



2018/19 ANNUAL REPORT

GreenBenefit.org

The GBD was created to design, improve and maintain greenspaces in the district and to advocate for city and private sector improvements that support a green and walkable neighborhood.

GreenBenefit.org



A LETTER FROM THE
EXECUTIVE DIRECTOR
JULIE CHRISTENSEN

Dogpatch is getting a lot of press as an “emerging neighborhood.” But longtime residents (I call them the homesteaders) know Dogpatch has been a neighborhood since the 1860s. Worker-housing Victorians from the century before last still line the neighborhood’s historic streets. I first knew the area as the home of Burning Man, of artists and designers, the Hell’s Angels and various other border-dwellers, of railroad spurs, warehouses and vestiges of our industrial past. The homesteaders embraced the quirkiness, the outer lands feel, the dogeared buildings, the ragged streets, the abrupt grade changes, the industrial scale, the warm, sunny windless weather and the (usually) quiet nights.

But the tsunami of change that has engulfed Mission Bay and the eastern waterfront has flowed onward into Dogpatch and Potrero Hill. 2400 Units of housing have been constructed within the GBD boundaries since the organization was formed in 2015, with 2600 more in the pipeline. Art galleries, breweries, robotics companies, scooter and self-driving car companies are nestled alongside furniture and bag makers, electricians and iron workers. UCSF now owns almost 6 acres at the district’s north end and has already added student housing and a psych center there. The Warriors arena is open. Pier 70 is coming online and the Power Station development is soon to follow.

The GBD was formed to help nurture and protect the homesteaders’ gardens and parks and planted verges, the do-it-yourself greenspaces that helped keep the freeways and trains and warehouses at bay. It was also created to help protect a core sense of place in the face of intensive change, to help find a way to meld the ones who were here with those who just arrived, and to help keep the neighborhood spirit alive, however it evolves.

We are thrilled to be part of this amazing place, and grateful to the district property owners who make the work of the GBD possible.

Thank you!

A handwritten signature in black ink, appearing to read 'Julie Christensen', written in a cursive style.



I've lived and worked in Dogpatch for 23 years, on what we now call Angel Alley. Through the years I've been involved in our neighborhood in many different ways - in various roles with the Dogpatch Neighborhood Association, the Potrero Boosters, as a parks advocate, in joint projects with the Dogpatch Merchants Association - and I am proud of the many things accomplished by these groups.

I was a big supporter of the formation of the Green Benefit District because it seemed we needed more attention from the City and more clout and funding than neighborhood organizations could provide. Looking at the GBD as it nears the end of its fourth year, I think how incredibly fortunate we are to have this resource at this juncture, as the challenges we face - the freeways, train, Chase Center crowds, and Eastern Waterfront development - get more challenging in the face of an astonishing building and population surge.

The focus and efforts of the GBD have allowed us to accomplish more than even the organization's founders anticipated. This is made possible by many factors - the secure funding provided by property owners, the ability to leverage that funding for additional grants, support from City Hall, respect of City Departments and partnering effectively with them and with private groups. It is rewarding to see the impact a neighborhood-driven organization can have and I am proud to be a part of it.

All the GBD does is driven by and for neighbors - by our elected board, and by comments and requests we get from people like you.

Let us know what you think.

Susan Eslick
President

2018/19
GBD Board of Directors

More information about the Directors and the annual election process online at GreenBenefit.org

President

Susan Eslick
Dogpatch
Residential Property
Owner



Vice President
Jean Bogiages

NW Potrero Hill
Residential Property
Owner



Treasurer

Bruce Huie
Dogpatch
Residential Property
Owner



Secretary

Alison Sullivan
Dogpatch
Residential Property
Owner



Janet Carpinelli

Dogpatch
Residential Property
Owner



Mark Dwight
replaced
Kristel Craven
Dogpatch
Tenant



Keith Goldstein

Dogpatch
Tenant



Alex Goretsky
Dogpatch
Residential Property Owner
(also Commercial Tenant)



Jesse Herzog
Dogpatch
Commercial Property Owner



James Naylor
Dogpatch
Commercial Property Owner



Philip Pierce
Greenspace Advocate



Kat Sawyer
Greenspace Advocate



Kate Eppler
NW Potrero Hill
Tenant



Loren Swanson
NW Potrero Hill
Residential Property Owner



Jason Kelley Johnson
Dogpatch Tenant
(also Residential Property
Owner)

3 A LETTER FROM THE
PRESIDENT
Susan Eslick





2018/19 PROJECTS

22ND STREET CALTRAIN STATION ENTRANCE

22nd @ Iowa

Respondents to the GBD Annual Survey have consistently ranked the Caltrain station area as a #1 priority for cleanup and improvements.



before



before

CHALLENGES

Fastest-growing ridership of any train station in California

Scooter usage at the station up 1600% in 3 years

Station informal and poorly marked, hard to locate and recognize

Dark, and a magnet for dumping and graffiti

PROJECT

Replace the southbound train platform entrance with a new landscaped plaza (GBD)

Improve site lines and egress at the northbound platform entrance (GBD)

