

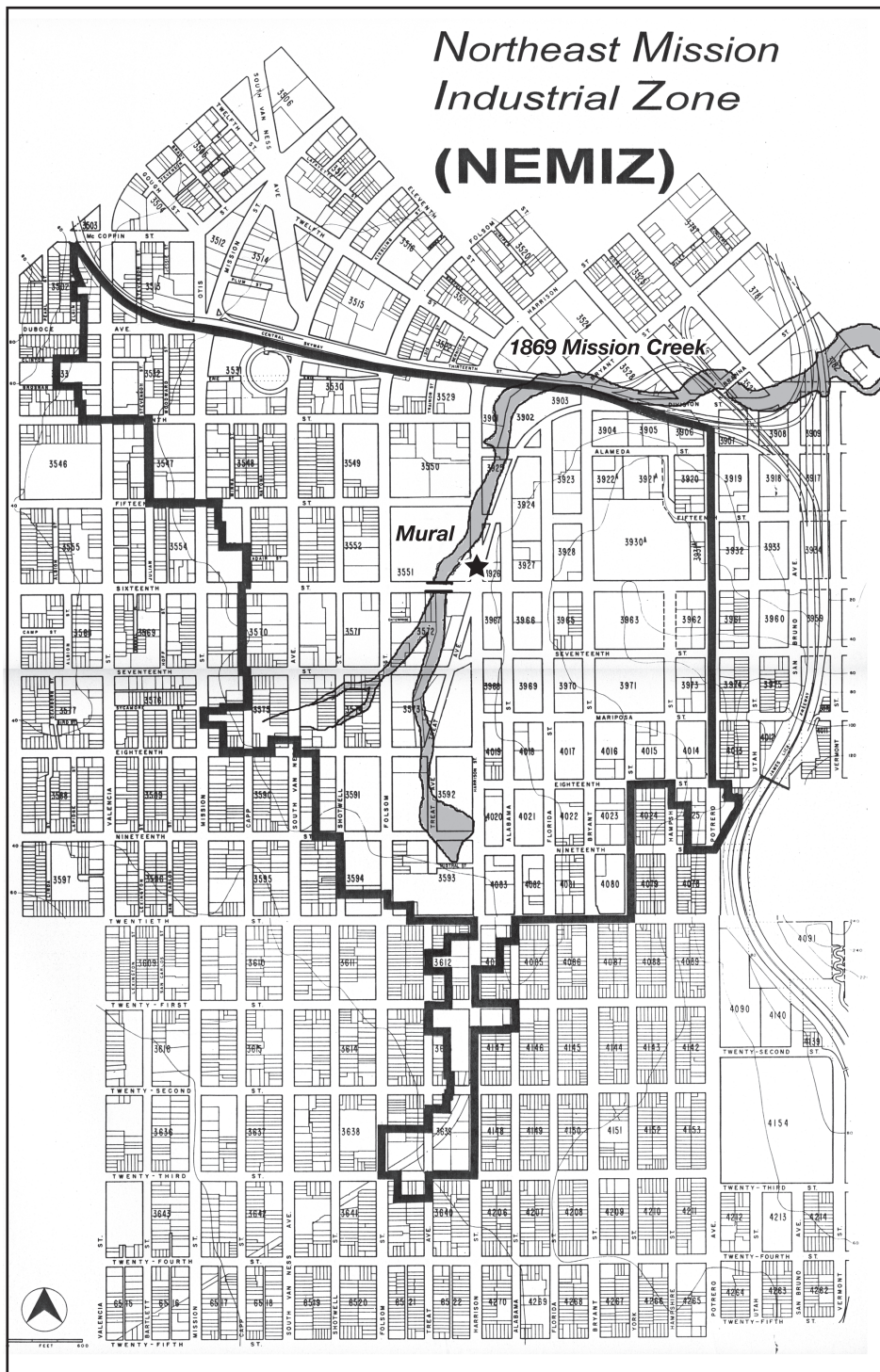
THE CROSSROADS

SOMA, Mission and Potrero Hill

Artwork by Laura True & Lillian Sizemore; Funded by Potrero Nuevo Fund through New Langton Arts



This mosaic mural depicts the bridge that once crossed Mission Creek near the triple intersection of 16th, Harrison & Treat Streets, when "Center Street" linked the early Mission settlement with Potrero Hill. The mural is one of a series of environmental educational markers along the historic Mission Creek corridor, produced by the Madrina Group. More info at: www.missioncreek.org.



Zoning Workshops Resume

Wednesday Feb. 15, 6-8 PM at John O'Connell School
by Judy West

Attempts by City Planning to update Industrial M-1 zoning in the North East Mission Industrial Zone (NEMIZ) have not been easy. A round of workshops in 1992-94 produced a community plan, which was tossed out by that administration in preference to a Biotech-plan, abandoned shortly thereafter when UCSF found a better home in Mission Bay.

Six years into the latest round of debates and meetings, with most of the stakeholders discouraged by the process, City Planning says they have another plan. Since it was developed without the participation of our neighborhood, much concern is in the air as to what the administration has in mind for our property this year.

Heated controversy developed during the late 1990s as lower income tenants in San Francisco were unprepared for the increased competition that came with an influx of people working with the new internet based technologies and businesses.

Since Live/Work units were the only new housing type allowed in the M-1 districts, this is what was built when the demand from new immigrants increased with the economy. New district supervisors came into office with pledges to bring more "community" input into land-use planning, however, the process has involved nearly everyone except the affected community.

This Board of Supervisors helped orchestrate a series of workshops with City Planning for all of the eastern industrial neighborhoods beginning in 2002. Working with Mission-based, non-profit groups, they came in with a new concept for land use classification called PDR (production, distribution and repair). PDR zoning is designed to limit high-tech, computer-based businesses, which can afford to pay higher prices for land, which was contributing to the displacement of more traditional wholesale and manufacturing concerns.

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NEMIZ = Area of existing M-1 & C-M industrial zoning districts
 ■ 1869 Mission Creek where old marshes create unstable soils in earthquakes