

ANNUAL REPORT



Dogpatch & NW Potrero Hill
Green Benefit District
2023-24

23- 24





**DOGPATCH & NW POTRERO HILL
GREEN BENEFIT DISTRICT**

Nurturing Community Through Urban Greening

The GBD is a registered nonprofit community benefit district, the only one of San Francisco's 19 benefit districts devoted to urban greening.

Funded by district property owner assessments, grants, and donations.

Governed by a 15-member, elected board of directors.

Managed by a hired executive director.

Chartered by the San Francisco Board of Supervisors for 10 years—July 2015 to June 2025.

Renewal in process now, voting scheduled for Spring 2025.

GreenBenefit.org

Photography by James Bueti, Jason Corning,
Craig Cozart, Scott R Kline and the GBD

Illustration by Christine Innes

Graphic Design by Connie Oh

Using the power of local funding and governance, advocacy, and volunteerism to create and care for green, resilient and vibrant urban spaces.



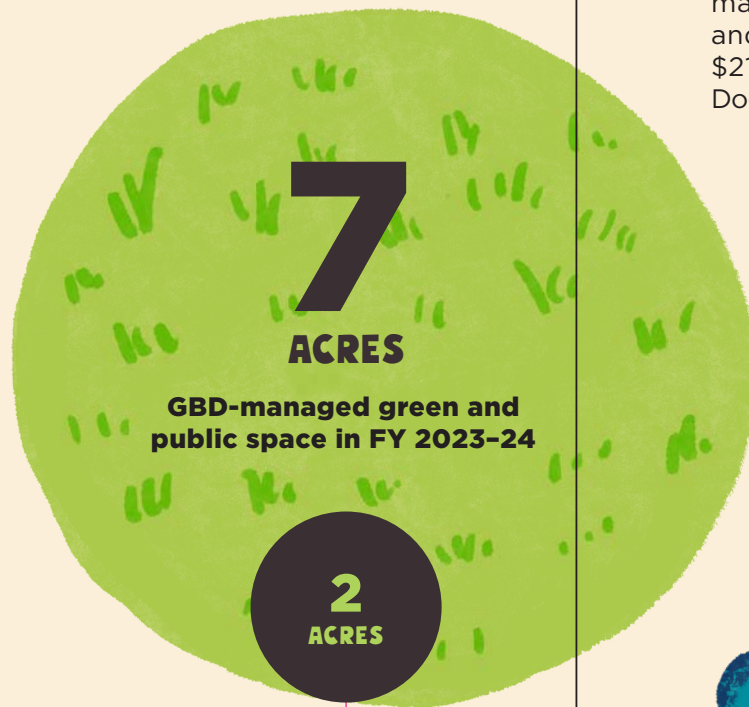
SINCE IT'S FOUNDING IN 2015, THE GBD HAS...



Increased community-maintained green and public space in the district from 2 to 7 acres.

That's 360% more green and public space.

The ratio of city-maintained park space to GBD-created and maintained green and public space in the district is also 2:7.



Quadrupled the value of property owner assessments.

\$5M in property owner assessments has been leveraged, through grants, maintenance agreements, and advocacy, to create \$21M in improvements to Dogpatch & NW Potrero Hill.

\$2M
Grants and donations

\$5M
District property owner assessments

\$14M
Civic and private sector improvements

\$ 21
Million

Total worth of improvements



THE GREEN BENEFIT DISTRICT IS UP FOR RENEWAL IN 2025!



Hi neighbors, we need your votes!

We're renewing our charter so we can continue to create community through urban greening in our neighborhood for another 15 years.

Renewal is the city's process to make sure the services the GBD provides are what the community wants and that our money is being used wisely. It's a chance for property owners in Dogpatch and Northwest Potrero Hill to decide they want to continue the GBD.

We're confident the answer will be a resounding YES after all that's been accomplished in the first 10 years. We're also expanding our boundaries to add 2 new additional spaces to our district.

**Be sure to sign the petition and vote for the GBD this year
— help us keep up the great work together!**

RENEW THE GBD!



NW POTRERO HILL

1. Potrero Gateway
2. Vermont Greenway & Eco-Patch
3. Fallen Bridge Park
4. Benches Park Plaza & Garden
5. Benches Dog Station
6. Expansion Zone

