with the majority offered at market rate.

SB35 eliminates California Environmental Quality Act review. CEQA, passed in 1970, requires cities to consider the environmental impacts of proposed developments, inform the public of potential dangers, and mitigate significant avoidable damage. Given that larger developments are often located on formerly industrial land, partially contaminated with heavy metals, asbestos and vapors from petroleum hydrocarbons, CEQA appraisal provides critical oversight.

There's troubling evidence of highly contaminated soil at 300 De Haro. Preliminary studies done in 2018 and 2019 show extremely high lead

levels, exceeding California hazardous waste thresholds by a factor of 14. The Showplace Lofts, directly adjacent, are under a deed restriction prohibiting any soil disturbance without California Department of Toxic Substances oversight. Across the street, the World Gym site is listed on a state database due to contamination from leaking underground storage tanks that contaminated the groundwater.

When DM Development applied for streamlined review under SB35, the Planning Department removed the environmental planner from the project and turned it over to the Department of Public Health (DPH). Under DPH there are no required public disclosures and nowhere near CEQA-level oversight. It's likely there'll be no further investigations and no mitigation plan until construction starts.

Even more concerning, DPH assigned 300 De Haro to Amy Brownell, who was accused of covering up radiation contamination at Hunters Point and Treasure Island. In 2019, out of deep concern for public safety, three members of the Board of Supervisors, including District 10 Supervisor Shammann Walton, unsuccessfully called for her ouster.

The developer provided DPH with preliminary studies based on outdated plans, prepared before the project grew from seven to eleven stories, described by its environmental consultant as still

"valid". Additional height presumably requires a more substantial foundation, resulting in greater soil disturbance and exposure to hazardous materials.

Finally, the site is in a documented liquefaction zone, prone to building collapse. As part of the Planning Department application for the recently approved project, the developer submitted a geotechnical report created for the previous, seven-story proposal. The Planning Department considers the geotechnical study to be part of CEQA review and indicated no interest in obtaining an updated report.

One wonders why the City hasn't pursued opportunities to protect our

health and safety. The Board of Supervisors and Planning Commission have no authority. Planning Director Rich Hillis told me his hands are tied; I've heard the Planning Department refer to SB35 as "the nuclear option". However, while SB35 eliminates CEQA review, it doesn't relieve the Planning Department's responsibility to conduct appropriate reviews of environmental issues and seismic safety.

With approvals in hand, the project now heads to the Department of Building Inspection where construction permits are issued.

Alison Heath is chair of the Potrero Boosters Development Committee.

Well-Educated Candidates Vie for Assembly Seat

BY LEE STUART

Last fall, Mayor London Breed appointed then State Assemblymember David Chiu to be San Francisco City Attorney, filling the seat vacated by Dennis Herrera, who Breed selected to head the San Francisco Public Utilities Commission, a position which'd been made available by the resignation of Harlan Kelly in the face of corruption allegations. The political musical chairs triggered the need to hold a special election, scheduled for April 19, for the District 17 spot.

Four candidates are running in an election primary, to be held on February 15, to determine which two will advance to the April vote. Among the leading contenders is District 6 – encompassing the Tenderloin, Civic Center, Mid-Market, South-of-Market, Yerba Buena, Rincon Hill, South Beach, Mission Bay, Treasure Island – Supervisor Matt Haney. The head of the San Francisco Democratic Party, Honey Mahogany, serves as his legislative assistant.

Haney's campaign focuses on rebalancing housing availability to match employment growth, expanding services for those without permanent shelter, and adding mental health treatment beds. Elected in 2018, he co-authored 'Mental Health SF' with Supervisor Hillary Ronen, co-sponsored by Mayor London Breed, which emphasized centralized access to behavioral health services.

Haney cofounded #cut50 with activists Van Jones and Jessica Jackson. The Oakland-based nonprofit focuses on ending incarceration of nonviolent offenders. It advocated for The First Step Act, signed into law in 2018, which served to reduce the federal prison population and established alternatives to imprisonment, such as drug and alcohol rehabilitation, mental health access and counseling.

In 2020 Haney authored Proposition L, the 'Overpaid CEO Tax,' which assesses a 0.1 percent surcharge on annual business taxes of San Francisco companies if top executives earn more than 100 times "typical local workers". That same year he was a lead advocate for Proposition B, to reorganize the Department of Public Works and increase oversight of its operations.

Both initiatives were approved by more than 60 percent of voters.

Haney received a Bachelor of Arts (BA) in 2005 from the University of California, Berkeley, followed by a Master of Laws in human rights from the National University of Ireland, a Master of Arts from the Stanford Graduate School of Education, and a Doctor of Law (LL.M) from Stanford in 2010. He served on the San Francisco Board of Education from 2012 to 2018, including a term as president.

Haney's chief rival is David Campos, a former District 9 Supervisor and chief of staff to San Francisco District Attorney Chesa Boudin. This is Campos' second time running for the assembly seat, losing narrowly to Chui in 2014. Recently elected vice chair of the California Democratic party, Campos has strong ties with the Latino and LGBTQ communities.

Campos entered the United States as an undocumented immigrant from Guatemala when he was a teenager. If elected he'd be the second Latino to represent San Francisco in the State Legislature; the last one was A.D. Spivalo, 1871 to 1872, who was born in Chile.

Campos is campaigning on universal health care, job creation, making college affordable and increasing housing density while fending off gentrification.

Campos earned scholarships to Stanford and Harvard universities, graduating with a BA in Political Science from Stanford in 1993, receiving his LL.M from Harvard Law School in 1996. After three years in private practice, Campos joined the City Attorney's office in 1999. He was appointed to District 9 Supervisor, representing Mission, Portola, and Bernal Heights, by then-mayor Gavin Newsom to replace Tom Ammiano, who had won his State Assembly race. He was elected to the position in 2008, terming-out in 2017.

While supervisor Campos supported proposals to fund legal representation for undocumented immigrants and reverse the policy of reporting undocumented youth to immigration if they're arrested. He backed People Organized to Win Empowerment

ELECTION continues on page 6

Handy Numbers

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La Scuola Sites New Campus in the Mission

BY REBEKAH MOAN

According to Head of School Valentina Imbeni, PhD., Italian-immersion La Scuola is delighted with its new campus in the Mission, but would've preferred to have stayed in Dogpatch, where its pre-kindergarten program is located.

Established in 2002, La Scuola is a co-educational day school with 300 preschool through eighth grade students split between two campuses: the preschool on 20th Street, the rest in the Mission.

"To be perfectly honest, we looked at pretty much every single available warehouse and building in the Dogpatch," said Imbeni. "We love the neighborhood."

The school's long-term goal is to have two classes per grade up to eighth grade. To accommodate the increased population La Scuola needed more space. Unable to identify a suitable property in Potrero Hill or Dogpatch, La Scuola looked elsewhere. A short term site was found on Fell Street for kindergarten through second grades, which the school left in November. During the 2018-2019 school year, La Scuola signed a 60-year lease with the Catholic Archdiocese that includes the old St. Charles Borromeo School, a Catholic institution that closed in 2017 due to low enrollment and the inability to pay for much-needed seismic retrofits.

La Scuola plans to maintain its preschool in Dogpatch, for which it has 25 years left on a 35-year lease. The other grades will meet at 3250 18th Street, the St. Charles School build-

ing, 3270 18th Street, which used to be a convent, and 741 South Van Ness, also called San Carlos Hall, which was used by the St. Charles School for classrooms and a gym.

La Scuola will renovate the St. Charles and San Carlos buildings to ultimately house kindergarteners through eighth graders. The convent was demolished last summer to make way for a brand-new structure. La Scuola placed three modular structures at the convent site, prefabricated buildings constructed in standardized mobile unit sizes which're being used as classrooms. Despite the connotations of "modular structures," the schoolrooms are quite nice, according to Imbeni. The flooring has been redone; the insides look like Reggio Emilia classes.

Reggio Emilia is a philosophy that's student-centered and uses self-directed, experiential learning in relationship-driven environments. The new buildings will be designed by the same architect used at the Dogpatch site: Michele Zini, from Italian-based ZPZ Partners, with support from Bay Area firm HKIT Architects. Previously, Perkins & Will worked on the project.

"[Zini] has worked worldwide to advance this idea that there is a very close relationship between pedagogy and architecture, which is really something unique about La Scuola," Imbeni said. "It's unusual that people put so much care into the way the space is ... it's very, very important that we give [students] an environment that they deserve."

Along with classrooms, La Scuola's new campus will have piazzas where



La Scuola International School campus at Tennessee and 20th streets.

