

DUBOCE TRIANGLE NEWSLETTER

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

Monday Sep 10

7:30 pm

PUBLIC MEETING

CPMC Davies Medical Center,
Lower Level B

Meeting Agenda:

- Halloween
- Upper Market Workshop
- Market Octavia Plan Update

**Supervisor Bevan Dufty will be
our featured guest.**

DATES TO REMEMBER:

Sep 10 - 7:30 pm

DTNA Public Meeting
CPMC Davies Medical Center
Auditorium, Lower Level B

Sep 11 - 6:00 pm to 9:00 pm

S.F. Planning Department
Upper Market Workshop
L.G.B.T Community Center
1800 Market St. at Octavia Blvd.

Sep 15 - 10:00 am to Noon

Duboce Park Tag Sale Day
Info: www.dubocepark.org

Sep 16 and Oct 21 - Noon to 4:00 pm

Rocket Dog Rescue Mobile
Adoption at 18th St. and Castro St.

Oct 7 - 11:00 am to 6:00 pm

Castro Street Fair
Noe St. and Market St. to Castro St.
and 19th St.

Oct 13 - 6:00 pm

Rocket Dog Rescue's Big Blast Benefit
Cydonia Glass - 935 Natoma St.

Oct 18 - 6:00 pm

San Francisco Beautiful Award
City Hall

Nov 6 - 7:00 am to 8:00 pm

Election Day - Please remember to vote!



Patronize these good neighbor businesses for closing early on Halloween.

President's Message by Dennis Richards

Neighbors:

As you will read on page 2, Mayor Newsom and Supervisor Dufty have heard our call to cancel Halloween in the Castro. Your Board has supported this move after a groundswell of comments and feedback from the neighborhood last year and the year before that Duboce Triangle bears the brunt of an event that many of you don't even attend as it is no longer fun nor safe. Last year, despite the best intentions to "tone down" the event 10 people were shot on Market Street in front of Sullivan's Funeral Home, one a pregnant woman who was shot in the head.

We support canceling the event not because we are part of the "No fun" crowd but because the event results in Duboce Triangle being used as the Bay Area's toilet as well as other property damage. Given the Castro's layout, it cannot be controlled. Who knows, if the event were held again this year, it may result in somebody getting killed. Hardly the fun event, that some in the community call it, that we would want continued

As a part of the decision to cancel the event in the Castro this year, the Mayor and Supervisor Dufty have asked that all businesses that have licenses to sell alcohol (corner stores, restaurants and bars) to close early with the rationale that if people show up for a party it would be clear to them that there is none. Given that since this strategy has not been tried before we support this effort and want to specially recognize the businesses that sell/serve alcohol that are going to forgo profits Halloween night and act responsibly as good neighbors and try to show the Bay Area that we are serious about not wanting this event in our neighborhood.

Please patronize these good neighbor businesses in October who have committed to closing early on Halloween as of August 27:

BARS/CLUBS

The Café
The Edge

RESTAURANTS/CAFES

Tangerine
Maxfield's
Café Flore
Squat and Gobble
Catch
Thai Corner Express
La Mediterranee

MARKETS/LIQUOR STORES

Swirl on Castro
Castro Village Wine Co.

If a business that serves alcohol is not on this list we encourage you to please let the owner and manager that closing early on Halloween is in the best interest of the neighborhood.

Check the DTNA website for more information: www.dtna.org

Thank You.

**DTNA hiring additional Police
for Halloween** (See insert)

No Halloween event in the Castro



For several months, the City has been pursuing relocating the City-sponsored Halloween event. A planned event at Parking Lot A of AT&T Park, which was to feature a performance by pop singer Pink, was moving forward. Unfortunately, in early August the promoter pulled out for medical reasons. While there will not be an alternate Halloween event, Mayor Newsom and I are committed that Halloween in the Castro will not continue. The Mayor's office is driving a publicity effort to advertise the cancellation of the event and raise awareness of other Halloween events in the Bay Area, in an effort to

encourage people to celebrate in their home communities. No entertainment stages or street closures are planned in the Castro.

However, the City recognizes that the Castro will be a destination for some on Halloween night. With extensive publicity, I'm confident that the crowd will be significantly smaller. For those who disregard the City's directions, the public safety departments will be out in equal or increased numbers as last year and will not hesitate to cite and arrest for any violation.

In addition, I have asked liquor-serving businesses in the area to close their doors early on Halloween night. The City is working with the Convention and Visitors' Bureau to help promote those businesses who choose to close in order to help them recoup some profits from what is a profitable

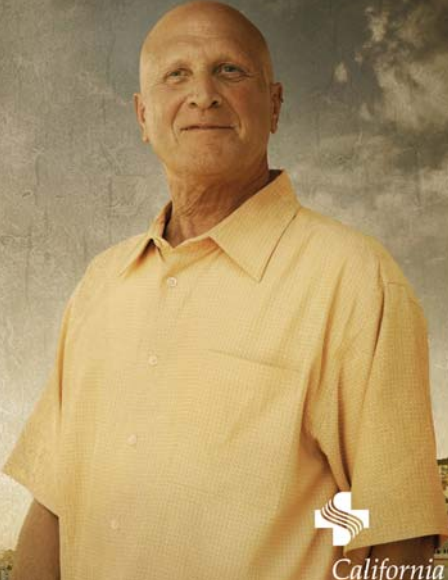
but problematic night. At a meeting on August 16, 10% of businesses committed to close early – a great beginning to our effort. Those establishments are listed in this newsletter. I'm confident that more businesses will commit to closing as we move forward.

I personally want to thank Dennis Richards for attending the meeting on August 16 and speaking out to support this plan and encourage business owners to do what's best for the neighborhood. Thanks also to DTNA and other neighborhood groups for your support in this effort.



Chronicle / Michael Macor

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Your Board Member



David Troup is finishing his third year on DTNA's board and is the organization's Treasurer, which involves dealing with memberships, renewals, newsletter advertisements and more.

After many years working in the computer industry, traveling constantly, and having lived in 14 different cities including London and Amsterdam, David finally let some grass grow under his feet. He set-

tled in Duboce Triangle seven years ago, and is now an investor and small property housing provider.

