

JAN-FEB 2008



# DUBOCE TRIANGLE NEWSLETTER

Hand-delivered to **3000** households and businesses bi-monthly

**Monday Jan 14**

7:30 pm

## PUBLIC MEETING

CPMC Davies Medical Center,  
Lower Level B

### Meeting Agenda:

- D.T.N.A. Board and Officers election
- February election proposition review
- Entertainment Commision discussion

San Francisco Entertainment Commi-  
sion Executive Director Robert Davis  
will be our featured guest.

## DATES TO REMEMBER:

**Jan 6 and Jan 20 - Noon to 4:00 pm**

Rocket Dog Rescue Mobile  
Adoption at 18th St. and Castro St.

**Jan 12, 10:00 am to noon.**

Friends of Duboce Park Volunteer Day.  
For more information contact Rose at  
rose@dubocepark.com or call 255-8370.

**Jan 14 - 7:30 pm**

DTNA Public Meeting  
CPMC Davies Medical Center  
Auditorium, Lower Level B

**Feb 3 and Feb 17 - Noon to 4:00 pm**

Rocket Dog Rescue Mobile  
Adoption at 18th St. and Castro St.

**Feb 5 - 7:00 am to 8:00 pm**

Election Day - Please remember to vote!

**Feb 9, 10:00 am to noon.**

Friends of Duboce Park Volunteer Day.  
For more information. contact Rose at  
rose@dubocepark.com or call 255-8370.

## New projects can build on the legacy of great street design in Duboce Triangle

Did you know that the N-line passenger volumes at the Duboce and Noe MUNI stop have an average of 930 inbound passengers, 1,090 outbound passengers, and a total of 2,030 passengers per day? Did you also know that 2,689 vehicles travel South on Noe Street and 2,931 vehicles travel North on a daily basis or that 53% of these vehicles are travelling at 25mph (maximum permitted speed) or faster? Well, it's true!

It's no surprise, then, that DTNA has begun working with the San Francisco Municipal Transportation Agency (MTA) on coordinating three overlapping transportation improvement projects in the neighborhood which would involve:

1. A potential traffic calming project on Noe Street between 14th and Duboce Streets.
2. A "Transit Preferential Streets" project that fixes up the Muni stop at Duboce and Noe Streets.
3. A Rail Replacement project that replaces and upgrades the rail and infrastructure along Church Street from Market to Duboce Avenue, and along Duboce from Church to Noe.

These projects have the potential to significantly improve the function, safety and look of Church, Duboce, and Noe if DTNA works with the MTA on

their design and coordination. Duboce Triangle is legendary around the city and country for featuring some of the earliest and best traffic-calmed streets. Our safe, pedestrian-oriented streets, and easy access to many MUNI lines, have made the neighborhood a great place to live and a great place for local businesses to thrive. As such, DTNA is excited about the prospect of using these new MTA projects to add to our neighborhood's impressive history of being at the forefront of street improvement projects designed to make our neighborhood the friendly and fabulous place we love.

To help us get the most from the current projects and future transportation projects in the neighborhood, DTNA has formed a new Transportation Subcommittee as part of its existing Land Use Committee. We are looking for interested Duboce Triangle residents to participate, and will meet regularly beginning in early 2008. We are especially interested in people with relevant backgrounds in urban planning, landscape design, and engineering, but are open to any residents. If you're interested in joining, please contact Kit Hodge at [kitrhodge@gmail.com](mailto:kitrhodge@gmail.com).

Kit Hodge, CEO, Neighbors Project  
312-218-2466

[www.neighborsproject.org](http://www.neighborsproject.org)

Creating a new generation of neighbors.

## New WaMu Approved for 15th and Market



*Proposed elevation drawing for the Washington Mutual branch, which will be located at the former Dulux Paint store at the corner of 15th and Sanchez Streets (at Market Street)*

At its meeting On December 6, the Planning Commission granted Washington Mutual approval to occupy the existing Dulux Paint store. The bank plans to keep the existing structure and parking lot mostly as is, with a new façade on the two visible sides of the building. The bank was required to obtain Commission approval because its op-

erations would be a “financial service” instead of “retail”.

Prior to the Commission meeting, representatives from WaMu met with the Upper Market Alliance, an umbrella group of all neighborhood organizations, including DTNA. WaMu received strong support from the Upper Market Alliance,

and agreed to a few additional requests. These include increasing bicycle parking, allowing parking in the lot when the bank is closed, and providing a community meeting space. DTNA was pleased to support WAMu’s plan and their willingness to work with our community. We welcome them to the neighborhood.

