

Dogpatch/Potrero Hill Working Group
PILOT (Capital) Projects—Update
2/22/2017

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1. DTSC Participation/Community Liaison for Remediation and Construction
2. Expanded Local Hire/Permanent Jobs
3. Effective Participation in Transportation Demand Management Program
4. Expanded Indigent Care
5. Identify Planned Use for All 5 UCSF Dogpatch Properties, incl. 777 Mariposa
6. No further UCSF Acquisition of Dogpatch Parcels
7. Rescind Biomedical Overlay

A. COMPLETE NEIGHBORHOOD SERVICES

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A. COMPLETE NEIGHBORHOOD SERVICES

1. Dogpatch Community Center

Why: Vibrant neighborhoods have cultural institutions that bring together people for learning, creating, and discussion. By 2025, for every current Dogpatch neighbor, 4 to 6 new residents will have moved into the area. What cultural institution will support them? UCSF's contribution to a Community Center will provide enriching activities for its students, patients, visitors, staff and faculty, within a 15-minute walk from the Mission Bay campus.

What: Let's create a Community Center to provide opportunities for learning, creating and discussion. Our mission is to be a resource to the entire community, hosting lectures and workshops focused on arts and culture. Our programming will serve all ages, and our operating hours will serve the entire neighborhood — weekdays, evenings and weekends.

The center will offer drop-in classes tailored for a growing community including those visiting and working on the UCSF campus. Imagine interactive art exhibits, hands-on activities and engaging lectures for UCSF students, staff and faculty to take a moment to reflect, create, experience and learn—outside of their day-to-day activities. The Community Center will also be a permanent place, supported by UCSF, where hospital visitors and patients can get a break from the hospital environment.

Our goal is to secure immediate seed funding to establish a temporary home for the Community Center in an existing structure close to the UCSF Mission Bay campus. This will enable us to begin programming and demonstrate the community benefits of such a center — for neighborhood residents and UCSF students, patients, visitors, staff and faculty — while we pursue additional funds for a permanent home.

Expected Funding Estimate: An initial commitment of \$325,000 will enable the Community Center to take shape immediately, by funding a 1-year lease on a warehouse near campus, minor building upgrades (as required, depending upon the building selected), plus staffing and basic start-up expenses (such as insurance). If possible, our 501(c)3 would welcome initial seed funding for the first 3–5 years, with an annual commitment of \$200,000 to sustain the Community Center.

Our team lead, Emily Gogol, is already in-process on creating a board of directors, and securing grants and private donations for a permanent facility. We are confident that our first year 'proof of concept' will garner financial support for a permanent fixture in our neighborhood.

Expected Availability Timeframe: With UCSF's support, we can start immediately providing opportunities for learning, creating and discussion. We anticipate a quick

turn-around from signing the lease to delivering our first programs. Our neighborhood is full of brilliant and capable business people, artists and educators, that would contribute to the community center. Our neighborhood is already brimming with people wanting for enrichment activities, and neighborhood organizations that need meeting space.

2. Save the Historic Potrero Police Station and Hospital

This project asks UCSF to fund the restoration of the historic Potrero Police Station and Potrero Emergency Hospital at 2300 Third St. to mitigate UCSF's demolition of the historic warehouses at 590-600 Minnesota Street.

Why: Today the wave of large-scale development eroding the historic fabric of the community at an unprecedented pace includes UCSF's 600 and 566 Minnesota St., both scheduled to be demolished in 2017 to be replaced with 5-story UCSF student housing complexes. The existing buildings speak clearly to the industrial development and settlement of Dogpatch; the 600 Minnesota Cannery Building appears eligible for both California and in the National Register historic district listing as it significantly relates to the development of the Central Waterfront as a mixed industrial and residential district.

The loss of historic resources affects everyone from Dogpatch residents, to UCSF patients, staff, to local workers at large. With each new building, the historic character of the neighborhood further erodes, destroying Dogpatch's unique sense of place within the context of greater San Francisco History. Historic cultural resources once lost cannot be recreated. Helping to preserve the history of the Dogpatch Neighborhood is in the best interests of UCSF to ensure this historic legacy survives to enrich the lives of every person who lives, works in and visits this community.