**200 ACRES / 70 BLOCKS
/ 1727 PROPERTIES**

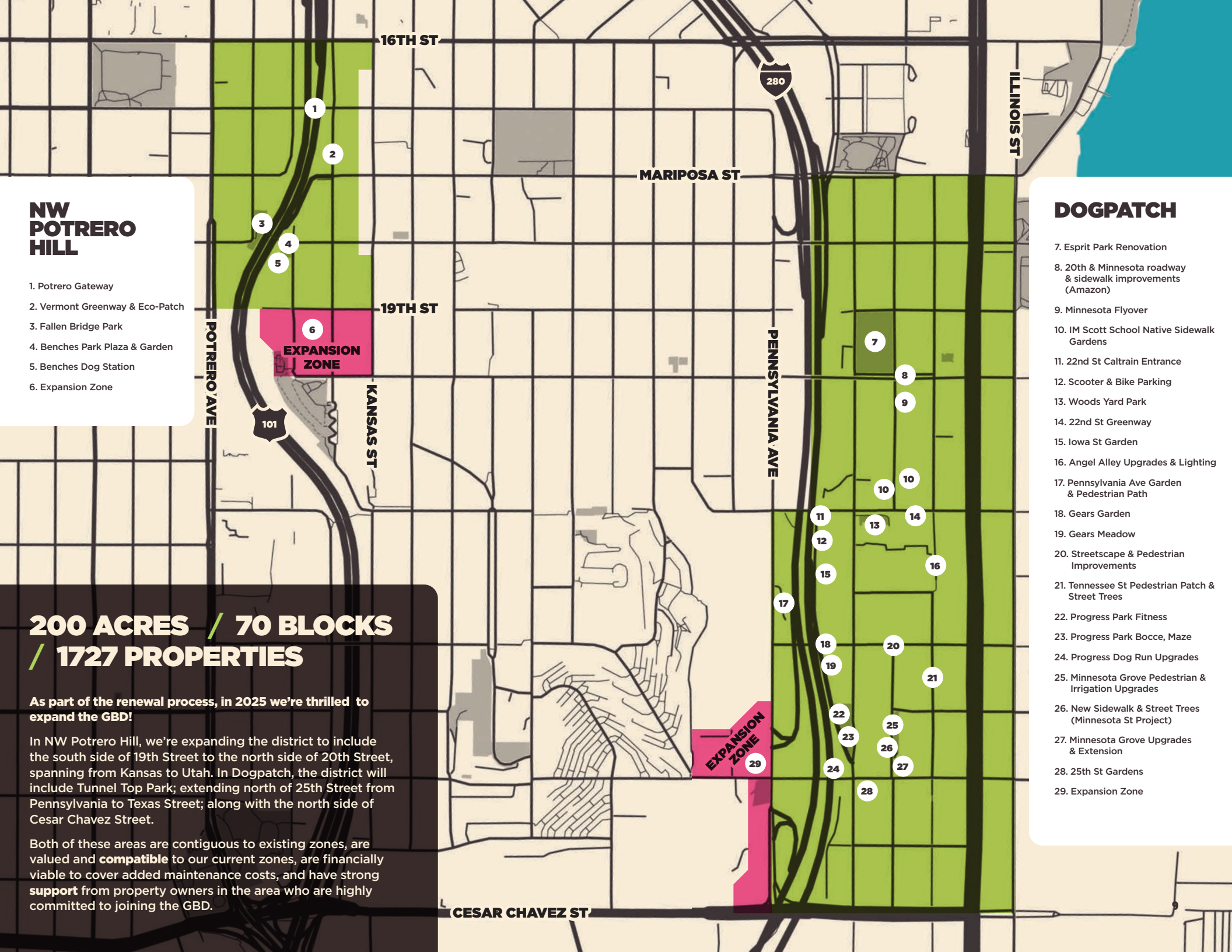
As part of the renewal process, in 2025 we're thrilled to expand the GBD!

In NW Potrero Hill, we're expanding the district to include the south side of 19th Street to the north side of 20th Street, spanning from Kansas to Utah. In Dogpatch, the district will include Tunnel Top Park; extending north of 25th Street from Pennsylvania to Texas Street; along with the north side of Cesar Chavez Street.

Both of these areas are contiguous to existing zones, are valued and **compatible** to our current zones, are financially viable to cover added maintenance costs, and have strong **support** from property owners in the area who are highly committed to joining the GBD.

DOGPATCH

7. Esprit Park Renovation
8. 20th & Minnesota roadway & sidewalk improvements (Amazon)
9. Minnesota Flyover
10. IM Scott School Native Sidewalk Gardens
11. 22nd St Caltrain Entrance
12. Scooter & Bike Parking
13. Woods Yard Park
14. 22nd St Greenway
15. Iowa St Garden
16. Angel Alley Upgrades & Lighting
17. Pennsylvania Ave Garden & Pedestrian Path
18. Gears Garden
19. Gears Meadow
20. Streetscape & Pedestrian Improvements
21. Tennessee St Pedestrian Patch & Street Trees
22. Progress Park Fitness
23. Progress Park Bocce, Maze
24. Progress Dog Run Upgrades
25. Minnesota Grove Pedestrian & Irrigation Upgrades
26. New Sidewalk & Street Trees (Minnesota St Project)
27. Minnesota Grove Upgrades & Extension
28. 25th St Gardens
29. Expansion Zone



GBD THROUGHOUT 2023-2024

Projects we're so proud of our work to create and maintain beautiful spaces.

