

JUL-AUG 2008



# DUBOCE TRIANGLE NEWSLETTER

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

**Monday July 14**  
7:30 pm

**PUBLIC MEETING**  
CPMC Davies Medical Center,  
Lower Level B

**Meeting Agenda:**

- Residential Character District Review
- Historic District Review
- CPMC Update

Alan Martinez, member of the Landmarks board, Jack Gold, Executive Director of San Francisco Heritage, and City Planning Preservation Staff will be our featured guests.

Please join us!

## DATES TO REMEMBER:

**Sat. Jul 12 - 10 am to Noon**  
**Friends of Duboce Park Volunteer Day.**  
Contact Rose at rosegillen@sbcglobal.net or (415) 255-8370 for more info.

**Sat. Jul 12 - All day**  
**Big Summer Sidewalk Sale.**  
Stores throughout the Castro-Upper Market will have special tables and display racks out on the sidewalk for your added shopping pleasure. Check for extra value, new merchandise, and bargains at your favorite shop! Sponsored by MUMC - Merchants of Upper Market & Castro  
[www.CastroMerchants.com](http://www.CastroMerchants.com)

**Mon. Aug 4 - 6:30 pm**  
**Duboce Park Community Quarterly Meeting.** CPMC Davies Campus, room location TBA.  
Contact Bob Palacio at [bob.palacio@sfgov.org](mailto:bob.palacio@sfgov.org) (415) 244-2370.

*Continues on page 13*

## Embracing Neighborhood Change while Preserving Character—The Delicate Balance



A theme that comes up regularly in DTNA's land use work is how to ensure a set of good development standards that provide more certainty to the development process and how to avoid many of the project battles that wear down a neighborhood. DTNA has tried very hard to find the delicate balance between embracing good development while also preserving important aspects of neighborhood character and history. DTNA looks at neighborhood character in a comprehensive sense, aiming to be proactive and intelligent about guiding change, rather than reactionary. The recent adoption of the Market/Octavia Plan, after several years of laborious scrutiny and input by DTNA, is a reflection of our sensible approach to development.

In that vein, the organization seeks to craft two planning tools that will complement the Market/Octavia Plan

goals, while focusing on specific character-defining aspects of the Duboce Triangle. The March/April issue of the DTNA newsletter had extensive articles on these efforts. That issue discussed our work to complete an historic survey of the neighborhood which could lead to the designation of historic districts. It also discussed a companion planning tool known as a Residential Character District (or alternatively a Special Use District).

### What will a Historic District do?

Many of the city's 11 locally designated historic districts were initiated by property owners and neighborhood organizations concerned about demolition, incompatible alteration, and maintaining the historic character of their neighborhood. Historic district designation at the local level would re-

*Continues on page 5*

## Go Solar Today and Save Thousands of \$\$\$ with New City Solar Incentive Program



*Bevan Dufty*  
San Francisco Supervisor

For most homeowners in San Francisco, the idea of installing solar panels on their rooftops seemed like a dream limited to the handful of people that could afford it. Today in San Francisco, less than 1,000 of 195,000 rooftops have solar energy systems installed – less than 1%. That's why I was very proud to sponsor legislation that passed the Board of Supervisors and was signed by Mayor Newsom in June that will dramatically increase the number of solar energy installations in our City through what will be the nation's largest municipal solar incentive program.

The program, announced by Mayor Newsom and Assessor Phil Ting last December, is called GoSolarSF and is managed and funded by the San Francisco Public Utilities Commission (SFPUC). GoSolarSF will offer incentives from \$3,000 to \$6,000

on solar panel installation for residences and for businesses up to \$10,000. Low-income households and nonprofit, multifamily housing developments can qualify for even greater financial incentives. With the City's GoSolarSF program, when coupled with other state rebates and federal tax credits, the original net cost of \$20,000 to \$25,000 to install solar on a single-family home can be cut in half.

A rooftop solar installation will increase your property value and dramatically reduce your utility bill. More importantly, you will be doing your part to help the environment by using a clean, renewable energy source. Our goal in San Francisco over the next 10 years is to produce 55 megawatts through more than 15,000 solar rooftop installations.

