Glen Park News

Intersection Redo Sparks Hope, Skepticism

y the end of July, the dust should have settled and Glen Park will find out whether the redesign of the Diamond and Bosworth Street intersection actually did what it set out to do: calm traffic, improve transit connections and make

it easier for pedestrians Elizabeth to navigate the area. Weise

"There's no magic bullet. It's a mess and all we can do is try to improve the flow," said District 8 Supervisor Scott Wiener, who represents Glen Park.

The intersection long has been a sore point in a neighborhood that's become much sought-after in the past decade, bringing in more cars, more buses and more people heading to BART, in addition to the thousands who go through Glen Park to get to other parts of the city. The redo was first discussed in the City's Draft Glen Park Community Plan back in 2003, and finally revised and adopted in 2012.

The work actually began in earnest in January 2015 and is now scheduled to be completed by the middle of July. Construction was supposed to have been wrapped up by the beginning of June, but unexpected sidewalk installation complications set the project back.

CONTINUED ON PAGE 18



Pedestrians wait to cross Diamond St.reet at Bosworth Street, as construction work continues.

Photo by Liz Mangelsdorf

Businesses Suffer Through Construction Disruption

etween the orange barricades, noparking signs, noise and dust, the seemingly endless construction at the Diamond-Bosworth intersection has hit small businesses on Diamond Street hard.

by The immediate Gail inconveniences for driv-Bensinger ers, pedestrians, Muni

and BART users, bicyclists and potential customers overshadowed the prospect that a new bank may be occupying the vacated bank building at the intersection early next year.

Rick Shaffer, who is handling the property for the CBRE commercial real estate firm, said he is working with a bank that has expressed interest in replacing the shuttered Citibank branch. But no tenants are in sight for the two other vacant ground-floor business locations where Chenery Park restaurant and Tina's Laundromat have

Diagonally across the intersection from the bank building, Jung Lee of the Glen Park Market, the corner store across from the BART station, pointed to the empty rack where sacks of potato chips should be. The supplier couldn't find a place to park his truck to deliver his usual order, she said.

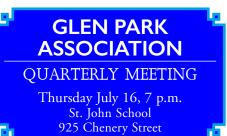
During May, when the maze of barricades made it a challenge even to reach her front door, business was down 20 percent compared with last year, she said. The previous month, when the construction was centered on the other side of Diamond, it was off by 10 to 15 percent.

"After they finish, it's going to look better, and there may be fewer accidents," Lee conceded. But in the meantime, it's hitting her in the cash register. Lee's store isn't the only business that is suffering on Diamond Street across from BART.

At Viking Sandwich Shop next door, Steven Chang said his business was down 15 to 20 percent, too. He pointed out that all the parking spaces on the block were off-limits, dissuading both eat-in and carry-out customers.

Construction workers occasionally drop in for lunch, he said—"but not usually."

CONTINUED ON PAGE 19



GLEN PARK **News**

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❖ GPA PRESIDENT'S COLUMN ❖

cracked open a fortune cookie on May 27. I don't really believe these "fortunes," do I? The next night, May 28, I welcomed a gathering at the

Michael Rice

Glen Park Recreation Center, to kick off the community process for the Glen Park Greenway Plan. I read

out from the little fortune-cookie slip, 'The project you have in mind will soon gain momentum."

This fortune cookie was right on the mark. The crowd of almost 50 listened to the presentations, asked questions and then moved around the five topical tables to give ideas and comments on how the Glen Park Greenway should be improved, Other Glen Park Association organizers and I saw tremendous positive momentum, as described by Bonnee Waldstein on Page 5.

I moved around the tables and heard ideas about trails, landscaping, watersheds, dog-walking, stroller paths, safety and maintenance. "Scribes" filled sheets and sheets of easel notes, and the volunteer facilitators made sure everyone was heard. Nicholas Dewar, GPA's vice president, and a professional facilitator in his own right, called out timing to move people to the next tables. (Full disclosure: I made a suggestion myself. Not only is mine just one among many others, but my wife Jane made exactly the opposite suggestion.)

As we have made clear since we announced the funding of the initial plan to improve the open-space corridor from Diamond Street to Elk



Michael Rice with his wife Jane, at the Glen Park Festival.

Photo by Liz Mangelsdorf

Street, this is a beginning. In six weeks or so, Roderick Wylie and his staff at Surfacedesign, Inc. will come back with a summary of the ideas and proposals recorded in May, and show us three alternative concepts for the Greenway. There will be another lively community meeting to critique and refine the alternatives, and reach reasonable consensus on the overall plan.

The Greenway is primarily San Francisco Public Works and San Francisco Public Utilities Commission property. We will hear again from the DPW, and how the City manages the tree resources in the corridor, and can partner with neighborhood groups to upgrade open space. We also will hear from the SFPUC, responsible for stormwater management in the Islais

Creek watershed, which runs all the way to the Bay. We've asked SFPUC staff to come out soon and present plans and polices on watershed issues to the community, to inform and support the Greenway Plan.

For now, nothing is settled, but we can picture a future where residents and visitors will walk the Greenway from "downtown" Glen Park, to improved trails in Glen Canyon Park, up to the trails on Twin Peaks. From Twin Peaks, you will continue on a few quiet streets, and make your way to trails around Mt. Sutro. A few more blocks, and you will be in Golden Gate Park.

Let's keep up the momentum. ❖

Michael Rice is president of the Glen Park Association.

FROM THE EDITORS

he more things change, the more things stay the same. The French proverb, penned by French novelist Alphonse Karr more than a century ago, resonates today in Glen Park. Yes, our neighborhood is changing, but it always has been changing.

Favorite neighbors move away; the new strangers next door eventually become familiar. Beloved restaurants close, sometimes replaced by even more beloved restaurants. Vacant shops interrupt the rhythm of the streetscape, but eventually new tenants move in. Housing booms sometimes end in housing busts, and vice versa, as the economies of our city and our state wax and wane. As we were putting together this edition of the Glen Park News, we dug through the San Francisco Public Library's online photo archive for some bygone images of Glen Park and came across some gems: a steam-beer establishment at the corner of Diamond and Chenery where Tyger's now stands; the old Safeway market on Diamond Street, where Canyon Market now operates. We also found a great shot of Silver Tree day camp in Glen Canyon Park from the 1940s. The City-run camp is still going strong nearly seven decades later.

Businesses come and go, driven largely by market demands; young campers grow up and their children, grandchildren and great-grandchildren take their place getting muddy in Islais Creek, climbing the boulders, catching glimpses of coyotes and hawks and eating sun-warmed blackberries straight off the bush. Our streetscape has evolved over the years, with roads widened and narrowed and lanes reconfigured.

To some, the changes may be a subtle evolution; to others they may be earthshattering breaks from the past. But one constant has remained: the strong sense of neighborhood pride in Glen Park. We like our hilly geography and the village-like feel of our commercial corridor rich with independently owned shops and restaurants. We like our canyon and our creek. And we like the civic debate over land-use and transportation issues.

As volunteers producing the Glen Park News, we try to cover the news of the day in Glen Park, and to capture the spirit of the neighborhood. To meet these goals, we need your help. Is there a simmering issue the neighborhood should know about? An interesting neighbor whose story should be told? Something local that pleases or bugs

Please share your ideas with us. Our email, snail mail and voicemail information is in the box at left.

New 'Road Diet' for San Jose Avenue Stirs Debate Over City's Traffic Policy

eighbors at odds over changes to northbound San Jose Avenue are circulating opposing petitions to gather support for and against the "road diet" pilot project meant to slow traffic on the busy corridor.

Glen Park resident Dave Wang circulated a petition by opposing the pilot after Heather repeated requests for World data showing the road is dangerous were met with silence from the San Francisco Municipal Transportation Agency.

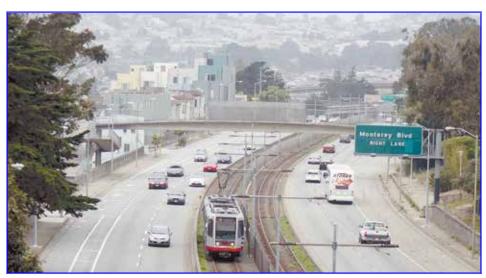
"This corridor doesn't affect just the adjacent houses and neighbors," said Wang. "It is a thoroughfare for residents of Noe Valley, Glen Park, Bernal Heights and the Mission, and for commuters to the Peninsula."

Shortly after Wang's petition appeared, a Sunnyside neighbor circulated a petition in support of the pilot project. "We support your efforts to humanize San Jose Avenue and eventually turn it into a safer street that serves the families of our neighborhoods," it says.

Pro-pilot petition supporter Jim Ausman of Glen Park said he bikes along San Jose Avenue through the Bernal Cut, and believes the number of cyclists using the route will continue to rise.

"For me, the main thing is that cars go way too fast through there," said Ausman. "We don't need to have people going 55 or 65 mph through a residential neighborhood."

According to the SFMTA's web page,



San Jose Avenue from the Miguel Street bridge.

Photo by Liz Mangelsdorf

the goal is to bring vehicle speeds to 35 mph or less on this formerly 45-mph stretch. The agency has not made available accidents data pre- and post-pilot.

Phase I of the Northbound San Jose Avenue & I-280 Off-Ramp Road Diet Pilot Project started in June, 2014, when the three northbound lanes between the freeway exit and the Randall Street intersection were reduced to two lanes with a bike lane.

The change reduced average speeds by only 3 mph, rather than the desired 15 mph, so SFMTA began Phase II this June. Phase II reduced the two-lane offramp from Interstate 280 to one lane.

According to data released by SFMTA, an average of about 25,000 vehicles use northbound San Jose Avenue each day. Phase I added significantly more traffic traveling at higher speeds to Rousseau Street and St. Mary's Avenue, presumably by vehicles seeking to avoid the longer backup created at the Randall intersection by cutting traffic lanes from three to two.

The number of bicyclists has also increased, from an average of 145 a day before the pilot to 200 after.

According to the agency's website, a community meeting was to be scheduled in fall 2014. That period has long since passed, and no meeting had been announced by press time.

To sign the petition opposing the changes, go to the following web address: https://goo.gl/9N2jLN.

To sign the petition for the traffic changes, go to this web address: https:// goo.gl/9Ew4UH. ❖

NEWS FROM CITY HALL *

n January, I was sworn in to my second term as a member of the Board of Supervisors. It has been an honor

by Supervisor Scott Wiener

to represent Glen Park over the last four years, and I look forward to continuing to work with the community on important projects and

policies to make the neighborhood even better than it already is.

Over the past four years, we've worked together as a community to make much-needed improvements to the neighborhood. We saw the completion of the first phase of the Glen Canyon improvement project, with new recreational facilities and a new and improved entrance to the park from Elk Street.

I was also able to insert funding in the 2012 parks bond for a complete renovation of the aging and deterio-

rating recreation center. We held several community meetings around that design, and it will be moving forward in the near future.

Another important project is finally moving forward after much delay—the safety and traffic-flow improvements to the Diamond-Bosworth intersection. This intersection has huge traffic flow, including private automobiles, Muni buses and employee shuttles. The intersection also sees significant pedestrian traffic to and from the BART station. While the improvements won't completely solve all of the intersection's challenges, they will make things better. Thank you to the late U.S. Rep. Tom Lantos for obtaining an earmark (back when earmarks still existed) for this important project.

I'm thrilled to serve again on the Budget and Finance Committee and the Land Use and Transportation Committee. I also was recently elected to chair the San Francisco County Transportation Authority.

I will continuing to work with the community to tackle our significant housing and transportation challenges and to work to obtain funding for critical City needs, such as Police Academy classes, more park rangers and gardeners, more and better landscaping and maintenance of our public spaces, and improved funding for various health needs and the needs of our seniors and youth.

I want to thank all of the residents of Glen Park for allowing me to serve you at the Board of Supervisors. I promise I will continue to work hard for the neighborhood and for the city. ❖

Scott Wiener represents District 8, which includes Glen Park, on the San Francisco Board of Supervisors. More information is available at www.scottwiener.com.

