GREEN BENEFIT DISTRICT
SF CA
DOGPATCH & NW POTRERO HILL

15/16 ANNUAL REPORT

GreenbBenefit.org
If you have received this, you are a valued stakeholder of the Dogpatch & NW Potrero Hill Green Benefit District. With your support, the GBD has, in its first half-year, made our neighborhood both cleaner and greener and has helped position our district to better withstand the changes and challenges ahead. We are reaching out to let you know what your GBD has been doing and to encourage your input and participation in the year ahead.

The GBD was created by Dogpatch and Potrero Hill neighbors to better focus the power and resources of City government through the awareness and insights of local residents and business owners. The GBD augments baseline City services like sidewalk cleaning, graffiti abatement and trash removal. We maintain, improve and expand public green spaces like Progress Park, Woods Yard Park, Fallen Bridges and Minnesota Grove and add street trees and sidewalk gardens. We advocate for pedestrian and bicycle route improvements. We encourage and support neighborhood volunteerism to further enhance our public realm. The GBD helps insure that the needs of our district are being considered, addressed and funded.

There are currently 14 benefit districts across San Francisco, mostly in commercial districts like Union Square and Fisherman’s Wharf. The Dogpatch & NW Potrero Hill Green Benefit District is the first to focus on a residential neighborhood and on parks and greening. Neighborhoods all over San Francisco and far beyond are looking to us as a model for how to create, improve, and sustain the kind of communities we want to live in.

We'd love to hear from you. We are YOUR GBD and we look forward to working with you in the coming year.

Cheers,

Julie Christensen
Executive Director
WITH YOUR SUPPORT, THE GBD IS ABLE TO PROVIDE:

Cleaner sidewalks and public areas

Our crews are out 5 days a week, picking up litter and debris, removing graffiti and reporting unsafe and unsightly conditions.

Care, upgrades and expansion of our unique, neighbor-created greenspaces

We’ve repaired pathways and retaining walls, added new plants and pruned trees. We’ve converted weed- and trash-strewn areas to public amenities. We’ve supported neighbor-led efforts to green alleyways and verges and add sidewalk seating.

Advocacy that emphasizes district needs to City departments and elected officials.

Weberhoods in every compass direction are changing and new developments are popping up everywhere. Dogpatch and Potrero Hill are in the crosshairs of multiple City planning efforts. The GBD is working to make sure that our neighborhoods get their fair share of impact fees and other funding and that those funds are directed to projects our community supports.

GBD Activities and Accomplishments In 2015/16

- The first GBD elections were held and a 13-member Board of Directors was empaneled in December 2015.
- The GBD was registered as a 501(c)(3) charitable organization, making many contributions to the GBD tax-deductible donations.
- The Jumpstarts program funded park improvements to Esprit Park, Angel Alley, Minnesota Grove, Fallen Bridge and 4 other District green spaces in the GBD’s first half year of operations.
- An Executive Director was hired. Julie Christensen came on board in June, 2016.
- The GBD contracted with two local District 10 maintenance businesses, Frank & Grossman and Aim To Please, to help clean and maintain our parks and greenspaces and to clean sidewalks and remove graffiti and debris throughout the district.
GBD Priorities For 2016/17

• Greening and pedestrian safety upgrades to 22nd Street, in partnership with Public Works.
• Planning for upgrades to Woods Yard and the 22nd Street Caltrain station entrance.
• Protection & expansion of Minnesota Grove and the addition of sidewalks, lighting and crosswalks, with the support of the Minnesota Street Arts Project and area residents and businesses.
• Support for the next design phases of the Loop Project which will convert 101 freeway verges around 17th Street into usable greenspaces.
• Upgrades to parks throughout the district, including Benches and Fallen Bridge on either side of 101 near 18th.
• Development of a street tree planting and maintenance program.
• Upgrading our website to improve communication between GBD stakeholders and community members and the GBD and its services.
• Studying the probable impacts of sea level rise and climate change on our district – subject to both drought and flooding - and looking for ways we can plan for and help mitigate the negative impacts.
• Advocating on behalf of the Dogpatch and Potrero Hill with UCSF, Pier70, the Planning Department, the Mayor’s Office of Economic & Workforce Development, the Municipal Transportation Agency, the Recreation and Parks Department, Public Works, Caltrain, Caltrans, our elected officials and private sector businesses and individuals, making sure that district green spaces and public amenities are a priority in City planning and funding.
• Leveraging GBD resources to take advantage of impact fees, grant programs, City initiatives and other revenue sources to fund district priorities.

Get involved! Find us at GreenBenefit.org

• Contact us with needs and suggestions
• Submit requests for new projects or maintenance ideas
• Attend a monthly board meeting
• Run for a Board seat
• Vote in the next board election
• Join us for a volunteer day
• Follow us on Facebook and Twitter
GBD Board of Directors

Jean Bogiages
As a longtime neighborhood park supporter and retired software engineer, I support the GBD goals of transparency and community engagement in order to enable neighborhood green governance resulting in positive environmental change. I have worked to reclaim Caltrans right-of-way parcels for public use and to incorporate sound environmental practices in urban public open space projects.

Robert Broucaren
I have had a long career gardening, landscaping and teaching landscaping in SF. I joined the GBD to bring what I hope is a sensible viewpoint to landscaping and maintenance in the GBD. My goal is to make our area a model for others.

