Dogpatch Community Task Force Meetings

April 24, 2017 – Meeting #6
Agenda

I. Welcome and Introductions

II. Agenda Overview, Recap of Meeting #5 and Dogpatch Community Task Force Process

III. Comments from Yoyo Chan on behalf of Supervisor Malia Cohen

IV. UCSF’s Proposed Cushioning Actions
   A. Projects
   B. Key Conditions and Considerations
   C. UCSF’s Cushioning Investments
   D. Other UCSF Contributions
   E. Public Comment

V. Key Action Steps

VI. Policy Considerations

VII. Acknowledgement and Appreciation

VIII. Adjourn
Recap of Meeting #5
Recap of Meeting #5

1. Neighbors presented “Roadmap to Projects” and discussed priorities
2. UCSF shared updates on Dogpatch project designs
3. UCSF presented its “Vision Framework”
4. Neighbor feedback on preliminary cushioning project proposals
5. UCSF discussed monitoring and accountability
6. Agreed-upon next steps: City, Community and UCSF were to meet to refine investment priorities and opportunities
Dogpatch Community Task Force Process Overview
Zeroing in on Community Priorities

Supervisor Cohen and her staff facilitated many meetings with members of the City team and members of the DCTF to identify neighborhood priorities for UCSF’s cushioning actions.

- San Francisco City Planning
- Central Waterfront Public Realm Plan
- Department of Public Works
- Office of Economic and Workforce Development
- Dogpatch Community Task Force Members
- Neighbors
Comments from the Office of Supervisor Malia Cohen
Advancing Dogpatch Neighborhood Priorities

Total Amount For All Priority Projects

- UCSF
- City and County of SF
- Dogpatch NW Potrero Green Benefit District
- Developer Agreements

Funding Partners
UCSF’s Proposed Cushioning Actions

• Projects
• Key Conditions and Considerations
• UCSF’s Cushioning Investments
• Other UCSF Contributions
• Public Comment
UCSF’s Proposed Cushioning Actions

The Hub
The Hub

The Future Dogpatch Hub
Proposal by Friends of The Dogpatch Hub
April 2017
The Central Waterfront lacks community-serving facilities; need is spurred by rapidly expanding population.

WHY? DOGPATCH GROWTH
The Hub

Originally a stable, the historic police station site features a 0.5 acre open space improvement.

**BONUS: FRESH AIR INCLUDED :)**
Our development partners specialize in rehabilitation and adaptive reuse.

Development Partners

PIER 70
EST. 1902

ORTON DEVELOPMENT, INC.

LUNDBERG DESIGN
Katherine Doumani on The Hub

Why is UCSF gift critical at this time?

A gift of 4.2MM is critical for the following reasons:

- **Imminent deterioration of the historic site.** The building condition has seriously deteriorated in the last five years and is not expected to survive indefinitely. Action is needed now.

- **Community concerns for health and safety.** The building has burned several times, most recently in March, 2017. As is, the site is a serious health and safety problem for the surrounding buildings and occupants.

- **Spur further funding with the cachet of a UCSF leadership grant.** Most importantly, given its prestige, a leadership gift of 4.2M from UCSF will demonstrate confidence in the project that will spur additional gifts needed to complete the project and begin community operations.
Katherine Doumani on The Hub

Why is UCSF gift critical at this time?

A gift of 4.2MM is additionally significant due to the following factors:

- **Irreplaceability and risk to historic preservation opportunity.** The buildings are architecturally significant and are unique contributors to the Dogpatch Historic District.
- **Community consensus and City support:** There is currently broad consensus between local constituents and City professionals that adaptive reuse of the buildings as a community facility is the best option to assure preservation. FoDH are in discussion with John Updike, Director of City Real Estate. The Office of the City Attorney has provided written legal guidance for these discussions with City Real Estate. We also have the support of the Police Department. The proposed project received an endorsement by the DNA membership, Fall 2016. DNA also allocated funding to incorporate the FoDH as a 501(c)(3) at that time.
- **DCTF Consensus:** Among the UCSF task force members The Hub was ranked second in funding allocation—not only an indicator of need but demonstrates the importance to the task force and the community it represents. As of 4/14, The Hub project was outranked only by the Esprit Park renovation at the following funding levels: Esprit 5.0MM, Hub 4.2M
- **Readiness.**
  - **Availability of volunteers.** Led by Katherine Doumani, FoDH presently has the right team in place to deliver the project on an approximate 36 month timeline.
  - **Availability of in-kind professional pledges.** Significant written in-kind pledges, >$700,000 has been received supporting Phase 2: Pre-Development and Project Entitlement (described below).
Katherine Doumani on The Hub

What would a UCSF gift of 4.2MM accomplish?

Phase 1. Triage
Goals: Weatherize, pest remediation, secure and monitor building for 36-48 months from leadership funding through construction.

Phase 2. Pre-Development and Project Entitlement
Goals: Planning Commission Large Project Authorization including.

