

AUG - SEP 2011



DUBOCE TRIANGLE NEWSLETTER

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

Monday August 8

7:00 to 9:00 pm

MAYORAL CANDIDATES FORUM

Special Location This Month Only:

Castro Theater

429 Castro St (between Market and 18th)

Candidates for SF Mayor will answer your questions! Submit them before 8/4 to mayor.questions@dtna.org.

DATES TO REMEMBER:

Saturday, August 13, 10 am–noon

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

**Sunday, August 14 and September 11
1–2 pm**

Sunday Music in the Castro at Jane Warner Plaza (17th Street Plaza)

August 14: Andre Thierry, Zydeco music

September 11: Belinda Blair

Brought to you by the Castro/Upper Market CBD and produced by People in Plazas.
More info at castrocbd.org.

Wednesday, August 17, 6:30–7:30 pm

Duboce Park Quarterly Community Meeting at Harvey Milk Recreation Center. Contact Eric Andersen at sfgvo.org or 831-6818.

Saturday, September 10, 10 am–noon

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

Saturday, September 17, 9 am–2 pm

14th Annual Friends of Duboce Park Tag Sale, Duboce Park. Duboce Ave. & Noe St.

Saturday, September 24, 7 pm

Friends of Duboce Park Outdoor Movie Night, featuring "The Incredibles".

Wednesdays from 4–8 pm through November 23rd

Castro Farmers' Market on Noe Street between Beaver and Market/16th. Fresh fruits, vegetables, breads, cheeses, and more.

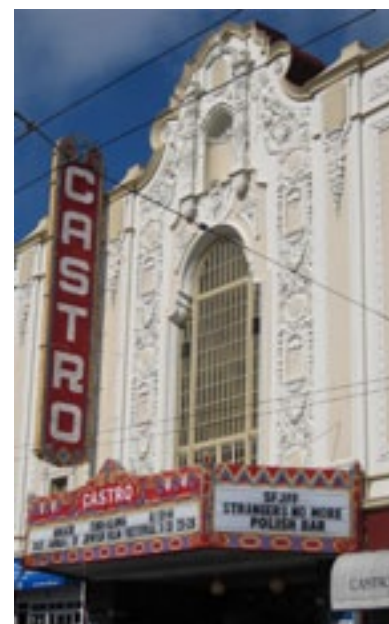
SF Voters to Select New Mayor from Wide Field of Candidates: DTNA Hosts Candidates Forum, August 8, at the Castro Theatre

This November, San Francisco voters will be going to the polls to elect a new mayor. This year's race is already hotly contested, with a long list of candidates hoping to lead our city for the upcoming four-year term. The decision for whom to cast your vote has been made more complicated with the advent of Ranked Choice Voting. No longer do you only choose the one candidate who will receive your vote, you must now select and rank your top three choices for mayor.

In an effort to educate and inform the residents of our neighborhood, DTNA will be sponsoring a Mayoral Candidates' Forum, in partnership with the Eureka Valley Neighborhood Association. The event will take place on Monday, August 8, from 7 pm to 9 pm, and will be held at the Castro Theatre, 429 Castro St. Admission is free and open to all San Francisco residents, though the focus will be on issues which affect us here in the Duboce Triangle and Eureka Valley.

All nine major candidates have been invited to participate, and all nine have confirmed that they will attend. The mayoral candidates who will participate are:

- Michela Alioto-Pier, former SF Supervisor, District 2
- John Avalos, current Board of Supervisors member, District 11
- David Chiu, current President, Board



The Castro Theatre

of Supervisors, District 3

- Bevan Dufty, former SF Supervisor, District 8
- Tony Hall, former SF Supervisor, District 7
- Dennis Herrera, current SF City Attorney
- Joanna Rees, entrepreneur and venture capital executive
- Phil Ting, current SF Assessor-Recorder
- Leland Yee, current California State Senator

The forum will be moderated by Liam Mayclem, host of CBS-5 (KPIX) TV's "Eye on The Bay," who did a great job of moderating our Board of Supervisors

Continues on page 5

City Hall Continues to be Busy and Productive



Scott Wiener
San Francisco District 8
Supervisor

Budget: On July 1, the Budget Committee, on which I serve, passed a balanced budget. The full Board will vote on the budget shortly. Although we never get everything we want, the result was a good one, and I give major credit to Supervisor Carmen Chu, the committee chair.

