



SAVE THE HILL

Questions & Comments for Cor-o-van Developers (Prado Group & Walden Development)

Below are questions, concerns and comments compiled from residents. Please feel free to add to this list by e-mailing contact@savethehill.com

- Prado's other recent developments have a suburban or office park aesthetic and include formula retail in the formulaic architecture (1266 9th Avenue, 38th Dolores Street). Should we be concerned that your plans will be similar in style and use?
- Since you've expressed interest in honoring the neighborhood character, will you rule out putting in formula retail?
- It is important to us that the neighborhood emphasize a "maker" rather than "consumer" node, something we cherish about the neighborhood and a use to which this site is historically connected. Will you address this concern by incorporating light manufacturing businesses, such as the type we see in the Dogpatch, in this site?
- The community's artists and art supporters would rally behind a project that includes artists' studio space. What can you do for the community's artists who are getting pushed out of some of the only affordable spaces in the district?
- What are the square foot prices of constructing and renting out space for small manufacturing versus high density housing?
- While you may not have committed to a specific number of residential or a specific number of commercial or other uses, you must have an economic "bottom line" in the form of a dollar amount you aim to get out of this site. What is that number?
- Are there plans for office space (in addition to retail, and manufacturing)? It would bring in relatively high rent compared to other commercial uses. A combination of offices, retail and upper floor housing would create a true mixed-use project that would benefit a greater number of people and purposes.
- What are the proposed rents for their proposed units? In Prado's project on Market and Dolores, three bedrooms are going for \$8300 a month; is that the kind of pricing we can expect to find in their project over here? What will be the cost per square foot on rents?
- Will housing be entirely rental or will there be home ownership opportunities?
- How does your proposed housing density reflect what we all love and celebrate about Potrero Hill's low density housing, real back yards, garages, and mix of 1-2 and 3 bedroom flat homes of 900- 1500 square feet?

- Why are you against rehabilitating *all* of the existing buildings (not just the red brick) for an adaptive reuse development? For example, why don't you do an adaptive reuse that includes - among other things - a European style Mercado public market component?
- How do you plan to honor and educate the public about the unique history of the site, with its strong connection to the earliest iron and steel mill in the west? Will you commit to including significant and publicly accessible historical interpretive components in your development?
- Community sentiment has clearly shown opposition to high-density developments. Among other things, we believe high density will generate too much traffic in an area that is already suffering from congestion and will only have more congestion in a short time (hospital opening, Daggett, etc.). Having witnessed the outcry that a previous plan inspired, will you avoid a similar outcry by *not* maximizing the density with this project?
What are your plans for the Cor-o-van site in terms of density, scale and mass —how big and how high, and how many units of housing are you contemplating and what types (how many one-bedrooms, two to three bedrooms?)
- The 2008 master environmental study of the Cor-o-van site conducted for neighborhood rezoning (Eastern Neighborhoods Environmental Impact Report) contemplated a 45 foot building height limit on the property -- not 68 to 84 feet. In other words, height greater than 45 feet at the Cor-o-van site was never contemplated, analyzed, or supported by the community within the eastern neighborhoods planning process. How will your development honor the hard work and carefully thought out plans of this document?
- What kind of traffic will be generated by your project, and will there be a single entry and exit on Mississippi Street?
- What are the parameters of your parking requirements for your proposed retail? Do you know how many car trips are expected from retail alone? How many parking spaces are you contemplating in sum?
- What will you provide for open space? Specifically, what percentage of the area will you commit to open space?
- Are you designing for a possible eventuality that the 280 Freeway comes down? What about if high-speed rail comes along 7th Street?
- The community wants you to conduct a full Environmental Impact Review not just a focused (limited) one. Are you seeking a Community Plan Exemption as you were doing on the Kaiser project? Will you commit to *not* seeking a community plan exemption? What is your timeline for environmental review, entitlements and Planning Commission approval?
- According to public records, as of 2007 Josh had a 1% partnership interest in the Corovan deal while Cornerstone Properties (Steven Kaufman) retained a 99%

partnership interest and was using the investment as a tax shelter. These facts belie commitment to our community and instead suggest out-of-town speculators seeking to cash out on a project the rest of us will have to live with.

What exactly is Josh's partnership interest, does it remain 1%; why isn't the major (99%) investor meeting with us too? Or has Cornerstone been bought out? What is Josh's deal with Prado Group — what are both the minimum and maximum number of housing units they've contractually agreed upon?

- Why wasn't there any public notification of Josh Smith's (Walden Development) appeal of City Planning's decision to designate all of the Corovan buildings as historic resources eligible for listing on the California register?
- At the first public meeting (1/28/14), the developer announced that following community requests, ground floor-retail will be a component of the project. When and how was such community input obtained?
- At the second community meeting (2/8/14), the developer solicited community input regarding façade materials and preferred retail tenants. Will the developer arrange for similar public meetings to solicit public input on more substantial issues, such as overall bulk, height, and building use percentages before initiating design?