



## Ocean Avenue Community Benefits District

### Mid-Year Report FY 2017-2018



**An aerial photograph of Unity Plaza courtesy of San Francisco Dept. of Real Estate.**

The Ocean Avenue Community Benefits District staff and board members continuously work to expand objectives of the organization's management plan. In late 2017, we saw the successful opening of new Japanese restaurant, Kaisen Don, by Larry Leung at 1939 Ocean Ave. and the Hanna Leung Professional Law Corporation at 1933 Ocean Ave. We anticipate that our community benefits district will ensure that Ocean Avenue will continue to be a clean, safe and thriving commercial district which celebrates our neighborhood's history and diversity.

In the first half of the fiscal year, between July 1, 2017 and December 31, 2017, the OACBD has been fulfilling the mandates laid out in the management plan in the areas of:

### **Public Rights of Way and Sidewalk Operations**

CleanScapesSF continued to provide cleaning and graffiti removal services for the OAA. Services provided include two CleanScapes workers covering the district five days a week and one worker on Saturday. The services they perform include:

- Sweeping sidewalks and public plazas and maintaining an inviting environment in the district
- Graffiti removal within 24 hours of notification
- Regularly scheduled pressure washing of sidewalks and Muni boarding islands
- Spot pressure washing
- Topping off city trash cans
- Weeding tree wells
- Painting city poles and other street furniture
- Reporting and monitoring pickup large items deposited on the sidewalk as trash
- Watering and maintaining district sidewalk landscaped areas and public open spaces of the district

### **Organization Capacity Building and Enhancements**

Website design continues this year. Our social media presence continues to grow with our Unity Plaza events program. OAA's email newsletter provides updates about events, meetings and other goings-on in the neighborhood. Interested persons can sign up for the OAA email newsletter at [www.oceanavenueassociation.org](http://www.oceanavenueassociation.org).

### **Expansion of CBD services to Balboa Park BART Station area**

OAA continues to work with BART staff to provide additional cleaning services for the Balboa Park BART Station grounds.

### **Public Works Fix-it Team Program on Ocean Avenue in the Fall of 2017**

OAA staff worked with the City's Fix-it program to improve conditions in the corridor. The work continues, primarily to improve the corridor's newsrack locations and maintenance.

### **Ocean Avenue Historic Preservation Project**

Historic preservation professionals Brigitte Maley and Shayne Watson, funded by a grant secured by OAA, have prepared a draft historic resource survey for the commercial corridor. The City's Office of Economic and Workforce Development and Planning Department are reviewing the draft survey.

### **San Francisco Legacy Businesses on Ocean Avenue**

OAA has assisted four businesses to establish their status as San Francisco Legacy Businesses. Faxon Garage in March 2017, Beep's Burgers in June 2017, and both Ocean Hair Design and The Ave Bar in September 2017.

### **Landmarking El Rey Theater and Ingleside Presbyterian Church**

OAA continues to work with the City on the El Rey rehabilitation project. The El Rey and the Ingleside Presbyterian Church are both new San Francisco Landmarks in the past year.

### **Ocean Geneva Triangles Public Open Space**

OAA has completed a beautification project to fix up the Public Works-owned parcels at Ocean and Geneva avenues. This project has created a new, attractive open space at the area between the retail district and the Balboa Park BART station.

### **Fiscal Condition**

Each year OAA's financial records are reviewed by accountants and by the city at a Board of Supervisors committee hearing. We have met all the financial criteria each year. OAA continues to increase our assessment payments as well as receiving grants from city agencies annually to improve the community. The CBD is in excellent fiscal condition. In order to apply for private and additional government grants, the OACBD has established the Ingleside Community Fund, a 501 (c) (3) organization in this fiscal year.

### **Board of Directors as of July 1, 2017**

Alexander Mullaney	Chair
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Ocean Avenue Community Benefits District

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