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The mission of the Glen Park Association is to promote the collective interests of all persons living in Glen Park, to inform and educate about neighborhood and citywide issues, to promote sociability and friendships and to support beneficial neighborhood projects.

Rec Center Renovation Set for Mid-August Start

losing day for the Glen Canyon Park Recreation Center, originally scheduled for the last week of May, is now set for Aug.16, making the 76-year-old building available to day camp participants through the summer.

Construction was delayed so the sumby
Susan
Sutton

mer camps at the park
can be go on as scheduled, said Recreation
and Park Department
spokeswoman Connie Chan.

The Recreation Center will remain open Monday through Friday, from 9 a.m. to 6 p.m. for drop-in gym play, camp use and classes arranged by staff.

The barn-with-charm rec center project will include renovation of mechanical and plumbing systems, seismic safety code upgrades, exterior renovation, renovation of the gym and auditorium, addition of multi-purpose classrooms, and improvement of the building's circulation. The building will be brought up to code in accordance with the Americans with Disabilities Act and Leadership in Energy and Environmental Design standards for green buildings.

The project, funded by the voter-approved 2012 Clean and Safe Neighborhood Parks Bond, will cost an estimated \$12 million and take a year and half for completion, with the possible reopening in the fall or winter of 2016, according to the Recreation and Park Department.

The Depression-era structure was saved from the wrecking ball because of its historical significance. According to Evelyn Rose of the Glen Park Neighborhood History Project, "It's not designated as a historic building yet. It was designed by a prominent architect, William Merchant, a protégé of Bernard Maybeck, and I would think it may qualify in the future."

While the building is not a land-mark, the site it sits on is, Rose said. "The site of the rec center is historic and designated as California Historical Landmark #1002, the location of the first dynamite factory in the U.S., personally licensed by Alfred Nobel."

To recognize the former dynamite factory, talks are already underway for a plaque to be placed outside the recognizer

Ryan Jones, a high school resource aide and football coach, met a group of friends at the center to play basketball on what was supposed to be the last week the gym would be open. Jones,



Artist's rendering of the updted Glen Canyon Park Recreation Center.

Courtesy San Francisco Public Works

who has been playing hoops in Glen Park for 10 years, stopped in the office to obtain a bandage after cutting his hand on a rusty hoop.

To him, renovation is a slam dunk. "It's much needed," he said. "I don't want to see it go away, but it needs work just like the other parks, rec centers and gyms in the city. It's time to update."

Oskar Rosas, the center's facilities coordinator, also is looking forward to the renovation. He would like to see the building used for more than merely a restroom stop for hikers, bikers, dog walkers and playground visitors.

That's the idea behind adding classrooms to the building: to draw people in.

In addition to the building, an art project by Charles Sowers titled "Solar Totems" will adorn the area adjacent to the playground.

The artist hopes to sow seeds of interest and respect for the environment with his work, using the inspiration of 19th-century meteorological instruments that used a spherical glass lens to burn a sunshine record on a substrate of wood or paper. "Solar Totems is an aesthetic-scientific instrument, a kind of sculptural data-logger that creates an archive that helps the viewer consider the interaction of sun, weather and site."

According to the design proposal, "Solar Totems is a sculpture composed of three 30-inch-diameter by 9-foottall old-growth redwood logs. The logs [will be] installed upright in a triad

arrangement on the open, south-facing plaza in front of the Glen Canyon Park Recreation Center. A solar-powered heliograph mechanism with a spherical lens [will be] mounted on one of the logs.

"The sun's rays are focused by the lens to lightly burn into the wood. As the sun moves across the sky, the burn becomes a line; preserving a record of sunshine periodically broken by fog or cloudy skies. The lens is advanced a small distance each day to create a distinct daily line."

Sowers, who has created exhibits for the Exploratorium and the Randall Museum, said, "I have thought about sun-powered and sun-responsive works before, but have never quite figured out what really works conceptually and in real life. I have been toying with the sunshine recorder concept for several years, but have always been disappointed at how they either have overlapping burn-lines, or the archiving substrate (usually paper) has to be changed every day.

I had been trying to figure out how to separate the lines so that one can easily discern individual days. Somehow, during the process of thinking about it for the Glen Canyon site, I hit upon a way to do it by moving the lens every day."

Sowers' proposal was selected by a panel which consisted of a community member, members of the Recreation and Park project team, two independent arts professionals, and a San Francisco Arts Commission representa-

tive, according to Justine Topfer, project manager of the City's Public Art Program.

Topfer said, "The panel responded to the aesthetics of the artwork, the site specificity, the fact that it responded to and was empathetic with, the natural environment, and that it has educational possibilities."

The art budget for the project is \$80,000. The City requires that a portion of construction costs on civic buildings be set aside for public art, Topfer said. "The artwork is currently in the design development phase. We anticipate that fabrication will begin in the fall 2015, and that the work will be installed in March 2016."

Sowers hopes "to get people to notice the world around them, to delight in the beauty and curiosity of things that sometimes go unseen, unnoticed, or unconsidered."

While the scope of the entire project seems enormous, encompassing renovation of the building and addition of aesthetic art outside, Jones is excited about the changes to his old pal.

"It's stood the test of time," he said of the recreation center. "I'm glad they are finally upgrading it and I hope it's here 50 years from now so my kids and grandkids can enjoy it."

Although Rosas will have to move out of his office in August, he too is optimistic about the renovation: "It's a great canyon and I look forward to a brand-spanking-new building. This place is amazing." .*

Concept Plan Under Way for Glen Park Greenway

DAYLIGHTING ISLAIS CREEK IS AN

IDEA THAT HAS BEEN AROUND FOR

A LONG TIME IN GLEN PARK.

smaller neighborhoods in San Francisco, Glen Park is fortunate to have a jewel of an improvedyet-wild park, plus many pockets of greenery and cultivated natural spaces.

More enhancements could be on the way. As reported in the Glen Park News this spring, the Glen Park Association was Bonnee awarded a \$40,000 grant Waldstein by the Morris and Alma Schapiro Fund to come up

with a concept plan for a safe pedestrian route—a "greenway"— along the north side of Bosworth Street, that will extend from Diamond to Elk streets.

District 8 Supervisor Scott Wiener's office and the Glen Park Association provided additional funds, bringing the total available for planning to \$60,000.

The conceptual planning is now under way. The first of three community brainstorming sessions was held in May. Participants discussed what, if anything, to do with the undeveloped stretch of green space that is the result of something that didn't happen. In the 1960s, the City bought around 20 houses along Bosworth Street in anticipation of a proposed Crosstown Freeway. The houses were then demolished by Caldwell Wreckers of Daly City in order to widen Bosworth Street and make room for the freeway.

In the now famous lore of Glen Park, a group of neighborhood women led the "Freeway Revolt," which ultimately and successfully put the idea to death.

The largest part of the land adjoining this area is owned by the San Francisco Public Works and the San Francisco Public Utilities Commission. There is also a parcel between Bosworth Street

lthough it's one of the and St. John School that is church property.

> Each block is different. Brompton to Lippard there's a broad grassy field. The Lippard-to-Chilton stretch is an asphalt pathway with ivy on either side. Both of these blocks

trees have the along Brompton Street border. Beyond the St. John playground, from Chilton

to Burnside, is a rather unkempt area dominated by wild fennel.

Underneath the proposed greenway's path runs Islais Creek, which was channelized underground in the 1920s, ending its free run at a culvert north of the rec center in Glen Canyon Park.

Together, these spaces could enhance the Creeks to Peaks concept (Twin Peaks to Glen Canyon Park) that's been gaining traction recently.

Surfacedesign, Inc., a landscape architecture firm, has been engaged by the City to come up with the concept plan that will tie these disparate parts together. The result would be a green space that provides an enjoyable experience and helps link the Glen Park village hub to Glen Canyon Park.

The idea has been a part of the Glen Park Community Plan for five years, but nothing has come of it until now.

Neighborhood input, and hopefully consensus, is key to developing the plan. As a start, the first of three community gatherings, attended by almost 50 people, was held at the Glen Park Recreation Center on May 28. After a brief general discussion, groups of people rotated through five tables, each of which focused on a different aspect of the greenway: hydrology, safety, plants and animals, recreation, and transit.

At each table people discussed their ideas, hopes and concerns, while a facilitator made notes on flip charts—

> all of which will be distilled, posted, and studied for inclusion in the final concept plan.

> > "I like the

idea, but we have a fantastic canyon," noted one resident. "What's the point of putting something to walk in when it will be desecrated and destroyed like other areas in the park?"

The current drought was a major topic as people discussed what types of plantings were appropriate and how they would be maintained in the most ecologically sound manner. Four or five trees in serious decline would need to be removed.

Neighbors voiced concerns about safety. They debated the pros and cons of lighting the greenway, patrolling it, and posting hours of use. Many residents whose homes adjoin the land told of current conditions, including trash, graffiti, homeless camping, partying and drug use.

"Daylighting" Islais Creek—bringing it to the surface from underground—is an idea that has been around for a long time in Glen Park. It has passionate advocates and detractors, especially among the adjoining neighbors.

On one hand, it would be a wonderful natural experience; on the other, it could invite standing water, mosquitoes, mud and mischief. Flooding from runoff has also been a big problem in the area; many neighbors were concerned about compounding this problem.

Residents expressed varied opinions about potential recreational uses and accessibility issues. Other ideas included installing benches, creating community gardens, posting educational signage, and developing rules about dog use. Most wanted to make sure that the area is not overdeveloped and that native vegetation is restored.

The overriding concern is maintenance. Whatever the final greenway looks like, it will need care. Right now the funding only extends to developing the plan. Later, funds will be needed to bring the concept to

Beyond that, there are no answers as to how the greenway would be maintained. Stewardship—that is, volunteers— will undoubtedly be counted upon to play the major role. Grants and creative fundraising are other

This summer, all these issues will be hashed out and, based in large part on community input, three alternative plans will be presented, with timeframes for phasing in.

It is possible, however, that the community will decide not to support the greenway, and conditions will remain status quo.

If history is any judge, there will be compromises and no one will be completely satisfied with the result. Many hope that in the long run, a greenway will be a major asset to Glen Park.

Keep up with the Greenway Plan at www.glenparkgreenway.org. 💠



The San Francisco Planning Department's rendering of the proposed greenway through Glen Park.





A Native Son Reflects on Glen Park

an Francisco's soaring prices and changing landscape are among the most talked about and polarizing issues of the day in the city.

Housing costs continue to rise to unprecedented highs, displacing longtime tenants and making the

by **Zachary** Clark

city out of reach for many but the wealthy. Neighborhoods are going through dramatic transformations,

including the nearby Mission district, which has seen an influx of luxury condos and trendy, pricey restaurants and retail shops. The booming development is changing the landscape architecturally, economically and cul-

The infamous \$4 artisanal toast served up at restaurants, the caravan of corporate buses shuttling tech workers between San Francisco and Silicon Valley, and the pockets of neighborhood gentrification that threaten the city's diversity are symbols of change.

But how does Glen Park, our cozy "village" that began as dairy farms in the 1800s and grew into a workingclass neighborhood in the decades that followed, reflect this change?

Is Our Neighborhood Changing With the Rest of San Francisco?

Residents like me who grew up here, or who've lived here for many years, have seen plenty of change, while our neighborhood continues to grow in popularity.

A wave of change in 2000 brought Chenery Park restaurant and ModernPast, among other establishments. The opening of Le P'tit Laurent and Gialina in 2007 made Glen Park a dining destination, and the neighborhood has only become more popular with the relatively recent additions of Tataki Canyon and Manzoni restau-

Our neighborhood branch library also got a much-needed makeover (and relocation) in 2007, and the Glen Canyon Park entrance and tennis courts were renovated last year. But these are mostly gradual, organic changes; many of them came long before the recent

The neighborhood has stood by its mom and pops, though it hasn't always been easy. Our beloved Bird & Beckett bookstore recently added a mini art gallery and is hosting more events than ever. Higher Grounds, Tyger's, Glen Park Hardware and Critter Fritters long have been neighborhood standbys. When Hong Sing closed its doors last year (and one of its owners was clear that the reasons had nothing to do with rent increases), it was replaced by a restaurant offering similar prices. Glen Park Station still caters largely to neighborhood clerks, grocers and baristas who can afford the beers and well drinks.