LIST OF TYPES OF PROJECTS GOES HERE PLANTING | GUIDED TOURS | PLANT LIFE EDUCATION



2024 DOGPATCH MUSIC SERIES

Four afternoons of free music, ice cream, face painting and fun.

AUGUST 26 | SEPTEMBER 9 & 13 | OCTOBER 7, 2023



TRASH
REMOVED

54,725
LBS



COMPOST
REMOVED

23,617
LBS



GBD

PERFORMANCE METRICS

160

GRAFFITI SITES
ABATED



709

NEEDLES
COLLECTED



218

311 REPORTS
FILED



1,954

VOLUNTEER
HOURS

58K

DOG WASTE BAGS
DISTRIBUTED



LAINEZ, INC.



Lainez crew weeds, prunes, and plants GBD parks and greenspaces; providing daily landscaping, maintenance, and construction.

AIM TO PLEASE



Aim To Please crew provides daily cleaning maintenance as they clean sidewalks, address dumped trash, and remove graffiti.

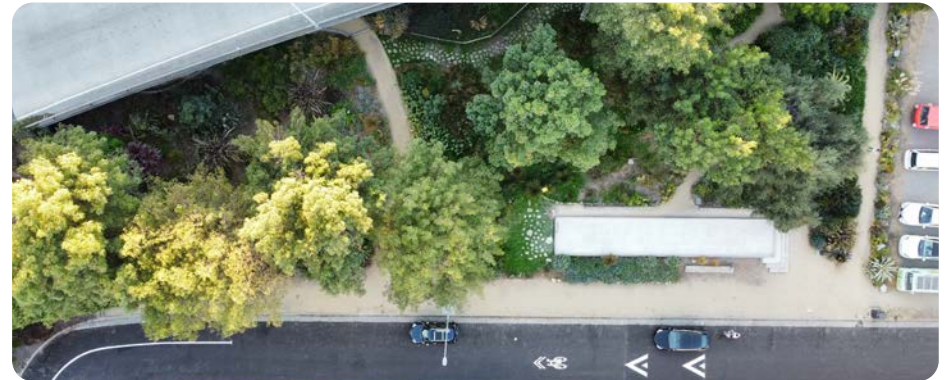
PROGRESS PARK



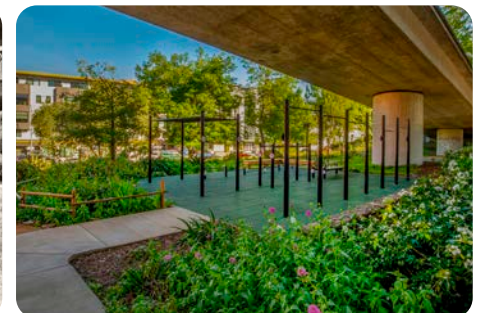
22 23 24

Parcel transformed into a sprawling neighborhood park that is a favorite among both local residents and visitors alike.

This vibrant green space offers a welcoming environment for recreation, relaxation, and community gatherings, making it a cherished destination for everyone.

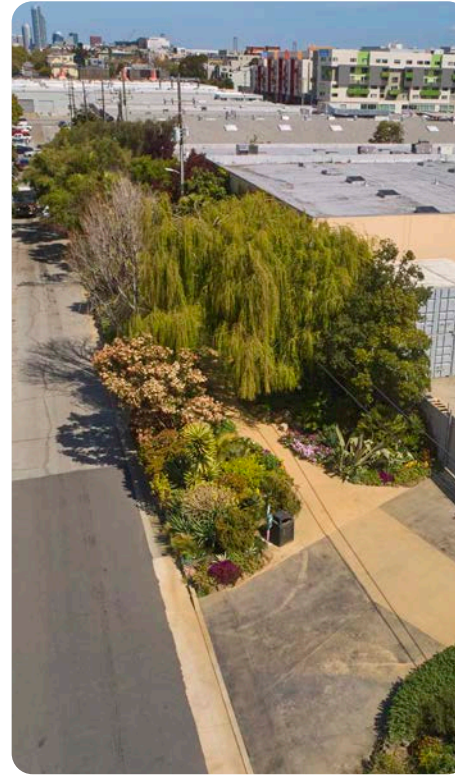


BEFORE TRANSFORMATION



PROJECTS

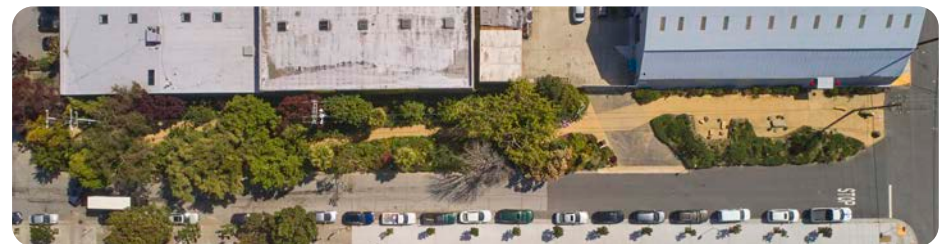
MINNESOTA GROVE



25 26 27

What was once an unimproved street and sidewalk right-of-way is transformed into a lush green oasis.

