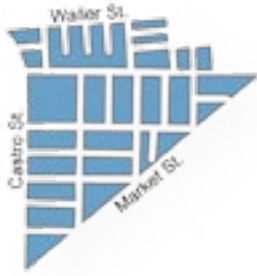


JUNE - JULY 2015



DUBOCE TRIANGLE NEWS

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

Monday, June 8, 2015

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 Supervisor Wiener
update
- Castro/Upper Market Retail
Strategy: Initial Findings
Summary of goals and findings
- Housing Affordability/20% BMR
Policy: Update on progress
- Castro Cares: It's Making a Differ-
ence
Update on the first few months of full
program operation

DATES TO REMEMBER:

Thursday, June 11, 6:30-8 p.m. Photo Lecture
Series. Free. Visit harveymilkphotocenter.org
or call 554-9522.

Saturday, June 13, 10 a.m.-noon. Friends of
Duboce Park Volunteer Day. Contact Rose at
rose@friendsofdubocepark.org or 255-8370.

Saturday, July 11, 10 a.m.-noon. Friends of
Duboce Park Volunteer Day. Contact Rose at
rose@friendsofdubocepark.org or 255-8370.

Saturday, July 25, 8:30 p.m. Free Outdoor Movie
Night in Duboce Park. Contact Doug at doug@friendsofdubocepark.org.

Castro/Upper Market Retail Strategy Project Nears End, Reveals Results



Outdoor cafés like Reveille are a top pick of survey respondents

The Castro & Upper Market Retail Strategy project is approaching the end of its first year. Surveys, interviews, and focus groups have given the Retail Strategy team a grounded understanding of the district's retail dynamics – where people come from, how they get here, how much they spend, how much the rents are, how much the rents are elsewhere, and why certain vacancies are so hard to fill, etc. In collaboration with neighborhood leadership, this information is now being used to finalize a series of recommendations to guide the retail district's future.

At this Year 1 mark, the recommendations will become the final deliv-

erable of Seifel Consulting's team, the group contracted for the project's initial stage. In conjunction with a final presentation, Seifel's team will be producing a final report that will outline the recommendations in response to existing conditions, survey findings and feedback from countless meetings and conversations. The report will also offer takeaways from the case studies of two retail districts in San Francisco and one in New York that serve as comparable districts for various characteristics.

What We've Learned

The Castro & Upper Market area

Continues on page 7

City Hall Update: Supervisor Scott Wiener



Scott Wiener
San Francisco District 8
Supervisor

By Supervisor Scott Wiener

Keeping Our Retail Corridors Active

Maintaining active ground floor retail businesses is essential to having vibrant commercial corridors in our neighborhoods. Back in 2013, I introduced interim zoning controls that required that office uses seek conditional use permits if these businesses want to occupy first floor storefronts in the Upper Market Street corridor. If too many storefronts are occupied by offices (which typically are closed in the evening and on weekends) the vibrancy of the corridor will be undermined. The conditional use process ensures that we have thorough consideration

by the neighborhood and the city regarding whether these are the appropriate uses for ground floor retail spaces. Interim controls only last 18 months, so this year I authored legislation to make these controls permanent, and to extend them to Castro Street and the 24th Street corridor in Noe Valley. The Board of Supervisors passed that legislation unanimously.

Water Recycling Legislation

Our statewide water shortage is a long-term structural issue that requires a wide range of responses from both state and local governments, as well as changes in how we as residents use water. Here at the Board of Supervisors, I'm authoring legislation to require that new large developments use recycled water for non-potable water uses like toilet flushing and irrigation. These developments can either put an alternative water system within their building, like a greywater or blackwater system, or they can join up with other developments to create a water reuse district, through which multiple buildings can share the cost and administration of one of these systems. The legislation also sets a five-year deadline for city de-

partments to use non-potable water for irrigation and cleaning of parks and public spaces. This is ambitious legislation, but we can't sit on our hands regarding water any more, and we must act aggressively. We are also looking at legislation to more effectively use the foundation water that is running underneath our city, and to regulate how we can retrofit existing buildings for on-site water reuse.