What: There is an opportunity for UCSF to compensate for the loss of these two historically significant and contributing structures on Minnesota street, respectively, by providing financial resources to directly offset this loss. Funds will be used to help save The Potrero Police Station and Emergency Hospital buildings. Architectural gems, they are identified as Individual properties in the Historic Dogpatch Neighborhood Survey, meaning they are significant on their own for National Register of Historic Places designation, in addition to contributing to the Dogpatch Historic District. The buildings are on a large lot in a prominent location only two blocks from UCSF.

The structures are currently unoccupied and owned by the City, which has expressed a willingness to consider the properties for community use. Orton, the local developer working on the nearby historic Pier 70 buildings, has offered adaptive reuse and construction planning services.

Impact:

- Prevents the loss of two critical Dogpatch Historic resources
- Compensates for the loss of historic resources at 600 and 590 Minnesota
- Transforms a blighted property at the heart of the community
- Offers 5500 sq. ft. pocket park in a neighborhood desperate for open space
- Offers 10,000 sq. ft. of interior space as potential for community use
- Preserves two of four significantly contributing civic structures in the heart of the Dogpatch historic district

Expected Funding Estimate:\$12MM

Adaptively Reuse of Police Station and Hospital cost:

- \$2.65MM for design & documentation
- \$8MM for capital expenses
- \$950K for furnishings and equipment

Expected Availability Timeframe: If funded immediately, projected completion by 2022

Schedule: The Adaptive Reuse is broken down into three phases and will take approximately 5 years.

- Phase I: secure and stabilize site
- Phase II: design development, engineering and construction documentation
- Phase II: bidding, permitting and construction

B. OPEN SPACE

1. Esprit Park

Why: Esprit Park, built when ESPRIT USA had 300 employees and Dogpatch roughly 200 residents, was never designed for current and projected usage as the only city park in Dogpatch. Its ability to meet the needs of current and future residents as a hub for both active and passive recreation has been severely compromised by rapidly deteriorating health and insufficient RPD maintenance budget allocation.

Public park space supports efforts by UC students and their neighbors to improve their health and welfare, and increases opportunities for building a sense of community. Using data driven design and programming which meets the needs of UC students and neighbors will ensure UCSF's investment in Esprit is significant, meaningful and long lasting.

What: We ask for funding to upgrade, design and program Esprit Park, and support ongoing maintenance. Funding will allow us to obtain economies of scale and high quality program management efficiencies through engagement of a full service urban

planning firm to research, plan, develop and program manage the project.

The project aims to retain Esprit's vernal character, anticipate increased use, and endow the park's future maintenance requirements by including the following elements:

1. Installation and/or upgrades to safety and ease of use amenities such as lighting, water fountains, alternative seating options, signage, and possibly sidewalks/entrances, wifi/cctv.
2. Updates to exercise equipment/parcourse.
3. Installation of divider/marker(s) for the multi-use park area as needed*. We suggest exploring a design contest for the divider/marker(s) to facilitate community engagement and a solution that speaks to the needs and wants of Dogpatch (ex. artistic natural bern, hedge, sculpture that doubles as a kids climbing structure, etc.).
4. Explore design and installation of innovative, artistic soft course options for the park area programmed for multi-use lawn activities.
5. Rehabilitate and upgrade forest health, including drainage system repair

Expected Funding Estimate: \$ 3–5 Million.

Expected Availability Timeframe: Identify and retain firm for engagement start of June 2017.

*Current multi-use park activities are grouped as follows:

- Active uses—exercise equipment/parcourse; walking/running course; informal lawn play; recreation with off-leash dogs.
- Passive uses—picnics/outdoor dining; social gatherings - large/small, formal/informal; outdoor respite.

2. Woods Yard @ 22nd Street

Why: Woods Yard Park is an important bit of green and play space in a neighborhood that lacks public open space. The redesign of Woods Yard Park was originally proposed and included in the community-driven 2010 22nd Street Greening Plan. Its redesign will complete the original community vision for the park.

What: Reimagination of layout and programing; upgrades in lighting, seating and greening will further its role as a useful open space and a key marker of neighborhood character.

Expected Funding Estimate: \$800K– \$2.25M.

Expected Availability Timeframe: 2Q2019 (in conjunction with planned 22nd St upgrades).

3. Caltrain Gateway along 22nd Street

Why: The 22nd Street Caltrain stop is increasing ridership faster than any other station in the Caltrain system. The station is in a trench, below a freeway. The surrounding area is dark and not well marked.

What: Improvements to the station portal at 22nd to integrate with the 22nd Street Greening Plan, including lighting and better demarcation, seating and landscaping, a more attractive and safe station entrance and secure bike and scooter parking.

