



2019/20 ANNUAL REPORT

GreenBenefit.org



**In the past year
our public and green spaces
have been more needed
and more appreciated
than ever before.
They have helped to
soothe our confinement
and isolation and
to reaffirm
our sense of
community.**

GreenBenefit.org



A LETTER FROM THE
EXECUTIVE DIRECTOR
JULIE CHRISTENSEN

Wow. We plunged into the 2019/20 fiscal year with purpose and ambition - planning, advocating, negotiating, improving. Then COVID and the heartbreaking shutdown slid into view like a giant, malicious dirigible, blocking out the horizon and casting a shadow over everything.

But still we persevered. Our parks and greenspaces and the fundamental joys of a walkable, bikeable neighborhood became more important than ever. Outdoor meetings sprang up. People fighting off sequestration sluggishness were out walking, running, biking and working out. Home-schooled kids pinwheeled around the parks letting off steam. Neighbors fled the shackles of confinement and isolation and took to the streets and sidewalks for fresh air and some assurance that our community was still out there.

Black Lives Matter and worldwide protests prodded introspection that caused us to strengthen our commitments to a diverse and representative board, to projects that are welcoming and inclusive, to fairness and balance in our practices.

For those especially burdened in this time, who have experienced illness or the stressful burden of economic uncertainty, our hearts go out to you. We're also saddened by the loss of so many of our revered local business and we vow to do all we can to support those that remain.

For many of us, all of this has caused us to slow down and narrow our focus. We are cooking, planting, savoring. There have been character-building moments of awareness, of reevaluation, of appreciation and affirmation. Steve Jobs urged us, "When you are in the valley, prepare for the peak." At the GBD, and in our communities, we are grateful for what we have (and don't have). We are working to create balms for present conditions and preparing for better days - together.

Thank you for supporting the GBD

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



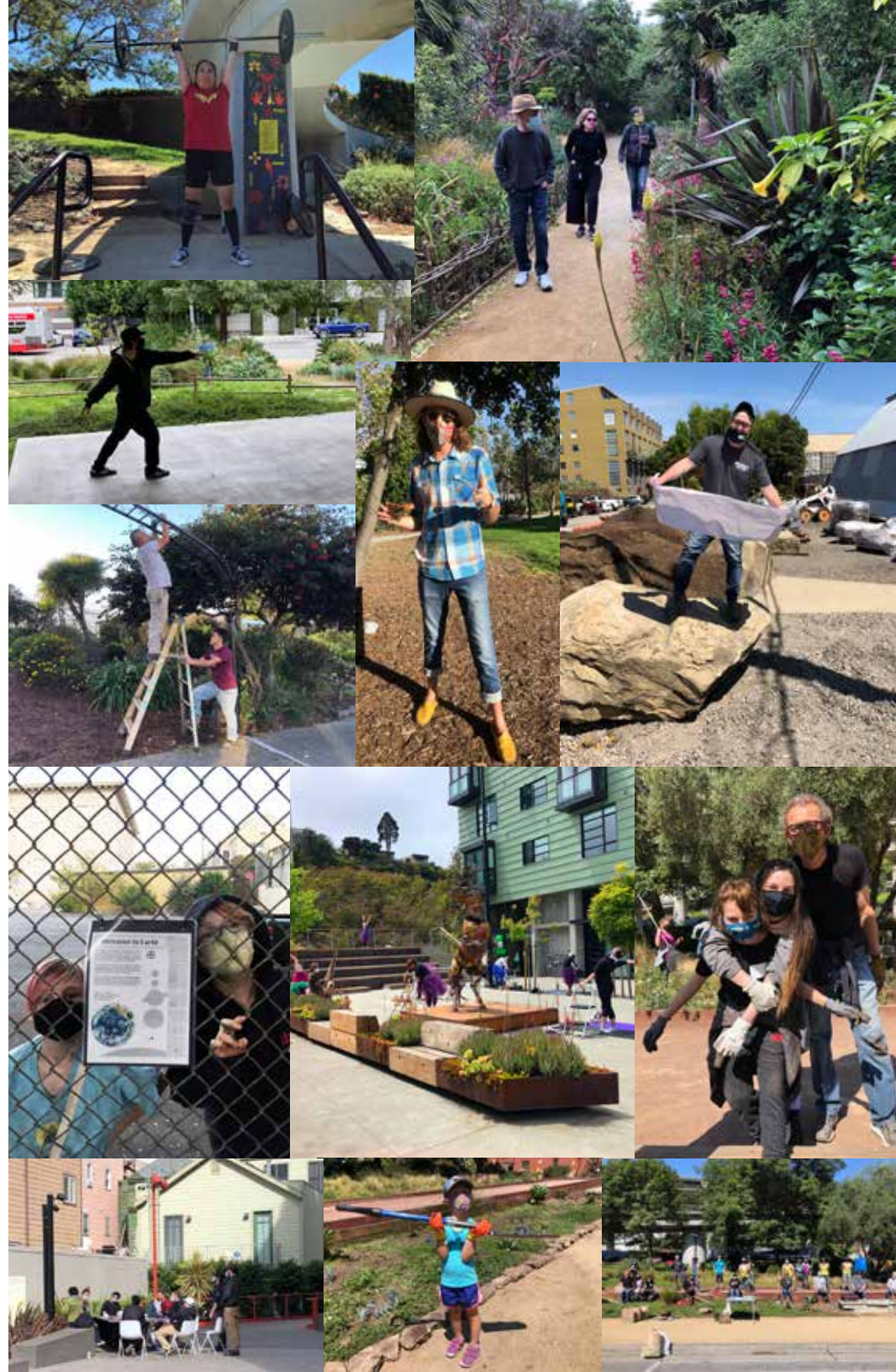
As a physician, it may seem obvious for me to say I care about wellbeing. When it comes to our district and the GBD's work here, my greatest satisfaction comes from seeing a once-blighted place turned into healthy space, a depressing burden developed into something that brings joy and strengthens our community. This is what attracted me to the GBD's core mission of creating greener, more beautiful spaces for everyone. I'm glad to say I'm not alone in that.