Prices on solar panels have been steadily decreasing with the advent of new technology. Installation methods have become more refined and less problematic, and the number of rebates and incentive programs, like the one offered by the City of San Francisco, are bringing prices into an affordable range for many. With San Francisco already recognized as a national leader in municipal solar installations, it is now time to become the national leader in residential and business solar installations as well.

Join us in the GoSolarSF movement. Visit <http://sfwater.org/solarincentive>.

Please join me on Saturday, July 26, from 1:30 to 3:30 p.m. at the Eureka Valley Recreation Center, 100 Colingwood, to learn about the

City's incentive program and how you can install affordable solar power on your property. Together, we can make the San Francisco solar dream a reality.

*By Supervisor Bevan Dufty*



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## Lots of Change And No Change



*Dennis Richards*  
DTNA President

Since the last edition of this newsletter some monumental change has occurred. On May 15th, the California Supreme Court handed down the ruling that paved the way for same sex marriage.

As I was growing up, and even into this decade, I never thought that I would see the day that we would have same sex marriage in this state. In 2000, Prop. 22, known as the Defense of Marriage Act, passed with 61% of the vote. It prevented California from recognizing same sex marriages. In the May 15th ruling, the Supreme Court struck down that initiative and related laws as unconstitutional.

Recent polls indicate that, for the first time in history in this state, a majority of California voters favor same sex marriage.

Beginning on June 17th, I have seen recently-married same sex-couples walking around our neighborhood.

This is truly an amazing time of which we should all be proud!

As a resident of the Triangle, not as DTNA President, I say to you that on November 4 you have the chance to stand up for this change and vote "NO" on the ballot proposition that amends the state constitution to prohibit these recently won rights.

Also since the last newsletter, there has been news that affects Duboce Triangle where change was voted down. We have been getting calls about the illegal activity caused by the homeless in the Belcher, Church, Duboce and 14th Street area which really impacts the quality of life for our residents there. In fact Supervisor Dufty came to our last DTNA meeting to discuss this situation where over 80 residents showed up.

Hearing our concerns and others throughout the city with the current inability of the justice system to address this issue, Supervisor Dufty put forth a \$500,000 funding proposal to establish a Community Justice Center.

The purpose of this new center would be to get offenders to court and instead of getting a fine or jail time or nothing at all, the offender would get an evaluation of his/her mental health or substance abuse issues and be ordered to get treatment. Other cities have tried this with much success.

In a year where the proposed budget is set to grow from \$6 billion to \$6.5 billion and where hundreds of millions of dollars are spent on helping the homeless this very modest investment in a different and reasonable approach would seem like it would be supported by everybody.

His proposal, when brought before the full Board of Supervisors earlier this month, did not pass. Now the Mayor has put this idea on the ballot for November and we will get the last say in trying to really affect change in an area where change is sorely needed.



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## Your Board Member



Garrin Wong

DTNA Board Member

of the community.”

Garrin is also a member of the Land Use Committee where he has been working on the Residential Character District improvements while providing the DTNA board with objective research on the economic impacts of the San Francisco Formula Retail Ban.

A member of the Transportation Committee, Garrin has been enjoying working with fellow board members on the plan to improve Duboce, Noe, and Church streets. He helped facilitate the design workshops at our May DTNA general meeting. “It’s an honor to be a member of the DTNA working alongside such incredibly capable and selfless members

Garrin’s interests include urban planning, green design, and music. A native of the Bay Area, Garrin stayed local and received his Bachelor of Arts from Stanford University where he graduated Phi Beta Kappa. He can be seen walking or riding his bike around the neighborhood, perpetually on the lookout for fellow musicians to jam with.

## Share your Duboce Triangle Photos (and See Them Here!)

We live in one of the most beautiful neighborhoods in San Francisco. But what’s the best place to find and share pictures of this place we call home? Head over to Flickr, a world renowned photo sharing and photo management application, where we have our very own group for Duboce Triangle. Using FLickr, you can easily share and manage your own photos, while enjoying gorgeous photos from not only the neighborhood, but from the entire world. And it’s free!

Plus, this is your chance at neighborhood fame; photos from the DTNA flickr group will be featured in future newsletters.

So all you closet photographers come on out! Show off your gorgeous neighborhood photos at:

[flickr.com/groups/dtna](http://flickr.com/groups/dtna)



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## Embracing Neighborhood Change while Preserving Character—The Delicate Balance

*Continued from front page*

quire the support of 66 percent of owners of property in the proposed district.

