



Power Station Today



Southern Bayfront

20,000 New Households

Over 40,000 new residents

6,700 Affordable Units

33% of new households to be affordable



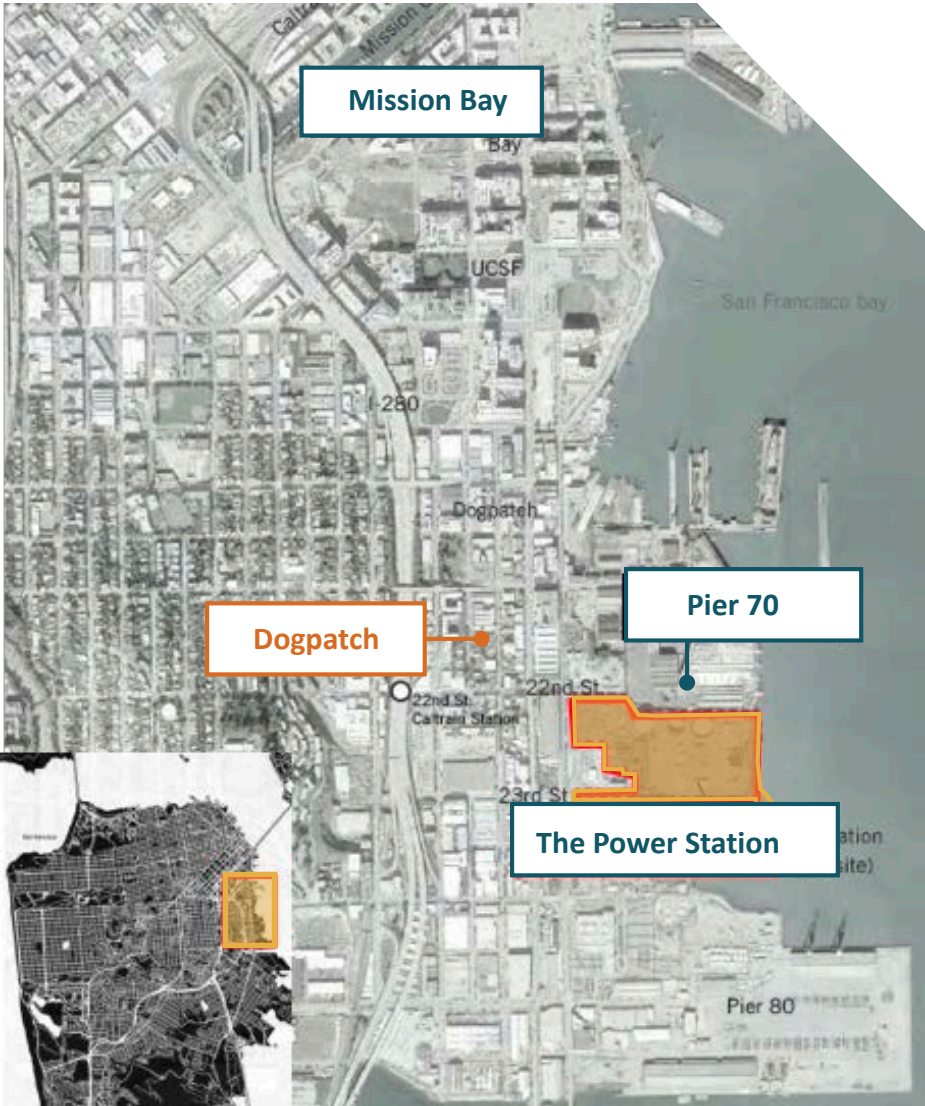
38,000 New Jobs

Office, PDR and retail

