

It all happens in Civic Center.

| History | Culture | Government |

Civic Center Community Benefit District Annual Report 2025





In Review

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Broadway SF

Mary Conde
Another Planet Entertainment

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San Francisco Recreation
and Parks Department

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Lendlease

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Asian Art Museum

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War Memorial

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Hayes Street Grill

Tim Vrabel
Emerald Fund

Bill Whitfield
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The year 2025 was one of constant activity in our District as our three plazas – United Nations, Fulton and Civic Center – enjoyed a robust calendar of daily activations as well as world-class events. From the daily free community recreational programs in UN Plaza to major live music events in Civic Center Plaza. Civic Center resembled more of a social hub reflecting the diverse spirit of San Francisco.

Programming alone does not create safe and welcoming public spaces. Our focus on stewardship continues to drive the ongoing positive momentum of our plazas. This commitment to stewardship goes far beyond physical maintenance and cleaning services; it is rooted in a proactive approach that prioritizes human connection and information sharing. This year, we elevated the visitor experience not only through the investment in and deployment of new furniture but by creating accessible “information points” throughout the District. Our Info Booth at Market and Grove, the CCCBD-branded Info Tent deployed at major events, and the newly debuted Rec Shed in UN Plaza, which served as a successful test during “Back to Work” week, have become vital hubs for sharing promotional materials for programs and events in the District. These touchpoints activate these spaces, and allow our ambassadors to connect directly with the public and provide information that encourages visitors to engage and participate in the many programs happening in our well managed community spaces.

As the economic recovery of San Francisco continues to move in a positive direction, advocacy efforts remain integral to everything we do, particularly to ensure that attention given to downtown’s recovery extends west to Van Ness Avenue. While the residential towers along Market Street are full and thriving, we are focused on filling the persistent commercial vacancies, both ground-floor retail vacancies to serve residents, and office vacancies to generate more foot traffic for existing retailers and to help support healthier street conditions. We continue to advocate for bringing cars back to Market Street and are encouraged by the return of ride share, particularly for our restaurants, hotels and theaters. Fundraising and development will also become a bigger priority as we set the bar high for programming and stewardship at a time with City funding and grant opportunities are diminishing. There has been a tremendous amount of private sector financial support dedicated to San Francisco’s downtown recovery, and now we need to draw that sponsorship enthusiasm west on Market Street all the way to Van Ness, so that our businesses, properties, and cultural institutions can also benefit.



