

AUG - SEP 2012



# DUBOCE TRIANGLE NEWSLETTER

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

**Monday, August 13, 2012**

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

**PUBLIC MEETING**

**NEW LOCATION FOR 2012!**

CPMC/Davies Hospital, Gazebo Room  
(outside, ground-level entrance from  
plaza between North and South Towers)

#### **MEETING AGENDA:**

- Meet your neighbors (7:00 - 7:30)
- Office of Sup. Wiener update
- Announcements and updates
- Homelessness update from Bevan Dufty, SF's Director of Housing Opportunity, Partnerships & Engagement
- Planning Department update on proposed Duboce Park landmark district and Mills Act

#### **DATES TO REMEMBER:**

Saturday, August 11, 10 am-noon  
Friends of Duboce Park Volunteer Day.  
Contact Rose at [rosejillen@sbcglobal.net](mailto:rosejillen@sbcglobal.net)  
or 255-8370.

Saturday, August 18, 9 am - 3 pm  
Alamo Square Neighborhood Association  
([www.alamosq.org](http://www.alamosq.org)) is hosting their 29th  
Annual Alamo Square Flea Market, on Scott  
Street, between Hayes and Fulton, next to  
Alamo Square Park.

Saturday, August 18, 8 pm  
Movie Night featuring "Mrs. Doubtfire." Up-  
per lawn. Contact Doug at [doug@friend-sofdubocepark.org](mailto:doug@friend-sofdubocepark.org).

Saturday, September 8, 9 am - 3 pm  
Annual Friends of Duboce Park Tag Sale

Saturday, September 15, 10 am-noon  
Friends of Duboce Park Volunteer Day.  
Contact Rose at [rosejillen@sbcglobal.net](mailto:rosejillen@sbcglobal.net)  
or 255-8370.

## **Bank of the West Proposed at 16th and Market**



*Bank of the West branch at Bush and Montgomery Streets*

As the "Hole in the Ground" is transformed into a five-story building with 18 apartments and 5,000 sq. ft of retail space at 16th/Noe/Market, this is only the beginning of the changing Upper Market Street landscape. On Market Street between Buchanan St. and Castro St. there are currently 8 proposed projects, which will yield 63,450 square feet of new retail space and 466 new apartments.

The skyline will change with building heights reaching 65 feet. As we wonder who will be our new neighbors, the developers are busy marketing their ground-floor commercial space to the highest bidders or the tenant who can offer the most secure financial profile.

Bank of the West has secured the master lease of the entire 5,000 square feet retail

space at 16th and Market St.

The bank has proposed a 3,500 sq. ft bank with 1,500 sq feet of retail space they will lease to an unknown tenant(s).

DTNA has been in talks with the bank to consider breaking up the 1,500 sq. ft into three small non-formal retail spaces that will allow small local businesses an opportunity to open shop. Many of the current shops along Market Street are between 750 sq. ft and 1,200 sq. ft.

The larger the space the more likely only a formula retailer can afford the rent.

This has become a normal course of business for developers along Market Street.

*Continues on page 7*

# Parks and Housing: Two Key Issues for the November Ballot



Scott Wiener  
San Francisco District 8  
Supervisor

The Board of Supervisors is in the process of forwarding to the voters two key ballot measures that I've helped formulate and that I'm co-sponsoring: the Parks Bond and the Housing Trust Fund. Each measure will help keep our city livable and diverse.

Our park system has more than a billion dollars in deferred capital needs. We have numerous failing or marginal playgrounds, irrigation systems that don't work, restrooms that need to be replaced, and recreation centers that need major restoration work.

While Duboce Park has been fortunate to attract significant investment, other parks need similar attention and investment. The bond will help address capital needs around the city. In District 8, the two specified properties are a \$12 million investment to restore Glen Canyon Rec Center, which is in awful shape, and almost \$3 million

to replace the failing George Christopher Playground in Diamond Heights.

The parks bond also contains funding for the Community Opportunity Fund (COF), which allows community organizations to work with the Recreation & Park Department to create and fund park projects in specific parks. For example, the COF from the 2008 bond helped fund the Duboce Park Youth Play Area.

As with all city bonds, this bond will not increase property taxes. Bonds are only issued as previous bonds are retired, in order to keep property taxes at 2006 levels. Finally, the bond money cannot be used for park maintenance, which has to be paid out of our annual budget. The funds can only be used for long-term capital work.