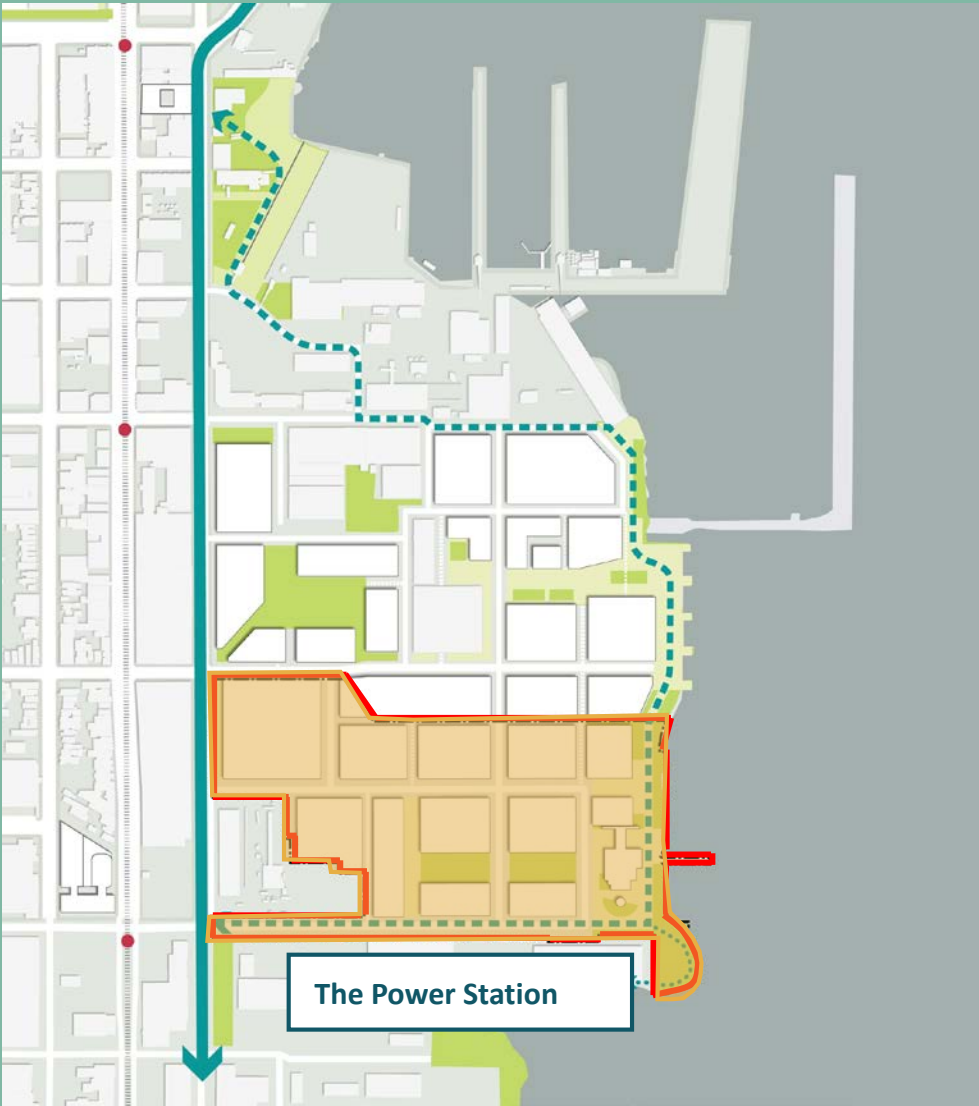
520+ New and Renovated Acres of Open Space

Half the size of Golden Gate Park - nearly all of new public open space in the City

Current Context



Future Context



BLDG 12

PIER 70

PG&E
Switchyards
(4.8 acres)

