



Mollie Poe

Top Producer 1% SFAR
 mollie@molliepoe.com
 m: 415-902-2447
 CalBRE# 01239280

Declan Hickey

Top Producer 1% SFAR
 declan.hickey@compass.com
 m: 415-902-2446
 CalBRE# 01356209

www.molliepoe.com

M
P
D

Top Producers. Nopa Specialists.

As neighbors and North Panhandle sales experts for nearly 20 years, we bring a wealth of knowledge to the selling and buying process. Powered by data, technology and expertise, allow us to navigate the world of real estate for you.

Please reach out to us directly for an evaluation on your property. We can share details on our recent sales on Broderick Street & Golden Gate Avenue, and how we can work together using COMPASS proprietary tools and branding to ensure maximum exposure and top results in selling your home.

COMPASS



NOPA Studio Condo

529-A Broderick St

STUDIO | 1 BATH | SOLD AT \$535,000

Ground Level condo with Gated Entry from Broderick Street.

Full Kitchen with Stainless Steel Appliances. Recessed Lighting, Exposed Brickwork & Built-in Shelving. In-unit Washer/Dryer. Large Beautiful Common-area Rear Deck.



NOPA Victorian Condo

2067 Golden Gate Ave

2-3 BED | 1 BATH | SOLD AT \$1,375,000

Modified with permits to accommodate today's family-style living.

Flooded by Natural Light with Large Windows throughout. Open Living Room/Formal Dining Room Area. Family Room off Kitchen opens to Deeded Deck. Double Parlor converted to 2 Large Bedrooms. Additional Room on Ground Level overlooking Yard is Deeded to this Condo!



NOPA Townhouse Style Condo

350 Broderick St #319

2 BED | 3 BATH | IN CONTRACT: \$1,199,000

2-Level Condo with Private Deck off Living Room.

Spacious Open Floor Plan. Large Kitchen with Breakfast Area. 2 Master Suites Upstairs + 3rd Full Bathroom on Main Level. Office Nook + Large Closets. Upgraded Hardwood Floors. In-Unit Washer & Dryer. 1-Car Parking.



NOPNA News

nopna.org

North of Panhandle Neighborhood Association

2017 : issue 3

After 150 years of successive visions, the Panhandle Park looks to a neighborhood-focused future



PHOTO: Joseph Wilinski

Early in the twentieth century, a carriageway led a promenade of horse-drawn vehicles through the eight blocks of the Panhandle to Golden Gate Park. Decades later, neighbors fought back plans to convert the Panhandle to a sunken freeway built for the age of the motor car. Now, as the swelling city population invests in its neighborhood parks, capital projects seek to polish rough edges and create a new, though still recognizable, Panhandle Park.

Safety on the Panhandle's two paths — one reserved for joggers and walkers, the other for mixed use — generates the most heat among neighbors today. Until recently, the southern pathway for pedestrians was broken and bumpy, causing trips and falls. The northern pathway, which was smoother but crowded with growing numbers of cyclists, has been difficult to share or cross. And an overall lack of cleanliness, compounded by the antiquated and broken trash bins and benches, tarnished the park's image. Nearby

residents, including NOPNA Vice President Dera-Jill Pozner, organized the neighbors' input and pressed the city for changes. With funding by District 5 Supervisor London Breed, the group hatched the Panhandle Pedestrian Safety Improvement Project. The project now nears completion with new, more comfortable benches and upgraded trash bins, including the first recycling bins installed in the Panhandle. Bike racks welcome cyclists who traverse the length of the park by the thousands. Signs advising caution and spot repairs to broken asphalt on the bike path are expected to follow.

In June, the city funded the resurfacing of the full length of the troubled pedestrian path on the south side of the Panhandle as well as cross paths. "I expect to see more people using the fixed south path, and a clearer understanding of how to travel safely on the north path with new signage," said Pozner.

At the east end of the Panhandle, the long-neglected

(continued on page 3)

FROM THE BOARD

And just like that, we're halfway through 2017.

It's been a great first half of the year for our neighborhood. We made new friends at the NOPNA Block Party, had beautiful weather for a fun and peaceful Bay to Breakers, have seen major progress (finally) on the Panhandle, and are looking forward to the warm September and October months, Halloween, and the Holiday Party in December.