In addition to his work with DTNA, David has been very involved with planning upcoming improvements to Duboce Park and is a founder of park stewardship group Duboce Dog. He also volunteers with the San Francisco AIDS Foundation and has participated in the AIDS/LifeCycle fundraiser—riding his bicycle from S.F. to Los Angeles (twice!) and raising over \$10,000 along the way. In his spare time, he enjoys hanging out with his dog, aviation (he's an active pilot), cycling, running, and experiencing all the great things our city and neighborhood have to offer.

Visit our website at
www.dtna.org

Upper Market Workshops set to begin 9-11

The Upper Market Workshop Series and Design plan, first mentioned in the March/April newsletter, has been set up by Supervisor Dufty as a forum for community input on the changes facing the Market Street corridor between Octavia Boulevard and Castro Street. Development proposals have been raised for infill development on several lots currently occupied by gas stations, warehouse or storage buildings, and parking lots.

The goal of the plan is to harness the potential of incoming development to enhance the public realm and visual character of the neighborhood, and will result in recommendations towards neighborhood identity, infill opportunities, and improvements to the public realm.

The Upper Market process will be directed by the Planning Department. Moore Iacofano Goltsman (MIG) and Seifel Consulting have been hired to assist the Planning Department in completing the Workshop Series. The wider project team includes coordinating City departments including Public Works, Muni, Mayor's Office of Neighborhood Services, and the Water Department. While the Upper Market project was proposed by the Board of Supervisors last year, its initiation was delayed until this fall in order to build upon the Market Octavia Plan's adoption and to enable participation by community members who might be unavailable during the summer.

In anticipation of the community workshops, the Department and its consultants have begun to explore the existing conditions of the neighborhood, and have conducted an outreach meeting with representatives of neighborhood organizations. The Department will also be holding a separate LGBTQ youth meeting to solicit their unique perspective towards the process.

The first workshop is scheduled for September 11, 2007 at 6:30 pm at the LGBT Center. This workshop

will engage community members towards creating a common vision for the corridor, with subsequent workshops focused on transforming this vision into a design framework and recommendations for key opportunity sites. With your help and input, the workshop process should conclude with a series of community-supported recommendations by the end of 2007.

We look forward to working with you to plan the future of Upper Market Street!

Make your voice heard. Attend the Upper Market Workshop!



Courtesy of Tito Vandermeiden



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What's happening in the neighborhood.

It was a quiet Spring in Duboce Triangle real estate. There were slightly fewer homes sold in the second quarter of 2007 than in the first, and almost all were condos or TICs. The two larger buildings that sold are an interesting contrast. A modern apartment building, 24 Belcher sold in 7 days, while beautiful Victorian 49-51 Walter sat on the market for 8 months. Here are homes that changed hands in Q2:



Data provided by San Francisco Association of Realtors. All information deemed reliable, but not guaranteed.



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San Francisco, CA 94111
Tel: 415.296.2102
email: jim@jimrudoff.com
www.jimrudoff.com

Cafe Flore seeks to expand its existing Conditions of Use

A hearing has been tentatively scheduled for Thursday, October 6th, at the Planning Commission to consider Café Flore's application to expand its existing Conditions of Use. (A Condition of Use allows a property owner to engage in a use of the property that does not conform to the standard zoning controls on the land and would not ordinarily be allowed.) Café Flore is asking for permission to:

- Serve alcohol until 2:00 a.m. every day
- Allow live, amplified entertainment until 2:00 a.m. every day
- Allow food service 24 hours a day every day

The existing Conditions of Use on the property date from September 2004 and allow:

- Musicians are allowed to play but the music must be unamplified and is allowed only in the enclosed

building between 7:00 a.m. and 10:00 p.m.

- Café Flore shall comply with the requirements for soundproofing imposed by the Police Department and Entertainment Commission
- Café Flore shall not be used as a dance club or concert venue at any time
- Café Flore can be open 24 hours no more than 4 days per year
- Unoccupied tables must begin to be removed at 9:00 p.m. from the sidewalk

After a bumpy start after Café Flore's initial Conditional Use approval there have been minimal issues surrounding its operations. As you may have seen on page one, Café Flore is acting as a good neighbor and will be closing early on Halloween at the Mayor and Supervisor Dufty's request. Supervisor Dufty hosted 2 sepa-

rate groups of immediate neighbors several weeks apart and heard input about the deteriorating quality of life that several of the late night venues are causing in general. At those meetings the owner of Café Flore, JD Petras, has assured the neighbors that Café Flore will remain a good neighbor and a place where people can go out for a drink and have a conversation and has also assured the neighbors that he does not intend to turn Café Flore into a bar.

Realizing that there may be some common ground for the neighbors and for Café Flore to come to some agreement on how an expansion of the Conditions of Use can occur over time Supervisor Dufty has asked DTNA and Dennis Richards, President of DTNA, and an affected neighbor to take a lead in negotiating an agreement that will work for both the neighbors and for Café Flore. Meetings with the affected neighbors on 16th, Beaver and Noe

Streets will be held in early September and it is hoped that an agreement can be reached before the Planning Commission hearing on October 7th and it is DTNA's hope is that an agreement can be reached.

If you want to register your opinion on this issue, please contact the City Planner responsible for this project, Elizabeth Watty at 558-6620 or at Elizabeth.watty@sfgov.org and reference case # 2007.0584C (Café Flore / 2298 Market Street).

DTNA is a 501(C)3
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www.dtna.org



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Proposition to allow more downtown parking will have ramifications for neighborhood planning in Duboce Triangle.

A measure on this November's ballot, financed by The Gap's Don Fisher and large development contractor Webcor, purports to have a goal of providing "parking relief" for San Francisco residents. The real agenda appears to be to dramatically increase the amount of parking allowed for downtown office development. Beyond the increased congestion (and consequently slower bus service), the measure contains several provisions that will limit the advocacy efforts of groups like DTNA and force Duboce Triangle to adopt the same planning policies as the less transit-rich Western neighborhoods such as the Sunset.

DTNA, for instance, has advo-

cated for measures to discourage new curb cuts, particularly where they negatively impact MUNI service or where they would require the removal of street trees, and to encourage bicycle lanes and pedestrian-oriented street. However, the current measure before the voters bluntly states that any residential structure containing up to four units of housing "can convert a portion of the structure to parking without regard to any potential effect on transit stops, bicycle or primary pedestrian streets or any potential effect on an existing tree." The proposition essentially gives property owners the unconditional right to force MUNI to move transit stops and possibly re-route service entirely at MUNI's own expense.

