



# POTRERO POWER STATION

BCDC DESIGN REVIEW BOARD

3/28/2018

# VICINITY MAPS

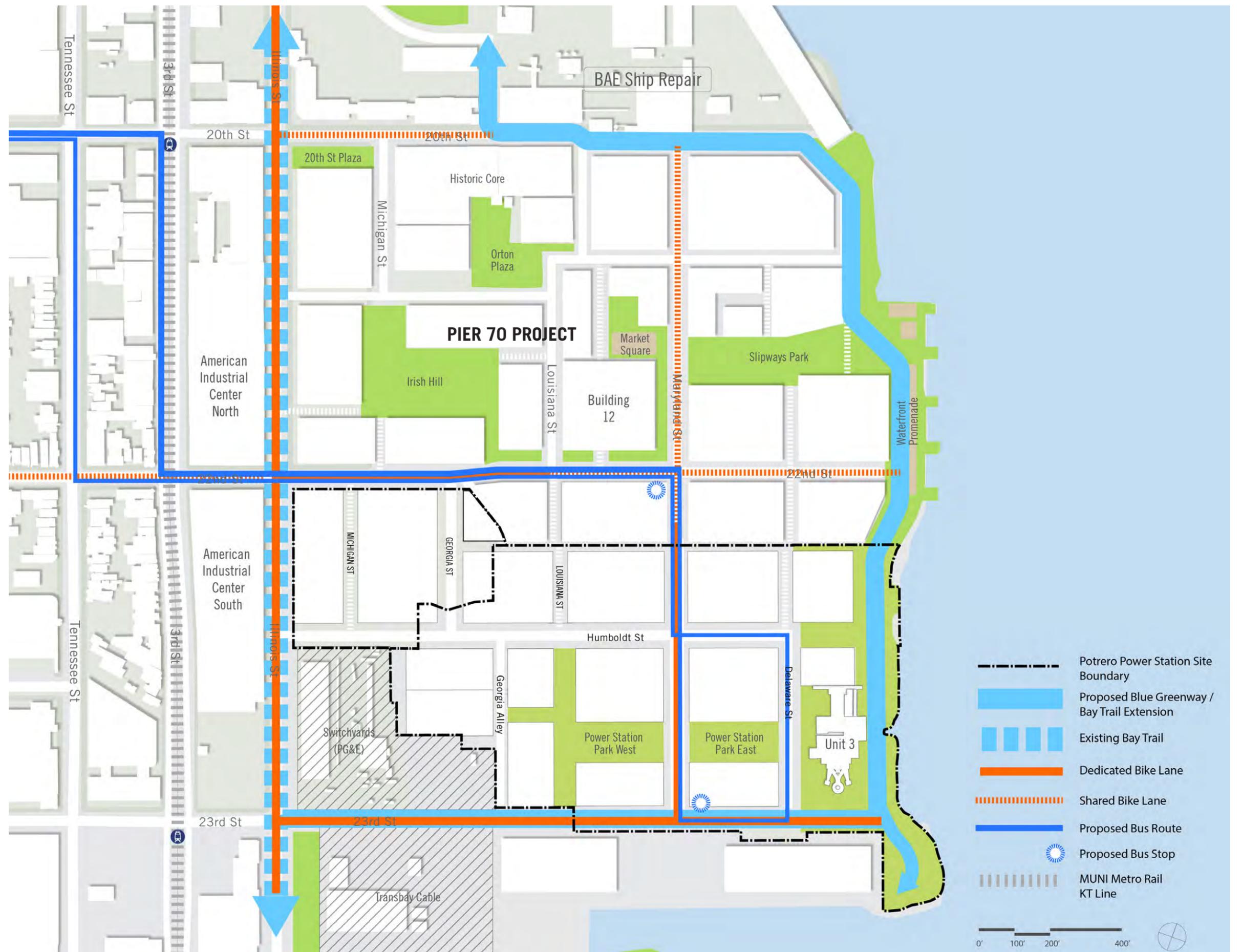


Site Location in San Francisco

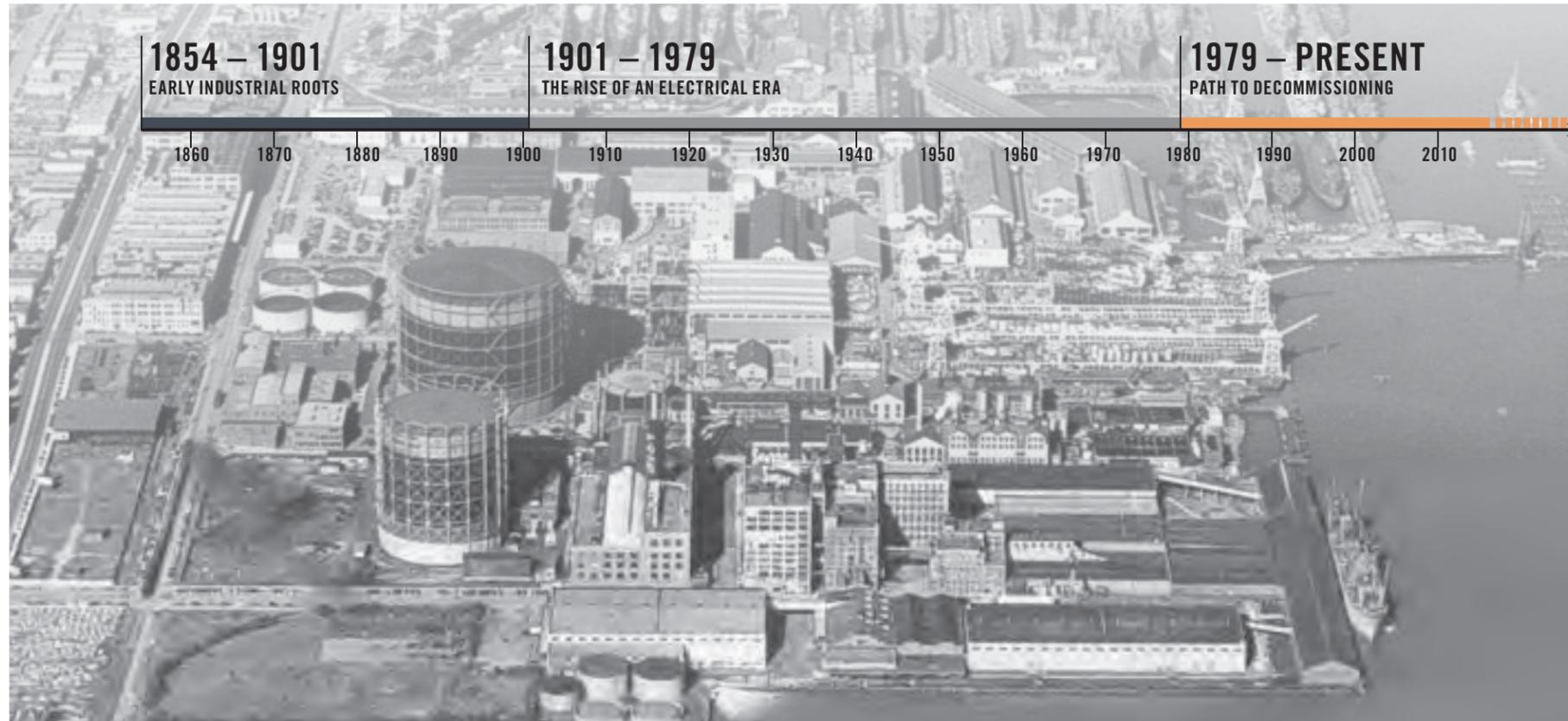


Proposed Development around the Site, Including Pier 70 and Crane Cove Park

# CIRCULATION & CONNECTIVITY



# SITE HISTORY



Tank Demolition Completed - 2016



1



2



3



4



5



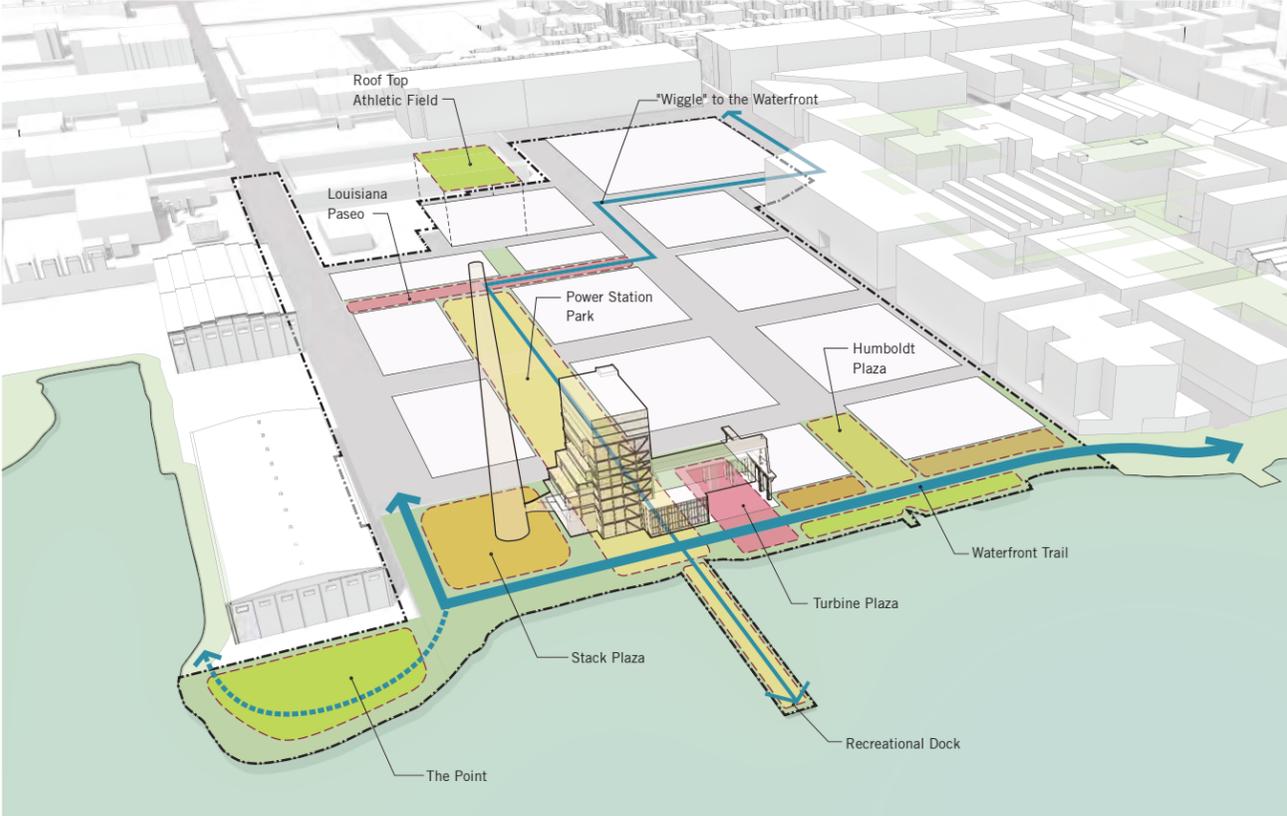
6

- 1 1920-1925 Spreckles' sugar operation continues rapid expansion with construction of second sugar refinery and several 200-foot manufactured gas storage tanks.
- 2 1929 Aerial of site with dense buildout of area east of Station A.
- 3 1936 Aerial looking over the top of Station A from the top of one of the 200-foot gas storage tanks
- 4 Pre-1970 image from Potrero Hill before the freeway was built. The American Industrial Building South stands between the viewer and the site.
- 5 29th and Indiana circa 1940. The American Industrial Building North stands between the viewer and the site.
- 6 1964 Unit 3 and the Stack constructed by PG&E to provide one-third of San Francisco's power.

