

AUG - SEP 2010



DUBOCE TRIANGLE NEWSLETTER

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

Monday August 9

7:00 to 9:00 pm

PUBLIC MEETING

CPMC Davies Medical Center,
Auditorium, Lower Level B

MEETING AGENDA:

- Supervisor Dufty Update
- Update on Market Street Developments
- Transportation: MUNI Ballot Measure with Representatives from Transportation Workers Union and Supervisor Elsbernd's Office; Upper Market bike lane and parking space reallocation

DATES TO REMEMBER:

Sat, August 14, 10 am-noon.

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

Wed, August 18, 6:30-8 pm

Quarterly Duboce Park Community Meeting. Harvey Milk Recreation Center, Lower Level Meeting Room.

Sat, September 11, 9 am-2 pm

13th Annual Friends of Duboce Park Tag Sale, Duboce Park.

Sun, September 19 1:00-4:00 pm

Sun, October 17, 1:00-4:00 pm

"Sunday Dancing In The Streets" Noe Street between market and Beaver Dancing Lessons provided by Queer Ballroom Live music and then DJ to practice what you've learned! Kids welcome as well. Kids play area provided.

Sat, September 25, 7-9:30 pm

Movie Night, Outside Upper Lawn, Duboce Park. Film will be "Pursuit of Happyness".

MARK YOUR CALENDARS:

October 18th at 7:30 pm

DTNA and Eureka Valley Neighborhood Association will co-host a Candidates Forum for District 8 Supervisor!

New Upper Market Street Parking Landscape Includes Bicycles



Map of proposed parking changes at Market, Noe and 16th Streets. Key follows article.

SFMTA proposes changes to Market between Valencia and 17th Street for expansion of the existing bike route network. These changes put into action the Policy and Planning for Sustainable Transportation in San Francisco.

The overall goal is to increase safe bicycle use. The plan calls for refining and expanding the existing bicycle route network, ensuring plentiful, high quality bicycle parking, educating the public about bicycle safety, improving bicycle safety through targeted enforcement, and encouragement of safe bicycling. The near-term improvements include new bicycle lanes, shared roadway markings, bicycle parking, and signage improvement.

The current existing citywide bicycle route network is 45 miles of bicycle lanes, 23 miles of streets with shar-

rows (sharrows are that arrow-like design painted on a roadway to mark a shared auto/bicycling route) for a total of 6% of SF streets. The proposed increase would create a total of 79 miles of bike lanes with 98 miles of streets with sharrows.

The project would create continuous bike lanes on both sides of Market Street between 17th Street and Octavia Boulevard. The goals would be to improve bicycle travel while enhancing safety for motorists, pedestrians, and bicyclists, to create better bike facilities for bicyclists, and to make traffic more predictable at intersections and at slower safer speeds.

The continuous bike lanes also would remove right-turn-lanes for motor ve-

Continues on page 4

Kindergarden To College Savings Program Announced



Bevan Dufty
San Francisco Supervisor

I am pleased to announce that after months of work, countless meetings and hours of negotiations, the City and County of San Francisco has a balanced budget. Despite record deficits of more than \$500 million, I am encouraged by our City’s budget and that we have prevented cuts to vital services and programs that our most vulnerable citizens rely on.

In addition to the essential services we have maintained, I am proud of several new and innovative programs that are a part of the 2010-2011 City budget.

Kindergarten to College (K2C) is the new program I am most excited about. With the leadership of Mayor Newsom and Treasurer Jose Cisneros, I worked closely with my colleagues on the Board to ensure that this program was included in the Board’s budget submission. K2C is a joint effort of the Office of the Mayor, Office of the Treasurer, the San

Francisco Unified School District and the Department of Children, Youth, and Families that provides the opportunity for a brighter future in higher education for San Francisco students.

K2C will open a Children’s Saving Account for all students entering kindergarten in our City’s public schools. The account will not only provide all participating students that complete high school with a financial asset to invest towards post-secondary education, it also will improve financial literacy and bring more families into the financial mainstream.

