



Community Challenge Grant  
2022 Grant Cycle

**Vermont St Greening + Amenities**





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

Applicant: Dogpatch & NW Potrero Hill Green Benefit District

Contact Name: Julie Christensen

Contact Street Address: 1459 18<sup>th</sup> 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: Vermont St Greening & Amenities

Project Street Address: 440 Vermont St

City/State/Zip: San Francisco CA 94107

Property Owner: SF Public Works, Caltrans

☐ Private Property    ☒ Public Property

**Funding Request**

\$ 149,987

*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 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: Increased permeability, native plants |   |



## Community Challenge Grants 2022 Grant Application

### **VERMONT ST GREENING + AMENITIES**

#### **SUMMARY**

The Vermont St Greening + Amenities Project takes advantage of the adjacent Potrero Gateway Project, a collaboration of the local community, Public Works and SFMTA, that will close the west traffic lane in the 400 block of Vermont St. to reduce vehicle speeds and other dangers in this High Injury Network corridor. The Gateway project will remove over 4,000 sq ft of asphalt and concrete as the old traffic lane is eliminated. The Vermont Greening Project picks up from there, optimizing the opportunities of the new space by creating enhanced planted areas with neighborhood-serving amenities - seating, small gathering areas, a dog relief station, native trees and plants and informational signage about native habitat and dependent species. The combined projects will help capture stormwater by removing a large quantity of impermeable pavement and retaining and planting the slope. The Vermont St Greening + Amenities Project will encourage positive neighborhood uses, help slow traffic, and help to mitigate the noise, pollution and trash from HWY 101.



*Vermont St looking north*



*Vermont St proposed*



## DESIGN & IMPACTS

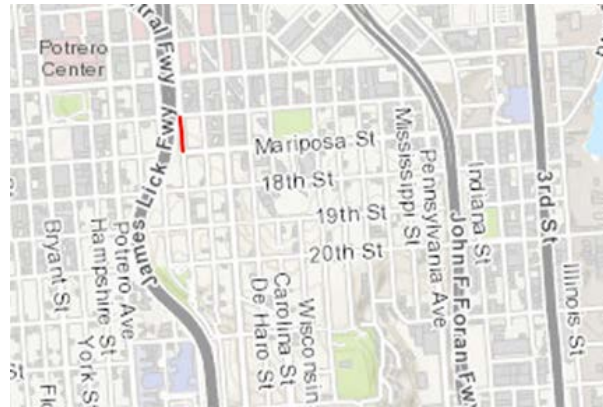
### LOCATION

The project is located in NW Potrero Hill, in the 400 block of Vermont Street, between Mariposa and 17<sup>th</sup>.

The 400 block of Vermont is a High Injury Network Corridor with one of the City's most dangerous freeway offramps at its uphill/south end (101's Vermont exit) and one of the City's most popular bike routes at its downhill/north end (17th St, connecting the Mission and Mission Bay and the Central waterfront). The street has Victorian homes on its east side and a large Caltrans freeway verge on the west. It is an area that transitions abruptly from residential Potrero Hill, including Downtown High School and the Slovenian Hall, to the industrial areas across 17<sup>th</sup>, the UPS distribution hub and Showplace Square.