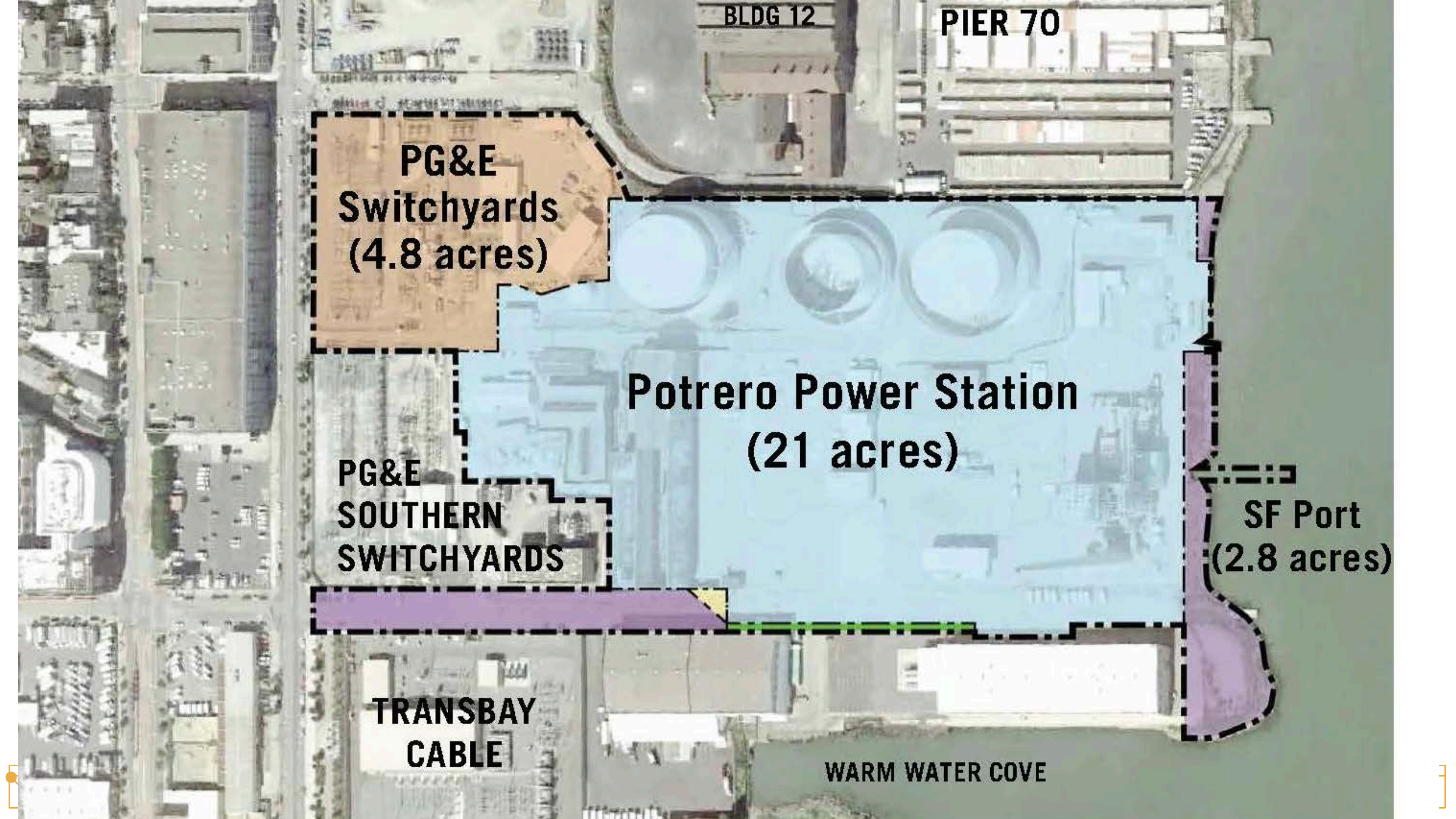
Potrero Power Station
(21 acres)

PG&E
SOUTHERN
SWITCHYARDS

SF Port
(2.8 acres)