San Francisco has long been a leader in water conservation strategies, and we need to continue to push aggressive policies here at City Hall. We also need to do more in our neighborhoods. The Public Utilities Commission has many

programs, which you can find on its website, including rebates for purchasing efficient clothes washers and toilets, free water-saving devices for residents, classes and guidebooks on effective gardening and landscaping strategies, and many more resources about the drought. You can go to the SF PUC's Water Conservation website here: sfwater.org/index.aspx?page=136.

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

Get involved in your neighborhood!
Visit dtna.org and volunteer.

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Maintaining Income Diversity and Quality of Life



David Troup
DTNA President

Maintaining Income Diversity and Quality of Life

In the February DTNA News, I wrote about DTNA's conviction that we must work hard to ensure that our neighborhood maintains its diversity and inclusiveness, and that new housing which is built does not benefit only the wealthy, but also creates as much low- and moderate-income housing as possible. The city requires that 12% of units in new market-rate developments be Below-Market-Rate ("affordable", or BMR) units, but in the housing affordability crisis we face as a city, DTNA's Board feels that isn't enough, and many of you have told me you agree. In February, I wrote that DTNA would be adopting a policy pushing developers to fulfill their civic responsibilities by providing 20% BMR units in new developments in and

around our neighborhood. These last few development sites, mostly along Market St., are our neighborhood's final opportunity to gain permanently affordable housing right here as opposed to miles away.

Why 20%? Because we think it's achievable. Some larger developments in other neighborhoods are being proposed with larger BMR quantities, like 33%, but these larger developments are able to access special bond financing that makes this greater affordable component achievable. Providing more affordable units on the smaller projects in our neighborhood will require creativity, flexibility, and smaller profits for developers and their investors, and we have to be realistic about what can be achieved. We don't want to overreach and prevent development from occurring. But we do want, as always, good development that benefits our neighborhood, and a higher level of affordability is a key benefit. We also believe it's important to create not just low-income housing, but also moderate-income units which help valuable members of our community who might otherwise be forced to leave San Francisco, and whose plight often seem to be forgotten, as the focus is often on those at the lowest income levels.

This modest increase in our expectations of profit-seeking developers will not, unfortunately, make our neighborhood affordable to all, but each additional BMR unit we obtain represents one more household of average means — people like teachers, first responders, and service workers — who can live in the city and perhaps even in the neighborhood where they work. It also reduces the financial pressure to displace residents in existing units who may be vulnerable to eviction.

Since February, we have made significant progress.

Our affordable housing policy has been formalized and adopted by DTNA's Board. And, with the help of DTNA Land Use Committee member (and former co-chair) Peter Cohen, we have built a coalition of neighborhood organizations who have all signed on to adopt this same stance. This unified front will give our organizations significant leverage in convincing developers to provide these additional affordable homes.

It is thrilling for me to announce that the following organizations have agreed to support DTNA and each

Continues on page 5

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Upper Market Safety Improvements

As a result of the development impact fees paid into the Upper Market community benefit fund, SF Municipal Transportation Agency (SFMTA) has developed a plan to spend the allocated \$2.5 million dollars.

Proposed improvements will extend from Octavia Boulevard to Castro Street. The goal of the Upper Market Safety Project is to increase safety for pedestrians, cyclists, cars, and public transit. The plan is to reduce the potential for conflict, address primary collision patterns, and focus on safety. The implementation of the plan is divided into near-, mid-, and long-term goals. Near-term goals include painted safety zones, crosswalk upgrades, and a ban on right turns on a red light onto Market Street.

"Pedestrian safety zones" are painted buffered curbside space between the sidewalk and moving vehicles. The painted footprint resembles a bulbout without the concrete. Crosswalk upgrades will include high-visibility, painted white stripes. There will be a red no-parking zone adjacent to the crosswalks to increase the visibility of pedestrians crossing and drivers to each other.