*NW Potrero Hill*



*Vermont St*

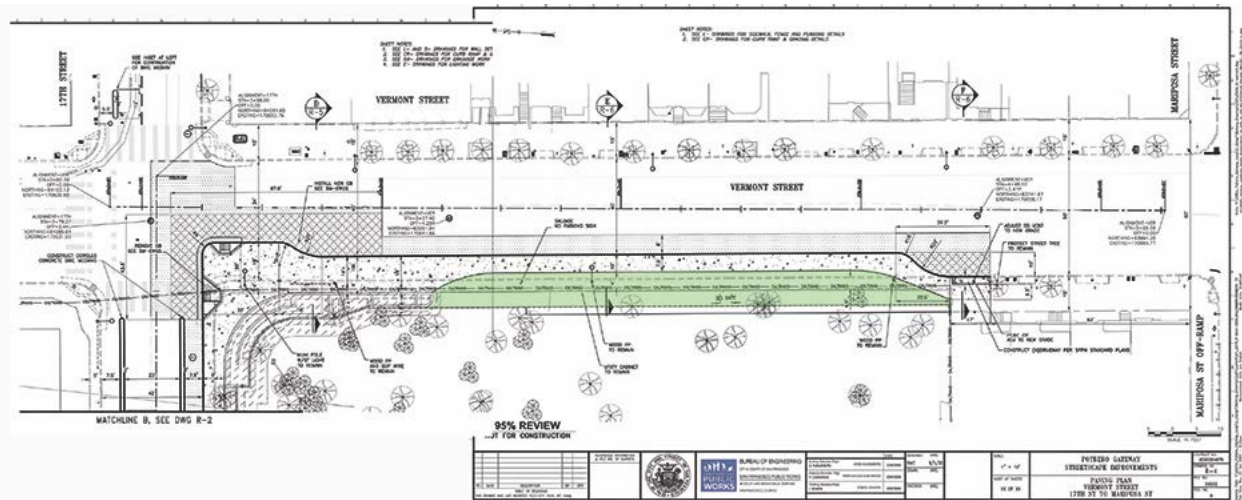
### DESIGN DEVELOPMENT

The project was made possible through intensive collaboration with neighborhood sponsors of the adjacent Gateway project and with Public Works. That project, in turn, required the support of Caltrans, SFMTA, the SF Arts Commission and various City funding agencies. The Gateway project carries the large capital costs of the creation of the site for the Greenway project.

The Gateway project will add bike lanes and bulbouts on 17<sup>th</sup> St, retain slopes around the freeway, and add artwork and native plantings. It is the Potrero Gateway project that will close the west lane of Vermont St and create a new, compliant sidewalk. Rather than a broad 15' wide sidewalk, neighbors opted for a narrower sidewalk with a large planted area adjacent. Caltrans has agreed to upgrade and relocate perimeter fencing. This is our project area.

The Vermont Greenway Project was designed with the help of landscape designers at Fletcher Studio, designers of South Park and frequent collaborators with the GBD, in close cooperation with Public Works, the SFMTA and local residents. It draws on the experience of the Green Benefit District's own landscape construction and maintenance teams and on local native plant experts from Field Collective and the local chapter of the California Native Plant Society.





## COMMUNITY ENGAGEMENT

The Potrero Gateway Project and the Vermont Greening + Amenities Project were both initiated by neighbors frustrated with dangerous and unsightly conditions in this area. Some of the leaders of these projects have been involved with the conversion of other nearby Caltrans spaces into green and useful neighborhood amenities.

The Potrero Gateway Project has been underway for 7 years. Its community-based steering committee has amassed \$3M in funding from MOHCD, the Eastern Neighborhoods CAC and other sources. Public Works has just completed construction drawings and plans to build the project in mid 2022.

The Green Benefit District was asked by neighbors to help maintain the large Caltrans verge on Vermont, 17<sup>th</sup> and San Bruno as part of its community-funded auxiliary maintenance program. The GBD collects trash and dumped items, keeps grasses and weeds and fire hazards down, prunes trees and shrubs, and helps Caltrans cope with graffiti and encampments. Vermont St. neighbors asked the GBD for help in augmenting the Gateway project to address safety concerns on around the corner on Vermont St., expand area natural habitat, and to improve and beautify their street.

Once the Vermont Greening Project is completed, we expect neighbors to remain engaged to plant and nurture the native habitat plantings. Seating areas and the dog station offer opportunities for neighbor interactions.

