

OCT / NOV 2010



# DUBOCE TRIANGLE NEWSLETTER

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

**Monday October 18**

**7:00 to 9:00 pm**

**PUBLIC MEETING**

CPMC Davies Medical Center,  
Auditorium, Lower Level B  
North Tower (look for signs)

## MEETING AGENDA:

SF District 8 Supervisor  
Candidates Debate!

## DATES TO REMEMBER:

**Sun, Oct 3, 11 am - 6 pm**

37th Annual Castro Street Fair.  
Market St. from Noe St. to 17th St.  
Castro St. from Market St. to 19th St.

**Sat, Oct 9 / Sun, Oct 10, 11 am - 6 pm**

OPEN STUDIOS. Local artists will open their workspaces to the public to show and sell artworks. Various locations around the neighborhood. More information at: [www.artspan.org](http://www.artspan.org)

**Sat, Oct 9 / Nov 13, 10 am to Noon**

Friends of Duboce Park Volunteer Day. Contact Rose at [rosegillen@sbcglobal.net](mailto:rosegillen@sbcglobal.net) or 255-8370 for more info

**Sat. Oct 16 / Sun. Oct 17, 11 am - 2:45 pm**

7th Annual San Francisco Trolley Dances Begins in Duboce Park every 45 minutes Visit [www.epiphanydance.org](http://www.epiphanydance.org) for more info.

**Sun, Oct 17, 1:00-4:00 pm**

"Sunday Dancing In The Streets" Noe Street between Market and Beaver. Dancing Lessons, DJ and dance floor provided by Queer Jitterbugs. Live music featuring Emily Anne's Delight. Beginners welcome!

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## Proposed *Whole Foods* on Market Street: a Good Fit for Our Neighborhood?



*This rendering, prepared by project sponsor Prado Group, shows the proposed building looking south along Dolores St. from the residential entrance, just south of Market St.*

The mixed use development proposal for the old S & C Ford showroom at Market St. and Dolores St. is likely to reach Planning Commission hearings this fall. DTNA has been actively reviewing the project over the past year and has generally had a good, transparent process with the project sponsor, the Prado Group.

Much attention has been paid to the building's design, and, as reported in the August/September newsletter, DTNA's design review team and the full land use committee are quite satisfied with the final design as it has evolved. Also, the project sponsor has agreed to conform to the residential parking standard in the Market/Octavia Plan and not seek a conditional use permit for excess parking spaces. DTNA's land use committee is similarly very pleased with that aspect of

the final development proposal.

At this point, three major issues are still being sorted out as part of DTNA's review process:

1. Delivery vehicles for the Whole Foods Market: Deliveries are planned at the 14th Street "rear" of the building—for both tractor-trailer rigs and for smaller delivery vans. However, the transportation study for the project has still not been released, so the magnitude of those delivery vehicles and the likely circulation patterns around the site are not well understood.

14th Street is a key traffic corridor and also has a designated bike lane, and thus the impacts from deliveries, including potential noise for residents

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## When I say I love Goodwill, I really wear it on my sleeve



Bevan Dufty  
San Francisco Supervisor

Three of my suits are from the Fillmore/Sutter Goodwill, \$19 each. The grey pin-stripe often gets compliments and I proudly offer; "it's from Goodwill!" A snazzy dressing friend asked me to lunch and I needed to skip the meal but get together, so we went back to the Fillmore Goodwill. He found an amazing \$12 blazer—words can't describe how happy it made him.

Several months ago, I suggested that Goodwill partner with the groundbreaking Transgender Economic Empowerment Initiative (TEEI) to create a Goodwill that is as unique as the Castro.

I am excited that the Goodwill Industries of San Francisco agreed and is opening a new "pop up" store in partnership with TEEI at the Market and Noe Center. The Grand Opening is October 2nd.

I helped develop TEEI three years ago in partner-

ship with the City's Human Services Agency (HSA), LGBT Center, Jewish Vocational Services (JVS) and the Transgender Law Center. TEEI has helped more than 100 Transgender individuals achieve financial self sufficiency through stable employment in jobs providing a living wage and benefits, with opportunities for advancement. This Goodwill "pop up" store will provide 8 to 10 jobs while the store is open. These jobs not only provide Transgender employees with a living wage, but will also provide job training and further employment opportunities with Goodwill Industries of San Francisco.

Throughout California, Transgender people experience unemployment and poverty at twice the statewide average, with less than half working full time. TEEI offers comprehensive employment services addressing the unique needs of transgender job seekers, mentorship, and legal assistance and training.

As many know, Goodwill's mission is dedicated to helping motivated individuals overcome barriers to employment, such as long term welfare dependence, homelessness, incarceration, substance abuse, and limited English skills, and that is why their partnership with TEEI is such a great fit. You might not know that Goodwill is the City's largest employer of individuals living in 94124,

Bayview Hunters Point.

