



POTRERO POWER STATION MIXED-USE DEVELOPMENT PROJECT

CALIFORNIA BARREL COMPANY

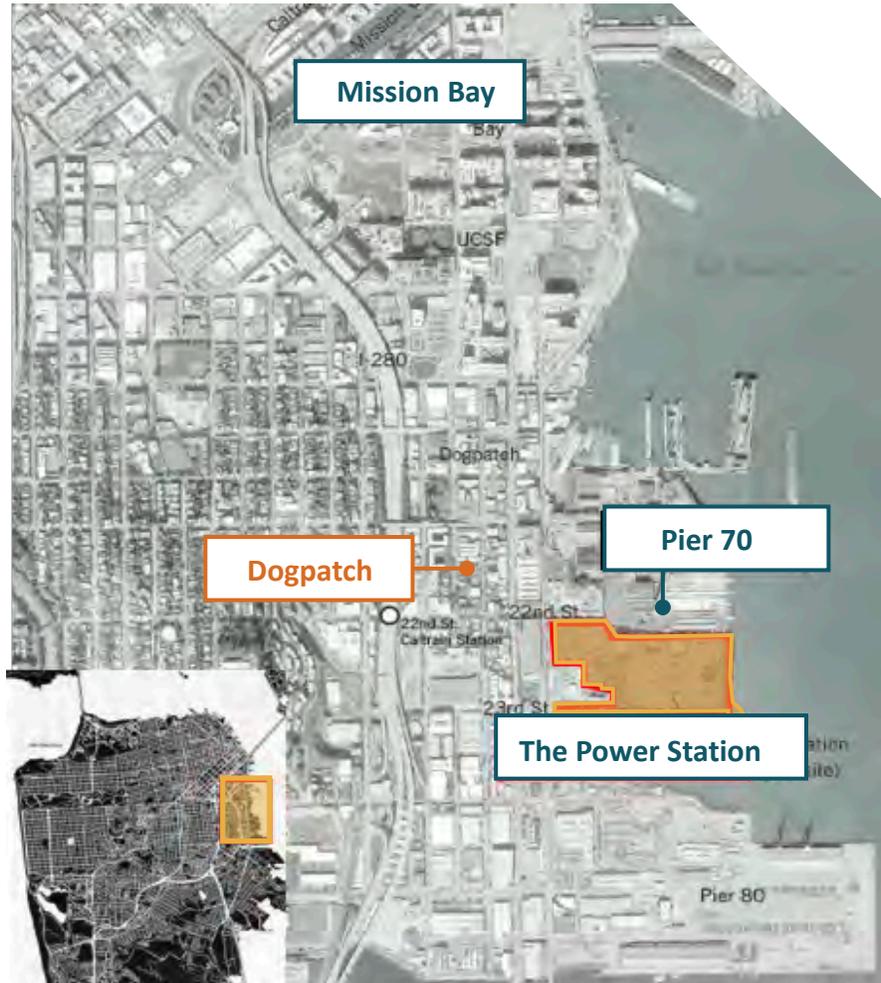
July 16, 2020



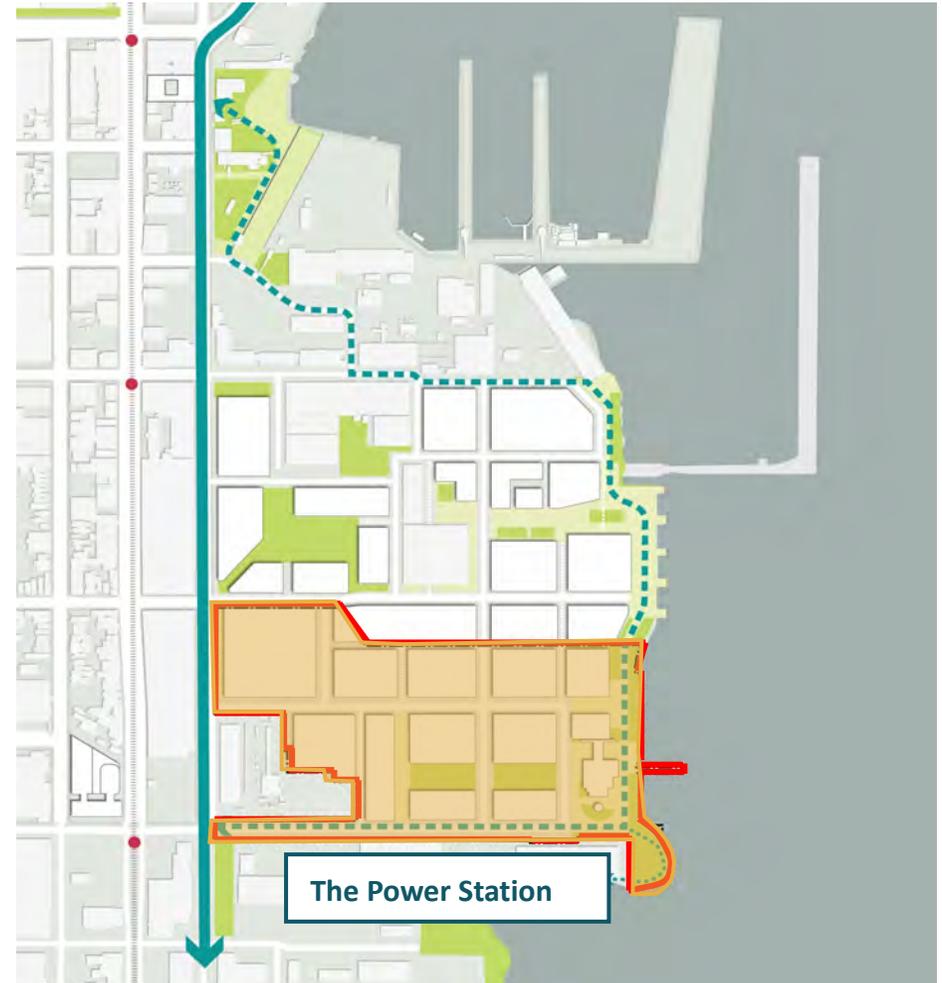




CURRENT CONTEXT



FUTURE CONTEXT



POWER STATION REMEDIATION

- PG&E retained responsibility for remediation of the Power Station after selling site in 1999.
- Regional Water Quality Control Board (of CAL EPA) is the lead agency overseeing remediation
- More than 85% of the site has been characterized, remediated, and has received a no further action (NFA) letter from the Water Board.
- Developer has been working closely with PG&E since purchasing the site in 2016 to facilitate and expedite the balance of the remediation.
- 3 years have been saved through cooperation between PG&E and Developer
- All remediation is expected to be complete in 2023, while the project is still under construction.
- The site has been remediated to a commercial standard and the developer will do the necessary additional remediation (likely vapor barriers) to bring the development to a residential standard.
- Geosyntec, an environmental consultant, has been retained by Developer to oversee PG&E's efforts.
- All remediation documents available on the Waterboard's GeoTracker website.