Mid-term goals include improved bike lanes, signal timing improvements,



Car chaos at the intersection of Market, 16th and Noe Streets

and intersection guidelines. Long-term improvements include crosswalk realignment, concrete bulbouts, and parking-protected bike lanes, similar to those installed in Golden Gate Park. Future possibilities include a circulation study of all modes of transportation with the aim of understanding and developing an optimal road network with efficient and safe movement. DTNA believes a circulation study is crucial and should be moved from future possibility into current planning. The intersection of 16th and Noe Streets accounted for the largest percentage of vehicle collisions, and this intersection is often pure chaos. The intersection of 15th and Sanchez has the lowest collision history in the corridor.

Collision history shows that mid-block pedestrian collisions occurs from jaywalking as well as improper turns by vehicles at crosswalks. Bicycle-incurred collisions involve vehicle 'dooring', improper turns, and red-light-running by both drivers and cyclists.

Signal timing improvements have long been advocated by DTNA. SFMTA will study which intersections experience the greatest amount of congestion to determine where to provide extra time for pedestrians and reduced wait time for cars.

Long-term improvements include realigning the crosswalk between Safeway and Whole Foods, concrete bulbouts, and a protected bike lane west bound on Market Street between Octavia

Street to Duboce Avenue. Bulbouts are extremely expensive and could consume the entire budget so we have asked MTA to strategically calibrate where bulbouts are essential and where the money might be better spent.

We strongly believe a circulation study to identify traffic flow, pedestrian travel patterns and cyclist behavior will result in data identifying key problem areas. A bulbout at every corner will not solve the inherent problems in our complex six-point intersections. While we all agree that more visible crosswalks and greater visibility at the intersections are a great first step, we need more visibility into long-term solutions for those of us who walk, drive and cycle our streets daily.

President's Message, continued

Continued from page 3

other by insisting that new development projects in Upper Market provide 20% BMR units: Castro/Upper Market Community Benefits District (CBD), Eureka Valley Neighborhood Association (EVNA), Lower Haight Neighbors and Merchants Association, Hayes Valley Neighborhood Association, and North of Panhandle Neighborhood Association (NoPNA.)

In the coming weeks, we expect to become more vocal about our stance in an effort to ensure that as many residents and city decision-makers know about it. The better the public understands what we are asking of developers, and

why, the easier it will be to convince developers to do the right thing. Our policy is not popular with developers, who stand to see their sizable profits reduced if they provide a few more less-costly units. But DTNA believes that we can work with developers and where necessary find creative ways to achieve our affordability goals while still providing developers with acceptable returns on their investments.

The affordability of our neighborhood is an issue that concerns most of us who live here, and I'd love to hear your thoughts. Our June DTNA General meeting (see cover page for details) is

a great place to provide your feedback, and I hope to see many of you there.

Volunteer to Make our Neighborhood a Safer Place

Castro Community on Patrol (CCOP) is a fantastic organization composed of volunteers who have patrolled the greater Castro area for nearly a decade, working with SF SAFE and the SFPD to reduce crime and enhance safety for all. If I had more room, I could go on and on saying good things about the organization — they're fantastic. CCOP is looking for new volunteers who might be interested in joining them, and if they get a few from Duboce Triangle, they'll start patrolling in our neighborhood too!

Patrolling is fun and productive, you can choose your own schedule, and you can do it with friends if they are also patrol volunteers. You can attend their free one-afternoon training course and decide if it's for you. If you become a patrol member, they ask for just a small commitment of one three-hour patrol per month, so even if you don't have a lot of time, this is a way to get out there and help your community. I strongly urge anyone that can to check out the information on their website and attend the training. It will be a valuable learning experience even if you don't decide to volunteer—but I hope you will. Patrols in Duboce Triangle would reduce quality-of-life crimes and help us all, but it takes volunteers to pitch in.

The Upper Market Affordable Housing Policy can be viewed in its entirety at dtna.org/bmr-policy. Castro Community on Patrol's website is at castropatrol.org.