Phase 3. Demo and site preparation
Goals: Remove any structurally unsound elements and clean site; make ready for construction.

Partial funding for Phase 4. Seismic framing, foundation, reroofing (sub roof and exterior)
Goals: Reinforce masonry construction, remove and renovate 1970s foundation - extent TBD. Reroof, including restoration.
The Hub

UCSF commitment: $4.2 million
UCSF’s Proposed Cushioning Actions

Esprit Park
Esprit Park Renovation Concept

Schematic Landscape Design City Planning Reviewed with Neighbors
Esprit Park Renovation Concepts

- Natural play for children
- Seating and permeable and semi-permeable paving
- Durable parcours equipment
Esprit Park Renovation

Schematic Landscape Design City Planning Reviewed with Neighbors
Esprit Park Renovation

Schematic Landscape Design City Planning Reviewed with Neighbors

Existing Meadow
~ 31,500 sq.ft.

Proposed Meadow
~ 36,500 sq.ft.

South Meadow
~ 19,000 sq.ft.

North Meadow
~ 12,500 sq.ft.

South Meadow
~ 19,500 sq.ft.

North Meadow
~ 16,500 sq.ft.
Susan Fitch on Esprit Park

Why is Esprit Park a neighborhood priority for cushioning funds?

- Meets UCSF criteria and nexus for benefiting neighbors and UCSF community
- Esprit Park is the only city park in Dogpatch, serving a wide spectrum of residents, workers, and visitors
- Initially established as a privately owned and maintained facility, designed when water was plentiful, the population low, and the maintenance budget robust
- Today, Esprit is laboring under its current use load and is poorly equipped to meet requirements of existing neighbors let alone the projected increase in population, and thus park users
Irma Lewis on Esprit Park

Why is Esprit Park a neighborhood priority for cushioning funds?

• The proposed revitalization of Esprit will:
  • Preserve the core character of the park
  • Make the park stronger and more resilient
  • Improve safety in and around the park
  • Better accommodate conflicting uses
  • Provide new amenities
  • Outline a reforestation plan for the park’s ongoing greening

• The reopening of Esprit should be timed as closely as possible with the completion of the UCSF projects in north Dogpatch
Irma Lewis on Esprit Park

Why has Esprit Park risen towards the top of the list?

- The Planning Department and its consultant, David Fletcher Studio, with the help of the Dogpatch Neighborhood Association, the Green Benefit District, Toes and Paws for Green Space and other neighbors and organizations, have crafted a conceptual plan for Esprit that is broadly supported

- Recognized neighborhood asset – Community residents demonstrated overwhelming interest in Esprit Park with a 50% response rate to a Fall ’16 Toes and Paws survey and a later SF Planning survey received 450 responses. Based on these results and input from expanded SF Planning and SF Recreation and Park Department outreach efforts, the community priorities became clear

- Esprit has been highlighted in SF Planning studies, and other district planning documents such as the Green Benefit District Green Vision Plan
Esprit Park Renovation

UCSF commitment: $5 million
UCSF’s Proposed Cushioning Actions

22nd Street Stair Connector: Missouri to Connecticut
22nd Street Connector Stairs Project:
- Connects Dogpatch to existing recreation space
- Completes Green Connection from Central Waterfront to Noe Valley
The Project is part of the Green Connections Network, intended to increase access to parks, open space and the waterfront.

J.R. Eppler on the Stair Connector: Missouri to Connecticut
UCSF’s investment proposes to fill the gap between Missouri and Connecticut.
22nd Street Stair Connection to Missouri

Currently funded as part of private development project

Courtesy of Fletcher Studios
The proposed UCSF cushioning investment would replace a treacherous informal footpath already in use.
J.R. Eppler on the Stair Connector: Missouri to Connecticut
J.R Eppler on the Stair Connector: Missouri to Connecticut
Why this?
- Project completes a recognized inter-neighborhood pedestrian route.
- Limits on Port-controlled open space and few opportunities for additional recreation space create need to fully leverage existing resources.
- Project organizers have buy-in from SFRecPark and DPW.
- Project is discrete and achievable in the short term.

Why now?
- Project timing falls roughly in line with other 22nd Street initiatives.
- Having the connection in place will serve imminent Central Waterfront density.
- Project organizers can leverage UCSF funding for additional funds from Mayor’s Office of Community Development.
- City resources are prepared to assist in completion of project.
J.R Eppler on the Stair Connector: Missouri to Connecticut

**FRIENDS OF POTRERO HILL RECREATION CENTER**

Mission: The Friends of Potrero Hill Recreation Center is made up of community members working support and improve the neighborhood’s recreation center.