This green space provides a serene retreat for visitors and artists alike, enhancing the cultural atmosphere of the area and offering a refreshing contrast to the surrounding artistic community.



PROJECTS

BENCHES PARK



4 5

Situated at the end of the 18th Street footbridge that spans Highway 101, this is one of two charming small parks.

The inviting green space enhances the area, providing a pleasant backdrop for pedestrians and cyclists while fostering a sense of community and connection for all who pass through.



PROJECTS

ANGEL ALLEY



16

Once overlooked and in disrepair, this narrow street is a charming, beautifully landscaped, and well-lit passageway. It has become a cherished spot for both the local community and visitors, who enjoy its inviting atmosphere and vibrant greenery.

This revitalized pathway not only enhances the area's aesthetic appeal but also fosters a sense of connection and belonging among all who walk through it.



BEFORE TRANSFORMATION



PROJECTS

VERMONT GREENWAY & ECO-PATCH



2

A Caltrans parcel has been revitalized into a flourishing greenway and eco-patch designed to encourage the return of native flora and fauna to the region.

This transformation not only enhances enjoyment of the natural landscape but also promotes biodiversity by creating a welcoming habitat for local wildlife. This features a safer streetscape, making it more accessible and enjoyable for pedestrians and cyclists.



PROJECTS

MINNESOTA FLYOVER



8 9

A transformed under-roadway area, which has faced challenges in the past, soon to be a lively community amenity.

This revitalized space features greenery, seating areas, and engaging features that promote social interaction and provide a welcoming environment for residents and visitors alike. Additionally, in collaboration with Amazon, 20th Street has added a new sidewalk, enhancing safety and accessibility for pedestrians.

OPENING SPRING 2025!



BEFORE TRANSFORMATION



BEFORE TRANSFORMATION

PROJECTS

IOWA ST NATIVE PLANT GARDEN

15

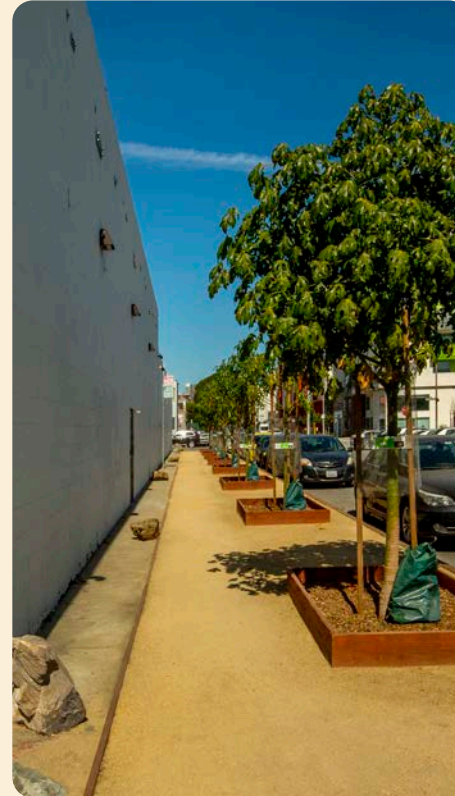
Enhanced area surrounding the train station and the nearby commercial corridor that incorporates native habitats to restore and celebrate the local ecosystem.