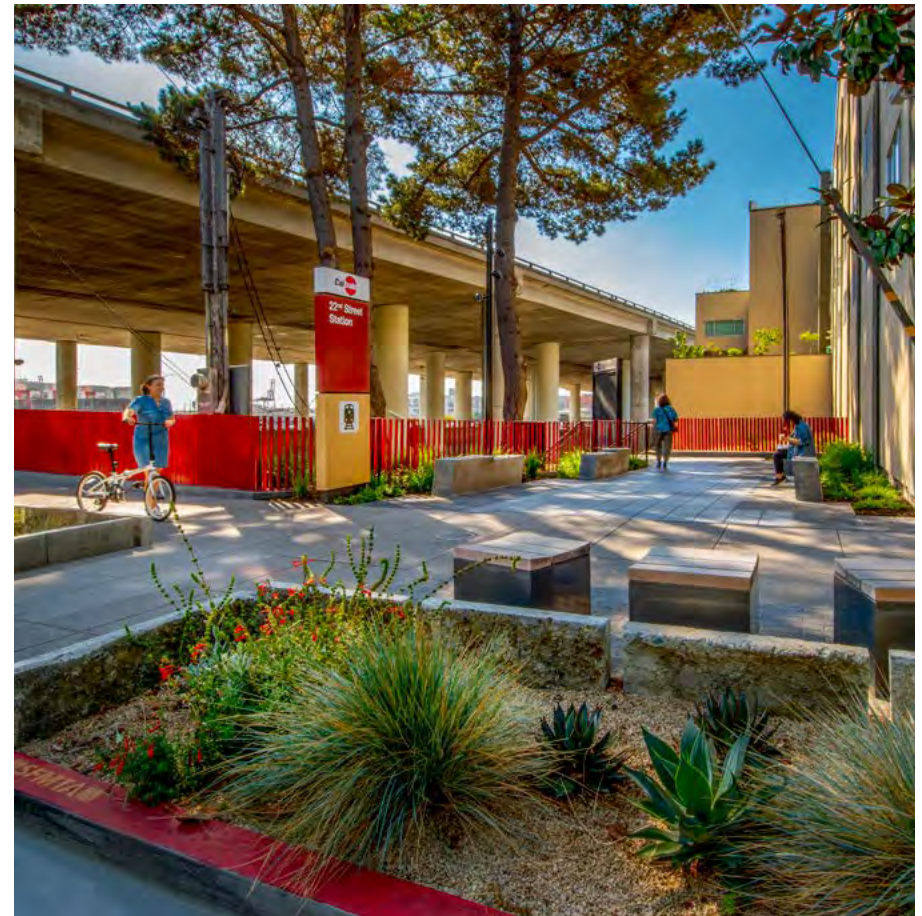
Add scooter and motorcycle parking (GBD, SFMTA)

Add secure bike parking lockers (SFMTA)

Install LED Lighting on Iowa (Public Works)

Increase zones for personal and rideshare drop off (SFMTA)

Relocate bus stop closer to station and under cover of 280 (SFMTA, Public Works)



Site owner
Caltrain

Design
Fletcher Studio (southbound platform entrance), GBD, SFMTA, Public Works

Funding
UCSF neighborhood cushioning grant of \$250,000 and City Departments

PROGRESS PARK FITNESS

Iowa between 23rd & 25th

Park users contacted the GBD about the possibility of replacing and upgrading the fitness area at the park.



before

CHALLENGES

Old pull up bars were rusted and broken

West end of the park needed positive activation

District needs more recreational amenities

PROJECT

State-of-the-art street workout/calisthenics equipment with a resilient surface

Concrete pad for tai chi, sword work and other types of exercise

Infill planting of drought-tolerant natives

Repaired and expanded irrigation system

Improved and extended pathways



Site Owner
Caltrans

Design
Fletcher Studio, GBD

Funding
GBD property owners, Community Challenge Grant, Power Station & Burning Man donation

BENCHES DOG STATION

San Bruno @ 18th

How can we better accommodate dogs in neighborhoods with limited greenspace and no dog runs?



CHALLENGES

We can't simply say, "No dogs anywhere."

Overuse by dogs causes damage to green spaces and increases maintenance time.

