

# Warfield Building owner's company bankrolls Prop D

\$455,000 in 4 months to cover ballot measure expenses

BY JONATHAN NEWMAN AND MARK HEDIN

PROPOSITION D on the November city ballot — the mid-Market marketing measure — is largely the political creature of David Addington, owner of several arts-and-entertainment properties in the area. These include the Warfield Building on Market Street that houses the rock music haven, Warfield Theater; Showdogs, the trendy hot dog eatery on the corner, and the building next door at 1028 Market.

Campaign disclosure documents filed with the Ethics Commission show that, from June 15 through Oct. 28, Addington's company, Warfield Theater LLC, contributed \$455,000 to the Yes on D Committee, making Prop. D by far the costliest item on the ballot.

When the measure qualified July 9, Addington's firm had already placed \$40,000 with Yes on D. During the next two months, he contributed \$150,000 more, then the financial infusions speeded up. After Sept. 10, the firm kicked in an additional \$185,000. On Oct. 28, he added \$80,000.

Besides the Warfield's contributions to Yes on D, the measure had received \$33,725 as of Oct. 23. Contributors include \$10,000 each from SHN Theatres, CFRI Market Street LLC, and Urban Realty.

Shorenstein Realty gave \$2,500.

The recipient of the Yes on D's biggest payout was the political consulting firm Stearns Consultants, which has received \$185,000. Of this amount, Stearns paid \$36,000 to the U.S. Postal Service for mailings, \$26,000 to Pacific Standard Press for brochures, \$20,000 to Comcast and \$6,000 to KTSF for broadcast ads.

Other major payouts included \$29,500 to Pacific Petition Inc., Autumn Press and Falcon and Associates to obtain 12,553 signatures (nearly 5,000 more than required) to qualify the measure for the ballot. Political pollster David Binder was paid \$25,000.

Among the September expenses

► CONTINUED ON PAGE 4

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## CHANGING OF THE GUARD

TL Capt. Jimenez kicked upstairs

PAGE 2



## TRACKING THE 'NIGHT STALKER'

Serial killer lived in 3 TL SROs

PAGE 3

# CENTRAL CITY



SAN FRANCISCO

\$95 MILLION



Don Falk, TNDC executive director, stands at the imposing entrance to the Central YMCA, closed and awaiting renovation.

PHOTO BY LENNY LIMJOCO

# Transforming the Y

TNDC's grandest project: 174 units, major med clinic

BY TOM CARTER

THE \$95 million purchase and planned makeover of the handsome old Central YMCA — once a vibrant recreation facility and bargain hotel — will transform it into a palace for the formerly homeless, complete with a model holistic medical clinic operated by the Department of Public Health.

The combination will be unequaled in the state and, for the eventual residents, it will be the best that destitution can buy anywhere.

The TNDC project will create 174 single room occupancy units each with a bathroom and kitchenette. The clinic will serve the residents as well as once-homeless patients living in 51 other housing sites, most in the Tenderloin.

Work on the Y is to start next year and this, the largest and grandest of TNDC's properties, is to be completed in 2012.

What makes the nine stories at 220 Golden Gate Ave. a gem is the architecture. It's a prime example of the turn-of-the-century Italian Renaissance Revival, a style popular from coast to coast, and related to City Hall's Beaux Arts architecture. Completed in 1910, it is characterized by symmetry, grandiosity and elaborate ornamentation. The nation's granddaddy of such period

transformations is The Times Square in Manhattan with 652 formerly homeless, low-income or persons living with HIV/AIDS.

The Central Y dominates the block with its four imposing three-story-high columns that frame the entrance. Inside, a stunning second-floor foyer has two ornate staircases, balustrades, a palatial fireplace and classic auditorium, all redolent of the flair of 100 years ago.

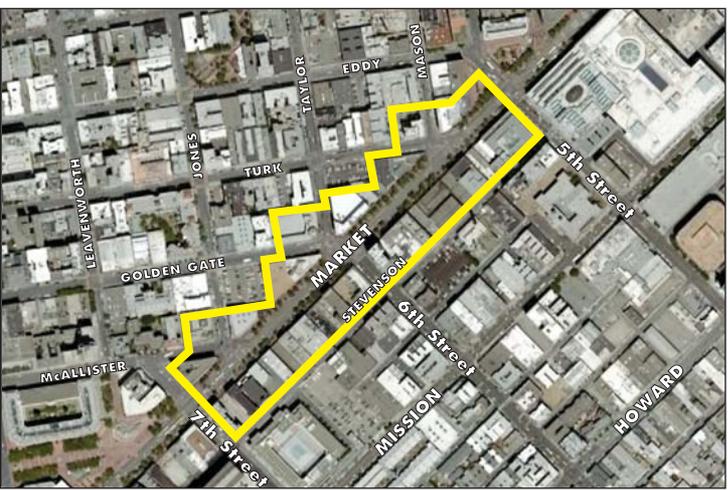
The small auditorium, with a 20-foot ceiling but no permanent seating, has been earmarked by TNDC for a multipurpose room, the fancy horseshoe-shape balcony with its quirky indentation, however, has fixed seating. The space is dark and dusty now but its ornate design is as impressive as the atrium.

"They don't make buildings like this anymore," says Mara Blitzer, TNDC senior project manager. "It's a tremendous beauty, and every time I experience it, it becomes a little richer. It has quite a community history, too, the people who were touched by it."

The wealthy got behind its creation. Eminent out-of-staters and prosperous locals, eager to support the YMCA's fitness goals, gave \$500,000 toward the \$750,000 project. John D. Rockefeller heads a long list of donors inscribed on the bronze wall plaque to the left of the fireplace. He gave \$250,000 — now equal to about \$6.1 million — J. Pierpont Morgan chipped in \$25,000 and Woodrow Wilson's financial adviser, Cleveland H. Dodge, gave \$15,000.

"I love working on this project," Blitzer says. "It's very special — elevating this kind of space with dignity and beauty to provide for the most needy."

► CONTINUED ON PAGE 4



GOOGLE EARTH

Prop. D would create a special district for signage on a slice of Market Street.