Canyon Market, a high-end, independent grocery, is going strong, weaving itself into the neighborhood's fabric.

Glen Park has successfully resisted large chain stores, and you won't see the kinds of businesses like upscale clothing boutiques that many associate with gentrification.

Glen Park is home to more homeowners and fewer renters than most

San Francisco neighborhoods, which keeps turnover relatively low. Walk the streets and you'll see familiar faces, working class folks—just ordinarylooking people. You might see a Tesla or two, but their presence doesn't feel overwhelming. Many Mission District natives, for example, speak of feeling like outcasts in their own homes. I don't want to sound presumptuous, but I'm sure that feeling is far less prevalent here in Glen Park. These are all visual symbols and anecdotal references, but I'm trying to say the neighborhood looks and feels much as it has for years.

The real change—and this is dramatic, unprecedented change—is in the numbers, particularly the cost of housing. This is the cognitive dissonance I have—and that I think many Glen Park residents have—when I think of the state of the neighborhood: Glen Park is changing rapidly, it's just hard to see. At least for now.

Here are some of the numbers I'm referring to. According to Zillow, Glen Park home values have gone up 16.7 percent over the last year, compared with a citywide increase of 11.9 percent. The median home value in San

CONTINUED ON NEXT PAGE



CONTINUED FROM PRECEDING PAGE Francisco is \$1,045,500, but in Glen Park it's \$1,433,300.

Similarly, Glen Park's median rent is \$4,800, which is higher than the San Francisco median of \$4,225. The website also predicts Glen Park's home values will rise more than the city as a whole next year.

Recently, a 1,700-square-foot home in the neighborhood sold for more than \$2 million-more than half a million over the asking price. Another Glen Park home with 3,400 square feet recently sold for \$4.2 million.

These statistics are mindboggling, and certainly Glen Park's first homeowners never foresaw changes like these. But again, it's hard to see the physical evidence. Many Glen Park homes have undergone renovations, but most are relatively modest—a far cry from what other neighborhoods might point to. Facades have certainly been upgraded, but we're not seeing many huge additions to homes. And we haven't been graced with giant new apartment complexes. So while I celebrate Glen Park as the quaint village it's always been, the price tag is undeniably inflating. It's inflating as you read this, and at a faster rate than the city as a whole.

Displacement hasn't made headlines in Glen Park like it has in the Mission, but it's still a reality. Justin Ancheta, a musician, and his roommates were forced to leave the neighborhood for the East Bay about a year and a half ago when their rent jumped to \$6,000—a 50 percent increase. "The tech-boom brought in so many people that make 100K-plus per year that musicians, teachers and other professionals who do not make this same income have to look for something else," said Ancheta. "I think people on fixed incomes would probably be in the same boat."

I mentioned earlier that Glen Park has always been home to working folks, but according to the San Francisco Association of Realtors, occupational employment in Glen Park is about 75 percent white collar and 25 percent blue collar.

Here's another striking stat: According to data collected last year by the consulting firm WealthEngine, Glen Park is home to 59 unmarried millionaires, which ranks us seventh among San Francisco neighborhoods. While San Francisco as a whole is experiencing an identity crisis, Glen Park demographics offer a glaring illustration.

There are many complex and contentious factors that explain why some things change here in Glen Park. No doubt part of the reason Glen Park's property values are rising faster than the city as a whole has something to do with its proximity to Interstate 280 and to Silicon Valley by extension. And



Diamond Street looking north toward Chenery Street in 1949, opposite page; and Chenery Street from Diamond Street looking west. Photo taken in 1959. San Francisco History Center, San Francisco Public Library

then one could argue that short-term rental sites like Airbnb and VRBO, which have a large presence in Glen Park, have something to do with our inflating rents. Just a quick glance at Airbnb alone revealed 51 rentals in Glen Park, 39 of which are listed as the "entire place." These are just two of many debatable factors, but change itself is not debatable.

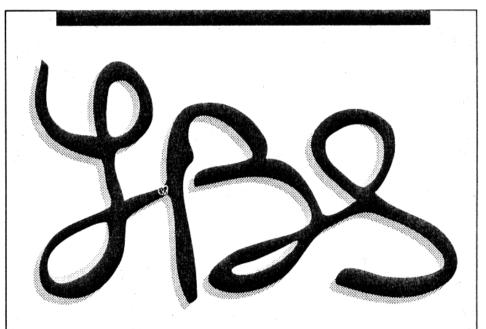
Just as there are many factors that explain change, there are many reasons Glen Park has been able to preserve its character. Building codes and the simple scarcity of land explain at least part of why most area buildings don't reflect the neighborhood's influx of wealth. And then community involvement and groups like the Glen Park Association and Glen Park Merchants Association work hard to preserve the character of the neighborhood.

Ric Lopez, owner of ModernPast and president of the Glen Park Merchants Association, said this is largely due to longstanding relationships local businesses have with their landlords. Most Glen Park mainstays see manageable commercial rent increases, typically under 5 percent.

I'm grateful to live in a neighborhood that works hard to preserve its identity, and I'm grateful for the relationships and sense of community that seem to foster that preservation. But relationships don't last forever. "Change is inevitable," said Lopez. "It's how we transition.

As San Francisco's citywide transformation gets national attention, Glen Park is in the midst of a quiet and creeping transformation of its own, one that is hard to detect in the visual landscape of the neighborhood but is shockingly undeniable on paper. A ticket to join our village is becoming increasingly outrageously expensive. For many residents, anxiety about a changing Glen Park is rooted in the unknown, of what the future might hold. Most people don't want a return to the Glen Park of 20 years ago, but how much change, and what kind is too much?

If the neighborhood has retained its character while housing costs continue to soar, at what point do increasing costs impact character? Change can't quietly exist in the numbers forever. And no one can predict just how these changes will transform the neighborhood. But make no mistake: the wheels are in motion. I like to think of the French expression: The more things change, the more they stay the same. We can only hope it continues to apply. ❖



Lucy B. Stephenson

Certified Public Accountant

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8 Glen Park News | Summer 2015

ummer means reading! Everyone is getting a chance to enjoy some good leisure reading time, and

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readers-kids, teens and adults-with prizes, programs and fun. Sign up at the Glen Park Branch, any SFPL library, or online at sfpl.org. Any and all reading counts! Visit the library for books, audiobooks, ebooks, magazines, and more.

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But wait, there are more prizes for you.

CHECK IT OUT AT THE LIBRARY



SUMMER STRIDE:

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We are having weekly raffles as well. Prizes include tickets for the SF Giants, Golden State Warriors, California Academy of Sciences and Pump It Up, to name just a few. Everyone can enter once a day, every day—just stop by the library and ask us for a raffle ticket.

And if all this wasn't enough, there are special programs every week: Reptiles with the Lizard Lady. Cartooning with Cara, for teens and tween. Family, teen and adult movies. Allison Faith Levy rocks out with families. Storytelling about the Nature of the Presidio. Button Making. A full list of programs is in the Summer Stride Guide and

online at sfpl.org/events (limit to Glen Park if desired).

Come get your Summer Stride Guide with Tracking Guide centerfold, enter the raffle, attend a program, and browse our varied and expertly culled collection of new, contemporary and classic titles for all ages and tastes.

Funny things happen at the library. Here's one to make you chuckle at my expense. A patron called the Reference Desk and asked if we had a copy of William Faulkner's novel "As I Lay Dying." After checking to see that it was on the shelf, I asked if she would like me to put it on reserve. The patron

responded, "Is it heavy?" I replied, 'Well, it is Faulkner, and about burying the mother of the family." Patron, "No, I'm taking a plane flight, how much does it weigh?" It is a rather short novel and the reserve was placed. �

Katrin Reimuller is the chief librarian at the Glen Park Branch Library.

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New Art at Bookstore

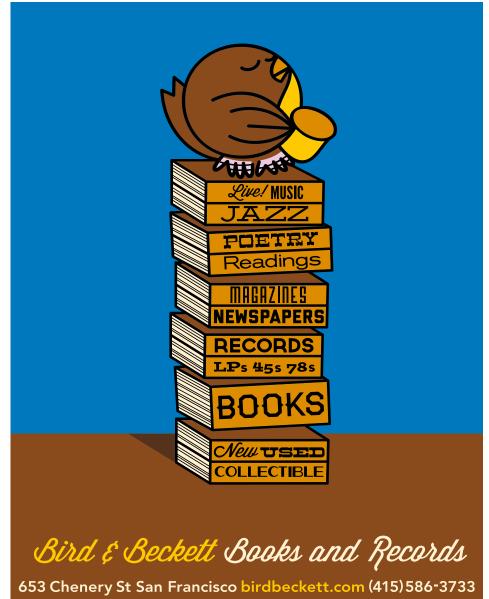
Ex Libris, the art-gallery-in-a-closet in Bird & Becket Books on Chenery Street, features Glen Park artist Holly Coley in a new show opening June 24.

On view will be Coley's watercolormixed media works on paper and ceramic objects. Gallery curator Jack Whittington and bookstore owner Eric Whittington are holding a first-night reception, 7-9 p.m., that is open to the public.

Another month-long exhibition ends on June 21. Called "Death of the Book," it features handmade books and other book arts by students from Grendl Lofkvist's book-arts class at City College of San Francisco



Handmade books on display at Bird & Becket. The "Death of the Book" show ends June 21. Photo by Liz Mangelsdorf



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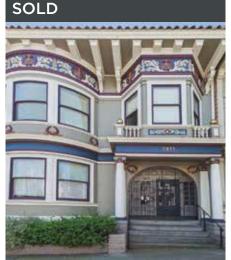


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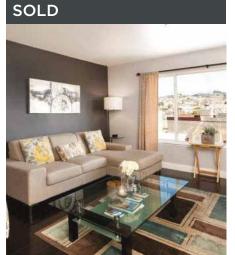
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Festival Enjoyed By Kids of All Ages









The 17th Annual Glen Park Festival took place on Sunday, April 26, with fun had by all. There was food, music, dancing and shopping — not to mention mingling with neighbors.

The festival serves as a fundraiser for neighborhood children's programs.

Photos by Liz Mangelsdorf

Ernie Salon's Whimsical Gewgaws

rnie Solon makes gewgaws. The big front yard of the Chenery Street home where he lived for 57 years was jumbled with them.

One day last year, at 4 a.m., a fire raged through his downstairs workshop, destroying a lifetime of brushes, equipment and tools. Faced with the cost and

bureaucracy involved in rebuilding, Ernie, a retired Murray sign painter, moved next Schneider door. Most of his gewgaws moved with him, to a smaller space next to his new driveway. Passers-by still take time to gawk at them.

"Crazy Horse is made from concrete," Ernie said about his replica of the Sioux warrior, who is in full war bonnet. "I added wood chips to give it texture."

A wizened fortune-teller stands next to Crazy Horse, and next to that is a casino slot machine with "Little Big Horn" inscribed on its face. Indian visages appear on three windows of the gambling machine, with whimsical labels: one says "Sitting Bull;" another says "7th Calvery." The middle likeness is Ernie's play on George Armstrong Custer's last name, one of those words the FCC doesn't allow broadcasters to use over the airwaves.

Behind Crazy Horse is a windmill, which may have first seen service next to a Nebraska sod house, a relic of the 1862 Homestead Act.