## CORE PROJECT GOALS

The primary goals of the project are to help slow traffic, mitigate the impacts of the 101 freeway, expand native habitat, and green and improve this part of Vermont St. The project is also part of an ongoing effort to rehabilitate unused and problematic Caltrans parcels in our neighborhoods, to transition them from areas plagued with problems – fires, needles, camping, dumping, graffiti, weeds – to areas that provide benefits to neighbors and to our environment.

## COMPLETION TIMELINE

Based on previous projects, the GBD estimates we can construct the project in 5 to 8 months.

## MAJOR MILESTONES

Project schedule relies heavily on the completion of Public Works' portion of the project – the creation of the sidewalk verge we will plant. Public Works estimates the street and sidewalk work will be done in mid 2022.

From there our work is straightforward: the building of large planters and retaining walls, installation of irrigation, the addition of the various amenities, then planting.

## COMMUNITY IMPACT

Construction impact will be minimal.

We are hopeful this will be one of the GBD's most transformative projects. On Pennsylvania Avenue and Tennessee St. the GBD created temporary sidewalks with gardens and street trees to provide a pedestrian path of travel. On Vermont, Public Works will narrow Vermont to slow traffic and create a new verge that, once planted, can offer a more welcoming pedestrian experience and provide neighborhood amenities, include a dog relief station and a large native habitat area.

## COMMUNITY ENGAGEMENT

### COMMUNITY NEEDS

Before COVID, Vermont saw a big uptick in traffic due to the Chase Center and the residential building boom in the eastern neighborhoods. Even with COVID, traffic problems persist – speeding, sideshows, high speed chases, and a remarkable number of crashes. There has been an unusually high number of fires along 101 and the freeway itself is a constant source of noise, pollution and trash.

But the street also has lovely Victorian homes. The Caltrans verge has the potential to be an asset to the neighborhood rather than a neglected eyesore and a magnet for trouble.



*Vermont is a High Injury Network Corridor*



*Accidents occur monthly, sometimes weekly*

## IDENTIFIED NEED

The construction of HWY 101 left behind a large number of oddly configured, empty sites, many of which are magnets for trouble. As we have built closer and closer to the freeways, and as the demand for greenspace of all kinds has intensified, neighbors have begun looking at these vestigial spaces as mitigations for the very freeways that created them.

## NEEDS DATA

Vermont is well-documented as a high-risk, high-injury corridor.

The area was also recognized by the Trust for Public Lands Park Serve project as having less access to public greenspace and is considered a heat island.



*Designated High Injury Network Corridor*



*Less park area, more heat*

## COMMUNITY ENGAGEMENT

The surrounding community has been deeply involved for some time in attempting to repurpose the Caltrans verge as a green and community-serving space. They have created an Eco-Patch test garden on the site, planted and maintained by neighbors, that experiments with various combinations of native plants and planting techniques. The project plans call for creating a dog station and a small gathering areas. All this would convert the area to a more usable community space.

## DOCUMENTING & MANAGING COMMUNITY ENGAGEMENT

The GBD and the Potrero Gateway Project keep sign-in records of all community volunteer efforts.

## COMMUNITY STAKEHOLDERS/PARTNERS

The Vermont Greening + Amenities Project is a collaboration of the Green Benefit District with the Potrero Gateway Project, Public Works, the SFMTA, Caltrans and members of the California Native Plant Society. We aim to increase awareness of bioregional plant palettes and the birds and insects they support, and to encourage home planting of native species.

## **RACIAL EQUITY**

### **REACHING COMMUNITIES OF COLOR**

We hope to engage students from the nearby Downtown High School, many of whom are from disadvantaged communities.

### **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 Vermont St Greening area.

### **ORGANIZATIONAL RESOURCES**

The GBD was chartered in 2015. We maintain 14 public parks and gardens in our district, 51% of the available public greenspaces in our district. 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:

- 22<sup>nd</sup> St Caltrain Station – Renovated the entrance to the train station with seating, planting and lighting (with funding assistance from UCSF)
- 22<sup>nd</sup> @ Iowa Multimodal Hub – Created parking for motor scooters, motorcycles and bicycles adjacent to the 22<sup>nd</sup> St Caltrain station and the 22<sup>nd</sup> 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)
- San Bruno & 18<sup>th</sup> sidewalk gardens – Added 1,500 sq ft of sidewalk gardens (partnered with FUF)
- Dog Station – created the district's first dedicated dog relief station
- Numerous upgrade project – Paths, irrigation, retaining and seat walls, planting, etc.



