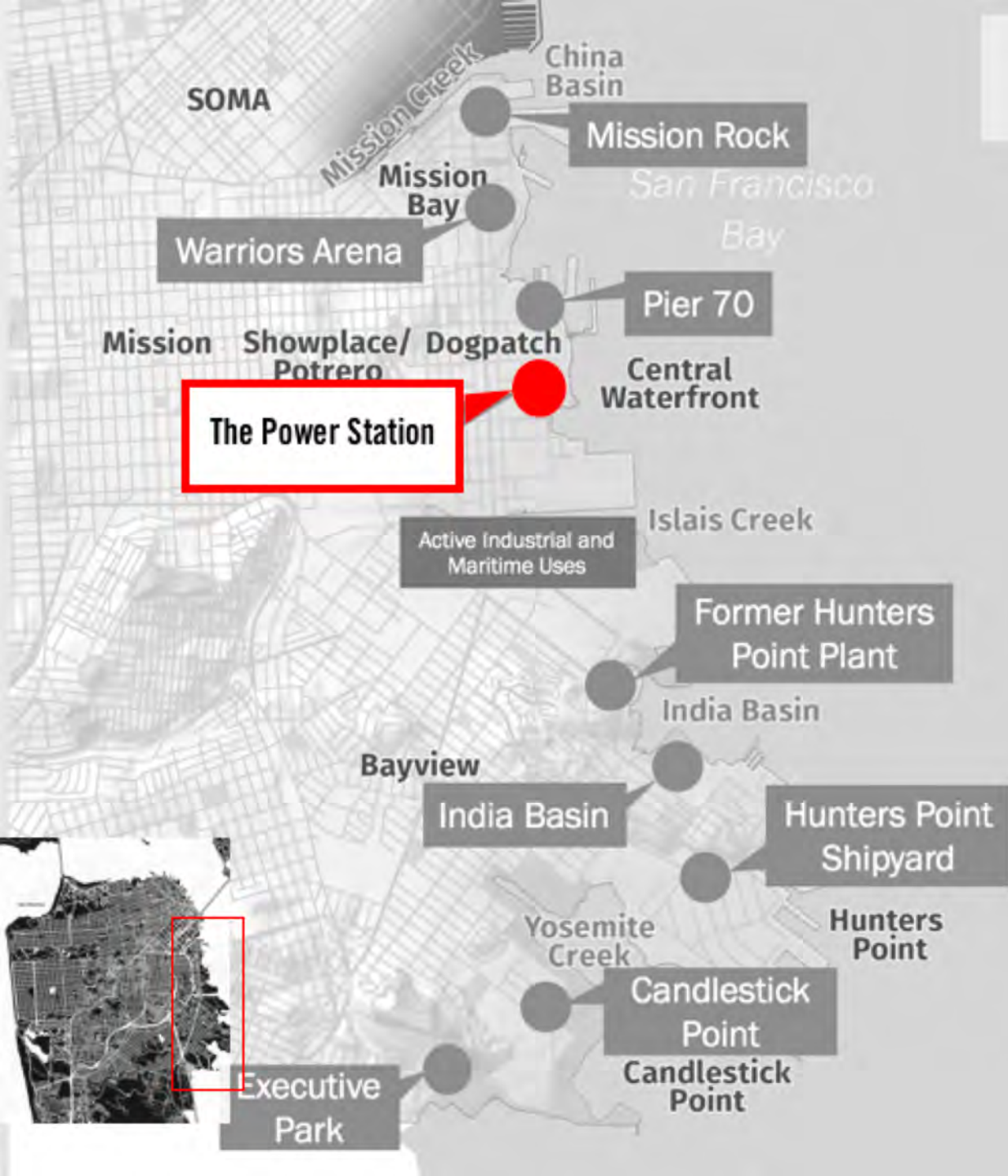




THE POWER STATION

C P C I N F O R M A T I O N A L H E A R I N G 4 . 2 5 . 1 9



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

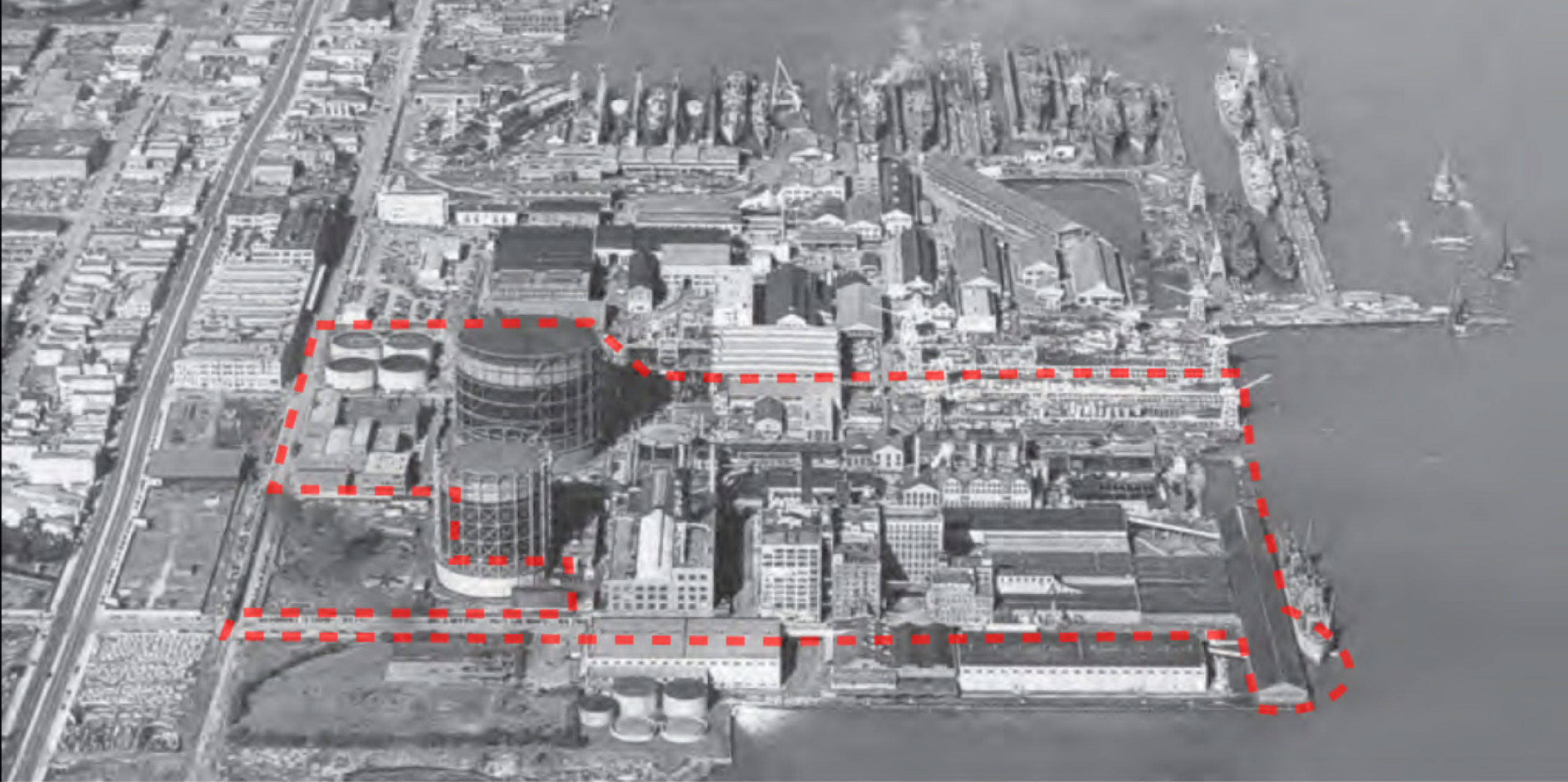
DEVELOPMENT AGREEMENT

“Public benefits package” memorialized in Development Agreement

- Contract negotiated between City and Sponsor
- Informed by economic analysis and sensitive to project feasibility
- Balances multiple neighborhood and citywide objectives

Ensures Project performs well in areas of:

- Housing
- Transportation
- Community Facilities
- Infrastructure
- Sea Level Rise
- Open Space
- Workforce Development
- Other City objectives – e.g. PDR



Power Station Yesterday



Power Station Today

WORKSHOPS. EVENTS. TOURS. CONVERSATIONS.