"I ordered the windmill," he admit-

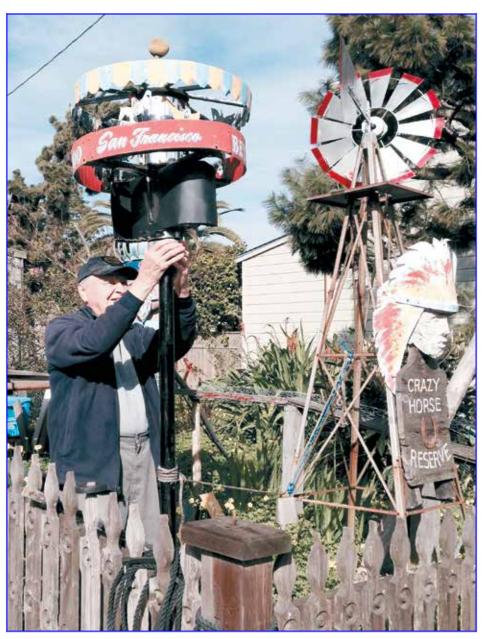
For anyone steeped in San Francisco history, there's a whiff of the old Playland at the Beach in his collection. That long-closed amusement park was the home of Laffing Sal, once the city's best-known gewgaw. (Sal presided over the entrance to Playland's Fun House, cackling and gesticulating and frequently frightening young children.)

"I painted the Fun House and a lot of the concessions at Playland," Ernie

He has painted lots of other things, as well, including the signs at Bird & Beckett Books and Records, and over the door of Glen Park Hardware.

Ernie painted signs for more than 40 years. Once, you could find his work on parking lot directional signs, in City Hall, at the airport, and at Excelsion District pizza parlors, Sunset District dry cleaners and Mission District auto parts dealers.

"After work we'd go to Seals Stadium and get in through the right field gate



Ernie Solon adjusts one of his gewgaws, above; his fortune teller gewgaw, below. Photos by Murray Schneider

when the seventh inning ended," said Ernie, an impish smile crossing his lips. "I named my daughter Brooks after

Brooks Holder, a

Seals outfielder." Ernie Solon born in 1926 in Allison, N.M. "My father was an Apache, my mother was Hispanic," he said. "My dad worked in the Madrid, New coal Mexico, mines, and in 1943, when I was 17, I joined Merchant Marines and saw the world."

Sailing the seas during World War II, Ernie anchored in ports below the one day I'm sitting in a North Beach equator. "I liked the Central and South bar and there's this guy next to me.

American ladies," he said, his playful smile getting even wider.

Discharged on the West Coast in

1946, Ernie lived for a while in Contra Costa County, working for the Hercules Powder Company and Pullman the Company.

Eventually he was drafted into the Army during the Korean War. A civilian again at the end of that "conflict," he ended up living in a hotel in North Beach.

"It was a flophouse," he said. "So

His name is Jerry Salazar, and we get to talking. Jerry's a sign painter and he needed some cash. There's not much to spend money on while shipping out, and I'd saved some, so we did a deal-Jerry teaches me the sign painting business and I give him the money."

Ernie stayed with Salazar until 1958, then went out on his own. He worked on Valencia Street and at Sanchez and Market streets. He set up shop at his own house in Glen Park the year after he met his wife.

"I met Betty in 1957 at a bar on Lombard Street. It was a time when neighborhood saloons had dancing, and I asked her for one," he said. "Later, we'd go dancing at the Avalon in the city and the Ali Baba in Oakland."

Betty and Ernie moved to Chenery Street and had three children, Brooks, Frederica and Domingo, who followed his father in the sign-painting business for a while.

"Sign work wasn't easy when San Francisco was a blue-collar town," said Ernie, "and the city was full of sign shops. We did our own lettering, and we needed heavy wooden 40-foot extension ladders. The secret was not getting hurt.

"I'd take my ladders to Candlestick and do the sign work on the outfield fences," he continued. "A decade earlier I did the signs for a Van Ness Oldsmobile dealership. Joe Perry sold cars there." Joe "The Jet" Perry, a 49ers fullback and a member of the team's "million-dollar backfield" during the 1950s, moonlighted selling cars.

"I couldn't drive an Olds," said Ernie. "If you were a working-class guy, you couldn't afford one.

"We worked hard, took our share of abuse from customers, but when the day was over we knew we'd created something that'd last for a dozen years, and we knew how to relax.

"It took me 10 years to learn the sign business, but I paid the bills and led a working man's life."

Fifty years ago, corner grocery stores dotted Chenery Street, and Ernie added one more at the Randall Street corner. The shop opened in 1965, with Betty as manager. Ernie painted footprints to and from the doorway for a block in

"Glen Park was like a tiny little Swiss village back then," he said. "We had a dachshund we called Buford, and we'd take him to Glen Canyon. Buford liked ice cream, so afterwards

Take Root in a Magical Front Yard

always liked slurping his ice cream from a cone."

Betty died in 2013, and now he shares his home just with Star, his 11-year-old cat. Ernie can't help thinking of Betty when he looks at his collection.

"You know how wives are," he said, a twinkle in his eyes. "She'd look at

Crazy Horse and the slot machine and say, 'You want to fix something in the house, fix a door!""

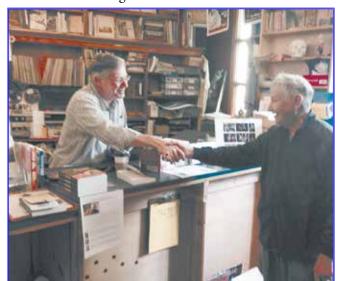
Ernie is 89 now. His Pacific Coast League Seals are long gone. His sign painter cronies are mostly gone, too. As for the San Francisco Giants, not enough can be said about them as far as he's concerned—he watches every game.

we'd drive him to Mitchell's. Buford He's also learning computer software coding — "I want to stay current."

> He stood and took a step or two from his chair. Star padded along, rubbing against his leg. Bending over, Ernie fingered his stiff knees.

"Bad knees," he volunteered. "Job-

By way of explanation, he said, smiling: "All that beer settles." ❖







Eric Whittington welcomes Ernie Solon to Bird & Beckett, top left; Ernie in his living room with his cat Star, top right; and appraising his Little Big Horn gewgaw, above. Photos by Murray Schneider

Upgrades in the Works for Makeshift Trail

esidents of the Beacon Street area in upper Glen Park are well aware of a social trail that begins across the street from the Billy Goat Hill trail entrance on Beacon, and ends in Walter Haas Park on Diamond Heights.

The social trail—an informal, unplanned path created by foot traffic—has a kind of dual personality. It's a secluded area where people can take a pleasant short hike,

or make it part of a longer walk through the natural areas of Glen Park. According to neighbors, it's also a place where people sometimes camp out, leave trash and use and deal drugs.

On a recent Sunday afternoon, families were enjoying the twists, turns and slopes of the trail. While one concerned dad dissuaded his child from attempting a downhill trek on a steep slope with loose, slippery rocks, a group of boys scampered down with abandon. At the Walter Haas Park entrance to the trail, their scooters and helmets were scattered on the ground, lying in wait for their return.

The San Francisco Recreation and Park Department proposes making this an official City trail, with improvements to make it more accessible and user-friendly. In December 2014 the agency held a deliberative Community Design Meeting to hear feedback and solicit ideas from the neighbors.

The consensus was to have a mostly earthen trail with stairs at the top and bottom—one that will have the least impact on the natural environment; protect the privacy of the neighbors with "buffer zones;" lessen the potential for erosion and, lastly, make the trail "less creepy."

The construction budget is \$147,000, derived from the Open Space Contingency Fund. If approved by the Rec and Park Commission, the project will be put out to bid. Construction could begin in the fall and be completed in a couple of months, according to project manager Lisa Wayne.

To follow up to concerns expressed at the December meeting, an open-air open house was held at the site in May so that residents could get a firsthand look at the proposed connector trail. Wayne and Steve Rasmussen Cancian, of Shared Spaces, a consultant to the City, led the discussion and walkthrough.

In this more informal setting, there was a freewheeling discussion. Elizabeth Farrah, of Beacon Street, preferred to have the whole trail taken



A concept drawing of the connector trail plan..

out and fenced off. She is fed up with the problems that the trail attracts. Another neighbor suggested leaving it a wild trail and letting folks "rough it."

While one resident observed that a social trail is the result of years and years of people finding the most efficient way from point A to point B, Cancian maintained that "social trails have some logic but are not a carefully thought-out solution." They don't take into account the needs of the general population.

Some residents were surprised and taken aback when they saw the proposed trail in situ. It contained a number of switchbacks with box steps, rather than the expected steps at just the top and bottom. Wayne and Cancian explained some of the design constraints imposed by accessibility standards. Mainly, a trail cannot have more than a 10 percent grade at any point, necessitating the switchbacks.

Stairs—to have or have not? This was a major point of controversy. The proposed trail will meander for about 560 feet in length, comprising 82 percent earthen surface and 18 percent steps. While some felt that stairs would be an impediment to aging knees, others realized that they would provide flat resting areas within the trail.

Cancian pointed out that, for every two stairs removed, the trail would need an additional 12 feet in length to conform to the 10-percent grade requirement. That gets into the issue of impinging on neighbors' privacy. A related topic is the use of handrails. Again, the pros and cons were aired.

Another purpose of the stairs is to keep people on the official trail, rather

than jumping to the social trail and causing erosion. The point was also raised that the material within the box steps (local soil and decomposed granite) tends to migrate, causing hazards and blight to the trail.

One aspect of having a trail design, Wayne explained, is that in the natural setting, one can't have an exact blueprint. In the process of improving the trail, crews will encounter conditions that can't be anticipated. They will have to make adjustments along the way to accommodate the natural topography.

Improving the trail also will necessitate removing a handful of trees, including four eucalypti. Two sickly

cypress trees at the entrance, which are significantly off vertical, will need significant trimming. Removing some underbrush will make the trail more open and hopefully less prone to unseemly activity.

There will be a split-rail fence along the bottom of the trail and neighbors were concerned that it be only as much as needed so as not to be intrusive.

Lisa Ghotbi, coordinator of Friends of Billy Goat Hill, expressed the hope that the flora from Billy Goat Hill to the new connector trail be the same, such as allium and buckwheat.

With all the above concerns and more, there was still enthusiasm for the connector trail. Fred Lacosse, of Beacon Street, a former KRON anchorman with a long reporting career, struck a positive note: "I'm all in favor of letting the professionals handle this. I attended long meetings in January and February. I was very impressed—they resolved any concern. I'm 100 percent in favor of the current design."

Whereas the social trail will be covered with African ivy and thus disappear in a year or so, the new trail should last 50 years. It will be maintained under the open space unit of Rec and Park's landscape operations.

There will be one more site meeting to refine the trail plan.

For more information, visit these websites:

sfrecpark.org/project/connecting-walter-haas-park-and-billy-goat-hill/ www.friendsofbillygoathill.blogspot-



The connector foot path between Walter Haas Playground and Billy Goat Hill.

Photo by Bonnee Waldstein

♦ NEWS FROM DIAMOND HEIGHTS ◆

iamond Heights is experiencing a burst of energy to improve the appearance of the neighborhood. We are fortunate to have

the Little Red Hen Community Garden, by Betsy which celebrated its Eddy fourth anniversary on May 8, as well as Friends

of Walter Haas Park, the Diamond Heights Boulevard Median Project and our newest gardening group, Friends of Christopher Park. Updates for the greening of the neighborhood follow.

Friends of Christopher Park held its first work party on April 18. Parents and children from the Noe Valley Nursery School, located in the park's Rec Center, spread woodchips around park trees and plants. For information about the Friends group, contact Alice Stroud at friendsofchristopherpark@ yahoo.com. Christopher Park, named for former Mayor George Christopher, is at the rim of Glen Canyon, west of the Diamond Heights Shopping

The Friends of Walter Haas Park was created to help provide community input for park renovations that were completed in 2005. It assists Recreation and Park gardeners with weeding and clearing brush. Workdays are scheduled on Saturdays from 9 a.m. to noon on a quarterly basis. For information, contact Robin Lee, coordinator, at rflee@earthlink.net. Walter Haas Park is at Diamond Heights Boulevard and Addison Street.

The Diamond Heights Community Association (DHCA) is currently working on infrastructure issues in advance of the repaving of Diamond Heights Boulevard in 2016-17. The DHCA is delighted that years of advocacy have resulted in the SFMTA planning to install a crosswalk in the middle of the 5200 block of Diamond Heights Boulevard.