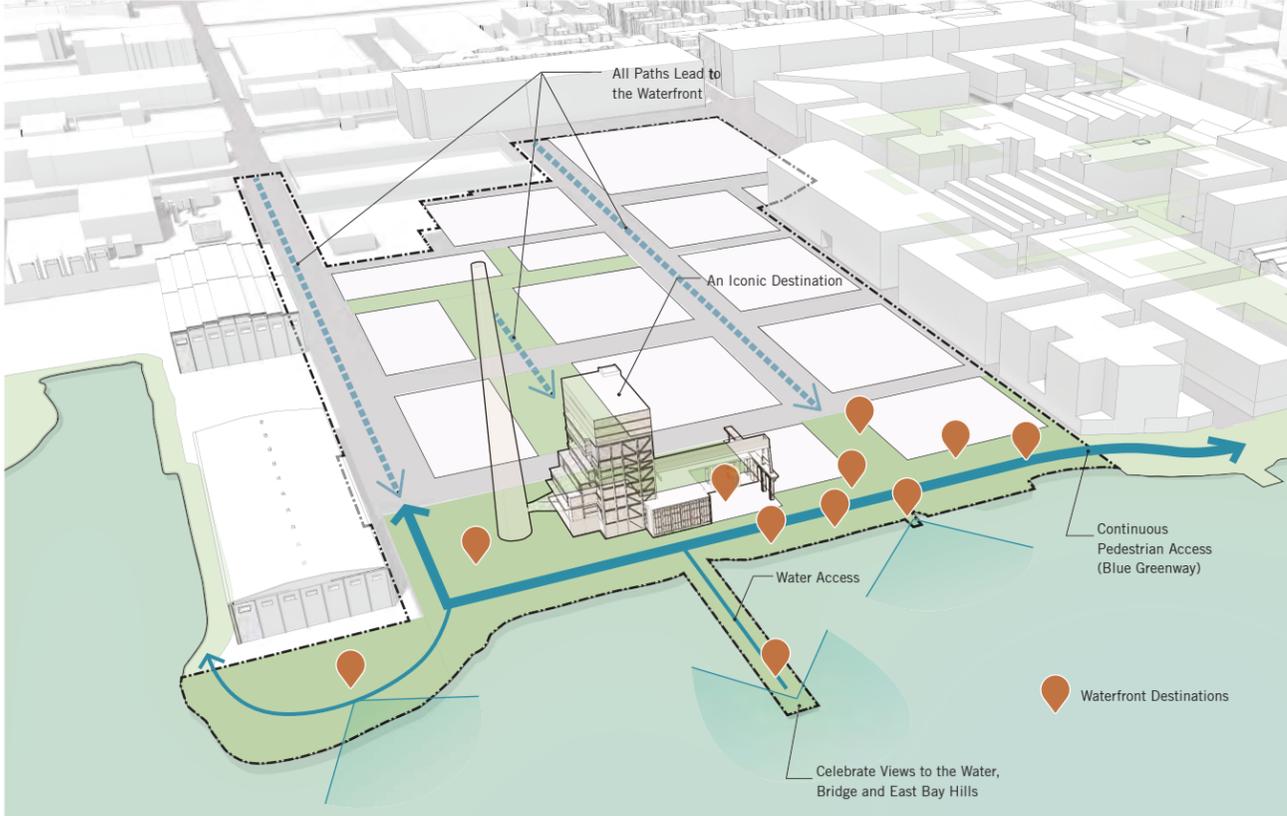
# CURRENT SITE CONDITION



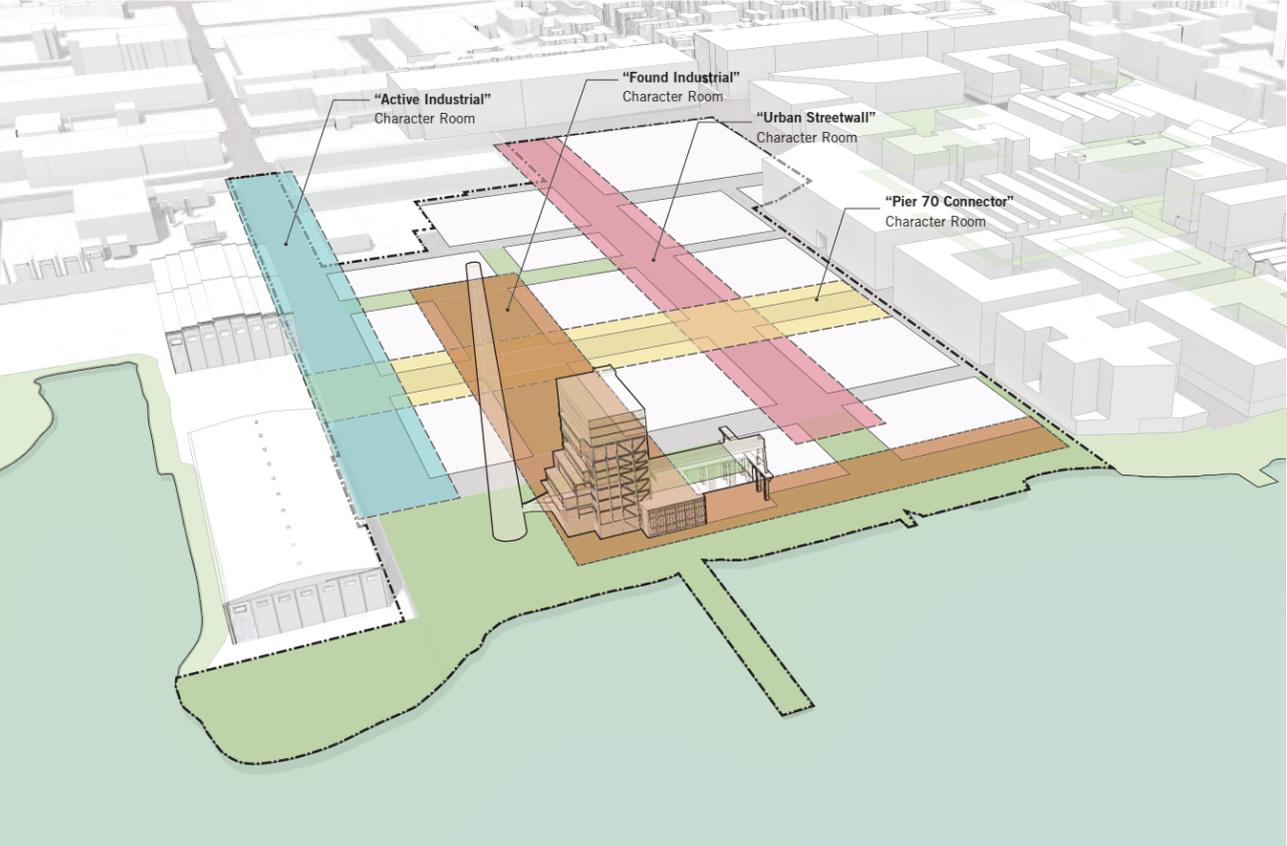
# PROJECT OVERVIEW - FRAMEWORKS



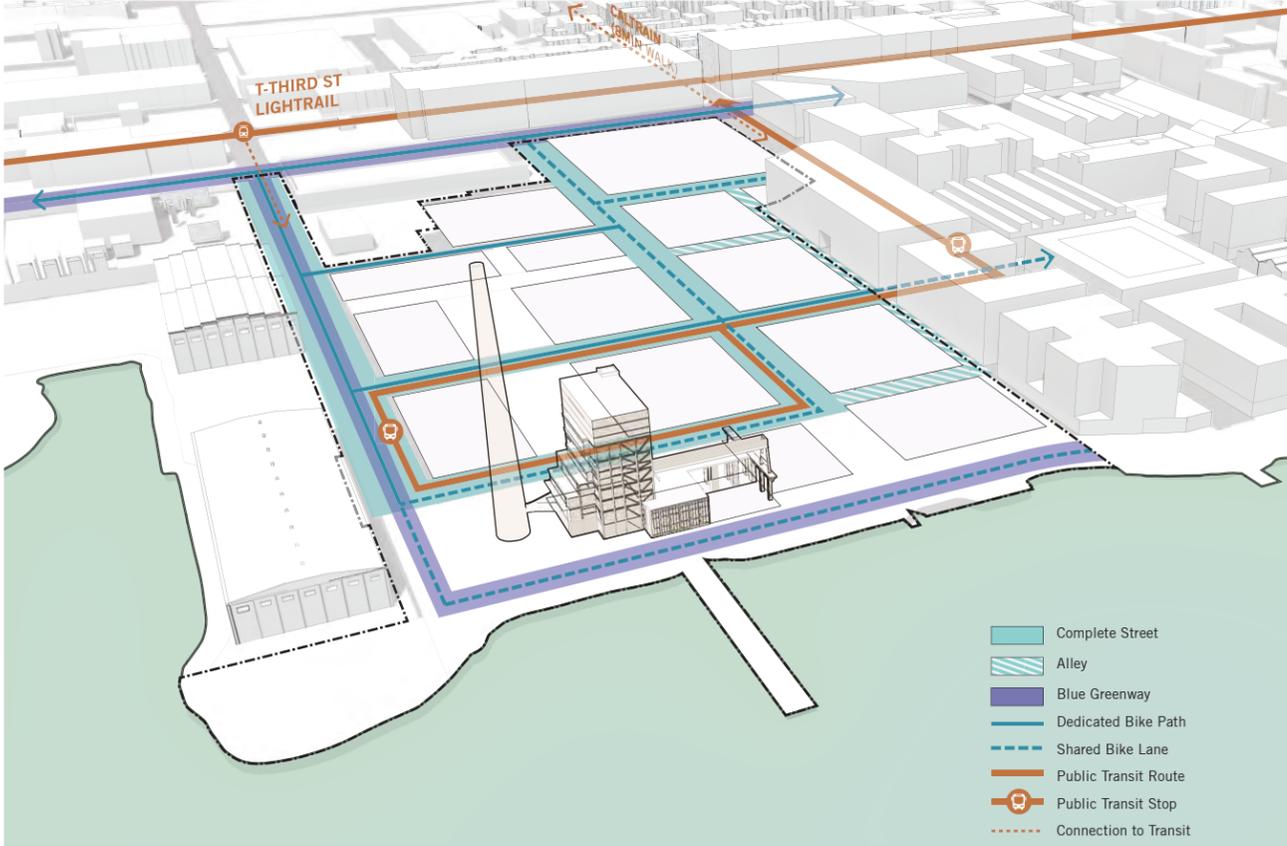
Open Space Framework



Waterfront Framework



Urban Character Framework

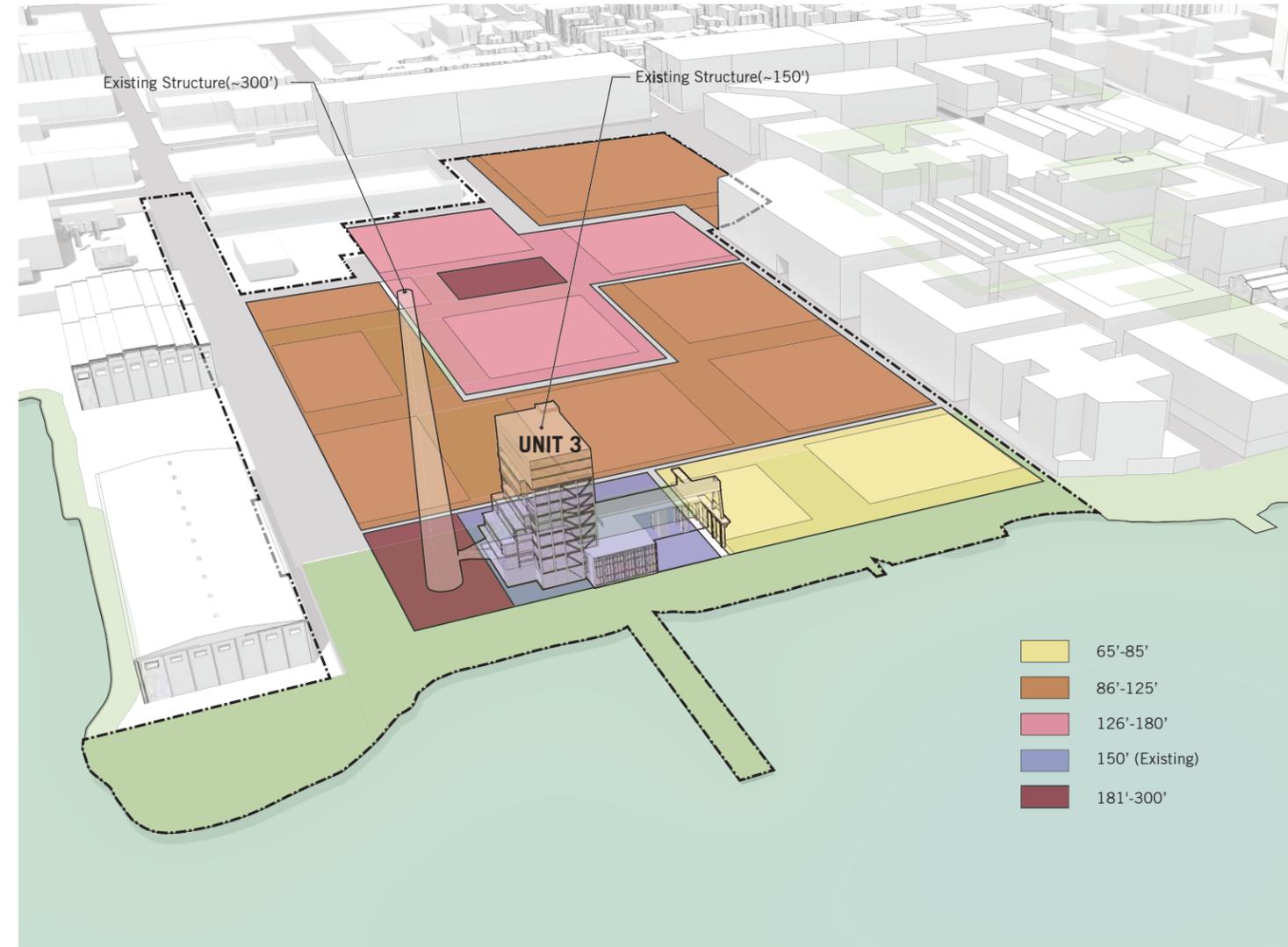


Transportation Framework

# LAND USE & BUILDING HEIGHTS



LAND USE



BUILDING HEIGHTS

## Proposed Building Use

Development - Residential: 2,682 units / 2,682,427 sf  
 Commercial (Hotel): 241,574 sf  
 Commercial (Office): 597,723 sf  
 Commercial (Research And Development): 645,738 sf  
 Commercial (Retail): 107,439 sf  
 Commercial (PDR): 45,040 sf  
 Community Facilities: 100,938 sf  
 Parking: 946,981 sf

