

APR - MAY 2012



# DUBOCE TRIANGLE NEWSLETTER

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

**Monday, April 9, 2012**

**7:00 to 9:00 pm**

**PUBLIC MEETING**

**NEW LOCATION FOR 2012!**

CPMC/Davies Hospital, Gazebo Room  
(outside, ground-level entrance from  
plaza between North and South Towers)

## **MEETING AGENDA:**

- Meet your neighbors (7:00 - 7:30)
- Office of Sup. Wiener update
- Announcements and Updates
- CPMC Medical Office Building project: Community Benefits. We are looking for your input on this important topic.

## **DATES TO REMEMBER:**

Saturday, April 14, 10 am-noon  
Friends of Duboce Park Volunteer Day.  
Contact Rose at [rosegillen@sbcglobal.net](mailto:rosegillen@sbcglobal.net)  
or 255-8370 for more information.

Saturday, April 14, 11 am-4 pm  
5th Annual DogFest in Duboce Park. Visit  
[www.sfdogfest.org](http://www.sfdogfest.org).

Thursday, May 3, 6:30-8:30 pm  
Neighborhood Wine Tasting to support  
DTNA. Come meet your neighbors and  
enjoy wines from Ehler Estate. \$15 tasting  
fee (benefits DTNA.) Castro Village Wine  
Co., 4119 19th St @ Castro

Saturday, May 12, 10 am-noon  
Friends of Duboce Park Volunteer Day.  
Contact Rose at [rosegillen@sbcglobal.net](mailto:rosegillen@sbcglobal.net)  
or 255-8370.

Saturday, May 19, 10 am-2 pm  
Youth Play Area Grand Opening and Play  
Day in the Park. Contact Mark at [mark@friendsofdubocepark.org](mailto:mark@friendsofdubocepark.org).

## **Upper Market Development Round-up**



*Construction in progress at 2299 Market St.*

There's still lots of action through the development "entitlements" process — the critical development design reviews, community benefits negotiations, and city approvals that establish the end development "product" the community will get once these projects are actually constructed.

Over 900 units of housing are either fully approved or in the approvals process for the Upper Market corridor between Octavia and Castro! Here is an updated round-up report on the various developments "in play" for the Upper Market area.

### **Arco site (376 Castro x Market): status = Hot**

This 24-unit, 65 foot (six story) project is in the entitlement process.

A coalition from DTNA, the Eureka Valley Neighborhood Association (EVNA),

Castro Area Planning and Action (CAPA), and the Castro Community Benefits District (CBD) has been meeting over the last couple of months to work out a deal on a series of design issues, and to ensure neighborhood benefits in connection with the proposed development on the current RC gas station site.

As of this writing, thanks to the hard work of all the team members, but especially EVNA President Alan Beach, the coalition is close to an agreement with the project sponsor and other developers. The agreement would lock in improvements to the design agreed upon by the lead project architect and the architects on our team. It would also provide for a permanent office and home for the Castro CBD, along with a meeting space for community organizations.

In addition, a green area, benches, wayfinders, and other streetscape improvements would be installed by the developer in concert with their work on the site. The developers have also agreed to post design drawings on a website so the community can see what the building will look like.

Thanks go to not only the team members, but to Supervisor Scott Wiener, who hosted a meeting of the interested parties following the coalition's appeal, last year, of the negative declaration of the need for an Environmental Review, an appeal filed to insure that design, community benefits, and affordable housing issues are addressed prior to the project receiving its approvals from the Planning Commission. More de-

*Continues on page 8*



Solar Panels on Schools and Nightlife Economic Impact Study



Scott Wiener  
San Francisco District 8  
Supervisor

I'm working on a number of issues at City Hall, and here are a few of note.

I recently introduced legislation to allow the San Francisco Public Utilities Commission to enter into an agreement with the San Francisco Unified School District to install solar panels on school roofs. Our neighbor Alvarado Elementary School, at 22nd and Douglass, will be the first school to receive a solar installation. Many schools have large flat roofs and are prime candidates for solar power generation. Generating more solar power for the City and making our schools more green – at no expense to the school system – is a win for everyone.

