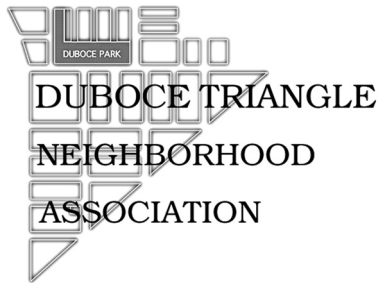


MAR-APR 2007



DUBOCE TRIANGLE NEWSLETTER

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

Monday March 12
PUBLIC MEETING
CPMC Davies Hospital
7:30 pm Lower level B

Meeting topics/speakers:

Kent Jeffrey, co-owner of Market/Noe center, on plans for vacant Tower Records site

Scott Wiener of Castro Community on Patrol, on efforts to reduce violence in our neighborhood

Vallie Brown, on recent crime in the lower Haight and how we can curb it

Market/Octavia Plan update

Vote on important changes to DTNA's Bylaws

All members and Duboce Triangle residents are encouraged to attend this important meeting!

DATES TO REMEMBER *All Triangle residents*

MARCH 12 – DTNA MEETING
7:30 pm, Davies Hospital Auditorium

MARCH 8 – PLANNING COMMISSION
Market/Octavia Plan approval

APRIL 12 – PLANNING COMMISSION
Davies Medical Office Building approval

Market/Octavia Plan Nears Approval **Rezoning to Impact Triangle for 30+ Years**

The Market/Octavia Plan continues to move toward adoption, but now includes some of the proposed changes we described to members at the February 5 DTNA meeting. A big thanks to members who voted on the importance of the issues, which gave us additional guidance. The Land Use Committee continues to advocate for the proposed changes in meetings with individual Commissioners, and at the ongoing public hearings. A summary of issues and current status follows:

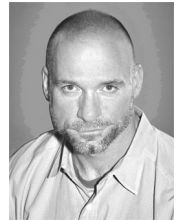
HISTORICAL PRESERVATION: The entire Triangle has now been designated as an "increased scrutiny" area. This means that proposed changes to potentially historic buildings will be examined more closely while the survey is being completed. While this is an improved protection; ideally, the historic survey should be completed and results from the survey incorporated into the Plan prior to adoption.

ZONING & DENSITY: The Planning Department is putting forward to the Commission our proposal for a maximum of 4 units per typical lot in the Triangle. This would allow for a modest, incremental increase in density for the interior blocks. Due to concerns that this limit might restrict non-profit affordable housing from being provided, we further proposed that higher densities could be allowed for affordable projects with a Conditional Use Permit.

HEIGHT OF BUILDINGS ON MARKET STREET: The Planning Department has lowered the height from 65 feet to 55 feet, which is consistent with our proposal.

continued on page 2

President's Message by **Dennis Richards**



Please leave your front light on at night

It has been another busy couple of months here in Duboce Triangle!

The Duboce Triangle Neighborhood Association and other volunteer neighbors have been working on many fronts in order to make Duboce Triangle a better place to live.

As I have been reporting throughout the past year, we have spent, collectively, hundreds of hours working on the Market Octavia Plan, helping shape it to better reflect and enhance our beautiful, built-out neighborhood. In the past month, we have been meeting with Planning Commissioners to explain our position, and are happy to report back to you that we feel that we are really making solid progress in this area. In fact, at the last Planning Commission, one of the Planning Commissioners called out DTNA as a model neighborhood association, and the first neighborhood association that he has heard advocate for affordable housing in the Market Octavia Plan area. We also feel that Planning staff has heard our concerns and has proposed alternative zoning restrictions to the Planning Commission as a result. While the Planning Commission has yet to vote on the final Plan, we feel confident that many of our positions and recommendations will be incorporated into the final Plan. Please see the Market Octavia Plan update (to the left) for more details.

Of the other land use issues that are in the forefront of the neighborhood, the proposed Davies Medical Office Building will soon *continued on page 2*

Market/Octavia Plan Update

continued from page 1

While we believe this height should be made permanent, the Department continues to insist this issue may be "revisited" when the Historical Survey is completed.

