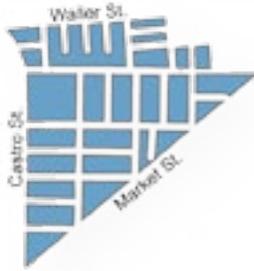


FEB - MAR 2015



DUBOCE TRIANGLE NEWS

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

Monday, February 9, 2015

7:00 to 9:00 pm

PUBLIC MEETING

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 Supervisor Wiener update
- CPMC update on construction plans, street trees, and more.
- *Castro Cares* program update and Q&A
- Police district boundary changes: Why and how they will impact Duboce Triangle
- MTA Sunset Tunnel Construction update

DATES TO REMEMBER:

Saturday, February 14, 10 am-noon
Friends of Duboce Park Volunteer Day. Contact Rose at rosejillan@sbcglobal.net or 255-8370.

Wednesday, March 12, 4-8 pm (and every following Wednesday)
Castro Farmers Market returns to Noe St. between Market and Beaver.

Saturday, March 14, 10 am-noon
Friends of Duboce Park Volunteer Day. Contact Rose at rosejillan@sbcglobal.net or 255-8370.

Crime and Safety in the Spotlight at December General Meeting



At the General Meeting, SAFE encouraged people to organize a Neighborhood Watch for their block, as Carmelita Street residents did recently

Prompted by recent homicides in the Duboce Triangle, the latest at Noe Street and Henry Street on November 24th, DTNA's December General Meeting on December 8 focused on crime and safety. Captain Vaswani from Park Station, Morgan St. Clair from SAFE, three members of Castro Community on Patrol, and Supervisor Scott Wiener gave their views on crime and safety in the Duboce Triangle.

Capt. Vaswani could not release a lot of information on the homicide since the investigation is ongoing. According to

police, the 22-year-old victim, Michael Marquez, was walking in the area with two other men when five other men approached them. One of the men pointed a gun at Marquez and his companions and shot Marquez. The assailants then fled in a dark-colored sedan, making off with a smart phone, wallet, and a backpack. Marquez died an hour after arriving at San Francisco General Hospital.

Statistics show that violent crime is down and the Duboce Triangle is safer than most other neighborhoods, but Capt. Vaswani said that Park Station has nonetheless increased patrols in our area. He said, "you can talk about statistics all you want but if you don't feel safe, then that is the reality."

Officers currently typically walk or drive through Duboce Park between 3 and 6 a.m. every night. Capt. Vaswani recently personally cited a male who was urinating just 50 feet from the Duboce Park Café. Homeless Outreach Teams regularly send people to try to get people into housing or programs.

The Duboce Triangle is covered by two police stations: Park and Northern. Supervisor Wiener said he would prefer dealing with one captain. Overgrown trees block light at night and Capt. Vaswani asked residents to go on a list to trim them back so they will allow more light at the pedestrian level.

Violent crime is down but there has been a recent rash of robberies, often committed by people going from neighborhood

Continues on page 6

City Hall Update: Supervisor Scott Wiener



Scott Wiener
San Francisco District 8
Supervisor

Happy New Year to all. There's a lot happening and a lot of work to be done.

Crime in Duboce Triangle

Duboce Triangle is a unique, vibrant, and wonderful neighborhood. Yet, it's been experiencing way too much crime, ranging from extreme violent crime to lesser quality of life challenges. We all mourned the victims of two murders in the neighborhood last year, one a member of our community who was the victim of a deadly assault at Church Street and Duboce Avenue, the other a young man who grew up in San Francisco and was shot and killed during a robbery at Noe Street and Henry Street. We've seen other violent crimes, including a recent robbery at 14th and Belcher that, fortunately, did not result in physical harm to the victim.

These jarring crimes have the neighborhood on edge, and

there's very understandable frustration. I've been in close contact with both Park and Northern Station captains to do everything we can to increase police focus on the neighborhood. Duboce Triangle is split between these two stations (that split may change later this year), which has advantages and disadvantages. Both Captains Vaswani and McEachern are committed to providing the resources necessary to improve public safety in the area. Captain McEachern recently instituted a new foot beat that includes eastern Duboce Triangle, the Safeway area, and the areas north of Safeway. Captain Vaswani, like Captain McEachern, has issued instructions to his officers to establish a greater presence. With all that said, because of the police department's severe under-staffing -- which I and others are gradually fixing by funding police academy classes to increase staffing -- we don't have as many officers as we need. When police staffing suffers, foot beats (as well as traffic enforcement) suffer the most.

