

SOUTH OF MARKET PROJECT AREA COMMITTEE

SOMPAC

PLAN AMENDMENT UPDATE

Since last year the Redevelopment Agency has continued to work with the South of Market Project Area Committee (PAC) to revise the SOM Redevelopment Plan. On April 21, 2003, the PAC approved the South of Market (SOM) Redevelopment Plan Amendment, which would enable the Redevelopment Agency to further alleviate blight in the SOM Project Area.

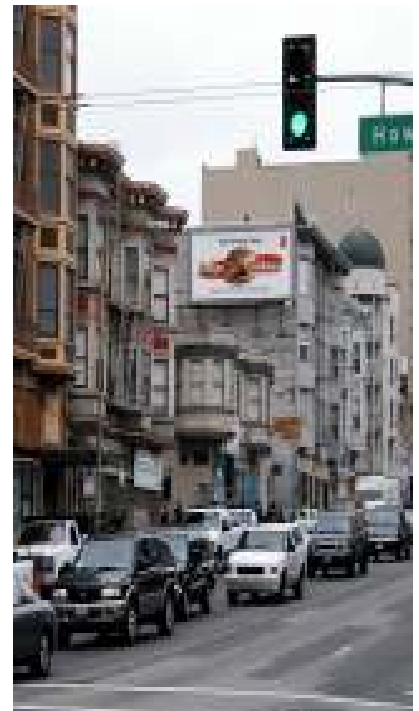
The Plan Amendment would include but not be limited to the following key actions:

- Expand the scope of redevelopment actions to address all conditions of blight in the area.
- Expand the territory of the original Project Area to include the area around Bessie Carmichael School.
- Adopt new redevelopment goals and objectives.
- Reinstate the ability to acquire blighted properties through eminent domain, if owners are unwilling to address the blight themselves or negotiate a

fair market value sale.

- Establish Owner Participation Rules.

Agency staff is now completing several supporting documents related to the Plan Amendment, which will be reviewed by the PAC. In the next few months Agency staff plans to present the Plan Amendment to the Redevelopment Commission and Planning Commission for their review.



The Plan Amendment then will be presented to the Board of Supervisors for final approval.

FOSTERING ENTREPRENEURIAL SPIRIT ON SIXTH STREET

by Laura Horsfall, Projects and Events Coordinator at Urban Solutions

"That would catch me up on my rent," commented a Rose Hotel resident on the \$250 first prize at the Sixth Street Business Idea Contest. "I've been waiting all day for this." The contest, hosted by Urban Solutions and the San Francisco Redevelopment Agency, was for Sixth Street residents to have a forum to present their ideas for businesses that would benefit Sixth Street. You don't have to walk too far along Sixth Street to see the abundant amount of storefront vacancies. As Urban Solutions works to fill those vacancies, the focus has remained on attracting businesses that would diversify the neighborhood and

provide services not currently available in the area. The Business Idea Contest was one way to give local residents an opportunity to voice their opinions and to encourage entrepreneurship within the community. Held Tuesday, September 9th at the Gene Friend Recreation Center, the contest brought out residents from all along Sixth Street, armed with varied and truly intriguing ideas for their neighborhood. Contest judges Rebecca Dorman, activist and chairperson of the 2004 Sixth Street Fair, Tracy Gumina, of California Bank *continued on page 5*

SOUTH OF MARKET HEALTH CENTER & MERCY HOUSING NEW HEALTH

The South of Market Health Center and Mercy Housing of California will host a community meeting on September 30, 2003 at 6 pm. The meeting will be held at 1035-A Folsom Street. The purpose of the meeting is to introduce development plans for affordable housing and a new community health center facility.

For further information you can contact Marilyn Griffin, South of Market Health Center, at (415) 436-0111.



Site of new health clinic on 7th Street



Acting Captain Lt. Groshong

SOUTHERN STATION ACTING CAPTAIN

Most in the South of Market community are aware that Captain William Davenport is out on a medical leave. He is expected to return in 18 weeks. During his absence Lieutenant Doug Groshong will be replacing him as Acting Captain. Lieutenant Groshong can be reached at the Southern Station at 553-9275. Anyone wishing to send get well wishes to Captain Davenport can send them to: Captain Davenport C/O Lieutenant Groshong, SFPD Southern Station, 850 Bryant Street, San Francisco, CA 94103. We wish Captain Davenport the best and look forward to his return to the Southern Station.