DTNA has advocated during the Market-Octavia planning process that residential parking requirements for new buildings should correspond with the actual automobile-ownership ratios of the existing community. Currently, nearly 50% of existing households in Duboce Triangle do not own cars. DTNA's goal has been to ensure that new housing built in the neighborhood reflect this reality so that households without cars are not required to pay garage fees. Studies have shown that, on average, housing units without parking sell for 10% less than those with parking. This measure, however, would require that the neighborhood's parking policy be uniform with the

Western neighborhoods and require a parking space for every new housing unit regardless of the actual demographics of a neighborhood.

Like all ballot measures, voters must look beyond the rhetoric and slogans and carefully scrutinize the measure's real impact when deciding whether this issue is truly best served by a simple yes-no vote that can only be undone via another future proposition.

MTA's Transportation Effectiveness Project

Launched in May 2006, the Transit Effectiveness Project (TEP) is a partnership between the San Francisco Municipal Transportation Agency (SFMTA) and the City Controller's Office to comprehensively review Muni's transit system and improve service. The study is designed to strengthen Muni's ability to respond to current travel needs, plan for future service, apply best practices to service delivery, and promote the system's long-term financial stability.

Over the past year, the TEP has conducted extensive data collection and analysis, including market research to understand existing and potential ridership needs, a review of operational practices, and a line-by-line assessment of Muni's service performance. These findings will be shared at public workshops this fall to help inform draft recommendations.

At the July meeting, many Duboce Triangle Neighborhood Association members shared their ideas with TEP Project Manager Julie Kirschbaum for how best to improve Muni. Others interested in providing input to the TEP are

encouraged to do so through any of the following:

- Mail and/or email updates. Individuals may join the TEP mailing list to receive future notices by mail and/or email.
- TEP Citizen Advisory Committee meetings. This group meets on the 2nd Thursday of the month from 5-7pm. Meetings are open to the public (details at www.sftep.com).
- Citywide public meetings. Public workshops to present information and solicit public comment are planned for later this year. Notices will be posted online and sent to the TEP mailing list.
- Ongoing feedback via e-mail, phone or fax.

Anyone can send questions or comments any time to info@sftep.com or 415-701-4599 (Spanish and Chinese speakers call 415-226-1313).

Please visit the project website at www.sftep.com for regular updates.

TRANSPORTATION FACTOIDS:

Duboce and Noe MUNI stop, N-line passenger volumes weekday daily averages:

Inbound 930 passengers daily / Outbound 1,090 passengers daily
Total 2,030 passengers per day using the MUNI stop at Duboce and Noe. (Source: MUNI)



Handyman Services

Shelving that fits

Door rubbing?

Pack to ship

Light carpentry

Consumer advice

Organize storage

Assemble kit furniture

Some plumbing/electric

Restore/install artwork

Short notice jobs

Organize a move

Build bookcase to fit

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Duboce Triangle Neighborhood Association and Friends of Duboce Park win San Francisco Beautiful Award

Each year San Francisco Beautiful bestows awards to selfless average citizens who do what it takes to improve the condition of the daily lives of city residents. These civic champions are often unrecognized for their hard work which has a lasting impact on the urban beauty that benefits all of us and future generations.

McKinley Elementary School
for roadway plantings
Randall Museum greenhouse
and learning gardens

www.sfbbeautiful.org

There was celebration in local streets recently when SFB announced its 2007 Beautification Awards, which included the "Robert C. Friese Award for Neighborhood Conservation". This award bestowed a shared honor on both the Duboce Triangle Neighborhood Association and Friends of Duboce Park and represents achievement in conserving the fabric and flavor of a City neighborhood. This year's award recognizing efforts to craft a multi-use Duboce Park, a playground and recreation building renovation, a Labyrinth, and DTNA's impressive level of participation in local neighborhood planning efforts such as Market Octavia and the CPMC Davies Medical Office Building. The awards will be presented at the SFB Awards Dinner on October 18th at City Hall. Tickets are available at sfbbeautiful.org.

Our neighborhood has a long tradition of volunteerism that has been recognized by San Francisco Beautiful with awards and grants including:

Noe Street Sidewalk Plantings: Edward Palaz, Graham Bennett and George Ponder and others for creating a luxurious garden oasis with flowering boxes and pots that enhance the pedestrian experience along this unique street.

Market Street Railway Association (F-Line) located at Duboce and Market: For preserving historic colorful streetcars from as far away as Melbourne, Milan and Moscow.

Beaver Street Community Garden
Davies Medical Center plantings
Duboce Bikeway Mural
Henry Street Stairway
Home garden at 19-A Noe Street,
Jody Bloomquist

*Creating, Enhancing and Protecting
the Unique Beauty and Livability of San Francisco*

Dennis Richards
Duboce Triangle Neighborhood Association
7 Beaver Street
San Francisco, CA 94114

Mark Scheuer
Friends of Duboce Park
71 Scott Street
San Francisco, CA 94117



July 26, 2007

Dear Dennis and Mark,

It is with great pleasure that I write to inform you that San Francisco Beautiful, a civic organization that has been rewarding citizen initiative for over 40 years, is presenting our 2007 Robert C. Friese Award for Neighborhood Conservation to the Duboce Triangle Neighborhood Association and the Friends of Duboce Park for the contribution both of your organizations make towards keeping the Duboce Triangle neighborhood a beautiful and livable community. We are particularly impressed with your participation in local neighborhood planning efforts as well as your work to keep the park usable for both people and dogs, and of course the beautiful new labyrinth on Scott Street.

We cordially invite you to join us to receive this award at San Francisco Beautiful's Beautification Awards Dinner on October 18, 2007 at San Francisco City Hall where we will also be celebrating the 60th anniversary of our organization. The theme for this year's dinner is "Lasting Urban Beauty: The Challenge of Keeping San Francisco Beautiful" and your project is one of seven that will receive an award. There will be a reception and silent auction from 6:00 - 7:30 p.m. in the North Light Court, and a sit-down dinner beginning at 7:30 p.m. in the Rotunda. The awards program will take place during dinner. We expect over 500 people to attend.

