



SEPTEMBER 2016

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FREE

New Principals at Daniel Webster and Starr King Elementary Schools



On the last day of the 2015-16 school year, Daniel Webster Elementary School students were gifted summer reading books by the San Francisco Pi Beta Phi Alumnae Club. Extra books were donated to the school's new library. This school year several Daniel Webster classes are participating in the club's literacy program - Readers are Champions and Champions are Readers - which encourages students to read by providing them with books. Funds and books to support the effort are raised during the Club's annual Christmas Party and Silent Auction. Photograph courtesy of Betty Packard.

BY JACOB BOURNE

Daniel Webster and Starr King elementary schools started the 2016 school year with new principals and freshly renovated campuses.

As reported in the October 2015 issue of the *View*, 10 percent of Webster's student body left the school last year, reflecting parents' lack of confidence in school leadership, as well as concerns about what middle schools graduating fifth graders would be directed to. The loss of students dealt a financial blow to the Parent-Teacher Association (PTA), and was disheartening to the community. This year, however, enrollment has started to climb, with 32 new students.

Last year, Webster shared space with the now defunct International Studies Academy at the Enola Maxwell campus while its 465 Missouri Street location was being renovated. With the updated Missouri Street campus nearly finished, students and staff started the new year back on their home turf. Last summer, Carrie Betti was appointed Webster's principal; she started her new role by helping to unpack and setup the newly remodeled educational spaces.

"We're open, and everything is up and running, it was a great first day," said Betti. "The remodeling is beautiful. It's been a great transformation,

something really special. Daniel Webster needed a re-vive and we got it."

In addition to completely remodeled classrooms, the newly renovated campus features a larger library, flex meeting spaces, activity room, and new play structure. The school also has updated plumbing, electrical and roofing done by local contractor, Thompson Builders.

This academic year marks Betti's eleventh as a principal, and twentieth working in education. She served as principal at outer Mission's Longfellow Elementary School for four years. She's also worked in the Oakland and Cabrillo unified school districts. A San Francisco resident for 25 years, Betti has a Bachelor of Arts, teaching credentials from San Francisco State University, and a masters in educational leadership and administration from California State University, Hayward.

Daniel Webster offers the California State core curriculum and two language tracks, English Language Development and Spanish Immersion. For kindergarten through third grades, two Spanish Immersion classes are available for each grade, with one English Language Development class. For fourth and fifth grades, there's one Spanish Immersion and one English Language Development class for each year. According to Betti, in the bilingual education program native Spanish speakers are in the same classroom as students who want to learn Spanish as a second language.

The school is known for its integrated arts curriculum, with classes and daily activities that incorporate

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Bottom of the Hill Celebrates 25th Anniversary

BY BRETT YATES

On September 6, 1991, Potrero Hill nightclub Bottom of the Hill hosted its first rock show, headlined by a now-forgotten band, the Bird Killers. Over the following quarter-century, the unassuming, out-of-the-way venue introduced alternative-rock fans to a multitude of names they'd never forget, including Oasis, Alanis Morissette, Marilyn Manson, Pavement, Modest Mouse, the White Stripes, Arcade Fire, and Death Cab for Cutie.

While some of the artists who got their start at Bottom of the Hill have gone on to sell out arenas, the club itself, as it approaches its 25th anniversary, remains, in the words of its owners, "the same as it always was": a friendly, low-priced, all-ages, cash-only music spot with the sort of

eclectic, disheveled charm that inspires preemptive nostalgia, as if the place were already a long-lost relic of a quirkier, more hospitable time in San Francisco's history.

In the view of keyboardist Roddy Bottum of Faith No More and Imperial Teen, Bottom of the Hill is "enough out of the fray of the hubbub of the new San Francisco to keep it separate and special." For bassist Jeremy Bringetto of Vue and Bellavista, the club symbolizes "a time when a service worker or artist could afford to live in San Francisco, and Bottom of the Hill was a crossroads for all the people who lived and loved the indie rock scene." Songwriter Ash Maynor of Ghost & the City was more succinct: "Bottom of the Hill is home."

On a stretch of 17th Street where rising rents have pushed out a skate

Arrest Rate Falls by Half between 2010 and 2015

BY JACOB BOURNE

San Francisco Police Department data indicate that there were 26,758 more serious felony crimes – murder, arson and motor vehicle theft – reported in 2015 than in 2010. All told, in 2015 there were 53,291 property offenses and 6,776 violent crimes. However, while felonies were up, arrests were down over the period. The arrest rate was 19 percent in 2010, compared to just nine percent in 2015.

"Our rate of action has remained virtually the same since before DA Gascón took office," said Max Szabo, communications and legislative affairs manager for the District Attorney's Office. Szabo emphasized that the data reflected a reduction in cases presented by police, not lower activity by the DA's office.

Two previous articles by the *View* found that the DA's Office did not maintain data on the rate at which gun-related crimes in the City resulted in a prosecution. Evidence suggests that upwards of half the murders committed in San Francisco remain unsolved.

INSIDE



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SHORT CUTS

Crushed

High-technology motorcycle helmet maker **Skully's**, a startup located on Third Street, has crashed. The business ceased operations in July, quickly followed by a lawsuit alleging that the company's cofounders, brothers **Marcus** and **Mitchell Weller**, spent thousands of the company's dollars on a strip club, sports car, groceries, paintings, and rent for their Marina apartment...Restaurateur and chef **Ryan Scott** closed his popular sandwich shop, **Market & Rye**, last month. "We had a lot of fun, but I'm so focused on Finn Town, together with my cookbook launch, expanded radio show and media appearances, that it makes sense to step away," said Scott, referring to Finn Town Tavern, which opens this fall in the Castro. The landlord at 300 De Haro Street is accepting applicants for potential new restaurants...The enigmatic **Hilltop Grocery**, on 20th Street between Mississippi and Texas, has officially closed. The store, built in 1916, has been owned by **Sam** and **Linda Wong** since 1958. Sam had a stroke more than 15 years ago. Linda, 90, ran things in his stead, but has now shuttered Hilltop's doors, with no plans to sell the building...**Boba Guys**, purveyor of Boba milk tea, has emerged as the first business to sign a lease at Potrero 1010, located at 16th and Seventh streets. Potrero 1010 consists of two newly constructed buildings that feature 12,184 square feet of retail space and 6,009 square feet set aside for production, distribution and repair uses. Boba Guys is tricking out its interior space; company co-founder **Bin Chen** doesn't expect to open until the end of the year. **Main Street Properties**, realtor for the commercial space, predicts that other spots will be leased this fall.

Corrupted

According to a July issue of *The Outsider*, the Asian Pacific American Community Center (APACC) accepted

money from a politically active contractor, Walter Wong, in 2014 to help re-elect District 10 Supervisor **Malia Cohen**, in apparent violation of laws governing tax-exempt nonprofits and organizations with City contracts. The basis for *The Outsider's* article were emails obtained through a public records request of correspondence between **San Francisco Municipal Transportation Agency** manager **Sululagi Palega** and disgraced political consultant Keith Jackson, who both served on the APACC board in 2013 and 2014. In a 2013 email, board member Christina Chen wrote that Wong had offered financial help to APACC "for the specific purpose of re-electing Malia Cohen." According to Chen, both APACC and Wong would benefit if the organization could gain control of the troubled community center at 66 Raymond Avenue before the City became the building's owner. "Walter needs a foothold and a prominent presence in Visitation [sic] Valley," wrote Chen. "For this, Walter appears willing to provide whatever APACC needs to situate the organization at 66 Raymond." There's no indication in the emails that Cohen was aware of the scheme...Former California governor **Pete Wilson** has been hired to help fight the **Golden State Warriors**' planned \$1 billion arena in Mission Bay. Wilson was in San Francisco last month for a lengthy strategy and tactical session with his new employer — the law firm **Browne George Ross LLP** — aimed at stopping the Warriors' project. Wilson's exact role, however, is unclear.

Howl

Dogpatch, which a century ago was a rough-and-tumble center of shipyard employment and associated bars and boarding housing, emerged as an employment center for Potrero Hill residents, and later a derelict area suitable only for urban pioneers, is now growing so fast that its denizens have taken to calling the Hill "Alta Dogpatch."



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If you are a property owner of a multi-unit building with 3-stories and 15+ units, your permit application is due by **September 15, 2016, which is less than 15 days away.**

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Find out if your property is on the list by visiting sfdbi.org/soft-story-properties-list.



OP-ED

Keep the 25th Street Pedestrian Bridge Closed

BY RAYMOND O'CONNOR

I live on Kansas Street, one block south of the 25th street footbridge bridge, and have been the Kansas Street SAFE Association captain since 2004. I believe that the bridge should remain closed, not because I have a strong opinion one way or the other; I don't. I'll support the final decision.

I'm in favor of keeping the gate locked because I've been involved in the issue since 2014, and have surveyed our SAFE Association members twice about it. Safety is their number one concern. Some residents who have lived in Potrero Hill for 30 or more years recall when the bridge was open. Apparently, the San Francisco Police Department requested that it be closed due to criminal activity. Multiple times residents have voiced concerns that reopening the footbridge will jeopardize safety and increase crime.

"I used to take that bridge a long time ago and was assaulted once on it by someone coming from the Mission," one resident of 36 years wrote. "I am not sure that the neighborhood's safety has yet improved to the point where it should be reopened."

Another resident wrote, "Car vandalism and street dirtiness increases with proximity to the other pedestrian crossings at 23rd Street and near the hospital...I'm often a pedestrian, and the footbridge would shorten my route, but I think the quiet, safe, and clean nature of our block would be at risk with the bridge opening."

Bridge maintenance is a real concern, given that the other pedestrian bridges over Highway 101 aren't well kept. "There is the 22nd Street bridge, which is not lighted nor monitored," said a resident. "It is unnecessary to re-open the 25th Street bridge until there is solid upgrading and evidence of cameras and monitoring of the 22 Street bridge. We are tired of the fires and vehicle glass breaking, keying and break-ins by folks who have unmonitored access over that bridge..."

Another resident observed, "The currently open footbridges are poorly

maintained; encampments, trash, graffiti, etcetera. DPW has demonstrated it is not able to maintain current infrastructure...I would support opening of the footbridge if the immediate area was managed by the Parks Department; example, the 18th Street footbridge, expand the community garden on Kansas, widen sidewalks without removing parking, add better street lighting on Vermont, replace chain link fence..."

There's no clear majority on whether or not to reopen the bridge. However, the surveys indicate a shift. From the first survey conducted in 2014 to the most recent one this summer, those in favor of reopening the bridge have increased from 50 percent to 54 percent. Not a significant change, but it shows that over time more people agree that it should be made accessible.

"There were valid security reasons why the bridge was closed the first time..." commented a longtime resident who is undecided about the issue. "...it was dangerous to pedestrians and allowed people to quickly cross from one police district to another. The neighborhood context has changed somewhat since then, but the bridge still may pose safety issues...The bridge would absolutely need to be well lit if opened, and a predetermined trial period might be a good idea, with an evaluation before permanent re-opening if that were to occur."

One of the more positive take-aways from this community discussion is that more people are being heard and things are moving along deliberately and at a slower pace. This is a positive development; one that our City officials recognize. Decisions of this magnitude that affect the lives and property of those who live near the bridge must be addressed with the utmost care, respect, and thoughtful analysis. It's my hope that we'll continue to intentionally engage this issue and avoid any foregone conclusions that could stifle the concerns of those most affected by a bridge reopening.



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OP-ED

New Islais Creek Bus Facility Not Living Up to its Promise

BY ROBIN CHIANG

This year, the long planned main building of San Francisco Municipal Transportation Agency's bus facility is under construction on Islais Creek's north shore. When Muni conceived of the project, its then project manager approached Friends of Islais Creek – which for 30 years has worked with other community groups to create public activity spaces along Third Street, particularly in and around Islais Creek – for support. That was in 1990, when Bayview residents were objecting to City Hall's locating nearly all its industrial facilities in the 94124 zip code.

People were weary of industrial activities, and wanted housing at Islais Creek. But Friends learned that Muni's new facility was going to be state of art, and that most of its 300 workers would live in District 10. In addition, residential developers who had been invited to view the Creek were reluctant to invest.

On the promise that its facility would have community space and its workers would provide eyes on the Creek, Friends agreed to support Muni at the Planning Commission and neighborhood meetings. That was before the Planning Commission's implementation of an Industrial Protection Zone, which prohibited residential development in the area. The Planning Commission accepted Muni's proposed use.