I'm also a co-sponsor of the proposed Housing Trust Fund. We have a housing affordability crisis in San Francisco. With the demise of the Redevelopment Agency, one of our prime sources of affordable housing funding disappeared.

The Housing Trust Fund will recapture that lost funding and use it for the creation of affordable housing over the next 30 years. The trust fund will also fund down payment assistance programs for moderate income residents.

Yet, subsidized housing will never solve all of our housing needs. It's a key piece of the

puzzle, but not the only piece. We also need to provide incentives for market rate housing. We need more housing, in the right places (e.g., near transit), and that housing needs to come in varying sizes. The Housing Trust Fund will provide incentives to help developers create new housing in San Francisco.

With this funding stream for

affordable housing and incentives to create more housing, the Housing Trust Fund will help us take an important step in addressing our housing crisis.

Contact Supervisor Wiener at (415) 554-6968 or [scott.wiener@sfgov.org](mailto:scott.wiener@sfgov.org). To sign up for his newsletter or to follow him on Facebook or Twitter, go to [www.scottwiener.com](http://www.scottwiener.com).

*"From fruits to nuts"*

## CASTRO FARMERS' MARKET

### WEDNESDAYS 4 PM - 8PM

8/1 - Facebook secret word of the day  
8/8 - Cookin' the Market. See our market chefs, get free recipes and enjoy the tasting session afterwards  
8/29 - Watermelon eating contest  
9/5 - Back to school! Enter to win a backpack filled with market produce  
9/19 - Kids' Day: kids activities and kids crafts

**What's in season:**  
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# Our Neighborhood is at a Commercial Crossroads



Dennis Richards  
DTNA President

This past month I walked from Market to Valencia then down to 22nd Street and back, and down Divisadero Street from Haight to McAlister and back. What struck me was how many people were on each street.

On Valencia, the sidewalk was so crowded that I almost bumped into people, and in both commercial districts I didn't see many vacancies—there were a lot of small, locally owned, interesting stores to shop in. Coming back to Upper Market after each stroll out of the neighborhood I noticed it was somewhat busy, but the sidewalks were not as full, and there wasn't the same kind of "energy" that I felt on Valencia and Divisadero.

There are small locally owned stores, such as the Industrialist, Sui Generis, Michael Bruno, and Kenneth Wingard Designs on the south side of Market selling interesting and unique items, but they are overshadowed by the very concerning recent va-

cancies such as the Blue Restaurant space, and the corner vacancy in the former Bagdad/Criolla Kitchen space.

On the north side of Market Street there is less retail and more service businesses. We will probably see CVS open in the Market Noe Center which will begin to change things on that side of the street.

All of the new buildings being built along Market will have retail on the ground floor and housing above. The amount of new retail space coming onto the market in the next couple of years will be about 30,000 square feet (excluding Whole Foods at the corner of Dolores and Market which will be 29,000 sq. feet.)

As we have seen with the building under construction at Market, Noe, and 16th Streets, Formula Retail tenants are signing leases to occupy the ground floor space. In talking with developers of other buildings on Market, they have told me that due to the high cost of new construction, the rents that they will be charging can mainly be afforded by Formula Retail businesses.

I honestly feel that our neighborhood is at a commercial crossroads. On one hand, none of us wants Market Street to look like Anyplace, USA, with large national retailers on every corner. On the other hand, none of us wants retail space to sit empty for long periods of time.

Both scenarios, in my opinion, can cause a downward commer-

cial spiral.

If the neighborhood is full of large national chains, not only will it lose its character, but people probably would not want to come specially to the neighborhood to shop if they could get the same goods from the same stores closer to home.

And if they left their neighborhoods, they would probably make a trip to places such as Valencia, Hayes or Divisadero Streets rather than come to our neighborhood.

And on the other hand, if there are lots of vacancies, people might not make the trip here either, as our neighborhood would appear distressed and there would be fewer places to shop.

I think that we could leverage the best of both worlds if we just put some thought into it.

If we keep filling vacancies on a project by project basis without any understanding or any

thought about how the "whole" commercial corridor will look, we run the risk of crossing a line, where the end result might be something that neither we nor the people who come to frequent the neighborhood would want to make a trip for.

DTNA has been talking to other stakeholders about sitting down with the community to have a conversation about working together to create a vision for the commercial corridor.

A study about why people come to our neighborhood to eat, drink, and shop, and why residents of our neighborhood leave our neighborhood to do those things would be a great first step.