K2C will provide an initial deposit of \$50 from the City and County of San Francisco to every child entering kindergarten in a San Francisco public school to open a college savings account. Participation in the K2C program will be further encouraged by offering an additional \$50 to those students who participate in the free and reduced lunch program.

It is important to know that a child with a college savings account of any amount held in their name is 7 times more likely to attend college than one without, regardless of income, race, or academic achievement. Nearly 100% of parents surveyed in San Francisco plan to save money for college yet only 50% actually are saving.

K2C will begin as a pilot

program this year with the participation of one school in each Supervisorial District in San Francisco, or roughly 25% of the City’s kindergarteners. Sanchez Elementary (325 Sanchez Street) will be District 8’s school and I look forward to working with the kindergarten parents at the school to ensure robust participation in this new program. 85% of students at Sanchez qualify for the free or reduced lunch program.

The City will fundraise to match deposits made for lower-income children, helping their accounts to grow and encouraging further investment by family and friends. The City has already received

\$165,000 in matching funds from EARN and the San Francisco Foundation.

Should you have questions about Kindergarten to College, please don’t hesitate to contact Leigh Phillips (leigh.phillips@sfgov.org – 415-554-4320) of Treasurer Jose Cisneros’ office

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Pink Saturday No Longer a GLBT Community Event?



Dennis Richards
DTNA President

I remember being at one of the first Pink Saturday events in the early 1990’s. There were about 5000 of us on Castro between Market and 19th. Greg Taylor, an event promoter, drove a truck in with a sound system and hoisted a mirror disco ball at the intersections at 18th and Castro Streets. Many of us went into Walgreens and purchased rolls of toilet paper to throw over the MUNI bus electric lines to create a party effect. We were there to celebrate gay pride. The event has been held the evening of last Saturday of June ever since.

Pink Saturday has been growing in popularity such that this year there were far more than 100,000 people attending the event which stretched from 19th and Castro to Market and Sanchez. I was at this past Pink Saturday a few weeks ago and had a great time, mostly hanging out on Castro and 18th. As many of you have already heard, there were members

of gangs that showed up for my community’s party and didn’t have the celebration of gay pride on their minds. Three people were shot and one died that night. Despite all the spinning and hand-wringing from elected officials and other members of the community about what happened, the event reached a turning point this year.

San Francisco Police Department Homicide Inspector Kevin Jones told the Bay Area Reporter, “The gay community has generally a reputation for having safe events, but there is always a starting off point when events become not safe. And this is our starting off point.” Several years ago I heard many people from this neighborhood say about Halloween “I don’t go anymore.” “It is not fun.” “There are people there who come not to have a good time and make trouble.” “It is not safe anymore.” I really don’t want to hear the same opinions about Pink Saturday. To their credit the Sisters of Perpetual Indulgence has done a remarkable job putting on what has become one of the largest events in the city. It would be so unfortunate to have the neighborhood and community so overwhelmed by this event that it would have to end.

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Trader Joe’s Update

As we put the newsletter together, we have had no news about a change in the status of the proposed Trader Joe’s at the Market and Noe Center.

The traffic study for the location has not

been completed. Radio Shack has not yet reach an agreement to vacate with the owner of the Center. The moving of the goods from Kard Zone (or a sale) remains stalled, awaiting the court appointment of an Executor for Brad Viller’s estate following his untimely death.

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Continued from cover page

hicles. In approaching inter-sections, cars would merge into the dashed portion of the bike lane in order to make a right turn. This would apply eastbound on Market at Noe, and westbound on Market and Sanchez/15th.

Installation of the new bike lane will require the removal of 15 parking spaces overall, 5 of them parking spaces at Market and Noe. To recoup lost parking, Noe would be reconfigured, converting parallel parking between Market and Beaver to 45-degree angled parking. Motorcycle parking at Noe and Market would be relocated across Noe to accommodate northbound turns from Market onto Noe. Eight new metered motorcycle parking spaces would be added.