When Muni had to win approval from the Bay Conservation & Development Commission it once again asked Friends for support. By then Friends had been joined by the Copra Crane Labor Landmark Association, founded by union retirees who were affiliated with San Francisco State University's Labor History Archives. Union retiree Archie Green, PhD, observed that Friends had assembled a coalition of environmentalists, artists and labor, groups not usually cooperative with each other.

With BCDC's approval at stake, Green got Muni's project manager to agree to provide space within the new facility for the artistic display of the area's labor history and flora and fauna. With support from BCDC and the San Francisco Art Commission, that proposed space became a two story entry lobby with monumental staircase, elevator, public balcony overlooking the Creek and a wall of glass facing the water, within which would reside banners, labor artifacts and stories of endemic species.

Friends and Labor spoke in support of Muni's project at multiple meetings of BCDC and the San Francisco Art Commission, which had purview over the facility's use, amenities and appearance. Commissioners were impressed by the community support, and applauded Muni's incorporation

of a significant public benefit within its building. The Art Commission was unanimous in its praise for the building's design and orientation toward the Creek, which had been mandated by BCDC.

The Labor retirees viewed the facility as their gift to future generations, who might not otherwise appreciate

that the portion of Islais Creek located in 94124 was carved out of landfill and created by laborers for industrial uses. Three retirees spoke at all of Muni's community and agency review meetings. Green, a labor historian, communicated the importance of Muni's

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OP-ED

Reopen the 25th Street Pedestrian Bridge

BY SASHA LEKACH

Potrero Hill is like an island. Bound by Highway 101 and Interstate 280 and natural topography – hills are a great barrier for people and fog – the community is visible from adjacent streets and other peaks. But like an isle it's hard to get to, or out of.

Once there was an access point between the Hill's 101-lined side and what's now called "Mishpot:" the 25th street footbridge, also known as the 25th Street pedestrian overcrossing, or POC. The bridge has been gated shut since the 1990s. Why it was closed, and by whom, isn't clearly known.

According to California Department of Transportation spokesman,

Steve Williams, access to POC was shuttered at the request of the San Francisco Police Department because of a crime wave in the early-1990s. "I guess it was the perfect escape route," he said. Now, he admitted, "There's just a lot of kicking the can between us, the residents and Police Department." If Hill residents collaborate with the San Francisco Department of Public Works and SFPD and request that Caltrans reopen the bridge, Williams said it'll likely open on a "trial basis."

Reopening the overcrossing would promote walking, and make it easier to get to transit hubs, as well as 24th

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Leaves May be Falling but Home Prices on Potrero Hill Aren't!

Recent Sales

Address	Property Type	BD/BA/PKG	List Price	Sold Price
1806 20th	Condo	3 / 3 / 2	\$2,195,000	\$2,850,000
1206-1208 19th	2 Units	- / - / 1	\$2,295,000	\$2,600,000
501 Rhode Island	SFR	3 / 2 / 1	\$1,895,000	\$2,250,000
879 Rhode Island #1	Condo	3 / 2½ / 2	\$1,699,000	\$1,850,000
623 Connecticut	SFR	3 / 2 / 1	\$1,725,000	\$1,750,000
2331 19th	SFR	2 / 2 / 1	\$1,499,000	\$1,550,000
625 Mississippi	SFR	2 / 1 / 2	\$1,399,000	\$1,420,000
311 Texas	Condo	2 / 1 / 1	\$1,195,000	\$1,255,000
451 Kansas #290	Condo	2 / 2 / 1	\$1,199,000	\$1,200,000
451 Kansas #398	Condo	2 / 2 / 1	\$995,000	\$1,185,000
49 Missouri #4	Condo	2 / 2 / 2	\$1,195,000	\$1,150,000
451 Kansas #442	Condo	2 / 2½ / 1	\$1,125,000	\$1,125,000
990 Rhode Island	2 Units	- / - / 2	\$849,000	\$1,120,000
508 Wisconsin	Condo	2 / 2 / 1	\$999,000	\$1,100,000
249 Mississippi	SFR	2 / 1 / 0	\$850,000	\$1,100,000
490 Vermont	SFR	2 / 1 / 2	\$998,000	\$1,020,000
1387 De Haro	SFR	1 / 1 / 1	\$979,000	\$979,000
589 Missouri	Condo	2 / 1 / 0	\$795,000	\$950,000
701 Pennsylvania	Loft	1 / 2 / 1	\$799,000	\$825,000
1275 Rhode Island	Condo	2 / 1½ / 0	\$729,000	\$810,000
451 Kansas #362	Condo	1 / 1 / 1	\$749,000	\$725,000
888 7th #L04	Condo	- / 1 / 1	\$580,000	\$580,000

Source: San Francisco Association of REALTORS® Multiple Listing Service (SFAR MLS). Display of MLS data is deemed reliable but is not guaranteed accurate by the MLS.



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What's Happening with Real Estate on Potrero Hill?



Very low interest rates and powerful demand have continued to keep the Potrero Hill market strong. Many homes are attracting multiple offers after short periods on the market.

If you have been thinking of selling your home this may be an excellent time to take advantage of strong demand from buyers.

Sales Prices for All Potrero Hill Homes Sold in 2016*

2331 19th St	\$1,550,000	625 Mississippi St.....	\$1,420,000	1138 Rhode Island St.....	\$2,948,000
2109 22nd St	\$850,000	632 Mississippi St.....	\$1,420,000	1140-1142 Rhode Island St	\$1,675,000
2119 22nd St	\$725,000	350 Missouri St	\$2,700,000	721 San Bruno Ave	\$3,020,000
623 Connecticut St	\$1,750,000	623 Missouri St	\$1,515,000	361 Texas St.....	\$2,300,000
1379 De Haro St.....	\$1,100,000	524 Pennsylvania Ave	\$1,350,000	542 Utah St	\$1,250,000
1387 De Haro St.....	\$979,000	501 Rhode Island St.....	\$2,250,000	776 Wisconsin St	\$3,750,000
450 Kansas St	\$1,370,000	507 Rhode Island St.....	\$2,100,000	779 Wisconsin St	\$3,425,000
531 Kansas St	\$3,075,000	542 Rhode Island St.....	\$1,4250,000		
1407 Kansas St	\$1,100,000	630 Rhode Island St.....	\$2,200,000		
249 Mississippi St.....	\$1,100,000	1095 Rhode Island St.....	\$1,493,370		

In 2016 the average sales price for a home on Potrero Hill has been \$1,845,940. If you'd like a free report on the value of your home, call Tim Johnson at 415- 710-9000.



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*Sales information as of August 19, 2016

OP-ED

City Can't be Trusted to Protect Neighborhood Interests Related to NavCenter

BY JEFF ZACUTO

There's general agreement that homelessness is one of San Francisco's highest priority concerns, and that homeless individuals should be treated fairly, humanely, and with dignity. Few people choose to be homeless; that's why the services San Francisco Housing Opportunity, Partnerships, and Engagement (HOPE) offers are so important.

A key component of those amenities is operating temporary Navigation Centers. The first of these facilities opened on Mission Street; a new one was recently launched in Civic Center; another is planned for Dogpatch. The Mission Navigation Center has proven to be successful at placing long-term and high-risk homeless into supportive housing programs.

Although effective, these centers present unique challenges to the surrounding communities. How will the facilities affect crime? Will there be an increase in homeless individuals in the area? Will it be safe to walk our neighborhoods at night? How might a NavCenter impact home values?

Businesses have their concerns as well. Will customers feel safe visiting stores near a NavCenter? Could lower foot traffic negatively affect revenues? What protections are there for the enterprise and its assets?

Dogpatch's spirit of community, inclusiveness, and respect is one of its most distinctive characteristics. It's not surprising that HOPE found a willingness here to accept a Navigation Center. Through thoughtful conversation and a slow process of compromise, Dogpatch residents negotiated a range of services, from street beautification programs to increased police patrols, in exchange for hosting a NavCenter at the end of 25th Street.

I had concerns about locating a center near my home, but I couldn't deny something needed to happen. A big part of my acceptance was based on the additional services Dogpatch would receive, and a promise made by HOPE and the Port that the facility would be there for no more than three years. So you can imagine my incredulity when at last month's Dogpatch Neighborhood Association (DNA) meeting Sam Dodge, HOPE's director, presented a slide that indicated that the center would remain in service for as long as 58 months, or nearly five years.

This wasn't an oversight. It wasn't a typo. There was no reason an increase from three years to almost five would be in Dodge's presentation unless it'd been a topic of conversation, since in his previous appearances he

was clear the center would be limited to three years.

The abrupt change left me distrustful of anything HOPE, the City, or the Port offers the neighborhood. There's no guarantee from the San Francisco Police Department of increased coverage for the area around the NavCenter. There's no clarity about whether the City will respond to residents' homeless concerns within 72 or 48 hours, or what "respond" will entail.

SFPD was invited to attend the DNA meeting with Dodge to address neighbors' concerns, but a representative didn't show. This spoke volumes: either SFPD can't offer any assistance, or it can't be bothered to address the concerns of the citizens it serves.

As the center's opening date nears, the community discussion about it is quickly coming to a close. Yet I can't help feeling like the damage is done. The trust is gone.

Dodge has been less than honest. HOPE, the City and the Port have yet to come to an agreement on additional services; and SFPD can't be bothered at all. I can't support the Navigation Center. Not that I believe I, or any community organization, has any real say in these decisions. It had all been decided for us by the City a long time ago.

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public space for cultural and social reasons. Bill Ward, who had assisted Harry Bridges achieve landmark labor milestones, talked about the legacy for San Francisco's waterfront. Don Watson, who brought big labor's support to the fledgling United Farmworkers of Cesar Chavez and Dolores Huerta, envisioned a connection between Muni's two story lobby and the resurrected Copra Crane, which is awaiting restoration in the Creek, the last surviving labor-powered mechanism in the Port.

Now Muni's project is finally under construction. But the public benefits have been omitted. The two story lobby has been covered over. The staircase has shrunk; it and the elevator no longer support community uses. The wall of glass to view the Creek has become a solid wall with small windows. The Art Commission, whose purview is civic design, is puzzled that Muni would make such significant changes without its approval. In the decade since they fought for approval of the project, Green, Ward and Watson passed away, believing Muni would honor its promise to them and to labor. It's ironic and sad that the main street front for Muni's new facility is named for labor leader Cesar Chavez.

View readers should contact it or Muni – 311; 415.701.2311 outside SF; Tweet at sfmta_muni – to urge Muni to honor its promise to the community. Because it's under construction, making changes may cost more, but the

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PRINCIPALS from Front Page

art, music, dance, drama, and visual thinking strategies, which helps students develop critical thinking skills, visual and language literacy.

"We're a unique and diverse school; students see themselves and their culture represented," Betti explained. "I'm bilingual in English and Spanish. What I really want to provide is a sense of diversity and inclusion. I want all our families to feel welcome. There are socioeconomic as well as race and cultural differences. It's a school with a truly rich diversity."

At 1215 Carolina Street, Starr King Elementary School's renovations were completed last year, though according to Christina Quiroz, San Francisco Unified School District arts coordinator, there are still some finishing touches being done, such as greening projects. The campus was modernized to meet accessibility standards, with structural and seismic upgrades. There's a new administration and library building, added toilet facilities, and classrooms upgraded to meet the latest in sustainability and technology standards. As a result of the renovations, the school now fronts Coral Road, though it retains its Carolina Street address.

When the greening projects are completed the asphalt play area will be transformed into a planted, green area that features a play structure made from natural materials. BHM Construction Inc. and HKIT Architects were involved in the campus modernization project.

"The re-model is lovely," offered

Christine Van Aken, school parent and Mission resident. "It really improves the feeling of the building. It was challenging having some of the school unavailable during the remodeling. We're also getting a new play structure soon, and are excited and hoping for a good year."

Van Aken, parent of third grader Benjamin and first grader Rebecca, is starting her fourth year as a Starr King parent and looks forward to getting to know the new principal Darlene Martin. She hopes that Martin will bring stability to the school, as the former principal, Wendy Cheong, was in her position for just two years before becoming principal of the Chinese Immersion School at De Avila.

Martin served as principal of International Studies Academy before joining Starr King; she also worked in Boston public schools, with 13 years' experience as a school administrator. Martin has Bachelor in human biology from Stanford University, 2nd masters from California State University, San Bernardino and Harvard University.