REAR YARD PROTECTION: We have proposed that the rear yards of buildings on Market Street be located no higher than 5 feet above adjacent rear properties. This proposal is intended to reduce the impact of walls on the mid-block open space of adjacent properties. While it appears that some Commissioners support this idea, it has yet to be incorporated into the Plan.

COMMUNITY IMPROVEMENT PLAN: We have proposed that the Community Improvement Plan include increases in Muni Transit Service, improvements to the Muni stops at Duboce/Church and Duboce/Noe, improvements to Duboce Park, and an Economic Development strategy for the Plan area. None of these items has been specifically included in the Plan.

CITIZEN'S ADVISORY COMMITTEE PLAN MONITORING: We have proposed a robust monitoring plan to insure that the Plan and improvements are in fact implemented, and modified if needed. This would be a primary role of the Advisory Committee. While it is essential that the Plan identify the staffing and funding source for the Advisory Committee, this has yet to be done.

The next public hearing on the Market Octavia Plan is scheduled for March 8. Check the Planning Department website for the time and location. We will continue to provide updates through the newsletter as well. ▼

President's Message

continued from page 1

reach a conclusion in April when the Planning Commission will hear and vote on the project. Many of our neighbors turned out at our January 22nd membership meeting (please see the last page for minutes and more details from that meeting) and affirmed the direction of the joint Buena Vista/Duboce Triangle Neighborhood Association Task Force on the Medical Office Building. Members also affirmed that the mitigations proposed by California Pacific Medical Center went far to mitigate the concerns of the neighborhood.

While the focus on the Davies Medical Office Building winds down, the Castro and Upper Market Series of Workshops (aka 'charette') is gearing up. DTNA is actively involved in the Upper Market Alliance Group of Neighborhood Groups and is working with Planning staff on the Workshop process. Please see related articles in this newsletter for more details about each.

Lastly, to explain the headline of my president's message, crime has become a more serious problem in this neighborhood and adjoining neighborhoods, such as the Lower Haight, where there have been multiple murders in the last several months. From racial graffiti scrawled on the business garage door of one of our neighbors, Guy Clark, to the armed robbery of Friendly Spirits at the corner of 15th and Castro Streets, to the muggings on Noe and 15th Streets and burglaries on Henry and 15th Streets, to the cars that have been broken into on Beaver Street, crime is on the rise and we need to pull together to put a stop to it!

First, report any suspicious activity to the police immediately. Criminals need to learn that we are all watching and will not hesitate to report suspicious activity to the police. Second, please report any crime that you experience, however small, to the police, as the police track crime and assign resources based on it. Lastly, please keep the front of your house or apartment illuminated. Dark streets and doorways not only create an ominous setting but also allow criminals to hide and go unnoticed.

For our May membership meeting, DTNA will have Supervisor Bevan Dufty and Captain John Erlich joining us to discuss the crime situation in the Duboce Triangle and Lower Haight neighborhoods. ▼

A SPECIAL THANKS TO ALL OF OUR DEDICATED NEWSLETTER DISTRIBUTORS

The Duboce Triangle Neighborhood Association would like to sincerely thank the following individuals for their commitment to our very special and beautiful neighborhood through their dedicated, consistent and high-quality delivery of the Newsletter. If not for the efforts of these carriers, much of what we do as a neighborhood association would not be possible. They deliver over 2900 newsletters within the Triangle. So we would like to take this opportunity to thank you all for the gift of your time and energy. The following list of people shows both the quantity and quality of involvement in this neighborhood that calls itself the Duboce Triangle, truly one of the greatest neighborhoods in the city and a hub of city life.

BOB BUSH, BETTY COFFIN, AMY PEARSON, PAUL THURSTON, CARMELLA GOLD, STEVE GLIDDEN, EDD DUNDAS, BONNIE NELSON, BETTY LEVITIN, DAVID RAISH, JOE MCINTYRE, ARLAN WENDLAND, BRUCE MARSHALL, DAVID PECK, MARK BANTA, JAHAN RAISSI, CHRIS MOTLEY, MARK SCHEUER, PETER STRAUS, LILI BYERS, KATHY LAVICKA, SHERRY LIND, ANNA AND MICHAEL KELICHER, DAVID PAISLEY, ANNA MAC PARSONS, PATTI COLE, DAVID TROUP, DENNIS RICHARDS, DAVID FIX, BEN GARDINER AND IN MEMORY OF JAMIE SCHINDLER.

