

**THE POWER STATION  
STATION A  
REUSE AND ADAPTATION**

**PLANNING COMMISSION  
OCTOBER 22, 2020**

**OFFICE DEVELOPMENT AUTHORIZATION |  
MAJOR MODIFICATION OF OFF-STREET LOADING STANDARDS  
2017-011878PHA-02-OFA**

SITE  
TOURS



QUARTERLY  
COMMUNITY  
MEETINGS



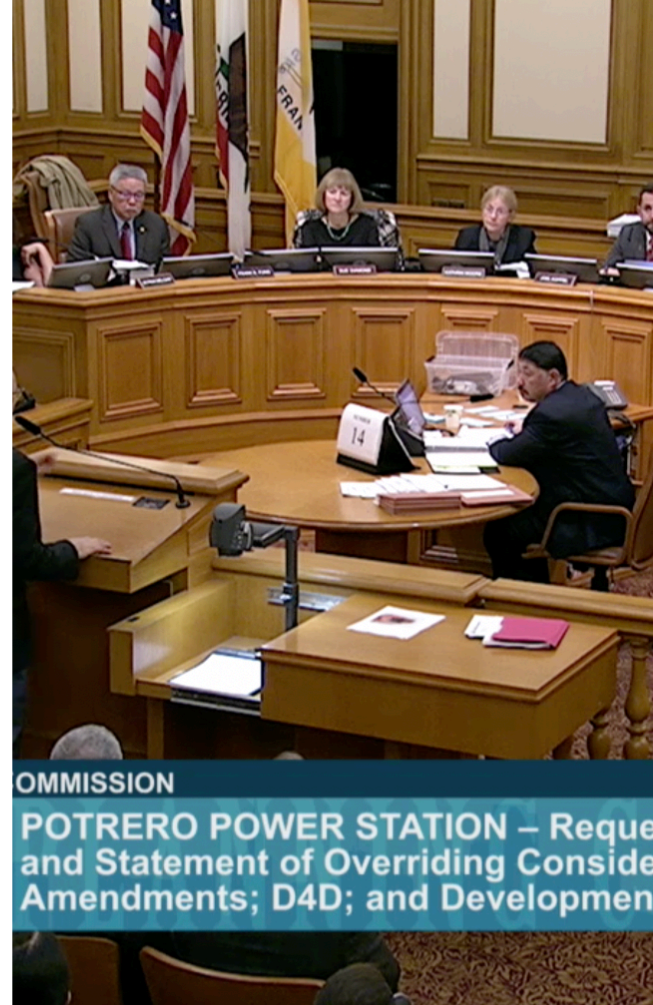
DEVELOPER  
OFFICE  
HOURS



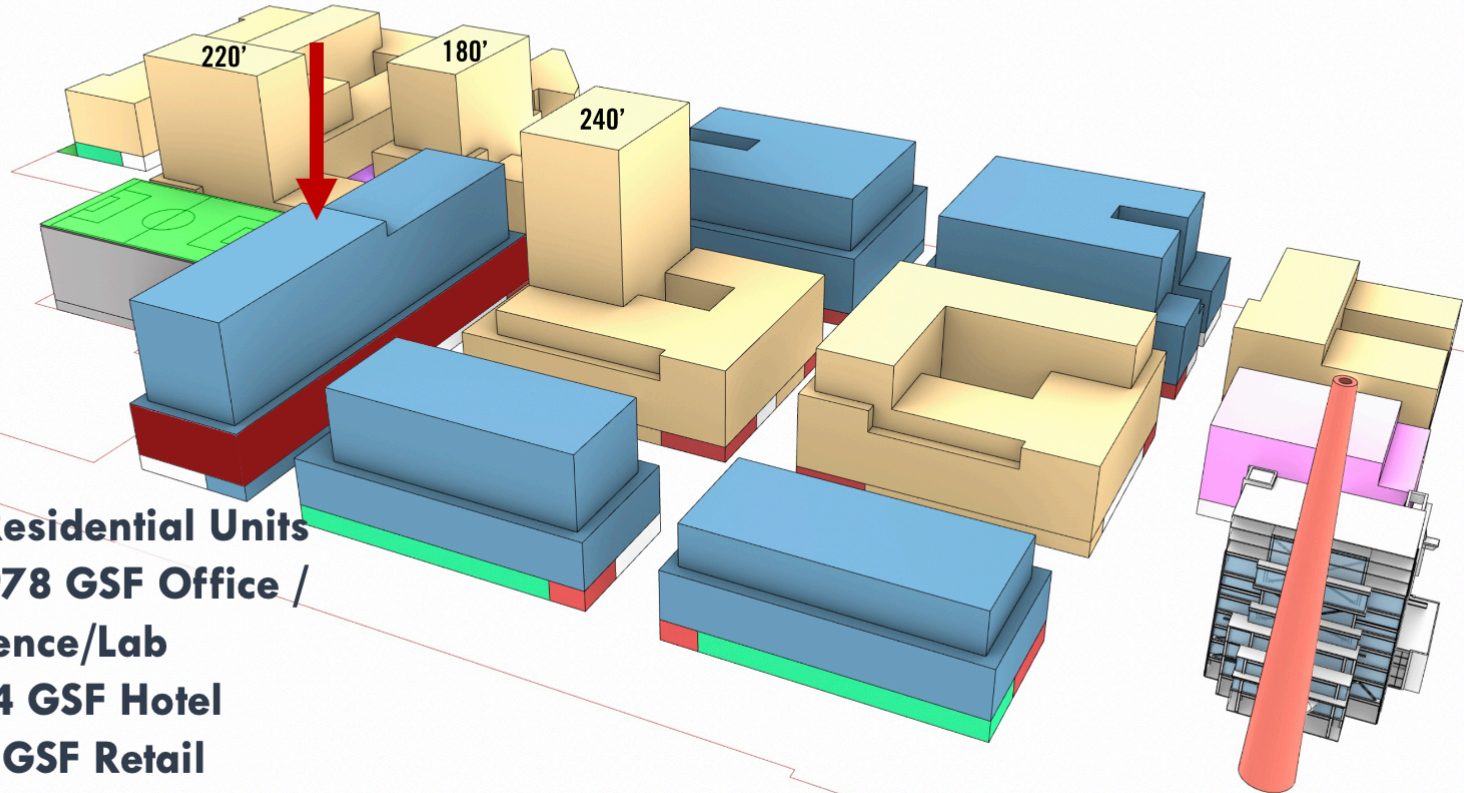
EXHAUSTIVE PROJECT  
COMMUNITY OUTREACH

# UNANIMOUS PROJECT CONSENSUS & APPROVAL

- 1/30/20 - Planning Commission Unanimous Approval of EIR and Recommendation to BOS
- 02/26/20 - Port Commission - Unanimous Approval of project and lease
- 04/03/20 - BOS Land Use Committee, Recommended Unanimously
