

MAY-JUN-JUL 2009



DUBOCE TRIANGLE NEWSLETTER

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

Monday May 11

7:00 to 9:00 pm

PUBLIC MEETING

CPMC Davies Medical Center,
Auditorium, Lower Level B

Meeting Agenda:

- Meet your neighbors
- Office of Supervisor Bevan Dufty Update
- Homeless Taskforce Update
- 2001 Market St. (S+C Ford site) Project Review Discussion

Please join us!

DATES TO REMEMBER:

Wednesdays, 4 p.m. to 8 p.m.

Castro Farmer's Market
Noe St. between Market St. and
Beaver St.

**Sat. May 9, Jun 13 and Jul 11
10 a.m. to Noon.**

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

Wed. May 13, 6:30 p.m.

Quarterly Duboce Park Community
Meeting. CPMC Level B Auditorium
Contact Bob Palacio at bob.palacio@sfgov.org
or call 244-2370

**Sun. May 17, Jun 21 and Jul 9
Noon to 4 p.m.**

Rocket Dog Rescue Adoption Day
Corner of 18th and Castro Streets
There are many more loving animals
that need forever homes due to the
recession!

Sat. Jun 13, 6 p.m to 10 p.m.

"Moolah for Mutts" benefitting
Muttville. 220 Danvers Street (Btw.
18th and 19th Streets.)
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Ending. www.muttville.org

2001 Dolores St. Developer responds to neighborhood questions



On May 11, the Prado Group will attend the DTNA General Meeting to continue discussions about their proposal for a Whole Foods Market, 80 residential units, and parking at the S & C Ford site at Market and Dolores. The store entrance would be mid block, across from Safeway, with vehicle access on Dolores Street. The project envisions several buildings of 85 feet, with upper story setbacks, along both Market Street and the Market Street end of Dolores. The building height drops to 40 feet near the corner of Dolores and 14th.

At the previous neighborhood meeting, several questions were left for explanation and further discussion. Dan Safier, president of the developer, the Prado Group, re-

sponded to DTNA with additional information; and those responses are included in the topics discussed below.

Whole Foods/Formula Retail

Under the Planning Code, a Whole Foods Market is considered "formula retail" and will need a Conditional Use Approval. Some people argue that such stores destroy neighborhood character, increase commercial rents, and displace local businesses. Prado responds that Whole Foods is not a discount retailer, or a big box store which undercuts local merchants. Rather, they put forward, it operates to provide "...high quality organic and sustainably sourced products in a full-service shopping experience

Continues on page 5

17th Street Plaza To Open in May



Bevan Dufty
San Francisco Supervisor

In the coming weeks, I look forward to the City's first trial of "Pavement to Parks." Based on feedback from the community and ideas in the Upper Market Community Vision & Recommendations Plan, the end of 17th Street at the intersection of Castro and Market has been chosen as the first location for a temporary installation of the "Pavement to Parks" concept. More specifically, the temporary plaza will be in front of the Twin Peaks Bar, Orphan Andy's, and the Chevron station.

Our City is utilizing the idea of "Pavement to Parks" to create new public open spaces by reclaiming excess roadway, especially through the use of simple and low-cost design interventions. The program is inspired by the recent success of similar projects in New York City. There plazas and seating areas have been created in excess roadway simply by painting or treating the asphalt, plac-

ing protective barriers along the periphery, and installing moveable tables and chairs. The 17th street plaza will function as an "outdoor lab" which can easily be altered over the course of its trial-run based on community and user input.

The portion of 17th Street from the southern edge of the F-Line boarding island to Castro Street will be closed to automobile traffic and re-designed into a temporary plaza. F-Line trains shall continue to operate through the plaza and access will be provided for emergency and maintenance vehicles. The adjacent Chevron Station will remain open. Details are being developed but will likely include the following enhancements:

- Special treatment of the asphalt surface
- Outdoor seating areas and cafe seating
- Bollards and other barriers to delineate the plaza
- Planters and planting areas
- Temporary art installations

City Departments, including Planning, DPW, the Fire Department, the Police Department and the MTA, are currently working together to ensure that the area is safe and provides emergency access for all safety vehicles.