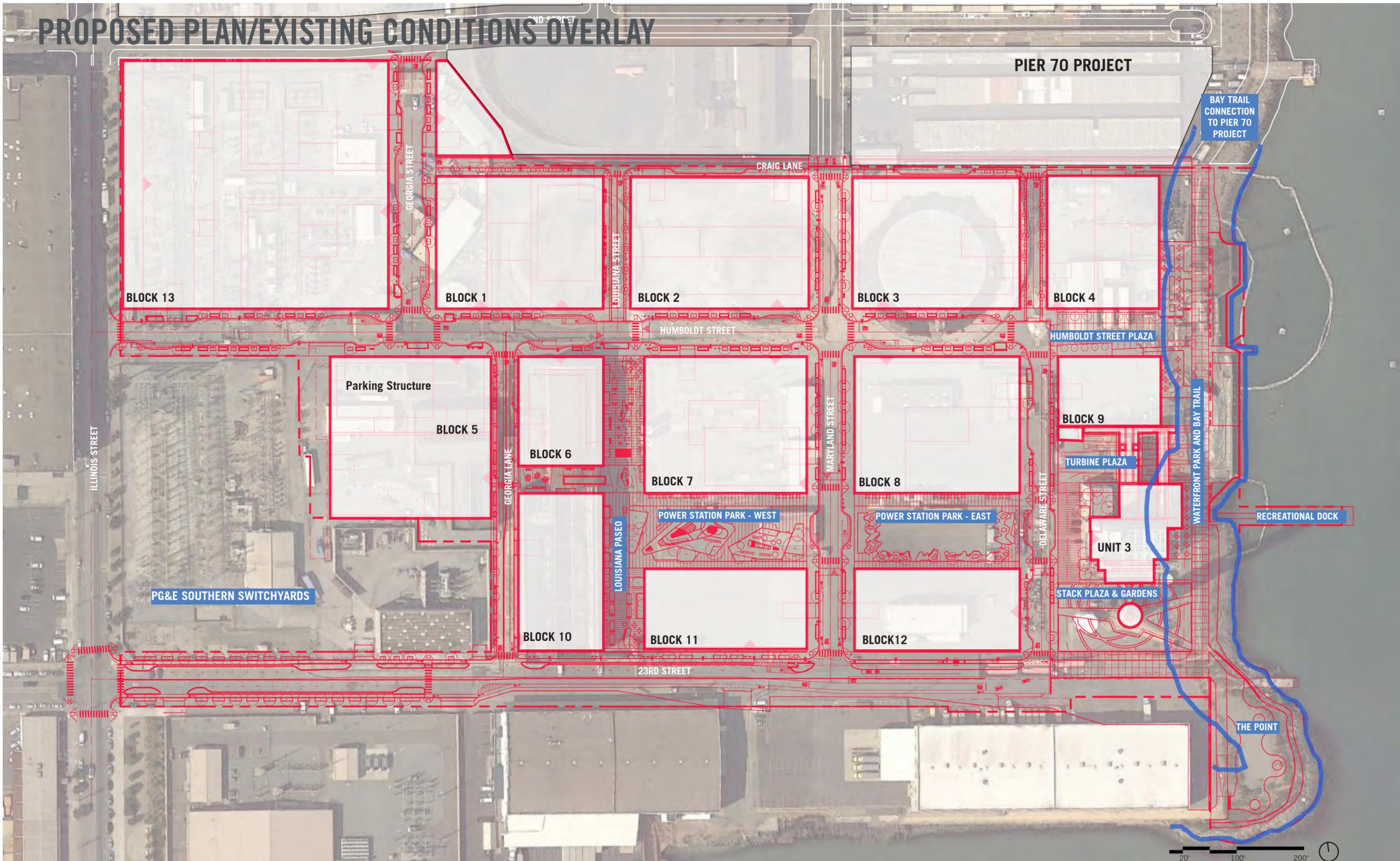


PRECEDENT: NEW HOTEL IN RENOVATED STRUCTURE

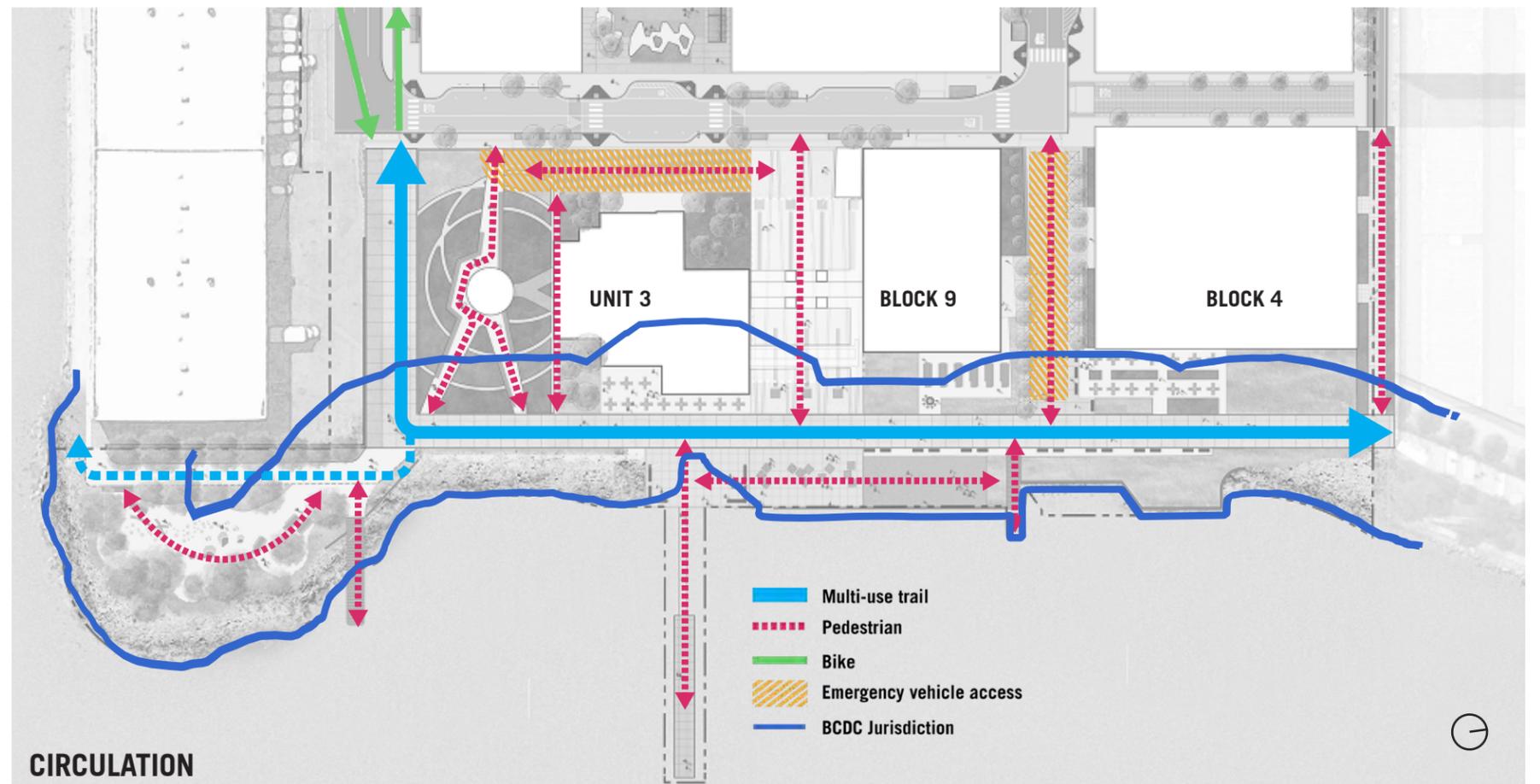
# PROPOSED OPEN SPACE PLAN - OVERVIEW



# PROPOSED PLAN/EXISTING CONDITIONS OVERLAY



# WATERFRONT OPEN SPACE PROGRAM + CIRCULATION



# WATERFRONT OPEN SPACE PAVING, PLANTING AND ACCESS

## PRECEDENT IMAGES



Flexible-use Lawn



Bay Shore Planting



Public Access Paved Areas and Multi-Use Trail



Cafe/Restaurant Seating Areas



- Planting area: viewable
- Planting area: usable
- Paved area: publicly accessible at all times
- Paved area: publicly accessible with some restrictions
- BCDC Jurisdiction

# WATERFRONT OPEN SPACE - CONCEPT PLAN OVERVIEW



# SHORELINE IMPROVEMENTS AND ADAPTATION

## PROJECT DATUM

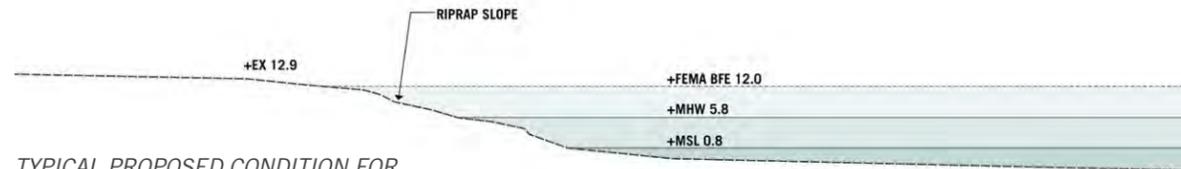
The Plan is based upon the San Francisco Vertical Datum 13 (SFVD13). The SFVD13 Datum is equivalent to the North American Vertical Datum 1988 (NAVD 88). Water levels are based upon "San Francisco Bay Tidal Datums and Extreme Tides Study," dated February 2016.

MSL = 1.0  
 Mean High Water (MHW) = 5.9  
 FEMA 100 Year Base Flood Elevation (BFE) = 11.0-12.0  
 BCDC Bay Jurisdiction = 5.9  
 Army Corps Jurisdiction = 7.67

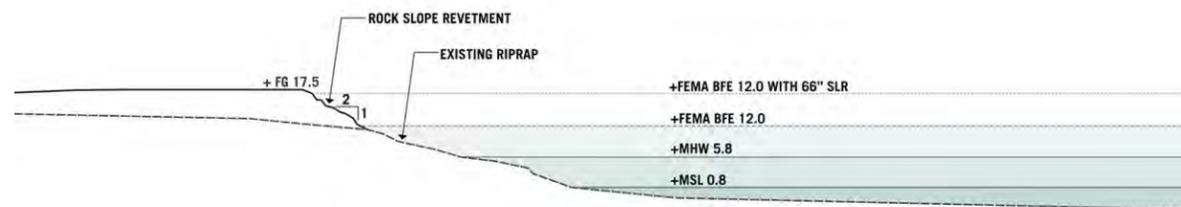
100 year SLR estimated range = 40" - 83"  
 Project's built in protection is defined as 66" above existing base flood elevation predictions  
 Minimum project elevation at new public access areas and new buildings = 17.5

## SHORELINE SECTIONS & ADAPTATION

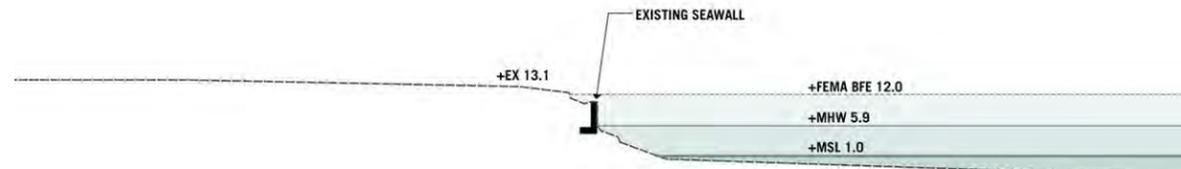
TYPICAL EXISTING SHORELINE CONDITION AT RIP-RAP