DTNA PUBLIC MEETING

Davies Hospital Lower level B
Monday March 12, 2007 7:30 pm
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PLANNING UPDATE

Upper Market Charrette and Upper Market Alliance

by Judith Hoyern

An Upper Market charrette is currently underway in the San Francisco Planning Department as an extension of the Market and Octavia Plan. The charrette is a planning process that will look at all of Upper Market from Octavia to Castro. It will consist of a number of community workshops led by Planning staff beginning probably in Spring 2007 at which all interested members of the public will be able to contribute their opinions. The Planning Department will also hire a consultant to gather all the recommendations and views and create an Upper Market Design Plan. The plan will follow a key policy of the Market and Octavia plan to "reinforce the significance of the Market Street streetscape and celebrate its prominence as San Francisco's symbolic 'Main Street.'"

A Planning Department Request for Proposals for Design Services for Upper Market states: "The Design Plan will translate these recommendations into a comprehensive public realm plan for the Upper Market corridor, building upon concepts already developed in the Market & Octavia Plan. This Design Plan will provide site-specific urban design guidelines for each of the properties under study which will address frontage conditions, use and building activity; and should offer general guidance for the development of all parcels fronting Market Street within the Study Area. Finally, the Design Plan may recommend other public improvements and community benefits that should be considered with site development, consistent with Market & Octavia Plan and particularly with its community improvement program."

In response to the charrette process and to a request by Supervisor Dufty and the Planning Department, a group of Upper Market neighborhood organizations has come together as the Upper Market Alliance. Its purpose is to make sure the neighborhood's views are represented to the Planning Department. The Upper Market Alliance grew out of an original coalition of groups that were particularly concerned that some of the community benefits connected with the Market-Octavia plan be directed to the preservation of the LGBT history and character of the Castro area. That coalition is now meeting separately as the Castro Coalition and is sending a representative to the meetings of the Upper Market Alliance.

The UMA will be paying close attention to the Upper Market charrette and will keep the member organizations informed.

The organizations in the Alliance and their representatives are:

Buena Vista Neighborhood Association

(Richard Magary)

Castro Area Planning + Action

(Joe Curtin)

Corbett Heights Neighbors

(Gary Weiss)

Duboce Triangle Neighborhood Association

(Dennis Richards)

Castro Coalition

(Alan Martinez)

Eureka Valley Promotion Association

(Judith Hoyern)

Merchants of Upper Market

(TBD)

Upper Market Community Benefits District

(Dominic Campodonico)

The officers are:

Co-chairs: **Dennis Richards / Alan Martinez**

Secretary: **Joe Curtin**

Each group also has an alternate, who is expected to attend the meetings, so that each member group will always be represented. Meetings are scheduled for the 4th Tuesday of each month at the Eureka Valley Recreation Center.

One main intention of UMA is to provide a communication channel to the Planning Department for major planning efforts in Upper Market/Castro by conveying the views of the member organizations in an accurate and comprehensive manner and passing information back to the member organizations. This is not intended, however, to supercede direct communications by the various organizations to the Planning Department when, for example, they want to present their views in more details or on planning matters that are specific to the organization (like 311 notices) or any other matter.

Currently UMA is seeking input from the member groups on the Tower Records site, which will be a chain store, allowable under Planning rules. The owners have stated a desire to be in sync with what the neighborhood wants – or doesn't want – to see there. So DTNA should weigh in with any guidelines we would want to suggest, keeping in mind the Planning Department design process for Upper Market. ▼

Reprinted with permission of the Eureka Valley Promotion Association (www.evpa.org) from their January, 2007 newsletter

Planning Workshops on Upper Market Development Slated

While in recent decades the Castro has been economically strong and vibrant, the length of Market Street leading up to it has not always had the same dynamic energy. That is changing—several proposals for development along this stretch between Castro Street and Octavia Streets have been received by the Planning Department, and more are expected. A series of workshops sponsored by Supervisor Dufty will give the community an opportunity to review these developments, and create a vision for how new development can contribute to the neighborhood.

