

JAN-FEB 2009



DUBOCE TRIANGLE NEWSLETTER

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

Monday Jan 12 - 7-9 pm PUBLIC MEETING

CPMC Davies Medical Center,
Auditorium, Lower Level B

Meeting Agenda:

- Meet your neighbors
- DTNA Board Election
- Office of Supervisor Bevan Dufty update
- Homeless impact task force update
- AT&T boxes updates
- Market Street Projects Update

DTNA members are eligible to vote in the Board election.

DATES TO REMEMBER:

Sat. Jan 10, 10 a.m. to Noon.

Friends of Duboce Park Volunteer Day.
Contact Rose at rosegillen@sbcglobal.net or 255-8370 for more info.

Thu, Jan 15, 7:30 p.m.

Eureka Valley Promotion Association
General membership meeting
501 Castro at 18th
(Castro Community Room, 2nd Floor).
Contact: Scott Wiener, 437-9414

Sat. Jan 17, 10 a.m. to Noon.

Friends of Duboce Park Volunteer Day.
Contact Rose at rosegillen@sbcglobal.net or 255-8370 for more info.

Thu. Feb 12, 6:30 p.m.

Duboce Park Community Quarterly Meeting, CPMC Davies Campus, Room to be announced. Contact Bob Palacio at bob.palacio@sfgov.org or 244-2370 for more information.

Sat, Feb 14 10:00 a.m. to 4:00 p.m.

The SF LGBT Community Center Presents. Second Annual LGBT Economic Empowerment Day. RSVP to kens@sfgcenter.org. Admission is free but space is limited

AT&T to Install Hundreds of Utility Boxes on City Sidewalks



Telecom giant AT&T made clear at a recent community meeting that it hopes to move forward with the installation of hundreds of new utility boxes on the sidewalks of San Francisco, including in the Duboce Triangle. The boxes support AT&T's efforts to upgrade its telecommunications offerings and compete with Comcast. However, after the first boxes were installed, a number of community groups protested, and appealed a prior Planning Commission decision that allowed installation of the boxes without an environmental review. At the appeal

hearing in July before the Board of Supervisors, AT&T temporarily withdrew their application for more boxes and embarked on a round of community meetings.

At the community meeting held in District 8, AT&T representatives described the new utility boxes as being 4 feet tall, 4 feet 2 inches long, and 2 feet 2 inches deep. The new boxes would be located near existing AT&T boxes, some of which would also be enlarged. Therefore, our sidewalks could have two or more large boxes adjacent to each other; and still more if other companies follow AT&T's lead. In response to audience concerns, AT&T claimed that it would be nearly impossible to install the equipment underground, although competitor Verizon does place their equipment underground.

AT&T's proposal is the result of a state law passed last year which created a state-wide franchise allowing competition with local franchises, such as that held by Comcast. Critics claim that the law will cause cities to lose revenue, and allow companies to skip over low income areas and focus on selling bundled services to affluent neighborhoods. In similar situations across the coun-

Continues on page 6

Noise Relief For Duboce Triangle



Bevan Dufty
San Francisco Supervisor

In November, Supervisor Ammiano's Noise Control Ordinance was passed by the Board of Supervisors. The Noise Control Ordinance updates how the city regulates loud noise from mechanical sources like garbage trucks, ventilation systems, and construction projects. It also applies to bass and drum noise from nightclubs, which currently have no restrictions.

The ordinance makes several changes to the existing City code. It updates standards and protocols for noise measurement, replaces zoning based noise standards with a new relative standard for excessive noise that varies depending on where the noise is generated, establishes a new absolute limit for interior noise, and creates an office at the Department of Public Health to coordinate the response to noise complaints.

Now, the level of allowable noise is set at a specified

amount above background levels. The tolerance depends on whether the use generating the noise is commercial, residential, or public.

When you report a noise complaint, a city inspector will assess whether the noise is above the background tolerance levels. If the level is exceeded, violations will now be considered infractions rather than misdemeanor offenses, which will make enforcement easier.

I am hopeful that the amendments to the noise control ordinance will allow the residents of Duboce Triangle to have a useful tool to maintain the neighborhood character and keep noise at a reasonable level for the neighborhood.