During a barbecue to welcome new families and staff to the school. Martin met many families and a number of the 150 parents who regularly attend PTA meetings. "In terms of focus, we're working on balanced literacy," said Martin. "We want to make sure we're keeping students engaged and have adequate access to books and opportunities to develop literacy skills. There's also focus around social and emotional learning. Students learn how to have both academic and social conversations while building emotional and social skills. Seneca has been onsite for

the past two years. They work with us and have led a lot of the social and emotional curriculum."

Martin, who described the school as being diverse in terms of ethnicity and socioeconomic status, has been getting to know the surrounding community, in part by attending Potrero Boosters meetings and becoming involved with Hope SF, an initiative to revitalize the City's public housing sites, including the Potrero Annex-Terrace complex.

ARRESTS from Front Page

A 2014 initiative, Proposition 47, which reduced penalties for drug and property crimes, may be responsible for the low arrest rate, a pattern that's being replicated throughout the state. Recent state Justice Department data indicate that the number of felony arrests in California plummeted by almost 29 percent, while misdemeanor arrests rose by nine percent, from 2014 to 2015. "It's really driven by changes in drug and property arrests," said Magnus Lofstrom, senior fellow at the Public Policy Institute of California. "I think it's quite clear that Proposition 47 is the major contributor to the changes we've seen."

Arrest rate reductions may also be linked to ongoing conflicts between the DA and SFPD. In the wake of "text-gate," a scandal involving racist and homophobic text messages exchanged by 14 San Francisco police officers that were discovered in 2015, George Gascón became concerned that deeper issues may have interfered with the integrity of the justice system. Gascón

responded by helping to create the Blue Ribbon Panel on Transparency, Accountability, and Fairness in Law Enforcement, an advisory body that investigates institutionalized bias within SFPD. The panel consists of three judges and members of law firms.

After reviewing 4,000 police reports written by the officers who sent the text messages, and interviewing 100 witnesses, the Blue Ribbon Panel concluded that SFPD needs to be more sensitive to institutionalized bias, lacks transparency and should be subject to greater oversight.

"Funding was recently approved that will enable us to create an Independent Investigations Bureau," said Szabo. "Right now the police department is the lead investigative agency in officer involved shootings, and that is problematic. Best practices and commonsense dictate that agencies don't investigate themselves due to the inherent conflict of interest. Moreover, when police investigate themselves the public has less faith in the outcome, even where the use of force was justified and police have nothing to hide."

Similarly, voters passed Measure D last June, which mandates that the San Francisco Office of Citizen Complaints formally investigate every officer-involved shooting.

Gascón was elected DA in 2011, after serving as the City's police chief for the previous two years, and being engaged in law enforcement for more than a quarter-century, including as a police officer in Los Angeles. Last month, he participated in a panel

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MUNI PASS PRICES SEPT. 1, 2016



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INCLUDES BART WITHIN SF

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Why I Choose to Raise My Family in San Francisco

BY SARAH KING

Every time I look out my kids' – Ripley King-Ofsiany, seven, and Sumner, four – bedroom window, I'm reminded why we choose to raise our family in San Francisco. We're blessed with a hilltop home, and can see much of what the City has to offer from this vantage point.

Right outside it's the birds; hummingbirds, Townsend's warblers, red-tailed hawks, and scrub jays are all regulars in our backyard. We even get occasional visits from the parrots when our neighbor's loquat tree bears fruit. Our city kids have become budding ornithologists, watching their very own nature channel.

In the near distance, we can see their schools – Daniel Webster Elementary and Potrero Kids – as well as not one, but two playgrounds, all walking distance from our house. These are the places where we've built connections with a great diversity of neighbors in this strong and vibrant community.

A bit further out, as darkness falls each night, we watch Leo Villareal's iconic Bay Bridge light sculpture come to life. In its shadow, AT&T Park serves up the raucous cheers of Giants' fans and the music of international rock and pop stars, not to mention numerous fireworks displays. Some might wear earplugs on these nights,

but we revel in the reminder that just a stone's throw away, world-class sports, arts and music are there for the partaking.

Through the glass we've seen the Blue Angels soar and the America's Cup boats practice. We've watched the Coast Guard conduct drills and Obama's motorcade drive past. We even bore witness to the Space Shuttle Endeavor celebrating its last flight with a flyover of the San Francisco Bay. Each event is a reminder of the amazing capacities and achievements of humankind.

Our vista ends at Mt. Diablo. Each December 7 we watch the lighting of the Mt. Diablo beacon in tribute to those who lost their lives at Pearl Harbor, and have a rear window history lesson. Our vista may end there, but the City has so much more to offer than just what we can see. What's outside your window?

Sarah King lives on Wisconsin Street with her partner, Aaron, and two kids. "Why I Choose to Raise My Family in San Francisco" is the brainchild of the Potrero Residents Education Fund, a nonprofit committed to helping create a stronger, more vibrant San Francisco by ensuring that families from a diversity of income levels raise their children in the City. Submit your story to editor@potreroview.net.



Ripley and Sumner with their mom and dad.

PHOTO COURTESY OF SARAH KING

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Corovan Debate Prompts Odd Behavior from Cohen

BY MICHAEL IACUESSA

It was an odd moment, notable even in room with a history of strange moments.

During a July 26 Board of Supervisors hearing on a proposed development at 901 16th Street and 1200 17th Street, any suspense as to how District 10 Supervisor Malia Cohen would vote ended when an awkward exchange with developer Josh Smith prompted her to recuse herself.

Shortly before the Board vote on whether or not the environmental impact report conducted on the proposed project was acceptable, Cohen recounted fond memories of Jackson Park, which Smith had offered \$1 million to upgrade as part of his plan. She then added, "Look. I'm going to be really upfront; we need a little more."

The comment roused the attention of the chamber's audience, which had already sat through a more than two-and-a-half hour discussion. Smith responded with an offer of an additional \$800,000, eliciting a loud gasp from the spectators, followed by an individual clapping.

"Whoa! I'm on a roll. Can I get Mercedes? I think Keith Jackson could use a little..." remarked Cohen, before turning to Deputy City Attorney Jon Givner and apologizing, "I'm kidding. Bad joke. I know, Mr. City Attorney." The Jackson reference was to a former school board president who was convicted of racketeering in 2014. A couple of supervisors shifted uncomfortably in their seats.

"The discussion of this appeal should really focus on the environmental issues," Givner immediately explained, adding that any commitment of money by the developer wasn't within the scope of the meeting. Later, when pushed by District 9 Supervisor David Campos, Givner added that, since the offer wasn't made to her personally, "Supervisor Cohen does

not have a conflict." However, he said that to avoid a cloud over the proceedings the best course of action would be for her to ask the Board if she should recuse herself.

The exchange between Cohen and Smith offered a glimpse into the way politicians, usually behind the scenes, squeeze developers for supposed public benefit. It also raised analogies to the pay-to-play politics the City is often accused of fostering, a dynamic that opponents of the development pointed to in public statements made before Cohen spoke up.

During the ensuing discussion of Cohen's comments, District 6 Supervisor Jane Kim said that she felt uncomfortable with the recusal because negotiations between supervisors and developers is common, and shouldn't be a precedent for not voting on an issue. District 3 Supervisor Aaron Peskin commented, "I don't know what may or may not have gone on behind the scenes," due to the financial offer, "but it makes me wonder...I feel remarkably uncomfortable given what's gone on."

The Board voted, eight to two, to accept Cohen's recusal, with Supervisors Peskin and Norman Yee, District 7, in the minority. The Board then voted, nine to one, to deny the environmental impact appeal. While the recusal discussion took 15 minutes, there was no discussion among the Board about the project itself.

The moment didn't sit well with the appellants. On an issue that divided Potrero Hill residents, sometimes bitterly, a few suggested that Cohen had avoided taking a stand on the issue. In a letter to the *View*, Ruth Miller suggested that the exchange between Cohen and Smith was "rehearsed," and that she used the moment as an excuse to not vote.

"It may not be newsworthy that Supervisors are cozy with develop-

ers, but Cohen's jokey demeanor and her subsequent use of this supposed *faux pas* as an opportunity to sit out the vote rather than take a stand on an important matter in her District takes things to a whole new audacious level," she wrote.

In an email to the *View*, Cohen denied the accusation. "Let me be clear, my recusal from the vote at the meeting was in no way planned or intentional, and was certainly not an attempt to evade voting on this important issue," wrote Cohen, noting

that she had worked closely on the project for several years, including helping bring the environmental appeal before the Board. "As an elected member of the Board of Supervisors and a member of our local Democratic Party, I vote on many controversial issues and I have never sought to avoid that responsibility. I don't run from a fight."

Cohen did not indicate how she would have voted had she not recused herself.



Corovan site. The two historic sheds aren't entirely visible, as they're located inside the aluminum buildings.

Corovan Project to Proceed

BY MICHAEL IACUESSA

One of the largest housing developments in Potrero Hill history is set to move forward after the Board of Supervisors rejected an environmental impact appeal by opponents of the project in July.

The development, which includes 395 residential units and 25,000-feet of commercial space, will feature a six-story building at 901 16th Street and a four-story adjacent one at 1200 17th Street. The properties are currently used as a storage site by the Corovan moving company. With the exception of a brick office building that'll be used as retail space, the ex-

isting structures will be demolished. According to developer Josh Smith, construction is slated to begin next summer.

While project proponents cite the need for additional housing in the City, opposition was fierce, with concerns focusing on how quickly the area can adapt to rapid growth.

Save the Hill and Grow Potrero Responsibly, which fought against the project in one proposed form or another for nearly a decade, filed the appeal to the Supervisors, claiming that the Planning Commission's ap-

COROVAN page 13

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Starr King Open Space Launches Capital Campaign

BY DAVE MATSUDA

Next time you walk or drive around Potrero Hill, take a detour to the west side of Starr King Elementary School, to the open space bounded by 23rd, Carolina, 24th and De Haro streets. Starr King Open Space, SKOS for short, is a 3.5 acre expanse of hilltop grassland, with gentle slopes, rocky outcrops, meandering trails and stunning views. In spring SKOS is lush, green, brimming with wild flowers; in summer it's a dry, grassland habitat.

The open space prompted one Hill resident to write a poem: 'It's a place for kids and imaginative play, for walking dogs at the end of the day, for views that inspire and for minds that inquire about the many things an open space can be to you, me and everybody.'

Open space can be defined as an 'urban counterpart to development, protected area that is publically accessible, populated by a hybrid of native and non-native species, and without permanent structures.' SKOS is a private 501C3 not for profit foundation. All Hill residents are members and owners of SKOS, which is managed by an elected board of directors.

Before it was reclaimed, SKOS was used as pasture land, wartime dwellings for shipbuilders, and public housing. In the 1980s Barrett Corporation built Park View Heights on the Hill's southern slope. The new neighborhood's high density was mitigated by Barrett, which deeded the open space and \$60,000 to an impromptu SKOS board. When the effort to save the Potrero Commons Open Space, located on the north slope, from development failed, one of its chief backers donated the proceeds from fundraising for the Commons, \$60,000, to SKOS.

An earlier board's one active member squandered those donations. A new board took control, and established governance rules, an organizational structure and the fiduciary controls necessary for financial solvency.

The current board is passionate about protecting open space natives, like the Golden Poppy – State Flower – Purple Needle Bunchgrass – State Grass – Serpentine – State Rock – and 17 other species that live in SKOS. But the board also realizes that the

pristine past is long gone, and the open space is home to non-natives as well.

The board successfully stopped construction of an oversized condominium on the property, and is now engaged in a capital campaign, so far securing funds from the San Francisco Carbon Fund, Community Challenge Grant Program, and University of California, San Francisco Green Parking, to be dedicated to reclaiming additional open space by removing what remains of Coral Loop Road.

The SKOS board is working to turn the open space foundation into a conservatorship. Until then, it must fundraise to pay for insurance, upkeep and outreach activities.

There'll be a SKOS Sunset Piano Block Party on September 25, 2016, noon to 5 p.m. To serve on the SKOS board or one of its subcommittees, volunteer for stewardship days, or stroll around the grounds on a spring wildflower walk, contact Erik Hansen at starrkingboard@gmail.com.

Lead Contamination Closes 24th Street Mini-Park for Half a Year

BY SASHA LEKACH

For roughly seven months the muraled walls, swings and animal-shaped playground structures at the 24th and York Mini-Park were kept locked behind a gate. Usually bustling with young children, parents, and caretakers, the park, wedged between two buildings on a busy commercial stretch, sat empty and quiet, with little explanation.

Last October, a sign was posted on the park's gate: "Dear Park Patrons... is temporarily closed" the notice stated, without further explanation. Brief chatter on Nextdoor Potrero Hill wondered what was going on. It wasn't until April that a fuller picture emerged, when a "Notice of Hazard Control Work" sign was taped up, indicating that a project was underway to "Remove lead contaminated soil from the park."