## Your Board Member



*D.T.N.A. Board Member  
Peter Cohen*

Peter has been on the DTNA board for four years and lives on Noe Street just a stone’s throw from Duboce Park. He has lived in the Upper Market area for the last 11 years. With two little kids,

he and his wife Katy Wilcoxen think this is about as good as it gets for a family-friendly neighborhood—the park, small groceries, cafes, corner stores, the library, McKinley school, transit lines, and a carshare “pod” are all nearby. Duboce Triangle is the ideal urban neighborhood. Peter considers himself, for better or worse, one of those tireless activists who just doesn’t know how to say “no” to community work. He is the co-chair of DTNA’s Land Use Committee, which has had much on its plate with the surge of development activity in the Upper Market area over the last few years, and projects both big and small. Peter’s approach

is to be proactive. “I think the most effective neighborhood organizations are those that work hard on the front lines to shape development and change rather than simply reacting to it.” He also believes in follow through. “I don’t think it’s enough to say ‘this is what we want’ and then leave it to the city without being involved all the way to the finish line so the neighborhood’s ideas become a reality.” People dedicating themselves to being active and empowering their community is, for Peter, one of the things that makes Duboce Triangle a great neighborhood.

## Guy Clark celebrates his 25th years in business!



Guy Clark celebrated his 25th year in business this past Oct. 20! (after the last issue of the DTNA Newsletter went to print). Guy’s flower stand is a local institution and on any given day you can see Guy in his brightly colored clothing wrapping flowers, waving to the kids and sitting with friends.

Congratulations Guy!

## Halloween Fund Notice

We thank everyone who gave to our Halloween Fund this year. We had a small overage which the DTNA Board has voted to use for Halloween 2008. If you have any questions, please give us a call at 267-1821





## President's Message by Dennis Richards

# We are your neighborhood association representing residents and businesses

Recently, our neighborhood dealt with two fairly emotional issues, Halloween and Café Flore. And, as president of the Duboce Triangle Neighborhood Association, I have been asked to comment on the overall opinion of Duboce Triangle. While so many of you understand the role of DTNA in working through and resolving the vast array of issues that face our neighborhood, others do not.

Duboce triangle Neighborhood Association (DTNA) was formed in 1976 as a non-profit entity and since then, has served as one of the City's "official" neighborhood associations. We are an all-volunteer non-profit with the purpose of working "for the improvement of our neighborhood as a safe and desirable place to live in all aspects of residential living." We act as the "face" to City government and are recognized by the Mayor's Office, Supervisor Dufty's Office, The Planning Department, the San Francisco Police Department, and other City agencies. We have one of the most extensive outreach efforts of any neighborhood in the City, and distribute 3000 copies of our newsletter to every household in Duboce Triangle. The newsletter is sent to every elected federal, state and City that represents us, as well as every department head in the City of San Francisco and all of the surrounding neighborhood and merchant organizations. Additionally, we work with the 7 other organizations

representing stakeholders in the Upper Market and Castro area through the Upper Market Alliance. Although we would like to be represented in District 5, (Lower Haight, Hayes Valley, Alamo Square, areas) resource constraints currently prevent it.

Becoming a member is the most basic level of involvement that a resident, merchant, or person who works in Duboce Triangle can do. Our membership dues are \$20 per year and support the newsletter that you are reading as well as other projects that we feel help our neighborhood. We do not turn away any member of our community due to lack of funds. The members of the association elect a volunteer Board of Directors and Officers that recommend to the association policies, plans, and actions in the best interests of its members and the association (neighborhood). The DTNA Board will be elected at our January meeting and any member who has been a member for at least 30 days may vote.

DTNA is an "open" association, and I encourage everybody to become a member, or volunteer and get involved. We have volunteered literally hundreds of hours of our collective time on Duboce Park improvements, pedestrian safety issues, transportation projects and issues, and planning issues (including the Market Octavia Plan and Upper Market Workshops and Halloween).

This is your neighborhood and your neighborhood association. I know I speak on behalf of our Board and it's membership when I say that we welcome your participation and involvement, be-

cause making Duboce Triangle an even better place to live or do business is our ultimate goal.



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# Upper Market Workshops Process

On October 27, 2007, approximately 100 community members came together for the second community workshop for the Upper Market Workshop Series and Design Plan. This workshop's purpose was to discuss the vision framework

The third and final community workshop was held on December 10, 2007, with a great turnout and wonderful participation by all attendees. This meeting allowed residents to reaffirm the vision and community design framework set during the

Please check the plan website (<http://uppermarket.sfplanning.org>) or contact Sarah Dennis (558-6314) or Abby Kiefer (575-9065) to learn more about the planning process.

**DTNA wishes  
you and your  
loved ones a  
Happy New Year!**




*It is anticipated that through the development fees from the Market Octavia Plan will fund public improvements, especially around infill project sites, such as the former Shell station at the corner of 15th and Sanchez.*

that emerged from the first workshop and assess community preference for preliminary design strategies to achieve the community vision. In small breakout groups, community members discussed two strategies for achieving the vision.

The first strategy asked community members to prioritize public realm improvement ideas (sidewalks, green infrastructure, open spaces, pedestrian/transit-orientated improvements, bicycle-orientated improvements, and parking).

