

OCT - NOV 2019



# DUBOCE TRIANGLE NEWS

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

**Monday, October 14, 2019**

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

## PUBLIC MEETING

CPMC Davies Campus,  
New Location: Conference Center  
Level B, South Tower, follow signs.

### MEETING AGENDA -

- **Meet your neighbors (7:00-7:15pm)**
- **Forum for the candidates of San Francisco's District Attorney race**  
Three of the four candidates will introduce themselves and explain why the citizens of San Francisco should vote for them. Q&A will follow. Join us and co-hosts Lower Haight Merchants and Neighbors Association to learn about why each candidate should be the top prosecutor for the city of San Francisco. Starts promptly at 7:15pm.

### DATES TO REMEMBER:

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

Tuesday, October 8, 7-8 pm  
Park Station Community Meeting. Park Station Community Room., 1899 Waller Street.

Saturday, October 12, 10 am - noon  
Friends of Duboce Park Volunteer Day. Contact Rose at [rose@friendsofdubocepark.org](mailto:rose@friendsofdubocepark.org) or 415-255-8370.

Monday, November 4, 7-8:30 pm  
DTNA Land Use Committee Meeting. Chase Bank at Sanchez and Market Streets.

Saturday, November 9, 10 am - noon  
Friends of Duboce Park Volunteer Day. Contact Rose at [rose@friendsofdubocepark.org](mailto:rose@friendsofdubocepark.org) or 415-255-8370.

Tuesday, November 12, 7-8 pm  
Park Station Community Meeting. Park Station Community Room., 1899 Waller Street.

Every Wednesday, 4-8 pm  
Castro Farmers Market. Noe Street between Market and Beaver Streets.

## Neighborhood Gem: Willkommen



*The entrance to Willkommen on Market Street.*

At the intersection of Sanchez Street, Market Street and 15th Street, on the ground-floor of The Duboce, is Willkommen. The indoor beer hall is a Bavarian-inspired extension of Black Hammer Brewing, and serves food from Rosamunde Sausage Grill. Since opening in May 2019, Willkommen has been welcoming neighbors of the Duboce Triangle and beyond with a rotating beer menu, various brats, and vegan links.

Owner Jim Furman lives in the Twin Peaks/Upper Market neighborhood. Originally from Connecticut, with time in Reno, NV and the Peninsula,

Furman has lived in San Francisco for six years. After a career in nuclear and chemical engineering, Furman wanted to focus his energies on a personal business. A twenty-year brewer, the creation of a brewery fit with Furman's interests and professional goals. Starting in 2008, Furman worked towards opening his vision of an intimate pub and in 2015, Black Hammer Brewing opened in the South of Market neighborhood between 4th Street and 3rd Street at 544 Bryant Street. Black Hammer's name is in reference to the Black Rock Desert in Nevada, as well as Furman's

*Continues on page 8*



Greetings Duboce Triangle Neighbors!



San Francisco District 8 Supervisor Rafael Mandelman

Hello Duboce Triangle Neighbors,

I hope that you all had a wonderful summer. The Board of Supervisors takes its break in August, but my office has been hard at work on issues that are important to Duboce Triangle neighbors.

Filling Vacant Storefronts

In late July, the San Francisco Board of Supervisors unanimously passed my ordinance changing zoning along Market Street and Church Street to make restaurants, arts activities, and some nonprofit types principally permitted on ground floors. I have heard from many Duboce Triangle residents about the increasingly dire state of retail in the neighborhood, so earlier this year I began working with neighborhood stakeholders including the Duboce Triangle Neighborhood Association to develop these zoning changes to help businesses fill our storefronts without requiring time-consuming and expensive conditional use approvals.

A report by the Board of Supervisors' Budget and Legislative Analyst found that between 2015 and 2017 vacancies in Upper Market increased from 8.5 to 12.9 percent, most of which were

found on Market Street between Dolores Street and Castro Street. The report suggested that among the reasons for Upper Market's vacancies are the more restrictive Conditional Use requirements in effect there and not in other commercial corridors including nearby Valencia Street and Hayes Valley neighborhood. In Upper Market it took an average of 332 days from submission for an applicant to secure a Conditional Use authorization. When combined with other permitting requirements, the entire process could take years.

It shouldn't take years to open a small business in San Francisco and I've heard from many current or aspiring small business owners whose aspirations of opening or expanding in Upper Market were deeply complicated by the conditional use process. This legislation won't be a silver bullet for all Upper Market's vacancy concerns but it is a meaningful attempt to help small businesses succeed in the neighborhood.

