

DEC 2011 - JAN 2012



DUBOCE TRIANGLE NEWSLETTER

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

Monday, December 12, 2011

7:00 to 9:00 pm

PUBLIC MEETING

CPMC Davies Medical Center,
Auditorium, Lower Level B
North Tower (look for signs)

MEETING AGENDA:

- Meet your neighbors (7:00 - 7:30)
- Office of Sup. Wiener update
- Walkstops: a new proposal for the "Wiggle"
- DTNA Board and Officer Elections
- Crime in the Triangle: increases in violent crime prompt DTNA to propose action (Special guests from SFPD)
- Proposal for new DTNA Public Safety Committee
- Election results (no "ranked choice" voting here!)

DATES TO REMEMBER:

Wednesday, December 7, 6-7:30pm
Proposed Duboce Park Landmark District Drop-In Event. Harvey Milk Center. Contact Mary Brown 575-9074 or mary.brown@sfgov.org.

Saturday, December 10, 10 am-noon
Friends of Duboce Park Volunteer Day. Contact Rose at rosegillen@sbcglobal.net or 255-8370 for more information.

Saturday, December 10, 1-4pm
Arts Afterschool Exhibition. Harvey Milk Photo Center Gallery, 50 Scott St. Call 554-9522 for more information.

Saturday, January 14, 10 am-noon
Friends of Duboce Park Volunteer Day. Contact Rose at rosegillen@sbcglobal.net or 255-8370 for more information.

Starbucks Plans New Store for Market & Sanchez Corner, but DTNA Ponders: Is This What Our Neighborhood Needs?



Proposed Starbucks Location

Starbucks Coffee Company has apparently agreed to lease the entire building at 2201 Market Street, at Sanchez, formerly home to SF Stereo and currently rented to The Industrialists, a store selling stainless steel and glassware items.

The proposed project would turn the 2500 square foot building into a Starbucks Café similar to the three others in our neighborhood and to the 17,015 other stores, as of July 3, 2011, around the world.

Starbucks has launched an aggressive campaign, attempting to ensure that the project will receive the necessary approvals they will require.

Pre-Application Meetings, required for new development projects, were held on October 27 and November 1. Rather than adopting a presentation format, in which project details are presented and questions

are answered before an audience of interested neighbors, Starbucks' meetings were very professionally designed to promote their project and its benefits via a format of separated, themed stations, while attendees were each assigned a team of Starbucks staff for independent conversations, effectively precluding questions, concerns, and issues from being heard by other attendees.

DTNA Board and Land Use Committee members attending the Starbucks events expressed concern that the promotional events did not meet the intent, if not the regulatory requirements, for Pre-Application Meetings and did not allow attendees to hear any viewpoints on the project other than those of its sponsor.

The proposed project would have a number of benefits to the surrounding com-

Continues on page 10

Streets, Dogs, and Parks – Progress for San Francisco and the Neighborhood



Scott Wiener
San Francisco District 8 Supervisor

Good things have been happening in the neighborhood and around the City.

Thank you to the 68% of voters who passed Proposition B, our streets and infrastructure bond. I was honored to spearhead the Prop B campaign and to work closely with a great team of community leaders and campaign professionals to make the bond a reality. We were able to get the word out that our infrastructure is deteriorating and that we need to make needed capital investments so that we avoid much higher costs in the future.

Prop B will allow for a significant increase in the reconstruction and resurfacing of roads in the next few years, will allow us to make needed pedestrian safety and accessibility improvements, and will provide capital funding for signal improvements that will make Muni buses move more

efficiently. I look forward to working with the Department of Public Works and Muni on these needed capital investments.

Last month, I introduced legislation to regulate commercial dogwalkers who use City parks. Dogwalkers provide a critical service to the estimated one-third of San Francisco households that have dogs. It's important that these services be provided professionally and in a way that respects our parks. Most dogwalkers do just that – provide professional, high-quality service in a respectful manner. However, a small minority does not, and that gives all dogwalkers a bad name. I worked very closely with several professional dogwalker organizations, as well as the SPCA, the Neighborhood Parks Council, dog owner groups and city departments to formulate legislation that will achieve these goals.

The legislation will require new dogwalkers to receive training, will create a permitting system, will put safety rules in place and will limit commercial dogwalkers to 7 dogs at a time in City parks. As the legislation moves through the process, I look forward to continued dialogue about this important issue and what a good regulatory scheme should look like.