The GBD has accomplished a great deal this year, even in the strange circumstances of social distancing and shuttered common spaces. I'm proud to see our many accomplishments highlighted in this report. Taking care of our environment and the spaces that we all share has given us focus and provided an outlet for our energy. It has become more important to have public spaces where we can tend to our mental and physical health while nurturing a thread of normal living. It also means better spaces in the future, when normalcy returns and we can gather again.

Outreach and inclusivity are essential in making a positive impact on our district. This next year I hope to make inclusivity central to everything we do, from shared spaces, to community events, to our board meetings -- where everyone in our community is invited and welcome. 2020 has taught us that diversity and inclusion are not just catchphrases, they must be a core part of our mission and ethos.

Safety is also important for inclusion. Who can feel part of any community when they are afraid? We will strive to make our green projects not only beautiful but safe for all. We will redouble our efforts to clean trash and fight blight. We will continue pursuing traffic calming measures that keep our neighborhoods safe for bicyclists, pedestrians, families and seniors. Safety and greening must be tightly interwoven for either to thrive.

How can you help to make sure that we're working for everyone? Show up, speak up. We are all stakeholders in where we live. I strongly encourage you to be vocal about what you want in our neighborhood. By speaking up and by listening to one other we can arrive at consensus that serves us all. As we start to emerge from this pandemic it will be more important than ever for all of us to be engaged with - and for - each other. We in the GBD are here to make sure our public spaces are the centerpiece of that civic engagement.



3 A LETTER FROM THE PRESIDENT

Kanwar Kelley

2019/20
GBD Board of Directors

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

The GBD's 15 Directors are elected by the property owners whose assessments fund the work of the GBD. They are directors in a true sense, as their interests and expertise help focus and propel the work of the GBD.

These Directors also served at the start of the 2019/20 fiscal year:

James Naylor

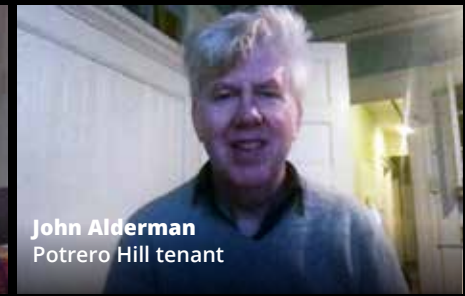
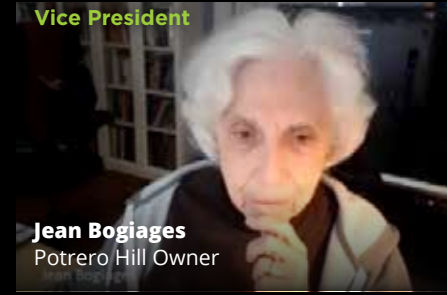
Alison Sullivan