I was able to get the committee to restore \$300,000 to DPW’s street tree maintenance budget, half of the proposed \$600,000 cut. Even before the proposed cut, DPW’s street tree budget was woefully inadequate, resulting in more and more trees being pushed onto property owners for maintenance. Similarly, Rec & Park’s tree budget is inadequate, as we recently witnessed when two large trees toppled over in Duboce Park.

I tried to add funding for more Rec & Park arborists,

but unfortunately did not succeed. My goal in the next few years is to develop a sustainable tree funding stream for DPW and Rec & Park so that DPW can assume responsibility for most or all street trees and Rec & Park has the resources it needs for tree maintenance.

I also obtained \$38,000 for the Duboce Park Youth Play Area, which will help get that important project over the finish line. I was able to restore funding cuts for several HIV service providers. Additionally, I obtained funds for streetscaping work at the corner of 16th and Market, and for the LGBT History Museum on 18th Street.

Better Streets Plan Hearing: On July 11, I held a hearing at the Land Use Committee on the implementation of the Better Streets Plan, and specifically how the various City departments are coordinating to ensure that our public rights-of-way are being well-managed for our neighborhoods. The controversy over AT&T’s proposal to place 726 utility boxes on our sidewalks exposed a significant lack of clarity around how the City decides what goes onto our sidewalks and how items are placed. The hearing was a good first step in airing these issues and having better coordination, and I thank David Troup of DTNA for attending.

My Proposal To Begin Reforming San Francisco’s Ballot Measure System: Our ballot measure system is broken. There are many reasons for this, but one is that once legislation is passed by the voters, it becomes permanently unchangeable except by another ballot measure, no matter how much time has gone by and no matter how minor the change.

As a modest first step in reforming this system – a unique system since no state prohibits legislative changes to ballot measures – I’m sponsoring a charter amendment, to be voted on in November, that would gradually allow the Board, after a number of years, to amend or

repeal ballot measures placed on the ballot by the Board or Mayor.

The measure has no impact on measures placed on the ballot by voter signature drive – those will remain amendable only by the voters. Since California and San Francisco are addicted to ballot measures, I can’t say for sure that this measure will pass, but I want the voters to have the opportunity to weigh in one way or the other.

As always, if you have any questions or need anything, do not hesitate to contact my office at 554-6968 or me at scott.wiener@sfgov.org.

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Supervisor Wiener's Proposal to Reform City's Ballot Initiative Process: A Good Start?



Dennis Richards
DTNA President

By now you may have heard of Supervisor Wiener’s proposed charter amendment that the Board of Supervisors has put on the November ballot that alters the city’s ballot initiative process.

His latest proposal would allow measures authored by

the Mayor or Board of Supervisors and approved by voters to remain untouched for three years. For the next four years these measures could be altered by a vote of eight of the eleven supervisors. After the seventh year, a majority of six of the eleven supervisors could change the measures. Voter-submitted issues such as Care Not Cash which passed in 2002 could not be altered by this process.

Currently four members of the Board of Supervisors, or the Mayor, can place a ballot initiative on the ballot (which won’t change under Wiener’s proposal) with minimal public review and, if passed, can only be changed by another vote of the electorate.

I thought about the whole

“Board placed” ballot proposition process and thought that perhaps Supervisor Wiener’s proposal might actually not go far enough.