We at NOPNA couldn't do this without the help of the many volunteers who contribute in ways big and small to help build community and advocate for our neighborhood. If you've been considering getting involved, but haven't found the right moment yet — NOW is the time. This will be the community that we make of it, it will be the community that you make of it.

Not sure what you can do? We can use help both from people with specific skills (Social Media Marketer?) and those who just want to help (set-up for Halloween?). There are lots of options — and here are just a few of them:

Promotions/Publicity — Are you great at getting the word out? Have an Instagram account? We need your help to ensure all our neighbors are aware of upcoming events.

Business Outreach — Do you buy things locally? Want to know our local merchants better? Do you run a local business and want to represent that perspective? We need your help to integrate NOPNA with our business neighbors..

Community Experience Planning — Do you love making people feel happy, welcomed, and at ease? Do you believe that community is created through shared experience? We need your help to bring the neighborhood together through events.

NOPNA News — Do you like what you're reading right now (but think it could be better)? We need your help to put together a top-notch newsletter that addresses the most salient neighborhood issues. Email jason@nopna.org.

These are just a few ways. We also always need volunteers to deliver the newsletter, set up and breakdown events, improve the Panhandle, and lead the many other contributions that make our neighborhood a better place. Reach out to us at board@nopna.org and together we will keep making our neighborhood a wonderful place.



Dera-Jill Pozner
is Vice President of the
NOPNA board and
responsible for volunteer
outreach

NOPNANews

The NOPNA News is published by the North of Panhandle Neighborhood Association for the residents, businesses, and friends of our neighborhood, which is bounded by Masonic Avenue and Turk, Divisadero, and Fell Streets.

PUBLISHER

NOPNA Board of Directors

EDITOR

Jason Cauthen jason@nopna.org

COPY EDITOR

Nathan Lovejoy
Erika Alexander
Ann Kim

LAYOUT AND GRAPHIC DESIGN

Lisa Eastlack
Brian Donovan

DISTRIBUTION

Will Valentine

PRINTING

Image Printing, San Francisco

NOPNA's mission: The purpose of this association shall be to establish neighborhood unity, maintain multi-ethnic and multi-cultural diversity, foster a sense of neighborhood pride, promote a safe and clean community, and improve the quality of life for all residents of the neighborhood.

Contact NOPNA
board@nopna.org
www.nopna.org

Please join us! You can sign up online at nopna.org.

Interested in donating to NOPNA? Check if your employer double your donation with a matching gift! NOPNA is a registered 501c3 organization.



901 Divisadero

NOW SERVING LUNCH AND DINNER

Open 6 am – 9:30 am
everyday

Authentic Ethiopian and Eritrean dishes,
prepared with natural ingredients and
served with special "injera" bread

Meat and vegetarian options • Beer and wine

Cafe specialties (pastries, sandwiches, and
"one-cup-at-a-time" coffee) available all day

Great selection of Ethiopian coffee blends for sale

Wheelchair accessible • No reservations required

(continued)

Panhandle Park



PHOTO: Joseph Wilinski

monument to William McKinley is targeted for a complete restoration by August according to the San Francisco Arts Commission. NOPNA has committed \$45,000 for lighting and access paths near the monument. Additionally, a new group, Friends of the Panhandle, uniting community leaders from north and south of the park, plans to gain fiscal sponsorship with the San Francisco Parks Alliance. See www.thepanhandle.org for more information.

Meanwhile, planning for a new Panhandle playground is underway. "We are very pleased with the turnout at our first community workshop for the Panhandle

Playground Project, with over fifty people attending, and the enthusiasm shown by the neighborhood," said Melinda Stockmann, project manager for the Recreation and Park Department. Funding from the San Francisco Parks Alliance will support the landscape architect, the Neighborhood Parks Bond, and other possible donations, will pay for construction costs. The rest of this year and all of 2018 are allocated to gather community input, finalize a design, and arrange a construction contract. The rebuild of the playground will be completed by the end of 2019.

Dale Danley leads the neighborhood workday for the Panhandle Park. He works in public health and posts park news at panhandlepark.blogspot.com.