Loren Swanson

Mark Dwight

Kate Eppler

Keith Goldstein



The Public Realm meets Dogpatch & Potrero DIY

The Public Realm is defined by planners as the space between and within buildings that is publicly accessible, including streets, sidewalks, squares, parks and open spaces. The term also encompasses the activities, the connectivity and community that occurs in those spaces. We tend to distinguish neighborhoods by architecture and topography, scale and density, etc. But, if you think about it, it is often what happens outside and in between buildings that gives a neighborhood its character. This is the realm of the GBD.

Maker culture is trendy now, but it's nothing new to Dogpatch. Dogpatch has the highest concentration of maker businesses in San Francisco. The American Industrial Center on 3rd houses 360 makers – printers, bakers, iron workers, cabinet makers, leather workers, shoe makers, chocolatiers and more. Dogpatch warehouses are home to makers of mattresses and signage, tote bags and popcorn and beer.

There is also a strong current of Do It Yourself spirit in the district, from the homesteaders who located in Dogpatch when its future was far from certain, and those who occupied its funky industrial buildings, to the neighborhood organizations helping to navigate the swirling waves of change. Burning Man Decompression was launched on

neighborhood streets, beside an old railroad spur near the SF Opera scene shop. And more than half of the parks in the district were created by its residents, carved from underutilized state and city parcels.

Another big urban planning trend is infrastructure reuse – the conversion of underutilized areas, often under and around freeways and train routes, to public parks and promenades. Scruffy, problem-plagues sites have been converted into walking and biking trails, art and nature walks, and even ice skating corridors in Houston and Miami, Toronto and Denver and St Paul. Even after the addition of 2,400 new apartments and UCSF's 6 acres of development, the GBD still maintains over half of the park space in our district – on sites that belong to Caltrans and Caltrain, on street right of ways and the leftover edges of a neighborhood in transition.

The district's only children's play area was built by neighbors on land belonging to the San Francisco Municipal Transportation Agency.



Bocce and petanque courts are located on Caltrans properties.



The district's street workout equipment is on Caltrans land.



The areas only sanctioned dog runs were built by neighbors (at Progress Park) and private developers (20th at Indiana).



The only neighborhood basketball court, supported by private philanthropy (Warriors, PG&E, Glad Tidings Foundation at the request of Alive & Free), is on Unified School District property.



We are still waiting for civic infrastructure to catch up with rapid development in the district. The GBD added temporary sidewalks and street tree and garden plantings at Pennsylvania and Tennessee at 23rd.



Minnesota Grove Grows

The GBD's network of parks and greenspaces are a bit like characters in a down-and-out buddy film. Every one of them started out scruffy and improbable and, against crazy odds, has triumphed in its own quirky way. One of the most endearing, and unlikely, characters in our ensemble is Minnesota Grove. Minnesota Grove is a 36' wide, block-long park located between 24th and 25th Streets along Minnesota. The park sits on public right of way, on half of Minnesota Street. How it came to be, and what it is today, forms a great example of Dogpatch's scrappy inventiveness and of the transformation the neighborhood is experiencing.



Until fairly recently, Minnesota was an unaccepted street. That means it existed on paper, on City maps, but the City did not accept the responsibility of paving the street or putting in proper utilities or lighting. This was true of much of Dogpatch, and a surprising number of neighborhood streets still fall into this category (like 20th between Indiana and Tennessee). Businesses who needed adjacent roadways and utilities had to install them themselves. That opportunity extended outward from their property to the middle of the street. But Dogpatch's rough and tumble topography often proved hard to tame. With limited resources and circumspect needs, people did the minimum. So that is how Tennessee St came to be split lengthwise at Angel Alley. And it's how the difficult half of Minnesota Street became Minnesota Grove.

As recently as the late 1990s, the site that is now Minnesota Grove was a nubby outcropping behind a series of warehouses. It was rocky and weedy and used occasionally for camping. Fires got out of control periodically. When Redmond Lyons and Michael Spaer set about their daring plan to build housing on Minnesota, they decided to spruce up the area a bit. The unruly lump was given an intentional-looking wood border. A couple pergolas and a few trees were added. The scruffy character was tidied up a bit, but the rough edges still showed.