The proposed Trader Joe's project, located at the Market and Noe Center, has experienced delays in their transportation impact study. The study would analyze the potential effects the proposed formula retailer would have on local motor vehicle, pedestrian, and bicycle traffic, as well as the impact of truck deliveries to the location. SFMTA is recommending "active loading in the bicycle lane only during off-peak hours" as part of the conditional use permit. Peak hours are defined as 7:00 – 9:00 AM and 4:00 – 6:00 PM. This will be taken under consideration when the transportation impact study resumes.

SFMTA is also looking at parking improvement opportunities for bicycles at commercial loading zones. Bike corrals were recently installed on Valencia with favorable results. There's a possibility of reconfiguring commercial loading zones for bikes. Commercial zones might be able to be moved to block ends to make it easier for trucks to pull in and out of spaces. Upper Market merchants could direct customers to locations with public parking.

Those of us who frequently travel the intersection of Market/16th/Noe witness and experience the confusion caused by crosswalks and irregular traffic patterns. It seems time to focus on our streets and work with the Sustainable Streets Division at the SFMTA to remediate pedestrian hazards and irregular traffic patterns. While bicycle safety is a priority of the current plan, we need to study the plan closely to ensure a synergistic resolution for the entire area. Aspiring to make our neighborhood a greater place for pedestrians, transit riders, motor vehicles, and bicyclist should be our goal.


This is a transitional time for upper Market. The planning department on July 8th approved the development at 2299 Market, Gold's Gym is exploring expansion, and the prospect of Trader Joe's creates a crossroads of change at the 16th/Noe/Market intersection. Noe Street is now

home to a successful farmers' market and there has been dialogue regarding a Noe plaza.

DTNA is in communication with SFMTA regarding the proposed project. SFMTA is planning an outreach program with merchants and residents. There will be a public hearing on the proposed changes by SFMTA on July 30, 2010. We will

have details on the meeting in the next newsletter.

Photo inset of map on cover page (color version available at www.dtna.org) - Map of proposed bike lane (green), 5-space removal on Market St. (yellow) and 45 degree auto parking on Noe St. (red) and motorcycle parking on Noe St. (orange).



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Kilby has changed companies, but not her devotion to the Duboce Triangle & Hayes Valley!



Kilby Stenkamp
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Kilby Stenkamp has joined Hill & Co. Real Estate where she will continue her practice as a real estate agent, representing buyers and sellers throughout the neighborhood. She will also serve as Sales Manager for the company's 24th Street Office. We are delighted to have her on board, and we know it requires someone of her singular talent, vision and energy to perform both roles. Kilby has always been a wonderful mentor to other agents, and a boon to her clients. We at Hill & Co. are thrilled that she is joining our team. Spend just a few minutes with her and you'll understand why.

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The History of Duboce Park (Part II)



Map of Duboce Park Historic District shaded in red. (Source: Google Maps with color shading by Page & Turnbull.)

The May issue of the newsletter featured the first part of a three part article on the history of Duboce Park and the residential blocks north of the park to Waller Street. The previous article concluded with the construction of the park in 1901. This historical information was prepared by Page & Turnbull, Historic Preservation Consultants, for the San Francisco Planning Department as a part of the preparation of the Market Octavia Area Plan which includes most of the Duboce Triangle neighborhood. This research resulted in the Planning Department's determination that the majority of Duboce Triangle falls into one of two eligible historic districts, the Duboce Park and Duboce Triangle Historic Districts.

Built during the term of Park Superintendent John McLaren, Duboce Park was designed as a large expanse of lawn, crossed by walking paths, with few trees and

plantings. Constructed during the period when "pleasure gardens" were a popular aspect in urban planning (1850-1900), Duboce Park embraced the conventions of that school of park design. The concept of the pleasure garden referenced pastoral landscapes with few man-made elements. They presented a counterpoint to the city around them by providing a "wilderness" setting and circulation paths that broke the strict grid of the city streets. They were designed for adults and not as children's playgrounds, representing an effort to provide relief to city workers at a time when the urban environment was reducing the availability of open land.