Shortly after I took office, I requested that the City Economist measure the economic contributions of nightlife for San Francisco. For many years, we've focused on the negatives of nightlife without understanding the benefits. The study shows what many of us knew intuitively, namely, that nightlife is a major contributor to San Francisco's economy. Nightlife spending is \$4.2 billion

a year, the industry employs 48,000 people, and it generates \$55 million a year in taxes. I will continue to work on nightlife and entertainment issues, with the goal of fostering a vibrant, interesting, and diverse entertainment scene in a way that respects neighborhoods and promotes public safety.

One update about my office: Mayor Lee recently hired away Gillian Gillett, one of my legislative aides, to be the Mayor's chief transportation policy advisor. This is fantastic news for San Francisco and a loss for my office (though I will continue to work closely with Gillian on transportation issues.) I've hired Andres Power to replace Gillian. Before joining my office, Andres spent six years at the Planning Department, where he created the Pavement to Parks Program, spearheaded the City's Urban Forest Master Plan, and managed various public space and streetscape projects.

Andres has a master's degree in urban planning from MIT. He's a great addition to the office, and you'll enjoy working with him.

As always, feel free to contact my office at 554-6968 or email me at [scott.wiener@sfgov.org](mailto:scott.wiener@sfgov.org). To receive my monthly newsletter or to follow me on Facebook or Twitter, go to [www.scottwiener.com](http://www.scottwiener.com).

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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DTNA, 2261 Market St PMB 301, SF, CA 94114 (415) 295-1530 [www.dtna.org](http://www.dtna.org)

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The New Face of "Diversity" in the Upper Market



Pat Tura  
DTNA Vice-President

[Note: DTNA President Dennis Richards, whose column usually appears here, is traveling.]

Maintaining housing and retail diversity in our neighborhood creates a quality of life and a supportive business environment.

We all need basic services such as grocery stores, a library, coffee houses, neighborhood bars and restaurants, a drug store, shoe repair, produce stores, a dry cleaner, banks, corner markets, and cultural arts. As the upper Market corridor braces for a wave of new housing developments, how we can insure positive change to the character and curb appeal of our neighborhood?

Duboce Triangle offers architectural diversity and a strong sense of community. We have a mix of locally owned shops along side some of the country's largest formula retail businesses. As our neighborhood grows, we should ask the question what's the right mix of large box stores and small businesses.

San Francisco neighborhoods such as Dogpatch, Hayes Val-

ley, and Bernal Heights have all experienced a retail rejuvenation. They have created a "place" where people want to spend time. Food seems to be a common denominator, as well as local services for the residents. These neighborhoods seem to have limited or prohibited formula retail. It seems they either don't need large retailers or just don't want them.

Asking the question of what best supports our urban neighborhood's needs and what will make us thrive is critical. All the new housing developments scheduled for Upper Market will have ground floor, premium-priced retail space. Spaces will run up to 5,000 sq. ft., a very large space for most independent stores, but a small to medium space for many formula retail stores.

Should these spaces be limited in size to better serve the neighborhood needs? The mayor recently held meetings with the small business community to better understand their needs and to understand how to help them navigate through the City process. If the process were made easier, we could benefit from more small businesses. But we need to support small businesses along with the formula retail.

We need to support the small businesses that make sense for our neighborhood. They help to create the character and quality of life we enjoy.

The corner of 15th St., Market and Sanchez is now in danger of becoming a corner with four formula retailers. It soon might appear more suburban than urban.

Supervisor Wiener's latest report from the office of Economic Analysis shows that restaurants account for 80% of customer spending, \$3.2 billion, in the entertainment industry in San Francisco. And restaurants fuel growth in urban neighborhoods. They often provide a hub in the community.

Planning's criteria for a Conditional Use permit for a restaurant in the Upper Market and Castro is that no more than 20% of storefronts should be bars or restaurants, so the character of the neighborhood does not tip like it did in North Beach, where it is more like 50%.

Perhaps the Planning Department needs to consider codifying

the same requirements on formula retail. If the City doesn't want bars and restaurants overtaking our commercial spaces, why should billion dollar corporations pushing coffee shops, banks, and drugstores be allowed to dominate the commercial landscape?