According to San Francisco Recreation and Park Department spokesman, Joey Kahn, health concerns were prompted when lead was found from chipping paint on the murals from neighboring building walls. The Department of Public Health found traces of lead in the soil throughout the park, and connected it with the paint fragments that'd fallen into the play area.

Before it was developed into a playground the park was an empty lot, which the City purchased in the 1970s. Murals painted by Michael Rios and Mujeres Muralistas were installed in

1974 and 1975, respectively. In 2006, Precita Eyes Muralists, a Mission-based nonprofit community and arts education group, helped create – with Collete Crutcher, Mark Roller and Aileen Bar – the Quetzalcoatl mosaic sculpture that winds through the space.

To make the park safe for children, the City removed contaminated paint chips and all the soil from planted areas, replacing it with new dirt and vegetation. The murals have to be restored; parts of the walls are sealed off to prevent more paint

chips from falling into the play area, Kahn said. Municipal agencies and community groups "came together to ensure that the issue was safely resolved while preserving the integrity of the murals," he said. DPH and RPD worked with Precita Eyes Muralists on the cleanup process.

According to Calle 24 Latino Cultural District president and co-founder Erick Arguello, the "long, slow process" during which the park was closed was painful. The commons – created for small children – has become a cultural landmark, with school groups and tours visiting the murals and public art. "It was sorely missed," he said. During the months-long closure Arguello said that people asked neighborhood merchants why the park was closed and when it would reopen.

The park reopened early last summer, from morning until sundown. Calle 24, which serves as a steward of the mini park, is still working on restoring the murals to their previous glory. "We said 'just open the park,'" Arguello said, when it came to discussions with City agencies about what to do about repairing aesthetics after the hazardous lead had been removed.

Arguello said his group is working with Precita Eyes to raise grant money to restore the murals, which were scraped to remove lead underneath. "If you see them, they look shabby right now," he said. By the end of the year he hopes restoration will be complete.



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Center Hardware Moving to Larger Space

BY JACOB BOURNE

In 2014, Socketsite, a web-based real estate news source, announced that the facility that houses Center Hardware and Supply Store, at 999 Mariposa Street, was slated to be redeveloped. The hardware store's management team had recently learned of the plan as well, and scrambled to combat the public's misconception that their doors were closing for good.

The Mariposa Street building is owned by William Spencer and his son, Zach Spencer, who're going to develop the lot, along with two adjacent parcels at 249 Pennsylvania and a surface parking lot, into a large mixed-use project.

Despite the challenges of securing affordable retail spaces in San Francisco, Center Hardware located a new site for its business, at 3003 Third Street near Cesar Chavez Street, in a building also owned by the Spencers.

"We're excited about it, as it puts us close by Potrero Hill in Dogpatch," said Jamie Gentner, Center Hardware's chief operations officer. "The frontage on Third will give us access to both freeways. The parking area is huge, accommodating about 40 cars."

In addition to being a promising location in terms of retaining current customers and attracting new ones, the facility is roughly 2,000 square feet larger than the Mariposa Street space. Once on Third Street, Center Hardware will become the Milwaukee Tool Company's destination store for San Francisco; a designation possessed by only ten retailers in the country. With that will come customized merchandise areas and new products, as well as a large selection of paints, including popular brands such as Valspar. Center Hardware staff will be available to mix paints to customer specifications.

"We want to be true to who we are and become even better. We're known for having hard-to-find items and are already looking to expand on that," Gentner said. "Being independent has allowed us a tremendous amount of flexibility for customers. We're very resourceful."

Gentner explained that the store carries a wide variety of products that makes it more competitive than "big-box" hardware stores. It has a giant fastener section and offers different types of glues for diverse purposes. Similar to larger retailers, Center

has a deep and diverse inventory. The store routinely special-orders items requested by customers. Staff is available to share knowledge and facilitate projects and repairs.

The store first opened on Fourth and Brannan streets in 1880. It's been at the Potrero Hill location for the past thirty years. Gentner and staff have a deep affinity for the Mariposa Street building despite its age and the discomforts that come with it. As a warehouse instead of a sealed building, personnel have shivered through many winters.

"We owe the building and Potrero Hill community much gratitude for our success. The community has been incredibly supportive and amazing with everything they've given us. Circumstances have changed and it's time to move. I'm very proud to say that we'll be continuing business nearby and not closing. It's San Francisco, and you never know what's going to happen, especially with a business like ours that needs a lot of square footage," continued Gentner.

Gentner emphasized that Center will be able to remain open solely due to customer loyalty. She takes pride in providing parts and supplies for the City Hall lights and many other industrial art projects. The store's customer base spans just about every walk of life and industry.

A store practice is to spend as much time as needed helping customers, regardless of the purchase size. Staff members have dedicated an hour to a confused or upset patron, who may come in with a broken part from their Victorian home. Though the sale may only end up being \$1.50, Gentner emphasized that the customer is just as valued as a commercial client with a large tab.

Center Hardware does a significant amount of business with commercial and municipal customers, including hotels, engineers, and the Departments of Public Works, and Recreation and Parks. "They're in here all day every day," said Gentner. "We're part of their routine. We get to participate in things that make us feel like we're a key part of the community. We're part of what makes San Francisco unique."

One Saturday in 2015, a cruise ship arrived in the Bay that'd broken down. A couple of crew members wandered up from the pier, stumbled upon the store, and asked staff for assistance. By

Monday Center Hardware had gotten them the necessary parts, and they were back on their way.

Center Hardware is negotiating a lease for its new location. The existing tenant, City Electric Supply, have yet to move out. Once it does, the facility will be outfitted with new lighting, paint, electrical and flooring, which'll be taken care of by Spencer's crew. Though dates haven't been set, a celebration is expected as part of the opening of the Dogpatch store, with a closing ceremony prior to departure from the existing space.

The 999 Mariposa warehouse will be demolished following Center Hardware's move. The proposed project is for 59 housing units, 3,450 square feet of ground floor commercial space and below-grade parking. It'll feature 8,160 square feet of common open space both on the building's roof deck and rear yard area. There'll also be a 30 foot tall "green wall" to serve as a sound barrier to noise coming from Interstate-280 along the eastern property boundary. A formal application for the project has been submitted to the City; the developer is awaiting approval by the Planning Commission, along with building entitlement permits.

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discussion, Policing the Police: Reforming American Law Enforcement, held at GLIDE Sanctuary. The Commonwealth Club and GLIDE Center for Social Justice organized the event to promote discussion about the Blue Ribbon Panel's findings, which were issued in July. Also on the panel was CNN commentator Van Jones, retired Supreme Court Justice Cruz Reynoso, former San Jose police auditor LaDoris Cordell, and SFPD deputy chief Mikail Ali. The conversation was moderated by CNN's justice reporter Scott Glover.

During the discussion Gascón reflected on how much the DA's office depends on the testimonies of police

officers to ensure justice. He shared a story about patrolling as a cop in Hollywood and being told by a community member that he couldn't be trusted, given a recent police department scandal. Based on that experience he became convinced of the need to hold officers accountable. "What a few people do wrong in law enforcement can have a tremendous impact on the work of everyone else," he offered.

Panel discussion revolved around a lack of police transparency and accountability, institutionalized bias against African-Americans and Latinos, and excessive use of force by officers. Gascón mentioned that the issues aren't new, but are coming to light more because constables now wear body cameras.

He was surprised and disgusted by the extent of racism reflected in the text messages. Based on the "casual way" in which the Police Department conducted its initial investigation, Gascón didn't believe that the bias was limited to the 14 officers. But when he attempted to launch a deeper investigation, he found no support from other municipal officials. The *San Francisco Examiner* reported that Mayor Ed Lee refused Gascón's request for funding to pay members of the Blue Ribbon Panel, which operates independently of the DA's office.

"What we have seen in different parts of the country, and frankly, what we've seen here in San Francisco, should be a wake-up call for all of us," Gascón stated. "It's certainly a wake-up call for me. I have to tell you that if we were having this conversation about three years ago I would be in a very different place. While I've been involved in law enforcement for the last thirty years, the last three have been a tremendous evolution for me and I'm at a place where I believe that we have a tremendous opportunity to turn things around. We have to act."

The District Attorney's Office operates under a constitutional mandate to ensure fair execution of justice. The

ARREST page 16



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Mixed Reactions in Dogpatch to Proposed 25th Street Navigation Center

BY LORI HIGA

On the first Tuesday of a picture-perfect August evening, dozens of Dogpatch Neighborhood Association (DNA) members, Southside residents, concerned citizens, and civil servants packed a small community room at the University of California, San Francisco-Mission Bay police headquarters to vet the City's latest proposal to site a Navigation Center (NavCenter), catering to the homeless, at the eastern end of 25th Street. Meeting attendees greeted the proposal with a mixture of hope, fear, dread and distrust.

Dogpatch has long attracted what sociologist-author Teresa Gowan labeled "Hobos, Hustlers, and Backsliders...," many of whom lived in campers and makeshift dwellings on Illinois Street and in, under, and around Interstate-280 overpasses. Recently, though, as the previously blue collar neighborhood has increased in population and household incomes, concentrations of homeless encampments have sparked intensified conflicts. Of particular concern has been a camp with upwards of 50 people living along Islais Creek, on Port of San Francisco property. But that's just one of a dozen roving tent villages and RV clusters that're raising residents' hackles, including intermittent bivouacs at Progress Park, Potrero Avenue, Alameda Street, and a host of other locations throughout Dogpatch, Potrero Hill and Showplace Square.

The two-hour meeting was led by 18-year Dogpatch resident and DNA president Bruce Huie, who brought to bear all his diplomatic skills as he refereed between the City and attendees for and against the NavCenter. An

unusually large contingent of public servants participated in the gathering, including staff from the Port, District 10 Supervisor Malia Cohen's office, and U.S. Department of Homeland Security (USDHS). Also in attendance were representatives from the Potrero Boosters, Green Benefits District (GBD) officers, owners of local businesses Piccino, Yield, and Pearl, and personnel from Pier 70 developer Forest City

attendees on the status of the "Islais Creek Encampment Resolution Plan." About five individuals had moved to one of the City's two existing Navigation Centers; another five were waiting for placement. Albertson referred to the U.S. Interagency Council on Homelessness' best practices as guiding municipal efforts to assist homeless exits from the encampment.

Complicating matters at Islais



On August 29 City crews dismantled a sprawling encampment, where mountains of trash and human waste had accumulated, along the Islais Creek promenade near Cesar Chavez Street, including removing the row of tents shown here.

PHOTOGRAPH: LORI HIGA

Enterprises. Conspicuously absent was the San Francisco Police Department (SFPD), which DNA considers key to the proposal's success.

The City's Homeless Outreach Team (HOT) had staged an intervention a few days before the meeting to begin clearing out Islais Creek. Jason Albertson, caseworker and point person for "resolving" the tent village, updated

Creek and elsewhere is that many camps are located on property managed by multiple agencies and jurisdictions, including the Port, San Francisco Municipal Transportation Agency (SFMTA), California Department of Transportation, and Caltrain. The Port has to coordinate with multiple law enforcement agencies, such as USDHS, California Highway Patrol, SFPD, San

Francisco Fire Department, and private patrols

Sam Dodge, San Francisco Housing Opportunity, Partnerships, and Engagement's (HOPE) director of public policy, shared a 10-minute PowerPoint presentation that, he said, incorporated DNA's recommendations on a proposed memorandum of understanding (MOU) for the NavCenter. Dogpatch resident Jeff Zacuto erupted angrily in response to a slide indicating the City's intent to keep the facility open for almost five years, and rebuked Dodge for breaking a promise that the NavCenter would only remain in service for three years. Zacuto said that Dodge could pack up and leave "since the rest of your presentation has absolutely no credibility."

Huie called for calm, as Dodge changed places with a Department of Public Works (DPW) architect, who spoke about the NavCenter design. Later, in response to an attendee's spirited objection to the facility's 24-hour, seven day a week operating hours, a young San Francisco Human Services Agency staffer said, "We've actually found from our shelter experiences that it is safer for the neighborhood to keep the center open 24/7 because it reduces long lines."

