

# THE FUTURE DOGPATCH HUB

Proposal by Friends of The Dogpatch Hub  
Aug 7th, 2017



**It starts with a little**

# DOGPATCH HISTORY

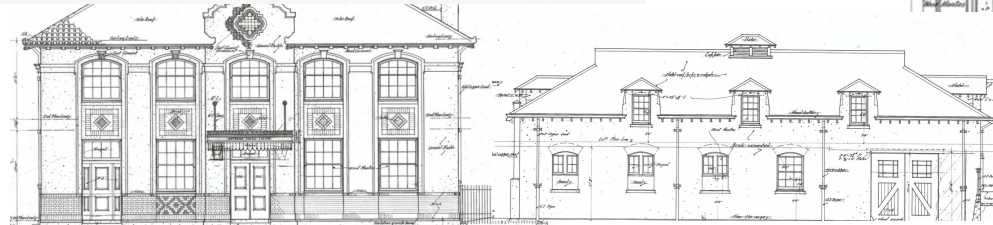
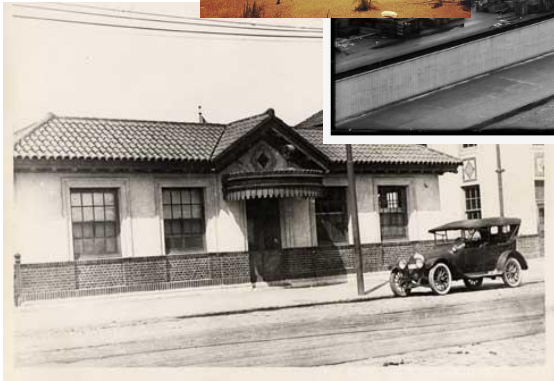
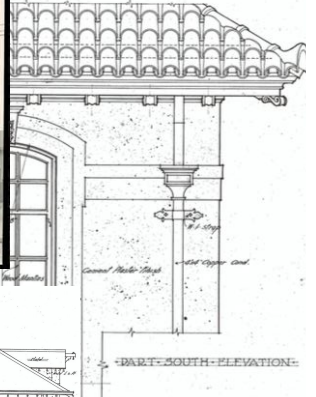
**in a place not so far away...**



Built to keep the peace along the San Francisco Shipyard beat when the police still patrolled on horseback.

# POLICE STORY: QUELL THE ROWDY, SAVE THE INJURED.

NOW 104 YEARS  
OLD...LET'S NOT  
LET IT GO  
UP IN  
SMOKE



STABLE..DEMOLISHED IN 1950S AS HORSES MADE WAY FOR SQUAD CARS

PLACEMAKING,  
PURPOSE, PEOPLE &  
PROGRAMMING

The project saves the Historic Police Station and Infirmary, a distressed and vacant City-owned property.

# WHERE? 3RD @ 20TH STREET





Successful adaptive reuse by 2020 depends on private project management and construction.  
Project delivery would occur approximately 36 months based upon receipt of funding and change of use.

# WHEN? REHAB BY 2020





The Central Waterfront lacks community-serving facilities; need is spurred by rapidly expanding population.

# WHY? DOGPATCH GROWTH





A flexible interior space plan is designed for multi-purpose neighborhood-serving programming.

# WHO? OUR DIVERSE COMMUNITY







WHAT? MULTI-PURPOSE + "STEAM"

THE HUB, DEFINED:

# A COMMUNITY FLEX SPACE

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AUGMENTED BY 21ST CENTURY "STEAM" SKILLS PROGRAMMING:

'SCIENCE, TECHNOLOGY, ENGINEERING,  
ART & MATH'





Similar SFPL's successful program, The Mix, STEAM programming includes activities like