We are a community of forward-thinking residents living in a highly desirable neighborhood. Upper Market needs a business model anchored with a core of solid businesses that contribute to a vibrant community of workers and residents. Let our neighborhood best reflect the model urban lifestyle of local services, a transit-rich corridor, and environmentally-friendly neighbors. What will be the spark that creates a new identifier along with the new residences?

"From fruits to nuts"

CASTRO FARMERS' MARKET

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4PM - 8PM

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## Street Trees, Whose Trees?

The Department of Public Works recently announced that it will transfer maintenance responsibility for most city-maintained street trees to property owners over the next seven years. The transfer plan is being pursued as a cost saving measure, and will move 23,000 trees from the care of DPW to the care of private property owners. According to the SF Chronicle,

the first year savings are estimated at \$300,000.

Currently, DPW maintains many of the trees in the Duboce Triangle, including those on Noe Street and Sanchez Street, which were planted in the 1970s.

In the past few weeks several transfer notices have been taped to trees around the

Triangle. Property owners will also receive a mailing explaining their new responsibilities and information about proper tree pruning and maintenance. Prior to any transfer, DPW will insure that there is no sidewalk damage and that the tree is in good health and properly pruned.

Although most city street trees are already maintained by private property owners, the transfer plan has raised several concerns. At each Noe Street corner, for example, there are several 40 foot tall trees which could be transferred to a single owner.

Since the maintenance costs are simply being transferred, there is no guarantee that owners will keep the trees healthy. Any loss of trees due to removal or lack of care could affect our neighborhood character, where the large mature street trees are

a distinctive feature.

The organization Friends of the Urban Forest also notes that street trees provide many public benefits such as improved air quality and reduced storm runoff. As such, street trees are an integral part of the urban landscape and should be a public responsibility.

At our general meeting in February, Supervisor Weiner spoke about the tree transfer program, and indicated that other sources of funding are being considered, including the possibility of a bond or parcel tax to fund the maintenance.

Meanwhile, if you receive a transfer notice or want more information about the program and tree maintenance visit the DPW website at: [www.sfdpw.org](http://www.sfdpw.org); or Friends of the Urban Forest at: [www.fuf.net](http://www.fuf.net)

### Fifth Annual DogFest April 14th Duboce Park!



DogFest is a celebration of dogs and kids benefitting Duboce Triangle's McKinley Elementary School, our K-5 public school at Castro and 14th Streets. The festival offers something for dogs, kids, and parents of both breeds.

- Enter your dog in our Everyday Dog Show!
- Celebrity judges including City Supervisors will be guided through DogFest obedience school!
- The Best Contests: Costume, Bark, Look Alike, Trick, Coat, Jump, Ears, and more
- Enjoy entertainment from emcee Daniel Handler, official representative of Lemony Snicket!
- Treat your human child to a day of jumpy houses, face painting, carnival games, delicious food, and more!
- Catch a show by the Busy Bee Dogs!
- Win a wine cellar or hot air balloon ride in the raffle!
- Make a bid on an auction prize!

WHEN: April 14, 2012. 11 am-4 pm

WHERE: Duboce Park, Noe Street at Duboce Avenue

WHO: Dogs and kids of all ages and their parents.

COST: Free admission; Food and games for purchase; \$15 registration fee for dog show, plus \$5 fee per contest category.

MORE INFO: [dogfest@mckinleyschool.org](mailto:dogfest@mckinleyschool.org) OR [mckinleyschool.org/dogfest/](http://mckinleyschool.org/dogfest/)

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## Meet Captain Feeney of Park Station



Captain Feeney

When we first met Captain John Feeney, who had just taken command of Park Station, at the Park Station Community Advisory Board in January, he asked how many of us knew the officers who patrolled their neighborhood or block. Some of us knew various officers at Park Station, but none could identify exactly who it was that went by in patrol cars.

He then expressed that the “police should know the people on their beats and the people should know the officers who patrol their neighborhood.” He wants his officers to drive down streets with their windows open so they can “say hello” to and “be familiar” with the citizens of Park District and patrol the neighborhoods between service calls. He also would like neighbors to be comfortable seeing officers often and not think “what happened?” when they see an officer drive by.