It's an exciting time for parks in District 8. The Duboce Park Youth Play Area, now fully funded, will go into

construction early next year. The Dolores Park community design process – in which hundreds of residents participated – is complete, and that project will now move toward final design and construction starting sometime next year. And Glen Canyon will receive some much-needed upgrades to improve recreational

offerings. It's been a great experience to work with the community on each of these projects.

As always, if you need anything or have feedback, feel free to contact my office at 554-6968 or me directly at scott.wiener@sfgov.org.

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President's Message

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It is a Privilege to be President of DTNA

Dennis Richards
DTNA President

I am honored to be recommended by the DTNA Board of Directors to serve once again as the president of your Neighborhood Association. I have served as president for the past 6 years and should you elect me once again at the general meeting on December 12th, this will be my seventh year as president.

One thing that never ceases

to amaze me is that the issues that affect our neighborhood continue to be varied and their numbers are not decreasing. In fact, it seems that each month a new issue arises that involves DTNA.

In the last several years land use, historic preservation issues and transportation dominated our work. Very recently, pedestrian safety and crime are issues in which we are very involved.

At the December 12th general meeting Captain O'Leary from the Park Police Station will be our guest along with Supervisor Scott Wiener to discuss crime and crime trends in our neighborhood.

Being deeply involved with these issues, your board of directors and committee members volunteer many hours of their personal time. I invite any of

you to become more involved in working on and trying to solve issues facing our neighborhood by volunteering in the New Year to work on one of the several DTNA committees, such as Land Use, Transportation, or our more recently proposed Public Safety Committee.

DTNA is recognized as one of the most active neighborhood associations in the City. We need to continue in that active tradition so that we have a real say in the character and quality of life in our neighborhood in

the future.
If you currently cannot volunteer, I ask that you at least please become a member. Through your membership dues, you are not only entitled to vote on issues as a member. but your membership dues also support the continued publication of the DTNA newsletter. To volunteer, become a member or just let us know what is on your mind, please visit dtna.org or call us at 415-295-1530. Thank you for your continued support!



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A SPECIAL THANKS TO THE NEWSLETTER DISTRIBUTORS

DTNA would like to sincerely thank the following individuals for their commitment to our very special neighborhood through their dedicated, consistent, and high quality delivery of the Newsletter. The DTNA Newsletter informs all of our neighbors of local concerns, and vital information of value to all of us in the Triangle. If not for the efforts of these carriers, much of what we do as a neighborhood association would not be possible. They deliver over 3000 newsletters within the Triangle six times a year. So with the season of gratitude and giving upon us, I would like to take this opportunity to thank all of you for the gift of your time and energy. The following list of people shows the quantity and quality of involvement in this neighborhood that calls itself the Duboce Triangle, truly one of the greatest neighborhoods in the City and a hub of city life.

Anna Mae Parsons, Bob Bush, Betty Coffin, Mary Durell, Steve Kamins, Bonnie Nelson, Betty Levitin, David Raish, Bruce Marshall, Tom Gallot, Dennis Turner, Jahan Raissi, Chris Motley, Mark Scheuer, Peter Straus, Kathy Lavicka, Sherry Hood, David Paisley,

Dennis Richards, David Fix, Peter Cohen, Kate Brennan, Mark Paez, Ragnar Von Schiber, Jared Vermeil, Erik Honda, Frederick Baumer, Tim Dunn, Michael Harris, Katy Wilcoxon, Rachael Swann, Joe McIntyre, Bill Hill, Kenneth Wingard, Chip McAllister, Pat Tura, Derek Leong, BJ Atanasio, and David Keck. I would like to take a moment and remember respectfully two special members of the DTNA family who passed this year, Paul Thurston and Patti Cole, who not only distributed the Newsletter, but were vibrant and meaningful participants within the Duboce Triangle. They are missed.

[Editor's Note: And a huge thank you to Tim Weeg, who wrote the "thank you" above and who is stepping down as Distribution Manager after many, many years of making sure that we wordy types were paying attention to the production calendar, that this newsletter got picked up from the printer, counted out, bundled up, boxed, and delivered to the zone leaders, and who solved a plethora of thorny problems each issue and made it all look so easy]

Adopt-a-Corner

Amongst the many approaches to increase safety in the Triangle, which were discussed following the death of Bill Cox, was to have people “adopt-a-corner” so that we, the residents, could gather observations and data regarding conditions at our intersections and along our streets.

help to build a profile of our streets, how they are used and will assess the wellbeing of our public spaces. The participants will work to collect data and then review the patterns of behavior.