I'm currently working with our City Controller to compare San Francisco to other cities and to understand where we actually need to be in terms of police staffing levels. Our city charter defines full staffing as around 2,000 officers. A couple of years ago, we had under 1,700 officers due to years of not funding academy classes (a mistake we've been fixing for

the past few years by funding three academy classes per year). The department now has over 1,700 officers, and we anticipate reaching 2,000 in 2018. It's unclear to me, however, that 2,000 officers is actually full staffing. San Francisco has been growing, adding almost 100,000 net new residents since 2003 and will grow by another 150,000 by 2040. Moreover, we have neighborhoods that didn't exist 20 years ago. Stay tuned on the work we're doing in this area, which is critically important for our growing and more densely populated city.

Castro/Upper Market Retail Strategy

Our neighborhood has a large, diverse, and thriving

retail sector. We also have challenges. A few positive things are happening. First, we are gradually filling vacant storefronts, both existing and in the new construction going up along Market Street. From long-term vacancies such as the old Diesel store (soon to be SoulCycle) and the Patio (soon to be Hamburger Mary's) to more recent vacancies such as Escape from New York Pizza (now a new pizza place) and the old sunglass shop (now a hotdog shop), dozens of new stores, service providers, restaurants, and bars have come into the neighborhood. Of course, we want to make sure we are being proactive in attracting businesses that will add to the

Continues on page 11

A Different Approach for SF's Different Real Estate Market:

Instead of another realtor picture, here's evidence of a new approach:



Fig. 1: Raffi the Dog real estate dog extraordinaire



Fig. 2: His Owner Kevin K. Ho, Esq. realtor & lawyer top producer

Go Fetch Real Estate Success Today.
(Raffi will help).

www.kevinho.co 415.875.7408
brc 01875957 sbn 233408

VANGUARD PROPERTIES

Old Faces, New Challenges in 2015



David Troup
DTNA President

Happy New Year! By the time you read this, the first month of 2015 will already be history, and your DTNA Board of Directors have already been hard at work. The year began with a leadership change: Pat Tura, who has led the organization for the past three years, has stepped down as President, but isn't going far; members elected her as DTNA's new Treasurer. Pat has been a dynamo who has contributed much time, energy, and wisdom to our neighborhood, and I'm glad we'll continue to benefit from her talents, albeit in a different role. If you see Pat around

the neighborhood, please stop and thank her for her many contributions.

In addition to Pat's election as Treasurer, members present at our December general meeting confirmed me as DTNA's new president; Erik Honda and Mark Scheuer were re-elected as Vice-President and Recording Secretary, respectively; and we welcomed a new board member, Dylan MacNiven, who is a partner in the new Café du Nord/Swedish American Hall and the Woodhouse Fish Company. Sadly, three board members left us at the end of 2014: Eileen Hansen, Mark Vogel, and long-time DTNA News editor Betty Levitin, who is leaving the neighborhood after more than four decades, much of that time involved with DTNA. Both personally and on behalf of our neighborhood, I thank the three of them for their volunteerism and their many contributions to our city and neighborhood.

For those who don't know me, I have been DTNA's Treasurer and on its Land Use committee since 2005, and have held various other roles ranging from newsletter

layout to webmaster at various times. I am humbled to assume this new role and plan to follow the path forged by my worthy predecessors. Our neighborhood association will continue to be one of the most respected in the city, known for doing the hard work necessary to take thoughtful, fact-based and pragmatic positions.

DTNA will face both new and old challenges in this new year. On page 4, you'll read about SFPD plans to modify police district boundaries such that our entire neighborhood would be in the Northern district. We'll be meeting with district Captain Greg McEachern to discuss the proposed changes and will work to ensure that our neighborhood benefits from any enacted changes. I'm also very excited about our involvement in the new Castro Cares initiative and invite you to read more about it on page 5. We'll report on its progress in future issues. (I've donated to become a "member" of Castro Cares, and I encourage you to do the same!)

Few would disagree that San Francisco has a full-fledged housing affordability crisis, and our neighborhood's central location and overall desirability make it one of the least affordable in the city. DTNA believes that it is critically important to preserve income diversity in our neighborhood. For years, we have pushed developers of new buildings to build their

required component of "inclusive" units, typically 12% of total units, on-site. (Developers would often rather pay into a fund that lets the city build low-income housing in less expensive neighborhoods, but usually does nothing for affordability right here.) We've had some good successes, such as the 20% affordable on-site in the recently completed 2175 Market Street, but have been disappointed on other projects, such as at 2001 Market Street (Whole Foods site) where the developer promised on-site affordable units to DTNA then later reneged and denied even making those commitments. Instead they met their legal requirement by paying into the city's affordable housing fund, which doesn't help our neighborhood.