Addressing Homelessness and Substance Abuse

We have been convening meetings with neighborhood leaders and City agencies, including the San Francisco Police Department, the Department of Public Health, the Department of Homelessness and Supportive Housing, the District Attorney's office, and the Department of Public Works since last September to monitor and inform the City's efforts to address encampments around Upper Market and Dolores Park. Earlier this summer, at my request, Mayor Breed committed to making these areas a high priority for the City. Beginning in August, the City has initiated a plan to better and proactively address encampments by expanding Homeless


Outreach Team hours, focusing on challenging "hot spots" and creating individual plans to get the neediest and most challenging people living on the streets into care and housing.

Meth addiction is increasing among the most vulnerable San Franciscans, especially those with underlying mental illnesses who are living on our streets. To address this growing crisis, Mayor Breed convened a Methamphetamine Task Force that I co-chair with Dr. Grant Colfax, Director of the Department of Public Health. The task force held its third meeting in July and will be issuing recommendations in October to guide the City's efforts to address the meth crisis that is exacerbating problems on our streets.

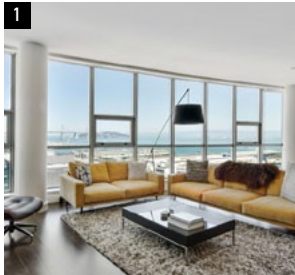
22 Beaver Street Landmark Designation

Earlier this year, my office sponsored an ordinance to designate 22 Beaver Street as a historic landmark. After the legislation passed at the Board, I joined Mayor London Breed and Planning Commissioner Dennis Richards to celebrate the official designation on July 24. Originally built in 1870, the Benedict-Gieling House survived the Great Earthquake and Fire of 1906 and is one of the oldest properties in Duboce Triangle. It was an occasion to commemorate the historic building, but also an opportunity to recognize the home's long-time owner, Imogene "Tex" Gieling, who has lived at 22 Beaver Street since 1966.

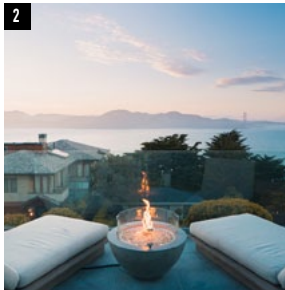
As always, if you have feedback, questions or concerns, don't hesitate to reach out to my office, at [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org).



## exclusive luxury listings



1



2

1. 480 MISSION BAY BLVD. N. #1405 | MISSION BAY  
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Vote!



Erik Honda  
DTNA Vice-President

This November's ballot will perhaps not be quite as exciting as next November's, but as Benjamin Franklin noted in his famous "A republic, if you can keep it" riposte, 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. So be a voter!

First, there are races for a total of six Citywide offices, from Mayor to Treasurer. Some of these are less competitive than others, but some will be tight and could help set the direction of the City for years to come. As a 501(c)(3) nonprofit, DTNA cannot endorse candidates, but we have taken a

particular interest in the district attorney's race this time, and are even hosting a candidates' debate at our October General Meeting. The candidates range from some that are extremely progressive, following in the footsteps of our outgoing DA George Gascon (one candidate is even currently a public defender) to more "law and order" (at least by San Francisco standards). Come by the General Meeting and check them out!

San Francisco will also be voting on six ballot initiatives, some of which promise to make a dent in some of our more intractable problems, like homelessness and affordability.

The DTNA Board has endorsed Proposition A, the result of a compromise between the Mayor's Office and the Board of Supervisors to address the crisis of homelessness and housing insecurity which are plaguing our fair City. Prop A would allow the City to sell \$600 million worth of bonds to build, rehabilitate or acquire affordable housing in San Francisco. The measure could lead to the construction of about 2,800 new affordable housing units in the next four years. This measure is in keeping with DTNA's longstanding (going back to the 1970s!) advocacy for affordable housing. Prop A is also balanced, in that it provides housing at all levels, from the poorest San Franciscans to the

### October Triangle Welcome Mixer, Thursday, October 24th

We are holding a Welcome Mixer for new and old Triangle residents at the Art Attack gallery on Market Street on Thursday, October 24th. It will be a fun opportunity to meet and chat with new and old neighbors, as well as meet the featured artist of October. See you there!