Before launching the half-hour question and answer session, Huie warned municipal representatives that it was "now time to get community feedback," stating that comments would be "candid, pointed and neighborly." A cross-section of Southside residents and DNA board members voiced a litany of concerns, wanting reassurances that

NAV CENTER page 16

Citizens Committee Approves Eastern Neighborhoods Report

BY KEITH BURBANK

Last month, the Eastern Neighborhoods Citizens Advisory Committee (ENCAC) narrowly approved a report detailing land use changes that've occurred over the past five years in Potrero Hill, Dogpatch, Mission and South-of-Market. According to the Eastern Neighborhoods Five Year Monitoring Report – and any sentient Southside resident – the four neighborhoods have seen a development boom since the end of the Great Recession

"There's a lot happening in the City," committee chair and Mission resident Chris Block said. Block had urged ENCAC members to approve the report so that it could be presented to the Planning Commission at its September 22 meeting. By law the information must be provided to the Commission shortly after the end of 2015. The study is intended to help inform municipal policy related to housing and production, distribution and repair, or PDR, activities.

"By hook or crook we got there," Block said of the approval, which took two rounds of votes to secure. The Committee wasn't required to approve the report, but since it represents residents its insights are valuable, according to Block. "It would have been a big loss," he said, if the necessary 10 votes hadn't been secured.

The Committee had a hard time

earlier this year attracting enough members to its meetings to take formal votes. According to Block, the Committee has struggled to get a quorum because the Board of Supervisors and Mayor's Office have been slow to appoint members to vacant positions. Poor attendance has hampered the group too. The Committee failed to achieve a quorum at its first four monthly meetings of the year; the May meeting was canceled, as Committee members expected to fall short of a quorum.

The Committee had a quorum at its last three monthly meetings, in part because Mayor Ed Lee recently made two appointments. Since then, however, Lee has been slow to continue the process of filling vacancies, according to Block.

The 19-member Committee helps City officials set development priorities for the eastern neighborhoods, and influences which community improvement projects, such as park expansions and improvements, are funded with development fee monies, as ultimately determined by the Board of Supervisors.

The lack of a quorum has delayed at least one project on Potrero Hill. Advocates for the Potrero Gateway Loop – a \$2.75 million effort to improve neglected land around and under U.S. Highway 101, between San Bruno, Ver-

mont, 17th and 18th streets – haven't been able to get the Committee to vote on their project. The Loop's advocates made a presentation at the June and July meetings, but the Committee took no action at either gathering. The delays have cost the group \$3,000 to keep its landscape architect on retainer as it waits for committee action.

Under current designs, the Potrero Gateway Loop would consist of a public park that features a trail system, small gathering spaces, dog run, secret garden and sculptural stairways. Micro-businesses operating out of shipping containers, as well as art installations, are also planned for the area.

"The problem...is that we are ready to start this project," Loop advocate Jean Bogiages said. "We have the conceptual plan, we have met with Caltrans folks and have removed features that they would not permit and are ready to put together the documentation to get an encroachment permit and start creating phase one."

According to Bogiages, the Committee must vote before her group can start work. "We will continue asking the ENCAC to put us on the agenda for a vote," Bogiages said. The Committee is scheduled to vote on the project this month.

District 10 Supervisor Malia Cohen, who represents Potrero Hill and

Dogpatch, is responsible for appointing four people to the Committee, including filling a seat that's been vacant for a year. But an aide in her office said the lack of a quorum wasn't the result of that vacancy. "The current three members appointed by the Supervisor have good attendance records," Cohen's Aide Andrea Bruss said. "The quorum issues were primarily driven by vacancies in seats appointed by others and existing members who were not attending meetings."

Lee is responsible for appointments to seven Committee seats. According to Lee's spokeswoman, Dierdre Hussey, on June 1 the mayor made two appointments. Developer Dan Murphy now occupies a seat vacated by Kate Sofis. Marcia Contreras, director of operations and resident program and services for Mission Housing Development Corporation, which builds and manages affordable housing, fills a spot previously held by Arthur Reis. The terms of both appointments end October 2017.

District 9 Supervisor David Campos is responsible for appointments to two Committee seats, one of which was recently vacated. "We'll be making the appointment in short order," said Campos' aide, Sheila Chung Hagen. Hagen claimed that Campos-appointed

ENCAC page 16

BOTTOM OF THE HILL from Front Page

local warehouse workers and Merchant Marines ate lunch there.

In 1989, realtor Ana Lisa Belli purchased the location, hoping to fix it up and resell it. Her plans changed when the stock market crashed that October. With the help of former owner Bill Catechi, restaurant operations eventually resumed, but Belli, a punk rock fan, decided to add live music to the mix.

"We had, like, 50 employees," recalled Owen, who started as a bartender. "Every shift, there'd be a maître d' and a host and a hostess and a pizza oven and cappuccino machines." It took some time to learn that customers "don't want to sit there and have a nice dinner" in the middle of a punk show, so "for the first few years, we got into debt really fast. We couldn't pay our bills. It should have closed a few times," but "Ana Lisa would go out and sell a house, make a \$50,000 commission, and put it back into the bar."

Owen describes a period of paring down, of losing the "linen service that we paid \$500 a week for" and halting breakfast and lunch operations. "Basically, the music took over." Much of this success is owed to Ramona Downey's knack for booking up-and-coming talents, which she honed during stints at the Hotel Utah and the Blue Lamp before coming to Bottom of the Hill alongside Owen in 1991.

Still, there was a lot yet to be learned. For years, Bottom of the Hill operated without a tally counter because, initially, the concerts didn't attract "that many people" anyway. But after two packed, sweaty shows, in which more than 700 people squeezed into a space whose official capacity is 246, management realized that they'd have to start keeping track of the number of people on premises, and that they might want to invest in an air-conditioning system.

Several more years passed before staff noticed that many music fans were simply slipping in through the club's unlocked backdoor without paying. "We hear it now from bands that play here: 'When I was 12 years old, it would be sold out, and I'd just sneak in the back,'" Owen said. "I never paid for a show; I always jumped the fence."

Bartender Dianne Catechi – daughter of former owner Bill – noted that such entry would be impossible today, as a "giant building" now abuts the rear of Bottom of the Hill's property. She

was referring to the four-story condominium structure under construction at 131 Missouri Street, which will hold nine two-bedroom units.

"Our neighbors are really cool," Owen reported. "We've had really good luck." Still, she's wary of new construction in the neighborhood. In 2013, a 700,000-square-foot Kaiser medical complex threatened to overtake the historic industrial space across from Bottom of the Hill, at 1200 17th Street. After community pushback, Kaiser pulled out. Now, however, a roughly 400-unit residential structure has been approved for the site.

Because of its relatively remote location, most of Bottom of the Hill's customers, like its musicians and employees, arrive by car. Street parking has never been hard to find. However, as the area's population increases, that's changing. There's also the rising likelihood of phone calls to the police during late-night hours, when rowdy patrons may forget that others are trying to sleep.

Following a liquor license suspension prompted by frequent noise complaints, the South-of-Market music venue Slim's was forced to spend \$269,000 on soundproofing to mollify new neighbors. In 2014 and 2015, Bottom of the Hill supported San Francisco Board of Supervisors president London Breed's legislation aimed at protecting nightclubs from unjust noise-related lawsuits and preventing noise disputes by requiring that potential residents be made aware of nearby nightlife before buying homes or signing leases.

As newcomers move in, "our fan base and musicians have left the City in droves," lamented Lynn Schwarz. Today's San Franciscans "are a lot healthier. They drink less and like to get home at more reasonable hours," and it can be "exceedingly difficult to get folks out on a weeknight." To fill in the gaps, Bottom of the Hill rents itself out for private events, including "custom rock & roll weddings" with Blag Dahlia from the Dwarves as the "in-house preacher. We have hosted probably ten weddings over the years, and a lot of them are people who either met at our club or had their first date at our club," Schwarz explained.

This may speak to the special place that Bottom of the Hill holds in the hearts of concertgoers, a sentiment that's shared by its tightly knit staff of 14. "We are all family," said Guido

BOTTOM OF THE HILL page 13

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19 **PlayGround "Alumni Night" and 2016-17 Season Kickoff**
"Alumni Night" will feature performances of the top six plays by PlayGround alumni inspired by the topic "Potrero Hill: Past, Present & Future" and presented as script-in-hand staged readings by some of the Bay Area's leading directors and actors. 8 p.m. Berkeley Repertory Theater, 2025 Addison Street, Berkeley. Purchase advanced tickets online: \$15 (general admission), \$10 (student), \$20 (priority seating). At the door, subject to availability: \$20 (general admission). 7-event Monday Night PlayGround subscriptions start at just \$70 (includes invitation to a Subscribers-only Reception before the show on Sep 19). For more information, call (415) 992-6677 or visit <http://www.playground-sf.org/> monday

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BOTTOM OF THE HILL from page 12

Brenner, who has manned the club's door for 20 years. The passion of Bottom of the Hill's workers—including Downey, Owen, and Schwarz, whom, as co-owners, continue to tend bar—creates, in turn, a warm, welcoming atmosphere for its musicians. "We give individual attention to musicians' needs and try to make them feel valued," said Downey.

For the venue's 25th anniversary, a slightly belated birthday bash is planned for September 12, followed by "a month's worth" of special shows featuring some of the owners' favorite bands—including the aforementioned Dwarves and Imperial Teen—as well as temporary resurrection of the club's long-dormant Sunday barbecue tradition.

See bottomofthehill.com for up-to-date details.

COROVAN from page 8

proval of the project had been flawed. The advocacy groups are considering appealing the Board's decision to the California Superior Court, but as of press time hadn't determined how to proceed. According to Grow Potrero Responsibly member Alison Heath, the organizations' decision will be based on whether the appeal has a chance of success.

The Board meeting at which the appeal was heard drew close to 50 speakers; opponents outnumbered proponents by three to one. Those in favor, including many who lived nearby, cited the need for the planned 146 two-bedroom and 22-three bedroom units, and referenced the 10,000-square foot outdoor playground, six ground floor units of live/work space and a promenade walkway connecting 16th and 17th streets as examples of a well-considered design.

More controversial, however, is the plan for 388 parking spaces in an underground parking garage. Additional vehicle traffic was identified by District 10 Supervisor Malia Cohen as her greatest—and perhaps only—concern, although she didn't otherwise take a stand on the project. Under questioning from Cohen, Planning Department staff admitted that they didn't consider the proposed removal of Highway 280, north of 16th Street, in their traffic counts, and only

COROVAN page 16

COMMUNITY | SEPTEMBER



Daniel Webster School, on Missouri and 20th streets, reopened in August after a year-long remodel, with Carrie Betti (center) as the new principal. Recently, she hosted Webster graduate Rose Marie Sicoli-Ostler (left) and Isadore "Izzie" Pivnick. In the 1950s, Izzie served as Webster principal, and taught folk dancing, including the hokey-pokey. Rose Marie was one of his favorite students, given library responsibilities she still thinks of fondly. "He must have seen something in me," she said. Seeing the kids, Izzie lit up, remarking on the multi-cultural student mix, "How natural!" Here they hold a photograph of the Daniel Webster Rose Marie and Izzie remember, a building which opened in 1924 and was torn down in the 1960s because it wasn't earthquake-safe. The classic brick building was so solid demolition took much longer than expected. Old-timers still miss it. Rose Marie will interview Izzie about his Webster years on October 22 at the 17th annual Potrero Hill History Night, which this year will take place at Daniel Webster Elementary. Photograph and caption: Peter Linenthal, Potrero Hill Archives Project.

2 **Architecture & the City Festival Kickoff Party**
Join AIASF and the Center for Architecture + Design to celebrate the opening of the Architecture and the City festival and the individuals and organizations that make this month of learning and exploration possible. Drink, nibble, and network for an inspiring night with festival partners, sponsors and participants. 6 to 8 p.m. Cost: \$15. Heath Ceramics, 2900 18th Street. 21 & older event. For more information: www.archandcity.org

14 **Special Event at Book Passage, San Francisco**
Co-Sponsored by Fleet Feet. From world-class marathoner and four-time Olympian Shalane Flanagan and chef Elyse Kopecky comes *Run Fast Eat Slow*, a whole foods, flavor-forward cookbook. 7:30 p.m. Book Passage, 1 Ferry Building, San Francisco. You may also join Fleet Feet at 6:30 pm for a three-mile fun run with Shalane along the beautiful Embarcadero. For more

information: (415) 835-1020. www.bookpassage.com

21 **Dogpatch & Northwest Potrero Hill Green Benefit District General Board Meeting**
Working together to green-up, clean-up and beautify public spaces in Dogpatch and NW Potrero Hill. Free. 6:30 to 8 p.m. Tivoli Room at UCSF, 654

Minnesota Street. www.dnwph-gbd.org

25 **Sunset Piano Block Party at Starr King Open Space**

Our second annual Sunset Piano Block Party is back atop our neighborhood open space. Families, kids, neighbors and friends of the open space are all welcome. 12 to 5 p.m. Free, open to the public. Starr King Open Space is located at Carolina and 23rd Streets. For more information: www.starkingspace.org.