A vision needs to be owned by everybody, not just the merchants, but also the residents. We have been working with Supervisor Wiener's office to secure funding for a neighborhood economic study and we will keep you informed on our progress.

**La Mediterranee**

288 Noe St. at Market  
(415) 431-7210

## Our Neighborhood's Tipping Point for Formula Retail

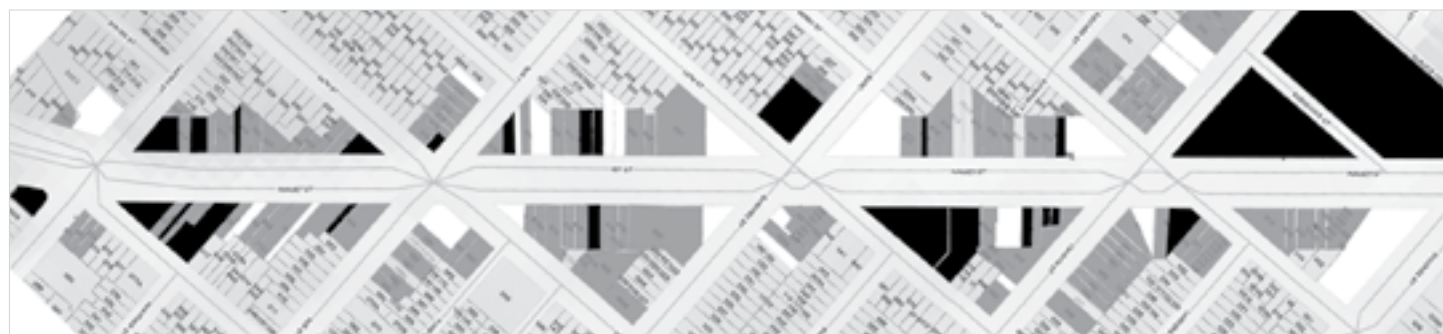
The question of the night at DTNA's June 11 General Membership meeting was, "How much is too much?" Attendees weren't talking about our foggy summer weather—no, this question and others such as "Is the Upper Market becoming Anytown, USA?" loomed around how much formula retail exists in the Upper Market neighborhood and how much more will

hood. "Formula retail" is the official label the Planning Department gives to chain stores. National studies have documented that there is often a "tipping point" regarding formula retail in neighborhoods. After a certain concentration is reached (the precise figure

other setting. As a neighborhood that consistently prioritizes "neighborhood character," the concentration and role of formula retail in the Upper Market corridor, from Church to Castro streets, has become a high priority of the DTNA Land Use Committee and Board of Directors. The general meeting kicked

off with members of DTNA's Land Use Committee framing the issue of formula retail concentration and sharing some data they had recently collected. Along the Upper Market corridor from Church to Castro, 28% of the businesses are formula retail, which is an increase from 25% in 2008. There are also currently many sites that are in transition or under development, several of which will be large spaces prime for for-

mula retail. Neighboring commercial corridors such as Upper Haight Street and Valencia had only 13% and 3%, respectively, of formula retail among all of their commercial storefronts. The Land Use Committee also found that the concentration of formula retail increased at the corners of each block, with 40% formula retail among the eight



*Concentration of formula retail along Upper Market. Darkest areas indicate formula retail. White areas indicate vacancies, for lease or sale, or under construction.*

be added as large development projects are completed in the next few years, bringing over 63,000 square feet of new retail space to upper Market Street.

is unclear and may vary from neighborhood to neighborhood,) rents reach a level that local neighborhood businesses cannot afford. A mass exodus of local businesses ensues, and, seemingly overnight, a charming, diverse streetscape loses everything that distinguishes it from any

Duboce Triangle neighbors gathered at the bi-monthly meeting to discuss the extent, benefits and challenges of formula retail in our neighbor-

hood. "Formula retail" is the official label the Planning Department gives to chain stores. National studies have documented that there is often a "tipping point" regarding formula retail in neighborhoods. After a certain concentration is reached (the precise figure

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businesses closest to the corners at Castro and Market. At that intersection alone there are several national brand formula retail stores such as Pottery Barn, Diesel and Chevron gas station. The intersection of Market and Noe streets was the highest concentration at 47% formula retail and the intersection of Market and Sanchez streets was 36% formula retail. After the research was present-

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## Proposed Starbucks Back on the HOT Burner

Several months ago, we reported that Starbucks had applied to open a new store at 2201 Market Street at Sanchez Street, in the building currently occupied by The Industrialists.