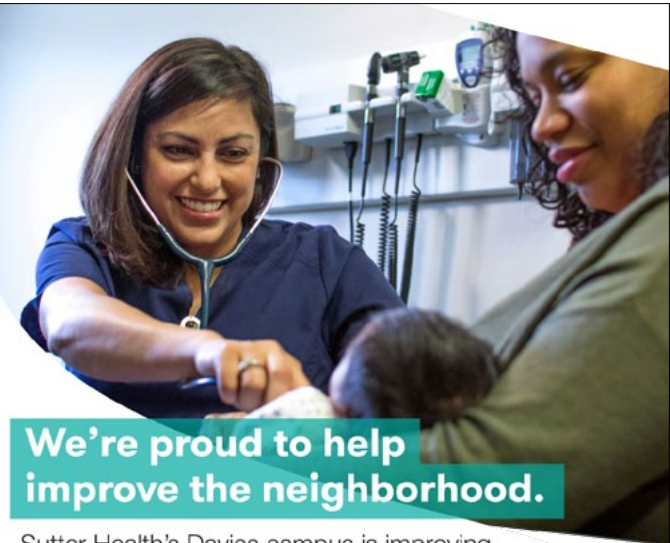
priced-out middle class (teachers, firefighters, police officers). Along with Prop E, which would allow for 100% affordable and educator housing to be built on parcels of public land, these two measures are broad enough and substantial enough to make a real dent in what have seemed to be intractable problems.

Other important measures on the ballot include Prop C, Juul's attempt to undo the City governments' recently passed limitations on e-cigarettes in San Francisco; Prop D, which would tax Uber

and Lyft to limit traffic congestion and fund public transit; and Prop F, which would shine some light into "dark money" politics in San Francisco.

San Francisco voters turned out in record numbers for the 2018 midterms last November, and helped produce a seismic shift in California and national politics. Let's all help keep the ball rolling by participating in every election, including this one. Be a voter!

See you at the polls.



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

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

- Two New ER Beds
- New Waiting Room
- Improved Triage Room and more...

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For questions email:  
[MassehV@sutterhealth.org](mailto:MassehV@sutterhealth.org)



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## Developer Shenanigans Mar New Buildings on Market Street

Two new buildings going up on Market Street: one that is nearly complete at the old Home restaurant site at 2100 Market at Church Street; and one that has just begun construction at the former Sullivan's Funeral Home site and the adjacent parking lot between Sanchez Street and Noe Street. The two projects reveal the complexity of neighborhood input, and the importance of vigilance to hold developers to their word.

Both buildings were approved by the Planning Commission at hearings in February of 2016. In both cases DTNA negotiated with the developers and improved the projects, but in both cases that was not the end of the story. In both cases the developers agreed to provide a lower level of on-site affordable housing (12%) than DTNA's goal (20%) and that of the voters as expressed by Proposition K, approved overwhelmingly in 2014, which set a goal of 33%.

At 2100 Market Street, DTNA was successful in forcing a short (six-week) delay for local architect and Land Use Commit-

tee member Tom McElroy to work with the developer, Brian Spiers, on design. The positive aspects of that work are evident in the now almost-completed building, which boasts an interesting complexity to its massing and façade elements, and is a handsome addition to both 14th Street and Market Street. 2100 Market will be composed of 64 units, with eight affordable units, so we were expecting to welcome 70 to 100 new neighbors when the building opens next month. Unfortunately, the figure will be more like ten to twenty new neighbors, as only the affordable units will have tenants. The rest of the building is being turned into a de facto hotel, rented to a company that manages furnished apartments and then rents them to corporate clients who are bringing in contract workers for short stays (hence the identical furniture visible through all the flatiron windows on the building's east side). Sadly, there is nothing in current law to prevent this use. In addition, while Spiers promised DTNA that the main corner

retail space would be built out and rented as a restaurant, and that the two small retail spaces on 14th Street would be rented to local businesses at reasonable rates, Spiers reversed on that and is now attempting to gain approval to use the entire bottom floor for another corporate client (a bank). The DTNA Land Use Committee, which negotiated the outlines for the development, and Supervisor Rafael Mandelman, are both upset about these changes. Mandelman is currently working on legislation to prevent future developers from doing the same thing.

Meanwhile the developer of the Sullivan's site, Dan Safer of the Prado group, sat on his approved project for well over three years without starting construction, to the point that DTNA was pushing the City to purchase the site for another use (affordable housing, perhaps?) Construction finally did begin in August, and here we hope to greet about 60 to 80 new neighbors, as the building will be composed of 45 units, with six on-site affordable units, including the incorporation of existing rent-controlled units that front 15th Street. Unfortunately, Safer has already treated the neighborhood unfairly in terms of affordable housing, having gone back on a promise to include 15% on-site affordable housing at the Whole Foods development at Market Street and Dolores Street completed in 2014, and, as the experience with 2100 Market Street shows, the neighborhood will not know what we're going to get until we get it.

