

DEC 2013 - JAN 2014



DUBOCE TRIANGLE NEWSLETTER

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

Monday, December 9, 2013

7:00 to 9:00 pm

PUBLIC MEETING

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
- Retail strategy
- Development update
- Kit Hodge: Bike Share in Duboce Triangle
- Friends of Urban Forest rep. Jim DeGolia and Sup. Scott Weiner: Update on Street Trees
- Board elections

DATES TO REMEMBER:

Monday, December 2, 6pm - 7pm
Castro Holiday Tree Lighting at 18th and Castro Streets.

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

Saturday, January 11, 10 am-noon
Friends of Duboce Park Volunteer Day. Contact Rose at rosegillen@sbcglobal.net or 255-8370.

Wednesdays, 4-8 pm
Castro Farmers Market, Noe St. between Market and Beaver. Come hobnob with neighbors and shop for farm-fresh produce, artisan meats and cheeses, and more. Through December 18.

Bay Area Bike Share Coming to Upper Market in 2014



Bike Share at Beale and Market

Have you seen the lovely mint green Bay Area Bike Share bikes docked or being used downtown?

The Bay Area's newest transportation system currently features 700 bikes at 70 stations in San Francisco, Redwood City, Mountain View, Palo Alto, and San Jose. Half of those bikes and stations are located in downtown San Francisco between Caltrain, the Embarcadero, Market and Van Ness, and North Beach.

If you're not already familiar with Bay Area Bike Share, stop by a kiosk and take a look.

You'll quickly notice that these bikes are quite different from most. In fact, Bay Area Bike Share consists of a fleet of specially designed, heavy-duty, very durable bikes that are locked into a network of solar-powered docking stations.

The bikes are designed for upright, slower biking, with built in safety features, like lights and a bell, and even feature written cardinal rules of the road right on the bike, facing the rider. The bikes fit people of almost any height.

Continues on page 9

In-Law Unit Legislation and Road Work Oversight Hearing



Scott Wiener
San Francisco District 8
Supervisor

In-Law Unit Legislation

I recently introduced legislation to allow for the addition of in-law units in existing buildings in the Castro area. This legislation will help address our housing crisis by providing a more affordable and accessible housing option for residents.

San Francisco is experiencing a housing crisis. Rents are through the roof, and evictions are rising. We are at serious risk of pricing residents out and making it nearly impossible for new residents to move here. While there is no silver bullet for this crisis—one caused in significant part by our city’s failure to build new housing even as our population has grown—we must create more affordable housing opportunities.

Allowing in-law units is one such option. Studies have shown that in-law units are the most affordable form of non-subsidized housing. By their nature, they aren’t luxurious. They are typically created from a garage, a large storage area, or a spacious basement. Because they are part of the existing envelope of older buildings, they don’t implicate issues of height and bulk.

The legislation will allow the addition of one in-law units in buildings between one and ten units and two in-law units for buildings above ten units. The units can be no larger than 750 square feet, must have their own kitchens and bathrooms, have to meet most other code requirements, and be within the existing envelope of the building. The units cannot be created by chopping up existing apartments. If the building is rent-controlled, the new unit will be rent-controlled.

Given the depth of our housing crisis, no one proposal will solve the problem. Addressing our housing needs will require a multi-prong approach, and in-law units are one piece of the puzzle.

Road Work Oversight Hearing

I recently called for an over-

sight hearing on the significant amount of road work currently happening in San Francisco. We are experiencing an unprecedented level of investment in our vitally important road and underground utility infrastructure.

We are upgrading our sewer, water, and natural gas lines to protect them from failure due to age, earthquake, or other cause. And, we are accelerating road resurfacing. This work will have significant long-term benefits for the city.

However, in the short term

these projects are quite disruptive, and it’s essential that agencies and contractors coordinate to avoid unnecessary delays. The hearing will focus on how coordination is occurring, how it can be improved, what the standards are for work by contractors, and how the public can obtain good information on planned projects and project timetables.