The second step in the Grove's transformation occurred when David Hall moved into one of Michael and Redmond's condos in 2004. David had landscaping experience and the potential of the rough, dry space hooked him. He began planting and weeding and tending and nurturing. The rough spot became green, lush, full of birds, butterflies – and an occasional possum.



2019



2016

The third step was not as much about change in the Grove as about the changes all around it. Andy and Deborah Rappaport opened the Minnesota Street Project in 2016, shifting the center of gravity in the San Francisco arts world. Visitors from New York, Peninsula patrons, up-and-coming artists began asking for directions to Dogpatch. Seemingly overnight, the Grove found itself at the center of a bold and vibrant arts district.

The GBD began assisting in maintenance and improvements at the Grove after our founding in 2015 – pruning, removing dead trees and the now-rotted pergolas, improving the irrigation system, repairing the central path. But the bigger question was how to best bridge the intimate ecology of the park with its evolving surroundings. In 2018, the GBD opened up the north end of the Grove, connecting its path to 24th St. But what the neighbors really pushed for was the “completion” of the park – its extension all the way south to 25th St. In 2020, we finally realized that vision.



2018 (Before)



2019 (After)



2020



2020





The south extension of Minnesota Grove increased the park's size by 50%. It offers a sunny alternative to the Grove's shaded interior. Twelve tons of rock and boulders helped shape the space. Plantings emphasize native, drought-tolerant species. And there are spaces to gather - extra useful as the COVID shutdown changed habits.

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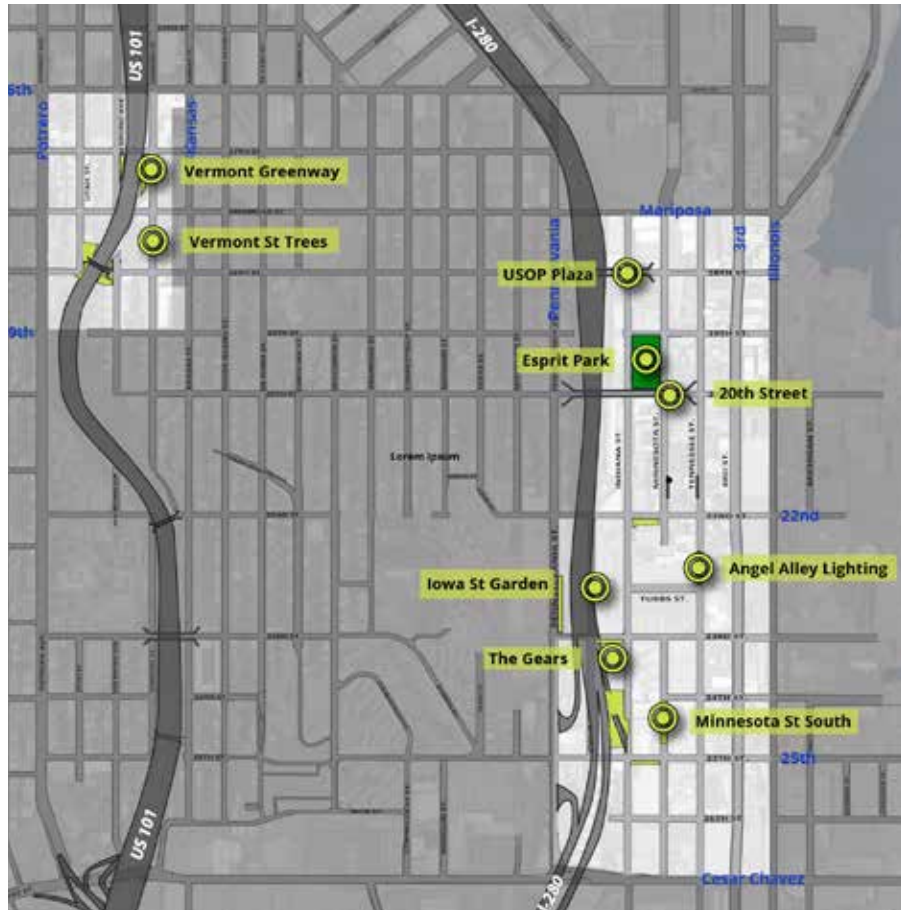
As this recounting indicates, a project like Minnesota Grove takes a village. We are grateful to David Fletcher Studio for designing and helping to install the southern extension; to the Power Station for helping to fund the project; to Holzmueller Productions, the adjacent property owner, for their support and cooperation; to Lainez, Inc and Michael Heavey, the contractors who made it real; and, always, to David Hall, who continues to show us the power a single person's love and devotion has to transform a neighborhood.