PHOTO: Potrero View Staff

students, parents, and teachers can meet. There'll be atelier spaces to host creative activities; art, music, science, or environmental studies. Use of light, color, and lines is intentional at Reggio Emilia schools. At the Dogpatch building, for instance, not every wall is a straight 90 degrees; some are curved because that's how students move, according to Imbeni.

Director of Advancement Robin Bonaso said, "The connection between pedagogy and our environment is an essential part of who we are, how we learn, and what makes us 'La Scuola.' We use natural colors and materials often, but also you will notice many colors - especially pastels of pink, orange, green and blue - throughout our school. Through joyful color, our campuses inspire the use of all senses and an appreciation of beauty. We embrace beauty as a human right!"

The new building at the site of the demolished convent will rise 55 feet. Its façade will consist of a louver system to act as sun shades for a colored glass curtain wall system. San Carlos Hall's façade will be refurbished to restore its original design in the Italianate architectural style; defensive gates at the entrances will be removed.

La Scuola is in the entitlement process for its new campus, going through the necessary steps at the San Francisco Planning Department for design approval. Construction is estimated to cost about \$26 million. La Scuola is roughly one-third of the way to raising \$10 million, according to Bonaso. The rest will be financed.

"If it all goes well, we could potentially have children in seats by 2024, 2025," Imbeni said.



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What's Happening with Real Estate on Potrero Hill?



In a typical year, about 50 single family homes are sold on Potrero Hill. Buyer demand was so strong in 2021 that 73 homes have sold in the neighborhood -- the largest number in over twenty years. If you have been thinking of selling your home, now may be an excellent time to take advantage of strong demand from buyers.

Sales Prices for All Potrero Hill Homes Sold in 2021*

2005 17th Street.....\$1,700,000	860 De Haro Street.....\$3,375,000	569 Pennsylvania Avenue.....\$1,760,000
2009 17th Street.....\$1,975,000	890 De Haro Street.....\$2,300,000	1018 Pennsylvania Avenue.....\$1,468,000
2013 17th Street.....\$1,480,000	1027 De Haro Street.....\$1,822,000	542 Rhode Island Street.....\$ 2,275,000
1206 18th Street.....\$2,713,500	1166 De Haro Street.....\$1,700,000	548 Rhode Island Street.....\$4,200,000
2111 18th Street.....\$1,600,000	480 Kansas Street.....\$2,030,000	749 Rhode Island Street.....\$2,250,000
1324 20th Street.....\$1,800,000	531 Kansas Street.....\$3,775,000	896 Rhode Island Street.....\$1,050,000
1624 20th Street.....\$3,800,000	780-782 Kansas Street.....\$2,275,000	929 Rhode Island Street.....\$2,500,000
1924-1926 22nd Street.....\$1,300,000	918 Kansas Street.....\$3,200,000	1019 Rhode Island Street.....\$1,385,000
1931 23rd Street.....\$1,535,000	1375 Kansas Street.....\$1,649,000	1088 Rhode Island Street.....\$1,730,000
2337 25th Street.....\$900,000	1415-1415A Kansas Street.....\$1,435,000	1125 Rhode Island Street.....\$1,775,000
2337 25th Street.....\$1,230,000	1458 Kansas Street.....\$1,800,000	1131 Rhode Island Street.....\$1,706,250
2345 25th Street.....\$1,210,000	1461 Kansas Street.....\$1,210,000	1434 Rhode Island Street.....\$1,825,000
265 Arkansas Street.....\$3,000,000	1477 Kansas Street.....\$1,525,000	1458 Rhode Island Street.....\$1,830,000
319 Arkansas Street.....\$1,950,000	41 Littlefield Terrace.....\$899,000	1488 Rhode Island Street.....\$1,050,000
546 Arkansas Street.....\$1,365,000	2325 Mariposa Street.....\$1,275,000	627 San Bruno Avenue.....\$1,215,000
636 Arkansas Street.....\$1,470,000	412 Mississippi Street.....\$1,850,000	704 San Bruno Avenue.....\$1,840,000
719 Carolina Street.....\$4,160,000	506 Mississippi Street.....\$2,000,000	100 Southern Heights Avenue...\$3,225,000
797 Carolina Street.....\$2,025,000	580 Mississippi Street.....\$1,475,000	540 Texas Street.....\$2,650,000
811 Carolina Street.....\$4,500,000	626 Mississippi Street.....\$1,395,000	607 Texas Street.....\$1,750,000
829 Carolina Street.....\$2,750,000	162 Missouri Street.....\$2,000,000	610 Texas Street.....\$2,025,000
883 Carolina Street.....\$1,720,000	421 Missouri Street.....\$1,900,000	472 Utah Street.....\$2,000,000
1016 Carolina Street.....\$1,241,000	615 Missouri Street.....\$2,050,000	477 Vermont Street.....\$1,950,000
461 Connecticut Street.....\$1,800,000	430 Pennsylvania Avenue.....\$1,350,000	711 Vermont Street.....\$2,550,000
463 Connecticut Street.....\$2,125,000	449 Pennsylvania Avenue.....\$1,750,000	
646 De Haro Street.....\$1,950,000	467 Pennsylvania Avenue.....\$1,425,000	

The average sales price for a home on Potrero Hill this year has been \$1,983,202. If you'd like a free report on the value of your home, call Tim Johnson at 415-710-9000.



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SFPUC Commissioner Sophie Maxwell Encourages More Activism

BY MICHAEL FELICIANO

Former District 10 Supervisor, Sophie Maxwell, spends most mornings at Lake Merced, enjoying the scenic views and natural landscape that surrounds it. The lake, which now serves as an emergency water supply, was San Francisco's main drinking water source until it was replaced by the Hetch-Hetchy reservoir in the Sierra Nevada almost a century ago.

Hetch-Hetchy is owned and operated by the San Francisco Public Utilities Commission, which is responsible for supplying potable water to 2.7 million Bay Area residents, among other duties.

Maxwell, a Potrero Hill resident, is one of five SFPUC commissioners, who collectively regulate water, power, and sewage rates.

"Everyone should get to experience the beauty of San Francisco and we have an obligation to the environment as well as to our residents," she said. "We need to do a better job of recycling water and improve how we deliver water to our residents."

Maxwell was appointed to the SFPUC by Mayor London Breed in 2019. She previously served three terms on the San Francisco Board of Supervisors, representing District 10; Potrero Hill, Bayview, Hunters Point, Visitacion Valley, Silver Terrace, Dogpatch, Little Hollywood, and Portola.

"We are a compassionate city, but we have to ask ourselves, how did we get to this point?" she said of chronically high levels of people without fixed shelter. Maxwell pointed to decisions

made decades ago to close mental hospitals and offer less public housing as key to increasing inequality.

Maxwell is concerned that civic engagement has faded in recent years.

"It's an honor to serve," she said, "but also much easier when the people of the community are engaged. So many people come and go, sometimes even the most committed eventually move on elsewhere. And those who stay are often so busy and distracted with their daily lives that it becomes harder to sustain the same degree of dedication as previous generations. And let's face it, a lot of people prefer the status quo. Letting things stay as they are doesn't hurt, and it's easier not to ruffle too many feathers."

She cited District 10's dedicated activists during her tenure as supervisor as key to the closure of fossil fueled power plants located in Hunters Point and Potrero Hill in 2006 and 2011, respectively. Maxwell worked with former City Attorney, now SFPUC General Manager, Dennis Herrera, on that effort. Herrera was appointed to the position earlier this year after the Commission's previous head, Harlan Kelly, resigned in the wake of fraud allegations. Kelly pled not guilty to felony charges of fraud and corruption.

"Coming from a completely different sector will surely be a challenge, but Dennis has the ability and potential to manage, and I believe we can all work together," Maxwell said. "He understands it's up to the Commission to provide a good set of policies and we'll do just that."

ELECTION from page 3

Rights' and the Chinatown Community Development Center's call to provide free Muni for youth. He introduced the Freedom of Access to Clinic Entrances Act, passed by the Board, which created a 25-foot "harassment free zone" around free-standing clinics, with violators subject to a \$1,000 fine or up to three months in jail, though the legislation's effectiveness is unclear. He was an early supporter of safe injection sites for drug users.

Haney supports development of a 495-unit apartment complex on a Nordstrom parking lot, which the Board of Supervisor's rejected last year. Campos opposes the project, though not housing on the site, asserting that it'd displace nearby residents through gentrification.

Also in the race is San Francisco Community College Board trustee Thea Selby, who ran for District 5 Supervisor in 2013 against future mayor London Breed. Considering herself a "practical progressive", she's one of 14 California Democratic Party delegates who help shape policies for Assembly District 17. She's been a member of the College Board since 2002.