Clean Team Statistics for 2025

pounds of trash removed  209,820

needles disposed  5,141

hazardous waste removed  47,728

pressure washing hours  4,160

instances of graffiti removal, private + public  25,329

stickers & fliers removed  16,898

meet & greets  931

general information interactions  16,277

social services support  2,200

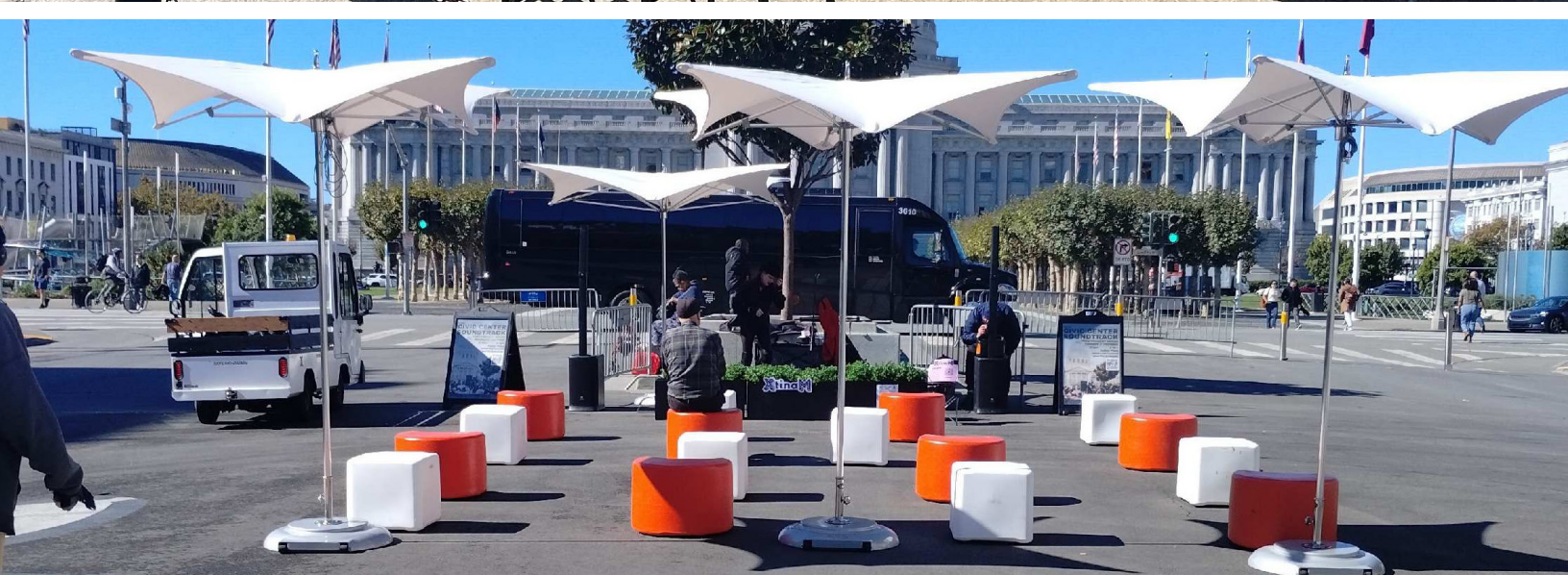


CLEAN TEAM + PRESSURE WASHING

CBD Cleaners keep Civic Center clean with many services. They sweep and pressure wash sidewalks, remove graffiti, trash, debris, and hazardous waste, weed tree basins, and monitor public trash receptacles and street furniture for necessary upkeep.

DAYTIME & EVENING AMBASSADORS + GARAGE GREETERS

CBD Ambassadors work to keep the District safe, serving as a helpful presence on the street by providing information and referrals and addressing or reporting hazards. CBD evening Ambassadors provide essential support for the District's abundance of nighttime events and activities, keeping pedestrian paths safe for travel to venues, transit, and parking.



FURNITURE DEPLOYMENT & EVENTS SET-UP

Over the past year, CCCBD invested in a new inventory of outdoor furniture and accessories to support the many new and ongoing programs and activities on our plazas. Deploying this daily requires tremendous ambassador time and teamwork, as well as ongoing furniture cleaning, maintenance and storage facility management.