TENNESSEE ST @ 23RD ST

21

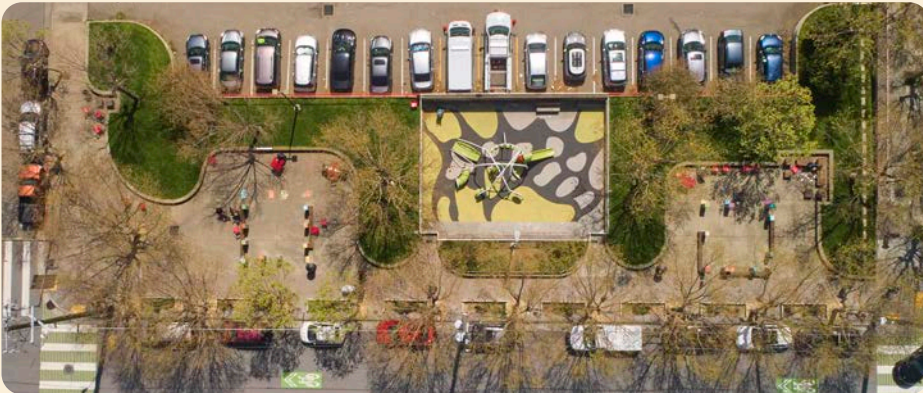
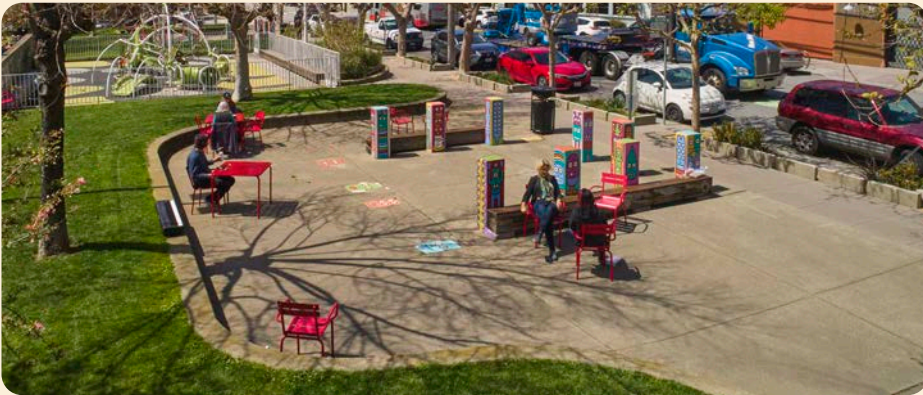
Once an unimproved street that was used as a dumping ground, it has now been transformed into a welcoming space for pedestrians and those parking their vehicles.



WOODS YARD

13

The front yard of MUNI maintenance has been transformed into a picturesque town square. This charming space serves as a gathering spot for the community, featuring inviting greenery seating, and artwork.



22ND ST. CALTRAIN ENTRANCE

11

A thoughtfully designed and beautifully enhanced entrance now greets visitors at one of the city's two train stations.



PENNSYLVANIA AVE

17

A once-neglected strip overrun with weeds and litter has been revitalized into a beautiful pedestrian walkway and garden.



BEFORE TRANSFORMATION



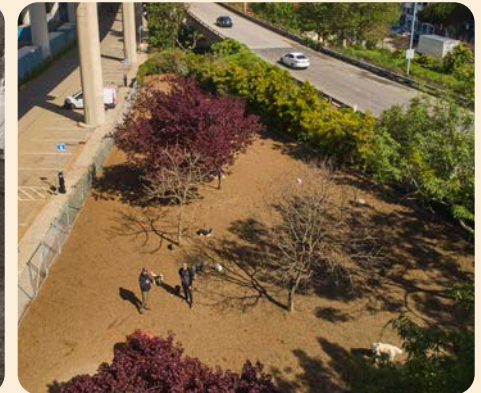
PROGRESS DOG RUN

24

Neglected freeway parcel in a tough area now draws positive activity



BEFORE TRANSFORMATION



SAN BRUNO DOG STATION

4

5

City sidewalk right of way



STREET TREES & SIDEWALK GARDENS



GEARS MEADOW

18

19

Caltrans 280 Freeway parcel



25TH ST

28

City sidewalk right of way



INDIANA @ 25TH ST

22

23

24

Caltrans 280 Freeway parcel



PROJECTS



ANDREA BAÑAS



* A LETTER FROM THE EXECUTIVE DIRECTOR

To Our Esteemed Community Members, Stakeholders, and Partners,

As we close another vibrant chapter for the Dogpatch and Northwest Potrero Hill Green Benefit District (GBD), I am filled with pride and gratitude for the progress we have made together. This past year marks not only the continuation of our mission to enhance our community's green spaces but also my first year serving in this role. I have been inspired daily by your commitment and passion for creating a healthier, more sustainable environment.

The GBD was established in 2015 with a vision to cultivate a thriving community that prioritizes ecological well-being and social connection. Over the years, we have seen significant transformations: from the development of new parks and green spaces like the Vermont Greenway & Eco-Patch and the Iowa Street Garden to the revitalization of existing green spaces like Progress Park and Benches Garden, each project has contributed to our shared goal of environmental stewardship, safer public spaces and an engaged community.

As we prepare for the renewal of our charter, I am filled with excitement about the future. Our community's enthusiasm and support have been pivotal in our accomplishments, and together, we stand on the brink of new opportunities. This renewal will allow us to expand our initiatives and deepen our impact, ensuring our neighborhoods remain vibrant and resilient for years to come.