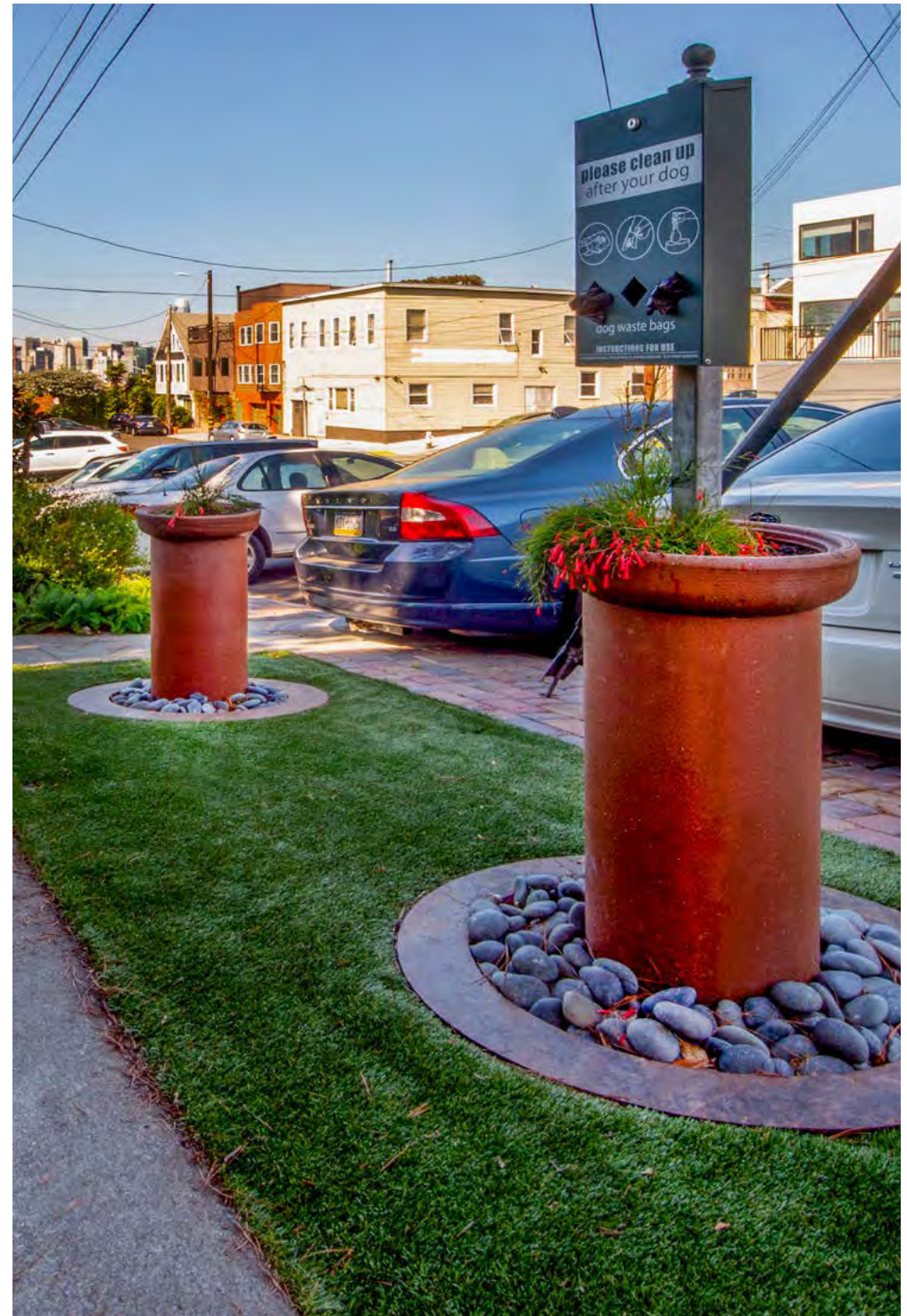
PROJECT

Sidewalk garden-sized dog relief area

Porous artificial turf over fast-draining rock and sand

Glazed sewer pipe stations surrounded by rock and sewer collar "grommets"

Pop up sprinklers that wash regularly



Site Owner
Public sidewalk adjacent to Caltrans property (Benches Park)

Designer
GBD

Funding
GBD property owners

MINNESOTA GROVE UPGRADES

Minnesota between 24th & 25th

An oasis in the midst of industry, Minnesota Grove, once a railroad spur, now spans arts buildings, new condos and expanding business enterprises.

How can we make it a useful part of the streetscape while helping its gardens thrive?



before

CHALLENGES

No sidewalks on Minnesota St between 24th and 25th

North end of the Grove underutilized, prone to flooding, used for shortcuts and camping

South end of Grove dark at night, drawing unwanted activity

Only access to Grove at midblock

PROJECT

Extend the Grove's central path through the north end to connect to 24th Street

Add rock walls, seating areas and infill planting

Mount Grove lighting on the adjacent Hosoda Brothers warehouse at the south end.



Site Owner

Public Works (Minnesota St Public Right of Way)

Designer

GBD

Funding

GBD property owners

WATER RECLAMATION STUDIES

Thousands of gallons of stormwater fall on the roofs of the district's industrial buildings only to be directed into the City's sewer system. How can we capture and better utilize that resource?

CHALLENGES

New PUC rates will charge for stormwater placed into the City sewer system

Systems that keep water onsite – saving or absorbing it – will lower utility bills

GBD sites – especially large industrial buildings – have great potential for stormwater capture

PROJECTS

Encourage residential do-it-yourself reclamation projects

Work with commercial property owners on pilot projects to demonstrate opportunities and benefits

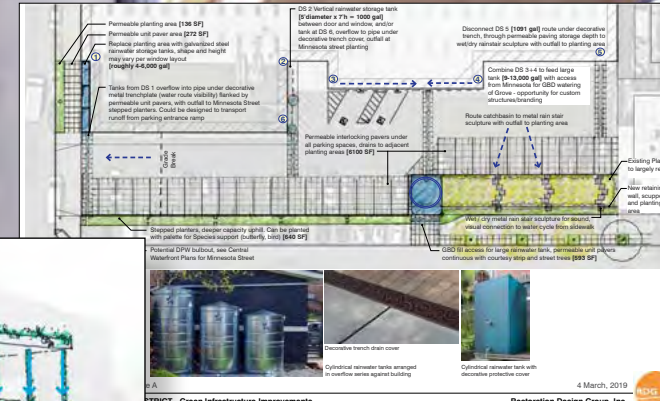
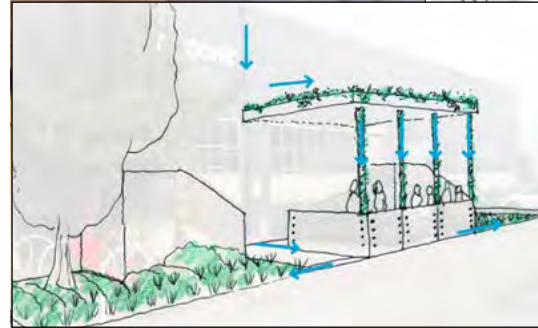
Research other public domain water reclamation opportunities in the district