For more information on the Noise Control ordinance, please don't hesitate to contact Tom Rivard of the Department of Public Health at 415-252-3933 or tom.ivard@sfgov.org

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Looking Back-2008 Looking Forward-2009



Dennis Richards
DTNA President

Your neighborhood association had many accomplishments in 2008.

After years of negotiations, and hundreds of hours of collective volunteer time working on the Market Octavia Plan, which has an impact on nearly the entire Duboce Triangle, we pushed for and got passed by the Board of Supervisors changes to the Plan that benefit the Triangle in particular, and the whole Plan area, in general. Those changes include a no parking minimum requirement and a high, yet reasonable, bar for parking above the existing level of household car ownership rate.

We also pushed, and are working with the Planning Department for, an expanded historic property survey both within and outside of the Plan boundaries in our neighborhood. Nearly all of our neighborhood will be in one of three potential new historic districts. We also successfully pushed to have additional open space requirements and height reductions on the backs of Market Street development projects that abutt residential backyards of Triangle lots.

Duboce Triangle was also on the forefront of working with Supervisor Mirkarimi's office to have development fees for affordable housing in the Plan area. We definitely support our neighborhood being for all of us including teachers, baristas, and folks who work for non-profits.

We also pushed for and have had established a Community Advisory Committee which will monitor the Plan implementation against its goals and will also prioritize Community Improvements and Programming as a result of the community develop-

ment fees. I am happy to report that 4 of the 9 members (appointed by the Board of Supervisors) of the CAC are from Duboce Triangle!

We have set up a Transportation Committee and are the lead organization working with the Upper Market and Castro Community Benefits District and the San Francisco Municipal Transportation Agency, MUNI, and the Department of Parking and Traffic on their \$24 million project encompassing the track improvement on Church and Duboce and significant neighborhood enhancements.

This project also will address the N-Judah noise and vibration issue that has plagued the residents of Duboce Avenue for the better part of this decade, as well as have improvements, such as new MUNI platforms on Church Street, Duboce and Church, and at Duboce Park. Additionally, new decorative light fixtures will replace the old cobra head street light fixtures.

Another major accomplish-

ment is the creation of a Homeless Task Force within DTNA to address the impact of homelessness in our neighborhood. The task force took off in December with many ideas being considered to address the impact of homelessness on the neighborhood and not the root causes of homelessness, as that is far beyond what one neighborhood group can achieve.

Looking ahead this year, we will not only be working on all the issues above, but also on engaging the neighborhood in different ways. In addition to this newsletter and our current web site (dtna.org) we now have a blog (dubocetriangle.wordpress.com), a profile on Facebook, and a Flickr site.

Our goal is to continue to increase the involvement of you, the residents and businesses, in issues that are important to you and the neighborhood. I look forward to serving as president of your neighborhood association in 2009.



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Duboce Park Quarterly Community Meeting Report - Nov 12, 2008

Harvey Milk Recreation Center Update

The following areas are near completion: roof, 95% complete; cabinets, 90%; painting, 85%; windows, 85%; doors 90%, elevators 95%. The following areas continue to be installed: HVAC, lighting, flooring, and 1st floor concrete, original costume storage cabinets. Nearby pathways will be repaved and all renovations are expected to be completed by Spring, 2009.

Artwork continues to be fabricated. The color on the Harvey Milk quote on the east wall will be changed to make it more readable and Harvey's name will be moved closer to the quote. Landscaping is still being planned and discussed with the contractor.

New Community Planting Beds

Neighbors from Pierce St. have requested community

planting beds for vegetables and Rec & Park will accommodate by creating five planting plots that will be maintained and used by community groups or individuals, hopefully mainly children.

Three plots will be located along the south side of the building, next to the stairs, and the two others will be along the east side of the building near the basketball courts.

Rec Center Programming

50 additional surveys have been submitted since the last community meeting three months ago. Rec & Park will present a "comprehensive draft look at potential programming" at the next community meeting on February 11. A full-time recreation director has been promised.

Youth Play Area

A conceptual plan has been developed was presented on

November 18. See full report elsewhere in this newsletter.