TRANSBAY
CABLE

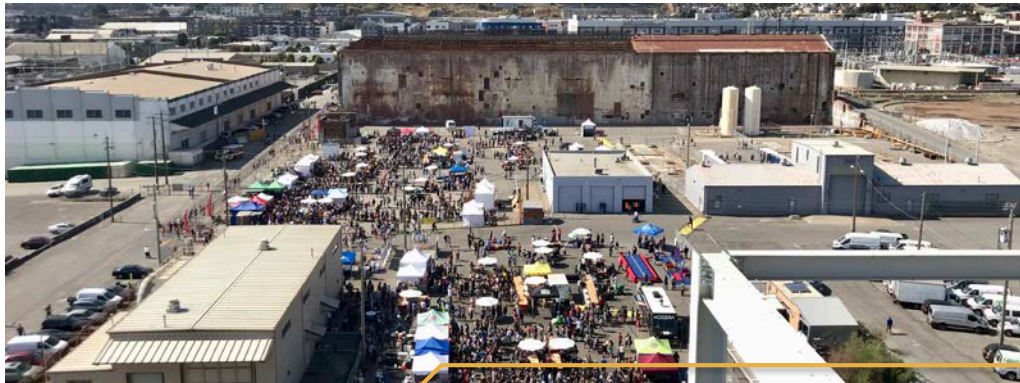
WARM WATER COVE





SF Port Property

Workshops. Events. Tours. Conversations.