While the 17th street "Pavement to Parks" experiment is temporary, I am excited



Proposed rendering of 17th Street temporary Plaza, at Market and Castro

about the trial and look forward to hearing from the community any ideas that can further enhance the plaza. The 17th street plaza is the first of its kind in the City; so comments and suggestions from residents are critical so that the plaza is a success and can be used as an example for other projects around our City. We look forward to seeing the ways in which the community takes

advantage of this new open space. The Castro CBD has expressed interest in hosting occasional musicians and artists in the space.

Please feel free to call or email my office with any questions or suggestions about the 17th street "Pavement to Parks" trial.

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14th St. and Castro St. 6 a.m. to 8 p.m.

A Neighborhood Renaissance



Dennis Richards
DTNA President

With all of the new things happening in our greater neighborhood I couldn't help remember that only a year and a half ago we were hearing debates about our neighborhood's future and some folks even discussing the decline of the Castro's significance and importance.

The Church Street area has turned into a new night time entertainment destination and the level of activity and energy there is high. There are several new night spots that are opening up or expanding in the neighborhood. Also, the nighttime entertainment establishment owners in the neighborhood are working more closely than ever with the neighborhood groups to ensure a healthy nighttime scene and a high quality of life for the residents.

There are several new developments proposed for our neighborhood such as the S+C Ford development

(See p. X) and the Market/Buchanan Union 76 Station development (See p. X), both of which DTNA is currently working on with the developers to make them the best possible projects that will fit in our neighborhood. We are really pleased that each project will include affordable housing "on site." DTNA worked with Leticia Luna and her team on the design of her planned development at the current Thai Corner restaurant and we look forward to having it as a great new addition to our neighborhood.

Speaking of affordable housing, we are following some innovative plans to build housing for underserved people as put forth by the AIDS Housing Alliance. These not only fit into the neighborhood, but also achieve housing to make our population more economically diverse. Unfortunately, as we have seen, a flourishing neighborhood carries with it a double edged sword. We are still seeing larger apartment buildings which are being developed and sold to individual owners after their tenants are evicted.

By the time you read this, we hope you will have a chance to stop by the Farmer's Market which is being held every Wednesday through the last Wednesday in October from 4:00 to 8:00 p.m. on Noe St. between Market and Beaver. We also look forward to the

temporary closure of 17th St. between Market and the end of the existing F-Line MUNI platform to create a temporary open/meeting space for the neighborhood.

Lastly, on Easter Sunday there was a street party with music, drink and food on Noe Street between Market and Beaver to celebrate the

30th anniversary of the Sisters of Perpetual Indulgence. It was the first street party/closure of its kind inside of Duboce Triangle since the late 1970's. I had such a good time I wish that every year would be a milestone anniversary for the Sisters so that we could have a regular party there on Easter Sunday!

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Your Vision for Neighborhood Streets



Proposed rendering of pedestrian improvements at Sanchez St and Noe St (Looking West)

The Duboce Triangle Transportation Improvement Plan (aka, the MTA's Church and Duboce Rail Improvement Project) keeps inching forward, turning the community vision that so many of you helped create into a reality. Check out the new MTA page on the project at <http://www.sfmta.com/cms/mproj/ChurchandDuboceTrackImprovementProject.htm>; and don't forget to register for their e-mail list at the bottom of the page. You can also submit comments directly to the MTA through this site.

DTNA is thrilled to announce that Supervisor Dufty and the MTA have sourced funding for four key curb extensions that were not previously included in the rail improvement project. These include improvements on Noe Street between Duboce Avenue and 14th Street, as well as two curb extensions at the tricky Steiner, Sanchez and Duboce intersection.

The latter will shorten the dangerous crossing across Duboce, and provide room for more seating, plantings, or whatever it is we as a community decide we'd like to do with the space. We'll try to show proposed renderings of these items as soon as possible.