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EMERGING PROJECTS

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



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. The GBD received a \$101,000 Community Challenge Grant to place string lights along the alley to improve lighting and enhance the pathway. The new lights will be installed in 2021.



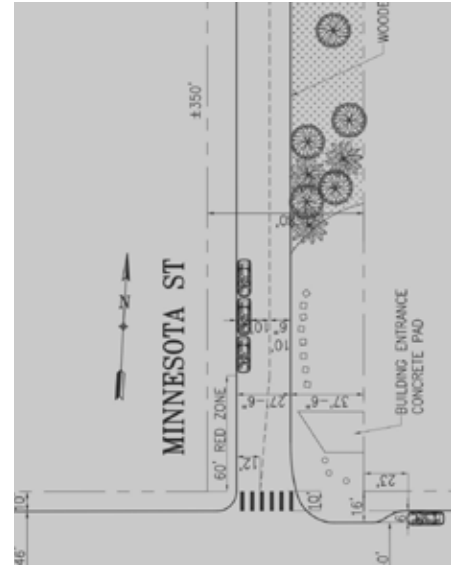
20TH STREET

The 2 blocks of 20th Street between Indiana and Tennessee, though bordered by Esprit Park, La Scuola (school), and several large residential buildings are, curiously, still an unaccepted street – meaning a street the City does not maintain but which is the responsibility of the adjacent property owners. When Amazon's distribution center exacerbated problems in the area, the GBD hired noted planners Nelson Nygaard to help figure out how to better and more safely accommodate pedestrians. Amazon has guaranteed their willingness to help add sidewalks, pave the street and make other pedestrian and safety improvements. We hope to move forward with that in 2021. The GBD also engaged Fletcher Studio, designers of the Esprit Park renovation, to look at ways to better connect the revitalized park to 20th St. Funding for that portion of the project has not yet been identified.



VERMONT ST TREES & GARDENS

We asked Potrero Hill neighbors what the GBD can do to help. They answered, "Street trees and sidewalk gardens!" The GBD is partnering with Friends of the Urban Forest to add trees and gardens to the 400, 500 and 600 blocks of Vermont Street, from 17th to 19th. FUF has applied for grants to help fund the planting. If the grant funding comes through planting will take place in 2021.



VERMONT GREENWAY

Neighborhood-led efforts to repurpose the large verge around 101 at 17th are moving forward. The GBD partnered this year with the Gateway Project team on the Eco-Patch, a native plant demonstration garden along Vermont. The Gateway Project retaining walls, landscaping, sidewalk improvements and a bike lane along 17th are scheduled for construction in late 2021, with art to follow. Gateway plans also call for the closure of the west lane of Vermont between Mariposa and 17th. The closure will make a 20 foot wide strip along Vermont available for greening. The GBD hired landscape designers Fletcher Studio to help design a greenway, a walking path with raised planters, along the newly created greenspace. The GBD has applied for a Community Challenge grant in the hope of building out the Vermont Greenway in late 2021 or early 2022.

ESPRIT PARK

After five years of debate and discussion it appears that the Esprit Park renovation will proceed in 2021, with construction likely in 2022. Community members are evaluating the final set of concept plans. Rec Park Commissioners will be asked to sign off on a concept for the park, then final design and engineering can done and the project can be sent out to bid. The GBD is fiscal sponsor for the design portion of UCSF's generous contribution to the project and we have worked closely with Rec Park this year on community outreach.

THE GEARS

When the Food Bank proposed paving over the Caltrans parcel at 23rd and Iowa for parking, neighbors made it clear that they would prefer that the lot - which we know as the Gears parcel - remain a green buffer against 280 and Caltrain. The GBD was able to help locate a larger, closer and more use-ready parcel for the Food Bank. We have since taken a month-to-month lease on the site and will bid for a longer term lease when the property comes up, perhaps later next year. What would you like to see at this location? Current suggestions include creating a large, state-of-the-art dog run and using the existing dog run space as a native plant nursery. Stay tuned!

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.