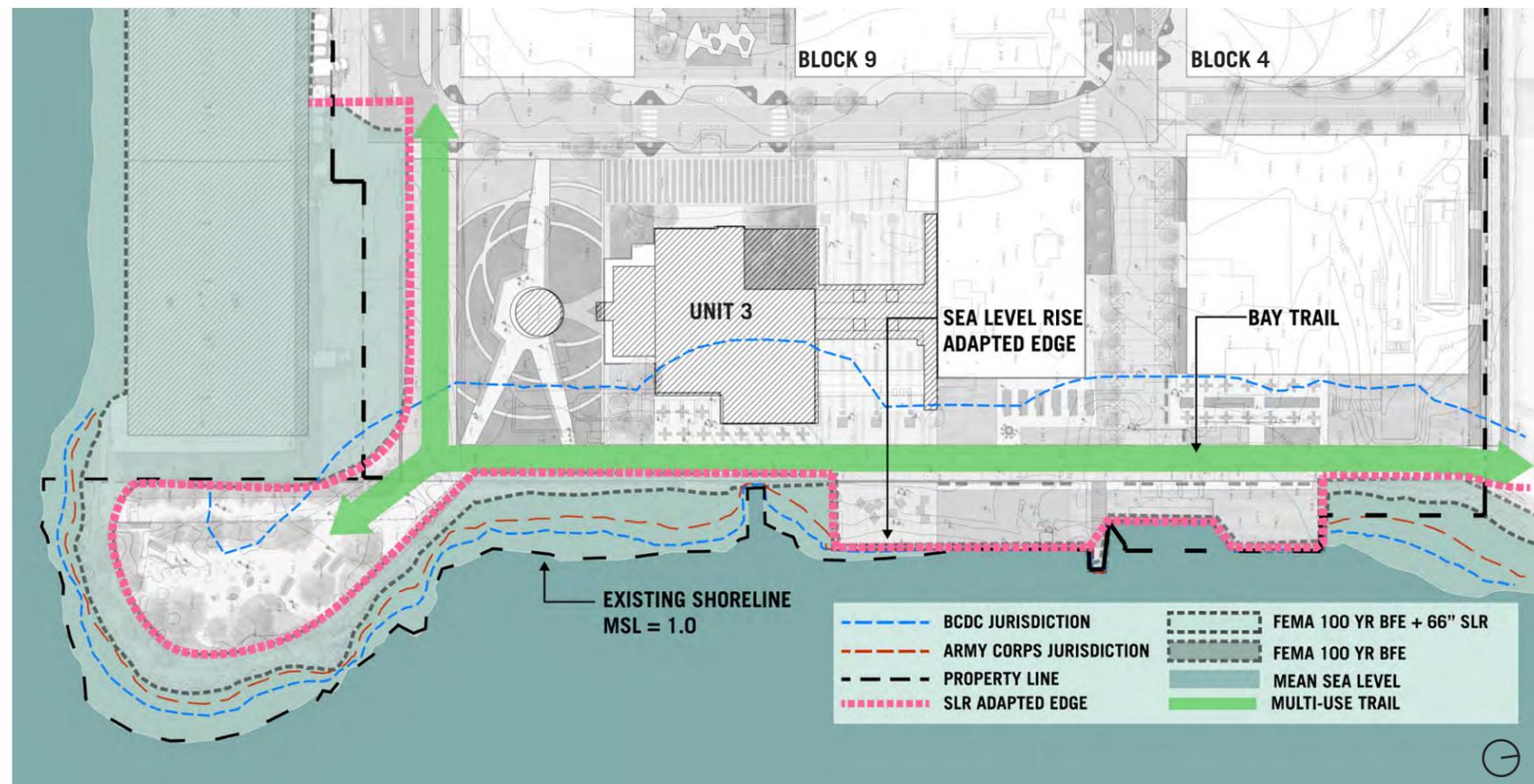
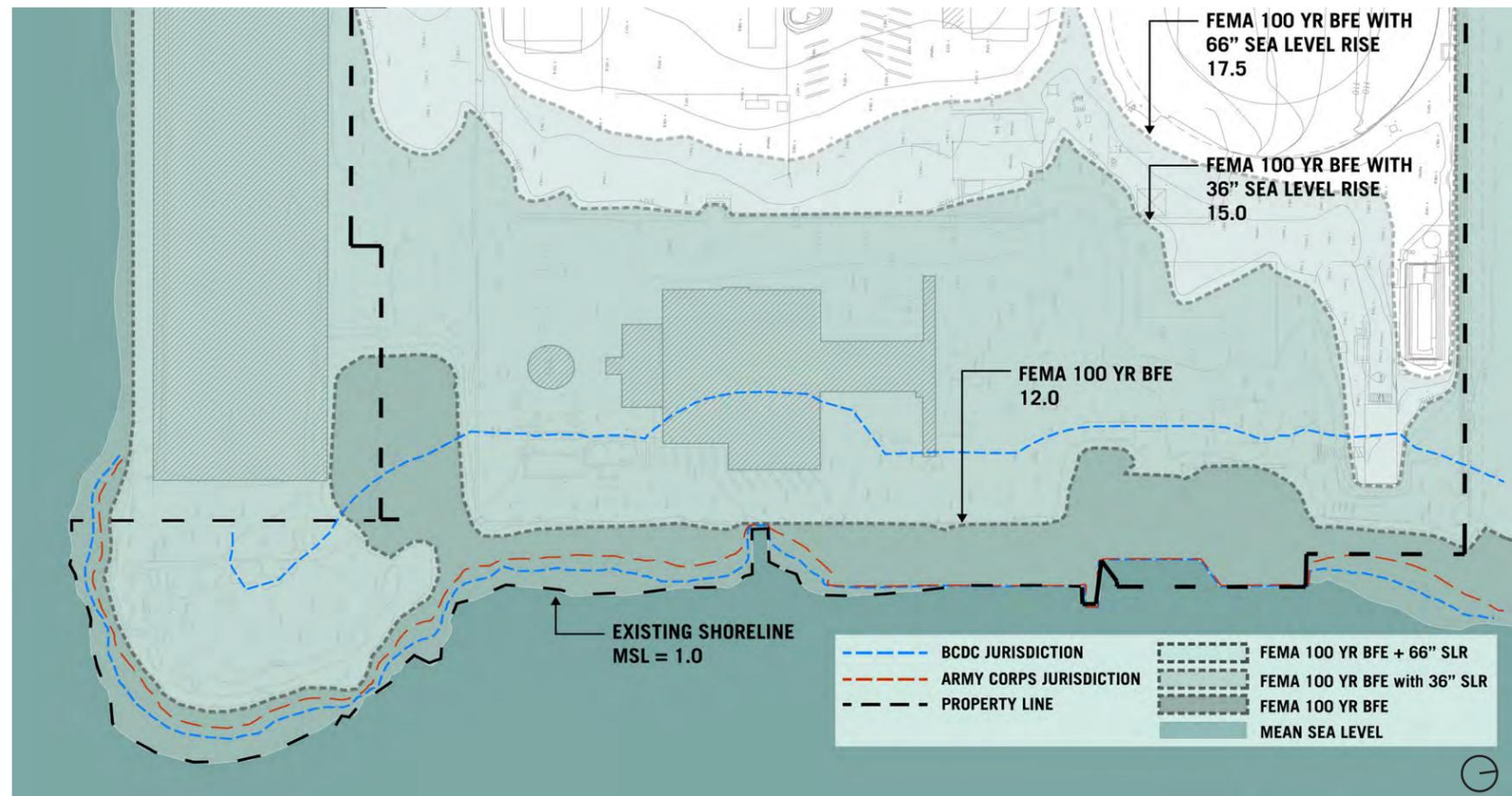
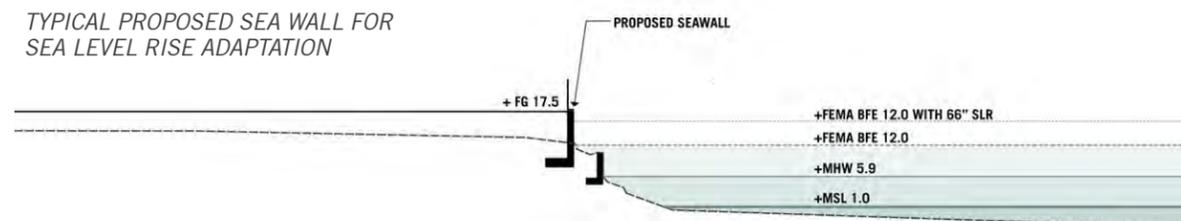
TYPICAL PROPOSED CONDITION FOR SEA LEVEL RISE ADAPTATION AT RIP-RAP



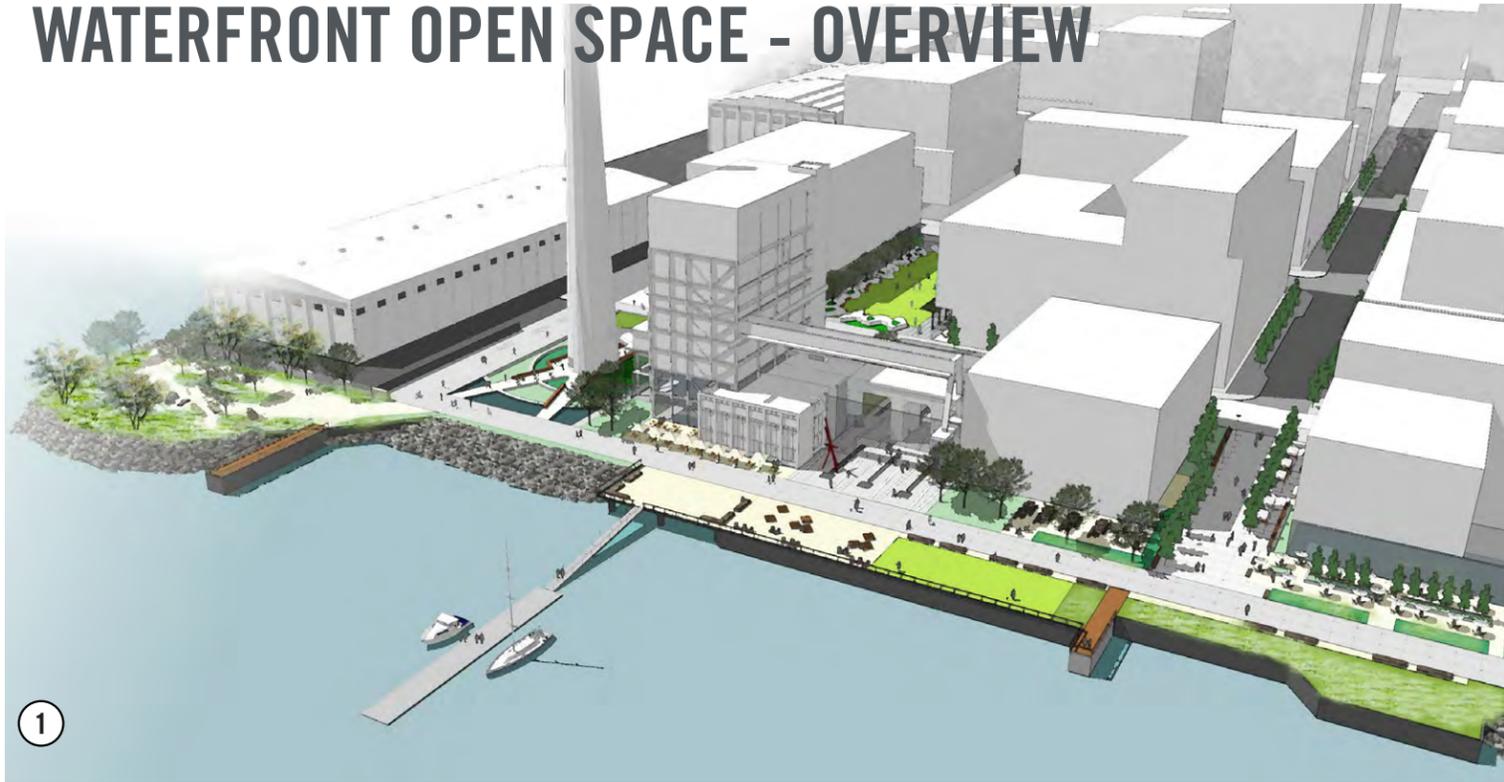
TYPICAL SHORELINE CONDITION AT EXISTING SEAWALL