Over the years, pedestrians have created nine informal paths across the median islands, creating dangers for people and drivers. Thanks are due

to Supervisor Scott for Wiener his assistance in adding this important safety measure to the City budget. Thanks are due as well to Mohammed Nuru, director of the Department of Public Works, for the

Your Neighbor Since 1997

new sidewalk on Diamond Heights Boulevard from Diamond Street north to the Diamond Ridge condomini-

The Diamond Heights Boulevard Median Project (dhbmedian.wordpress. com) has enlisted more than 300 supporters and volunteers to plant and maintain low-growing, drought-tolerant plants in the median islands along Diamond Heights Boulevard, from Duncan Street to Berkeley Way. The project team has engaged a landscape architect to prepare a design for neighborhood review this summer. Site preparation and installation are scheduled to begin this fall.

A volunteer work day is scheduled for Saturday, June 20, from 9 a.m. to noon. Please notify Paul Matalucci if you plan to participate so there will be an accurate headcount for food, etc. (paul@wordwc.com or 415-826-0445). Newcomers are welcome.

Team leaders will demonstrate proper planting techniques. No experience is required, just a willingness to dig in the dirt and laugh. DPW provides tools, safety vests and traffic lane closure. The project team provides kneepads, food and beverages. Volunteers who would like to participate, but are unable to bend to work at ground level, are needed to help with other non-planting items.

Schedule for Renovations for Christopher Playground: The Recreation and Park Department is about to start the planning phase for the renovations of the park, funded by the 2012 Park Bond. Community input meetings will start this summer. Potential plans include replacing the two play structures, which are made with pressure treated wood containing arsenic, and improving walking paths. Construction is scheduled to begin in April 2017 with completion in April 2018. ❖

Betsy Eddy is president of the Diamond Heights Community Association. Contact her at dhcasf@gmail.com.

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 - •Equip hoses with shut-off nozzles.
- •Limit landscape watering to two days a week or less
 - •No watering while it's raining

Find more information at:

sfwater.org/drought

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♣ DIGGING THE DIRT ♣

t can be overwhelming to contemplate the environmental issues we face now—global climate change, pollution, threats to the oceans and

by Kay Hamilton Estey

the relentless attrition of species. In addition, Glen Park gardeners and lovers of nature are dealing with drought and perhaps, like me,

have lost some beloved specimens in their garden.

But there is light in this dark picture, as there are things you can do in company with other enlightened individuals and organizations in San Francisco who are working to make a difference. We can take positive steps even in our own Glen Park gardens! We can learn how to garden in a drought. We can fight back against habitat loss for birds, bees, butterflies and insects by adding plants suitable for nectar-gathering and nesting.

Many of these ideas have come from speakers at the Glen Park Garden Club, which has a lively program each month with advice from experts and experienced gardeners.

Recently, speakers from Nature in the City explained the concept of



Western tiger swallowtail on a buddleia bloom.

Photo courtesy Nature in the City

wildlife corridors. Working with the San Francisco Planning Department and the Green Connections Network, they have published a biking and walking map of San Francisco's 29 wildlife corridors, each named after a particular species: coyotes, grasses, butterflies and birds. For instance there is the green hairstreak butterfly corridor west of Twin Peaks; volunteers in that area can help clean up or select the right habitat plants for their garden. The coyote corridor winds its way across the entire peninsula, from McLaren Park through Glen Canyon to the Presidio. Of course, our canyon is home to many other native species, including the great horned owl, which nests in the eucalyptus each year.

My favorite corridor is the Tigers on Market project. Market Street is partly lined with London plane trees, which were about to be removed when two activists pointed out that these trees are a nesting site for the giant blackand-yellow western tiger swallowtail, the largest butterfly in this area. The trees were saved, and the tigers can be seen wafting lazily down Market Street. Note that these glamorous creatures also reside in Glen Canyon Park, where they live among the willows growing along the creek, one of the few daylighted creeks in the city.

With our close proximity to Glen Canyon and San Bruno Mountain State Park, we in Glen Park are ideally placed to contribute by providing wildlife with food, cover and water. Native plants are the top choice for doing this, but some species can also adapt and thrive on non-native plants.

For the best plant choices I recommend a new resource, the SF Plant Finder database (sfplantfinder.org) created by the Green Connections Network and Nature in the City. Simply type in your street address for

a list of suitable plants. In my case, I found 124 plants, which I could then filter by habitat value, plant type, size, water requirements and bloom time. This is the kind of resource gardeners need, accurate information specific to their plant community and gardening desires. And a real treasure for plant

We can take action to deal with the issues we are facing by volunteering with these organizations and planting our gardens to provide food, cover, nesting sites and water to help wildlife survive. Start by checking out the Nature in the City website (natureinthecity.org), the Green Connections Network (sf-planning.org) and SF Walks (Walksf.org). There are fun activities for families on these sites as well.

And of course the drought is on every gardener's mind. The ground is getting increasingly dry deep down, and large plants are suffering.

Here are a few ways to start coping

Look after your soil first. Add compost (not for natives) and mulch the surface. Mulch will help keep down thirsty weeds and protect your soil from drying out. Install drip irrigation systems to stop water waste. Watch your garden—are you overwatering? Roses, for instance, are surprisingly tough. I have a few plants that seem to thrive no matter what, many of them natives. Save water from the house and use it to water container plants.

But don't stop watering altogether. Our precious feature plants, such as large ornamental trees, will still need to be deep-watered around their periphery at least once a month. I have given up on a few thirsty plants, but we can cautiously nurse our plants through this drought.

Take action and check out some of these resources to find out what to do

Nature in the City (nature in the city.org) SF Plant Finder (sfplantfinder.org) SF Walks (walkssf.org) LarnerSeeds.com SFbee.org sfbaywildlife.info BayNatives.com UrbanFarmerStore.com California Native Plant Society (cnps.org) ❖

Kay Hamilton Estey is the Glen Park Garden Club columnist. If you would like to join the club, contact her at kay. estey@gmail.com.



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One Family, One Canyon: A Cascade of Memories

ou can take the girl out of the country, but you can't take the country out of the girl, or so the

Such was the case with Amelia Leake, known to her family as Angie. She was born in Murray 1896 along the James River Schneider and grew up on a farm outside Richmond, Va.

As it would happen, in 1977, a year before her death, Amelia hiked Glen Canyon, through which flows San Francisco's Islais Creek, a stream somewhat less imposing than the James.

"She was in her element," said Paula Gerhardt, her granddaughter, reminiscing along with her mother, Eleanore, about that day when the three generations of women hiked through the 70-acre canyon.

Angie took the lead, wearing a blue raincoat and carrying a walking stick. "Mom took off ahead of us," said Eleanore. She took a photo of her mother on the trail, with the creek running to her right, the Franciscan chert rock outcroppings looming on her left. "I sent it to my cousin's husband Alan, and he painted two versions, one for me and one for my sister, Roberta."

Alan was William Alan Youngblood, arguably one of the best-kept secrets in 20th-century American art. His watercolors of that photograph captured Amelia Leake on a wilderness adventure, her walking stick doubling as a pilgrim's staff. While she appears a bit stooped, as befitting a woman entering her ninth decade, Youngblood depicts her soldiering forward.

Youngblood was born in hardscrabble eastern Tennessee in 1915. When he died in 2009, he lived in Powhatan, Va., along the James River. "Alan learned to draw on brown lunch bags," Eleanore said. "Through his entire life he spoke with the slowest southern drawl."

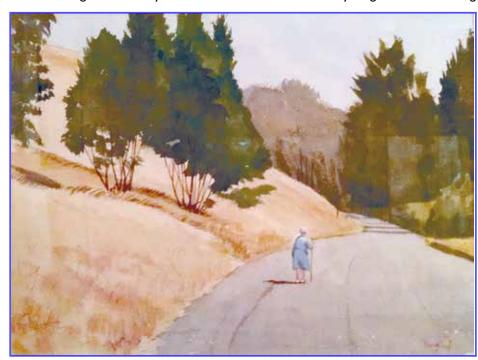
During the Depression, Youngblood worked for the Civilian Conservation Corps, as a sketch artist during the building of the Great Smoky Mountains National Park. He subsequently became an architectural draftsman for the National Park Service.

After service in World War II, he worked in advertising, then eventually became art director of Southern States Cooperative. In 1964 he joined the James River Art League. From 1972, he began painting full-time and moved to Powhatan, where he built a home and studio. He devoted the remainder of his life to his art.

A lover of fishing and hunting and a skilled woodworker, he was also an avid gardener. So was Amelia Leake, the sub-



Paula and Eleanore Gerhardt revisit their 1977 Glen Canyon walk, above; William Alan Youngblood's 1977 watecolor of Amelia Leake walking in Glen Canyon, below left; Amelia Leake as a young woman, below right.



ject of his Glen Park watercolor.

"Mother loved to garden, even in Philadelphia where I grew up," said Eleanore Gerhardt. "We lived in a narrow row house with hardly any backyard, but she always found a patch of soil to plant flowers.

This spring, the Gerhardts revisited their Glen Canyon idyll. Whiffs of aromatic eucalyptus scented the air as they walked toward the new box steps scaling the steep-sloped eastern grasslands.

On the day of that 1977 walk, Paula had only recently discovered Glen Canyon, thanks to a fortuitous sublet on Diamond Street. "I felt I'd come to the country," she said. "I was blown away. I'd attended Arizona State University and loved canyons and deserts and was keen to show my mother and grandmother this natural area."

Of her mother's walk in the canyon, Eleanore said, "She could identify oaks, pines and redwood trees, but also many California native plants."

During her Philadelphia childhood, Eleanore recalled, "My father treated us to what he called Sunday 'mystery history tours,' which often took us to Wissahickon Valley Park," a large city park with a seven-mile-long creek, Eleanore recalled. "I think this is what my mom remembered when she walked in Glen Canyon that afternoon, because Wissahickon Park, for her as a young woman, was wild, uncultivated and natural."

"The connection to forests, glens and groves of trees goes deeper," said Paula



Gerhardt. "My grandmother's maiden name was Jones. She was Welsh, and I believe she had an archetypal reverence for the outdoors beyond growing up in her rural Virginia setting.'

"Alan's painting is precious because he's saying while we may no longer live in the country, what remains is our shared and collective memory of it, which is sacred and a pathway along our journey," said Paula. "When the three of us walked in the canyon that afternoon, I felt a bond I'd never experienced before. There's a Welsh word, hyraith, that means a feeling of homesickness for a place you've never seen. That is what I felt on our walk."

"My mother," said Eleanore Gerhardt, "always remained a country girl from Virginia." ❖

Intersection Redo Sparks Hope and Skepticism

CONTINUED FROM PAGE 1

"We've made changes that will improve things overall for people and buses, in addition to it being a much more attractive," said Wiener.

Those changes include an intersection with sidewalks that are as much as 10 feet wider, fewer vehicle lanes and the removal of two dedicated bus stops. This turns the intersection into more of a walker-oriented space than a car-oriented space. It is also, according to City planners, intended to make the crosswalks safer by shortening the crossing distance for pedestrians. The traffic signals will be retimed to favor pedestrians.

While the maze of orange construction cones and barriers has been difficult to traverse, Joost Avenue resident Amy Friedman looked to the future. "It seems like it's going to be lovely," she said.

Andy Hoskin said he won't know until it's totally finished, but so far it seems like it's going to be better for walkers.

Simona Agnolucci is reserving judgment: "The traffic and safety impacts are all that matter to me. If it turns out we ripped up the streets and caused severe traffic delays just to put in some bulb-outs and 'decorative' stones on the sidewalk, I will be extremely disappointed. That would be a frivolous use of taxpayer money. But let's hope that is not the case, and the traffic improves with the addition of [turn] lanes."

Wendy Bowers noted that the goals outlined by the San Francisco Municipal Transportation Agency (SFMTA) say nothing about making traffic better. Instead, officials discussed reducing pedestrian conflicts, strengthening neighborhood identity, improving pedestrian access to transit and making the streetscape more inviting. "I'm still hopeful that the timing of the lights, and the final road striping, will make a difference. But I'm struggling to find that vision in my mind's eye," she said.