Maintenance Issues

Complaints about irrigation and drainage on both the main lawn and on Scott St. are being addressed. Part of the problem is the timers used to turn sprinklers on and off have been inadvertently changed or turned off by the construction company working on the Rec Center. Rec & Park must manually reset them each time to get the correct watering schedule...a six foot gravel sump has been installed in the great lawn to help with drainage and sod repairs have been made.

Edging will be done throughout the park...two dead limbs will be removed from the tall tree next to the driveway on Scott St...uneven and broken sidewalk sections on Scott St. will be repaired or replaced...bushes will be cut back in certain ar-

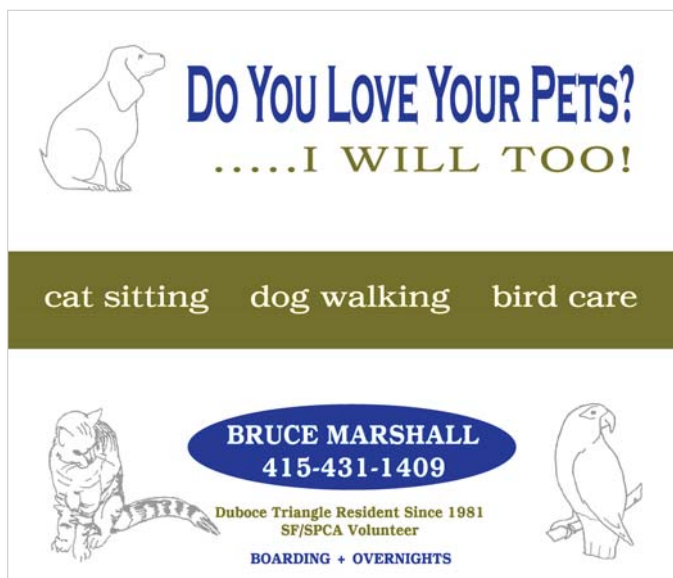
reas to deter homeless sleeping there...homeless issues in the park are being addressed by both Rec & Park and SFPD Park Station...additional plants will be installed around the labyrinth and temporary fencing will be put around them to allow them to take hold and grow.

Playground Maintenance

The worn areas underneath the swings in the playground will be repoured...many plants in the playground are at the end of the natural life cycle and will be replanted in stages...new sand was recently added to the sandbox in the playground.

Next Duboce Park Quarterly Community Meeting February 12, 2009

- Mark Scheuer



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Market Street Projects Moving Forward

Four new buildings have recently been proposed for the Upper Market Street corridor. Although the proposals are in different stages of the approval process, all can move forward now that Market Octavia Plan and the Upper Market Community Design Plan have been adopted by the Planning Commission and the Board of Supervisors.

DTNA was very active in the development of those two plans, both of which contain "Design Guidelines." The guidelines describe specific criteria that new projects should meet in order to obtain approval. The DTNA Land Use Committee continues to meet with project sponsors and review the guidelines to seek compliance. Among the most important criteria considered are whether the project meets the basic height, bulk, unit mix, and parking requirements, without requests for exceptions. In addition, the guidelines call for new buildings to use high quality materials, have active street front uses, use special fea-

tures to mark corners, have a strong rhythm of regular vertical elements, and a fine grained appearance.

2200 Market Street - Thai House

The first project, located at 2200 Market Street, received Planning Commission approval with conditions on December 11. The site is the Thai Restaurant and adjacent parking lot, next to Beck's Motor Lodge. The building will be 5 stories along Market Street, and at the corner of 15th, but 4 stories further west along 15th Street. A total of 22 units, with a mix of 1 and 2 bedrooms are located above ground floor retail and restaurant spaces. The required 'inclusionary' units will be on site. Underground parking is accessed from 15th Street, and includes 11 spaces for residents, one for car share, as well as bicycle parking.

The design at 2200 is contemporary, with vertical glazing and fiber board along the Market Street Side, punctuated with recesses and bays. This part of the build-

ing is all glass at the corner, and then sheathed in metal roofing material as it turns up 15th Street. Further up 15th the façade steps down to 4 stories with a significant change in character, to more square forms and recessed windows.