How would this work? A volunteer “corner adopter”



Proposed corners to adopt (Map copyright © Google, Inc.)

As a result, the transportation committee of DTNA is launching a new project called “Adopt-a-Corner.” The project's role is to bring the community together to observe and record specific activities at intersections and along our streets. Through the process of fact collection and synthesis, the overall goal is to improve the safety and quality of life as we travel in and through our neighborhood.

The method used will be a human centric design process. A collaborative effort of interviews, observations, photography, and storytelling will

might notice cars repeatedly run through a specific stop sign. This would be a perfect condition for investigation. For example, the volunteer might find that the stop sign blocked due to an obstruction, or, through observations and interviews, discover that people think rolling through the intersection is the same as stopping.

The participants would then have identified the actual problem and would determine a process to remedy the situation. We would then present our data and analysis and our proposal for improve-

ment to the relevant City department(s). City agencies have stated a willingness to work with us on area improvements once we have identified and analyzed a problem.

Areas of consideration that the Transportation committee has identified are: 1. Intersection safety: visibility and signage. 2. Pedestrian safety: crosswalk treatments, timing of crosswalks, visibility, pedestrians' interaction with cars, bicycles, and Muni. 3. Bicycle safety: path visual treatment, signage, law enforcement. 4. Motorist safety: traffic enforcement, attitudes and behavior, visibility, and parking.

Each volunteer will select an area or intersection that they

want to adopt; it could be a corner near your house or a major intersection down the street. The participants will develop a map to cover the adopted area and data collection will begin. The group will work together to understand the results. This is an excellent project to do with your family, neighbors, friends, or individually.

This is an opportunity to have a voice in creating a plan that meets your neighborhood's needs. We want to create an environment that is conducive to all modes of transportation and that makes the hitherto unachievable a viable safe reality. If you would like to join please contact, adoptacorner@dtna.org.

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Church and Duboce “Node” to Get Streetscape Improvements

It's hard not to notice the construction activity occurring up and down Duboce Avenue and Church Street. The work is related to the Metropolitan Transportation Agency's "Trackway" improvement project that started this summer.

The full extent of the work program, to be constructed over two years in four phases, includes: MUNI rail replacement along Duboce and along Church to Market Street; new transit islands at Church x 14th, Church x Duboce, and Duboce x Noe; a new di-

agonal crosswalk on Market at 14th Street; traffic calming bulb outs on Noe Street; and crosswalk safety improvements at Duboce x Sanchez.

DTNA worked intensely on the design of the Trackway project. The improvements will be a huge asset for the community (though it will be an inevitably long and messy construction process!).

There are, however, two additional improvement items that DTNA is advocating be added to the Trackway scope.


First, the Church and Duboce intersection – called a “node” in transportation parlance – is a complicated crossing for bicycle riders, who come through by the hundreds daily on the route that connects the Lower Haight and points beyond with the Market Street corridor and downtown.

MTA presumably is studying safety improvements that will both increase crossing safety for bicycles and reinforce priority for MUNI trains so that transit vehicles can cross without bikes and cars trying to sneak through. DTNA

has requested that MTA have a draft proposal in time for improvements to be incorporated into the rail replacement work.

Second, the sidewalk environment of Church Street between Duboce and Market, which is a heavily used pedestrian route as well as the site of popular shops and eateries, is in need of sprucing up. DTNA has suggested that the sidewalk improvements done several years ago on the block of Church Street between Duboce and Hermann be extended down to this lower block connecting to Market Street. Those include: pedestrian lights, grates protecting the basins below trees, pruning for older trees, and tree guards around younger trees. Funding for this could come from the Market/Octavia Fund's contributions from development projects in the area. Sidewalk improvements also should be timed for shortly after the rail replacement work on that section of the Trackway project.

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The Duboce Triangle Newsletter is published at the beginning of February, April, June, August, October and December by the Duboce Triangle Neighborhood Association (DTNA), a 501(c)(3) nonprofit corporation.

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Update: Proposed Duboce Park Landmark District

Since July, the Planning Department (Department) has hosted six community events regarding the proposed Duboce Park Landmark District, engaging Supervisor Scott Wiener, the Recreation and Parks Department, and many property owners and residents.