The 1893 Sanborn Fire Insurance maps ("Sanborn maps") show the park reservation as completely vacant. By 1899, however, the Sanborn maps indicate that

Primrose, Pierce and Portola (formerly Daisy) streets had been extended into the northern portion of the reservation and some buildings were already constructed. These included clusters of single-family dwellings along the east sides of Carmelita and Pierce streets, as well as three single-family dwellings along the east side of Potomac. The lots facing Waller and Steiner streets were almost completely vacant, save for two single family dwellings on Waller Street between Carmelita and Pierce.

The 1906 Earthquake and Fire devastated much of San Francisco. Unlike eastern portions of the Western Addition, however, the Duboce Park area was relatively undamaged aside from cracked foundations and toppled chimneys. Immediately following the disaster, refugees from nearby areas streamed into Duboce Park to camp. By July 1906, Duboce Park was officially organized as Relief Camp No. 19 with 300 residents living in tents. Although the San Francisco Relief Corporation placed redwood "refugee shacks" in parks throughout the city, Camp No. 19 remained a tent camp until it was disbanded on February 8, 1907¹.

[Part III of this History of Duboce Park will run in the next edition of the newsletter.]

¹San Francisco Relief Corporation, Department Reports of the San Francisco Relief and Red Cross Funds (San Francisco: annual report of the San Francisco Relief Corporation, March 19, 1907), 18.

Sunday Dancing In The Streets

Pick out your clothes, get your dancing shoes ready, limber up and get Ready to DANCE!

WHEN: The Third Sunday of September and October, 1:00-4:00 p.m.

WHERE: Noe Street between Market and Beaver.

DATES: September 19th, and October 17th

This is a family friendly event, bring your kids! There will be kid oriented activities for those shy ones who don't want to dance.

September 19th features SALSA!

The event will start off with dancing lessons provided by Queer Ballroom, then live music followed by DJ music to practice dancing what you just learned!

Sunday Dancing in the Streets is sponsored by the Castro CBD and is co-sponsored by DTNA.

Late Summer Holds A Full Schedule For Duboce Park

Movie Night Outside In Park - September 25

Movie Night in the Park returns to Duboce Park on Saturday, September 25 with the first outdoor movie ever shown in Duboce Park. Plans are being made to show "Pursuit of Happiness," a movie starring Will Smith, from 7:30-9:30 p.m. and short films created by children in the HMRC arts program from 7-7:30 p.m., all on a 26 foot high screen that will be located near the lower part of the upper lawn and face the Rec Center. The film was shot in San Francisco in 2006 and includes a scene in Duboce Park (remember the BART station that was built near the MUNI stop?). Previous Movie Nights were held indoors in the Rec Center. If you are interested in volunteering or being involved, please contact Doug at doug@dubocepark.com.

Tag Sale - September 11

Start collecting your donations, our 13th Annual Tag Sale is coming on Saturday, September 11, from 9 a.m.-2 p.m. Here's a list of items that can be donated: books, videos, clothes, linens, furniture, kitchen items, baskets, decorative, seasonal, sporting goods, toys, collectibles, and more. All proceeds are used for improvements to Duboce Park. This event is always fun for everyone and there are always great bargains. So save the date and plan on coming out and having some fun by participating in the festivities. If you have

questions, would like to volunteer, or need help getting your donations to the Tag Sale, please e-mail rosie@dubocepark.com or doug@dubocepark.com.

Park Groups Meet with Mayor

Each year, the Neighborhood Parks Council (NPC) convenes a park stakeholders meeting with the Mayor, Rec & Park's General Manager, and Rec & Park Commissioners to review the current state of our parks. Improvements to the system as well as current challenges were addressed at the June 24th meeting at City Hall. The annual meeting was an opportunity to hear from the Mayor and his staff about the year ahead. NPC also presented key issues that reflected feedback from their coalition of parks.

NPC Executive Director Meredith Thomas started the two hour meeting by pointing out that this past year was a year of transition at both Rec & Park and NPC, with even more transition coming to the Mayor's office. Both Rec & Park General Manager Phil Ginsburg and Thomas assumed their positions about one year ago, a time when resources were becoming scarcer. But playgrounds are safer this year and there has been an improved collaboration between Rec & Park, the Rec & Park Commission, and NPC. Improved customer service delivery remains a top

priority at Rec & Park and Ginsburg said his goals are "clean, fun, safe parks."