PANHANDLE PLAYGROUND RENOVATION

SIZE: 7,000 square feet

TOTAL PROJECT BUDGET: \$3,200,000

CONSTRUCTION BUDGET: \$2,000,000

PROJECT MANAGER:

Melinda Stockmann

DESIGN CONSULTANT LEAD:

RHAA Landscape Architecture + Planning

NEXT PLANNING MEETING:

Check tinyurl.com/PanhandlePlayground

EXPECTED COMPLETION: late 2019

PANHANDLE PARK STEWARDS

Hands-on, neighborhood-based park improvement.

Meets the second Saturday of every month.
9 a.m. - 12 noon

All are welcome,
Tools & gloves provided.

Meet near the bulletin board by the playground.
panhandlepark.blogspot.com

Brenda's

MEAT & THREE

SO WHAT'S A MEAT & THREE?

A southern culinary tradition, a meat & three is a meal with one meat entrée and three side dishes, which the diner chooses from a list of options.

We pay homage to this tradition with our meat & three style diner.

Open everyday except Tuesday, 8am - 10pm
Breakfast • Lunch • Dinner • Weekend Brunch
919 Divisadero St 415.926.8657
brendasmeatandthree.com

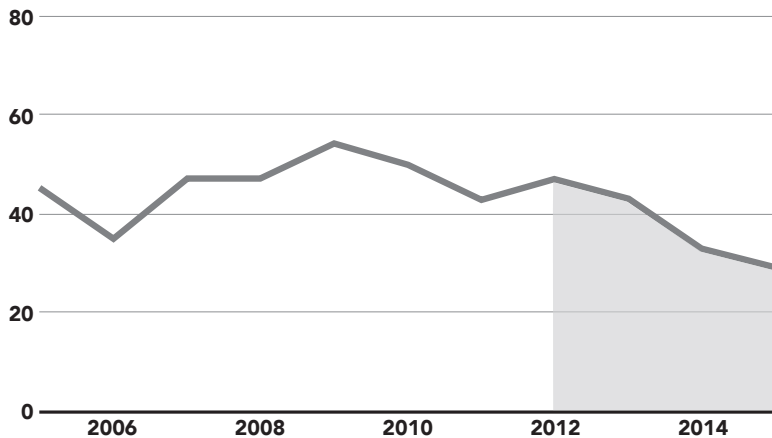
SAFETY

BY THE NUMBERS

VISION ZERO

On busy nights, Divisadero, Masonic, and other neighborhood streets are filled to the brim with tourists, date goers, bike commuters, and families. With so many pedestrians and cyclists on the road, it's no surprise that traffic safety is a major concern, as confirmed by the recent neighborhood survey. The traffic data needed to pinpoint major hazards and provide insight into necessary safety solutions has been scarce — until now.

TOTAL COLLISIONS (AUTO, PEDESTRIAN, CYCLIST)

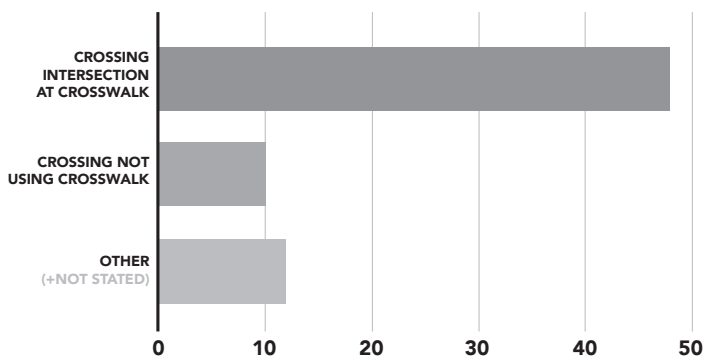


NOPNA recently analyzed neighborhood traffic data provided by the city dating back to 2005. Collisions have dropped by 40% from 2012 to 2015 (around 12% a year), though pedestrian and bike collisions remain a pressing issue — 40% of all collisions in the last 12 years have involved either a pedestrian or bicyclist.

Of the 74 collisions involving pedestrians in that 12-year period (approximately 7 collisions per year), most occurred in a crosswalk and 70% of those were caused by a failure by the driver to yield right of way to the pedestrian. Predictably, the most common intersections for these collisions were popular pedestrian areas — Divisadero between Fell and Turk or Masonic between Fell and Hayes. For cyclists, most collisions occurred at stop lights, Masonic Avenue and Fell Street being the most common locations.