We later reported that the application had been rejected because the size of the proposed store exceeded the maximum size permitted for a coffee store.

Subsequently, Supervisor Scott Wiener introduced legislation to simplify the Planning Code and to eliminate some regulations on food service establishments. The legislation passed the Board and was signed by Mayor Lee. As a result, there are no longer any rules restricting the size of a coffee store, and so the proposed Starbucks project is again moving forward.

DTNA and other neighborhood organizations continue to oppose a Starbucks at this location. Because Starbucks is a "formula retailer"—a chain store—it will require a Conditional Use Authorization from the Planning Commission, which requires the Commission to find that the proposed use is "necessary or desirable for, and compatible with, the neighborhood or the community." DTNA believes the proposed Starbucks is neither necessary nor desirable.

There are three other Starbucks locations within a couple of blocks of the proposed new store, and many other similar coffee stores.

On the very same block of Mar-

ket St., there are three—Peet's Coffee, Sweet Inspirations, and Café Flore—all selling similar food and drink. Within two blocks are the Duboce Park Café, Café Sophie, H Café, Thorough Bread Bakery, and the Church Street Café (and two Starbucks locations.) It is impossible to make an argument that another Starbucks is "necessary."

As for "desirable," the negative impact a strong competitor like Starbucks would have on existing coffee stores, and the forfeiture of another prime corner location to another formula retailer (a trend we are seeing repeated over and over, including a Verizon store that was just permitted directly across the street from the proposed Starbucks site) make it equally impossible to see this project as desirable.

More than 25% of businesses along the Market Street corridor are already chain stores of various types—with the percentage quickly growing—and at the major intersections the percentage is upwards of 40%. (See the Formula Retail article on page 4 for more information.)

DTNA and many of our sister organizations assert that a better tenant be found for this location; one which adds to the character of our neighborhood without threatening long-time small businesses nearby. We hope Starbucks and the property owners will get the message and reconsider this unwelcome project.

### Get Involved! DTNA Board Members and Land Use Committee Members

DTNA Elections are coming up in December and we are looking for a few good neighbors who are interested in serving on our Board of Directors. The board oversees the association, sets policy, and recommends positions to the membership. If you are interested and would like the details, please get in touch with DTNA at 415-295-1530.

The DTNA Land Use Committee works on development projects, planning policy, traffic and pedestrian safety, urban planning, architecture, affordable housing, and formula retail, among other light subjects. We are particularly looking for architects, planners, and policy wonks who would like to join our committee. This is a very active committee and we would welcome new folks. Please come to our next meeting, August 6th, 7:30 pm at the Community Room at Chase Bank or contact DTNA at 415-295-1530.



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## "Mrs. Doubtfire," Annual Tag Sale Approaching

**MOVIE UNDER THE STARS, SATURDAY AUGUST 18**

Outdoor Movie Night returns to Duboce Park on Saturday, August 18, with "Mrs. Doubtfire," (PG, 1993), a comedy starring Robin Williams and Sally Field. The film won a Golden Globe for Best Motion Picture Comedy/Musical and was 67th in the American Film Institute's 100 Years, 100 Laughs: America's Funniest Movies; it was rated No. 40 on Bravo's 100 Funniest Movies of All Time.

Robin Williams plays an actor who, after a bitter divorce, disguises himself as a female housekeeper to spend secret time with his children who are in the custody of his ex-wife (Sally Field).

Filmed in San Francisco, with parts shot at the studios of television station KTVU in Oakland, the "Painted Lady" home at 2640 Steiner became a tourist attraction for some time after the film's release. Robin Williams' character lived upstairs from Danilo Bakery at 516 Green and his children attended a school at Filbert and Taylor.

The movie begins around 8:15 pm and will be preceded by shorts made by students at the Recreation Center. The event is free and is sponsored by Friend of Duboce Park and San Francisco Recreation & Parks. Popcorn and other refreshments will be available at the snack bar. For more information or to

volunteer, please contact [doug@friendsofdubocepark.org](mailto:doug@friendsofdubocepark.org).

### 15TH ANNUAL TAG SALE SATURDAY SEPTEMBER 8

Start collecting your donations! Our 14th Annual Tag Sale is Saturday, September 8, from 9 am to 2 pm. Join the fun, meet your neighbors, and find a bargain that you just can't resist. Here's a short list of items that can be donated: books, videos/DVDs, clothes, linens, furniture, kitchen items, baskets, decorative and seasonal items, sporting goods, toys, collectibles, and more.