The Goodwill "pop up" store will remain open at the site until Trader Joe's or another tenant's plans are confirmed and finalized.

Goodwill will be open 7 days a week (Monday through Saturday 10am to 7 pm and Sunday 10am to 6 pm) and will accept all electronics (working or not) and any house wares and clothing in good condition. Both Goodwill and I are aware of the concern for individuals dumping items off-hours and we will be working hard to discourage it.

Goodwill wants to be a great addition to our neighborhood and the support of Duboce Triangle and the Castro residents is key to its success. These stores not only provide the revenue for job training and employment programs, they are an anchor tenant that brings shoppers and foot traffic to our neighborhoods. Goodwill reports that for each new neighborhood store and donation site, neighboring businesses experience increased sales and more than 200 news customers per week. In addition, new Goodwill stores have created anywhere from 20-25 new jobs for small businesses.

I want to thank the generosity of Kent Jeffrey and his family for providing the Market and Noe Center to Goodwill and for being so

open to working with our neighborhood's non-profits.

Should you have questions about the store, please don't hesitate to contact the new store at 415-252-8304 or visit [sfgoodwill.org](http://sfgoodwill.org).

For more information on TEEI, please visit [www.teei-sf.org](http://www.teei-sf.org).

Where do my other suits and jackets come from? Sui Generis, the incredible consignment shop located across the street from the Market and Noe Center and operated by Miguel Lopez. Miguel has some of the most consistently stunning window displays of any Castro merchant and he provides great value and style.

I'm not only a Project Runway fan but perhaps a future contender for Project Re-Use! Heidi Klum's adage kind of works for being a Supervisor, "one day you're in and the next day you're out!" See you shopping soon.

The Duboce Triangle Newsletter is published at the beginning of February, April, June, August, October and December by the Duboce Triangle Neighborhood Association (DTNA), a 501(c)(3) nonprofit corporation.

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## Questions for the District 8 Supervisor Candidates



Dennis Richards  
DTNA President

As you may know, there are four candidates running for our District 8 San Francisco Supervisor on November 2. In my opinion, this is a very important election for our neighborhood and our city. Since district elections began again in 2000, our district, District 8, has played an important role and has been a "swing" district. Why? Our district supervisor's vote many times has fallen on either side of critical votes at the Board of Supervisors to either uphold or override a mayoral veto of legislation passed by the Board.

Please be as informed as you can and vote about the person that you think will best represent us for the next four years.

Some questions that are on my mind for the candidates: What do they define as "politics as usual" and how do they propose to get around them? What accomplishments have

the candidates made to date? What involvement in neighborhood issues have they had? What do they think are the biggest issues facing our neighborhood, district and city? What ideas and vision do they have to solve these issues? What do they define as "public safety?"

What do they propose to make us safer? What do they mean by "pro-education", "pro-family", or "pro-housing?" What is neighborhood character to them? Can they describe the character of our neighborhood? What ideas on Land Use do they have? What would those ideas do to the character of our neighborhood? How do they balance the commercial and residential interests and needs? What do they understand about our neighborhood needs? How will they solicit our input on issues that face us?

Come to the Duboce Triangle/Eureka Valley Neighborhood Associations'-sponsored Candidates Forum on Monday, October 18th at 7:00 pm at Davies Medical Center Level B Auditorium and ask the questions most important to you! And above all, please vote on November 2nd!



*Continued from front page*

### DATES TO REMEMBER:

**Mon, Oct 25, 6:30-8:00 p.m.**  
Community Forum on extending the Market & Octavia plan one block on Market St., between Noe and Castro St.  
Chase Bank Community Meeting room, 15th and Sanchez Sts.

**Fri, Oct 29, 5 - 8 p.m.**  
Sixth Annual Harvest Festival Fundraiser. Come taste home-

made food, carnival games, jumpy house and haunted house, arts and crafts, costume contest and prizes! McKinley School, 1025 14th St. at Castro.

**Tue, Nov 2, 7 a.m. - 8 p.m.**  
Election Day. Please vote!

**Fri, Nov 12, 7:30 p.m. - 9:30 p.m.**  
Castro Community on Patrol. Patrol Volunteer Basic Training Class. To pre-register simply send full name, address and phone number to [Training@CastroPatrol.org](mailto:Training@CastroPatrol.org). More info: [www.CastroPatrol.org](http://www.CastroPatrol.org)



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### Medical Cannabis Dispensaries



From the Planning Department's GIS data the only parcels in the neighborhood where a Medical Cannabis Dispensary are permitted are at Castro and Market Sts and Church and Market Sts. See shaded parcels.

As many in the neighborhood may have heard, there were two different applicants proposing medical cannabis dispensaries in Duboce Triangle.

One of the potential sites was 258 Noe Street. The applicants sought to establish a WIN (Wellness is Now) Wellness Center – a patient-owned cooperative selling medical marijuana, herbal medicines, and providing additional alternative medical services. The other site was 2323 Market Street, the

former Earthtones location.

