



SOUTH OF MARKET PROJECT AREA NEWSLETTER

Volume 1, Issue 2
April 2000

TUTUBI PARK

by Ada Chan, Project Manager, Asian Neighborhood Design

South of Market children and families are invited to the SOMA Community Celebration on Saturday, May 13 from 2 to 4 p.m. at the corner of Minna and Russ. Sponsored by Asian Neighborhood Design (A.N.D.), the event will include a groundbreaking ceremony for Tutubi Park. Neighborhood residents, community advocates, service providers and small business owners are invited to meet Mayor Willie Brown and voice your concerns about SOMA issues.

SOMA residents first attended commission meetings of the San Francisco Redevelopment Agency (SFRA) a decade ago to request a community park that would be safe place for small children to play. Through the advocacy of neighborhood residents and workers, Bessie Carmichael Elementary School teachers, South of Market Childcare Center parents, and children in the Mercy Charities After-School Program, the park was designed to include a number of amenities that would best serve the community. These include two play structures, one for toddlers or children under 4 years old, and one for children 5 and older; a climbing wall; a sandbox; shaded seating; and chests to store toys at the park. To ensure the safety of everyone, the park is gated. Adults will only be allowed in if accompanied by a child. To honor the many Filipino families living in the area, Tutubi Park was named after the word "dragonfly" in Tagalog. .

As construction of the park was ready to begin this spring, SFRA commissioners

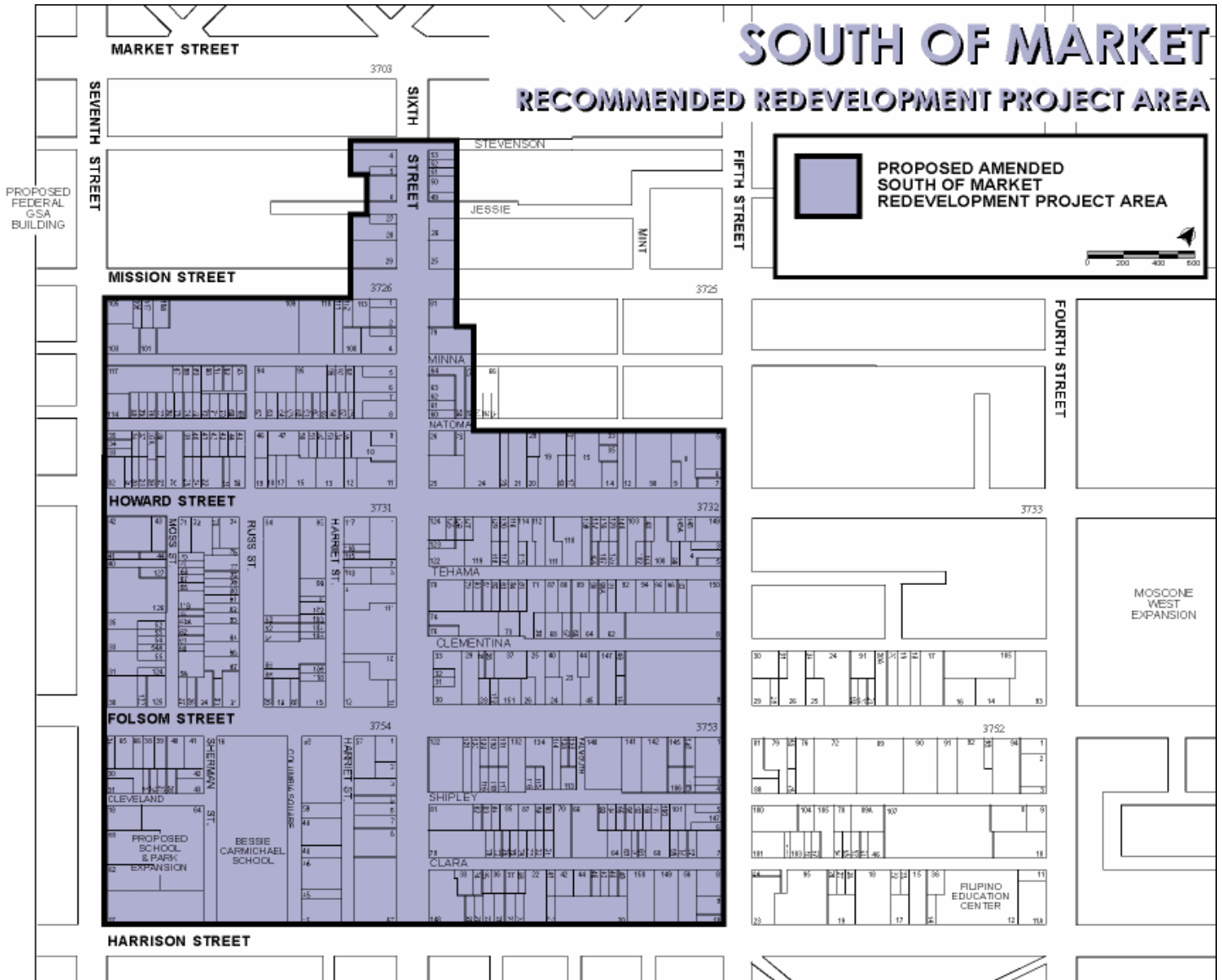
were divided as to whether this design should be fully funded. for all the amenities requested by the community. The commissioners voted down the decision for more support. Construction has been delayed as the park's non-profit developer, A.N.D., is being asked to scale back the design to include only the play structure for toddlers and cut out almost all of the other features. Meanwhile, the community has been forced to participate in helping with a private fundraising campaign to make every effort to see that the park plan is restored to the original design. More than \$20,000 in grants plus in-kind services and donations have been raised so far. A N.D. is following up with more than 60 leads from community members.

