



Community Challenge Grant 2022 Cycle

20th St Neighborhood Living Room



Form 1: Project Information Form**Contact Information**

Applicant: Dogpatch & NW Potrero Hill Green Benefit District
Contact Name: Julie Christensen
Contact Street Address: 1459 18th St #369
City/State/Zip: San Francisco, CA 94107
Contact Phone: (415) 851-1570
Contact Email: Julie@GreenBenefit.org

(If Applicable)

Fiscal Sponsor: _____
Fiscal Contact Name: _____
Fiscal Address: _____
City/State/Zip: _____
Fiscal Contact Phone: _____
Fiscal Contact Email: _____

(Applicant or Fiscal if applicable)

City Supplier Number: 0000021271

Project Information

Project Neighborhood: Potrero Hill
District Supervisor: Shamann Walton
Project Name: 20th St Neighborhood Living Room
Project Street Address: 20th St @ Minnesota St, SE
City/State/Zip: San Francisco CA 94107
Property Owner: SF Public Works, Caltrans

Private Property Public Property

Funding Request

\$ 145,200
Minimum \$15,000 to Maximum of \$150,000

Project Type (please check all that apply)

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Sidewalk Landscaping | <input type="checkbox"/> Urban Agriculture | <input checked="" type="checkbox"/> Green Spaces |
| <input checked="" type="checkbox"/> Public Art | <input checked="" type="checkbox"/> Street Maintenance | <input checked="" type="checkbox"/> Community Gathering Space |
| <input checked="" type="checkbox"/> Neighborhood Amenities | <input checked="" type="checkbox"/> Other: Freeway mitigation | |



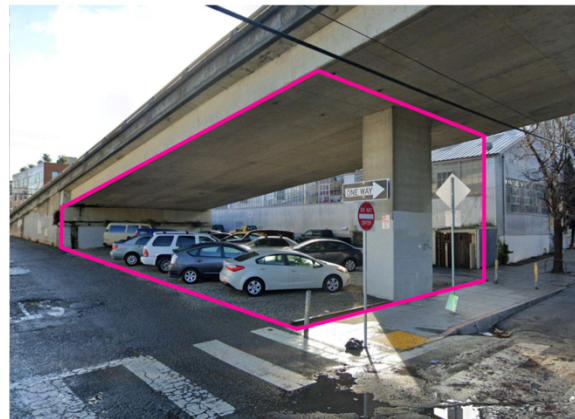
Community Challenge Grants 2022 Grant Application
20th St Neighborhood Living Room

SUMMARY

The 20th St Neighborhood Living Room project will convert 3,000 sq ft under the 20th St overpass - a wedge of darkness, gravel, trash, and illegally parked cars - into a light and airy shared public space. The transformation will help achieve neighbors', and the Green Benefit District's, key goals: Conversion of underutilized, neglected and troublesome areas into positive public amenities; encouraging walking, biking and casual interaction and adding green habitat areas whenever possible. After 2 years of negotiation, Amazon has agreed to create a sidewalk along 20th St and pave the street. The new sidewalk will block parking in the space. The upgrades will establish positive, beneficial uses before poor uses take hold.



20th @ Minnesota Existing



20th @ Minnesota Existing



20th @ Minnesota Existing



CCA Pop Up

DESIGN & IMPACTS

LOCATION

The project is located on 20th St at Minnesota in San Francisco's Dogpatch neighborhood.



Dogpatch



Looking south



1,821 Units of housing have been built within 3 blocks of the project site within the last 5 years. Projects like the new Institute of Contemporary Art and the Dogpatch Art Walk – both near to the project site - have joined the venerable Minnesota Street Project in highlighting Dogpatch's role in the contemporary art scene. The site lies within the Dogpatch Historical District. It abuts Minnesota St, planned by SFMTA and neighbors as a permanent slow street.

The site sits between Esprit Park, Dogpatch's only City park, and La Scuola Italian immersion school. It also sits across 20th St from a very active Amazon last-mile distribution center. In spite of all this, 20th St is unaccepted by the City and may not have been repaved in the last half-century or more.

DESIGN DEVELOPMENT

The site was targeted for improvement as a way to mitigate the negative impacts of the district's freeways and overpasses; to create additional public space in a neighborhood underserved by City amenities; to improve the public realm and encourage walking, biking and casual interaction.

In first phase of the project, at the request of neighbors, the GBD addressed pedestrian safety issues along 20th by hiring noted engineers Nelson Nygaard to advise on the creation of a pedestrian path of travel along the unaccepted street. Their recommendations were the foundation for streetscape improvements.