Selby hopes to champion small businesses, with other focuses being education, transportation, and the environment. Like Haney, she advocates for increased funding for mental health services, and wants to expedite the building of affordable housing. Similar to Campos, she supports safe injection sites. She'd like to see the City take over fiber internet services as a means to increase access, and wants more local control over 5G towers.

Selby owns Next Steps Marketing Inc., an advertising business. She's co-founder and president of the Lower Haight Merchant and Neighbor Association, and chair and co-founder of WIPP, a leadership conference for women in media. She has a BA from UC Berkeley in Soviet Studies, and a Master of Business Administration from the University of Oregon.

Scientist, entrepreneur, and philanthropist Bilal Mahmood is running for office for the first time. Born in the Bay Area to Pakistani immigrants. He graduated from high school in Lahore where he and his family relocated after facing islamophobia post-9/11.

Mahmood's main concerns are the need for more affordable housing, proper care of those without permanent shelter, and climate change. He supports a guaranteed income and is worried about Muni's deficit, projected at roughly \$134 million in 2022. He wants to be a voice for people of color and introduce "bold new ideas. Remaining a beacon for the middle class."

Mahmood attended Stanford at the same time as Haney, received a Bachelor of Sciences in Biology and Economics in 2009, and a Master of Philosophy in bioscience enterprise from the University of Cambridge in 2010.

His dissertation title was *Strategic Implications of US Health Reform on Pharmaceutical Market Access*.

In 2020 Mahmood launched The Oakland Workers Fund, pledging \$100,000 to provide basic income to laid off restaurant workers. He's planning to provide grants to address Anti-Asian violence and support local journalism.

Come Play with Us!

The pure joys of childhood: swooshing down a slide, gleefully asking someone to push you on the swing, kicking a soccer ball. You can help bring these childhood memories to Rwandan children!

The East Africa country of Rwanda is healing from a genocide and emerging from an economy dominated by labor-intensive subsistence agriculture. It's affectionately called the "land of a thousand hills" for its rolling green countryside. Rwanda is peaceful and stable with warm and welcoming citizens. But there are few playgrounds and soccer fields for children to explore imaginative play and there's a lack of affordable housing.



See Far Housing, www.seefarhousing.com, is building 52 apartments in Rwanda's capital, Kigali, that'll include a playground and soccer field. The Ziggy Playground will be named in honor of **Fred S. Findling**, affectionately known as "Ziggy". Fred, was an orphaned survivor of the Holocaust who never lost his childhood spark. He raised four children on his own and adopted two more. He fought for civil rights in the U.S. and was a constant champion of the underdog. Fred passed away in 2019 at 88 years old. He'd be delighted at the idea of children gleefully playing in a place he inspired.



See Far Housing is owned by Agahozo-Shalom Youth Village, which emerged from the Rwandan genocide to care for more than 500 vulnerable youth.



Make a tax-deductible donation, payable to San Francisco Community Power, to help us raise \$40,000 to build the Ziggy Playground and Soccer Field.

Every gift – no matter how small – will help us reach our goal!

DONATE: Ziggy's Playground (ziggyplayground.com)

GETTING INVOLVED



Green Benefit District

More trees and sidewalk gardens for Potrero Hill. The GBD is partnering with Friends of the Urban Forest to add sidewalk gardens and street trees to the 400, 500, and 600 blocks of Vermont Street. Help us plant on Saturday morning, January 29 starting at 9:30 a.m. To be placed on the volunteer list and get more details, email us at info@GreenBenefit.org

GBD Board of Directors nominations open this month for elections in March. Interested in serving with the GBD? Email us at info@GreenBenefit.org

Starr King Open Space

Please join our monthly volunteer days on the second Saturday of the month from 9:30 a.m. to 12:30 p.m. This month it is January 8th.

Also, feel free to join our monthly meetings which are open to the public, done via Zoom for now, the third Monday of the month at 7 p.m. This month it is January 17th. Check the website for Zoom link.

If you can, please donate to help keep Starr King Open Space open, accessible, and well maintained for our neighbors.

www.starrkingopenspace.org

Potrero Boosters Neighborhood Association

Be in the know. Meet your neighbors. Make the Potrero a better place. We're meeting virtually on the last Tuesday of each month at 7 p.m. Go to www.potreroboosters.org for details.

For a \$200 annual fee your organization can be listed in Getting Involved. Contact production@potreroview.net



For two November weekends, a dozen Potrero Hill households projected images onto vellum paper taped to their homes' windows, to be seen and enjoyed from the street. These Potrero Projections included historic photographs, movies, and artwork. A 1930's Saint's Day parade shown in the windows of St. Teresa's parish house was particularly memorable, <https://www.youtube.com/watch?v=Kjf77NONNVU>. The projections were inspired by Ben Wood's 2017 Windows of History in the Haas-Lilienthal house. Another projection project will be staged in more Hill houses this year. ~ Peter Linenthal, Potrero Hill Archives Project



The First Wave, a documentary directed by Matthew Heineman, follows doctors and patients who coped with the early 2020 flood of COVID-19 cases in New York. The film previewed at the AMC theater on Van Ness Street in December, with Heineman (l), Karl, a physical therapist with a magical sense of humor, Ahmad, who almost died, and his wife, Alexis.

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FINDING JOY AROUND POTRERO HILL

PHOTOS © ODIN MARIN, DECEMBER 2021





Stepping away from the flower shop gave me time to reflect on the things that are important to me and that bring me joy: working with customers and being embedded in the neighborhood. I decided once things opened up to invest my time and energy into building up the day-to-day business at the flower shop, and now we're busier than ever. ~ Vanessa Marlin

4

1. Members of the Bay Area group, The Towns Band, unload gear for an evening performance at Bottom of the Hill, which reopened in mid-August 2021. 2. Skaters outside Deluxe on Mississippi and 17th streets. 3. Outdoor dining at Chez Maman lights up the night on 18th Street. 4. Shop owners Vanessa Blyth Marlin of Bell and Trunk and Dario Barbone of Alimentari Aurora take a break from their workday. 5. Molly of Bell and Trunk adjusts ornaments in the window display. 6. Tee Minot, owner of Christopher's Books, tidies up her shelves.



5



The neighborhood has been incredibly supportive as they were during the lockdown. People are so happy coming in again to browse and meet their friends. I think there's a lot of joy in finding some normalcy. ~ Tee Minot.

6

COMMUNITY | JANUARY



Yoga at the San Francisco Botanical Garden.

PHOTO: Travis Lange

In-person

Now through Tues 2/1
Art: "Entwined"

"Entwined," an illuminated forest created by Charles Gadeken, is a whimsical wonderland where visitors can explore twisting paths, colorful trees to sit under, large flowering clusters amidst constantly changing vistas of light and magic. An audio system within some of the structures offer low-level ambient music. The installation is meant as an invitation to play and interact with the environment, engaging visitors of all ages. 6 p.m. Free. Golden Gate Park, Peacock Meadow, 240 John F. Kennedy Drive. For more information: <https://bit.ly/327HcJ9>

In-Person

Thursday 1/6
Health: Yoga at the Garden

The San Francisco Botanical Garden is a living museum within Golden Gate Park, with 55 acres of landscaped gardens and open spaces, showcasing more than 9,000 kinds of plants from around the world. The 45-minute yoga practice is accessible and aims to increase strength and flexibility while integrating mindfulness techniques. 12 to 12:45 p.m. \$15 (free with membership). San Francisco Botanical Garden, 1199 9th Avenue. For more information: <https://sforce.co/3JhXLmr>

Virtual

Fri 1/7 to Fri 1/21
Education: "News Junkies Unite!"