The second strategy encouraged community members to contemplate their preferences for new development design guidelines (Upper Market building height and massing, active ground floor design features, upper story design features, green buildings, and design quality).

second workshop. Additionally, more attention was focused on public realm improvements and guidelines for new development. The feedback gathered from this meeting will form the core of the formal plan document that will be presented to the Plan Commission in March 2008. In addition to outlining all recommendations, the plan will highlight the neighborhoods priorities for public realm improvements. By highlighting the priorities, Supervisor Dufty and other government representatives will have a clear vision of what projects need funding in the neighborhood. Neighborhood organizations, businesses, and residents will also be instrumental in implementing these recommendations. The plan document will also serve as a clear explanation of what neighborhood residents expect to see in new development proposals along Upper Market Street.



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# Upper Market Workshops Preliminary Results

The Upper Market Workshop series concluded its first round of meetings on December 10th. This followed two previous meetings where attendees discussed a community vision for the Upper Market area. The purpose of the project is to discuss design strategies and develop priorities for the area. This is important because it is anticipated that several sites along Market Street will be developed once the Market Octavia Plan is approved. The meetings have discussed a variety of issues related to the public realm including sidewalks, streetscape, curb use, transit improvements, housing, open spaces and design guidelines.

At the previous meeting, participants were asked to prioritize the improvements they found most desirable. Ranked highest were more flexible use of sidewalks, more natural landscaping and materials, creating more open spaces, including a gathering space at the Castro/Market intersection, and pedestrian/transit improvements. Some of the specific suggestions were to encourage more sidewalk seating, use of parking spaces for occasional events, or creating min-parks along Market Street. There was also discussion about public safety, expanding the use of "bulbouts" like those along Noe Street, and a desire to find homes for community institutions such as the LGBT History Museum or Theatre Rhinoceros.

The final meeting was attended by approximately 100 people, who after an initial survey of the project and background, broke into smaller discussion groups. At the end of the meeting, each group shared their discussions and items of importance. Among these were increased

public safety, the need to insure that new improvements are maintained, and accountability for seeing the project through to completion. Several groups called for an emphasis on supporting the LGBT identity of the area.

Other issues, such as parking, lacked consensus. While many participants would eliminate some parking spaces to create "bulbouts" and make other sidewalk improvements, others were opposed to the loss of any parking. Likewise, there was no consensus on increasing the height of buildings at the intersection of Castro and Market, which is currently zoned for 65 foot tall buildings. In response to the height issue, planning department staff indicated that additional massing studies could be done to study the impact of taller buildings.

Now that this phase of the planning project is complete, MIG and staff will develop a draft plan with recommendations on neighborhood identity and improvements to the public realm. That plan is expected to be available for comment with additional meetings in early Spring. More information about the Workshops can be found at the website: <http://uppermarket.sfpalanning.org>

DTNA is a 501(C)3 non-profit San Francisco Organization.

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## Market Octavia Plan Update

DTNA has been actively engaged in shaping and improving the city Planning Department's Market/Octavia Plan over the last year. The proposed Plan is now at the Board of Supervisors for review, and Supervisor Mirkarimi has taken the lead working with representatives of various stakeholders to make amendments to the Plan that will ready it for the Board's adoption.

DTNA has remained a strong and respected voice in the process. Once finalized and approved by the Board of Supervisors (anticipated for January or February) the new zoning and other regulations of the Market/Octavia Plan will guide new development along Market Street and the adjacent blocks from Van Ness to Noe Street. The Plan's goal is to encourage new housing along transit lines, and is expected to add about 6,000 new housing units and 10,000 residents to the area.

Among the amendments being worked out is an increased development fee to be used for affordable housing. The city's current proposed Plan falls far short of adequately addressing needs, along with other possible impacts fees for parking and community improvements.

In the area of transit, there is an attempt to create funding for capacity improvements, and to insure that increased capacity is provided in linked timing with new housing that is approved to be built. Transit improvement projects will be added to the Market/Octavia Plan's community improvements program. DTNA has advocated since the beginning that for the Plan to be "smart growth" it requires transit to be as much a priority

as housing development.

Small business development and jobs are also being discussed, and Supervisor Mirkarimi has agreed to adding a first-source-hiring requirement for con-



*The former Shell station parcel at the corner of 15th and Sanchez in the Market Octavia Plan has since been demolished and will be develop.*

struction and large commercial projects, and a small business assistance program.

Other Plan amendments would restore the parking limits which were outlined in the original Plan, which would permit one off street parking space for every two units in the new RTO zoning district for Duboce Triangle, and more with a conditional use permit. DTNA has supported this parking standard since it is consistent with the existing neighborhood development pattern.

The Planning Department and some other advocates are also proposing an amendment to eliminate density limits in all residential areas other than Duboce Triangle. Currently, the RTO district has a maximum density—allowing roughly 3 to 4 units on a standard lot—and

more if they are permanently affordable, a so-called "soft cap." DTNA supports this approach for our neighborhood. It will help preserve the historic character of the Triangle, prevent the carving up of existing units,

structure and role of the Community Advisory Committee which would monitor the Plan's implementation over time once it is adopted. Amendments will secure funding from the Planning Department to support the committee, and insure that the CAC has an explicit and relevant role in stewarding the Plan. DTNA fully supports this effort, and the need for a strong neighborhood voice to both monitor and advise city agencies.