The next step was convincing Amazon to reduce vehicle-pedestrian conflicts by adding new sidewalks on 20th St and on Minnesota St and by reconfiguring their loading and parking spaces. That construction is expected to begin in Q2 of next year and take 3-5 months. The new sidewalk, located immediately adjacent to the overpass and the project site, will block unsanctioned parking under the overpass. (Neighbors do not typically use the area for parking and have been unconcerned about enforcement of the no parking regulations.) That creates a void best filled by positive activation of the space.

Jason Kelly Johnson, a founder of the design firm Futureforms and a design instructor at the California College of the Arts is interested in opportunities for transforming underutilized infrastructure. Jason and colleagues organized a CCA projection display in the site space that got neighbor's thinking about potential transformation of the space.

Fletcher Studio, with extensive input from neighbors and the GBD, has developed concepts for the space that will improve its appearance and increase its usability. The plans allow for ping pong, swap meets or craft sessions, movies or parties, even a mobile cafe. The space is envisioned as flexible and evolving.



COMMUNITY ENGAGEMENT

Neighbors initiated the project by coming to the GBD with safety concerns. Some neighbors also realized the potential of the space under the overpass. Planned construction at the Amazon warehouse raised hopes of more far-reaching changes around the facility and the project began to take shape.

Neighbors surrounding the facility, including representatives of the nearby school and businesses, have been invited to project discussions and updates. A core group of neighbors with long-standing ties to the neighborhood have been involved in development of the project programming goals and their manifestation in the concept design.

CORE PROJECT GOALS

The project is designed to improve safety and aesthetics, mitigate the negative impacts of the overpass and freeway, and to increase usable public space.

Dogpatch neighbors have created an extensive and varied collection of unique parks and public spaces, most now maintained and improved by the GBD – parks, gardens and plazas on land belonging to Caltrans, Caltrain, SFMTA, SFUSD and Public Works ROW. The GBD maintains slightly more public greenspace in Dogpatch than RecPark does, along rough streets that a little over 40 years ago had locomotives running down them. This project is a key opportunity to demonstrate the creative possibilities in even our most neglected and unattractive spaces and to help provide amenities that will support the neighbor’s expanding population.

COMPLETION TIMELINE

Based on previous projects, the GBD estimates we can construct the project in 6 weeks to 2 months. The start date is dependent on completion of Amazon’s construction of the new sidewalk. The GBD will formalize its agreements with Public Works and apply for any required permits concurrently with Amazon’s renovation.

Lighting of the space may be the most challenging element due to the involvement of Caltrans and to PG&E’s new policies regarding unmetered power delivered to the City. But a delay in lighting installation would not prevent construction or use of the space.

MAJOR MILESTONES

Key scheduling factors include Amazon construction, coordination with Public Works on approvals and with Public Works and Caltrans on power supply and installation of lighting. The rest of the project is pretty straightforward and uncomplicated.

COMMUNITY IMPACT

Construction impact will be minimal.

The project will add amenities as our population continues to grow. It will improve the area around Esprit park. It will enhance a heavily-used east-west corridor. It will offer a counterpoint to the park, offering more of a cozy and protected experience. Its overpass “roof” renders it usable in moist weather. Our hope is that it will serve as an example that even the most grim and gritty space can be made attractive, interesting and useful.

COMMUNITY ENGAGEMENT

COMMUNITY NEEDS

The larger project addresses the community’s need for sidewalks bulbouts, crosswalks and lighting. The renovation of the space under the overpass improves safety, reduces dangerous and illegal activity and provides opportunities for art, interaction and fun.

IDENTIFIED NEED

Neighbors have consistently voted freeway infrastructure mitigation as a top priority for the GBD, Neighbors have attended GBD board meetings specifically to request help with this section of 20th St. In community meetings, neighbors from the area have been extremely supportive of and appreciative for the planned improvements.

NEEDS DATA

The Central Waterfront Dogpatch Public Realm Plan, adopted in 2018, highlighted the lack of infrastructure in Dogpatch, and the need to look for opportunities to expand the public realm. The Plan emphasized pedestrian corridors and underutilized spaces.

COMMUNITY ENGAGEMENT

Neighbors have been briefed on project developments, largely via Zoom in the last couple years. They are also able to reach out the GBD via phone or email. They are welcome at GBD board meetings, which is where the dialog on this space originated.

Once the space is complete, community members will be encouraged to experiment with uses for the site. We expect the space will evolve over time based on their experiences.

DOCUMENTING & MANAGING COMMUNITY ENGAGEMENT

The GBD keeps sign-in records of all community volunteer efforts. We maintain both general and project-specific notifications lists as well as announcements in our monthly electronic news blast.

COMMUNITY STAKEHOLDERS/PARTNERS

Amazon is a big contributor to the greater project. Representatives of the Dogpatch Neighborhood Association have been deeply involved in project planning. We are in contact with representatives of Homeowners Associations in the area. We are coordinating with the Recreation & Parks Department.