Site Owner
Public and private sites

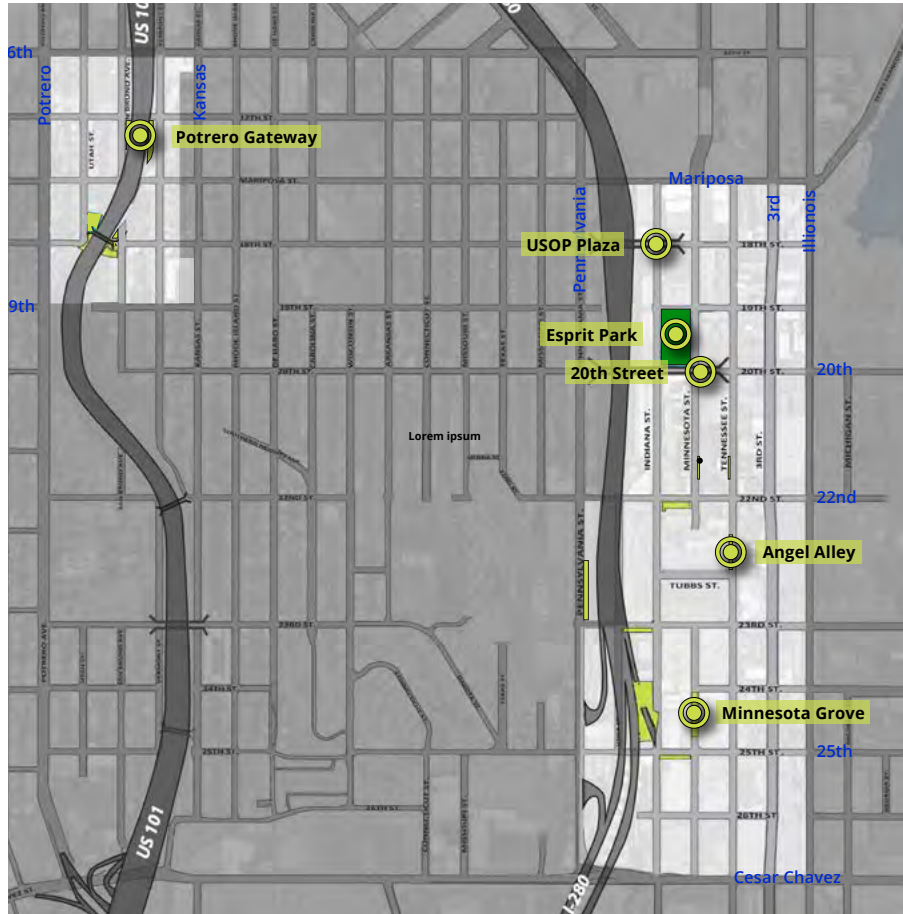
Design/engineering/calculations
GBD, consultants

Funding
GBD property owners



EMERGING PROJECTS

These are some of the projects the GBD is working on into the coming year.



POTRERO GATEWAY

The GBD is assisting neighbors in their efforts to create a public greenspace from Caltrans verges at 17th between Vermont and San Bruno.



USOP PLAZA

The UnderSide of the OverPass at 18th St and Indiana, between the 2 new UCSF graduate student housing buildings, was planned for chain link, razor wire and San Francisco's excess material storage.

The GBD is working with UCSF, Public Works and local designers Surfacedesign to envision the 6,000 s.f. space as an extension of the UCSF block-to-block passthroughs and a public amenity punctuating Indiana between Dogpatch and Mission Bay.



ESPRIT PARK

The GBD is acting as fiscal sponsor for the design of Esprit Park, managing \$835,000 of UCSF's \$5.2 M contribution towards the park's renovation for the park design, arborist's reports and peer review of the proposed project.



20TH STREET

The 2 blocks of 20th Street between Indiana and Tennessee have the 20th St overpass hovering above and, below, connect hundreds of units of new housing on Indiana, Esprit Park, an Amazon distribution center, La Scuola school, the T Line and the eastern waterfront.

Over 2100 new apartments have either been built or are under construction within a few blocks. But the street, currently listed as an unaccepted street by the City, has no sidewalks. Crosswalks dead end at impassable obstacles. The spaces under the overpass are dark and breed problems.

The GBD has engaged noted urban planners Nelson Nygaard to help determine a pedestrian path of travel on 20th Street. Once a plan has been vetted by neighbors and the City we will advocate for changes on the street.

In March, the GBD partnered with CCA and the SF Planning Department to create a popup installation under the overpass to highlight the area's potential.



ANGEL ALLEY LIGHTING

Angel Alley has become an important pedestrian thoroughfare, winding past MUNI's Woods Yard, which bisects north and south Dogpatch, and offering an important pedestrian connection to the arts district and new residences that have sprung up to the south.

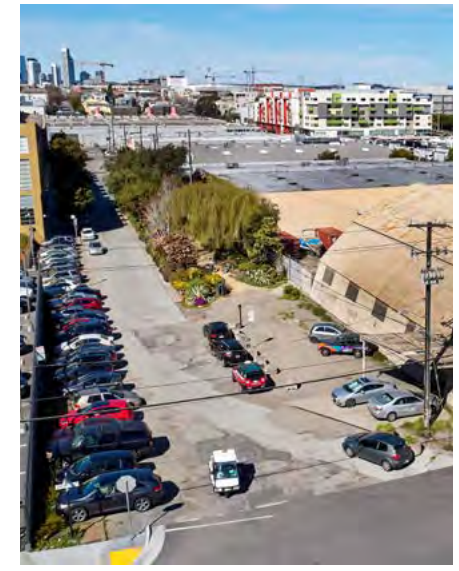
Alley neighbors have asked the GBD to place string lights along the alley to improve lighting and enhance the pathway.



MINNESOTA ST SOUTH

The GBD has been working with SFMTA, Public Works and private property owners and lessors to reconfigure parking and add consistent pedestrian paths along Minnesota in south Dogpatch.

The current plan calls for the addition of sidewalks on the east side of Minnesota towards 23rd and the west side near 25th. These additions, along with the expansion of Minnesota Grove will provide a complete path of travel on Minnesota between 23rd and 25th.



MINNESOTA GROVE EXPANSION

Minnesota Grove (between 24th and 25th) is one of Dogpatch's most beloved and most improbable parks.

The GBD is working with Public Works to extend the Grove to 25th Street, reinforcing its north end retaining wall, bringing the park's central path up to ADA standards, extending the stone retaining walls, and adding lighting and irrigation.

The extension will allow the Grove to function as a complete path of travel from 24th to 25th while increasing park and planted area to half again the size of the current park.

THE BIG CHALLENGES

Dogpatch has been touted as one of the top 50 neighborhoods in the world. (We knew that.) But there are challenges in transitioning from an out-of-the-way industrial area to a complete neighborhood ready to accept 5,000 new residents.