- 04/21/20 - BOS Project Approval Hearing, Approved Unanimously
- 07/16/20 - BCDC Unanimous Approval of Shoreline Plan and Permit



# APPROVED PROJECT



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

# *POWER STATION*

*Herzog & de Meuron + Adamson Associates, Inc.*



*Station A & Unit 3*

# 1. Blocks Frame Public Space



## *2. Adaptive Reuse of Station A*







*Existing & Past*



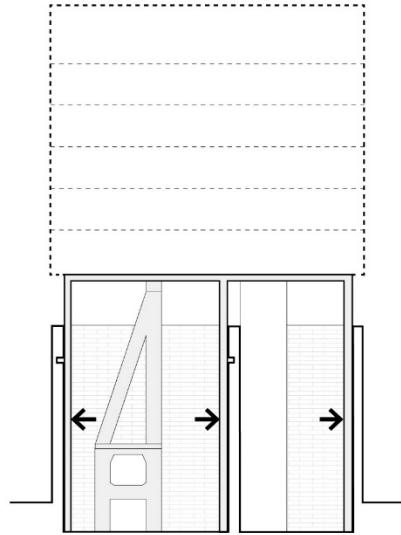
*201\_CaixaForum, Madrid (Before)*



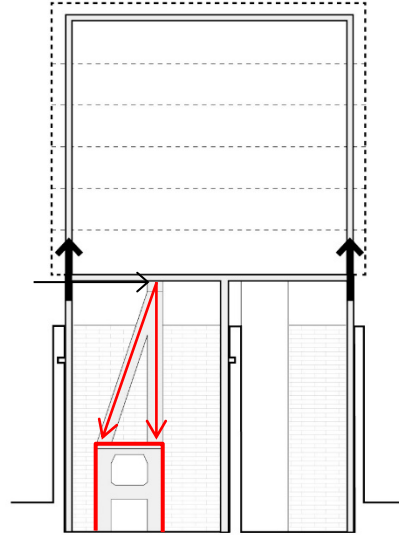
*201\_CaixaForum, Madrid (After)*

*Repurpose Station A*  
*... starting with the existing structure*





1)  
a more efficient lightweight  
structure stabilizes the  
existing brick walls



