

MAY-JUN 2008



DUBOCE TRIANGLE NEWSLETTER

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

Monday May 12
7:30 pm

PUBLIC MEETING
CPMC Davies Medical Center,
Lower Level B

Meeting Agenda:

Church/Duboce transportation improvement plans and workshop.

Residential Character District proposal for Duboce Triangle.

Supervisor Bevan Dufty will discuss the City's response to homelessness in our neighborhood.

Please join us.

DATES TO REMEMBER:

Sat. May 10 - 10 am to Noon

Friends of Duboce Park Volunteer Day. Contact Rose at rosegillen@sbcglobal.net or 255-8370 for more info.

Mon. May 12 - 7:30 pm

Duboce Triangle Neighborhood Assn. meeting. CPMC Davies Medical Center Auditorium, Level B

Mon. May 12 - 6 pm to 9 pm

Upper Market Community Design Plan Open House. Harvey Milk School 4235 19th St. (at Collingwood St.)

Sun. May 18 and Jun 15 - Noon to 4:00 pm

Rocket Dog Mobile Rescue
Corner of 18th and Castro Streets

Wed. Jun 4 - 6:30 pm to 8:00 pm

Community Benefits District Community Workshop. Go to castro.cbd.org for more details

Sat. June 14 - 10 am to Noon

Friends of Duboce Park Volunteer Day. Contact Rose at rosegillen@sbcglobal.net or 255-8370 for more info

Street and Transit Projects Ahead! See and Work on Proposed Plans at Next DTNA General Meeting

As reported in the last two DTNA newsletters, Duboce Triangle is slated for several major street and transit stop improvement projects. The DTNA Transportation Committee has been working very hard over the last few months on a holistic study of Noe Street, Duboce Avenue between Noe and Church Streets and Church Street from Duboce Avenue to Market. And now we want to share the study with

you, and to get your feedback.

Please plan on coming to the May 12th DTNA general meeting to provide feedback on the conceptual designs that the committee has put together over the last few months. We look forward to working with you on refining the plans – and ensuring that they get built!

Photos by Jake Donham and Neal Patel

How can Church St be an even better place to shop, eat and catch a train/bus?



Church Street between Duboce Ave. and Market

How can the N-Judah stops be more comfortable?



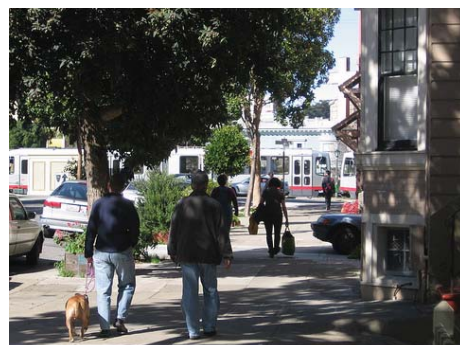
Duboce Avenue between Fillmore and Church St

How can sightlines be improved at this complicated intersection?



Duboce Avenue at Steiner and Sanchez

How can this block of Noe St. be safer and more comfortable?



Noe Street between 14th Street & Duboce Ave.

Office of the Mayor
City & County of San Francisco



Gavin Newsom

April 22, 2008

Dear DTNA Members and Friends,

The San Francisco Board of Supervisors recently approved the Market Octavia Plan, a culmination of an 8 year effort by the City and affected neighborhoods to build highly anticipated new housing and improve the infrastructure in the area. The adoption of the plan will allow for implementation of the long-range vision for the neighborhoods along Market Street and the new Octavia Boulevard, including Hayes Valley, the Castro, Duboce Triangle and parts of Civic Center.

Approval of the Market Octavia Plan will provide vast benefits to these neighborhoods to include: an additional 6,000 unites of new housing concentrated along the major transit corridors of Octavia Boulevard and the Market/Van Ness intersection including an expected 1,500 additional affordable housing units, a comprehensive infrastructure improvement plan spending approximately \$85 million for new open space, streetscape and transportation improvements, completion of the Octavia Boulevard project, all while preserving each neighborhood's distinct historical character.

This is the first area plan of this scale the City has developed and approved in over 20 years. I have long held that community based strategies, such as the Market Octavia Plan, are the only way to provide input, certainty, and clarity to residents and property owners on future land use decisions being made by our City. I want to thank all of you that have been involved in this plan over the past eight years. Your hard work and commitment to your neighborhood greatly contributes to the vitality of San Francisco.

I am proud to be a Mayor of a city where community groups, neighborhood activists, and City officials can work together to improve the quality of life of all its residents. I look forward to celebrating the completion of the Market Octavia Plan with all of you in the near future.