Because both proposed locations are within 1,000 feet of a school, the City's zoning threshold within which MCDs cannot operate, the applicants have not submitted their proposals to the planning department. Both are continuing to pursue plans to find other sites in the neighborhood. There are currently three medical cannabis dispensaries within walking distance of the Duboce Triangle neighborhood.

### CPMC Medical Office Building

Representatives of the DTNA Board and Land Use Committee continue to meet with CPMC project supervisor Geoffrey Nelson to work through CPMC's plan to begin long-delayed construction on a new building along Noe between Duboce and 14th.

Some neighborhood improvements have already emerged from the process, including new trees along Castro Street, neighborhood parking along the hospital's north, south, and west perimeters, and changes to an alarm system that was disturbing neighbors. We are in the process of mapping out particular streetscape

and perimeter improvements along the east, and south campus borders, as part of a \$300,000 spending plan agreed to previously by CPMC and DTNA, and looking at building design details. Nelson has committed to spending the money and building the projects as construction proceeds, so that we'll have a new neighborhood look at the same time that we get a new building in the neighborhood.

If you have something you'd like to see happen to make the Davies campus a better neighbor, e-mail board member Erik Honda with your suggestions: erik.honda@yahoo.com



### What's Happening with Trader Joe's?

Much is going on at the Market and Noe Center, but there is not much news on Trader Joe's. The Kard Zone shop owned by the late Brad Villers finally has had its inventory removed. Radio Shack is still op-

erating at the Center and at press time we have no confirmation of an agreement to move elsewhere. But there is a Goodwill "pop-up" store going into the former Tower Video ground floor space. They should be

open by the time you read this [see Bevan's column] and we encourage you to go over, find that perfect wardrobe element, and welcome them to the Triangle!

## Kilby has changed companies, but not her devotion to the Duboce Triangle & Hayes Valley!



**Kilby Stenkamp**  
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kilby@hill-co.com  
DRE License # 01208585

**Kilby Stenkamp has joined Hill & Co. Real Estate** where she will continue her practice as a real estate agent, representing buyers and sellers throughout the neighborhood. She will also serve as Sales Manager for the company's 24th Street Office. We are delighted to have her on board, and we know it requires someone of her singular talent, vision and energy to perform both roles. Kilby has always been a wonderful mentor to other agents, and a boon to her clients. We at Hill & Co. are thrilled that she is joining our team. Spend just a few minutes with her and you'll understand why.

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## Whole Foods: A Good Fit for Our Neighborhood?

*Continued from front page*

along 14th Street, need to be carefully mitigated. Once the transportation study is available to DTNA to review, we can finalize a position on that aspect of the proposed overall 2001 Market Street project.

2. Whole Foods grocery store vis a vis local neighborhood markets: The proposed mixed use development will include a 30,000 square foot Whole Foods store on the ground floor. To date, there has not been much information collected from local merchants about the possible impacts of the proposed Whole Foods grocery store. The Prado Group has shared some market research from previous Whole Foods developments and data comparing prices of grocery items carried by local merchants and Whole Foods. This data is useful, but in the absence of direct feedback from local businesses it is difficult to know if it answers all the questions about how a new Whole Foods store at the site would affect local businesses or the availability of products in the neighborhood.

On the one hand a new major business investment in the community could be a benefit, and on the other hand DTNA thinks it is important to be cognizant of the many small local markets in the area and how they will relate to introducing a large new grocery. Therefore, DTNA is in the process of surveying several local markets about what they anticipate

as the possible impacts, both positive and potentially negative, of the proposed Whole Foods.

DTNA also plans to survey some of the local merchants along 24th Street in Noe Valley, where a Whole Foods was opened at 3950 24th Street about a year ago. We will gather information about the impacts that Whole Foods has had on their businesses over the past year.

Our land use committee plans to use the information gathered from merchants, as well as the other information gathered from the past several months of engagement with the project sponsor and the city's Planning Department, to evaluate the proposed project against DTNA's "Formula Retail Evaluation Matrix & Scorecard" (which can be downloaded from [www.DTNA.org](http://www.DTNA.org).) The land use committee will then make a recommendation about a position on the Whole Foods project.

3. Inclusionary affordable housing units: From the beginning of its project review process on the 2001 Market Street proposal, DTNA has made clear its strong preference that the development's required "inclusionary" below-market-rate housing units be included within the project or, at minimum, be built elsewhere off-site in the nearby area as this will bring greatly needed below-market-rate new housing to the

Upper Market community. The alternative would be that the developer simply pays money to the city "in-lieu" of creating actual housing units.

As one means to balance the high price of new housing, the city requires developers of projects with five or more units to provide "inclusionary housing" units that are priced below-market-rate. These units don't look any different than a project's market-rate units and they are scattered evenly throughout the building—they are just designated units where prices are restricted to levels that are affordable to households at certain incomes.