We elect the Board of Supervisors to legislate, and allowing just four members or the Mayor to put a proposition on the ballot really allows a minority of supervisors or the Mayor to try to circumvent the entire legislative process. As an example, a recent initiative which was put on the ballot with just four supervisors signing on would prohibit the demolition of a large number of rent controlled apartments such as the recently passed Parkmerced project, which went through a thoroughly vetted public process at the Planning Commission and the

Board of Supervisors.

Also, not allowing the Mayor to place initiatives on the ballot could force the Mayor and the Board of Supervisors to work together to get things done, but as we saw with the prior Mayor and Board of Supervisors, it didn’t happen all that often, and ideology often trumped solving some of the real issues facing the City. I think that a change is necessary and that the supervisor’s proposal is a small step to reforming our ballot initiative process.

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Duboce Park Update

TREE REPORT

A huge tree at the corner of Steiner Street and Duboce Avenue fell onto Noe Street on Saturday, May 7. Another large tree fell on May 20. There were no injuries in either incident. Rec & Park performed a second full review of all of the trees in Duboce Park after the second incident. Here is a brief summary from Eric Andersen, Neighborhood Services Manager for District 6:

“Due to two recent tree failures, Rec & Park carried out a hazard inspection of the trees in Duboce Park. The main causal factor in the re-

cent loss of trees appears to be a period of prolonged high winds. The trees that fell were in otherwise healthy condition, with no major structural flaws. The recent inspection revealed that the majority of trees in the park are in good condition, although most require some degree of routine maintenance. The inspection found several trees that are a higher priority for pruning or removal. None of these trees were considered to present an immediate hazard.”

OUTDOOR MOVIE NIGHT SEPTEMBER 24
Plans are being made to show

the family-friendly, “The Incredibles” (PG, 2004) on Saturday, September 24 at 7 pm. The film won two Oscars in 2005, including Best Animated Feature Film of the Year. A family of undercover superheroes, while trying to live the

quiet suburban life, are forced into action to save the world.

Movie Night is free and is sponsored by Friends of Duboce Park and San Francisco Recreation & Parks. Friends of the Harvey Milk

Continues on page 4

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Potential Landmark Designation: Duboce Park Historic District

Since the creation of the San Francisco Landmark designation program in 1968, the City has designated 261 Landmarks and eleven Landmark Districts. The last historic district, within the Dogpatch neighborhood, was designated in 2003.

The twelfth district may soon be created. For nearly a decade, the Planning Department partnered with residents, businesses, community groups and other

stakeholders on the development and adoption of the Market and Octavia Area Plan. With the support of community stakeholders—the Duboce Triangle Neighborhood Association in particular—the Planning Department commissioned a historic resources survey to inventory the historic districts and individual historic properties within the Area Plan boundary. Over 1,500 properties were surveyed, resulting in the identifica-

tion or expansion of eleven small-scale eligible historic districts.

The identified eligible Duboce Park Historic District was singled out for potential local Landmark designation due to its exceptional cohesion in terms of architectural style, scale, massing, and shared history related to the subdivision of Duboce Park. The District is comprised of the park and 89 residential buildings bounded by Scott, Waller, and Steiner Streets. The District's unusual shared development history, its exuberant Victorian-era and Classically-inspired ornamentation, and its remarkably intact building stock result in a cohesive collection that is comparable to the well-known "Painted Ladies" within the celebrated Alamo Square Historic District.



Several buildings in the proposed District directly about the park, which is unusual for San Francisco

Duboce Park Update

Continued from page 3

Recreation Center will once again have popcorn and other refreshments available at their very popular snack bar. "Pursuit of Happiness" was the first outdoor movie shown in Duboce Park last September and included scenes shot in Duboce Park and the neighborhood. For more information, contact doug@friendsofdubocepark.org.