Each week brings a vast array of important and complex political and social developments. Analysis and coverage by print, social, and mass media sometimes clarifies but often obscures what's going on and why. It is hard to navigate through this maze. In this facilitated discussion of important issues, critical topic(s) will be discussed in-depth. This course meets over three Fridays: 1/7, 1/14, and 1/21, 2 to 4 p.m. \$50. Presented online (via Zoom) by the Osher Lifelong Learning Institute (OLLI) at San Francisco State University. For more information and to register: <https://bit.ly/3scb4Pm>

In-Person

Wed 1/12
History: Chinatown Family Associations, Tong, and Gangs

Pulled and pushed from the far southeast part of China from 1849 onward, young Chinese men went to the gold fields only to find that discrimination largely forced them to work as laborers or return to San Francisco. In San Francisco's Chinatown many joined the family associations, tong, and gangs that controlled the neighborhood. Walk along Chinatown's densely populated streets and alleys and dive into

the colorful and sometimes violent history of this period. Content may be inappropriate for children under 14 years of age. Free; suggested \$15 donation per person. 10:30 a.m. to about Noon. For more information and to register: <https://bit.ly/3p3uBj1>

In-person

Sat 1/15
History: East Cut Tours

After years of improvements, The East Cut is now brimming with businesses, greenery, art, public spaces, and more. Led by volunteer docents who live in the neighborhood, the tour will lead visitors through the area's past, present, and future. 10 to about 11:30 a.m. Free; a \$5, \$10, or more donation to the Neighborhood Parks & Greenspace fund is encouraged. For more information and to register: <https://bit.ly/3JaORsS>

Virtual

Fri 1/21, Sat 1/22, Sun 1/23
Art: Photo Pop-Ups Online Workshop

Explore the intersection of photography and paper engineering: photo pop-ups. This workshop unpacks the fundamentals of paper engineering by discussing tools and materials, examining trade book examples, and building a series of foundational structures. And because your photos are what matters most to you, there'll be dedicated time to incorporating your own images into paper-engineered structures. You'll leave the class with a bound collection of models and a means of satisfying the itch to take your photos one step further. Brought to you by San

Francisco Center for the Book. \$250. Friday: 5 to 7 p.m.; Saturday: 1 to 4 p.m.; Sunday: 1 to 4 p.m. For more information and to register: <https://bit.ly/327h7K1>

In-person

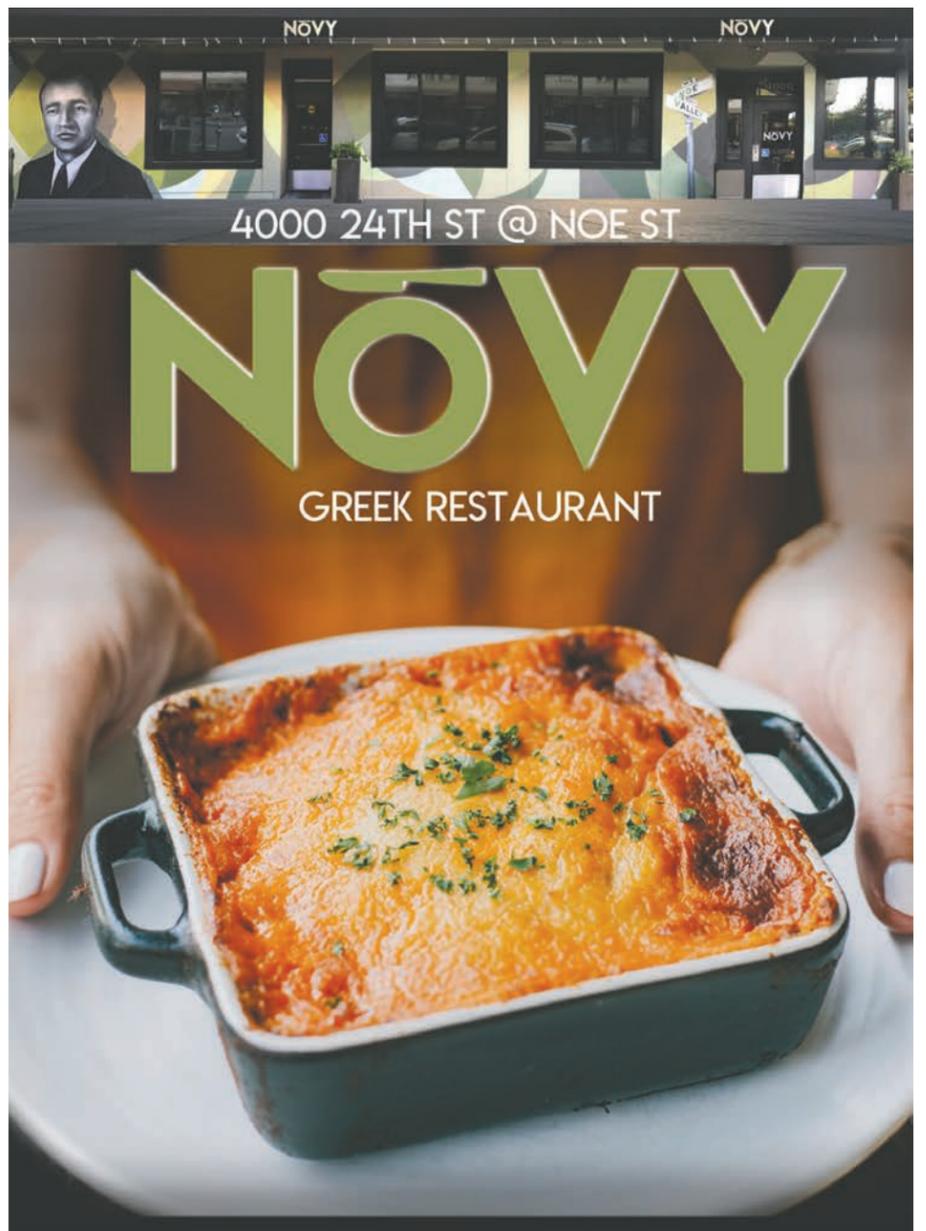
Sat 1/22 through Sun 1/30
Art: The City Canvas

Celebrate the art and artists that transformed the City into a canvas, giving us light in the dark. When San Francisco shut down for COVID shelter-in-place, artists created beautiful works throughout the City on boarded up storefronts. "The City Canvas: A Paint the Void Retrospective" will showcase these artists and a selection of their murals, together for the first time in historic Building 12 at Pier 70. Free; registration for timed entries required. Pier 70, 588 22nd Street. For more information: <https://bit.ly/3sgbK6j>

Virtual

Mon 1/24 through Fri 2/28
Education: Osher Lifelong Learning Institute

Our brains and disease; jazz music in American culture; a look at freewill (does it exist?), the Golden Age of radio and early television; and much more. Winter Session courses are open for registration. Classes begin January 24 and will meet via Zoom. For more information about OLLI's classes, free lectures, interest groups - like Spanish and French conversation, share-a-book, share-a-film - and how to register: <https://olli.sfsu.edu/>



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ESPRIT PARK from front page

south. A primary challenge has been fully incorporating natural elements.

“Esprit Park started out as a park for corporate employees in the early 1980s. It’s become a place for native species, people, and animals to interact with each other. Our goal is for it to become a museum for flora and fauna in the City, one that stays wild at heart,” said Fletcher.

Changes include inserting multiple entry points to make the park more welcoming; adding mounds to the north end to create an enclosed, slightly sunken meadow; adding light fixtures throughout for wayfinding and safety; and offering more places to sit and relax.

A soil scientist is creating a long-term dirt plan.

“Decades ago, this site was used for industry. There’s lead contamination. That’s why the construction crew will need to excavate carefully, cover soil as they work. They will cap mounds that are built with fresh, clean soil,” said Fletcher. “About half of the species we want to plant are not commercially available. We plan to contract to grow those plants from seed with a local nursery, using soil from the site. This way they will acclimate better to the site. We expect them to thrive within one to two years of planting.”

RPD intends to add roughly 80 new trees and remove 45 existing ones, many of which are in poor health. The park will be made more American Disability Act-accessible.

Tamara Aparton, RPD spokesperson, said user conflicts should be minimized through deployment of vegetated berms and fencing in critical areas.

“The dog play area will not be fenced in its entirety,” said Aparton.

“Since we’re redesigning the entry points of this park, there will be a slight reduction in the size of the plaza. It’ll be like coming in a secret entryway rather than a big plaza. The new subtle rises in topography play into this. One exception will be the filtered entry at Minnesota Street and 19th Street. We will reduce the paving and walls to make that point of access more open,” said Fletcher.

Janet Carpinelli, a Dogpatch resident, is concerned that artificial turf will muffle the “lovely, forested park feeling.” She also insisted that there are health and safety concerns related to artificial turf which RPD hasn’t adequately addressed, asserting that small “toxic” pieces could shed into the environment; that a robust maintenance plan hasn’t been developed, potentially inducing a surface that’s smelly and unsanitary; and that a management plan for runoff hasn’t been adopted.

Whether or not artificial turf contains toxic materials that could pose risks to animals or humans remains an unsettled debate. The U.S. Environmental Protection Agency has indicated that some brands of synthetic turf contain toxins which’re known to cause cancer.

The Recreation and Park Commission approved application of artificial turf as part of Esprit Park renovation last year. As reported in the March 2021 *View*, according to RPD project manager Kelli Rudnick, an all-grass dog area would have to be closed three to four months of the year to allow

grass to regrow, while synthetic turf would be “irrigated daily.”