Scott Wiener represents District 8, including Duboce Triangle, on the Board of Supervisors. More information at www.scottwiener.com.

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The Year in Review



Pat Tura
DTNA President

Throughout 2013, DTNA was involved in a multitude of projects that included involvement with community, neighborhood, and business groups, as well as property

developers and Supervisor Wiener’s office and other City agencies.

In June, the Duboce Park Landmark District became a reality after many years of due diligence, which included a historic resource review, and many meetings with residents and city agencies. We are pleased to have played a supportive role in preserving for future generations the historic homes in this unique area.

2013 was a landmark year for formula retail policy development and implementation. Based on a two-year comprehensive study, which analyzed the retail compo-

sition of Upper Market and adjoining neighborhoods, a framework emerged for determining the future configuration of our retail landscape.

Working with the Planning Department to determine the best possible implementation, in April 2013 the Planning Commission unanimously approved a formula retail concentration index policy.

A month later, the Starbuck’s project proposed for Market and Sanchez came before the commission testing the new policy. The project was rejected by a 5-1 vote. Just one week later the CVS project at Market and Noe was approved.

The following month, Chipotle’s application for 14th and Market was rejected based on the new policy and on the lack of support by local merchants and neighborhood organizations.

We also have worked with local developers and Supervisor Wiener’s office to raise funding for the long awaited Retail Strategy study.

We began development on this project to fully understand the appropriate retail mix and needs of the business district and residents. We are working in collaboration with the Community Benefits District (CBD) and Eureka Valley Neighbor-

hood Association (EVNA) to secure a grant to complete the study. We expect the results in 2014.

We have worked with Greystar, the developer of 2198 Market, to secure affordable housing in a large housing development. A supportive coalition of neighborhood organizations including EVNA, the Lower Haight Merchants and Neighbors Association, and the Hayes Valley Neighborhood Association have helped to advance this issue by coming together on the issue.

Greystar has agreed to provide on site housing and we will continue to work through the City process to ensure this developer makes good on their promise if they want to build in our neighborhood.

I am proud of the DTNA’s accomplishment in 2013. We will continue to work successfully with other community groups, businesses, and city agencies on long-term solutions for our neighborhood. We look forward to more collaborative efforts in 2014.

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Expanding Formula Retail Controls

The Duboce Triangle/Upper Market community has played a very active role in chain-store (“formula retail” in planning code parlance) issues over the last several years. And while the control of formula retail is stronger today than it was ten years ago, when San Francisco first instituted regulations on chains, recent cases of Verizon, Bank of the West, Starbucks, and Chipotle remind us of how big the challenge can be when dealing with the tactics of corporate retailers.

The widespread sentiment at City Hall fortunately has remained strong and supportive of communities being able to carefully scrutinize chain store proposals, and this fall several supervisors introduced proposals that would further strengthen and expand formula retail controls. A total of eight ordinances are in the works from Supervisors Wiener, Breed, Cohen, Farrell, Kim, and Mar.

Supervisor Eric Mar’s legislation is the most comprehensive approach to updating formula retail controls. Its adoption would mark the 10th anniversary since the original ordinance by Supervisor Matt Gonzales was adopted in April 2004 with then Supervisor Bevan Dufty casting the eighth and final supporting vote.

Mar’s ordinance expands the City’s formula retail controls in several ways. First, it expands the definition of formula retail to apply to businesses with eleven or more outlets worldwide, as opposed to only within the U.S. It also expands the definition to apply to businesses that are 50% or more owned by other formula retail businesses, and to include a series of retail uses that have not been included until now, such as Adult Entertainment, Automobile Service Station, Tourist Hotel, Tobacco Paraphernalia Establishment, and others.