14TH ANNUAL TAG SALE SEPTEMBER 17
Start collecting your dona-

tions: Friends of Duboce Park's 14th Annual Tag Sale is Saturday, September 17, from 9 am to 2 pm at the park. Here's a short list of items that can be donated: books, videos, clothes, linens, furniture, kitchen items, baskets, decorative, seasonal, sporting goods, toys, collectibles, and more. 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 plan on coming

out and having some fun by participating in the festivities or by volunteering. If you have any questions, would like to

ued support of DTNA, the Historic Preservation Commission (HPC) included the Duboce Park Historic District on its Landmark Designation Work Program. The Planning Department kicked off the Landmark designation effort in July with a well-attended historical walking tour of the neighborhood and the first in a series of community meetings.

At upcoming community meetings, the Department will focus on issues raised by residents and DTNA, such as the process for approving alterations to buildings within the district, the specific scopes of work that might trigger review, and the potential financial incentives related to designation. The goal is to collaboratively tailor a Landmark designation that meets the community's needs while protecting

In June, with the contin-

Continues on page 6



Mayoral Candidates' Forum

Continued from page 1

candidates forum last fall. A question-and-answer format, in which questions will be posed to several of the candidates at a time, essentially at random, and each of those candidates in turn given the opportunity to answer, will be used. The questions will be chosen in advance from those submitted by DTNA and EVNA community members, and each candidate will field an equal number of questions.

We need your help: what do you want to know from the mayoral candidates? If you have a question appropriate for all of the candidates, which you'd like to submit for consideration, please email it to mayor.questions@dtna.org by noon on August 4, 2011. Because of the large number of candidates, the number of questions asked will be limited. We will try to pose a variety of questions on topics relevant to our neighborhood and the city at large. We expect to receive a large number of questions, and not every submitted question will be posed to candidates during the event. We will not take audience questions at the event.

Ranked-choice voting was approved by SF voters back in 2002, but this November's election will be the first mayoral election in which the ranked choice system will play a role. (In 2007, incumbent Gavin Newsom received a majority of the first choice votes and so the election was decided without the need to

consider second- and third-choice votes.) Under ranked-choice voting, voters select their first, second, and third choices for each office being decided. If no candidate receives a majority of the votes, the candidate receiving the fewest votes is eliminated, and the ballots of voters who selected that candidate as their first choice will now be assigned to their second choice candidate. This process is repeated (moving on from second to third choice, as necessary) until a candidate receives a majority of votes.

While seemingly complex and not well understood by

many voters, ranked-choice voting is designed to eliminate the costs associated with holding run-off elections, which usually have poor voter turnout. With a large number of candidates, as we have in this year's mayoral race, it is a virtual certainty that the election will be decided based on many voters' second- or third-choice votes, and so the winner could easily be any one of the candidates.

The wild card in this year's race is our current mayor, Edwin Lee, who was appointed by the Board of Supervisors after Gavin Newsom resigned to assume the office of lieutenant governor. While Mayor

Lee has repeatedly stated that he has no interest in running for reelection, he has a great deal of public support and is being strongly encouraged to run by a number of organized groups. His entry into the race would change its dynamics significantly.

DTNA is excited to be hosting the candidates in what we expect to be an exciting and informative evening, and hope you will join us on Monday, August 8 at 7:00 pm at the Castro Theatre.

[Please note that this is our regular DTNA meeting night, and the candidates' forum will take the place of our regular meeting.]

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AT&T Utility Boxes Appeal Denied by Supervisors: No Environmental Review for Hundreds of Sidewalk Cabinets

On Tuesday, July 19, the Board of Supervisors voted 6–5 to uphold the exemption from environmental review which the Planning Department had earlier this year granted to AT&T for the installation of 726 new refrigerator-sized utility cabinets on public sidewalks throughout the city, and the expansion of hundreds of existing cabinets. The decision rejected an appeal by San Francisco Beautiful and the Planning Association of the Richmond, who argued for greater scrutiny of the project.

DTNA is one of many neighborhood organizations that joined the appellants in calling for further study of alternatives to placing these huge boxes in our public right-of-way, and called for AT&T to abide by the spirit of the Better Streets Plan, and a 2005 Department of Public Works memorandum, signed by then-director Edwin Lee, now San

Francisco’s mayor, which calls for new utility equipment to be placed on private property or underground.