“[It gets] slippery when wet. Dogs and people can skid and fall, [causing] injuries,” said Carpinelli. “Maintenance and enforcement will be key to the success of the new design and uses.”

Carpinelli supported installing temporary fencing to prevent dogs from accessing park areas. Fencing would be minimally intrusive if plants are cultivated sufficiently to obscure it.

“Artificial turf and dogs don’t mix well,” said Shireen Perry, a Dogpatch resident. “Today it seems the park has gone to the dogs thus I do not bring children in my life to the park. Also, artificial turf is not the best for small and visually impaired children. I would like to see the family turf area be larger than the dog turf area.”

Noreen Weeden, a Potrero Hill resident and former Golden Gate Audubon Society board member, is also disappointed that RPD plans to install artificial turf.

“The City has a biodiversity resolution to elevate biodiversity as a citywide priority. Artificial turf is not in support of that resolution,” said Weeden. “Artificial turf does not provide a habitat for birds or insects, including pollinators like bees and butterflies,”

Bob Hall, a Yerba Buena chapter of the California Native Plant Society board member, said he wants the park to be as natural as possible.

“It’s obvious most of San Francisco has been paved over. Esprit Park represents an opportunity to bring a little bit of nature back,” said Hall.

Philip Schwartz, a Minnesota Street resident, is worried that RPD won’t enforce leashing on the park’s south side.

“There was no mention in the presentation about enforcement,” said Schwartz. “Esprit Park has always required dogs to be leashed but this has never been enforced. One of the reasons people come to the park with dogs, especially from outside the neighborhood, is because there have been social media posts that say you can let dogs off-leash here.”

Schwartz would like to see signage warning of penalties for off-leash dogs in the family area. He’d also like onsite RPD staff reminding people to tether their dogs and City-sponsored web pages updated to specifically call attention to the leash requirement.

Donovan Lacy, Dogpatch Neighborhood Association vice president, said he hopes the park will become more family friendly.

“Right now, I know a number of families that won’t come to the park, especially with small children under five,” said Lacy. “But we can’t do everything with one park. I’m a fan of moving forward with the plan for the renovation that has been developed. As a community, we should look for additional small green spaces to develop into parks and recreational areas.”

“We’re headed in the right direction,” said Julie Christensen, Dogpatch & Northwest Potrero Hill Green Benefit District executive director. “People are beginning to see the advantages of improving the soil, being more careful about the species that are chosen, and designing the park for the reality of drought. When you look at many of the trees that are struggling to survive the sandy...soil in the park, it’s a testament to RPD’s effort that the trees are still standing. We shouldn’t stop here. We

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should keep advocating for what the neighborhood needs to make Dogpatch a livable place. This park is less than two acres. Yet we’re trying to put all our hopes and dreams into it. We should have proper children’s playgrounds, tennis courts, and a basketball court elsewhere in Dogpatch.”

“I told RPD that it is their job to hear all voices regarding the park,” said District 10 Supervisor Shamann Walton. “I look forward to what can be accomplished. It is always fresh, new and exciting anytime we get a revitalization of a resource in the neighborhood. I can’t wait until this project is complete.”

ANNEX-TERRACE from front page

homelessness break into the unit next to me and make a lot of noise,” said Eddie Kittrell, Potrero Annex Tenants Association president. “I contacted the San Francisco Housing Authority. They said they could do nothing. I told them I would handle it. I went over there and confronted the people who had broken in. I told them they could not stay there. I would like for the City to board up units to prevent safety issues. I want the City to address the use of illegal drugs, especially next door to children, noise concerns, and the theft of fixtures like sinks.”

“People unscrew the plexiglass windows to get into the units,” said Monica Ferrey, immediate past president of the Potrero Annex Tenants Association. “I have seen people who got in use sledgehammers to damage the walls of units. When you report the issue to the San Francisco Housing Authority, no one evicts them. This is one of the reasons I moved.”

Neither the San Francisco Police Department nor SFHA responded to the *View’s* requests for interviews or information.

The break-ins are “...unfortunate,” said Denny Machuca-Grebe, San Francisco Department of Homelessness and Supportive Housing (HSH) public information officer. “However, HSH is not an enforcement agency, break-ins need to be reported to the SFPD.”

According to Thu Banh Perry, Bridge Housing senior manager of community development, trespassing has long been an issue.

“Bridge Housing has no jurisdiction over San Francisco Housing Authority units,” said Banh Perry.

In 2019 Block X opened with 72 affordable housing units. About three-quarters were leased to existing Annex-Terrace residents, 18 were allot-

ted to low-income households, one to an on-site manager. The building has a community room, bicycle parking, and a courtyard.

Edward Hatter, Potrero Hill Neighborhood House executive director, said Bridge Housing told “a lot of lies, done a lot of misdirection. They promised to totally integrate the community in an impoverished area. That has not happened.”

Hatter heard that some Block X residents are upset because they “...never knew living in stacked housing would be so different. Before in the walk-ups, doors would open to the outside. In Block X, there’s one bank of elevators at the end of the hallway. Seniors have to walk a block down in a shared space in a pandemic to get to the elevator. I’ve heard concerns that kids are riding bikes in the hallway. There are dogs loose and dog excrement staining the hallway floors too. Another issue is that 155 families came from the Annex and mixed with families in the Terrace. Historically the two groups had not gotten along well. There could be steps taken to improve community relations.”

“We didn’t want a dormitory,” said Kittrell. “But that’s what we got. This rebuild, this land, was supposed to be used to create better housing for people who were already residents.”

Uzuri Pease-Greene, an Annex-Terrace resident and former Bridge Housing community builder, said Block X’s design was fully disclosed in meetings prior to construction.

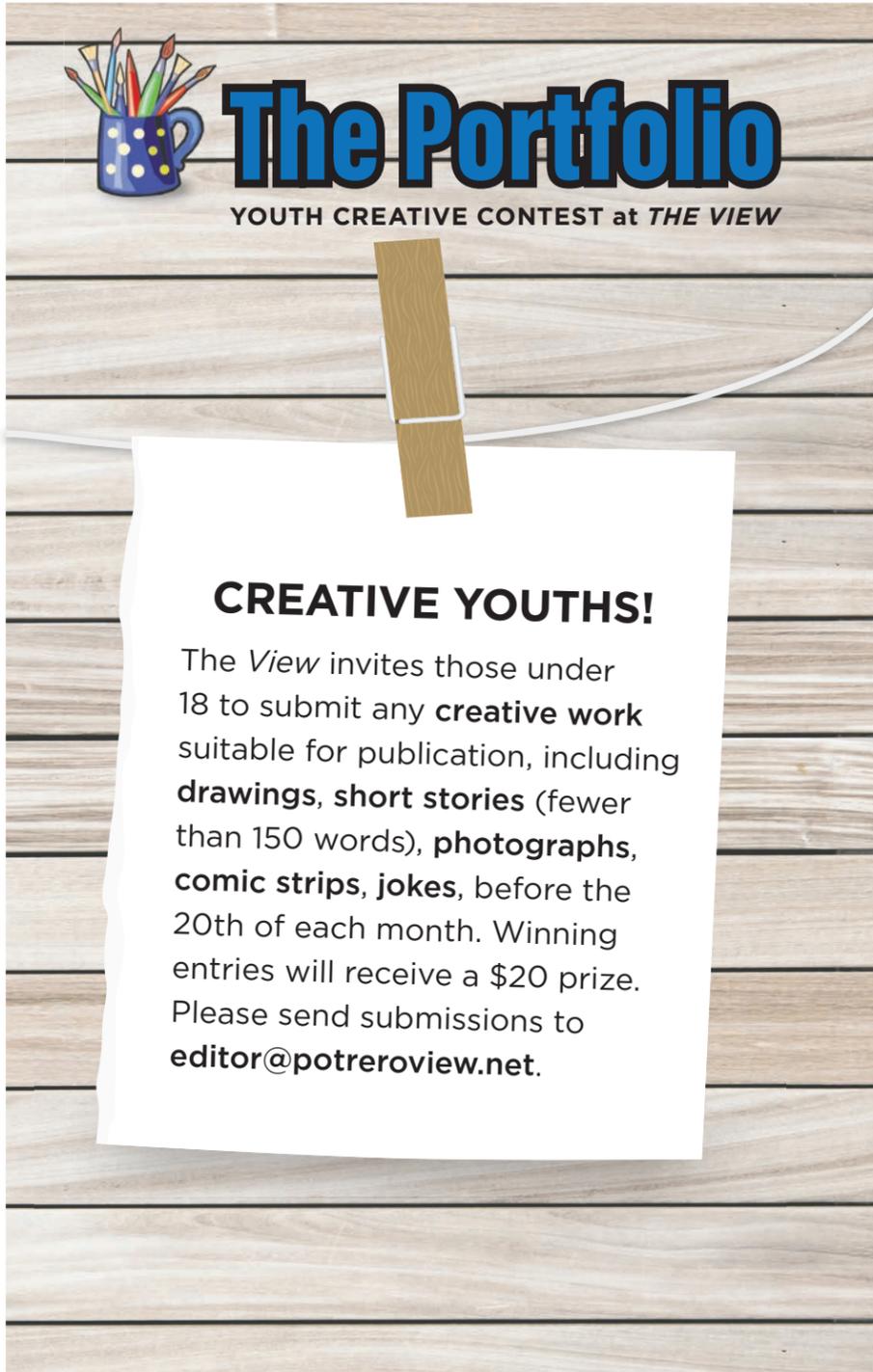
“We knew people would have to walk all the way down the hallway to the elevator,” said Pease-Greene.