With warmest regards,

A handwritten signature in black ink, appearing to read "Gavin Newsom", written over a light yellow rectangular background.

Gavin Newsom
Mayor



President's Message by Dennis Richards

What do we want our neighborhood character to look like?

Old DTNA newsletters recount that this question has been talked about for at least two decades.

In 1985, it was the design of the Donald McDonald mini-homes just east of Duboce Park at Duboce and Steiner. In 1987, the design of the new Market/Noe Center (former Tower Records) with its parking garage fueled the debate.

In 1996, the replacement of neighborhood businesses with burrito joints caused MUMC (Merchants of Upper Market and Castro) to petition the Zoning Administrator to put a 10 day hold on new permit applications.

1999 saw debate about Pottery Barn and the further expansion of Walgreen's at the corner of Castro and 18th. Just last year, the neighborhood deeply debated expansion of nightlife in the neighborhood, with both Café Flore and The Café (San Marcos) petitioning for expansions on their current use and hours (both approved with conditions.) In 2006, we voters passed, with a roughly 60/40 majority, the requirement that new formula retail businesses/chain stores get a special

permit in all neighborhood commercial districts, including ours, before they could open or operate.

Fast forward to this year. Our larger "neighborhood" has had an ongoing retail vacancy issue this past year, though it seems to be get-

ting better. We now have Jet Bar wanting to take over the next door space that used to house the Manesek art store, then Bevan Dufty's campaign headquarters, and most recently the Reaves Gallery. Sharon Reaves recently moved her gallery to, guess where? Hayes Valley, where there is a burgeoning gallery community. Now Walgreen's has come to DTNA and the rest of the neighborhood organizations



to propose that they be allowed to expand yet again to the retail space next to their 18th street satellite pharmacy, into what used to house a neighborhood Laundromat. If granted, Walgreen's total square footage of retail space at Castro and 18th will be more than a quarter of that

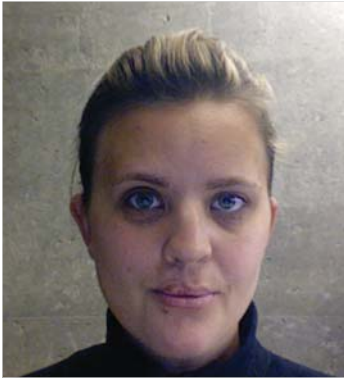
of Safeway on Market Street. Lastly, there will be tens of thousands of square feet of new retail space that will be built as a result of all of the development proposed along Market Street from Buchanan to Castro, along with an additional 4,500 residents to shop, dine, and drink in our neighborhood.

What do we make of all of this? Today, as never before, our neighborhood character is under increasing pressure, with the loss of neighborhood-serving businesses, increasingly boisterous late night activity, and pressure from formula retail to locate in our neighborhood. Where is the balance in all of these contentious issues? Can we keep Duboce Triangle, the Castro, and Upper Market a small scale village atmosphere? Probably not. Do we want our neighborhood to look like Serramonte. Absolutely not! Should we have nothing but art galleries and high end schlock shops? I hope not. Do we want our neighborhood to be a place that looks and sounds like the South of Market Club scene at 2 am and where we cannot even get to sleep in our own homes? Certainly not! This neighborhood is trying to find a balance in all of this

change, and DTNA will be there being thoughtful and asking the right questions to help shape the look and feel of this neighborhood for the decades to come. If you want to let us know what you think, please come to our general meetings (Next one

Visit our website at
www.dtna.org

Your Board Member



Kit Hodge

D.T.N.A. Board Member

Kit Hodge is the co-founder and CEO of Neighbors Project, a non-profit that connects younger city residents to their diverse neighbors in the U.S. She has been a happy resident of Duboce Triangle since

September 2007, is a Chair of the DTNA Transportation Committee and member of the DTNA Land Use Committee. Kit is a Chicago native and, prior moving to San Francisco, lived in Boston, Brooklyn, and Chicago. She has an extensive background in transportation and land use planning and advocacy, with particular focus on pedestrian-oriented design. Kit graduated magna cum laude from Harvard University and lives with her fiancé on Waller Street near Scott. She can be frequently found enjoying the new benches in Duboce Park and shopping for groceries on Church Street.



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Noe Street Traffic Calming Closer to Becoming a Reality



The July/Aug '07 issue of the DTNA newsletter had an article on pedestrian safety in Duboce Triangle and noted a number of hot spots needing attention in our "pedestrian friendly" neighborhood ("Traffic Dangers Lurk on Our Walkable Streets").

The Market/Octavia Plan will hopefully be a step towards improving the Noe/Market/16th and Church/

Market/14th intersections. And the Transportation Improvements Plan for Duboce Triangle (see cover story in this issue) will hopefully result in upgrades at the Duboce/Noe transit node and to the Duboce/Sanchez intersection.