The equipment housed in the utility cabinets allows AT&T to implement their “U-Verse” television and internet service in San Francisco without the expense of running fiber optic cables to each building.

While DTNA strongly supports bringing new technology to our neighborhoods, we believe that it should be done without sacrificing our limited public space and introducing additional graffiti and blight. Supporters of the appeal also argued that AT&T’s technology is old and that these gigantic boxes are likely to become obsolete after a few years, and that once AT&T has been given the go-ahead, a precedent will exist for the automatic approval of hundreds more utility boxes from

other service providers such as Comcast and Verizon.

AT&T argued that alternatives to sidewalk placement were not practical and promised to work with neighborhoods to optimize placement of the cabinets. Supporters of the boxes largely cited their desire for increased competition for television and internet services in San Francisco.

Supervisors voting to overturn the appeal and allow the cabinets to be installed without additional review were Wiener, Campos, Farrell, Cohen, Elsbernd, and Chu. Supervisors voting to uphold the appeal and require an environmental impact report

were Chiu, Kim, Mirkarimi, Avalos, and Mar.

AT&T first brought this project to San Francisco in 2008, but withdrew it when the Board of Supervisors was prepared to require further environmental study. They returned in 2010 with a somewhat modified project and, after several continuances at the Board, were ultimately successful in overturning the appeal.

As we go to press, it is not yet known whether San Francisco Beautiful or other organizations will take further steps to fight against the placement of AT&T’s boxes on our public sidewalks.

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Potential Landmark Designation

Continued from page 4

the exceptional architectural character of this historic neighborhood.

We invite you to join the HPC, DTNA, and the Planning Department in this community-initiated effort to celebrate and preserve this neighborhood’s unique history and architecture. The next community meeting is tentatively scheduled for Tuesday, August 16th, at 7

pm at the Harvey Milk Recreation Center. The Planning Department welcomes feedback, historic information, and volunteers. Check out <http://dubocephark.sfplanning.org> to confirm the next community meeting date and time and/or to subscribe to an RSS feed for future events.

Neighborhood Courts Program Underway: A Message from District Attorney George Gascón

Recently, a young man tagged the side of a building with graffiti. The police cited him with a misdemeanor. The building owner was skeptical that anything would happen. After all, it’s not the first time his building had been tagged.

This time, however, the tagger got more than a citation. The police handed him an orange card that read: “Instant Hearing, You May Be Eligible for Neighborhood Court.” The young man decided to check it out. He went to the local police station, met with a neighborhood prosecutor and signed up for a neighborhood court hearing that same week. Instead of going

to criminal court and face a conviction, he decided to go in front of a panel of residents and let them decide his fate.

At neighborhood court, the panelists – volunteers from the neighborhood trained in restorative justice – listened to the young man and discussed the impact of graffiti on the neighborhood. They talked about what store owners go through, how residents feel, and why street art is important to the young man. In the end, the panelists directed him to complete community service and pay the store owner for the repairs. The young man agreed to the directive and the store owner

was repaid within weeks.

If this same case had made its way through the traditional justice system, it likely would have been many months before resolution and may not have been resolved at all. Not only it this expensive, it’s also ineffective.

From my decades of working in law enforcement, I know that it isn’t the severity of the punishment, but the assurance of a swift and certain consequence that changes behavior and deters repeat criminal conduct. By taking a restorative justice approach to crime through our Neighborhood Prosecution Program, we will be able to bring a more effective resolution to the kinds of offenses that frustrate residents, deteriorate neighborhoods, but will never be the top priority in our packed criminal courts.

Restorative justice is a concept that focuses on working in collaboration to repair the harm of crime on the community and the victims, and get the offender out of the cycle of crime. It does not mean giving offenders a pass. Instead, it brings those who have committed offenses together with those who have been harmed to swiftly mete out remedies that will lead to sustainable changes in behavior and better public safety outcomes.