In addition to providing regulatory oversight and protection of properties from both demolition and incompatible exterior alteration, local historic district designation has been shown to enhance property values, conserve neighborhood character, stabilize neighborhoods, and provide important long-term economic benefits to property owners. Historic district designation would establish a formal review process, administered by the Planning Department and Landmarks Preservation Advisory Board, that would provide for the review and approval of development. The review would focus on the conservation of the architectural character of historic resources.

### **What will a Residential Character District do?**

The objective is to guide development with principles of good urban design applied within the context and scale of the Triangle's established character and landscape. Embedded in the city's zoning code, the Residential Character District designation recognizes special built areas of the city. Several other neighborhoods are currently acknowledged this way, in-

cluding Dolores Heights, Westwood Park, and Bernal Heights. It is a planning tool that, together with the development standards established by the Market/Octavia Plan zoning, will ensure that development in Duboce Triangle respects and maintains the defining



characteristics of the neighborhood while allowing for incremental growth with renovations, decks, room additions, even added building stories. Existing provisions of the zoning code and the citywide "Residential Design Guidelines," as well as future designation of historic districts, would, together with the Residential Character District, provide the neighborhood with a more comprehensive and sensitive planning framework within which to evaluate and guide future development.

A Duboce Triangle Residential Character District would recognize three neighborhood characteristics that are important to the existing pattern of development – maintaining the pattern of mid-block "courtyard" open spaces which are part of the historical vernacular of the

focus on the preservation of architectural integrity and aesthetics of those properties that are identified as historic resources. The Residential Character District will provide a set of standards that will tailor the existing zoning to better reflect the existing development patterns of the neighborhood. In so doing the Character District will be complementary to historic preservation by recognizing the value of maintaining rear yard courtyard open spaces and the neighborhood's pedestrian streetscapes. The two designations reinforce each other by addressing the variety of important features that contribute to the unique character of Duboce Triangle.

The goal of DTNA in promoting these efforts is to ensure more sensitive and "better" development outcomes and to avoid much of the project by project approach that is currently necessary. We believe that these additional planning tools will provide more certainty to the development process for both project sponsors and the neighborhood.

Attend the July 14th DTNA community meeting for another briefing and discussion on the Residential Character District as it is finalized for introduction and an update on the survey work for Historic Districts.

The Historic District will



# The Many Plans to Improve Duboce Triangle Streets

It is hard to miss all of the announcements and fliers soliciting comments on how to improve streets in the neighborhood. You will be forgiven, however, if you are unable to explain the boundaries of the different plan areas and their relationships to one another. Currently, members of the DTNA Land Use and Transportation committees find themselves attempting to distinguish between what is proposed by the Market-Octavia Plan and the Upper Market Charette, as well as to relate street improvement plans proposed by the Castro Community Benefits District (CBD), the Municipal Transportation Agency (MTA), and the city-wide Better Streets Plan.

As regular readers of this newsletter know, the Market-Octavia Plan was an ambitious plan developed by the City Planning Department with the initial goal to re-zone land parcels formerly occupied by the Central Freeway. The plan ultimately encompassed nearly all of the Duboce Triangle, with a western boundary at Noe, and changed the zoning categories of the neighborhood to allow a significant increase in residential density. In exchange for this density increase, impact fees will be charged to developers to fund capital improvements, including pedestrian and bicycle safety initiatives. Although some of these funds may ultimately pay for improvements along Market,

there is currently no schedule for the plan's implementation of such improvements.

Meanwhile, the Upper Market Charette was initiated by Supervisor Dufty's office prior to his re-election, in order to develop consensus in the neighborhood regarding the large number of vacant sites on Market between Octavia and Castro that are slated for development. The Charette plan largely avoids issues of zoning and density, except on the sites at Castro & Market that were not part of the preceding Market-Octavia Plan. The focus of the plan is, instead, on building an open plaza at the F-line turnaround at Castro and Market and to create "mini-plazas" at other locations along Market. Unlike the Market-Octavia Plan, however, this plan has not yet identified a funding mechanism to realize the its goals.

Similar to those of the Charette, a set of streetscape improvements for Market has also been developed by the Castro Community Benefits District (CBD). The CBD's plan could be implemented through leveraging funds collected from business owners on the Market Street corridor between Church and Castro. The currently proposed segment of the CBD's plan in the Triangle would include bulb-outs and pedestrian improvements for the block of Church between Market and Duboce.