Second, Mar’s ordinance requires that large-scale chain retailers have a consultant prepare an economic impact report and submit it with the Conditional Use permit application for the Planning Commission to consider. The goal of this new requirement is to provide decision makers with a tangible way to measure potential impacts of a proposed chain store on other businesses in the area, in addition to the other conditional use criteria used to evaluate formula retail proposals.


Third, the Mar ordinance adds a metric for calculating the existing concentrations of formula retail uses within neighborhood commercial districts, very similar to the current Upper Market concentration policy.

The Upper Market policy measures the percentage of total chain-store frontage within a 300-foot radius of the site being proposed by a new formula retailer. There is not a specific threshold for the Citywide policy, however, as there is the 20% threshold for Upper Market. The intent is to provide a quantitative measure for formula retail concentration within a localized area and to address visual and neighborhood character impacts. As part of the ordinance, the current Upper Market concentration policy will also be codified for our specific neighborhood commercial area.

Finally, Mar’s legislation expands the notice procedures for formula retail applications, requiring more extensive mailed notice, posted notice at the proposed site, internet notice, and the availability of the Staff Report and Recommendation two weeks prior to the Planning Commission hearing. Formula retail applications will have a 45 day notification period, and the posted notice will be poster-size orange-colored paper to ensure the local community is aware of the proposed use and the process for participating in the City’s review.

In response to Supervisor Mar’s ordinance and to the host of companion formula retail ordinances by other supervisors, including D8 Supervisor Weiner, the Chamber of Commerce and the retail brokers issued a report in September titled, quite ironically: “Formula Retail: Safe for Mom & Pop.” Clearly, the corporate business community will not accept these ordinances expanding formula retail controls quietly. So it is valuable that individual Supervisors and the Mayor hear from our Duboce Triangle/Upper Market community about the importance of strong regulations to manage chain stores in the City’s neighborhoods.

Supervisor Mar’s formula retail ordinance is expected to be heard by the Planning Commission sometime in January. For more updates, call DTNA general voice-mail at (415) 295-1530 or Mar’s Legislative Aide Nick Pagoulatos at (415) 544-7412.




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MOLLIE STONE’S

SF's Urban Forest: Worse Than You Think

Over the past 32 years, Friends of the Urban Forest (FUF) has planted more than 48,000 trees during 1,000+ community tree plantings. But throughout that time, the City has always had notoriously bad municipal urban forestry policies. It's time for that to change – and the key is informed citizens. FUF is using a short quiz to make sure San Franciscans know three things about their urban forest:

Question 1: How does San Francisco's urban forest compare with others?

Answer: San Francisco's urban forest ranks 17th out of the top 20 most populated cities in the U.S. Only 13.7% of San Francisco is covered by trees. That's less than Detroit, Los Angeles, and San Jose. Even worse, our urban forest is shrinking; tree planting has fallen behind tree mortality. San Franciscans may be "green," but their city sure isn't!

Question 2: What's the only piece of San Francisco's infrastructure that increases in value over time rather than decreases?

Answer: Trees! As they grow bigger, they provide more environmental and societal benefits. But there's a catch: they need maintenance. Otherwise they become dangerous due to falling limbs, aging roots, etc.

Residents near Duboce Park – a neighborhood that's full of mature trees – should be especially concerned about the City's failure to maintain its trees, particularly after the multiple trees in the Park that fell in the last year.

Question 3: Who is responsible for maintaining street trees in San Francisco?

Answer: The City maintains some, but homeowners maintain the rest. As the city cuts its tree maintenance budget, it's transferring responsibility for thousands of trees whose maintenance previously belonged to the City to homeowners. Most other cities maintain their own street trees as a public service, but not San Francisco.

Why have things gotten so bad? The trees haven't had a voice. That's why Friends of the Urban Forest is building a friendly green army of people who will "speak for the trees" and push for improvements to San Francisco's dismal municipal street tree policies.

Residents of the Triangle can participate by adding your name to the "Speak for the Trees" petition: <http://fuf.net/petition>.