On the bright side, both buildings will allow a few more peo-



*Most of the 64 units at 2100 Market Street will be rented to corporate clients for short-term stays.*

ple of limited means to stay in the City, and the ongoing tide of gentrification that is changing our City and our neighborhood is ameliorated somewhat by rent control and inclusionary affordable units. The eight units of affordable housing at 2100 Market Street will be rented at rates that are designed not to exceed 30% of income for the tenants who will occupy them. The one-bedroom units will rent for \$710 to \$1,420/month depending on family income, and the two-bedrooms for \$799 to \$1,599/month. As for the six affordable units at the Sullivan's project, we won't know the rents until the building is completed, as the City adjusts those rates each year.

So, welcome to our new affordable neighbors at 2100 Market Street, let's hope the hotel tenants at least spend some money at local businesses, and get ready to come out in opposition to inappropriate, non-neighborhood-serving uses in the future.

## Cultivating Pride for Food Assistance

In the United States, over 41 million Americans are considered food insecure, and in the nine counties that constitute the San Francisco Bay Area, it's 870,000 people. CalFresh, a statewide offshoot of the national Supplemental Nutrition Assistance Program (SNAP, formerly known as food stamps), addresses this food insecurity by providing over four million eligible Californians with monthly food stipends via the Electronic Benefits Transfer (EBT) card. Recipients can use their benefits at local convenience and grocery stores, but can get the most bang for their buck by shopping at the Castro Farmers' Market.

The Castro Farmers' Market is operated by the Pacific Coast Farmers' Market Association (PCFMA), a Bay Area nonprofit. PCFMA accepts EBT at many of its Bay Area farmers' markets, including the Castro Farmers' Market, which allows local shoppers to use their CalFresh benefits to buy

healthy and fresh fruits and vegetables at competitive prices. The EBT program is complemented by the Market Match initiative, which matches up to \$10 of CalFresh benefits vouchers, per market day, to each CalFresh recipient who uses their EBT card to shop.

For many Bay Area residents, like farmers' market customer Phyllis Bowie, Market Match is an indispensable tool in maintaining a healthy, affordable diet: "I feel strongly about the farmers' market in general, because you support your local farmers," Phyllis explains. "It encourages people who are low income to shop fresh, to shop local at the local farmers' market, and to build relationships with the farmers."

According to the nonprofit hunger and health advocacy organization, Feeding America, food insecurity goes beyond

hunger: "Hunger refers to a personal, physical sensation of discomfort, while food insecurity refers to a lack of available financial resources for food at the level of the household." Being food insecure, often times, is the result of deeper social inequality. Nevertheless, receiving an EBT card can feel demoralizing, embarrassing, and defeating for some. For Phyllis Bowie, a native to the Fillmore District in San Francisco, erasing the stigma of food assistance is of paramount importance, and she uses the Fillmore Farmers' Market as her case-in-point. Phyllis celebrates the Market Match program and the Fillmore Farmers' Market on social media and on her cable TV show, Living with Phyllis.

Farmers' markets have been a part of Phyllis' lifestyle since childhood; she would go with her mother and brother to do the week's shopping at the market, and relished in the flavors of freshly-picked produce. Now, as a recipient of CalFresh food benefits, the markets offer her – as well as countless other EBT users – the best opportunity to stretch her food dollars. "What I love so much about the Market Match is that it helps to do two things: One, to see that there's a benefit to having food stamps, instead of feeling depressed and embarrassed," Phyllis says. "The second thing is to know that there are organizations out there that care about your health and food, where you can double your food stamps."

To find out if you are eligible for CalFresh EBT, visit <https://www.benefits.gov/benefit/1228>.

### Think Local Think Duboce Triangle



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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.

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“Flore Store” Retail Cannabis Dispensary at 258 Noe Street

The owner and general manager of Flore bar/restaurant at Noe and Market, Terrance Alan and Luke Bruner, are proposing a retail cannabis dispensary in the building they have leased across the street from Flore at 258 Noe, the current site of the Gloss 'n Glam nail salon. They have presented at three DTNA Land Use Committee meetings over the course of the last year, and the proposal is scheduled to be heard at the Planning Commission on Thursday October 10th.

Land Use Committee members and neighbors, primarily on Beaver Street, on reviewing the proposal identified a number of issues, many of which require Planning Commission action. At our meeting on September 2nd, Land Use came up with a final list of conditions under which DTNA would be willing to support the project.

In general, DTNA is not opposed to cannabis dispensaries. The Apothecarium on Market Street has been a good neighbor and contributed to many neighborhood events and programs. DTNA, along with the Eureka Valley Neighborhood Association, recently endorsed a cannabis dispensary to replace the former Wild Card store on 17th Street at Castro and Market.

There are some aspects of the proposal which we all found appealing, such as building a fence between the 258 Noe Breezeway and the Noe Beaver Community garden, which would provide security for the garden and screen the PG&E electrical boxes and cables from public view, and a large mural covering the north wall of 258 Noe, adjacent the garden.