The district is criss crossed by

101 & 280 Freeways

Caltrain

T Line

18th & 20th St Overpasses

Streets designated as *Vision Zero High Injury Corridors*

Deadheading buses

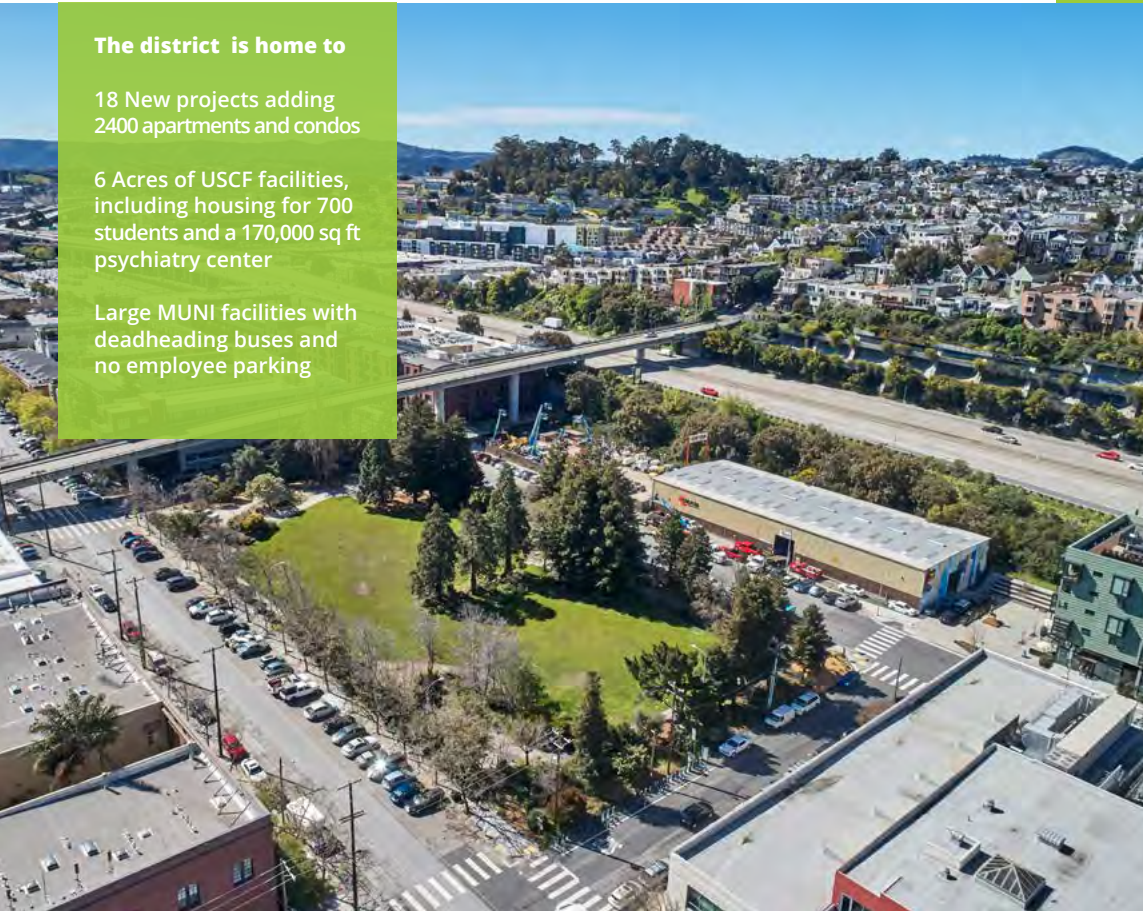
Increased traffic from Mission Bay, the Chase Center and eastern waterfront development.

The district is home to

18 New projects adding 2400 apartments and condos

6 Acres of UCSF facilities, including housing for 700 students and a 170,000 sq ft psychiatry center

Large MUNI facilities with deadheading buses and no employee parking





We must improve freeway land use and maintenance and ease the burdens on our damaged and bisected neighborhoods.



THE FREEWAY PLAGUE

Freeways harm our neighborhoods twice – once by the noise, pollution and congestion from the roadways themselves, then again by poor land use and the lack of maintenance of the areas around them, blighted areas that are magnets for trash, dumping, graffiti, camping, and vermin.



Cities all over the US are reclaiming and improving land under and around freeways – reducing problems, creating usable public amenities, and improving the use and value of surrounding properties.

Respondents to the GBD’s annual survey have consistently identified conditions around the freeways as their number 1 concern.

The GBD’s largest protectorate, Progress Park (Indiana/Iowa between 23rd/25th) is a freeway parcel. The GBD is working with neighbors in Potrero Hill to improve the Caltrans 101 property at Vermont and San Bruno @ 17th.

The GBD renovated the Caltrain station area under 280 at 22nd and Iowa.

The GBD and neighbors are greening freeway parcels to help soften noise, absorb rainwater, filter pollution, and add habitat.

We must increase safety and walkability throughout the district.



BROKEN STREETS AND MISSING SIDEWALKS

The district has some of the worst road conditions in the City - deep potholes, uneven pavement, steep grade changes.

Sidewalks are missing in many areas, with no defined pedestrian path of travel.

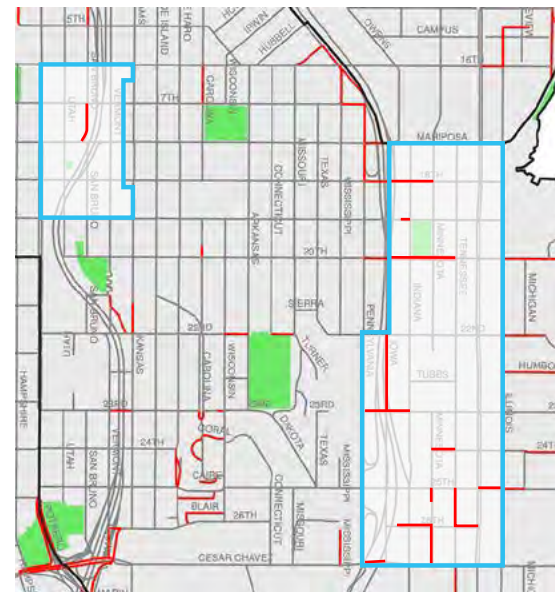
District streets lack proper drainage, curbs, crosswalks, and streetlights.