FITNESS COURT & UN PLAZA GAMES STEWARDS

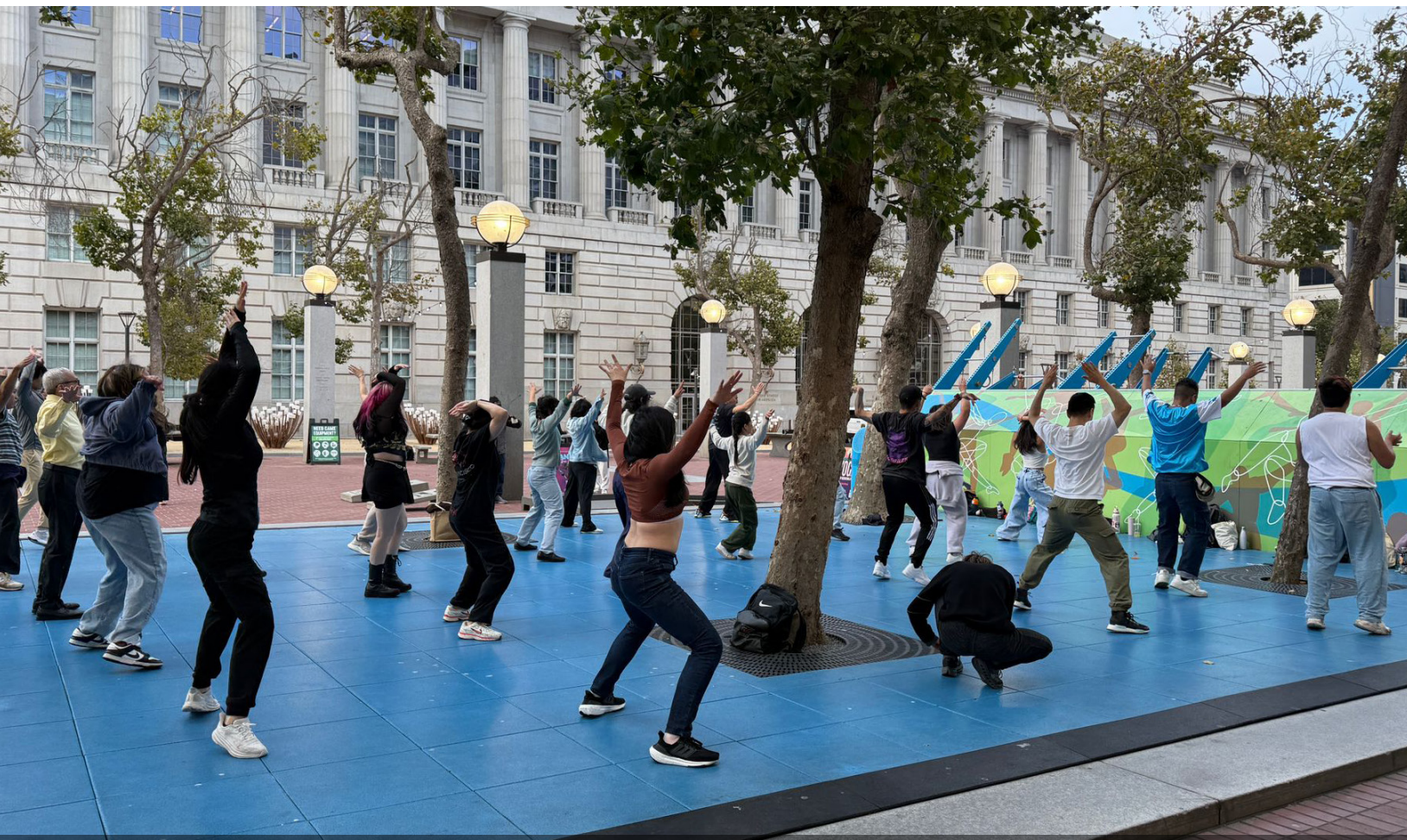
UN Plaza is now a destination for recreational activities, and CCCBD ambassador stewardship ensures the Plaza and its facilities remain clean and welcoming. Ambassadors set up games equipment daily and monitor dance, chess and mahjong classes. Ambassadors also staff the Rec Shed in UN Plaza, offering an opportunity for more community engagement.