An extensive outreach process engaging residents, merchants, neighborhood organizations, Castro-area nonprofits, businesses and other stakeholders

will kick off in April of this year. The workshop series will focus on how new development can not only retain, but grow the community's unique character: how projects can support the economic and social needs of the neighborhood, assist in improving its public realm and contribute to the community's infrastructure. The recommendations that result from the workshops will guide the site-specific projects, including their mix of use, size, intensity, siting and design as well as providing a longer-term look to how future developments can incorporate the identity, character, economic and social composition of the Upper Market area and its surrounding neighborhoods. ▼

—by Sarah Dennis,
SF Dep't of City Planning



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Supervisor Bevan Dufty Reports

Improving MUNI with the Transit Effectiveness Project (TEP)

The performance – or lack thereof – of MUNI has been and continues to be a serious problem for the people of District 8 and the people of San Francisco. Whether it is the overcrowded N-Judah, the missed trains on the J-Church or problems with the 24-Divisadero, we have all experienced a less-than-ideal level of service with our transportation system.

To address the widespread problems at MUNI, a decision was made to look into the MUNI system from top to bottom and to effectuate real change that will lead to the kind of service that San Franciscans expect and deserve. In the spring of 2006, the Municipal Transportation Agency (MTA) and the San Francisco Controller's Office entered into an 18-month partnership called the Transit Effectiveness Project (TEP). The TEP is the City's first opportunity in 25 years to step back and examine how to improve service, attract more riders, and increase efficiency. I am proud to represent the Board of Supervisors on the TEP.

Specifically, the TEP's objectives include:

- Improving overall performance and promoting long-term financial stability of MTA;
- Provide faster, more convenient travel that reflects current travel patterns;
- Develop more cost-effective operating practices; and
- Develop an action plan that clearly articulates goals, strategies and resources, and provides a 5- to 7-year road map for the MTA.

One of the first project deliverables was a briefing book outlining the history and challenges of the existing system, and summarizing early input from community stakeholders (available at www.sftep.com). Since last summer, the project team has been engaged in extensive data collection and analysis to assess MUNI's current strengths, weaknesses and opportunities for improvement. A nearly complete telephone survey of 600 San Francisco residents is assessing the current and potential market for MUNI service and identifying factors affecting people's transportation choices. In addition, the team is collecting an unprecedented level of performance data on each MUNI route through the use of manual ride checks on the rail system and automatic passenger counters on the bus system – a new technology that will greatly enhance MUNI's ability to plan and adjust service. All of the information being gathered through these efforts will inform a draft set of service and operational recommendations, expected this fall.

Nearly 200 residents attended the first round of citywide public meetings last December. Designed to introduce the public to the TEP and gather broad input on desired improvements, these meetings offered an open house format for people to drop in over a three-hour period to view exhibit boards and discuss issues with project

staff (all materials are now posted on the TEP website at <http://www.sftep.com/docs.html>). Attendees were invited to submit written comments on cards, a comment wall, and/or a map of the existing Muni system. A variety of concerns and suggestions for improvement were identified, ranging from very specific recommendations for particular lines to broad policy improvements. Interest in improved reliability was a common theme, along with shorter travel time, more frequency and capacity, better customer experience, and greater cost efficiency. A summary of comments from this first round of meetings is now available at: http://www.sftep.com/files/SFTEPOpenHouseComment_Summary.pdf. The project team anticipates hosting two more rounds of public meetings later this year to share data findings and draft service recommendations.