We generally are able to extend one complimentary dinner ticket to each awarded project. The choice of recipient for the complimentary ticket is that of the project sponsors, however, in the case of a project that has been carried out by both city staff and community volunteers, we encourage the complimentary ticket to go to a community volunteer. While no speeches are given by the awardees, each will be invited to come to the podium at the end of the program to receive the award.

We encourage awardees to bring colleagues, family members, friends and project volunteers under separate cover. Please call me at 421-2608 x 11 to confirm your receipt of this letter, and to work out arrangements for those who wish to attend. Information regarding dinner tickets and sponsorships is available and I am happy to share that with you if requested.

As we get closer to the dinner, those of us preparing the awards presentation may call you for more information and to inquire about the use of pictures you may have. I am of course available to answer any questions you have as well.

100 Bush Street, Suite 1580 • San Francisco, CA 94104 • T 415.421-2608 • F 415.421-4037 • E sfb@sfbbeautiful.org
www.sfbbeautiful.org

Market Octavia Plan awaits Board of Supervisors adoption.

By Curt Holzinger

On July 30, the Planning Department sent the Market/Octavia Plan to the Board of Supervisors for review and approval. In its transmittal letter, the department states that the "focused efforts of the community members and city staff produced a robust community plan". The basic vision of the Plan is to promote growth where it can be accommodated by transit and services. Over the next 20 years, the Plan area is expected to see almost 6,000 new housing units and the addition of 10,000 new residents.

During the planning process, DTNA made several proposals so the Plan would fit better with our neighborhood. Our main areas of concern were identified as Historic preservation, density limits, parking, height of buildings on Market Street, and insuring that the Plan includes community improvements to meet the demands of additional residents. This is especially important for transit improvements, which are essential to the success of the Plan. As described below, several of our specific proposals were included; but with varying degrees of success.

Historic Survey

DTNA and other preservation groups asked that a thorough historic survey be completed and incorporated into the Plan. Instead,

the Plan was advanced as the historic survey was initiated. As a result, some interim protections for historic structures were adopted. Although these represent an improvement over the original Plan, they do not fully correct the flawed planning process around historic preservation. The current survey work omits critical areas such as Boynton Court, and splits streets down the middle. For example, the east side of Noe is included in the survey while the west side is not. These omissions demonstrate that more funding is needed for a comprehensive survey of historic resources.

Zoning and Land Use Controls

The Plan includes our proposal for density limits in the RTO residential district of 1 unit per 600 square feet of lot area. Responding to concerns of non-profit groups, DTNA also proposed that contractors be allowed to exceed the density limit when permanently affordable units are created. Both these provisions are included in the Plan. Also included are our proposals for a 55 foot height limit and a requirement for ground level rear yards at new buildings along Market Street. We believe these changes will lessen the impact of new development in the neighborhood.

Parking

Parking requirements remain one

of the most contentious issues. Under current zoning controls, a minimum of one off street space is required for every new housing unit. The Market Octavia Plan emphasizes public transit use over private auto use, and eliminates the need to provide off street parking with new units. Instead of a minimum parking requirement, a new maximum of .75 spaces per unit is allowed. Additional off street parking can be provided with a conditional use permit.

Community Improvement Plan

During the planning process, DTNA argued that community improvements to support future growth needed to be identified and funding sources be secured. These improvements include transit, streetscape, pedestrian, open space, and library projects to support the added population. Although the Plan now includes an improvement list totaling 211 million dollars, it acknowledges that necessary funding is not secured. According to the transmittal letter, impact fees levied on new construction will fund only about 30% of the total identified needs. Therefore, it is critical to secure additional funding for the needed improvements.

Citizens Advisory Committee

The Plan also includes provisions for the Board to appoint an advisory committee to provide input

on the prioritization of community improvements and to plan monitoring. This is a critical component of plan implementation, and specifications regarding both staffing and funding for the committee remain undefined in the current proposal.

Affordable Housing

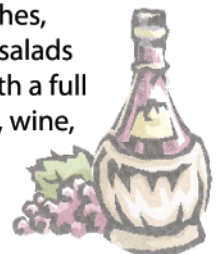
When the Planning Commission approved the Plan in April, it directed staff to further examine the adequacy of the affordable housing requirements. According to the transmittal letter, of the expected 6,000 new units, approximately 1500 would be new affordable units. Staff examined the possibility of imposing additional fees for even more housing, but concluded that the proposed fees are adequate, and fully "recapture" the increased property values conferred through rezoning. The Commission further concluded that fee money collected should be not be diverted to build additional affordable units until the Community Improvement Plan is fully funded.

The Land Use Committee of DTNA will continue to follow the Plan's progress and provide updates through the newsletter and meetings.



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Second phase funding for Duboce Park Plan approved

With strong advocacy from the community and the championing of Supervisor Dufty, the Board of Supervisors approved funding in the 07/08 budget for the second phase of implementation for the Duboce Park Multiple-Use Plan. The second phase of the Park Plan will focus on the upper “Public Lawn” near the playground and the Harvey Milk Rec Center, including leveling and turf replacement, new benches, signage, tree pruning and a new entrance to the playground. The grading and lawn work are scheduled to be done right after the renovations at the Rec Center are completed (expected for next fall), while the other improvements will be implemented as part of the first phase of Park Plan work to start this September.

Contracting is underway for the first phase of work, which will focus on the lower “Play Field” and will install new benches and signage throughout the park. The lawn repair work already done earlier in the summer by the Rec & Parks Department in preparation for this phase seems to be holding up well. As part of this package of improvements through the Park Plan, there will also be drainage improvements, irrigation upgrades, lighting along the Duboce Ave side, new trash receptacles (including some specifically for dog waste), tree pruning, and the establishment of a seasonal lawn maintenance program.

The neighborhood is still hopeful that it will receive additional needed funding from CPMC related to its adjacent Davies

medical office building project as a contribution towards this community improvement Park Plan. As Duboce Park is one of only two major parks in the entire plan area, additional funding should also be received next year from the Planning Department through the Market/Octavia Plan’s “community benefits” program.

Though it has been nearly two years since the Park Plan was prepared by the community, the fact that it is now almost completely funded and poised for implementation is remarkably quick – as one Rec & Parks official said, “it’s lightning speed for the city.” Congratulations to all in the community and at city hall who helped push this along. Soon, the entire community will be able to enjoy the end result of good planning

and community coordination.