Though reminders to look both ways before crossing may seem tired, vigilance remains the most important deterrent of traffic collisions. As our neighborhood continues to grow in popularity, and the number of bicyclists and pedestrians rises, NOPNA will continue to look at additional safety improvements to calm traffic, protect intersections, and deter other forms of unsafe driving.

PEDESTRIAN-INVOLVED ACCIDENTS BY LOCATION
(TOTAL VALUES 2005-2015)



Source: City of San Francisco, Traffic Data, 2005-2015

Julian Mackie is a NOPA neighborhood resident focusing on neighborhood improvement projects.

Block Party Recap



In May, we kicked off summer in the neighborhood with the NOPNA Neighborhood Block Party in its new location. Thanks to the residents of Baker, between Fulton and Grove, for sharing their block with us. The weather prediction was foreboding, but in the end it cooperated for a lovely early summer day — and we have the sunburns to prove it! A great time was had by all, with music, food, a fire truck, skate club demonstrations, yoga, and even a bounce house.

NOPNA could not have put on this event without the support of our neighbors. In addition to the residents of Baker Street, many volunteers helped make this possible

through setup and breakdown, manning the barricades, and generally ensuring a smooth event.

NOPNA would particularly like to thank Doug D., Will V., Margaret D., Bob F., and Dom V. for their hard work and good spirits that ensured a successful event.

We all are looking forward to next year! If your neighborhood business or organization would like to participate next year, please contact board@nopna.org.

In addition, NOPNA would like to thank the local businesses and organizations that made this event possible through contributions or participation.

SPONSORS

GOLD:

MOLLIE POE/DECLAN HICKEY

SILVER:

JENNIFER ROSDAIL

BRONZE:

BEND YOGA • CHILE PIES • SOUVLA • NOPA CORNER STORE
• WHOLE FOODS • BI-RITE • CENTRAL COFFEE & TEA

PARTICIPANTS:

NATIVE DAUGHTERS OF THE GOLDEN WEST • REDEMPTION CHURCH • BRAHMA KUMARIS • SF SKATE CLUB • EMPORIUM SF • NOPA NERT • THE JENNY KERR BAND



St. Cyprians Adapts with a Changing Neighborhood

You may be surprised to learn that there are at least twelve churches in our small neighborhood. Though many churches keep a low profile, inside nondescript exteriors there are often vibrant communities with decades-long histories.

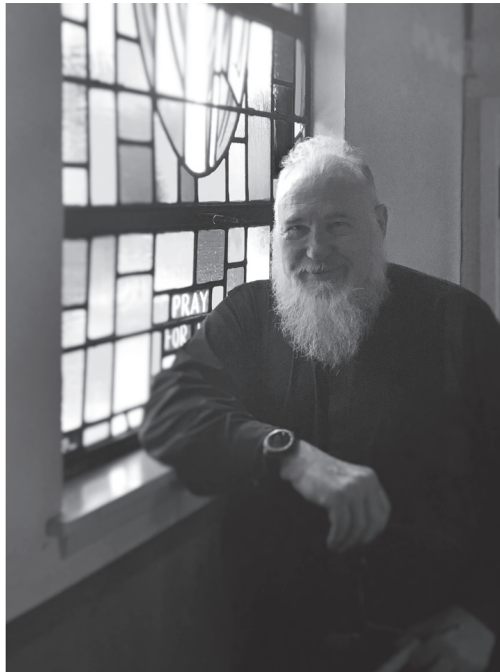
St Cyprian's is one such church. Reverend Thomas Jackson shared his view of the history of the church, how it fits in our evolving neighborhood, and his vision to make St Cyprian's a center of healing and spiritual grace in this neighborhood.

Tell me about the history of St Cyprian's.

The Episcopal congregation began more than ninety years ago to serve the African American community in San Francisco. St Cyprian's moved into its current home on Turk and Lyon in 1960 and paid the mortgage through pledges, rummage sales, barbecues, and community meals. The warmth and resonance of the building is amplified by the people who have brought their troubles here and found solace over the years.

What is your approach to spirituality?