Even with all of the construction of the past few years, there are still a few large development opportunities along Market Street, and in 2015 we will redouble our efforts on affordable housing. These few remaining sites are our last and best opportunity to add affordable units in our neighborhood. We believe that developers and landowners hoping to cash in from the housing boom have a civic responsibility to provide below-market-rate opportunities right here, in the buildings they develop. Given the extent of our affordability crisis, we no longer believe the city-mandated 12% figure is enough, and we plan to insist

Continues on page 11

Hours: Tuesday through Saturday
10:00 am to 5:00 pm
Appointments recommended



San Francisco Pet Grooming

209A Sanchez St. at Market St. (415) 861-0111

Police Stations Boundary Changes for Duboce Triangle

At the Police Commission meeting on December 10, 2014, SFPD unveiled a draft plan (the District Station Boundary Analysis) for new police district boundaries which will be put into place in mid-2015 in response to the relocation of the new Southern Station as well as the mandate of the Board of Supervisors to re-examine district boundaries each ten years in response to population and demographic changes. The Police Commission will be hosting a series of meetings to invite community input on these plans.

The Duboce Triangle is currently split between Park and Northern stations with the area east of Sanchez Street in Northern and the area west of Sanchez Street in Park. Under the draft plan, the new western boundary will move to both sides of Divisadero Street so that

the entire Duboce Triangle would be in Northern. Other proposed changes in San Francisco include: the new Southern/Bayview border will be on 16th Street; the new Central/Southern border will be on Mission Street; and, the Tenderloin will extend south to Mission and a sliver of South of Market to Van Ness.

Considerations for new boundaries included: parity across the police districts, preservation of neighborhoods, minimizing response time, alignment with political boundaries, population growth, and SFPD facilities and IT constraints. A ninety (90) day public comment period will end on March 10, 2015. Members of the public who wish to comment on the proposed boundary changes may do so at the following Police Commission meetings:



Proposed Northern district map, with current boundaries in orange and proposed boundaries in blue.

January 7, 2015 Police Commission Meeting, SF City Hall, Room 400, 5:30 pm

January 14, 2015 Police Commission Meeting, SF City Hall, Room 400, 5:30 pm

January 28, 2015 Tenderloin Police Station, 301 Eddy Street, 6:00 pm

February 4, 2015 Police Commission Meeting, SF City Hall, Room 400, 5:30 pm

February 11, 2015 Northern Police Station, 1125 Fillmore Street, 6:00 pm

February 25, 2015 Southern Station/HOJ, 850 Bryant St., Room 551, 6:00 pm

March 4, 2015 Bayview Station, 201 Williams Street, 6:00 pm

A meeting located in the Park District may also be scheduled.

Is Duboce Triangle better served with one or two police stations covering the area? Captains from both stations have stated that we might actually get better coverage on the borders with two stations but many residents feel as though the outermost parts of the district near those boundaries do not receive as much attention as they should. Both captains also have said that officers will cross boundaries if there is a crime in progress or an officer needs help.

For advertisement rates please visit dtna.org or call (415) 295-1530

Castro Cares December Soft Launch a Success Program now enters critical fundraising stage

As previously reported, Castro Cares is a coalition of neighborhood groups, businesses, social services, and city programs coming together to improve the quality of life for those living on the street and those who live, work, shop, and play in the Castro. Castro Cares is most focused on the following issues: people with serious mental illness/drug addiction on the street; an increase in mostly nonviolent crime, drug dealing, and petty theft; and an increase in public drunkenness, rowdiness and lack of respect for the area from late-night partiers. Castro Cares is a two-year pilot program to fund added compassionate help to those living on the street and additional hours of on-foot police patrols, paid for and supervised by Castro Cares, to provide sustainable solutions to these issues.

Through an \$8,875 contribution from the Castro Community Benefit District (CBD) the program had a soft-launch in December and was very successful in the reaching those in need of outreach and in enforcing laws. Castro Cares will resume this month as additional funds are received.

Outreach

One hundred care packages consisting of two pairs of socks and toiletries were distributed to those in need. The CBD funded the \$1,400 to supply the packages, and local volunteer Bob Burnside assembled them. Going forward, *The Apothecarium* at Market and Church Streets is planning on funding this key component of the program's compassionate outreach.

The Department of Public Health's (DPH) Homeless Outreach Team (HOT) collaborated with the Castro Cares coalition early in the program's inception. DPH has funded four hours a week of HOT workers dedicated to the Castro/Upper Market beginning in September. Over the past four months, these HOT workers have engaged with at least 74 individuals, four of whom were referred to shelter, one to a room, and nine to other services. An additional four were referred to the LGBTQ Project Homeless Connect. Those living on the streets typically resist offers of outreach and referral, so these numbers are quite impressive. In fact of the 74 people engaged, only 33 resisted.