RACIAL EQUITY

REACHING COMMUNITIES OF COLOR

Esprit Park draws a wide variety of users. We hope they will all be potential users of the new site. We expect Amazon employees will also be big users of the facility.

GBD INCLUSIONARY EFFORTS

Prior to the current emphasis on racial equality the GBD board had taken the following steps toward a more inclusive and representative organization:

Expanded diversity on the GBD board.

Highlighted minority-owned businesses in the district.

Included in project evaluations a project's ability to serve the broader community. (For example, the GBD's fitness center at Progress Park, partially funded by a CCG grant, has been widely used by Black and Latino residents from surrounding communities.)

CAPACITY

GBD'S ROLE

The GBD designed, promoted and will construct and help maintain the 20th St Neighborhood Living Room.

ORGANIZATIONAL RESOURCES

The GBD was chartered in 2015. We maintain 14 public parks and gardens in our district, 51% of the available public greenspaces. We have a 15-member, elected board of directors and a full time Executive Director. We are overseen by the Department of Public Works and the Board of Supervisors. We engage the community through a monthly news posting, an extensive annual report, an annual community survey, regular publicized meetings, and responses to community inquiries, reports and complaints. GBD property owners contribute approximately \$600,000 in funding each year. In five years, the GBD has accrued an additional half million dollars in grants, donations and in kind services and is fiscal sponsor for nearly \$1M in renovation funds for Esprit Park.

PROJECT LEAD

The project will be managed by our Executive Director/Project manager and the Supervisor of our landscape construction and maintenance team.

SIMILAR PROJECTS

Since its formation in 2015, the GBD has completed numerous capital projects:

- 22nd St Caltrain Station – Renovated the entrance to the train station with seating, planting and lighting (with funding assistance from UCSF)
- 22nd @ Iowa Multimodal Hub – Created parking for motor scooters, motorcycles and bicycles adjacent to the 22nd St Caltrain station and the 22nd St commercial corridor (partnered with SFMTA)
- Pennsylvania Ave - Conversion of 2,600 sq ft of weeds and debris into a pedestrian path and garden
- Minnesota Grove – Expansion of the Grove and creation of a complete, block-long pedestrian path through the Grove (funding assistance from the Power Station)
- Progress Park Fitness – Installation of a street workout center (funding assistance from CCG)
- Benches Park – Expansion and renovation of a small gathering plaza and adjacent garden (funding assistance from CCG)
- Tennessee St Greening – Created a temporary sidewalk in an industrial area adjacent to new condo developments and businesses and added 28 street trees (partnered with FUF)
- Dog Station – created the district’s first dedicated dog relief station



Caltrans verge – Benches Park, San Bruno @ 18th



22nd St Caltrain Station, 22nd St at Iowa



Progress Park Fitness, Iowa btwn 23rd & 25th



Minnesota Grove Extension, Minnesota at 25th

IDEALLY SUITED

The GBD was designed as a bridge between the knowledge and experience of community residents and businesses and the power and resources of City departments. Our organization is focused solely on responding to community needs, to planning and executing projects that improve the quality of life for our residents, workers and visitors. Our funding stream supports an ongoing effort with a long term vision.

COMITMENT TO RACIAL EQUITY, DIVERSITY AND INCLUSION

The GBD has increased diversity on our board; made special efforts to promote and support local businesses owned by people of color; and have engaged with a broad spectrum of park users in our communities to be more responsive to their needs.

Form 3: Project Budget Form

Applicant & Project Name: Dogpatch & NW Potrero Hill Green Benefit District
20th St Living Room

Total Project Cost: \$ 259,200

Total CCG Request: \$ 145,200

Total Amount of Match: \$ 114,000

Match = 44%

Project Expenses	Total Project Cost	CCG Request	Project Match	Is Match In-kind or Cash?*	Notes
Base surface materials & installation: Wood decking, retaining boards, drain rock, sand, pavers, drainage	\$ 210,000	\$ 122,000	\$ 20,000	Cash	GBD
			32,000	Cash	UCSF
			36,000	Cash	GreenTrust
Planters: Edging, soil, plants	7,800	7,800			
Site furniture	6,500	6,500			
Lighting	8,600	8,600			
Signage	300	300			
Project Management, admin	26,000		26,000	In Kind	
Total Expenses	\$ 259,200	\$ 145,200	\$ 114,000		
Amazon improvements					
New sidewalk, corner bulbouts, street paving, grading					

*** All project matches must be committed at the time of application.**

Form 4: Workplan Form

Follow directions at top of each column. Complete a row for each milestone (i.e. hiring staff, purchasing equipment, holding events), listing them **in chronological order**. Add additional rows/sheets as necessary. All activities listed must correlate to the project budget.