SOMPAC NEWSLETTER
1035 Folsom Street
San Francisco, CA 94103

Newsletter Advisory Board

PAC Executive Committee
PAC Members
SFRA

SOMPAC Newsletter is published quarterly. Send inquires, address changes, and all other correspondence to SOMPAC
1035 Folsom Street
San Francisco, CA 94103

Telephone 415 487.2166
FAX 415 487.2169

E-mail: community@sompac.com
Web Page: www.sompac.com

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Southern District Preliminary Crime Report for SOM Project Area Month Ending: July 2003

	July 2003	YEAR TO DATE
Homicide	0	3
Rape	0	5
Robbery	8	107
Aggravated Assault	17	103
Burglary	13	98
Auto Burglary	67	400
Other Thefts	93	619
Motor Vehicle Theft	14	110
Recovered Vehicle	29	275

NEW SOMA PARK PROJECT

SOMA Park will be constructed at the current site of the Bessie Carmichael School, located between Folsom and Harrison Streets, and Columbia Square and Sherman Street. The site is slightly larger than 2.2 acres. SOMA Recreation Center is one half block away, at the corner of Sixth Street and Folsom Street. The new Bessie Carmichael School will occupy a space adjacent to the park between Seventh Street and Sherman Street. The development character of the surrounding neighborhood is mixed use. Columbia Square has primarily residential development, while Folsom Street is dominated by businesses at the street level. Route 80 traverses SOMA immediately south of the site, and the Hall of Justice can be found just beyond Route 80. The site is located within the Redevelopment Agency's South of Market Redevelopment Project Area. Public open space in SOMA is limited to South Park, SOMA Recreation Center and Yerba Buena Gardens. The construction of SOMA Park will increase San Francisco Recreation and Park Department (RPD) acreage in SOMA by approximately 50%.

BACKGROUND

An exchange agreement between the Recreation and Park Department and the San Francisco Unified School District (SFUSD) allowed the City to purchase three lots known as the McCormick parcels in exchange for the current Bessie Carmichael School site. The exchange was completed in May of 1999. In February of 2000, the Recreation Commission approved a Conceptual Plan for SOMA Park. After the Commission approved the plan, it was incorporated into a package that was submitted by SFUSD to the State, for funding of the construction of the new school. Several factors motivated the decision to revisit the Concept Plan approved in 2000. The prior public comment period was abbreviated in the fall of 1999 to facilitate SFUSD's schedule. The subsequent report made to the Recreation Commission stated, "In the event substantial modification to the plan is required after further development of the school design, the commission and the public will have future opportunities to comment on the plan." Although the school design has not changed substantially, community members expressed an interest in altering the design to better meet their needs. The revisions made to the design are the synthesis of comments made by the SFUSD, RPD and community members. SFUSD stipulated one requirement for the design of the park; the children's playground had to be located in close proximity to the school and be enclosed by a four foot high fence or wall.



Site of new park

PROJECT INFLUENCES

The project team conducted (3) public meetings to review the development on the SOMA Park Concept Plan. Two of these meeting were held in conjunction with the Neighborhood Park Council's District 6 meetings. In addition to public meetings, the Capital Division surveyed community members, who live and/or work within a five block radius of the park, to solicit wider public input into the design process. The dominant sentiment that emerged from the public input process was the desire for the park to be a counterpoint within SOMA's highly paved urban environment. Community members and recreation staff alike expressed the need for lots of trees and grass within the park to create an accessible green oasis within SOMA. Many people also expressed the opinion that a park designed to serve the needs of the neighborhood's children would simultaneously be a pleasurable environment for adults.