Expected Funding Estimate: \$40K– \$220K.

Expected Availability Timeframe: 3Q2018 (in conjunction with planned 22nd St upgrades).

4. Open Space Acquisition Fund

Why: Dogpatch does not have sufficient city park space to meet the needs of the current level of residents, and the gap will just widen with the anticipated increase in residents, inclusive of the UCSF community. Public park space supports UC students and their neighbors to improve their health and welfare, and increases opportunities for building a sense of community. The sharp increase in rate and size of commercial and residential development in Dogpatch creates competitive pressure on any effort to acquire open space for public use. and market opportunities are shrinking while prices continue to go up. An acquisition fund provides the ideal vehicle to secure, develop, and maintain viable park sites for the Dogpatch community.

What: Provide seed funding for an open space acquisition and maintenance fund to buy and convert appropriate sites within Dogpatch that meet the requirements of Dogpatch residents. Use requirements are grouped as follows:

- Active uses—exercise equipment/parcourse; community garden; walking/running course; courts (basketball, tennis);recreation with off-leash dogs, informal lawn play; child play station.
- Passive uses—picnics/outdoor dining; social gatherings - large/small, formal/informal; outdoor respite.

Recognizing that a single site cannot serve the breadth of requirements, we ask funding for the acquisition, design, development and maintenance for one or more of the

following options:

- A. Multi-Use Green park—2 or more acres in size, which meet the following requirements or more: run/walk path; outdoor dining; social gatherings; 1 acre designated for informal play, including residents to recreate with dogs off leash; .
References: Duboce Park (shared use: designated area for recreation with off leash dogs, and area with restricted dog use), Tunnel Top Park (event programming), Esprit Park SF and Washington Square Park, NYC (hub for community and cultural activity).
- B. Open space—1 or more acres in size, which meet 4 or more of the following requirements: courts, kid play station, informal group play, walking/running course, protected agility courses, community garden, social gatherings, outdoor respite.
- C. Opportunistic open space—0.5 acres or more in size, which meet at least 2 active recreation requirements.

Expected Funding Estimate:

- A. \$9–11 Million.
- B. \$7–9 Million.
- C. \$1–3 Million.

Expected Availability Timeframe:

- A. June 2017—Fund created and seeded.
- B. Sept. 2017—Site acquired.
- C. Sept. 2019—Site designed, developed and in place.

Nexus: Relives impact on Esprit Park; serves as the municipal open space requirement for the UCSF developments that cannot be met on these sites due to site programming.

5. 22nd Street Stairs Connector

Why: Currently, the “goat path” linking Dogpatch to Potrero is a dangerous, steep and dimly-lit pedestrian by-way. Various planning projects for 22nd Street have neglected this vital pedestrian connection between Connecticut and Missouri Streets. Increased residential development requires improved access to the Potrero Hill Recreation Center, Caltrain and the 20th Street and 22nd Street commercial corridors in Potrero and

Dogpatch. This improved pedestrian access will reduce the number of vehicular trips made in and around the neighborhoods.

What: Friends of Potrero Hill Recreation Center (FoPHRC) seeks to create a safe, welcoming pedestrian connection along 22nd Street between Connecticut and Missouri streets called the “22nd Street Steps.” The project will connect to the “Serpentine Steps” being developed adjacent to the 1395 22nd Street development between Texas and Missouri streets. The 22nd Street Steps will include gardening and gardening education space for community members under the stewardship of the Connecticut Friendship Garden, lighting to improve public safety in the area and seating areas to promote the enjoyment and usage of a public space.

Expected Funding Estimate: The 22nd Street Steps would cost approximately \$750,000 for design, documentation and construction.

Expected Availability Timeframe: The 22nd Street Steps project is broken down into three phases and will take approximately 18 months for completion.

Nexus: The 22nd Street Steps is a critical pedestrian connection for Potrero Hill and Dogpatch residents and UCSF staff and students. Improving this pedestrian pathway will increase local access to a valuable community resource, the Potrero Hill Recreation Center. This facility, one of the two large recreational resources on Potrero Hill, provides vital health and social benefits to the Potrero Hill and Dogpatch residents. In addition, the steps improve pedestrian access to the 22nd Street Caltrain station as well as the community services on 20th Street in Potrero Hill, such as the Potrero Hill branch of the San Francisco Public Library and the local businesses on 20th Street. With a growing number of residents in the Eastern Neighborhoods, including the UCSF community, it is imperative that the existing open space facilities are accessible and fully utilized.