Friends of the Urban Forest will deliver the petitions to City Hall at the end of the campaign.

'Tis the Season

In addition to our regular Calendar on the front of the Newsletter, we offer a list of some of the "seasonal" happenings in the close nearby.

To get to any of these, follow the reindeer with the red nose...

Monday, December 2nd: Castro Holiday Tree Lighting, 6 pm – 7 pm, 18th and Castro at the Bank of America, hosted by Donna Sachet, featuring music and holiday carols by the SF Lesbian/Gay Freedom Band, Lesbian/Gay Chorus of San Francisco, SF Gay Men's Chorus. Politicians will pontificate. And Santa and his Elves will arrive!

Saturday, December 14th: The Nutcracker in 3D! Matinée showing, Castro Theater. (Exact time not available at press time.)

Saturday, December 14th: Christmas Party and Gift Fair, 2 pm to 4 pm at St. Francisco Lutheran Church, 152 Church Street, a Benefit for the church's Senior Program.

Sunday, December 15th: Candlelight Christmas Concert, 5 pm, Mission Dolores, <http://www.missiondolores.org/> for tickets and more information.

Tuesday, December 24th: SHINE – SF Gay Men's Chorus's annual Christmas Eve concerts, 5 pm, 7 pm, 9 pm at the Castro Theater. Guest Artists: SF Opera soprano Marina Harris and vocalist Matt Alber. <http://www.sfgmc.org/events/>

Sunday, December 22nd: It's a Wonderful Life, Castro Theater, multiple showings.

Thursday, January 1st: Breakfast at Tiffany's, Castro Theater, multiple showings.

The Castro Theater has other "Seasonal" shows including "Home for the Holidays" on December 20th. <http://www.castrotheatre.com/p-list.html> for everything from Dial "M" for Murder (in 3D) to Duck Soup.

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Neighborhood Safety

Crime Report

Six Park Station officers—10% of the total number of officers—have been assigned to monitor homelessness in Duboce Park and other parks within Park Station's boundaries. Four officers start at 4 a.m. and two start at 11 a.m. Dozens of citations are written every month to people doing something illegal in a District 8 park.

The Northern Station Newsletter reported that violent crime and property crime were up 16% in San Francisco through September 30.

The Park Station Newsletter now includes three Crime Maps for Park District that show robbery locations, burglary locations, and auto burglary locations. Contact SFPDParkStation@sfgov.org to receive their weekly newsletter.

More police will be patrolling Muni although Police Chief Greg Suhr declined to reveal how many additional officers will be on the system, saying he did not want to reveal crime-fighting strategies to criminals. Uniformed and plainclothes officers will be on buses, light-rail vehicles and platforms, and in stations, Suhr said.

One of the main reasons for additional eyes on Muni is to prevent mobile technology thefts, which reportedly account for at least one-half of all robberies in San Francisco. SFPD advises only using your smart phone in public if you have to and be aware of your surroundings when you do.

Other tips for outsmarting smart phone thieves: download a location tracking app to help police track and maybe recover your stolen phone. In addition to broadcasting a phone's location, many antitheft apps allow you to remotely lock your phone, wipe it clean of sensitive information, and even remotely set off a screaming phone alarm.

Avoid leaving your phone on the table at restaurants, bars, and coffees shops where it can be easily snatched. Use passwords on your phone's home screen to help protect your personal information in case your phone is stolen.

If your phone is taken, call the police first and then call your carrier to disable, or brick, your device, which will lock it and prohibit anyone else from activating it.

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You can also reduce the chance of your bicycle being stolen by always locking your bike when you're not using it, especially in your garage.

Use a U lock rather than depending on a cable lock, which can easily be cut. Find the right way to use a U lock — any bicycle mechanic can demonstrate how to use the rear triangle. There are diagrams, pictures, and lots of great tips on proper locking techniques and theft prevention at www.sfbike.org.