We take a laid back approach to talking about spiritual development and to joining the church. We look at how the Scripture we are reading



shapes our lives at Turk and Lyon — preaching with the newspaper in one hand and the Bible in the other; advocating for social change and resistance. We can give the support that people need to help them get through the day — and that is a quiet kind of miracle.

How do you see your relationship to the neighborhood?

Ours is very much a neighborhood church. We are an integrated congregation as measured by race, gender, and orientation. In addition to our services, we have opened our space to the community by launching Cyprian's Center (<http://cypriancenter.org/>). So we now host Mindfulness Meditation Sessions on

Tuesday nights, the SF Live Arts concert series, and Village Project (a summer day-camp that serves sixty local children). We see ourselves as the bridge between the new NOPA and the old Western Addition. We offer programs to help serve the whole community, both new and old.

What do you hope to do next?

We would like to provide free or low-cost meals on a regular basis to all members of the community and are trying to build the volunteer support to do so. It is a way to help families who are pressed for time and want good food, as well as help us come together as a community. If you'd like to volunteer or get involved, please email me or give me a call!

email: tcjackson@gmail.com
cell: 510.759.3275

How can neighbors get more involved?

You're invited — come by! Join us September 17th for St Cyprian's day celebration, when there will be a visiting bishop and extra gospel music and jazz, as well as a brunch following the service.

For the latest calendar of events — go to www.saintcyprianssf.org.

Jason Cauthen is a San Francisco native who has lived in this neighborhood since 2011 with his wife and two kids.

Looking for the **RIGHT FIT?**

TRY NOPA ON FOR SIZE

Searching for a new home is like trying on shoes, you want to find that perfect fit. When you find that pair of shoes you just cant live without, you have to have them. When you find that perfect home, you have to live in it. Thinking of trying NOPA on for size? As a NOPA resident for over 25 years, Bonnie will help you find the right fit. *Much more than just a Realtor, SHE'S A MENTOR.*



Bonnie Spindler
THE
VICTORIAN SPECIALIST



Bonnie Spindler

All Time Top Residential
Sales Agent at Zephyr Real Estate

415.474.4445

properties@bonniespindler.com

www.bonniespindler.com

LIC# 01175723



ZEPHYR
REAL ESTATE

OUT AND ABOUT

EMPORIUM

THE EMPORIUM

As previously reported in NOPNA News, the Harding Theater will soon be home to the Emporium, an arcade/bar/venue space. Danny Marks, the owner, was hesitant to settle on a firm date but is hoping to open by late August — when the business plans to hold a few soft pre-opening events and, later, a grand opening event.

In addition to an arcade bar, Marks noted that they are looking forward to opening the space up to everything from rock bands to craft fairs: “we’ll say yes to almost anyone.” The Emporium will not serve food because “we’d rather be partners with neighboring restaurants than competitors,” Marks said, noting that he’d love for folks to come over after dinner or even bring their own food in from restaurants like 4505 Burgers & BBQ and Souvla, or order Little Chihuahua directly to the venue.

Marks acknowledged everyone wants to be able to let kids into the space, but they haven’t yet found a solution. “We definitely can’t be all ages all the time, but we know there’s interest. We’re just trying to figure out the legal end. We should be able to find a way. Everybody wants it.” Marks was excited to speak about the restoration work in the theatre. “Everything that was partially preserved, we figured out how to restore,” he said. They even found a way to salvage the vintage terrazzo tiling on the sidewalk by redoing the slope and making it ADA accessible.

As the neighborhood awaits the hopeful end-of-summer opening, Marks assures, “we’re going as fast as we can!”



PHOTO: NAMU STONEPOT STOREFRONT

NAMU STONEPOT

A spinoff of the Mission’s Korean-influenced Namu Gaji, Nami Stonepot is on the verge of opening on Divisadero. Nami Stonepot will open in the former Jay’s Cheesesteak space at 533 Divisadero and will serve traditional Korean stonepot dishes. As of late June, the space has a “now hiring” flyer in the window and according to Dennis Lee, Namu’s head chef, they anticipate opening sometime in July.

Margaret Doyle is relatively new to the neighborhood and interested in writing more about both newly-opened and long-term local businesses.

SAN FRANCISCO APARTMENT ASSOCIATION

Supporting rental housing providers since 1917.