Topics covered at community meetings included the Landmark designation process and impacts, financial incentive programs, and the levels of review for alterations to properties within the proposed District.

In September, the Department

hosted an interactive workshop focused on these proposed levels of review – ranging from no review, staff review, or review at the Historic Preservation Commission (HPC). A key goal of the workshop was to gain a better understanding of the building features and types

of alterations that stakeholders prioritize for review.

Workshop participants reviewed sample scopes of exterior work and discussed various levels of review for those alterations, as well as to portions of the Park itself (in particular, the steps and rock

walls at interior block park entrances).

The community feedback was invaluable and is being used to guide further revisions to the draft Designation Ordinance. The proposed levels of review focus on the areas within the proposed District visible from the public right-of-way rather than the rear, or non-visible, portions of a property. The proposed levels of review will also identify specific exterior scopes of work that could be approved at the staff level if certain conditions are met. This framework will provide predictability for property owners while ensuring that rehabilitation and alterations are compatible with the character-defining features of the proposed District.

Currently, the Department is finalizing the draft Designation Ordinance and related materials for a mailing to all residents and property

owners within the proposed District.

On December 7th, the Department is hosting a drop-in event at the Harvey Milk Rec Center for interested stakeholders to ask questions and provide additional feedback regarding the designation and proposed levels of review. Please stop by anytime between 6:00 pm and 7:30 pm.

A Landmark District initiation hearing may be heard at the HPC as early as January 2012 (residents and property owners will be notified in advance.)

Please check out dubocepark.sfplanning.org for information on preservation incentives, the history of the neighborhood, and details regarding designation-related hearings at the HPC, Planning Commission, and Board of Supervisors.



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Upper Market Development Round-up

Arco site (376 Castro x Market); Status: HOT

On November 9th, the Planning Department published the environmental review report for this 24-unit 65 foot (6 story) project, with a notice of intention to adopt the report on December 2nd. This is one of the two major City approvals sought by the project sponsor. DTNA, along with Eureka Valley Neighborhood Association, Castro Area Planning & Action, and the Castro/Upper Market Community Benefits District, have been working together over the past four months and have been in negotiations with the project sponsor addressing design issues and community benefits.

The sudden starting of a 20-day "clock" with the Planning Department report forces a different negotiating environment with the project sponsor and the city staff. At this writing, DTNA, EVNA, CAPA and the CBD are considering filing an appeal of the City's

environmental review report, which would assure that the Planning Commission reviews the issues prior to approval of the report.

S & C Ford site (2001 Market x Dolores); Status: HOT

This is an 85-unit 85 foot (8 story) project with a ground floor Whole Foods. Building permits have been applied for and construction could begin in early 2012. The community expects the sponsor to issue a letter to the Planning Commission shortly reiterating its commitment to dedicate a nearby site for affordable housing, a key provision that gained DTNA support for the project last year. Also, the project sponsor is working on a proposal for pedestrian safety improvements around the site which is likely to be supported by the Market/Octavia Community Advisory Committee (on which DTNA has appointees) before going to Planning Commission for final approval in January.

76 Station site (Market x 15th); Status: HOT

This 60-unit 65 foot (6 story) project is in the pre-development stages and the sponsor has begun meeting with community organizations.

CPMC Davies campus expansion (Noe x Duboce); Status: HOT

This 50,000 square foot 65 feet (5 story) medical office building on Noe Street was proposed in 2007, but did not receive entitlements. CPMC has resubmitted the proposal. Hearings could happen by the end of the year. DTNA, LHMNA, EVNA and CAPA are currently reviewing conditions of approval and the community benefits program.

Hole-in-the-ground (2299 Market x Noe); Status: WARM

This 18 unit 50 foot (5 story) project was entitled in 2010. Building permits are expected to be issued very soon with construction starting soon thereafter.

S & C Ford garage site (35 Dolores x Market; Status: WARM

This 35 unit 45 foot (4 story) project was entitled in early 2011. Expect building permits as soon as this year.



Construction Crane

Blockbuster site (160 Church Street); Status: Simmering

This site went on the market after Blockbuster closed. It is a prime opportunity for housing development, ideally, an affordable housing or mixed-income development.

76 Station site (1960 Market x Buchanan); Status: Simmering

This 118 unit, 85 foot (8 story) project was entitled in 2008. No known progress toward applying for building permits.