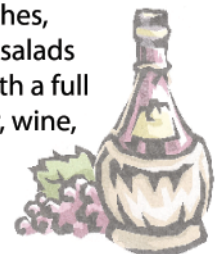
Supervisor Mirkarimi's office has been instrumental in moving the various parties toward agreement on the final amendments, and developing the necessary Plan language and ordinances. DTNA representatives will continue to be at the table and to provide updates through the newsletter and meetings.

Join DTNA  
or renew your  
membership online  
at [www.dtna.org!](http://www.dtna.org!)

A final area of discussion is the

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## The Coastal Redwood

The Coast Redwood is the world's tallest tree and the Official State Tree of California. It also enjoys a uniquely symbiotic relationship with San Francisco: it's a durable, pliable wood that is resistant to pests and fires, and it was the ideal raw material for the Victorians of this Gold Rush boom town. Back then, it was in plenty supply, indigenous to the local region, and as we learned in 1906, a much better building material than brick for a city that straddles a fault zone. However, it was the limited range and the beauty of the redwood forest which ultimately helped shape San Francisco as an environmentalist ground zero, headquarters to the Sierra Club, the Save-the-Redwoods League, and the Trust for Public Land, among others.

While Redwoods grow naturally on the San Mateo, Marin and Berkeley hills, they were not among the botanical inventory when San Francisco was a tiny mission outpost. However, when the Sunset was being built, excavation unearthed well-preserved redwood trunks which, when uncovered, suggested these trees began flourishing fairly recently in within the City's boundaries.

Native or not, there are glorious redwood groves throughout the City today: in the Arboretum, near the Rose Garden of Golden Gate Park, on the slopes of Buena Vista Park and Mt Davidson, and in the Presidio. Closer to home, one stands tall in front of McKinley School, and several screen CPMC's office windows from Castro Street. There's also a youngish cluster opposite the N-Judah

stop on Duboce. The tallest appears to stand upwards of 50 feet, the tallest tree visible from Duboce Park.

It's useful to know that in the plans for the new medical office building at Duboce and Noe, CPMC's architects respected DTNA's desire to preserve these Redwoods. Although several Monterey pines and cypress along Noe will go when the building is constructed, this mini-grove of Sequoia Sempervirens will remain. Lofty and luxuriant, these saved evergreens are a fitting season's gift from us to the future residents of the neighborhood.



*This Coastal Redwood is located on the California Pacific Medical Center, Davis Campus. This photo was taken from Noe Street at Duboce Avenue looking north.*



### Jim Rudoff – Your neighbor for 15 years.

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#### TICs, TICs, TICs!

Of the five homes that sold in the Duboce Triangle in November, three were TICs. Another six are still on the market or scheduled to close soon. TICs (Tenants in Common) provide fewer legal protections than condos, and are usually less expensive. Want to know more? I recently wrote a column about them for the Castro Courier – contact me if you'd like a reprint or if I can answer any questions for you.



Data provided by San Francisco Association of Realtors. All information deemed reliable, but not guaranteed.



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## McKinley Elementary School – Where kindness is constant.

By Jennifer Baker,  
McKinley parent

It is often said that The United States is an individualistic country. It is said that the supreme interest of this culture is self-interest. Although examples abound to support this premise, I am still not able to completely accept it because everyday, I witness Americans going out of their way to help others.

McKinley is one of the places where kindness is constant. It is the countless volunteers that hold this school together, and they're involved in many school activities. They tutor, shelvebooks, clean, garden, make copies, host and translate workshops, organize fundraisers, events and teacher support - you name it, they're involved.

Our volunteers are not just family members of school children, but also community members and corporate partners. Employees of Spectrum Credit Union come in monthly to teach children about the benefits of

budgeting and saving money. Charles Schwab employees have awed many a classroom with their colorful weekly readings of children's stories. Volunteers from CPMC and Health



Champions can be found every weekday on the recess yard engaging youngsters in organized physical activities. City College students and parents have partnered to design a Native Plant Garden which will soon beautify the front of the McKinley campus. And Books, Inc. on

Market Street hosts McKinley nights several times a year, including an event just held on December 11th, where proceeds support the critical programs of the PTA.

for a new play structure through grants and fundraising activities. The first effort, the staff "silly photo" sale has already made over \$1,200 (order yours in the office for \$5 – \$10).

On December 9th the Presidio Sports Basement sponsored a night for McKinley where a percentage of profits went to the playground project. As always, you can check out McKinley events online at [www.mckinleyschool.org](http://www.mckinleyschool.org).

McKinley sends great thanks and warm holiday wishes to our tireless volunteers and to the Duboce Triangle Community.