*Caltrans verge – Benches Park, San Bruno @ 18th*



*22<sup>nd</sup> St Caltrain Station, 22<sup>nd</sup> St at Iowa*



*Progress Park Fitness, Iowa btwn 23<sup>rd</sup> & 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  
Vermont St Greening

Total Project Cost: \$ 255,553

Total CCG Request: \$ 149,987

Total Amount of Match: \$ 105,000

Match = 41%

Project Expenses	Total Project Cost	CCG Request	Project Match	Is Match In-kind or Cash?*	Notes
<b>Materials &amp; Construction</b>					
Install 25 yards DG, timber steps	\$ 22,998	\$ 22,998			
Install 400 ft rock wall	125,427	68,427	\$ 34,000	Cash	GBD
			10,000	Cash	Donation
			13,000	In Kind	Material
Dog station	4,500	4,500			
Soil	20,265	20,265			
Stump & debris hauling & disposal	16,265	16,265			
Install plants & trees	10,932	10,932			
	\$ 200,953	\$ 143,387	\$ 57,000		
<b>Plants and trees</b>	5,800	5800			
<b>Signage</b>	800	800			
<b>Project Management, Admin</b>	48,000		48,000	In Kind	GBD
<b>Total Expenses</b>	<b>\$ 255,553</b>	<b>\$ 149,987</b>	<b>\$ 105,000</b>		

<b>Gateway Project</b>					
Concrete & asphalt removal, grading, new sidewalk, fence	150,000		150,000		Impact fees
<b>Total including Gateway</b>	<b>\$ 405,553</b>	<b>\$ 149,987</b>	<b>\$ 255,000</b>		

*\* 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.

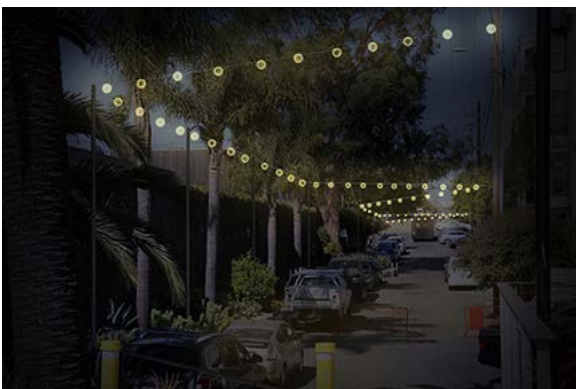
Activity	Start date	End date	Lead position	Cost
<i>List ALL activities necessary to complete the project</i>	<i>Chronological order, list the start date for each activity</i>	<i>Chronological order, list the end date for each activity</i>	<i>List the person's name and position that will lead the activity and their role in that process</i>	<i>List the cost of each activity. This should correlate to items in the Budget Form</i>
Concrete & asphalt removal, grading, install new sidewalks, install new fence	8/22	1/23	Public Works	\$ 150,000
Stump & debris removal, additional grading, install irrigation, build dry stack planter walls, build slope rock border, install DG & dog station	10/22	5/23	Lainez, Inc – Landscape contractor Julie Christensen- Project manager	\$ 200,953
Plant	1/23	6/23	Lainez, Inc Neighbors & other volunteers	\$ 5,800
Install signage	2/23	7/23	Julie Christensen- Project manager Lainez, Inc.	\$ 800
Project Management, Admin	7/22	8/23	Julie Christensen- Project manager Anh Han Wong, bookkeeper	\$ 48,000