There are still plenty of opportunities for the public to get involved in the TEP:

- TEP Citizen Advisory Committee meetings. This group meets on the 2nd Thursday of the month from 5-7pm. Meetings are open to the public (visit <http://www.sftep.com> for details).
- Citywide public meetings. MTA will be hosting public workshops at various points in the process to present information and solicit public comment. Notice of these meetings will be posted online, sent to the TEP mailing list and announced in my E-newsletter
- Youth and Family Forum. The Youth Commission, the Department of Children, Youth and Families, and the Mayor's Policy Council on Children, Youth and Families are hosting a youth forum on March 5 and a family forum on March 17. These events will inform the TEP process, but will also address broader Muni issues of concern for families and youth MUNI riders. (<http://www.sftep.com/files/Tri-lingual%20Transit%20Forum%20Flyer.pdf>).
- Community group presentations. Interested neighborhood or community groups may request that a TEP team representative speak at one of our meetings.
- Mail and/or email updates. Individuals may join the TEP mailing list to receive

future notices by mail, email or both. Please email info@sftep.com to be added to the list.

- Ongoing feedback via e-mail, phone or fax. Anyone can send questions or comments about the TEP any time to info@sftep.com or 415-701-4599 (Spanish and Chinese speakers call 415-226-1313).

Public comments and feedback are also encouraged through the TEP online survey (available at <http://www.sftep.com/tepsurvey.html.php>). Over 1,000 completed surveys have been received to date and are being reviewed by the project team to help inform the study.

Please visit the project website at www.sftep.com for regular updates, and feel free to contact Julie Kirschbaum, TEP Program Manager at 701-4304, or Sally Allen, Controller's Office Project Manager at 554- 7498 if you have any questions.

If you have additional questions about the TEP, please contact Boe Hayward of my staff (415-554-6987 or boe.hayward@sfgov.org).

The TEP process is expected to be complete by the end of the year and I look forward to seeing a more effective and efficient MUNI system. I encourage you to become involved with the TEP process as we look to improve every aspect of MUNI and make it the transit system that we all expect. ▼

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HISTORIC PRESERVATION

Garage Additions and Historic Neighborhoods

For the last several years, it has seemed that, everywhere you looked in the Triangle, buildings had gaping holes and another garage was being built. New, rarely-filled flower boxes jutted out into the sidewalk and a favorite parking space had become a driveway curb cut. It seems that many of the new garages are found in buildings that may be part of the City's historic resources.

The impact a new garage has on a building and its surroundings can be overwhelming. Last October, following a Planning Commission meeting in September, the City Zoning Administrator issued additional procedures for adding garages to residential historic resources and potential historic resources in response to requests for action from many neighborhoods and preservation groups. The "potential" part of historic resources refers to neighborhoods, such as Duboce Triangle, that have not had complete historic surveys done of historic buildings and other resources. Thus, our old buildings are potential historic resources.

Under the new procedures, all applications for new garage additions to historic resource structures will be reviewed on a case-by-case basis for the impact they may have on a building's character, historic resources, on-street parking, street trees, and pedestrian flow. Overall design compatibility with both the building in question and the neighborhood will also be considered.

Triggers for additional review may also include architecture, relationship to adjacent buildings and streetscape, massing, and scale. The new procedures note that "in some instances the insertion of a garage opening will not be approved in a historic resource." Where they are appropriate, the bulletin cautions that "great care" be taken in design and execution of work.

DTNA appeared at the September '06 Planning Commission hearing. DTNA later wrote to the Zoning Administrator in support of subjecting garage additions to identified and potential historic and contributory buildings 50 years or older to higher scrutiny. In that letter,



we also asked that the review analysis include impacts on sidewalks, housing affordability, on-street parking supply, and other factors in the public realm of neighborhoods.

The Land Use Committee of DTNA believes that a conditional use hearing would increase the research and attention to analysis that is necessary to enhance the protection of historic resources. It would also promote better design, better neighborhood integration of garages, better conservation of streetscape resources, and appropriate rejections of applications.

In a letter to DTNA, the Zoning Administrator noted that while the conditional use hearing process was not part of the final Bulletin on the new procedure, all of the criteria for which we advocated were incorporated into the final Zoning Administrator's Bulletin. He suggested that we observe the process as it has been implemented for a year and then revisit whether we believe that a conditional use process would better serve implementing the new procedures. If the new procedures are not implemented properly, the matter can go back to the Planning Commission for additional action.

