

**POTRERO BOOSTERS NEIGHBORHOOD ASSOCIATION
GENERAL MEETING
Tuesday, January 25, 2011
Potrero Hill Neighborhood House
Agenda, Meeting Chair: Audrey Cole, President
Meeting Minutes: David Glober, Recording Secretary**

6:45 PM Social

7:00 PM Business Meeting
Introductions / Welcome to New Members

7:10 PM Review of Last Meeting
Police Report – Officer Richard Wise – 671-2300
Treasurer’s Report
Other Meeting Reports, Events & Issues

David Gentry, local artist, is donating original artwork for **raffle** to support **Nabe**.

Dick Millet ... **Citizens Advisory Committee for Mission Bay** is looking for members who live in Potrero – Dogpatch – Mission Bay. The Mission Bay CAC has had a positive track record in getting the attention of UCSF Mission Bay on issues of land use, transportation, density. Need Potrero represented.

Annie Shaw, and Matt ... 18th and Pennsylvania Garden, Mariposa Center Garden, SPUR project 100 block Pennsylvania Avenue at 17th Street.

Matt re the **Pennsylvania Garden**: Now 2 years old, has non-profit status and is now an official street park. Nice place to gather, meet neighbors, learn about gardening. Raised money to put up a fence to mark off a dog area on upper part of garden just inside the loop of the 280 off ramp at that intersection; working out some issues still with Caltrans, passing out petition to gather support to get dog section completed. Volunteer Day 1st Saturday of the month – weed, plant, help with layout of the garden. Especially need a Volunteer Coordinator.

Annie re **100 block Pennsylvania**: Raised \$85K in grants including from PUC / Community Challenge. PUC has specifics they expect with their \$45K portion, emphasizing retaining wall that will cost \$65K, so there’s discussions with PUC on how best to apply funds. Petition can help on this as well. Big tree planting planned through February; opportunity to help start a brand new garden.

Just completed - bring your own grocery bag to Whole Foods and a nickel goes to Pennsylvania Garden. New **Jamba Juice promo cards** 10% goes to Pennsylvania Garden.

Mariposa Center Garden is a thin strip across from Center Hardware. Store has given store credit to buy tools; neighbors have donated cash. Caltrain owns fence, Annie has been in communication with Caltrain 6 months to repair fence to disrupt homeless people going through. Nice people, if you like, call Caltrain.

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Bruce Huie – Progress Park – another garden area now available.

Community Building event ... Saturday Jan 29 from 10 am to 4 pm, highly interactive event, business, residential, tenants, homeowners, based on World Café, process which engages and involves every one. Highly participatory. Sponsored by Rebuild Potrero / Bridge Housing, but not a discussion about the development, focused entirely on community building, increasing and improving interactions with neighbors. Topics will include art, transportation, public facilities, etc., etc.

ENTRIPS Community Meeting Wednesday February 2nd 6:00PM Golden Gate Disposal – 900 Seventh Street @ Berry.

7:25 PM **Pier 70 Development plans**

Presentation by partners of **Build, Inc.** – developers of Esprit Park ... who have formed **Urban Land Conservancy** – a non-profit to take care of the really onerous issues re Pier development and work side-by-side with Port and communities / developers involved – every one who has a stake – all at the same time – so that there will not be what every one hates – contention at the end of the day when the plans are being completed.

Gradually posting all relevant data, maps on the Build, Inc. website including reference to Eastern Neighborhoods planning process. Goal is appropriate development of waterfronts in SF and all along Calif coast and even worldwide.

As a nonprofit **Urban Land Conservancy** can attract a wide variety of sources of capitalization. One of the owners of Build Inc. is located in Dogpatch, and wife of one of the partners owns Piccino.

Build Inc. motivated to establish a **collaborative process**. First the knows, without just imposing a design onto available space, but considering what's clearly needed, after much observation and study of Pier 70.

Knowns:

- Infrastructure needs to be redone.
- A park will be needed the size of Marina Green, or bigger.
- Land needs to be respected in ways it wasn't at Mission Bay.
- Need a 24/7 community that's an extension of Potrero Hill / Dogpatch, unlike Mission Bay which is isolated from nearby communities and has no night life.

Unknowns:

- How long it will take.
- What the politics will be.

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Starting Points:

- Start by being green.
- Start by ensuring adequate open space / designing built area around that.

Why a Non-Profit as a Development Corporate Structure:

- For profit developer has to make a profit at every cost center / decision point, a non-profit developer can more consistently take what's best for land and community into account.
- Save substantial amounts of money and get a better result.
- Take into account community needs/desires for view corridors to Bay, etc.