For updates or questions, contact David Troup david@troup.net or Peter Cohen pcohen_sf@yahoo.com.



Duboce Park hosts annual “Dog Days” event

Hundreds of happy dogs and their equally happy human companions and spectators descended upon Duboce Park on Saturday, August 4, for the second annual “Dog Days of August” celebration. The event, co-sponsored by Duboce Dog and the S.F. Dog Owners Group (SFDog), had a holistic theme this year, and featured a variety of local dog-oriented businesses and nonprofits.

Many residents took advantage of free micro-chipping (courtesy of Friends of SF Animal Care and Control) and low-cost rabies vaccinations and licensing. The SF SPCA set up a large course of agility equipment—ramps, tunnels, seesaws and the like—and volunteers helped the eager canines navigate the course. Vendors provided samples of new dog treats and products, rescue organizations showed off some very adorable (and adoptable!) pooches, and well-known dog trainer Beverly Ulbrich, “The

Pooch Coach”, was on hand to answer training questions and administer Canine Good Citizen tests.

“The feedback from the community to this event has been 100% positive,” said David Troup of Duboce Dog, “and we hope to continue it as an annual tradition in Duboce Park. This celebration is a great way to bring the community together and celebrate all of our hard work of the past few years finally coming to fruition.”

After a long community process, the city’s Recreation and Parks Commission last year approved a plan for Duboce Park that incorporates a large dog play/mixed use area and numerous other improvements. The work has been put out to bid, and major work on the park may have begun by the time you read this.



N - Judah Impacts Duboce Street Residents

Recently, Duboce Street residents contacted DTNA with complaints about increased noise and vibration impacts caused by the N - Judah on the neighborhood. As a result, DTNA has taken up the cause to find out what can be done to mitigate property damage and reduce the noise and vibration caused by the trains. The trains run from 5 a.m. to 1 a.m. daily and can be heard and felt within a one block radius from the tracks. Although this is not a new problem, Duboce Street residents agree it seems to be getting worse.

Residents find it difficult to sleep, while the vibration from the trains is causing damage to building foundations, brick chimneys and interior plaster. This problem is especially bad at the intersection of Duboce and Fillmore Streets where the rail line includes switching tracks which are exacerbating the problem. MUNI recently took noise and vibration measurements in a home at this location and is awaiting the analysis of the data to determine whether the system is within the ranges allowed by federal standards. Readers may recall the outrage neighbors who live near the MUNI metro tracks expressed when the old lighter weight LRV trains were replaced with the current extra heavy Breda train without upgrades to the tracks.. These impacts on our neighborhoods persist and need to be addressed by MUNI.

To try and help, DTNA contacted MUNI and learned that the transit agency is planning to upgrade the N - Judah tracks on Duboce Street, but the timeframe for completion remains unknown. In the meantime, DTNA wants to pursue more immediate solutions and is seeking input from

neighborhood residents. We've proposed a minor operational change that we hope will address the problem and improve pedestrian safety in our neighborhood. Our proposal would reduce the speed of the trains as they pass through our neighborhood. As someone that often catches the in-bound N - Judah at Church and Duboce I am continually amazed that there have been no fatalities caused by the trains which approach the loading area far too fast, especially when pedestrians and patrons are crossing (sometimes without looking) in front of the trains. Slowing the trains down a few miles per hour and requiring them to reduce their speed and/or stop just before the switching tracks is something that could immediately implemented and would go along way towards addressing this problem. What impact, if any, this would have on the MUNI schedule will need to be addressed, b If you are a neighborhood resident impacted by this noise and vibration, or have ideas for potential short-term solutions please let us know and look for updates on this issue in upcoming DTNA newsletters.

Duboce Triangle Emergency Response



Duboce Park Neighborhood Emergency Response Team (NERT) is a group of neighbors living in Duboce Triangle and Lower Haight who have completed their NERT training through the San Francisco Fire Department and have made the commitment to continue working to get our neighbors and neighborhood prepared. In the event of a major disaster, our team will set up in Duboce Park (hopefully near the basketball court) to respond to incidents in our neighborhood and report to the relevant fire battalion.

We are a newly formed team and have lots of enthusiasm and projects. Newly Graduated NERT? Finished NERT a long time ago? New to the neighborhood? Just interested? Want information? Contact team coordinators by email at kathy@duboceparknert.com or brian@duboceparknert.com or by phone at 415-515-1050.

We'd love to hear from you and

have you join with us! Our team is currently meeting an hour before the DTNA meeting at an assigned room in Davies Hospital.

Interested in the free NERT training? Visit http://www.sfgov.org/site/sfnert_index.asp

Need to get your five day emergency supplies together? Visit <http://www.72hours.org/>

Safety tip: in the event of an earthquake the Red Cross advises: DROP to the floor; take COVER under sturdy furniture away from windows; HOLD on.... Stay where you are until shaking stops.

If outside near a building, duck into doorway. If possible, move to a clear area away from trees, signs, buildings, electrical wires and poles.

Minutes of the July General Meeting

Duboce Park - Supervisor Bevan Duffy briefly stated that plans for Phase II funding for the park were approved and that Duboce Park was the only park in the City to receive such funding.

Market Octavia Plan - An appeal went to the Board of Supervisors and it was not upheld. No additional challenges are expected. 55 Laguna is on appeal to the Board of Supervisors for historic landmark preservation, while the Market Octavia Plan Committee is working with San Francisco Heritage to improve enhancement to the survey for historical landmarking within the neighborhoods of Duboce Triangle that still need to be assessed. The SF Planning Department is planning to meet with constituents via a series of workshops.

California Pacific Medical Center - A set of conditions of use were recently approved, and CPMC has agreed to donate \$125,000 to the Better Streets Program.

- Continues on page 13

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Market Octavia Plan awaits Board of Supervisors adoption.

10th Annual Tag Sale September 15. Start collecting your donations - our annual tag sale is coming on Saturday, September 15, from 9 a.m.-2 p.m.! Here's a list of items that can be donated: books, videos, clothes, linens, furniture, kitchen items, baskets, decorative items, seasonal items, sporting goods, toys, collectibles, and more. All proceeds will be used for improvements to Duboce Park.

