

FEB - MAR 2020



# DUBOCE TRIANGLE NEWS

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

**Monday, February 10, 2020**

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

## **PUBLIC MEETING**

**CPMC Davies Campus  
Conferencing Center**

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Level, turn left, double doors at first  
hallway to the left.)

### **MEETING AGENDA**

- Meet your neighbors (7:00 - 7:30)
- Join us as we hear from Daniel Anderson of the Yes on Prop D campaign
- Supervisor Rafael Mandelman and Assemblyman David Chiu will update us on their legislative agendas.

### **DATES TO REMEMBER:**

Monday, February 3, 7-8:30 pm  
**DTNA Land Use Committee Meeting.** Chase Bank at Sanchez and Market Streets.

Tuesday, February 11, 7-8 pm  
**Park Station Community Meeting.** Park Station Community Room. 1899 Waller Street.

Monday, March 2, 7-8:30 pm  
**DTNA Land Use Committee Meeting.** Chase Bank at Sanchez and Market Streets.

Wednesday, March 4, 4-8 pm  
**Castro Farmers Market.** Noe St between Markey and Beaver St.

Tuesday, March 10, 7-8 pm  
**Park Station Community Meeting.** Park Station Community Room. 1899 Waller Street.

Saturday, March 14, 10 am - noon  
**Friends of Duboce Park Volunteer Day.** Contact Rose at [rose@friendsofdubocepark.org](mailto:rose@friendsofdubocepark.org) or 415-255-8370.

## **Pat Tura – Stepping Out**



*Pat Tura is stepping down from the DTNA board after serving in various leadership positions over the past decade.*

Ten years ago, I became involved with DTNA because I saw the organization making an impact in the neighborhood and a difference at City Hall. DTNA had just completed the Upper Market Development Design Guidelines, which outlined a clear vision and a decision-making process for future development. The results became the City's guiding design principles for the Upper Market corridor today. It was DTNA leadership and members who made this happen, and I wanted to be on their winning team.

I joined the Land Use Committee, and later became chairman of the Transportation Committee, then became Vice President of DTNA for two years, then President for two years. Growing weary I stepped back down to Chair of Land Use for two years and most recently served three years as DTNA Treasurer. The dedication, knowledge and passion of this one-hundred percent volunteer organization always made me proud to be a part of DTNA. I learned how important preservation of historical resources is, bal-

anced with the need for new development to meet our growing housing crisis. I honed my skills in navigating land use and policy issues with City planners. I learned how to interpret transportation studies and needs, and how to work with a coalition of different neighborhoods and housing advocates to ensure inclusionary housing for everyone in our community. All of this under the guidance of some of the City's best professional urban developers and housing advocates. The caliber of smart people dedicated to DTNA causes is unsurpassed, and I feel so fortunate to have had this opportunity to work with them.

So much development has occurred in the last ten years, and we have shaped it. DTNA has always been dedicated to negotiating with developers for the best buildable design, and for the most affordable units, meanwhile ensuring that each project is built in accordance with the Upper Market design guidelines. I have a very fond memory of giving a presentation to the Planning Commission of a portfolio of nine properties in the Upper Market that they had awarded approvals to over a three-year period, for a total of 553 apartments with 67,450 square feet of retail. They watched the presentation intently, then they all looked at each other and said to each other incredulously, "We approved all of this?!" Building has happened at such a frantic pace, and unfortunately often developers take everything they can grab from the City, while residents are left to fight for what's right for the neighborhood. DTNA has been there every step of the way to represent the residents' interests; it really does take a village, and then some.

I am stepping down from the Board due to personal and professional time constraints, but I plan to stay involved in the Land Use Committee and plan to help on projects

*Continues on page 9*



Happy New Year, Duboce Triangle!



San Francisco District 8 Supervisor Rafael Mandelman

I am excited to share some of my 2020 priorities with all of you, including expanding services for people struggling with mental health and substance abuse issues, increasing our affordable housing stock, and making our public transportation system more reliable. Last year I worked with experts and community leaders to generate roadmaps to tackle our meth epidemic, build more affordable housing in District 8, and improve MUNI performance. Now it's time to put those plans into action!

Meth Task Force

We all know San Francisco has a meth problem. We see meth on our streets, in our hospital emergency rooms, in our jails, and all too often on the growing list of San Franciscans dying from over-

doses. In February 2019, Mayor Breed and I convened a Meth Task Force with public health, homelessness, and law enforcement officials, service providers, and advocates to respond to the crisis. In October, the Task Force released its Final Report, putting forward 17 recommendations for the City to pursue in our efforts to tackle the meth epidemic.

I am pushing for the immediate implementation of two of the top recommendations -- creating the City's first Meth Sobering Center to provide a safe indoor space for people under the influence of methamphetamine, and the development of a behavioral health crisis response team to ensure that every San Franciscan can get fast and appropriate support to move people in crisis off our streets and into care.

District 8 Affordability Strategy

In the last decade District 8 has seen more than 600 no-fault evictions, the second highest rate in the City. In that same time span, just 244 new units of affordable housing were built in the district. Creating more affordable housing in District 8 neighborhoods is a top priority for me but a number of factors, including the high cost of land, have made this especially challenging in our district. That's why I set aside funding in last year's budget for preparation of a

District 8 Affordability Strategy. The strategy will document the district's housing needs and conditions and will explore promising strategies for affordable housing development, including options for reducing housing production costs and increasing capacity for the non-profit acquisition of existing rent-controlled housing. Using recommendations developed by the D8 Strategy, my office will work with the Mayor's Office of Housing and Community Development and the non-profit housing community to add desperately needed affordable housing units in District 8.