Looking ahead, we have an array of exciting projects on the horizon. Key initiatives include expanding our district's impact through additional tree and plant plantings, enhancing biodiversity with pollinator gardens, and creating more community gathering spaces that foster connection and engagement. We are also developing educational programs aimed at empowering residents with the knowledge and skills to champion sustainability in their daily lives.

Throughout my first year here, I have witnessed firsthand the incredible potential within our community. I am eager to harness this energy as we embark on these new projects. Collaboration will be vital; we invite each of you to join us in shaping our future, whether through volunteering, participating in community events, or sharing your ideas.

Thank you for your unwavering support and dedication to the GBD. Together, we are not just envisioning a greener future; we are actively creating it. I look forward to working alongside each of you as we take our next steps forward.

With admiration and appreciation,

Andrea Bañas
Executive Director



DONOVAN LACY



* A LETTER FROM THE PRESIDENT

I am honored to be President of the Board of the Green Benefit District. I moved to Dogpatch more than 14 years ago and was drawn to the industrial architecture, untamed open spaces, proximity to the waterfront and downtown and the deep sense of community.

I have watched the empty lots and derelict properties converted to green public open spaces, successfully strengthening the sense of community that initially drew me to the neighborhood.

The GBD is a key to this transformation. Working to harness and enhance the power of community members, city and state organizations; the GBD transforms unused land into green open public space. This in turn nurtures our community, bringing together a host of new and existing residents, including many families with young children.

In October of 2023 we welcomed our new Executive Director, Andrea Bañas. Throughout the year we worked on large projects including the Vermont Gateway, broke ground on the Minnesota Flyover and worked with the city on the required ADA improvements at the Minnesota Grove.

Our annual Music Series and Woods Yard Tree Lighting highlight our incredible green public open spaces and build and strengthen our community.

I am just as proud of the GBD's commitment to doing the little things that often go unnoticed to keep our community green, clean and vibrant. From enhanced trash collection, street cleaning and graffiti remediation, to planting and watering of street gardens, to working with our City Agencies to ensure that our public spaces receive the services that they require. It is this consistency that makes the GBD an indispensable part of our community.

My proudest accomplishment of the GBD is our commitment to managing and maintaining these spaces long after the ribbon cuttings. As we look to the coming year, I am keenly aware of the monumental task ahead of us to renew the GBD's charter.

I am confident that with our committed Executive Director, Andrea Bañas, dedicated volunteer Board Members, and our engaged residents and business owners we will succeed in renewing the GBD and set the stage to continue the work that has made our community such a great place to live and work.

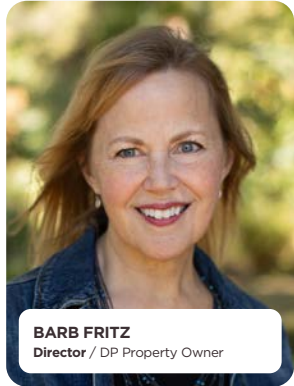
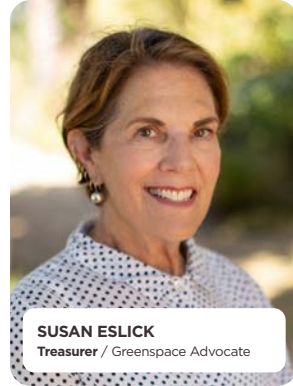
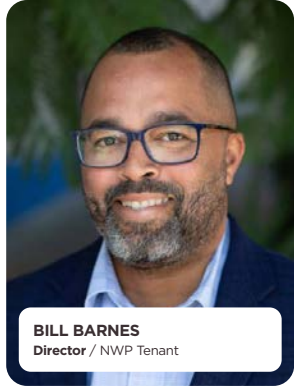
I look forward to seeing you around the neighborhood.

A handwritten signature of Donovan Lacy in black ink. The signature is stylized and cursive, with the first name "Donovan" clearly legible and the last name "Lacy" written in a more fluid, connected script.