UN Plaza Dog Park



Back to Work Week for State & City Employees



Rae Studios Free Daily Dance Classes



CCCBD Sponsored Balloons and Wellness Shots



2nd Annual Boombox Sunday Event



Chess Tournament with Grandmaster Sam Shankland



All The Way Live Dance Competition



Converse & The Skate Project Event



Night of Ideas



Creative Grounds & All The Way Live Dance Competition



ACTIVATION & BEAUTIFICATION

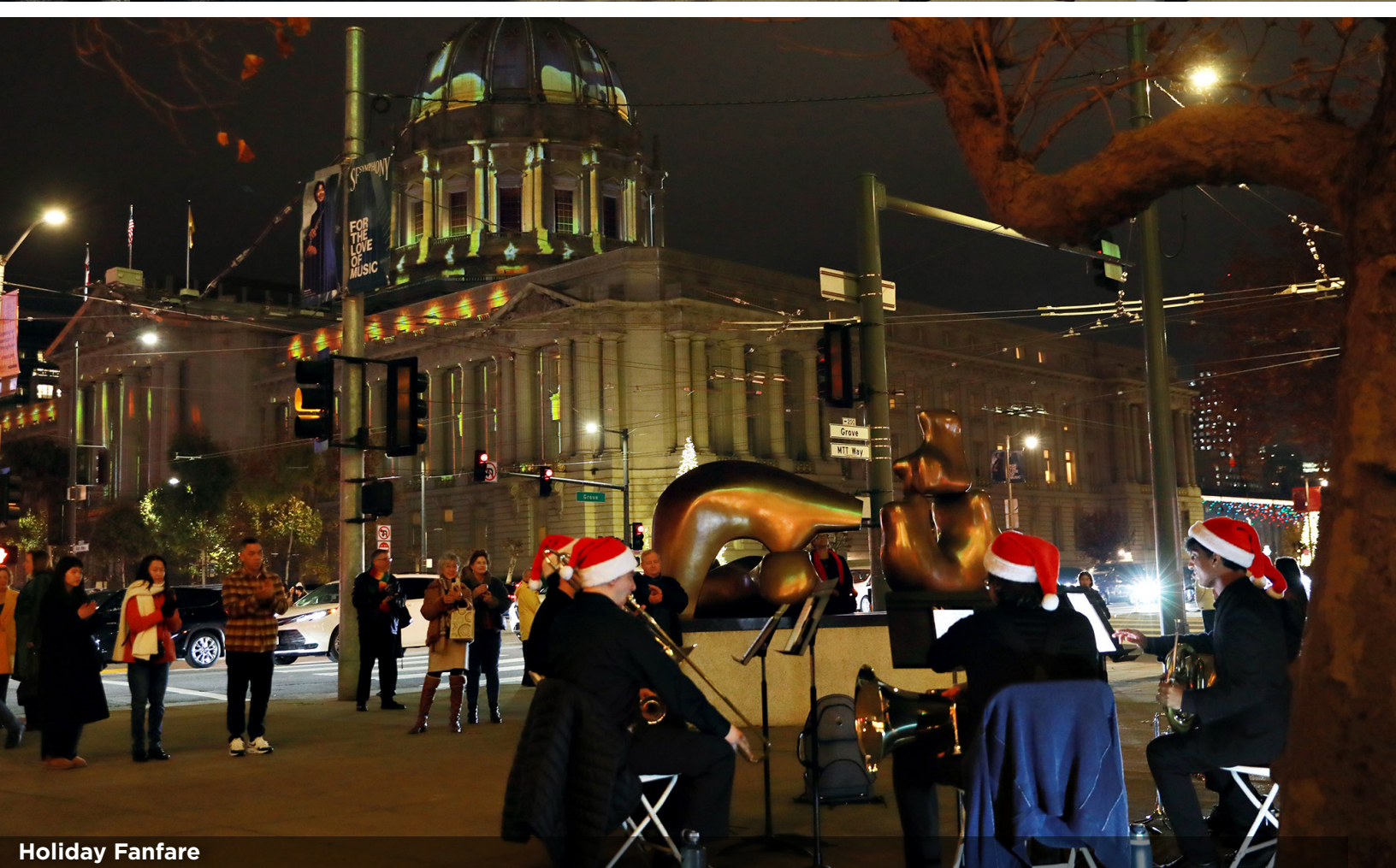
CIVIC CENTER PLAZA



Compass Family Services Annual Pumpkin Patch in Civic Center Plaza



Mayor Daniel Lurie's Inagural Tree Lighting Event



Holiday Fanfare



Civic Center Tree Lighting

2025 Highlights



Inauguration Fills Civic Center Plaza To the Brim

Civic Center Plaza served as the site of Mayor Daniel Lurie's inauguration in early January, where thousands of attendees gathered to see the 46th mayor sworn into office and becoming part of the long political history of Civic Center. Also sworn in for the new term was Bilal Mahmood, the new District 5 supervisor, which encompasses much of Civic Center.



