

NOV-DEC 2007



DUBOCE TRIANGLE NEWSLETTER

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

Monday Nov 12

7:30 pm

PUBLIC MEETING

CPMC Davies Medical Center,
Lower Level B

Meeting Agenda:

- Halloween 2007 wrap-up: What worked? What didn't?
- Traffic calming and MUNI stop improvements on Noe and Duboce Streets; Presentation and feedback gathering by Peter Albert of the MTA and staff

Supervisor Bevan Dufty will be our featured guest.

DATES TO REMEMBER:

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

Election Day - Please remember to vote!

Nov 10 - 10:00 am - Noon

Friends of Duboce Park

Volunteer Work Day

Info: rosegillen@sbcglobal.net or 255-8370

Dec 8 - 10:00 am - Noon

Friends of Duboce Park

Volunteer Work Day

Info: rosegillen@sbcglobal.net or 255-8370

Nov 26 - 6:30 pm

Annual MUMC Holiday Tree Lighting

18th & Castro Streets

Dec 10 - Time to be announced

Upper Market Planning, Community Workshop #3

Harvey Milk School

4235 19th St @ Collingwood

Info: http://www.sfgov.org/site/planning_index.asp?id=66778

Market Octavia Plan: City Controller Reports on Costs and Benefits

An economic impact report issued in late September by San Francisco's Controller states that the Market Octavia Plan "would have a significantly positive impact on spending and employment in San Francisco..." The report was issued as the Plan moves to the Board of Supervisors for review and approval. While the overall outlook is positive, the report also notes a number of negative impacts.

According to the report, the positive economic benefit would come largely from the construction of approximately 6,000 housing units and spending by the expected 10,000 new residents. However, the Controller also reports that the Plan may not be as transit friendly as envisioned. Noting the proximity of the new units to the Central Freeway, and generous parking allowances, the report states that many of the new residents might commute by automobile to employment centers south of the city.

The report also concludes that construction of the new units is unlikely to reduce housing costs for two major reasons. First, regional demand for housing is quite strong, so that any short term downward pressure on prices from the added units would likely be offset by increased demand. Second, the Plan includes a mix of Community Improvements which should create a more desirable place to live. Although the improvements are funded by additional fees on new construction, these fees are offset by

the higher price houses will earn from the higher neighborhood quality. The report states "...the fee and the community improvements will significantly increase the price of existing and new market rate housing within the area." While rent control should protect existing tenants, rents on new and vacant units would also be expected to rise over time.

In evaluating the job impact of the Plan, the report notes that the area around Market and Van Ness, which is now zoned commercial, would be rezoned for housing. In the process, an area once planned for middle-income administrative, support and back office employment will be replaced by, primarily, upper income residences. Thus, while the overall economic and employment effects are positive, most of the new jobs created in the area will be lower wage jobs in retail, personal services and food services.

Although this report is quite recent, it highlights several of the issues DTNA has focused on during development of the Market Octavia Plan. For example, DTNA has advocated for relaxed density limits when new units are permanently affordable, rather than market rate. We have also advocated for reduced parking allowances and more clearly defined and funded transit and transit capacity improvements. While DTNA remains supportive of the Plan, we are currently attempting to amend it so that the negative impacts are further reduced. ▼

Duboce Park improvements now under way



Construction has finally begun on the Duboce Park renovation plan, as developed by the in-depth, and at times contentious, community process.

This has the potential to offer a new model for integrating off-leash activity with other park users.

Over the lengthy discussions, I never imagined that Duboce Park would soon become my

neighborhood park. Not a weekend passes without a visit to the children's play area with Sidney.

Recreation & Parks Department is beginning phase I of this three-phase construction plan. As a member of the Budget Committee, I secured funding for phases I and II, and in 2008 expect to secure phase III funding. Thanks to neighborhood advocate Peter Cohen, David Troup of Duboce Dog, and Mark Scheuer of Friends of Duboce Park for their hard work and stewardship of the community process. Thanks also to Marvin Yee, RPD Project Manager, who is leading this project. Similar to my approach to Upper Noe Rec Center's renovation, I plan to hold

check-in meetings with RPD, the contractor, and community representatives as construction progresses.