Enforcement

You may have noticed an added police presence in the neighborhood through the month of December. Castro Cares funded 72 hours of overtime police (known as 10B) on foot patrol throughout the Upper Market/Castro Business District. Eighteen four-hour shifts were staffed in the early evening, 5 p.m. to 9 p.m., or late at night, 11 p.m. to 3 a.m. from Dec. 8 to Dec. 28 (excluding Dec. 16 and Dec. 25). Patrols are divided evenly between Market Street east of Sanchez to Octavia, and West of Sanchez to Diamond and the Castro District.

The holiday program started on Monday December 8th for a 5 - 9 p.m. shift. According to Andrea Aiello, executive director, Castro/Upper Market CBD, "The officer's first order of business was to call the EMT for an injured homeless man. This is exactly what we are looking for with Castro Cares, to improve the quality of life for all residents (housed, not/marginally housed) and for those who work and play here."

The soft launch of the added enforcement resulted in more than 41 citations and warnings ranging from infractions such as verbal assault, trespassing, public urination, shoplifting, among others.

Your Participation is Critical

The fully implemented Castro Cares program will provide 95

hours a week of added services: with 51 hours of enforcement and 44 hours of outreach. The full cost of the Program is more than \$360,000 per year.

Supervisor Wiener has championed Castro Cares and was able to allocate \$100,000 a year for two years in the city budget. The Castro/Upper Market Community Benefit District has also contributed \$15,000 and has secured an additional \$15,000 in grants. That leaves \$220,000 left to be raised in the community for our community.

To succeed, Castro Cares is dependent on *your* participation and contributions. Fundraising for Castro Cares began in December and we are pleased that we have already raised \$22,000. However, \$198,000 is still needed to fully implement the program. *The Castro Cares leadership is now asking all residents and businesses to subscribe to the program.* Robust fundraising efforts have begun with local businesses.

Much of Duboce Triangle is in the Castro Cares footprint and will benefit from the program, as will Market St. and the Castro, areas in which undoubtedly most us shop, dine, work, or play.

WE NEED YOUR PARTICIPATION: To donate and to learn more go to: www.castro-cares.org.

Crime and Safety, continued

Continued from page 1

to neighborhood in cars. People coming to and from restaurants and clubs are often targets.

Park Station holds Monthly Community Meetings on the second Tuesday of every month at the station. Capt. Vaswani said he is encouraging his officers to get out of their patrol cars and talk to people. Criminals know when the busiest times are, typically when bars let out.

Use the SFPD's non-emergency phone number 553-0123 but there is sometimes a wait. Each call generates a CAD number, which means an officer has to respond,

even if it takes a while. The 553-0123 number is better than using 311 since it is more direct. Always call 911 if there is a crime in progress, if you feel threatened, or if there is an emergency. If you come across someone screaming and yelling, call 911 if they look like they might hurt someone. Never hesitate to call 911.

Criminals look for distracted people who are often looking at their cell phones. They will drive parallel to a person on foot and avoid parking by stores with cameras. Capt. Vaswani said avoid eye contact, stay in well-lit areas, stand up straight, and look alert. More cameras, especially those that are WiFi enabled, in the neighborhood would be helpful.

Capt. Vaswani said he did not know the homicide clearance rate in San Francisco or how it compares to other cities. The death of Bryan "Feather Lynn" Higgins on August 28 at Church Street and Duboce Avenue is an unsolved, ongoing case and

therefore information about the case could not be shared. The police have video of the incident and have spoken with witnesses who observed it.

Morgan St. Clair from SAFE encouraged people to organize a Neighborhood Watch for their block. SAFE will help you organize a community block list so you get to know your neighbors. SAFE will meet with you and your neighbors and run the first three or four meetings. After first connecting with neighbors, SAFE will then do a safety check of homes. A group is typically just one block. If you observe a crime, focus on things you can remember, like tattoos, scars, hair, and shoes. Contact Morgan or SAFE at 673-SAFE or visit SFSAFE.org for more information.