Donations will be accepted Tuesday through Friday before the event at the yellow Ryder truck parked near Carmelita St. from 5:30-7 p.m.. Volunteers are needed on the day of the sale to help with set up at 7 a.m.; to sell items from 9-11 a.m. or from 11 a.m.-1 p.m.; and to assist with recycling and breakdown from 1-2:30 p.m.

The event is fun for everyone and there are always some really terrific bargains. Our "hamburger stand" was so popular last year that food, drinks, and baked goods will, once again, be offered at bargain prices at this year's event.

So save the date and come on out and have some fun by participating in the festivities! If you have any questions, need help getting large items to us, or would

like to volunteer to help, please e-mail Rosie at rosie@dubocepark.com or doug@dubocepark.com.

Awards. San Francisco Beautiful is presenting their 2007 Robert C. Fries Award for Neighborhood Conservation to the Duboce Triangle Neighborhood Association and Friends of Duboce Park "for the contribution that both organizations have made towards keeping the Duboce Triangle neighborhood a beautiful and livable community." The award will be presented on October 18 at an Awards Dinner at City Hall.

Friends of Duboce Park was also honored as the Outstanding Park Group at the Neighborhood Park Council's (NPC) third annual 2007 Stewardship Awards Luncheon on May 22.

Labyrinth

A chain link fence around the labyrinth was put back up after the dedication on April 28 so Rec & Park could finish sealing the concrete with anti-graffiti coating. The first application, applied in mid-May, had to be removed after it caused discoloration and streaking. A combination of chemicals and "elbow grease" are currently being used to remove the original coating,

Update:

and once the final application is re-applied in the next few weeks, the fence will come down permanently.

Harvey Milk Recreation Center Renovation Update:

Work began at the end of July and is expected to be substantially completed by August 2008. Temporary fencing has been installed and the basketball court has been locked "to secure the site for construction safety." Heavy drilling to install the elevator pit, installation for the new stairs, and major roof work is planned for area," according to Toks Ajike, Project Manager.

Friends of Duboce Park and the Duboce Triangle Neighborhood Association are in the process of trying to get the locked basketball court opened during some or all the phases of construction, safety permitting. Friends are also monitoring the landscaping plan around the building to ensure a "green look" around the building.

Dog Play Area/Multi-Use Area Update: Bids on the project were due by August 7 and the contractor selected was approved at the Rec & Park Commission's hearing on August 16. Final plans and schedules were presented at the

August 28 community meeting.

The five worst bare areas on the main lawn have already been repaired with new sod. Additional reseeding of the entire lawn and irrigation and drainage modifications will also be done as part of Phase One, tentatively scheduled to begin in September and be completed in November.

The second phase is tentatively scheduled for summer 2008 and includes improvements to the hill near the Muni stop and the People/Children's Play Area located at the half-crescent lawn area next to the playground. This phase also includes grading to make this area more useable.

The third and final phase is scheduled for summer 2009 and may include a perimeter fence for the half crescent area. The need for this fence will be evaluated one year after the initial phase is completed. The total for all three phases is \$476,062.

For more information or updates, please contact Rec & Park's Bob Palacio (Bob.Palacio@sfgov.org or 415-831-6821), Duboce Dog's David Troup (david@troup.net), or Peter Cohen (pcohen_sf@yahoo.com).

The Café Responds to Neighborhood Issues

It has recently come to my attention that The Café has been a contributing factor in the decline of the quality of life for some of you living in the Castro. As the General Manager of The Café, this is upsetting to me. Below is a list of a few of the complaints and grievances which some of you have presented to me.

1. Patrons urinating on residential property.
2. Patrons making excessive noise while returning to their vehicles that may have awoken some of you.
3. Excessive noise emitting from the Café after 10:00 PM also disturbing your sleep.

4. Unresponsive and evasive in handling complaints.

I would like to assure you that I have begun to take the necessary steps to limit if not to eliminate some of these incidences. Below are some of the procedures The Café has implemented in order to alleviate future disturbances.

1. The Café has increased its security budget to provide 17th and Hartford Street with a patrol person between the hours of 11:00 PM and 2:30 AM Thursday, Friday and Saturday to control noise and disorderly conduct as Castro event goers return to their vehicles.
2. We have placed signs in visible locations inside and outside our venue to ask that patrons be courteous and quiet while returning to their vehicles.

teous and quiet while returning to their vehicles.

3. Our staff has been instructed to make sure all windows and doors remain closed after 10:00 PM.

4. A limiter has been added to our sound system to regulate the volume of the music. Remote volume control knobs were also added to limit our DJs control on the volume as well.

5. We are currently in the process of commencing a monthly Café sponsored neighborhood group meeting to get to know our neighbors and receive feedback and ideas to improve the affect that the night time entertainment has on the neighborhood.

I will be attending the next EVPA

meeting on July 19 to give an update and take your questions. In the meantime, please contact me at 415-861-3846 or thecafesf@aol.com.

I would like to sincerely apologize for any inconveniences and disruption that our establishment may have contributed in the past. I have made it my primary focus to make The Café a positive entity in the Castro and to have you view us as a good neighbor.

The Café is a "good neighbor" business by agreeing to close early on Halloween.

Hearing on CPMC's Davies medical office building project delayed to September

The conditional use permit for the Davies medical office building ("MOB") project was appealed by a group of Duboce Triangle residents to the Board of Supervisors in July. 113 property owners within the 300-foot radius area of the campus are signatories to the neighborhood appeal. The hearing was scheduled for August 7th but a glitch was discovered in the notification process—many neighboring property owners (and none of the renter occupants) were sent notices of the project—so the Board delayed the appeal hearing to September after the Supervisors return from their summer recess.

Specific requests that have been made to address the project impacts on the neighborhood are:

1. Increase CPMC's required funding contribution for Noe Street "livable street" project up to \$500,000.
2. Require that the Noe Street livable street project be fully implemented prior to issuance of certificate of occupancy.
3. Prohibit any curbside drop-off/white zone on Noe Street.
4. Require installation of 3rd floor rooftop landscaping to screen views of building's 4th floor.
5. Require \$25,000 funding contribution for Recreation & Parks Dept implementation of adjacent Duboce Park capital improvements.
6. Require CPMC provide funding for installation of left turn arrow from Castro to 14th Street.
7. Require \$25,000 funding contribution for MUNI to design and implement landscaping and seating improvements for the N-Judah stop by the building's north entrance.
8. Require CPMC to maintain all existing public on-street parking spaces during the duration of building construction, other than limited periods for specified activities.
9. Require permanent preservation of existing tree buffer along Noe Street south of the building and inter-plant replacement native trees to maintain the tree line.