This first phase is scheduled to last 90 days (October 15 – January 15). Improvements you will see from this phase include a new north-south pathway at the base of the knoll at the west end of the "great lawn"; widening of the existing east-west path from Steiner to Pierce Streets (to provide better access for maintenance vehicles which currently damage the turf); installation of a low, ornamental bollard-and-chain fence along the interior part of the new Dog Play Area/Multi-Use area, a new drinking fountain (for people and dogs) inside the Multi-Use Area, lighting

improvements, and two new social areas with additional benches for seating inside the Multi-Use area.

Portions of the park are fenced off for safety reasons. In particular, the park entrance from Potomac Street will be temporarily closed. A large area of the "great lawn" is open during construction and neighbors may continue to enjoy this area with their dogs. Please respect the closed areas, and feel free to call Rachelle McManus of my office at 554-6986 if you have questions about closures or construction.

Our progress meetings will also track the work ongoing at the Harvey Milk Recreation Center. ▼

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Your Board Member



Board member Betty Levitin is one of two San Francisco natives on the Board, both of whom fled the fog west of Twin Peaks and moved to the Triangle. She first took a job in the Triangle in 1973 and moved to Henry St in 1974. She has lived on 14th St. since 1978. This past 2 years represent Betty's second stint on the Board; she served as vice-president in the mid 1970s. Currently co-chair of the DTNA

Land Use Committee with Peter Cohen, Betty has an abiding interest in what she sees as the general deterioration of San Francisco as a place. "When I first moved here, I moved to a neighborhood. Now it's a destination. San Francisco used to be interesting; it was a vibrant place with ideas, industry, nightlife, bustle, people from all classes and races with all kinds of jobs, music, and art. Now it's nice to look at and fun to experience. It's bland and disneyfied and is just one more set of streets, albeit pretty, that people pass through in their little containers on their way to their bigger home container, play container, or work container." Her recent DTNA work centers around the Market Octavia Plan and development on Market Street. She also works on this newsletter. ▼



President's Message by Dennis Richards

Hoping for a safer, saner Halloween

Because the deadline for the printing of this newsletter is a few days before October 31, we are obviously not able to bring you any accounts of what happened this year. Recall that the City, with the vast majority of residents support, cancelled this year's "spontaneous" event in the Castro, and that the alternate event (planned for the Waterfront) fell through. We have heard from so many of you that Halloween in the Castro has become too big and too dangerous, and that so many of you don't feel safe enough even to attend.

It is my sincere hope that there are no serious incidents of crime this year and that 2007 can be the first of several years of "winding down" the event. Through your generous donations, DTNA has hired a security force consisting of off-duty SFPD Officers and some civilians to patrol the Triangle where the SFPD simply cannot be on every street the entire night. I would like to publicly thank both Joe Rogers of 16th Street and California Pacific Medical Center Davies Campus for their very generous donations to the effort to make Duboce Triangle safer this Halloween.

Supervisor Bevan Dufty will be one of the featured guests at our meeting on Monday November 12 at 7:30 in Davies Medical Center Auditorium (Level B) where he will discuss Halloween 2007. Please join me at our meeting to hear and discuss this important issue.

As part of the City's effort to make the neighborhood unattractive to revelers seeking a party, the Mayor's office and

Supervisor Bevan Dufty's office have asked neighborhood businesses (especially ones that serve alcohol) to close early on Halloween. The following businesses have responded by putting the safety of the neighborhood ahead of profits and deserve a special "Thank You" from our neighborhood. Please remember to patronize these businesses, if you have a choice, for being "good neighbors." The businesses (those located in Duboce Triangle are in **bold**) that have agreed to close early on Halloween are:

B A R S / C L U B S	
The Café	440 Bar
The Edge	The Lookout
The Mix	(former Metro Bar)
Twin Peaks	Midnight Sun
Moby Dick	

RESTAURANTS / CAFES

Tangerine	The Cove Café
Maxfield's House of Caffeine	Eureka Restaurant and Lounge
Café Flore	Frisee
Squat and Gobble	Cote Sud
Catch	2223
La Mediterranee	Bagdad Café
Orphan Andy's	

MARKETS/LIQUOR STORES/ NIGHT BUSINESSES

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Castro Village	DeLano's IGA
Wine Company	Rock Hard

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Board of Supervisors Acts on the Market Octavia Plan

At its meeting on October 23, the Board of Supervisors conditionally approved the Market Octavia General Plan Amendments, with the exception of the Housing component. The approval was conditioned on the Board adopting "an additional affordable housing program for the Market Octavia area". In addition to adopting the housing program, the Board will also need to adopt Zoning Code Amendments before the Market Octavia Plan is finally enacted.