**SAVE THE DATE**  
April 19, 2008

One of the astronomical tasks assumed by volunteers is to replace McKinley's ancient playground structure by the end of next year. The structure is the second oldest in the district and not even safe enough for the upper grade students to use. We must raise the \$75,000 needed

McKinley School is sponsoring DogFest, 2008 a celebration of Dogs and Kids. This dog show, with kids and celebrity judges, silly competition categories, games, sponsors, and prizes will be fun for everyone.

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# Café Flore Planning Commision Hearing Outcome

On Thursday December 6th, the San Francisco Planning commission heard a request from the owner of Café Flore to "upzone" the property, change its current zoning restrictions to allow food service 24 hours a day, 7 days a week, and to allow expanded entertainment hours beyond the current 7:00 a.m. to 10:00 p.m. daily. The case number was 2007.0584C.

There were well over 100 people at the hearing representing nearly every aspect of our greater neighborhood and beyond. In Café Flore's campaign for support for its upzoning request, J.D. Petras asserted that if the current Zoning restrictions were not expanded, Café Flore would be in danger of closing due to financial reasons, and the thought of having our neighborhood institution and cultural landmark in the gay and lesbian community disappear was emotional for many people there. Impressively, those who gave public comment (for, against or somewhere in between) at the hearing should be congratulated for staying focused on the issues and not disparaging those that did not agree with their views. In the end, the Commission approved the change in zoning for the property in which Café Flore sits to allow food service 24 hours a day, 7 days a week, and expanded entertainment with the following major restrictions

The Planning Department will hold a Public Informational Hearing at the Planning Commission on the compliance of these Conditions of Approval nine (9) months from the date of this authorization. The Commission may authorize the Zoning Administrator with the

authority to thereafter reduce or extend the permitted hours of the outside patio area.

Café Flore shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. Café Flore shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different liaison be designated.

The other entertainment is authorized between the hours of 7:00 a.m. and 12:00 a.m. (midnight), Sunday through Wednesday; and until 2:00 a.m. on Thursday, Friday and Saturday nights.

The Other Entertainment shall be performed within the enclosed building only. All entertainment shall comply with the conditions imposed by the Entertainment Commission Permit and the City's Noise Ordinance, and shall not be audible outside the enclosed building. Bass and vibrations shall also be contained within the enclosed structure.

Sidewalk tables and chairs must be removed by 9:00 p.m. Sunday through Wednesday, and by 11:00 p.m. Thursday through Saturday nights.

The interior courtyard/terrace area must be closed to patrons by 3:00 a.m. daily and Café Flore must have an employee monitor the hours of midnight and 3:00 a.m. to mitigate any potential excessive noise by Café Flore's patrons. There shall be no loitering or consuming of food or beverages by customers in the

terrace area or along the sidewalk after the aforementioned hours. The patio could reopen at 6:00 a.m.

The Noe Street side gate shall be closed for routine access after midnight and may reopen at 6:00 a.m., and monitored by Cafe Flore Staff after midnight. It shall remain accessible to disabled persons at all times.

There shall be no deliveries or pickups associated with the op-

eration of Café Flore between the hours of 11:00 p.m. and 6:30 a.m.

The Entertainment Commission shall conduct a minimum of two unannounced sound checks within 9 months of this authorization, prior to the Informational Hearing at the Planning Commission. The Planning Department will communicate the results of these sound checks back to the Commission.



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<b>Organize storage</b>	<b>Build bookcase to fit</b>

**Bob 431-8428**

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**D.T.N.A. wishes to congratulate Golden Natural Foods opening in January!**

**GOLDEN NATURAL FOODS**  
(Golden Produce's new 2nd store)

**On Church Street near Duboce, next to Castillito Taqueria. Stop in to say hello to the store owners and support this neighborhood-serving family business**

## Upper Market/Castro Community Benefit District Celebrates 2 Years

Now in our second year, helping to revitalize the community, the Castro/Upper Market Community Benefit District (CBD) is successfully moving forward with future planning as well as ongoing maintenance. Our top priorities continue to be keeping our District a clean, safe, cared-for-community, where residents and visitors feel secure as they walk the streets and enjoy shopping, dining and meeting with friends. We are also fostering the economic vitality of the area and encouraging businesses to view our neighborhood as a great place to set up shop.

Some of our major efforts this year include:

The Business Attraction Campaign is an exciting new addition to the CBD's revitalization efforts. Through funding provided by the CBD, our local merchants' group, Merchants of Upper Market & Castro (MUMC) and the Mayor's office, and with the expertise of LGBT Community Center, the Business Attraction Campaign was created. The Center has recently hired, Tracey Williams, an expert in providing assistance and consultation to small businesses on market research, business model assessment and other related issues. Tracey is proactively working to help fill commercial vacancies in the District. Any property owners who have questions about the Business Attraction Campaign can contact The Center's Director of Economic Development, Ken Stram at [KenS@SFCenter.org](mailto:KenS@SFCenter.org) or Tracey Williams at [TracyW@sfcenter.org](mailto:TracyW@sfcenter.org).