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Upper Market Development Update

Although our neighborhood has seen more than its share of development in the past few days, we're far from finished with the construction cranes. One project is well underway and four others are proposed. Moving east to west:

2100 Market St. x Church (former Home restaurant site): Developer Brian Spiers has proposed 60 rental apartments (mostly two bedroom) over ground-floor retail, and almost no auto parking. The project is near the beginning of the entitlement process, and DTNA has been discussing the project with the developer. We receive a lot of complaints about the site, which has a lot of problems with graffiti and antisocial behavior. In response, the developer recently painted the entire building, so that graffiti can be more easily abated, and we are encouraging him to improve exterior lighting in the interim.

2140 Market St. (Lucky 13 and adjoining lot): A Preliminary Project Assessment (PPA), which precedes a project application, was issued in late February. 31 units (over retail) are proposed with no auto parking. The existing structure is slated for demolition unless it is found to have historical value, in which case the developer may need to incorporate its façade somehow. DTNA has had productive discussions with the developer and architect.

2198 Market St. x Sanchez (former Shell station/Christ-

mas tree lot): This project by national apartment rental giant Greystar is well underway, with most of the excavation complete and quite a bit of concrete already poured. 87 new units, including ten below-market-rate (BMR) units, with underground parking for about 44 cars.



43 units are proposed to rise at the site currently occupied by Sullivan's Funeral Home. (Prado Group rendering)

The small concrete median in the center of Sanchez St. will soon be removed; the project will be adding curb bulbouts at that corner and the median removal is necessary for fire truck access. Anticipated project completion is Summer, 2016. DTNA continues to work with Greystar to en-

sure the final exterior material choices are of high quality.

2201 Market St. x Sanchez (former SF Stereo, current Catarra Real Estate): PPA issued in March, 2014 for a nine-unit building, basement parking and ground-floor retail. DTNA has strongly opposed

our policy would require three BMR units and we will work to see that achieved. The PPA lists seven parking spaces, ten bicycle spaces, and a new curb cut on Sanchez for garage access. The project sponsor has not been identified. DTNA will be monitoring this project closely.

2254 Market St (Sullivan's Funeral Home): Developer Prado Group plans to build a five-story structure with 43 units, fronting both Market and 15th Streets, above ground-floor retail, with 22 sub-grade parking spaces. The historic Sullivan's façade and tiled roof would be incorporated into the new building. Plans are still preliminary and DTNA is in discussions with the developer on project specifics and especially on the nine BMR units we would expect the developer to provide.

this project, which has a full-floor penthouse unit on top, reducing the number of units and eliminating the requirement to contribute affordable units. We have recently heard that the project may be revised to include 14 units, including two BMR units. This is a substantial improvement, however



Chevron

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Retail Strategy Update, continued

Continued from cover page

is undergoing dramatic change. Over the past five years the opening of 500 new units has created local homes for more than 1000 new residents – 150 more units are currently pursuing entitlements. According to the surveys, new residents are not only younger, but fewer identify as LGBT. Dozens of new businesses have opened in the districts, and a similar number have closed up shop. In comparison to a city-led study done in 2013, the area's retail vacancy rate remains around 8-9%. This rate is significantly higher than the city-wide average.

Aside from substantial change, the Castro & Upper Market remains a bastion of LGBT diversity. Fully 58% of survey respondents interviewed in public self-identified as LGBT, and that number increases to 73% when limiting responses to local residents. Put another way, more than half of the district's customers identify as LGBT, and in the case of neighborhood residents that number is closer to three quarters.

The retail corridor is also impressively local. Nearly half of customers walk to the district. Impres-

sively, to get to their shopping and restaurants, more take transit (25%) than do drive (18%). The area is also strongly represented by San Franciscans – More than 75% of survey respondents live in San Francisco, as do 90% of merchants. Residents, not surprisingly, report more frequent visits to the district. Their frequency of visits, however, is noteworthy with the vast majority of residents reporting that they visit the district three or more times per week. They spend, on average, \$70 per visit. The Castro & Upper Market area is one of the wealthiest in the City – with, according to Zillow, a median home value of \$1.55M and, according to the Retail Strategy survey, a median household income over \$120k.