8 Community Meetings / Workshops



Events Hosting 25,000+ People



Weekly Site Tours



Weekly Office Hours

Power Station, San Francisco

WHAT WE HEARD

**“Housing!
Housing!
Housing!”**

AFFORDABLE HOUSING
AND HOUSING OF ALL
TYPES

**“Retail and
services that
complete a
neighborhood”**

GROCERY STORES...
A SCALE LIKE
HAYES VALLEY... A
NEIGHBORHOOD YOU CAN
ACTUALLY LIVE IN

OPEN THE
WATERFRONT... AN
ACTIVE WATERFRONT
EDGE... BRING THE BAY
TRAIL THROUGH

**“The Ramp
on steroids”**

THE STACK AS AN ICON... UNIT
3 AS A DESTINATION ON THE
WATERFRONT

“Keep the stack!”

WATERFRONT PLAYGROUNDS,
SOCCER FIELDS, CHILDCARE;
WE HAVE ENOUGH PLAZAS – WE
WANT GREEN SPACES

**“Active
recreation and
green spaces”**

DONT GIVE A BROAD RANGE,
COMMIT TO A CLEAR PROJECT

**“Tell us what
the project is”**

CLEAN A DIRTY SITE... MAKE IT A
SAFE, HEALTHY PLACE TO LIVE,
WORK, AND PLAY

**“A healthy, clean
environment”**

**“Variety of
urban form”**

NOT LIKE MISSION
BAY, STEP DOWN
TOWARD THE
WATERFRONT

**“Look at all transit
options and smarter
parking strategies”**

DISTRICT PARKING IS A GOOD IDEA...
COMMIT TO AGGRESSIVE TDM... BE
FUTURE FORWARD

TOPICS FOR FURTHER DISCUSSION

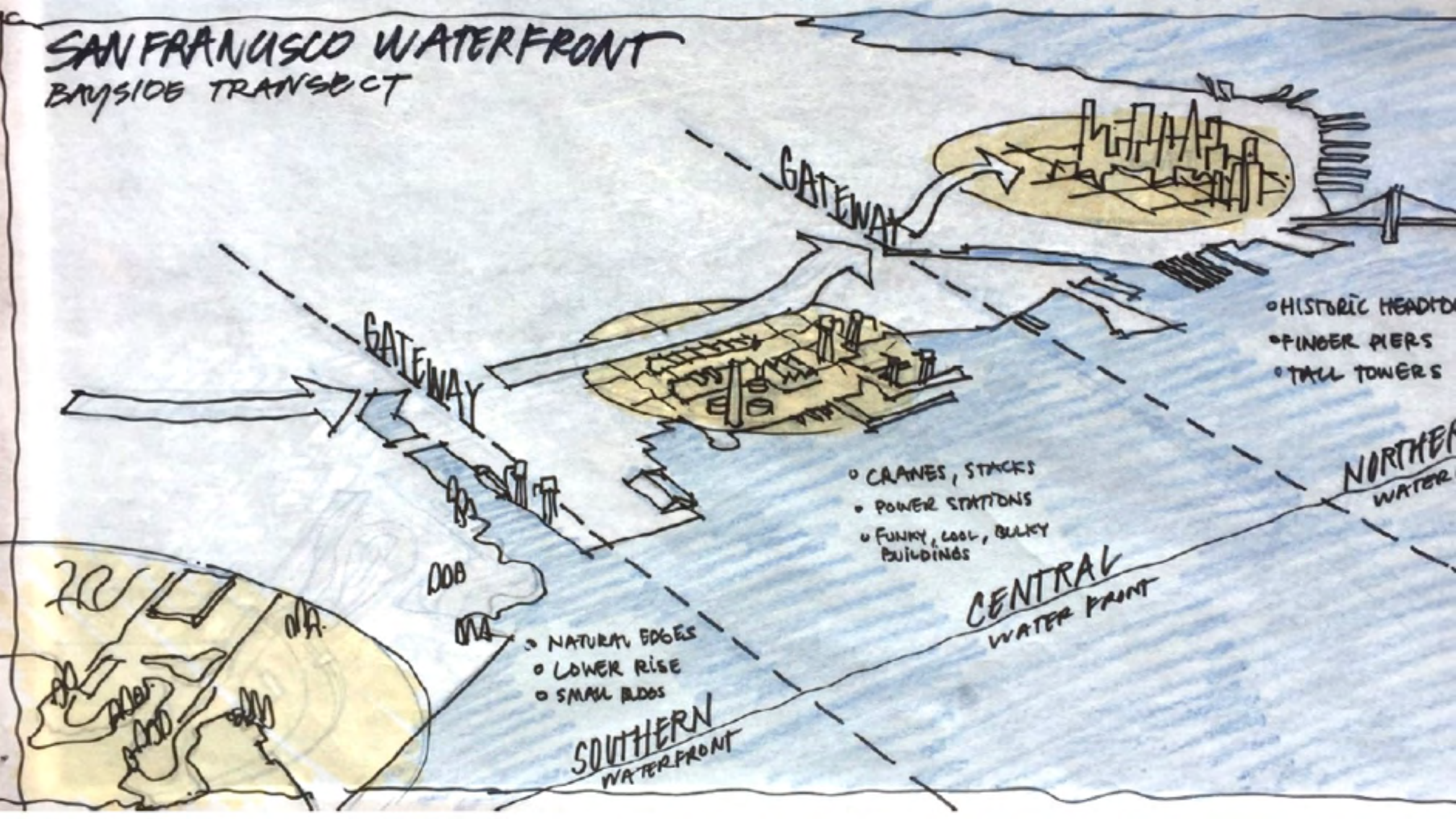
- High Level Overview of:
 - Open Space Refinement
 - Urban Form
 - Preservation Possibilities
- Next Steps