2)  
stabilization elements  
are extended to support  
the upper volume



*Station A*  
*Lower Façade*

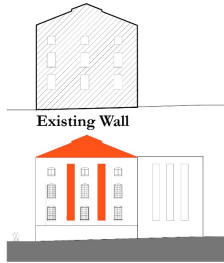


*Existing East Facade*





*Proposed East Façade*

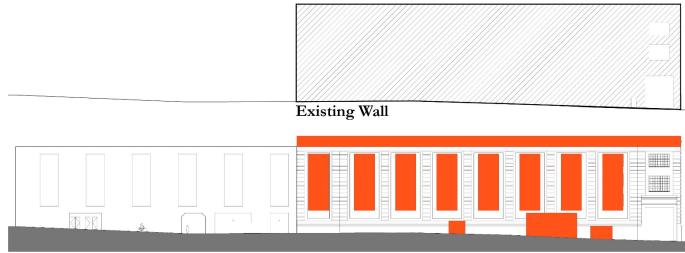


Existing Wall

**North Elevation**

Existing Wall = 3,650 sf

New Openings = 1,000 sf (27.4%)

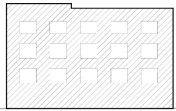


Existing Wall

**West Elevation**

Existing Wall = 16,560 sf

New Openings = 7,000 sf (42.3%)



Existing Wall



**South Elevation**

Existing Wall = 5,760 sf

New Openings = 600 sf (10.4%)



Existing Wall



**East Elevation**

Existing Wall = 26,330 sf

New Openings = 3,400 sf (13%)

**TOTAL:**  $\frac{12,000 \text{ SF PROPOSED OPENINGS}}{52,300 \text{ SF EXISTING WALL}} = 23\% \leq 30\%$

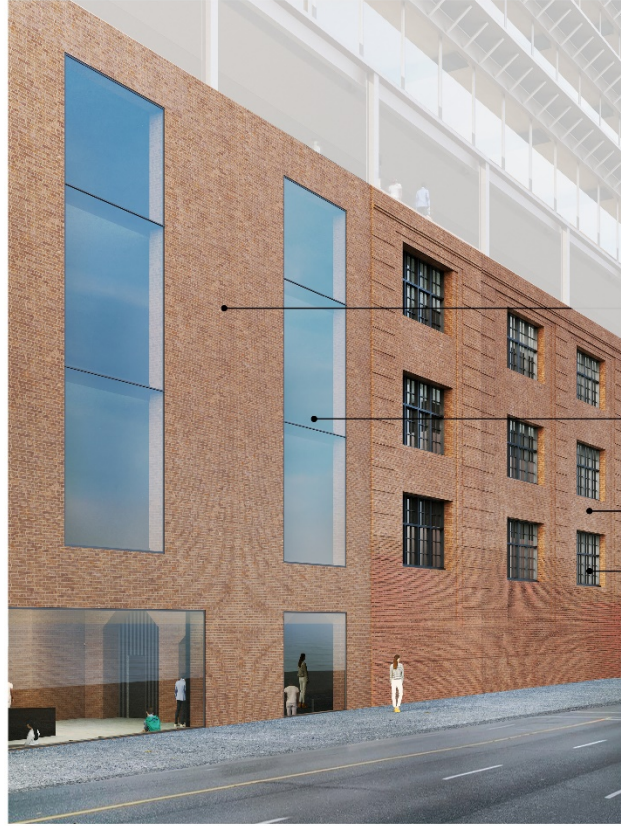
Bi-parting metal security gate at passage (shown closed for clarity)