WORKSHOPS. EVENTS. TOURS. CONVERSATIONS.



1. Events Hosting 82,000+



2. Weekly Site Tours



3. Community Meetings



4. Weekly Office Hours

POWER STATION UNANIMOUS APPROVALS TO-DATE

- Planning Commission 1.30.20
- SFMTA Commission 2.18.20
- Port Commission 2.25.20
- SF PUC Commission 3.10.20
- BOS Land Use Committee 4.13.20
- Full Board Approval 4.21.20

SITE AND LAND USE PLAN



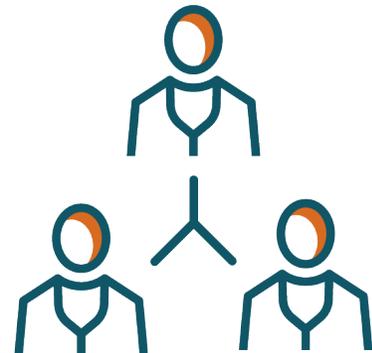
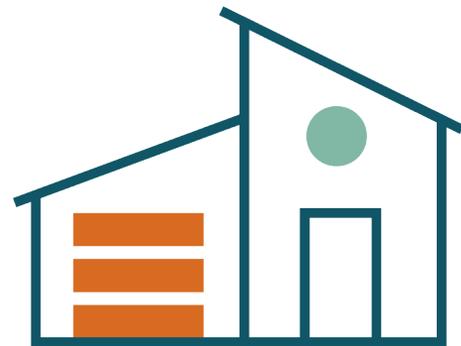
LAND USE PLAN



30% AFFORDABLE HOUSING IN EVERY PHASE

Without public subsidy, Power Station will deliver:

- 72% AMI (Average) for rental
- 99% AMI (Average) for ownership
- AMI averages consistent with Section 415 of Planning Code
- District 10 Preference / Marketing Program
- Over \$45m in Affordable Housing Fees



HOUSING FOR HOMELESS MOTHERS AND CHILDREN

Up to 36 dwelling units across 4 phases

- Houses women and their families while in pursuit of higher education or workforce training
- AMIs - deeply affordable



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



TRANSPORTATION

- **Multi Modal Transportation Options**
- **Robust Transportation Demand Management Program**
- **Over \$65m contribution to the Transportation Sustainability Fund**