“Once Block B is completed, the majority of the Annex residents will be able to move into the Block B building,” said Marie Debor, Bridge Housing vice president of development. “Annex residents have the option to move either to Block B, temporarily relocate into an existing onsite unit, or relocate off-site into a newly constructed MOHCD housing unit. Temporary onsite relocatees would be able to move into a newly constructed unit of a subsequent phase.”

Block B, which is expected to be finished in June 2023, will consist of two five-story buildings with 162 one- to four-bedroom apartments. Amenities will include a 13,690 square foot landscaped courtyard, park, community room, office space, and childcare facility. Residents will have access to parking for 65 vehicles and 210 bicycles.

Hatter is concerned that Bridge Housing didn’t honor its promise that

ANNEX-TERRACE continues on page 14



The Portfolio
YOUTH CREATIVE CONTEST at **THE VIEW**

CREATIVE YOUTHS!

The *View* invites those under 18 to submit any **creative work** suitable for publication, including **drawings, short stories** (fewer than 150 words), **photographs, comic strips, jokes**, before the 20th of each month. Winning entries will receive a \$20 prize. Please send submissions to editor@potreroview.net.

MISSION BAY from front page

it doesn't stop because there is money to be made."

"Bayfill is not a great place to build for multiple reasons: subsidence, climate change, and sea level rise," said San Francisco natural history educator and cartographer Joel Pomerantz. "But people are trying to make as much money as possible."

Both Brechin and Pomerantz pointed out the dangers buildings located on fill face during earthquakes, when it's unclear how structures and what's underneath them will behave. The 1906 Earthquake triggered a four-foot displacement in SoMa and other neighborhoods, with streets "becoming like the sea, rising and falling," said Brechin.

During the 1989 Loma Prieta earthquake parking lots pulled away from buildings at Fort Mason because of subsidence, according to Pomerantz.

The most casualties caused by the 1906 earthquake in a single incident — approximately 100 out of 498 total quake deaths — happened because of subsidence, when the Valencia Hotel on Valencia and 18th streets sank into the ground, its windows filling with mud. A water main break outside the building drowned residents waiting to be rescued from the upper floors, Pomerantz explained.

The building and sidewalk at Strata, on 1201 Fourth Street, separated so much that the entryway was closed for almost a year for repairs, according to Chris Chang, who operates the Happy Lemon tea shop across the street.

"They learned their mistakes from that building," Chang said, claiming the lack of issues with his sidewalk as proof.

Chang hasn't had any problems with his sidewalk so far, other than a crack that's formed in the sloped stone up to his front windows. He encourages

skateboarders not to ride over it lest they fall.

It's unclear whether other Fourth Street structures haven't experienced the issue because they're built better, or because they're newer and so less settling has occurred.

"The City's priority is that the sidewalks are kept accessible and safe," said Rachel Gordon, San Francisco Public Works Director of Communications and Policy. "Sidewalks are not the City's responsibility according to state and local code," emphasizing that it falls to owners to maintain paths.

Still, the City has made some repairs, installing ramps and railings to smooth connections between buildings and sidewalks.

"We don't own the sidewalks, that's the City," countered Brian L. at Cafe Reveille. Fixing them is "up to the City, not us."

According to the barista, the City installed an accessibility ramp along the Fourth Street entrance to the cafe and added the yellow reflective stripe to the sidewalk gap.

Gordon said the issue is particularly noticeable in Mission Bay because the new development is built on bayfill, while other neighborhoods have had more time to settle and be repaired.

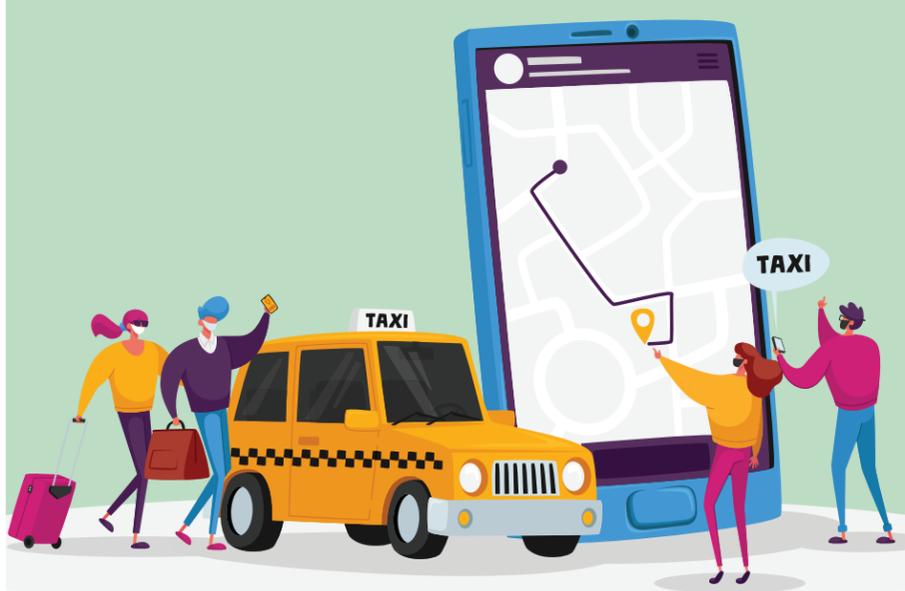
According to Pomerantz, areas that've been filled over the past two centuries were "extremely important" to the Bay's ecology, "doing an important job for humanity and the species." State legislation largely halted further filling.

Pomerantz is concerned that poor development choices will continue to be made in San Francisco. "Things are not likely to change when land values are so high," he said.

"The City is becoming more dangerous all the time," Brechin said. "It's amazing how we don't learn from history."

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Slip sidwaling away, in Mission Bay.

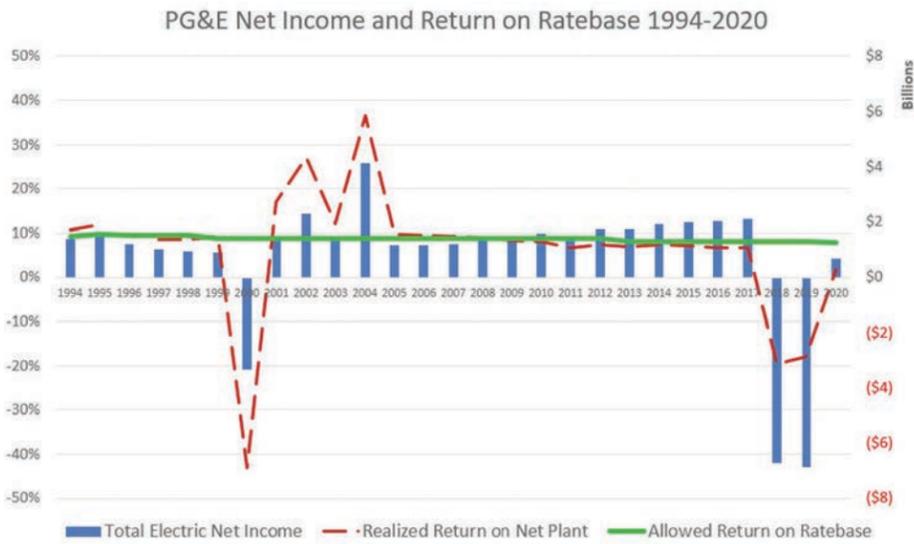
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SHORT CUTS from page 2



been appointed to the Building Inspection Commission. The seven-member Commission manages the Department of Building Inspection, responsible for ensuring effective, efficient, fair and safe enforcement of municipal building, housing, plumbing, electrical, and mechanical codes, as well as disability access regulations... One wonders what kind of say it'll have over the 300 DeHaro Street project. According to **Jennifer Serwer**, of **Hibiscus Studios**, a landscape design and place making company, small nonprofits dedicated to community revitalization projects are facing significant hurdles in their quests to secure funding from the City and Country of San Francisco's **Community Challenge Grant** and other sources. In particular, matching requirements make it hard to compete with larger organizations that have an established donor network and large base of volunteers...After 25-years, **BAVC Media**, a nonprofit media resource that serves more than 7,500 freelancers, filmmakers, job seekers, activists, and artists annually, is moving from 2727 Mariposa Street to the 9th Street Independent Film Center near Civic Center...Last month, the 18th and Rhode Island Permaculture Garden was vandalized, with tree branches destroyed and plants pulled up. Pointless, much?