New Bus-Stop Loading

The additional space for wider sidewalks was accomplished by changing the three bus stops, on the north and south sides of Bosworth and the west side of Diamond, for Muni's 23, 36, 44 and 52 lines. The theory is that bus stops are inefficient because buses have to pull into them in order to load and unload passengers, and then fight to get back into the traffic lane and start moving again. Instead, buses now will stop in the right most traffic lane and be able to board and off load passengers more quickly. This, according to SFMTA, will help Muni get from one end of the run to the other faster. When no buses are at the curb, the lanes will continue as through-traffic lanes.



A construction worker lays decorative bricks along Diamond Street at Bosworth Street.. Photo by Liz Mangelsdorf

"The cars don't let the buses pull out," said Wiener. "When you talk about a bus carrying 20, 30, 40 or even 50 people, it's more efficient" to let them go first.

Carlos Longa, who lives on Wilder Street and owns Glen Park Dental on Diamond, isn't convinced: "The elimination of the bus lane/right turn lane will only serve to make already horrible traffic even worse. [I'm] not sure why they felt they needed to expand the sidewalk in both these areas, as I never thought the pedestrian congestion was unbearable; the traffic, however, has been," he added.

Irate Drivers

Many people who have to drive through the neighborhood aren't happy with the changes. Traffic is frequently backed up in both directions of Diamond and Bosworth streets for several blocks as cars slowly wait to get through the intersection. Drivers regularly try to find alternative routes to avoid the area, which has exactly the opposite effect of the traffic calming it was supposed to accomplish.

"Biking to work or even taking BART isn't an option for many people. And one of the great aspects of Glen Park was the accessibility to the 101 and 280" freeways, said Gina Rossman. While she is able to work from home and her husband takes BART, she can see that it's pushing cars to find other routes: "The residential streets will get more traffic — that isn't good for the neighbors or for the tight streets" in Glen Park, many of which have one lane but two-way traffic, she noted.

Still, the changes weren't meant to be anti-automobile, says Wiener: "This isn't a project designed to make it hard for drivers and easier for buses and pedestrians," he said. "Right now it's a broken intersection. We're trying to

make it better for everyone."

Michael Rice, president of the Glen Park Association, commented, "We've been watching these plans evolve for years, and finally get built. I know bus, car and pedestrian patterns will change, and people will have to learn how things work. I say to folks, wait until everything is done, the barriers are cleared, and the new signals are set up. I think the [proposed] left-turn lanes in all four directions will be a positive change for traffic movement. Also, SFMTA is committed to monitoring the intersection conditions in the first months, and making signal adjustments.

Lights and Signage

One of the biggest remaining questions is whether the SFMTA will add dedicated left-turn signals to the intersection. The concern is that without them, drivers wishing to turn left will have to wait for a long time, sometimes several light changes, before they can safely make the turn.

At a meeting with members of the Glen Park Association and the Glen Park Merchants Association, the SFMTA said that a left-turn light would be installed for northbound traffic on Diamond. The light will be what is officially known as a "protected/permissive light." That means it will first be a green arrow, then a plain green light during which drivers will have to yield to oncoming traffic if they are turning left. It will have a duration of 110 seconds, much longer than the current 75 seconds with no arrow, to allow more cars to get through the intersection.

Traffic engineer Damon Curtis and project planner David Greenaway didn't think that northbound and southbound Diamond could accommodate simultaneous protected left turns because the lanes aren't lined up well with each other and cars would have to jockey for

position. However, they said they will check into it.

They also are looking into whether it might be possible to add a protected left turn for southbound Diamond Street traffic to accommodate evening rush-hour traffic.

The Community Plan also calls for new signals on Bosworth at Arlington and Lyell streets, Greenaway and Curtis said. Funding needs to be identified for those improvements.

Welcome to Glen Park

Another feature of the intersection plan that hasn't yet been finalized is what form the intended "Welcome to Glen Park" sign or structure will take. It's written into the plan that something will be placed on the thin strip of dirt on Bosworth Street west of Diamond. About one-third of the strip, the part next to the sidewalk, belongs to the City. However a design for the future fixture hasn't been agreed upon. It's also unclear whether there's money to build it.

Specific Intersection Changes

When the barricades come down, we will find these changes:

Diamond Street, south of Bosworth, will have three traffic lanes, one south-bound, toward Monterey Boulevard, and two northbound. The center northbound lane will become a left turn lane at Bosworth.

Diamond Street, north of Bosworth, will still have one northbound lane from Bosworth to Chenery. Southbound traffic will also have a single lane from Chenery to Bosworth, but a new left-turn lane is being added between Kern Alley and Bosworth, facilitated by the removal of three parking spaces in front of the Hayes-Kelly building and Pebble's Café. That had been a contentious issue: the Glen Park Merchants Association opposed the loss of parking. But SFMTA deemed the addition of a left-turn lane more important.

Bosworth Street, east of Diamond, is being cut from four lanes to three. There will still be two eastbound lanes. At BART, the lane adjacent to the widened sidewalk/bus zone will serve as a through lane when buses aren't present. Westbound Bosworth traffic will continue to have a left-turn lane at Diamond, but there will be only one lane to accommodate through traffic. The widened sidewalk/bus zone will be the curb lane.

Bosworth Street, west of Diamond, will essentially have the same configuration as at present, with two lanes westbound, two lanes eastbound, and the left-turn lane from Bosworth to northbound Diamond. But pedestrians are expected to appreciate new bulb-outs designed to reduce crossing distances. •

Businesses Suffer Through Construction Disruption

CONTINUED FROM PAGE 1

At the Mail Depot, owner Anne Cho said her business was off by a third, adding, "I don't know how I can recover." Unlike at the sandwich shop or grocery store on the block, her customers frequently bring in heavy, awkward packages for shipping, or leave with unwieldy packing merchandise, Cho said. Pre-empting parking spaces and blocking direct access to the door interferes with that. "I feel so sorry for the customers," she said.

As she spoke, a customer rushed in to drop off a package for shipping, but kept checking through the shop window because she had parked in a driveway.

Pramephan Kulpreyawat, owner of Osha Thai restaurant, said the noise and dust from the construction are a headache during the day. In the evenings, business has been down because so many parking spaces have been off-

Across Bosworth, businesses also have been affected. Sheena Lee at Pebble's Café said her business, too, was down about 30 percent. "Without parking, it's so slow-we've lost so many customers."

Ric Lopez, president of the Glen Park Merchants Association, said of the lost business, "Even if it's 1 percent for one store and 10 percent for another, the whole neighborhood pays."

At Canyon Market, owner Richard Tarlov was reluctant to put a number to a drop in revenue, but acknowledged, "It was a slower May than is typical."

The market is Glen Park's largest retail business, and the "interminable" project has been "a pain in the neck," Tarlov said. He cited the lack of parking places, the traffic bottlenecks, and the rerouting of buses onto Wilder Street—which has interfered with Canyon Market's delivery bay-for the problems. "The bus drivers have a lot of difficulty driving in these conditions."

Laurent Legendre, owner of Le P'tit Laurent, says the construction dust has meant a lot of extra cleaning inside his restaurant and kitchen even though it opens only at 5:30 p.m. on weekdays, after the construction workers have quit for the day. A barista at Bello's said the noise and dust prevent the café from leaving its door open during the

The construction headaches will end, eventually, leaving the area with upgraded sewers and, City officials

pledge, a safer intersection for pedestrians, bus stop improvements and a nicer-looking streetscape.

But with three vacant storefronts, business overall has been affected throughout the Glen Park shopping district even without the inconveniences caused by the construction.

Shaffer, the agent for the Citibank space, said finding a new tenant is complicated because Citi, the megabank firm headquartered in New York, holds the existing lease through mid-

He said he is working on a three-way deal with the landlord and another bank to vacate Citi's existing lease and get a longer-term lease for the new occupant. "It's going to take some time," Shaffer said, adding he hoped to finish it in time for the new bank to open its branch next spring.

Citi vacated the corner site last December, just two weeks before Christmas, inconveniencing the merchants who had business accounts there and customers in need of cash from the recently installed ATM machine. (See Glen Park News, December 2014.)

The rent on the bank site is about \$7,300 a month, Shaffer said. Another kind of tenant—a shop or restaurant would have a difficult time taking over a sublease because the space would need remodeling, and it would be "hard to recoup that money."

Confidentiality prevents him from naming the potential new bank. A rumor popping up around the village is that the new tenant would be Wells Fargo, which maintains a heavily used stand-alone ATM outside Canyon Market. But the bank's communications manager, Ruben Pulido, could neither confirm nor deny it. "At Wells Fargo we are constantly reviewing our store network and our customers' needs," he said. But at this time, "I have nothing further to add to your story."

Interior work was under way at press time in the Chenery Street space that housed Tina's Laundromat. A worker

said the plumbing fittings were being removed to make the space appropriate for a potential retail client.

The third vacant storefront, site of the erstwhile Chenery Park restaurant, remains unoccupied. One major problem



Construction hinders access to businesses on Diamond Street, across from BART. Photo by Liz Mangelsdorf

for a new restaurant in the three-level site would be major expenses to bring it into compliance with the Americans with Disabilities Act.

The problematic mezzanine dining spaces were added when Chenery Park supplanted Diamond Pizza, a popular sit-down restaurant, which opened after workers removed plumbing fittings left from the previous occupant—a laundromat that flourished in the 1970s. ❖





Glen Park Elementary School

The 2014-15 academic year must have been the fastest moving year in history. Glen Park School fifth graders have flown the nest, our former baby-

by Amy St. Clair DiLaura

faced kindergartners are moving on up to the first grade, and we are preparing to welcome a fresh batch of new students in the fall.

From our fall carnival to our movie nights, walk-to-school events, family STEAM (Science/Technology/ Engineering/Art/Math) nights and, most recently, our spring book fair (including a Spanish language book fair—a first for our school, and something we look forward to repeating in the fall), we have been busy, busy, busy! Thanks to all the families who helped make each of these events a success. We value our Big Blue community, and building and strengthening our bonds.

Another highlight this spring was our annual walkathon, which broke records this year. Our students blew their goal out of the water, raising \$25,000 in pledges by walking, running and obstacle-coursing their hearts out on a sunny spring day. Way to go, kids! These funds go to support Playworks and our garden education program, as well as other academic and enrichment programs.

♦ELEMENTARY SCHOOL NEWS ♦

Our tireless healthy snack team has worked with the SF-Marin Food Bank to put into place a parent volunteerdriven fresh snack program. Every day a team of parents washes, cuts and divvies up morning snacks for each classroom at school, ensuring that our kids have fresh food to help fuel their minds and bodies. Thank you to everyone who is helping with this program.

I often use space in this column to talk about changes to our schoolyard. Two years ago it was our garden, and last fall it was our chickens—now a growing flock of five. The latest, greatest project is our Brompton Avenue mural, designed by the Create Peace Project and painted with the helping hands of every single Glen Park student. We hope you enjoy this vibrant, joyful display as much as we do.

We're excited to welcome the newest families to our Glen Park community.

We invite incoming kindergarten families to our summer playdates at Glen Canyon Playground, 11 a.m. to 1 p.m. on June 27, July 19 and Aug. 15. Come meet your Glen Park classmates, as well as families of current students. This is a great way to ensure that your child will see some familiar faces on the first day of school.

We're also hosting a Meet Your Teacher event on Thursday, Aug. 13, 2 to 3 p.m., in the school kindergarten yard on Lippard Street. We are excited to meet you!

Have a wonderful summer, everyone

Amy St. Clair DiLaura is the communications chair of the Glen Park Parent Teacher Organization. For updates on school events, see glenparkschool.org.

Sunnyside Elementary School

Here at Sunnyside Elementary, we wrapped up our spring semester with a series of student performances showcasing our school's amazingly rich arts program.

The annual International Potluck Night was held in April. This hugely

lennifer Helton

popular event features food from countries that make up the heritage of our very diverse school community. Our

students gave us a fantastic dance performance while our families dined on the delicious global cuisine.