Finally, the DTNA Transportation Committee is working with the Municipal Transportation Agency (MTA) to take advantage of the MTA's plans to replace the MUNI railway tracks at Church and Duboce, along Duboce to the Sunset Tunnel, and on Church between Duboce and Market. Because the rail replacement project will require the demolition of the existing street, it is seen as an ideal opportunity to rethink how the street could function more efficiently and provide a better experience for the pedestrian, bicyclist, and public transit user (see transportation article). The project is also an opportunity to complement transit service improvements expected from the city's recently completed Transit Effectiveness Project. In order to maximize the improvements, as this Duboce Triangle Transportation Improvements Plan moves forward to implementation, the Transportation Committee is currently exploring with the

MTA how this community project could also become a pilot project for the city-wide Better Streets Plan, a hot-off-the-press plan to improve the quality of the city's streets by coordinating the work of the many city bureaucracies responsible for the streets' different elements and functions.

It will be a goal of DTNA to see that all of these projects move forward and are coordinated such that our neighborhood gets the maximum impact from the dollars available.

For more information, visit:  
Market-Octavia Plan: [http://www.sfgov.org/site/planning\\_index.asp?id=25188](http://www.sfgov.org/site/planning_index.asp?id=25188)  
Upper Market Charette: [http://www.sfgov.org/site/planning\\_index.asp?id=66778#summary](http://www.sfgov.org/site/planning_index.asp?id=66778#summary)  
Castro Community Benefits District: <http://castrocbd.org>  
Better Streets Plan: <http://www.sfbetterstreets.org/>



## Upper Market Workshop Draft Plan Released

With incredible community support, the draft of the Upper Market Community Design Plan is finished. The workshop series, which took place over the course of Fall 2007, resulted in a document that will help guide public improvements and private development along the Upper Market corridor. The draft plan will be presented to the City Planning Commission on July 10, 2008.

One of the main purposes of the plan is to set priorities for public realm improvements for this important corridor. The top improvements highlighted in the plan, include:

- Encouraging socially engaging sidewalks
- Improving pedestrian crossings
- Developing community gathering spaces
- Installing greener sidewalks
- Creating more open spaces

Once the plan is adopted, private developers may begin to bring forth project proposals to the neighborhood and the formal city approval process. Development proposals within the plan area have been on hold while this planning process was underway. This delay allowed for the neighborhoods surrounding the corridor to complete a vision for the neighborhood and to allow these projects to move forward once that vision was complete. Elements

of the vision for development along the corridor include:

- Creating inviting building entrances for large and institutional buildings
- Encouraging buildings on corner and through lots to have street-engaging elements such as windows and entrances on both facades
- Encouraging gardens on balconies, upper-floor setbacks, and roof-tops
- Encouraging development to integrate community and cultural land uses

Implementation of these priorities will fall to Supervisor Duffy in conjunction with neighborhood organizations, businesses, residents, and city agencies. One chapter in the plan is dedicated to implementation and provides check lists for city agencies, neighborhood residents, businesses and organizations, and private developers. The steps outlined in the plan will lead to a comprehensive implementation of the vision developed throughout this process.

The plan document is available on the planning project website: <http://uppermarket.sfplanning.org>. If you would like more information about the plan, the process, or next steps moving forward please feel free to contact Sarah Dennis (558-6314 or [sarah.dennis@sfgov.org](mailto:sarah.dennis@sfgov.org)) or Abigail Kiefer (575-9065 or [Abigail.kiefer@sfgov.org](mailto:Abigail.kiefer@sfgov.org)).

## NPC Gala in Duboce Park, Wednesday Sep 17

The Neighborhood Park Council's 2008 Gala is being held in Duboce Park on Wednesday, September 17, 6-9 p.m. Save the date and join NPC, neighbors, and celebrities for this annual fun and festive fundraising event. Friends of Duboce Park President Doug Woo is co-chairing the event.

This promises to be a fun evening with: fabulous cocktails by local spirits and winemakers, delicious food from more than 15-20 participating neighborhood restaurants, a fabulous auction, and, incredible entertainment. The event will take place inside a heated open-to-the-sky tent and under a full moon.