Ken Craig, Greg Carey, and Brian Hill from Castro Community on Patrol spoke about what citizens can do to better pro-

Continues on page 7



For safety reasons, it's important that trees not block street lights

Seismic Upgrading

Addressing 'Soft Story' concerns
Shearwall Installation
Foundation Bolting and Repair
Moment Frames

CLIPPER CONSTRUCTION INC

Has been in the Duboce Triangle since 1979.
We can discuss your plans or refer you to a
Licensed Structural Engineer.
By appointment at 501 Waller @ Steiner
Please call Allan Mathieu Palmer
415.621.4733 or 415.740.7531

matclipper@yahoo.com

Lic # 723585

Crime and Safety, continued

Continued from page 6

tect themselves. They brought whistles and brochures offering safety tips. They encouraged people to sign up for their self-defense seminars.

Castro Patrol had 150 volunteers five years ago, but is down to about 30 now. Their volunteer patrols used to cover most of the Triangle, but are now limited to the Market Street and Castro Street corridors. If there is enough interest in the Duboce Triangle, they could restart the patrol there.

Castro Cares, a balance of enforcement and outreach, launched on December 8 to better deal with the transient population. Case workers have been in the Castro for about six weeks and have made some good progress. Officers monitor the Wiggle and the Castro. Club goers in the neighborhood are part of the problem too and will

be cited when appropriate.

Being proactive is important. Residents can cut back trees and bushes to allow streetlights to better illuminate sidewalks, install motion detector lights, and start a neighborhood watch group. Most robberies are strong-arm with no weapon involved, but if you are confronted with someone with a weapon, do what they say.

Supervisor Wiener thanked people for attending the vigil the night after the murder at Noe Street and Henry Street. Police patrols in the area have increased recently, including foot and bicycle patrols near Safeway and the Lower Haight.

Supervisor Wiener said there is a shortage of about 300 officers in San Francisco and that number should be even bigger given population growth in the City. Wiener said he has been pushing to return police

staffing levels to their mandated numbers. Police are so busy responding to calls they don't always have enough time to do prevention.

Supervisor Wiener will continue his efforts to get better street lighting and encouraged residents to report dark areas on their streets. His work is finally getting some traction. PUC spends relatively little money for the city's 250,000 lights. Wiener wants to increase the lighting maintenance budget to \$5 million. Burnt out lights must be repaired within 48 hours of being reported.

A request from a group for improved lighting is more powerful than an individual request. You can use the 311 app to report this. Having a flashlight can help in dark areas, although you should not use the one on your smart phone.

Supervisor Wiener has also done a lot of work on street trees. A misguided city policy required homeowners to maintain trees around their property, whether they planted them or not. This contributed to lack of maintenance and trees overgrowing and blocking light and reducing safety. Supervisor Wiener is working on a solution that would fund necessary tree maintenance at relatively low cost to homeowners. If there is a problem with a city-owned tree, call 311 and get a tracking number. Contact Wiener's office if the problem is not taken care of within a few weeks.

Think Local

Think Duboce Triangle



Kilby Stenkamp
REALTOR®
(415) 370-7582
kilby@hill-co.com
BRE License # 01208585

 **HILL & CO.**
REAL ESTATE

Hill & Co. a local San Francisco boutique brokerage since 1957

The Duboce Triangle News 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.

Copyright © 2015 Duboce Triangle Neighborhood Association. All rights reserved. Unauthorized reproduction prohibited.

DTNA, 2261 Market St PMB 301, SF, CA 94114
(415) 295-1530

www.dtna.org

Maintaining a Mixed-Income Neighborhood

Our neighborhood is diverse. The building mix we see has been built up over decades. While some of our neighbors have been here since the 70s, others made Duboce Triangle their home last month. Some of the units are rent-controlled, and some are not. The result is a mix of rent levels that accommodates a diversity of residents. A diverse neighborhood depends on a diverse housing stock.

For this reason, DTNA has long been an advocate of affordable housing in the neighborhood. To satisfy a City requirement, developers have the option to build affordable housing onsite, build offsite nearby, or contribute to a fund that will build affordable units elsewhere in the City. In the effort to preserve the neighborhood's character with diverse residents, DTNA asks developers to satisfy their requirement by building onsite units.

The established requirement for onsite units is only 12%, and applies to buildings with ten or more units. In a building with 100 units, twelve of those units would be required to be affordable. But given the City's current housing crisis, SF voters made a dramatic statement with Prop K, establishing a citywide goal of 33%. 1/3 of new units constructed seems to be the new benchmark. Nonetheless even Forest City's new building at 2175 Market Street, which broke ground before Prop K, accomplished 20% onsite

making use of tax-exempt bonds. There is a widespread understanding that building only 12% affordable units onsite may further exacerbate the affordability crisis, so DTNA asks for more.

On the largest remaining parcels in the neighborhood however, and unlike Forest City, developers are not compelled to surpass the minimum requirement.