Streetscape Planning brings the CBD into the heart of community revitalization. The CBD has

hired Urban Ecology to work with the CBD membership and other community groups to develop a Streetscape Improvement Plan for our District. This plan will encompass potential improvements to all aspects of any public space in the entire District. Such improvements may include corner sidewalk bulb-outs, transit stops, sidewalk widening, greening, plazas, and street furniture. We will be working closely with the City Planning Department and their existing planning efforts. The City will be sharing all the information from the Upper Market Planning Workshops with us, and in addition we will be closely involved with the MTA Church and Duboce Trackwork Replacement Project. This project will also entail working with the City to ensure the ideas in the plan can be implemented and are linked to the City's priorities.

Greening and Beautification are important issues for the CBD, and we have long been concerned about the Church Street between Duboce and Market Streets. A focus group was held in response to the marked decline of this section of the District. Many concerns and suggestions for improvement were raised by board members and property owners. An immediate tangible improvement from this process was the planting of new trees on the east side of Church Street between Duboce and Market Streets. Special thanks to Castro CBD Board Member, Safeway's Kimberley Daniels, for making that possible.

Management and Administration is important if the CBD is to run effectively and truly work to build and fortify the neigh-

borhood. A part-time Executive Director, Andrea Aiello, has been hired by the CBD. Andrea has worked with us this past year as our development contractor. Andrea is excited to be in this position. She is committed to working closely with other community groups and in building the CBD into an organization that represents property owners and works to build a strong and vibrant district. Over the next 6 to 10 months Andrea will be working closely with the Streetscape Improvement Project and, together with Urban Ecology, will be in communication with property owners and community groups in developing the streetscape plan. Andrea can be reached by email at [andrea\\_aiello@comcast.net](mailto:andrea_aiello@comcast.net) or call her at 650/355-1294.

Partnering with our local merchants' group, Merchants of Upper Market & Castro (MUMC) to fund a Business Attraction Campaign for the District. Together with the expertise afforded by the S.F. LGBT Community Center, this Campaign is proactively working to help fill commercial vacancies in the District. Due to the generosity of MUMC and the CBD's own in-kind funds, the Business Attraction Campaign was awarded a matching grant from the Mayor's Office. Our funding for the Campaign doubled and The Center has begun hiring an expert to assist property owners in finding the perfect tenant for their spaces. Any property owners who have questions about the Business Attraction Campaign can contact The Center's Director of Economic Development, Ken Stram at [KenS@SFCenter.org](mailto:KenS@SFCenter.org).

Hiring outside providers to work

with the CBD membership and other community groups. Urban Ecology was hired to develop a Streetscape Improvement Plan for our District. This plan will encompass potential improvements to all aspects of any public space in the District. Such improvements may include corner sidewalk bulb-outs, transit stops, sidewalk widening, and street furniture. Urban Ecology is a well respected firm which has effectively worked with both the Noe Valley CBD and the Central Market CBD. In addition, completing this type of plan is the first step towards qualifying for Federal and State grant monies to fund such improvements.

Providing additional security for the District on Halloween 2006 through our excellent contractor, the San Francisco Special Police. We will provide added security this Halloween as well.

Helping to keep our community clean. MJM Management Group continues to provide extraordinary service for us as our maintenance contractor, power washing sidewalks, picking up trash, and removing graffiti. Maintenance crews wear blue vests with the CBD logo on the back and can also be noted by the blue/yellow carts on the street.

Conducting a focus group in response to the marked decline of the Church/Market Street area. Many concerns and suggestions for improvement were raised by board members and property owners. An immediate tangible improvement from this

*Continues on page 13*



## Duboce Park: Accountability

By Mark Scheuer, Friends of Duboce Park Board Member

Proposition C, passed by San Francisco voters in November 2003, requires that the City establish standards for park maintenance and publish park maintenance schedules. In addition, the City Controller's Office requires an annual performance audit of the City's park maintenance and cleaning operations.

Prop C has made it possible to really see how the Recreation and Parks Department is doing in general and in Duboce Park specifically. If you go to the Rec & Park web site, [www.sfgov.org/site/recpark.asp](http://www.sfgov.org/site/recpark.asp) you can click on Capital Improvements Projects>Status Reports>District8>Duboce Park to see the status of capital improvement projects in the park, for example, the current Harvey Milk Recreation Center renovations.

If you click on Park Maintenance Standards and Schedules, you can see how Duboce Park was rated in the last inspection by clicking on Manual and Quarterly Reports. Duboce Park scored 95.74% overall on September 13, 2007, but scored 100% in Cleanliness Performance.

By clicking on Individual Ratings, you can see the items that were listed as needing attention, including: "standard water around sprinklers at east end of the park"; "swings have tagging on back side"; and, "benches need new coat of paint."