10/15 Potrero Hill Festival

Join the Potrero Hill Neighborhood House for the 27th Annual **Potrero Hill Festival** on Saturday, October 15, 11 a.m. - 4 p.m. Friends, families, food and fun! Featuring local bands The Klippstones, and 35 Years of Trouble. Rides, craft booths and more. To become a vendor or for more information, visit: www.potrero festival.com

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The Potrero View

Plans to Improve Esprit Park in the Works

BY MICHAEL IACUESSA

Recent improvements to paths at Esprit Park are just the beginning of possible changes to Dogatch's oldest and largest green space. As part of the Dogpatch Public Realm Plan, launched in 2015, the San Francisco Planning Department has been soliciting comments for a possible re-design of the park, which borders 19th and 20th streets at Minnesota. The department has held three public meetings to discuss potential upgrades; more workshops are slated for the fall.

Thus far the effort has elicited issues that're long familiar to Esprit Park users: whether to add a designated off-leash dog area, a children's playground and a north side sidewalk. There's also been discussion about extending the park to the 20th Street overpass.

The Planning Department has created three blueprints, but project manager Robin Abad Ocumillo cautioned that those are preliminary, and are mainly being used for discussion purposes. The designs include a picnic area, plaza and community garden. "One thing that seems universal is that people love the forested natural feeling, and that's what's really special about Esprit Park," Ocumillo said. "What we want to maintain is that feeling of a natural wooded space."

The area around the park has changed considerably over the past decade. An increase in dogs in recent years has been prompted by two new housing developments adjacent to the



Esprit Park

PHOTO:MICHAEL IACUESSA

space. University of California, San Francisco student housing is slated just to the north. A nearby preschool has expressed a desire to use the park more.

Ocumillo described the creation of the Realm Plan as "a way of looking at all the assets of Dogpatch and trying to understand Esprit Park as one part of a larger system of parks. Informal parks, street parks, sidewalk plantings; all these sites fall under different jurisdictions and City agencies. The plan is the way we can coordinate them."

As part of the effort, City planners want to identify potential improvements to Tunnel Top Park, at Pennsylvania and 25th streets, and Warm Water Cove, at the end of 24th Street. Community advocates want to find ways to buffer Tunnel Top

from vehicle traffic; at Warm Water Cove suggested changes include a skateboard park, kayak landing, and creating a more "natural" landscape. Comments are being solicited now; redesign decisions won't be made until next year.

The east-west path upgrade at Esprit was spearheaded by the Dogpatch and Northwest Potrero Green Benefit District (DNWP-GBD), which was established last year, and is funded by a fee on local properties. "The path had fallen into disrepair," explained Julie Christensen, who was named DNWP-GBD's first executive director in June. "It was water-logged and needed irrigation. To restore the path we made some minor alterations to help manage the water better." DNWP-GBD is also evaluating the health of park trees.

According to Christensen, DNWP-

GBD is the first "green benefit district" of its kind in the country. Benefit districts are typically established as a means to improve business areas; San Francisco's other 14 benefit districts are located along commercial corridors. In those areas, property owners are levied a tax to fund improvements in the district. DNWP-GBD is the first one to focus on open space and greening. "The benefits districts exist to bridge the gap between the power and resources of the City and the highly focused awareness of the community," Christensen explained.

Included in DNWP-GBD's scope are sidewalk plantings, graffiti cleanup and parklet maintenance. As an example of the latter, Christensen sited a small park on Indiana at 24 and 25th streets that was created by neighbors. The organization wants to restore a footbridge over Highway 101 at the end of Utah Street, and is also tasked with seeking ways to expand open space in the neighborhood.

With its open meadow surrounded by trees offering a hint of forestry, Esprit Park was created in 1980 by environmentalists and Esprit Corp. co-founders Douglas and Susie Tompkins as a corporate garden for their adjacent business headquarters. The park still draws workers at lunchtime, dog owners after work hours, and a cross section of neighbors on weekends.

"We are doing what we can to keep the park vibrant and healthy," said Christensen. "There are a lot of expectations imposed on this green space because it is so rare in the area."

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ISLAIS CREEK from page 5

facility will serve the community for decades. Muni might not realize how much the neighborhood has changed in the past two years; how much happened around its 40 year-old Woods Division bus facility, which seems to be off-limits to the public. Imagine Islais Creek in 10 or 20 years, with workers, paddlers, students and visitors, and how much goodwill Muni could generate for itself by welcoming them.

NAV CENTER from page 6

there'll be a consistent police presence and response time, expressing fears that the NavCenter would bring more crime and homeless to the area; asking for information about the specific resources the City would bring "right now in Dogpatch" to deal with the homeless and the methods HOT uses to encourage homeless to leave or move into services, and wondering what the community could do to help.

"We are doing everything we can to provide options, for better quality of life and less danger for the residents," Albertson emphasized.

To resolve issues at Warm Water Cove, Port deputy director Tom Carter reported "we are successfully implementing daily drive-throughs by SFPD, Homeland Security and private patrols."

Albertson explained that SFMTA owns the property west of Islais Creek, San Francisco Public Utilities Commission is responsible for the property east of Indiana Street, and that both agencies are "working with us and DPW to keep the area clean."

Carter said that Port signage and codes should help with enforcement, noting that "no camping, no sleeping between 10 p.m. and 6 a.m. are allowed on Port property."

The federal government requires the City to do a point-in-time (PIT) count every two years; the last one in 2014, according to Dodge. Over the past 10 years, San Francisco's homeless population has increased, from 6,400 to 7,600 individuals, according to the 2014 PIT count. "We've seen a lot of condensing of spaces," Dodge said, "but our own count shows 3,500 people on the street right now."

Audience members questioned the City's effectiveness at eradicating encampments. "Absent solutions...and with sanitation and health issues, the situation is very much a game of whack-a-mole," Dodge admitted.

Albertson intervened, calmly reciting HOT's methods. "We approach people with a variety of social services, give good compelling offers that are real, that have continuity with 24/7 outreach, even if they're not ready," he explained. "When people move, we lose connection. Clients shouldn't have to hold for continuity of care. We really need a system in place so that when we're in the field, we can pull up information on the client...so that we

NAV CENTER page 21

ARRESTS from page 10

Office is small compared to the Police Department, with fewer personnel and a budget that's eight percent of SFPD's. Because it doesn't have staff

in the community, the DA largely depends on work done by police. Unlike police work that's often "reactive" by nature, the DA tries to build "strong, significant cases," by tying a single suspect to multiple crimes that carry greater penalties. "A small percentage of offenders commit the vast majority of crime," remarked Szabo.

Last summer, Gascón and four mental health professionals proposed creating a Behavioral Health Justice Center to help rehabilitate those with psychological issues, who are disproportionately incarcerated in jails that lack treatment resources. Gascón also launched an Alternative Sentencing Program, to work with prosecutors to better assess offenders' risk level on a case by case basis so as to reduce recidivism; and a Sentencing Commission, to analyze sentencing trends and associated outcomes to identify practices to reduce the rate at which offenders re-commit crimes after they've served their time. Neighborhood Prosecutors Units were established in 2014 to enable community stakeholders to address low-level criminal activity instead of sending the cases to overburdened courtrooms, with five neighborhood prosecutors covering the City's 10 police districts. The units allow community leaders to work closely with police officers to curb nuisances and address neighborhood-specific challenges.

ENCAC from page 11

members had good attendance records. She didn't know of any Mission District projects that were being held up by a lack of a quorum.

COROVAN from page 13

analyzed a generic use of the planned Golden State Warriors Arena parcel, since the arena hadn't been finalized at the time of their computations.

Cohen cited the corner of 16th and Mississippi streets, where the property abuts, as already being one of the most congested in the City during rush hour. Further complicating traffic concerns, two new buildings, located across the street, featuring 453 apartments, are slated to begin renting this fall. "We've got problems now and we are nowhere near where we are projected to be," Cohen remarked.

Julie Kirschbaum, San Francisco Municipal Transportation Agency manager of transit planning, attempted to alleviate those concerns by stating that she believed it was a transit rich area. She noted that, in addition to the new 55 bus line, the agency has extended the hours and frequency of the 10 Townsend bus, and will be lengthening the 22 bus line into Mission Bay by 2020.

The most common theme voiced by opponents – and some proponents – at the meeting, was the failure of the *Eastern Neighborhoods Plan* to anticipate rapid growth in Showplace Square and Potrero Hill. The plan, adopted by the City in 2008, established zoning regulations and set growth-related goals, including transportation and affordable housing, for the area.

"None of the promised community benefits of the *Eastern Neighborhoods*

COROVAN page 18

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Mira's Diary

Mira's Diary: California Dreaming

"How do we know Touchstones have to be ancient? Can't there be brand spanking-new ones?"



"I've been wondering about the whole Touchstone thing. Who creates them and how?" Malcolm asks. "Maybe that's my secret power – I can create Touchstones! You should ask Mom's time-traveling friend next time, that Walrus-mustache fellow."

"You mean Morton? He's not particularly generous with information." Really, he's not generous with anything. He does the bare minimum as a favor to Mom. And I don't want to disappoint Malcolm with yet another mystery talent he doesn't have.

"If you find Morton, ask him about Mom, not the Touchstones," Dad orders. "We have to stay focused on what matters here. Once Mom's home, you can ask her about the Touchstones."

Dad takes off his glasses and cleans them with his shirt, a nervous tic he has. He's more than worried. He's afraid. Now that he's seen the Watcher here in London, he's more freaked out than ever. She's not an abstract enemy stuck in the past, but a living person who came to our present, threatening Malcolm and me. Dad's seen how strong the Watcher is. And how determined. And maybe that's



Marissa Moss

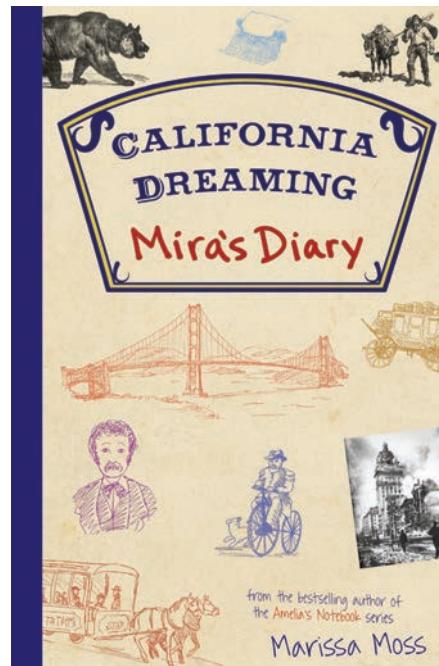
why he gives in – to get us away from her.

I just hope she won't follow us home.



Excerpt from *Mira's Diary: California Dreaming*
by Marissa Moss

Available from Creston Books



To be continued next month...

8

9

UCSF announces

Dogpatch Community Taskforce Meetings

Kick-off Meeting: Thursday, September 29, 6:30pm
UCSF at Mission Bay, Genentech Hall, Room N-114

The Dogpatch Community Taskforce has been formed to identify and discuss potential impacts and solutions of UCSF's proposed development in the Dogpatch neighborhood. The group is composed of Dogpatch and Potrero Hill neighbors and merchants, city staff and UCSF staff.

UCSF is currently planning two developments in Dogpatch that will be the focus of the discussion:

- Graduate student and trainee housing at 560, 590 and 600 Minnesota Street
- Department of Psychiatry Child, Teen and Family Center at 2130 Third Street

MEETING SCHEDULE:

Thursday, September 29, 2016	Thursday, January 19, 2017
Monday, October 24, 2016	Wednesday, February 22, 2017
Monday, November 28, 2016	Tuesday, March 21, 2017

Join in the conversation.
All meetings are open to
the public.



For more information, contact Michele Davis at Michele.Davis@ucsf.edu, 415-476-3024.

To be on our notification list, email community@cgr.ucsf.edu, specifying the campus site(s) of interest: Parnassus, Mission Bay, Mount Zion, Zuckerberg San Francisco General Hospital. UCSF fully subscribes to the Americans with Disabilities Act. If at any time you feel you have a need for accommodation, please contact UCSF Community and Government Relations at 415-476-3206 or community@cgr.ucsf.edu with your suggested accommodation.