As of this writing, the DTNA Board has voted not to support the

proposed project given that there are two major unresolved issues. While the Board fully supports the program associated with the proposed Medical Office Building, it is a major development project, the largest Duboce Triangle will have seen in the last 30 years. So it is important that CPMC's project integrate sensitively with the neighborhood and provide improvements to address the impacts of the campus' expansion. In particular the DTNA Board felt that two items are critical, consistent with the appeal requests:


1. Traffic Calming: The Project will have a significant impact on traffic on Noe Street between Duboce and 14th Street. To address these impacts, the Project sponsor should design, seek to permit, fund and install a traffic-calming program for this block of Noe Street in conjunction with construction of the building with the support and agreement of the immediate neighbors.
2. Duboce Park Impacts: The Project will increase use of the Park by staff and visitors. A contribution of \$25,000 to the Park's capital improvement program would help to mitigate the impacts of increased usage.

For the other specific requests of the immediate impacted neighbors in the appeal, the DTNA Board has not taken a position but respect and defer to their requests through this appeal process at the Board of Supervisors.

As DTNA's letter to the Supervisors stated: "It is our hope that there still can be an amicable solution that will satisfy both the project sponsor and the immediate neighbors so that this project can move forward. Duboce Triangle Neighborhood Association would like to participate in any continued dialog in an attempt to resolve these remaining issues." The project neighbors are also anxious to settle the appeal issues before the Board of Supervisors' hearing and make a win-win outcome for the community and CPMC.

The Board of Supervisors hearing is Tuesday September 18th 4:00pm at City Hall.





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Mike Tekulsky and Ron Wong

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Our Neighborhood Elementary School Celebrates 100 years!

By Katy Wilcoxon. McKinley parent and neighborhood resident

Enrollment is up at McKinley Elementary School! And, for the first time in at least a decade, there is a waiting list of families that want their child to go to our kindergarten. This is terrific news as we celebrate our 100th year and sets us up well for our next 100 years. It also speaks to the ongoing commitment of parents, teachers, staff, and community members

family-like environment, within the chaos of a creative and productive elementary school. The PTA is currently planning the Centennial Celebrations which will include current students as well as alumni, many of whom are still Duboce Triangle residents. If you went to McKinley Elementary school, or know someone who did, please get in touch. Call the school at 241-6300 or email mckinley-sf@yahoogroups.com.

record them. Get the word out to Serramonte Mall shoppers!

- Save your book purchases for the Books Inc Benefit night. 20% of all proceeds go directly to the school.

- Stop by our table at the Castro Street Fair, Sunday October 7th.

- Pick out a pumpkin at the Halloween Pumpkin Patch, Monday and Tuesday, October 29th and 30th.

- Check out our costumes at the Halloween Parade, October 31 9:00 a.m.

- Bring your car to our seasonal carwash.

- Sponsor a child in the annual Read-a-Thon.

- Attend the November class performances.

Call McKinley School at 241-6300 for specific dates and times.



to building a strong, successful and well recognized school program.

In addition to attracting more and more families, our fundraising efforts are paying off. Starting this year, we will have an on-site librarian two days a week, which means each classroom can visit the library each week! The newly renovated library was made possible through the leadership, hard work and fundraising efforts of parents and our amazing librarian (also a McKinley parent). Also this year, we were able to expand the Spanish enrichment class to include kindergarten through 3rd grade kids (up from K - 2nd).

It seems as though both the McKinley School and DTNA are on a similar course -- getting increasing recognition for the positive changes that are happening. And the secret to continuing success for both DTNA and McKinley is the same: strong leadership and community involvement. Our thanks to everyone who has supported McKinley School over the years. Here is to another year of the neighborhood Association and the neighborhood School working together!

Here's how you can support our neighborhood school:

- Participate in "Shopping It's A Trip!" sponsored by Serramonte Mall. This promotion will run through January 31, 2008. Bring receipts to the information booth in the middle of the mall and register them for McKinley. Anyone can turn in receipts ... relatives, friends, co-workers. You have 60 days from the receipt date to

Crime Blotter

Robbery with force
Tuesday, August 14, 2007
9:10pm Duboce Park

A young lady was walking south on Steiner Street, when, the suspect approached her from behind. The suspect put his hand over her face, and for a second she thought a friend was playing with her. But when that second was over, the suspect got her in a headlock and took her down, and demanded money. She complied, reached into her purse giving him her bank card. The suspect fled the scene with the card, and a witness came to the aid of the girl. The area was searched for the suspect to no avail.

Graffiti of a Muni Train/Arrest
Sun, August 19, 2007 11:24 pm.
Duboce & Noe St.

While officers were investigating the graffiti of the sunset tunnel, they noticed as a Muni metro train was passing them they saw a subject on the train writing graffiti on the windows of the train. They stopped the train and arrested the subject

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City Planning Commission and Board of Supervisors Fail to Support the Landmarks Preservation Advisory Board

Preservation of the former UC Berkeley Extension Campus at 55 Laguna Street and its historically significant Spanish Revival structures was recently debated at City Hall. The site contains five buildings that have been recognized by the State Office of Historic Preservation, local preservation experts, Planning Department staff and now the Landmarks Preservation Advisory Board (LPAB) as a significant historic resource. The site's significance stems from its association with the development of Normal Schools (teachers' colleges) in California as the former San Francisco State Teachers College and original campus of San Francisco State College (now University). In addition, the historic campus is recognized as a significant Spanish Revival complex designed by State Architect, George B. McDougall in 1921.

The University of California which owns the property is about to execute a long-term lease with A.F. Evans Development, Inc., a private "for profit" housing developer, which seeks to redevelop the property to accommodate a new housing project. The development proposes to retain three of the five historic structures, including Wood Hall, Woods Hall Annex and Richardson Hall. Two of the historic structures, Middle Hall and Richardson Hall Annex, would be demolished while the non-historic UCSF Dental School would remain.