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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Greystar Development at Sanchez and Market: Movement on Critical Issues

For our last several issues we have reported on plans for the corner lot at Market and Sanchez—2198 Market St—where the Delancey Street Christmas tree lot used to be. The developer, Greystar, presented their plans at our October general meeting, and the reaction was less than positive.

In light of the neighborhood reaction, and a failure to see much movement on key issues after long discussions with the developer, DTNA reluctantly decided we could not support the project.

The main issues were the lack of affordable housing, the lack of a nationwide non-discrimination housing policy on the developer's part, and outstanding design issues. We sent a letter to the Planning Department outlining our objections.

DTNA also joined a coalition of neighborhood organizations — the Eureka Valley Neighborhood Association (EVNA), Hayes Valley Neighborhood Association (HVNA), Lower Haight Merchants and Neighbors Association (LHMNA) — as well as the AIDS Housing Alliance, the Harvey Milk Democratic Club, and District 8 Democrats in opposition.

With a coalition of such

breadth and strength Greystar came back to the table, and arrived at the DTNA November Board meeting with modifications to all three issues:

1) Affordable housing: Prior to the meeting Greystar had been unwilling to budge on the neighbors' expectation that affordable housing be included on site, but at the meeting they expressed their willingness to include 12% affordable units (10 units) on site. DTNA believes that mixed-income developments are an essential part of nurturing and maintaining our neighborhood culture and so were pleased by this change. Greystar's current plan is, however, to provide affordable units in exchange for permission to greatly reduce the rear yard setback required by the Market and Octavia plan. Greystar said that the Planning Department required that there be a quid pro quo in order to provide on site units.

2) Non-discrimination policy: Concerns had been raised by a number of neighborhood and civic groups that Greystar (based in South Carolina) does not have a national non-discrimination housing policy that includes LGBT people. At the Board meeting, they presented new non-discrimination language agreed to by their national

leadership, in a letter signed by the CEO. DTNA still has serious concerns with some of the language—they still have not unequivocally stated that they will not discriminate against LGBT people regardless of whether it is against the law in that locale—but they are moving in the right direction.

3) Design: Greystar has engaged local architects, Heller Manus, to design the building, and the architects have met several times with a committee of architects from local organizations including DTNA, the Castro Area Planning and Action coalition (CAPA), and the Castro Community Benefit District (CBD). The committee had presented a list of 12 recommendations for design changes to better fit the neighborhood and to more completely comply with the

Design Standards of the Market and Octavia Plan. At our November meeting, a new design was presented that seemed to deal with many of the concerns, most importantly paying deference to the next-door historical resource of the Swedish American Hall.

DTNA is still concerned that these changes be set in stone and irrevocable (we have had developers promise us on-site affordable housing before, for example, only to renege at the last moment), but if we can get firm agreements on all these items DTNA will reconsider its position in opposition.

Thanks to all who turned out at the October meeting to voice your concerns. Chalk one up for community activism.

Market Square Proposed for 15th and Market

Forest City, the developer constructing the condo building at 2175 Market and 15th (site of the old 76 Station), has proposed a "Market Square" concept for the main retail space on the ground floor next to Walgreen's.



The 15th and Market site under construction

In the Market Square, local merchants, such as a

coffee store, a butcher, and a greengrocer, would each lease part of the larger retail space from Forest City, and provide to customers independent service from each with convenient access to all of them. The idea of a Market Square somewhere in the neighborhood has long

been an idea floating around (thank you Steve Catechi).

Discussions at the Land Use Committee of this proposal met with initial interest but some concerns. Forest City has a positive track record with DTNA and other neighborhood organizations—they collaborated with us on design changes, and they are providing 20% of the units as affordable housing on site (more than the 12% required under city ordinance). After they complete construction, Forest City will operate the condominiums as rental properties.

The concerns are that once a Conditional Use (CU) authorization has been approved allowing for a single use for the larger space, it will be essentially permanent and run with the property.