Transit Performance Working Group

Bringing together national transit leaders and local experts, the MUNI Reliability Working Group met for the last half of 2019. I helped form the Working

Group along with Mayor Breed and Transportation Authority Chair Aaron Peskin to develop a proposed work plan for the new MTA director for his first 18 to 24 months on the job, and to highlight key opportunities for short-term improvement including addressing hiring and workforce issues, tackling congestion, and investing in maintenance and improvement of our MUNI infrastructure.

The full list of recommendations from the Working Group will be released in a report late January, and I look forward to working with the SFMTA and new MTA Director Jeffrey Tumlin to implement as many of them as possible in 2020.

As always, if you have feedback, questions or concerns, don't hesitate to reach out to my office, at [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org).



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Welcome to the New Decade!



Kimyn Braithwaite  
DTNA President

Happy New Year and welcome to the new decade! We at DTNA are excited for the new year and have already been working hard on creating new goals and plans for the upcoming year.

We all know that this year is an important year for civic engagement. In fact, it may be more vital to vote this year than any other election in our lifetimes (although one should always vote). This year California's primary will be held on Tuesday, March 3rd. An article in this newsletter reminds everyone about the importance of voting and the significant issues on the ballot. We will be discussing one of those significant issues, Proposition D, at our upcoming General Meeting on February 10th (details on cover of newsletter). Coming to a meeting is a great way to get more engaged.

We at DTNA are always grateful when members of the community join us at our General Meetings. We work hard to make them interesting and relevant to the issues that we all face in the Triangle. Along with a representative speaking about the merits of Prop D, we will also have Supervisor Rafael Mandelman and State Assemblyman David Chiu on hand to discuss their goals and legislative agendas for their districts. It will be a very informative evening and one that should not be missed.

Beyond attending a meeting, if you are wondering how else you can get more involved, DTNA would love for you to join us. At the end of last year, two of our longstanding Board members retired. We were fortunate to have both David Troup and Pat Tura on the Board for many years, sharing their knowledge, expertise, and passion about the neighborhood. Their combined experience will be greatly missed. And now with them gone, DTNA needs new Board members. At our recent Board Meeting, a discussion was had about the lack of business owners represented. If you are an owner of a business that is within DTNA's boundaries (or you know someone who is) we desire to have your voice and perspective at our meetings.

But we are not just looking for business owners. It would be great to have more renters and younger residents, as theirs are viewpoints that DTNA could benefit from. Not only do we desire new perspectives,

we also need your experience. Do you care about your neighborhood and also have web design skills? DTNA can help fulfill that aspiration to get involved. Do you enjoy walking the neighborhood and admiring the many beautiful homes? Why not deliver newsletters while you are out on your stroll? If you have ever had an interest in writing for the newsletter let us know. These are just some of the many opportunities to get involved with the neighborhood through DTNA.

Currently, the Board of DTNA are a group of people with differing backgrounds and histories with one thing in common: a devotion to making our neighborhood safe and inviting to everyone. We know that you share that same commonality with us. In this new year and this new decade, why not enhance your desire to get involved and spend some time with us. We would love to have you!

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## Vote! California's March 3 Super Tuesday Election Is a Big One

A lot is happening in the 2020 election cycle. Although San Francisco's March 3 election may not be as consequential as November's, it will lay the groundwork for that one. As well as the results will bring forward important state and local issues that are key to maintaining San Francisco's leadership as a model progressive city.

As a 501(c)(3) nonprofit, DTNA cannot endorse candidates, but we all have our favorites in the still competitive race for US President in November, and the March primary should draw a large crowd of eager citizens to the polls. Unfortunately, there is no ranked-choice voting for presidential contests, so you only get to pick one. Get to the ballot box and make the call...

There are also contested elections for the Democratic County Central Committee, often a springboard for future politicians, as well as the site of the endless debate between moderate and progressive Democrats. The same dynamic applies to the "top two" primary for our State Senate District 11 (San Francisco County and a bit of San Mateo County), where incumbent moderate Scott Wiener is facing off against the progressive Jackie Fielder. Republican Erin Smith is also running.

City and County of San Francisco will be voting on several ballot initiatives, some of which promise to make a dent in a few the City's more intractable problems. Most prominently, for years the DTNA Board and Land Use Committee have wrestled with the seemingly intractable problem of retail vacancies in our neighborhood, especially on the Market Street corridor. With DTNA's support, Supervisor Mandelman has implemented a series of legislative "carrots", making it cheaper and easier to open a business in our area; however, the retail vacancy

problem remains. Recent studies have indicated that landlords hold out for a high rent formula—retail tenants because then the value of the building increases. To many San Franciscans, it seems increasingly evident that something is needed to encourage landlords to rent their properties. As a result, the City has Proposition D, a vacancy tax on empty retail spaces. The San Francisco Chronicle summary of Prop D follows:

"With so many San Francisco neighborhoods beset by a rash of empty storefronts, Prop. D would tax property owners who keep ground-floor space in certain commercial districts vacant. If the measure passes with a two-thirds supermajority, landlords whose storefronts have been empty for more than 182 days will be charged a fee based on the size of their storefront and how long it's remained empty. The tax, championed by Supervisor Aaron Peskin, would start at \$250 per linear foot of storefront in year one and double in each consecutive year. The measure would affect the City's 30 or so neighborhood commercial corridors, including Union Street, West Portal and Haight Street, starting in 2021." (from Election 2020: A breakdown of San Francisco's March ballot measures Dominic Fracassa Dec. 10, 2019)

In March, San Francisco will also vote on Proposition B, an earthquake safety bond measure to finance infrastructure improvements at police and fire stations, the 911 call center, and other disaster-response facilities; Proposition C, which seeks to ensure that employees of the San Francisco Housing Authority can access their city retirement medical benefits if

they found another city job following the agency's collapse; and Proposition E, which would restrict future office development if San Francisco fails to meet state-mandated affordable housing goals.

While supporting the goals of Proposition D and E, the Board took no position because of uncertainty regarding their full implications.

Two additional propositions have qualified for the statewide ballot, the Criminal Sentencing Initiative and the Cash Bail Referendum. Both are designed to roll back progressive sentencing and criminal justice reforms passed during Jerry Brown's governorship.

In the November 2019 election,

which elected a mayor, a district attorney, and four other Citywide officers, as well as settled six local ballot initiatives, the Castro/Upper Market neighborhood had the best voter turnout in the City at 42%, despite not having a competitive supervisor's race in our district. This does mean that 58% of registered voters in our area did not vote, so there is still a way to go to show that we are true stewards of democracy. Please keep in mind that to maintain a democracy requires the constant attention and devotion of all citizens, a fact which should be especially evident in our current era of creeping authoritarianism around the world. To channel our Congressional Representative, Speaker Nancy Pelosi, who is fond of quoting Ben Franklin, we have "a republic, if you can keep it". Be a keeper and vote!

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## Major Changes Coming to Market Street and the Triangle

It is looking like 2020 is going to be another big year for development in and near the Duboce Triangle.

To start on a macro level, the "Better Market Street Project" was approved at the end of last year. This project will include a number of street improvements to Market Street, chief among them pedestrianization from the Embarcadero and Van Ness Avenue, meaning that stretch of Market Street will only be available to pedestrians, bicyclists, and public transportation - not to cars. There will also be significant pedestrian improvements between Van Ness Avenue and Octavia Boulevard. This initiative will absolutely have a noticeable impact on our City; it is a bold step forward. The goal is to make San Francisco's main street safer and more accessible to pedestrians. These types of changes come from a shift in values; from car-oriented cities to pedestrian-oriented cities. It will be years before we see this plan come to full fruition, but already land surveyors can be seen measuring

and scoping and painting out dig spots for sidewalk changes, so change is afoot in the near future.

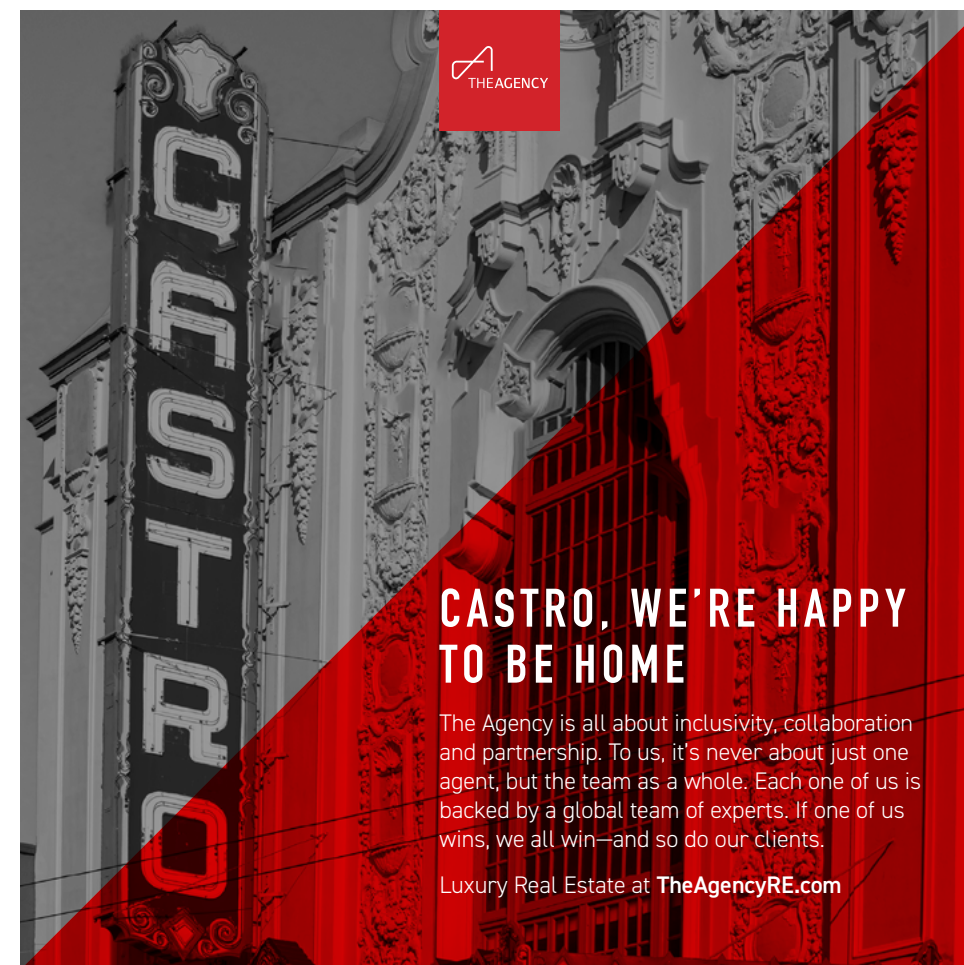
Another large-scale change potentially coming our way is California Senate Bill 50. This bill was presented to the California legislature by Senator Scott Wiener, our previous District 8 Supervisor. A highly contested piece of legislation, SB-50 has been under discussion for some time, so many of you have heard about this bill and have developed an opinion on it. If the democratic process is working right, those opinions, translated up through the DTNA Land Use Committee and Board, have reached Senator Wiener's ears and altered his thinking a bit, so he has changed the legislation substantially from last year's iteration. Wiener's amendments are an attempt to give more control to locals to decide how the up-zoning will be adopted; local jurisdictions will be given a two-year window and a degree of flexibility to de-