The approved 1960 Market Street development (old 76 gas station), directly across the street from this project's site at 2001 Market, has committed to 17 "inclusionary" below-market-rate units within the project which will provide ownership opportu-

nities for 17 median-income households. Similarly, the development at 2220 Market at Sanchez has committed to on-site inclusionary units. Under the city's current standards, the one-bedroom inclusionary units will be priced at about \$222,000 and two-bedroom inclusionary units at about \$252,000.

In late August, however, the Prado Group signaled that it does not intend to invest in affordable units, either on-site or in the local community. Instead, they intend to "fee out" with an in-lieu payment. That came as a major disappointment to our DTNA land use committee, and we have communicated to the project sponsor that support for the 2001 Market Street project depends on either on-site units or a commitment to off-site units in the Upper Market area. We expect to be meeting with the Prado Group and the

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## Whole Foods: A Good Fit for Our Neighborhood?

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Mayor's Office of Housing soon to try to resolve this potential break-point issue.

The December 2009/January 2010 DTNA newsletter had an extensive article on Inclusionary Housing. With major developments comes impending change for the Upper Market/Duboce Triangle/Castro area. It is important to ask the question: who will be able to afford all these new housing units? Will these new units provide housing for people employed

in local cafes, stores, non-profits, schools, and public safety departments in our community and other neighborhoods in the city, or will the local workforce be forced to live outside of the community, even outside of the city, and commute long distances to their jobs?

Inclusionary housing is an important tool to help meet the needs for housing affordability in the Duboce Triangle/Upper Market area. It certainly does not solve all of

the needs—the City's Housing Element actually shows an overall need for more than 60% of new housing development to be affordable for people across the income spectrum! But inclusionary housing makes one significant dent in the need and is critical to helping maintain diversity of residents as we now face an era of major development activity in our local community.

DTNA will continue reviewing the project and working

out these remaining three issues in the process of crafting a final set of positions on the proposal as it goes before the Planning Commission

The Prado Group has a site at [www.2001marketsf.com](http://www.2001marketsf.com) with additional information about the 2001 Market Street development proposal, and the opportunity for additional comments and feedback.

## Reunited: Upper Market Corridor Zoning Proposal

Since the update in the Aug/Sept DTNA newsletter on the saga with the Upper Market "orphan block", at the Planning Commission's urging and in response to the arduous experience with the 2299 Market Street project, the Planning Department has begun work to resolve this zoning problem and reunite the full Upper Market corridor. On that block the development standards and community benefits requirements of the Market and Octavia Plan—similarly called for in the Upper Market Community Plan—were not codified by the Planning Department, leaving it an "orphan block" in zoning terms.

An ordinance is being prepared to extend the NCT zoning the rest of the way up Market Street to the Castro intersection, finally bringing consistency to the develop-

ment standards for the entire Upper Market corridor. This had been the situation since the 1980s until the city's zoning changes following the Market and Octavia Plan inadvertently split the corridor at Noe.

There are several major developments "in play" that are located along that block between Market and Noe. Of great direct value to the Upper Market community is that development along this block under the NCT zoning would now contribute the same community benefits fees that all other projects on Market Street will be making. These funds will go directly into public improvements in the area such as pedestrian safety and traffic calming, open space

and sidewalk amenities, and transit improvement.

DTNA is continuing to work in coalition with EVNA, CAPA and Livable City to move this effort forward. An informational community meeting on the zoning will be held on October 25th 6:30pm at the Bank of America meeting room on Castro Street and 18th St.

Two lead articles in the Chronicle and Examiner from July reported on this issue. Live

*links to them are in the Newsletter on our Web site at [www.dtna.org](http://www.dtna.org)*

*Chronicle article 7/9/10 <http://bit.ly/bIG6QJ>*

*See also image clip from the article showing the "orphan block." Examiner article 7/9/10 <http://bit.ly/cRNUrr>*



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## Noe Street Traffic Calming Progresses

As we've reported in the DTNA newsletter over the last couple years, the traffic calming plan for Noe between 14th and Duboce, first proposed by DTNA in early 2007, is being implemented bit by bit by the Municipal Transportation Agency.

First the crosswalk "ladder" striping was added at the Noe x 14th intersection for pedestrian safety. Then, in winter 2008, angled parking was added along the west side of Noe which resulted in 14 additional parking spaces and significantly slowed traffic speeds. Simultaneously, several streets in Duboce Triangle were resurfaced

by PG&E as part of its gas system upgrade construction project. This past spring new curb ramps were added at the Noe x Duboce intersection corners.

This coming winter, the next phase of the Noe Street traffic calming plan will install a mid-block bulb-out on the east side of the street, similar to Sanchez between Duboce and 14th one block away, and a small corner bulb-out on Noe at Duboce. A final piece of the puzzle will include new striping on the Duboce crosswalks at Noe, designed to increase pedestrian safety, which will be part of the overall improvement plan for

the MUNI transit island next to Duboce Park.