You can help. On May 13, join A.N.D., the South of Market Project Area Committee (PAC), and your neighbors in asking Mayor Brown and other city officials to focus more attention on SOMA issues.

If you have a direct connection to a big business that may be interested in contributing, or if you are a small business and wish to donate a small percentage of your profits, or if you are a neighborhood resident who wants to make a donation in any amount, please contact Janice Lee, A.N.D. community relations coordinator, at 415-593-0423 ext.212.

Inside this issue:

<i>Tutubi Park</i>	1
<i>SOMPAC Map</i>	2
<i>Redevelopment Agency</i>	2
<i>New Boundaries</i>	3
<i>One Member's Concerns</i>	3
<i>Staff</i>	3
<i>Crime & Safety Workshop</i>	4



South of Market Project Area map w/extended boundaries

REDEVELOPMENT AGENCY MAKES PLAN BOUNDARY RECOMMENDATION

by Rhonnel Sotelo Senior Planner, Redevelopment Agency

Completing a Redevelopment Plan takes several steps. It includes preparing goals and objectives, establishing a development program, determining a project implementation plan, and studying its financial feasibility. But one of the most important actions in the redevelopment planning process is establishing a project area's boundaries. To do this, the Redevelopment Agency is mandated by the California Redevelopment Law to establish boundaries based on a "blighted area is one that is predominately urbanized, and constitutes both serious physical and economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment." In April 2000, the Redevelopment Agency presented its recommendation for the South of Market Redevelopment Project Area boundaries to the PAC.

As illustrated in the map above, the Agency will only include those areas shaded in gray. The Eastern Expansion Area east of 5th Street is being eliminated due to lack of preponderance of physical blight (i.e., dilapidated buildings, incompatible land uses, unsafe structures), and private development has and continues to redevelop the area on its own. Our next steps will be to work with the PAC to formulate a development program and implementation plan to address the Redevelopment Plan's goals and objectives.

If you have comments or would like to discuss redevelopment and its role in South of Market, feel free to contact the Agency's Urban Planner, Rhonnel Sotelo, at 415.749.2535 or RhonneCSotelo@ci.sf.ca.us.

SUMMARY OF SOMPAC BOUNDARIES

by Jim Berk, Chair, Committee for Plan Amendment

Fact 1. The State legal requirement quoted on p.2 applies to the entire project area under consideration, not just bits and pieces. Three times in the past year the SOMP AC, elected by residents and businesses to represent your interests, have voted against shrinking the Project boundaries.

Fact 2. The Law is almost silent about how big or how small a Project can be. It does say that an isolated sub area need not be blighted if needed for low-income housing or displaced residents.

Fact 3. The Agency agrees that there is economic blight throughout all areas under consideration.

Fact 4. For ten years the Redevelopment Agency has built in the SOM Project area less than 350 Single Occupancy Room (SRO) replacement units, and about 220 new family units.

Fact 5. For ten years the Redevelopment Agency has failed to make SOMA a full project area thus having no say in land use or neighborhood planning.

Fact 6. The Agency can claim some redevelopment as they have allowed private developers a free hand.

Fact 7. But, surrounding all the new construction, blight maintains its grip.

Opinion 1. All of the area under consideration makes up the core of SOMA. The Eastern Expansion Area is needed to support adjoining Project areas, to complete blight removal, and correct planning mistakes due to past benign

maintain our mixed-uses and low-income housing against encroaching areas where development is not planned.