Recommendations, and What's Next?

In conclusion to the project, the Retail Strategy team will be hosting a Year 1 Open House at the Myriad.

While currently under construction, the 4000 square foot space will become the future home to a creative market hall concept that will feature food and drinks alongside local retailers and craftsmen. Details of the public event are as follows: Thursday June 4, 6-8pm Remarks at 7pm 2175 Market St

The Open House will offer the best opportunity for members of the public to get more detailed information regarding the Retail Strategy's five recommendations and the project's next steps. Posters will be setup throughout the space in an open format for audience members to further explore findings and ask questions of staff and project volunteers. We hope to see many of you there!

For questions about the Castro & Upper Market Retail Strategy please contact info@castroretail.com.

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General Meeting Notes, April 2015

Captain John Sanford, the new commander at Park Station, was introduced. He acknowledged that he was aware that many members of the community were frustrated with the transition of yet another commanding officer at Park Station. He said, “I truly understand the frustration, but promise you I bring full dedication and commitment to the post.”

Capt. Sanford was transferred from Taraval Station when Capt. Raj Vaswani was moved from Park to Bayview Station. However, Capt. Vaswani worked with Capt. Sanford on the annual unofficial 4/20 celebration taking place on April 20 at the eastern end of Golden Gate Park after the transfers took place.

Capt. Sanford said he “will encourage and embrace collaboration and partnership with the community.” He has already spoken with many neighborhood and merchant groups in Park District and he said he was out walking the foot beat on Divisadero Street and on Haight Street on April 9. He also did patrols in the Corbett Heights, Buena Vista, the Inner Sunset and Duboce Triangle neighborhoods on April 10 to better fa-

miliarize himself with these locations.

He was unable to provide updates on the two high profile two homicides in the Triangle -- Duboce and Church on August 10 and Noe and Henry Streets on November 24 – since they are ongoing investigations. Citizens always have the chance to interact with Capt. Sanford at the Community Meeting at the Park Station Community Room on the 2nd Tuesday of every month.

Supervisor Scott Wiener gave an update on various projects in District 8. He said that he introduced legislation for the addition of in-law units in Noe Valley, Glen Park, and Diamond Heights. In-law units are the most affordable type of non-subsidized housing. Wiener is working hard to address the police staffing shortage in San Francisco and said there is funding for five police academy classes (250 new officers) in the upcoming fiscal year. He stated that “It’s not acceptable that we have fewer officers now than we had 10 years ago despite the fact the San Francisco has a significantly larger population and workforce.”

Wiener also introduced legislation to require onsite water reuse systems in new large developments and to push city departments to use non-potable water for all cleaning and irrigation of public spaces in the next five years. He asked the City Economist to conduct an economic impact report for outdoor events – from huge celebrations like Pride to neighborhood festivals like the Fillmore Jazz Festival. Key findings from that report found that in 2014, these events generated \$1.1 billion in economic impact and drew 3.3 million attendees, whose spending supported 9,300 private sector jobs in industries like retail, food services, hospitality, and transportation.

Jay Lu and Kelley McCoy, public relations officers from the Municipal Transportation Agency (MTA) spoke about the Muni Subway System im-

provements for the Sunset Tunnel used by the N Judah, and the Twin Peaks Tunnel used by the K, L, M, and T lines. MTA is currently replacing the aging track infrastructure in the Sunset Tunnel and will start on the Twin Peaks Tunnel in Winter 2016. It was noted that the noise abatement strategies used for the Sunset Tunnel will also be used in Twin Peaks.

The Blue Light Emergency Telephone Replacement project will upgrade existing phones and add more phones to the current emergency phone system. The phones are crucial for contacting emergency services in a crisis. As part of a system-wide upgrade to Muni communications, MTA is upgrading the outdated radio system, which will improve how Muni responds to unexpected service disruptions.