1. Events Hosting 82,000+



2. Weekly Site Tours

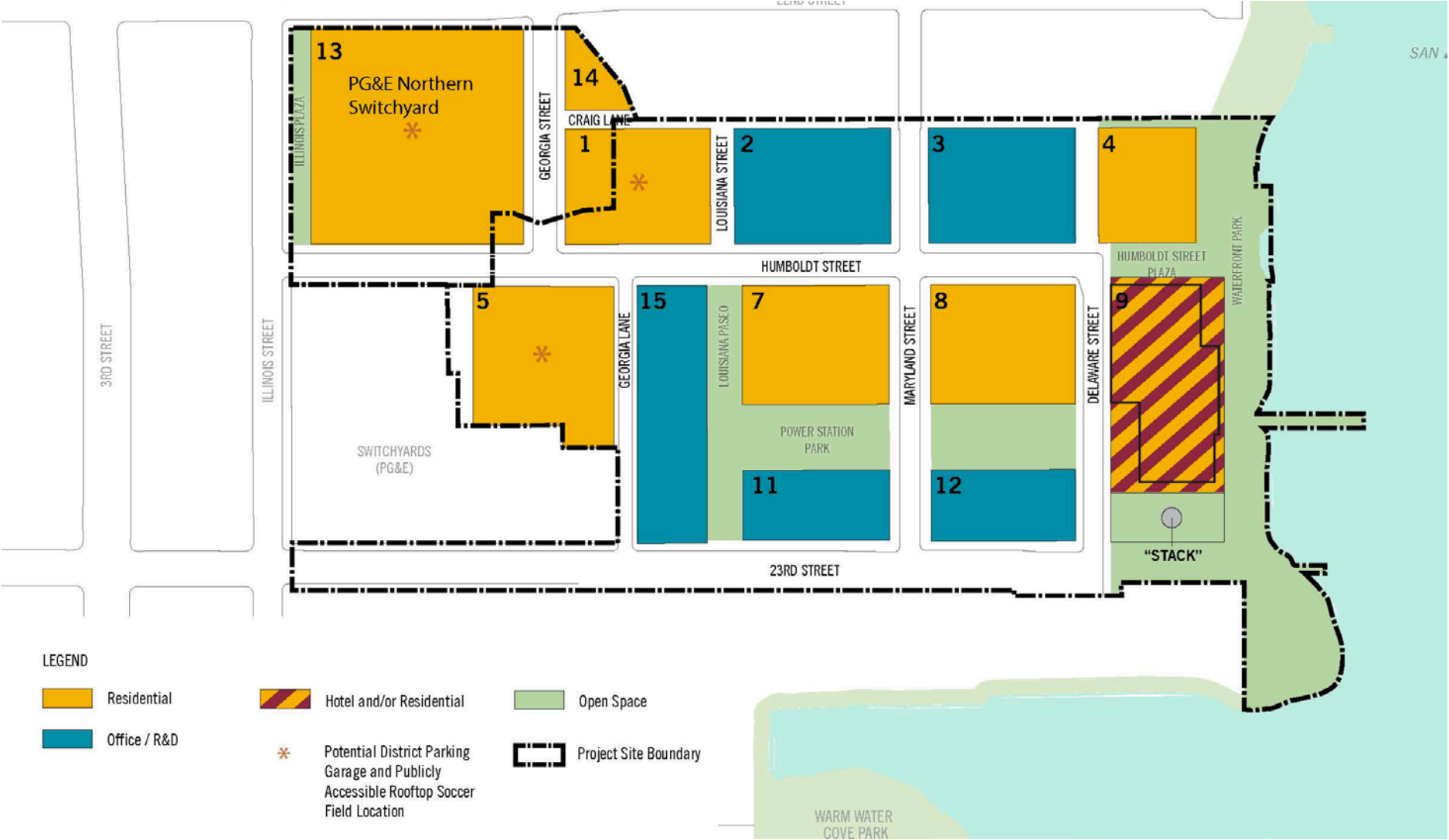


3. Community Meetings



4. Weekly Office Hours

Power Station, Planning Ahead



- LEGEND**
- Residential
 - Office / R&D
 - Hotel and/or Residential
 - Open Space
 - Project Site Boundary
 - * Potential District Parking Garage and Publicly Accessible Rooftop Soccer Field Location

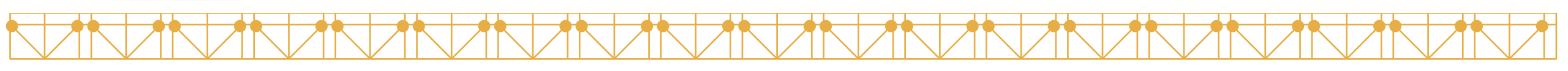


SITE AND LAND USE PLAN

- Reduced maximum building heights
- Retention of Station A

- 2,601 Residential Units
- 1,459,978 GSF Office / Life Science/Lab
- 241,574 GSF Hotel
- 99,464 GSF Retail

THE POWER STATION







SF Port
Property



Future Buildings at Pier 70

Power Station Affordable Housing Program

30% Affordable Housing in every phase without public subsidy

- 780 total BMR units; two-thirds onsite
- 72% AMI (Average) for rental
- 99% AMI (Average) for ownership
- AMI averages consistent with Section 415 of Planning Code
- District 10 Preference / Marketing Program
- Partnership with Homeless Prenatal Program
- Office/life science – BMR Proportionality
- Over \$45m in Affordable Housing Fees

THE POWER STATION



Transportation



THE POWER STATION



- 55 Dogpatch bus stop and layover facilities
- Supplemental shuttle service connecting project to BART
- Robust Transportation Demand Management Plan
- \$65M in Transportation Sustainability Fees directed towards neighborhood and system-wide improvements, including
 - Pedestrian Improvements and Bike Connections throughout Dogpatch
 - Elements of Jackson Park renovation
 - Water Transit Pilot Program



Workforce Development



THE POWER STATION

- Prevailing Wage for all construction work
- First Source Hiring Agreement for Construction and End-use operations
- Targets for hiring Local Business Enterprises (LBEs)
- Job Readiness and Training Fund
- Tailored Engagement Programs for Tech and Biotech employers

7 Acres of Open Space at the Power Station



Active Waterfront



The Point



Rooftop Soccer Field

Figure 4.1.1 Location Map of Open Spaces



- ① Waterfront Open Spaces: Section 4.16-4.19
- ④ Stack Plaza: Section 4.21
- ⑦ Power Station Park West: Section 4.29
- ⑩ Illinois Street Plaza: Section 4.32
- ② Humboldt Street Plaza: Section 4.24
- ⑤ The Point: Section 4.20
- ⑧ Louisiana Paseo: Section 4.30
- ③ Block 9 Open Space: Section 4.22-4.23
- ⑥ Power Station Park East: Section 4.28
- ⑨ Rooftop U-10 Soccer Field: Section 4.31
- * Rooftop Soccer Field will be at the District Parking Garage, which may be at Block 1, Block 5, or Block 13