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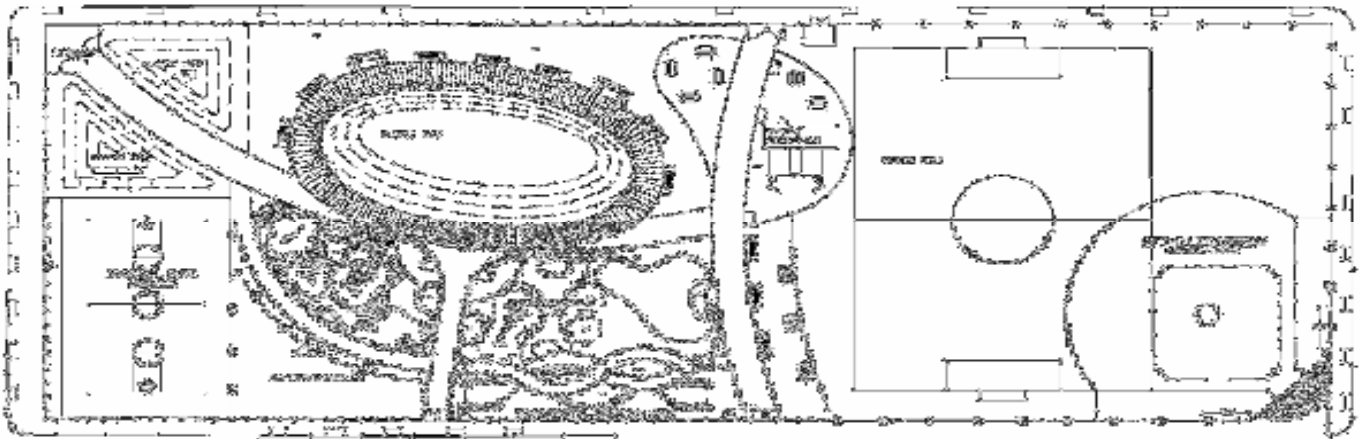
NEW SOMA PARK PROJECT *continued*

A small baseball field, which was not included in the January 2000 concept Plan, was added to the current Concept Plan. Recreation directors, children and parents all expressed the need for a field. SOMA teams currently must travel outside the district for games because SOMA does not have its own field. Although the site is small for a baseball field, it was agreed that the field would be large enough to accommodate little league games. A tall fence or net will be installed along Harrison Street and part of Columbia Square to prevent balls from straying beyond the park boundaries.

PROGRAM

Over the past year, the department has convened (3) formal public meetings. At the last public meeting, held on December 5th, the community opted by unanimous vote to support the program for the park presented by the department. In general, the community desired a variety of uses to serve the needs of the surrounding neighborhood, requested a safe and secure place for residents and children, and supported separate play areas to serve the needs of the children at the new Bessie Carmichael School.

Design of new park



The major features of the park are as follows:

- Play structure for children
- Play structure for toddlers
- Baseball field
- Soccer field
- Community gardens
- BBQ area
- Restroom w/ storage area for gardener tools and equipment, approx. 900 sf
- Children's garden
- Basketball court that could be used for multipurpose activities such as rollerblading or skateboarding
- Drop off zone for students at the Bessie Carmichael School
- Paved play area at Sherman Street
- Community gathering space
- Paths for strollers and pedestrians
- Paths for strollers and pedestrians
- A perimeter fence to secure the park at night

FOSTERING ENTREPRENEURIAL SPIRIT ON SIXTH STREET *continued from page 1*

and Trust and Urban Solution's own Wilbert Lee had their work cut out for them. They found their first prize winner in Joseph Thomas, whose idea for a culinary school/restaurant, providing training and employment for low income and homeless people, won unanimous praise. Other contestant ideas included a reasonably priced flower shop, which would produce oxygen, offer horticultural training, and add a decidedly fragrant air to Sixth Street, from Billy Cooper, a self-help workshop offering job skill training and counseling, from Vergale Law, a neighborhood supermarket and an internet café.

Following the contest, participants and judges alike sat down to a Southern style dinner, thanks to the financial support of California Bank and Trust.

The Business Idea Contest is an event that Urban Solutions hopes to grow and repeat over time. Said Roger Gordon, Executive Director: "We will keep working with the community to devise creative ideas like this contest to get us to our ultimate goal for the Street: a place where the variety of products

and services found within four blocks is matched by the diversity of its clientele."