# ELECTRONICS

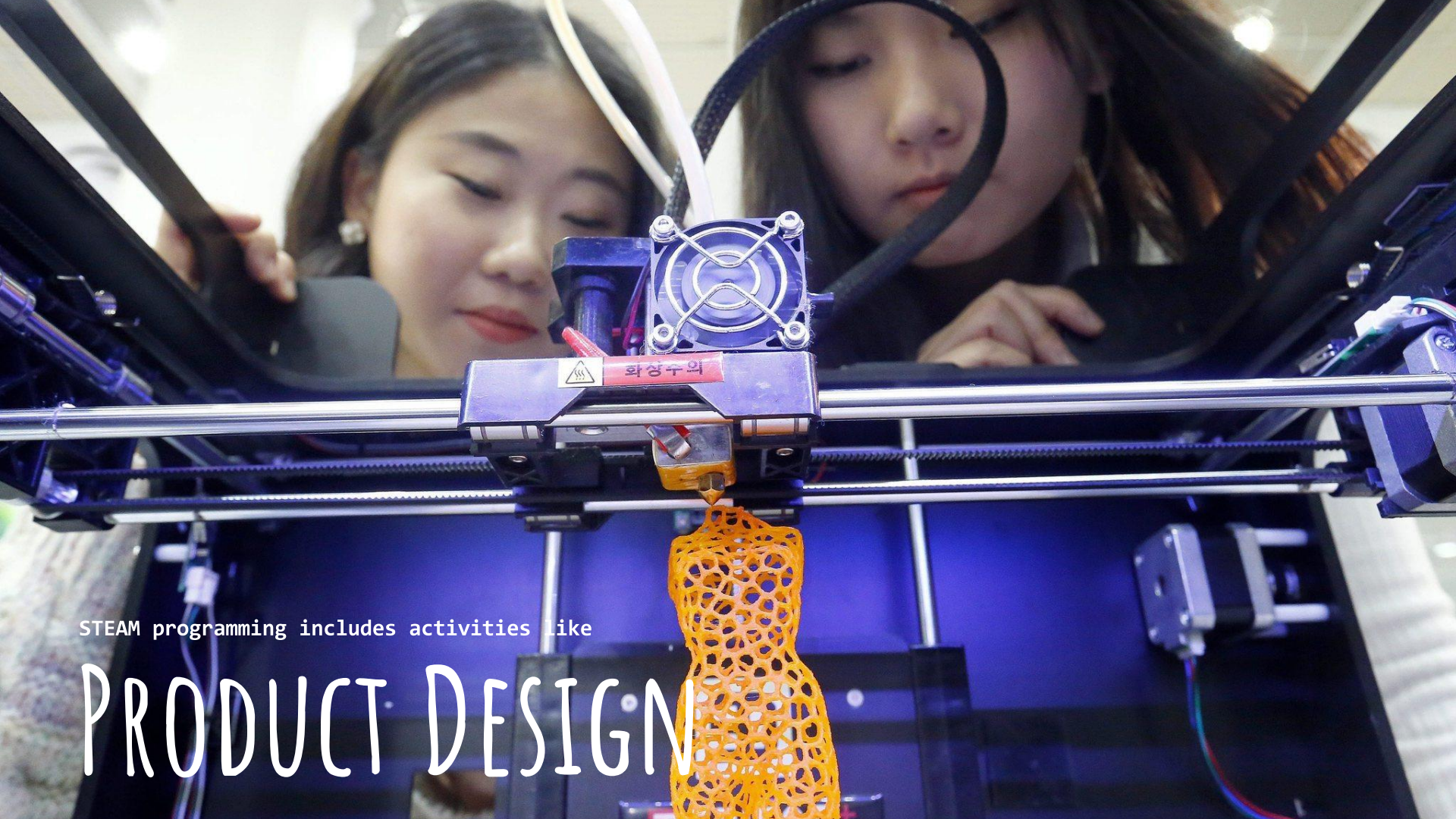


STEAM programming includes activities like

# ADVANCED MANUFACTURING



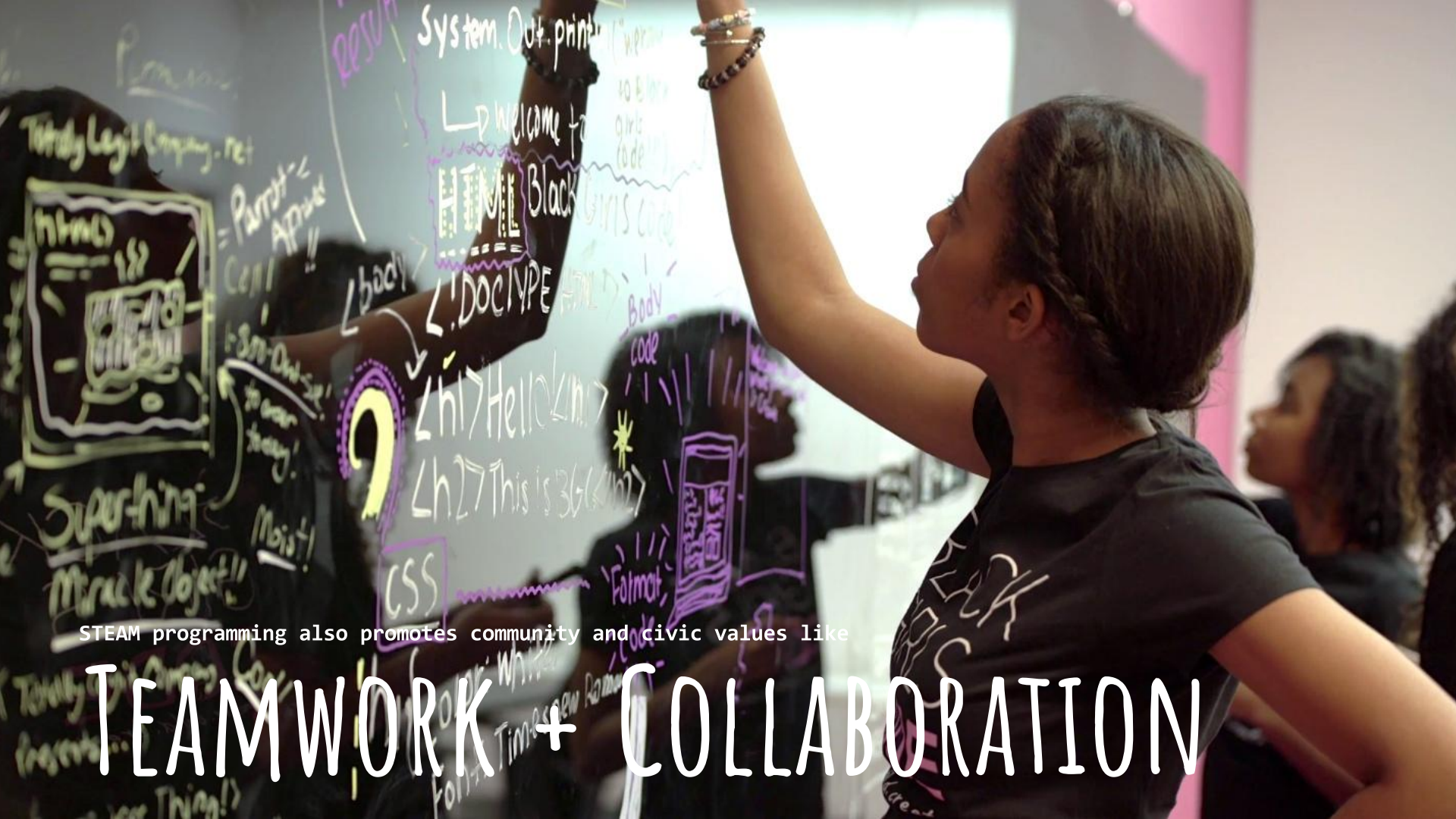




STEAM programming includes activities like

# PRODUCT DESIGN





STEAM programming also promotes community and civic values like

# TEAMWORK + COLLABORATION



PLACEMAKING  
AND THE PUBLIC REALM

Originally a stable, the rear of the historic police station site features 8500 sq.ft. of open space.

# BONUS: FRESH AIR INCLUDED :)





# OUR ACCOMPLISHMENTS, IN BRIEF

## RESEARCH & ACTIVISM

- **RESEARCHED** PROCESS FOR REHABILITATION OF CITY-OWNED DISTRESSED PROPERTIES, Q1 2016
- **NOTIFIED** CITY AGENCY LEADS OF COMMUNITY INTEREST IN HUB CREATION, Q2 2016
- **LED COMMUNITY EFFORT** TO PROTECT PARCEL FROM CITY SURPLUS PROPERTY SALE, Q2 2016
- **ASSESSED** SITE CONDITIONS WITH ADAPTIVE REUSE DEVELOPER, Q2 2016
- **PROCURED** SITE PLANS FOR EXISTING CONDITIONS, Q3 2016
- **OBTAINED** ADAPTIVE REUSE ESTIMATES AND
- **DEVELOPED** DRAFT PROJECT BUDGET, Q2 2016