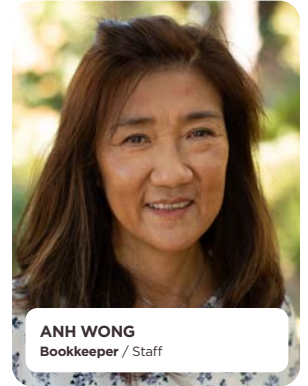
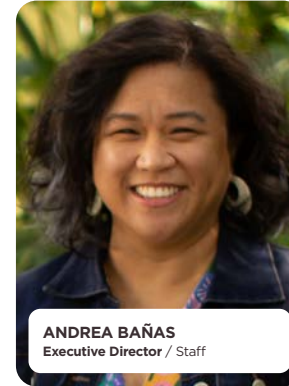
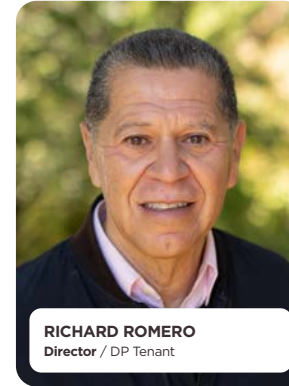
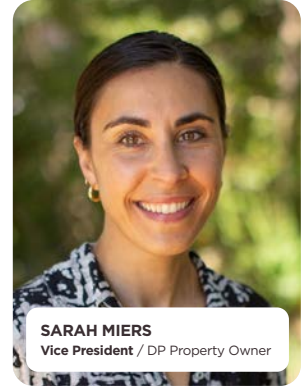
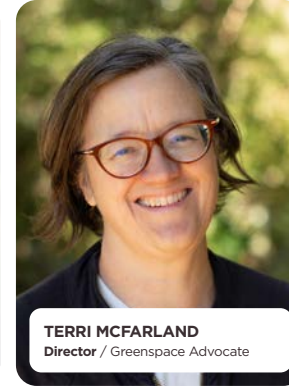
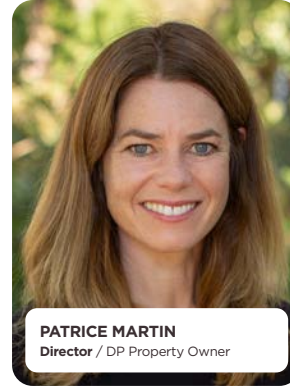
Donovan Lacy
Board President

2023-24 BOARD OF DIRECTORS & STAFF

The fifteen Directors of the GBD are elected by the property owners who finance its activities through their assessments. They serve as genuine directors, as their interests and expertise guide and drive the GBD's efforts.



We also welcome our new members seated to serve 2024-25: Rebecca Groves, Matt Lewis, and John Lister, who will take the seats of Kanwar Kelley, Michael Plater, and Bill Barnes respectively.



FINANCES

Property owner assessments provide the GBD's base funding. Assessment funds must be allocated within 10% of the guidelines specified by the GBD's property owner-approved Management Plan. Public Works and the San Francisco Board of Supervisors oversee the organization's finances and operation. An independent audit review is conducted each year.

The GBD operates on the same fiscal year as City government – from July 1 to June 30. Because assessment revenue for a fiscal

year beginning July 1 is not received until the following January, the GBD must roll over 50% of its annual operating budget (for July through December) from each prior year.

Assessments are expended proportionally in the zone where they are collected. For FY23/24, 87% of collected funds came from Dogpatch and 13% from NW Potrero Hill.

More detailed financial information is online at [GreenBenefit.org](https://www.greenbenefit.org)

GENERAL BENEFIT

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

2023/24 GENERAL BENEFIT REQUIREMENT

Dogpatch		
Maintenance / Capital Improvement	\$	23,918
NW Potrero Hill		
Maintenance / Capital Improvement	\$	3,554
Total General Benefit Requirement	\$	27,472

2023/24 NON-ASSESSMENT REVENUE

Cash		
Grants	\$	182,736
Donations	\$	82,957
Total Grants & Donations	\$	265,693
Non-Cash		
Maintenance / Capital Improvement	\$	113,595
Total Non-Assessment Revenue	\$	379,288

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%	\$ 0.0951
Industrial	50%	\$ 0.0476
Park, Greenspace	25%	\$ 0.0237
Inaccessible	0%	\$ 0.0000

STATEMENT OF ACTIVITIES — JUNE 30, 2024

CURRENT ASSETS

Checking/Savings

Checking	\$	22,803
Savings	\$	545,069

Total Checking/Savings	\$	567,872
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Accounts Receivable

Allowance Uncollectible Assessment	\$	(21,206)
Accounts Receivable – Assessment	\$	23,623
Accounts Receivable – Grant	\$	71,136

Total Accounts Receivable	\$	73,553
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Total Current Assets	\$	641,425
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OTHER ASSETS

Prepaid Expenses	\$	10,355
Mail Box Deposit	\$	20
Caltrans Security Deposit	\$	3,000

Total Other Assets	\$	13,375
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Total Assets	\$	654,801
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LIABILITIES & NET ASSETS

Current Liabilities

Accounts Payable	\$	31,253
Accrued Expenses	\$	7,794

Total Current Liabilities	\$	39,047
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Total Liabilities	\$	39,047
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Net Assets

Without donor restrictions – Board Designated	\$	485,918
With donor restrictions	\$	129,836

Total Net Assets	\$	615,754
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Total Liabilities & Net Assets	\$	654,801
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BUDGET SUMMARY — JULY 1, 2024 – JUNE 30, 2025