Swedish American Hall Reopens

The Swedish American Hall (2174 Market Street at Sanchez Street) reopened and was celebrated as San Francisco’s newest landmark on Saturday, May 2. The Hall was built for and by the Swedish Society of San Francisco in 1907, after the earthquake and fire the year previous destroyed the Swedes’ Scandia Hall. The Swedish Society is the oldest Swedish organization in San Francisco and California, and it has occupied the building since 1907.

Ted Olsson, the Society’s Secretary, was honored to preside over the occasion as his paternal grandfather was Secretary and on the Building Committee when the hall was erected, and his maternal grandfather managed the hall for its first 30 years. He welcomed Swedes, neighbors and dignitaries to the grand ballroom known as Freja Hall. On stage sat the Society’s president, Bengt Sandberg, California Assemblyman David Chiu, and Supervisor Scott Wiener. Sandberg officially welcomed all and remarked that this day had long been anticipated. He read a letter of congratulations from Swedish Consul General Barbro Osher, Senator Diane Feinstein, Congresswoman Nancy Pelosi, California Senator Mark Leno, and San Francisco Mayor Ed Lee. Assemblyman Chiu spoke of how important each of our traditions are and read his Assembly

Resolution citing the importance of this building and its community. Supervisor Wiener spoke of his pride in having attended many events at the Hall and the significance of it as a meeting place, and his hopes that its new bar, restaurant, and entertainment venues will serve the neighborhood and the city for many years to come. He then presented a City Resolution and the Mayor’s commendation to the President.

As a highlight of the program, the visiting University Chamber Chorus of Piteå, Sweden awed the audience with three traditional hymns. The MC then asked all of the Swedes and Scandinavians, by heritage or affiliation in the room, to stand as he read off a list of the many local Swedish organizations. He also asked all of the women and men in their native folk costumes to stand. All were appreciated for sustaining their community traditions. Then the MC noted city dignitaries who had supported this landmarking; in addition to Supervisor Wiener, who carried the legislation, Olsson recognized Planning Commissioner Dennis Richards, and members of the Planning Department for their help. Olsson especially commended Jonathan Lammers’ excellent landmark study of the Hall and the Swedish community to City Archivist Susan Goldstein. DTNA, CUMCBD, and MDNA were recognized as



Looking spiffy at age 108: The Swedish American Hall

well as Guy Carson, former master tenant and entrepreneur and his legacy at Cafe Du Nord.

Dylan McNiven then addressed the crowd to say how proud he and Enrique Landa were to have helped restore the Hall and to bring new vitality to it for this next century of life —particularly now that it has an elevator serving all floors. He expressed his pleasure that the Society had delivered on their promise to the DTNA to landmark the Hall. The highlight of the ceremony was Dylan’s presentation to Sandberg of

a Swedish medallion made for the 1915 World’s Fair. The gift was especially appropriate as this year is the centennial of that occasion, when Swedes in this very hall planned for their pavilion and participation there. The Swedish Society with and its new tenants are proud to continue to serve the community, neighborhood, and the city for another century in a newly distinctive historical site with modern facilities.

Further historical information is available at swedishamericanhall.com.

Noe Street Block Party in September

Save the date! On Sunday, September 13, DTNA will be hosting a block party on Noe Street between 14th Avenue and Henry Street. We'd love to see you there.

Neighbors are excited about the idea. Noe Street is particularly active amongst residents who use the street and sidewalk as their front yard. We hold garage sales on corner bulbouts, we host potlucks in parking spots, we repair pinball machines in the driveway and we share a glass of wine with friends on the stoop. A block party will allow the neighborhood to

build upon what's already there – to showcase the strong community that exists, and allow neighbors to meet each other!

Over the next couple weeks we will start meeting to plan out the event. DTNA will take the lead on orchestrating logistics (permit and fees, barricades, portable toilets, etc.), but we're hoping to have neighbors help provide the entertainment and much needed supplies. Think bocce ball, corn hole, ping pong tables, outdoor music and BBQs. Should anyone have time or supplies that they would like to vol-



Nighttime potluck held on Noe Street

unteer towards the event, please reach out to noes-treetblockparty@gmail.com.