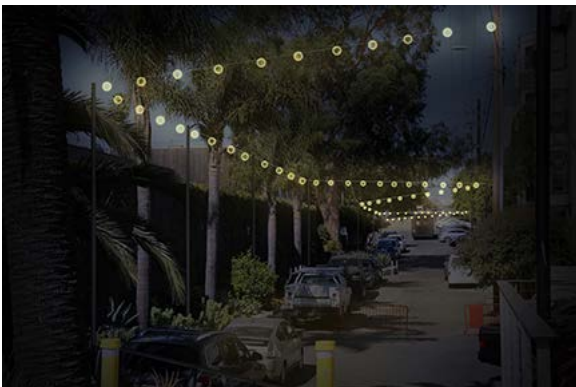
Activity	Start date	End date	Lead position	Cost
<i>List ALL activities necessary to complete the project</i>	<i>Chronological order, list the start date for each activity</i>	<i>Chronological order, list the end date for each activity</i>	<i>List the person's name and position that will lead the activity and their role in that process</i>	<i>List the cost of each activity. This should correlate to items in the Budget Form</i>
Amazon installation of new sidewalk, corner bulbouts, grading, drainage	5/22	11/22	Amazon – Fisher Construction	
Formalize MOU with Public Works. Apply for applicable permits	5/22	8/22	Julie Christensen – Project Manager Ramses Alvarez – Public Works	
Install drainage; build retaining walls and base “floor” surface	10/22	3/23	Julie Christensen – Project Manager Juan Lainez – Landscape contractor	\$ 210,000
Install planters and plant	2/23	4/23	Julie Christensen – Project Manager Juan Lainez – Landscape contractor	\$ 7,800
Install site furniture	3/23	6/23	Julie Christensen – Project Manager	\$ 6,500
Install lighting	11/22	4/23	Public Works and/or electrical contractor	\$ 8,600
Install signage	4/23	6/23	Julie Christensen – Project Manager Juan Lainez – Landscape contractor	\$ 300

PROJECT DOCUMENTS

CAPACITY DOCUMENTATION

In the past 3 years, the GBD has promoted, planned, funded, executed and maintained the following projects:

- **Angel Alley Lighting**
Installing concrete footings, poles and catenary lighting along Angel Alley
Scheduled completion 12/21
Budget \$235,000, funding assistance from CCG
- **Minnesota Grove Extension**
Expanded Minnesota Grove by 50%, completed a block-long pedestrian path from 24th to 25th Streets
Completed 6/2020
Budget \$138,000, funding assistance from the Power Station
- **22nd Caltrain Station**
Improved the entrance to the Caltrain station which, pre-COVID, had the fastest-growing ridership in the state; added scooter and secure bike parking
Completed 6/2019
Budget \$260,000, funding assistance from UCSF
- **Progress Park Fitness**
Replaced rusted pull up bars with a competition-grade street workout equipment
Completed 10/2018
Budget \$115,000, funding assistance from CCG
- **Benches Park**
Open and expanded garden; expanded and resurfaced plaza; added sidewalk gardens and a dog station
Completed 7/2018
Budget \$66,200, funding assistance from CCG



Angel Alley Lighting, Tennessee btwn 22nd & Tubbs



Minnesota Grove Extension, Minnesota at 25th



22nd St Caltrain Station, 22nd @ Iowa St



Progress Park Fitness, Iowa btwn 23rd & 25th



Benches Park, San Bruno @ 18th St

5-YR MAINTENANCE PLAN

The GBD currently maintains the area under the 20th St overpass and the organization will be responsible for maintenance of the improved 20th St “Living Room” area.

The GBD is funded by assessments on 1702 properties in the Dogpatch and NW Potrero neighborhoods.

The GBD landscape contractor works in each district green and public space a minimum of once per week. Those hours will be increased as improvements are made to the area.

The GBD cleaning crews make a minimum of one to two passes weekly and more as necessary. Special efforts, including volunteer work parties, are scheduled as needed.

This is considered the first phase of the project. The GBD and neighbors will continue to improve the site based on experience and available funding.



DiJaida Durden, Deputy Director | Operations

dijaida.durden@sfdpw.org | T. 415.695.2003 | 2323 Cesar Chavez St. San Francisco, CA 94124

December 2, 2021

M. Lanita Henriquez
Community Challenge Grant Program
City Hall, Room 362
One Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Letter of Support for 20th & Minnesota Lighting Project

Dear Ms. Henriquez:

On behalf of San Francisco Public Works, I wish to express our support for the Green Benefit District's 2021 Community Challenge Grant application. The area a potential grant would benefit is an underpass at 20th & Minnesota Street. The space was recently transferred in ownership from Caltrans to the City & County of San Francisco

Since 2016, the Green Benefit District has worked with Public Works to develop dozens of public spaces in District 10. They have a strong history of completing and maintaining attractive capital and greening projects that benefit the community. In this case, the project would beautify and help keep the area safer.