The developer at **2201 Market Street** is proposing a building with nine units – two units per floor – and a large penthouse unit covering the entire footprint. As the affordability requirement applies to buildings with ten or more units, the proposed building will not contribute to the neighborhood's affordable housing. In response to this issue, the project sponsor issued a letter pointing to high construction costs as the reason that there will be no contribution to affordable housing. As the letter reads, "Including affordable units would be a prohibitive burden to the integrity of the redevelopment." As DTNA assess the proposal, however, the decision to build a large penthouse unit instead of two units on the top floor is allowing the developer to skirt the affordability requirement. This is a design decision that DTNA cannot support, and a project the organization plans to oppose on these grounds.

Prado Group will build the project at **2254 Market Street**, currently the Sul-

livan's Funeral Home. The developer, who recently completed the Whole Foods building only a couple blocks away, has recently submitted plans to the Planning Department for Preliminary Project Assessment. There are reports the building will have 45 units. While this is an early stage in the development process, multiple information requests regarding Prado's approach to the affordability requirement remain unanswered. After unsuccessful negotiations at the Whole Foods site (and good-faith but ultimately unsuccessful efforts to build an "in kind" project in the neighborhood), Prado chose to "fee out" and have the City build affordable

units elsewhere. Keeping the affordable units on-site will be critical to the new project's approval.

Brian Spiers, who will be developing the former Home Restaurant site at **2100 Market Street**, has expressed the intent to build affordable rental units onsite. The percentage of such units is unknown.

As we continue to negotiate with developers on the future of our neighborhood, affordability is a key component. The goal: to give to others the opportunity many of us were given before rents shot for the moon. It's a goal DTNA feels strongly about.

New Rosenberg's Deli & Market

Try our freshly-made sandwiches, a variety of fresh and healthy salads and prepared foods, along with a full line of grocery products, beer, wine, liquor and cigarettes.




Purchase 9 sandwiches and receive your 10th FREE

276 Noe St. at Market & 16th
Phone/Fax (415) 241-0121

Open Sun-Thurs, 8 AM – Midnight; Fri & Sat, 8 AM – 2 AM

DTNA Sets Ambitious Goals for 2015

At our first DTNA Board meeting in January we set some ambitious goals for the year. They are based on member input, attendance at General Meetings, and comments on our website. With your support, we look forward to working hard to make the neighborhood a better place in 2015.

1. Crime and Safety / Quality of Life

Our neighborhood was shocked this year by two unsolved homicides on the streets of the Triangle, one at Church Street and Duboce Avenue and one at Noe Street and Henry Street. DTNA held two crime and safety forums at our General Meetings in November and December of last year, bringing together representatives from the police department, the city government and Board of Supervisors, and local crime-fighting non-profits. We will continue to push aggressively for police foot patrols in our area, and to get these crimes solved so there is an aspect of deterrence.

Lower-level "quality of life" crimes like recycling theft, public urination and intoxication, and vandalism have been ongoing concerns in our neighborhood for years. DTNA is hopeful that the implementation of Castro Cares (see article on page 5 in this newsletter) will finally make a dent in what has so far been an intractable problem.

2. Member Engagement

DTNA has had a lot of success pushing its agenda at City Hall, but not always so much in engaging a large percentage of the neighborhood in its activities. General meetings (unless they are about crime right after a murder) tend to be sparsely attended, and our dues-paying membership is a small percentage of the people who live in the Triangle. So we'd like to make 2015 the "Year of the Member" with activities that bring the everyday folks who live here in contact with each other in ways that make them feel part of the larger whole and (just maybe) energize them to become in-



The new pedestrian plaza at Market and Dolores Streets

involved in neighborhood activism.

We have some ideas for fun events: Music in the Noe Street Garden during Farmers Market days, house tours of architectural treasures, and block parties. But we'd like to hear from you. What sort of event would bring you out on a warm spring or summer day to hang with the 'hood? Shoot us a suggestion on our website: www.dtna.org.

3. Streetscapes and Intersections

With the construction of several new buildings along Market Street, significant funds are becoming available to improve the look of our streets and the safety of our intersections. Already a nice new pedestrian plaza has appeared at Market Street and Dolores Street and a bulb-out was created at the corner of 14th Street and Church Street. But there is far more to do. DTNA will partner with the folks at Walk SF and Vision Zero to improve safety at the intersections of 15th Street, Sanchez Street, and Market Street as

well at 16th Street, Noe Street, and Market Street. We'll also work closely with them to manage input and design consultation for streetscape upgrades like planter boxes, benches, and street trees and ensure that the results of the Upper Market and Castro Retail Study lead to real improvements in the retail landscape (i.e. vacant storefronts filled with neighborhood-serving businesses).