termine how the increased density will be implemented in their community. The new endorsements for SB-50 include mayors and other elected officials across the state, as well as community groups and nonprofits. The fate of Senate Bill 50 will likely be determined in early 2020, so keep an ear to the ground and keep your opinions coming our way.

Pivoting to more local concerns, DTNA has been presented with three sizable new developments that will likely dominate our Land Use discussions for the next several months, and possibly our skyline in the coming decade. These projects are at 240 Church Street, 2035 Market Street, and 2040 Market Street. All of these buildings are replacing low-rise existing buildings with mid-rise/high-density housing. They all claim to be "affordable-by-design", a trendy new term used by developers to market their projects. All of them as presently proposed contain a very small number of actually affordable Below Market Rate (BMR) units - most are proposing 10-12% BMR, substantially less than the 20% minimum DTNA expects from projects in our neighborhood, which is disappointing.

240 Church St will be replacing the single-story brick building currently occupied by Thorough Bread and Pastry. The developer is in contact with Thorough Bread's owner and say they are highly motivated to keep the bakery on-site. Nobody wants to lose another beloved local business. If Thorough Bread returns after construction, it will occupy the new ground-floor retail as well as the newly-improved back yard. The required open-space for the building's residents will be located on the roof, so you may still be able to still enjoy a coffee in that quaint little back patio we all love, but this time with some new neighbors. 240 Church will have five stories containing one and two-bedroom units, and will be a six-story building, roughly 65 feet tall. The adjacent existing buildings are roughly 40 feet tall, so the height change will not be too drastic. The project aims to start construction in 2022 and to finish construction by 2024. The Land Use Committee will be tracking this development every step of the way.

*Continues on page 8*





Karmic Advice: Being a Good Neighbor

One of the features that makes our neighborhood unique is that despite living less than two miles from downtown, we live amongst unique residential blocks that feature shared communal open spaces. As a result, we see, hear, and know our neighbors. This proximity can cause tension if we are not considerate. Here is a short list of ideas for how we can continue to be good neighbors.

**Enjoy Your Music.** Privately. We all share the same communal backyard, but do not all share the same music taste. Keep your music inside your home or inside your earbuds. If you listen to music with open windows, make sure your speakers face into the residence.

**Gazing at the Stars.** San Francisco is one of the few major cities where it is still possible to clearly see stars at night. If you are adding more lights to your residence, make sure your lighting is lighting your property and not your neighbor's homes. Consider using hooded lamps or directed bulbs to face light down.

**Light the Way.** DTNA has been an advocate for well-lit streets and sidewalks. If the sidewalk in front of your home is dark, consider appropriate lighting. But be aware that bare bulbs with harsh LED lighting or motion-activated light can momentarily blind a passerby. Opt for low level lighting that is hooded or directed down so as to light sidewalks and not blind neighbors.

**Party with Consideration.** Duboce Triangle has always been a fun neighborhood. If you are hosting a party at your home, let neighbors know of your plans so they can plan accordingly (or invite them!) Make sure guests do not congregate on others' doorsteps or otherwise disturb neighbors.

**Love You – Not your Garbage.** Remember your old furniture, old printer, old mattress or clothes do not belong on the curb. Refuse should be placed in your black, blue, and green Recology bins. If you have any items that don't fit in your bins, schedule Recology to pick up your bulky items (<https://www.recology.com/recology-san-francisco/bulky-item-collection/>).

**Love Your Dog too – But...** Our neighborhood is one of the most pet friendly places in San Francisco. But nobody likes your dog using their building, planters, or our sidewalk as

a restroom. San Francisco law requires you to curb your dog. That means taking your dog to the curb and having them go there to do their business and then cleaning up after them.

**Constructive Construction.** Construction and renovations are a fact of life. Neighbors are reminded that the City allows building construction to occur during the hours of 7:00 AM to 8:00 PM, seven days a week, including holidays. Neighbors should try to mitigate the impact of their projects on the neighborhood by asking contractors to not leave unused vehicles in shared street parking spaces when construction is not occurring. Ask your contractor to plan noisy outdoor work away from early hours if they could be doing indoor work instead.