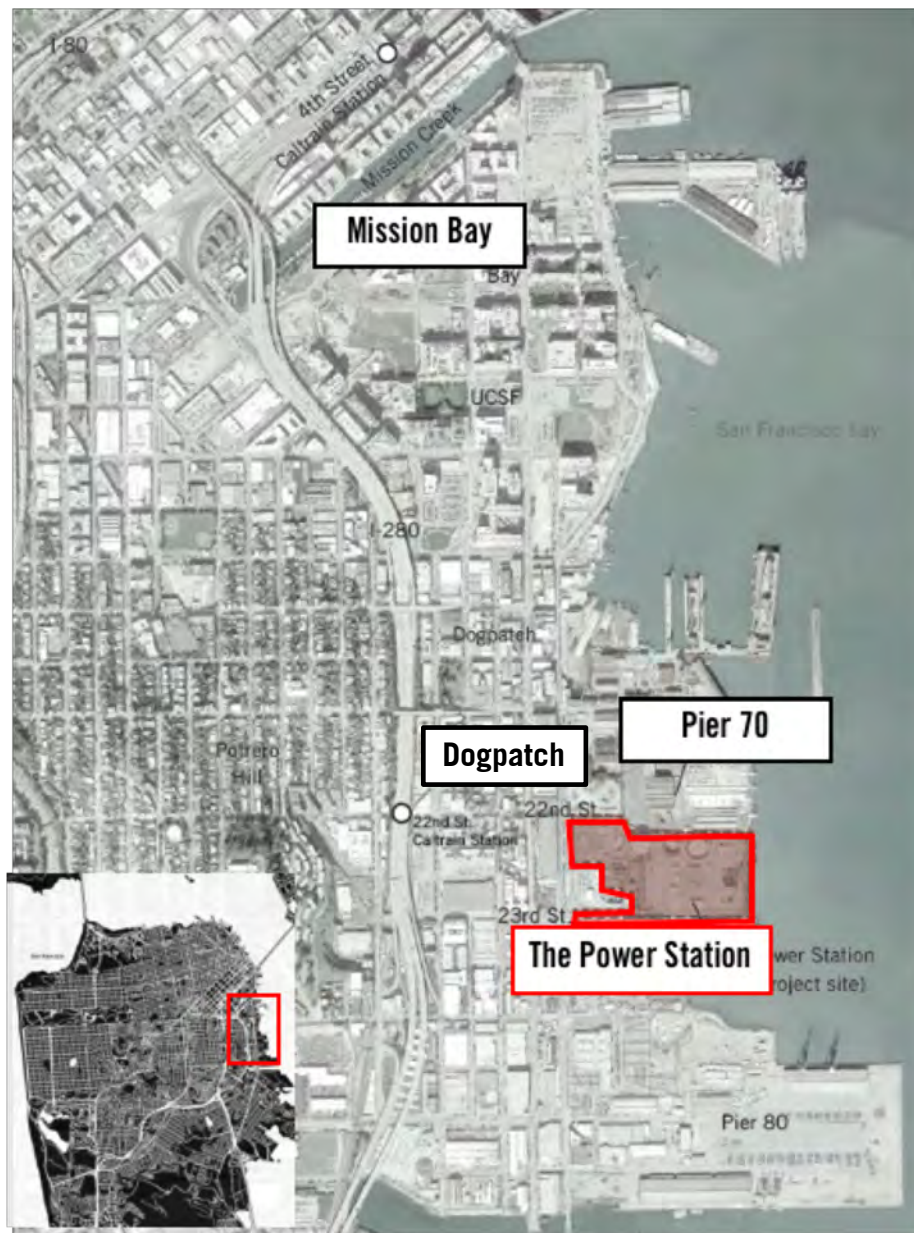




SAN FRANCISCO WATERFRONT

BAYSIDE TRANSECT





Current Context



Future Context

STREETS OF DOGPATCH



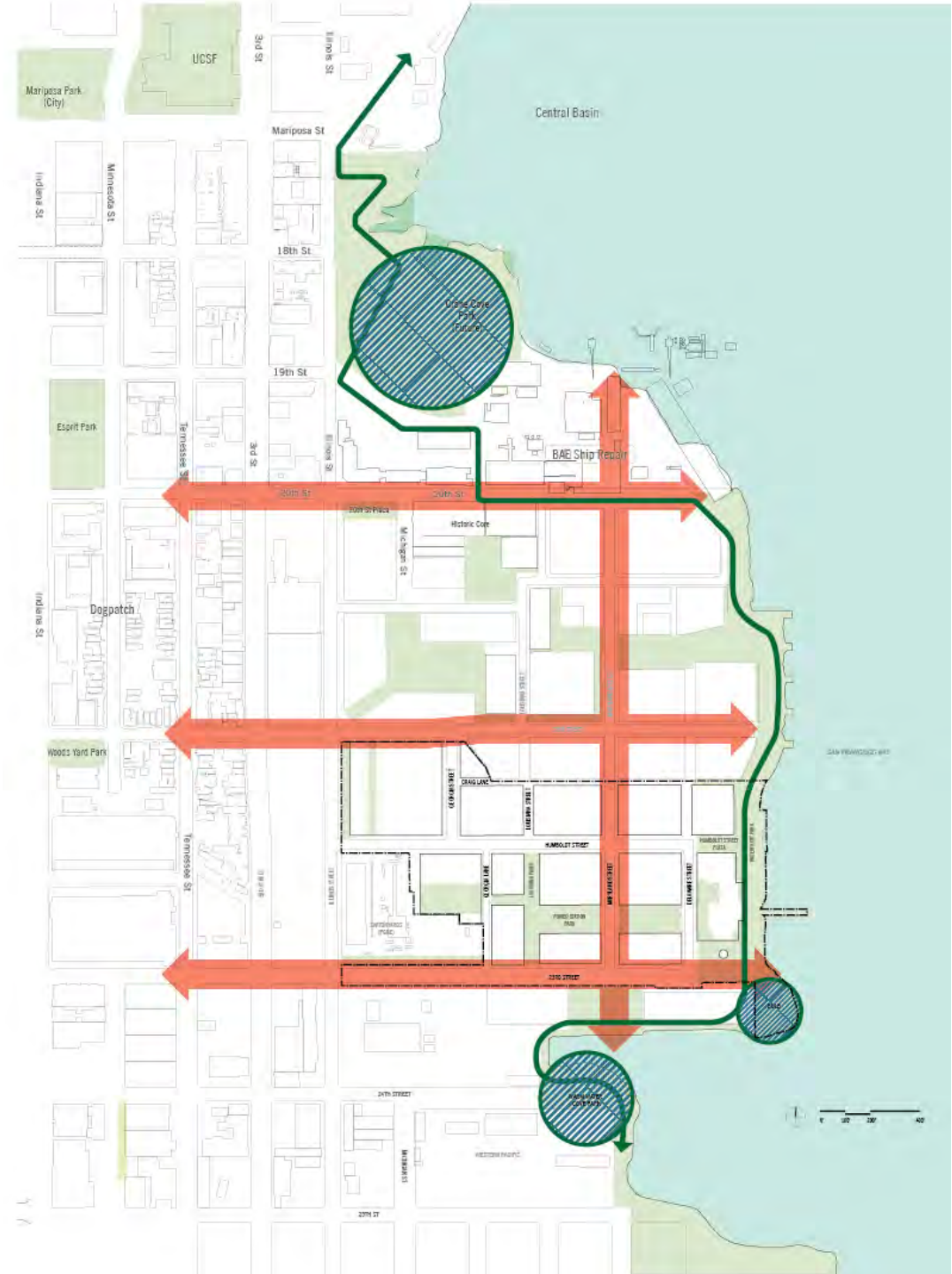
22ND STREET



MARYLAND STREET



23RD STREET



OPEN SPACES OF DOGPATCH



CRANE COVE PARK



THE POINT



WARM WATER COVE



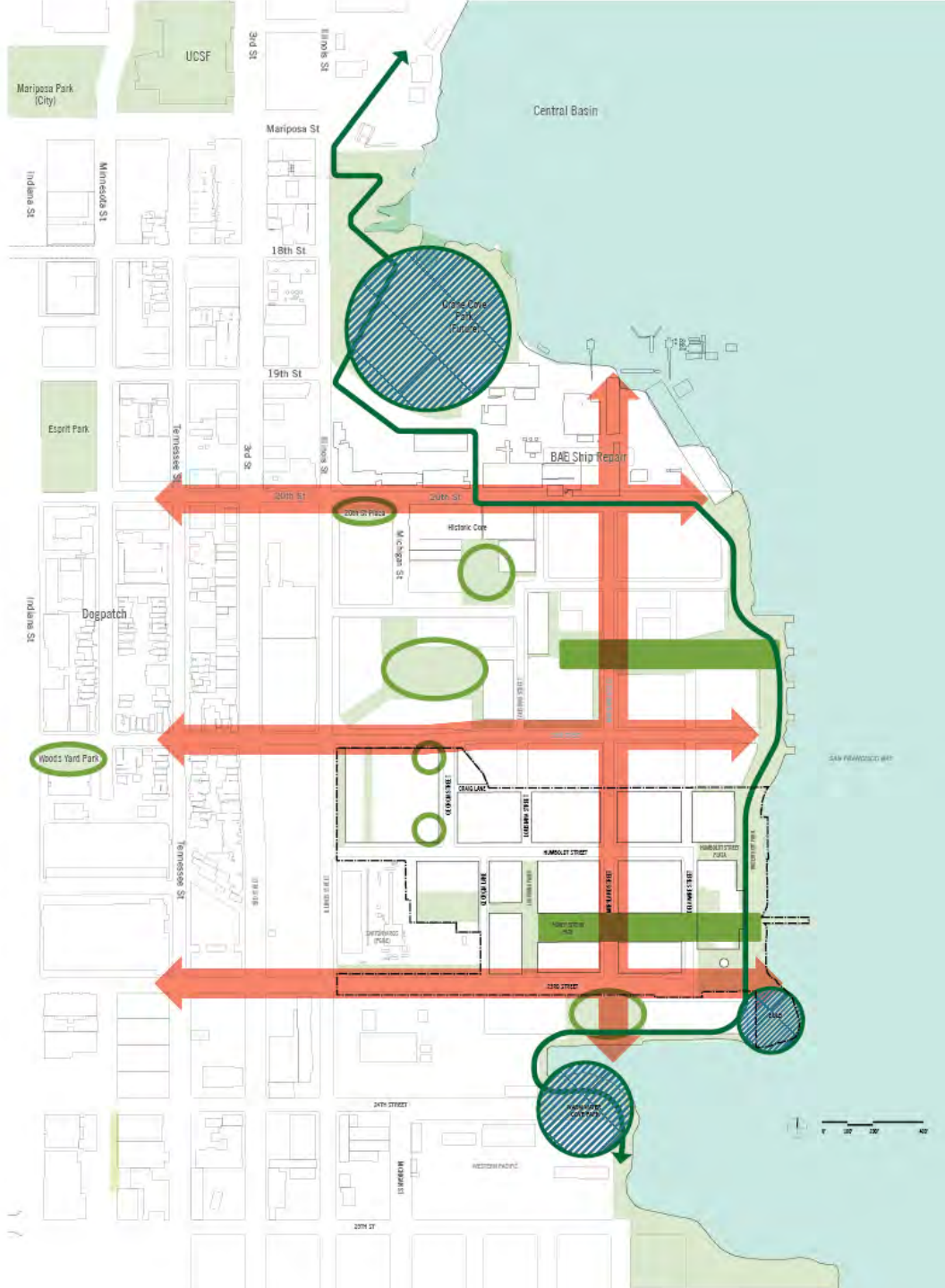
ROOFTOP SOCCER FIELD