VIEW OF EAST FAÇADE

New low-iron glass window in new opening

New low-iron glass window in existing opening



VIEW OF WEST FAÇADE

New brick wall to match color of adjacent existing brick wall

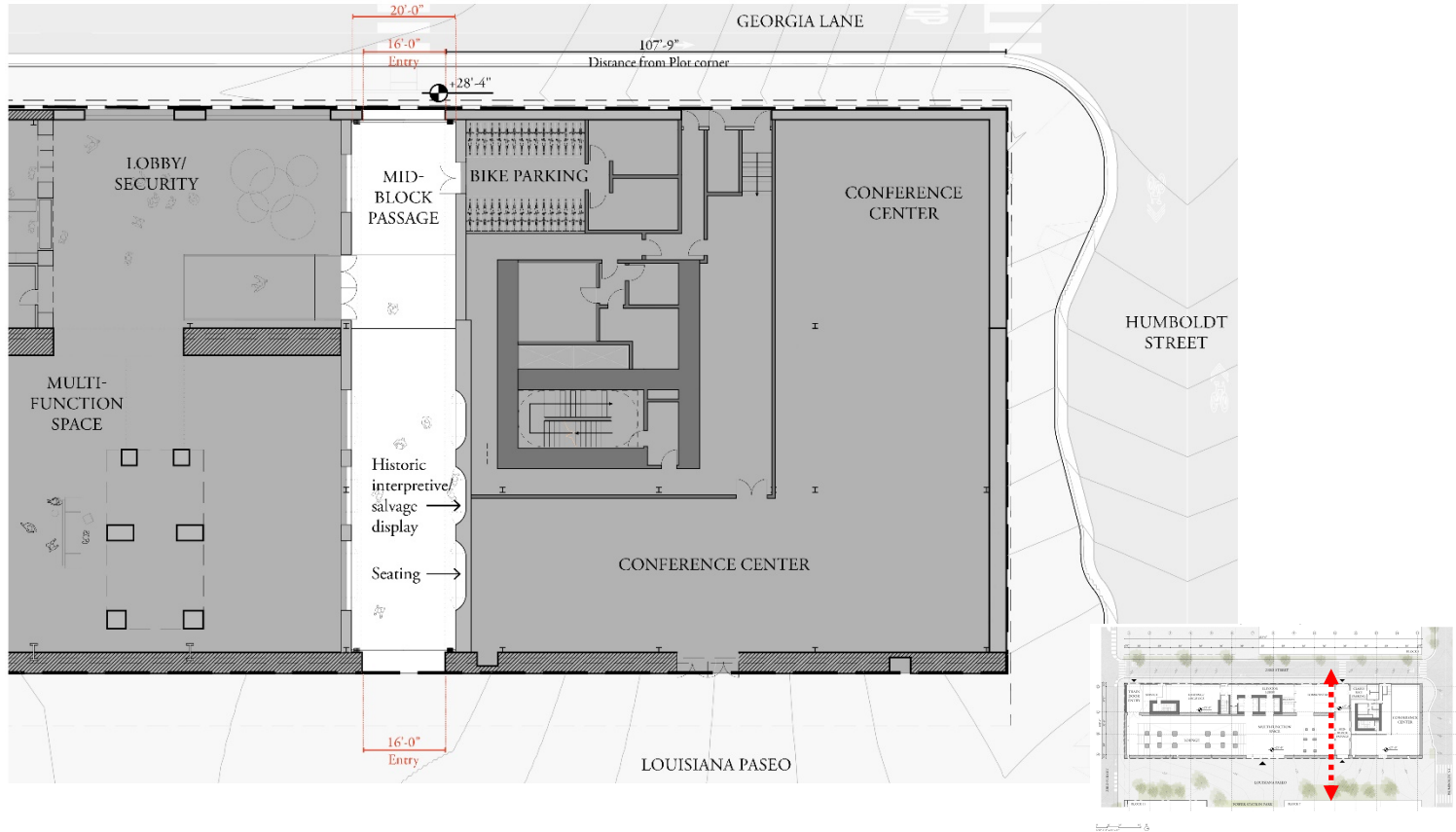
New low-iron glass window in new wall

Existing brick wall

New low-iron glass window in new opening, size and appearance to match existing south windows