Prior to the hearing, the project sponsor had met with DTNA, and in a cooperative spirit made some changes to the design. At the hearing, DTNA supported the project since it met the basic criteria. However, there were still some reservations about the façade design along 15th Street. These concerns were shared with the project sponsor and the Planning Commission. During the hearing several Commissioners also expressed a desire for further refinement to the 15th Street façade, saying it needed a more refined and sensitive treatment of doors and windows and a more fine grained appearance. The final approval included a condition that the project sponsor continue to work with department staff and DTNA and to refine the design in that

area.

1960-1998 Market Street - 76 Gas Station

The second project is proposed for 1960 -1998 Market Street, site of the 76 gas station at the corner of Buchanan Street. The project is 9 stories tall, with 108 units over ground floor retail, and parking for 86 cars. Parking is accessed from Buchanan Street, and is located behind the ground floor retail, and in 2 underground stories. The project is currently under environmental review, and is expected to receive a "Mitigated Negative Declaration." This means that with some mitigation efforts, it would not create any significant environmental impacts beyond those already identified in the Market Octavia Plan. The project will still need Planning Commission approval, and is seeking several exceptions, or "Conditional Uses," to the basic guidelines. Among these are: development of a lot greater than 10,000 square feet, authorization to remove a gas

Continues on page 7



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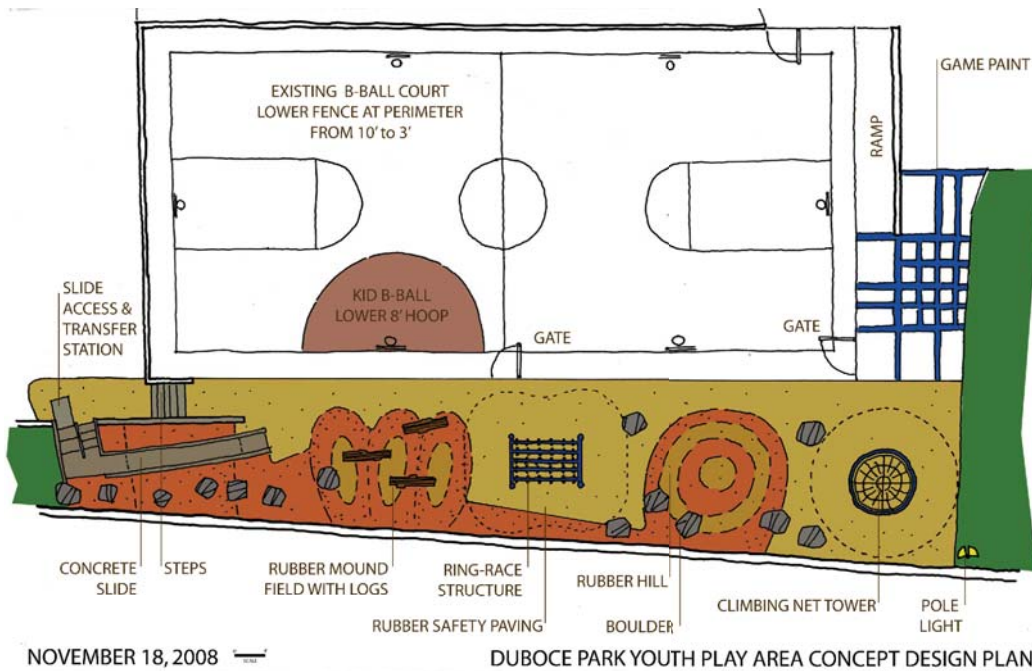
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Duboce Park Youth Play Area – Design Plan Done!



On November 18th, the six-month community design process for the Duboce Park Youth Play Area culminated with the rollout and review of the final design plan, seen on this page.

Local designer and resident Willett Moss really captured the ideas and input from discussions held over the course of the process. The Youth Play Area is on the one hand a “playground” with signature pieces of big-kids equipment such as a climbing net “tree,” a multi-person rings set, a long concrete slide, and a youth hoops court, and on the other hand an unconventional “adventure” area with a central rubber-surface mound and undulating waves, natural logs for scrambling, scattered large boulders, and geometric painted game surfaces. It should be a truly unique

space!