## PROJECT DOCUMENTS

### CAPACITY DOCUMENTATION

In the past 3 years, the GBD has undertaken 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 24<sup>th</sup> to 25<sup>th</sup> Streets  
Completed 6/2020  
Budget \$138,000, funding assistance from the Power Station
- **22<sup>nd</sup> 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 22<sup>nd</sup> & Tubbs*



*Minnesota Grove Extension, Minnesota at 25th*





*22<sup>nd</sup> St Caltrain Station, 22<sup>nd</sup> @ Iowa St*



*Progress Park Fitness, Iowa btwn 23<sup>rd</sup> & 25th*



*Benches Park, San Bruno @ 18<sup>th</sup> St*

## **5-YR MAINTENANCE PLAN**

The GBD will be responsible for maintenance of the Iowa St Greening 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 greenspace a minimum of once per week. Currently, the crew is scheduled for 6 person-hours per week at the adjacent Gateway. Those hours will be increased as improvements are made to the area.

The GBD cleaning crews make one pass 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.



London N. Breed  
Mayor

**Alaric Degrafinried**  
Acting Director

49 South Van Ness Ave.  
Suite 1600  
San Francisco, CA 94103  
(628) 271-2677

[sfpublicworks.org](http://sfpublicworks.org)  
[facebook.com/sfpublicworks](https://facebook.com/sfpublicworks)  
[twitter.com/sfpublicworks](https://twitter.com/sfpublicworks)

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

RE: Vermont St Greening & Amenities Project

Dear Ms. Henriquez:

This letter is written in support of the Dogpatch & NW Potrero Hill Green Benefit District (GBD) application for a Community Challenge Grant. The group's project would focus on building planters, making a path, creating a dog station, adding seating and planting the area with native plants.

The GBD has a long history of working with Public Works to improve the infrastructure and scenic beauty along public rights of way in the area. Since its founding in 2015, the GBD has collaborated with Public Works on developing dozens of projects in the Potrero Hill and Dogpatch neighborhoods. They are tried and tested partners, adept at engaging with community, and finding synergy with form and function.

As part of their development plan, Public Works is supportive of the community's vision to remove the west traffic lane of the 400 block of Vermont Street, move the curb and sidewalk approximately 10', and build a new 6' sidewalk. The GBD will be responsible for obtaining any city/state permissions or permits required to perform proposed work not included in Public Works' scope.

On behalf of San Francisco Public Works, I fully endorse the GBD's vision and 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](mailto:ramses.alvarez@sfdpw.org) or 415-641-2349

Carla Short

Acting Deputy Director for Operations





## POTRERO BOOSTERS NEIGHBORHOOD ASSOCIATION

November 13, 2020

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

Dear Ms. Henriques:

I am writing on behalf of the Potrero Boosters Neighborhood Association in support of the Vermont Street Greening and Amenities project being led by the Dogpatch and Northwest Potrero Green Benefit District. We are a 501(c)(4) organization that informs, empowers and represents the Potrero Hill, the Central Waterfront and Showplace Square. We advocate on issues impacting our community in order to advance and maintain complete and vibrant neighborhoods.

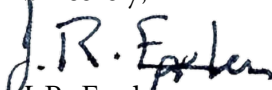
Vermont Street is the victim of Caltrans' neglect. It is a residential street, in a growing neighborhood hungry for open space, that suffers traffic transitioning from freeway to local speeds.

This project would remedy this 70-year old problem. It would provide a green buffer of native habitat between resident and the 101 freeway. Freeway water runoff would be better absorbed, and traffic will be further slowed. Trash and pollution from the freeway would be mitigated.

And, most importantly, the project provides a more welcoming pedestrian experience and neighborhood amenities that attract positive interactions. This block runs to the principal east-west bicycle and pedestrian route between the Mission and Potrero Districts. Projects like this are necessary if we are serious about shifting our transportation share away from short car rides to walking and bicycling.