6. Jackson Park

Why: Jackson Park, a SFRPD property, is a community hub with a very active clubhouse and recreational programming that serves hundreds of people each day. For UCSF students and residents, Jackson Park is the closest indoor/outdoor recreation facility, with extensive SFRPD programming already in place. Jackson Park has longed served as a green heart to both Potrero Hill and Dogpatch, but it has fallen into disrepair. Its ball fields, typically used by 1,000 SF residents every week, haven’t been graded since last century. The playground and bathrooms aren’t ADA compliant and have not been improved since 1999.

What:

- Improved, safer softball and baseball fields with upgraded irrigation system.

- Upgraded tennis and basketball courts.
- Expanded, safer new playground will serve all children; compliant w/ ADA.
- Increased open green space and recreational programming for neighborhood enjoyment.

Expected Funding Estimate: Cost estimates are preliminary. The budget will be tuned more finely once construction documents are complete.

- Preliminary budget from SFRPD—\$45MM (in 2019 dollars).
- IPIC money already allocated—\$1,640,000 (will request more in the future).
- Funds committed from Developer community and Live Oak School—\$8MM.
- 2019 Park Bond money— \$30MM (as per SFRPD on 1/30/17—could be more depending on size of the bond).
- UCSF—\$2MM.

Expected Availability Timeframe: Construction is scheduled to begin in 2020 and is anticipated to take 12–18 months.

Nexus: UCSF can play a significant role by joining the City and neighbors in supporting the Friends of Jackson Park (FoJP) renovation project with a \$2MM cushioning payment. This will enable Jackson Park to accommodate the anticipated influx of UCSF students, and help those students thrive with outdoor activities and community engagement.

D. TRANSPORTATION

1. Improve Bike Route Connectivity between the Neighborhoods and Mission Bay Campus

Why: The establishment of Mission Bay brought bike improvements North of Mariposa while not addressing connectivity across points to the South. The recent Owens-280-Mariposa exchange also overlooked safe east-west connectivity between the Illinois bike route and lower Potrero Hill (Mariposa is limited to Sharrows).

What: Expand, improve, and connect routes. Establish a north-south dedicated lane through Dogpatch from Cesar Chavez to UCSF Mission Bay campus; a Caltrain commuter leg from the 22nd Street Station, Indiana to 19th to Minnesota; and, utilizing the 20-foot setback along the North side of Mariposa (between 3rd Street SFRPD) programming already in place. Improvement assumes the addition of a dedicated bike

lane to the Mariposa Street Caltrans bridge beneath 280.

Expected Funding Estimate: SFDPW/SFMTA to prepare estimate of baseline plans.

Expected Availability Timeframe: 1Q2020.

Nexus: UCSF students and personnel, and Dogpatch and Potrero neighbors currently travel on these routes. The improvements support the multimodal transit planning specified within the UCSF LRDP.

2. One Seat Bus Service to/from Dogpatch to Other Neighborhoods – 10, 11 and XX Bus Lines

Why: UCSF is expanding into, and adding to, an area of intense growth. Between population growth in Dogpatch, Potrero Hill and Mission Bay and large waterfront projects at Mission Rock, the Warriors Arena and Pier 70, enhanced transit is necessary to move people among adjacent neighborhoods and connect them to the broader transit network.

What: The community has developed conceptual maps for the 10, 11 and XX Muni bus routes that provide better neighborhood connectivity and connections to key transit hubs. Muni has been reticent to extend these lines the last few blocks. Projects generally fund transit through impact fees and recurring taxes; UCSF may help fund the gap between when new routes can begin and when additional funding sources (e.g. Pier 70) come on-line through a payment in lieu of taxes to SFMTA/the City.

Expected Funding Estimate: OEWD/SFMTA to prepare estimate of marginal increased service costs over current SFMTA baseline plans.

Expected Availability Timeframe: XX to replace the 22 in 2020; 11 extension should be brought on-line in 2019 to service the area's increased demand demand.

Nexus: UCSF students and personnel will need to travel to locations other than those served by the UCSF shuttle. The suggested routes will provide easier transportation within and without the adjacent neighborhoods for UCSF's Dogpatch population.