4. Affordability

DTNA will continue its advocacy for affordable housing in the Triangle, building on the successes of 2014 (all the new developments that completed construction along Market Street in 2014 include affordable units, see November 2014 newsletter) and capitalizing on the powerful message sent to City Hall by the overwhelming passage of Prop K on the 2014 ballot. We anticipate more development proposals in 2014, and our expectation is that they will all include significantly more than the legally-mandated 12% affordable units.

Deliverers Needed

We could use some help delivering the DTNA News!

We have one person delivering both Germania and Steiner. and we're looking for someone to take over one or the other. We're also looking for someone who lives at 400 Duboce to put newsletters in the lobby. We could also use some backup newsletter deliverers, so that we have a few names available if others leave.

The job takes about 25 minutes every other month, two weekends before the DTNA General Meetings. We're also looking for someone to do the mail outs.

Please contact DTNA at 415-295-1530 if you'd like to help.

General Meeting Notes December 2014

These notes cover the topics from the meeting that were not related to crime.

CPMC

Mary Lanier, CPMC Davies Vice President, Post Acute Services & CAO, said that all CPMC campuses would be smoke free as of January 1. She said that it is primarily staff that smokes on campus and the new smoking policy may force smokers onto nearby public sidewalks in the Duboce Triangle. She urged residents to call her office if they see a violation or residue. CPMC will evaluate the program as it progresses. Four trees fell during the recent wind and storm, causing some property damage but no injuries. Mary will be back at our next meeting in February to update us about current events at CPMC.

Annual Elections and Bylaw Changes

Annual elections were held and the DTNA Board of Directors recommended a slate that was approved. David Troup is the new president. Erik Honda and Mark Scheuer remain Vice President and Secretary. Pat Tura goes from President to Treasurer. Dylan McNiven, Danny Yadegar, Tim Dunn, and Garrin Wong were elected to the board.

Treasurer David Troup reviewed two changes to the bylaws that required membership approval: change the boundaries to accommodate people who live within one block of our current boundaries and change the number of board members from thirteen to eleven. Both passed unanimously.

MTA and Planning Department.

Developers pay the City for community and streetscape improvements. With these funds, the City has been focused on improving the safety of 15th Street at Market Street and 16th Street at Market Street, both confusing six point intersections. MTA will report back to DTNA as the project progresses. Lots of studies, in-

cluding an Upper Market charette, have been done.

Adam Varat from the Planning Department said they are developing proposals for intersections. Many diagrams show concepts but they have not always been vetted to consider traffic and circulation patterns. Conceptual ideas and priorities must still be worked out.

Patrick Golier from MTA said that their projects address some very complex intersections. City departments have adopted Vision Zero, a goal of eliminating all traffic deaths within ten years. The Department of Public Health has identified high injury and collision corridors. Other funding sources will be made available since this is a high priority issue.

Gabriel Ho from MTA reviewed what their engineering team is doing to im-

prove safety including: bulb outs, landscaping opportunities that become available with sidewalk widening, traffic islands and other techniques to promote slower vehicle speeds, higher visibility crosswalks, and tweaking signals to allow more time for pedestrians to cross and vehicles to turn.

The 400 and 500 blocks of Castro Street received major improvements as part of the recently completed Castro Street Improvement Project. Church Street also had some work done in last two years. The crosswalk between Safeway and Whole Foods will be straightened.

MTA will be taking a step back to do additional outreach. Vision Zero requires a closer look. A time line for a larger plan is being developed and MTA will come back in the winter with more concrete information. DTNA's Land Use Committee will continue to be involved.

Meet Your Real Estate Dream Team.

Power in Numbers
An experienced team approach wins in this uber competitive market

- Homeowners & landlords in your neighborhood
- Unique insights on landlord/tenant issues
- Buyer, seller, investor, we have you covered

THE SWANN GROUP

Rachel 415.225.7743
or David 415.637.6825
Info@TheSwannGroupSF.com
TheSwannGroupSF.com

BRB License # 01860456 BRB License # 01779902

The Swann Group SF

★★★★★ yelp f t

DUBOCE TRIANGLE TIPS AND FUN FACTS:
The Duboce Triangle Farmer's Market at Market and Noe streets takes place on Wednesdays from 4 - 8pm and runs from April through October.

Contact us and we can provide you with a detailed real estate report on Duboce Triangle

HILL & CO.
REAL ESTATE

President's Message, continued

Continued from page 3

on a larger percentage of affordable units in new projects seeking approval.