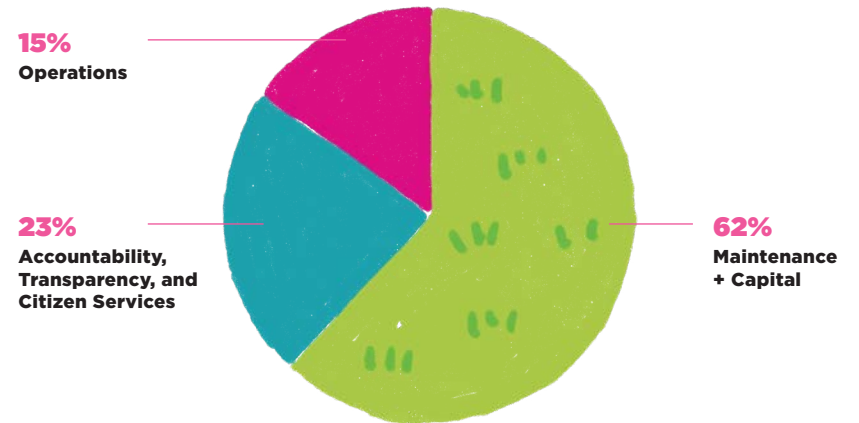
REVENUE	BUDGET	APPROVED	VARIANCE
Prior Year Carryover	\$ 382,219	\$ 379,013	\$ 3,205
Assessments	615,081	613,860	1,220
General Benefits	30,113	24,281	5,831
Total Assessment Revenue	\$ 1,027,412	\$ 1,017,155	\$ 10,257
Prior Year Carryover	\$ 145,573	\$ 196,259	\$ (50,686)
Grants & Donations	157,072	130,777	26,295
Total Non-Assessment Revenue	\$ 302,645	\$ 327,036	\$ (24,391)
Total Revenue	\$ 1,330,057	\$ 1,344,191	\$ (14,134)
EXPENSES			
Assessment Expenses	\$ 710,016	\$ 634,937	\$ 75,080
Non-Assessment Expenses	293,133	181,463	111,670
Total Expenses	\$ 1,003,149	\$ 816,399	\$ 186,750
YEAR-END CARRYOVER	\$ 326,908	\$ 527,792	\$ (200,884)

REVENUE	BUDGET	APPROVED	VARIANCE
Prior Year Carryover	\$ 51,754	\$ 71,469	\$ (19,715)
Assessments	104,073	91,726	12,347
General Benefits	4,334	4,999	(665)
Total Assessment Revenue	\$ 160,161	\$ 168,194	\$ (8,033)
Prior Year Carryover	\$ 24,616	\$ 14,985	\$ 9,631
Grants & Donations	40,000	169,067	(129,067)
Total Non-Assessment Revenue	\$ 64,616	\$ 184,052	\$ (119,436)
Total Revenue	\$ 224,777	\$ 352,246	\$ (127,469)
EXPENSES			
Assessment Expenses	\$ 109,847	\$ 116,440	\$ (6,593)
Non-Assessment Expenses	64,279	159,436	(95,157)
Total Expenses	\$ 174,126	\$ 275,876	\$ (101,750)
YEAR-END CARRYOVER	\$ 50,652	\$ 76,370	\$ (25,718)

BUDGET SUMMARY (CONT'D)

REVENUE	BUDGET	APPROVED	VARIANCE
Prior Year Carryover	\$ 433,973	\$ 450,482	\$ (16,509)
Assessments	719,154	705,587	13,567
General Benefits	34,447	29,281	5,167
Total Assessment Revenue	\$ 1,187,574	\$ 1,185,349	\$ 2,224
Prior Year Carryover	\$ 170,189	\$ 211,244	\$ (41,055)
Grants & Donations	197,072	299,844	(102,772)
Total Non-Assessment Revenue	\$ 367,261	\$ 511,088	\$ (143,827)
Total Revenue	\$ 1,554,834	\$ 1,696,437	\$ (141,603)
EXPENSES			
Assessment Expenses	\$ 819,863	\$ 751,377	\$ 68,486
Non-Assessment Expenses	357,412	340,899	16,513
Total Expenses	\$ 1,177,275	\$ 1,092,275	\$ 85,000
YEAR-END CARRYOVER	\$ 377,560	\$ 604,161	\$ (226,602)

BUDGET BREAKDOWN



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



GreenBenefit.org

Report a problem or ask a question.
Sign up to receive the Green Sheet monthly news blast.
Get information on GBD board election, projects,
meetings, and events.

GBD 2025 Board Elections

Sign up on the GBD website in Winter 2025.
Election by district property owners in March 2025.

GBD Annual Meeting

Spring 2025

Renewal in process now, voting scheduled for
Spring 2025.

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