Every year, NPC collaborates with a local park to produce this Gala as a fundraiser for NPC, which uses the funds to support programs for park development all across the City. If you would like to make a donation of a high quality item for the silent auction, please contact Doug Woo at [doug@dubocepark.com](mailto:doug@dubocepark.com) or Carol Bayley at [carol@dubocepark.com](mailto:carol@dubocepark.com).

For more information, call or e-mail: 415-821-9693 or [NPC@cbcsanfrancisco.com](mailto:NPC@cbcsanfrancisco.com). Sponsorship and tickets are available at [www.sfnpc.org/gala08](http://www.sfnpc.org/gala08).

**History of Duboce Park - Book Review**

Good and Bad Times in a

San Francisco Neighborhood: A History of Potomac Street and Duboce Park is a book of historical facts and personal observations by Potomac St. resident H.(Harry) Arlo Nimmo. The book is a must read for anyone wanting to know the history of Duboce Park.

Part One, "History," discusses the origins of the park and Potomac St, as well as changes in the neighborhood from 1899 to 2007. The data utilized include San Francisco city documents, U.S. census reports, newspaper stories, and interviews with longtime residents. Part Two, "Musings and Memories," is a journal of personal observations recorded by the author during his 35 year residence in the neighborhood. There are also fabulous pictures of Duboce Park through the years.

Harry is Professor Emeritus of Anthropology at California State University East Bay and is the author and co-author of nine books and dozens of articles. The cost of the book is \$15 and is available at [itascabooks.com](http://itascabooks.com) and [amazon.com](http://amazon.com). Harry is generously donating the profits from the sale of the book to Friends of Duboce Park.

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



## Transportation Improvement Plan Workshop Fun!



heard concerns about the proposed realignment of the crosswalks at Sanchez, Steiner and Duboce Avenue, near Duboce Park Café.

The DTNA Transportation Committee will use this feedback to update the plan and develop more detailed design recommendations. The plan presented at the May meeting focused on general concepts. Now it's time to get into the detail of design and placement. We are currently working with the MTA on incorporating the broad ideas into existing MTA plans and budgets, and are looking for special funding opportunities.

Over 100 people turned out for the Duboce Triangle Transportation Improvement Plan workshop as part of the May DTNA member meeting! The DTNA Transportation Committee was excited to get feedback on the proposed plan and to hear lots of fresh ideas for improving the neighborhood. Thanks to everyone for being part of the development of the plan. Special thanks to Supervisor Dufty, and

representatives from the Metropolitan Transportation Agency (MTA) and the San Francisco County Transportation Authority for being part of the workshop.

On the whole, we heard majority support for the general plan. Workshop participants were intrigued and excited by the idea of transforming neighborhood transit stops into places that better integrate with the

neighborhood and have a strong identity as a transit stop. There was a lot of interest in special paving treatments at the stops to achieve this.

Of course, there were lots of ideas and words of caution about various elements, with the most controversy surrounding the inbound transit boarding island on Church Street near Duboce Avenue. We also

If you missed the meeting, take a look at the presentation and the compiled feedback online at [dubocetriangle.wordpress.com](http://dubocetriangle.wordpress.com). We expect to have another workshop in the Fall to get community feedback on proposed design details. Stay tuned!

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

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## Trees of the Triangle: A Madrone Grows in San Francisco

The Pacific Madrone is native to this region, a member of the heath family, which includes azalea and blueberries. It is well-known to any hiker on Mt. Tam or Mt. Diablo. Growing up on Mount Hamilton near San Jose, I used the smooth green trunks clad in peeling scarlet bark to signal the snow-line; above these thickets, some snow would likely fall every year.

However, if your circuit doesn't extend beyond the reach of Muni, the closest you might have come to this tree is inside the Swedenborgian Church on Lyon Street. Madrone branches,