**Protect your Neighbors.** Power washing your deck? Scraping paint off your building? Shaking out your rug? Your neighbors do not want dirty water, paint chips or dirt any more than you do. Be considerate where

the debris is winding up. And due to the use of lead paint and asbestos tiles in older homes, law requires you to properly enclose and clean up debris from the removal of lead paint or asbestos.

**Pets and Children.** As families join our neighborhood, the joyful sound of children and pets fills our neighborhood. But remember, putting barking dogs and crying children in the backyard to make your house quiet, is not considerate for neighbors.

**Don't be a Pest.** In order to keep rodents at bay, ensure your garbage bins are properly enclosed and sealed. Timely removal of yard debris by cleaning up fallen fruit from fruit trees helps in eliminating nesting sites.

Have other ideas for "How to Be a Good Neighbor"? Send them to us at <https://www.dtna.org/contact.html> and we'll publish updates to our list in the future.

Walking the Triangle

By Erik Honda, DTNA Secretary

Duboce Triangle is very near the geographic center of the City, so it seems possible that a circumnavigation of the neighborhood could lead to some insights into the "heart" of our fair metropolis. With this idea in mind I set out in the late afternoon a crisp fall day toward the end of October, beginning on Castro Street a few steps up from my house on middle Henry Street. The glorious heights of Buena Vista rose in shades of pink and green above and behind the freshly painted McKinley School, where the delighted shouts of school children echoed with joyous abandon. The sky was a



The Scott Street labyrinth.

sparkling clear and cloudless blue above.

Walking North, the first clear view of the City below is down 14th Street, which bisects the Triangle. From Castro Street and 14th Street, the San Francisco Bay glitters behind the Mission and South Beach neighborhoods, and it is possible to glimpse the Oakland hills and even Mount Diablo in the distance. On the West side of Castro Street, across from the bleak blocks of the brutalist California Pacific Medical Center, grand Victorian mansions brood over the view, giving no hint that some of their staid facades will soon become draped festooned with all manner of lights, holly, and sleighs for the holidays. Passing Duboce Street, the Triangle makes a jog West as Castro Street

morphs into Divisadero Street, and the locals there have done interesting work with their tiny triangular back yards, adding public gardens and container plants to guide the way to the Triangle's Northernmost point. That point, at Waller Street and Divisadero Street, offers a grand view of all of downtown, from Pacific Heights and the pyramid to Salesforce Tower, the Bay Bridge and downtown Oakland, taking in as well the new condos rising in South Beach near the Chase Center.

Walking down Waller Street, the Northern edge of the Triangle delineates our neighborhood from Lower Haight, now gentrifying with high-end restaurants, bike shops, and numerous barber and hairdresser shops. On the Triangle side, I passed the lovely grand magnolias at Scott Street, spreading across the greensward where a dad and son were playing catch, and casting some shade on the Scott Street labyrinth, a neighborhood project that is wearing well. I took some meditative moments to let my finger trace the mini-labyrinth on the pedestal nearby, vaguely overhearing the conversation of the happy couple eating sushi on the tiled bench.

The next three blocks of Waller Street edge the Duboce Park Landmark District, dedicated in 2013 to honor the grand designs of the large Victorians that edge Duboce Park, some single-family and some large-scale residential apartment buildings, and these well-maintained and elegantly painted edifices were as glorious and multi-hued as ever on this particular day. Their thunder was stolen a bit, though, by the even more charming sight of hundreds of tiny tots in various costumes swarming up and down the short streets (Carmelita, Pierce and Po-

tomac Streets) that dead-end into the park, stopping off at the many haunted houses, witch covens, and zombie nests that had appeared in recognition of the ghoulish holiday. Some were accompanied by wine-sipping parents, and more adults sat on stoops or on an eclectic collection of sidewalk chairs, offering candy and approving, neighborhood collective-spirit-of-inclusion glances at the milling crowds.

A block past Steiner Street, the crowd thinned quite a bit, and by the time I arrived at Fillmore Street and turned right to follow the curious zig-zag that closes the northeastern side of our neighborhood, the shadows were growing long. It was still a great pleasure to pass the small neighborhood shops on Fillmore Street, though, their doors surrounded with a riot of container plants and sidewalk planters loaded with succulents, and to glance back Westward up the two-block stretch of tiny Germania Street, where rows of cherry trees guard a charming jumble of cottages and modern homes. Arriving at Herman Street and Fillmore Street, one catches a whiff of the more industrial buildings to the East in the modest but charming two-story brick and stainless-steel mid-century modern landmark of Local 6 of the International Brotherhood of Electrical



One view of downtown San Francisco from the Triangle.

Workers building, its ivy carefully trimmed in the way only diligent workers could do. Hermann Street is the last jog before the Triangle returns to its origins on Duboce Avenue, and, heading East on Hermann Street, the last vestiges of Victoriana give way to the modern bulk of 1 Church Street, the largest affordable housing development in our area, recently repainted and sparkling in the last rays of the afternoon sun.

