

# Building 49

## EXECUTIVE SUMMARY

### 1. Respondents



YMCA of San Francisco  
Jamie Bruning-Miles  
President & Chief Executive Officer

Dogpatch Paddle, Service Partner  
Adam Zolot  
Owner



Daily Driver, Service Partner  
Tamara Hicks  
Owner



### 2. Site Vision

Crane Cove Park has quickly become a central hub of the Dogpatch neighborhood. With the combined energy generated by Chase Center, the developments at Pier 70 and the Power Station, and the tangential opportunities for small businesses, Dogpatch is a model for creative urban development. We believe the activation of Building 49 should bring the same level of excitement, innovation, and energy to our vibrant community.

In response to the Port of San Francisco's request for proposals, the YMCA of San Francisco developed a unique service partnership with Dogpatch Paddle to provide a life-changing, accessible activation of Building 49. We believe that this prominent structure, situated as the crown jewel of Crane Cove Park, can be a community hub focused on human-powered watercraft, fitness & wellness, hyper-local food concessions, diverse & inclusive programming, targeted retail, and educational programs.

We seek to reclaim the scale and light-filled openness of the building from the days when Building 49 played an active role in the shipbuilding industry as the galvanizing shop. Our unrivaled team of consulting architects and engineers went back to historic schematics and photographs for design inspiration. We are prepared to make investments in the Port assets that will bring new life to the site, while retaining the historical character of the building and creating dynamic programming for a bright future.

Most importantly, we see Building 49 as a bridge between the Southern neighborhoods of San Francisco. Crane Cove Park is uniquely positioned between the YMCA's Embarcadero and Bayview Hunters Point facilities. We envision a gathering point for neighbors from Dogpatch, Potrero, Bayview-Hunters Point, Visitacion Valley, and Mission Bay. By leveraging the passion and expertise of Dogpatch Paddle, the YMCA will provide opportunities for San Francisco youth to take part in enjoying, and protecting, the waterfront. Foundational to our approach is our belief in community-centered solutions, and the value we place on community dialogue. Through culturally, linguistically, and gender-responsive practices, we ensure that people who have historically been impacted by structural inequality will have access and a voice in this project.

### 3. Qualifications

We have forged a unique service partnership to fulfill our vision for Building 49. Collectively, our team represents deeply qualified, focused, and experienced businesses, and professionals, employing their expertise towards a common cause.

The YMCA of San Francisco's mission is to build strong kids, strong families and strong communities by enriching the lives of all people in spirit, mind and body. Since 1853, the YMCA of San Francisco (YSF) has provided comprehensive programs and services in youth development, social responsibility and healthy living to meet the needs of the Bay Area community. A Membership for All program and other scholarships ensure that financial barriers do not prevent access to YMCA memberships and programs. With 14 branches in San Francisco, Marin, and San Mateo counties as well as more than a hundred program sites, YSF has significant experience providing culturally-relevant community programs to diverse communities and neighborhoods of San Francisco and the Bay Area. The YMCA provides a variety of aquatics programming at facilities across our three-county service area including: swim lessons, outreach (Safety Around Water and Waves For Change curricula) and competitive youth swim teams. As a community anchor organization in District 10, we have decades of experience serving the youth, families and seniors of the Bayview Hunters Point community.

Dogpatch Paddle began as a community club that now represents the voice of over 900 members for the educational, safe, and enjoyable use of Crane Cove Park. As a result of overwhelming demand from our membership, Dogpatch Paddle began offering commercial services for park visitors. This spring and summer, we're operating youth camps in Crane Cove for over 250 children, who are ready to get outside – on the water, after more than a year of sheltering. Additionally, Dogpatch Paddle recently opened a 1500 square foot facility across the street from Crane Cove that provides rentals, sales, lessons, events, fitness classes, healthy provisions, and beach essentials. Building 49 presents an opportunity for Dogpatch Paddle to expand operations and draw more of the surrounding community, and beyond, to Crane Cove.

Daily Driver is a community-oriented food and beverage destination serving organic wood-fired bagels, hand-battered organic butter & cream cheese, trade direct small

batch coffee, and more. We are a female-owned business with a flagship in the American Industrial Center and take pride in our role as Dogpatch makers, surrounded by Dogpatch makers. With an existing satellite in the Ferry Building, Daily Driver is excited to bring an expanded menu of our brand of healthy and playful foods to service the community and visitors of Crane Cove Park.

#### 4. Concept for Site

The concept for Building 49 partners the YMCA of San Francisco's mission to build strong kids, strong families and strong communities with Dogpatch Paddle's community-centered human-powered water sports. The service partnership incorporates facilities and programs for holistic aquatics, fitness and wellness, including community outreach and engagement to expand access to underserved populations.



YSF will construct a state-of-the-art community wellness center that includes traditional gym amenities like cardio machines, weights, 20+ group exercise classes each week as well as gender-neutral locker rooms, onsite wellness coaching, health education classes, and personal training. The zero carbon design will reflect our environmental health values. We will offer our inclusive, sliding scale membership packages, and targeted aquatics programming, in partnership with Dogpatch Paddle. Additionally, drawing from our community wellness experience (including our African American Holistic Wellness program based at the Bayview YMCA and our Department of Public Health partnerships), we will provide trauma-informed community wellness programs and workshops that address critical health disparities in the community.

Dogpatch Paddle will relocate and scale our human-powered watercraft rentals, lessons, classes, youth programs, and retail storefront, which features equipment sales,

healthy provisions, and beach essentials. We will offer drop-in services, monthly memberships, as well as combined aquatics & fitness packages, in partnership with the YMCA.

The beloved Dogpatch coffee and bagel shop will occupy the southwest corner of Building 49 with a health-oriented menu that includes our signature wood-fired bagels, house-roasted coffee drinks, smoothies, sandwiches, salads, and juices.

#### 5. Approach to Meeting Port's Development Objectives for Site

We believe our plan exceeds the Port's developmental objectives for the site. To that, we will provide:

1. Human-powered watercraft rental, storage, and a sales facility.
2. A beloved, Dogpatch-based food and beverage operation.
3. Services that are inviting and affordable to a great diversity of the public, both locally and regionally. Moreover, we'll offer sliding scale memberships and program fees to ensure that programs and facilities are accessible to all, regardless of income status.
4. With the combination of service providers our model will be financially feasible to finance the rehabilitation and operating costs and deliver returns to the port.
5. Our services are designed to meet the needs and interests of the culturally, linguistically, and economically diverse population of the Bay Area. We are committed to equity of access in all of our programs.
6. Our plan includes undertaking all tenant improvements, representing an investment in Port assets, with a keen eye on preserving the historic design, restoring the openness of the building, and providing a new lease on life with our programming.
7. We will provide ongoing maintenance and security for the restrooms facilities and 'eyes on the park'.
8. Our plan offers fair market rent to the Port and participation rent to share in our success.