

THIS PRINT COVERS CALENDAR ITEM NO.: 10.3

**SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY**

DIVISION: Administration

BRIEF DESCRIPTION:

Supporting the renewal of Dogpatch and Northwest Potrero Hill Green Benefit District (GBD) and authorizing the Director of Transportation to submit a ballot in favor of the renewal formation of the GBD.

SUMMARY:

- The SFMTA owns 12 property parcels comprising the Woods Operation and Maintenance Facility, located between Indiana, Tennessee, 22nd, Tubbs, and 23rd Streets.
- The Woods Operation and Maintenance Facility is located in the proposed GBD.
- On July 7, 2015, the SFMTA Board of Directors supported the formation of new GBD and authorized Director of Transportation to submit a ballot in favor of the formation of the GBD under Resolution No. 15-106.
- A GDB Renewal Steering Committee and community stakeholders have explored the prospect of renewing the GBD to continue the maintenance of the public areas located in the GBD boundary area.
- The proposed GBD would levy special assessments effective FY2025-26 and continue for 15 years.
- If the GBD is renewed, the annual assessment on Woods Operation and Maintenance Facility will be \$32,937.61, plus an annual inflation adjustment not to exceed 7%.
- The Woods Operation and Maintenance Facility would benefit from the enhanced sidewalk cleaning, graffiti removal, landscape maintenance and street beautification efforts funded by the assessments.

ENCLOSURES:

1. SFMTAB Resolution
2. Dogpatch-Northwest Potrero Hill GBD Zone 1 and Zone 2 Boundary Maps
3. City Owned Property under SFMTA's Jurisdiction

APPROVALS:

DATE

DIRECTOR 

May 29, 2025

SECRETARY 

May 29, 2025

ASSIGNED SFMTAB CALENDAR DATE: June 3, 2025

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PURPOSE

This report requests that the San Francisco Municipal Transportation Agency Board of Directors adopt the attached resolution, supporting the renewal of the Dogpatch and Northwest Potrero Hill Green Benefit District (GBD) and authorizing the Director of Transportation to submit a ballot in favor of renewing the GBD.

STRATEGIC PLAN GOALS AND TRANSIT FIRST POLICY PRINCIPLES

This item will meet the following goals of the SFMTA Strategic Plan:

Goal 4 – Make streets safer for everyone.

Goal 7 – Build stronger relationships with stakeholders.

This item will support the following Transit First Policy Principles:

Principle 3 - Decisions regarding the use of limited public street and sidewalk space shall encourage the use of public rights of way by pedestrians, bicyclists, and public transit, and shall strive to reduce traffic and improve public health and safety.

Principle 5 - Pedestrian areas shall be enhanced wherever possible to improve the safety and comfort of pedestrians and to encourage travel by foot.

DESCRIPTION

A Green Benefit District (GBD) is a special financing district that provides for the levy and collection of assessments on properties within a geographically defined area. Assessment revenue collected from the benefiting properties pays for the costs associated with the improvements, services, and activities provided to the GBD area.

Since its establishment in 2015, the Dogpatch & NW Potrero Hill GBD has maintained and improved 110,000 square feet (s.f.) of parks and greenspaces, adding seating, paths, gathering areas, and sports and exercise amenities. The GBD has added an additional 36,800 s.f. of greenspace in the district and has replaced 20,000 s.f. of asphalt and concrete with permeable landscaping. The GBD has secured enhanced amenities for the district by agreeing to maintain street trees and sidewalks gardens and similar streetscape projects.

Developed by the GBD Renewal Steering Committee, a committee of the GBD Board of Directors, in coordination with the San Francisco Office of Public Works, the GBD Management District Plan describes how the GBD will continue to improve and convey special benefits to assessed parcels located within the GBD area. The GBD provides services that create and care for green, resilient, and vibrant urban spaces across Dogpatch and NW Potrero Hill. The properties within the boundaries of both zones of the GBD are a mix of residential, commercial,

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industrial and green spaces. Services and improvements provided by the District are designed to provide special benefits to each of these property types. The programs enhance the social, physical and mental health of residents and workers.

The GBD is working to renew its charter pursuant to the California Constitution and the Property and Business Improvement District Law of 1994, as amended and augmented by Article 15A of the San Francisco Business and Tax Regulations Code. These laws and regulations establish the requirements and procedures for the formation, renewal, and administration of property and business improvement districts. In San Francisco, many of the districts formed under these laws are referred to as Community/Green Benefit Districts. Currently, there are several active Community/Green Benefit Districts within San Francisco.

The Woods Operation and Maintenance Facility, which is under SFMTA's jurisdiction and currently operates as bus operations and maintenance facility, consists of 12 property parcels in the Dogpatch neighborhood. These properties are located in the Dogpatch & Northwest Potrero Hill GBD.