We are going to push for a greater level of affordable housing across the board, including at smaller projects,

such as the one proposed at 2201 Market Street where the developer is trying to escape the requirement to provide even one affordable unit by keeping the total at fewer than ten units. Our affordability crisis demands that every new project carry its weight and deliver some in-

clusive units. Developers, read my lips: DTNA will use its full weight to oppose and stop any project that fails to provide this basic benefit to our neighborhood.

We will need the help and support of our members, neighbors and city leaders to

ensure that our neighborhood will provide opportunities for people like teachers, first responders, public workers, and nurses to live in the neighborhood in which they work, and that our neighborhood remains vibrant and diverse.

Supervisor's Message, continued

Continued from page 2

neighborhood and meet the needs of both residents and visitors. A coalition of neighborhood groups, including DTNA, has come together, working with my office and the Office of Economic and Workforce Development to formulate a neighborhood retail strategy. Data collection is now underway, and many of us eagerly anticipate the results of this important work.

Castro Cares

Homelessness and street behavior continue to be challenges for our neighborhood. I work closely every day with our police department, our Community Benefit District, and homeless outreach workers to try to address the problem. In the last budget, I obtained funding for a pilot program, called Castro Cares. Castro Cares is a coalition of neighborhood organizations dedicated to a targeted approach to homelessness and street behavior in the Castro.

The project will fund homeless outreach workers dedicated to the Castro as well as off-duty police officers who will patrol the neighborhood. Both our police department and our homeless outreach team are under-staffed. We don't currently have enough officers, and outreach workers tend to focus on the Tenderloin, Mission, and other neighborhoods with the most intense needs. Castro Cares will supplement existing services and ensure focused attention on the Castro. It's not

a silver bullet, given how deep these problems are, but it will help.

Here's to a great and productive 2015.

Scott Wiener represents Duboce Triangle, among other neighborhoods, on the Board of Supervisors. More information at www.scottwiener.com.

HERE'S WHAT CLIENTS ARE SAYING: "Always puts his client's interest first"

"Savvy, Smart, Experienced" "Simply the Best"

"Easy to work with" "VERY KNOWLEDGEABLE"

"HIGHLY RECOMMENDED" "Gets the job done"

I've been ranked as one of the Top Realtors in San Francisco for the last 5 years. If you're considering buying or selling a home, I would love the opportunity to discuss how I can put my experience and track record to work for you.

Dan Dodd 415.321.7073
dandodd@vanguardsf.com Lic# 01403228

DAN DODD
Make the Right Move

VANGUARD PROPERTIES

2501 Mission Street, San Francisco, CA 415.321.7000 | www.vanguardproperties.com

www.DanDodd.com

DTNA Board of Directors

President

David Troup / 15th St.

Vice President

Erik Honda / Henry St.

Treasurer

Pat Tura / 16th St.

Board Secretary

Mark Scheuer / Scott St.

Newsletter Editor

Garrin Wong / Duboce Ave.

Board Members

Tim Dunn / Boynton Ct.

Dylan McNiven / Market St.

Garrin Wong / Duboce Ave.

Danny Yadegar / 14th St.

Newsletter Distribution

David Fix / Steiner St.

Newsletter Layout

Lynn Bayer / Carmelita St.

ADMIN HELP WANTED

DTNA is looking for a part-time (3-4 hours/month) paid administrative person to assist the organization with various tasks on a contract basis at \$15/hr. Candidates must possess good organizational and computer skills and be able to work independently. Experience with MS Word and Excel preferred.

This is a great opportunity to help your neighborhood and earn a little extra money in your spare time. If interested, please leave a message at (415) 295-1530.

Tom's Tree Works

Certified Tree & Power Line Clearance
Complete Certified Pruning
Yard Clean-up



Proudly serving our neighborhood.

Call Tom for a free estimate at 415.678.9881

I'm QUEER but I'll get
your deal STRAIGHT!



Katharine Holland

www.KatharineHolland.com DRE#01336487 415-378-2697

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
- Maintain our neighborhood character and quality of life

Join online using your credit/debit card! Visit

www.dtna.org/join.html and become a member today.



Yes! I want to join DTNA.

I want to get involved/volunteer, too!

Please contact me. I'm interested in:

- Land use/development Newsletter
 Transportation issues Clerical help
 Other _____

Mail to:

Treasurer

Duboce Triangle Neighborhood Association
3673 16th St.

San Francisco, CA 94114

Name: _____

Address: _____

Email: _____

Phone: _____

Comments: _____

Annual Membership dues:

- Regular \$ 25
- Business \$ 50
- Patron \$ 50
- Benefactor \$ 75
- Angel \$ 100
- Superstar \$ 250