This stretch of Noe between 14th and Duboce was passed over when the traffic calming and streetscape improvements were installed in the 1970s on the rest of Noe and Sanchez. This block of Noe which connects the Divisadero, Oak/Fell, and Market traffic corridors, with the Davies Medical Center campus right in the middle, has a daily average of 5,620 vehicles. Prior to some of these improvements, 53% of them were traveling at 25mph (maximum permitted speed) or faster. Back in Summer 2007 the DTNA newsletter

had an article on pedestrian safety in Duboce Triangle and noted a number of such hot spots needing attention in our "pedestrian friendly" neighborhood. Incrementally these improvements have made a remarkable change in pedestrian safety and traffic conditions along this busy section of Noe.

DTNA continues to work hard to advocate for these types of improvements to make the neighborhood's streets safer for pedestrians. Our Transportation Committee will provide information on things in the works.

## Meet Your Board Member



place. I've seen it grow and change over the last 20 odd years and want to be involved in the change that happens over the next 20 years. I love the neighborhood for its diversity and dynamic energy - in my mind Duboce Triangle is a microcosm of everything that's great about San Francisco!"

The newest member of the DTNA Board of Directors is **Ken Wingard**, owner of the independent local business, the Kenneth Wingard store at 2319 Market Street. Ken has been a resident of the Triangle since 1989.

Ken has been very active in the community with a particular interest in streetscape and greening. He currently serves as a board member and Streetscape Chair for the Castro Community Benefit District, as well as serving as a member of the Market Octavia Plan Community Advisory Committee.

"I moved to the neighborhood when I was 24 years old and it was quite a different

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## Upper Market Bike Route Expansion Approved



Noe St from Market to Beaver St, site of proposed angled parking which was not approved by the Municipal Transportation Agency.

The SFMTA project to create continuous bike lanes on both sides of Market Street between 17th St and Octavia Boulevard has been approved. The overall goal is to increase safe bicycle use. The plan calls for refining and expanding the existing bicycle route network, ensuring plentiful, high quality bicycle parking, educating the public about bicycle safety, improving bicycle safety through targeted enforcement, and encouraging safe bicycling. The near term improvements include new bicycle lanes, shared roadway markings, bicycle parking, and signage improvements.

While the goal is to improve bicycle travel while enhancing safety for motorists, the installation of the new bike lane requires the removal of 15 parking spaces on Market, 13 of which will be regained through modifying metered parking spaces on Market Street. The existing spaces are currently 22 feet in

length and will be modified to 20 feet. Of the 15 spaces to be removed, five of those parking space removals will occur at 2286 Market, the site of the Radio Shack near the corner of 16th and Noe. To recoup the remaining two lost parking spaces, SFMTA originally planned that the block of Noe where the current Farmers Market is held would be reconfigured, converting parallel parking between Market and Beaver to 45 degree, angled parking. Based on public comment from both merchants and the general public this change was not approved and requires further study.

The SFMTA contended that some merchants on Noe approved of the changes when in fact the merchants sent a letter opposing the changes. The merchants on Noe know all too well that there is often a line of cars from Market to Beaver and beyond. Backing out of angled parking would be dangerous and nearly im-

possible especially with commercial trucks passing on the street.

The SFMTA cited the intersection of 8th Avenue and Clement as having a similar layout of diagonal parking as well as similar traffic flow to the intersection of Noe and Market. This example seems far different from the six-way intersection of Noe/16th/Market. 8th Avenue and Clement Street is a four-way intersection with ninety-degree turns. Noe Street's layout makes turns onto Noe both at acute angles, 128 degrees from Market, as well as obtuse angles from both directions on 16th Street and from eastbound Market. The potential for accidents would be greatly increased by the proposed arrangement of streets as the two lanes of Noe are squeezed onto Market Street.

DTNA is not supportive of piecemeal changes on Noe until that change is sup-

ported by an overall plan. The neighborhood needs a plan for pedestrians, bicycles, automobiles, motorcycles, commercial vehicles, transit vehicles, and business uses in the intersection of 16th/Market/Noe Streets, a plan that in analyzing traffic of all kinds in the intersection and immediately adjacent areas takes into account all current and proposed developments and uses at or near the intersection.

This process involves, the merchants, the bike coalition, MTA and residents, coming to a resolution of what can be done to gain the net loss of two parking space in the area. This issue will continue to be studied and there's a upside potential to investigate commercial zone use, to better understand if those spaces are being used to their highest potential.