Thank you for considering funding this project to enhance the quality of life for so many in Potrero Hill. I am available to discuss this letter of support with any parties that may request it, at 415-574-0775.

Sincerely,



J.R. Eppler

President

1459 18th street, #133, San Francisco, CA 94107  
415.574.0775 | [president@potreroboosters.org](mailto:president@potreroboosters.org)  
[www.potreroboosters.org](http://www.potreroboosters.org)



November 16, 2020

Dear Ms. Henriquez,

After reviewing the goals and objectives of the Dogpatch & NW Potrero Hill grant application for greening and amenities on the 400 block of Vermont Street, the Potrero Gateway Park (PGP) Steering Committee gives its support for the project because:

- It will provide a welcoming pedestrian experience
- It will connect to and support the PGP Eco-Patch Native Habitat project
- It will help slow traffic on Vermont Street
- It will work to provide positive neighborhood amenities
- It supports the PGP goals of creating positive public use of Caltrans right-of way

The PGP thanks you for continuing to provide neighborhood improvement grants.

Sincerely,

A handwritten signature in black ink, appearing to read "Jean Bogiages".

Jean Bogiages, PGP chair

[potrergatewaypark.org](http://potrergatewaypark.org)



November 12, 2020

Ms. Henriquez  
Community Challenge Grant  
San Francisco, CA

Dear Ms. Henriquez;

This letter is to express our support for the Green Benefit District's application for a Community Challenge Grant for the Vermont St Greening + Amenities Project.

We have been homeowner residents of Vermont Street in Potrero Hill for almost 30 years. In that time we have seen many changes but one thing that has not changed is the neglected CalTrans property and unused sidewalk area at 17<sup>th</sup> and Vermont Streets and the 101 Freeway. Currently the sidewalk is not inviting and the space is mostly weedy and underutilized. The only exception is the very recent demonstration garden that has been well communicated to the neighborhood and accomplished with community volunteers. The planned street and sidewalk changes would make this area more welcoming for pedestrians.

As local residents and as board members of the local California Native Plant Society Yerba Buena chapter and volunteers with Golden Gate Audubon we strongly seek to see greening which supports local biodiversity. We have provided input for this project and have participated in the planting and early watering of the demonstration garden. The native plants will cleanse the polluted runoff from the freeway which enters the drains to San Francisco Bay and out to the Ocean. The local native plants will support birds and butterflies that need these specific plants for food or nesting or as host plants. The native plants bloom at different times through the year so this will attract the neighbors to enjoy the flowers through the seasons. These plants once established will not require the watering that exotic plants tend to need in San Francisco. Through the community engagement with maintenance and the planned signage, this project can be an inspiration to our neighbors and a great example for the larger neighborhood.

If funded this project will be an asset to the community and a beneficial case study for greening other neighborhoods. And we also intend to continue to participate as volunteers to maintain this site as needed.

Sincerely,

Eddie Bartley and Noreen Weeden  
493 Vermont Street  
San Francisco, CA 94107

Peter Belden  
519 Vermont St, San Francisco, CA 94107  
November 11, 2020

Ms. Henriquez:

I support the Green Benefit District's application for a CCG grant for the Vermont St Greening + Amenities Project. I live at 519 Vermont St and so am particularly excited about this project on our street.

One reason this project is important to me is that it provides a green buffer between our homes and the 101 freeway. The freeway generates noise and pollution and so increasing the buffer is a great step. I am also a big believer in increasing native habitat. As someone who bikes and walks for most of my trips I think Vermont will benefit from an improved pedestrian experience as well. The traffic calming benefits are also significant. This is a great opportunity for greening, for the community to come together and to further invest in and improve the public realm.

Signed,  
Peter Belden

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](http://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.