Problems are compounded because a surprising number of streets are “unaccepted” with repairs the responsibility of adjacent property owners, not the City.

The GBD has worked effectively with Public Works and SFMTA on a number of street and sidewalk improvements in the district.

The GBD is currently working on pedestrian path improvements to 20th between Tennessee and Indiana (south end of Esprit Park) Minnesota St between 23rd and 25th as well as Vermont St between Mariposa and 17th.

The GBD is working with City departments and property owners to implement the recommendations in the recent Public Realm Plan and to insure that a fair share of eastern waterfront impact fees are spent in the district.



unaccepted streets in red

NO PLACE TO PLAY AND UNWIND

Esprit Park is the district’s only City-owned park, with our only City-supplied recreational amenity – a wooden par course.

The neighborhoods’ only children’s play area (at Woods Yard Park, a MUNI property) its only sports courts (basketball, at IM Scott, a SF Unified School District property) and bocce/petanque courts (at Progress Park and Fallen Bridge Park, both Caltrans parcels) were all built by neighbors with the help of grants and donors.

The GBD added a street workout fitness facility to Progress Park last year. The GBD is the fiscal sponsor of the UCSF grant for the design portion of the Esprit Park renovation.

The GBD maintains over 50% of the greenspace in the district - on freeway and train verges and public right of ways. The GBD advocates for public and private sector consideration of the recreational needs of district residents.

We must carve out greenspace in fast-developing neighborhoods and plan for the recreational needs of the growing number of residents.

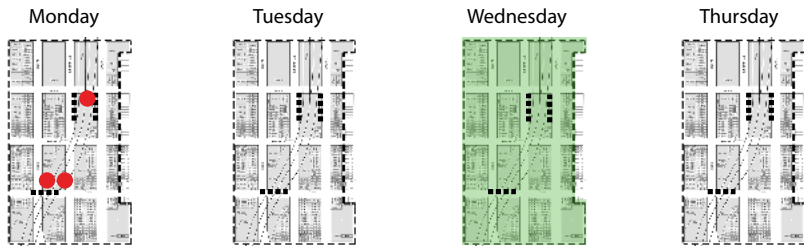


Maintenance

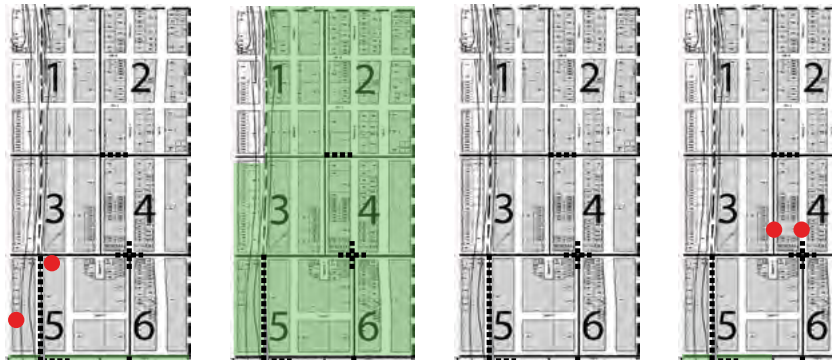
Dogpatch & NW Potrero Hill Green Benefit District
Maintenance Schedule Map 6/2019

■ Sidewalk Maintenance
 ● Park Maintenance
 ■■■■ Hotspots

NW Potrero Hill



Dogpatch



**TRASH
REMOVED**



**COMPOST
REMOVED**



34,586 lbs

19,426 lbs

GBD PERFORMANCE METRICS

128
GRAFFITI
SITES
ABATED



**VOLUNTEER
HOURS**
1,515



311
REPORTS
FILED
231



**DOG WASTE
BAGS**
DISTRIBUTED
44,200



1,110
NEEDLES
COLLECTED

Finances

The Dogpatch and Northwest Potrero Hill Green Benefit District was formed in 2015 by a 76% majority vote of district property owners, whose assessments form the base of the GBD's funding. The Management Plan adopted in that vote regulates GBD finances. Public Works and the San Francisco Board of Supervisors provide oversight and an independent financial review is conducted each year.

The GBD operates on the same fiscal year as City government – from July 1 to June 30. The initial assessment revenue for a fiscal year beginning July 1 is not received until the following January. This requires the GBD to roll over 50% of its annual operating budget (for July through December) from each prior year.

The GBD's Management Plan specifies that assessment funds be divided into 4 categories – Maintenance, Capital Projects, Accountability & Outreach (which includes communications, outreach, reports, meetings, events and advocacy) and Operations. Assessment funds should be allocated within 10% of the guidelines specified by the property owner-approved Management Plan.

The District has 2 zones, Dogpatch and NW Potrero Hill. Assessments are expended proportionally in the zone where they are collected. For FY18/19, 86% of collected funds came from Dogpatch and 14% from NW Potrero Hill. Because of anticipated variations in the needs of the 2 zones, the percentage of funds specified for each of the 4 spending categories varies from Dogpatch to NW Potrero Hill.

More detailed financial information is online at GreenBenefit.org

Assessment Rates

Assessment rates are determined by property use and size.

1. Determine the primary parcel use.
2. Find the assessment rate per sq. ft. according to parcel use.
3. For commercial, industrial, and residential uses, multiply building square footage by the assessment rate. For parking lots, vacant lots, and open space, multiply lot square footage by the assessment rate.