"Leticia's" site (2200 Market x Sanchez); Status: Simmering

This 22 unit 55 foot (5 story) project was entitled in 2008. No known progress toward applying for building permits.

Sullivan Funeral Home site (2254 Market); Status: Simmering

This site is on the market, and is a prime opportunity for housing development.



The Golden Rule says, "Do to others as you would want done to you."
Jesus offers the Platinum Rule: "... love one another. Just as I have loved you, you also should love one another."
(John 13:34-35) Jesus loves us so much, He places our needs above His.
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Youth Play Area Construction to Begin Soon

Youth Play Area Construction to Begin in January
“Everything is still pointed toward January 2012 construction,” according to Jacob Gilchrist, Project Manager, Capital Division, Recreation and Parks Department, referring to Duboce Park’s Youth Play Area (YPA) project, now ready after a process that began with community meetings in 2008.

The YPA’s construction documents received final sign-off on July 14, 2011. Rec and Park submitted the plans to City Planning on October 14 for the required California Environment Quality Act (CEQA) review, a process that typically takes 4-6 weeks. Gilchrist said, “I don’t expect any issues with the review process” and that “the drawing (plans) was submitted to an approved contractor on October 17...and I expect them to take a couple (of) weeks to develop their cost proposal.”

Neighbors contributed \$11,000 to complement other grants that were received, including a \$25,000 grant from California Pacific Medical Center, \$5,000 from San Francisco Beautiful, and two grants from the Community Opportunity Fund. Supervisor Scott Wiener was also successful in getting for the YPA a \$38,000 add back in the General Fund in next year’s city budget.

The YPA is designed for children who have outgrown the existing children’s play-

ground, but still need a programmed play space in the park. It will be an experimental space that will foster creativity by incorporating natural materials and free-forming open spaces, making Duboce Park one of a handful of such youth play spaces in the City.

Young Artists Exhibition at Photo Center
Young artists from Rec and Parks Arts Afterschool Programs will be featured in a special exhibition from December 10, 2011-January 4, 2012, at the Harvey Milk Photo Center Gallery in the lower level of the Rec Center. The opening reception is Saturday, December 10th, 1-4

p.m. Come enjoy art, music, and light refreshments.

San Francisco Park Alliance Created
Neighborhood Parks Council (NPC) and San Francisco Parks Trust, San Francisco’s preeminent organizations serving parks, have joined forces to create the San Francisco Parks Alliance (SFPA), an independent nonprofit organization.

Their mission “is to inspire and promote civic engagement and philanthropy to protect, sustain, and enrich San Francisco parks and open green spaces.” The new SFPA combines 55 years of experi-

ence toward a common goal — to engage citizens in improving their public spaces and providing healthy, safe recreation for all.

SFPA launched on October 3rd. They are building a new website, assessing a slate of programs, and creating new ways for you to engage with parks. Through this process, they “will emerge as not just the sum of our parts, but a stronger, more effective voice for parks in San Francisco.” Visit their launch progress page at sfparksalliance.org for information and updates, and to track their progress.

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DTNA Members to Elect Board and Officers

December’s DTNA meeting will include the annual election of officers and board members as required by our by-laws. As in previous years, DTNA’s Board of Directors will recommend a slate of candidates, and members attending the December 12th meeting will be able to vote for the recommended slate, or make individual nominations, at their option.

DTNA’s Board will be recommending the following slate be elected for 2012:

Board Members: Dennis Richards, Beaver St.; David Troup, 15th St.; Carmela Gold, Henry St.; Betty Levitin, 14th St.; Erik Honda, Henry St.; Pat Tura, 16th St.; Mark Scheuer, Scott St.; David Fix, Steiner St.; Kenneth Wingard, Potomac St.; Curt Holzinger, Henry St.; Peter Cohen, Noe St.; Tim Dunn, Boynton Ct.

Officers: **President:** Dennis Richards; **Vice-President:** Pat Tura; **Treasurer:** David Troup; **Recording Secretary:** Erik

Honda; **Editor:** Betty Levitin; **Distribution Manager:** David Fix

There is one open board seat, for which the board is not recommending a candidate. Nominations will be accepted at the December General Meeting for this position. Interested candidates must have been a DTNA member for three months prior to the meeting date. We’ll go over what is expected of board members at the meeting.