DOGPATCH & NORTHWEST POTRERO HILL

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jeffrey I. Cooper', with a stylized flourish 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	Coominications, 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		
	<i>FY20/21 Carryover</i>	<i>FY19/20 Carryover</i>	<i>Variance</i>	<i>FY20/21 Carryover</i>	<i>FY19/20 Carryover</i>	<i>Variance</i>	<i>FY20/21 Carryover</i>	<i>FY19/20 Carryover</i>	<i>Variance</i>
<b>PRIOR YEAR CARRYOVER</b>									
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
	<i>FY21/22 Budget</i>	<i>FY20/21 Actuals</i>	<i>Variance</i>	<i>FY21/22 Budget</i>	<i>FY20/21 Actuals</i>	<i>Variance</i>	<i>FY21/22 Budget</i>	<i>FY20/21 Actuals</i>	<i>Variance</i>
<b>REVENUE</b>									
<b>ASSESSMENTS</b>									
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)
<b>GRANTS</b>									
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)
<b>DONATIONS &amp; OTHER</b>									
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)
<b>TOTAL REVENUE</b>	<b>\$ 608,556</b>	<b>\$ 1,242,327</b>	<b>\$ (633,771)</b>	<b>\$ 81,848</b>	<b>\$ 94,877</b>	<b>\$ (13,029)</b>	<b>\$ 690,404</b>	<b>\$ 1,337,204</b>	<b>\$ (646,800)</b>
<b>PRIOR YEAR CARRYOVER + REVENUE</b>	<b>\$ 1,703,466</b>	<b>\$ 1,779,521</b>	<b>\$ (76,056)</b>	<b>\$ 161,968</b>	<b>\$ 154,488</b>	<b>\$ 7,480</b>	<b>\$ 1,865,434</b>	<b>\$ 1,934,010</b>	<b>\$ (68,576)</b>
<b>EXPENSES - Assessments</b>									
<b>MAINTENANCE</b>									
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
<b>CAPITAL IMPROVEMENT</b>									
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
<b>ACCOUNTABILITY</b>									
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)



	<i><b>FY21/22 Budget</b></i>	<i><b>FY20/21 Actuals</b></i>	<i><b>Variance</b></i>
Communications & Outreach	<b>19,793</b>	14,104	5,689
Events	<b>10,785</b>	2,837	7,948
Total Accountability	<b>\$ 127,948</b>	\$ 102,741	\$ 25,207

**OPERATIONS**

Administrative Services	<b>\$ 63,727</b>	\$ 59,814	\$ 3,913
Insurance	<b>6,960</b>	6,724	236
Office	<b>4,785</b>	2,714	2,071
Professional Services	<b>25,230</b>	11,041	14,189
Total Operations	<b>\$ 100,702</b>	\$ 80,293	\$ 20,409
<b>Total Assessment Expenses</b>	<b>\$ 747,059</b>	<b>\$ 487,837</b>	<b>\$ 259,222</b>

**EXPENSES - Donations, Grants & Other**

**DONATIONS & GRANTS**

Capital Projects - Funded by donations	<b>\$ 977</b>	\$ 44,000	\$ (43,023)
Capital Projects - Funded by CCG Grant	<b>60,804</b>	40,897	19,907
Total Donations & Grants	<b>\$ 61,781</b>	\$ 84,897	\$ (23,116)

**OTHER**

UCSF - Esprit	<b>\$ 571,049</b>	\$ 111,705	\$ 459,344
Total Other	<b>\$ 571,049</b>	\$ 111,705	\$ 459,344

<b>Total Donations, Grants &amp; Other Expenses</b>	<b>\$ 632,830</b>	<b>\$ 196,602</b>	<b>\$ 436,228</b>
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<b>TOTAL EXPENSES</b>	<b>\$ 1,379,889</b>	<b>\$ 684,438</b>	<b>\$ 695,451</b>
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<b>Future Year Carryover - Assessment</b>	<b>\$ 276,577</b>	<b>\$ 473,117</b>	<b>\$ (196,540)</b>
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<b>Future Year Carryover - Donations</b>	<b>47,002</b>	<b>50,822</b>	<b>(3,820)</b>
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<b>Future Year Carryover - Grants</b>	<b>-</b>	<b>571,144</b>	<b>(571,144)</b>
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<b>TOTAL FUTURE YEAR CARRYOVER</b>	<b>\$ 323,579</b>	<b>\$ 1,095,083</b>	<b>\$ (771,505)</b>
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	<i><b>FY21/22 Budget</b></i>	<i><b>FY20/21 Actuals</b></i>	<i><b>Variance</b></i>
	<b>2,958</b>	2,103	855
	<b>1,715</b>	177	1,538
	<b>\$ 19,223</b>	\$ 15,101	\$ 4,122