Soon after the potluck, "Sunnyside Sings" was released. This CD, produced by our music instructor, Jackie Ng, features performances by the kindergarteners, first graders and second graders. The students performed their pieces at a school-wide concert, after which their adoring fans scooped up copies of the CD to share with family and friends.

The performances continued with Sunnyside's Got Talent, our annual talent show. Students sang, danced, told jokes and performed astounding feats of gymnastics. One student even recited the preamble to the U.S. Constitution!

Our biggest event of the year, SpringFest, also featured student performances, from fourth and fifth grade instrumental music students. And our fourth grade students, working with Sunnyside parent and dance instructor Jo Kreiter of Flyway Productions, performed a dance in honor of Ruby Bell.

For almost 40 years, Ms. Bell served the Sunnyside community in her role as elementary advisor. She is a warm and loving professional who has nurtured generations of students. In fact, we love her so much that we decided to name our new building after her! The naming ceremony took place at SpringFest, and Supervisors Norman Yee and Scott Weiner, along with School Board members Emily Murase and Shamann Walton, were present to help us. Ms. Bell herself was on hand to share her wisdom.

The performance season wrapped up with Sunnyside Night at the Opera. Our school is very lucky to have a partnership with the San Francisco Opera's ARIA network. This remarkable program brings opera professionals to our school to work with our kids. Over the course of several months, students write their own operas, design their sets and costumes, and then perform their pieces for our community. Five of our classes performed at Night at the Opera, and it was truly exceptional.

Each class's opera celebrated a particular San Francisco neighborhood, and their work grappled with themes of history, gentrification and social justice (with a few magical creatures thrown in). We would again like to thank the Glen Park Festival Association, whose extremely generous grant funded this year's Opera program and made this experience possible for our kids.

Finally, in late May, our annual literary magazine, The Ray, came out. This magazine features work from all Sunnyside students, including visual art, essays and poetry. It is a unique and inspirational testament to the talent of our students, the dedication of our teachers, and the commitment of our parent volunteers.

I would like to thank the local businesses who have supported our PTA through donations to our auction and events. Most of our arts programs are paid for by the Sunnyside PTA. Without the help of donors, our children would not have as much music, art or dance as part of their education.

From the bottom of my heart, thanks to: Jillian's at the Metreon, Dynamo Donuts, Bird and Beckett, Whole Foods, Rick Herns Productions, Office Depot, Glen Park Festival, Art 4 Moore, Lowe's, Acrosports, American Gymnastics Club, Bernal Star, Cafe XO, California Academy of Sciences, Canyon Market, Celsius and Beyond, Dance Mission, Ellis Handmade, Fahrenheit Salon, FarFaria, Gardenhood, Galileo Camp, Gallery of Jewels, Gialina Pizzeria, Hero Bags, Ichi Sushi + Ni Bar, Integral Body, International Orange Spa, Kelly and Tiffany Skincare, Kelly Forde Catering, Kokkari Estiatorio, Lawrence Hall of Science, Legarza Sports, LOCZIdesign, Mission YMCA, Organized to a Tee, Red Hill Station, Rock Band Land, S23P, San Francisco Opera, SF Glens, Shari Carlson Studio, Soccer Kids, Sunset Soccer Supply, Tree Frog Treks, Tutors R Us (TRU), Valley Chiropractic, Vega, VinoRosso Enoteca, Waits-Mast Family Cellars and Wondersitters.

Next year will be Sunnyside Elementary's 90th anniversary. We look forward to serving the children of San Francisco for generations to come! ❖

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Iennifer Helton is president of the Sunnyside Elementary School Parent-Teachers Association.

G'Day Glen Park



Ashley Hathaway, a Glen Park News contributing reporter, traveled throughout Australia with the paper's spring edition in hand .

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❖ GLEN PARK REAL ESTATE ❖

hat makes one neighborhood more desirable than another? Well, appearance, of course, is a huge factor. Do the houses look well-maintained? Are the streets free of trash?

And what about the public spaces those areas, both big and small, that define the whole character of a street or corner? Are they neglected? Overgrown and collecting litter?

by Marc Dickow

We've all seen trashstrewn hillsides that encourage even more litter and eventually the illegal dumping of

easy chairs and bookcases. Streets and sidewalks with broken glass where you wouldn't take your child or pet. Places like this can be downright depressing, and will most assuredly affect the perceived value of the property.

On the other end of the spectrum, there are the neighborhoods with welltended, well-loved public spaces. Little gems that are pleasing to look at and, as a result, tend to stay cleaner and are visited more often.

I'll talk more about how you can be part of creating and maintaining beautiful spaces and have a positive impact, not only on your property value, but on your psyche, as well.

But first the market update:

The real estate market in Glen Park was very lively between Feb. 6 and May 15, 2015, with a whopping 22 single family homes, two condominiums and one multi-unit building sold. That was up 32 percent from the previous quarter! The average sale price for single-family homes was \$1,929,546, which is up 27 percent from the last quarter—that's hard to believe, but it's true! Even if you take out the largest sale, which was \$4.2 million, we are still talking about an average sale price of \$1,821,428.

Lots of overbidding on these sales took place, averaging around 10 percent over the asking price. During this period, the median list price in Glen Park was \$1,647,500, while the median sale price was \$1,892,500. Again, a huge jump from last quarter. The average number of days on market was also a little bit shorter than it had been, coming in at 27 days.

What does this all mean? It means that Glen Park is one of the most desirable communities in the city! That is, when people find out about it. It's always a surprise to me when my clients say they don't know Glen Parkit's still a wee bit under the radar,

ADDRESS	SALE DATE	DOM	LIST PRICE	SALE PRICE	SP/LP
158 Burnside Ave.	Feb. 6, 2015	99	\$1,074,990	\$1,050,000	97.68%
763 Chenery St.	Feb. 11, 2015	11	\$1,749,000	\$2,250,019	128.65%
32 Laidley St.	Feb. 13, 2015	64	\$1,950,000	\$1,915,000	98.21%
40 Joost Ave.	Feb. 13, 2015	14	\$899,000	\$1,110,000	123.47%
180 Lippard Ave.	Feb. 13, 2015	0	\$1,000,000	\$1,000,000	100.00%
2712 Diamond St.	Feb. 25, 2015	15	\$1,595,000	\$2,100,000	131.66%
233 Laidley St.	Feb. 26, 2015	6	\$4,200,000	\$4,200,000	100.00%
144 Fairmount St.	March 13, 2015	21	\$3,195,000	\$3,100,000	97.03%
543 Chenery St.	March 20, 2015	45	\$1,395,000	\$1,300,000	93.19%
62 Natick St.	March 20, 2015	28	\$1,450,000	\$1,580,000	108.97%
393 Arlington St.	March 24, 2015	6	\$990,000	\$1,450,000	146.46%
729 Congo St.	March 26, 2015	59	\$2,599,000	\$2,475,000	95.23%
440 Laidley St.	March 27, 2015	25	\$1,595,000	\$1,800,000	112.85%
78 Whitney St.	April 7, 2015	0	\$1,700,000	\$1,700,000	100.00%
624 Congo St.	April 10, 2015	33	\$1,495,000	\$1,500,000	100.33%
1888 Church St.	April 10, 2015	9	\$1,799,000	\$1,985,000	110.34%
I I Whitney St.	April 14, 2015	13	\$1,895,000	\$2,500,000	131.93%
18 Roanoke St.	April 15, 2015	14	\$1,495,000	\$2,050,000	137.12%
446 Chenery St.	April 22, 2015	I	\$1,050,000	\$1,050,000	100.00%
16 Stillings Ave.	April 24, 2015	35	\$1,998,000	\$2,250,000	112.61%
22 Harper St.	April 30, 2015	40	\$1,800,000	\$1,870,000	103.89%
90 Laidley St.	May 1, 2015	45	\$1,995,000	\$2,315,000	116.04%
Condominiums/Mul	ti-Unit Buildin	gs			
ADDRESS	SALE DATE	DOM	LIST PRICE	SALE PRICE	SP/LP
55 Miguel St. #3 - Condominium	March 2, 2014	13	\$849,000	\$1,070,000	126.03%
65 Lippard Ave 2 Unit Building	March 17, 2015	12	\$899,000	\$995,000	110.68%
45 Wilder St. #3	April 16, 2015	25	\$599,000	\$830,000	138.56%

SP/LP - % over list price

though certainly not as much as it had been in years past. Despite what I hear all the time about people wanting to live downtown in condominiums and not wanting to hassle with a car or the maintenance of a single-family home, there is a lot of evidence to the contrary.

DOM - Days on market

I recently read an article explaining why prices here continue to climb, and it certainly made sense. The key factor is population growth—did you know the city adds about 10,000 new residents every year? As you know, we aren't adding 10,000 new homes each year. Other reasons include all the new wealth in the tech industry, continuing low interest rates and high rental prices. There's also the trend of people who, rather than selling their homes when they make a move, are renting them out as additional sources of income.

So, how do the more charming neighborhoods, those with the stellar curb appeal ratings, do it?

Many people assume that if it's City

property, we should let the City take care of it, but the fact is that there aren't always enough municipal resources to take care of all the spaces that need

To help compensate for this, places like Glen Park and Diamond Heights have organized groups of caring stewards who gather outdoors with friends and neighbors and roll up their sleeves in the worthwhile and enjoyable pursuit of beautification.

If you want to be part of the fun, The Friends of Walter Haas Park have a park cleanup day each quarter, thanks to Robin Lee. Similar organizations include the Diamond Heights Boulevard Median Project, the Little Red Hen Garden, the Friends of George Christopher Playground, the Friends of Glen Canyon Park and the Arlington Community Garden, to name a few.

Want to help in the planning? Check out the Glen Park Greenway project, described by Bonnee Waldstein on Page 5, a pedestrian link between

Glen Park village and Glen Canyon Park, as envisioned in the Glen Park Community Plan. There are currently workshops under way to get input from the community for the concept plan. There will be a lot of outreach over the next few months, so watch for it.

Can't find a group that addresses the needs of your immediate neighborhood? One of my business partners formed his own little task force in his neighborhood in the Mission to help keep the streets around his home cleaner and better tended.

Then there are independent microprojects by folks like the greenthumbed resident on Arlington Street who have created a secret garden adjacent to the park at the foot of Roanoke. This patch of land, once unremarkable, now has flowers in bloom nearly yearround. Thank you, friend! Glimpsing a single flower really can change your whole day.

So, if you're looking for a worthwhile activity into which you can channel your creative energies, have fun outdoors, meet your neighbors and improve your community (not to mention your property value), look into getting involved in the beautification of your public spaces.

If you're not a joiner, simply adopt a barren hillside that could use a good cleanup and/or some droughtresistant plants. Or "curb-cruise" local churches for discarded pots of Easter lilies and plant them in a shady spot. Aside from the visual payoff, you'll get the added benefit of a sense of pride: "I did this, this is my 'hood, and ain't she lovely?"

For links to the organizations mentioned above, you can refer to www. altrockrealtor.com/Blog. Hope to see you out there—I'll be the guy with a shovel, plastic bags and blisters.

In the meantime, have a wonderful summer, and I'll see you in the neighborhood!

I'm pleased that this is an interactive column answering questions that you have and writing about topics that are of interest to you as a reader. You can send any questions or topic requests to news@glenparkassociation. org, marc@opni.com, or The Glen Park News, 2912 Diamond St. #407, San Francisco, CA 94131. ❖

Marc Dickow, a Glen Park resident, is the Broker/Owner at Core7 Real Estate. He can be reached at marc@opni.com, or by phone at 415-722-4018. His website is www.altrockrealtor.com.



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SOLD - 2712 Diamond Sold for \$2,100,000 - Grand Victorian In The Heart Of Glen Park



SOLD - 90 Laidely Sold for \$2,315,000 - Magnificent View Home On Desirable Laidley St.