DTNA has been burned in this way before—years ago, what was supposed to be a temporary full-floor use for Tower Records at Noe and Market became permanent, resulting in (in the most current incarnation) a CVS occupying the full floor. Ryan Patterson, a Land Use attorney who volunteers on the Land Use Committee, has proposed a Notice of Special Restriction could be placed on the CU, requiring a certain number of tenants, and has offered to look into language to do that.

We will give an update at our December 9 General Meeting – come by and add your opinion to the mix. If it all works out, we could be welcoming a new Market Square to our neighborhood. How (unconventionally) hip!

Bike Share

Continued from page 1

Bay Area bikes can be rented from and returned to any station in the system. The system is available for use 24 hours a day, 365 days a year.

Bike share has become an extremely popular form of transportation around the country and world. Our very small system has already traveled five times around the earth since it launched at the end of August, and we're

already surpassing the very popular Washington DC program with the rate of use of the bikes.

Why is bike sharing so popular? Cities with overcrowded transit systems and congested streets — like San Francisco — have a lot of people looking for more convenient solutions for short trips. Research has also shown that bike share boosts local businesses; a study in Minne-

apolis found that every bike share trip generated \$7 for the local economy.

The major complaint since the launch of the Bay Area Bike Share system is that it is too small, that it doesn't link to the neighborhoods that people want to access, like Duboce Triangle.

So, in early 2014, the system is going to be adding 150 bikes at 15 stations in the

Upper Market/Castro area, the Mission, Hayes Valley, and Mission Bay. The City has been holding community meetings and encouraging online feedback on where the new stations should go.

Have an idea for a station location? See sfmta.com/projects-planning/projects-bike-sharing.



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DTNA General Meeting Notes - October 2013

Whole Foods announced their grand opening on November 6.

Supervisor Wiener's Updates: The Castro Sidewalk Project is moving forward. The 400 block will be done before 2014 Pride, the 500 block before the 2014 Castro Street Fair. The Supervisor got \$500,000 for the Upper Market area to expand capacity of critical housing. There is also some funding for outreach and the goal is to get homeless people into housing.

Wiener is working on a follow-up hearing on street lights after receiving many complaints. Double-parking remains a problem and he is working with MTA on enforcement. The Safeway Recycling Center has been ordered to vacate but hasn't left yet which may result in litigation. The City is working with grocery stores to install reverse recycling (redemption) machines.

Maintenance on MUNI is needed, although MUNI has been more diligent in recent years, resulting in more vehicles in use. MUNI will start 3-car trains between West Portal and Embarcadero since more LRVs are now available.

2198 Market Development: Victor Gonzales made a presentation about developer Greystar's plans for 2198 Market. Affordable housing is important to DTNA

and at the top of our agenda. DTNA reviewed design plans with other organizations.

Many comments from the Planning Department on the project design were the same as ones made by DTNA.

The development is next to the Swedish American Hall. The Hall is an iconic building, so consideration must be given to that—2198 will use materials compatible to Hall's façade; step-downs will make 2198 more compatible with surrounding buildings; windows will be aligned to create bays with storefronts at street level. More detail and individuality is needed on the Sanchez Street side, particularly the roof line.

Greystar plans a restaurant in the ground floor corner plus two smaller retailers and have committed to no formula retailers. There are 34 parking spaces plus two car share spaces under the building. 2198 will look like two buildings. There will be permanent seating around 20 new trees.

Next design steps: finish the CEQA review; increase compatibility with the Swedish-American Hall and with the surrounding neighborhood district. They will come back to DTNA and the City with revisions.

DTNA will not endorse the project unless there is af-

fordable housing on site. Greystar plans to pay fees in lieu of building on-site affordable housing. The AIDS Housing Alliance announced they will oppose the project unless affordable housing is on-site. Regarding the housing non-discrimination policy, Dennis Richards explained that DTNA wants Greystar to be a leader on this issue. (See update on 2198 Market on page 8.)