Speakers from various park groups that have been directly affected by ongoing issues presented their complaints and offered solutions for the City to take action on. Four major themes emerged from the park groups: 1) making it easier to volunteer; 2) making it easier to donate money to a park or a specific park project; 3) charging permit fees to park groups that use money raised at events for park improvements; and, 4) more transparency and accountability. Ongoing issues such as outdated irrigation systems remain a problem in many parks.

Ginsburg said that many of Rec & Park's deficits have been made up by new revenue and efforts continue to be made to find additional sources of revenue. He added that park users' demands far outstrip Rec & Park's capacity. However, Ginsburg pointed out that even with \$2 million in budget cuts, more recreation hours are now available to park users.

Rec and Park Budget

At the end of the summer, city officials in San Francisco plan to shut down all of the recreation centers two days a week, reduce hours at public swimming pools by a day a week and lease out more than half its clubhouses. The upcoming changes are part of an ambitious and contro-

versial reorganization intended to both cut costs and raise additional revenue with charges worth a combined \$2 million for Rec and Park. It is not clear at this time how this will affect programming at the Harvey Milk Recreation Center.

Phil Ginsburg, general manager of Rec and Park, said all efforts are being made to minimize the service reductions. The closures, he said, will be on the days when demand is the lowest. Some facilities will have their hours bumped up on the days they are open. The department faces closing a \$12.4 million deficit in its \$117 million operating budget for the fiscal year that started July 1.

The Mayor has release the proposed FY 2010-11 City Budget. The budget as it stands now is consistent with what passed out of the Rec and Park Commission. The Department was able to come up with an additional \$6 million in generated revenues, reducing the number of full-time staff cuts needed by 5%.

Use Parkscan or 3-1-1

ParkScan is a website that enables San Franciscans to report issues they observe in parks directly to City staff. ParkScan allows City residents to report and monitor conditions they feel are im-

Continues on page 8

Head Of Davies' Emergency Room Passes Away



Brian Friedman, M.D.
March 20, 1955 – July 18, 2010

The neighborhood lost a friend and dedicated physician with the passing of Brian Friedman, M.D., who collapsed while jogging in Palm Springs, Sunday, July 18, 2010. Many neighbors will remember Brian as the reassuring and thoughtful physician who cared for them at the Davies Hospital Emergency Room.

A Family Practice physician, Brian joined the Davies ER staff part-time in 1987, while working in private practice. He soon worked full time in the ER, and then became the Medical Director of the Davies Emergency Room, a position that he held until his death. At Davies, Brian still had his Family Practice, but his family became the Castro, the Upper Market and all who came to his ER. Brian was dedicated to caring for people, his patients, his staff, and the rendering

of care at the Davies Campus. He was always looking for opportunities to improve that care and insisted that Davies Medical Center, and then CPMC, provide his patients all that they needed. He would follow-up with patients after they left. The community's well-being was his primary concern.

One of his greatest skills was how he could take almost any diagnosis and put a positive spin on it – his famous catch phrase was "So! Good news!" He would always look for what was positive to say in explaining the problems he found and what needed to be done. He could make almost any situation rosy, or at least a little less miserable for the patients. All the patients loved him.

Brian was an avid runner and member of FrontRunners. He loved antiques and had an obsession with cherubs. He was buying a new home, looking to spend less time on duty and more time with his

partner, Kevin, when he took his last run.

Brian is survived by Kevin Pedretti, his partner of more than 20 years, by his mother Collette Friedman of Westlake Village, CA, and 3 siblings, as well as by his extended family at Davies and in the Upper Market.

A Memorial Service is being planned for early August. Details regarding arrangements will be available at the Davies Emergency Room, 600-0600.

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Duboce Park Updates continued from page 7

portant to their park's upkeep.