The GBD is applying to develop out an open space currently used for illegal parking. They're hoping to activate it as a community space. Their plans call for community seating, an outdoor dining area, and even free leisure activities (including a Ping-Pong table and movie screen). They're also hoping to make this area come alive at night, installing a lighting system along the overpass wall. We think this is an excellent opportunity to provide a much-needed public space in the Dogpatch neighborhood.

The GBD has agreed to sign a Memorandum of Understanding to ensure the long-term maintenance of the site. They'd need to obtain a major encroachment permit from our Bureau of Street Use & Mapping. They would also be responsible for obtaining electrical services for any lighting connection. We would provide administrative support and guidance for all permitting required for their project. We'd also review their plans to ensure any materials used complied with city standards. My department will provide an in-kind staffing liaison to help the group navigate the development process for the project.

On behalf of San Francisco Public Works, I fully endorse this application to the Community Challenge Grant program. If you have any questions, please feel free to contact me or my staff, Ramses Alvarez, at ramses.alvarez@sfdpw.org or 415-641-2349.



For DiJaida Durden

Deputy Director for Operations



December 2, 2021

RE: Dogpatch Neighborhood Association Support of CCG Grant to create a community living room under the 20th Street Overpass

To Whom it May Concern:

The Dogpatch Neighborhood Association strongly supports the community-led initiative to transform the space under the overpass at the intersections of 20th, Tennessee and Minnesota Streets in Dogpatch into a community living room.

For more than 20 years, this space has been a largely abandoned eyesore and dumping ground, and is currently a mix of illegal parking, trash, graffiti and abandoned cars.

The space provides a unique opportunity to transform a derelict parking lot into an inviting community space. The potential of the site was proven during a one-night urban form student project a few years back, when cleared of cars, music reverberated off of and artwork was projected onto the arched "ceiling". More than fifty members of the community gathered to experience the transformation of the space into an open-air cathedral.

Clearing out the trash and cars will greatly improve safety for East / West passage to and from the soon to be renovated Esprit Park and for the large number of residences accessing the KT Muni and 48 Bus Station at 3rd and 20th Street.

The Dogpatch Neighborhood Association strongly supports the CCG Grant proposal to create a community living room under the 20th Street Overpass. Working together to transform the area into a community gathering space will transform an underutilized illegal parking lot into an inviting public space and offer a desperately needed community hub for a rapidly growing neighborhood.

Please honor this effort with a grant to allow the transformation of space under the 20th Street Overpass to take place.

Sincerely,

Donovan Lacy

Donovan Lacy on behalf of the full DNA Board
Dogpatch Neighborhood Association Vice President

RE: Support of CCG Grant for creating a community living room under the 20th Street Overpass

To Whom it May Concern:

I strongly support the community-led initiative to transform the space “under the overpass” at the intersections of 20th, Tennessee and Minnesota streets in Dogpatch into a community living room.

The space has been an eyesore and dumping ground for over twenty years, currently a mess of illegal parking, trash, graffiti and abandoned cars.

The potential of the site was proven during a one-night urban form student project a few years back. The underpass was cleared of cars, then music streamed and artwork was projected onto the arched “ceiling” which transformed the space into an almost cathedral like room. More than fifty members of the community gathered to gawk at the vast space that was so instantly changed and so delightful.

In addition, clearing out the trash and cars will greatly improve safety for E-W passage to and from Esprit park and the vast number of residences to the west toward the KT tram station on Third street at 20th. The location of the site is currently a dangerous four-way intersection of streets with no stop signs, a one way street and a pedestrian alley.

To work together to transform the area into a protected gathering space would offer a desperately needed hub for a rapidly growing community to find respite while still outdoors—and more than ever while the pandemic continues.

Please honor this effort with a grant to allow the transformation of space under the 20th Street Overpass to take place.

Sincerely,
Katherine Doumani
1006 Tennessee St

DANA BOLSTAD

993 Tennessee Street, Unit 1, San Francisco, CA | roe464@gmail.com

3 Dec 2021

To Whom it May Concern:

I am writing in support of the community-led initiative to transform the space “under the overpass” at the intersections of 20th, Tennessee and Minnesota streets in Dogpatch into an inviting community space we warmly refer to as “a community living room.”

The space has been a blight on the community for over twenty years, and is currently used for illegal parking, illegal dumping, graffiti and abandoned vehicles.

We are working together to transform the area into a protected gathering space that will offer a desperately needed hub for a rapidly growing community to find respite while still being outdoors, which has become more necessary during the pandemic.

In addition, clearing this area of cars and trash will greatly improve safety for east-west passage to and from Esprit Park and the number of residences to the west toward the KT Muni station on Third street at 20th. The location of the site is currently a dangerous four-way intersection of streets with no stop sign, a one-way street and a pedestrian alley.