ACTIVE WATERFRONT



PLAY FOR ALL AGES



DOGPATCH PLACES OF DISCOVERY



SLIPWAYS



UNIT 3/ STACK



STATION A ELEMENTS



SPRECKLES WAREHOUSES



BESHARAM



MINNESOTA STREET



BUILDING 12

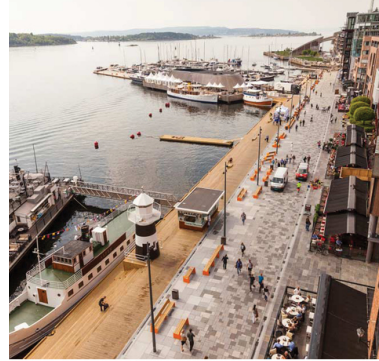
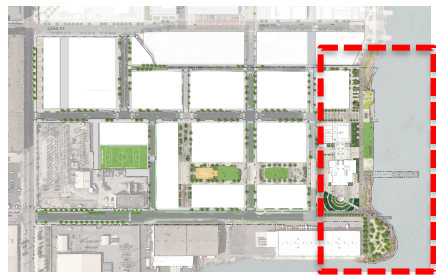


BUILDING 15

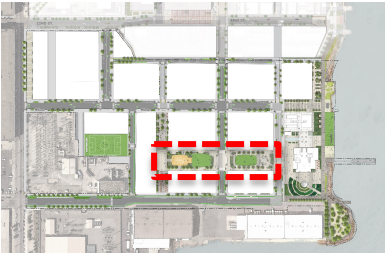
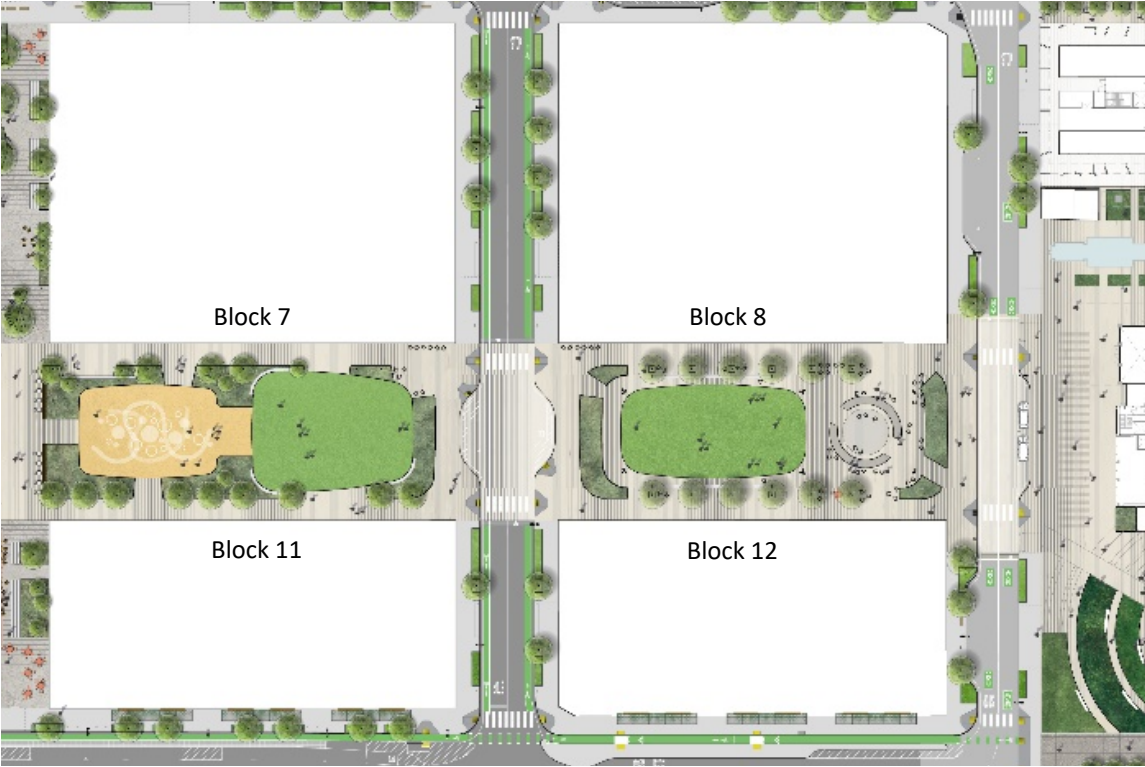