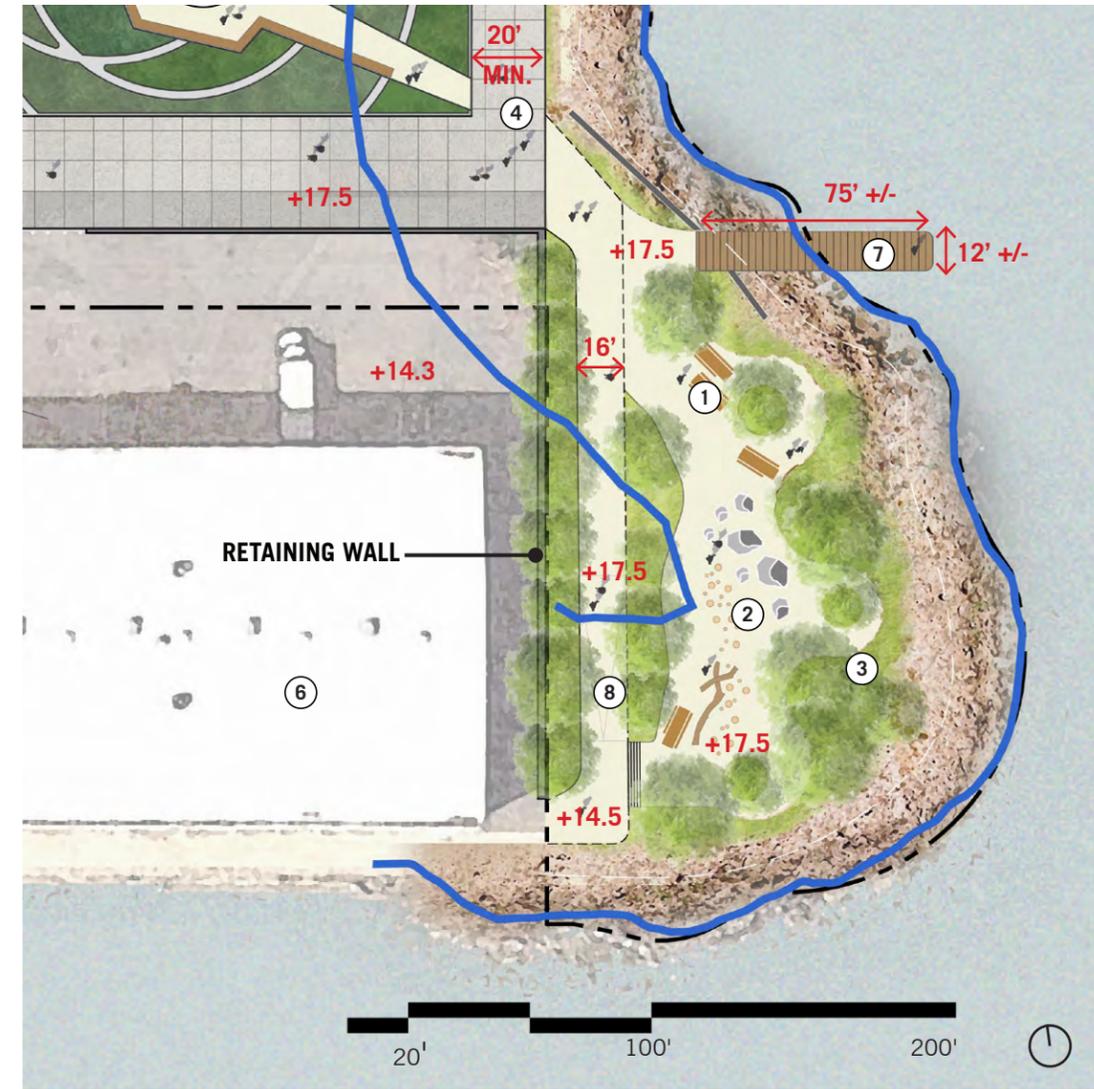
TYPICAL PROPOSED SEA WALL FOR SEA LEVEL RISE ADAPTATION



# WATERFRONT OPEN SPACE - OVERVIEW



# THE POINT



## PRECEDENT IMAGES



Picnic area



Bay shoreline planting area



Discovery natural area and informal play

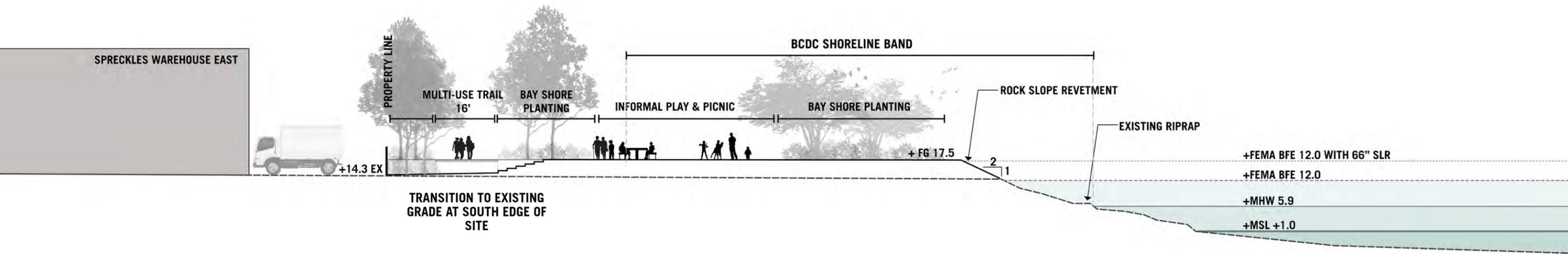
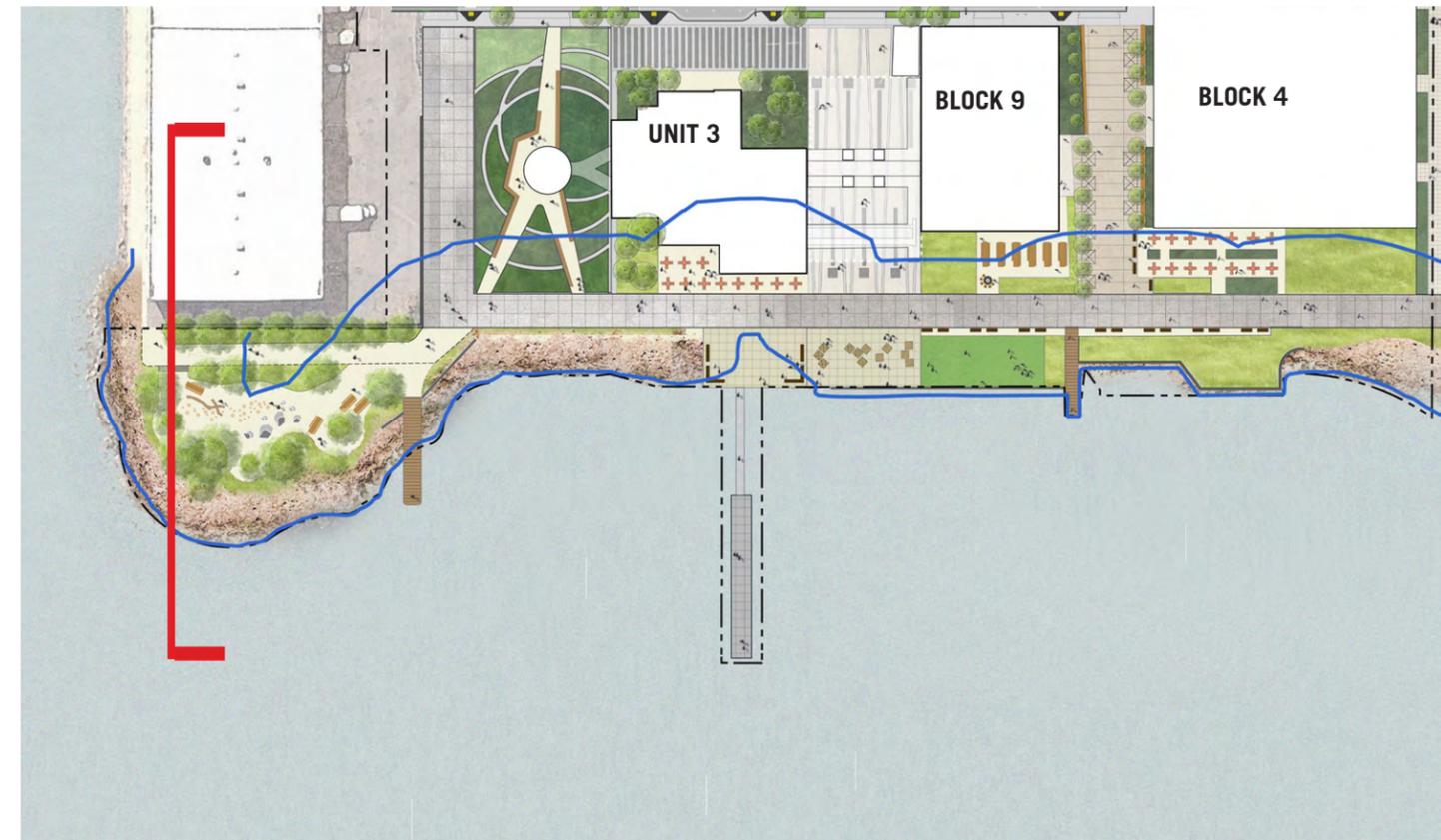


Discovery natural area and informal play

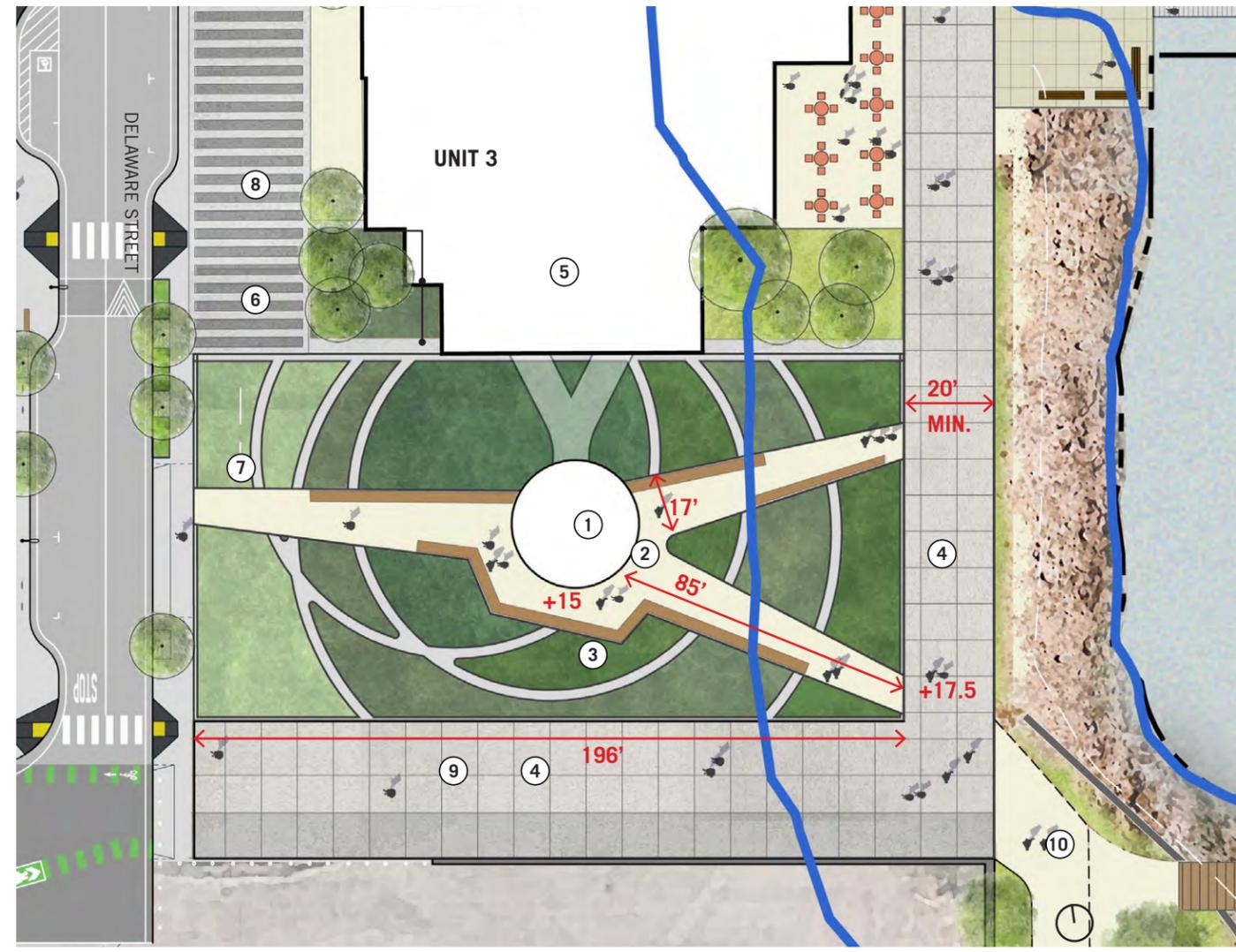
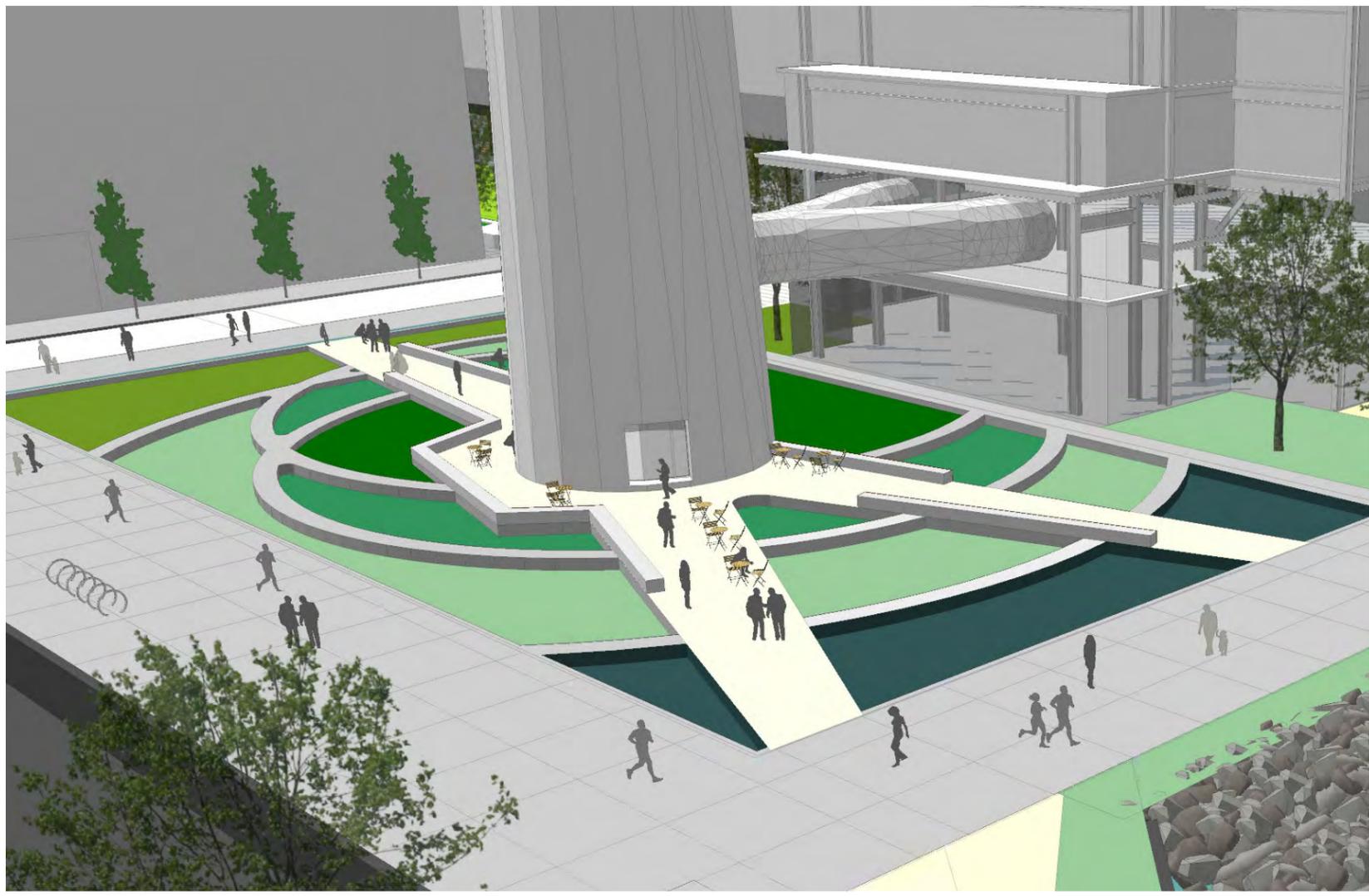
## THE POINT