SFAA is dedicated to educating, advocating, and supporting the Rental Housing Community so that its members operate ethically and fairly.

To learn more about the benefits of membership please visit our website or contact us at

415-255-2288

www.sfaa.org



Jennifer
Rosdail
 REAL ESTATE SALES
a KWSF Partner



San Francisco Obsessed.
 Creating wealth and options
 for our clients since 2002.

- Over \$50MM in Sales, Last 12 Months
- #1 SF Buyers Representation Agent

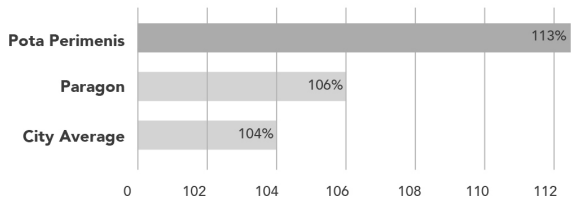
phone: 415-269-4663
 email: JenniferRosdail.com
 blog: Living415.com

Pota Perimenis, #1 NOPA Listing Agent in 2016

My listings have higher sold prices and less time on the market.

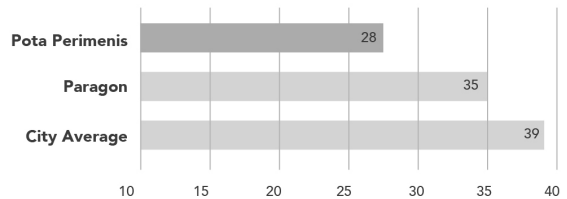
POTA PERIMENIS
 Acting as Listing Agent in 2016
 San Francisco Residential Sales

Sales Price to Original Price
 Acting as Listing Agent



Listed & Sold More Homes in
 North of Panhandle in 2016
 Than Any Other Agent

Average Days on Market
 Acting as Listing Agent



Data per sales reported to MLS, per Broker Metrics.

THINKING OF SELLING? Call me at 415.407.2595 to discuss.



Pota
 PERIMENIS

415.407.2595

Pota@SFCityhomes.com | Lic# 01117624

nopaproperties.com



PARAGON
 REAL ESTATE GROUP

LUXURY
 PORTFOLIO
 INTERNATIONAL

Rice Paper Scissors

Every Thursday for the past six years, Valerie Luu and Katie Kwan have been serving up their take on Vietnamese street food at Rice Paper Scissors — a pop-up restaurant that patrons are surprised to find inside of Mojo Bicycle Cafe on Divisadero. Charles Dupigny caught up with Valerie to learn how they got started.

What inspired you to create Rice Paper Scissors?

To bring Vietnamese street food culture to San Francisco. We liked how the best food in Vietnam was made by entrepreneurial women at their renegade restaurants. It involves a bit of hustling, scrappiness, and personality that we've tried to incorporate into our business.

Why has Rice Paper Scissors been such a good fit for the Divisadero Corridor?

Katie and I both fell in love with San Francisco in and around Divisadero. Mojo Bicycle Cafe was actually my first favorite hangout when I moved to the neighborhood almost ten years ago. Katie and I came up with the idea for Rice Paper Scissors over drinks at Mojo.

We started selling banh mi in front of the vacant Harding Theater. One night Remy, the owner of Mojo, invited us to do a regular pop-up at Mojo. We've been there every Thursday ever since. That was six years ago.

We love that Rice Paper Scissors gives us an opportunity to be rooted in a community. In the six years of business, we've seen babies grow up, couples come together, see people move here, move away or sometimes move away to come back. We love how operating a brick and mortar allows you to be weaved into people's lives and vice versa.



Valerie Luu and Katie Kwan standing in front of their future new restaurant space at Folsom and 22nd. PHOTO: Andria Lo

What are some of the favorite dishes in the menu?

We try to make something for everyone out of Mojo's tiny cafe kitchen. Right now, we're serving up yellow curry noodles — gingery and warming for when the SF summer fog rolls in. We always have our signature Mushroom Pho Rolls, a street food dish from Hanoi. It's pho noodles used as a wrapper, filled with mushrooms in a vegan "oyster sauce,"

Thai basil and lettuce. The perfect lil' poppers.

What are your favorite things to do in the neighborhood on your time-off?