*Developing Details for each Distinct Opening Type*

*The Public Experience*  
*Mid-Block Passage*



*Mid-Block Passage*



*Existing as Inspiration*

© Henrik



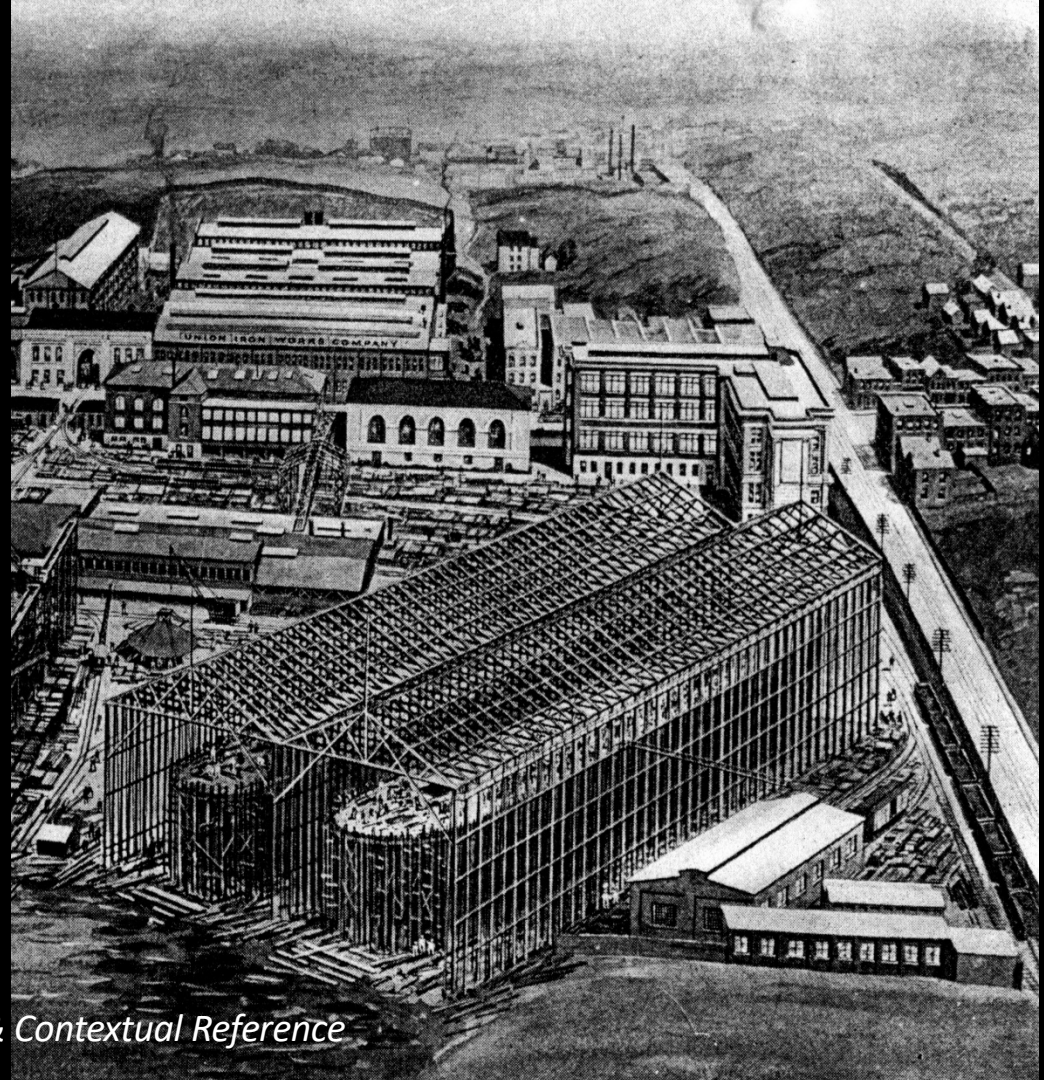
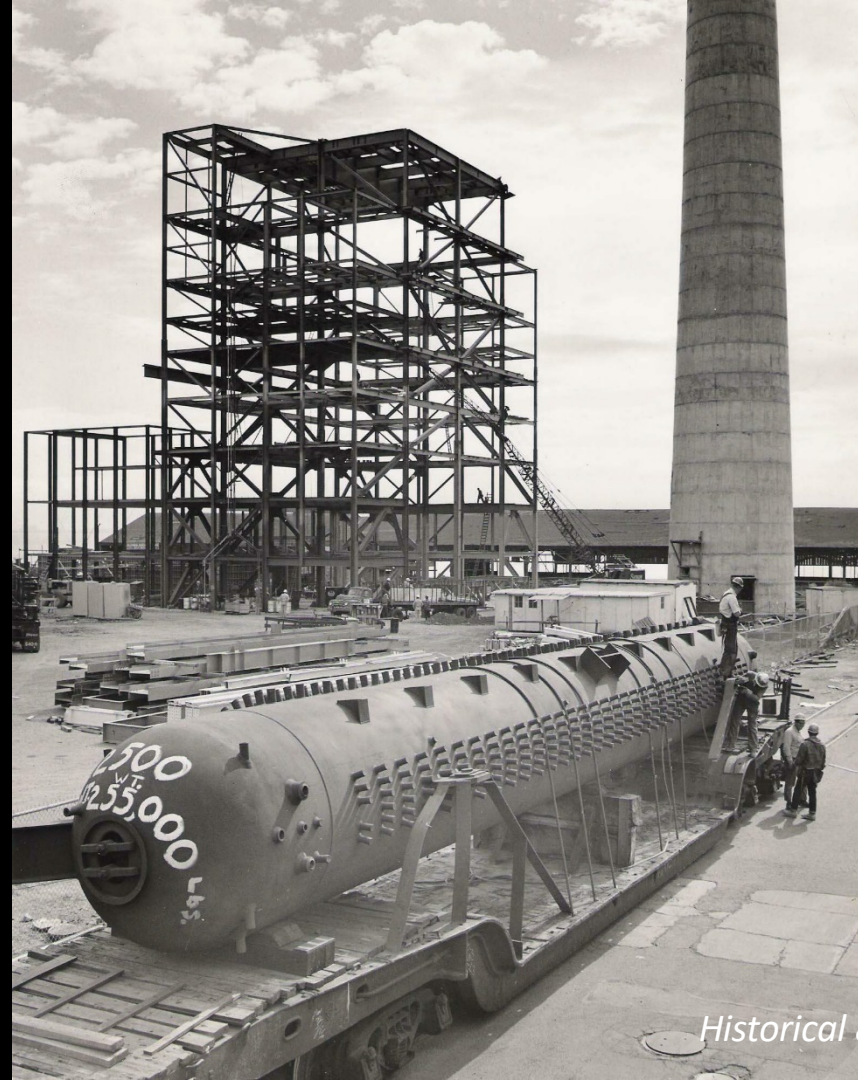
*View into Mid-Block Passage*