Public Works proposes to build new corner bulbouts and crosswalks at Minnesota at 23rd and 25th. The sidewalk on the east side of Minnesota south of 23rd will be filled in. 24th Will become one way eastbound. All intersections will be "daylighted" with parking pulled back to improve sightlines. Public Works also plans to make Minnesota Grove ADA compliant by paving the park's central path. The Minnesota Street Project has plans to fill in the sidewalk on the west side of Minnesota north of 25th. These changes will offer continuous and safer pedestrian passage along Minnesota between 23rd and 25th. Construction is estimated to begin in late 2021 or early 2022.

ALSO THIS YEAR



IOWA ST GARDEN

Five years ago, the east side of Pennsylvania north of 25th (opposite the Food Bank) was full of weeds, discarded appliances, dumped construction materials, and trash, with no way for pedestrians to navigate that side of the street. With support from the Warriors and PG&E, the GBD was able to add a DG walking path and plant the 320-foot stretch. That garden is flourishing today. We hope to bring some of that makeover magic to the east side of Iowa between 22nd and 23rd, alongside Woods Yard. This is all part of the GBD's effort to create more greenspace and to make the district's streets more welcoming for walking and biking. We hope to put enough funding together to plant the area in 2021 or early 2022.

USOP PLAZA

The GBD engaged local designers SURFACEDESIGN to create a plan for public use of the UnderSide of the OverPass at 18th St and Indiana, between the 2 new UCSF Tidelands graduate student housing buildings. The plan would improve the 6,000 s.f. space as an extension of the Tideland's passthroughs between Indiana and Minnesota, and a public amenity punctuating Indiana between Dogpatch and Mission Bay. But COVID and Shelter in Place evaporated the opportunities we hoped would close the funding gap for the project. We regret backing off on this initiative – the first retreat in the GBD's first five years – but we continue to prospect for a beneficial, contributing use for the space. In the absence of a defined community use for the space, SF Real Estate may lease it for industrial or storage use.



Tennessee Cut Through

Around 50 years ago, an adjacent property owner built a crosswise median blocking Tennessee just south of 25th (another unaccepted street story). Cyclists have begun using Tennessee more and more and bicycling neighbors asked the GBD for help in creating a through-path for cyclists. Nearby businesses were supportive, and GBD crews were able to reconfigure the curbs and refresh the area.

Park Signage

Everything important has a name. This year the GBD formalized the names of its myriad greenspaces by adding small signs. The place markers also include contact information so neighbors can more easily report problems – and offer help!



Maintenance

	Mon	Tues	Wed	Thurs	Fri
PARKS/GREENSPACES					
Gateway	X			X	
Benches	X			X	
Fallen Bridge	X			X	
Pennsylvania	X		X		
22nd St Train Station	X		X		
Minnesota Grove		X		X	
Progress Park		X			X
25th St & Minnesota		X		X	
Tennessee, 23rd - 25th		X		X	
IM Scott		X		X	
Angel Alley			X		X
Woods Yard			X		X
Gears		X			X
Progress Dog Run			X		X
HOTSPOTS					
San Bruno	X			X	
20th St Indiana to 3rd	X		X		
Iowa St, 22nd to 25th		X		X	
22nd St, Penn to Illinois		X			X
SPECIAL CLEANING					
Graffiti abatement	X			X	
Power washing					X (1x Mo)
INSPECTION & SPOT CLEANING					
All Potrero Hill	X			X	
North Dogpatch		X	X		X
Central Dogpatch		X	X		X
South Dogpatch		X	X		X

X = Cleaning & Landscape X = Cleaning only



**TRASH
REMOVED** 

52,660 lbs

**COMPOST
REMOVED** 

13,364 lbs

GBD PERFORMANCE METRICS

253
GRAFFITI
SITES
ABATED



311 
REPORTS
FILED
180

**VOLUNTEER
HOURS
1,091** 



**DOG
WASTE
BAGS
DISTRIBUTED
72,000**



962
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'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 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 District has 2 zones, Dogpatch and NW Potrero Hill. Assessments are expended proportionally in the zone where they are collected. For FY19/20, 87% of collected funds came from Dogpatch and 13% 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, 2020

ASSETS

CURRENT ASSETS

Cash & Cash Equivalents - GBD	\$513,079
Cash & Cash Equivalents - UCSF	129,874
Accounts Receivable	3,789
Prepays & Deposits	2,912