Assistant District Attorney Rebecca J. Prozan serves as the Neighborhood Prosecutor for Mission District which includes Duboce Triangle. For information on how to sign up to volunteer and serve on a Neighborhood Court Panel, contact Prozan’s office at 415.558.2449.

Help improve your neighborhood and promote justice and peace.

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Gas Station Site at Market and Castro Soon to be Developed

The intersection of Market and Castro Streets is a major transit, social, and cultural hub. The F-Market terminates here, celebratory events take place here, and people from around the world visit what they view as the center of the LGBT community.

With the RC gas station site planned for new develop-



The RC gas station site at 376 Castro St

ment, what we see is an opportunity to engage with the unique environment of the Castro neighborhood with a signature building. The community is working hard with the architect and project sponsors to ensure that the development measures up to this potential.

After the presentation of the project to neighborhood and community groups in April and May, the architect was contacted via a letter from the groups, stating the initial concerns and making suggestions regarding program and overall design, without attempting to redesign the building down to the details.

The city planner on the project informed DTNA that a Planning Department in-

ternal design review team had reviewed the project and had only a few minor design concerns, but that it would be months before the project went before the Planning Commission due to site related issues.

In January, a Planning Department-appointed urban design advisory team issued

comments to the project sponsors. They came up with a list of improvements that included the code-required parking limitations, ground floor parking setback and garage entry, full development of retail frontage along the street façades, request for specifications of the proposed exterior materials, and concerns with the roof deck corner element configuration. The sponsors have responded with revisions.

After viewing the proposed renderings, members from neighborhood groups including DTNA collaborated in early June to discuss the proposed project. The purpose was to share our impressions and compose a letter to the project architect. Members of the group based their

analysis on the Upper Market Development Design Guidelines and the Market Octavia Fundamental Design Principles.

The cover letter conveyed our feeling that the project did not deliver a site-specific building with regard to topography, social, or neighborhood context. We composed a list that was sent to the architect earlier this month requesting a follow-up meeting. The list included the following concerns: the lack of community involvement and inclusion in the development process; no stated public space improvements surrounding the project; the absence of affordable housing units in the building; non-context or topographic sensitive design; no upper setbacks to reduce mass; no defined base, middle, and top; no defined high quality façade materials. Generally, the building meets the scale of permissible development

and new housing on the site, provides a mix of projections and recessed areas, has a somewhat defined corner element, but did not deliver a truly iconic structure at this major intersection.

Last week, a meeting took place between DTNA, EVNA, and the CBD on the one hand and the architect and developer on the other to work on the design issues. The five major design issues were discussed and ideas exchanged. The architect and developer are working with the community on the design concerns and revised drawings will be out within a month.

We are looking forward to a revision that embraces a sense of the celebratory and whimsical nature of the neighborhood, the topography of the location with the hill behind, and the importance of the corner of Castro and Market.

Church & Duboce Track and Street Improvement Project - Update: Water Mains

Water main replacement work will mark the opening phase of the SFMTA's Church & Duboce Track and Street Improvement Project. Water main replacement on the north side of Duboce Avenue from Church Street to Steiner Street began earlier this month.

This marks the official start of construction on the multi-agency Church & Duboce Track and Street Improvement Project. Water main replacement will continue on the south side of Duboce Avenue from Noe Street to Sanchez Street, and on the south side of Duboce Avenue from Sanchez Street to Church Street. Water main replacement will end on the west side of Church Street

between 14th Street and Duboce Avenue. The work at each location will take approximately three to five weeks.



Location of Water Main Replacement

What to expect?