JUST LISTED & PENDING - 221 Chenery Nice Victorian - Great Location



SOLD - 32 Topaz (represented buyer) \$1,215,000

25 Year Glen Park Home Owner

10 Years Chairman of Sponsor Development, The Glen Park Festival

All up-to-date Glen Park sold prices are available at www.glenparkneighbors.com



◆ COMMUNITY CALENDAR SUMMER 2015 ◆

Saturday June 20

SF Giant Sweep Clean-up Day 8 a.m.-noon, Diamond St. at 28th St.

Drop-off event for District 8 residents. To schedule a time slot, call Recology Sunset Scavenger at 415-330-1300. They'll accept items from mattresses and refrigerators to light bulbs and household batteries. Bring documents for shredding. Bring a bucket to receive $5{\text -}10$ gallons of free compost.

Diamond Heights Boulevard Work Day

9 a.m. – noon, Diamond Heights Blvd.
The Diamond Heights Boulevard Median Project, dbb-median.wordpress.com, plants and maintains the median between Duncan Street and Berkeley Way. To participate, email paul@wordwc.com or 415-826-0445.

Friends of Glen Canyon Plant Restoration

9 a.m. – noon, Meet behind the Rec Center The Friends are volunteers who help maintain and improve our neighborhood park and Tools, gloves & instruction are provided for work parties. To join contact Jean Conner at 584-8576. For information visit http://bit.ly/glencaryonpark.

Jazz Club
8 – 11 p.m., Bird & Beckett, 653 Chenery St.

Sunday June 21

Glen Park Village Farmers' Market 10 a.m.-2 p.m., BART parking lot on Bosworth

Which Way West? Concert Series 4:30 - 6:30 p.m., Bird & Beckett

Monday June 22

Library Storytime & Playtime For all ages 4 – 5:30 p.m., Glen Park Library

Tuesday June 23

SF Symphony Chamber Concert 7 p.m., St. Aidan's Episcopal Church Diamond Heights Boulevard

An evening of string quartets by Samuel Barber, Henry Dutilleux and Claude Debussy, to benefit St. Aidan's Food Pantry and other outreach programs. Tickets at door, \$25, \$15 students & seniors.

Baby Rhyme & Playtime Birth - 15 months . 10:30 – 11:30 a.m., Glen Park Library

Wednesday June 24

Friends of Glen Canyon Park Work Parties

9 a.m. - noon, Meet behind the Rec Center Volunteers are welcome to work in the canyon with the Recreation and Park Department's Natural Areas Program staff. For information, contact David Burnet at 871-0203 or email david.burnet@sfgov.org.

Friday June 26

St. Aidan's Food Pantry

I – 2 p.m., St. Aldan's Food Pantry

I – 2 p.m., St. Aldan's Episcopal Church,
Diamond Heights Boulevard

Volunteer run free Food Pantry for low-income and disabled clients who live in the 94131 zip code. For details, visit www.saintaidan.org or call 285-9540.

Live Jazz in the Bookshop 5:30 – 8 p.m., Bird & Beckett, 653 Chenery St.

Saturday June 27

Glen Park School Weekend Playdate in the Park

Glen Canyon Playground

II a.m. – I p.m.
Incoming kindergarten families are invited to bring their kids to meet their new Glen Park classmates. This is a great way to ensure that your child will see some familiar faces on the first day of school.

Saturday @ the Movies 3 – 5 p.m., Glen Park Library

Jazz Club

8 – 11 p.m., Bird & Beckett, 653 Chenery St.

Sunday June 28

44th SF Pride Parade

10:30 a.m., Market Street

Supervisor Scott Wiener encourages friends and families to enjoy the parade. To join his group, email adam.taylor@sfgov.org or call 415-554-6987.

Straights for Gay Rights, based in Glen Park, will be marching for the 39th year. Everyone is welcome. This contingent is led by Saralie Penington and Tom Herz. Call 415-334-1045 or email saraliep@sbc-global.net a week before the parade for info.

Glen Park Village Farmers' Market 10 a.m.-2 p.m., BART parking lot on Bosworth

Which Way West? Concert Series 4:30 - 6:30 p.m., Bird & Beckett

Monday June 29

Library Storytime & Playtime For all ages 4-5:30 p.m., Glen Park Library

Tuesday June 30

Baby Rhyme & Playtime Birth - 15 months 10:30 – 11:30 á.m., Glen Park Library

Wednesday July I

Diamond Diners lunch & Social Hour Noon – I p.m., St. Aidan's Episcopal Church Volunteers prepare and serve a free lunch for seniors over age 55 who live in the 94131 zip code.

Friends of Glen Canyon Park Work Parties 9 a.m. – noon, Meet behind Rec Center (See June 24)

Thursday July 2

Teen Time

3:30 - 5:30 p.m., Glen Park Library,

Friday July 3

St. Aidan's Food Pantry

I - 2 p.m., St. Aidan's Episcopal Church (See June 26)

> Live Jazz in the Bookshop 5:30 - 8 p.m., Bird & Beckett

Saturday July 4

Jazz Club 8 - 11 p.m., Bird & Beckett

Sunday July 5

Glen Park Village Farmers' Market
10 a.m.-2 p.m., BART parking lot on Bosworth

Which Way West? Concert Series 4:30 - 6:30 p.m., Bird & Beckett

Monday July 6

eReader Drop-in Group 3 – 4 p.m., Glen Park Library

Library Storytime & Playtime For all ages – 5:30 p.m., Glen Park Library

Poetry with Open Mic 7 p.m., Bird & Beckett

Tuesday July 7

Baby Rhyme & Playtime Birth - 15 months 10:30 – 11:30 a.m., Glen Park Library

Wednesday July 8

eReader Drop-in Group 3 – 4 p.m., Glen Park Library

Glen Park Knitting Circle All ages & levels 4:30 – 6 p.m., Glen Park Library

Friends of Glen Canyon Park Work Parties 9 a.m. – noon, Meet behind the Rec Center

Thursday July 9

Bird & Beckett Book Club 7 p.m., B&B, 653 Chenery St.

Friday July 10

St. Aidan's Food Pantry I – 2 p.m., St. Aidan's Episcopal Church

Live Jazz in the Bookshop 5:30 – 8 p.m., Bird & Beckett

Saturday July 11

Jazz Club 8 - 11 p.m., Bird & Becket

Sunday July 12

Glen Park Village Farmers' Market 10 a.m.-2 p.m., BART parking lot on Bosworth

Surf-a-Billy Swing Time Dance Party Noon – 1:30 p.m., Bird & Beckett

Which Way West? Concert Series 4:30 – 6:30 p.m., Bird & Beckett

Monday July 13

Library Storytime & Playtime For all ages 4 – 5:30 p.m., Glen Park Library

Tuesday July 14

Library Storytime & Playtime For all ages 4 - 5:30 p.m., Glen Park Library

Wednesday July 15

Friends of Glen Canyon Park Work Parties 9 a.m. – noon, Meet behind the Rec Center

Thursday July 16

Glen Park Association Meeting 7 pm, St. John School, 925 Chenery St.

Friday July 17

Great Teen Book Swap 3:30 – 5 p.m., Glen Park Library

St. Aidan's Food Pantry I – 2 p.m., St. Aidan's Episcopal Church (See June 26)

> Live Jazz in the Bookshop 5:30 - 8 p.m., Bird & Beckett

Saturday July 18

Friends of Glen Canyon Park, Plant Restoration

9 a.m. - noon, Meet behind the Rec Center (See June 20)

Jazz Club 8 - 11 p.m., Bird & Beckett

Sunday July 19

Glen Park School Weekend Playdate Glen Canyon Playground, 11 a.m. to 1 p.m. (See June 27)

Glen Park Village Farmers' Market 10 a.m.-2 p.m., BART parking lot on Bosworth

Which Way West? Concert Series 4:30 - 6:30 p.m., Bird & Beckett

Monday July 20

Poetry with Open Mic 7 p.m., Bird & Beckett

Library Storytime & Playtime For all ages 4 – 5:30 p.m., Glen Park Library

Tuesday July 21

SFPD Community Forums
7 – 8 p.m., Ingleside Police Station,
John V. Young Way off San Jose Avenue
Ingleside Station's Capt. Joseph McFadden hosts
a Community Relations Forum. Keep up to date
on neighborhood police issues. For information,
call the station at 404-4000, or visit the website
InglesidePoliceStation.com.

Baby Rhyme & Playtime Birth - 15 months 10:30 - 11:30 a.m., Glen Park Library

Wednesday July 22

Friends of Glen Canyon Park Work Parties 9 a.m. - noon, Meet behind the Rec Center

Friday July 24

St. Aidan's Food Pantry
1 – 2 p.m., St. Aidan's Episcopal Church Diamond Heights Boulevard (See June 26)

Live Jazz in the Bookshop 5:30 – 8 p.m., Bird & Beckett

Saturday July 25

Saturday @ the Movies B – 5 p.m., Glen Park Library Call the library for film titles

Jazz Club 8 – 11 p.m., Bird & Beckett

Sunday July 26

Glen Park Village Farmers' Market 10 a.m.-2 p.m., BART parking lot on Bosworth Which Way West? Concert Series

4:30 – 6:30 p.m., Bird & Beckett **Monday July 27**

Library Storytime & Playtime For all ages 4 – 5:30 p.m., Glen Park Library

Tuesday July 28

Baby Rhyme & Playtime Birth – 15 months 10:30 – 11:30 a.m., Glen Park Library

Wednesday July 29

Friends of Glen Canyon Park Work Parties 9 a.m. - noon, Meet behind the Rec Center

Friday July 31

St. Aidan's Food Pantry
I – 2 p.m., St. Aidan's Episcopal Church (See June 26)

> Live Jazz in the Bookshop 5:30 - 8 p.m., Bird & Beckett

Saturday August I

Jazz Club 8 - 11 p.m., Bird & Beckett

Sunday August 2

Glen Park Village Farmers' Market
10 a.m.-2 p.m., BART parking lot on Bosworth

Which Way West? Concert Series 4:30 - 6:30 p.m., Bird & Beckett

Monday August 3

Poetry with Open Mic, 7 p.m., Bird & Beckett

Library Storytime & Playtime For all ages 4 – 5:30 p.m., Glen Park Library

Tuesday August 4

Baby Rhyme & Playtime Birth - 15 months 10:30 - 11:30 a.m., Glen Park Library

Wednesday August 5

Diamond Diners lunch & social hour Noon — I p.m., St. Aidan's Episcopal Church (See July 1)

Friends of Glen Canyon Park Work Parties 9 a.m. – noon, Meet behind the Rec Center

Saturday August 8

Jazz Club 8 - 11 p.m., Bird & Beckett

Sunday August 9

Glen Park Village Farmers' Market 10 a.m.-2 p.m., BART parking lot on Bosworth.

Surf-a-Billy Swing Time Dance Party Noon - 1:30 p.m., Bird & Beckett Which Way West? Concert Series

4:30 - 6:30 p.m., Bird & Beckett **Monday August 10**

Library Storytime & Playtime For all ages 4 - 5:30 p.m., Glen Park Library

Tuesday August II Baby Rhyme & Playtime Birth - 15 months 10:30 - 11:30 a.m., Glen Park Library

Wednesday August 12

eReader Drop-in Group 3 – 4 p.m., Glen Park Library Glen Park Knitting Circle

All ages & levels 4:30 - 6 p.m., Glen Park Library

Thursday August 13 Glen Park School Kindergarten Introductions

2 – 3 p.m. Kindergarten Yard, Lippard Street "Meet Your Teacher" event, for teachers and new families to get acquainted before the fall term begins.

Bird & Beckett Book Club 7 p.m., B&B

Saturday August 15

Glen Park School Weekend Playdate Glen Canyon Playground, I I a.m. to I p.m. (See June 27)

Friends of Glen Canyon Park, Plant Restoration

9 a.m. - noon, Meet behind the Rec Center (See June 20) Jazz Club 8 – 11 p.m., Bird & Beckett

Sunday August 16

Glen Park Village Farmers' Market 10 a.m.-2 p.m., BART parking lot on Bosworth

Which Way West? Concert Series 4:30 - 6:30 p.m., Bird & Beckett