DTNA is always looking for new volunteers interested in getting more involved with their neighborhood association. If you are interested in land use or transportation issues, or on a new committee looking at issues related to crime; interested in serving on DTNA’s board, or in getting involved in some other way, please speak with DTNA President Dennis Richards or any other board member at one of our general meetings for more information.

DTNA General Meeting October 17th: Pedestrian Safety Focus

Supervisor Scott Weiner opened with discussion of the deaths of pedestrians Bill Cox at Noe and 14th and of Emily Dunne at 18th and Hartford. He noted that we are one of the most walkable neighborhoods, have one of the lowest car ownership rates; how can we make it safer?

Ed Reiskin, Director of the SFMTA: He lives on the northern border of Duboce Triangle. He has a vision of making bicycling and walking and public transit the preferable option, over private automobiles, but safety has to be first; people won’t choose alternative transportation if they don’t feel safe.

Mike Saliverry, SFMTA: Investigation of Cox’s death continues. Most important factor is to slow down traffic, next is to increase sight lines. Discussed a red zone and striping to stop traffic back farther serving to slow and stop traffic more effectively at Noe and 14th. “Hoping to explore” reducing 14th to a single lane in each direction.

Many people thought that lack of traffic law enforcement was a problem. The police were not in total agreement and opined that general traffic enforcement did not change driver behavior.

Allan Calloway, SFPD: He

watched the Wiggle before the meeting. Noted that bicyclists were worst offenders, and pedestrians were also cavalier; he didn’t see any car violations.

Jason Shurtz, SFPD: He thinks that the key, rather than enforcement, is going to the neighborhoods and talking to people about what they are doing, and talking to offenders about what they are doing. He thinks that enforcement alone is ineffective; we need education, prevention, intervention, and engineering. We need a city-wide campaign that says, “Slow Down.” They will, however, assign a problem-solving officer to the

Duboce Triangle. Popcenter.org is a good website that details enforcement strategy.

Sharon Wu DA’s office: Last 6 months is the highest number of pedestrian fatalities she has seen in 20 years. Discussed the factors in the decision to bring charges, such as when the brakes were applied.

People discussed that planning enforcement is an issue, too. Market/Octavia said no new curb cuts, so why did Blockbuster move out and the Halloween store is using the curb cuts again endangering pedestrians on Church St.



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Starbucks proposes new store at Market & Sanchez

Continued from page 1

munity, according to Starbucks. It would renovate a decaying building, and would likely bring new life and vitality to the Market/Sanchez corner. It would create jobs, both during the building renovation and after the opening of the store. The renovated building is proposed to be LEED certified as sustainable, and would comply with ADA accessibility standards. The existing small parking area would become two ADA-accessible parking spaces for the disabled. Starbucks is loudly proclaiming these benefits to the community in their promotional materials.

But despite the purported benefits, DTNA is taking a skeptical look at the project as an appropriate fit for the Upper Market neighborhood. DTNA's board voted in late October to oppose the project at this time, based on its failure to meet the "necessary or desirable" standard required to obtain a Conditional Use permit for formula retail (chain store) use.

DTNA's board thinks that with three other Starbucks stores within a few blocks of the proposed project, including two at in the Safeway complex, and an almost innumerable number of other coffee shops and cafés nearby, including Sweet Inspirations and Peet's Coffee on the same block of Market St., and Café Flore, Duboce Park Café, Jumpin' Java, Church Street Café, Thorough Bread & Pastry, and H Café all within a couple of short blocks, it's impossible to call this proposed project "necessary" and highly

questionable to call it "desirable."

The board is also concerned that the property owner has turned away interested tenants, including a veterinarian who has been trying to open an office in the neighborhood for years, possibly in order to hold out for the higher rent they can demand from a national retailer like Starbucks. In fact, the small local retailer currently occupying the subject building would be displaced by the Starbucks project.

Such selective landlord behavior can drive up commercial rents and force out small local retailers in favor of more and more chain stores, homogenizing a neighborhood and eliminating much of what makes it unique, special, and interesting to visitors. This phenomenon has happened in many cities as chain stores penetrate urban markets to bring a more suburban chain-store experience to previously diverse areas, and is precisely what inspired San Francisco's formula retail regulations to be established seven years ago.