*View into Lobby*

*Station A*  
*Upper Volume Façade*





*Historical & Contextual Reference*



*View from 23<sup>rd</sup> Street*



Existing brick & new brick to color-match existing  
*Lower volume facades*



Painted metal to color-match existing brick  
*Lower volume service doors & loading dock*



Metal, such as Copper, Bronze, Corten, etc. (see  
Station A Addition sheet for more info)  
*Upper volume's metal roof, fascia, awnings/sunshade*



Steel frames, mullions, to match existing window  
components  
*Lower volume windows*



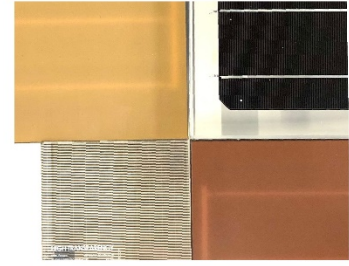
Low-iron glass windows  
*Upper volume facade & lower volume windows*  
*(image from HdM's Feltrinelli)*



Black metal balustrade  
*Level 5 terrace*  
*(image from HdM's Rue des Suisse)*



Exterior fabric shading & metal rails  
*Upper volume facades*

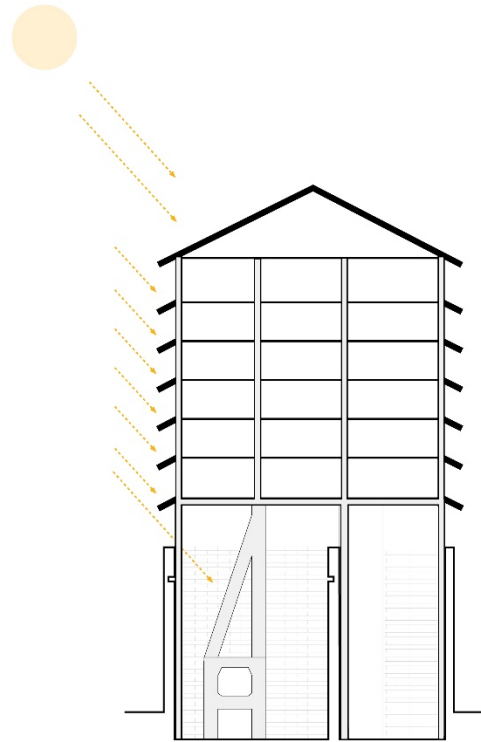


PV panel  
*Possible integration on roof & on awning*

## *Palette derived from Existing Materials & Industrial Character*



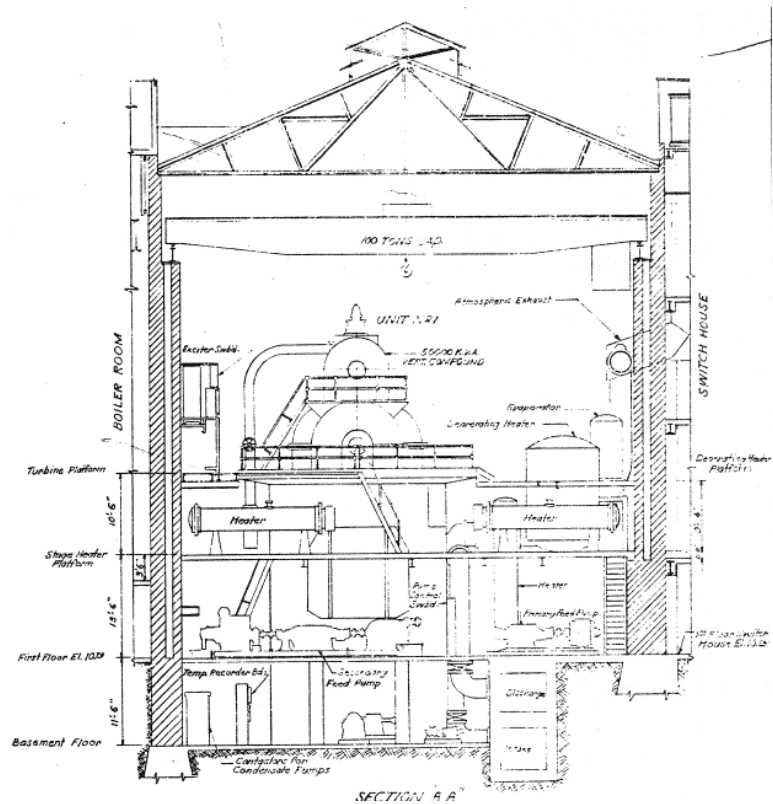
*View into Paseo*



*Horizontal Façade Elements function as sun-shading and offer possibility for the most efficient solar energy gain*

