

Living on Market Street: Many now, more soon

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Coast after he graduates in June, but he has no complaints about his space. It faces Stevenson alley, rather than Market Street, so it's quiet, the building is clean and safe, and he and his roommate have one of the building's coveted private bathrooms.

"The transportation here is great and I



PHOTO BY MARJORIE BEGGS

Two years ago, when S.F. State student David Quintanilla and his roommate were looking for "more of a city experience," they found it at 1049 Market St.

never feel threatened," Quintanilla said. He'd like to have more stores open on the block — he sorely misses the Mexican food at the recently shuttered Tropical Deli — but for now, this is a good spot for him.

"We moved off the State campus because we were looking for more of a city experience," he said. "We got it."

Another tenant at 1049, preferring anonymity, is a 26-year-old City College student who's lived there for two years.

"There may be some stigma about living in this neighborhood, but there's also an appealing hipness about its slumminess," he said.

For "somewhere under \$700 a month," he gets clean bathrooms, friendly neighbors, privacy when he wants it, plus "it's cool," he said. "I don't know how long I'll stay, but I'm not running to get out of here."

Jon, 36, a self-described bachelor, got his room at 1005 Market St. three years ago, tipped about the upcoming vacancy from a friend who lived at 1061 Market. His live-work space is great for his job as a freelance videographer, he said. "I like city life. I don't want the hassle of a car, and I can reach my clients South of Market pretty easily."

It's a big improvement from his previous address on Taylor Street, where "people sleep and urinate in the building entryway." Here, he said, the security is good, the landlord is attentive, the entryway is cleaned daily, and crime in the building is low.

The communal bathrooms are rarely a problem. "Hey, I'm a bachelor. I never bothered to clean my bathroom very much anyway," he said.

At 1005 and the other three buildings managed by Earle, the bathrooms are cleaned daily.

Eric Parra, 34, and Jessica Laurent, 24, share a unit at 1067 Market. They're artists, and she also works as a telephone operator. They've lived in the building since August.

They heard about it from a friend, and so far their experience there, they say, has been "great."

"Other than the fact that it's commercially dead, it's fine," Parra said. "It's easy to get to everything in the city, but it would be nice if there were places to eat or get coffee."

Their building, Laurent said, is clean, and they've had "no problems with neighbors, no bugs, no bedbugs or roaches." As for the mid-Market neighborhood, she said, "There's never a dull moment."

Josef Zul, 26, a Mexican immigrant, appeared at the door of the building with his bicycle, on his way to work at a restaurant. He, too, heard of the building through a friend. He's been there a year and says that so far it's all been good.

The dot-com boom brought in the live-work population and the first residential condos on these blocks. The Marriott Group bought the six-story Garfield Building at 942 Market and converted the offices into 28 four- to six-room condominiums, with the first owners signing their deeds in 2001 and their assessed values ranging from \$322,000 to \$745,138. An architectural gem, 942 Market was built in 1907 by the Reid Brothers, who also designed the Fairmont Hotel.

The property also has three ground-floor commercial condominiums, all currently for sale, though two are occupied by long-term lease tenants Subway and Radio Shack.

The Garfield is all but full. According to Paragon Real Estate agent Suzanne Gregg, four residential units are for sale, ranging from \$385,000 to \$450,000. There may be more bargains in the building: Last year, the assessor's office showed eight deed changes at the build-

ing, all assessed at \$200,000 and below.

Told that The Extra was writing a story about the efforts to revive mid-Market, Gregg said: "God — I hope it becomes a revival."

So, too, do Garfield condo owners Martina and her husband. When real estate prices dropped last year, they bought a two-bedroom overlooking Hallidie Plaza.

The vibrancy of the mid-Market scene pleases them. "It's easy to reach work and shopping," said Martina. "At night we walk Powell and Stockton and Grant. The streets have life."

Sometimes, though, the streets have too much of a certain kind of life, particularly near the Mason Street entrance to their building. "The girls sell drugs and themselves. When we ask them to stop, they say, 'This is the Tenderloin. Why did you move here?'"

Troublesome, too, is the loud music and the wee-hours comings and goings at the Power Exchange several doors up Mason Street, which prompted the condo association to ask the city for stricter code enforcement.

Still, Martina and her husband believe street life is improving around the Garfield. The Power Exchange has relocated to Jones Street, the sidewalk chess players and kibitzers have moved farther west on Market Street, and, Martina said, the value of their condo is holding steady.

Condos are the high end of living on Market, but even at the low economic end, in an SRO for formerly homeless adults, residents give the street kudos.

Community Housing Partnership's San Cristina Residence is an attractive, 1913 structure at 1000 Market that wraps around the corner to Golden Gate Avenue. Its lobby and ground-floor offices have cheerful yellow walls and art all around. Security is tight — visitors must first show IDs, then wait outside for the person they've come to see.

"There is good on the street," said resident Mark Anthony. "From our communal kitchen, I can look out at everything coming and going, a 24-hour peep show, with marches and parades and millionaires. Everything's in walking distance and the public transit can't be beat."

Anthony, a CHP community organizer who's also on the San Cristina advisory board, sometimes does banquet set-ups for Local 2 in downtown hotels and Moscone Center, all within walking distance from his home. He cooks his own meals a couple times a week in the communal kitchen and sometimes even cooks for fellow residents.