Port Land / Land Trust:

- Encumbered by a Trust that's older than the Calif Constitution (1850's) and has mandates based on port activities, whereas the Port's actual port activities have shrunk by 80%.
- Port does have the ability to Bond – tax increment bonds, Mello-Roos, etc.
- The Port does have some revenue picture with the dry dock.

Impact of Toxic Plume Under Bay Near Mirant Plant:

- Toxic cleanup issues may make having a large office structure prohibitive, may indicate public buildings.
- Cherokee may be best qualified to develop brownfields. Build, Inc. has expertise on Pier 70. If just give Cherokee that land without a prior collaborative process, Cherokee won't pay into the Port for 40 years.

Other respondents to Port Request for Proposal were summarized by Joe Boss:

Forest City Development California – Very large developer operator throughout the Country – Westfield Center (Bloomingdales, Nordstrom's, Metreon)

Mission Bay Development Group – Formerly Catellus, partnered with Cherokee Investments (Daggett Triangle - 7th and 16th Streets)

San Francisco Waterfront Partners – Historic rehabilitation of Pier 1 ½, 3, and 5. Just North of the Ferry Building.

TMG Partners Local Developers, Renovated Historic Sothern Pacific Headquarter at 1 Market Street. Many other office projects in San Francisco. Funded the San Francisco Foundations Eastern Neighborhood Public Benefit Fund

United States, Department of Veterans Affairs, San Francisco Medical Center Replacement of the VA Hospital on Lake Street and Park Presidio.

Audrey will again invite these groups to introduce themselves at later meetings.

8:10 PM Planning for 2011

Invitation for members/attendees to offer topics for the Boosters to keep tabs on throughout the year. Topics mentioned for 2011:

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- Edward Hatter: Potrero Neighborhood House's loss of funding, ironically now competing with Bridge Housing for Federal Fund because Mayor has redirected money to affordable housing, the same population the Nabe is serving. Nabe is open to input from, meetings with, individuals and organizations in the community. Had an open meeting recently, willing to hold such a meeting again. Pocket park / open space property (referred to as a "vacant lot ... in a state of squalor") across from the Nabe at 23rd / Southern Heights / De Haro has been sold. Sale to pay off tax debt at a time of major debts, employment cuts, staff pay cuts, program cuts. Offer was made, Nabe countered at \$330K, counter-offer accepted. Needed to make a decision quickly. Tax debt is resolved. Multiple urgencies – children failing in school and dying in present time while big plans are being made for Rebuild.
- Meeting held by Nabe Board in December, few people attended, decision taken.
- Concerns raised by Boosters to Edward – why not contact community members with this specific plan – so many people could have helped sell it at a higher level, or could have helped protect it as open space and still look after the Nabe. A generalized meeting announcement but not specific outreach took place. Nonprofit leadership is charged with finding money besides from the government. Bunker mentality doesn't solve crisis situations. Much talent in the community available that could have helped. Even if sale was the solution, the lot could have sold for a lot more money.
- Open space (Starr King Openspace, pocket park across from Nabe, etc.).
- Redistricting.
- Traffic calming (areas in neighborhood like 17th Missouri intersection).
- Undergrounding of cable. For example, neighbors on De Haro Street between Southern Heights and 19th Street have organized to get wires undergrounded along that stretch.
- Transportation (Eastern Neighborhoods aka EN-TRIPS).
- AT&T 4-by-6 foot corner communications boxes for U-Verse – urge Mayor to sign legislation that would constrain what AT&T can place and where.
- Invite candidates for Boosters Exec Comm elections that are coming up soon.

8:30 PM David Gentry Artwork Nabe Portrait / Raffle Prize Winner Presentation

Drawing conducted by Edward Hatter, Executive Director of the Nabe, on behalf of the Nabe, with Audrey Cole, Booster President. Winner, custom portrait of her home or pet or car: Jean Bogiages

8:45 PM Slide Show, Photos, recent tour of Mirant Power Plant about to close

Ralph Wilson, Manu Schnetzler, Joseph Schaller.

9:00 PM Adjourn

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February General Meeting:

Tuesday, February 22 (Washington's Birthday!), 7-9 pm
Potrero Hill Neighborhood House
(De Haro & Southern Heights)

Next Executive Committee:

Monday, February 14 (Valentine's Day!), 7 pm
(Every 2nd Monday. Call 861-0345 for location.)