He quoted Sir Robert Peel, credited as the creator of modern policing, “...the police are the public and the public are the police...” He explained that this principle was an integral part of his personal and professional policing philosophy and “highlighted the importance of an engaged community in the accomplishment of our policing goals.” He talked about “creating paradigm shifts on priorities.” As the meeting went on, we realized we had someone who expressed po-

lice thinking in terms we just weren’t used to hearing.

Captain Feeney has roots in San Francisco. He was born and raised in the Ingleside District and graduated from Riordan High School. He has been with SFPD for 26 years after graduating #1 in the police academy class of 1986 that also included Captain Ann Mannix, now at Northern Station, and Captain Terry Barrett, also at Park Station a few years ago.

He received a bachelor of arts in Management and a master’s degree in Leadership from Saint Mary’s College in Moraga. He will graduate this coming April from Command College, a futures-based law enforcement leadership program, and was chosen by his classmates to be class speaker. Feeney served as a lieutenant at Park Station from January 2002 until September 2003. He is married and has a 20-year-old daughter and

a 17-year-old son.

Feeney makes many references to “Community Engaged Policing” and points out that “as law enforcement resources across the country and in San Francisco continues to be reduced, it is even more important that communities and police officers collaborate more than ever before.”




As examples, he mentions an incident where members of the dog community in Duboce Park respectfully reminded another dog owner to observe the dog etiquette in the park rather than calling the Park Police or Animal Care and Control, and he cited the creation of the Adopt-A-Corner program by DTNA Vice President Pat Tura to promote pedestrian, vehicle, and bicycle safety in the Triangle. He mentioned needing to use regional and “outside resources” for recreation events like the America’s Cup or after trau-

*Continues on page 6*

CASTRO'S... PREMIER... FITNESS

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# Duboce Park Youth Play Area Grand Opening Planned for May 19th

## Captain Feeney

Construction on the Duboce Park Youth Play Area project finally began in February. The area is now in full transformation and installation pieces are on order. After a nearly four-year-long process, beginning in early 2008 when the initial series of community meetings and workshops began, the vision is taking shape right before our eyes.

A Grand Opening is planned for Saturday May 19th – fortuitously the last Saturday before the end of the school year. Look for postings in Duboce Park for more details.

This new play area will transform what is now an unused and uninviting area of the park into a vital resource for the community. The currently “dead” space in the upper corner of the park has been notoriously

unsafe and unkempt.

Invasive weeds in that area have been constantly spreading into the landscaped areas of the adjacent playground. An empty Rec & Parks Dept equipment storage trailer located on the site for the last several years was just recently removed as part of the project. And the result: a kids’ space to address the growing need for park amenities to serve youth in our neighborhoods that will help keep families in the City.

The Duboce Park Youth Play Area project is sponsored by the Neighborhood Parks Council and the Friends of Duboce Park. Duboce Triangle Neighborhood Association, Lower Haight Merchants and Neighborhood Association, and the McKinley After-School Enrichment Program are supporting organizations.

*Continued from page 5*  
mas like an earthquake or terrorist attack.

Feeney has a firm understanding of technology and said that, “having a Blackberry has expanded my ability to communicate with the community exponentially.” He appreciates the value of COMPSTAT, short for computer statistics, as a new tool for tracking crime patterns and allocating resources where they are most needed, and enabling the SFPD to “work smarter.”

Feeney made news when C.W. Nevius wrote in his February 21st Chronicle column, “Police captain hits bumpy patch over the Wiggle.” Feeney expressed his concerns in that article about safety along the Wiggle, especially after checking out the Wiggle for himself and observing that “some community members almost got hit.” He points out that the “Wiggle is a complex issue that requires just more than SFPD taking enforcement action.” The Wiggle needs for pedestrians, drivers, and cyclists to all to be more aware.

He has been conducting “cross-walk traffic enforcement operations” using decoys and issued 38 citations to drivers in three operations last month and plans for more about every other week. “There were several near misses as Sgt. Panina was almost hit” when he was a pedestrian decoy at Stanyan and Beulah streets on Sunday February 5. “It’s not about citations, it’s about safety,” he said. “We at Park Station are not waging war against bicyclists,

motorists, skateboarders, or pedestrians. We are, however, declaring war on behalf of traffic safety.”