We intend to keep an eye on this issue and will report back to our membership with an update on how the new process is working. ▼



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NEIGHBORHOOD SERVICES

STOP AIDS Project Delivers Vital Services to Triangle

STOP AIDS Project is proud to be part of the Duboce Triangle neighborhood. For the past 21 years, STOP AIDS has been providing HIV prevention leadership for San Francisco men who are gay, bisexual or transgender.

Because there is still no cure for HIV/AIDS, prevention continues to be the best remedy. Since HIV was first diagnosed in San Francisco, the populations most at risk of HIV have been constantly changing. In response to that volatility, STOP AIDS is constantly changing its approaches to prevention. Today San Francisco is one of very few metropolitan communities that can boast a decrease in new HIV infections, and in light of the fact that San Francisco also has the highest percentage of gay, bisexual and transgender men living with HIV in the country, this record is nothing short of a miracle.

While you may not be at risk of HIV infection yourself, if you are a resident of Duboce Triangle, many of your neighbors are at risk or are HIV positive. In fact, Maitri, another Duboce Triangle neighbor, is one of the best hopes for people dying from AIDS in San Francisco. Believe it or not, in spite of the successes with HIV

methamphetamine addiction, and, we hope, greater commitment on the part of our community to the health and well-being of everyone.

We hope you are as proud of being our neighbors as we are of the work we are doing in your midst. Again, if you would

20 YEARS OF COMMUNITY, CONNECTION AND HIV PREVENTION.



drugs and with HIV prevention strategies communicated by STOP AIDS Project and other local agencies, every year more than 300 die of HIV/AIDS in San Francisco.

like to visit and find out more about the work we are doing on everyone's behalf, stop by, say hi, and maybe even become a part of the STOP AIDS Project family. ▼

—by Robert McMullin, Executive Director,
StopAIDS Project

We trust that, as a neighbor, you are interested in the work we are doing. For those of you who are unfamiliar with us, we have two offices, our administrative offices are at 2128 15th Street and our outreach office is at 207 Sanchez. Our two offices are catty-corner to each other across Market where 15th and Sanchez intersect. We hope you will feel free to stop by either of our offices to say hello, to say good work, or even to inquire about volunteering, participating in one of our fundraisers or to give in some other way.

While we are generously supported by the city of San Francisco, we receive no federal dollars at all, and we depend upon volunteers and donations to do our work. These efforts pay off in reduced HIV infections, reduced crystal

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NEW 3-DIGITS TO URGENT AND EMERGENCY SERVICES

The San Francisco 311 Customer Service Center announced that beginning March 1, 2007, many City services will be available with 3 digits:

- 211 - Referrals to social services, managed by United Way
- 311 - Non-emergency services; Police Dept. and Fire Dept. information
- 411 - Phone directory assistance from local telephone carriers
- 511 - Regional transportation information, freeway, bridge and airport conditions
- 611 - ATT & SBC repair services Phone, DSL, and land line problems
- 711 - TTY/TTD relay services for hearing-impaired
- 811 - Regional undergrounding information such as utilities excavations
- 911 - Emergency services only, POLICE - FIRE - MEDICAL EMERGENCIES

DUBOCE PARK NEWS

Labyrinth Nears Completion

The Scott St. Labyrinth is one step closer to completion with the installation of a new irrigation system during the week of February 9. New lawn around the labyrinth and new plantings can now be installed, along with the "toad stool" seating and table labyrinth. The photo tiles and the 4"x4" mosaic tiles and anti-

making 180 pique assiette (mosaic) tiles, 17 anti-skateboard notches, two wheelchair entrance signs, and the edge and base of the table labyrinth.

The Scott St. Labyrinth is the second phase of the Duboce Park Playground Project that was initiated in 1998 as part of a total renovation of both children's play areas in the park; the playground was completed with major funding provided by the Friends of Duboce Park.

The Labyrinth was funded by a \$25,000 grant from California Pacific Medical Center, a \$5,000 grant from San Francisco Beautiful, and contributions from community members. The Labyrinth received unanimous approval at community meetings in February 1999 and September 2003, with final

approval from the Rec & Park Commission in January 2005. ▼

For more information, visit www.dubocepark.com

skateboard notches made by community members will also be placed.