Curious about staffing levels or mowing schedules? All there. Employee Staffing shows that Duboce Park has one Custo-

dian for 80 hours per month. Although no gardener is listed, the fact is that we share gardeners with Dolores Park, which has three gardeners.

Want to know how park users rate the park? Check out <http://sfnp.org/files/SurveySF-ParkUsers.pdf> to see the results of the Controller's Spring 2007 survey of S.F. park users in 20 selected City Parks. Duboce Park was listed as one of the eight most frequently visited parks by survey respondents, along with Buena Vista, Mission Dolores, and Golden Gate Park.

Individual people can complain about park conditions and track the responses by calling 3-1-1 or going to the [www.parkscan.org](http://www.parkscan.org) web site and writing you complaint (you can also attach pictures). Tracking numbers are given for each complaint, which allows following the resolution and progress of the complaint. Recent, people have filed complaints for weeks about the light near the playground and Muni stop being out.

If you want more information on what's going on in our parks, get the latest information from the Neighborhood Parks Council, [www.sfnpc.org](http://www.sfnpc.org), or from the San Francisco Parks Trust, [www.sfpt.org](http://www.sfpt.org). Both sites provide updated information on parks and political situations involving our parks. You can also get updates on Duboce Park by signing up for Friends of Duboce Park's monthly e-letter by contacting [mark@dubocepark.com](mailto:mark@dubocepark.com).

Visit our website at  
[www.dtna.org](http://www.dtna.org)



**Mike Tekulsky and Ron Wong**

For over 15 years we've lived in the Duboce Triangle. We're pleased to offer to DTNA members a free subscription to "SF Newsletter" to help you better understand the everchanging real estate market in our City. Call or email us today!

Mike 415.321.4369  
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## Board Elections Candidate Profiles

### Peter Cohen

I have been an active member of the DTNA board for four years and would like to continue for another term. Before moving to Duboce Triangle I was the board president of Hayes Valley Neighborhood Association. My focus tends to be on development and land use issues, and I am currently the co-chair of DTNA's Land Use Committee which has addressed the Market/Octavia Plan, the Davies medical office building, the Trader Joe's project, the Upper Market charette process, the Duboce Ave transit improvements, and a range of other projects and issues. I am married and have two young children, one of whom goes to McKinley elementary school, so I bring a family perspective to the neighborhood association as well.

### Curt Holzinger

I have lived on Henry Street for 20 years and as an architect, am very interested in land use issues affecting the Triangle. Both the Market Octavia Plan and Upper Market Design Workshops could affect our neighborhood for years, and my primary goal will be to maintain the quality of life we enjoy. It has been a pleasure to serve on the Board for the past year, and I look forward continuing my focus on these issues.

### Carrie Walsh

I've been a Board member and have served as Secretary for the DTNA for the past year, and I am absolutely dedicated to supporting this association through my on-going committee involvement (i.e. Halloween, Café Flore) and by serving as

an active contributor and editor to our newsletter. I strive to proactively involve myself in the Duboce Triangle community, and I am committed to protecting, preserving, and growing the wonderful and unique neighborhood in which we live through my work with the DTNA. I'm proud to be homeowner in Duboce Triangle, and I value the opportunity to continue to serve this community, my neighbors, and its businesses, in a constructive and well-informed manner once again in 2008.

### Mark Pacz

As the incumbent Vice-President I am running for reelection to the Board because:

As a renter I believe that it is important for the board to have a healthy mix of property owners and renters, and because I want to continue to work on issues that effect the quality of life in our neighborhood including historic preservation and the need to upgrade the N Judah to address the current noise, vibration and safety problems along Duboce Street.

### Tim Weeg

I have been the Distribution Manager for the newsletter that you are reading now for many years. I really enjoy being a key part of the extensive outreach that DTNA undertakes every other month delivering the newsletter to nearly 3000 homes and businesses in Duboce Triangle and beyond. I wish to remain as he Distribution Manager for 2008. Thank You.

### Brad Villers

I am interested in joining the

DTNA Board for 2008. As a current board member of MUMMC and a resident, I'd like to think I might be able to help bring the business district and the neighborhood groups closer together. I live on Market Street and have been in this neighborhood pretty much 20 years, I love San Francisco and I love this neighborhood. I'd like to be a part of making a difference

### Carmela Gold

The Duboce Triangle has some unique opportunities now to blend planned urban growth and infrastructure with identifying and maintaining the essential elements that make the Triangle such a livable space for all of us. I would like to continue to be a part of working on this through the Board and the community membership. The Duboce Triangle represents to me the best of city neighborhood living and I want to participate in shaping its future.

### David Troup

I have served on the DTNA board and as its Treasurer for the past three years. I was also responsible for producing the newsletter several times during 2006 and 2007. I hope to continue my service to our neighborhood in 2008, and plan to increase my focus on land use and transportation issues. I ask for your vote, and will continue to do my best to preserve our neighborhood quality of life.