Final adoption of the Plan consists of these two parts, General Plan Amendments, which describe the Plan goals and policies, and Zoning Code Amendments which detail the rules and regulations. The Board took action on the General Plan Amendments because under the City Charter, the Board had to act in the 90-day period following the Planning Commission's passage or they would automatically become law. Furthermore, the Board could not change the General Plan Amendments.

While supporting the primary goal of the Market Octavia Plan, to locate housing along transit lines, DTNA has sought changes to make the Plan better fit our neighborhood. Before the Plan was submitted to the Board, some DTNA proposals

were incorporated into the Plan. These include a 55 foot height limit along Market Street, west of Church Street; ground level rear yards for new buildings along Market Street, and residential density limits (1 unit per 600 s.f. lot area) which can be exceeded for affordable units. Our suggestions for a Community Improvement Plan, and Citizen's Advisory Committee were included in the Plan, but not fully developed.

With the General Plan Amendment document now approved by the Board, Supervisor Mirkarimi has been working with key stakeholders to prepare a package of amendments to the Plan's actual implementation documents before they are brought to the Board for adoption. DTNA is a strong voice in that process. We are optimistic that additional measures not resolved at the Planning Commission will be supported by the Board as part of the package of Plan amendments, including transit improvements, increased funding for the community improvements program, provisions to complete the historic survey, and a functional community advisory committee. DTNA's accomplishments with Plan modifications at the Planning Commission should also remain secure. With Supervisor Mirkarimi's continued leadership and general accord among stakeholders, the Plan could be adopted in full before the end of the year.

As the Plan moves through this amendment period, we will be actively working for these improvements, and will keep members informed of the Plan's progress. ▼

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Upper Market Planning Workshops Kick Off

The Upper Market Workshop Series and Design Plan kicked off with a bang on September 11th, 2007. Approximately 150 community members convened for the first of the project's three community workshops, to collaborate on a community vision for the Upper Market area.

Supervisor Dufty led the workshops' introduction, and was followed by a presentation from MIG, an urban design firm hired to lead the planning process. Together, the community reviewed the Upper Market area's assets, issues, and opportunities; then broke out into small groups to prioritize issues on the corridor. Discussion focused on the categories of streetscape and intersection improvements; transit and bike circulation, safety and amenities; public spaces especially Harvey Milk Plaza; LGBT identity and urban design; youth needs; new development character; land use activi-

ties; identity and sense of place (e.g. historic preservation and public art.) Community participants offered many creative and thoughtful ideas for improving the future of their community.

Other issues that rose to the forefront of consideration were affordable housing, public safety, and sustainability and green design. When each group reported back, the issues raised coalesced under four main values:

1. **INCLUSIVITY:** Celebrate the many identities of the Upper Market area, including the LGBT identity as well as adjoining neighborhoods' characters.
2. **LIVABILITY:** Encourage and support neighborhood needs, including gathering spaces, small businesses, housing, community and cultural land uses, and public health.

3. **CONNECTIVITY:** Improve circulation, safety and amenities for all modes of travel, with particular focus on public transit, bike and pedestrian improvements.

4. **QUALITY:** Promote and maintain quality design in public and private developments.

Project workshops will continue throughout the fall to give residents and business owners the

opportunity to help shape the changes facing the Upper Market corridor between Octavia Boulevard and Castro Street. The next session will build upon ideas generated by participants at the first workshop to craft a preliminary design strategy for the corridor, and develop priorities for corridor improvements. This second workshop was held on Saturday, October 27, after this issue of the *Duboce Triangle Newsletter* went to press. Expect a report in our next issue. ▼

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Affordable Housing

As the Market Octavia Plan winds its way through the Board of Supervisors, the plan's failure to address affordable housing needs remains controversial. The current plan calls for approximately 6,000 new housing units, of which about 1,000 would likely be condos restricted for persons with annual incomes of about \$79,000. All other units would be market-rate condos with no income restrictions or price controls.

An economic analysis from the City's Controller's office, however, points out a severe disconnect between the households that will be housed in the new housing units and the workforce that will be generated according to the Plan. The report concludes that "because of the high density of development, most of the additional jobs created by the new population will be in the lower-income retail, personal services, and food industries," and "the area's close proximity to the Central Freeway and generous parking allowances suggest that many of the new residents could commute to work by automobile to

employment centers south of the city."