## VISIONING

- **OBTAINED** LEGAL GUIDANCE ON LAND USE ISSUES FACING SITE, Q3 2016
- **ESTABLISHED** A NON-PROFIT LEAD ORG, FRIENDS OF THE DOGPATCH HUB, Q3 2016
- **SOLICITED** DONATION OF HUB VISION RENDERINGS; DIRECTED CREATION THROUGH FOREST CITY'S GENEROSITY, Q1 2017
- **CREATED** REHABILITATION VISUALIZATION AND PITCH FOR OUTREACH, PARTNERSHIP, AND FUNDING, Q1 2017
- **DEVELOPED PRO FORM** FOR PROOF OF CONCEPT Q2 2017

## OUTREACH & SUPPORT

- **WON** DOGPATCH NEIGHBORHOOD ASSOCIATION ENDORSEMENT & VARIOUS OTHER ORGS, Q3 2016 - PRESENT
- **NEGOTIATED AND SECURED** +\$864K IN-KIND SERVICES FOR PROJECT SOFT COSTS, Q2 2017
- **PROPOSED HUB PROJECT W/ DCTF, SUCCEEDED** IN SECURING UCSF "CUSHIONING" FUNDING, Q4 2016-Q2 2017
- **WON CITY SUPPORT FOR PROJECT** W/ OEWD TAKING LEAD ON SHEPHERDING HUB THROUGH CITY SITE ACTIVATION SURVEY AND REUSE RFP PROCESS, Q3 2017

PATRONS, PROPONENTS,  
PLAYERS



# FRIENDS OF THE DOGPATCH HUB BOARD MEMBERS & ADVISORS

KATHERINE  
DOUMANI

J.R.  
EPPLER

JOHN  
RHAMSBACHER

BRUCE

MARK  
DWIGHT

HEIDI  
DUNKELGOD

HUIE

KAYNE  
DOUMANI

THE  
HONORABLE  
ART  
AGNOS

DAVID  
FLETCHER + FLETCHER  
DESIGN

OLLE  
LUNDBERG +  
LUNDBERG  
DESIGN

CONRADO  
VELLVE + PLANT  
CONSTRUCTION

# NEIGHBORHOOD SUPPORT

for the Hub Project is growing and comes from all areas of the community: Schools, Neighbors, Associations, Businesses & Foundations



University of California  
San Francisco



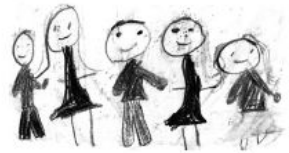
City of San Francisco Eastern  
Neighborhoods Citizens Advisory  
Committee



DANIEL WEBSTER  
ELEMENTARY SCHOOL



POTRERO BOOSTERS  
NEIGHBORHOOD ASSOCIATION  
SERVING THE HILL SINCE 1926



Friends of Potrero Hill Nursery School

**PREFund**  
Supporting Education, Building Community  
[www.prefund.org](http://www.prefund.org)





# FUNDING CAMPAIGN

*The Dogpatch Community Hub project will happen by tapping the altruistic spirit and generous financial support and collaboration of all Central Waterfront stakeholders, including real estate developers, neighbors, nonprofits, City agencies and businesses.*

*Through this collaboration we can build a proud legacy to serve the community in perpetuity.*

# LEADERSHIP GIFT LAUNCHES FUNDING EFFORT

Significant leadership gift of \$4.2MM by UCSF *to Friends of the Dogpatch Community Hub* kicks off the project

\$4.2M UCSF grant brings tremendous momentum *and nearly 30%* to The Dogpatch Hub campaign, estimated at \$15.5M.

Funds will be used for adaptive reuse including stabilization, remediation, seismic retrofit, interior renovation through Certificate of Occupancy.

These buildings are architectural gems and identified as Individual Contributors in the Historic Dogpatch Historic District. They are significant on their own and eligible for National Registry designation. The buildings are on a large lot in a prominent location in the center of Dogpatch Historic core.











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# THE FUTURE DOGPATCH HUB THANK YOU :)