- Work hours will be from 8 am–5 pm, Monday through Friday. The contractor will hold off noisy work until after 8:30 am
- Muni Metro and bus services will operate as usual

- At least one traffic lane will remain open in each direction during construction
- Since work will occur on the curbside lane, street parking will be temporarily unavailable in and near the construction zone
- Noise and dust will be controlled in adherence to City codes
- When connecting the water main with lateral pipes, the water supply will be shut down temporarily. This work will be done in a few hours, primarily at night. The contractor will notify neighborhood residents and merchants before the shutdown
- Local access will be provided to residences and businesses at all times
- Work will require some

bike lanes to be temporarily detoured

Supervisor Ross Mirkarimi strongly urges bicyclists and motorists who share the ‘wiggle’ to pay special attention to the construction equipment, reduced traffic lanes and occasional detours that will accompany the project.

For more information about the project including renderings of changes to the wiggle and the Church/Duboce N-Judah stop, visit tinyurl.com/duboce-rail-project

For a very interesting piece about the wiggle, its geography and its history: <http://tinyurl.com/SFwiggle>

Neighborhood Safety

Crime Report for the Triangle

June was a very busy month for many with the annual Pride celebrations bringing many more people into the neighborhood toward the end of the month.

Chief Suhr of the SFPD responded to concerns from his LGBT Community Advisory Forum members and assigned additional walking and vehicle patrols for the area on Thursday through Sunday evening of the week prior to the festivities, and again on the week of the parade and Pink Saturday

street event.

The extra officers, along with additional patrols from the Patrol Special Police and Castro Community on Patrol, undoubtedly helped, although the crime figures for June 2010 compared with June 2011 show a slight increase over last year, with the majority of the increase reflected in thefts, robberies, and other incidents such as noise, nuisance and indecent exposure reports.

Increased and enhanced se-

curity measures for the Pink Saturday street event were extremely successful on the whole, with no major assaults being reported within the

area on the day of the event. Sadly, there were some aggravated assaults on the Friday and Sunday surrounding

Continues on page 11

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June 2011 General Meeting

DTNA VP Erik Honda chaired the meeting in which 25 people attended, fewer than the typical 65-80 people.

Topics Covered:

Duboce Park: Mark Scheuer (board member of both DTNA and Friends of Duboce Park) gave the Duboce Park update. Peter Cohen (DTNA board member) gave a financial update on the Youth Play Area project, where \$100,000 more is still needed. The goal is to raise \$25,000 in the community to complement other grants which have been applied for totaling roughly \$75,000.

Eric Anderson, Area Supervisor for our park, gave a report about the recent trees falling in Duboce Park. The trees fell for different reasons. An urban forest manager reviewed both events and an assessment of trees is an exercise in uncertainty. The Friends of Duboce Park is planning enhancements for the Steiner/Duboce corner of the park.

Land Use Report: Peter Cohen (Co-Chair of DTNA's Land Use Committee) In the overall Market/Octavia Plan area there are about 2200 new housing units in the 'pipeline' to be built. In the Upper Market/Castro area, there are still many projects in the entitlement (permit) process, including:

16th & Market 'Hole in the Ground: There are still financing issues that remain but our understanding is that it will break ground this year. The project includes improvements which a "bulb out" in front and other crosswalk/sidewalk improvements.

Gold's Gym: The project will expand the existing building to include two levels of apartments on top of gym as well as expanding the gym. Currently the owners, who have been very transparent and engaged with the community, are trying to decide on their next steps.

76 Station lot at 15th/Market: The lot was sold to a large developer for \$3.2 million recently. As we understand it, the project is to build 45 housing units which, according to the purchaser, will comply with the Market Octavia Plan.

2001 Market Street at Dolores: The developer received an entitlement in December

for a 85-unit building with a 30,000-35,000 square foot Whole Foods on the ground floor. The project sponsors (Prado Group) is currently securing financing. Additionally, they are working on accompanying neighborhood improvements, and we expect that construction will start soon.

55 Laguna at Market/old UC Extension site: Entire block owned by UC which is on a long term lease to developers. The project is slated for 350 units, of which 100 will be slated for senior housing. The latest iteration is for a net loss of 49 of the affordable units from original plan approved in 2009. Supervisor Wiener and others (including DTNA) would like those units restored to the project.