## August General Meeting

Our General Meeting on August 9 opened with a round-up of Upper Market development by Land Use Committee co-chair Betty Levitin. The Whole Foods proposal for 2001 Market has passed the design review, with traffic, inclusionary housing and impact on neighboring small business issues still out there. No update on Trader Joe's, we are still waiting for the Radio Shack/Trader Joe's corporations to see if they can come to terms. The big success story was a deal reached between the developers of 2299 Market with a coalition of neighborhood groups: DTNA, EVNA, and CAPA. As a result, the development will include neighborhood traffic, bike, and pedestrian improvements and follow Upper Market design guidelines. Still outstanding is an

effort to rezone the "orphan" block of Market (from Noe to Castro) that was left out of the Market Octavia Plan – thanks in part to DTNA the Planning Commission has directed the Planning Department to move forward on that.

A spirited debate followed between MUNI driver and neighborhood resident David Reardon and San Francisco Supervisor Sean Elsbernd, who attended the meeting to defend the proposition he wrote, and which will appear on the November ballot, to change the city charter to force MUNI drivers to collectively bargain their compensation, rather than getting automatically set wages. Elsbernd pointed out that MUNI drivers are the only labor group that has their

wages set by city charter, and that while all other labor groups gave back wages this year, and as MUNI fares were raised and service was cut, MUNI drivers took a 5.4% raise. Reardon argued that drivers are not overpaid (he makes \$66,000 a year) and that the real problem is poor funding of MUNI via parking "chump change" – arguing that there needs to be a stable transit tax system put in place. Questions were taken and parried by both sides.

The meeting closed with a presentation on transportation issues by DTNA board member Cheryl Brinkman. As part of the upcoming bike lane changes for Noe and Market the Land Use Committee has asked the MTA to hold off on parking changes on west side of Noe across from Café Flore. The argument is that with double-parking trucks for Rosen-

bergs' and Cafe Flore and the Trader Joe's situation unresolved, it's not a good idea to change things and cause more congestion there. Parking should be looked at again once the changes have been made and the Trader Joe's outcome is clear. A temperature check on the issue found members present in broad agreement with that position. Cheryl then discussed planned changes to the Church and Duboce MUNI N-line trackway. Westbound from Church, Duboce will become car-free to Fillmore, railings on the island will be interesting. Utility boxes will be artist-colored. There will be new pieces of public art on Church, Noe, and by the Safeway steps. Questions were taken and substantively, sensitively, and wonkishly answered.

The meeting adjourned shortly after 9 p.m.

## September Board Meeting

At the September 13 meeting of the DTNA Board, we heard a run-down of the business climate in our neighborhood from our new business-owner board members, Guy Carson (owner of Café Du Nord) and Kenneth Wingard (owner of Kenneth Wingard Designs). Most businesses are seeing a recent uptick in sales, others are still struggling. Some made it through the bottom of the downturn, but gave more than everything they had and couldn't hold on until the holidays this year – as a result we are losing some treasured neigh-

borhood stores (like Medium Rare Records) and may see others go soon. We will feature neighborhood business in our December newsletter.

We also heard a report from Vice President Peter Cohen, co-chair of our Land Use Committee, on several land use issues, including the Whole Foods Project, Trader Joe's, CPMC/Davies, and the rezoning of the "orphan block" of Upper Market from Noe to Castro. Curt Holzinger presented on AT&T's revised plan to put large utility boxes on the sidewalks

of our neighborhood - about 50 in all, one per block. We and the rest of the city fought this plan as anti-urban and blight-producing two years ago and thought it was put to rest, but it has reared its ugly head again. Mark Scheuer and DTNA President Den-

nis Richards are planning the Board of Supervisors Candidates Night on October 18 at 7:00pm. We agreed we have some impressive candidates for our district and the race is interesting, show up and watch the debate!



## Duboce Park: New stairs, new turf, new classes, new equipment

### Maintenance Updates

Construction to replace the Carmelita Street steps has finally begun after more than 15 months of delays. The Pierce St. planting circle fence and playground sandbox curbing that was promised to be installed at the same time as the stairs is still delayed. Dawn Kamalathan, Planning and Capital Program Director, has said she is committed to finishing what has been promised in Duboce Park since June 2009 and acknowledged that money for those two projects has been secured and is available.

Turf restoration for the worn areas of the Dog Play Area/

Multi-Use Area began on September 13 and will take about six weeks. Those areas have temporary fencing around them to allow the new grass to take hold. A wooden log has replaced the temporary sandbags right above the mosaic thrones in the playground in an attempt to keep water and mud from draining onto the thrones and playground floor. It helped a bit but water still drains around the log and onto the thrones and surface.

The next volunteer day is October 9, 10 a.m.-noon. Everyone meets near the bulletin board next to the playground and is supervised by David, a Rec & Park gardener. All supplies, tools, and gloves are

provided. 30 minutes or an hour of your time makes a big difference in the appearance of the playground and the park. A special thanks to the volunteers who helped at the August volunteer day by removing graffiti, sweeping sand back into the playground sandbox, and removing weeds and cutting back overgrown plants in the playground.