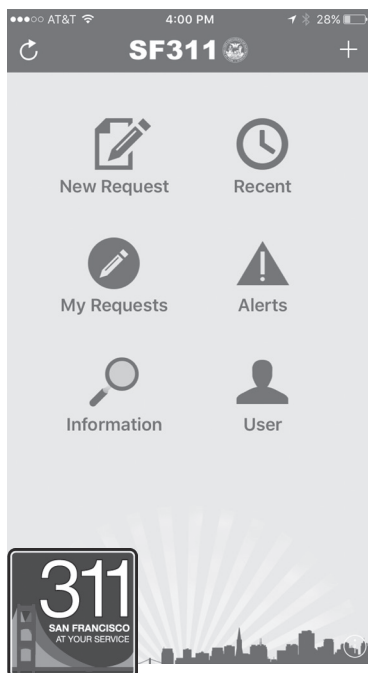
I spend most mornings at Matching Half Cafe on Baker and McAllister. I love the mix of people that come through. The people that own it and work there are super sweet and some of my closest friends are the regulars I've met there. Otherwise, I love running into people at Mojo, buying Reese's Peanut Butter Cups from my corner store, and treating myself to a cocktail and dessert at NOPA. And, when the weather's good, I love sitting on my stoop and talking to whoever will listen.

What's next for Rice Paper Scissors?

We were really hoping to find a restaurant space for Rice Paper Scissors on Divisadero but had no such luck. We're opening our first restaurant on Folsom and 22nd next year. Until then, we'll enjoy seeing our Thursday night regulars at Mojo. We're sad to have to leave Mojo when our restaurant opens, but we'll be cherishing each Thursday until then.

Charles Dupigny is President of the NOPNA Board.

Fix Graffiti, Potholes, and Trash - be a neighborhood "Semi-Hero"



What if you could fix neighborhood annoyances just by taking pictures of them? While that superpower may remain elusive, the city has provided the next best thing through the 311 app. Using it may not make you a superhero, but maybe a more modest "semi-hero." If you haven't discovered it yet, simply download the SF311 app to your smartphone and you can easily log everything from graffiti, to potholes, to the illegally discarded furniture that sometimes litters the sidewalk.

The app makes it easy to take a picture of the issue and tag the location. You'll be notified when the problem is addressed. It's surprisingly easy and surprisingly effective. According to the Graffiti Advisory Board, 311 received an average of two hundred graffiti reports each day citywide in the two months prior to their February meeting.

Of course, you can also call 311 to report issues or log issues on its website (<https://www.sf311.org/>), but nothing approaches the convenience of the app if you want to feel a bit like a superhero (or at least a semi-hero) on your next stroll.

Jason Cauthen is a San Francisco native who has lived in this neighborhood since 2011 with his wife and two kids.

CALENDAR OF EVENTS

<p>NOPNA GENERAL MEETING nopna.org Oasis Cafe • 901 Divisadero Thursday, September 21st, 7pm</p> <p>DIVISADERO FARMERS MARKET Grove@Divisadero • Sundays, • 10am–2pm</p> <p>PANHANDLE PARK STEWARDS panhandlepark.blogspot.com Bulletin Board near Panhandle Playground Second Saturday each month • 9am–12pm</p>	<p>SFPD PARK STATION COMMUNITY MEETINGS Park Station Community Room • Tuesdays, 6pm August 8, September 12, October 10</p> <p>SFPD NORTHERN STATION COMMUNITY MEETINGS Northern Station Community Room • Thursdays, 6pm August 10, September 14, October 12</p> <p>SUNDAY STREETS • WESTERN ADDITION Sunday, September 10th • 11am–4pm Baker Fulton Fillmore sundaystreetssf.com</p>
---	--

We are proud to support the North of Panhandle Neighborhood Association.

Michael Leeder
 Senior Vice President – Wealth Management
 Wealth Management Advisor
 415.676.2585 • michael_leeder@ml.com
 Resident of NOPA

Merrill Lynch
 555 California Street, 9th Floor
 San Francisco, CA 94104
fa.ml.com/michael_leeder



Merrill Lynch Wealth Management makes available products and services offered by Merrill Lynch, Pierce, Fenner & Smith Incorporated, a registered broker-dealer and Member SIPC, and other subsidiaries of Bank of America Corporation.