What's bad about living on Market is what Anthony calls "some of everything not good —



PHOTO BY JAMIE CHANG

San Cristina resident Mark Anthony cooks meals for himself and for special events, like the "Recipes for Recovery" cookbook, in the SRO's communal kitchen.

drugs, panhandling, fights, weed sales on Market and crack sales on Golden Gate."

He'd like more police foot patrols and more eating places for low-income people, and he really misses Merrills, which was more of a variety store than a drugstore when it closed in 2004. "I'd like places that are practical and positive," he said.

Joseph Sierra, who also lives in the San Cristina, is mostly glad to live here. "Market Street is the heart of the city. Everything's accessible. There's an interesting concentration of energy, and I like being a link to what's here, directing people to resources."

He does that as a CHP resident tenant advocate, organizing activities, including memorials, and coordinating the Monday delivery from Food Runners — excess food from restaurants, caterers and others donated to shelters and neighborhood programs.

Sierra would like to use his advocate's position to put a stop to one problem directly related to living on this stretch of Market Street: "There are predators living in my community — in the San Cristina and other hotels. They push drugs on fellow residents, and there's theft. I work to stop this, but it's hard."

Mid-Market housing boom

3,772 units of housing already in the pipeline

A LOT of housing is in the works in the central city, on Market Street and a block or two north and south along the most distressed stretch from Sixth Street to 10th. Some projects are almost done, others are years away, still others are stuck in the pipeline. Information below includes address, Planning Department status, estimated completion date, number of units and, where available, type of units and project developer. Angelo Sangiacomo's Trinity Place at Eighth and Market accounts for 38% of the total units; almost 30% — 1,105 units — are being developed by nonprofits.

Mid-Market

- 973 Market St.** PL approved; 8/12; new construction of 67 residential units
- 1066 Market St.** PL filed; 7/10; demolish two existing buildings and construct 255-unit mixed-use building.
- 1127 Market St.** PL filed; 3/12; Strand Theater site; 98 SRO mini-studios.
- 1169 Market St.** Const.; Trinity Place; 11/11; demolish existing 377-unit apartment complex, construct two more residential buildings with 1,410 dwelling units.

North of Market

- 168 Eddy St and 238 Taylor St.** PL approved; 3/13; 170 affordable housing units; TNDC says project "on hold due to lack of city funding."
- 145 Leavenworth St.** PL filed; 7/10; demolish two surface

parking lots (former YMCA lots) and construct two residential structures with 84 units.

- 127 Golden Gate Ave.** Predevelopment; 6/13; new construction of 90 units for seniors in St. Anthony Foundation building; Mercy Housing.
- 220 Golden Gate Ave.** PL approved; 9/12; rehab of former Central YMCA into 174 supportive housing units; TNDC.
- 277 Golden Gate Ave.** BP issued; 12/12; remodel commercial (KGO TV) building into 88 rental units
- 245 Hyde St.** PL approved; 4/12; partial interior demolition of 2-story structure, construction of 65 units.
- 149 Mason St.** PL approved; 5/10; new construction of 56 studios for formerly homeless; TNDC and Glide Economic Development Corp.
- 181 Turk St.** BP reinstated; 3/13; new construction of 32 units; site currently a parking lot.
- 130 Turk St.** Const.; 9/13; convert vacant commercial building to up to 28 dwelling units.

South of Market

- 1036-1040 Mission St.** PL approved; 5/13; 100 affordable units in two buildings on existing surface parking lot; TNDC says project "on hold due to lack of city funding."
- 1145 Mission St.** BP filed; 6/10; construct 25-unit residential building.
- 1270 Mission St.** PL filed; no current date; demolish cof-

fee shop, construct 36-unit 5-story mixed-use building.

- 1400 Mission St.** PL filed; 4/13; 150 affordable units for families and homeless; TNDC says "after entitlements will go on hold due to lack of city funding."
- 1415 Mission St.** BP filed; 11/12; demolish tire store, construct 156-unit mixed-use project.
- 474 Natoma St.** PL approved; 12/12; new construction of 55 affordable condos; Bridge Housing Corp.
- 5th and Howard** Up to 155 units low-income for families, individuals and seniors, including 20% homeless; Dec. '09 TNDC acquisition.
- 201 Sixth St. (1001 Howard)** Pending demolition of 75-unit Hugo Apartments; new construction of up to 50 family units; Redevelopment Agency.
- 114 Seventh St.** PL filed; 3/11; new construction of 119 units in two buildings on facing lots, a surface parking lot and a 117-room tourist hotel to be demolished.
- 227 Seventh St.** Const.; 7/10; Westbrook Plaza; new construction of 49 family units plus health center; Mercy Housing.
- 66 Ninth St.** Const.; 5/10; new construction of 106 senior housing units; Mercy Housing. ■

Legend
 PL filed: application for entitlements filed with Planning Department
 PL approved: Planning okay to proceed
 BP filed, BP approved: building permit filed or approved
 Const: construction under way

Sources
 Pipeline reports from Planning Department, 4th quarter 2009; TNDC; Mercy Housing



PHOTO BY LENNY LIMJOCO

The six-story 1049 Market was one of three mid-Market office buildings converted to live/work spaces.



PHOTO BY LENNY LIMJOCO



PHOTO BY MARJORIE BEGGS

Live/work space at 1061 Market St., right, is readied for a new tenant. Barbara Knutson, pictured at far right in the lobby of the new Trinity Place, lived at Trinity Plaza on Market Street for 14 years before moving into the sleek tower on Mission Street.