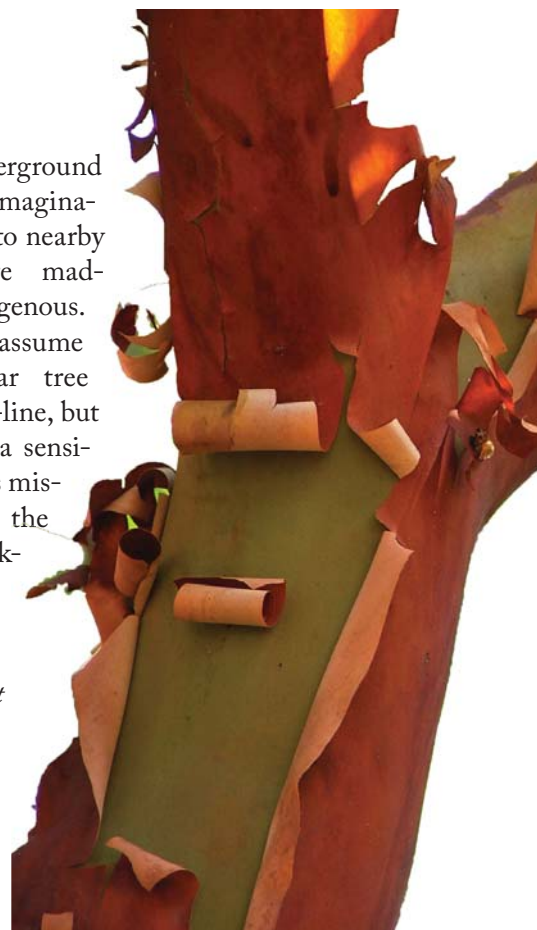
still bearing the papery bark, make up the simple, dramatically naturalistic supports for the roof.

A very young madrone grows on Beaver Street, in front of Number 7, between rows of palms and ficus. With time and luck, this tree will reward us with red berries in the fall and white blossoms in the spring. For now, you can admire it as a shrub with long, oval-shaped glossy leaves.

Once it adopts the mature red-paper-on-green-metal look, hikers aiming for Corona Heights – or nostalgic commuters walking uphill

from the underground – might let imaginations wander to nearby locales where madrones are indigenous. We wouldn't assume this particular tree marks a snow-line, but it does mark a sensitive gardener's mission to bring the Area's backroads into our front yard.

*By Peter Albert*



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## Tradition. McKinley Elementary School.



McKinley School's annual "Junior Olympics" opening ceremonies

Did you know that the Golden Gate Bridge never stops being painted? By the time the workers reach the North end, the orange beams sprouting from Fort Point are spotted with rust and they begin all over again. This is the same way I see the role of tradition. Like the bridge, it offers a path, while simultaneously acting as a truculent canopy for the natural beauty it encompasses. Tradition, too, is scaffolding for our identity and the continuity it gives to our life circuit can be a source of strength in those foggy patches.

This year, our school has seen many exciting efforts such as Dogfest, campus upgrades, and a burst of family involvement that we hope will become tradition. We have enjoyed the continuation of established events such as the Lunar New Year Parade,

Read-a-Thon, and our 24th annual U.N. Days and Junior Olympics. Those final two events, especially, provide cohesion for the year, as the students look forward to transforming their classrooms into various nations, and to celebrating their work with globe-trotting (from class to class), ceremony and sports! All these happenings while McKinley commemorates its centennial and the dedicated career of its retiring principal, Ms. Bonnie Coffey-Smith.

Like that great saffron monument to forbearance, ever resilient against the changing tide and tailwinds of the bay, it is my hope that our many traditions new and old, alloyed with our long heritage of excellence in education, will fortify us during the changing of the guard. May they hold us up with pride as

we watch over the immense beauty we are a part of every day and embrace the chal-

lenges yet to come.

*By Jennifer Baker  
Parent and McKinley PTA*

### Important McKinley dates:

Saturday, July 19th  
playground re-build  
day 8:00 am to 4:30  
pm (volunteers from  
the neighborhood  
welcome!!)

Saturday, August 23rd  
Welcome BBQ

Monday, August 25th  
fall semester begins

### Real Estate Update Duboce Triangle

Increased Buyer demand in Duboce Triangle is evident. I have 4 Buyers who missed out on the opportunity to purchase 11 Beaver St., but Duboce Triangle is still their neighborhood of choice. If you are thinking about selling your property, or just have questions about the market, please call me **ERIC JOHNSON** at (415) 518-5513, or e-mail [Eric@AfiRealEstate.com](mailto:Eric@AfiRealEstate.com)

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## NCD Land Use Decisions

Our neighborhood has two Neighborhood Commercial Districts (NCD) in/near it, each with its own set of zoning rules.