The Friends of 1800, a local preservation advocacy group responsible for the landmark designation of the Fallon Building, at 1800 Market Street (at Octavia), and the Harvey Milk Camera Store on Castro Street, has been working to obtain historic designation of the site for over three years. The Friends received support and donations for their efforts from members of the Hayes Valley Neighborhood Association, Castro Area Planning and Action (CAPA), as well as DTNA. After looking at the draft research and documentation prepared by the Friends to justify the historic registration of the property on the State and National Registers, the City's nine member LPAB decided in February to unanimously recommend

that the City Planning Commission designate the site a local landmark.

Unfortunately, the June Planning Commission hearing was focused on the fears of the housing developer, who claimed that the designation of the site as a city landmark would kill their housing project. It is important to note that the success of their proposal depends upon a controversial legislative action by the Planning Commission and Board of Supervisors to reclassify the site from Public Use to a residential zoning district. This request to change the use of the site cannot occur until the project Environmental Impact Report (EIR) is approved sometime in the fall. The Planning Commission rejected the LPAB's recommendation after numerous people spoke in opposition to the landmark designation. The opposition centered on the fear of neighboring residents who are tired of living near the deteriorating, shuttered facility which has been neglected and now serves as a magnet for crime and the homeless, and, thus, neighbors welcome the proposed development. Likewise, housing supporters testified that preservation of the site would come only at the expense of badly needed housing. The Planning Commission voted four to two against the LPAB recommendation with members: Sue Lee, Bill Lee, Alexander, Olague and Antonini in opposition, and members Sugaya and Moore in support of landmark status.

Recognizing that the Planning Commission error in the exercise of its discretion by ignoring the historic significance of the site, and the landmark designation criteria set forth in Article 10 of the City Planning Code, the LPAB appealed the Commission's decision to the Board of Supervisors, an action that has only occurred once or twice in the approximately 35 years that the preservation ordinance has been in effect where one city board appeals the action of another city board to the Supervisors. The LPAB and representatives of the preservation community worked very hard to educate the developer, Planning Commission and the Board of Supervisors about the significance of the site, the landmark designation

criteria in Article 10 and the substantial economic benefits that designation could afford the development project. The LPAB also cited their strong and successful track record of resolving issues that arise from the rehabilitation of historic structures to adapt them to new uses.

Despite the LPAB's efforts, the Board voted against the landmark designation of the entire site on August 14th, but decided to designate three of the five buildings, those structures that the project sponsor had already agreed to incorporate into their proposed development. Only supervisor McGolderick spoke in favor of the LPAB recommendation. This action makes it possible for A.F. Evans to demolish Middle Hall, a gymnasium and the oldest building on the site, as well as Richardson Hall Annex, which contains a lounge with a central fireplace. Short of a successful lawsuit challenging the City's anticipated approval of a project EIR this fall under the California Environmental Quality Act, these structures will be razed.

While some may see the partial designation as a reasonable compromise, it is important to understand that the historic significance of the site comes from its association with its history as a campus. The integrity of the former campus would be lost by the demolition of these two significant buildings and new infill development of the open areas of the site, without the thoughtful guidance of the Landmarks Preservation Advisory Board, would so further diminish the integrity of the site such that it would no longer qualify for historic registration. The more dangerous issue that concerns DTNA, as the Market Octavia Plan moves on to the Board next month for adoption, is not just the City's selective disregard for its own local landmark ordinance, but the message this precedent setting decision sends out to the development community.

Minutes of the July General Meeting

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This money will be used to implement traffic calming mechanisms and pedestrian safety. Additional options were reviewed by the Planning Department at the end of July.

San Francisco Municipal Transit Agency Presentation - Peter Albert, Chief Planner, discussed how MTA governs streets management, MUNI service planning, long range planning, and oversight of the Better Streets Plan. Julie Kirschbaum, Transportation Effectiveness Project Manager, discussed how TEP is looking at transit and pedestrian issues. They will be conducting the first comprehensive study in 25 years that will provide best practices from other cities along with community input and data. Key issues covered by the study will include: land use changes; tracking commute/travel patterns; increased operational costs; Prop E performance standards. The objective of the study is to improve the performance and stability of MUNI; produce faster, efficient travel and cost-effective.

Crime Blotter

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Felony Drug Arrest
Mon August 6, 2007; 10:08 am
Duboce and Church Streets

Plainclothes officers were in the parking lot of Safeway when they saw a guy they know to be on parole. He appeared to be smoking something and they suspected that something was crack cocaine, his drug of choice. They approached him and confirmed that he was indeed smoking crack.

They placed him under arrest and found more crack cocaine in his left sock. He went to jail for the drugs and a violation of the conditions of his parole

Visit DTNA.org for an updated list of Upper Market and Castro "good neighbor" businesses that will closing early on Halloween in order to help eliminate the Halloween "event" from our neighborhood.

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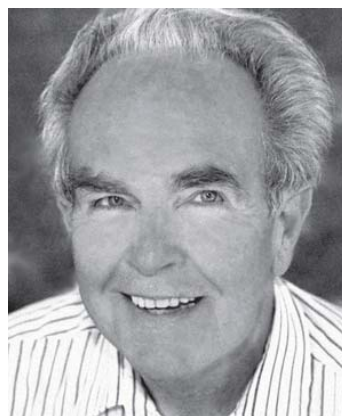
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Longtime DTNA Board Member Edd Dundas to "retire"



Edd has lived on 14th street for 32 years and has been active in your neighborhood association over his 20 years of volunteering years in a variety of roles. Most recently he was responsible for layout of the DTNA newsletter. Edd was responsible for experimenting with different formats and layouts over the past couple of years which has helped this newsletter become what it is today.

Our neighborhood is extremely grateful to have been the beneficiary of Edd's generous donation of his time and resources. At his "Thank you" party Edd was given a painted street map of Duboce Triangle so that he knows he will always be able to find his way "home."

We would like to say a huge "Thank You" to Edd Dundas a longtime DTNA board member for over 20 years of service to the neighborhood! Edd will be "retiring" from his beloved neighborhood this month and will be taking up residence on the Peninsula.

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Print & Ship prints this newsletter for the DTNA. We appreciate their excellent printing and fair prices.

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Duboce Triangle Neighborhood Association
2261 Market Street, PMB 301,
San Francisco, CA 94114

Name: _____
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