Another piece of the puzzle is also moving forward: "Traffic calming" improvements will be made to the stretch of Noe Street between 14th St

and Duboce Ave where none of the traffic calming and streetscape improvements were installed in the 1970s like they were on the rest of Noe Street and Sanchez Street. As reported in the Jan/Feb issue of the newsletter, this section of Noe, which conveniently connects the Divisadero, Oak/Fell and Market traffic corridors with the Davies campus right in the middle, has a daily average of 5,620 vehicles, 53% of them traveling at 25mph (maximum permitted) or faster. A traffic calming plan proposed last year by DTNA is soon to be initiated by the Municipal Transportation Agency, and is part of the broader package of transportation improvements dis-

cussed in this issue. The west side of the street will have angled parking, resulting in additional parking spaces and narrower (slower) traffic lanes. The east side of the street will have a mid-block bulbout similar to Sanchez Street between Duboce and 14th, one block away.

DTNA continues to work hard to advocate for these types of improvements to make the neighborhood's streets safer for pedestrians. With the organization's new Transportation Committee, we are now able to play an even stronger and proactive role in pushing the city to act on our ideas and proposals.

Small Business, Big Business, No Business

Editor's Note: DTNA board member Brad Villers has owned KardZone on Market/Noe for nearly 20 years. He highlights the frustration and trepidations of many small business owners in today's recessionary economic climate and urban planning climate, both of which tip the scales towards businesses with deep pockets.

Now, more than ever, small business needs your help. San Francisco thrives on its neighborhoods with their unique storefronts, small restaurants, and family owned markets. For years, our neighborhood has prospered, largely from the gay tourist dollars. With the looming recession and the transition of our neighborhood – it is not the gay Mecca it once was, but it is a beautiful place to live with many more families and children moving in – with the loss of the tourist dollars, where is the money to come from to keep wonderful local stores thriving?

Rents are a big issue. The cost of leasing a business space continues to rise, and without the foot traffic that used to bustle in and out of storefronts, not many new stores are willing to take the risk and sign a lease. Just think, if Pottery Barn, Diesel, or Walgreens left our neighborhood, who do you think would fill those huge spaces with rents nearing the \$50,000 a month range? Big businesses are the most likely ones who can afford the monthly expenses of the large vacant spaces.

KardZone has been in the Tower Records building for many years. We have seen a steady decrease in sales over the past few years due to slowing foot traffic. When Tower Records went bankrupt a year and half ago, all the customers who used to come in from surrounding neighborhoods to shop for music and videos disappeared. The Tower space remains vacant, leaving the smaller KardZone and surrounding small businesses to fend for themselves. I'd be thrilled to have a big business like Walgreens next to me; the foot traffic alone would make me profitable. Big business has the money to advertise and to bring the people and foot traffic to our neighborhood; small businesses feed off of that.

More and more storefronts remain empty throughout San Francisco neighborhoods. I believe that without BIG business moving into larger spaces (due to the economic climate and neighborhood resistance), there is even less reason for people to shop, dine, and enjoy nightlife in our area. Without the presence of big businesses in our neighborhood, small businesses will continue to struggle until they are forced out of business. ALL businesses need support from their local residents and community advocates. If all three work together, we will see a steady change in the economic vitality of our neighborhood, a neighborhood that prides itself on the uniqueness of

our stores, shops, markets, eateries, and entertainment places.

When you are thinking we don't want another big store, or a bigger Walgreens, the next time you reach in your pocket to shop, where are you doing the shopping? It seems pretty simple to me: If you don't want a store to make it in your neighborhood, just don't shop there (and from the lines, always, at Walgreens at 18th and Castro, we all shop there.) If you want to see small unique stores in our neighborhood, that seems simple to me also: Spend your money in those establishments. People tell me everyday how much they just love my store, but unless the residents step up to the plate and spend money, or we get a BIG business in our area, stores like mine and many others will be a thing of the past and you will see more and more empty storefronts and more graffiti and trash.


So a big part of the answer must come from the neighborhood residents themselves. Shop in your community. Buy your cards and gifts from KardZone, Wild Card, or the many other unique stores in our neighborhood, your food from Golden Natural, Courtney's, Golden Produce, or your corner markets, and take the time to eat at our wonderful restaurants, many now with children's menus (check out family night at Squat and Gobble.) Invest in your community. Encourage others in the neighborhood to do the same, and help revitalize a struggling economic market that is hitting home big time. You can make a difference. Shop in your neighborhood, it will make a difference.