The block party will be a family-friendly event, and will likely take place from noon-6pm. It is scheduled

the day after the Friends of Duboce Park hold their annual Tag Sale. Every great neighborhood needs their block party. Help us in making Duboce Triangle's a success! It's something we'd like to make an annual tradition.

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Crime and Safety Report

New Station Boundaries, New Police Captain

Board of Supervisors legislation requires a district station boundary analysis study every ten years. SFPD and the Controller's Office issued a Request for Proposal (RFP) in 2013 to analyze the police district boundary lines. The recommendations were presented at a series of community meetings that provided an opportunity for residents to voice their opinion about the proposed new boundaries. The Police Commission originally had placed all of the Duboce Triangle in Northern Station, but after DTNA asked to remain in Park Station, the Police Commission agreed to the request at their April 15 meeting.

All of the Duboce Triangle will now be in the Park Station Police District, some-

thing residents have been requesting for years after being served by both Park and Northern stations. The new eastern boundary moves from Steiner and Sanchez streets to the Duboce-Market corner and will include the Safeway complex. The northern boundary for Park Station in the Triangle will be Waller Street; Geary Street is the northern border for the rest of Park Station. The changes are expected to take place in June.

Captain John Sanford replaced Captain Raj Vaswani as commander of Park Station in late March after Capt. Vaswani was transferred to Bayview Station. Capt. Sanford, who moved from the Taraval Station to Park Station, introduced himself at the April 13 DTNA General Meeting (see General Meeting Notes on page 8).

"We've been particularly successful in seeing more police presence in Duboce Triangle, in light of the murders and other violent crimes in that neighborhood," District 8 Supervisor Scott Wiener said.

Crime Trends and Tips

Castro Community on Patrol reports that the theft of plants is a new and somewhat surprising theft trend. This follows the recent trend of increasing property crimes, especially auto thefts and auto burglaries. SF SAFE suggests removing everything visible from your car since the best way to prevent a break-in is to leave your vehicle looking empty.

Here are some other tips to prevent vehicle break-ins:

- Park in a well-lit area with plenty of pedestrian traffic.
- Use an anti-theft device and a vehicle tracking device.

- Always lock your vehicle and close the windows and sunroof completely.
- Remove all papers with any of your personal information, including your mail, bills, checkbook, etc. Leave only a copy of your registration in the vehicle with your address blacked out.

Another way to make our neighborhood safer is to install lights on porches and doorways in front of your home or apartment building. DTNA is currently doing a study of lighting on all of the Duboce Triangle streets to identify dark areas that seem to be more conducive to crime than better lit areas. The goal of the study is to improve lighting so make our streets safer. If a tree is blocking light on your block, file a report by calling 3-1-1 or using the 3-1-1 app.

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Dylan McNiven / Market St.

Garrin Wong / Duboce Ave.

Danny Yadegar / 14th St.

Newsletter Distribution

David Fix / Steiner St.

Newsletter Layout

Lynn Bayer / Carmelita St.

ADMIN HELP WANTED

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 \$20/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.



Jay Greene, JD, CPA

WILLS, TRUSTS, & BUSINESS

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Business Planning

Special Needs



415 905 0215
assetprotectionbayarea.com

For advertisement rates please visit
dtna.org or call (415) 295-1530

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:

- ☐ Land use/development
- ☐ Transportation issues
- ☐ Other _____
- ☐ Newsletter
- ☐ Clerical help

Mail to:

Treasurer
Duboce Triangle Neighborhood Association
3673 16th St.
San Francisco, CA 94114

Name: _____

Address: _____

Email: _____

Phone: _____

Comments: _____

Annual Membership dues:

- ☐ Regular \$ 25
- ☐ Business \$ 50
- ☐ Patron \$ 50
- ☐ Benefactor \$ 75
- ☐ Angel \$ 100
- ☐ Superstar \$ 250