Commercial, Residential, Parking Lot, Vacant	100%	\$ 0.095
Industrial	50%	\$ 0.048
Park, Greenspace	25%	\$ 0.024
Inaccessible	0%	\$ 0.000

Statement of Financial Position June 30, 2019

ASSETS

CURRENT ASSETS

Cash and cash equivalents - GBD	\$450,809
Cash and cash equivalents - UCSF	249,983
Accounts receivable	-
Total current assets	\$700,792

OTHER ASSETS

Prepays and deposits	1,804
Total other assets	\$1,804

Total assets **\$702,596**

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Accounts payable	\$13,533
Total current liabilities	\$13,533

NET ASSETS

Without donor restrictions	
Board-designated	\$441,914
With donor restrictions	
UCSF Grants	\$244,452
The Gateway	2,697
Total with donor restrictions	\$247,149
Total net assets	\$689,062

Total liabilities & net assets **\$702,596**

General Benefit

The general benefit is the amount of non-assessment funds that must be raised each fiscal year.

2018/19 GENERAL BENEFIT REQUIREMENT **\$29,441**

Cash Grants & Donations

Donations	\$17,880
UCSF Grants	500,000
Total grants & donations	\$517,880

In-Kind & Volunteer

1,510 Volunteer hours @ \$15	\$22,650
In-Kind contributions	10,416
Total in-kind & volunteer	33,066

Total non-assessment funds **\$550,946**

Statement of Activities
July 1, 2018 - June 30, 2019

DOGPATCH

	Actual	Budget	Variance
REVENUE			
Assessment Revenue	\$511,930	\$510,600	\$1,330
Donations	16,359	-	16,359
Other Revenue	167	-	167
In-Kind	9,204	-	9,204
TOTAL REVENUE	\$537,660	\$510,600	\$27,060
EXPENSES			
Maintenance	\$170,276	\$177,100	\$(6,824)
Capital	218,624	300,350	(81,726)
Accountability	107,235	132,800	(25,565)
Operations	79,658	88,800	(9,142)
In-Kind	9,204	-	9,204
TOTAL EXPENSES	\$584,997	\$699,050	\$(114,053)
REVENUE OVER EXPENSES	\$(47,337)	\$(188,450)	\$141,113
PRIOR YEAR CARRYOVER	436,750	429,950	6,800
TOTAL CARRYOVER	\$389,413	\$241,500	\$147,913

NW POTRERO HILL

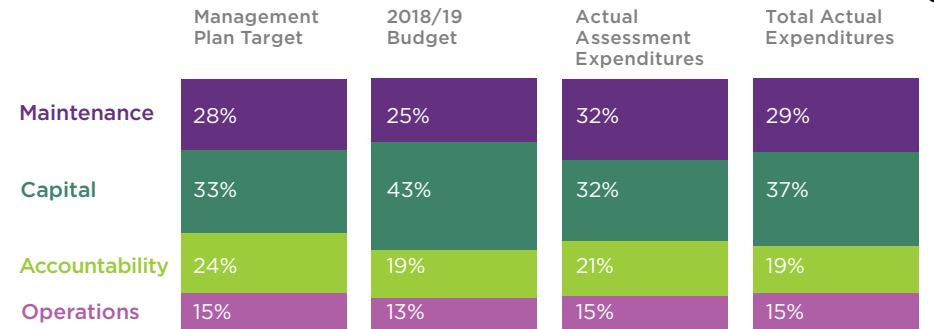
	Actual	Budget	Variance
REVENUE			
Assessment Revenue	\$80,316	\$80,100	\$216
Donations	1,521	-	1,521
Other Revenue	27	-	27
In-Kind	1,212	-	1,212
TOTAL REVENUE	\$83,076	\$80,100	\$2,976
EXPENSES			
Maintenance	\$35,986	\$38,900	\$(2,914)
Capital	8,713	10,000	(1,287)
Accountability	16,235	22,500	(6,265)
Operations	11,684	13,200	(1,516)
In-Kind	1,212	-	1,212
TOTAL EXPENSES	\$73,830	\$84,600	\$(10,770)
REVENUE OVER EXPENSES	\$9,246	\$(4,500)	\$13,746
PRIOR YEAR CARRYOVER	45,951	44,272	1,679
TOTAL CARRYOVER	\$55,197	\$39,772	\$15,425

SPECIAL PROJECTS

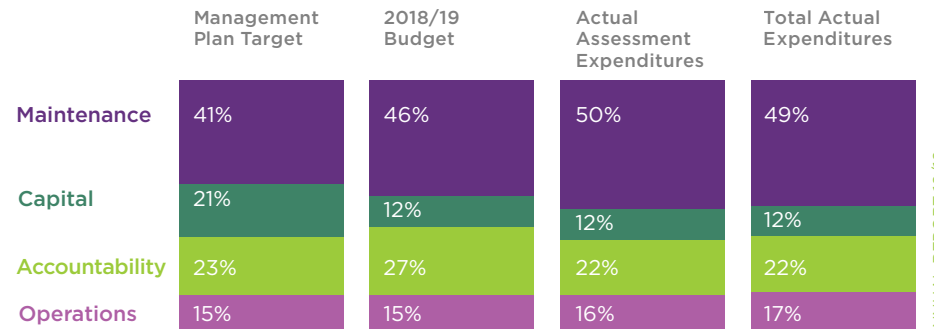
	Actual	Budget	Variance
CALTRAIN STATION			
REVENUE			
UCSF Grant	\$250,000	\$250,000	\$-
TOTAL REVENUE	\$250,000	\$250,000	\$-
EXPENSES			
Grant Management/Contingency	\$5,411	\$31,646	\$(26,235)
Capital Projects	212,369	218,354	(5,985)
TOTAL EXPENSES	\$217,780	\$250,000	\$(32,220)
REVENUE OVER EXPENSES	\$32,220	\$-	\$32,220
TOTAL CARRYOVER	\$32,220	\$-	\$32,220

