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April 27, 2021

David Rooney
Five Point
15131 Alton Parkway, 4th Floor
Irvine, CA 92618

Dear David,

We, (STAR - Shipyard Trust for the Arts) are contacting you on behalf of the Shipyard artists. A number of artists in Bldg. 101 have complained to STAR about the conditions in the front of the building that have not improved at all. Originally, while construction of the New Artists Building was ongoing, the problems related to the dirt, dirt piles, related dust, standing water, uneven access pathway and fencing were viewed as a temporary situation during construction. That construction stopped in 2018.

We have met and corresponded about these issues multiple times in 2019 and 2020. To date you have been unwilling to address these issues.

Since the construction ceased, the situation has continued to deteriorate and become a blight. Some of the standing water has green slime. The dust is worse than ever. The fencing is unsightly and discourages visitors. As you know, the area around Building 101 is often windy, the dust coming from the construction area is terrible. The hydro-seeding provided only temporary relief. Artists with studios in the front of the building are unable to open their windows for fresh air and ventilation. Even with their windows closed, the dust inside their studios is problematic for both the artwork and their health.

There is also the issue of accessibility. Prior to construction, artists could park in front of the building with easy access to the accessibility ramp. This enabled artists and guests with mobility challenges to get easy access to the building. It also all allowed artists to load large artworks without navigating steps.

On February 11, 2020, I sent my latest request regarding these issues. In response to that request you re-iterated that Five Point attorneys recommended against moving any dirt or fences during this interim period. I am unable to fully understand this, since the wind moves the dirt around every day. If the soil is considered potentially toxic, it

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should not be out in the open and blow into artist studios. If it is not toxic, it could easily be moved.

Five Point collects tens of thousands of dollars in rent from the artists every single month. Our request for rent relief during COVID went unanswered. The artists do not see significant services or improvements being provided for these rent payments. At the same time there is no running water in Parcel B studios, there was no possible Internet service until STAR and The Point recently installed a relay system after being denied help by Five Point, building roofs are deteriorating. Due to the extreme delays with the Artist Replacement Building, those issues need to be addressed.

The artists have become more and more frustrated by this situation. The artists represent a large group of San Francisco small businesses that have been very adversely affected by COVID. These artists and their commercial artwork represent a significant economic impact for San Francisco. Having this ongoing blight in addition to the challenges of surviving in the current economic situation impacted by COVID is devastating. This situation is plainly detrimental to the conduct of business.

There is still no timeline whatsoever being communicated to the artists regarding the completion schedule for the building, and with that, removal of the vacant construction site that has not seen any progress since 2018.

We request that the following remedies occur before our Fall Open Studios event in September:

1. Removal the two piles of dirt.
2. Removal of any unnecessary fencing that is not related to the New Artist Building footprint
3. Installation of blacktop in front of Building 101, so that artists and visitors can park there, the accessibility ramp can be reached easily, and loose dirt no longer penetrates into artists' studios
4. Installation of the drainage system that was already planned, to deal with the standing water
5. A cleanly kept remaining construction area free of debris, trash and loose dirt
6. An update as to the plan to resume construction of the artist building
7. Communication of the plan to address ongoing deterioration of Parcel B buildings

This situation has been allowed to negatively affect the artists' health, safety and ability to earn a living for at least 3 years now, and the residents on the hill have to look at this blight instead of being able to safely visit a thriving artist community with gallery and performances, as the new building would have made possible. Below are some recent photos of the area.

We look forward to hearing your plan to address these problems in the near future.

Thank you,

Barbara Ockel
President/CEO
Shipyard Trust for the Arts

Marti McKee
Former president and advisory board member
Shipyard Trust for the Arts



Overview of construction site blocking access to Bldg. 101 It extends the entire length of the building. Artists and visitors must walk on fenced path. People with disabilities must park at the far end of the building and walk to accessibility ramp in center of building.



There are two such piles, and dust blows into artist studios.



View from the “green slime” area, which is located on one side of the path, looking towards the dirt piles on the other side.



This pond is permanent for the entire winter season. It does attract wildlife, but is not a pleasing feature the way it is kept.



This shows the infrastructure installed, filled with water as well. Waiting for the foundation to be poured for the past 3 years.