UCSF Mission Bay Campus is accessible using the MUNI T-Third light rail line and bus #55. If you need to drive, please park at no charge in the 3rd St. Garage along 4th Street, one block north of 16th Street. Parking vouchers will be provided.

UCSF

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San Francisco

CROVAN from page 16

Plan has been delivered to us," said Sean Angles of Grow Responsibly, noting that luxury residential construction has been "mushrooming at lightning speed."

The plan estimated that 3,180 housing units would be built in Showplace Square and Potrero Hill by 2025. According to the Planning Department, 21 percent of those units have been constructed. However, if projects currently in the pipeline, either approved or waiting approval, are included the number rises to 3,043, or 96 percent of the projection.

That figure, however, was contested by District 3 Supervisor Aaron Peskin, who believes the actual total, including projects in the works, is 3,179. "Growth has happened much faster than anyone anticipated," he admonished City planners. "We are about to hit that ceiling. You have arrived at that number. You are one short."

Commercial growth hasn't kept the same pace. One of the compromises embodied in the *Eastern Neighborhoods Plan* was to change Production, Distribution and Repair zoning to Urban Mixed-Use. Out of the Plan's expected loss of 991,463 square feet of PDR, only 40 percent has disappeared thus far due to several projects adding such space.

Nonetheless, the perceived need to protect PDR space was one of several reasons that prompted Save the Hill and Grow Responsibly to float an alternative proposal for the site, featuring 177 housing units and 50,000 square feet of PDR space for artists and artisans. The plan called for preserving two metal sheds the groups deemed historical, having been constructed by the Pacific Rolling Mill in the early-20th Century.

The Planning Commission agreed that the buildings had historical significance, but dismissed the designation because the structures had been altered by a glass manufacturing company in the mid-1940s. In

addition, Dario Jones, the Planning Department's environmental review officer, indicated that even if the Board of Supervisors decided that the edifices should be historically designated it was legally required to support the Planning Commission's viewpoint and reject the appeal.

Save the Hill/Grow Responsibly's alternative plan, because it offered less environmental impact, would've had to be the preferred option if it was deemed economically feasible, but it wasn't. The Commission estimated the land value at \$38 million; Smith paid just \$12.5 million for it in 2006.

Other Hill residents spoke highly of the project, noting that Smith promised \$9.7 million to the City for affordable housing, \$1 million for renovations to Jackson Park, and will include family friendly housing.

As to the metal sheds, Potrero and Dogpatch Merchants Association president Keith Goldstein, who previously owned a company that restored historic buildings, called the current site "a rusted out old claptrap" and an eyesore. I agree there have been many failings with the *Eastern Neighborhoods Plan*, he explained. "However, this is not the project to make a stand."

The proposal also had the support of former Mayor Art Agnos who, in a letter to the Board stated, "It's time we do something about this terribly blighted corner of Potrero Hill."

Under questioning from Cohen, Planning Department staff defended the *Eastern Neighborhood Plan*, as did former Planning Commission President Ron Miguel, who said of the development, "This is what we wanted and expected in the plan."

The six-story building will be designed by BAR Architects, which recently completed 1 Henry Adams Place, and will rise 82 feet. The smaller building, 68 feet high, will be designed by Christiani Johnson Architects, which was responsible for The Potrero building at Rhode Island and 17th Streets.



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San Francisco International Airport is accepting proposals for the Terminal 3 Boarding Area F and Terminal 1 Boarding Area C Food and Beverage Concession Leases. The Request For Proposals includes 6 Quick Serve Restaurant Leases and 2 Sit-Down Restaurant and Bar Leases. The terms are six years with two one-year options for the Quick Serve Restaurants, and seven years with two one-year options for the Sit Down Restaurants. The minimum annual guaranteed rents for the first year of the Leases are between \$250,000.00 to \$1,000,000.00. The Airport intends to award the Leases to the highest-ranked, most responsive and responsible proposers. Each proposer must submit a proposal deposit in an amount between \$35,000.00 and \$125,000.00 as a guarantee that the proposer will execute a Lease if awarded. The Lease terms have been revised since the original release. Interested parties should review and make note of the changes. Small, local and disadvantaged businesses are encouraged to participate.

Proposals must be received by 2:00 p.m. on Wednesday, September 14, 2016.

The RFP document is available online at <http://www.flfsfo.com/business-at-sfo/current-opportunities>. For additional information, please contact Matthew McCormick at (650) 821-4500.

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Gold, Chapter Fourteen

BY STEVEN J. MOSS

"Man," said Chester, as he entered the nursery. "Huge snow storm last night."

"How many did they get this time," asked Maggie, who was rearranging garden ornaments that hadn't sold in more than a year, shifting them from higher to lower shelves.

"Oh, I'd say four, including our truck. Which, as you know, has nothing in it."

Chester and Maggie had taken to calling the regular shattering of car windows "snow," the flakes being the glass that littered the sidewalks and gutters. Dark humor they found particular solace in on sunny days like the present one. Vehicle break-ins in the neighborhood had jumped sharply over the past year. No one knew why; theories ranged from the drying up of the street marijuana business – previously a solid entry-level way of making quick cash – caused by an increase in dispensaries, to wavelets of petty criminals being released from state prisons to ease crowding.

"They broke into our truck," snapped Maggie, biting off each word. "Again? What the Hell!"

After having all of the windows of their 20-year old Ford F-150 truck smashed over a three month period, Chester had removed the glove compartment door, exposing its emptiness, taken out the stereo, even the push-in lighter, and, after each incident, pasted on a new sticker, cycling through "This vehicle protected by Mr. Smith and Mr. Wesson," "Property of Oakdale Mob," "My other car is a man-eating dog with rabies," and "Nothing to steal but my soul." He'd even left the car unlocked, with all of the windows rolled down, but had to stop after that resulted in piles of trash and a sticky smell left behind by homeless people sleeping inside.

Yup," said Chester.

"You know," said Maggie, softly, "Maybe it's time we moved on..."

Chester wandered over to the redwood bench next to the cash register and sat down heavily. Maggie joined him, placing her hand on his thigh.

"I dunno," said Chester. "Move on and do what?"

"Ha!" yelped Maggie. "It's not as if we don't have places to go. There's the Hawaii condo, and the fishing cabin..."

"Yeah," replied Chester. "But what would we do..."

The pair was silent for a few beats. Maggie knew not to rush Chester into conversation about important matters, if "rush" was letting him take several months before he announced that he'd bought a fishing cabin in the Delta, and several weeks to declare he'd felt some chest pains and been to the doctor, who told him he needed to stop drinking and lose weight or risk cascading health problems.

"Listen, Maggie, I know you're waiting on me to decide whether or not to sell this property. But I like being the "plant man," in the neighborhood; everyone knows us. And I like being a part of the community..." He turned to look at her. "And you do too."

"I know," said Maggie, patting his leg, "I know. But, what with my knee problems and your heart, it's not going to get any easier for us to run this place. And it's not like it makes us any money. I mean, if sales don't pick up soon this year's going to be another loss."

The door swung open; a 30-something white man with a shaved head entered the shop. Chester sighed. "I don't know if I can sell the property," he said, looking at his hands on his lap. "I mean, it was important to my dad, and..."

"And he killed for it," thought Maggie. "Can I help you," she shouted to the customer, who was crouched down looking at the knickknacks she'd just rearranged.

The shopper stood up. "No, I'm okay," he said, then spun around and quickly left the store, the wooden door clattering shut behind him.

"That was weird," said Maggie, startled by the speed of his departure, an exit that normally only occurred with the occasional shoplifter.

"What do you mean?" Chester asked.

"Well, no one's looked at those ornaments, like, ever. I can pat myself on the back for shifting them around, but that guy didn't look like a plastic frog type."

"Maybe he wanted something for his mother..."

"Yeah. Probably," said Maggie, walking towards the ornament display, noting that nothing was missing. "I kind of wish he'd taken some of this junk," she muttered to herself.

"What?" said Chester.

"He also had leather gloves on," Maggie replied. "And it's like 80 degrees outside..."

"Huh," said Chester, getting up. "Gotta go take the truck to the glass repair shop." He pecked Maggie on the cheek. "Lemme think some more on it."

"Sure, honey," Maggie said, carefully bending down to continue her work. "Don't go drinking beer," she shouted, as Chester ambled out of the shop.

Each month the View publishes a chapter from Gold, a serialized tale of politics, capitalism, and corruption in San Francisco. Previous chapters can be found on the paper's website, www.potreroview.net.

PEDESTRIAN from page 3

Street businesses, restaurants, bars and merchants, and the only pharmacy for many blocks and hills. As a loyal public transit rider, I've spent many hours and miles walking to the 24th Street Bay Area Rapid Transit station and the bus stop at the corner of Potrero Avenue and 24th Street in the nearly six years that I've lived a block and a half away from the bridge. Instead of trekking over to the 23rd Street car and pedestrian overcrossing to get across the freeway and off the Hill, the open bridge would be highly convenient.

Walk SF executive director Nicole Ferrara said her pedestrian advocacy group supports reopening the bridge. "We always love opening up walkability," Ferrara said. She pointed out that the bridge is between two schools, and that Walk SF encourages walking and biking opportunities. She acknowledged community concerns, such as proper lighting. "How it can be opened in a way that makes people feel safe?" she considered.

At a community meeting held last spring, one longtime resident was adamant about keeping the bridge closed. She cited an unpleasant incident from almost 30 years ago, when she heard people at her door in what seemed to be an attempted break-in, who fled on the then-open bridge.

Since that time, the neighborhood has changed. My parents, who moved in two blocks from the bridge in the mid-1980s, when it was still open, tell me stories about desolate streets and nary a stroller in sight, let alone a good park to take the baby in that rare stroller. Now the Hill is considered a family neighborhood. According to real estate site Trulia, "Potrero Hill has low crime relative to the rest of San Francisco County." It's not a particularly dangerous area anymore, especially compared to other neighborhoods, such as the

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PEDESTRIAN from page 20

Tenderloin, and parts of the Mission, Bayview, and Visitacion Valley. Sure, crime happens, mostly in the form of property thefts, which is occurring across the City. But the bridge isn't located in the slums or an abandoned industrial zone. There are public housing complexes a few blocks east, but cutting off those residents seems an absurd way to co-exist in the growing neighborhood.

The bridge infrastructure is already there, and has been maintained. No significant renovation would be required to make it accessible, only modest improvements, many of which DPW has mapped out. Although a few calls to SFPD yielded minimal answers or help on the topic, at two community meetings in the past few months DPW laid out its proposed improvements. On the Vermont Street side, it plans to modify the concrete wall and remove some trees for sightline issues. A bigger change would be to alter the ramp's steep grade to meet modern accessibility codes. On the Kansas Street side, Eucalyptus trees would be removed and fencing would be fixed

and redesigned. The gate would be pushed closer to the street; as it is now the permanently locked entrance is deep onto the path. The issue of even having a gate is up for discussion; other pedestrian bridges, such as the 18th or 22nd street footbridges, also along the freeway, aren't gated.

DPW is ready to take on the easy upgrade project. It's not often a public project can happen with practically the opening of a gate. We should seize this opportunity for a low-cost and low-resource improvement effort. By so doing, issues prompted by the decades-long closure would be resolved. Instead of loitering at the closed gates, and trash collecting at the bottom of the ramp, we could make the large concrete wall a public art spot, with landscaping. The bridge can become a vibrant, active part of the community. Look at the bottom of the 18th Street bridge and ramp, an enjoyable, beautified urban space. Think of the homemade heart-carrying 101 freeway overcrossing dancing man; he can get a new a new spot over the freeway to spread the love. DPW has presented mural ideas, fence designs and other artistic opportunities. Let's seize upon them.

NAV CENTER from page 16

don't lose the case file. Anyone should be able to access data. In a City with tech companies like Google, information should be in the cloud."

An attendee who said he was the president of a Minnesota Street homeowners association carefully pulled out

objects from a heavy-duty shopping bag and placed several bio-hazardous containers and a clear plastic soda pop bottle missing its cap crammed full of syringes on the table. "Can any of you take these? We don't want them. Our HOA shouldn't have to be doing

NAV CENTER page 22



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GETTING INVOLVED



Potrero Dogpatch Merchant's Association meets the second Tuesday of each month at 10 a.m. at Goat Hill Pizza, corner of Connecticut and 18th streets. Website: www.potrerdogpatch.com. Call 415.341.8949. Next meeting: September 13th.