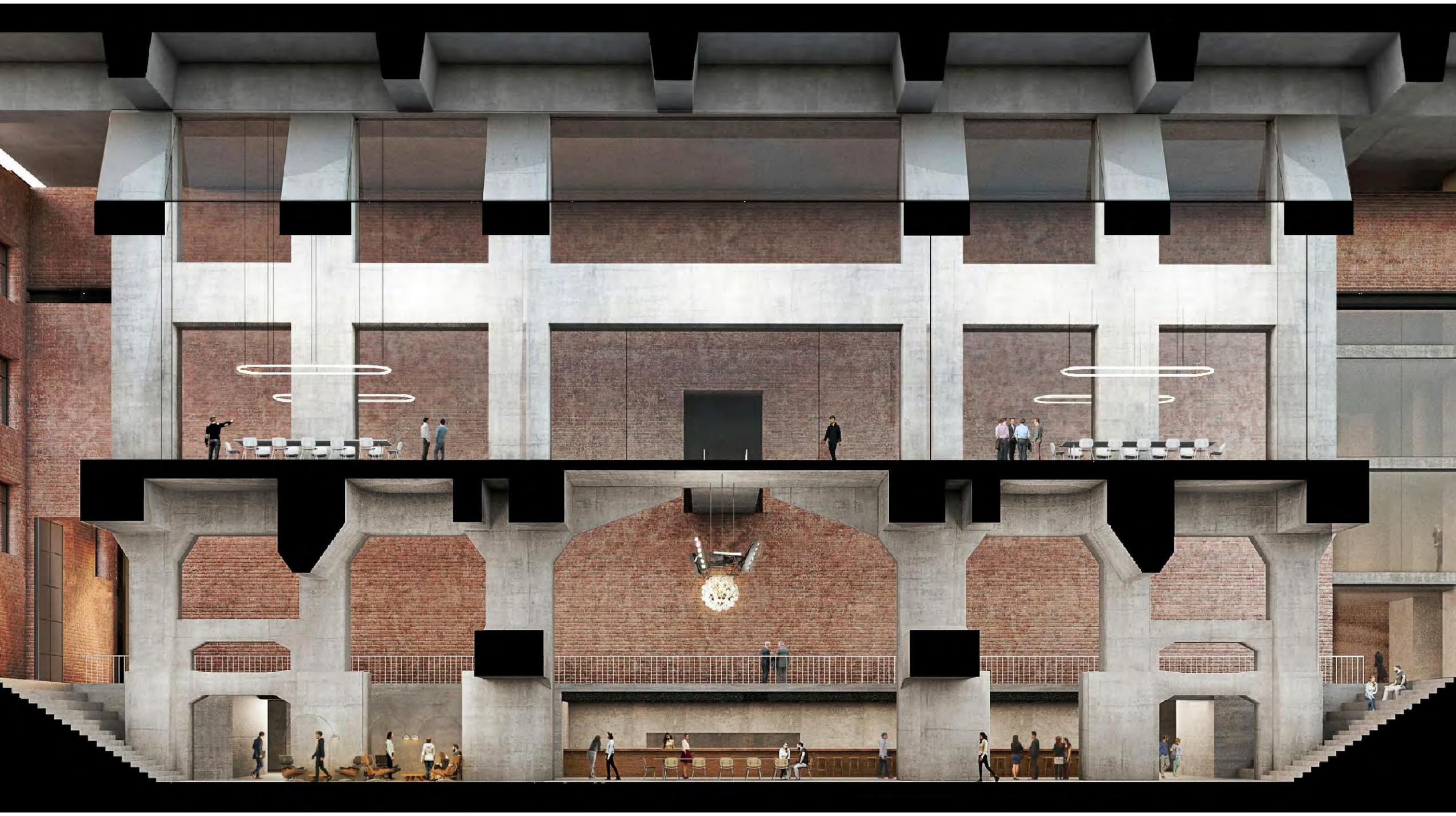
HISTORIC PRESERVATION





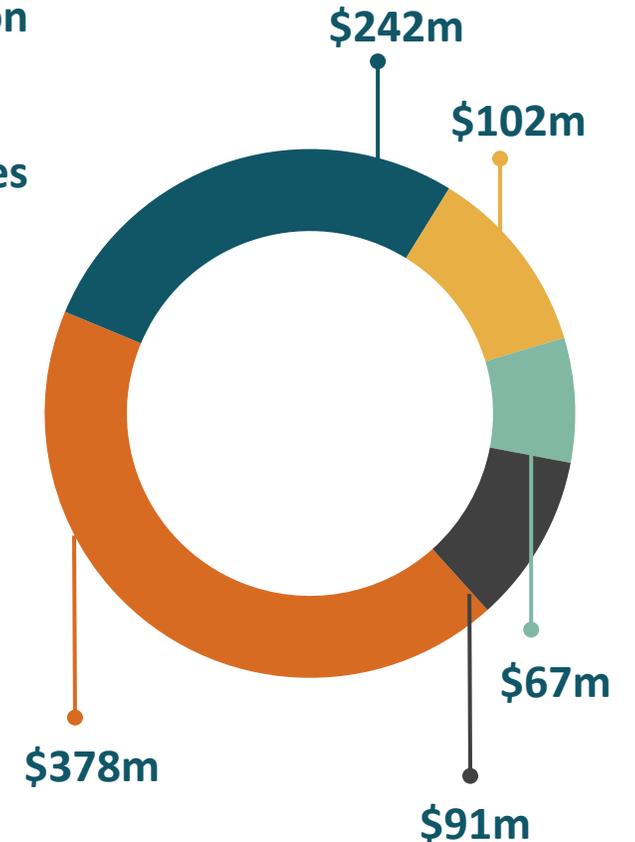


STATION A ENTRY VIEW



OVER \$862 MILLION IN COMMUNITY BENEFITS

- 30% affordable housing @ 72% AMI without public subsidy
- 36 units for the Homeless Prenatal Program
- 25k SF community facility operated by YMCA
- Neighborhood streetscape improvements
- Investment in neighborhood parks
- Extension of bay trail
- Public transit on site (55 Dogpatch bus line)
- Investment in sea level rise defense
- 12k SF of childcare facilities
- Full sized grocery store
- Soccer field and playgrounds