Unfortunately, there are items that we cannot accept because Goodwill will not accept them (we take our leftover items there) and no one else wants them: stained, torn, or broken items; large appliances such as refrigerators; small non-working appliances like microwaves; non-working electronics; non-digital TVs, non-flat screen TVs; baby cribs; bed pillows, mattresses and water beds; snow skis; oil-based cleaning supplies, paints and thinners; computers, peripherals, and manuals; auto parts and tires; sinks and showers; piping; water heaters; bath tubs; stained carpets; and infant and baby car seats.

Volunteers are always needed the day of the Tag Sale: to help set up at 7 am, salespeople for the 9 - 11:30 am or 11:30 am - 2 pm shifts; and, a recycle and breakdown crew from 1 - 2:30 pm. All proceeds are used for improvements to Duboce Park. This event is always fun for everyone and there are always great bargains. So save the date and come out and have fun. If you have any questions, would like to volunteer, or need help getting your donations to the Tag Sale, please e-mail Rosie at [rosegillen@sbcglobal.net](mailto:rosegillen@sbcglobal.net) or at Doug at [doug@friendsofdubocepark.org](mailto:doug@friendsofdubocepark.org).

Get involved in your neighborhood! Visit [dtna.org](http://dtna.org) and volunteer.



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## Bank of the West

*Continued from page 1*

The latest new businesses are the proposed CVS with 5,000 sq. ft at the Market/Noe Center, and Verizon at Market/Sanchez. Your neighborhood is in the process of a dramatic change.

This new retail landscape is a perfect opportunity to enthusiastically embrace this additional space and encourage unique neighborhood businesses. Our neighboring neighborhoods such as Valencia St, Hayes Valley, and Noe Valley all support locally owned businesses and have a lower vacancy rate than we do.

The merchants in these neighborhoods are diligent about creating a retail mix to encourage a thriving quality of life and creating "a place" where people want to be. They aren't just trying to fill vacancies.

The community needs to take responsibility for creating and supporting a vibrant urban environment, a place your friends and family want to come to and enjoy a thriving mixed use community. While the developers need to be concerned with their bottom line, there's nothing better for the bottom line than thriving businesses.

So now is the time to get the word out to small businesses and incubator groups that Upper Market is open for business and looking for unique, interesting businesses. If you think a baker, a butcher, or a veterinarian is what our neighborhood needs, let us reach out to them because there is going to be space for a variety of new businesses.

One critical issue is the size of retail spaces, and what is needed to create a business district that reflects our neighborhood character and quality of life.

If you have interest in your new retail neighbors, we encourage you to participate with DTNA in "investing" in the future landscape. We give update reports on developments at all our community meetings, so please come out and be heard.

Address	Estimated Completion Date	Number of Apartments	Total Retail Square Footage
2001 Market @ Dolores (was S&C Ford)	2013	85	31,000
1960 Market @ Buchanan (was 76 station)	2014	115	8,150
2175 Market @ 15th (76 Station)	2015	88	6,500
2299 Market @ 16th ("Hole-in-the-ground")	2013	18	5,000
376 Castro @ Market (was Arco, now RC Gas)	2016	24	3,000
1844 Market (Pit site at LGBT Center)	2013	114	5,000
2200 Market (was Leticia's, Thai House)	TBD	22	4,800
<b>Total</b>		<b>466</b>	<b>63,450</b>

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## Upper Market Development Round-up

Six development projects are in construction simultaneously. Just six months ago there wasn't a bulldozer in sight except for the long-dormant crane next to LGBT Center. Now everything is humming at once.

Over 900 units of housing are either fully approved or in the approvals process for the Upper Market corridor between Octavia and Castro, including the 55 Laguna project just off Market St. Here are highlights since last newsletter's round-up report on the various developments "in play" for the Upper Market area.

### 2299 Market x Noe:

#### Status = Under Construction

This 18 unit, 50 foot (5 stories) project started construction this past January. The developer will also soon begin detailed planning for pedestrian safety public improvements along the Market/15th/Noe intersection frontages, and specifics on the project's affordable housing provisions are to be sorted out. The project sponsor has an application pending before the Planning Commission for a 3,500 square foot Bank of the West office on the ground floor corner space. (See cover article on page 1.)