This analysis corresponds to a study that the City commissioned last December that demonstrated that market-rate housing in itself creates a demand for affordable units. The report concluded that, "for every 100 market rate condominium units there are 24.94 lower income households generated through the direct impact of the consumption of the condominium buyers and a total of 43.21 households if total direct, indirect, and induced impacts are counted in the analysis."

That study essentially points out that current market-rate housing, priced in the range of \$700k and up, creates a permanent low-income service sector workforce. The new high income residents of the neighborhood will demand a workforce to serve them in the new restaurants and cafes, to provide day care services for their children, and to tend to their gardens and home improvement projects. In order that the plan truly represent principles of "smart

growth" that aim to discourage long commute patterns, the plan must therefore make provisions for this workforce to live in or near the neighborhood.

Currently a proposal is floating to add a development impact fee equal to \$10 per square foot of residential space. This is to say, the developer of a 1,000 square foot condo, i.e. the size of a typical 2-bedroom, would

have to pay a fee of \$10,000 towards affordable housing. Considering that this condo would likely sell for about \$800,000 according to current sales, this fee would account for less than 2% of the sale price. This fee therefore should not threaten the feasibility of new construction but could make a modest impact to address the on-going affordable housing crisis. ▼

Hours: Tuesday through Saturday
10:00 a.m. to 5:30 p.m.



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Mike Tekulsky and Ron Wong

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According to Executive Director Tim Patriarca, Maitri strives to provide the type of care that each of us would like to receive at the end of our lives – care that is dignified, non-judgmental, and unconditional.

Your support of Maitri is an investment in an important community resource. All gifts to Maitri help support nursing & attendant care; comfortable accommodations; food & nutrition; social work case management; resident activities; and volunteer programs.

Consider what your tax-deductible contribution can mean to a person living with AIDS who depends on us each day for food, shelter, and compassionate care. Please send your gift to: Maitri, 401 Duboce Ave., San Francisco, CA 94117. For more information about Maitri and a variety of volunteer opportunities visit our website: www.maitrisf.org. ▼



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What's happening in the neighborhood.

Just one sale? Only one Duboce Triangle home closed escrow in September. Strange, or not so much? Last September there were three transactions, so yes, it's a little slow, but things look to be heating up quickly. At the moment there are 10 homes and properties in escrow, and another eight on the market, so things are definitely happening. My own analysis is that potential sellers are starting to realize that the doom-and-gloom reported in the national press isn't what's going on here, and that there is a significant demand for their homes.



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



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DTNA sends greetings of the season, and wishes Happy Holidays to all of our Triangle neighbors!



A Maitri staff member bakes up a sweet and special holiday treat for Maitri residents.



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CPMC agrees to neighborhood requests, but Board of Supervisors still requires EIR for Davies medical office building project

After 10 months of struggling to get CPMC to make modifications to the Davies medical office building project to address the project's impacts on the neighborhood, CPMC finally agreed to terms of a deal with DTNA and the Noe Street Neighbors on the day of the Board of Supervisors' hearing September 18th. CPMC has committed to:

1. Provide funding for the Noe Street "livable street" project up to \$300,000, and a commitment to "assist with additional funding" should the cost of improvements exceed that amount.
2. Encumber the entire \$300,000 with the City prior to the start of construction of the office building, as assurance that the funding will be available to expeditiously implement the livable street project.
3. Eliminate any curbside drop-off/white zone on Noe Street from the office building plans or future permit requests for operations.
4. Install landscaping on the 3rd floor rooftop edge to screen views of the building's upper 4th floor (57 feet tall) from Noe Street.
5. Provide a \$25,000 funding contribution towards implementation of the Duboce Park Plan.
6. Request DPT to analyze the feasibility of left turn signal phasing from Castro to 14th Street, and "assist in funding DPT-recommended improvements," to increase efficient circulation

around the campus perimeter streets.

7. Provide a \$25,000 funding contribution towards improvements at the N-Judah MUNI stop at Noe & Duboce, as part of the overall Noe Street livable street project and committed funding.
8. Maintain all existing public on-street parking spaces during the duration of the office building construction, other than limited periods for specified activities as detailed in a construction phasing schedule approved for the project. The on-street parking areas used for construction staging will be limited to the frontages of the actual building site along Noe and Duboce streets, and under no circumstances will on-street parking be used for construction worker vehicle parking or construction trailers.
9. Provide minimum 60 days advance notification to residents within 300 feet of the building site prior to submitting application for any future further removal of the existing on-site mature tree buffer along Noe Street.