Future Buildings at Pier 70

OPEN SPACES OF DOGPATCH



CRANE COVE PARK



THE POINT



WARM WATER COVE



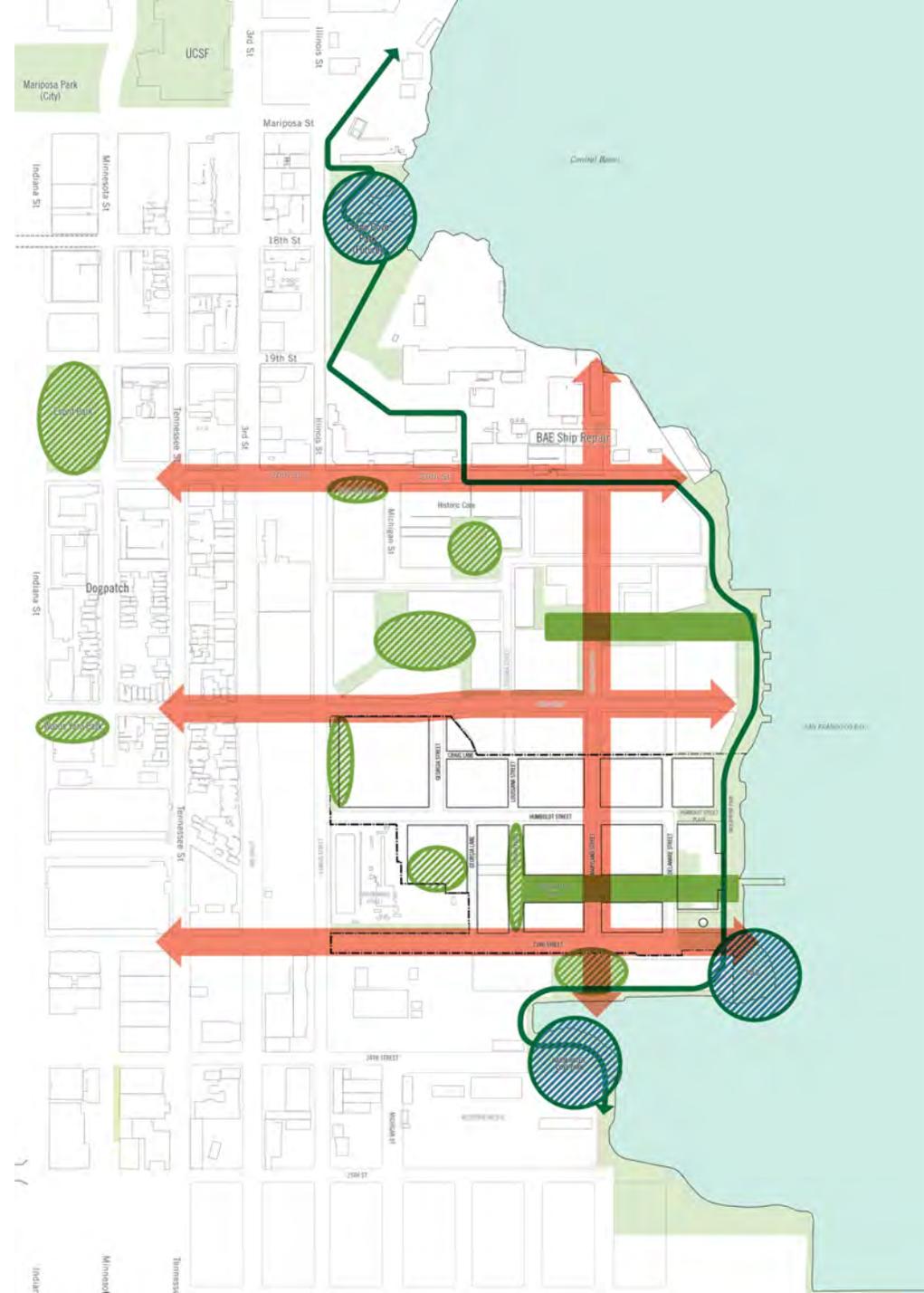
ROOFTOP SOCCER FIELD



ACTIVE WATERFRONT



PLAY FOR ALL AGES



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



Active Retail

Waterfront

Humboldt