	Actual	Budget	Variance
ESPRIT PARK			
REVENUE			
UCSF Grant	\$250,000	\$250,000	\$-
TOTAL REVENUE	\$250,000	\$250,000	\$-
EXPENSES			
Grant Management/Contingency	\$29,543	\$35,000	\$(5,457)
Capital Projects	8,225	24,000	(15,775)
TOTAL EXPENSES	\$37,768	\$59,000	\$(21,232)
REVENUE OVER EXPENSES	\$212,232	\$191,000	\$21,232
TOTAL CARRYOVER	\$212,232	\$191,000	\$21,232

DOGPATCH 2018/19



NW POTRERO HILL 2018/19



Statement of Activities
July 1, 2018 - June 30, 2019

GBD TOTAL			
	Actual	Budget	Variance
REVENUE			
Assessment Revenue	\$ 592,246	\$ 590,700	\$ 1,546
Donations	17,880	-	17,880
Other Revenue	194	-	194
In-Kind	10,416	-	10,416
TOTAL REVENUE	\$ 620,736	\$ 590,700	\$ 30,036
EXPENSES			
Maintenance	\$ 206,262	\$ 216,000	\$ (9,738)
Capital	227,337	310,350	(83,013)
Accountability	123,470	155,300	(31,830)
Operations	91,342	102,000	(10,658)
In-Kind	10,416	-	10,416
TOTAL EXPENSES	\$ 658,827	\$ 783,650	\$ (124,823)
REVENUE OVER EXPENSES	\$ (38,091)	\$ (192,950)	\$ 154,859
PRIOR YEAR CARRYOVER	482,701	474,222	8,479
TOTAL CARRYOVER	\$ 444,610	\$ 281,272	\$ 163,338

GBD TOTAL + SPECIAL PROJECTS			
	Actual	Budget	Variance
REVENUE			
Assessment Revenue	\$ 592,246	\$ 590,700	\$ 1,546
Special Projects-UCSF	500,000	500,000	-
Donations	17,880	-	17,880
Other Revenue	194	-	194
In-Kind	10,416	-	10,416
TOTAL REVENUE	\$ 1,120,736	\$ 1,090,700	\$ 30,036
EXPENSES			
Maintenance	\$ 206,262	\$ 216,000	\$ (9,738)
Capital	227,337	310,350	(83,013)
Accountability	123,470	155,300	(31,830)
Operations	91,342	102,000	(10,658)
In-Kind	10,416	-	10,416
TOTAL ASSESSMENT AND OTHER EXPENSES	\$ 658,827	\$ 783,650	\$ (124,823)
SPECIAL PROJECTS			
Caltrain Station	\$ 217,780	\$ 250,000	\$ (32,220)
Esprit Park	37,768	59,000	(21,232)
TOTAL SPECIAL PROJECT EXPENSES	\$ 255,548	\$ 309,000	\$ (53,452)
TOTAL EXPENSES	\$ 914,375	\$ 1,092,650	\$ (178,275)
REVENUE OVER EXPENSES	\$ 206,361	\$ (1,950)	\$ 208,311
PRIOR YEAR CARRYOVER	482,701	474,222	8,479
TOTAL CARRYOVER	\$ 689,062	\$ 472,272	\$ 216,790

2019/20 Budget
July 1, 2019 - June 30, 2020

	DOGPATCH	NW POTRERO HILL	GBD TOTAL
REVENUE			
Net Assessment Revenue	\$ 549,400	\$ 80,200	\$ 629,600
General Benefit	22,756	3,376	26,132
TOTAL REVENUE	\$ 572,156	\$ 83,576	\$ 655,732
EXPENSES			
Maintenance	\$ 198,345	\$ 47,049	\$ 245,394
Capital Improvement	210,310	13,144	223,454
Accountability	136,992	19,648	156,640
Operations	83,181	12,429	95,610
TOTAL EXPENSES	\$ 628,828	\$ 92,270	\$ 721,098
Revenue over expenses	\$ (56,672)	\$ (8,694)	\$ (65,366)
Prior year carryover-Assessment	341,342	50,133	391,475
Prior year carryover-Donations	34,215	5,586	39,801
TOTAL CARRYOVER	\$ 318,885	\$ 47,025	\$ 365,910

SPECIAL PROJECTS	
ESPRIT PARK	
REVENUE	
UCSF Grant	\$ 585,000
TOTAL REVENUE	\$ 585,000
EXPENSES	
Grant Management	
Legal	\$5,000
Bookkeeping & Accounting	6,333
Financial Review	4,000
Total Grant Management	\$15,333
Capital Projects	
Design	302,880
Subconsultants	189,660
Peer Review	15,000
TOTAL EXPENSES	\$507,540
REVENUE OVER EXPENSES	\$77,460
PRIOR YEAR CARRYOVER	212,232
TOTAL PROJECTED CARRYOVER	289,692
CALTRAIN STATION	
EXPENSES	
Capital Projects	\$ 32,220
TOTAL EXPENSES	\$ 32,220
REVENUE OVER EXPENSES	\$ (32,220)
PRIOR YEAR CARRYOVER	32,220
TOTAL PROJECTED CARRYOVER	\$ -

Dogpatch & NW Potrero Hill
Green Benefit District
1459 18th Street #369
San Francisco, CA 94107



GreenBenefit.org

Contact us with concerns or suggestions
Find out more about projects,
board members, finances

GBD Green Sheet

Sign up at GreenBenefit.org to receive
monthly updates on projects, events,
neighborhood news and more

Monthly Meeting

3rd Wednesday (except December)
6:30 PM
654 Minnesota, 3rd floor

GreenBenefit.org

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