The design plan will be adopted by the Recreation & Parks Commission in January, and then construction documents will be prepared in anticipation of an early summer installation. Meanwhile, the fund raising campaign is underway—this project will be primarily funded by grants and donations rather than from city funding. If you would like to help with this project, please use the email address below.

Sponsoring organizations for the Youth Play Area project are the Duboce Triangle Neighborhood Association, Friends of Duboce Park, the McKinley After-School Enrichment Program, the Lower Haight Neighborhood Organization, and the Neighborhood Parks Council.

To stay tuned on progress, email: volunteers_duboce_playground@hotmail.com

- Peter Cohen



Continued from front page

try, however, it is AT&T's large industrial size boxes that have caused the most controversy.

While supporting the potential competition AT&T might bring, members of DTNA have also expressed concern about the large size, and multiple installations of the above ground boxes. They block visibility, attract graffiti, and detract from efforts to beautify our neighborhoods. These concerns are amplified since the Triangle has been identified as a potential historic district, and sidewalk improvements such as bulb-outs are already planned.

In order to assess the impact of the new boxes and further explore an undergrounding alternative, DTNA twice requested that AT&T provide our organization with a map or address list of the existing box locations. To date, AT&T has refused to provide either a map or an address list.

Please attend the general meeting on January 12, to hear more, discuss the plan and voice your opinion.

- Curt Holzinger

Continued from page 5

station, and a request for additional parking at the rate of .75 spaces per unit instead of the Market Octavia Plan basic requirement of .5 spaces per unit.

2299 Market Street - Hole In The Ground

The third building is proposed for 2299 Market Street, site of the existing "hole in the ground" at Market, Noe, and 16th Streets. This project is set to begin its environmental review. As proposed, the building would be 5 stories, with 18 residential units over ground floor retail and underground parking for 19 vehicles. Since the project is seeking additional parking, it appears to need at least one "Conditional Use Authorization."

2001 Market Street - S&C Ford site

The fourth project would be located at the former site of the S&C Ford Dealership bounded by Market, Dolores, and 14th Street. The project sponsor is currently meeting with neighborhood groups, including DTNA, though no formal application has been made for approval. The proposed building would be 8 stories along Market Street, and 4 stories at Dolores and 14th Streets. 80 residential units are planned above a Whole Foods store of approximately 30,000 square feet. The store entry would be on Market Street, with store parking for 65 cars accessed from Dolores

Street. The loading dock and 60 residential parking spaces would be accessed from 14th Street.

At the initial meeting with the project sponsor, DTNA expressed concern about the total amount of parking, and about access to both parking and truck loading from 14th Street. Another concern was the lack of an entry or commercial space right at the corner of Market and Dolores, which could cause the Dolores Street frontage to be rather blank and 'dead'. DTNA will continue to work with the project sponsor to resolve these concerns and insure compliance with the guidelines through further design development.

As indicated by this summary, we can expect several new buildings in our neighborhood and nearby. The Land Use Committee is active in gathering information about the projects, meeting with sponsors, and reviewing and reporting back to members. If you have an interest in development issues or one of these specific projects, and want to work on the committee, let us know.

- Curt Holzinger

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DTNA Newsletter Circulation is over 3000 copies!

A SPECIAL THANKS TO ALL OF THE DEDICATED NEWSLETTER DISTRIBUTORS

The Duboce Triangle Neighborhood Association would like to thank the following individuals for their commitment to our neighborhood through their dedicated and consistent delivery of the Newsletter. They deliver over 3000 newsletters within the Triangle. So, with the season of gratitude and giving still upon us, we thank you all for the gift of your time and energy.

Bob Bush, Betty Coffin, Amy Pearson, Paul Thurston, Carmella Gold, Steve Glidden, Bonnie Nelson, Betty Levitin, David Raish, Joe McIntyre, Arlan Wendland, Bruce Marshall, Tom Gallot, Dennis Turner, Jahan Raissi, Chris Motley, Mark Scheuer, Peter Straus, Lili Byers, Kathy Lavicka, Sherry Hood, 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, Mark Paez, Ragnar Von Schiber, Jared Vermeil, Laura Cavaluzzo, Pete Craft, Erik Honda, Frederick Baumer and David Keck. 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.