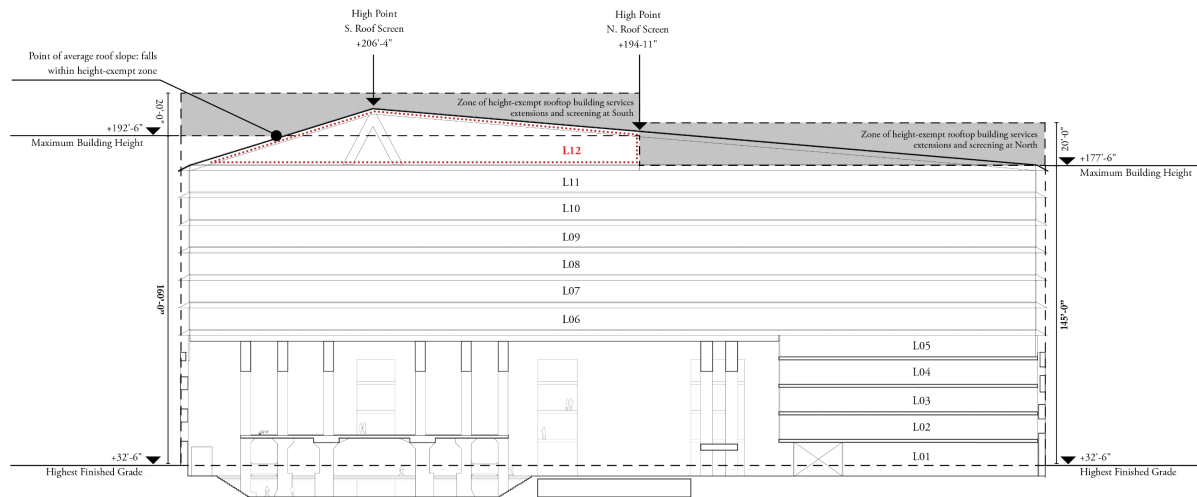


*Station A*  
*Roof*



*Referencing the Historical Roof*

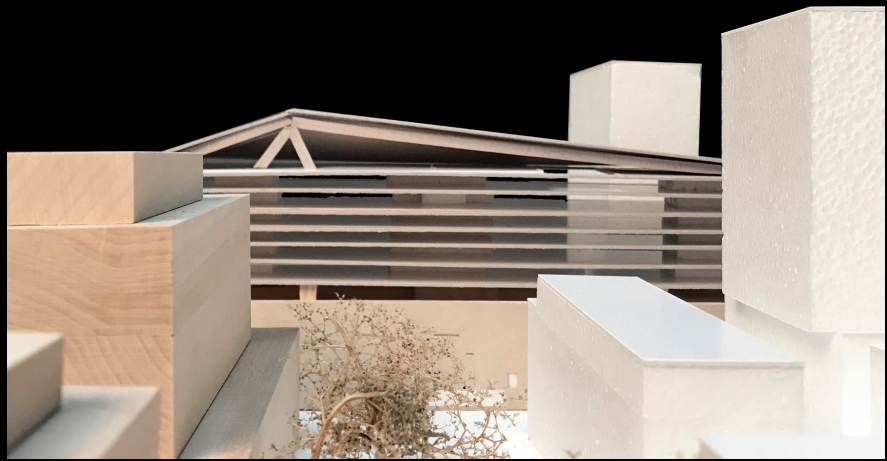
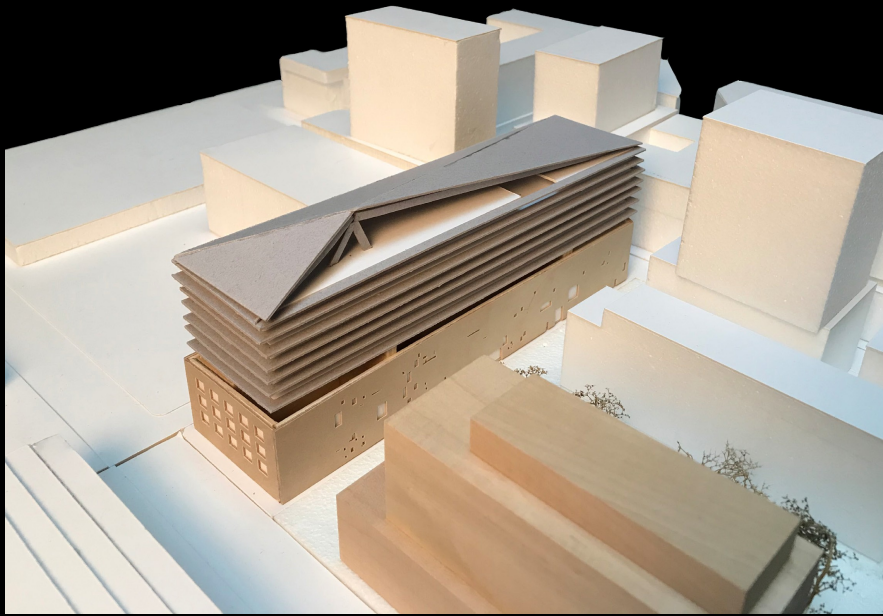