There is not a lot of crime in the Duboce Triangle, especially compared with other neighborhoods. The main crimes seem to be robberies involving iPhones and iPads and theft of bicycles. Feeney appreciates that his performance will be judged on how Park Station handles quality of life issues and knows that the Duboce Triangle has a very involved community.

He wants to hear from residents at the monthly Park Station Community Meetings, held at 6 p.m. on the second Tuesday of every month in the Park Station Community Room, and encourages people to subscribe to the Park Station’s electronic newsletter by contacting [john.feeney@sfgov.org](mailto:john.feeney@sfgov.org) directly to keep up on crime and safety issues in our area.

Feeney also wants to create a Park District Youth Council “to establish a collaborative relationship with the youth of our community” and is exploring having his officers donate 1700 hours a year, the equivalent to the work hours of one officer for one year, to the Park Community programming as part of a volunteer policing program that would focus on children and youth.

He is eager to attend a future meeting of DTNA to meet more residents of the Triangle and hear our concerns.



**2nd Annual Neighborhood  
EASTER EGG HUNT**  
in Duboce Park  
(Uphill from the doggie area)  
April 7, 2012 at 9:00 AM  
Please RSVP to  
[Duboce.egg.hunt@gmail.com](mailto:Duboce.egg.hunt@gmail.com)  
Please include the ages of your children  
and let us know if you want to volunteer!  
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**Pastor Gordon Wohlers**  
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# Duboce Park Community Meeting Report – February 29

An updated presentation of the proposed Walkstop in Duboce Park at Steiner and Duboce was made, and the new version included responses to earlier questions from Rec and Park and to comments made at the Duboce Triangle Neighborhood Association general meeting in December. Visual clutter was eliminated and new visuals showed a lamp post and light fixture that matches existing park fixtures and a complementary wayfinder sign design. The low seating wall is very similar to the one at the Scott Street Labyrinth and will have low shrubs and plants behind it. The presentation will be made to Rec and Park for approval to start the required community process.

A 3/8” thick sheet metal barrier was welded to the base of

the existing playground fence to prevent sand migration from the playground sandbox onto the adjacent pedestrian pathway. The Pierce St. planting circle barrier now has a circle of 24” high posts with a three-tiered chain barrier similar to the fencing around the Dog Play Area/ Multi-Use Area, but more substantial.

A new tree and ornamental planting will follow shortly. A new bench in memory of Jade Lai, Carmelita Street resident and Duboce Park regular, was installed near the Potomac Street entrance near the Dog Play/Multi-Use Area. It will be painted soon.

Neighbors have expressed concerns about problems in the upper lawn area including off-leash

dogs in the upper lawn area, large parties without permits, and public urination on the side of houses that abut the park, perhaps because the Rec Center is closed on Sunday and no bathrooms are available.

The Youth Play Area (see article on page 6) may be finished in April, and tentative plans are being made for a Grand Opening ceremony on Saturday, May 19, 10 a.m.-2 p.m., to be held in conjunction with a Play Day in the Park, a joint effort by the San Francisco Parks Trust (SFPT) and Friends of Duboce Park to officially launch the newly formed SFPT.

Turf repairs have been made to the lawn at the corner of Scott and Waller and landscape improvements will made along the

property line of the first house on Waller Street that is next to the park.

Get updates on all Duboce Park projects, programs, and problems at the next Duboce Park Quarterly Community Meeting on Wednesday, May 23, 6-7 p.m., at the Harvey Milk Recreation Center. Rec and Park offers these meetings so that the public can become acquainted with and discuss issues with key Rec and Park staff members. Eric Anderson, Park Services Manager for Park Service Area 6, leads the meetings and reports on all of the maintenance and construction projects and issues in Duboce Park and at the Recreation Center. Eric can be contacted at [eric.andersen@sfgov.org](mailto:eric.andersen@sfgov.org) or 831-6818.