The Dogpatch & Northwest Potrero Hill GBD is comprised of two distinct zones: (1) the Dogpatch Neighborhood and (2) Northwest Potrero Hill

Zone I – Boundary Description:

- Mariposa Street from Iowa Street to Illinois Street (South side only)
- Illinois Street from Mariposa Street to Cesar Chavez Street (West side only)
- Cesar Chavez Street from Illinois Street to Pennsylvania Street (North side only)
- Pennsylvania Street from Cesar Chavez Street to 22nd Street (East Side Only)
- 22nd Street from Pennsylvania to Iowa Street (North Side Only)
- Iowa Street from 22nd Street to Mariposa Street (East Side Only)
- Tunnel Top Park Cesar Chavez Street (north side only) north past 25th Street to parcel 4224015; 25th Street from Pennsylvania to parcel 4224-160-162 at Texas Street traveling north to include parcel 4224-040

Zone II – Boundary Description:

- 16th Street from Potrero Avenue to Kansas Street (South side only) (completely encompassing parcel 3958-006)
- Kansas Street from the northeast corner of parcel 3958-006 traveling south along the eastern perimeter of the parcel for 100 feet, then traveling west along the southern perimeter of the parcel for 100 feet, then traveling south to the southeast corner of 20th Street
- 19th Street from southeast corner of parcel 4029-022 to Potrero Avenue (North side only)
- 19th Street (South side only) from Kansas Street to Utah Street including parcel 4076-021
- Potrero Avenue from 19 Street to 16 Street (East side only)
- 20th Street (north side only) from Kansas to Utah include parcel 4076-011

Services of the GBD:

1. Maintenance: The maintenance service plan includes district scale maintenance activities like tree care, irrigation systems management, graffiti patrol, and trash and debris removal, as well as comprehensive maintenance services for all public realm areas in the GBD.
2. Capital Improvements: The capital improvements plan consists of improvements to the existing public realm such as playground equipment, new lighting systems, landscaping, new recycled water collection and distribution systems, etc.
3. Outreach & Advocacy: These programs may include but are not limited to the following: marketing and communications, public relations, website and social media, activation of public spaces with events, and coordination with city agencies.
4. Operations & Contingency Reserves: Administrative staff oversees the GBD's services which are delivered seven days a week. Administrative operations also include accounting, financial, insurance, professional services and legal.

Continuation of City Services:

The City currently provides a baseline of services to the Dogpatch and Northwest Potrero Hill neighborhoods. These baseline services include public park maintenance, mechanical street sweeps, graffiti removal, street tree maintenance and sidewalk cleaning/maintenance. The services, activities, and improvements funded by the GBD are in addition to these baseline services already provided by the City.

The SFMTA has a baseline obligation to perform routine maintenance on a playground yard park next to the Woods Operation and Maintenance Facility.

GBD FY2025-26 Budget:

EXPENDITURES	TOTAL BUDGET	% of Budget
Maintenance & Capital Improvements	\$674,893	75%
Outreach & Advocacy	\$64,086	7%
Operations	\$161,211	18%
Total Expenditures	\$900,190	100.00%
REVENUES		
Assessment Revenues	\$882,186.20	98%
General Benefit (other revenue)	\$18,003.80	2%
Total Revenues	\$900,190	100.00%

Assessment Formula:

The method of apportioning benefits to parcels within the GBD reflects the proportional special benefit that each property receives from the GBD services, activities and improvements, based upon the characteristics for each parcel. The services include public realm area maintenance, capital improvements, outreach & advocacy and organizational operations. The assessments are allocated among the specially benefiting parcels based on lot square footage, building square footage and land use.

Assessment rates by parcel land use	Zone 1	Zone 2
Commercial/residential/other parcels (standard rate)	\$0.1136	\$0.1136
Vacant parcels (standard rate)	\$0.1136	\$0.1136
Industrial parcels (weighted at 50%)	\$0.0568	\$0.0568
Green parcels (weighted at 25%)	\$0.0284	\$0.0284
Limited access parcels (weighted at 12.5%)	\$0.0142	\$0.0142

Method of Assessment Collection:

Each property owner in the GBD pays an assessment based on a formula calculated on objective parcel criteria, as defined in the management plan. This assessment is collected twice a year through owners' property tax bills. The GBD assessment will be collected and enforced by the CCSF Treasurer and Tax Collector. The Treasurer and Tax Collector shall transfer the assessment payments to the owners' non-profit corporation that manages the GBD.

Term:

If the GBD property owners approve the renewal of the GBD, it will have a 15-year term beginning July 1, 2025 and ending December 31, 2040.

GBD Renewal Process:

GBD renewal requires property owner approval through a two-step voting process in which the votes are weighted according to the proportional financial obligation of each affected property.

The voting process is as follows:

1. Property owners representing at least 30% of assessments proposed to be levied must submit a signed petition to the San Francisco Board of Supervisors.
2. If the Board of Supervisors adopts a "resolution of intent" to establish the District, the property owners will receive notice of the proposed assessment and a Ballot, with instructions on how to return the Ballot to the City.

Ballots are weighted by the amount of assessment to be paid. If returned ballots voting in support of renewing the District are equal to or greater than those opposed, the Board of Supervisors may vote to renew the GBD.