Richard Gullo

415.861.5222 x181
richardgullo@herth.com



Continuing a HERTH legacy of community involvement, 10% of my commissions will be donated to Project Open Hand, who since 1985, has been providing "meals with love" to people living with serious illnesses and to seniors in San Francisco and Alameda County. Work with me in helping people who truly need a helping hand.

Homeless Impact Taskforce

It should come as no surprise to most Duboce Triangle residents that homelessness consistently ranks high on the list of items DTNA members want to see addressed. In response to a recent increase in calls for action, DTNA has formed a Homeless Impact Taskforce.

The group has already met once to develop a list of ideas to ameliorate the impact of homeless activity in the neighborhood. This will include broad, neighborhood-wide initiatives, as well as attention to specific locations on a to-be-developed hot spot list. The taskforce is concentrating on the impact of homeless activity, and expects to launch our efforts in early 2009; addressing the root causes of homelessness is beyond the scope of one neighborhood group.

We are pleased to have the active support of Supervisor Dufty. At a meeting at St.

Francis Lutheran Church in November, in a precursor to the DTNA Homeless Impact Taskforce, he brought together community residents, business owners, and representatives from all of the city agencies, as well as local non-profits that work on homeless issues, to talk through the frustrating and complicated situation.

Volunteer to be a member of the Taskforce! Graphic designers, writers and computer programmers especially encouraged. Contact Kit Hodge at kitrhodge@gmail.com.

- Kit Hodge

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Volunteer For Your Neighborhood!

Looking for a way to get involved in some way in the neighborhood? Whether it's for an hour or many hours? Volunteer with DTNA.

The association is an all-volunteer endeavor that relies upon people like you. Contact Kit Hodge at kitrhodge@gmail.com to volunteer for one of the items listed below. See the full list at dubocetriangle.wordpress.com.

- Writers, Researchers, Photographers
- Graphic Design
- Homeless Taskforce
- Newsletter Distribution
- Social Coordinator/Party Planner
- Membership Committee
- Transportation Committee
- Land Use Committee

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Duboce Triangle Subject to Historic Preservation Controls

One of the outcomes of the recent adoption of the Market Octavia Plan was the Board of Supervisors adoption of a companion set of "interim" Historic Preservation Controls.

This legislation, sponsored by Supervisor Peskin, requires that permit applications for exterior alterations involving eligible and potentially eligible historic properties be subject to extra scrutiny when reviewed by Planning Department staff.

This extra scrutiny came about as a means to mitigate the fact that the Market Octavia Plan has been adopted prior to the completion of an historic resources survey of the entire Duboce Triangle. In adopting these Historic Preservation Controls, the Supervisors decided that it was important public policy to treat all eligible and potentially eligible historic properties equally until the historic survey is complete, and an official determination of the significance of each property can be made based on sound information, analysis, and documentation. The legislation requires that the Controls remain in effect until the Market Octavia Plan Historic Resources Survey is adopted.

Treating properties as though they are historic, in the absence of the complete survey, makes perfect sense when

you consider that the survey has already determined that most of the Triangle is within one of two potential historic districts.

In some instances, this review process results in the project being forwarded to the Landmarks Preservation Advisory Board for their review and comment as to the project's consistency with basic historic preservation standards and practices.

The legislation also provides a courtesy notice of permit applications to neighborhood associations that request it. DTNA has registered with the Planning Department and routinely receives notification for parcels within the Triangle and is contacted by projects sponsors seeking our comment and support to help them through the process. We have reviewed projects large and small, which can range from a simple window replacement to a significant residential expansion.

The Historic Preservation Controls afford DTNA a ten day comment period. For simpler projects, DTNA is often able to comment within a matter of days, while larger more complex projects that impact significant architectural features of properties may take the full 10 days. During this comment period, DTNA's Land Use Committee is in consultation with property owners and

project architects exploring design alternatives in hopes of finding a mutually acceptable solution that is appropriate for the property.

For more information on this process, contact the Planning Department's Public Information Counter (PIC) at 1660 Mission Street - First Floor, or call the PIC at 558-6377.