Street Plaza

Humboldt Street



The Stack

The Point

Bay Trail

23rd Street



The Stack

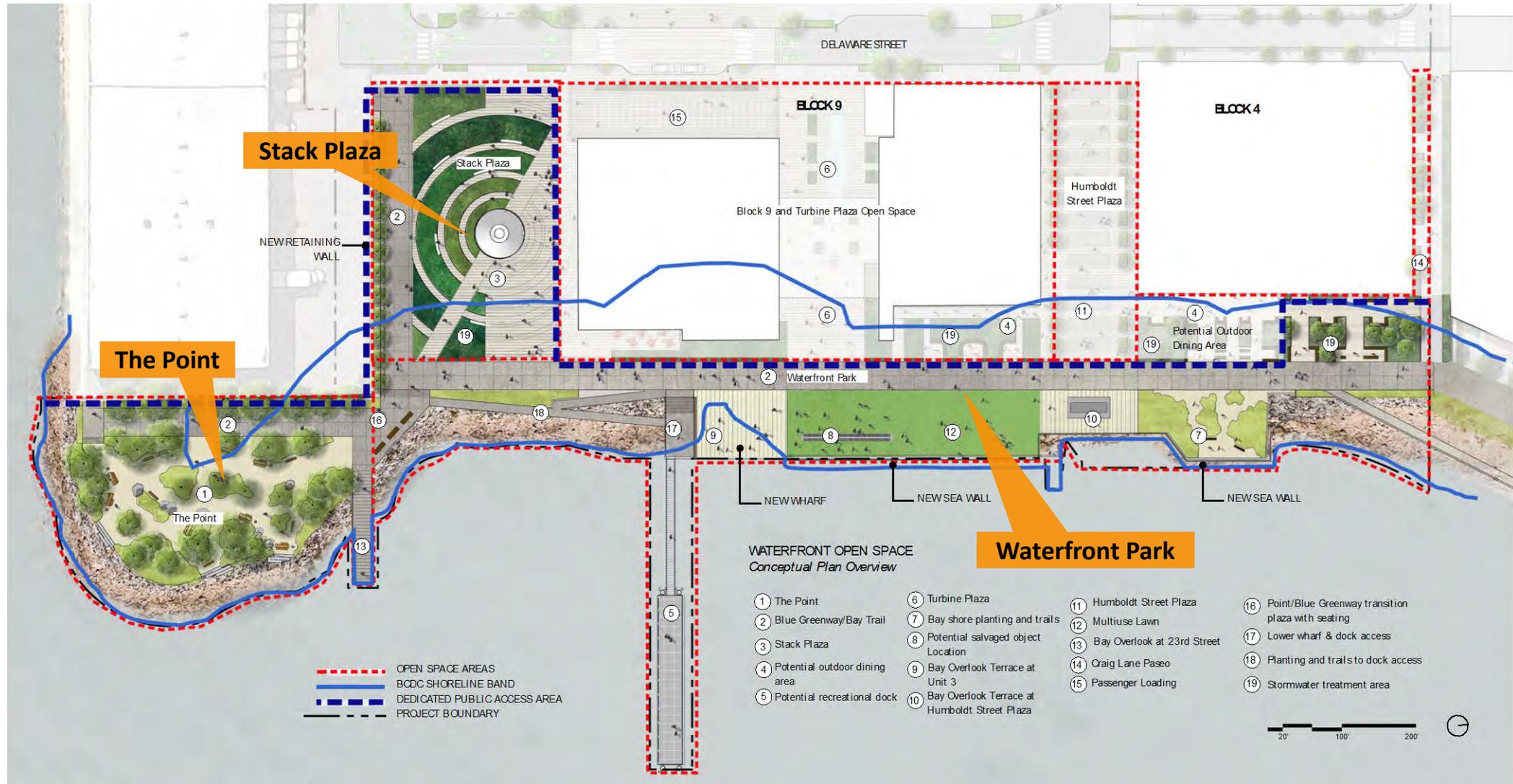
Unit 3

Turbine Plaza

Stack Plaza

Power Station Park

PUBLIC ACCESS



FLOOD AND ADAPTATION

Figure 4.3.1 Projected Sea Level Rise of 3.5 feet and 6 feet with Existing Site Topography