We're also pleased to announce that RHAA, a well-respected landscape architecture firm, has taken on the project on a pro-bono basis. One of RHAA's landscape architects is a Duboce Triangle resident (actually, more than one), and has already been deeply involved in creating many of the drawings for the community vision. We're fortunate to have RHAA as a resource for expressing the Duboce Triangle community vision.

Here is the current schedule for the project, though it's of course subject to change:

- Conceptual Engineering Report - Released March 2009
- Detailed Design - Draft version to be completed and opened to public review sometime in the middle of this year; Final version to be completed by the end of 2009.
- Contract Let - Late 2009 or early 2010
- Construction Begins - Summer 2010 or later

Thank you Lower Haight and the Duboce Triangle Community for your continued support of and participation in my office over the last 6 years.

As a special thank you, please join me on:
SUNDAY, MAY 17, 2009
3:00 – 5:00 p.m., at 129 Fillmore Street.
(415) 552-3445.

In addition to refreshments and eats, a raffle of all the services offered in the office will take place. Also, specially priced new patient services will be offered. I look forward to thanking you in person.



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Continued from front page

appealing to a broad range of customers."

Effect on Local Merchants

Prado Group states that local markets have continued to thrive after the opening of a Whole Foods Market. They claim that in San Francisco markets, 20-25% of dollars spent are not absorbed by traditional grocery stores, but "leak" out to other businesses around them. The typical recipients of these "leakage dollars" include convenience stores, smaller mom and pop markets, produce markets, wine and cheese shops, and others.

Residential Parking

The proposal for parking spaces is 65 commercial, 60 residential, and 2 car share. The residential parking would exceed the basic Market/Octavia Plan allowance of half a space per unit, and therefore requires a Conditional Use Approval. Prado Group argues that increased parking is justified because they are providing 10% more 2 and 3 bedroom units than required, and that these larger units house more people. They also state that a vehicle/person ratio is more appropriate than the required vehicle/unit ratio. Furthermore, 50% of all residential parking will be

mechanically accessed.

Design

Building Corner and Façade along Dolores Street—Since the main entry to the Whole Foods store would be mid-block on Market Street, DTNA expressed concerns that the corner would not be utilized as suggested by the M/O Plan and the wall along Dolores would be dead and lacking in a vibrant street life. Prado states that the wall along Dolores would have a combination of vision and opaque panels depending on the interior layout; and that a

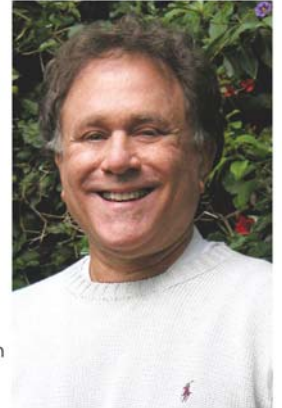
corner entry is not being proposed. There are plans for landscaping along Dolores Street, and the placement of outdoor tables and chairs.

These are a few of the issues surround the proposed Whole Foods Market. Be sure to come to the General Meeting and join the discussion.

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1960 Market Street Development Continued at April Planning Commission Hearing



Original design rendering of proposed project at 1960 Market St. at Buchanan St. which will be changed

Since the Market/Octavia Plan was adopted almost a year ago, several development proposals for sites along Market Street have been moving through the city's permitting "pipeline." That has kept DTNA's Land Use Committee very busy carefully reviewing those proposals and engaging with the developers to make modifications so that the projects are most compatible and beneficial to the neighborhood.

One of those projects, at Market and Buchanan on the Union 76 gas station site, is a proposal for 115 units of housing with ground floor retail along Market. The project sponsor made a presentation to the DTNA Land Use Committee in December and the committee followed up with a number of written comments and suggestions.

Over the past three months a small team from the Land Use Committee worked with the developer to sort out modifications around design, transportation, and affordable housing issues. In the end the stickiest issue was the project's design. While the project sponsor did make some substantive changes from the version first presented in December, the DTNA team still thought that additional modifications were called for in order to meet the Market/Octavia Fundamental Design Principles that guide development for the Market Street corridor. The Land Use Committee and the full DTNA Board decided to withhold support for the project and offered to continue working with the developer to achieve consensus on the design.

The developer chose to pro-

ceed to a scheduled Planning Commission hearing on April 16th even though DTNA was not prepared to support the proposal in its current form. Hayes Valley Neighborhood Association, the Mission Dolores Neighborhood Association, and adjacent neighbors from Mint Hill also told the Commission they were not yet in support of the project for a variety of unresolved issues.

At the hearing the Commissioners agreed with the neighborhoods and voted 7-0 to continue the hearing five weeks to May 21st. In the interim, the Commission directed Planning Depart-

ment staff and the project sponsor to continue working with DTNA and the other neighborhood organizations on design issues.

DTNA's complete letter to the Planning Commission is included here. As DTNA's representatives conveyed to the Commissioners at the April 16th hearing, Duboce Triangle is committed to working constructively with the project sponsor as we hope to see the Market x Buchanan project be a successful addition to the Upper Market corridor, fulfilling the spirit of the community's Market/Octavia Plan.

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2299 Market Street Development



Proposed rendering of project at 2299 Market St.

The “hole in the ground” lot, as it is commonly known, at the corner of 16th / Market / Noe Streets once had a church on it, next was used for Christmas tree sales, and now has a new design to fill it. This long-empty site at 2299 Market Street is being developed concurrently with several sites along upper Market Street, although 2299 is technically outside the Market/Octavia boundary. The design team at Ian Birchall + Associates has proposed a five floor, 50 foot tall building with 18 unit residential units, 2 ground floor retail units, and a basement-level parking garage with 19 spaces. There will be nine 2-bedroom and nine 1-bedroom apartments mixed throughout the 4 upper stories. The shared outdoor space will be provided at the second floor level at the rear of the lot, abutting yards on Noe and on 16th Streets.

At street level, the building will consist of transparent retail spaces behind a mix of

clear glass and channel glass, a translucent glass product that allows light to pass through in a diffused glow. The angled corner of this lot will be the primary commercial entrance at the base of a column of glass bays in the residential units above, contrasting this element from the heavier upper stories. A second retail entry will be at the south end of the lot on Noe Street. Residences will be accessed through a lobby entrance on 16th Street, next to the garage door at the far east end of the lot. The residential levels are clad in fiber-cement board and composite wood panels. A series of vertically aligned bay windows, balconies, and trellises create a repetitive pattern for the building. Some of these projecting bays will continue past the roofline cornice and reflect the glass treatment at the corner. The project sponsors presented to DTNA in early April and subsequent meetings have resulted in a constructive interaction. We look forward to seeing this project take shape.

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McKinley School's DogFest 2009 – An amazing Success!



Children are entertained by a very large dog at the 2009 DogFest at Duboce Park

Duboce Park rocked on Saturday, April 18th for McKinley Elementary School's 2nd annual DogFest. The sun shined, the kids bounced, the dogs barked, the music played and the grills sizzled from 11 am until almost 4 pm. Each year, this event highlights the value of building a strong connection between a public school and the neighborhood in which it sits. An estimated 3,000 people came through the park, over 110 dogs competed in the lighthearted competitions, and together we raised almost \$25,000 for the kids of McKinley School – double what we raised last year!

DTNA board member, and McKinley parent, Peter Cohen magnificently MC'd the dog show while another DTNA Board member, David Troup, joined our team of 'Celebrity Judges' that included Supervisor Ross Mirkarimi, Mythbuster Kari Byron, and Chef Ryan Scott (Top Chef/Season 4), Rachel Norton (SF Board of Education), Kelvin Kam (DogFest Sponsor and Owner of Sequoia Real Estate), Mary Richards (SF Unified School District), Rose Dennis (Recreation & Parks Dept), and Rosa Fong (McKinley School principal).

While many of the 280 kids

at McKinley do not live in Duboce Triangle, this event showed why it is truly our neighborhood school. One of the primary goals of this event has been to bring together school and neighborhood, kids and adults, people and dogs. And what better place to do that than Duboce Park, a true community space. Thank you Duboce Triangle Neighborhood for once again supporting McKinley Elementary School. To see the event go to KTVU Fox 2 news

<http://www.ktvu.com/video/19219794/index.html>

CORRECTION:

In our last issue, we identified the Upper Market Alliance as the primary organization that initiated the new Farmers Market on Noe. Actually, the mover was MUMC, Merchants of Upper Market & Castro.

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Homeless Impact Taskforce

We tend to hear the same questions over and over at the DTNA member meeting about homeless activity and quality of life issues. Is it legal to sleep on the street? What should I do about people going through my garbage/recycling? How can I help the man I see sleeping in the park every day?

DTNA's Homeless Impact Taskforce decided to make it easier for residents to get the answers they need, whenever they need it. With the help of Supervisor Dufty, we interviewed a local police captain, the district attorney's office, and a long-time ad-

vocate in the Castro area for the humane treatment of the homeless, to put together an FAQ page. Check out dubocetriangle.wordpress.com/homeless.

We recognize that this FAQ page will always be a work in process. So if you have additional questions, annotations to the answers, or other ideas for useful resources, please leave a comment on the page. We'd like to make this page as useful as possible for Duboce Triangle residents.

dubocetriangle.wordpress.com/homeless

Members of the Duboce Triangle Family,

I want to take a moment and recognize a special member of our Community. Arlan Wendland who served as a Distributor of the DTNA Newsletter for over ten years has passed away. I have worked with Arlan in the past and he was a special person who not only lived in the community, but lived the community. He was a person who will be missed for his service and his caring of the Duboce Triangle.

Thank you Arlan.
Tim Weeg: Distribution Manager

Duboce Park Maintenance

Lawn Areas. Drainage problems in front of the benches at the top of the Dog Play/Multi-Use Area are being addressed, according to Bob Palacio, Neighborhood Services Manager. Repairs to the lawn area may be under warranty since the contractor involved in rebuilding this area was made aware of this issue before construction began. Drainage problems were quite noticeable on some of the lawns during the recent rainy season, particularly near the corner of Scott and Waller Streets and in the middle and lower sections of the main lawn. Those same areas have numerous bald spots and hazardous ruts and depressions. Rec and Park is aware of the problem. Adrian Field, Area Supervisor, said that once Rec Center work is completed, the electronic timers for the irrigation system will once again work normally and regular watering during the spring

and summer months should reduce areas not getting enough water during the dry months.

Other Issues. Pickup service of the trash cans in the park has been increased to four days a week and the fill rate of the all the trash cans will continue to be monitored. There have been complaints about overflowing garbage and excessive personal garbage being dumped at the cans around the park. Rec & Park has been asked, along with other city departments, to cut 25% from their budget in the next fiscal year, which begins July 1

Next Duboce Park Community Meeting. Wednesday, May 13, 6:30 p.m. at CPMC Davies Campus, Lower Level B, Room B-2-3. Contact Bob Palacio at bob.palacio@sfgov.org or 244-2370 for more information

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DTNA Changes Its Meeting and Newsletter Schedule

The DTNA Board decided at our February board meeting to change our meeting and newsletter schedule.

We made the change primarily to make it easier for volunteers to deliver the newsletter (no more delaying 4th of July holiday trip for DTNA! no more newsletter delivery on Halloween and New Year's Eve!) and easier for the neighborhood to attend meetings (we'll be at the River for fireworks then we're going to Mendocino; Mom is coming for the first week of January), and we will be able to hold candidate nights right before any No-

vember election. Our May meeting is on the old Schedule – May 11

Then we will skip our July meeting and start on the new schedule with the newsletter coming out the week before each general meeting.

DTNA General Meetings
Rest of 2009
August 10
October 12
December 14

We will let you know in the next newsletter when our next board election will be held, as we no longer meet in January.

Brenda Meskan, a social worker with the San Francisco Homeless Outreach Team who focuses on the Duboce Triangle neighborhood, will be holding a short workshop at the May 11th DTNA member meeting.

Ms. Meskan will respond to popular demand from DTNA members to help us understand how to have win-win interactions with homeless people in our neighborhood. For example, how do you develop a respectful rapport and discourage anti-social behavior? How do you help direct people to services they might want?

Attend the workshop to ask Brenda your specific questions.



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DTNA board minutes April 13, 2009

Meeting called to order 7:30pm.

1. Board heard an update report from Land Use Committee

- 1960 Market Street project—Board finalized DTNA position for Planning Commission forthcoming hearing on 4/16. Not yet in support of the project proposal, expect more engagement on design issues.

- 2001 Market Street project—Committee continuing to engage with developer, expect follow up presentation at 5/11 general DTNA meeting.

- 2200 Market Street project—DTNA has endorsed. Project sponsor pursuing building permits.

- 2299 Market Street project—Committee continuing to engage with developer, additional information requested.

- Old Tower Records site—Board discussed potential leasing of the site and neighborhood impact issues.

2. Board decided to plan a roundtable discussion for Board and DTNA committee members focused on Formula Retail in the Upper Market area.

3. Board heard an update report from Transportation Committee

- Duboce/Church/Noe Transportation Plan—MTA has committed to proposed curb extensions.

- Committee to prepare proposed phasing scheme for implementation of DTNA's plan by MTA as alternative to pushing for entire program at one time. Board encouraged securing clear commitment from MTA to all phases.

4. Update report from Homeless Impact Task Force.

5. Board agreed to accept donation from Dennis Richards to pay for consultant work by Adam Light.

6. Board discussed recent name change of Jet Bar to "Trigger." Business owner presented expansion proposal to DTNA Land Use Committee several months ago for endorsement but did not allude to changing the name. Board agreed that DTNA may not have endorsed the project if the owner had been forthright about the name change at the time.

7. Discussion of upcoming May/June/July DTNA Newsletter content and production timeline.

Meeting adjourned 9:30pm.

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Duboce Park Plan “Phase 2” Improvements to be complete by Mid-June

The second phase of Duboce Park improvements, focused on the upper portion of the park, will finally be completed by mid June, after a long two year wait, to synchronize with the Recreation and Parks Department’s renovations at the Harvey Milk Rec Center.

This round of work includes smoothing out and re-turfing of the upper “Public Lawn Area” adjacent to the children’s playground, the addition of new benches along the south edge of that lawn, and a second gate into the playground, providing direct connection to the lawn area. The Public Lawn Area is designated for people use only. In addition, Recreation & Parks Department will be touching up the signage and stenciling around the park that was installed during the phase one improvements program.

Also expected to be completed during this same time period is renovation of the Duboce Park basketball courts, which have been closed for the last year while

the Rec Center work has been underway. The Recreation & Parks Department will install new backboards and rims on all the hoops, including lowering two of the side hoops to 8-feet for a “Youth Hoops” area. The perimeter fencing around the courts will also be lowered to approximately 42 inches except behind the backboards where the fence panels will be retained at full height to keep stray basketballs (ie, bad shots!) in the court. Two additional gates into the courts will be installed as well, allowing multiple points of access including directly to the Youth Hoops area. These basketball court renovations will be substantially funded by grant funding secured by the Friends of Duboce Park Playground through the Neighborhood Parks Council.

Look forward to a ‘grand opening’ for the Park Plan completion likely in July. Announcements will be posted at Duboce Park and on the DTNA website and through the Friends of Duboce Park newsletter.



Duboce Park Plan phase 2 improvements for upper park area





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Join your neighborhood association now!

- Show your pride in our Triangle
- Support historic preservation on your street
- Support our wonderful Duboce Park
- Encourage your neighbors to volunteer
- Supports the costs of your newsletter

Mail to:

Treasurer
Duboce Triangle Neighborhood Association
2224 15th Street
San Francisco, CA 94114

Name: _____
Address: _____
Email: _____
Phone: _____
Comments: _____

Annual Membership dues:

- ☐ Regular \$ 20
☐ Business \$ 35
☐ Patron \$ 35
☐ Benefactor \$ 60
☐ Angel \$ 100