The City and County of San Francisco owns 23 parcels within the GBD. Of these 23 parcels, the SFMTA has jurisdiction over 12 parcels, totaling 362,157 s.f. space, which would result in an assessment fee of \$32,937.61 in the initial year of the renewal term of the GBD.

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Staff believe that the proposal to renew the charter of the GBD will benefit the community at large, including the patrons and transit riders in the GBD district neighborhoods.

Because of the enhanced maintenance and support services that are provided to the Dogpatch and Northwest Potrero Hill neighborhoods, greenings, and the streetscape improvements, including open space, parks and gardens, the benefits that have been realized by the thousands of transit riders and pedestrians significantly outweigh an annual assessment of approximately \$32,937.61.

PUBLIC OUTREACH

Not Applicable.

ALTERNATIVES CONSIDERED

No other alternatives have been considered as failure to support the renewal of the GBD would require increased resources from various City departments including SFMTA in order to provide the proposed level of service. Therefore, the renewal of the GBD, which will levy an annual assessment on all properties benefiting from the GBD services, improvements, and activities, is recommended.

FUNDING IMPACT

Approval of this resolution will commit operating funds in the amount of \$32,937.61 for payment of the initial annual assessment. The annual assessment may increase by a maximum of 7%. The committed funding is a fraction of the amount that the SFMTA would require to implement such services. Operating funds required for the operator/maintenance are budget in current budget cycle.

ENVIRONMENTAL REVIEW

On April 30, 2025, the SFMTA, under authority delegated by the Planning Department, determined that the renewal formation of the Dogpatch and Northwest Potrero Hill Green Benefit District and authorization to submit a ballot in favor of renewal of the formation of the GBD is not defined as a “project” under the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations Sections 15060(c) and 15378(b).

A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors and is incorporated herein by reference.

OTHER APPROVALS RECEIVED OR STILL REQUIRED

Affected property owners will cast ballots on the proposed assessment. If a majority of the weighted ballots cast by property owners do not oppose formation of the GBD, final action on

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renewal of the GBD by the Board of Supervisors may vote to establish the GBD on its scheduled July 22, 2025 meeting.

The City Attorney's Office has reviewed this Calendar Item.

RECOMMENDATION

Staff recommends that the SFMTA Board of Directors support the renewal of Dogpatch-Northwest Potrero Hill Green Benefit District and authorize the Director of Transportation to submit a ballot in favor of renewing the charter of the Dogpatch and Northwest Potrero Hill Green Benefit District (GBD).

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. _____

WHEREAS, Sections 36600 et seq. of the California Streets and Highway Code, and Article 15A of the San Francisco Business and Tax Regulations Code establish the requirements and process for the formation and administration of property and business improvement districts, including Green Benefit Districts (GBDs); and,

WHEREAS, On July 7, 2015, the SFMTA Board of Directors supported the formation of the Dogpatch and Northwest Potrero Hill GBD and authorized Director of Transportation to submit a ballot in favor of the formation of the GBD under Resolution No. 15-106; and,

WHEREAS, A GBD Renewal Committee and community stakeholders, in coordination with Public Works, have developed a GBD Management Plan that identifies community challenges and priorities, proposed projects and services, annual assessments for each parcel, a budget, and a plan for administration of the GBD; and,

WHEREAS, Formation of the GBD has benefitted hundreds of property owners, including the SFMTA, and residents by improving community livability and strengthening economic vibrancy in the Dogpatch and Northwest Potrero neighborhoods and commercial corridors; and,

WHEREAS, The property owned by the City and County of San Francisco and under SFMTA jurisdiction is located within the proposed Dogpatch-Northwest Potrero Hill GBD boundaries and, if the GBD charter is renewed, will continue to be subject to annual assessments, and the total assessment for the first year of the renewal period (Fiscal Year 2025-26) would be \$32,937.61 and would increase by maximum 7% annually; and,

WHEREAS, On April 30, 2025, the SFMTA, under authority delegated by the Planning Department, determined that the renewal formation of the Dogpatch and Northwest Potrero Hill Green Benefit District and authorization to submit a ballot in favor of renewal of the formation of the GBD is not a “project” under the California Environmental Quality Act (CEQA) pursuant Title 14 of the California Code of Regulations Sections 15060(c) and 15378(b); and,

WHEREAS, A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors, and is incorporated herein by reference; and,

WHEREAS, Renewal of the GBD charter will result in cleaner transit facilities and sidewalks, enhanced safety, improved streetscapes and additional marketing that will benefit thousands of pedestrians and transit riders; now, therefore, be it

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors supports the renewal of the Dogpatch-Northwest Potrero Hill Green Benefit District and authorizes the Director of Transportation to submit a ballot in favor of the renewal of the GBD.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of June 3, 2025.

Secretary to the Board of Directors
San Francisco Municipal Transportation Agency

Dogpatch-Northwest Potrero Hill GBD Zone 1 and Zone 2 Boundary Maps:



Zone 2 NW Potrero Hill Current & Proposed Boundaries



City Owned Property in the GBD under SFMTA's Jurisdiction:

