

San Francisco Bay Conservation and Development Commission

375 Beale Street, Suite 510, San Francisco, California 94105 tel 415 352 3600 fax 888 348 5190

State of California | Gavin Newsom – Governor | info@bcdc.ca.gov | www.bcdc.ca.gov

Agenda Item #9

July 3, 2020

Application Summary

Potrero Power Station

(For Commission consideration on July 16, 2020)

Permit Application Number:	2019.006.00
Applicants:	California Barrel Company, LLC, and Port of San Francisco
Project Description:	Develop a 29-acre residential neighborhood, including a waterfront park.
Location:	In the Bay and within the 100-foot shoreline band, at Illinois Street, between 22nd Street and 23rd Street, in the City and County of San Francisco,
Application Filed Complete:	June 2, 2020
Deadline for Commission Action:	August 31, 2020
Staff Contact:	Yuri Jewett (415/352-3616; yuriko.jewett@bcdc.ca.gov)

Figure 1. The project site is located on the Southeast San Francisco Waterfront, at a former PG&E power plant.



Project Overview

Project Description

The proposed project would redevelop an approximately 29-acre formerly industrial site along San Francisco's Southern Waterfront, with a variety of uses including residential, commercial office, life/science office, retail, community facilities, light industrial, a boutique hotel, parks, outdoor recreation, and public assembly uses. At build-out, approximately 11,335 residents and employees would use the site daily, in addition to members of the public.

The project involves work both within and outside the Commission's permitting jurisdiction. The majority of the site, including the residential and commercial development components of the project, are located outside the Commission's permitting jurisdiction. Within the Commission's 100-foot shoreline band, the project would involve construction of a Waterfront Park and other public access areas, as well as the relocation of an existing sea wall, removing approximately 1,038 square feet of existing upland fill and expanding the Bay. In the Bay, the project includes repair of existing shoreline protection, as well as construction of a new wharf for a Bay overlook area and, if feasible, a new recreational dock. Three dedicated view corridors would provide visual connections through the mixed-use development to the shoreline.

Bay Fill

The proposed project would result in approximately 7,025 square feet and 1,076 cubic yards of net Bay fill. The project would include approximately 3,213 square feet (455 cubic yards) of fill for shoreline protection work, the majority of which would be to repair existing riprap revetments. Fill would also be authorized to construct an approximately 1,299-square-foot pile-supported overlook terrace within the Waterfront Park. Finally, if determined feasible, the project would include construction of an approximately 3,551-square-foot pile-supported public recreational dock.

Public Access

At present, the project site is inaccessible to the public and no shoreline public access exists. The proposed project would develop approximately 2.86 acres of new shoreline public access areas along the approximately 1,293-foot-long shoreline. This includes 0.24 acres in the Bay, 2.05 acres within the 100-foot shoreline band, and 0.57 acres outside of the Commission's permitting jurisdiction. Based on a forthcoming feasibility analysis, the recreational dock, if constructed, would result in an additional 0.08 acres of dedicated public access in the Bay, for a total of approximately 2.95 acres of dedicated public access areas. The project would also develop approximately 4 acres of open spaces elsewhere within the interior of the project site.

The proposed shoreline public access would include three major areas connected by the Bay Trail/Blue Greenway: (1) a Waterfront Park featuring a lawn area, Bay overlooks, and if determined feasible for construction, a recreational dock; (2) a nature-based recreation and picnic area called "The Point" that includes a public access pier atop an existing intake structure; and (3) a public plaza constructed as part of the former power plant known as "Stack Plaza" would be anchored with an approximately 300-foot-tall historic smokestack.



Figure 2. From top to bottom: renderings of Stack Plaza, The Point, and Waterfront Park.





Flooding and Sea Level Rise

The project's primary approach to addressing rising sea levels involves raising the majority of the site, including the Bay Trail/Blue Greenway and most shoreline public access areas, to 11.33 feet above today's Mean High Tide. The lower-lying approach to the recreational dock would be anticipated to experience flooding during a 100-year storm event by 2050, but would remain viable during non-storm conditions and less extreme events.

The applicants have identified a number of possible future adaptive measures for the shoreline, such as reconstructing or elevating public access areas, including the approach to the recreational dock. The applicants would prepare a Sea Level Rise Adaptive Management Plan within 5 years of occupancy of the first phase of the project, which would be updated on an ongoing basis every 5 years and would identify needed adaptive management measures and establish a timeline and process for implementing these measures. The application indicates that a funding mechanism for necessary adaptation measures would be established with a special project tax administered through a Community Facilities District (CFD).

Schedule and Cost

Construction would begin as early as fall 2020 and occur over six major phases. The lease agreement between California Barrel Company, LLC and the Port of San Francisco establishes a schedule of performance with outside dates by which construction of each phase is to commence and be completed. By this schedule, the project may be built out as early as 2030 or as late as 2036. The estimated total project cost is approximately \$1.425 billion.

Issues Raised

The staff believes the primary issues raised by the proposed project are:

- (1) Whether it is consistent with the Commission's fill policies, including those related to water quality, safety of fills, natural resources, and sea level rise; and
- (2) Whether the proposed public access is the maximum feasible consistent with the project, and otherwise consistent with the Commission's policies related to public access, recreation, and scenic views.

Staff Notes

The staff notes the following considerations for the Commission:

- **Design Review Board.** The Commission's Design Review Board reviewed the project on April 9, 2018 and March 11, 2019.
 - At the Board's initial hearing on the project on April 9, 2018, Board members asked for additional clarification as to how the unique industrial heritage of the site could be better revealed during its design development. The Board also expressed that the character of the proposed industrial site should feel different from the adjacent Pier 70 development while maintaining consistency with the Bay Trail/Blue Greenway connection that ties the two projects together. Related to this comment, the Board spoke favorably of retaining the historic smokestack, but also stressed the importance of the connection between retaining the Unit 3 structure and the smokestack in relation to the 23rd Street view corridor. The Board also expressed that more could be done to enhance program activities and bring the public closer to experience the Bay.
 - At the Board's second project hearing on March 11, 2019, Board members expressed approval of the evolution of the design since its first meeting. The Board spoke favorably of addressing the Pier 70 connection with the addition of an interpretive masterplan. The Board also approved of the proposed accessible route leading to the proposed public recreational dock. However, the Board expressed concern about the feasibility of the recreational dock, stating that while it may work as depicted in the concept drawings, complex motions could occur with the southerly waves, which could cause the dock to be unusable at times. The Board encouraged analysis and evaluation to continue as construction documents move forward. Finally, the Board spoke favorably of the overlooks and opportunities presented in the design to bring the public closer to the water's edge.

Applicable Policies

The following policies are applicable in the Commission's review of the proposed project:

- McAteer-Petris Act: Sections 66602 (Water-Oriented Land Uses and Public Access), 66605 (Allowable Bay Fill) and 66632.4 (Maximum Feasible Public Access)
- San Francisco Bay Plan policies on: Fish, Other Aquatic Organisms, and Wildlife; Water Quality; Climate Change; Safety of Fills; Shoreline Protection; Recreation; Public Access; Appearance, Design, and Scenic Views; and, Other Uses of the Bay and Shoreline
- San Francisco Waterfront Special Area Plan (SAP) policies

Exhibits

1. Vicinity Map
2. Proposed Site Plan