Community Facilities



- **25,000 SF Community Facility** partnered with the **YMCA**
 - Provide significant payment for tenant improvements
- **Provide up to \$2,500,000 to the SF Public Library for a library located on-site or within ¾ miles;**
 - Provide up to 5,000 SF on site for a public library
- **Provide on-site child-care: Two (2) 6,000 SF facilities**
 - First 4 years, rent and expense free;
 - Next 4 years, expense free
- **Provide PDR Space Along 23rd Street and Illinois Street:**
 - 1,500 SF of PDR to La Cocina + tenant improvements

Historic Preservation



Power Station Sea Level Plan

Resilience Strategies

- Sea Level Rise Protection:
 - Project elevated to be above end of century SLR Projections: 9' above current King Tides and 6' above 100 year occurrence tidal elevations
 - Project designed to be adapted if SLR exceeds current projections
- Community Facilities District (CFD):
 - Funding mechanism for future sea level rise adaptations improvements in case future SLR exceeds current projections

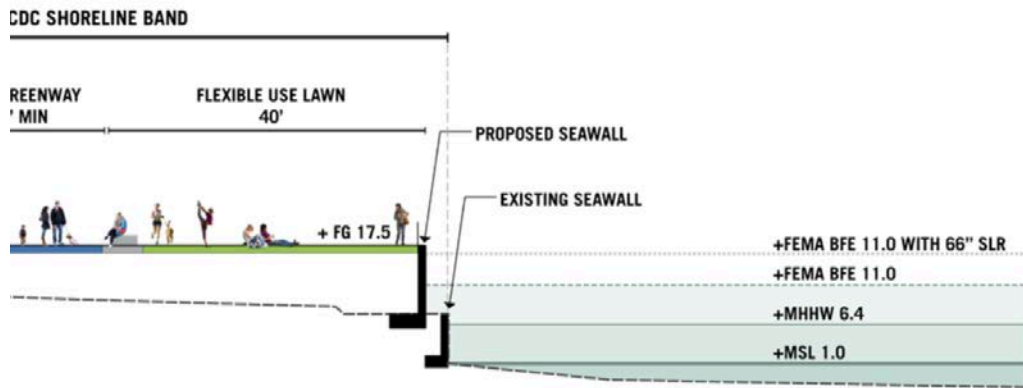
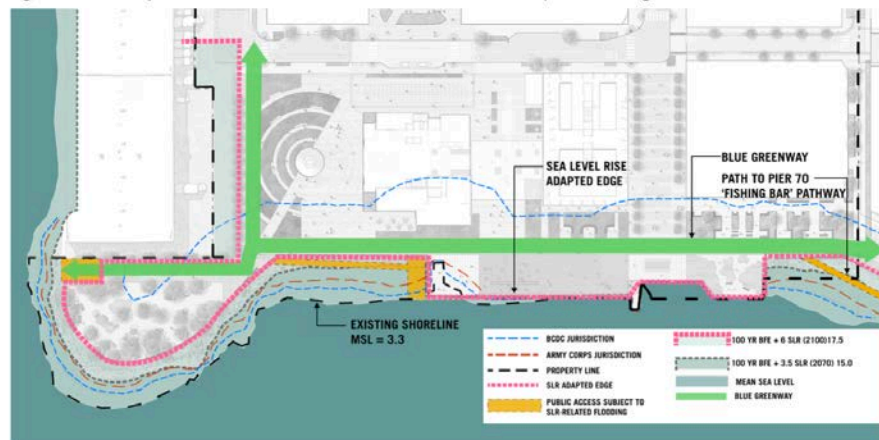
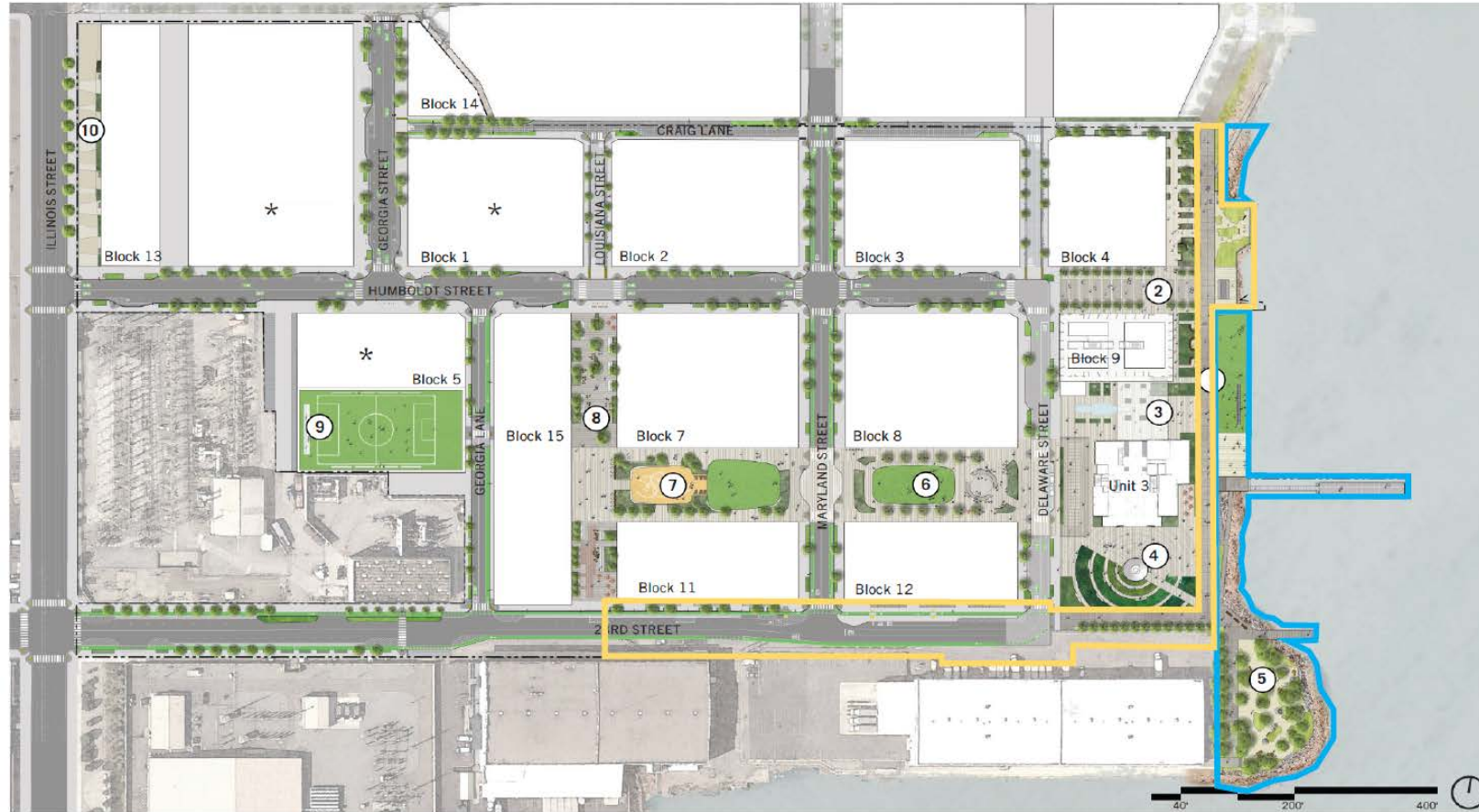


Figure 4.3.2 Projected Sea Level Rise of 3.5 feet and 6 feet with Proposed Grading and Seawall



Port Project Benefits

1. Improved land for Parks and Open Space and improved 23rd Street
2. Maintenance, Management and Liability Responsibility
3. Option for Public Trust Easement to ensure long term Port and Public benefits and protection





Thank You