Arriving at Duboce Avenue and Church Street, I realized I had made it only halfway around the Triangle, and already there was so much story to tell. Things get a bit gritty from here, but there are bright spots too, which shall remain a mystery until two months from now, when we'll rejoin the walk at the last N stop before the downtown tunnel. Until then design your own walk and send it our way at DTNA.org, so we can all share the secrets of Walking the Triangle. See you out there, and enjoy!

# Think Local

# Think Duboce Triangle



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# DTNA Board Meeting Notes

The Duboce Triangle Neighborhood Association Board meets every other month.

**At the November 2019 meeting:** Mark Scheuer reported that SFPD Park Station has regular Coffee with A Cop meeting with neighbors (check <https://www.sanfranciscopolice.org/stations/park-station> for upcoming events). Castro Cares goal is making the Castro more hospitable to "both those living on the street and those who live, work, shop and play in the Castro/Upper Market district." Castro Cares is focusing on placing the ten Castro homeless persons most likely to-be-successful-

in-transition into housing. The Market Retail Strategy Implementation committee is making three-minute educational videos to educate residents about the work they are doing. Kevin Riley was introduced as the new DTNA Board Member and will be the 2020 Co-Chair of Land Use (with Kimyn Braithwaite). It was noted that the Flore Cannabis Store was approved with Conditions requested by the DTNA. The Duboce Triangle News, Upcoming General Meeting Agendas, the December Welcome/Mixer Holiday Party and the Election for 2020 Officers and Board Members were discussed.

**At the January 2020 meeting:** The Board discussed revisiting the DTNA structure to optimize communication, transparency, accountability, functionality, and finances including the cost of the Duboce Triangle News. There will be a trial deconstruction of the Treasurer's responsibilities by appointing an Advertising Manager and Membership Manager. While supporting the goals of Proposition D and E, the Board took no position. Supervisor Peskin will be invited to the February General Meeting to discuss Proposition D (Retail Vacancy Penalty Tax). Board Members volunteered to share duties of

Distribution manager until a candidate is found. A new Web Master is needed. Board thanked Sterling Bank for their January Donation of \$5,000.00 to the Historic District Fund. Invites to the 2020 DTNA General Meetings will include Chesa Boudin (SF DA), Capt. Renne Paggano (SFPD Park Station), Jeffrey Tumlin (Director SFMTA), Scott Weiner (State Senator), Rafael Mandelman (SF Supervisor). 2020 Goals include completion of the Duboce Triangle Historic District initiative, Triangle policing & safety, and addressing retail vacancies.

# Major Changes, continued

Continued from page 5

2035 Market and 2040 Market are almost identical projects. Both are owned by the same developer, designed by the same architect, are alike in terms of their exterior design, and as currently proposed will contain similar units/interior programs. These nine-story apartment buildings will be double the size of the existing adjacent buildings. They will each have a small backyard and a small rooftop terrace. The residential units inside these buildings are uniquely designed. The plan is to incorporate movable partitions within the units, allowing the space to transform between a two-bedroom configuration up to a four-bedroom configuration. The concept is that the rent for these units can be split two ways, three ways, or four ways, thus making the unit possibly more affordable to those who cannot pay the stratospheric

rents in our neighborhood. It will be interesting to see what the San Francisco Planning Department thinks of these unconventional residential units, especially given that the four-bedroom configuration will result in 70 square-foot bedrooms (smaller than the standard 8 foot by 10-foot jail cell) and some of the bedrooms would not have any exterior windows, which is not allowed under current Planning code.

The best way for to keep track of all the development happening in our neighborhood is to join the DTNA Land Use Committee. Come to our meetings, which take place the first Monday of every month from 7 to 8:30 in the Chase Bank at Sanchez Street and Market Street, and add your voice to the deliberations. Hope to see you there.



**We're proud to help improve the neighborhood.**

Sutter Health's Davies campus is improving access to care in the Duboce Neighborhood:

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# Meet Your New Board Member: Kevin Riley, Land Use Chair



Kevin Riley  
DTNA Board Member

Hello Neighbors! I'm delighted to be serving as the new Land Use Chair for the Duboce Triangle Neighborhood Association. I look forward to being a champion for our community as we deliberate future development, improvements, and legislation. I am excited to watch our City thrive in this new decade.

I vividly recall my first impressions of our neighborhood: walking down Sanchez Street, where I currently live, and marveling at the robust trees and charming Victorian homes; admiring how the outdoor seating at Duboce Park Cafe serves as an urban oasis, energized by the buzz of bicyclists and Muni trains zipping by; the joyous dogs playing

in Duboce Park while picnickers take in some sunshine. I love calling this place home.

This year I look forward to playing a modest role in the continued growth of Duboce Triangle. I will be engaging in discussions, attending meetings, and staying up to date on everything land use related. As I am sure you have noticed, there is a lot going on in our small neighborhood. I have been living here for just over a year and have already witnessed notable changes -- beloved businesses close with the hopes of new ones taking their places, old structures are torn down and new, larger buildings spring up. The change is fast-paced and only getting faster.

I believe we can welcome new neighbors and friends to our community while still maintaining the character we all love. I am an optimist when it comes to urbanism: I believe in cities and in their ability to grow in a positive way. That is, after all, what I do at my day job as an architectural designer of multi-family housing and affordable housing for Pyatok Architects. At my firm, we believe quality housing should be available to all who want it. A home should not just be a shelter but a place to be proud of; to

belong to. That is the mindset I bring to our Land Use Committee. I will strive to take the lessons learned during my career and apply them to our land use deliberations.