### 2200 Market x 15th:

#### Status = Under Construction

This 22 unit, 55 foot (5 stories) project has had demolition notifications posted on the building since early April and now full construction permits are also posted, indicating the project will move into construction at any time.

### 2001 Market x Dolores:

#### Status = Under Construction

This is an 85-unit, 85 foot (8 stories) project plus ground floor Whole Foods Market. Demolition is finished and digging and shoring work well underway. The project sponsor is expected to dedicate a nearby site for affordable housing since they will not be providing affordable units in the 2001 Market project itself, after back-

ing out of one of the key provisions that gained DTNA support of the project.

### 1960 Market x Buchanan:

#### Status = Under Construction

A 118 unit, 85 foot (8 stories) project, demolition began in early July and was quickly finished, and digging work is now underway.

### 76 Station site (Market x 15th):

#### Status = Hot

This 80-unit, 65 foot (6 stories) project is in the pre-development stages, but the project sponsor is aiming for Planning Commission hearing as early as September. DTNA is coordinating with Sharon Street Neighbors, Eureka Valley Neighborhood Association (EVNA), Castro Area Planning & Action (CAPA), and the Castro/Upper Market Community

Benefits District (CBD) in detailed review of design issues and feedback to the project architect. The project sponsor is meeting with DTNA and the Sharon Street Neighbors on additional issues around pedestrian safety and public realm improvements, ground floor retail uses, and affordable housing.

### Arco site (376 Castro x Market):

#### Status = Hot

This 24 unit, 65 foot (6 stories) project is in the entitlement process. DTNA, EVNA, and CAPA just finalized the agreement with the developer on all issues, including on-site affordable housing units, pedestrian safety and public space improvements, and dedication of a community space that will be leased by the CBD. The development proposal will likely be before the Planning Commission for approvals by the time this newsletter goes to print.

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## DTNA General Meeting June 2012

Andres Powers, an aide for Supervisor Wiener, represented the supervisor. His office has put a lot of attention recently into street site issues in the Duboce Triangle, such as garbage cans, which are being removed (seemingly at random) by the city, and street light maintenance.

Peter Cohen reviewed the current status of CVS' plan to move into the ground level of the old Tower Records location on Market near Noe. The process has been remarkably smooth and there are no real hurdles. CVS will not sell alcohol, and public parking will remain in the garage. CVS will not be open 24 hours a day, but might in the future. Grocery sales there would compete with local, small "corner" stores. CVS is interested in improving the appearance of the building; their full plan will go to the Planning Commission within 2-3 months.

Eight projects involving 30,000 square feet of retail space are currently being planned from Market and Octavia to Market and Castro. Stakeholders in the community have been involved in the planning at these sites. DTNA has done good due diligence on the various locations.

Formula Retail: How Much Is Too Much was the featured agenda item and DTNA secretary Erik Honda provided background and data, much of which appeared on page four of the June-July DTNA Newsletter (available at dtna.org.)

All of the developments planned in the Triangle and upper Market areas include ground floor

retail:

Whole Foods at 2001 Market; Bank of the West at 2299 Market; 2175 Market/15th & Market (current 76 station); the former 76 station at Buchanan and Market; 2200 Market (the former Leticia's restaurant); CVS at the Market/Noe Center; 376 Castro ("RC" gas station); and the site next to the LGBT Center.

Formula retailing will grow, especially at corners. Neighbors have the right to petition the Planning Commission to deny chain stores a permit to operate in certain business corridors if they can demonstrate that it is detrimental to the "design and character" of the area or to protect the "existing mix of commercial uses" in the corridor.

Sandra Naughton from the DTNA Land Use Committee reported on the results of data recently collected on Formula Retail (see Formula Retail article on page 4) showing that mixed retail/residential corridors can thrive without a large formula retail presence.

The discussion panel members were: Ken Wingard, owner of Kenneth Wingard Designs on Market; Angus McCarthy, president of the Residential Business Association and developer of 2299 Market; Thea Selby, president of the Lower Haight Merchant and Neighborhood Association (LHMNA); Lawrence Li, LHMNA; Gary Weiss, owner of Ixia on Market.

Gary Weiss spoke about how he values the unique charm local

businesses bring to the Upper Market.

Similarly, Ken Wingard, a DTNA Board Member, Castro Community Benefits District Board Member discussed his view that tourists and visitors are attracted to Upper Market because it offers a unique consumer and cultural experience. He thinks we are at a tipping point, that we are at the limit of formula retailers now.