Opinion 2. This means that 'predominately' applies to the entire area and not to each and every lot. Specifically, it is bureaucratic to define three separate areas, each to meet the blight requirements. The Agency once recognized the connection between the three areas because five years ago it added the Eastern and Western Expansion Survey Areas to the original area. It didn't cross Harrison (under the freeway) even though there was and is more blight there.

Opinion 3. And that ever-prevalent economic blight helps maintain physical blight widely.

Opinion 4. But nothing else; except a hiring hall and small business support -- but applied to all of South of Market. Meanwhile, in just the past two years private monies built even more live/work units.

Opinion 5. So our vital mixed-use neighborhoods are being turned into high cost residential neighborhoods where balance is destroyed.

Opinion 6. They will have to take a hand in land use and planning or our Goals and Objectives become empty talk.

Opinion 7. Due to lack of money to raise it all and start over, blight removal will only come with all sections of our neighborhoods gaining in quality of life and security.

Opinion 7. Due to lack of money to raise it all and start over, blight removal will only come with all sections of our neighborhoods gaining in quality of life and security.

ONE COMMITTEE MEMBER'S CONCERNS

by Anthony Palmroth, Chair, Crime and safety Committee

Crime and safety are a major concern to all who reside and work within the South of Market Project Area. I strongly encourage all residents of this community to actively participate in expressing their ideas and concerns to PAC representatives. The Crime and Safety Committee welcomes public input and suggestions at our monthly meetings as well as contacting our staff at our office.

Please read the following agenda on the Crime and Safety Workshop in this issue on page 4. I would like to encourage all of you to attend this workshop and voice your concerns regarding issues that concern the community.

The Mission Agenda and the S.R.O. Collaborative hosted a workshop on fire and safety. The need to outreach the S.R.O. community on 6th Street arose in the wake of the March 10th fire at the Baldwin House Hotel. A few rooms on the second floor were destroyed but no one was injured. The cause of the fire remains unknown.

At the recent workshop there was a large number of 6th Street residents in attendance, including some of the hotel owners. An expert from the Fire Department led the discussion and answered questions from the participants. With proper code enforcement and cooperation from management and residents, we have a chance to keep our buildings intact and prevent loss. The Mission and the Tenderloin neighborhoods have been hit hard by recent hotel fires in the past couple of years. Let's work together to prevent the loss of all affordable housing in The City. These disasters are preventable.

PAC STAFF REPORT

by Marcia Ban and Jerry Clark

On April 1st SOMPAC hosted works by San Francisco Photographer Tom Erikson for the first annual "Where's Art" celebration. Some of Tom's clients include the San Francisco Examiner, the Exploratorium, Jazz in The City, and the Northern California Red Cross. The event was very successful and was well attended by many SOMA residents.

We enjoyed hosting the event and would like to encourage all individuals who reside in the South of Market Area to contact us if they are interested in displaying their works of art. *[Tom's work is currently on display at our office located at 1035 Folsom Street].*

SOUTH OF MARKET PROJECT AREA COMMITTEE

1035 Folsom Street
San Francisco, CA 94103

Phone: 415-487-2166
Fax: 415-487-2169
Email: community@sompac.com

"Serving the South of Market Project Area since 1997"



Crime and Safety Workshop

At our most recent neighborhood workshop, the most often voiced complaint was that of crime and what we can do to eliminate crime in our neighborhood. Now you have a chance to help the community affect real change regarding all issues surrounding crime. At our Crime and Safety Workshop on Wednesday, May 3rd, you will have a voice in one or all of the following areas for discussion:

- ***Felony Crimes and Drugs.***
- ***Public Nuisances and Quality of Life***
- ***Litter and Graffiti***
- ***Parking, Traffic, and Pedestrian Safety***
- ***Mental and Public Health***

We want to take a proactive step forward in reducing crime and increasing safety in our neighborhood. With enforcers pre-sent in each of the above groups, we can find ways to implement your ideas. *Registration will begin at 6PM.* When regis-tering, please indicate which group or groups you are interested in participating in.

Our new Commander of the Southern Station, Captain Sylvia Harper, will meet with SOMA residents, owners and Workers on Monday May 22nd from 6-8pm at the Zeum (4th & Howard). Please welcome her and voice your concerns regarding SOMA neighborhood issues and concerns.

Monthly SOMPAC Committee Meetings

held at the SOMPAC office, 1035 Folsom Street

Housing Committee
First Monday of the month, **5:30 pm**

Economics Committee
First Thursday **12:00 noon**

Executive Committee
Second Monday **8:30 am**

Crime and Safety Committee
First Wednesday **6:00 pm**

Human Services Committee
First Friday after the first
Monday **12:00 noon**

General PAC
Third Monday **6:00 pm**