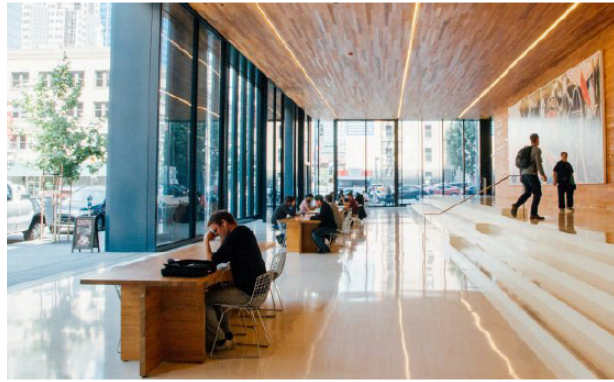
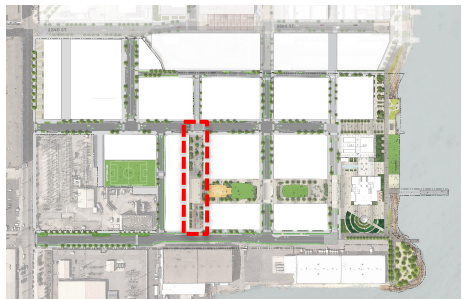
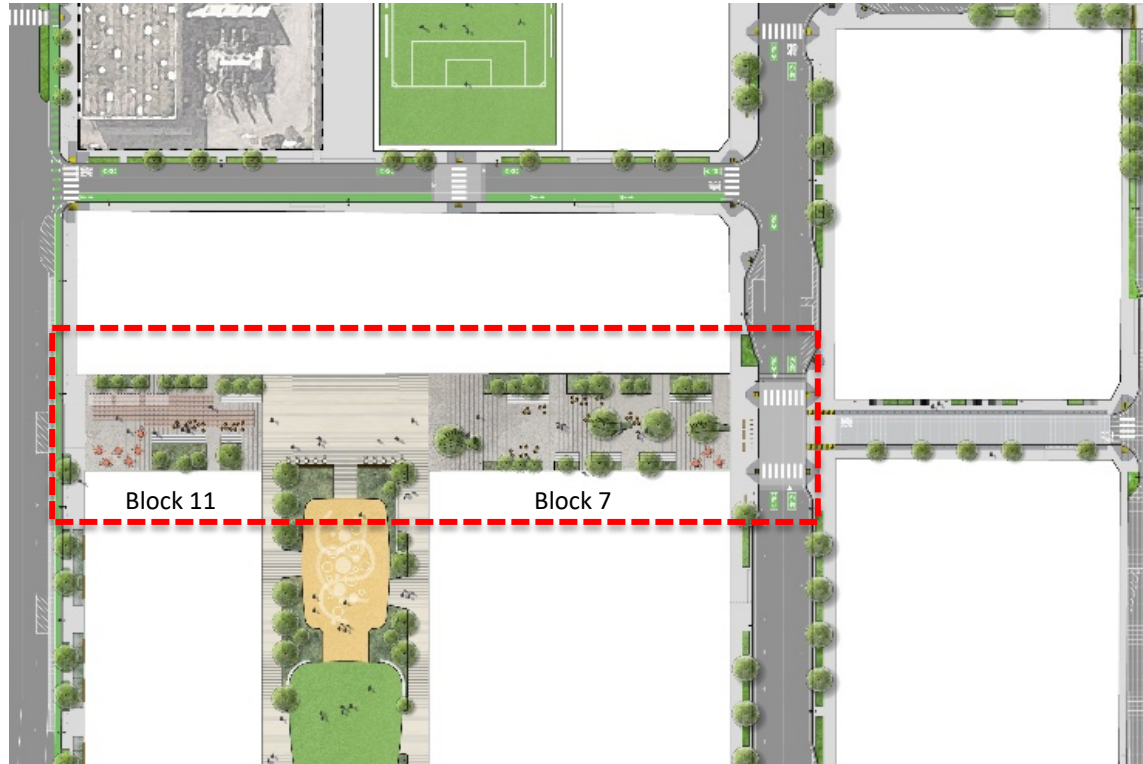
DOGPATCH WATERFRONT PARK



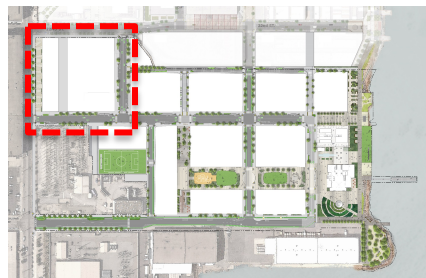
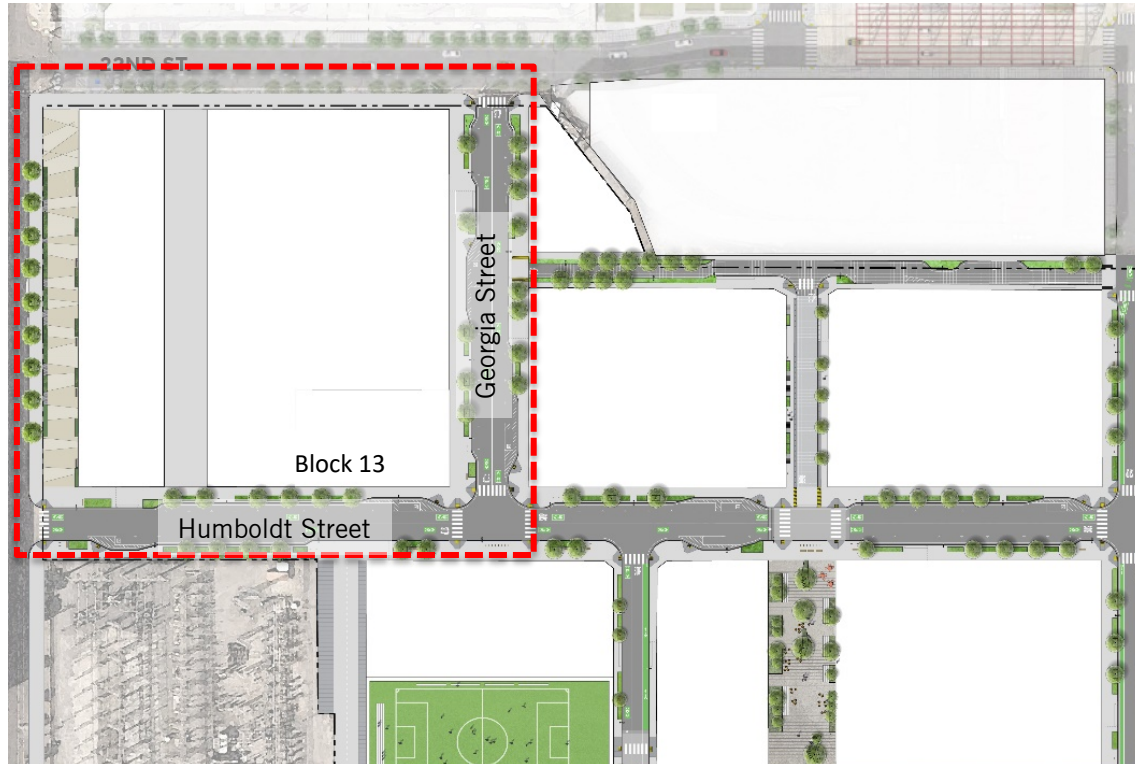
POWER STATION PARK