The Sixth Street Business Idea Contest is part of Six on Sixth, an economic revitalization program for Sixth Street, funded by the San Francisco Redevelopment Agency, advised by the South of Market Project Area Committee and administered by Urban Solutions.

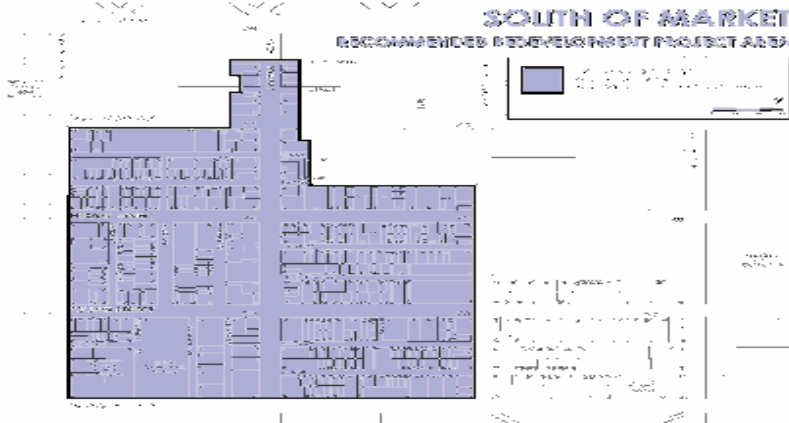


Roger Gordon with Joseph Thomas, winner of the business idea contest

SOUTH OF MARKET PROJECT AREA COMMITTEE

1035 Folsom Street
 San Francisco, CA 94103
 Phone: 415.487.2166
 Fax: 415.487.2169

SOMPAC minutes & agendas
 are available online via
www.sompac.com



SOMPAC MEMBERS

Non-SRO Residential Tenant/ Sasha Becker 225.4030	CBO: West Bay Multi-Services Inc. Edwin Jocson 431.9336	6th Street Merchant/Retail/ Matt Musa 543.7337	CBO: SF Tenants Union/ David Wilbur 826.2140
SRO Residential Tenant/ Diane Burke 861.8170	Business Owner or Representative/ Wholesale Henry Karnilowicz 621.7533	Residential Owner/Occupant/ Wilma Parker 981.3530	SRO Residential Tenant/ Jeoflin Roh 573.7207
Business Owner/Service/ Marty Cerles 864.7861	CBO: South of Market Employment Center/ Don Marcos 865.2105	SRO Hotel Owner/ Dipak Patel 672.1203	Residential Owner Occupant/ Vacant
SRO Hotel Owner/ Dr. Mahendra J. Dave 650.994.6689	Residential Owner/Non- Occupant/ Angus McCarthy 269.1780	CBO: SF Medical Outreach Program/ Charles Range 436.0111	<u>PAC STAFF:</u> Marcia Ban PAC Coordinator
Non-SRO Residential Tenant/ Jim Garrison 487.0972	CBO: Urban Solutions/ Jenny McNulty 553.4433	SRO Residential Tenant/ Antoinetta Stadlman 552.4803	Karen Nolan Assistant Coordinator
SRO Residential Tenant/ Joanna Hagerty 861.8170	CBO: Mercy Housing California/ Shadow Morton 355.7129	Non-SRO Residential Tenant/ Mark Swenson 543.6833	Tel 487.2166 Fax 487.2169

Monthly SOMPAC Committee Meetings

(held at the SOMPAC office) 1035 Folsom Street, San Francisco, CA 94103

HOUSING COMMITTEE

First Monday of the Month
6:00 PM

ECONOMICS COMMITTEE

First Thursday of the Month
 After the First Monday
12:00 Noon

EXECUTIVE COMMITTEE

Second Monday of the Month
8:30 AM

CRIME & SAFETY COMMITTEE

First Wednesday of the Month
 After the First Monday
6:00 PM

HUMAN SERVICES COMMITTEE

First Wednesday of the Month
 After the First Monday
5:00 PM

GENERAL PAC

Third Monday of the Month
6:00 PM