The Upper Market NCD runs on Market Street (both sides) from Church to Castro and includes one block of both Church and Castro Streets on both the north and south sides of each street. The Castro NCD runs from Castro to 19th and includes blocks off 17th, 18th, and 19th Streets. Recently, DTNA took positions on projects to which some of the zoning controls appl. The Planning Department also issued a recent status report on the controls. The zoning controls and the projects were:

### Formula Retail

Voters passed Proposition G in November 2006, requiring a Conditional Use (CU) permit in any Neighborhood Commercial District (NCD) for any retail outlet with more than 11 locations nationwide. Walgreens proposed to take over a sixth storefront in the Castro, on 18th Street, next door to their specialty pharmacy location. Levi's proposed to open a store at 525 Castro, the former Castro Video space.

Some in the neighborhood proposed a ban on all formula retail uses in the Castro NCD. Others argued that the current process - a public hearing and a CU permit - is sufficient to allow some, but

not all formula retail.

The DTNA Board recommended to the membership that the current CU process was sufficient and against a complete ban. The membership at our May 12 meeting agreed.

Additionally, the membership voted to support the Levi's project. DTNA sent a letter to the Planning Dept. on this decision.

### Non-residential Use sizes

To preserve the neighborhood character and neighborhood serving businesses in both districts, and to prevent "big box" retailing, both NCDs limit commercial space size. Currently, there is a 4000 sq. ft size limit on commercial space in the Castro NCD (one location) and a CU required between 2000 and 3999 sq ft. There is no upper limit in the Upper Market NCD, but a CU is required above 3000 sq. ft. The Walgreens proposal would have brought their square footage to about 14,500 sq. ft in the Castro (1/4 the size of our Safeway.) Many felt this too much of an overwhelming presence. The location at the corner of Castro and 18th required a CU permit under former zoning controls, now superseded. This is why Walgreen's current square footage stands at over 10,000 sq. ft.

Jet Bar also has proposed to expand into the old Manasek

art supply space next door, bringing their total square footage to over 3000 sq. ft. The DTNA membership voted to support the Jet Bar expansion. The membership was evenly split between outright oppose and approve with significant Conditions on the Walgreens project. Letters were sent to the Planning Department on each project. The membership also agreed that current Conditional Use requirements in both NCDs be kept, along with the upper limit in retail space in the Castro NCD.

### Bars and Restaurants

Currently, there is a prohibition on new bars and restaurants in the Castro NCD, in spaces where no bar or restaurant has previously operated, to prevent the loss of neighborhood serving businesses and the "North Beach-ization" of the Castro neighborhood.

In the Upper Market NCD,

a CU is required for new bars and restaurants, as well as for "expansion" of alcohol types/times/sites. Recently, Café Flore obtained approval for an expanded alcohol license to permit serving hard liquor and to serve alcohol until 2:00 a.m. Jet BAR would be "expanding" their footprint to serve alcohol in a parcel that previously has not had alcohol sales.

The DTNA Board recommended, and the membership agreed, that an easing of the prohibition on bars and restaurants in the Castro NCD be allowed with the addition of a few (yet to be defined) more bars and restaurants. The membership supported continuation of the Conditional Use process in the Upper Market NCD.

The hope is that the addition of a few more bars in the Castro would balance out the expansion of bars on Market Street and foster more competition between bars.

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## Duboce Park Youth Play Area Community Process

The idea for a “Youth Play Area” in Duboce Park has continued to gain traction with a community meeting discussion held on June the spectrum of environments for kids in a way that can help keep families in our neighborhoods and in the city.



26th at the CPMC Davies auditorium. As reported in the May newsletter, the idea for this outdoor activity area designed for school-age kids recognizes that the Duboce Triangle/Lower Haight/Divisadero neighborhoods have a significant and growing number of school-age youth. Those kids need things to do and places to go in their neighborhoods to exercise their growing bodies and minds. A Youth Play Area in Duboce Park will broaden

The objective of the June 26th meeting was to engage a broad spectrum of interests in conversation about using this space in Duboce Park that is being freed up from a “dead” area currently occupied by a storage trailer. The discussion drew out important issues and creative ideas.

The Youth Play Area would be ideally situated next to the playground, the basketball courts and the remodeled

Harvey Milk Recreation Center, which is expected to re-open early in 2009. The basketball courts would also be directly integrated into the Youth Play Area.