Visit <http://www.parkscan.org/> to report any non-emergency, park-related concern. You can attach pictures of your complaint. You can also call 3-1-1 to report a condition but whether you use 3-1-1 or use ParkScan, you are given a tracking number that allows you to track the status and progress of your complaint. ParkScan Observation #12596, made on July 1, concerned damage to one of the legs on the bulletin board in Duboce Park. Observations in June included a complaint about the bare and recessed areas in the lower lawn, particularly near Potomac St.

Community On Patrol Service (COPS) Coming to the Triangle

In late 2006, community members came together in response to three highly publicized aggressive assaults on members of the LGBT community, and from that meeting the Castro Community On Patrol (CCOP) organization was formed.

CCOP is a Community On Patrol Service (COPS) entity. COPS provides training, a simple uniform, and some basic equipment to community volunteers who patrol their neighborhoods by foot, bicycle, or motor vehicle at various times throughout the week. COPS volunteers provide a very visible presence through distinctive and typically brightly-colored uniform jackets and t-shirts, orange in the case of CCOP.

The volunteers provide an extra set of "eyes and ears" for the community and for law enforcement, as well as providing an intimate knowledge of their own neighborhood and its usual and, perhaps more importantly, its unusual patterns. COPS volunteers don't break up fights or try to make arrests, but they do develop very close ties with local law enforcement and community groups, and they call in professional responders when they observe something that needs law enforcement, fire, or medical attention.

"The COPS model is an extremely valuable one for

many neighborhoods," notes Ken Craig, Chief of Patrol for Community Patrol USA (CP-USA), the not for profit that helps neighborhoods and cities develop their own COPS groups. Ken is also one of the founding members of Castro Community on Patrol and its longest serving board member.

"COPS entities became a new partner in crime fighting within the last 25 years or so, with countries and cities all over the world adopting the idea of volunteer citizens forming their own safety patrols to help out local law enforcement. Some COPS groups are formed by local law enforcement departments, while others are formed independently, as CCOP was, yet work very closely and cooperatively with local law enforcement, community groups, and governmental representatives."

Training citizens to become better witnesses, capable first reporters, and helping them to engage in enhancing the overall safety and security of their own neighborhoods is precisely the focus of the COPS model.

"It's a deceptively simple model, that has benefits far beyond patrolling the community," notes Ken. "The CCOP organization has become a recognized and respected part of the safety and security fabric of the Castro,

working with SFPD, Patrol Special Police, and numerous other community organizations for the benefit of all."

"Establishing a Duboce Triangle Community On Patrol Service entity is a positive step for the overall community, and both CP-USA and CCOP are committed to assisting the Duboce Triangle Neighborhood Association to achieve that goal."

Duboce Triangle patrol volunteers will undergo a three hour training class provided by CP-USA with the assistance of CCOP to prepare them for either foot, bicycle, or motor vehicle patrols. They will then patrol with more experienced patrollers from either CP-USA or CCOP for a minimum of four patrols in order to be considered a full patrol volunteer. A group of volunteers will also comprise the organizing staff for the patrol, to schedule patrols, develop community relations and maintain communications with law enforcement.

DTNA and CP-USA will host a number of meetings over the next few months to promote the DT-COPS concept to neighbors and community members. If you would like more information, or would like to volunteer for the Duboce Triangle COPS group, please send an e-mail to DTNA president, Dennis Richards at (415) 295-1530 or feel free to write to CP-USA Chief of Patrol, Ken Craig at KenCraig@CommunityPatrolUSA.org.

MARK YOUR CALENDARS!

Oct 18th at 7:30 p.m.

DTNA and Eureka Valley Neighborhood Association will co-host a Candidates Forum for District 8 Supervisor!

Find Out Where They Stand on Issues Important to You, Your Neighborhood, and Your City

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2001 Market St. (S&C Ford Site) Project Moving Forward

[While the 2001 Market Project has issues to work through on inclusionary housing, formula retail, and transportation, we want to bring our readers and community up to date on the progress we have made on the design and zoning]

Members of the DTNA Land Use Committee met last month with the Prado Group, developers of the former S & C Ford site at the corner of Market and Dolores, to review the latest plans for the project. In May of 2009, the Prado Group presented their initial project at the DTNA general meeting. Since then, they have met with DTNA and other neighborhood groups several times to refine the design and address concerns raised by neighbors.