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# Castro Farmers' Market Returns to Duboce Triangle



Came Pi day, March 14th, and the Farmer's Market came back to Noe Street. From now until December 19th, every Wednesday from 4 pm to 8 pm, fresh fruit and vegetables, bread, flowers, eggs, cheese, meat, fish, jams, preserves, olives, soap, granola, and lots more from local farmers, ranchers, and other small producers spreads out on the block of Noe between 16th and Beaver.

Isn't it nice that the Castro's Farmers' Market is in Duboce Triangle? Go by and enjoy. You might even find some sorbet to enjoy while you stroll, stock your larder, watch the cooking demonstration, and listen to the live music. Live music? Yes. Couldn't be better.



Upper Market Development Round-up

Continued from page 1

tails here next time, and on the 376 Castro website.

76 Station site (Market x 15th): status = Hot

This 80-unit, 65 foot high (six story) project is in the pre-development stage, and the sponsor has been meeting with DTNA and other community organizations over the past two months. DTNA is coordinating with Sharon Street Neighbors, EVNA, CAPA and the CBD in detailed review of design issues and feedback to the project architect. Additional issues around pedestrian safety and public realm improvements, ground floor retail uses, and affordable housing will be sorted through with the project sponsor in the coming months.

Hole-in-the-ground (2299 Market x Noe): status = Hot

This 18-unit, 50 foot high (five story) project was entitled in 2010 and started construction this past January. The developer will also soon begin detailed

planning for pedestrian safety public improvements along the Market/16th/Noe intersection frontages, and specifics on the project's affordable housing provisions are also to be sorted out. Retail uses for the 5,000 square foot ground floor space are being explored by the project sponsor and are to be discussed with the community.

“Leticia’s” site (2200 Market x Sanchez): status = Hot

This 22-unit, 55 foot high (five story) project was entitled in 2008. Demolition permit issued on 3/14 and they are ready to pull building permits.

Pit site at LGBT Center (1844 Market): status = Hot

This 114-unit, 85 foot high (eight story) project was entitled in 2007 and has been sold at least twice since then. It had been on hold, but the Chronicle reported 3/23 that construction will start for real in April.

S & C Ford site (2001 Market x Dolores): status = Warm

This 85-unit, 85 foot high (eight story) project with ground floor Whole Foods Market was entitled in 2010. Building permits have been applied for and we expect that construction will begin this year, perhaps before summer. The project sponsor has reiterated to Supervisor Wiener's office its commitment to follow through on dedication of a nearby site for affordable housing in lieu of providing affordable units in the 2001 Market project itself. This was a key provision in gaining DTNA support for the project last year. The project sponsor is also finalizing a proposal to the Planning Commission for pedestrian safety improvements around the site.

CPMC Davies campus expansion (Noe x Duboce): status = Warm

This 50,000 square foot, six-story medical office building on Noe Street was proposed in 2007 but never entitled. CPMC has resubmitted the proposal and approval hearings could happen by the end of the year.

DTNA, LHMNA, EVNA, and CAPA are actively reviewing conditions of approval and the community benefits program for the project.

UC Extension site (55 Laguna x Market): status = Warm

This 350-unit project, along with a 110-unit senior affordable project for Open House, was entitled in 2008. DTNA, HVNA, and LHMNA recently succeeded in protecting the 50 on-site below-market-rate units that were part of the original 55 Laguna approvals when there was talk of eliminating those units.

Open House and their development partner Mercy Housing are applying for a “transit oriented affordable housing” loan to fund the land lease payment to University of California and proceed into pre-development phase of that project. The master development of the remainder of the 2-block 55 Laguna site is

Continues on page 11

### Duboce Triangle!

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Duboce Ave at Noe St**

**www.FirstChristianChurchSF.com**  
**Pastor Gordon Wohlers**  
**415 / 621-9207**

DTNA General Meeting February 2012

About 30 folks showed up on February 13 for our first General Meeting to be held in the lovely gazebo atop the CPMC campus, the location for all future scheduled meetings. People enjoyed lively conversations with their neighbors, a taste of wine, and Valentine's Day cookies before digging into matters of substance.

