



**Dogpatch & Northwest Potrero Hill Green Benefit District**  
**Board of Directors General Meeting**  
September 18th, 2019, 6:30– 8:30 PM  
654 Minnesota Street, San Francisco, CA 94107

**Board Members In Attendance:** Jean Bogiages, Janet Carpinelli, Susan Eslick, Keith Goldstein, Jason Kelly Johnson, Terri McFarland, James Naylor, Kat Sawyer, Alison Sullivan, Loren Swanson

**Board Members Excused:** Mark Dwight, Kate Eppler, Bruce Huie

**City Staff in Attendance:**

**Executive Director:** Julie Christensen

### **Minutes**

**1. Meeting Opened** by President Susan Eslick at 6:35

**2. Roll Call and Approval of Minutes (Alison Sullivan)**

Sullivan called roll.

**3. Minutes**

The August 2019 Minutes were approved by voice vote.

**4. Announcements/Public Comment/Agenda Building (All)**

No Announcements. No Public Comment.

**5. Introducing George Slack. Fill Board vacancy [VOTE]. (Alex Goretsky)**

Alex Goretsky came to the meeting to introduce and recommend George Slack to fill his Board seat. Christensen added that Slack has contributed his time to numerous GBD activities, including biodiversity. Slack left the room while the Board discussed his appointment. Slack was unanimously voted onto the Board of Directors.

**6. Introducing Eric Tao. Fill Board Vacancy [VOTE] (Jesse Herzog)**

Eric Tao will not be able to fill Herzog's seat because Herzog's company just sold the property that would have allowed Tao to participate as a property owner. Herzog thanked the Board for his years of service. Eslick thanked Herzog for his service to Esprit Park and the UCSF agreement. There is still a seat open for Dogpatch Property Owner.

### **7. Potrero Gateway Park Update (Jean Bogiages)**

Potrero Gateway Park Update. Gateway supporters Daniel Sheeter and Steven Solomon attended the Update as members of the public. Bogiages explained "who does what" in the steering committee, and showed the BOD slides indicating the perimeters of the project. Bogiages shared the Park's funding sources for phase 1. Bogiages reported that the Committee was hoping to go through the SF Park Alliance to avoid much of the red tape involved in city contracting procedures. . Currently, GBD spends 1.5 hours of clean-up time per week to the Gateway project. Julie has offered to bring GBD advocacy services help the project. Initial conceptual designs were done by Bionic, but they will not agree to the terms of the City contract required for them to complete the project. Currently, it appears that SF Public Works may design the project. Jason Johnson suggested neighbors guide and approve city Landscape Architecture to assure quality. Terri McFarland has walked the space and made recommendations to Jean.

### **8. ED Report (Christensen)**

Angel Alley: Eslick and neighbors are eager to improve lighting in the area, and having better lighting and act as a beacon, encouraging pedestrian and bike traffic and making the alley more welcoming and safe. Christensen showed a zig zag format and straight lighting configurations as options.

20th street: Christensen updated the board on Nelson Nygaard's progress in defining a pedestrian path of travel on 20th between Tennessee and Indiana. Christensen emphasized that this is an unaccepted street, meaning that its maintenance is the responsibility of the property owner(s).

Fallen Bridge: Christensen summarized the condition of the fencing along the spiral ramp - with, sight-line issues, encampments, and lack of irrigation. Bogiages suggested reducing height of the fencing to improve sight lines, deter encampments between the ramp and the sound wall and to give gardeners better access to those areas. It is likely that the section of fence closest to the soundwall will be removed entirely and the area there planted. SF Rec & Park will raise the soil level and plant. The GBD Biodiversity group is making suggestions to RPD for plant material with an emphasis on natives. The GBD has agreed to extend the irrigation to the new planting area.

Benches: The wood trellis above the San Bruno entrance to Benches fell down in a wind-storm. The GBD is getting estimates done to replace the trellis with a metal version.

Park Signage: SOM suggested using an etched steel material for park signage, but the GBD has concerns about cost and maintenance. Julie is working with SOM on alternative solutions. MN Grove extension: Christensen will meet with Michelle Woo, the Public Works project manager for the Grove extension project, to decide which tasks SF Public Works will take care of and which the GBD will do. Christensen is checking with the Rappaports regarding the sidewalk adjacent to 1150 25th.

Woods Yard: Janet requested a 10" (inch) wood fence along the planting area to reduce trampling. Julie is working with Juan to install it. Muni has trimmed the sycamores along the park area.

Unaccepted streets: Julie Christensen and Jonathan Goldberg worked together to find a current map to identify the city's unaccepted streets. They found no documents that show their actual current state. Christensen is working to figure this out.

USOP: Julie showed Surfacedesign's concept renderings of the space under the 18th St overpass. UCSF is required to replace the chain link fence and razor wire that used to surround the space and has budgeted 75K for that purpose. UCSF and the GBD would rather use those funds toward buildout of a plaza design. The possible uses of the space, who will pay to build it out, and who will maintain it are all being discussed. Jason Johnson suggested commissioning Surfacedesign to render 20th Street so that project and USOP Plaza can evolve together.

Train Station: Christensen hired a Photographer (Craig Cozart) to shoot the train station and Progress Fitness. Craig made some great shots of GBD properties.

## **9. Esprit Park Agreement (Christensen)**

Christensen summarized the three agreements at play with the Esprit Park renovation: GBD-UCSF, GBD-SF Rec & Park, and GBD-Fletcher. Fletcher Studio will design the renovation, will assist with, bidding, and will provide project oversight while the park is under construction. The budget is \$700K. The GBD was clear about what role GBD would play and what role Rec Park would play. If Fletcher contract is approved, we retro-pay Fletcher \$30K for his work already completed towards the Esprit Project. Bogiages asked questions about the extent of the GBD's liability. An error regarding liability in the contract on line G, Page 13 was pointed out.. The final contract should be changed to reflect that the GBD should have no responsibility towards maintenance. Insurance: Goldstein expressed that the GBD needs a statement on indemnification to be part of the agreement. GBD needs to review indemnification verbiage. Bogiages and Goldstein asked for additional attorney review of the agreement. Julie will ask Tony Ratner at Farella Braun & Martell to review the document one more time.

## **10. Adjourn.**

Eslick adjourned the meeting at 8:24