### 33 New Classes at Harvey Milk Rec Center

Rec & Park has dramatically expanded their offerings with 33 new cultural arts classes to be introduced at the Harvey Milk Recreation Center for the Arts in October. All classes will be taught by experienced, talented instructors, many considered among the best in their fields. You can pick up a brochure or speak with a recreation coordinator at the Rec Center about any class or program.

The new classes include: Argentine Tango, Beginning Salsa, and Introduction to Ballroom Dance; Exploring Queer Identity Through Creative Process and Queer Photography; Urban Night Teen Photo Zine; Capoeira; Social Media for Artists and Social Media for Seniors; Hip Hop Turntableism; Totally Free Broadcasting: Internet Radio & TV for Everyone; Digital Sounds Arts; Audio Visual Media Production – Youth in Media and Claymation for Kids; Youth Instrument Making Class

and Youth Xylophone Class; various theater classes; and many other very interesting classes.

"Get Out And Play!", the 60-page 2010 Fall Session Activities Guide is available in the Rec Center lobby and includes all of the activities for tots, youth, adults, seniors, and families that take place in San Francisco's recreation centers, including the Harvey Milk Recreation Center. You can view the complete catalogue of courses or register for courses online at SFRecOnline.org beginning October 2. Also check out the Rec & Park new web site [www.sfrecpark.org](http://www.sfrecpark.org), which is much more user friendly than the old site.

### New Classes and Equipment at Photo Center

The Photo Center in the Harvey Milk Rec Center recently installed four new digital work stations, a new scanner, and a new large format inkjet printer. Fall 2010 five-week classes that will meet once a week include: Basic Photography; Fine Art Photography; Urban Night Photography; Basic Adobe Photoshop Elements; and, Basic Photography for Teens. One-Day Saturday Workshops include: Understanding Your Digital SLR; Portrait Photography; Getting Acquainted with Your Digital Camera; and Creating and Using Light.

*Continues on page 12*

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*Continued from page 11*

You can visit the Photo Center on Tuesday, Wednesday, and Thursday, 4 p.m.-9:30 p.m. or Saturday 10 a.m.-5 p.m. They are closed on Friday, Sunday and Monday. Visit [www.sfphotocenter1.com](http://www.sfphotocenter1.com) for the complete schedule of classes or call 554-9522 for more information.

**7th Annual Trolley Dances Return to Duboce Park**

The 7th Annual San Francisco Trolley Dances will start in Duboce Park on Saturday and Sunday, October 16 and 17. Since 2004, San Francisco Trolley Dances has taken audiences out of the theater and into the streets to see the Bay Area's finest dance in San Francisco's finest venue – San Francisco itself. Families, dance lovers, visitors and residents alike are invited to discover and celebrate the city's colorful neighborhood life, the rich beauty of our urban landscapes, and our diverse dance community. The Trolley Dances last performed in Duboce Park in 2007 at the Scott St. Labyrinth.

1.5 to 2 hour guided tours leave every 45 minutes between 11 a.m.-2:45 p.m. from the Harvey Milk Recreation Center. Tours travel park to park on the N Judah from Duboce Park to the SF Botanical Garden at Golden Gate Park. The event is free with a MUNI fast pass or regular MUNI fare.

Volunteers will begin to give

out individual bracelets for performance tours at 10 a.m. Due to limited space on the N Judah trains, only 60-70 bracelets per tour will be issued to audience members. Performances by Sunset Chinese Folk Dance Group, Joe Goode Performance Group, and Christine Bonansea 2x3 Project will begin at Duboce Park every 45 minutes. Bicyclists can also make use of a do-it-yourself-bike-route map to each location, available at the Duboce Park on the day of the event or online at [www.epiphanydance.org](http://www.epiphanydance.org).

**Tag Sale Big Success**

Friends of Duboce Park's 13th Annual Tag Sale was held under sunny skies and warm weather on Saturday September 11. People and kids enjoyed both browsing through a huge selection of unbelievable bargains and socializing with neighbors. There was a much larger selection of toys and children's clothing this year and for the very first time a maternity section, reflecting the changing demographics in the Duboce Triangle. About 30 minutes after the 9 a.m. start, there were so many people shopping that the pedestrian paths were extremely crowded. Most of the leftover clothing, normally donated to the Salvation Army, was instead taken to San Bruno this year to help victims of the gas explosion. All proceeds are used for improvements in Duboce Park and helped fund the playground (which opened in 2000) and the Scott Street Labyrinth (2007).

**Duboce Park Youth Play Area – Nearly Shovel Ready!**

The Duboce Park Youth Play Area (YPA) project—a final piece of the puzzle in the series of improvements at the park over the past three years—is nearly shovel ready and could begin installation as soon as this winter. The Rec & Parks Commission-adopted Concept Plan from the summer/fall 2008 community design process has been refined into detailed construction drawings and is now undergoing final technical review by Recreation & Parks Department staff. The one modification to the plan, in the process of sorting out disability access and technical parameters, is elimination of the slide element at the narrow end of the play area space which proved technically infeasible, but that area will instead be a scrambling hill and informal performance space. Overall, the plan is coming out with flying colors and should prove to be a truly unique activity area.