**Current Areas of Focus:**
- 22nd Street Stairway between Connecticut and Missouri streets
- Youth Programming
- Dogs
- Sports Programming
- Facilities
- 2012 Clean and Safe Neighborhood Parks Bond improvements
- Safety
22\textsuperscript{nd} Street Stair Connector: Missouri to Connecticut

UCSF commitment: $500,000
UCSF’s Proposed Cushioning Actions

Caltrain Gateway Improvements
Julie Christensen on Caltrain Gateway Improvements

22nd Street Caltrain Station Entrance - Existing
22nd Street Caltrain Station Entrance

- Station has fastest-growing ridership in California
- Growth in the area means need for reduced reliance on cars
- 22nd Street is a major east-west corridor
- The current station gateway is hard to find, poorly signed
- No station upgrades are planned
- This area should be improved in conjunction with 22nd St.
- Bike and scooter parking improvements are also planned
- Improvements benefit the community as well as UCSF students, staff and visitors
Caltrain Gateway Improvements

UCSF commitment: $250,000
UCSF’s Proposed Cushioning Actions

Traffic Signal at Minnesota and 18th Street
Traffic Signal At 18th and Minnesota
Traffic Signal At 18th and Minnesota

UCSF commitment: $600,000
Location Map of Proposed Projects

- The Hub (support historic preservation)
- Esprit Park Improvements
- 22nd St. Western Steps (stairs connect Missouri to Connecticut)
- Caltrain Gateway
- 18th Streetscape Improvements: Traffic signal at 18th and Minnesota

Proposed Projects

- Caltrain
- UCSF Mission Bay Campus
- UCSF Building in Dogpatch Neighborhood
- Pipeline UCSF Project
- Existing Park
- Planned Park
- Streetscape funded by UCSF cushioning budget
- Streetscape funded by UCSF project budget
UCSF Cushioning Investment

- The Hub - $4.2M
- Esprit Park - $5M
- 22nd Street Stair Connector - $500,000
- Caltrain Gateway - $250,000
- 18th and Minnesota Traffic Light - $600,000
- TOTAL = $10.55M

Funding is contingent on projects proceeding unencumbered with Regental approval and no CEQA litigation
UCSF’s Proposed Cushioning Actions

• Other UCSF contributions
Additional UCSF Contributions

- City has asked for UCSF, and other area employers, to contribute towards the construction of the 16th Street Ferry Landing
- UCSF is providing construction coordination for 50 development projects underway over the next 3 ½ years along the Third Street Corridor to minimize negative impacts on the community
- Good neighbor policy to ensure minimal disruption in the community by UCSF employees
- Neighborhood-serving amenities
  - Corner store at Minnesota Housing
  - Retail at 2130 Third Street
  - Pick-up/Drop-off area for Uber, Lyft on Minnesota Street
- Neighborhood safety (increased UCSF police presence)
UCSF’s Proposed Cushioning Actions

• Facilitated Discussion and Public Comment
Key Action Steps
Key Action Steps

- Formation of a project team (comprised of 7 – 11 members)
  - Dogpatch Neighborhood Association representatives
  - Dogpatch and Northwest Potrero Hill Green Benefit District representatives
  - City staff representatives
  - Supervisor Cohen’s Office
  - UCSF staff

- Project team to develop an action plan for implementation
  - Memoranda of Understanding
  - Timelines & milestones
  - Monitoring and accountability
  - Quarterly reporting to the community and UCSF Community Advisory Group
Policy Considerations
Policy Considerations

The DCTF requested UCSF respond to several policy proposals, which were grouped under “Transparency and Cooperation”

- Request: Participation/Community liaison for remediation and construction

  **UCSF Response:** Done

- Request: Expanded local hire/permanent jobs

  **UCSF Response:** UCSF commits to the continuation of its Community Construction Outreach Program, which actively promotes opportunities for San Francisco residents to help build UCSF’s facilities. Since March 2011, UCSF has aligned its voluntary local hiring goal with the goal outlined by the City and County of SF. In addition, UCSF—in partnership with the City and County of SF and JVS—continues to train and provide paid administrative internships for 40 low-income San Francisco residents each year, resulting in a 70% job placement rate.
Policy Considerations (continued)

- Request: Effective participation in transportation demand management program

  *UCSF Response*: Done

- Request: Expanded indigent care

  *UCSF Response*: UCSF, as part of the UC system, remains committed to providing care to all patients, and this contribution is a major part of our commitment to the community. UCSF, as a healthcare facility that treats very sick adults and children, sees more Medi-Cal hospital patients than any other facility in the City. Care to this population is subsidized by UCSF, and the cost totaled nearly $217 million in 2015.

- Request: Identify planned use for all 5 UCSF Dogpatch properties

  *UCSF Response*: Use for 777 Mariposa TBD.
Policy Considerations (continued)

- Request: No further intrusion into Dogpatch
  
  **UCSF Response:** UCSF and its leadership fully understand the request and the neighborhood’s concerns. UCSF proposes to continue this discussion with the community through the Community Advisory Group.

- Request: Rescind Life Sciences and Medical Special Use District.
  
  **UCSF Response:** UCSF supports Planning Director John Rahaim’s proposal that the City evaluate the effectiveness of the Life Sciences and Medical Special Use District.
Acknowledgement and Appreciation