The current proposal is to build a Whole Foods Store at the ground floor level, with 82 residential units above. The entrance to the store would be at the corner of Market and Dolores, where streetscape improvements and a small plaza are also proposed. The building is contemporary in its design, with the massing broken up by smaller elements such as balconies and bays, with changes in character and height to respect the different street frontages.

The buildings would be 85 feet along both Market and the northern end of Dolores, while the height drops

to 40 feet near the mid block between Dolores and 14th Street, and maintains that height along 14th. Along Dolores, the top floor of the 85 foot section is set back from the street edge to reduce its apparent height. The contemporary design has the massing broken up by smaller elements and changes in the project since the first presentation include a variety of sustainable materials and anticipates obtaining LEED certification for energy and environmental performance.

The amount of parking has been altered from the original proposal, and now includes 64 parking spaces and 3 car share spaces for the grocery store accessed from Dolores Street, and 41 spaces and 2 car share spaces for the residential units accessed from 14th Street. The loading area would also be accessed from 14th Street.

As currently proposed, the project complies with the zoning requirements established by the Market Octavia Plan, and no variances are sought. The project will require a Conditional Use permits from the Planning Commission for demolition of the existing building, the size of the proposed store (over 5,00 sq.ft.), and the fact that Whole Foods has over 10 stores (formula retail). The Prado Group expects the traffic study to be completed soon, and plans to seek final approval for the project in the fall.

At the Land Use Committee meeting, members expressed approval for the design of the building and its conformance with the zoning requirements. While no official position has been taken yet, DTNA greatly appreciates that Prado Group has attended our meetings and is continuing a respectful dialog with us as well as other neighborhood groups. In an effort at further community outreach, they have a site at www.2001marketsf.com with additional information, and the opportunity for additional comments and feedback.

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Compromise Reached With Developer Of 2299 Market Street "Hole in the Ground" Site; Upper Market's "Orphan Block" Still Awaits Solution

At the twelfth hour, a compromise was reached between the developer of the 2299 Market development proposal and a consortium of organizations including DTNA, organizations that had appealed the project proposal to the Planning Commission. Eureka Valley Neighborhood Association, Castro Area Planning & Action, Hayes Valley Neighborhood Association, Livable City, SF Bicycle Coalition, and Walk San Francisco were partners in this collective effort.

The developer agreed to some of the pedestrian safety improvements and to full-height ground floor retail in the building, while the community organizations agreed to a higher parking standard and to the affordable housing ("inclusionary") units not being provided in the development. As with all compromises, it was not an ideal outcome, but it was sufficient. The appeal hearing was averted, as a result, to the relief of the project sponsor, the community, the Commission, and most of all the Planning Department which had a messy situation on its hands with the project.

However, the underlying problem with the zoning that created the points of contention with the 2299 Market development project is still awaiting solution. As

reported in the June/July issue of the DTNA newsletter, the zoning for sites along the one block of Market between Noe and Castro is inconsistent with the rest of the Upper Market corridor. There are several major developments "in play" that are located along that block where the development standards and community benefits requirements of the Market and Octavia Plan, and similarly called for in the Upper Market Community Plan, were not codified by the Planning Department, leaving it an "orphan block" in zoning terms.

Upper Market has always had continuity since the neighborhood commercial designation was established two decades ago, but the Planning Department's zoning changes following the Market and Octavia Plan split the Upper Market corridor at Noe Street, leaving two sets of contradictory development standards bisecting the middle of the community. The contentious process around the 2299 Market project was the first casualty of this broken Upper Market zoning district.

At the Planning Commission's urging and in response to the arduous experience with the 2299 Market Street project, the Planning Department is beginning to explore options for resolving this zoning problem and reconnecting the full Upper Market corridor. Stay tuned.





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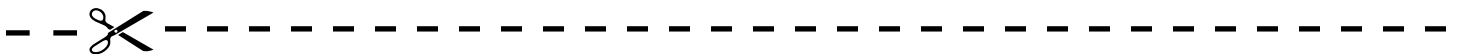
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