On the downside, the location

of the store (at the entrance to our residential neighborhood on a side street of the Upper Market Commercial District) and the fact that this project would displace one neighborhood business to add another, raised concerns. Gloss 'n Glam owner Mary Ann Nguyen has strong connections to the neighborhood and its residents. Mr. Alan and Mr. Bruner have been looking for ways to find Mary Ann a new space in the neighborhood, but those have all come to naught so far.

In addition, past behavior by the property owner of Flore and 258 Noe Street made a number of neighbors and Land Use Committee members suspicious as to whether agreements would be kept. And there had been an illegal Airbnb operating upstairs, and there was the collapsing backyard shed that was overgrown with ivy and a potential breeding ground for vermin. The shed has since been torn down.

The list of conditions that would address these issues was developed by Land Use for presentation to Terrance Alan and the Planning Commission. Terrance has accepted the Conditions.

DTNA asked for a \$25,000 cash relocation payment to Mary Ann Nguyen of Gloss 'n Glam, that the proposed mural be completed within fifteen months with community input and not be pot-themed, and that the owners promise no on-site consumption of marijuana products. We also asked that Alan and Bruner commit to pay for and maintain a new portion of fencing along the length of the 258 Noe breezeway, and that they provide security as required by state law.

The conditions also included that they commit to finance extending the Upper Market Castro Community Benefits District cleaning of sidewalks along both sides of the community garden, that they not add a yellow loading zone in front but instead could consider a green ten-minute zone for pickups, and that the existing awning not be used for ads or displays regarding cannabis products.

Finally, we requested that the Flore café’s kitchen at 258 Noe not be used for cannabis products without a future conditional use permit, and that all the above conditions be reviewed at one, two and five-year check-ins at the Planning Department, so that there is an enforcement mechanism if conditions are not met.

Now we are asking the Planning Commission to add our agree-

ment as Conditions of Use at the October 10th hearing. Land Use Committee chair David Troup will write a letter of support, and we will encourage our members to attend the hearing and speak in favor.

If you have concerns or want to express your support, you can email the planner for Flore Store: 2018-002060CUA, Jeff Horn at [jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org) or come to the hearing. You can check the Planning Commission hearing calendar for October 10 to see where the Flore Store is on the agenda to gauge when to show up to speak. If you come, be sure to fill out a speaker card at the front when you come into the hearing room, and hand it to the Commission secretary. You only get two minutes, so be crisp. The neighborhood has a voice!

# Castro

## FARMERS' MARKET

Wednesdays • 4PM - 8PM  
MAR 13TH - NOV 20TH  
NOE ST. & MARKET ST.

The Castro Farmers' Market is back for the 2019 season! We've got all of the friendly, familiar farmers returning, like Fifth Crow Farm, Shelly's Farm, Pirate Creek Bees, AND a slew of exciting new faces: Coastside Farms and Specialties brings a smorgasbord of smoked salmon and spreads; Donna's Tamales serves up flavor-packed vegan tamales; and Evergreen Acres Dairy presents a medley of raw goat milk products and health drinks. Soothe your hump day blues with some farm fresh greens at the Castro Farmers' Market!

PCFMA.ORGfb.com/CASTROFARMERSMARKET

The Duboce Triangle – a Community

My name is Luke. I am the GM at Café Flore. Beaver Street resident Bob Bush recently provided a copy of a 1983 thesis by Alexander Bodi, “The Duboce Triangle of San Francisco: A Study of a Community”, for an M.A. in Anthropology at SF State.

The thesis covers three general periods of history and includes a discussion of neighborhood businesses including, “One corner is occupied by the Café Flore, a popular hangout with its outdoor patio shielded by glass walls from the cold wind.” The Café Flore is proud to have been part of the neighborhood for 46 years.

**The Scandinavian Era**  
The Scandinavian Community era covers the Danish Community. “Queen

Louise of Denmark gave the first donation for a new church- \$100... The new Ansgar Danish Lutheran Church was dedicated on April 6, 1906. Twelve days later the earthquake struck. The church survived the fire and was used as a relief center.” Today this is St. Francis Lutheran Church.

**The FACE (Federally Assisted Code Enforcement) Era: 1960s & 70s**  
By the 1960s, the Federal Redevelopment programs were in full swing. These programs resulted in the razing for redevelopment of the Western Addition neighborhood, and Federal authorities were reviewing Duboce Triangle.

“The Duboce Triangle, as an entity, was born out of that period, along with the Duboce Triangle Neighborhood As-

sociation... Instead of tearing down buildings, it was decided to preserve them and beautify the area.” “The target area for the program was Census Tract 169 bounded by Market, Duboce and Castro streets.”