Please honor this effort with a grant to allow the transformation of the space under the 20th Street Overpass to take place.

Sincerely,

Dana Bolstad

993 Tennessee Street, Unit 1
San Francisco, CA 94107

December 2, 2021

RE: Support of CCG Grant application for Creating a Green Living Community Space protected-from-the-elements under the 20th Street Overpass in Dogpatch neighborhood

To whom it may concern:

GreenTrustSF supports this community-led initiative to transform the open space “under the overpass” at the intersections of 20th, Tennessee and Minnesota streets in Dogpatch into an outdoor community space usable even in the rain, thanks to the “roof” of the overpass.

The space has been neglected for the 40 years I have lived here and only got a sidewalk when neighbors lobbied the city for it about 20 years ago. No public agency wants to claim it or take care of it so the community wants to step up to turn this unique open space into a welcoming and welcomed addition to our neighborhood.

Working together we can transform the space into a protected, attractive gathering space for people and other creatures with the addition of local native habitat plants as well as seating, gathering and contemplative space with open yet protected access. We think it will be a much-appreciated COVID-Safe spacious outdoor “room.”

Less vehicle exhaust fumes will be a plus as will the constant presence and movement of people, birds, butterflies and other creatures through a positively activated space.

Drivers will be more aware of people when they see them instead of 12 vehicles coming and going, and parked in this currently rather bleak space. Kitty corner to Esprit Park, the new outdoor room will add much needed usable open space to this neighborhood which has only one city park with no plans by the city to provide another one to this now very residential neighborhood.

Please recognize this community-led effort by providing the requested grant that will greatly assist neighbors in transforming this space into a healthy and enjoyable place for human and other residents, local school children on their outings and visitors alike.

Thank you,



Janet Carpinelli
Chair of Steering Committee
GreenTrustSF

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **JAN 11 2016**

DOGPATCH & NORTHWEST POTRERO HILL
GREEN BENEFIT DISTRICT
1459 18TH ST STE 369
SAN FRANCISCO, CA 94107

Employer Identification Number:
47-4983111
DLN:
17053288336025
Contact Person:
RENEE RAILEY NORTON ID# 31172
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
June 30
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
August 28, 2015
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

DOGPATCH & NORTHWEST POTRERO HILL

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey I. Cooper". The signature is stylized and cursive, with a prominent horizontal stroke at the end.

Jeffrey I. Cooper
Director, Exempt Organizations
Rulings and Agreements

Dogpatch & Northwest Potrero Hill Green Benefit District Board Roster
April 1, 2021 - March 30, 2022

Seat	Position	Full Name	Board Title	Occupation
Seat 1	DP Property Owner	Susan Eslick	Treasurer	Bookkeeper
Seat 2	DP Property Owner	Janet Carpinelli	Director	Graphic Design
Seat 3	DP Property Owner	Michael Plater	Director	Director of Growth, Public Goods
Seat 4	DP Property Owner	Barb Fritz	Director	Health Care Products MGR, Steelcase
Seat 5	DP Property Owner	Kim Tercero	Secretary	Director, Information Systems
Seat 6	DP Property Owner	Cori Chipman	Director	CEO, Capstone Janitorial
Seat 7	NWP Property Owner	Jean Bogiages	Vice Pres	Retired, Software manager
Seat 8	NWP Property Owner	Kanwar Kelley	President	ENT Doctor
Seat 9	DP Tenant	Monique Wallace	Director	Business
Seat 10	NWP Tenant	Bill Barnes	Secretary	Coomunications, City Administrator
Seat 11	Greenspace Advocate	Terri McFarland	Director	Landscape Architect
Seat 12	DP Property Owner or Tenant	Katherine Doumani	Director	Copywriter, DNA President
Seat 13	Greenspace Advocate	Kat Sawyer	Director	Program Mgr, Urban Watersheds
Seat 14	DP Property Owner	George Slack	Director	Retired, custom cabinetmaker
Seat 15	DP Tenant	Jason Kelly Johnson	Director	Founder, Futureforms, CCA

DOGPATCH & NORTHWEST POTRERO HILL GREEN BENEFIT DISTRICT
Fiscal Year 2021-2022 Approved Budget

