

GOOD NEWS for...

MACCANDO Tenderloin Youth Track Club got a boost at its annual awards dinner Aug. 23 when Elks Lodge No. 3 donated \$1,500 to the team. Lodge President Patrick Murphy made the presentation to coach Rob McDaniels, a Rec and Park director at the Tenderloin Children's Playground. Earlier in the year, the Elks Club named McDaniels its Citizen of the Year. McDaniels started the team for at-risk Tenderloin kids at Boeddeker Park four years ago. It has grown to 33 youngsters, ages 5 to 16, who compete in track meets around the Bay Area. Dozens of kids and parents went to the podium during the evening to tell how the team experience made a difference in their lives.

CYBERUSERS It's a year late, but the Tenderloin's computer Tech Lab, a collaboration of St. Anthony Foundation and S.F. Network Ministries, is set to open Oct. 3 at St. Anthony's new admin building at 150 Golden Gate. Forty to 80 people a day — from the two organizations' existing computer programs — are expected to use the new lab, which is free for TL residents and homeless people. During September, Network Ministries will continue to offer classes and drop-in hours at its Computer Training Center at 366 Eddy. St. Anthony's has already begun shifting over its clients, says Karl Robillard, Learning Center manager. "We've had a soft opening," he said, "to make sure everything is operating properly." The lab has 12 computers for classes and 16 for drop-ins. In a third area, selected St. Anthony clients will learn repair and maintenance on eight computers.

If you have some good news, send it to marjorie@studycenter.org or tom@studycenter.org.

Making — then taking — umbrage Boeddeker shadow problem pretty lightweight

BY MARJORIE BEGGS

SHADOW and transparency — a familiar concept in the worlds of fine arts and computer animation — got a new twist at the August Tenderloin Futures Collaborative meeting.

Oluseun Oke, project manager of TNDC's planned affordable family housing development at the corner of Eddy and Taylor, presented the results of a shadow study — how the upper stories would cast their gloom on Boeddeker Park. The 130-apartment structure steps back from seven floors on the Taylor side, doubling that at its highest point.

Those last seven stories will create a shadow, Oke said.

"At the maximum impact, on Sept. 12 and March 30, the shadow will cover only 3,111 square feet of the park's total 41,373 square feet — less than half of 1% increase in shade over the year — and only in the northern portion of the park," he said.

That's the Ellis end of the park, the least used area of Boeddeker. It's locked, "with no programmed activity," says the fact sheet on the shadow study. Also, after 9:30 a.m., the study found there would be no shadow at all any day of the year anywhere in the park.

"That's the effect on the park," said Alliance for a Better District 6 President Michael Nulty. "Will you present those findings to Friends of Boeddeker Park? And what about the effect on the other four buildings near the site — the Alexander and Ritz hotels, which TNDC owns, Mercy's Presentation and an apartment building on Taylor? Will you do outreach to their tenants, too?"

Oke said Friends of Boeddeker Park was on the list for a presentation. He wasn't sure about tenants in the four buildings. The shadow study, conducted by TNDC and PBS&J, a U.S.-based international architecture and engineering firm, is part of the EIR process and is required by Planning Code Section 295, but it doesn't apply to the shading effect on buildings, only on Rec and Park sites, he explained. And no matter how little shadow is cast on a park, a developer has to request a conditional use authorization.

"We always want input from the community," said Tomiquia Moss, TNDC community organizing manag-

er, president of the North of Market/Tenderloin Community Benefit District and, come October, director of the new Community Justice Center. "We want to make sure the process is always transparent." That includes letting neighbors know about conditional use hearings.

"My role seems to always be presenting the contrary view, but I have to say this," said resident activist David Baker. "I'd like a more balanced presentation about this shadow issue. TNDC is self-interested. I don't feel there's anyone to champion the residents. And Planning isn't much help either."

Oke said he had come to the meeting to show the community that TNDC was being compliant with Planning regulations — "so you have a sense of what we're doing."

"But you are asking for an exception to the regulation, aren't you?" Baker asked. Oke nodded.

Nulty asked how many apartments in the upper stories would create the shadow. Implied in his question was the ethical dilemma: Does a shadow-free park trump housing?

"In those seven floors, it's 70 units, about half the project," Oke said.

Moss jumped in with more damage control: "TNDC can ensure that all affected buildings will be sent notices about hearings and presentations," she said. "We're working on how to bring residents more deeply into the process."

Baker, frustrated, got the last word. "That's good that it's transparent and that the community can comment, but the fact is that residents can't address the technical aspects of construction. We need alternative points of view."

Oke promised to return often to give updates.

TNDC ON A ROLL

Eddy and Taylor family housing is but one of TNDC's pending projects. The nonprofit developer is spectacularly busy in the central city. Alone and in partnership with other agencies, it's on a roll:

- At 650 Eddy, TNDC and Community Housing Partnership are constructing 36 studios and 47 one- and two-bedroom apartments for chronically homeless individuals and families, expected to be complete

next year.

- TNDC and Citizens Housing Corp. are building 150 one-, two- and three-bedroom apartments for low-income families, with 30 units reserved for homeless families, at 1400 Mission. Estimated completion date: 2012.

- Also, projected to be ready for occupancy that year are TNDC's 104 one-, two- and three-bedroom apartments for low-income families at 1036-40 Mission, with 18 units reserved for homeless families.

- TNDC and Glide Economic Development Corp. (Glide Housing) broke ground in May at 149 Mason St. — 56 studios for chronically homeless with extensive on-site supportive services. Move-in date: 2010.

- Also by 2010, TNDC expects to have finished renovating the 211-unit Civic Center Residence at 44 McAllister, the 22 studios and five one-bedroom apartments at 165 Turk, and the 55 studios at 249 Eddy.

- Way down the road, maybe six years, TNDC and Citizens Housing Corp. plan to build 130 units of family housing at Fifth and Howard. They've already acquired rights to build on the land, now a parking lot.

TNDC Executive Director Don Falk told The Extra that the big numbers "show TNDC's willingness to take big risks in the name of revitalization. Also, we now have enough of a track record to attract capital for many projects," he said. "Still, for the last 15 years, TNDC has always had at least 10 projects in progress." ■

Busted: The crime didn't pay

A neighborhood activist tipped the cops to a suspected gambling operation at 235 Jones St., according to Tenderloin police Capt. Gary Jimenez's Aug. 1 community newsletter. The station relayed it to the Vice Unit, which deployed a decoy officer.

"(He) won \$200," Jimenez wrote, "... and asked to cash in but was told to keep playing. I guess the decoy officer got upset when they would not pay him so he called in the arrest team who cited the operator, took the video gambling machines and the money." ■

—TOM CARTER

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