–Brad Villers

DTNA board member

KardZone owner


Merchants Of Upper Market And Castro (MUMC) Board Member




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Restaurant L'Ardoise




Peek in the windows of the new restaurant on the corner of Noe and Henry and you'll see a warm, cozy interior. L'Ardoise, chalkboard in French, opened March 6 at 151 Noe St. Owner and chef Thierry Clement explained that the chalkboard theme for menus and labels is typical of traditional European bistros which the restaurant aims to be. Clement hired Michael Brennan, known for his mural work in San Francisco and beyond, to design the interior. The space is a mix of reclaimed teak wood tables, a blackened steel bar, deep red hued walls, and a march of glowing lanterns

down the center of the ceiling. L'Ardoise serves traditional French favorites such as duck confit and coq au vin on a menu of standard entrees and specials – see the chalkboard – which change daily. A good selection of small plate starters and a 60+ wine list rounds out the menu.

L'Ardoise is open for dinner Tuesday through Sunday 5:30-10pm, and to 11pm on Friday & Saturday. Reservations at (415) 437-2600 or opentable.com.

Visit our website at
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Real Estate Update Duboce Triangle

Things are selling nicely in the neighborhood!

I am **ERIC JOHNSON**, Realtor. I am pleased to announce my new listing at 11 Beaver was put on the market and in contract for \$112K over asking in just 9 days (www.11BeaverSt.com). The sale was recorded on April 18, 2008.

Increased Buyer demand in Duboce Triangle is evident. I have 4 Buyers who missed out on the opportunity to purchase 11 Beaver St., but Duboce Triangle is still their neighborhood of choice. If you are thinking about selling your property, or just have questions about the market, please call me **ERIC JOHNSON** at (415) 518-5513, or e-mail Eric@AfiRealEstate.com

MARKET STATISTICS

(Condos 1/1/08 - 4/21/08. Per SFARMLS)

SOLDS: Average 2BR List \$836,643 Sold \$898,643

PENDINGS: Average 3BR List \$1,119,500 Sold \$ N/A

AFI + ASSOCIATES
PORTFOLIO REAL ESTATE

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200 Brannan Street, Suite 100
San Francisco, CA 94107



Bike To Work Day - 2008

There is no better time to reacquaint yourself with your trusty bicycle than Bike to Work Day on Thursday, May 15. Even if you're a regular rider, it's the biggest bike day of the year in San Francisco. Last year, cyclists

sprinkled all over the City. Finish the day with a Bike Away From Work party at the Rickshaw Stop at 155 Fell St.

With a 15% increase in cycling in just the last year,



outnumbered cars on Market Street on Bike to Work Day, and this year an expected 100,000 two-wheelers will hit the streets.

Living in Duboce Triangle, we have excellent bicycle routes surrounding us. You can zip down 14th or 17th St. to the Mission, "wiggle" your way to the lower Haight and western neighborhoods, or jaunt down Market St. for all downtown locations.

The San Francisco Bicycle Coalition organizes a number of events leading up to Bike to Work Day with recreational rides, bicycle education classes, and bike buses from a number of locations, including Peet's Coffee on Market near Noe, plus energizer stations

you will be in even larger company this year. Join us as we celebrate bicycling in San Francisco – on Bike to Work Day and every day! Visit www.sfbike.org/btwd for all the details.

–Neal Patel
Walter Street

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We welcome our neighbors from the
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Neighborhood Association

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McKinley School's Century In The Neighborhood

It's the eyes that draw you in. Looking at the old photographs in the McKinley School office, at first you might notice the one with the rickety wooden staircase nudging McKinley's first fledglings, teddy bears in hand, towards their one

mentarily on these peripheral aspects of the photos, it is the eyes of the child strangers that connect with you in an inexplicable identification. Whether giving away mischief or boredom, anticipation or glee, there is a face in those photos in

decade. There can be no mistake that Bonnie Coffey-Smith, as a teacher, science director for the district, and principal, has earned her retirement, and we wish her well. In fact, a short time ago Bonnie was named as 'Principal of the Year' by the

McKinley. Visit, volunteer, contribute memorabilia or anecdotes, and by all means attend the 100th Anniversary festivities at the school on Saturday, May 17th!

Thanks again for keeping McKinley School a part of the Duboce Triangle community. School is out for the summer starting June 14th and resumes on August 25th. www.mckinleyschool.org (Thanks to Jean Micheli, 2nd grade teacher, for contributing to this article.)

*-Jennifer Baker
McKinley parent*



room schoolhouse. Perhaps you would snicker over the stiff starched collars and colossal bows adorning the 1917 graduates of the K - 8 building that once faced Henry Street. You might contrast the symbolism of the many McKinley buildings: the first schoolroom an emblem of hope coming out of the devastating 1906 quake and fires, evolving into the indomitable forbearance of Greco-Roman concrete eight years later, now relaxing into the playful colors and angles of the present-day structure, circa 1960.

Though you may rest mo-

which you can't help but see yourself. It is then that you realize that their stories are not lost or ended, but melded into the many that followed. Instantly, the vestiges of time and place fade as your story becomes a living extension of theirs.

This epiphany could not be more timely, as McKinley approaches its centennial celebration while simultaneously bidding farewell to a wonderful colleague. We have been fortunate to have a brilliant, tireless team builder and advocate for children serving as the McKinley School principal for the last

Mayor. Bonnie will surely be missed as a friend, co-worker and leader, and we are grateful for the part of her story that was interwoven with ours.

Ms. Rosa Fong, another veteran of the SF School District, becomes McKinley School's new principal beginning this Fall term and our community genuinely welcomes her.

We encourage the Duboce Triangle community to celebrate with us Bonnie's tenure as well as the many tributaries that have conjoined into the ever-flowing story of

McKinley upcoming May and June events:

Thursday & Friday, May 29th-30th United Nations Days

Thursday & Friday, June 5th-6th Junior Olympics

Saturday, May 17th McKinley 100th Anniversary Celebration

Friday, June 13th Last Day Spring Semester
School resumes Monday, August 25th

Visit our website at
www.dtna.org

S.F. SAFE (Safety Awareness for Everyone)



SAFE hosted the first quarterly Neighborhood Watch Block Captain and Leaders meetings on March 27th at the First Unitarian Universalist Church. These meet-

ings provide an opportunity for networking, information sharing and problem solving.

Nearly 60 block captains from all areas of the City attended. Police Chief Heather Fong and Captain Al Casciato were among the supporters who spoke on the importance of community building, forming partnerships with the SFPD and SAFE, and the value of Neighborhood Watch. Lt. Arteseros from the Fire Department also spoke on the SAFE & NERT block captain project.

The next Neighborhood Watch Block Captain and

Leaders meeting is scheduled in June 2008.

- Represent your Neighborhood Watch and your block.
- Discover how SAFE is working with NERT to prepare individuals and blocks for the "BIG ONE". Is your neighborhood ready for a disaster?
- Learn about what other Neighborhood Watch groups are doing to address crime, safety and quality-of-life issues in their district.
- Connect with nearby Neighborhood Watch

groups that are looking to expand their reach and organizing efforts for safer, more empowered, and cohesive communities.

If you have a Neighborhood Watch Sign.... these meetings are especially important - stay active and involved.

Contact SAFE at (415) 553-1984 or info@sfsafe.org

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Duboce Park Festivities

The Dog Play Area/Multi-Use Area (DPA/MUA) opened under sunny skies on Saturday, March 8, as part of a Grand Opening and Dedication ceremony, completing Phase I of the Duboce Park Plan. Improvements to the park include a new north-south pedestrian path, two new social areas with benches and landscaping, a new

After seeing that bollards had been broken, some from people sitting on the chain, San Francisco Recreation & Parks Department is making plans to improve the reinforcement. "A set of reinforced bollards will be installed in the park...for a trial period," according to Marvin Yee, Project Director.

amusing and entertaining dog contests were held on a large red carpet that served as center ring near the official judges' tables. Each contest had its own panel of judges composed of community leaders and celebrities, including Supervisors Bevan Dufty and Ross Mirkarimi, and Rose Marie Dennis, Director of Communications

The crowd loved all of them and enthusiastically showed their approval with applause and laughter.

The children also enjoyed an arts and crafts table, face painting, a tattoo (temporary, of course) parlor, and balloons. And everyone enjoyed the food booths, acoustic guitarist, and sunshine. Or-



drinking fountain, an ornamental bollard-and-chain fence, drainage improvements, lawn repairs and sod replacement, and additional lighting.

"I'm really pleased to be here," said Supervisor Bevan Dufty at the ceremony. "Duboce Park is really the defining element in this neighborhood. I live in the neighborhood now and bring my daughter to this park. I hope everyone enjoys the changes made."

On April 19th, hundreds of adults, children, and dogs attended DogFest 2008, a fundraiser to benefit McKinley School. Most of event took place in the new DPA/MUA and included two large "jumpy houses," clearly one of most popular activities for the kids, as evidenced by the lines waiting to use them.

The festivities started with a Park Promenade, a parade around the park with kids, dogs, and people, many in costume. Then, some very



and Public Affairs at Rec & Park.

The first competition was the costume contest with contestants making a few tours around the red carpet. Very cute and colorful dogs of all sizes, along with their owners, some equally cute, presented a tough decision for the judges. Contests for best barking dog, best dog trick, ear-resistible (cutest ears), best look alike duo, and mutt-what? followed.

ganizers said this will be the annual event that we can all look forward to every year.

Desk on the sidewalk?
Call 311

When's the next N-car?
Call 311

Sofa on the corner?
Call 311

A Survey: What Types of Businesses Will Help the Castro Thrive?



The Castro is famous for its vibrant and visible LGBT community. Business vacancies, however, are on the rise, and several major development projects will create more commercial business spaces by adding tens of thousands of square feet of vacant commercial space in

the Castro.

The Castro/Upper Market Community Benefit District (CBD), the Merchants of Upper Market & Castro (MUMC), and The San Francisco LGBT Community Center (The Center) have launched a Business Attrac-

tion Campaign to ensure the Castro's future as a diverse and thriving neighborhood.

We want your input regarding what types of businesses you want to see in the neighborhood, and what types of businesses you do not want to see in the neighborhood.

Please visit the Center's website at www.sfcenter.org. The survey is located on the homepage under the roving rainbow flag. The survey should take no more than 10-15 minutes. Please note, you must enter a response to every question to successfully complete the survey.

If you have questions, please contact Tracey Williams, Business Assistance Specialist, SF LGBT Community Center, (415) 865-5611, tracyw@sfcenter.org.

Calling all old copies of DTNA Newsletters!

Our neighborhood association has been around since 1976 and we have a written history (through our prior newsletters) from 1985 to the present.

We have been asked by the San Francisco Library for a complete copy of our newsletters to add to their collection and are trying to piece one together.

If you have stashed old copies of the DTNA newsletter prior to 1986 in your attic or garage please let us know. We would very much like a complete written history of our neighborhood from 1976.

Please call us at 350-9269!



Jim Rudoff – Your neighbor for more than 15 years.

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What's happening in the neighborhood.

Duboce Triangle homes are definitely in demand, as they're moving through the market quickly and selling at a premium. Seven homes sold in February and March - six condos and one single-family residence - and they were sold in an average of just over 32 days, for an average of \$13,000 over asking (only one sold for below asking). Here are some Triangle homes that changed hands in February and March:



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

Duboce Park Neighborhood Emergency Response Team

In the event of major catastrophe our team will meet and set up a staging area in Duboce Park. Look for the yellow helmets!

We meet monthly and invite all neighbors to join us as we prepare ourselves, family, and neighborhood. Are you a SAFE block captain? Please join with us! We currently meet at St. Francis Lutheran Church at 152 Church St. the second Thursday of each month 7-8 p.m. (select "parish hall" buzzer). Currently we are planning for a neighborhood team drill this summer in Duboce Park. At the recent NERT training in our neighborhood at Davies Hospital, 50 neighbors proudly graduated NERT basic training. One enthusiastic neighbor commented "this program should be required for all S.F. residents."

The premise is that a major disaster will overwhelm first responders leaving many citizens on their own for the first 72 hours or longer. S.F.F.D. NERT's goal is to teach as many San Franciscans as possible that, with basic training, they can make a difference in the lives of their families and others when, not if, they are affected by a disaster.

Develop self-confidence and peace of mind as you learn practical information and hands-on life-saving skills. Build community as you develop and share your skills and resources to protect yourself, your

family, home, and your neighborhood. Create a lifeline between your family and neighbors and the City's emergency responders. Increase the safety and well-being of your family and neighborhood.

Classes are taught on ongoing basis throughout San Francisco. Visit http://www.sfgov.org/site/sfnert_form.asp?id=24118 for a list of current NERT classes.

Personal Preparedness Block Captain Workshops (Choose one session only):