Art Strike

In what'd be the first strike at a private arts college since 2012, the latest in a number of higher education walkouts, 97 percent of **California College of the Arts' (CCA)** staff voted to call a strike if the institution's administration doesn't "put an immediate stop to violations of labor law and bargain in good faith," according to **Jennie Smith-Camejo** of **SEIU Local 1021**. Three-quarters of the college's workforce, including studio managers, admissions officers, and librarians, voted to join SEIU 1021 in 2019, several years after adjunct professors had already done so. However, staff still don't have a contract. "When we started the bargaining process in October 2019, CCA administration said they wanted to settle a contract within a few months. It's clear that was a lie," said CCA Film Studio Manager **Brian Woods**, a bargaining team member. "They stall and do everything in their power to keep us from a fair contract. They continue making presentations on boilerplate minutia. They haven't responded to any of our economic proposals, which are our top priority. There's not even an acknowledgment that we've even submitted

these—there's been no response at all." Negotiations between management and labor continue this month.

Profitable Bankruptcy

Based on 1994 to 2020 **Federal Energy Regulatory Commission** data, **Pacific Gas and Electric Company** suffered a large loss in 2000, but it recovered all of it over the next four years (see above graph). The monopoly utility apparently can't lose, though its customers surely can.

Scam I Am

The calls come in insistently, one after another until you answer. "This is Amazon, with a possible fraud alert. Did you recently purchase an iPhone 11? Press one if no, two if yes." Pressing one immediately gets you transferred, "Amazon?" questions a voice, the sounds of a call center in the background. "Are you reporting a fraudulent charge?" Answering yes gets you quickly transferred again, to a voice that sympathetically murmurs about the inconvenience, and then asks for your credit card number "to confirm any charges." And thus the trap is sprung. More clever than repetitive calls about an expired warranty, less blunt than threats of the sheriff knocking on your door if you don't immediately pay outstanding taxes. Don't fall for it.

West Side Story

Steven Spielberg's remake of *West Side Story* reinvigorates the original's insights into sociological seismic faults that continue to this day: the perceived displacement by brown people, or women, or whoever, of white men who grew up with mothers who "are junkies" and "...fathers all are drunks," as Riff sings in "Gee, Officer Krupke;" whether America is largely a place of cage-fight capitalism or simply better than anywhere else, as sung in "America;" and the deep need to belong to something, anything, even if it's a dysfunctional gang that leads nowhere but death. For those who were touched by the 1961 film, the new one will both bring back memories of a time when a knife was the most serious weapon one might confront in a playground. Seen in a post-Covid theater, however, with masked people not so discreetly checking their phones, bumping their neighbor's elbow, and muttering to one another is a reminder that the Big Screen has lost a significant amount of its luster, another faultline foreseen

in the movie. How do we live together, publicly, as all around us things are being torn down? "Some day, Somewhere, We'll find a new way of living, We'll find a way of forgiving..."

Book Ban

Texas State Representative Matt Krause identified a list of 850 books, including **The Confessions of Nat Turner** by William Styron and works by Ta-Nehisi Coates and Margaret

Atwood, as potentially containing obscene content from which young minds should be shielded. One wonders if Krause knows about the Internet. If teenagers can be lured away from Instagram and Snapchat, much less easy access to online pornography, into a library to read a book – any book – we should all sigh with relief. Graphic novels, Victorian-era porno, pop-up books, please kids, have at it.

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A fire erupted at 146 Missouri Street on Christmas, inside a house overstuffed with possessions. PHOTO: Odin Marin

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ANNEX-TERRACE from page 11

each unit would have washer and dryer hookups.

"They put in mini-laundrettes with three to four washing machines on each floor. Yet we lost a lot of services during the first move to 1101 Connecticut Street," said Hatter.

Lyn Hikida, Bridge Housing vice president of communications, said an early Block X design included in-unit washers and dryers.

"In approximately 2016, the Mayor's Office of Housing and Community, a primary funder of Rebuild Potrero, stated that as a condition of their funding we could not install in-unit washers and dryers because it was too costly. Instead, we would build a laundry room on each floor. We presented this update to the community and received their feedback. As a result, in addition to having a laundry room on each floor, apartments with three or more bedrooms, which are occupied by larger families, have in-unit washers/dryers," said Hikida.

Hikida said Bridge Housing hasn't heard concerns regarding dogs for the past eighteen months and has implemented enhanced cleaning protocols throughout the public health crisis.

"We do allow for residents to have service and companion animals. We have a policy that residents must clean up after their pets. If an incident is reported, we clean it up and we remind residents of the policy," said Hikida. "We're following Centers for Disease Control and local health guidelines to reduce the risk of COVID-19 spread, [including] enhanced cleaning plus measures such as posting signs and reminding people to wear masks and maintain social distancing. We are absorbing the costs."

An anti-gentrification organization, United Front Against Displacement (UFAD), has been protesting "long-term intentional neglect" by SFHA and Bridge Housing.

"The rebuild exploits the community," said organizer Dayton Andrews. "A lot of folks are very upset that they'll lose front and back yards to be forced to live in a high-rise. They're worried they will get displaced in the process as people are getting notices to vacate due to demolition, without comparable housing."

District 10 Supervisor Shamann Walton questioned whether UFAD

represents Annex-Terrace residents.

"This organization is not from the community. They do not represent residents from Potrero Hill," said Walton.

However, Walton agreed that Bridge Housing has broken many promises over the past few years. "That needs to change," said Walton.

"All current public housing residents have a right to return to a replacement unit, regardless of immigration status," said Maximilian Barnes, director of communications for the Mayor's Office of Housing and Community Development (MOHCD).

"Additionally, a few years ago, Mayor Breed signed legislation that provides former public housing residents, wherever they may live now, with a priority preference to move back to new homes."

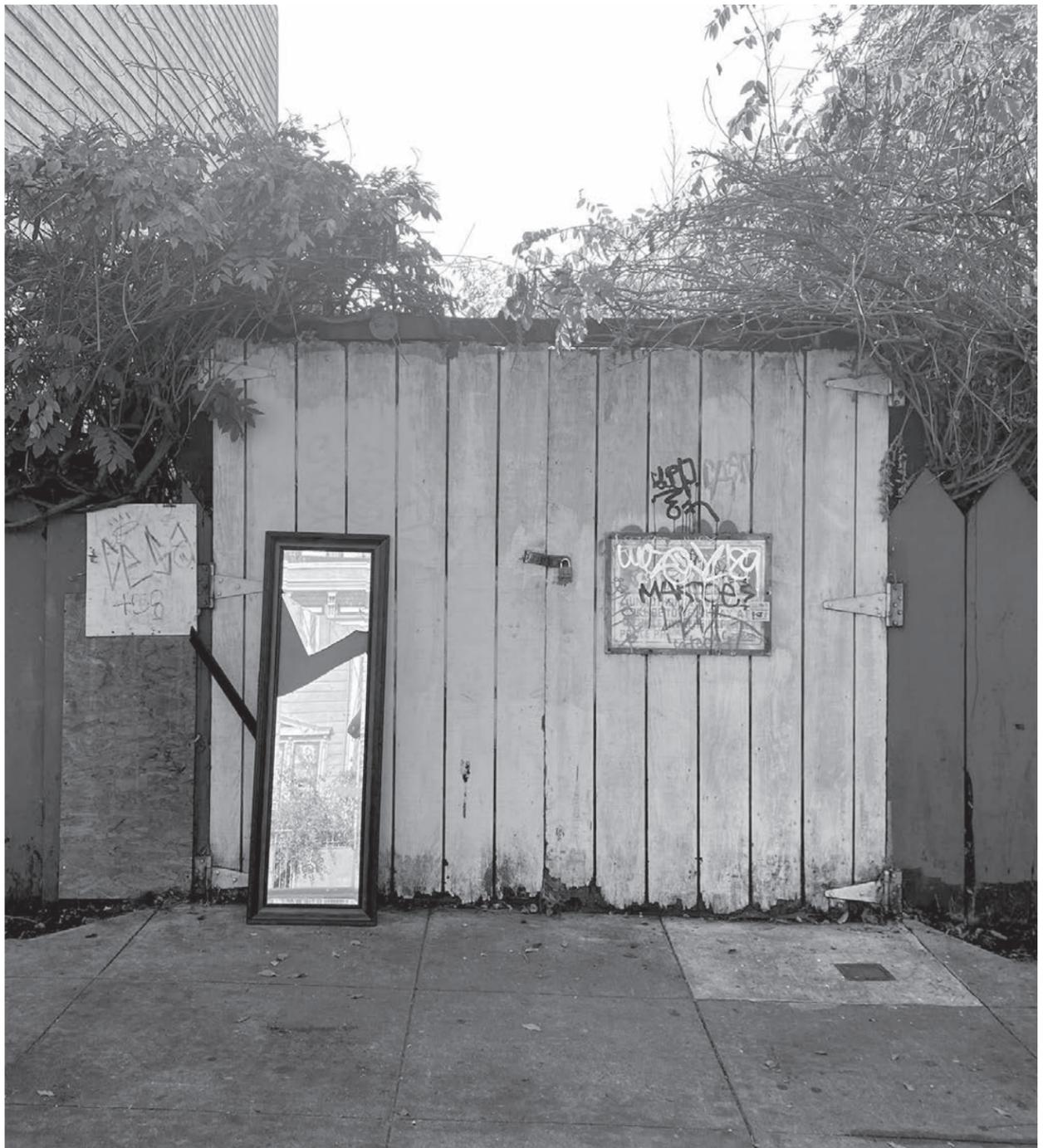
Ferrey wants more efforts placed on employment assistance. "Bridge Housing and other parties could do more to help members of families look for jobs," she said.