- ① Picnic area
- ② Discovery natural area and informal play
- ③ Bay shoreline planting area
- ④ Waterfront multi-use trail
- ⑤ Stack Garden and plaza
- ⑥ Spreckles Warehouse East
- ⑦ Bay viewing platform
- ⑧ Blue Greenway / Bay Trail extension

# THE POINT



# THE STACK



## PRECEDENT IMAGES



Post-Industrial Site with Gardens and Contemporary Intervention



Post-Industrial Site with Gardens and Plazas



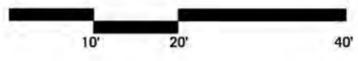
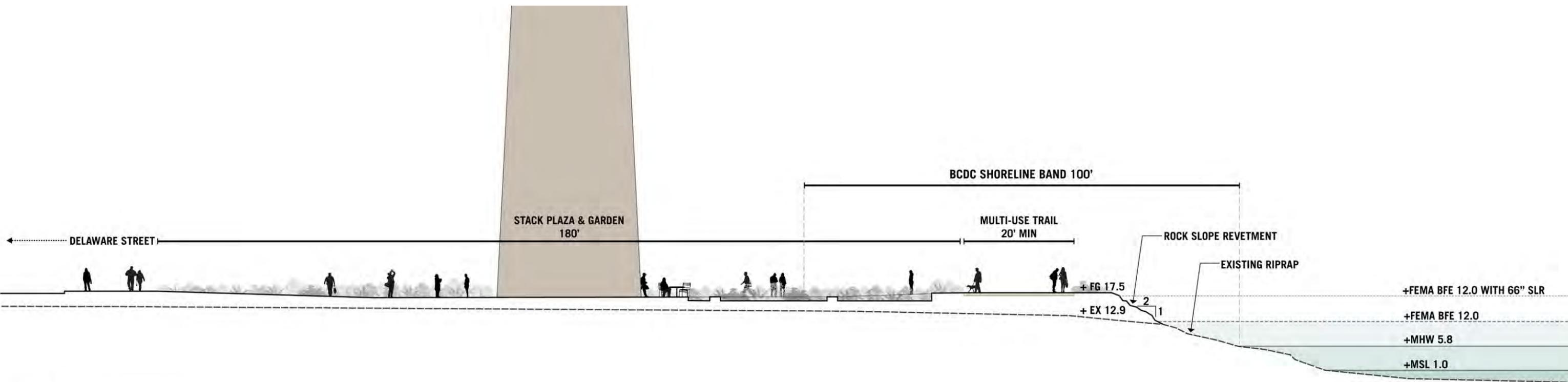
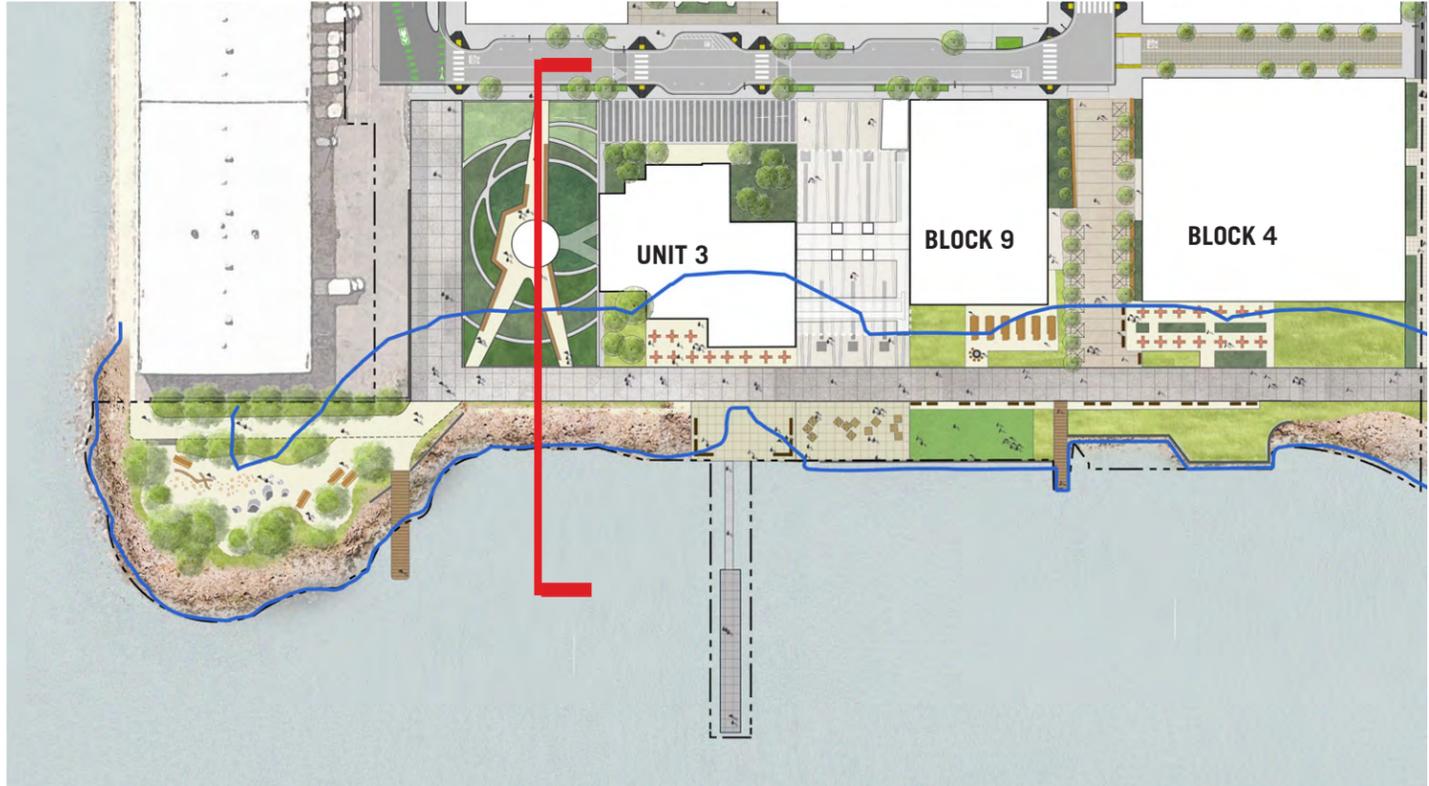
Planting Character



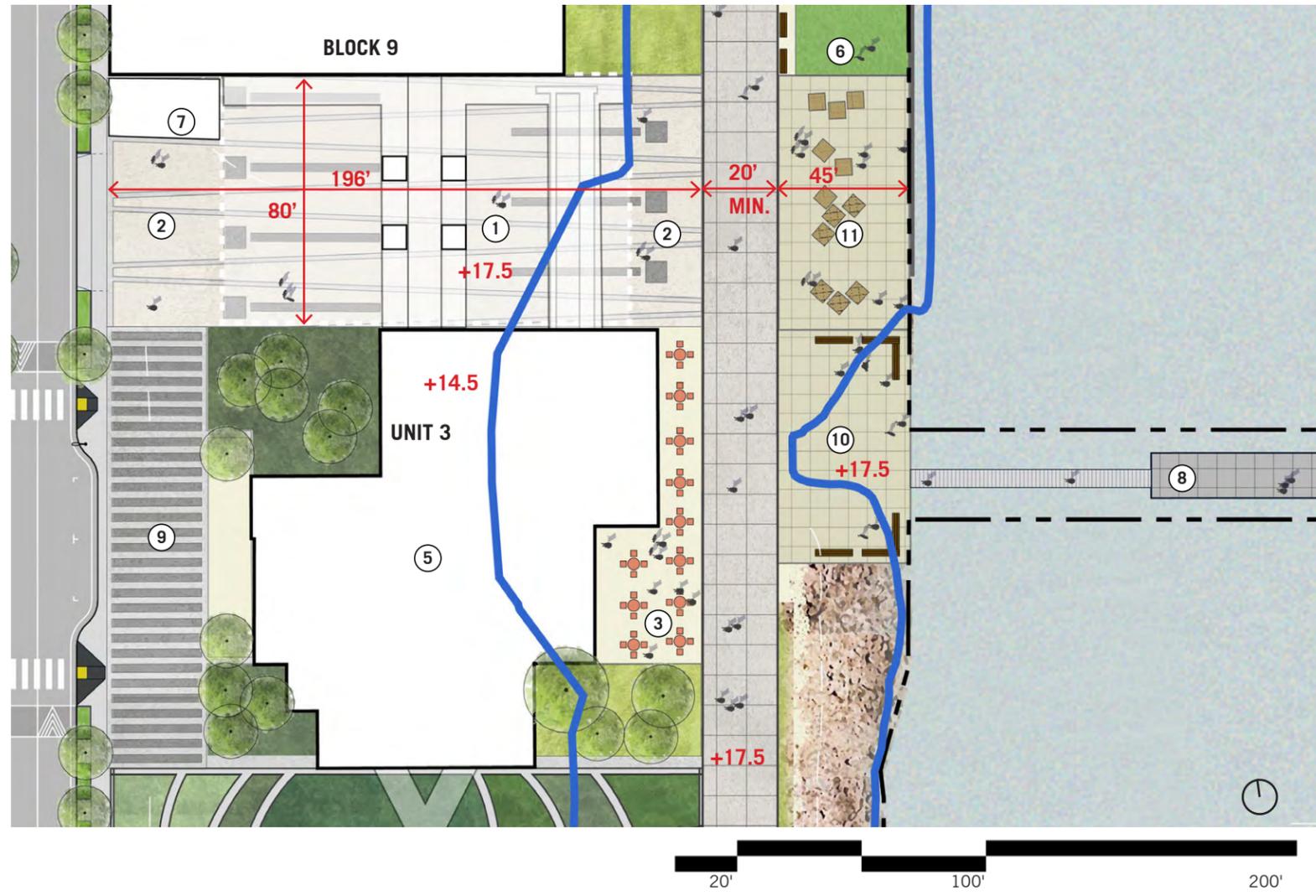
### STACK PLAZA AND GARDEN Conceptual Plan

- ① The Stack
- ② Stack Plaza
- ③ Stack Gardens
- ④ Multi-use Trail
- ⑤ Unit 3
- ⑥ Emergency Vehicle Access lane
- ⑦ Drivable Planted Cell System at EVA lane.
- ⑧ Unit 3 Welcome Plaza and EVA lane
- ⑨ Utility Easements
- ⑩ The Point