- Mark Paez

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DTNA Newsletter
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Meet Your DTNA Board Member



San Francisco has been a great city to grow up in - as an adult. I have lived on Henry Street for more than 20 years and raised a son here. I am proud of our neighborhood and its changing faces. I want it to continue to become a place with a deeper sense of community. That is the reason that I joined the DTNA Board. In my worklife, I am the Executive Director for the Shih Yu-Lang Central YMCA.

- Carmela Gold



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Freezing in the Dark



Tonight the weather people are threatening 20s in the inland valleys and 40s even in San Francisco. The ocean, from which we get our weather, hasn't even reached its coldest yet, and the Arctic air masses are poised up there in the frozen north, waiting to swoop down on us. The solstice is near, and on that day sunrise and sunset in San Francisco are separated by only about nine and a half hours. If you happen to live near a hill or two, or even a few self-respecting buildings, you might only see the sun for a paltry eight hours, if it bothers to show up at all. I like to think of myself as a product of the Enlightenment, but at this time of year I always discover that there's at least one superstition I haven't been able to shrug off. Really, how many of us can watch the steady shortening of the daylight and sense the falling temperature without wondering, deep in the ancient reptile zones of our brains, whether maybe this is the year the slide won't stop; it'll just keep getting darker, a minute or two a day, and colder, a few degrees every week, until there's no sunlight at all and the temperature falls to absolute zero, and we all just grind to

a halt, like winter horseflies. Of course, most of us have at least a vague idea of the physics behind the thing – the tilt of the earth's axis and all that. We believe that science and history are on our side, and the sun will eventually be back. Possibly this anxiety is nothing but an irrational holdover from my childhood spent in a truly cold Midwestern climate, where we sometimes had to burn the furniture to keep warm. And granted that these days the fashionable worry seems to be just the opposite, at least as far as temperature is concerned; namely, that we might stop having winter altogether, even of the wimpy kind we get here in San Francisco. Well, I'm just as worried about the polar bears as the next guy. Long may they enjoy their snow and their ice and their endless winter nights under the swaying chandelier of the northern lights! As for me, like the nervous citizens of practically every culture in recorded history, on December 21 I flick on a few more lights than I really need, and maybe even fire up a propitiatory candle or two. It can't hurt.

- Charles Hibbard

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Transportation Project Update



DTNA has been working closely with Supervisor Dufty over the last couple of months to pin down likely sources of funding for the roughly \$2 to 3 million dollars of placemaking improvements that the community wants to incorporate into the MTA's \$28 million Church and Duboce Rail Improvement Project. In mid-December, Dufty convened a meeting of the Transportation Authority, MTA/Muni, Department of Public Works, Department of Planning, Public Utilities Commission, Art Commission, and the Mayor's Office to brainstorm about funding for this project, as well as some planned improvements to

Harvey Milk Plaza and 17th Street at Castro. Finding money for these community-developed placemaking improvements will help ensure that the major construction project will yield tremendous benefits for Duboce Triangle and beyond.

Meanwhile, the MTA has gotten the green light to move forward with some route changes. Duboce Triangle will potentially benefit from the agency's plan to increase service on the N-Judah, the J-Church, and the 22 Fillmore trolley bus. The starting date for these changes is not yet clear.

- Kit Hodge

Bed and Breakfast With a Difference

Several bed-and-breakfast inns draw out-of-town visitors to the Duboce Triangle. Their guests appreciate our neighborhood's tree-shaded ambience and proximity to nearby tourist destinations.

But not all of our visitors are here on holiday. Guests facing family medical crises find a haven at The Family Link, a nonprofit agency that serves people who come to San Francisco to visit and care for loved ones with life-threatening illnesses and injuries.

Victorian at 317 Castro St. in 1995. Many families stay a night or two, some remain for several months. Most have low incomes, and more than a few can't afford even the suggested donation of \$30 per night. No one is turned away for lack of funds.

Dedicated volunteers allow The Family Link to operate with no government funding and just one full-time employee. Hospital and hospice referrals provide a steady stream of grateful guests.

- Dennis Wade

Founded as AIDS gripped the city in 1985, The Family Link refurbished and moved to its present six-bedroom



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DTNA is a 501(c)3 non-profit
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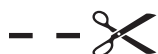
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