For those of you interested in my background: I was born and raised in a town just outside Providence, Rhode Island. I earned my master's degree in architecture at Wentworth Institute of Technology in Boston, after which I stayed in Boston for a couple of years working at a healthcare design firm. After suffering through enough winters to last a lifetime, I left New England behind and made the all-American journey West. I joined Pyatok and moved to Oakland, where I lived for a couple of years before finally completing my coast-to-coast journey by moving to San Francisco. Outside of work and DTNA, I am involved

in the American Institute of Architects, serving on the local San Francisco board and in the California chapter this year. I am also Leadership in Energy and Environmental Design (LEED)-accredited.

I'm looking forward to the year ahead and hope to make our neighborhood a better place to live for everyone. I am still somewhat new to the Triangle, but I am passionate about our little corner of San Francisco. I believe this is one of the best places to live in the City. Please join us at a Land Use discussion this year and tell us what is important to you (we meet the first Monday of every month from 7 to 8:30 in the Chase Bank at Sanchez and Market). Or, if you see me around the neighborhood, please say hello and let me know how you would like to see our Triangle grow.

# Pat Tura, continued

Continued from first page

when time permits. I want to thank the wonderful members of DTNA for all your support over the years. I'd especially like to thank our newsletter advertisers, who both provide services and bring a spirit of community to our neighborhood. It is great to see that there is a new wave of membership made up of young professionals with enthusiasm to

maintain our neighborhood as a safe, livable, walkable, clean, and beautiful place to live. It is the responsibility of all of us to give back to our neighborhood, and to make it a better place so we can all live in peace and harmony together in this chaotic time in the world. I hope you will join DTNA in this effort, and be a part of the village. See you out in the neighborhood.

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## Greening Noe Street

*Editor's note – The below is part of an ongoing series of articles compiled by Luke Bruner, the General Manager of Café Flore, based on his archeological digs through neighborhood documents. Thanks Luke!*

This newsletter's article focuses a bit on the original plans for the greening of Noe Street in the 1970s. In addition to Alexander Bodi's 1983 thesis on the Duboce Triangle neighborhood (introduced in the previous newsletter), this month we are drawing on a newly found federal document from 1976, "Liveable Urban Streets: Managing Auto Traffic in Neighborhoods" (by Federal Highway Administration staffers Donald Appleyard,

M. Sue Gerson, and Mark Lintell). In the 1950s and 1960s, local and federal authorities nationwide were engaged in what was then called "urban renewal" which in practice meant tearing down legacy housing occupied by poor and working-class people, especially communities of color, and replacing the housing with highways or four-lane boulevards that privileged cars over walkability. That is what happened to Fillmore Street and Webster Street in the Western Addition neighborhood, which had become a predominately black neighborhood occupied by defense workers during World War II, after the Japanese-American population had been displaced to

incarceration camps in a fit of wartime racist hysteria. Thankfully in the Duboce Triangle, which also at that time had a significant black population, neighbors resisted the change and instead insisted on the creation of walkable and liveable spaces. The federal report was a preparation for that transformation.

"The 1970 Census [of the Duboce Triangle] shows that here were 3,846 people living in 1,688 dwelling units... The dominant neighborhood organization was then the Noe-Henry United Community Association... [That association] had programs for mini-parks, getting rid of dog litter, stopping dog packs from running loose, putting stop signs

on dangerous corners, and similar drives comparable to ones in other neighborhoods" (Bodi 24-25). NHUCA later merged with the merchants and landlords organization to form the Duboce Triangle Neighborhood Association.

"The early 1970s were busy and hectic times in the Duboce Triangle. Walter Park, who had arrived from New Jersey in 1971, says that walking along Noe Street was like being in a pioneer Western town. All the paving had been torn up to widen the streets, narrow the sidewalks, and put the overhead utility wires underground. During

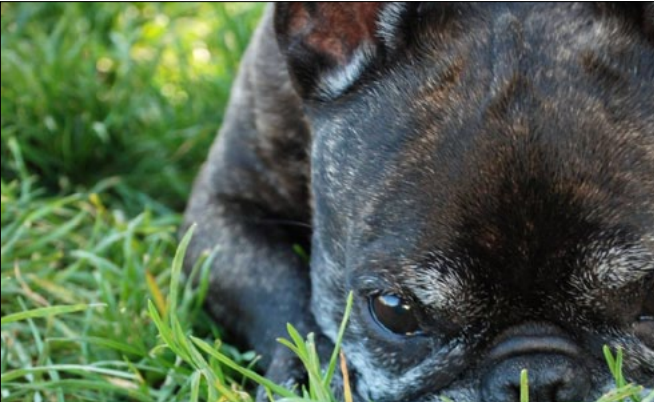
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## Greening Noe Street, continued

*Continued from page 10*

one period everything was torn up-- there were plywood sidewalks for pedestrians. Vehicular traffic was slow, raising dust that covered everything. After the utilities had been buried underground, the street shapes were redone so vertical or diagonal parking could be used to increase the number of parking spaces [and to slow traffic]. Attractive brick-work bulb-outs were created at each intersection from Market Street all the way to Duboce Park, along with street furniture including bollards and benches. A few benches still remain thanks to the diligent work of neighbors at Noe and Henry Streets, but most of them have long since succumbed to the elements. In addition, "Trees were planted, and islands were placed in the center of the streets at some corners, with left-hand turns prohibited" (Bodi 30-31).