Former Shell Station site at Sanchez and Market next to Swedish American Hall: We are unaware of any activity currently on this parcel.

Market-Noe Center: CVS Pharmacy has a signed a letter of intent for the vacant areas of the ground floor only. Some folks in the community have voiced their concerns about any project that would include CVS selling alcohol. CVS heavily advertises alcohol, often with a full page of alcoholic products in the newspaper.

A "temperature check" was conducted on CVS where 11 of the 25 in attendance expressed support for CVS at this location with only 6 of those 11 expressing support for CVS selling alcohol at this location.

June 2011 General Meeting

Continued from page 10

pressed support for CVS at this location with only 6 of those 11 expressing support for CVS selling alcohol at this location.

The schedule for the proposed Duboce Park Historic District was reviewed. (See related article on page 4.)

DTNA conducted a survey two newsletters ago and the results of the survey were compiled and reviewed by DTNA board member David Fix. The biggest concern is quality of life with neighborhood character coming in second. The next several areas of concern, which are pretty much a tie, are pedestrian safety, traffic, noise and streetscape. Further down the list are neighborhood amenities, e.g. transportation and housing. Amazingly, very few people were concerned about parking. In the free-flow comments section, the items mentioned most are: homelessness, dog poop, vandalism and speeding cars.

DTNA is doing a more refined survey on the "quality of life" issues in this newsletter issue.

Erik Honda then moderated a discussion about "What is Quality of Life?"

Comments were made about noise, homelessness and the mentally ill, dirty streets and litter and graffiti.

Many comments focused on the state of Church St. which is a very heavily used corridor and where the Castro Community Benefits District did a sidewalk improvements plan a few years ago. Peter Cohen, DTNA Board Member suggested sending letter to the city reminding them of CBD proposals where there is a potential funding source available for the improvements. A "temperature check" was done on sending a letter to the city reminding them of the CBD proposal for Church Street which passed unanimously.

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

Crime Report for the Triangle

Continued from page 9

Pink Saturday, and there was a shooting reported by Southern SFPD station at the Pride festival area which resulted in six people being injured. A sexual assault late on Sunday at 100 Sanchez Street was also reported to police.

With regard to Duboce Triangle, within a ½ mile radius of 100 Henry Street, there were 761 reported incidents to the SFPD between 05/01/2011 and 06/30/2011, compared with 697 reported in the prior two month period. The incidents include (with the prior period in parentheses):

- 209 (204) were noise related,
- 115 (64) involved theft or larceny,
- 94 (93) were assault/battery,
- 59 (37) involved intoxicated

- persons,
- 53 (43) involved sex crimes,
- 51 (43) involved burglaries,
- 37 (38) involved thefts of a motor vehicle,
- 35 (41) involved thefts from a parked motor vehicle,
- 31 (40) involved vandalism,
- 26 (27) involved fraud.
- 20 (13) involved weapons,
- 16 (11) involved driving under the influence,
- 15 (43) involved robberies.

Sunday was the most troubled day with 26 assaults and 54 noise nuisance complaints during the reporting period. Saturday was the second busiest day, with 15 assaults and 39 noise nuisance complaints. Many incidents involved intoxicated individuals getting into arguments with each other.

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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CONSIDER THIS:

I believe that appreciation is a holy thing, that when we look for what's best in the person we happen to be with at the moment, we're doing what God does; so in appreciating our neighbor, we're participating in something truly sacred.

- Mr. (Fred) Rogers

First Christian Church
Duboce Ave at Noe St

www.FirstChristianChurchSF.com
Pastor Gordon Wohlers
415 / 621-9207

Sunday Worship
1030a

Thursday Night
Study
6p

Print & Ship

Print & Ship prints this newsletter for the DTNA. We appreciate their excellent quality and fair prices.

1586 Market Street / (415) 552-4826

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 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
- ☐ Web Site
- ☐ Other _____

Mail to:

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

Name: _____

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