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At Build Public we apply the spirit of innovation to empower neighborhoods to fund, build and maintain great public spaces.
SO WHAT?
GOOD NEWS

No shortage of public space Design ideas...
BAD NEWS

...Shortage of creative IMPLEMENTATION tools
NEED 21ST CENTURY SOLUTIONS
innovating better public places
www.buildpublic.org

CITY
DEVELOPER
STEWARD
NEIGHBORHOOD
PROPERTY OWNER

POWERFUL PLACEMAKING

BUILD::PUBLIC

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Transparency is The New Green.
PUBLIC SPACE
INNOVATION TOOLBOX
We bring together community, city and private interests to create new vibrant public spaces.

We create long-term funding and governance platforms to empower communities to improve their neighborhood quality of life.

We collaborate with cities to create new tools that deliver and sustain healthy public spaces.
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Living Alleys

TACTICAL/POP-UP

NEW PERMANENT PUBLIC SPACE

LONG-TERM STEWARDSHIP

ACTIVATION & PROGRAMMING

Streets-to-Plazas

Green Benefit Districts

Community Facilities Districts

“Friends Of” Stewards
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Dogpatch & NW Potrero Hill
Green Benefit District

Linden Living Alleys

Inner Sunset Green Benefit District

Market Street
Oak Plaza

Eagle Plaza

Linden & Hickory Living Alleys

Dogpatch Arts Plaza

Current Projects

www.buildpublic.org
Creative capital funding tool:
**IN-KIND AGREEMENT**

Fund (IKA Model)

- Impact Fees
- New Development
- Immediate Neighborhood Park or Plaza

Future Public Realm Improvements
CREATIVE CAPITAL FUNDING
(e.g. In-Kind Agreement)

COLLABORATIVE DESIGN

LONG-TERM STEWARDSHIP
(e.g. CFD, GBD)
DOGPATCH ARTS PLAZA

8,000 sq.ft. pedestrian-only plaza
19th & Indiana, Dogpatch
(Sept 2017)
EAGLE PLAZA

13,500 sq.ft. pedestrian plaza with “shared public way”
12th & Harrison, Western SoMa
(Spring 2019)

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18,700 sq.ft. pedestrian plaza with “shared public way”
Oak & Van Ness near Market
(2021)
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Dogpatch & NW Potrero Hill Green Benefit District

Current Projects

CURRENT PROJECTS

Linden & Hickory Living Alleys

Inner Sunset Green Benefit District

Dogpatch Arts Plaza

Oak Plaza

Eagle Plaza
WHAT IS A GREEN BENEFIT DISTRICT?

An innovative tool for residents to take charge of their own neighborhood cleaning and greening

**DEFINED GEOGRAPHIC BOUNDARY**
Special assessment district, authorized by state & local law (like a BID/CBD)

**USE OF FUNDS**
Public realm greening, cleaning, services (beyond City baseline)

**RESIDENTIAL NEIGHBORHOOD FOCUS**
Homeowners, renters, (also commercial)

**GOVERNANCE**
Independent non-profit, governed by elected representative Board & Management Plan
BENEFITS OF A GBD

1) Small enough to trust
2) Hyper-transparent
3) Unafraid to experiment and fail
4) Professionally managed
5) Reliable long-term revenue partner
DOGPATCH & NW POTRERO HILL GREEN BENEFIT DISTRICT (GBD)
GREEN VISION PLAN
GBD FORMATION PROCESS

**PLANNING PHASE** (1-3mo)
A group of community leaders explores the potential for forming a GBD in an area.

**FEASIBILITY ANALYSIS** (2-4 mo)
Extensive survey and community workshops to understand neighborhood needs, priorities, and willingness to pay.

**DEVELOPMENT OF PLANS** (6-10 mo)
Community workshops to develop Green Vision Plan, GBD Management Plan, and set rate structure.

**PETITION PERIOD** (2-3 mo)
Petition mailed to all district property owners, must receive support from >30% of ownership weighted by assessment.

**BALLOT PHASE** (2 mo)
City ballot mailed to all district property owners, must receive support from >50% returning ballots.
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Q & A
www.buildpublic.org