# THE STACK



# TURBINE PLAZA AND BAY OVERLOOK TERRACE



**PRECEDENT IMAGES**



Water Overlook with Sculptural Seating and Art

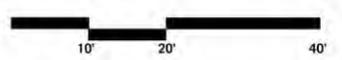
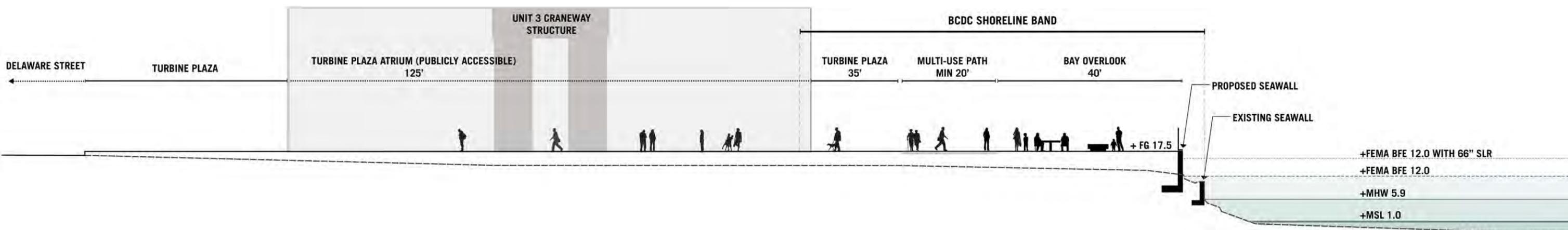
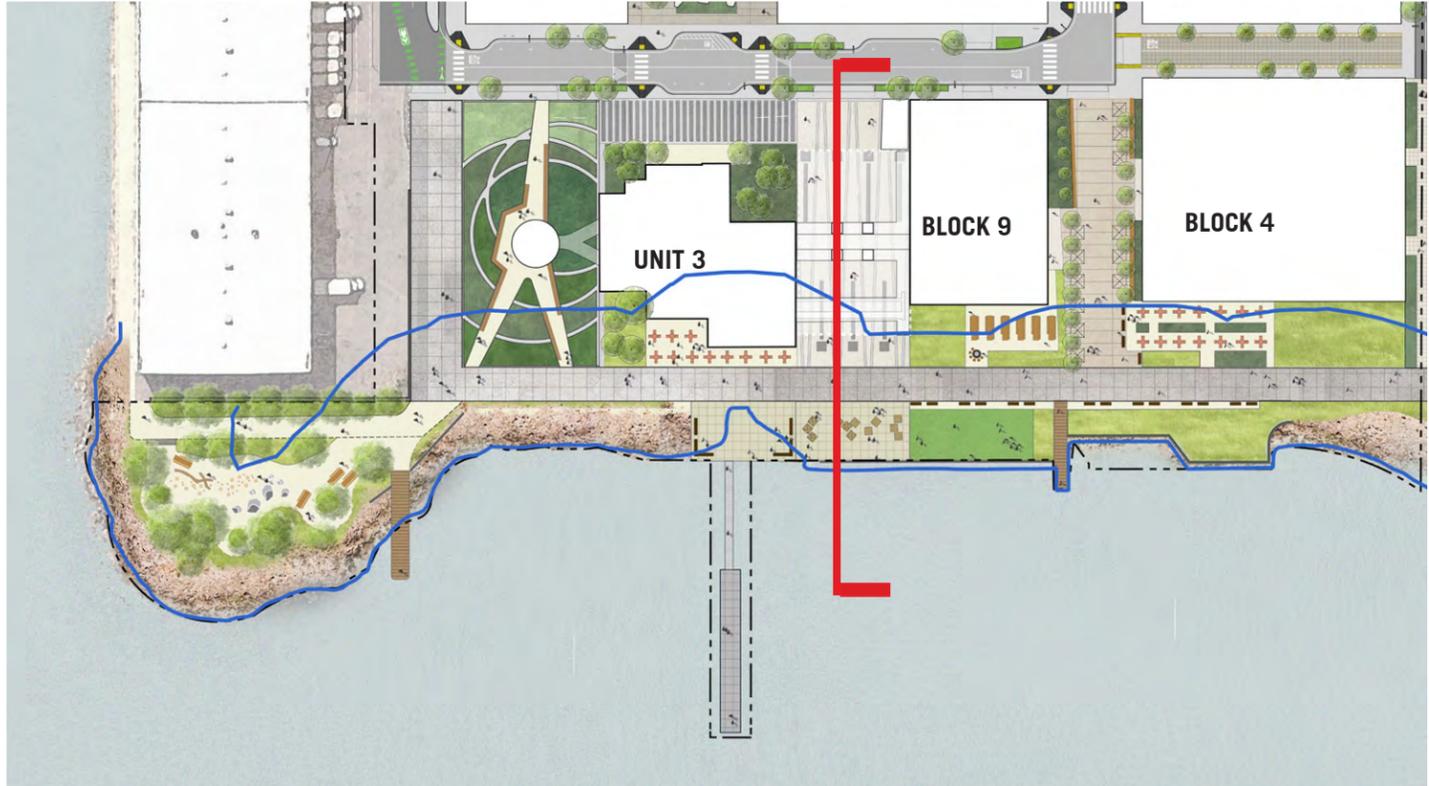


Industrial Waterfront

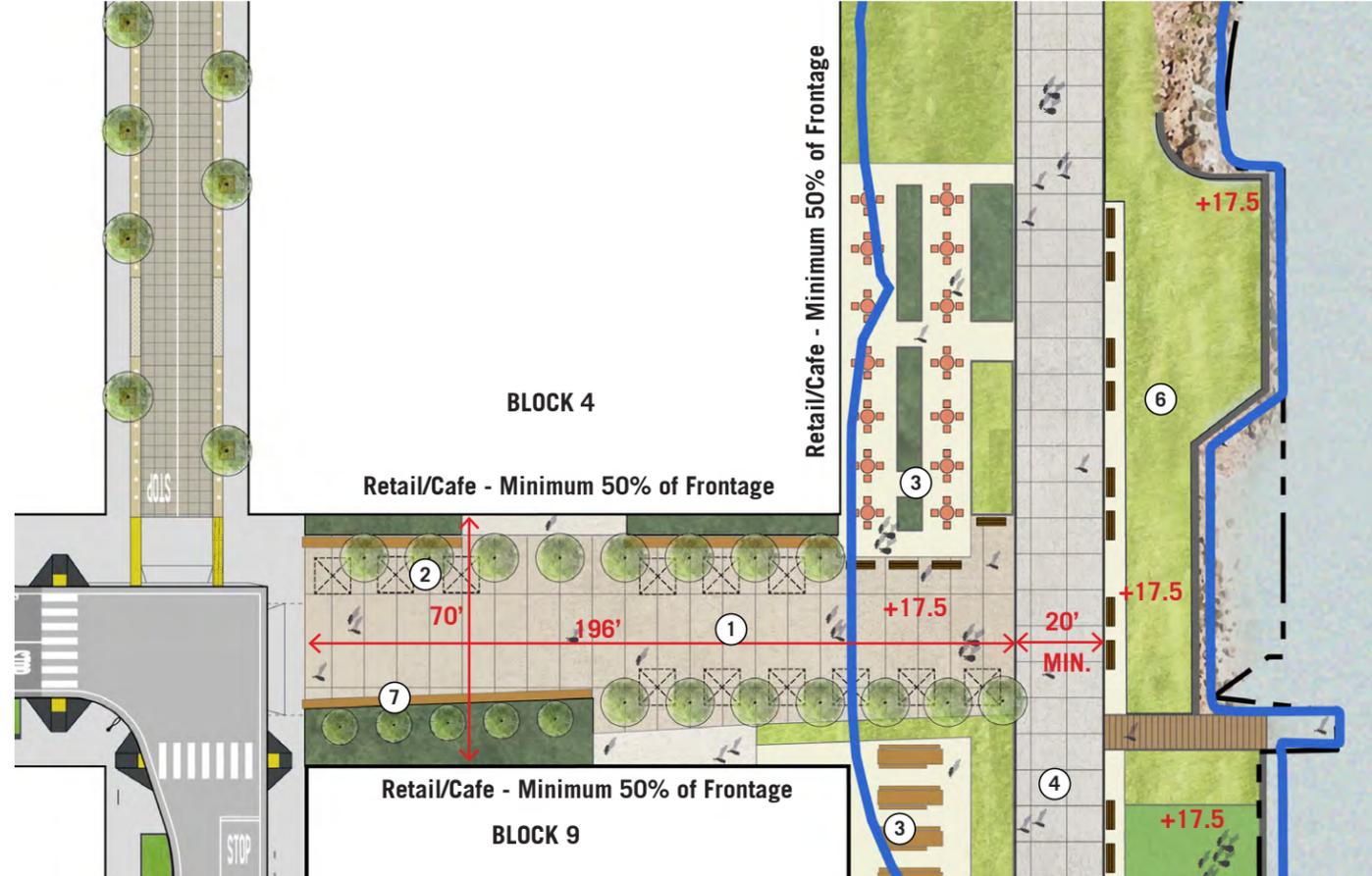
**TURBINE PLAZA**  
*Event and Flexible-Use Plaza*

- ① Enclosed Public Plaza/Atrium
- ② Exterior Public Plaza
- ③ Cafe/Restaurant Seating
- ④ Multi-use Trail
- ⑤ Unit 3
- ⑥ Fitness Lawn / Flexible-use Lawn
- ⑦ Potential Pump House Location
- ⑧ Recreational Dock
- ⑨ Unit 3 Welcome Plaza & Emergency Vehicle Access
- ⑩ Wharf (New)
- ⑪ Bay Overlook Terrace

# TURBINE PLAZA AND BAY OVERLOOK TERRACE



# HUMBOLDT STREET PLAZA



PRECEDENT IMAGES



Farmers' Market



Outdoor Performance



Outdoor Market



HUMBOLDT STREET PLAZA  
Market and event plaza

- ① Flexible use plaza + 26' EVA lane
- ② Potential market stalls/tents
- ③ Cafe/Restaurant Seating
- ④ Multi-Use Trail
- ⑤ Bay Overlook
- ⑥ Bay Shoreline Planting
- ⑦ Benches