C. STREETSCAPES

1. North Dogpatch Complete Streets

Why: The City has green-lighted development in Dogpatch without providing the infrastructure needed to support it. Changes are currently occurring in an ad hoc fashion, often development-by-development, with numerous City agencies managing

separate initiatives. UCSF Student Housing and Psych Center and new apartment buildings mean big changes, bigger buildings, increased density and more pedestrian and bicycle travel.

What: Sidewalk improvements, pedestrian lighting, drainage, crosswalks, street trees and sidewalk gardens should be planned holistically. Project implementation should keep pace with development construction projects to include all north-south blocks between Mariposa and 19th.

Expected Funding Estimate: SFDPW to prepare estimate of baseline plans.

Expected Availability Timeframe: 2Q2019.

2. 18th Street

Why: 18th Is major vehicular connector over 280 between Potrero Hill and Dogpatch and the eastern waterfront, 3rd Street and points north and south.

That elevated roadway will bisect the new UCSF student housing complex, an interface creating both challenges and opportunities. The Intersection of 18th and Minnesota, where the 280 flyover meets grade, is a dangerous intersection for pedestrians and drivers.

What: Make the 18th Street overpass more usable and welcoming to pedestrians by widening and improving the pedestrian pathway and adding lighting. Open up and incorporate the underside of the overpass on Indiana to the adjacent pedestrian passageways. Improve safety at the 18th and Minnesota and Tennessee intersections.

Expected Funding Estimate: SFDPW to prepare estimate of baseline plans.

Expected Availability Timeframe: 2Q2019.

3. 19th Street

Why: 19th Street connects the Dogpatch Arts Plaza to Crane Cove Park at the waterfront. Along that route it passes alongside Esprit Park, through an area of major development at Tennessee and 3rd and near the northern edge of the historic structures at Pier 70.

What: Identify 19th as a Green Connection Street and accelerate its design and execution. Create better east-west connectors to accommodate greater density and pedestrian and bike travel. Better connect Dogpatch to waterfront amenities.

Expected Funding Estimate: SFDPW to prepare estimate of baseline plans.

Expected Availability Timeframe: 2Q2019.

4. Mariposa Crossings

Why: The expansion of the UCSF campus into Dogpatch and increased residential development has greatly increased north-south pedestrian and bike travel. But necessary to provide real transit options to the neighborhoods. We ask for UCSF's advocacy to achieve completion of these routes, and, as necessary, funding to make these routes a reality.

Expected Funding Estimate: SFDPW to prepare estimate of baseline plans.

Expected Availability Timeframe: 2Q2019.

3. Water Ferry Services

Why: Without a second transbay tube all East Bay connections are routed via the Financial District and points East (BART, Bay bridge, existing ferry service). Establishing a direct East Bay to Southern Bayfront route will ease stress on the existing system and reduce transit time.

What: Advance existing plans to keep pace of development. Work with WETA to expand plans South of the Chase Arena to Dogpatch and eastern Potrero Hill, and help with funding a network of water taxis along the waterfront.

Expected Funding Estimate: OEWD will determine best funding estimate

Expected Availability Timeframe: 2Q2019.

Nexus: Supports the multimodal transit planning specified within the UCSF LRDP.

4. Offset Negative Parking Impacts

Why: Since the opening of UCSF Benioff Children's Hospital, new restaurants, and high density residential development, the Dogpatch parking shed (~2300 spaces) has become pressured. New development has, and will continue to, reduce spaces through the addition of colored curbs, garage curb-cuts, and in commercial cases, marking of uniform-sized spaces for parking meters. Bulbouts for traffic calming, and white curb for expanding area schools have further reduced available parking.

What: As UCSF development displaces parking southward, ease pressure using available Caltrans land beneath 280 (currently leased to a private taxi company and others). Fund the creation of a community surface parking lot intended to support visitor use (retail and restaurants, etc.) and residential parking overflow. Alternatively, fund the expansion of the underground garage facilities at the Psych Center to accommodate the

full vehicular daily occupancy.

Dogpatch on-street parking should not be considered a solution for UCSF's resident, patient and staff parking needs. Parking accommodations should be made by UCSF so that the extension of the UCSF campus into Dogpatch does not overwhelm the already taxed on-street parking capacity.

Expected Funding Estimate: UCSF to prepare estimate of baseline plans.

Expected Availability Timeframe: 2Q2019.

Nexus: Mitigates the negative impacts of UC development on the Dogpatch parking shed.