Developer, Residential Business Association President, and President of the Building Inspection Commission Angus McCarthy discussed the value of formula retail stores as anchor tenants that help banks provide the needed financing to advance construction projects, such as Bank of the West, which has

signed on as a tenant in his latest development on Market Street.

Thea Selby from the Lower Haight Neighborhood Association shared how her neighborhood has been trying to unite merchant and neighbor needs to attract responsive businesses that will enhance the economic vitality of the neighborhood while meeting neighbor needs.

Lastly, Lawrence Li, a member of the Lower Haight Neighborhood Association and staff member of the San Francisco Planning and Urban Research (SPUR) organization shared his concerns about the impact formula retail can have on making urban areas seem more cookie-cutter and indistinguishable from strip-mall ridden suburbs.

TODAY'S MARKET DEMANDS MORE THAN JUST ANOTHER SALESPERSON

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## Native Trees and Honeybees

When admiring a black bee working the blossoms of a California buckeye on Henry Street, I bee-waxed poetic and wrote a piece for DTNA about the buckeye, the bees, and the treat-in-the-making for our truest locavores.



Ceanothus

Lesson 1: native bees might tolerate them, but actual honeybees, who are not natives of the Western Hemisphere, get poisoned when they nip from the buckeye.

Lesson 2: my deepest apologies to any honeybees my article misled. If you are still with us, please avoid the buckeye. It will constipate you, and eventually kill you if you keep going back.

Yuck.

The good news is there is a native tree/shrub that is loved by both honeybees and humans, natives and non-natives alike: ceanothus, our California "lilac."

We have true, non-native lilacs -- syringa -- in the Triangle. One big one blooms in my backyard, fragrant, lovely and lavender, each April, and another more public lilac peeks onto Noe from the side yard of the church on Duboce. However, the native ceanothus, with its deep, shiny green foliage and profuse, blue-purple blossoms, is no less a scene-stealer.

Ceanothus flowers even smell of honey, and any grade-schooler at McKinley can show you how to massage the blossoms under water to make a soapy lather. Ceanothus abounds in its wild, shrubby state in Buena Vista Park and in Corona Heights, but go stand on 19th at the base of the Sanchez Street steps, or walk to Cole along Waller, to see one perfected as a street tree.

And if it's buzzing, content yourself with the knowledge that the bees' industriousness will be sweetly rewarded, rather than grimly curtailed.

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## Formula Retail

*Continued from page 4*  
ed, a panel of local business owners, advocates, and a developer shared their perspectives on formula retail. See the General Meeting notes on page 9 for more information.

The meeting generated a lot of useful dialogue and raised some important questions.

The Land Use Committee is in the process of collecting more data to respond to neighbor input received at the meeting, which it will use to inform how the Committee assesses future development projects and formula retail applications.

Three years ago DTNA developed a formula retail evaluation matrix, a tool to help

DTNA evaluate the merits and challenges of formula retail proposed in the neighborhood.

The matrix takes into account the potential or expected impacts of each proposed type of business, parking and traffic issues, and diversity of neighborhood businesses. The Land Use Committee plans to strengthen the evaluation matrix with a "concentration index" criterion based on the new data it has collected on formula retail in the area and to continue to explore this issue. Stay tuned!

Please weigh in by sending a quick e-mail to DTNA Secretary Erik Honda at [erik.honda@yahoo.com](mailto:erik.honda@yahoo.com), or if you are reading this on-line, follow the live link to the [DTNA comments page](#).

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## Stay Informed about Crime

The Duboce Triangle is served by two San Francisco police stations: Park Station and Northern Station.

Both stations offer monthly community meetings at their stations: second Tuesday of every month at Park Station and second Thursday of every month at Northern Station. You can also subscribe to their newsletters, [SFPD.Park.Station@sfgov.org](mailto:SFPD.Park.Station@sfgov.org) and [SFPD.Northern.Station@sfgov.org](mailto:SFPD.Northern.Station@sfgov.org). On the SFPD website, [www.sf-police.org](http://www.sf-police.org), under "compstat," there is a link to "crime maps" that provides very timely crime information.

Captain Ann Mannix from Northern Station stated in the July 13 newsletter that "crime is slightly up...robberies were

up over the last month jumping from 25 to 32, fueled in large part to all of the iPhone robberies that happened during the two-day Pride celebration...(most of) the remaining robberies (also involved) small electronics. Our robbery arrests during this time were up as well. Fortunately property crime is down for the last month."

