

**DOGPATCH & NORTHWEST POTRERO HILL
GREEN BENEFIT DISTRICT (GBD)
MANAGEMENT PLAN**

MARCH 27, 2015



walkability where no sidewalks or community social spots exist to date.

TABLE 5 – Current Green Spaces

Current Green Spaces

Green Spaces in the GBD that are currently targeted for maintenance services are identified in Table 5. These Green Spaces will receive maintenance services outlined in this service plan at the commencement of the Dogpatch & NWPH GBD. The GBD Board may add new Green Spaces to the GBD’s maintenance and operations service coverage if they satisfy the *Guidelines For Capital Improvements Funding And Admission Of New Green Spaces* set forth on Appendix B of this Management Plan.

Zone #1	Zone #2
Progress Park	Fallen Bridge Mini-Park
Minnesota Grove	Benches Garden & Park
Woods Yard Park	Potrero Gateway Park (aka The Loop)
I.M. Scott School	
Esprit Park	
22nd Street Greening	
23rd Street Greening	
25th Street Greening	

Continuation of Baseline City Services

The City currently provides a baseline of services to the Dogpatch and Northwest Potrero Hill neighborhoods, based upon annual City budget allocations. By adopting this Management Plan, the Board of Supervisors will confirm and guarantee a baseline level of service equivalent to that being provided in similar areas of the City. Throughout the duration of the GBD, these services will be maintained consistently with other similar areas of the City. The services, activities, and improvements funded by the Dogpatch & NWPH GBD annual assessments are in addition to those already provided by CCSF. These City services are enhanced by collaborative partnership and careful coordination with GBD’s owners’ nonprofit corporation.

Tables 6, 7A & B, & 8 below give recent information on CCSF’s existing cleaning and maintenance services for the Dogpatch and Northwest Potrero Hill neighborhoods, provided by SF Rec & Park and DPW.

Table 6 - SF Rec and Park Baseline Services:

	CUSTODIAL	HORTICULTURAL	MAINTENANCE YARD*
	Weekly	Weekly	Yearly
Esprit Park	7 hours	21 hours	\$5,900
Utah/18th Park	2 hours	2 hours	\$2,225

** “Maintenance Yard” includes the as needed work of plumbers, electricians, painters, etc. and is quantified by annual investment, not hours worked*

Table 7A - DPW Baseline Services for Zone I: Dogpatch

Services	Frequency
Mechanical street sweep	DPW mechanically sweeps on a regular basis. See

	Appendix F for detailed street sweeping schedule.
Litter Patrol Workfare crew	The Dogpatch neighborhood is in DPW's Zone E, which has litter patrol seven days a week from 6:00 AM – 3:00 PM. This area is also serviced by a roving litter patrol to pick up light debris.
Graffiti removal services	Public Graffiti removal is on an as-needed basis per service requests from 311. A private graffiti inspector is assigned to this area to post Notices of Violation to remove graffiti, which can also be called in through 311.
Street tree maintenance	City-owned street trees are watered regularly for the first three years and inspected for trimming every several years on an as-needed basis.
Public litter receptacles	City trash cans are serviced daily by DPW and Recology
Code enforcement (environmental, safety, cleanliness, and litter laws)	Recology responds to calls from 311 or DPW for illegal dumping. If a city trash can is missing a liner/door/lock or needs to be painted, then a service request is generated by staff or 311. DPW provides regular education and enforcement of sidewalk cleanliness standards with property owners on an as-needed basis and in response to calls to 311.
Sidewalk steam cleaning/power washing	Sidewalks are private property owners' responsibility. DPW responds to calls for steam cleaning of human/dog waste on the sidewalk per public health hazard.

Table 7B - DPW Baseline Services for Zone I: Northwest Potrero Hill

Services	Frequency
Mechanical street sweep	DPW mechanically sweeps on a regular basis. See Appendix F for detailed street sweeping schedule.
Litter Patrol	The Dogpatch neighborhood is in DPW's Zone D, which has litter patrol seven days a week from 6:00 AM – 3:00 PM. This area is also serviced by a roving litter patrol to pick up light debris.
Graffiti removal services	Public graffiti removal is on an as-needed basis per service requests from 311. A private graffiti inspector is assigned to this area to post Notices of Violation to remove graffiti, which can also be called in through 311.
Street tree maintenance	City-owned street trees are watered regularly during the first three years of establishment and inspected for trimming every several years on an as-needed basis.
Public litter receptacles	City trash cans are serviced daily by DPW and Recology
Code enforcement (environmental, safety, cleanliness, and litter laws)	Recology responds to calls from 311 or DPW for illegal dumping. If a city trash can is missing a liner/door/lock or needs to be painted, then a service request is generated by staff or 311.

	DPW provides regular education and enforcement of sidewalk cleanliness standards with property owners on an as-needed basis and in response to calls to 311.
Sidewalk steam cleaning/power washing	Sidewalks are private property owners' responsibility. DPW only responds to calls for steam cleaning of human/dog waste on the sidewalk per public health hazard.

Table 8 – SFMTA Baseline Services for Woods Yard Park in Zone I

<p>SFMTA’s obligations to perform the Routine Maintenance on the Playground Improvement shall not exceed \$15,000 per each SFMTA fiscal year. Routine Maintenance of the Playground Improvements includes:</p> <ul style="list-style-type: none"> • Daily sweeping; removal of graffiti from sidewalks and the Playground Improvements as needed; maintenance of landscaping as needed. • Monthly inspection of Playground Improvements for any cracking, rust, or splinters, and for the bubbling, cracking, or fading of any painted surface; monthly inspection of mulch/fiber, gravel, sand, and loose synthetic features to remove debris and sharp objects, and annual replenishment of such mulch/fiber, gravel, sand, and loose synthetic features as needed. • Annual inspection of the Playground Improvements for structural integrity and proper anchoring to surface areas; annual stripping, re-painting, and touch-up of any painted or finished surfaces; annual inspection of surface areas for gaps, settling, and non-level transition areas; annual patching of any damage to the protective coating on the retaining walls at the Playground. <p>In addition to maintenance of the Playground Improvement, SFMTA performs approximately 3 hours a week of routine maintenance activities on Woods Yard Park including mowing, raking, pruning, trash pick-up, and irrigation as needed.</p>
