Campus Updates
Dogpatch
Dogpatch Cushioning Projects

UCSF committed $10.55 million to the Dogpatch community for neighborhood improvement projects

- **Esprit Park** ($5 million)
- **Dogpatch Hub** ($4.2 million)
- **22nd Street Stair Connector** ($500,000)
- **Caltrain Gateway** ($250,000)
- **Traffic Signal at 18th & Minnesota Streets** ($600,000)
Esprit Park Renovation

Project Update
Esprit Park

*Only* city park in Dogpatch
1.8 acres located at Minnesota/Indiana - 19/20th
Esprit Park: Brief History

1982 - Created by Esprit Corps founders Doug Tompkins and Susie Tompkins Buell as part of its corporate campus, open to public

30+ years of multi-purpose community use, including family outings, children PE classes, off leash dog play, par course exercise, lunch time dining, and team building activities

2017 - Park Users & Neighbor Stakeholders band together to raise $7.7MM to rehabilitate the park

- $5MM in cushioning from UCSF - Dogpatch Community Task Force (DCTF) and DCTF Working Group, SF Planning and Toes and Paws for Green Space
- $2.7MM impact fee allocation approved by Eastern Neighborhoods Citizens Advisory Committee (EN CAC)*

2018 - Esprit Park Community Advisory Group (ECAG) formed and funded

*Members appointed by the Mayor of SF or a District Supervisor, to provide input on the prioritization of Public Benefits (impact fees)
ECAG: Purpose

18 Members

- **Represent** tax-paying park users, nearby residents/HOA’s, schools, neighborhood groups and other project stakeholders (est. coverage - over **1500 stakeholders**)

- **Provide insight and feedback** as the current design moves to construction and share project status with our constituents

- **Help engage neighbors** and facilitate community outreach for the park restoration

Ref: Greenbenefit.org
Esprit Park Renovation Project: Key Milestones

October 2018 - Under RPD, Community Engagement 2.0 begins with RPD facilitator.

January 10, 2019
- **ECAG confirms** need to retain Esprit as currently used and maintained - a *multi-use park*, inclusive of off leash dog play.
- **RPD announces** they choose to no longer afford maintaining grass, and will install a *plastic grass dedicated dog run*.

January 12 - May 2019
- **ECAG members request** RPD present research, cost analysis, usage studies, environmental impact analysis, best practices or lessons learned from similar installations.
- **RPD confirms** they have no research and no analysis

May 22, 2019
- **Unanimous vote NO to RPD proposal** - Dogpatch Neighborhood Assn, Potrero Boosters, Friends of Potrero Hill Preschool, 701 Minnesota HOA, Homes on Esprit HOA, La Scuola, Toes and Paws for Green Space, and at large reps.
Esprit Park Renovation: Community Engagement Status

Community Engagement: $38,000 Community Engagement (CE) budget; 5 ECAG meetings held

- RPD has spent over 85% of CE budget. It plans to dismantle ECAG by Fall 2019, well before construction begins in 2021. This deviates from best practice (ref: South Park design and construction)

- Zero changes requested to original park design. This is attributable to the community, in collaboration with SF Planning and Landscape Architect David Fletcher, working hard in 2016-2017 to reach a concept design that the community at large bought into.
  - The design process was undertaken as a by product of the public DCTF process of neighbor selection of priority projects with UCSF

- ECAG escalating to their organizational leadership, constituents and D10 Supervisor Shamann Walton in face of RPD resistance to community input and environmental realities

- 21 community residents (including Friends of Esprit Park founders) attended the May ECAG meeting, providing 20 min. of public comment in support of retaining Esprit’s multi-use park format, and against RPD proposal of plastic grass.
At Issue
SF RPD ‘North Star’ - Parks with Dedicated Dog Run DPA’s

LAFAYETTE PARK - Acreage: 11.49 (4 blocks)*
- Hill-top park set amid the Pacific Height’s graceful homes
- Source of respite and recreation: grassy lawns, city and bay views, tennis courts, playground, picnic tables, and dedicated off-leash dog-play area.
- Address: Gough & Washington  District 2

ALTA PLAZA PARK - Acreage: 11.91 (4 blocks)*
- Alta Plaza Park is set atop a hill in the affluent Pacific Heights neighborhood
- Dogs can roam free on the sloped grass or paved pathways in the southeast corner of park
- Park has children’s play area, mixed-use court, two tennis courts
- Address: Jackson & Steiner  District 2

Park description source: SFRecPark.org
# RPD Parks with Multi-Use Format & Change Impact to Esprit

<table>
<thead>
<tr>
<th>Park</th>
<th>Acres</th>
<th>Population</th>
<th>Square Feet/person</th>
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<tbody>
<tr>
<td>Dolores Park</td>
<td>15.94</td>
<td>14,988</td>
<td>46</td>
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<tr>
<td>Alamo Square Park</td>
<td>12.7</td>
<td>7,637</td>
<td>72</td>
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<tr>
<td>Duboce Park</td>
<td>4.3</td>
<td>4,956</td>
<td>37.7</td>
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</table>

## Esprit Park Multi-Use:
- **2019**
  - 1.83 Acres
  - Pop. 5,500*
  - 33.8 Sq.Ft/person
- *est. for 2020

## Esprit Park With RPD Proposed Single Use Dog Run:
- **2022**
  - .9 Natural Acres
  - Pop. 5,500**
  - 7.1 Sq.Ft/person
- **annual est. unavailable**
- **2025**
  - .9 Natural Acres
  - Pop. 8,000
  - 4.9 Sq.Ft/person***
  - ***population impact will be mitigated by Park development east of Esprit Park
Artificial Turf

Noise

We live next to a highway

Natural grass provides greater noise abatement and glare reduction when compared with synthetic turf. Because grassed areas present an irregular soft surface, they are very effective at reducing noise levels.

WILDLIFE

Turf creates a desert

Natural grass is habitat for insects, bees, and other organisms, and provides food for birds.

HEAT

Natural grass max temp is 84F; artificial turf can become up to 40% hotter than natural grass

Artificial turf can be too hot to play on at times; causing burns, dehydration, and heat exhaustion

In 2017, the SF high temp was 106F

OXYGEN

We live next to a highway

Natural grass helps remove carbon dioxide from the atmosphere through photosynthesis and stores it as organic carbon in soil, making them important “carbon sinks.”
Health Concern in Dogpatch: Pollution

Asthma-related emergency room visits. Reported cases for every 10,000 people between 2013 and 2015 show big differences based on neighborhood proximity to freeways:

93 - Bayview
74 - South of Market
12 - West Portal

Dogpatch qualifies for a city program providing up to $9,000 towards purchasing a ‘clean car’ and removing their older car from the streets.
A 2007 study called "Still Toxic After All These Years" released by the Center for Justice, Tolerance & Community at UC Santa Cruz found that African Americans are three times more likely to live within one mile of a source of toxic air pollution than are white San Franciscans, while Latinos are more than twice as likely and Asians are "slightly more likely." The report also found that closer proximity to sources of air pollution and lower incomes were closely correlated.
UCSF Office of the Chancellor

*Priorities: Chancellor Sam Hawgood has identified four priority areas for UCSF: equity and inclusion, continuous learning, precision medicine, and transformative partnerships.

*Priority Statement: UCSF will champion diversity, equity and inclusion as core to its mission

*Objectives:
- Foster an ongoing dialogue between our campus and the Bay Area community about issues of equity, inclusion, disparities and social justice
- Establish metrics for UCSF’s culture of equity and inclusion and measure, evaluate and report on outcomes on an annual basis to ensure accountability and transparency

*Source: UCSF Office of the Chancellor

“Alarmingly, when I asked the facilitator what the other neighborhoods like Duboce and Dolores had that we didn’t, I was told that they had more political clout.” 701 MN HOA Board of Directors Member

“Along with another UCSF CAG member, I participated in hours of costing meetings to detail park design elements. We even discussed potential environmental impacts of lighting on park wildlife and nearby residents. RPD has never discussed Esprit’s pollution alley location, nor the human impact of replacing an acre of grass with plastic.” Member, EN CAC executive team & UCSF CAG
The Dogpatch Hub: a proposal

A community living room that brings together all sectors of our growing neighborhood. A place that welcomes the old and new, young, old, in-between and richly diverse; all with the aim of weaving a renewed, resilient and sustainable community fabric.
Dogpatch Hub

The Hub’s Architect and Design Partner is TEF:
Offering City Building experience + success with 3 SFPL branches

Build Team:
Elliot Grimshaw Premier Structures
Patrick Ryan RJSD Engineers

We craft places that people love.
Since the passage of Measure A in 2000, TEF has collaborated with the San Francisco Public Library to advance its Branch Library Improvement Program (BLIP) in the Marina, Glen Park, and Cow Hollow neighborhoods. TEF worked closely with the surrounding communities and library staff on solutions designed to integrate modern and energy efficient building systems and technologies, expand access, better suit diverse user needs, and incorporate flexibility for the future.
Site Scheme Possibilities

Location: 651 Illinois street at 18th adjacent to Crane Cove Park

GSF: 8000+ s.f. indoor on two floors; 1800 s.f. + Outdoor patio space

Potential Uses per sq ft:
- Auditorium/Multi-purpose flex space for talks/performances/events: 1892 s.f.
- Cafe/warming kitchen 700 s.f.
- Youth center/The Mix: 2500 s.f.
- Potrero Hill Archives/Dogpatch Maritime Industry History Space: 400 s.f.
- Reading room/lounge: 300 s.f.
- Office/shared admin services: 400 s.f.
- Maker lab/craft room: 400 s.f.
- Tool/sport gear/game library: 100 s.f.
Dogpatch Hub

The Hub Concept: A Community Living Room with...

- Displays of local art
- Youthworks/after school
- Mix/mentor connector/mental health support
- Kids reading & craft area
- A cafe
- Meeting, program, performance and event space
- Quiet study rooms
- A tool & sport gear lending library
- Potrero Hill/Dogpatch community archives & industrial history center
Dogpatch Hub

LocHal in Tilburg NE

LiYuan Library, China

Inspiration

Muyinga Library, Burundi

Adams County Colorado
Anythink Libraries

The Chocolate Factory
Gouda, NE
22ND STREET CONNECTION @ CONNECTICUT STREET - MISSOURI STREET
22ND STREET CONNECTION - SCOPE OF WORK
22ND STREET STEPS - SECTIONS
Caltrain Gateway

UCSF collaborated with SFMTA, Caltrain and Green Benefit District partners on improvements to the Caltrain station on 22nd Street.

Improvements to the 22nd Street Station

• $250,000 UCSF donation to improve the station entrance and plaza to better serve passengers and to upgrade the appearance
• New, larger entrance plaza with improved lighting
• Drought-tolerant plantings in water-retaining bordering gardens
• Designated scooter, motorcycle and secure bike parking
• Wayfinding and placemaking signage

The project is complete, and all CAG members are invited to attend the dedication on June 14 at 4 p.m.
Caltrain Gateway Construction
Mission Bay
Precision Cancer Medicine Building

- Opens June 24
- Embodies the most advanced and compassionate model of translational medicine available and represents UCSF’s commitment to patient-centered care
- Focused on the patient experience: Convenience, Warmth and Light
- The PCMB’s six stories and 179,650 square feet will include:
  - 120 room for exams, procedures, and consultations
  - 62 infusion bays
  - 19 imaging modalities
Zuckerberg San Francisco General Hospital (ZSFG)
The Project

Research and office space for UCSF researchers and staff currently working at Zuckerberg San Francisco General (ZSFG)

No new UCSF personnel

175,000 gsf, 5 stories, 85’ max to parapet
Schedule & Community Engagement

2019
May 14  Potrero Boosters Design Review Committee
May 20  SF Arts Commission
June 4  Health Commission Design Committee
June 5  SF Historic Preservation Design Committee
July    Calle 24
July 24 ZSFG Quarterly Community Meeting
Sept    Regent’s Meeting (Seeking Design Approval)

2020
January Completion of Design
February Start of Construction
July    Completion of Roadway Improvements

2022
Spring  Completion of the Research and Academic Building
Public Comment
Next Steps