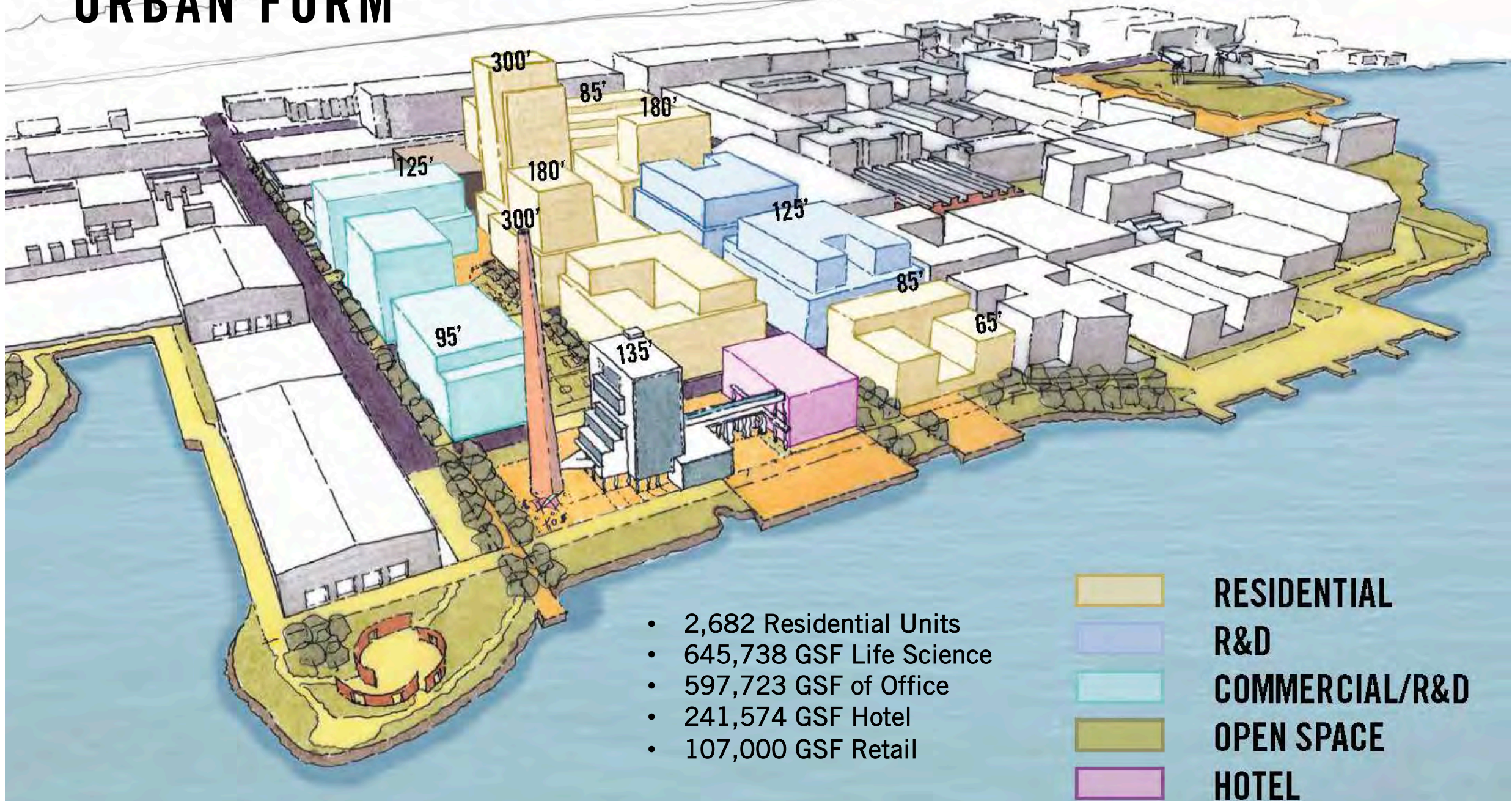
LOUISIANA PASEO



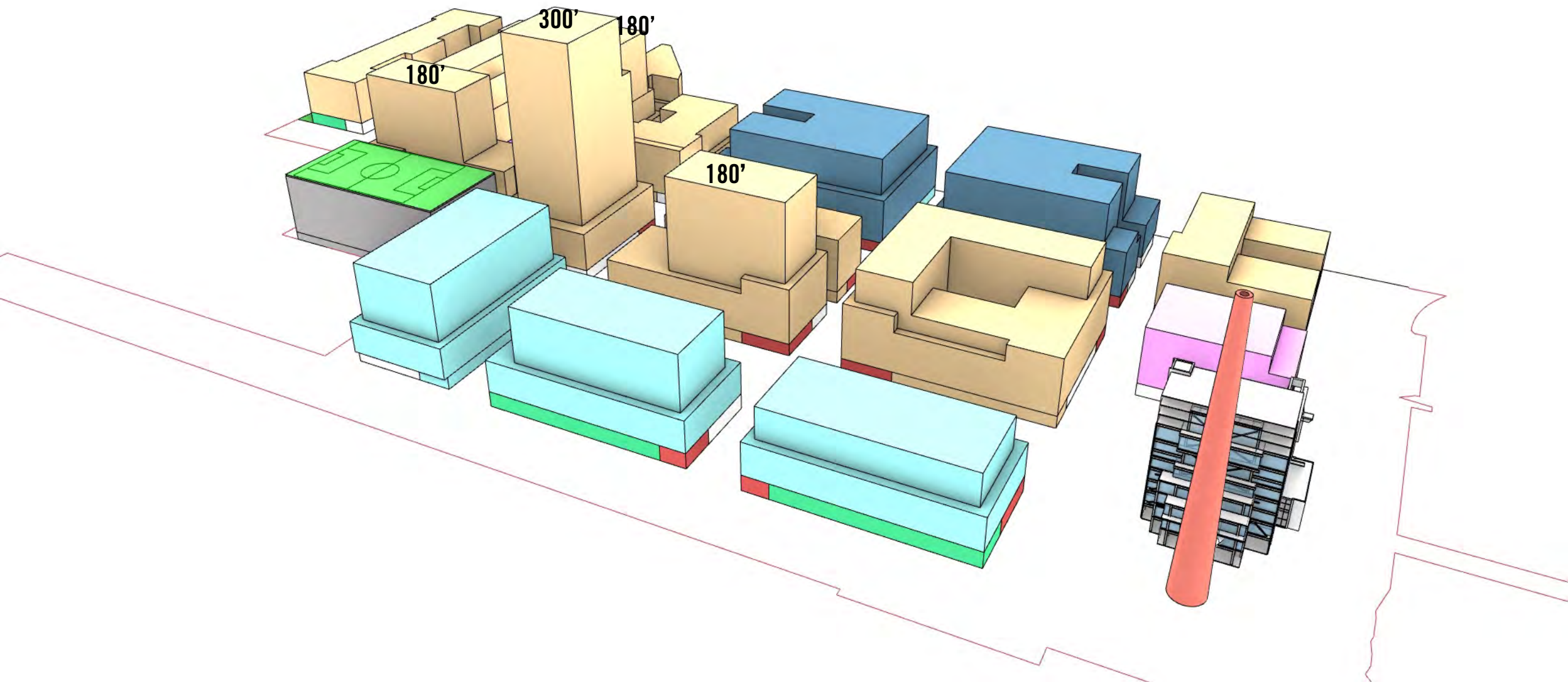
GATEWAY TO THE POWER STATION



URBAN FORM

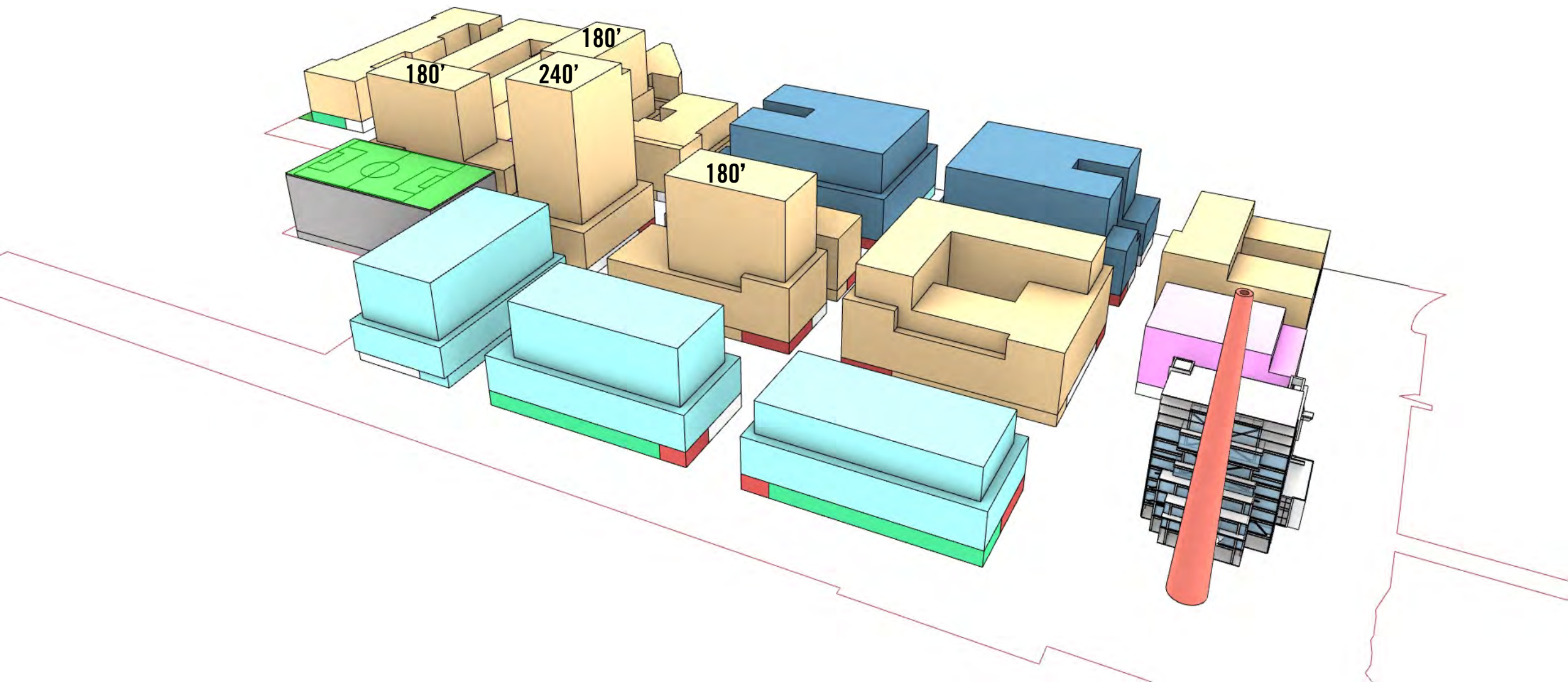


PROPOSED PLAN



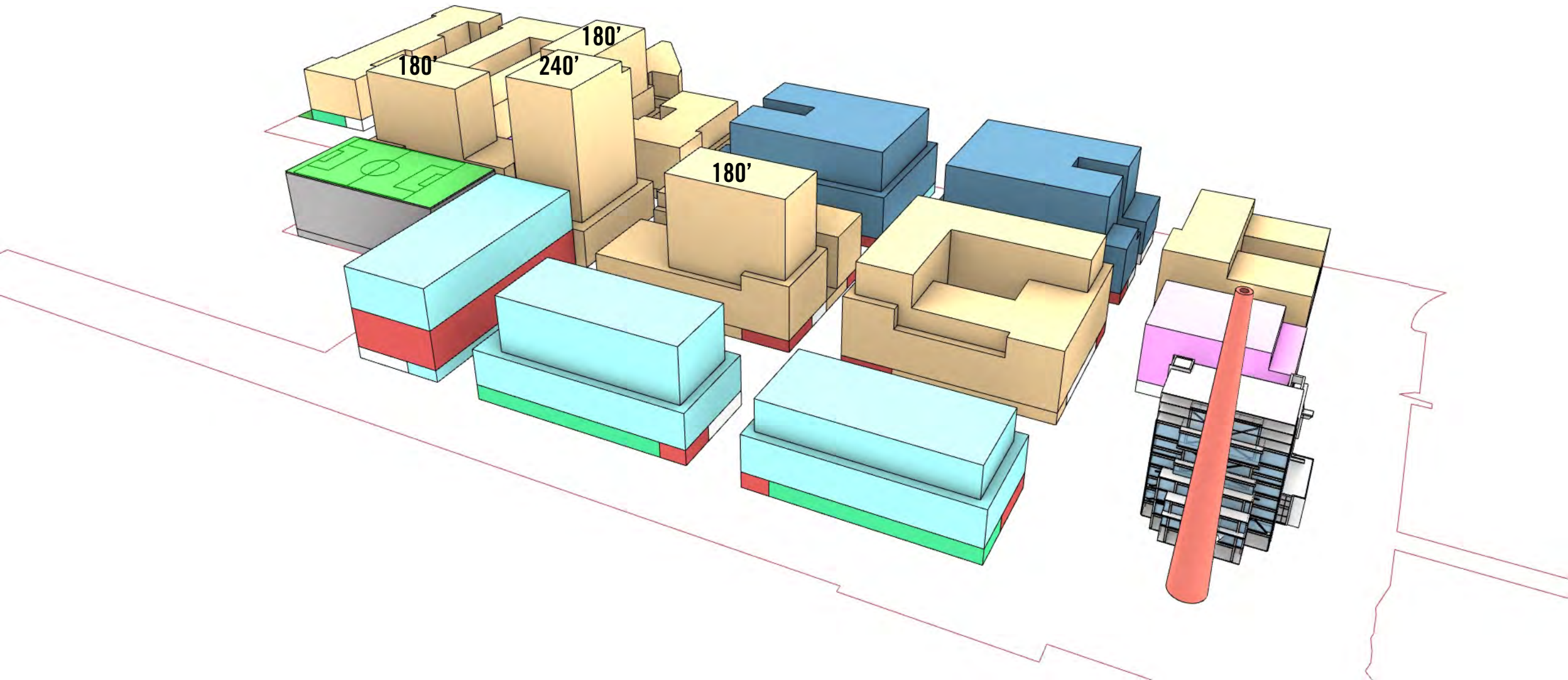
LOWERED HEIGHTS OPTION 1

240' @ BLOCK 6



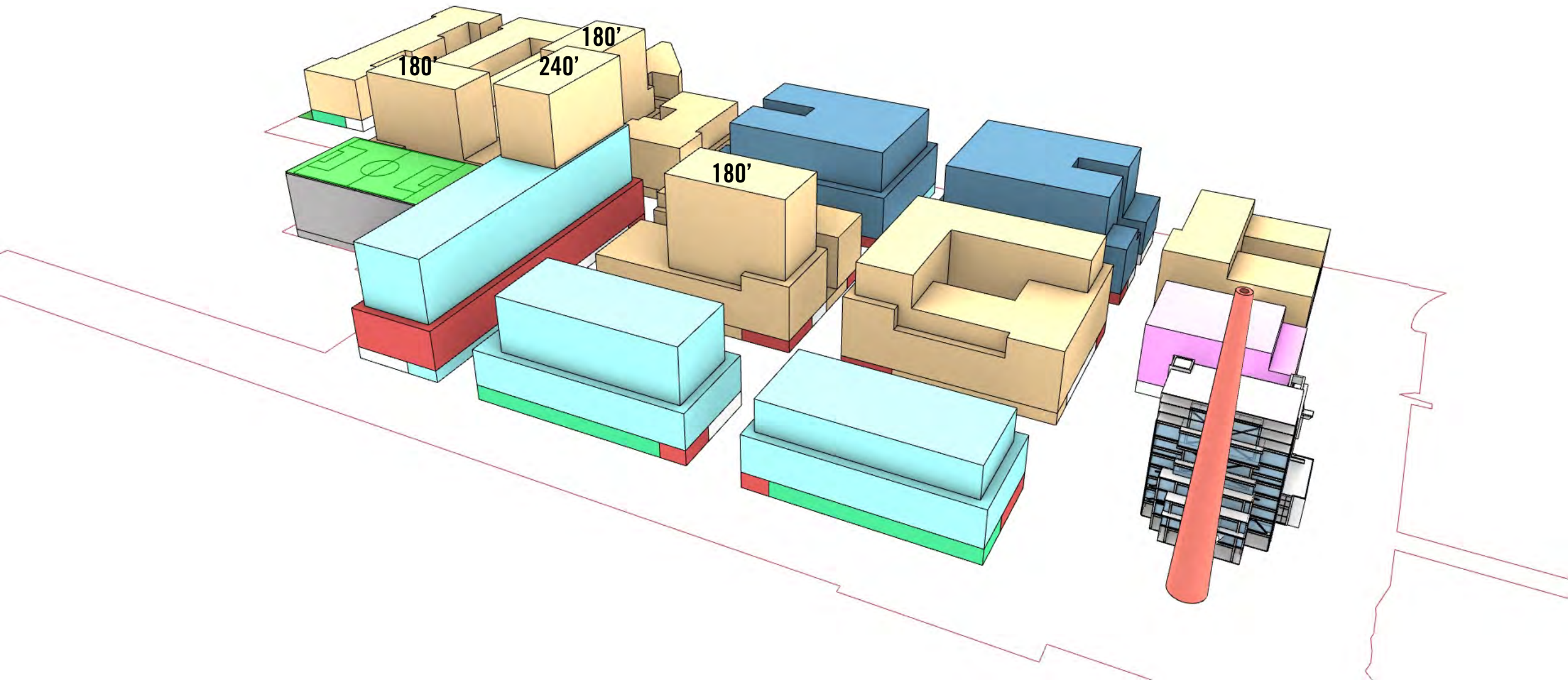