**The “Gayborhood” Era- Mid 1970s – 1983**

The main focus of the Thesis is the Mid 70s – 1983, discussing both culture and data, with a special focus on the “Gay Community.” “There is some dispute about how much the changes can be attributed to the FACE program... [John Sanger, founding President of DTNA] attributes the changes to several factors... and perhaps the most significant reason for the change, more gays started to move into the Triangle... As the gays moved in, or came out of the closet, the physical changes to the buildings became strikingly evident.”

Bodi concluded that “Today [1983], the strongest “community” in the area is what many people call the “Gay Community.” It is based on a sexual preference and lifestyle that probably would not have been tolerated in the Scandinavian community...”

“What is going to be the fate of the Duboce Triangle? The DTNA works hard to develop a community spirit, and perhaps even a community... Most of the people living there like the Triangle the way it is. They would like it safer, cleaner, less traffic-cursed. They like its convenience to downtown and to public transportation. They like its climate. They like the small-town atmosphere while at the same time being part of an exciting city.”

In the next News edition I will discuss the Greening of Noe Street. I am in the process of scanning the final bound version of the Thesis so that it can be placed on the DTNA Web Site for all to read.

## Looking to buy or sell a home? Call Dan Dodd today for your free market analysis!

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Neighborhood Gem, continued

Continued from first page

Burning Man name ‘Hammer’. And the brews give nod to the playa with names like Sparkle Pony (a Belgian Blonde Ale) and Playa Pilsen (a Mexican Lager).

When deciding to expand, Furman selected The Duboce as the site for Willkommen for the location. On the edge of Castro, Mid-Market and Duboce Triangle, the corner space is welcoming to the casual pedestrian and easy to access via public transit, not to mention an easy commute from Twin Peaks for Furman. The brewing of the beer still happens at Black Hammer and is brought to Willkommen in kegs.

Inside Willkommen, Furman crafted the reclaimed coast cyprus counter and the sycamore cashier top. While initially wanting redwoods for the interior, Japanese maples were selected.

The shared tables are German beer hall tables. Having an outdoor beer-garden in San Francisco is tricky with the unpredictable weather. The natural wood, high ceilings, and large windows give the space a lofty feel and protects guests from gusts of fog.

Furman’s goal for the Willkommen is to be a place to hang out. With communal tables and open floor plan, patrons can be social with strangers and friends alike.

When asked about upcoming events, Furman shared that Willkommen will be hosting an Oktoberfest party on September 21st (after this newsletter is produced). If successful, look forward to a second event the third Saturday in October (October 19).

Next time you are looking for a place to gather with

your friends or family, or if you are hoping to catch a part of the game and don’t mind chatting with strangers, stop by Willkommen. Open seven days a week (11:30AM to 11PM Sunday through Thursday and 11:30AM to 12AM Friday and Saturday), Willkommen is ready to welcome you.

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

Carmelita Street Annual Barbeque



Carmelita Street neighbors get together for a barbeque in September.

For advertisement rates please visit [dtna.org](https://dtna.org) or call (415) 295-1530

Meet Your Board Member: Bob Bush



Bob Bush, DTNA Board Member, with Daffodil and Camellia.

Michael and I moved into the Duboce Triangle neighborhood in 1982 after answering an ad in the Chronicle for “Victorian flats on Beaver Street with a view”. We found that there was in fact a view, no mildew odor, and off-street parking. We bought the Victorian from John Sanger, the neighbor who was one of the primary organizers of the original Duboce Triangle Neighborhood Association in the 1970s. He had founded the group to facilitate communication between the City and neighbors in implementing the FACE – Federally Assisted Code Enforcement - program, a slum-mitigation effort, and he became DTNA’s first President.

My association with the Duboce Triangle began even earlier, in 1952, when my mother was treated at the Franklin Hospital. We were living at the time in my great grandfather’s house up the hill on Noe Street. After attending U.C. Berkeley and UCSF Medical School, I returned to the Triangle in 1969 & 1970 as a UCSF Surgical Resident at the newly completed Ralph K. Davies Medical Center, which in 1969 had a computer information system for order entry and data retrieval.

As a Davies Resident, I was responsible for seeing the remaining members of the German Benevolent Society who were enrolled for life long medical care as children in the 1920-1930’s by this self-insured program established in 1856. The Society built the original German Hospital on the grounds of the current Davies Campus, Sutter Health CPMC. After tours of duty with the U.S. Navy in Yokosuka, Japan and the U.S. Army at Letterman in the Presidio, I opened my surgery practice at Davies in 1980, and kept it going until recently – I retired for good in 2017.