Total Assets **\$649,654**

LIABILITIES AND NET ASSETS

LIABILITIES

Accounts Payable & Accrued Expenses	\$20,729
Total Liabilities	\$20,729

NET ASSETS

Without Donor Restrictions	\$499,051	26
With Donor Restrictions	129,874	
Total Net Assets	\$628,925	

Total Liabilities & Net Assets **\$649,654**

General Benefit

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

2019/20 GENERAL BENEFIT REQUIREMENT **\$27,113**

Cash Grants & Donations

Donations	\$50,144
Total	\$50,144

In-Kind & Volunteer

1,091 Volunteer hours @ \$27.20	\$29,675
In-Kind contributions	4,960
Total	34,635

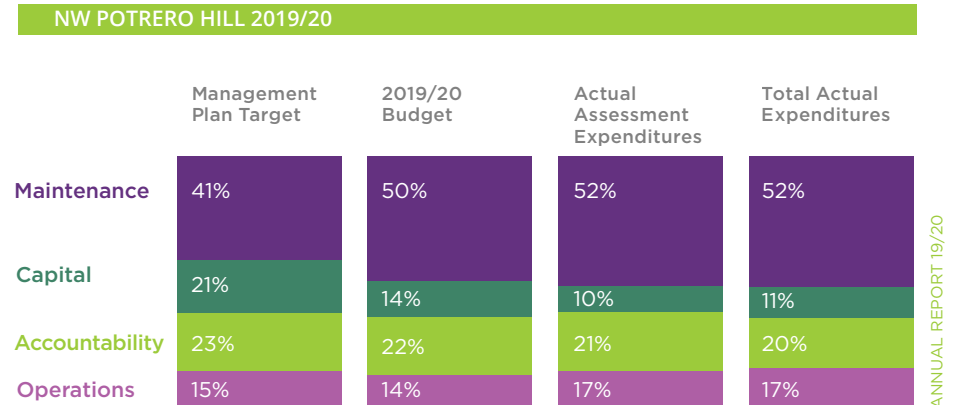
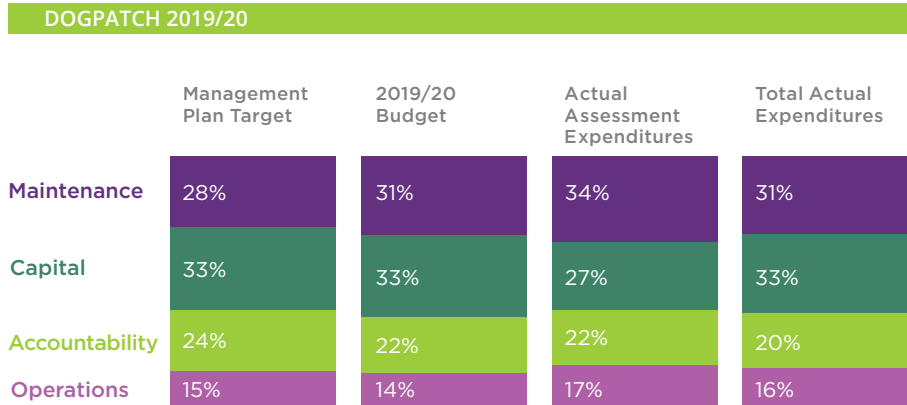
Total non-assessment funds **\$84,779**

Statement of Activities

July 1, 2019 - June 30, 2020

DOGPATCH			
	Actual	Budget	Variance
REVENUE			
Assessment Revenue	\$578,922	\$572,156	\$6,766
Donations	49,665	10,000	39,665
Other Revenue	248	-	248
In-Kind	4,315	-	4,315
TOTAL REVENUE	\$633,150	\$582,156	\$50,994
EXPENSES			
Maintenance	\$181,506	\$187,900	\$(6,394)
Capital	194,131	198,000	(3,869)
27 Accountability	113,341	136,992	(23,651)
Operations	90,014	82,833	7,181
In-Kind	4,315	-	4,315
TOTAL EXPENSES	\$583,307	\$605,725	\$(22,418)
REVENUE OVER EXPENSES	\$49,843	\$(23,569)	\$73,412
PRIOR YEAR CARRYOVER	389,608	375,558	14,050
TOTAL CARRYOVER	\$439,451	\$351,989	\$87,462