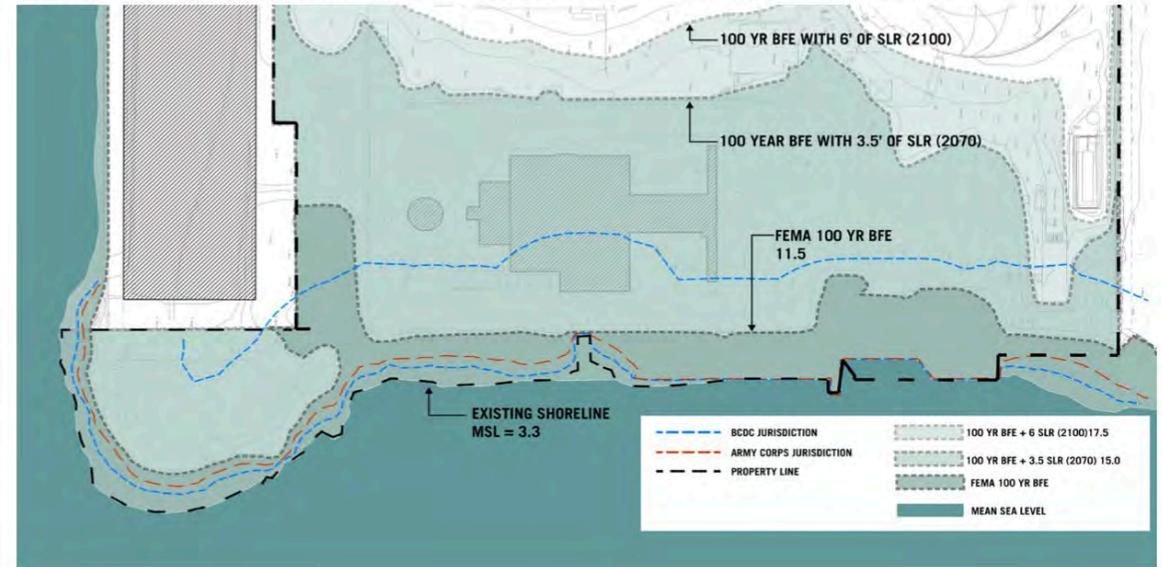
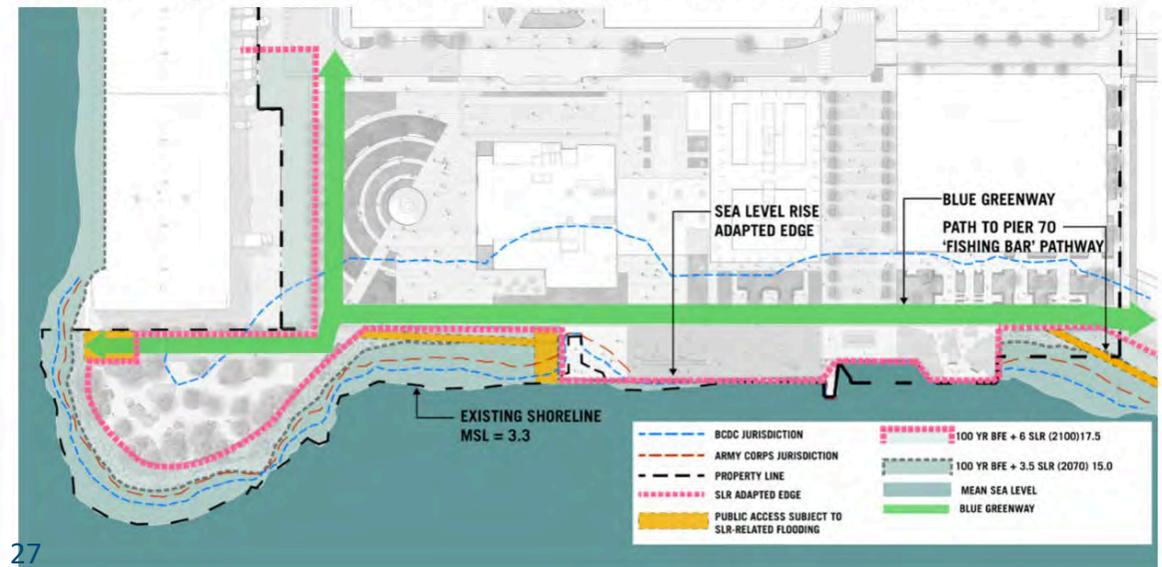
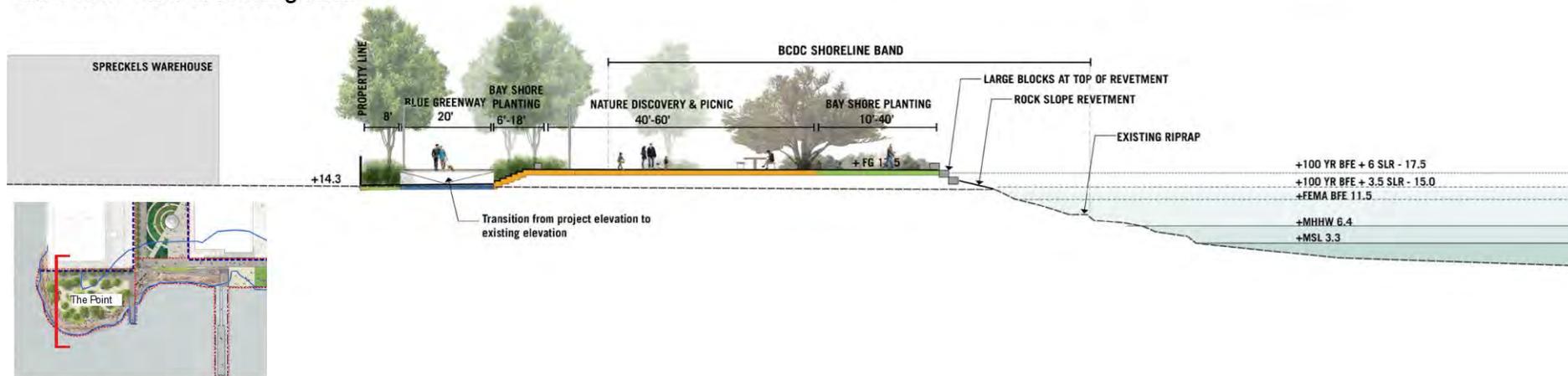


Figure 4.3.2 Projected Sea Level Rise of 3.5 feet and 6 feet with Proposed Grading and Seawall