LOWERED HEIGHTS OPTION 2 WITH STATION A

240' @ PARTIAL STATION A



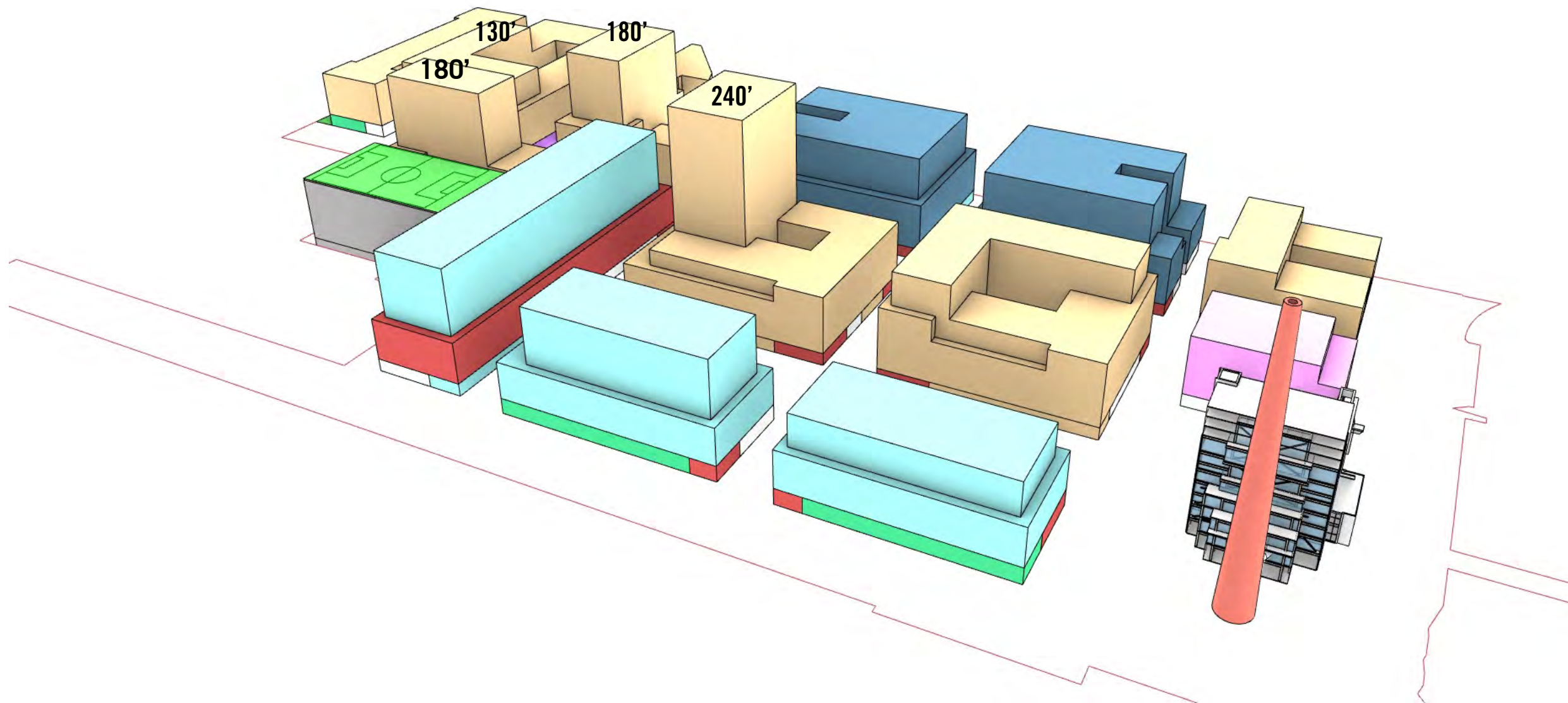
LOWERED HEIGHTS OPTION 3 WITH STATION A

240' @ STATION A



LOWERED HEIGHTS OPTION 4 WITH STATION A

240' @ NW BLOCK 7



STATION A

OPTIONS + TRADEOFFS

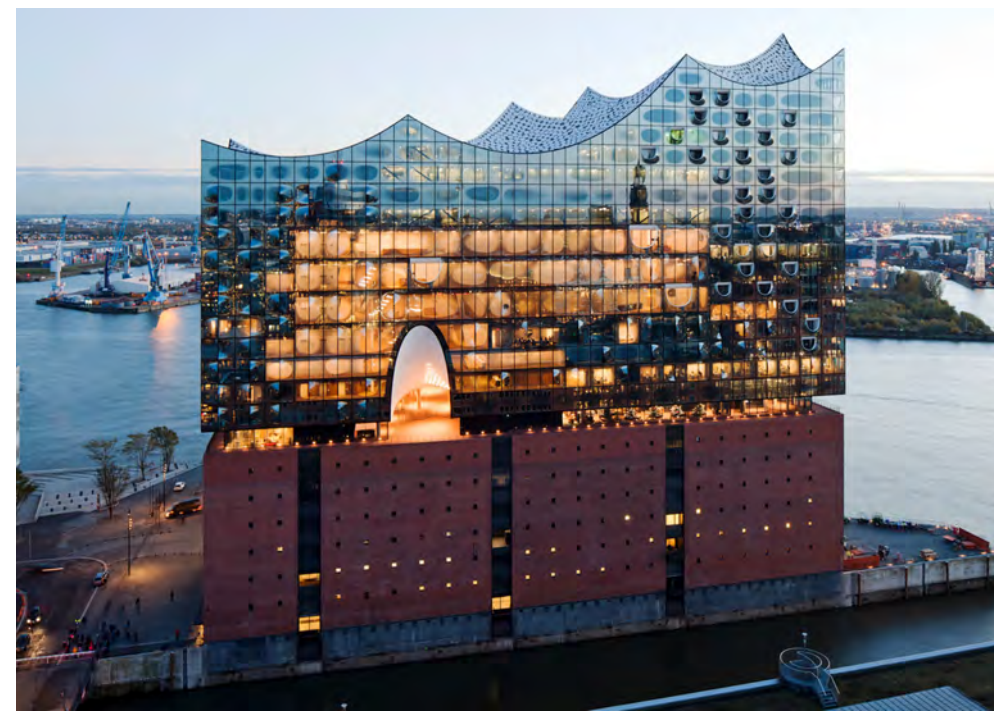
- Circa 1899, expanded 1905
- Repowered 1929
- Closed 1965
- Partially demolished 1983

















NEXT STEPS

- Informational #3: 6/21
- General Plan Initiation: 7/25
- EIR Certification / Approvals: 8/22
- BOS Approval Hearings: Fall 2019



THANK YOU!

Learn more:

- <https://www.dogpatchpowerstation.com>
- info@dogpatchpowerstation.com
- [@iamthestack](https://www.instagram.com/iamthestack)