Starr King Open Space meets for monthly Stewardship Day the second Saturday of each month from 9:30 a.m. to 12:30 p.m. at Starr King Open Space, corner of Carolina St. and 23rd St. Come out and meet your neighbors, be a community steward, enjoy the natural grassland habitat, see spectacular views, and celebrate our beautiful neighborhood open space. Everyone is welcome. Find out more at www.starrkingopenspace.org or facebook.com/StarrKingOpenSpace.

SOMA Rotary Club meets the second and fourth Thursday of the month at Mission Rock Resort, 817 Terry Francois Blvd. We meet at 6 p.m. for a mixer and 7 p.m. for a dinner meeting. We provide community service to the Mission Bay, Potrero, and Bayview communities. The focus is on providing services for the under-served of our community. The website is located at: www.meetup.com/Mission-Bay-Rotary-Club. For more information contact Nine at: n.ladow@comcast.net.

Potrero Hill Garden Club usually meets the last Sunday of the month at 11 a.m. for a potluck in a local home or garden. We occasionally visit gardens such as Ruth Bancroft, Yerba Buena, Cornerstone, Filoli, and the rooftop garden at the Fairmont. We discuss gardening appropriate for Potrero Hill's microclimates, and often have speakers on subjects such as drought, wind, shade, pests, and even flower arranging. Call 415.648.1926 for details.

Dogpatch & Northwest Potrero Hill Green Benefit District meets once each month from 6:30 PM to 8:00 PM in the Tivoli Room at UCSF, 654 Minnesota Street. Our mission is to clean, maintain, enhance, and expand open spaces, parks, plazas, parklets, gardens, sidewalk greening and the public realm in general in the Dogpatch and Northwest Potrero Hill neighborhoods; support community and volunteer efforts; and promote sound ecological practices and green infrastructure with a locally controlled, sustainable and transparent funding structure. Next meeting is September 21st. Visit our website to see what we are working on **near you!** <http://www.dnwph-gbd.org/>

For a \$120 annual fee your organization can be listed in *Getting Involved*.
Contact advertising@potreroview.net

Carpet Chronicles VI

BY PAUL MCDONALD

I had a call at a single family home off Mission Street near the San Francisco-Daly City border which'd been transformed into an elderly care facility. I was met at the door by an effeminate heavyset 30ish Filipino man in pale green scrubs, who unlocked the front door and hurried away.

The living room was populated by chairs set about on a shiny laminate floor. An electronic organ, against a wall, played loud patriotic-sounding songs, the keys lighting up in red to illuminate the notes. Two Filipino women were fussing over a crotchety old man seated at a dining table off the living room, near a small kitchen.

My task was to price out a new vinyl floor for the six by 10 foot kitchen, but the owner/manager woman instructed me to be seated on a couch about four feet from the old man. He was supposed to be taking his medication, but his blood pressure was too high. The two women went back and forth in English and Tagalog, which further upset him. He declared that he was fed up with having people talk about him in a foreign language, and just wanted his pills.

I got up and measured the small kitchen. I noticed the heavyset man who let me in "changing" another person in a side bedroom, and quickly looked away. The scene was getting super creepy.

I returned to the living room to do my calculations. I was surprised to see two people sitting in chairs, a mid-80 year old Asian woman and a late-60s white woman with a grey bee hive hairdo and cat eye glasses.

"Oh, hello ladies," I said. They responded by giving me silent, faraway smiles. I realized that the folks in this home had dementia or Alzheimer's and were in a woeful situation.

The man had stormed off in his walker, all of 10 feet from the table to the living room, and was fuming close to where we three sat. The carnival music persisted from the auto-organ. I mentioned a price estimate to the owner, who said that she'd reschedule at her other house the following day. She unlocked the front door to let me out, locking it behind me. I walked by her white Mercedes station wagon as I hurried down the wheelchair ramp to my car.

I pulled up to an 11 a.m. call at a split level row house in San Bruno, one of the hundreds pumped out in the 1950s that all look alike, with concrete stairs and large lower level rooms. A huge maroon Ford Expedition SUV was parked sideways in the driveway with a giant 49ers logo on the tinted back window.

I rang the doorbell and heard yelling from inside, "Ma! The door!"

The front door eventually opened. I was met by a haggard late-70s woman in bare feet wearing a nightie and digging a cotton swab in her ear. I asked if my contact, Joseph, was at home; she said he was using the bathroom and would be up soon, then shouted, "Joey, carpet guy!" at the top of her lungs and hobbled away on bow legs up a split stairway and back to soup she was tending in the kitchen.

I stood there, holding my carpet samples, not knowing whether to enter or wait at the top of the stairway to the basement area where my contact resided. I loitered another couple minutes, then

heard "C'mon down!"

I entered a huge man cave, where a mid-30s bald hipster was sitting on a large, overstuffed couch watching *Fast & Furious 6* on a crazy large flat screen mounted high on a wall. The movie, which'd only recently been released, sported Scandinavian subtitles, so I knew it was suspect.

Joey was a union electrician who lived below his mother. He'd decked-out his huge space like a trust fund high schooler might: a large poster of a red Lamborghini, circa 1992, loomed above his unmade doublewide custom-built loft bed; a poster of Bob Marley with hazy smoke in front of his dreadlocks was displayed nearby. There were two pinball machines in one corner. A felt top five-sided poker table held a crystal ashtray containing a half-smoked cigar near some poker chips, along with a newspaper's sports section opened up. Another 60-inch flat screen adorned the opposing wall.

I couldn't muster much initial chit chat; Joey was nervous having an unknown salesperson in his inner sanctum. I awkwardly set down a few lower quality samples on the floor, trying to match his current beat up, cheap carpet. He seemed uninterested. I commented on the movie that was playing, and he rose and ran over to the dual monitor computer screens under his bed, "Here, I'll burn you a copy."

He asked if I wanted *The Hangover 3*, also just released in theaters. "Sure, why not?" I responded. He mentioned that he was tired; he'd had "the boys" over the previous night for a little gambling and they went longer than usual.

I told him I could do his place for around \$1,500. He replied that he'd changed-out the carpet three times prior at half the price. I called my manager to see how low I could go. I offered \$1,350; he said he was hoping to get it done for "a dime," \$1,000. No sale. We parted friends. I left with a couple of bootlegged movies, which never worked.

The Carpet Chronicles is an eight-part series detailing one Potrero Hill resident's experiences selling home flooring in and around San Francisco.

NAV CENTER from page 21

this. We have lots of children in our neighborhood."

The display prompted Rhonda to ask, "there seems to be a huge increase in drug use among homeless people, are you seeing that?"

"No, we haven't seen that," Dodge replied. "There has been a huge increase in IV drug use. But there's always been open drug markets, meth use; drug use is not a new problem but IV use is an increasing problem."

GBD executive director and former District 2 Supervisor Julianne "Julie" Christensen prefaced her question by referring to significant cuts in state and federally-funded subsidized housing, which the City responded to by increasing its shelter expenditures, and the San Francisco Board of Supervisor's rejection of an \$80 million expenditure for a new jail equipped to provide mental health services. "So, what's the plan on housing, how are we doing with housing and mental health services?"

"We're not just working on housing for Islais Creek, we're working with the Salvation Army, who offers beds and substance abuse treatment, and HealthRight 360, which just ate Walden House, Lyon-Martin and Women's Recovery Services. So we're not just looking at housing because there's not enough shelter," confirmed Albertson. "Shelters are not appropriate for everyone. We do link them to primacy care services, with a number of packages that apply, both large and small," he said.

The turnover in supportive housing is 10 percent, according to Dodge, who implied that a continuous housing pipeline was available for homeless clients. "There's VA funds, federal funds and City funds...we're having great success with rapid re-housing and rent subsidies, where we have a 90 percent success rate." Working with organizations like Swords to Ploughshares, Dodge noted a 50 percent decrease in homelessness among vets nationally. "We're partnering on housing supports with HUD; in San Francisco, we're able to leverage Obamacare, use Medi-Cal to pay for support services to help veterans."

"We could use a better Congress regarding programs for state mental health services," Albertson joked.

"LA County has over 50,000 homeless," said Dodge. "Santa Clara is closer to San Francisco, with 6,500 homeless. In California 70 percent of homeless are unsheltered, but the problem seems to be particular to California. There is some hope looking forward. We have to segregate our resources and target our efforts, it's a dynamic situation. Some need a lighter touch while some, the chronically homeless, have spent 40 years on the street."

"It sounds like a regional issue," said GBD board member Janet Carpinielli. "San Francisco needs regional help. How do you track people? How do deal with follow-up of people in the area? We've stepped up to the plate with the NavCenter. Skateboarders are the last holdout at Warm Water Cove. No one else goes there anymore because people don't feel safe. We're talking about a place that was originally a \$6 million park for all of San Francisco not only for homeless people."

"Our goal is to build therapeutic relationships," Albertson replied. "The plan is to keep track of homeless clients and work with partner agencies wherever we can."

Dodge is working with social service agencies, "at the Hamilton Family Center, Swords to Ploughshares...agencies in the East Bay who end up housing our people. My East Bay colleagues are becoming more sophisticated. They are putting bonds on the ballot for both affordable housing and supportive housing. I am more and more hopeful."

"What is the game plan, what numbers do you want to see in three years?" asked an attendee.

"Let me address that," said Jeff Kositsky, the newly appointed head of the just-created Department of Homelessness and Supportive Housing. "DHSS represents the first time the City has a plan to centralize and coordinate all agencies serving the homeless under one roof. We're creating one center of gravity, so people know who's responsible, who's working with the police, the fire chief, the Port. It's a business, data-oriented approach. For example,

the City has 12 different data sets on homeless and now we're creating one database. We'll have a website with a dashboard that anyone can access and we'll be doing quarterly reports. The police department will report quarterly to the neighborhood. We also want to establish an advisory body with NavCenter residents, contracted service providers, DHSS and the neighbors. One thing we're working on with the Corporation for Supportive Housing is a gap analysis to find out where we're short on things like beds. We must first breakdown the homeless into categories; they're not all the same. One goal we have is to end chronic homelessness among veterans by mid-2017. There are 1,700 chronically homeless individuals. Give us a couple of months to improve, coordinate and collaborate. Our goal is to cut the number of homeless by 50 percent within the next few years. We are striving for transparency."

The City spends about \$50 million a year on outreach, shelters, drop-in centers and transitional housing Dodge explained. "One hundred forty million dollars a year goes to supportive housing, addiction prevention and health care."

The City invests a total of \$241 million a year on homeless services, he indicated, "but that figure does not include DPW, costs for cleanup and emergency room costs. By comparison, Santa Clara spends \$1 billion a year and only a small percentage is spent on health care." Dodge estimated that the City has about 9,000 formerly homeless individuals in permanent supportive housing.

Albertson advised Dogpatch residents to call 311 if they see a tent going up, claiming that there'll be a response within 72 hours. "We also recommend that pedestrians avoid walking adjacent to the SMTA property and only use the north side of 25th Street for safety," he added.

Meeting attendees criticized the City for a lack of transparency, questioned whether the Port was engaged in properly maintaining Islais Creek, and wondering why SFPD didn't attend the meeting. Others reiterated their frustration with crime, as well as SFPD's lack of response and claims that their "hands are tied." A former Pacific Heights resident, who now makes Dogpatch her home, politely called attention to what some see as the City's hypocrisy. "You talk about sharing resources, but I don't see that happening here. I lived in Pacific Heights for decades and the police did a good job of moving people along. I don't see the police doing that here."

Local real estate consultant Joe Boss wondered whether the police ever check chronic crime areas, "like the Shell gas station, the Loop. It seems like crimes are always being committed at these spots, and when you go down there and talk to management about calling the police, they say we do call, but the police don't do anything."

"Did you get that?" Huie asked Dodge and his team at the end of the meeting.

A DNA board member made a motion to vote on the proposed MOU at the September meeting, contingent on DHSS providing a final draft to review seven days in advance, which a majority of DNA members approved.

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Chocolate Bars

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2/\$5

Planet
Liquid Laundry Detergent

50 oz -reg 12.99

\$7.99



Reed's
Ginger Brew

4 pack -reg 5.99

\$4.49

Ben & Jerry's
Ice Cream

16 oz -reg 5.79

\$3.99

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Almond Milk

48 oz. reg 4.79

\$3.49



Breyer's
Ice Cream

48 oz -reg 7.69

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10 oz -reg 4.59

\$3.99

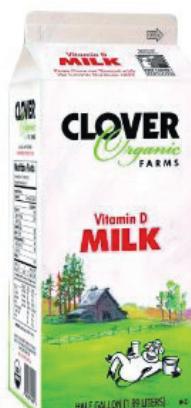
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