	DOGPATCH			NORTHWEST POTRERO HILL			TOTAL		
	FY20/21 Carryover	FY19/20 Carryover	Variance	FY20/21 Carryover	FY19/20 Carryover	Variance	FY20/21 Carryover	FY19/20 Carryover	Variance
PRIOR YEAR CARRYOVER									
Assessment	\$ 475,884	\$ 394,868	\$ 81,016	\$ 67,892	\$ 53,607	\$ 14,285	\$ 543,776	\$ 448,475	\$ 95,301
Donations	47,977	44,478	3,499	12,228	6,004	6,224	60,205	50,482	9,723
Grant - UCSF Esprit	571,049	97,849	473,200	-	-	-	571,049	97,849	473,200
Total Prior Year Carryover	\$ 1,094,910	\$ 537,195	\$ 557,715	\$ 80,120	\$ 59,611	\$ 20,509	\$ 1,175,030	\$ 596,806	\$ 578,224
<hr/>									
	FY21/22 Budget	FY20/21 Actuals	Variance	FY21/22 Budget	FY20/21 Actuals	Variance	FY21/22 Budget	FY20/21 Actuals	Variance
REVENUE									
ASSESSMENTS									
Assessments	\$ 547,752	\$ 566,086	\$ (18,334)	\$ 81,848	\$ 84,588	\$ (2,740)	\$ 629,600	\$ 650,674	\$ (21,074)
Total Assessment	\$ 547,752	\$ 566,086	\$ (18,334)	\$ 81,848	\$ 84,588	\$ (2,740)	\$ 629,600	\$ 650,674	\$ (21,074)
GRANTS									
Grant - Angel Alley	\$ 60,804	\$ 40,897	\$ 19,907	\$ -	\$ -	\$ -	\$ 60,804	\$ 40,897	\$ 19,907
Grant - UCSF Esprit	-	585,000	(585,000)	-	-	-	-	585,000	(585,000)
Total Grants	\$ 60,804	\$ 625,897	\$ (565,093)	\$ -	\$ -	\$ -	\$ 60,804	\$ 625,897	\$ (565,093)
DONATIONS & OTHER									
Donations & Other	\$ -	\$ 50,344	\$ (50,344)	\$ -	\$ 10,289	\$ (10,289)	\$ -	\$ 60,633	\$ (60,633)
Total Donations & Other	\$ -	\$ 50,344	\$ (50,344)	\$ -	\$ 10,289	\$ (10,289)	\$ -	\$ 60,633	\$ (60,633)
TOTAL REVENUE	\$ 608,556	\$ 1,242,327	\$ (633,771)	\$ 81,848	\$ 94,877	\$ (13,029)	\$ 690,404	\$ 1,337,204	\$ (646,800)
PRIOR YEAR CARRYOVER + REVENUE	\$ 1,703,466	\$ 1,779,521	\$ (76,056)	\$ 161,968	\$ 154,488	\$ 7,480	\$ 1,865,434	\$ 1,934,010	\$ (68,576)
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EXPENSES - Assessments									
MAINTENANCE									
Park & Green Space	\$ 127,682	\$ 82,548	\$ 45,134	\$ 19,276	\$ 13,368	\$ 5,908	\$ 146,958	\$ 95,916	\$ 51,042
Repair/Supplies	1,460	867	593	540	244	296	2,000	1,111	889
Sidewalk & Public Realm	98,294	95,619	2,675	27,206	20,415	6,791	125,500	116,034	9,466
Total Maintenance	\$ 227,436	\$ 179,034	\$ 48,402	\$ 47,022	\$ 34,027	\$ 12,995	\$ 274,458	\$ 213,061	\$ 61,397
CAPITAL IMPROVEMENT									
Establishment Projects	\$ 70,000	\$ 62,119	\$ 7,881	\$ 5,000	\$ 3,269	\$ 1,731	\$ 75,000	\$ 65,388	\$ 9,612
Capital Projects	220,973	63,649	157,324	25,350	5,908	19,442	246,323	69,557	176,766
Total Capital Improvement	\$ 290,973	\$ 125,768	\$ 165,205	\$ 30,350	\$ 9,177	\$ 21,173	\$ 321,323	\$ 134,945	\$ 186,378
ACCOUNTABILITY									
Administrative Services	\$ 92,150	\$ 79,859	\$ 12,291	\$ 13,770	\$ 11,933	\$ 1,837	\$ 105,920	\$ 91,792	\$ 14,128
Annual Election	5,220	5,941	(721)	780	888	(108)	6,000	6,829	(829)