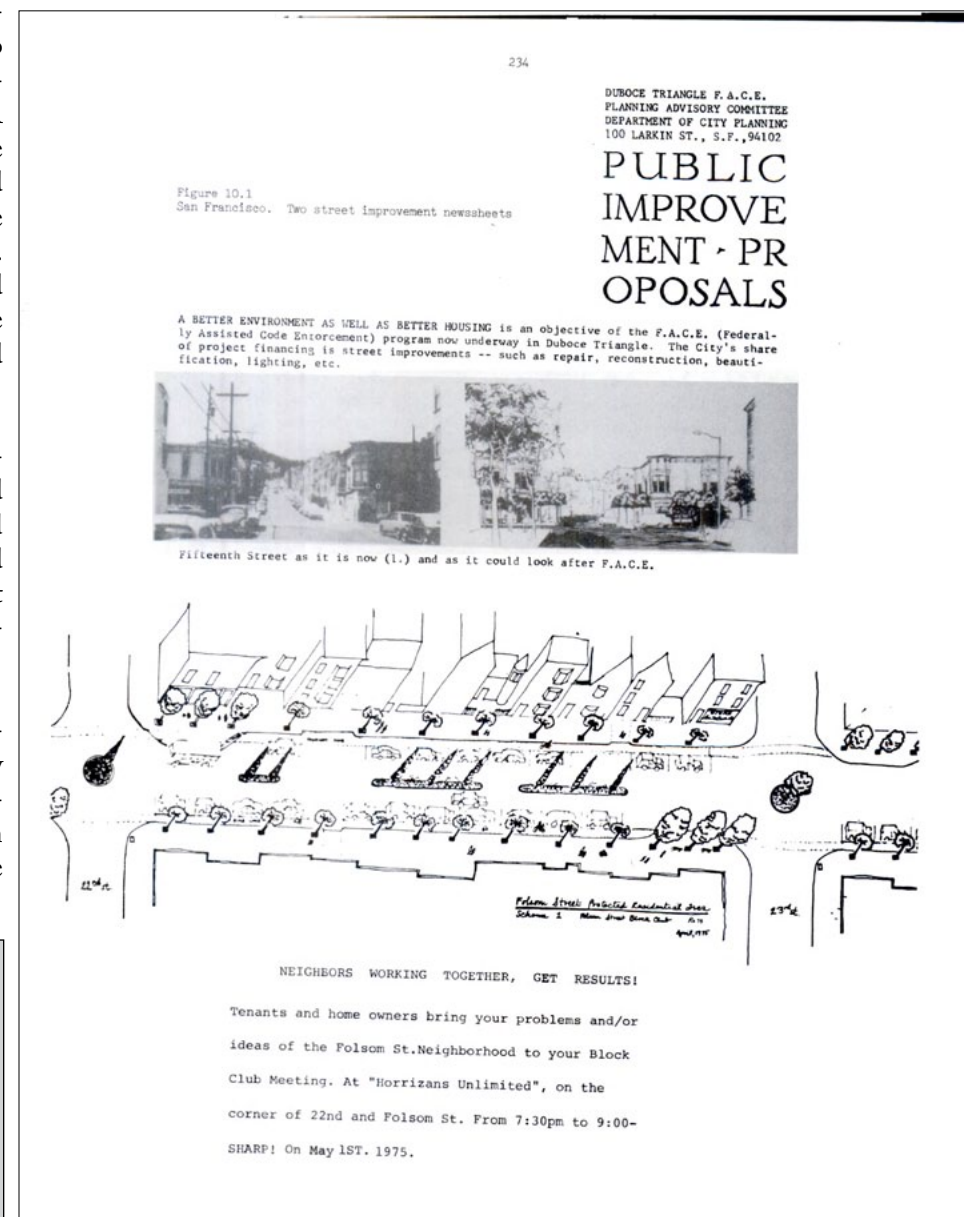
Thanks in part to neighborhood activism, some federal and City money ended up not being spent on what author and civil rights activist James Baldwin called "Negro Removal" but instead on what might be properly termed "urban renewal". Even the feds got on board:

"Since the completion of the City's Urban Design Plan, San Francisco is now actively engaged in a program of protecting residential neighborhoods from traffic [...] the first neighborhood, the

Duboce Triangle, was already being planned under the now-defunct FACE program, and is now completed. This is as much a townscape improvement scheme as one of traffic management. Streets have been narrowed by "necked" entrances, trees have been planted, and parking on some streets has been converted from parallel to diagonal, thus increasing the number of parking spaces. The changes

are permanent rather than temporary" ("Urban Streets" 233).

We can all thank the early neighborhood activists, and the founders of DTNA, for leaving a legacy we all still enjoy today.



Page 234 of the federal report; a photograph of 15th Street with raised utility lines, no trees, and similar-looking street width as current streets in the "Avenues". This is also likely what Noe St looked like previous to 1971. A sketch of a beautified 15th Street is pictured adjacent.

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