Michele Davis
On behalf of UCSF, I have worked with neighbors to beautify and green Dogpatch. From various volunteer gardening projects to working with residents and leaders to identify how UCSF can actively participate in meaningful public realm improvements elevating neighborhood quality of life and improving safety, UCSF is a committed neighbor.

Janet Carpinelli
I am a Dogpatch resident committed to GBD’s fair and fiscally responsible use of our tax dollars and an advocate for local CA native plant habitat. I helped facilitate transfer of Esprit Park to the City. As Green Trust SF chair, I led creation of the 22nd Street Greening Master Plan, sidewalk gardens for 22 Dogpatch homes and Scott School and the Minnesota / 22nd St. bulb-out.

Susan Eslick
I am a 20-year property and business owner in Dogpatch and former president and vice president of the Dogpatch Neighborhood Association. I served on the GBD formation committee for three years and have served as the GBD’s first Treasurer. The initial year of the GBD found us forming and legalizing a 501c3 and following the guideline of our Management Plan. Now that the GBD is up and running I’m looking forward to the creation and enhancement of more green spaces.

Jesse Herzog
I am a 6th generation San Franciscan dedicated to positive renewal and beautification of City’s green infrastructure with 10+ years’ experience working with San Francisco on building public green spaces. I serve on the executive committee and services committee of the GBD and am currently overseeing construction of new 10,000 sq ft publicly accessible open space in Dogpatch.

Lisa Jacobs
I am a native San Franciscan, a Northwest Potrero Hill tenant and a self-employed writer with communications, advocacy, and governance expertise to contribute to the GBD Board. As a dog owner and public park enthusiast, I support community involvement in city planning and development, especially for new green initiatives and parks.
Alison Sullivan
I’m a resident and property owner in the neighborhood since 2012. Working on the Dogpatch Playground and serving on the GBD BOD for the last year, I’m already invested. I want to keep improving the “felt sense” that GBD’s greening and beautifying have brought to Dogpatch & Northwest Potrero Hill.

Michael Yarne
I am a principal at Build, a local company, with over 15 years of experience in entitlements, project management and public-private partnerships. Prior to Build, I served as advisor in the Mayor’s Office and was an attorney at Farella, Braun + Martell. I have served on many non-profit boards, including City CarShare and the Bicycle Coalition. My passion for service began in the Peace Corps.

James Naylor
I am a Bay Area native working in real estate management, currently with the American Industrial Center, one of the City’s key PDR centers. I joined the GBD representing property owners to protect existing greenspace in the Dogpatch and to increase the number of parks and recreation areas for its inhabitants. I will continue to push hard for beautification of the Dogpatch as the area grows and develops.

Philipp Pierce
As a director with Friends of the Urban Forest, I organized 100’s of greening projects in SF including street tree plantings, schoolyard greening and work inside our parks. At the GBD it was exciting to work with neighbors to creatively improve the green spaces and incorporate new/unique ideas.

Kat Sawyer
As a green space advocate for the GBD, it is my goal to support the development of projects that enhance the livability of the city and its vibrant neighborhoods. With more than a decade of experience implementing community-driven greening projects in San Francisco in the nonprofit realm, my aim is to strengthen the connection between natural spaces and the urban environment.

Adam Mendelson
The GBD is a wonderful opportunity for neighborhood involvement in civil society – an organization mandated to identity, maintain, and protect green spaces. We worked directly with neighbors, City agencies, and nonprofits to make a meaningful difference in green infrastructure. The GBD represents the very notion of “think global, act local.”

2016 BOARD OF DIRECTORS ELECTION
Candidates! Sign up online at GreenBenefit.org by FEB 17.

Voting by mailed ballots MAR 8 - MAR 28

Information online at GreenBenefit.org
The GBD is Seeking Candidates
For Its Board of Directors

If you enjoy participating in neighborhood activities, consider running for a spot on the GBD Board. This is an exciting time for our fledgling organization and serving on the GBD Board offers great opportunity to make an impact on the district.

The 15 Directors that make up the GBD Board are elected by the district property owners whose assessments support the GBD and its programs. The Directors develop and manage GBD priorities and projects, direct and oversee organizational and project finances and interact with stakeholders and the district community at large. The GBD is a volunteer-driven organization so, in addition to monthly board meetings, Directors typically serve on one or more working groups to help support the goals and activities of the organization.

There are 7 Board seats open in the coming election with 3 incumbents running to retain the seats they have held on the interim Board. This means there are 4 or more seats to be filled in the 2017 election.

Interested? More detailed information about qualifications, terms and application can be found on the GBD website at GreenBenefit.org. If you would like to apply as a candidate, you must fill out an online application at the GBD website by February 17, 2017.

Candidates should plan to attend the GBD open house the evening of March 8, 2017. Elections will be held via mailed ballots from March 8 through March 29. Winning candidates will be seated with the Board on April 19th and begin their terms in May, 2017.

Questions? Contact:
Executive Director Julie Christensen at Julie@GreenBenefit.org
Board President Jean Bogiages at Jean@GreenBenefit.org
Board Treasurer Susan Eslick at Susan@GreenBenefit.org

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The GBD operates on a July 1 to June 30 fiscal year synchronized with City fiscal schedules. The GBD Board was empaneled in December, 2015; initial funding was received in January, 2016 and the organization began operations in spring of 2016. This first financial report covers a partial year of operations. The 2016-17 financial report, due in fall of 2017, will cover the GBD's first full year of operations.