In 1984 I became more active with the DTNA when the Beaver Neighbors and the DTNA opposed including a City financed five-story parking garage on top of the Noe Market Center development. I was President of the DTNA from 1985 to1989, and at that time Michael was the Editor of the DTNA News. Back then there was an air of optimism and adventure living in a Triangle that was affordable for renters, and for new young property owners were replacing absentee landlords. The Triangle was an incubator where those new to the City came before moving on to the Haight and other neighborhoods, or sometimes to positions at City Hall.

Several DTNA initiatives came to fruition in the late 1980’s: District S Permit parking was introduced, freeing up spaces where commuters had been parking before catching the N Judah downtown; manual weekly broom street cleaning was replaced with mechanical street cleaning; the Noe-Beaver Mini-Park was created; disability access to the N Judah at Duboce Park was built; the Harvey Milk Mural was painted on the East wall of the Harvey Milk Rec Center overlooking Duboce Park; the green-

ing of Noe Street progressed as neighbors placed planters with flowers; and the groundwork was laid for a balance of dog and human uses at Duboce Park.

Then, as now, there were issues with homelessness and street drug use, which drove neighbors out of the Noe-Beaver Mini-Park. One tragic event was a fight the ended with the stabbing death of a homeless man on my neighbor’s steps. The next day the mini-park was closed and became a Community Garden. Despite all that in my memory the street issues and safety concerns of the 1980’s seem minor compared to today.

After a long hiatus I recently returned to the DTNA Board when it was struggling to find new committed members. I believe that the DTNA contin-

ues to be a valuable asset to the Triangle Community, providing a structure for communication between neighbors, the City and other stakeholders, and that it provides an opportunity for all neighbors – homeowners, tenants and small businesses – to continue have a forum to have their voices heard. I want to contribute to the DTNA by continuing to seek resolutions to neighborhood issues through constructive engagements that formulate solutions based on objective data in a transparent manner.

If you see me walking our two Westies, Daffodil and Camellia, to Duboce Park, please stop me to say hello and chat. And consider participating with the DTNA at any level, to address the issues that concern you. Your voice matters.

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## DTNA General Meeting on Trees Leaves Neighbors Rooting for More

Along with historic Victorian homes, great parks, a diverse collection of neighbors and our great sunny location, few things define the Duboce Triangle as much as our green, tree-lined residential streets. Despite summer vacations and great weather, our August General Meeting drew one of our largest turnouts of neighbors to hear from the City about our street trees.

**Other Green Things.** Before turning to trees, the meeting kicked off with announcements. Terrance Alan and Luke Bruner of Café Flore invited neighbors to attend their second public meeting regarding their proposed cannabis retail store (Flore Store, 258 Noe Street), which has applied for Planning Department approval. Neighbor Mark Sheuer also discussed the Friends of Duboce Park's 21st annual Tag Sale (held September 1st).

San Francisco's Urban Forest. Nancy Sarieh and Carla Short of the Department of Public Works' Bureau of Urban Forestry addressed a rapt group of neighbors about changes to

the Bureau's management of our City's 124,847-tree canopy of street trees. Nancy is an information officer whose article on street trees appeared in our July/August newsletter. Carla is the Superintendent of the Bureau of Urban Forestry.

Superintendent Short explained with detailed PowerPoint slides how years of budget cuts kept the City from pruning trees on a proper 3-5 year cycle. The City's trees suffered and their work focused on reacting to problems. The City then transferred tree maintenance responsibility to property owners, which ultimately didn't work, due to lack of consistent care.

This changed with passage of the City's Proposition E with nearly 80% of the vote in November 2016. The measure provided funds for the City to take back responsibility for the trees. The Street Tree SF program started with a tree census and a "worst first" pruning prioritization. By the end of year four, all trees are expected to be back to an acceptable baseline condition. Property owners

### Mayor Proclaims July 24th Tex Geiling Day

On a sunny Wednesday in July the neighborhood's beautiful Benedict-Geiling House at 22 Beaver Street was honored with a formal dedication as an historical landmark. Built around 1870 by Jacob Benedict, a silver refiner, the home is an Italianate villa, a style that is not commonly seen in our neighborhood. After some decades of neglect and disrepair, John and Imogene "Tex" Geiling bought the house in 1964 and began to restore it to its previous glory. At the dedication Planning Commissioner Dennis Richards gave an overview of the history of the wood-framed building. Supervisor Rafael Mandelman read the historic plaque's inscription and Mayor London Breed recognized Tex's many contributions to the neighborhood and arts community by proclaiming July 24th Tex Geiling Day! Many neighbors, friends, and community members attended the dedication and were fortunate enough to tour the home afterward and enjoy a delicious slice of cake baked in the shape of the home once the formal dedication had finished.

ers are no longer responsible for maintaining trees and should NOT prune City street trees. If residents really want to maintain trees in front of their homes and have expertise to do so, they must apply to the City and, if approved, enter into a maintenance agreement. Most Duboce Triangle trees will be pruned in 2020, with areas around Safeway and North of Duboce Park in 2021-2022.