### Betty Levitin

As a Board member for the last two years, my primary focus has been on development and land use issues; the Market Octavia Plan brought me back onto the

board after an absence of 25 years. Currently, I am co-chair of the Land Use Committee and in the past year worked on the Market Octavia Plan, individual projects in the neighborhood, the Upper Market charette, and transportation issues. I work on the newsletter and deliver it to my neighbors. As a renter, my perspective on issues in the neighborhood focuses on the need for a housing mix that encourages rental housing and sustains economic diversity.

### Dennis Richards

I am interested in joining the DTNA Board for 2008. As a current board member of MUMMC and a resident, I'd like to think I might be able to help bring the business district and the neighborhood groups closer together. I live on Market Street and have been in this neighborhood pretty much 20 years, I love San Francisco and I love this neighborhood. I'd like to be a part of making a difference.

### Mark Scheuer

Duboce Park is like a European town square, where people gather daily with their friends, dogs, and children and families, as well as passing by as pedestrians or riders on the N Judah. As a board member of Friends of Duboce Park as well as DTNA, I will continue to act as the liaison between the two groups to ensure coordinated efforts on projects of mutual interest and as well as keeping the DTNA community and board of directors updated on all projects and activities taking place in the park. I will also continue to work with Rec & Park to

*Continues on page 13*



*Continued from page 11*

process was the planting of new trees on the east side of Church Street between Duboce and Market Streets. Special thanks to Castro CBD Board Member, Safeway's Kimberley Daniels, for making that possible.

Hiring a part-time Executive Director. Andrea Aiello, has just been hired by the CBD and has worked with us this past year as our development contractor. Andrea will be working closely with Urban Ecology, property owners and other community groups in developing the streetscape plan and working with the City to ensure the ideas in the plan can be implemented and are linked to the City's priorities. Another priority of hers' is to get the CBD's website up and running - the address is [www.CastroCBD.org](http://www.CastroCBD.org). Andrea's a consummate professional and we're thrilled to have her on board! She can be reached by email at [Andrea\\_Aiello@Comcast.net](mailto:Andrea_Aiello@Comcast.net) or call her at 650/355-1294.

*Continued from page 12*

keep the park looking as green and beautiful as possible and with SFPD to keep the park and streets close to the park as safe as possible for all of us.

### Timothy Dunn

I am a resident on Boynton Ct., and a parent of a 2 1/2 year old son who attends the Friends of St. Francis Day Care and regularly frequents the Duboce Park Playground. I am an affordable housing professional who has been active in the DTNA Land Use Subcommittee for the past 1 1/2 years, particularly in regards to advocating for affordable housing provisions in the Market Octavia Plan. I am also a member of the Better Streets Plan Citizens Advisory Board as an advocate for pedestrian and bicycle friendly streets. As a board member, I would continue to focus my energies toward affordable housing and safe streets.

## A special thanks to all of the dedicated newsletter distributors

The Duboce Triangle Neighborhood Association would like to sincerely thank the following individuals for their commitment to our very special and beautiful neighborhood through their dedicated, consistent, and high quality delivery of the Newsletter. The DTNA Newsletter informs all of our neighbors of local concerns and information which is of value to all of us in the Triangle. If not for the efforts of these carriers, much of what we do as a neighborhood association would not be possible.

Bob Bush, Betty Coffin, Amy Pearson, Paul Thurston, Carmella Gold, Steve Glidden, Edd Dundas, Bonnie Nelson, Betty Levitin, David Raish, Joe McIntyre, Arlan Wendland, Bruce Marshall, Tom Gallot, Dennis Turner, Mark Banta, Jahan Raissi, Chris Motley, Mark Scheuer, Peter Straus, Lili Byers, Kathy Lavicka, Sherry Lind, Anna and Michael Kelleher, David Paisley, Anna Mae Parsons, Patti Cole, David Troup, Dennis Richards, David Fix, Peter Cohen, Kate Brennan, Jim Rudolf, Dennis Richards and David Keck.

They deliver over 3000 newsletters within the Triangle. So, with the season of gratitude and giving still upon us, we would like to take this opportunity to thank you all for the gift of your time and energy. The following list of people shows both the quantity and quality of involvement in this neighborhood that calls itself The Duboce Triangle, truly one of the greatest neighborhoods in the City and a hub of urban life.

And a special thank you to Ben Gardiner who has single handedly introduced the DTNA Newsletter to the world on the World Wide Web through the creation and maintenance of our website.

WE THANK YOU ALL!



**DTNA sends greetings of the season, and wishes a Happy New Year to all of our Triangle neighbors!**



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Letters to the Editor

Dear Editor:

The essay on page 10 in your November-December newsletter by Charles Hibbard, entitled Junk Bird: Musings on the Poor, Unloved Pigeon, was one of the most wonderful pieces of writing I have read in a long time.

His kind words for this much-maligned creature were wonderful. We often hear the word “compassion” but his thoughts and words demonstrate exactly what compassion is. Thank you Mr. Hibbard. Your essay touched me greatly.

Mary O’Toole  
15th Street

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