Wednesday May 28,
6:30pm-9:30pm

Saturday May 31,
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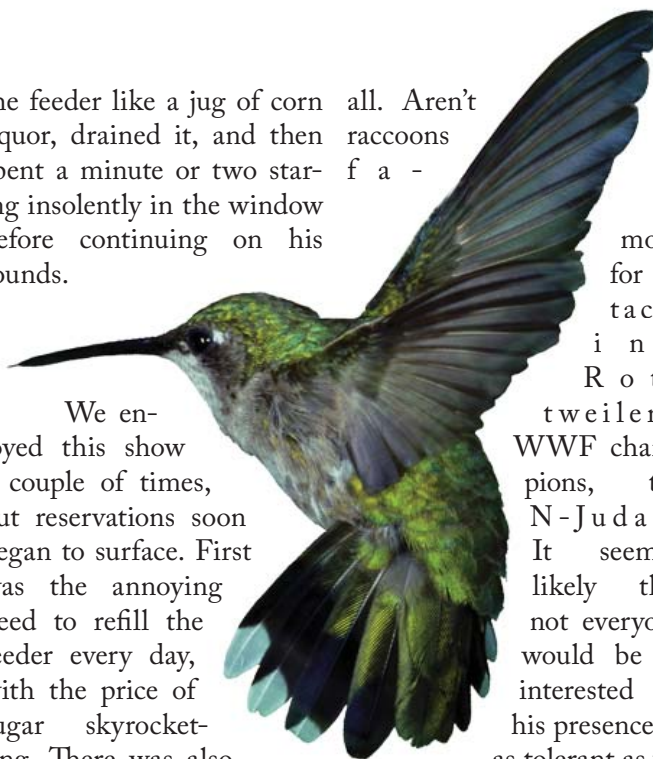
Sugar Daddies

The hummingbird feeder that hangs from the railing of our fire escape has become quite a destination for local wildlife. We supplied a lively population of Anna's hummingbirds all winter, and in March a mob of house finches also began dropping by several times a day to drink and praise their sugar buzz before flying off. Once or twice we've even seen a jumpy chickadee drop by for a brief hit of sucrose. Even this large number of regular patrons, however, didn't seem quite enough to account for the rapid emptying of the feeder we began to notice a couple of months ago. Connecting this observation to some stealthy noises we'd heard a couple of times at night, we put in an hour or so sitting by the darkened kitchen window like hunters in a duck blind. Soon enough, our latest client revealed himself: a nattily dressed young raccoon, who came slinking up the fire escape stairs, hoisted

the feeder like a jug of corn liquor, drained it, and then spent a minute or two staring insolently in the window before continuing on his rounds.

We enjoyed this show a couple of times, but reservations soon began to surface. First was the annoying need to refill the feeder every day, with the price of sugar skyrocketing. There was also some concern about the raccoon's blood sugar levels: would we have to start leaving nightly syringes of insulin under the feeder? And finally there was the thought that it might be dangerous for our visitor's health to put him in potential contact with the other humans in our building every night. He (or she) is a wild animal, after

all. Aren't raccoons f a -



mous for attacking Rottweilers, WWF champions, the N-Judah? It seemed likely that not everyone would be as interested in his presence or as tolerant as we were. So we began

taking the feeder in every night. But then we started to worry. How was the poor raccoon going to replace the calories we were pitilessly denying him?

Raccoons are highly enterprising generalists, so I'm not really worried about ours. But this experience reminds

me of the issue of dependency that arises when we try to establish relationships with wild animals, whether hummingbirds, raccoons, feral cats, or just pigeons. We do it for ourselves, after all, not for them. We like to have them around and we get a glow of satisfaction from filling their little bellies. But our feeding inspires them to increase their populations; and what hardships – which of course take place out of our sight – descend on those surplus populations when the feeding stops for even, say, a week's jaunt to Istanbul? We tell ourselves they work it out somehow, but do they? It might be interesting to discuss the question with our raccoon, who still leaves his footprints out on the fire escape some evenings, but I guess he's too busy scouting for dinner to stop and chat.

-Charles Hibbard

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Current Land Use Issues In And Around The Triangle

DTNA has actively participated in land use issues affecting our neighborhood and the surrounding area. These include the Market/Octavia Plan, the Upper Market Community Workshops, and expansion plans for both Café Flore and The Café. While each of these is either resolved or 'winding down', they will require ongoing attention—as new buildings are proposed and built under the Market/

mittee have been working with MTA on the design of these improvements.

In addition, MUNI is currently taking comments on its the city wide Transit Effectiveness Program (TEP). This program would bring changes to MUNI operations and routes, affecting the N Judah, J Church and the 23, 37 and 22 bus lines in our area. Specific proposals include

eye on this proposed expansion, some groups have suggested that new or expanded formula retail should be prohibited in the Castro Neighborhood Commercial District, as is the case in Hayes Valley and North Beach. They argue that research shows formula retails stores recirculate less of their profits into the community than do locally owned stores. Another claim is that formula stores drive up re-

smaller spaces and encourage independent retailers; some argue, however, that it may be time to re-examine their appropriateness.

BARS & RESTAURANTS

Another area of discussion has been the number of bars and restaurants in the Castro and Upper Market neighborhoods. This is exemplified by the approved expansions to Café Flore and The Café, as well as an expressed interest by Jet Bar to expand. Currently, new bars and restaurants are not permitted in the Castro, unless they replace existing ones. In Upper Market, both are permitted though the conditional use process.