	FY21/22 Budget	FY20/21 Actuals	Variance	FY21/22 Budget	FY20/21 Actuals	Variance	FY21/22 Budget	FY20/21 Actuals	Variance
Communications & Outreach	19,793	14,104	5,689	2,958	2,103	855	22,751	16,207	6,544
Events	10,785	2,837	7,948	1,715	177	1,538	12,500	3,014	9,486
Total Accountability	\$ 127,948	\$ 102,741	\$ 25,207	\$ 19,223	\$ 15,101	\$ 4,122	\$ 147,171	\$ 117,842	\$ 29,329
OPERATIONS									
Administrative Services	\$ 63,727	\$ 59,814	\$ 3,913	\$ 9,523	\$ 8,937	\$ 586	\$ 73,250	\$ 68,751	\$ 4,499
Insurance	6,960	6,724	236	1,040	1,005	35	8,000	7,729	271
Office	4,785	2,714	2,071	761	406	355	5,546	3,120	2,426
Professional Services	25,230	11,041	14,189	3,770	1,650	2,120	29,000	12,691	16,309
Total Operations	\$ 100,702	\$ 80,293	\$ 20,409	\$ 15,094	\$ 11,998	\$ 3,096	\$ 115,796	\$ 92,291	\$ 23,504
Total Assessment Expenses	\$ 747,059	\$ 487,837	\$ 259,222	\$ 111,688	\$ 70,303	\$ 41,385	\$ 858,747	\$ 558,140	\$ 300,608
EXPENSES - Donations, Grants & Other									
DONATIONS & GRANTS									
Capital Projects - Funded by donations	\$ 977	\$ 44,000	\$ (43,023)	\$ -	\$ 4,238	\$ (4,238)	\$ 977	\$ 48,238	\$ (47,261)
Capital Projects - Funded by CCG Grant	60,804	40,897	19,907	-	-	-	60,804	40,897	19,907
Total Donations & Grants	\$ 61,781	\$ 84,897	\$ (23,116)	\$ -	\$ 4,238	\$ (4,238)	\$ 61,781	\$ 89,135	\$ (27,354)
OTHER									
UCSF - Esprit	\$ 571,049	\$ 111,705	\$ 459,344	\$ -	\$ -	\$ -	\$ 571,049	\$ 111,705	\$ 459,344
Total Other	\$ 571,049	\$ 111,705	\$ 459,344	\$ -	\$ -	\$ -	\$ 571,049	\$ 111,705	\$ 459,344
Total Donations, Grants & Other Expenses	\$ 632,830	\$ 196,602	\$ 436,228	\$ -	\$ 4,238	\$ (4,238)	\$ 632,830	\$ 200,840	\$ 431,990
TOTAL EXPENSES	\$ 1,379,889	\$ 684,438	\$ 695,451	\$ 111,688	\$ 74,541	\$ 37,147	\$ 1,491,577	\$ 758,979	\$ 732,598
Future Year Carryover - Assessment	\$ 276,577	\$ 473,117	\$ (196,540)	\$ 38,052	\$ 67,892	\$ (29,840)	\$ 314,629	\$ 541,009	\$ (226,381)
Future Year Carryover - Donations	47,002	50,822	(3,820)	12,228	12,055	173	59,230	62,877	(3,647)
Future Year Carryover - Grants	-	571,144	(571,144)	-	-	-	-	571,144	(571,144)
TOTAL FUTURE YEAR CARRYOVER	\$ 323,579	\$ 1,095,083	\$ (771,505)	\$ 50,280	\$ 79,947	\$ (29,667)	\$ 373,859	\$ 1,175,030	\$ (801,172)

DOGPATCH & NORTHWEST POTRERO HILL GREEN BENEFIT DISTRICT
Statement of Financial Position

	10/31/2021
ASSETS	
Current Assets	
GBD Checking/Savings	
Checking	\$ 55,988
Savings	375,108
Total GBD Checking/Savings	\$ 431,096
UCSF Checking	
Checking-Esprit	\$ 553,483
Total UCSF Checking	\$ 553,483
Total Checking/Savings	\$ 984,579
Accounts Receivable	
Allowance Uncollectible Assessment	\$ (26,807)
Accounts Receivable - Assessment	28,330
Accounts Receivable - General	-
Total Accounts Receivable	\$ 1,523
Total Current Assets	\$ 986,102
Other Assets	
Prepaid Expenses	\$ 1,000
Mail Box Deposit	20
Caltrans Security Deposit	3,000
Total Other Assets	\$ 4,020
TOTAL ASSETS	\$ 990,122
LIABILITIES & NET ASSETS	
Liabilities	
Current Liabilities	
Accounts payable	\$ 47,612
Accrued Expenses	7,483
Total Current Liabilities	\$ 55,095
Total Liabilities	\$ 55,094.77
Net Assets	
Without donor restrictions-Board Designated	\$ 374,867
With donor restrictions	560,160
Total Net Assets	\$ 935,027
TOTAL LIABILITIES & NET ASSETS	\$ 990,122

PERMITS

ANTICIPATED PERMITS & PERMISSIONS

Public Works has jurisdiction over the ground plane at the project site. The project is designed to avoid and attachment to or embankment against the Caltrans overpass structure, with the possible exception of lighting.

The GBD will execute and MOU with Public Works regarding the improvements and their maintenance.

A permit may be required for lighting installation.
Caltrans permission will likely be required for lighting installation.

There are no current plans to apply for water service in this phase, though that may occur later, if necessary,