# CAFE/RESTAURANT SEATING / FLEX-USE LAWN

## PRECEDENT IMAGES



Restaurant Seating Next to Public Promenade-Embarcadero



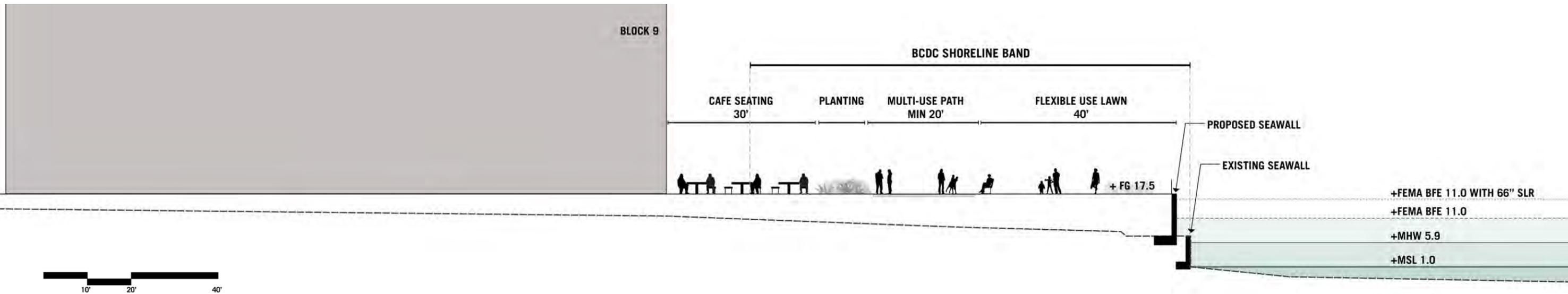
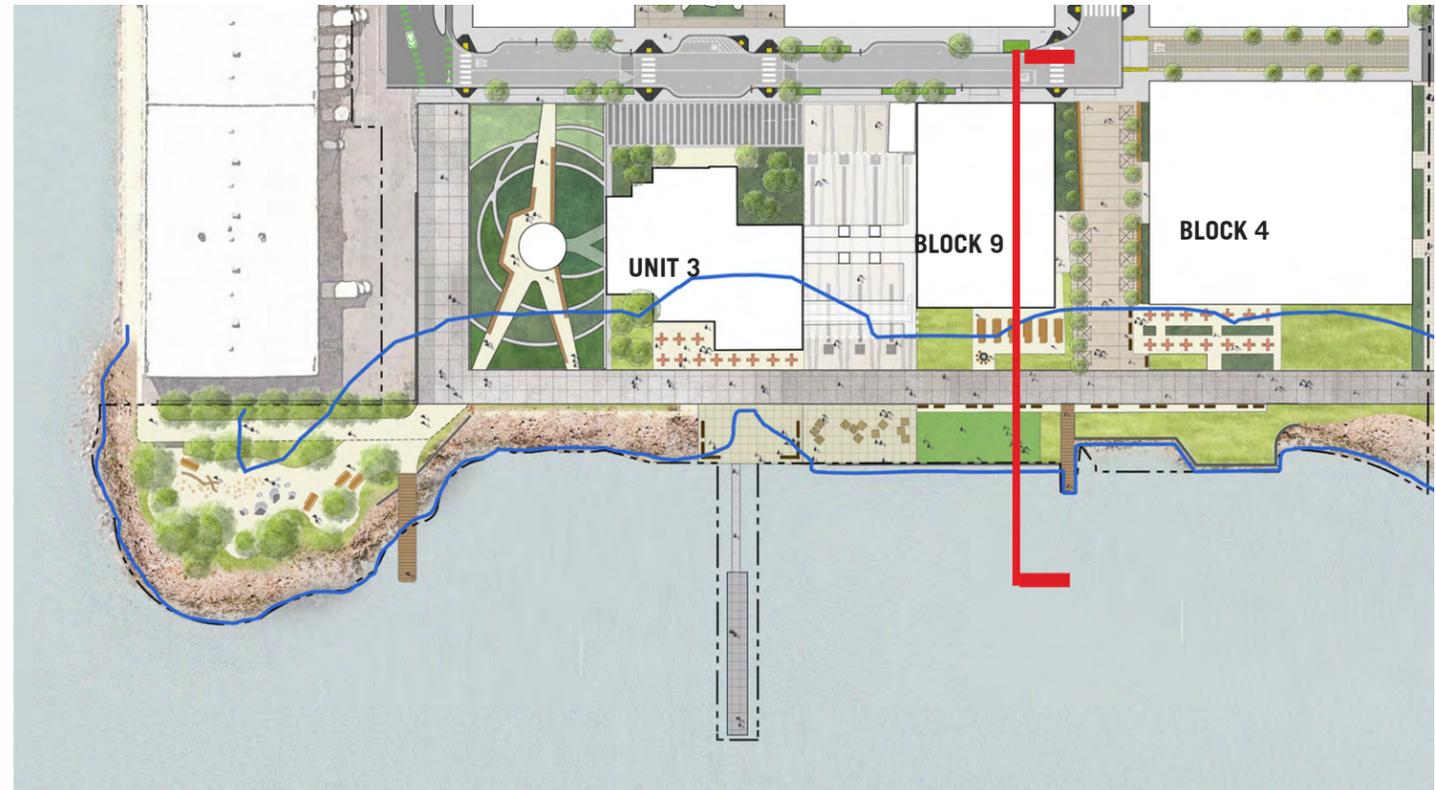
Restaurant Seating Next to Public Promenade and Public Seating



Accessible Turf Area



Cafe Seating

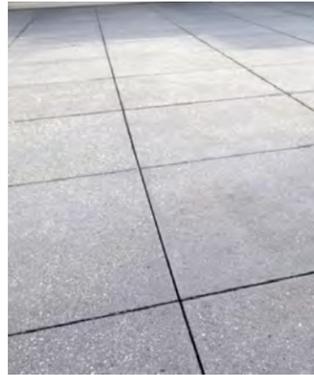


# WATERFRONT OPEN SPACE PAVING AND FURNISHING CHARACTER

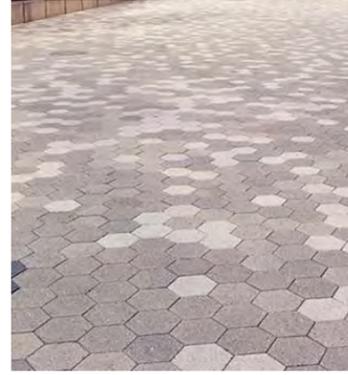
## PAVING



Enhanced Cast in Place Concrete  
(Integral color and/or exposed aggregate finish)



Enhanced Cast in Place Concrete  
(Saw Cut Joints)



Pre-Cast Concrete Unit Pavers



Wood Decking - Durable Hardwood appropriate  
for Coastal Conditions



Enhanced Concrete / Pre-Cast Unit Pavers  
With Contrasting Pattern



Stone Unit Pavers

## FURNISHING



Custom Bench with Back



Manufactured Bench with Back



Picnic Tables



Movable Chairs



Lounges



Lounge seating and Benches

# WATERFRONT OPEN SPACE PLANTING PALETTE



Erigeron glaucus - Seaside Daisy



Eriogonum latifolium - Coast Buckwheat



Achillia millefolium - Yarrow



Fragaria chiloensis-Beach Strawberry



Salvia species



Mimulus aurantiacus - Monkey Flower



Pacific Coast Iris varieties



California Fuchsia varieties



Calamagrostis foliosa



Leymus condensatus 'Canyon Prince'



Ceanothus - 'Yankee Point'



Baccharis pilularis "Pigeon Point"



Arctostaphylos "Point Reyes"



Artemisia californica



Salvia Spathacea -Hummingbird Sage



Arctostaphylos varieties



Ceanothus - shrub varieties



Heteromeles arbutifolia - Toyon



Rhamnus californica - CA Coffee Bush



Myrtus californica - Pacific Coast Wax Myrtle



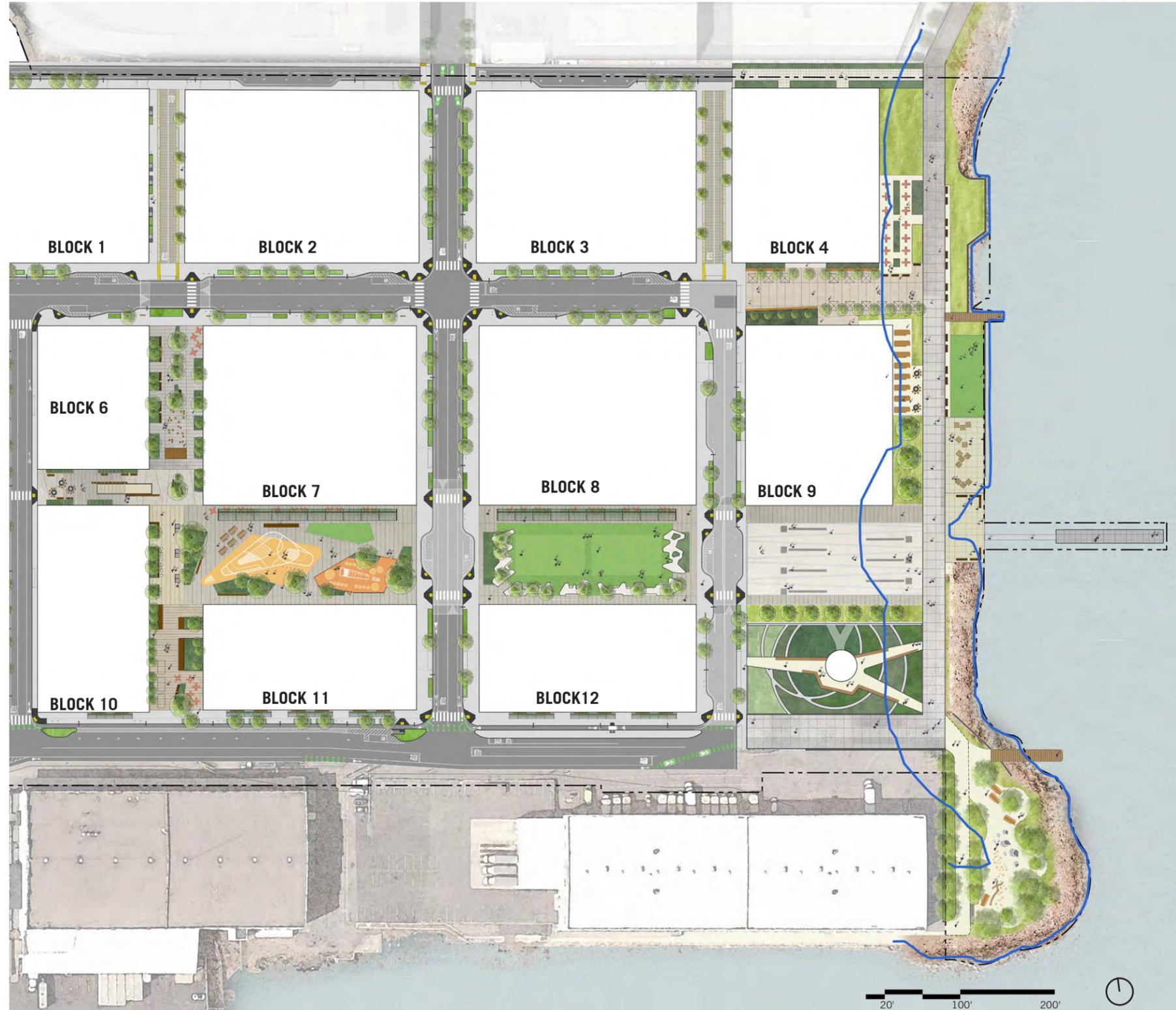
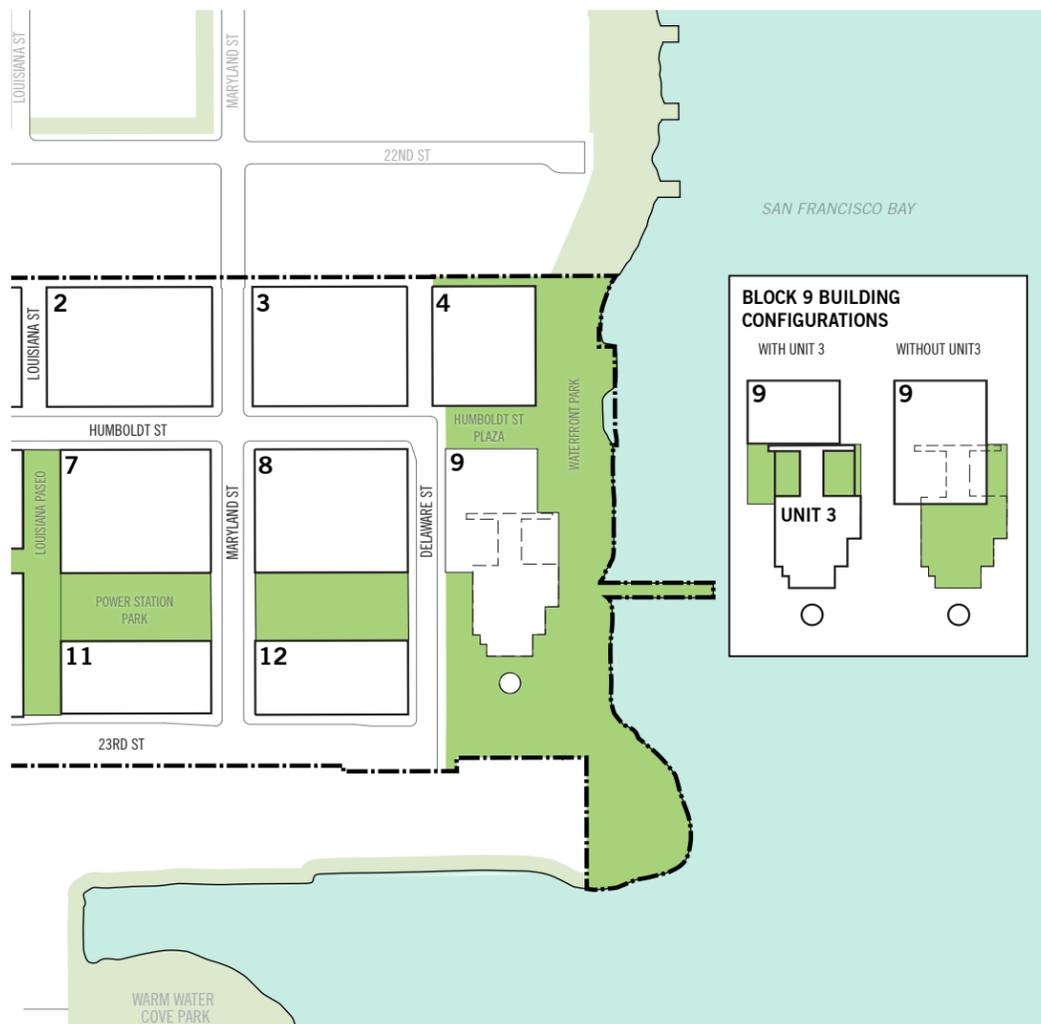
Native and Climate Adapted Planting



Turf

# BLOCK 9 BUILDING AND OPEN SPACE WITHOUT UNIT 3

If retaining Unit 3 is not feasible, it will be replaced in part by publicly accessible open space and in part by an extension of Block 9. In this configuration, the southern boundary of Block 9 will be in line with the southern boundary of Blocks 7 and 8. This space will be similar to the character and programming of Turbine Plaza.



Concept Open Space Plan Without Unit 3