Ollie Over: Skate Plaza Expands

The UN Plaza skate park added 2,100 square feet of skate space designed by Olympic skateboarder, MIT-trained architect Alexis Sablone. "This innovative installation showcases the fusion of skateboarding, art, and design and reimagines public spaces as hybrid playscapes," said funder Benjamin Anderson Bashein, CEO of The Skatepark Project (formerly the Tony Hawk Foundation).



The Heart of the City Farmers' Market Grows: Vendors, Customers & More

More vendors, more customers, more seating - the Heart of the City Farmers' Market is thriving in Fulton Plaza. There's more options at the market, with a general expansion of year-round and hot food vendors, who join the robust lineup of seasonal vendors. The number of customers climbed alongside vendors, with a steady month over month increase, which led to doubling the seating area. The Civic Center CBD now deploys 16 tables and accompanying umbrellas and seating, which are full throughout market hours with customers eating bites from hot food vendors and snacking on fresh produce.



Hayes Point

Developer Lendlease broke ground on Hayes Point, a 47-story mixed use, live-work-play project at the intersection of Market Street and Van Ness Avenue. When completed in 2027, it will deliver 234,000 gross square feet of office space, approximately 4,000+ gross square feet of retail, and 333 condominium units. In addition, it will feature a vibrant outdoor public plaza and space on the ground floor for engaging public performances and private events.



The Kelsey Opens for Residents

The Kelsey Civic Center, a "disability-forward" apartment building on Van Ness, completed construction in spring 2025. A project in collaboration with Mercy Housing, 25% of the apartments are reserved for people with disabilities who use supportive services while the remaining apartments in the building are reserved for those making 20% to 80% of the area income.



City Recognition for Civic Center Historian and CCCBD Board Member

Supervisor Matt Dorsey introduced, welcomed, and presented a Certificate of Honor to Civic Center CBD Board Member James "Jim" Haas in honor of Pride Month and in recognition of his many accomplishments as a writer, longtime attorney, and activist in local government.



2025 FINANCIALS

FY 2025 Budget

	ASSESSMENT	ASSESSMENT %
Cleaning / Safety / Activation	\$2,885,611	78.94%
Marketing / Communication	\$183,722	5.03%
Administration / Contingency	\$585,905	16.03%
Total	\$ 3,655,237	100.00%

NON-ASSESSMENT

Grants	\$196,000
Fee for Service	\$12,000
Other	\$39,674
Carry Forward Expense	\$197,000
Total	\$444,674

FY 2025 Actual

	ASSESSMENT	ASSESSMENT %
Cleaning / Safety / Activation	\$2,719,773	74.94%
Marketing / Communication	\$135,008	3.72%
Administration / Contingency	\$774,331	21.34%
Total	\$3,629,112	100.00%

NON-ASSESSMENT

Grants	\$426,491
Fee for Service	\$14,400
Other	\$28,117
Carry Forward Expense	\$376,519
Total	\$845,527

FY 2025 Carryover Spending

Cleaning / Safety / Activation	\$376,519
Total	\$376,519

CCCBF Statement of Financial Position

Assets	
Cash & Contingency	\$3,770,323
Receivables Net	\$15,310
Furniture & Equipment Net	\$1,448,052
Other Current Assets	\$2,622
Total Assets	\$5,236,307

Liabilities & Net Assets

Accounts Payable & Accrued Expenses	\$369,053
Deferred Revenues	\$2,798,412
Other Current Liabilities	\$21,388
Total Liabilities	\$3,188,853

Net Assets

Without Donor Restrictions (includes \$1.4M NET donated property)	\$2,047,455
Total Liabilities & Net Assets	\$5,236,307

2025 District Boundaries & Development Sites



Development Sites

1. 600 Van Ness Ave: Housing
2. 30 Van Ness: Mixed-use
3. 159 Fell St: Mixed-use
4. 1500-1540 Market St: Mixed-use
5. 1546-1564 Market St: Mixed-use
6. 98 Franklin St: Mixed-use
7. 10 South Van Ness: Mixed-use