Walton also believes more could be done to hire Annex-Terrace residents for construction jobs.

"As a former director for Young Community Developers, we always

have a long way to go to make sure residents are trained so that they have the skill set to perform the work. Even though we have entered a recovery period, we are still in a pandemic. We may need to make a greater effort to ensure local residents that construction jobs are safe," said Walton.

According to Hikida, in the past year and half, eight residents have worked onsite, and "since the start of Phase 2 Infrastructure in February 2021, there have been 10 resident offsite hires."



Broken portals, at Alabama and 23rd streets.

PHOTO: Potrero View Staff

OBITUARIES



Chris Puccinelli

August 15, 1948 – December 2, 2021

Chris Puccinelli was born August 15, 1948. She was a native San Franciscan and spent her entire life in the City. She died peacefully at home on December 2, 2021. She is survived by her wife Roz Brandstein; her sister Char Suda; her foster son Dennis McWilliams; her dog Kepler; numerous cousins, nieces and nephews, and many friends. She was preceded in death by her brother Wayne Puccinelli.

Chris was a leader in the LGBTQ

community in her early years, and was the owner of Awards by Chris, an advertising specialties company. After retirement, she spent her time lovingly caring for her dogs. She gave so much of herself to so many people and asked for so little in return. She will be sorely missed by her family, neighbors, community, and lifelong friends. A celebration of life will be scheduled at a later date.

In lieu of flowers, contributions in her memory may be made to the San Francisco SPCA.

Bonnie Sherk

May 18, 1945 to August 8, 2021

Bonnie Sherk, an artist and landscape architect who pursued unusual art projects that explored humanity's relationship with nature, died on August 8 in hospice care in San Francisco, according to her sister, Abby Kellner-Rode. She was 76. Ms. Kellner-Rode didn't specify a cause.

Ms. Sherk spearheaded the Crossroads Community, often shortened to the Farm, which transformed a six-acre parcel that tangled the Army Street – now Cesar Chavez Street – highway interchange into what she described

as an “environmental sculpture,” with crops, livestock and educational elements. Schools would bring students to learn about agriculture.

“In the city, things tend to be very fragmented, and the freeway is a symbol of that fragmentation,” she told *The Associated Press* in 1977, two and a half years after the founding of the Farm, which lasted for years. “We're attempting to reconnect people and humanize environments.”

Ms. Sherk saw growing vegetables and creating art as closely related.

“Learning to be a farmer is sensitive, like learning to be an artist,” she said. “The growth process in life is like the creative process in art.”

Bonnie Ora Kellner was born on May 18, 1945, in New Bedford, Massachusetts. She grew up primarily in Montclair, New Jersey. Her father, Sydney, was area director of the American Jewish Committee and a lecturer in art and archaeology. Her mother, Eleanor (Lipskin) Kellner, taught first grade.

She studied art at Rutgers University, where the artist Robert Watts, a professor there, schooled her in the avant-garde Fluxus movement. In the late 1960s, after graduating, she moved to San Francisco with her husband at the time, David Sherk. The marriage ended in divorce.

She created one of her early art series in 1970 when, at the Army Street interchange she'd later help transform, she noticed a plot strewn with water, soggy with storm runoff, an overstuffed armchair plunked amidst the debris.

“I immediately realized that this was a wonderful opportunity to demonstrate how a seated human figure could transform the environment by simply being there,” she said in an interview with the Berkeley Art Museum and Pacific Film Archive. “I went home and changed into an evening gown and came back, waded into the water and sat in the chair for some time, facing the audience of people in the passing cars.”

There was serious thought behind her work, especially regarding ecological themes. In the 1980s she began developing what she called Living Libraries and Think Parks, small parcels and nature trails in San Francisco and elsewhere that invited passersby to learn about the past of a particular place and help cultivate its future. Many people, she said in a 2013 interview with the journal *SFAQ*, “don't have the sense of wonder about the richness that surrounds them. We have to learn how to uncover it.”

Ms. Sherk is survived by her sisters.

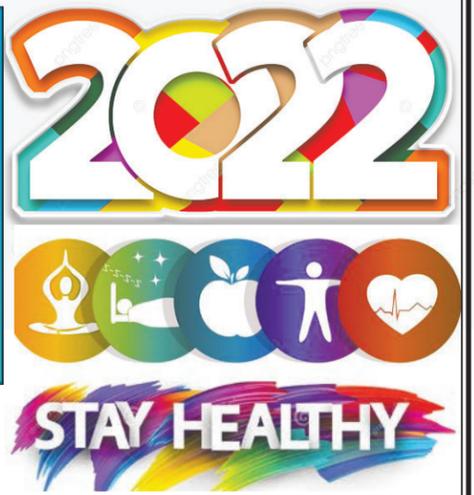


Construction at 16th and Kansas streets.

PHOTO: Potrero View Staff

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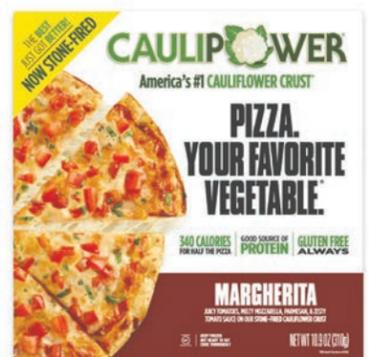
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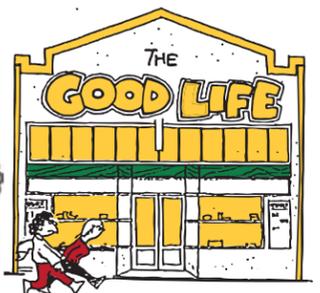
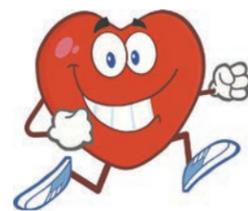
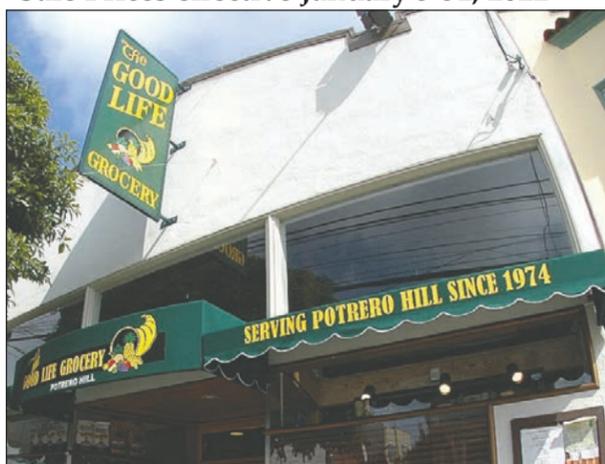
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