*Building Height*

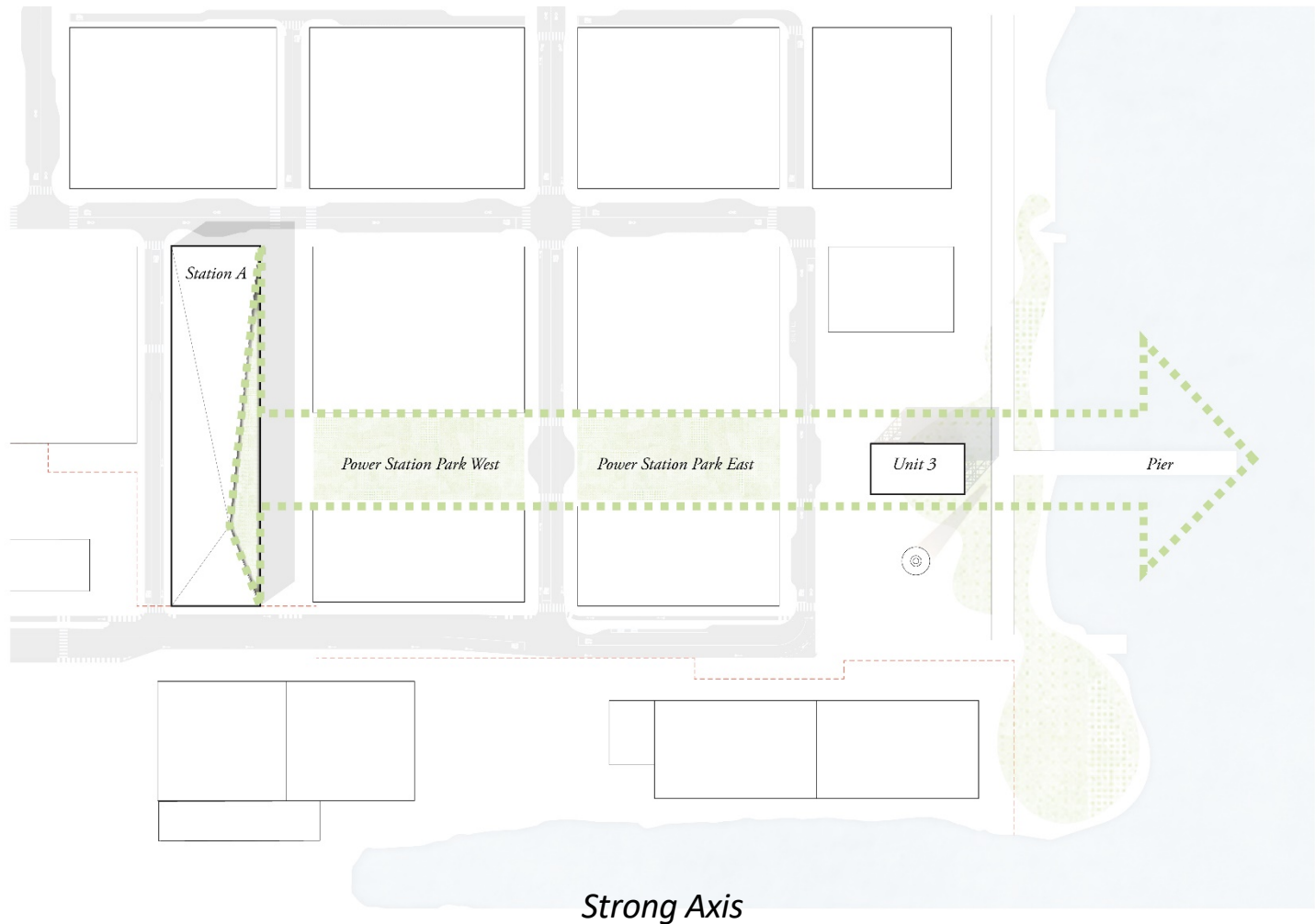


*West Elevation*





*East Elevation*



*Strong Axis*



*View from Power Station Park*

*THANK YOU*