DTNA Board member Curt Holzinger and Supervisor Scott Wiener expressed their concerns about the city's plan to “give” street trees to the adjacent property owners. They worry that many trees will be neglected or even cut down. The Supervisor is hoping to come up with a funding stream for tree maintenance, perhaps a parcel tax of \$100-\$200 a year. A temperature check at the meeting found the vast majority in favor of such a plan.

DTNA Board member Mark Schuer gave a report on crime trends in the neighborhood. It is pretty safe here, but some surrounding areas have high crime rates, especially at night. Be aware with your cell phone, iDevices, and bike (lots of bike thefts lately), and drive with your lights on in the early morning and evening – watch for pedestrians and bikes.

DTNA Board member and Land Use Committee Chair Peter Cohen gave an update on development in the neighborhood. CVS is interested in the Market/Noe center – DTNA Board is okay with this formula-retail use provided they don't sell alcohol – that matter is still up in the air. There is an application from Forest City developers to build a large apartment building on the 76 station site at the corner of Sanchez and Market. DTNA Land Use

is working with them.

DTNA Vice-President Pat Tura gave an update on the Adopt-a-Corner program, which is moving forward with several volunteers to look at traffic problems and possible mitigations in our neighborhood. To volunteer contract Pat via the DTNA website.

Supervisor Wiener gave an update on re-districting. Thanks in part to testimony at the redistricting committee by several of our Board members, the current plans have been updated so our entire neighborhood will remain within District 8, Supervisor Weiner's district. The Supervisor also addressed questions about Jane Warner plaza's new use rules, America's Cup, naked guys, the Duboce Park Historic District, plastic bags, and parking during the MTA construction on Church and Duboce.

We adjourned a bit early, at 8:45. Great meeting – hope to see you at the next one.

DTNA Wine Tasting and Social Planned

On Thursday, May 3, from 6:30-8:30 pm, come meet your neighbors for a wine tasting and social. The proceeds for the \$15 tasting fee will go to DTNA. Come out and meet your neighbors and support your neighborhood association.

The Castro Village Wine Company at 4119 19th Street and Castro has been neighborhood-owned and operated for the past 32 years. The store has one of the largest selections of California wines in San Francisco.

For this tasting, the wine maker from Ehlers Estate will be pouring their [wines.Ehlers Estate](#), a small family farm, produces world-class wines by adhering to a core set of values: quality, sustainability, community, and philanthropy. The historic and diverse Napa Valley vineyards of Ehlers Estate are certified organic and cultivated using biodynamic farming techniques.

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## McKinley Elementary School Update – The “McKinley Community”

McKinley Elementary School, at the corner of Castro and 14th streets, has been in the neighborhood for 105 years. Today it has 345 kids, 17 teachers, four support staff, one principal, two school buses, and one crossing guard. You may have seen the crossing guard out



Howard Johnson

there, every morning and every afternoon.

Howard Johnson is part of the “McKinley Community.” He crosses 14th and Castro streets hundreds of times a day. At 7:30 a.m. and again at 1:45 pm he is there to help kids, and their parents (and anyone who walks that busy intersection), safely cross Castro and 14th. In fact, he helps the Duboce Triangle neighborhood live up to our ‘pedestrian friendly’ reputation. And the reason Howard is in such constant motion and an essential asset is that in the last few years many more kids are walking to school from Duboce Triangle and the other local neighborhoods.

Courtney’s Produce, and the

good people who work there, are a big part of the McKinley Community too – just across the street from school, they provide healthy homemade sandwiches, snacks and treats to kids and adults each day of the week – with great patience!

Each day of the week, 60 fourth and fifth graders, along with teachers from McKinley’s After School Enrichment Program (ASEP), walk from the school to their after-school activities at the Harvey Milk Rec Center in Duboce Park. They spend from 3:00 to 6:00 p.m. doing homework, taking arts enrichment classes, and playing in the upper part of the park. ASEP provides most of the staff, including classroom teachers, tutors, a curriculum coordinator, and administrative support, and Rec & Park staff teach the enrichment courses.