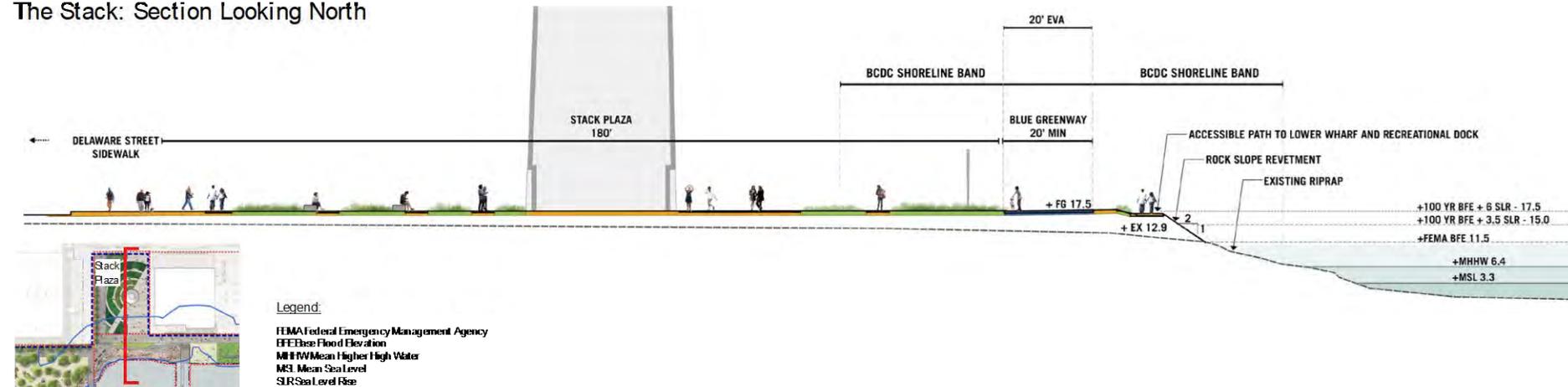


FLOODING AND ADAPTATION

The Point: Section Looking North



The Stack: Section Looking North



OPEN SPACE



STACK PLAZA



THE POINT

Stack Plaza

Bay Trail/Blue Greenway

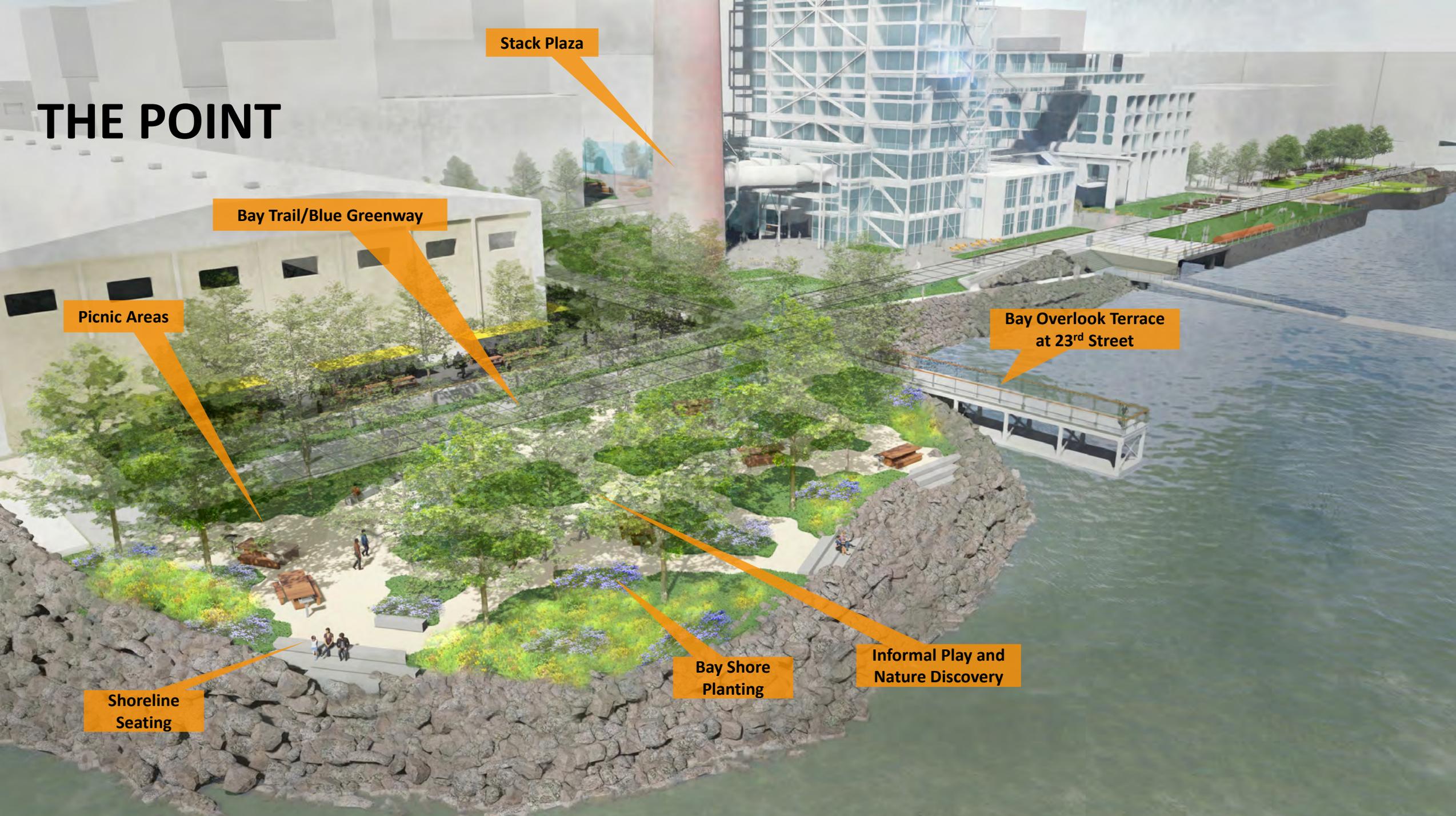
Picnic Areas

Bay Overlook Terrace