Duboce Triangle Neighborhood Association, Friends of Duboce Park, the McKinley After-School Enrichment Program, and Neighborhood Parks Council are sponsoring organizations for the Youth Play Area project. A core committee of volunteers from the community will be collaborating to move the project through the design and implementation process over the coming months.

As the idea takes shape with the community, the next step envisioned by the committee is a “Design Day” event for youth, families, and the general community to put their creative ideas onto paper (and perhaps into clay, or onto canvas, in the dirt, etc). The initial concept plan presented at the June 26th meeting will be used as a template to sculpt the space and program elements of the play area. It will be an informal drop-in process with a fun approach

to doing a community design project. Check the DTNA Web site, the Friends of Duboce Park e-newsletter, or contact the email below to find out the scheduled date.


From the community’s ideas, a professional design plan will then be created by landscape designers from the city and a local pro bono consultant. In September, a final community meeting will be held to present and discuss the design and to work towards reaching consensus on a plan for implementation.

Organizing will also continue through the design process and over the following months to expand the volunteer infrastructure to help the Recreation and Parks Department care for and maintain the youth play area over the long term. To get information on volunteering or updates, please send email to: [volunteers\\_duboce\\_playground@hotmail.com](mailto:volunteers_duboce_playground@hotmail.com)

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

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## Keeping It Green

Duboce Park is a wonderful neighborhood oasis, and happily used by all kinds of people, kids, and dogs. The grand lawn seems to flow downhill from the rec center, popping up briefly at the knoll, and then rolling onward to the dog play area.

It is a great green space for a picnic, reading a book, playing fetch with your dog, or just lazing around watching everyone else. Keeping the lawn lushly green is a challenge for all of us, not just the gardeners and maintenance crews. With the creation of separate use areas, new signs remind us of common lawn sense—avoid bare spots, do not enter areas closed for maintenance, avoid heavy use when wet; and no digging—he last one presumably aimed at our four legged friends. It is also important to know that when the grass is very wet from rain or wa-

tering, even normal activities can cause damage. Doggie paws dig deeper and tend to claw up the roots, while the weight of humans can crush the grass into the mud.

When the lawn is soaked, we can all help to preserve it by limiting use. At such times, consider changing activities to keep off the grass. Play basketball instead of football. Treat your dog to a walk around the neighborhood instead of a run on the muddy lawn. Think of the grass. With a little conscious effort, we really can keep it green.

### DATES TO REMEMBER:

*(Continued from front page)*

**Tue. Aug 5 - 5:30 pm to 7:30 pm**  
**Pre-Gala Event for Duboce Park neighbors hosted by the Neighborhood Parks Council.**

Learn about the NPC Gala in Duboce Park, meet neighbors and support a neighborhood business.  
Wine and hors d'oeuvres provided.

**Sat. Aug 9 - 10 am to Noon**  
**Friends of Duboce Park Volunteer Day.**  
Contact Rose at [rosegillen@sbcglobal.net](mailto:rosegillen@sbcglobal.net) or (415) 255-8370 for more info.

## Harvey Milk Recreation Center Update

The Recreation and Parks Department is conducting a community survey to solicit input on programming for the Harvey Milk Recreation Center, which is expected to re-open in early 2009.

Go to the DTNA website [www.dtna.org](http://www.dtna.org) to download the survey, or contact Friends of Duboce Park [www.dubocepark.com](http://www.dubocepark.com)

Recreation and Parks staff will also have a follow up discussion about the Harvey Milk Recreation Center at the August 4th quarterly meeting for Duboce Park, 6-7:30pm at CPMC Davies auditorium.



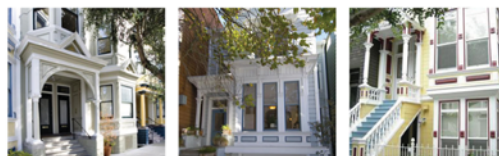
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### What's happening in the neighborhood.

Duboce Triangle homes are definitely in demand, as they're moving through the market quickly and selling at a premium. Seven homes sold in February and March - six condos and one single-family residence - and they were sold in an average of just over 32 days, for an average of \$13,000 over asking (only one sold for below asking). Here are some Triangle homes that changed hands in February and March:



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



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Email: \_\_\_\_\_

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### Annual Membership dues:

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