



**Dogpatch & Northwest Potrero Hill Green Benefit District**  
**Board of Directors General Meeting**  
May 15th, 2019, 6:30– 8:30 PM  
654 Minnesota Street, San Francisco, CA 94107

**Board Members In Attendance:** Jean Bogiages, Janet Carpinelli, Mark Dwight, Kate Eppler, Susan Eslick, Jesse Herzog, Jason Kelly Johnson, Terri McFarland, James Naylor, Kat Sawyer, Alison Sullivan, Loren Swanson

**Board Members Excused:** Keith Goldstein, Alex Goretsky, Bruce Huie

**Executive Director:** Julie Christensen

### **Minutes**

**1. Meeting Opened** by President Susan Eslick at 6:32 PM

**2. Roll Call and Approval of Minutes (Sullivan)**

Sullivan called roll.

VOTE: The March 2019 minutes were approved by voice vote.

**3. Announcements/Public Comment/Future agenda items (All)**

Julie asked everyone to come to the UCSF cushioning event at 1275 Minnesota. It was from 6:00-8:30 PM on 5/29. Tunnel Top Park is holding monthly garden events--learning seminars--at Tunnel Top Park. Times and guests still TBD. The first guest is supposed to be the Audubon Society 6/15 at Time TBD? Christensen asked if GBD Board could come up with guests to invite to the Board Meetings.

**4. Recap of Volunteer Activities (Christensen)**

Christensen urged BOD members to attend the Angel Alley on 5/19 from 10-12. Julie reported that the wall will be fixed, but parts some are on order and not yet available. Juan will be looking into extending the irrigation along Angel Alley. The AA Lighting Project is still underway. Christensen encouraged the board to note and attend several volunteer opportunities listed on the meeting agenda.

### **5. 20th Street Lighting ReCap (Johnson)**

Johnson reported that 200-220 people were in attendance, and the event lasted about two hours. DPW closed down 20th street from Minnesota to Tennessee for 24 hours to perform forensic cleaning. 6" gravel was laid on top of the area. The event featured CCA student presentations for activation of the underpass area, and feedback on these projects was collected from the attendees. Students presented fragments of conceptual images that could be implemented in the space. Johnson showed the Board examples of comparable street activation projects performed by his studio, such as lighting an underpass in Washington DC. Among other examples were seasonal pop-ups in Toronto, CA and the use of digital media for dynamic murals.

Public Comment: Linda James was impressed with the cleanliness now present under the overpass.

### **7. ED Report (Christensen)**

20th street: Christensen explained the scope of work involved in keeping the underpass clear for the pop-up event (removing cars, encampments and dogs), citing that Juan worked above and beyond laying the gravel to get the job done on time. There were 2 good work parties at Progress Park : Gusto and Dropbox worked hard. Gusto bought socks for everyone. Dropbox bought lunch. 60 yards of bark chips were spread at the Dog Run with Climb real estate. Climb reached out to GBD to organize their work party.

There is a new fence at the Caltrain station, which will be painted.

Julie lead a tour of 20 people with SPUR (San Francisco Planning on Urban Research) on 5/13 for tour of GBD spaces.

Capital Projects: Food Bank spoke to DNA meeting on 5/14 and met significant pushback. Through Jesse Herzog, the Town Taxi lot was identified as a possible alternative paring location for the Food Bank. Christensen reported that Caltrans says the Food Bank plan doesn't meet the criteria for homelessness projects/homeless housing rent exemption.

USOP Plaza: UC might be interested if they don't need to pay any money.

Christensen reported renewed interest in GBD projects from Supervisor Walton's office--thanks to Bruce.

### **8. Priority Projects for 2019-2020 (Christensen)**

Christensen reported that within the Capital Projects, there are a combination of smaller, nimble projects and larger projects that, together, will leave an impression on the community. She presented a list of potential projects with high and low estimates of their costs. Mark Dwight asked how to account for incremental

changes to established maintenance projects. Jean Bogiages suggested a “Biodiversity” diversity study. Julie Christensen stressed that if the GBD doesn’t advocate for USOP, someone else will find a use for it. Jason Johnson suggested re-thinking Woods Yard as a natural activation site, like a “town square.” Jesse Herzog suggested an equitable distribution of projects between Dogpatch and NWPH. We will put out a survey soon to whittle down the list. No public Comment

#### **9. FY 2019-2020 Budget - Preliminary Review (Christensen)**

Christensen reported that UCSF will (hopefully) pay assessments for the new student housing buildings, bringing in about \$50K to Dogpatch for next year. This brings the budget totals between Dogpatch and NWPH to about 87% and 13%, respectively. Christensen proposes shifting 10% of accountability funds maintenance. The GBD will need to re-negotiate service contracts in order to reflect changes to minimum wage, increased dumping fees and additional labor to cover hot spots.

#### **10. Potrero Gateway Loop (Bogiages)**

Jean Bogiages presented a timeline for the Loop project from its inception to current status and phases. Kelli Rudnik has, historically, been the city advisor for the project. At the time, the D10 Supervisor’s office gave addback for design and survey. Most of this money has been allocated and must be spent through Public Works, except \$279,470 which is held for SFPA from MOHCD for Design work. Bogiages reported that Bionic has not wanted to sign standard terms and agreements. Now, two years later, Bogiages shared that MTA might be interested in narrowing Vermont Street. Bogiages suggested that GBD could contribute advocacy services to push forward the MTA plan to remove a traffic lane from VT street, increase the Loop park size, and widen the sidewalk.

#### **11. Assessment List Update (Bogiages and Herzog)**

Jean wants the BOD to be aware that updating assessments is work the GBD needs to do every year to submit to the city. UCSF is not required to pay into assessments, but they have agreed to do so, but we don’t have their square footage information. Caltrans are “doubtful” contributors to land assessments.

#### **12. Closed Session**

#### **13. Regular Meeting adjourned by Eslick at 8:34.**

Closed Session adjourned at 8:44