Concerns about these establishments center around two issues. First is the concern that there are simply too many bars and restaurants in the area, and that they reduce other possible uses. The second concern is that businesses operate in a neighborly way, by controlling noise (both music and patrons) and being respectful of the adjacent residential areas. It is likely that these will become important issues as new buildings are proposed along Market Street, and existing businesses seek to expand.

SUMMARY

These represent a few of the land use issues that DTNA will be involved in over the next several months. Through newsletter articles and at general meetings, the issues and arguments will continue to be discussed. DTNA members are encouraged to participate in the public meetings, debate the issues, and make their opinions known.



Octavia Plan, as the Upper Market sidewalk improvements are designed, and as conditions of approval are implemented. Meanwhile, the following issues are becoming more important and will require further attention and discussion.

TRANSIT & STREETSCAPE CHANGES

Planning efforts are underway for capital improvements to the Muni tracks and stops along Duboce and Church Street in the Triangle. With this project, the MTA will replace the tracks, signal boxes, overhead wires, and trolley poles. The project also includes extensions to the platforms at Noe/Duboce and Duboce/Church, as well as a number of streetscape changes and improvements. Members of our transportation sub-com-

mittee have been working with MTA on the design of these improvements. In addition, MUNI is currently taking comments on its the city wide Transit Effectiveness Program (TEP). This program would bring changes to MUNI operations and routes, affecting the N Judah, J Church and the 23, 37 and 22 bus lines in our area. Specific proposals include increasing the frequency of N Judah trains and routing the 24 Divisadero to connect with BART at 24th Street. The plan also recommends altering the 37 Corbett route to serve the 16th Street BART station, while losing the connection to Market and Church. A series of public meetings about this project are scheduled, with the next one in our area on May 10 at Harvey Milk Academy at 10:30 am.

FORMULA RETAIL

The Walgreens at 4129 18th Street is seeking approval to expand its pharmacy into the former laundromat next door. Since Walgreens is a "formula retail" store (defined as having 11 or more outlets in the country), its project requires special review by the Planning Commission through the "conditional use" process. With an

eye on this proposed expansion, some groups have suggested that new or expanded formula retail should be prohibited in the Castro Neighborhood Commercial District, as is the case in Hayes Valley and North Beach. They argue that research shows formula retails stores recirculate less of their profits into the community than do locally owned stores. Another claim is that formula stores drive up re-

SIZE OF RETAIL ESTABLISHMENTS

In addition to being 'formula retail', the proposed Walgreens expansion needs a second special approval because of existing limits on the size of retail spaces. In the Castro, uses up to 1999 square feet are permitted, while those with 2000 to 3999 square feet are permitted only through the conditional use process. In Upper Market the size limits are larger—up to 2999 square feet are permitted, with uses above that requiring conditional use. These limits were established to maintain

Youth Play Area for Duboce Park

Youth, families, caregivers, and the general community are invited to come together to create a new outdoor activity area in Duboce Park, one designed for school-age kids.

The Duboce Triangle/Lower Haight/Divisadero neighborhoods have a significant and growing number of young people. This is both exciting, as it appears more families are staying and settling in this part of the city and raising kids, as well as challenging, since school-age youth need things to do and places to go in their neighborhoods to exercise their growing bodies and minds.

Duboce Park has served a great function for families in recent years with its rebuilt playground—it is wildly popular and has created a positive environment for social cohesion among kids and families and other caregivers in the community. Yet

slightly older kids, for whom the playground is their home away from home for the first five or six years, begin outgrowing that level of challenge and social environment. A “Youth Play Area” in Duboce Park will address that gap and broaden the



spectrum of environments for kids in our neighborhoods, which can help keep families in the city.

Duboce Triangle Neighborhood Association and the McKinley After School Enrichment Program are the current sponsoring organiza-

tions for a Youth Play Area project.

The Youth Play Area would be ideally situated: next to the playground, the basketball courts and the remodeled Harvey Milk Recreation Center. And it would top off

ketball courts, currently the only outdoor facility in the park that is age-appropriate for adolescent youth, would also be directly integrated into the Youth Play Area.

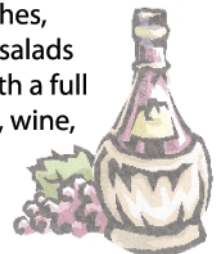
In collaboration with the Recreation and Parks Department, a series of small design workshops with youth, families, youth programs, and the general community are anticipated for the early summer. The concept plan will be used as a template to program elements of the play area. Organizing will also continue over the coming months to expand the volunteer infrastructure to help Rec and Park care for and maintain the area over the long term. Watch for follow up information.

For updates or questions, email: volunteers_duboce_playground@hotmail.com



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