Concrete pouring for the Scott St. Labyrinth was completed on December 19. After the concrete cured, the labyrinth path was created by sandblasting the pattern into the concrete. Donor names will also be sandblasted onto the front wall facing Scott St. Dedication Ceremony plans are now being made and will take place at a grand opening, probably in mid-April.



The Scott St. Labyrinth has a 23' diameter with seating outside and a table labyrinth that allows the sight-impaired and others to trace a path with their fingers rather than walk the path. A labyrinth is a single winding path that takes you to a center place and back out again. Unlike a maze, it is not a puzzle and does not have multiple paths or dead ends; it is completely flat and intended for meditation, contemplation, or relaxation.

Over two hundred neighbors, friends, families, and children participated in

HALLOWEEN 2007

Multi-year Plan to Move Event?

At DTNA, the topic of Halloween, and the impact it may have on our neighborhood in the future, is one that remains "top of mind" for many. Last year's shooting, which left nine people wounded, is certainly justifiable cause for continued concern over how this event will be addressed in the year ahead.

Immediately after last year's shooting, Supervisor Bevan Dufty and Mayor Gavin Newsom met to discuss the matter. Discussions with Police Chief Heather Fong were also held, and several options, such as collecting an entry fee, setting an age requirement, and using metal detectors were considered. However, despite these initial discussions, it has been difficult to see what progress has been made on this issue four months later.

In search of an update, I recently contacted Supervisor Bevan Dufty. During our conversation, he said that he is "currently working with possible event promoters to develop alternative venues outside of the Castro that will be entertaining, safe, and enjoyable for everyone." Supervisor Dufty then expressed his concern over this issue and said he wants to work towards a resolution that will best address the needs of the neighborhood and all those involved.

This update is welcome news, and I will continue to monitor its progression and to report on Halloween development plans for this year. ▼

Board Secretary Carrie Walsh represents DTNA on issues involving Halloween.

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JANUARY 2007 DTNA MEMBERSHIP MEETING MINUTES

The last DTNA meeting on January 22 was a busy one, and several items of interest to the neighborhood were discussed. Here's a snapshot of what was covered:

Friends of Duboce Park -

The labyrinth on Scott Street has been integrated, and new grass, tiles, sod, and seeds will be added in two areas. The Committee is also working with Recreation and Parks to earmark funds for additional projects.

CPMC Planning Update -

Richard Magary, Head of the Joint Neighborhood Steering Committee, gave an update on the project's history, while Mary Lanier, Site Administrator for Davies Medical Center, discussed how the project has been planned to blend into the community using varied materials and angles to maximize light and safety standards. The new neuroscience building will go well with the existing rehab facility, and a terrain park which is expected to be completed this Spring, will provide simulated environments for rehab. A representative from Marchese and Co. indicated that the 123 parking-space deficit would be mitigated by using an on-site assisted/valet parking service and by offering free parking for car pools.

However, DTNA Board member Peter Cohen highlighted existing issues that the Board feels will require additional discussion. They include:

- park-like widening of the sidewalk through the Livable Streets Plan
- additional pedestrian safety and crosswalks
- additional requirements to ensure the designated drop-off zone won't create cumbersome traffic congestion
- the need to consider adding additional handicap parking
- and finally, the concern over potential shadowing on Noe St. that might be created under current 4th floor design plans

DTNA members in attendance voted on each of the issues outlined, and generally agreed with the direction in which the DTNA/BVNA task force is proceeding, and supported CPMC's mitigations in each of these areas.

The Planning Commission hearing at which the Medical Office Building will be up for approval will take place in April, so those with additional issues or concerns should contact the DTNA Board to share your thoughts.

Market/Octavia Plan -

The plan is in its final adoption phase, with a final meeting scheduled for March. The DTNA Board has been working to address plans that would impact items such as neighborhood density, parking requirements for buildings, height limitations for new and existing buildings, historical preservation, garage additions, storefront requirements, etc.

To make sure your the Board has your input on all the above items and more, please join us for the next neighborhood meeting scheduled on Monday, March 12 at 7:30 pm, in the auditorium (Level B) of CPMC Davies Medical Center. We look forward to seeing you there!

- Carrie Walsh, DTNA Board Secretary

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