	<b>\$ 9,523</b>	\$ 8,937	\$ 586
	<b>1,040</b>	1,005	35
	<b>761</b>	406	355
	<b>3,770</b>	1,650	2,120
	<b>\$ 15,094</b>	\$ 11,998	\$ 3,096
	<b>\$ 111,688</b>	<b>\$ 70,303</b>	<b>\$ 41,385</b>

	<b>\$ -</b>	\$ 4,238	\$ (4,238)
	<b>-</b>	-	-
	<b>\$ -</b>	\$ 4,238	\$ (4,238)

	<b>\$ -</b>	\$ -	\$ -
	<b>\$ -</b>	\$ -	\$ -

	<b>\$ -</b>	<b>\$ 4,238</b>	<b>\$ (4,238)</b>
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	<b>\$ 111,688</b>	<b>\$ 74,541</b>	<b>\$ 37,147</b>
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	<b>\$ 38,052</b>	<b>\$ 67,892</b>	<b>\$ (29,840)</b>
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	<b>12,228</b>	<b>12,055</b>	<b>173</b>
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	<b>-</b>	<b>-</b>	<b>-</b>
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	<b>\$ 50,280</b>	<b>\$ 79,947</b>	<b>\$ (29,667)</b>
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	<i><b>FY21/22 Budget</b></i>	<i><b>FY20/21 Actuals</b></i>	<i><b>Variance</b></i>
	<b>22,751</b>	16,207	6,544
	<b>12,500</b>	3,014	9,486
	<b>\$ 147,171</b>	\$ 117,842	\$ 29,329

	<b>\$ 73,250</b>	\$ 68,751	\$ 4,499
	<b>8,000</b>	7,729	271
	<b>5,546</b>	3,120	2,426
	<b>29,000</b>	12,691	16,309
	<b>\$ 115,796</b>	\$ 92,291	\$ 23,504
	<b>\$ 858,747</b>	<b>\$ 558,140</b>	<b>\$ 300,608</b>

	<b>\$ 977</b>	\$ 48,238	\$ (47,261)
	<b>60,804</b>	40,897	19,907
	<b>\$ 61,781</b>	\$ 89,135	\$ (27,354)

	<b>\$ 571,049</b>	\$ 111,705	\$ 459,344
	<b>\$ 571,049</b>	\$ 111,705	\$ 459,344

	<b>\$ 632,830</b>	<b>\$ 200,840</b>	<b>\$ 431,990</b>
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	<b>\$ 1,491,577</b>	<b>\$ 758,979</b>	<b>\$ 732,598</b>
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	<b>\$ 314,629</b>	<b>\$ 541,009</b>	<b>\$ (226,381)</b>
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	<b>59,230</b>	<b>62,877</b>	<b>(3,647)</b>
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	<b>-</b>	<b>571,144</b>	<b>(571,144)</b>
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	<b>\$ 373,859</b>	<b>\$ 1,175,030</b>	<b>\$ (801,172)</b>
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**DOGPATCH & NORTHWEST POTRERO HILL GREEN BENEFIT DISTRICT**  
**Statement of Financial Position**

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

## **PERMITS**

The GBD currently maintains the Gateway (Caltrans) site through an encroachment permit held by the Gateway neighbors.

The east edge of the site will be maintained as a sidewalk to gardens project through Public Works.