NW POTRERO HILL			
	Actual	Budget	Variance
REVENUE			
Assessment Revenue	\$86,506	\$83,576	\$2,930
Donations	479	2,000	(1,521)
Other Revenue	37	-	37
In-Kind	645	-	645
TOTAL REVENUE	\$87,667	\$85,576	\$2,091
EXPENSES			
Maintenance	\$42,958	\$44,816	\$(1,858)
Capital	8,816	12,000	(3,184)
Accountability	17,033	19,648	(2,615)
Operations	13,811	12,377	1,434
In-Kind	645	-	645
TOTAL EXPENSES	\$83,263	\$88,841	\$(5,578)
REVENUE OVER EXPENSES	\$4,404	\$(3,265)	\$7,669
PRIOR YEAR CARRYOVER	55,198	55,718	(520)
TOTAL CARRYOVER	\$59,602	\$52,453	\$7,149



Statement of Activities

July 1, 2019 - June 30, 2020

GBD TOTAL			
	Actual	Budget	Variance
REVENUE			
Assessment Revenue	\$ 665,428	\$ 655,732	\$ 9,696
Donations	50,144	12,000	38,144
Other Revenue	285	-	285
In-Kind	4,960	-	4,960
TOTAL REVENUE	\$ 720,817	\$ 667,732	\$ 53,085
EXPENSES			
Maintenance	\$ 224,464	\$ 232,716	\$ (8,252)
Capital	202,947	210,000	(7,053)
Accountability	130,374	156,640	(26,266)
Operations	103,825	95,210	8,615
In-Kind	4,960	-	4,960
TOTAL EXPENSES	\$ 666,570	\$ 694,566	\$ (27,996)
REVENUE OVER EXPENSES	\$ 54,247	\$ (26,834)	\$ 81,081
PRIOR YEAR CARRYOVER	444,806	431,276	13,530
TOTAL CARRYOVER	\$ 499,053	\$ 404,442	\$ 94,611

2020/21 Budget

July 1, 2020 - June 30, 2021

GBD TOTAL			
	DOGPATCH	NW POTRERO HILL	GBD TOTAL
REVENUE			
Net Assessment Revenue	\$ 549,400	\$ 80,200	\$ 629,600
Grants	101,700	-	101,700
Donations	40,000	-	40,000
General Benefit	22,756	3,376	26,132
TOTAL REVENUE	\$ 713,856	\$ 83,576	\$ 797,432
EXPENSES			
Maintenance	\$ 187,742	\$ 36,888	\$ 224,630
Capital Improvement	412,068	24,378	436,446
Accountability	122,749	18,146	140,895
Operations	88,190	13,180	101,370
TOTAL EXPENSES	\$ 810,749	\$ 92,592	\$ 903,341
Revenue over expenses	\$ (96,893)	\$ (9,016)	\$ (105,909)
Prior year carryover-Assessment	327,873	43,664	371,537
Prior year carryover-Donations	44,453	6,000	50,453
TOTAL PROJECTED CARRYOVER	\$ 275,433	\$ 40,648	\$ 316,081

SPECIAL PROJECTS			
	Actual	Budget	Variance
ESPRIT PARK			
REVENUE			
UCSF Grant	\$ -	\$ -	\$ -
TOTAL REVENUE	\$ -	\$ -	\$ -
EXPENSES			
Grant Management/Contingency	\$21,048	\$40,906	\$(19,858)
Capital Projects	93,335	699,560	(606,225)
TOTAL EXPENSES	\$114,383	\$740,466	\$(626,083)
REVENUE OVER EXPENSES	\$(114,383)	\$(740,466)	\$626,083
PRIOR YEAR CARRYOVER	244,257	\$ -	\$244,257
TOTAL CARRYOVER	\$129,874	\$(740,466)	\$870,340

SPECIAL PROJECTS			
ESPRIT PARK			
REVENUE			
UCSF Grant			\$ 585,000
TOTAL REVENUE			\$ 585,000
EXPENSES			
Grant Management			
Legal			\$ -
Bookkeeping & Accounting			6,333
Financial Review			2,000
Contingency			28,734
Total Grant Management			\$37,076
Capital Projects			
Landscape Architect and Sub-consultants			605,785
Arborist			15,775
Peer Review			15,000
Total Capital Projects			\$636,560
TOTAL EXPENSES			\$673,636
REVENUE OVER EXPENSES			\$(88,636)
PRIOR YEAR CARRYOVER			96,969
TOTAL PROJECTED CARRYOVER			8,333

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

Photography by James Bueti, Craig Cozart and others
Graphic Design by TransitStudio