Swedish American Hall: Guy Carson, current owner of Café du Nord, introduced Dylan MacNiven, owner of Woodhouse, and Enrique Landra, an entrepreneur with a real estate background, who presented their plans for assuming management of the Hall from Carson.

Dylan owns Woodhouse, the restaurant at 14th and Market, and lives at 17th and Church. The Swed-

ish Society of San Francisco owns and still uses the Hall. The ground floor café has been closed for 3 years. The new team would return the downstairs space to its historic use as a restaurant and cocktail lounge, reopen the ground floor café, add retail space, and expand the use of spaces upstairs. All of this revolves around putting an elevator in the building and expanding the scope of the liquor license to the entire building. Enrique said that more than one business is needed to make the building successful. They are more food-oriented, want to serve food as late as possible, and will be updating all kitchens in building.

Dennis Richards said a landmark designation will help keep the building around for another 107 years. Dylan said he convinced the Society to install more bathrooms, add an elevator, and open up the Market Street frontage.



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Board Elections

Each December, the current Members of DTNA elect our Board of Directors and Officers. Board members are elected for a one-year term. Our immediate past president, Dennis Richards, automatically assumes a seat on our board as provided for in our By-Laws. The By-Laws provide for a Board of no more than 13 members, including the Officers and the Editor of our newsletter.

The Board of Directors puts forth to the membership the following candidates to serve on the Board for 2014.

President: Current President of DTNA and Chair of Land Use committee Pat Tura. Passionate about preserving the

unique character of our neighborhood while continuing to advance livability, improving streetscapes, and increasing pedestrian safety. Have served on the DTNA Land Use committee since 2009; served on the board since 2010.

Vice President: Current Vice President Erik Honda. Erik has lived on Henry Street since 1992. He is a high school English teacher with a geeky interest in planning and urban issues. He has served on the Land Use Committee Since 2009, on the Board since 2010, and as Vice President since 2012. He loves the Duboce Triangle's funky energy, and wants to preserve it with more affordable housing.

Mark Scheuer: Current Board member. Has lived on Scott Street since 1989, DTNA Board member since 1999; especially interested in Duboce Park, open space, and crime and safety in the Triangle.

Betty Levitin: Current Board member; Editor of the newsletter; member of the Land Use Committee, committed to diversity in the neighborhood, development that serves the neighborhood, and solutions to homelessness. Has lived on 14th Street since 1978.

Danny Yadegar: Current Board member; member of the Land Use Committee; frequent contributor to the newsletter; focus on affordable housing and economic development (i.e. filling business vacancies). Lives at Noe and 14th.

Eileen Hansen: New Board member; member of the Land Use Committee; excited to work with DTNA on a long-range vision of neighborhood planning and development; committed to working collaboratively with other neighborhood groups to strengthen

our collective power. Lives at 16th/Noe/Market.

Garrin Wong: Current Board member; Assistant newsletter editor; interested in planning issues and improving public safety. Rehabbing my home on Duboce.

Tim Dunn: Current Board member; member of the Land Use Committee; focuses on affordable housing and other housing issues, and on pedestrian safety and improved streetscape. Lives on Boynton Court.

David Troup: Current Board member (Treasurer since 2003 but stepping down from that role); member of the Land Use Committee, interested in maintaining a diverse retail landscape that enhances our neighborhood's unique character, and in building support for pragmatic solutions to our issues—things that work over things that don't work (but feel good.) Lives on 15th St.

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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 **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:

- | | |
|--|--|
| <input type="checkbox"/> Land use/development | <input type="checkbox"/> Newsletter |
| <input type="checkbox"/> Transportation issues | <input type="checkbox"/> Clerical help |
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Mail to:

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

Name: _____

Address: _____

Email: _____

Phone: _____

Comments: _____

Annual Membership dues:

- | | |
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