Captain Mannix also advised, "Do not leave anything that even remotely appears to have any sort of value in your parked and unattended car. Please be aware of your surroundings when using your smart phones and tablets. Ask yourself when riding the bus or walking down the street, "Do I really need to use it now?" Lock the doors and windows to your home." This

is standard and practical urban advice.

A change of command occurred at Park Station. Captain Greg Corrales took over from Captain John Feeney. Corrales wrote in the June 15 newsletter, "I assumed command of the Park Police District on 9 June 2012...I plan to continue the outstanding programs which were initiated by Captain Feeney."

"Speaking of Captain Feeney, I would like to set the record straight. It is not unusual for the press to add 2 and 2 and get 5. Prior to being promoted to captain...Feeney was the Officer-in-Charge of the SFPD Property Control Division...responsible for maintaining all the

non-narcotics evidence seized by members of the Department. It is a critical responsibility. Feeney did such an extraordinary job in that position, the Deputy Chief of Administration was dogged in his resolve to get him transferred to Administration. Ultimately Chief Suhr bowed to his Deputy Chief's tenacity... None of you need me to tell you what a fine job Captain Feeney was doing here at Park Station. I am honored to succeed him."

You can also receive weekly crime reports for the Duboce Triangle (not north of Duboce Avenue, however) by contacting Ken Craig at [info@CommunityPatrolUSA.org](mailto:info@CommunityPatrolUSA.org) and requesting that they add you to their list of subscribers.

## Driver Convicted in Pedestrian Death at 14th & Noe

The driver of the SUV that hit and killed Bill Cox last September 6th in the eastern 14th Street crosswalk at 14th and Noe was convicted of vehicular manslaughter on July 19th.

The jury agreed with the District Attorney that Triangle resident Gregg Wilcox was criminally negligent for driving with his left foot due to a medical boot on his injured right foot.

Wilcox will be sentenced on September 21st.

In the eleven months since

Cox was killed, the City has agreed that there are many things that could be done to make Triangle crosswalks safer for pedestrians.

With the exception of painting stop lines for traffic farther back here and a red curb there, not one dollar has been spent to implement any of those idea.

If you would like to help with the work needed to convince the City to make our intersections safer, get involved with DTNA's Adopt-a-Corner. Contact [adoptacorner@dtna.org](mailto:adoptacorner@dtna.org).

## New Visitor Information Booth

In record time the Castro CBD has repurposed the empty JC Decaux kiosk at 16th and Market into a Visitor Information Booth, staffed by the CBD's Castro Ambassadors. The new Visitor Information Booth is located at Castro and Market, and visitors are already flocking to the booth. As the JC Decaux worker was finishing the last touches on the booth, he stated, "I'm one of your volunteers! I just helped 3 separate groups of tourists." You too can help tourists and visitors to the 'hood.

The Castro is teeming with tourists right now. Helping these tourists navigate the Castro and learn what there is to see and do is a great way to help our neighborhood thrive. If you are looking for a fun way to give back to the community, help tourists and join a great group of people, consider

joining the Castro Ambassadors. Volunteer Ambassadors commit to 6 hours of work a month, the hours are flexible to meet the needs of volunteers and visitors, and you get to meet people from all over the world. Contact Andrea Aiello at 415-500-1181 or email her at: [execdirector@castrocbd.org](mailto:execdirector@castrocbd.org) to learn more or to apply to become a Castro Ambassador.

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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**A Little Bite – And Other Stories**  
by Mary O'Toole (Duboce Triangle resident)



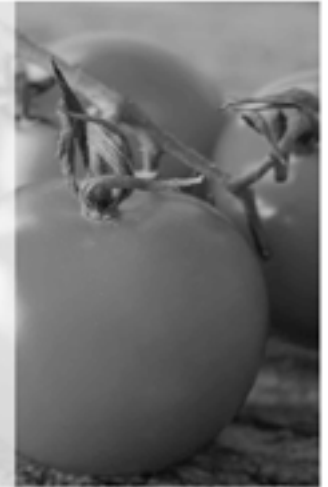
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**Yes! I want to join DTNA.**

I want to get involved/volunteer, too!

Please contact me. I'm interested in:

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Mail to:

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Duboce Triangle Neighborhood Association

2224 15th Street

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