With these changes to the building project, it will be a reasonably compatible development with Duboce Triangle. In light of the agreements by CPMC, the neighbors agreed to withdraw their appeal of the conditional use permit and to withdraw their challenge to the

project before the Board of Supervisors. It was a messy, long, and bruising process for the neighborhood to get CPMC and the Planning Department to address the project's impact issues, but we appreciated the fact that it was done. And a deal is a deal.

Nevertheless, CPMC had another challenge on its hands, a separate appeal that was filed by the healthcare workers' union, SEIU, taking issue with the environmental analysis done by CPMC and the Planning Department for the medical office building. The primary argument was that the project should have been included in a comprehensive environmental impact report (EIR) addressing the combined impacts of planned facilities and service changes at all five CPMC hospital campuses in the City—Davies, Pacific, California, St Luke's, and the planned main campus, Cathedral Hill.) At the September 18th hearing, the Board

of Supervisors agreed with the appellants, and in a 7-3 vote the Board required the Planning Department and CPMC to go back and prepare a full EIR for the Davies medical office building tied to CPMC's citywide institutional master plan.

It is unclear how long it will take for the comprehensive EIR to be prepared and approved through the City process—perhaps a year or more—but at least when the medical office building project comes back for its final approvals, the neighborhood will have already secured these recent agreements, and can rest assured that we will not have to go through the same struggle again. ▼

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online at
www.dtna.org!**



Fall Excitement at McKinley

If you think the Giants had a full lineup this season, wait until you hear what's happening at McKinley. Fall is chock full of extracurricular school activities and fundraising events, which you can always check out at www.mckinleyschool.org.

Starting off in the month of October, our fourth and fifth graders prepared their nature-themed designs for the annual Sand Castle Contest held October 6th at Ocean Beach. McKinley also hosts its own Micro Soccer Team for 5 and 6 year olds. Peter Cohen, Eric Chin, and Jack Haggerty have proven to be very enthusiastic coaches and we look forward to a fun season.

Our theatre arts program has started with classes rotating singing, dancing and drumming instruction along with instrument lessons available for the upper grades. As we face a \$20,000 cut in this year's budget, McKinley scrambles to find friendly, cost-effective ways to fund these programs, which are critical to a well-rounded education.

The Castro Street Fair is an important fundraiser for many local charities, including our school. If you dropped a few

dollars in the buckets when you were there, we thank you.

November 1st will kick off our month-long Read-a-thon. Children read and collect flat or hourly pledges for the month to raise funds specifically for library needs. Last year the kids raised over \$2,000 and were reading everything they could get to!

As always, neighbors are welcome to volunteer in classrooms or at events or to help with low-hassle fundraising like bringing in used printer cartridges, box tops for education, or Serramonte Shopping Center receipts to the office. We also receive a portion of quarterly sales from Community Thrift Store when goods are donated in McKinley's name.

Coming from a school on the closure list the last few years to a school now with a wait list of families vying to get in is exciting. Attendance at our first PTA meeting of the year was triple any meetings of the previous year. The mounting energy and ideas being invested in McKinley are an inspiration. It brings a renewed vibrancy so critical to the health of this school and this neighborhood. ▼

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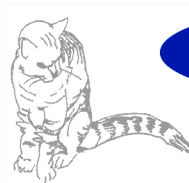
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Trolley Dances Come to Duboce Park

San Francisco Trolley Dances finished their 2007 performances on Saturday and Sunday, October 20-21 in Duboce Park where Kim Epifano's Epiphany Productions Sonic Dance Theater performed a modern dance piece at the Scott St. Labyrinth.

The public enjoyed several diverse, site-specific dance performances for the price of a Muni ticket. San Francisco Trolley Dances, now in its fourth year, is a dance festival that allows the public to take a two-hour guided tour through the city via Muni, stopping to see three dance performances by prominent local choreographers.

This year's tour began in the Castro, where Jo Kreiter's Flyaway Productions performed an aerial piece off the wall and on the roof of Asqew Grill. Then, everyone hopped on the F trolley to see Paco Gomes and Dancers explore immigration themes near the UN Plaza fountain. The tour then took the N Judah to Duboce Park.