at 23rd Street

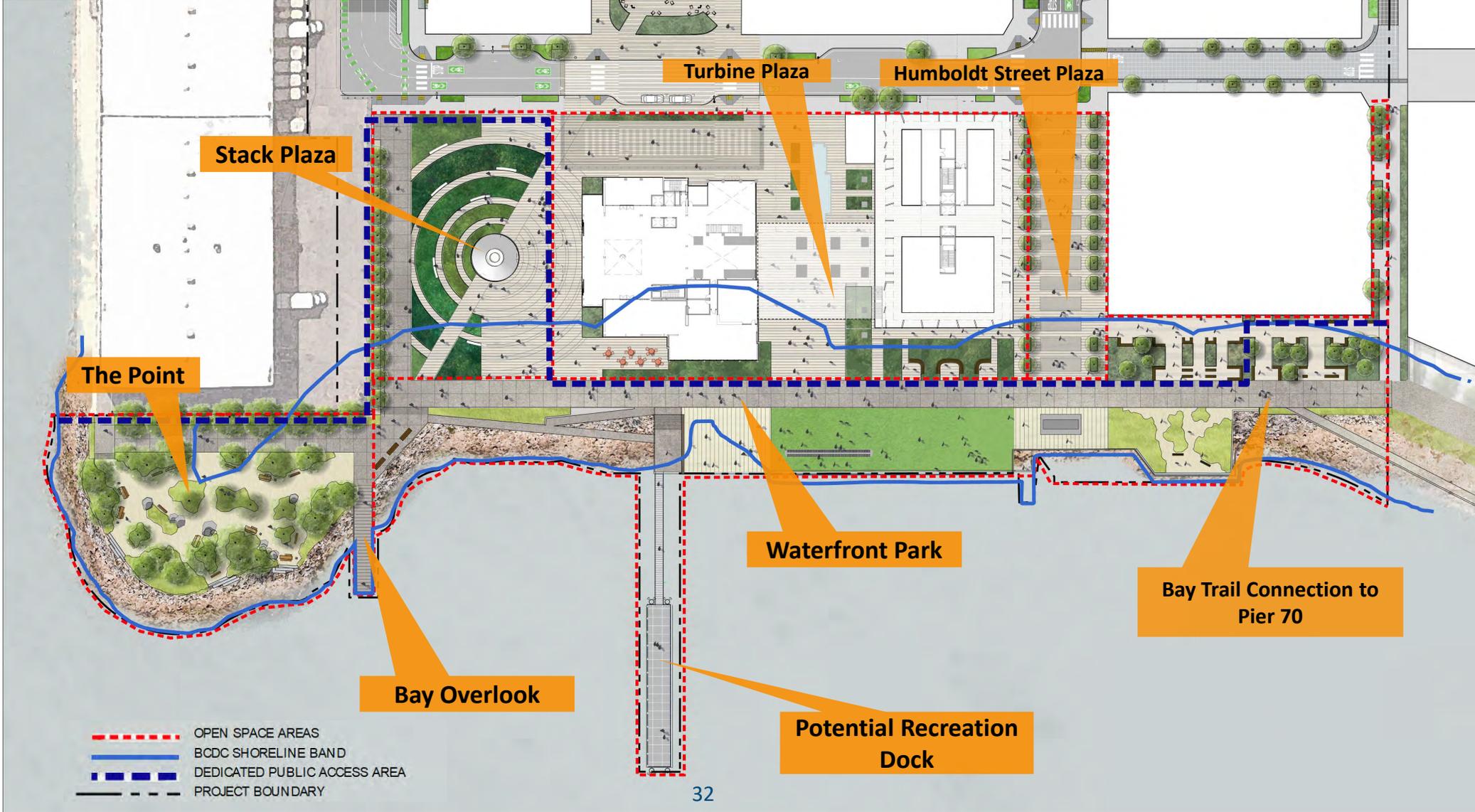
Shoreline
Seating

Bay Shore
Planting

Informal Play and
Nature Discovery



OPEN SPACE





Future Buildings at Pier 70

THANK YOU!



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www.dogpatchpowerstation.com