Earlier this year, Starbucks approached District 8 Supervisor Scott Wiener and floated the idea of a store at the proposed location. Wiener polled leaders of the neighborhood organizations in our area, and heard negative responses from every neighborhood group about the appropriateness of the proposal, all of which he relayed to Starbucks. Despite this, Starbucks has decided to press forward.

While there are some benefits to the proposed project, it is equally true that similar benefits would accrue from almost any business seeking to improve the building and occupy the space long-term. DTNA's board fails to see unique aspects of the proposed Starbucks project nor benefits to the community which another retailer/business at the location would not also likely provide.

Given all this, we find ourselves asking, "Is this the Upper Market neighborhood we want?"

Starbucks' rather disingenuous attempt to manipulate the Pre-Application process with a meeting format designed to gloss over any controversial issues, and its determination to press forward despite neighborhood opposition, does not warm us to Starbucks' proposed project or their future intentions. Instead, it warns the community to expect a difficult process ahead with this proposal as it goes to the Planning Commission, and potentially the Board of Supervisors, for decision.

Beaver Street Block Party



Despite chilly temperatures throughout the afternoon on Saturday November 5th, more than 50 people from the 000 and 100 blocks of Beaver and the 200 block of Noe brought food and drink and had a great time at the first annual Beaver Street Block Party. The party also welcomed Supervisor Scott Wiener who came and stayed throughout the afternoon.



Winter in the Neighborhood

The first real cold front comes barreling through, traveling so fast it barely has time to drop a few hundredths of an inch of rain. But it's the real thing; even though the sun comes out behind it, the sparkling air now has an edge. The outside tables at the cafes and restaurants, packed the week before with lightly dressed revelers, now are empty and forlorn, their seductive menus ignored, and inside them we've discovered that it's cozy rather than stifling.

On the rooftops at Church and Market the scare-pigeon owls wear stern and wintry glares in the November light. The late afternoon sun shines without much warmth straight down Market Street, from the rainbow flag all the way to the Ferry Building clock as it strikes 3. Our street trees, nearly all imported from alien climes, are confused: the leaves of the plane trees dry, curl, and drop; the ginkgo leaves are still green, but have grown neat borders of autumn gold. Meanwhile, the purple plums are doing a slow striptease, from their tops on down, and some of the magnolias are throwing out big white blooms, as though it were a Mississippi April.

And our snowbirds are already back in town for the winter: flocks of White-crowned, Golden-crowned, and Fox sparrows harvesting the summer crop of seeds; flickers, hunting down our

abundant ants and being chased themselves by hungry hawks. You may find a jumpy warbler or two raiding your hummingbird feeder.

An increase of activity in the vacant lot at Sanchez and Market hints that it will soon be filled with pine and fir trees, spreading their resinous perfume under the low December sky.

Okay, so summer's over. But there'll probably be another one, and meanwhile we can look forward to the cheerful glow of store and restaurant lights in the too-early darkness, streets washed clean of the summer's encrustations by the welcome rains, the

homeward bustle through the cold and damp to a warm house or apartment, and plenty of holidays off work. Even in meteorologically mellow San Francisco, life is all about contrast: no summer without winter, no spring without fall. *Vive la difference!*

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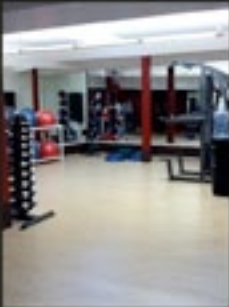

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DTNA is looking for a part-time (3-4 hours/month) paid administrative person to assist the organization with various tasks on a contract basis at \$15/hr. Candidates must possess good organizational and computer skills and be able to work independently. Experience with MS Word and Excel preferred.

This is a great opportunity to help your neighborhood and earn a little extra money in your spare time. If interested, please leave a message at (415) 295-1530.

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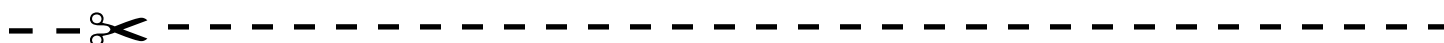
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- Encourage your neighbors to volunteer
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- Maintain our neighborhood character and quality of life

Join online using your credit/debit card! Visit www.dtna.org/join.html and become a member today.



☒ **Yes! I want to join DTNA.**

☐ I want to get involved/volunteer, too!

Please contact me. I'm interested in:

- ☐ Land use/development
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Duboce Triangle Neighborhood Association
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San Francisco, CA 94114

Name: _____

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