Between these three main performances, the audience also

came across surprise performances by the dancing puppets of Run For Your Life!... it's a dance company! and Rosie and the Radiators, holders of the Guinness Book of World Records' Long Distance Group Tap Dance record.

By being free and not in a theater, this festival naturally attracts audience members who may not be ardent followers of modern dance. And just like any street performance, it is geared not only toward willing participants who came out specifically for the show, but also toward random passersby. "The fact that it's outdoors allows people to see dance who wouldn't necessarily go see San Francisco Ballet," explains choreographer and dancer Robert Henry Johnson, who is danced in Epifano's piece.

Epifano was thrilled with the crowds at the Labyrinth and said she would love to come back next year to do another performance. Each of the six performances was sold out (groups of 60) on both days. ▼



10th Annual Tag Sale Big Success



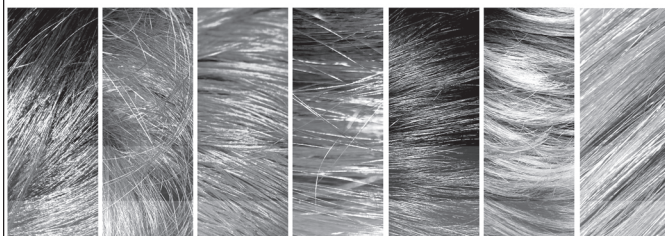
Friends of Duboce Park's 10th Annual Tag Sale on Saturday, September 15 was another huge success. Over \$2,500 was raised as hundreds of neighbors shopped for bargains, socialized, and picnicked under sunny skies. The event has become an annual community get together in addition to being a fundraiser for park improvements.

This year's Tag Sale also featured an historic photo show of

Duboce Park and the Duboce Triangle through the decades. A special thanks to Bud and Molly Offerman for running the hamburger stand, to Steve Medoff for providing entertainment with his singing and acoustic guitar, and to Doug Woo and Rose Gillen for chairing the event. And a very special thanks to everyone who donated merchandise and to all the dozens of volunteers who helped on the day of the event. ▼

Your DTNA membership helps bring you this newsletter, and supports DTNA's work to maintain the quality of life in our neighborhood. Join today at www.dtna.org.

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Junk Bird: Musings on the Poor, Unloved Pigeon

Two pigeon couples have taken up residence on the windowsills across our ventilator shaft. They drop in unnoticed at twilight, but we see their dark shapes out there every morning when we leave the house before sunrise. Their guano is beginning to pile up on the concrete two stories below, and of course on the windowsills themselves, and occasional curly feathers drift through our windows, left open in the warm SF autumn air.

Watching them huddled in the dark, I sometimes try to imagine a pigeon's day. Kicked by pedestrians, chased by children and dogs, hunted by cats, flattened or exploded by rampaging SUVs,

sprayed with caustic chemicals by irate homeowners, they still have to schedule time to peck a few calories out of some castoff pizza crust. It's not an easy life. And along with all the physical abuse, they get a lot of trash talk. It's hard to find anyone who will speak well of pigeons; in fact, the people who do appreciate them, the souls who scatter those drifts of bread crumbs in the parks, come immediately under suspicion because of their forbidden love. Nevertheless, pigeons have some good qualities; and many of their more annoying traits are due merely to their enthusiastic adoption of the trashy, anarchic habitat we've created for them.

For one thing, they're quite beautiful, with their elegant gray and black banding, the subtle green and purple iridescence of their necks, and their knowing orange eyes. (I'm not talking about those knobby red feet.) They're also quick of reflex, powerful fliers, street smart, tough, adaptable, and remarkably tolerant of the bad manners of their neigh-

bors (us). Pigeons mate for life and sometimes clap their wings behind their backs after sex (try it yourself, if you think it's easy). Even the poop they bestow so generously on our environment was, in older cultures, a treasure reserved strictly for kings, valued for its importance in making gunpowder.

Last but not least, the planet is going to need pigeons, along with the other "junk" species that have chosen to be fellow travelers with us humans. The evolutionists tell us that once we've finished wiping out the flashier but frailer bimbos of the biosphere – condors, polar bears, gorillas – it's the pigeons and their scruffy but scrappy ilk who will evolve to fill all the empty niches (should we say pigeon-holes?) with wonders we can only dream of. So have a little respect for the junk bird that, with the help of your muffin crumbs and a few million years, can recreate a world! ▼

—Charles Hibbard

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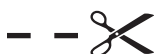
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