Initial site preparation has already begun with removal of the old chain link fence running adjacent to the MUNI tunnel wall at the Youth Play Area site, now replaced with a new decorative steel fence top-mounted on the wall. The accelerated schedule for the fence replacement by the city was facilitated by the community. This will allow unimpeded earth grading

and other site prep once the YPA project installation is ready to begin.

A grant of \$25,000 for the Youth Play Area was recently committed to by CPMC, with half the funding to be dispersed in 2010 and the other half in early 2011, hopefully in time for the project installation work. That adds to \$35,000 of funding already secured for the project. The next major funding prospect is a grant from the Community Opportunity Fund which is part of the Rec & Parks Dept 2008 bond program. The Duboce Park Youth Play Area is a very strong application for a significant grant, which could complete much of the remaining gap in needed funding for the project. Grant awards will be announced in early December.

The Duboce Park Youth Play Area project is sponsored by the Neighborhood Parks Council and the Duboce Triangle Neighborhood Association. Friends of Duboce Park, the McKinley After-School Enrichment Program, and the Lower Haight Neighborhood Organization are supporting organizations.

To stay tuned on progress, email: [duboceparkkids@gmail.com](mailto:duboceparkkids@gmail.com)

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**History of Duboce Park-Part Three**

The Aug/Sept issue of the newsletter featured the second part of a three part article on the history of Duboce Park and the residential blocks north of the park to Waller Street. That article concluded with the tent camp established in the park following the 1906 earthquake and fire. This historical information was prepared by Page & Turnbull, Historic Preservation Consultants, for the San Francisco Planning Department as a part of the preparation of the Market Octavia Area Plan, which includes much of the Duboce Triangle neighborhood. This research resulted in the Planning Department's determination that the majority of Duboce Triangle falls into one of two eligible historic districts, the Duboce Park and Duboce Triangle Historic Districts.

As San Francisco rebuilt itself, Duboce Park was restored to its pre-quake appearance. The surrounding neighborhood continued to grow and residential development appears to have gotten much denser. Based on information from Sanborn maps, the Duboce Park Historic District had been completely built out by 1913, which is the end of the period of significance. The 1913 map also shows that Primrose Street had been renamed Carmelita by that time, although Portola Street had not yet been renamed as Potomac. Generally speaking, the buildings fronting Carmelita, Pierce and Portola were all single-family dwellings, while flats dominated the lots facing Waller and Steiner streets. A few mixed use properties are also shown, such as

the three-story flats-over-store building on the southwest corner of Waller and Steiner (501-505 Waller Street).

In contrast with the adjoining Hayes Valley neighborhood, the Duboce Park and nearby Duboce Triangle and Lower Haight areas remained primarily residential with scattered light industrial, commercial and institutional uses. The 1950 Sanborn map shows few changes in the configuration of building footprints or new construction in the area. This stagnation in development coincides with the growing popularity of the private automobile and shifting residential patterns. The Duboce Park area appears to have reached its maximum density just prior to the time when automobiles, as well as mass transit, began to open more distant areas, such as the Sunset District, to development.

There have been only two major intrusions into the park since its development. In the late 1920s the city developed the southwest corner of the park as the entrance to the Municipal Railway's Sunset Tunnel, which opened to streetcar traffic in 1928. Three decades later, the northwest corner of the park was chosen for site of the Recreational Arts Building, now known as the Harvey Milk Center for Recreational Arts.

In relation to the historic themes identified, the period of historic significance for the Duboce Park Historic District is established as 1896 – 1913. The beginning of the period is marked by the resolution of land titles on the former city

reservation. The end date is established by evidence from the 1913 Sanborn map, which indicates all of the buildings that contribute to the district were constructed by that time. However, it is worth noting that it appears nearly all of the District's contributing resources were constructed between ca. 1896 and 1905. Those dates are inferred based on the 1899 Sanborn map, as well as the fact that the San Francisco Assessor's Office does not have construction records for nearly all of the properties (as the records were destroyed during the 1906 Earthquake and Fire). Thus, while it can be assumed that most properties were constructed prior to 1906, the 1913 Sanborn map date is used because it is the most definitive.

As was reported in previous newsletter articles, the DTNA Land Use Committee continues its work with the Planning Department to complete this body of information and the assessment of the historical resources for our neighborhood in order to advance the designation of these two eligible historic districts. This is a slow process that requires cooperation and support of City officials and historic district residents as well as property owners. Because this work is on-going, DTNA will continue to use the monthly membership meeting and the newsletter to provide information and to solicit public comment on this important topic. For additional information on the Market Octavia Area Plan assessment of historical resources in Duboce Triangle go to: <http://bit.ly/aIE28p>

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