To report street tree concerns call 311 (or <https://sf311.org>). The pruning map is on <https://www.sfpw.org/streettreesf> and for questions email [urbanforestry@sfpw.org](mailto:urbanforestry@sfpw.org) or call 415-554-6700.

Street Tree SF only funds maintenance, not planting, but Superintendent Short noted that Friends of the Urban Forest ([www.fuf.net](http://www.fuf.net)) helped push the biggest City planting budget ever this year.

Better Market Street. Board Member Bob Bush provided an update on the Better Market Street proposal from SFMTA. The proposal extends the prohibition on private vehicles from 10th Street to Van Ness Street and creates a dedicated center lane for MUNI at Church Street as well as a 6 inch elevated bike lane. Bob shared copies of the proposed designs. For more information see <http://bettermarketstreetsf.org>.

Reminder: Our October 14th General Meeting will also be held in the California Pacific Medical Center at Duboce and Castro Streets beginning with a meet your neighbors reception at 7 p.m. To get to the Conference Center – enter the CPMC through the South Tower, turn right and take elevators down to B floor, turn left and the Conference Center will be through double doors at the first hallway to left.



## What Is a CBD and Why Does it Have to Renew?

*Andrea Aiello, Executive Director, Castro Community Benefits District*

The Castro/Upper Market Community Benefit District (Castro CBD) is a special assessment district in the Castro & Upper Market dedicated to making improvements in the district. The Castro CBD is a 501c3 non-profit organization.

The Castro Community Benefit District's mission is to provide services that improve the quality of life in the neighborhood, emphasizing clean, safe, beautiful streets. It also promotes the area's economic vitality, fosters the Castro's unique district identity, and honors its diverse history.

The CBD's footprint focusses on the commercial blocks, see our map for details. We are funded through an assessment fee placed on each parcel in our footprint and through grants and donations.

The Castro CBD brings in \$1,000,000 into the neighborhood. In FY 19-20 we will be collecting \$534,900 in assessment dollars and \$575,000 in non-assessment dollars. Over half of our budget is grants, do-

nations, and sponsorships.

**What Does the Castro CBD Do?**

### Cleaning

About half of our budget is spent on cleaning the district's sidewalks and removing graffiti. The Castro CBD Clean Team cleans the sidewalks 7 days a week.

In FY 2018-19 the Castro CBD Removed:

- 128,470 pounds of trash
- 2,260 dirty needles
- 919,166 graffiti, stickers, illegal postings
- 3,085 incidences of human feces

We also:

- Steam clean each block face in the district once a month
- Respond to calls for service through our cleaning dispatch number 415-471-7536 (in the CBD's footprint only)

### Public Safety

We collaborate with the other businesses and residents to support one SF Patrol Special Officer on patrol in the evenings seven days/week. The Patrol Special Police are a presence in the commercial district and help deter crime.

### Economic Vitality

Live! In The Castro: Mostly funded through City grants, the Castro CBD sponsors Live! In the Castro bringing live, entertainment to the Jane Warner Plaza every Saturday and Sunday 1:00 between May – October. Go to our website for the schedule.

### Retail Strategy

The Castro CBD facilitates the Castro/Upper Market Retail Strategy Committee which includes representation from every neighborhood association. This group created the Castro & Upper Market Retail Strategy (will provide a link to this report) and we have recently created Welcome Home bags that are distributed to all new residential neighbors. It is a small shop local effort. The Castro CBD was recently notified of a new grant to work on commercial vacancy

reduction.

The Castro CBD Does Great Work, Why Is Renew Necessary? The law requires renewal. The Castro CBD was established with a 15-year term in 2005. Renewal requires approval from those who pay the assessment fee, approval of the property owners in the footprint.

**What Can You Do To Help?** Thank your local merchants and property owners in the footprint for supporting the Castro CBD all these years, including Safeway! Yes, thank Safeway for supporting the Castro CBD and encourage them to continue this support. Contact the Castro CBD's executive director, Andrea Aiello at 415-500-1181 or [andrea@castrocdb.org](mailto:andrea@castrocdb.org) if you are interested in helping or learning more!

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- 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](http://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    ☐ Social events  
☐ Other \_\_\_\_\_

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Treasurer

Duboce Triangle Neighborhood Association

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