This unique partnership between the McKinley Elementary School and Harvey Milk Recreation Center blossomed just before the Rec Center’s Grand reopening in 2008 when the Center needed kids to fill its newly refurbished building and ASEP needed space to serve the fast-growing school population, now at full enrollment. The partnership provides a great place for the ASEP kids and a steady stream of ‘customers’ to the Center’s fantastic youth arts programs – classes like DJ Turntablism, claymation,

theater arts, and hip hop dance. Ultimately, they are more than ‘customers’ – they are our kids. They have a secure afterschool program, and get a great arts education to top it off!

The geography of the “McKinley Community” is not bounded by the physical school itself. It has a broader reach that includes the neighborhood beyond the boundaries of the school. The Duboce Triangle neighborhood and McKinley school interact – the local businesses that donate to the school (too numerous to identify here THANK YOU ALL!), the people who come to DogFest

in Duboce Park (this year on April 14th!), those who let the kids wash their cars at our annual Fall Carwash, and the partnership between Harvey Milk Rec Center and McKinley’s afterschool program—all to the benefit of the kids at the school and our neighborhood.

“Community” is not built through geography alone—it happens through a shared commitment to shared goals. As we say at McKinley, all our children are all our children. And every day, all the people in the neighborhood are part of our McKinley Community.

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## Trees of the Triangle

One of the great native trees of coastal Northern California is the California Buckeye.

With their rounded crowns and dense, intricate canopies, buckeyes resembles umbrellas: Given their tendency to grow in thick groves, you'd think they'd crowd out all sunlight. However, their deep-green, maple-ish leaves are translucent and supple, letting in light and breeze.

They are the first trees to lose foliage as summer hits its apex, well before the autumn rush, more as a measure to protect against August drought than against November frosts. In its naked fall and winter form,

the buckeye's white tangle of twig and branch appear as fragile and temporal as puffs of fog against evergreen oak, redwood and pine.

The buckeye's most striking quality by far, however, is its late springtime burst of white flowers. Hundreds of clusters, each forming a pointed candelabra, decorate the dark crown and dazzle hikers with their balance and symmetry. They are a true classic: more than any other native tree, the buckeye seems to have been the darling of the woodblock printers during the Arts and Crafts era of early 20th Century California.

We in the Bay Area can find

print-worthy landscapes on Mt. Tam or just south of Palo Alto on the west side of 280. In the Triangle, one single buckeye grows just uphill of the corner of Henry and Noe. Bees like this tree, and I wonder if it contributes to the honey manufactured in the hive at Randall Museum: a happy idea of food as native and locally sourced as any our San Francisco neighborhood could offer.



California Buckeye

## Development Round-up

*Continued from page 8*

still going through final detailed site planning and approvals.

plication filed with the city.

**Blockbuster site (160 Church Street): status = Simmering**

This site is on the market and is a prime opportunity for housing development. Ideally DTNA would like to see it become an affordable housing or mixed-income development.

**76 Station site (1960 Market x Buchanan): status = Simmering**

This 118-unit, 85 foot (eight story) project was entitled in 2008. Progress toward applying for building permits is unknown.

**Gold's Gym site (2301 Market x Noe): status = Simmering**

This 16-unit, 55 foot (five story) project is still in pre-development stages with no formal ap-

**Sullivan Funeral Home site (2254 Market): status = Simmering**

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

Hours: Tuesday through Saturday  
10:00 am to 5:00 pm  
Appointments recommended

**San Francisco Pet Grooming**

209A Sanchez St. at Market St. (415) 861-0111

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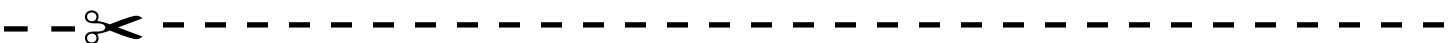
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## Join your neighborhood association now!

- Show your pride in our Triangle
- Support historic preservation on your street
- Support our wonderful Duboce Park
- Encourage your neighbors to volunteer
- Supports the costs of your newsletter
- Maintain our neighborhood character and quality of life

**Join online using your credit/debit card! Visit**  
[www.dtna.org/join.html](http://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    ☐ Newsletter  
☐ Transportation issues    ☐ Clerical help  
☐ Other \_\_\_\_\_

Mail to:

Treasurer  
Duboce Triangle Neighborhood Association  
2224 15th Street  
San Francisco, CA 94114

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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