The Power Station
Community Pre-App Meeting
THANK YOU
APPROVED PROJECT
Phasing Principles

Let’s get to work

- Let’s get people back to work
- Let’s be efficient and greener
- Connections, everywhere, especially to P70
- More housing & affordable housing
- Space for Life Science
- Station A, if we are going to do it, let’s get to work
Previous Phasing Plan
Revised Phasing Plan

<table>
<thead>
<tr>
<th>Use</th>
<th>SF / Units/ Ac</th>
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<tbody>
<tr>
<td>Residential</td>
<td>735 Units</td>
</tr>
<tr>
<td>Commercial</td>
<td>1.16m SF</td>
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<tr>
<td>Retail</td>
<td>22,400 SF</td>
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<tr>
<td>Institutional (Child Care)</td>
<td>12,000 SF</td>
</tr>
<tr>
<td>Open Space</td>
<td>2.87 acres</td>
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Phase Community Benefits

Phase 1 Community Benefits:
• ~720 Units of Housing, 30% affordable
• On-site Dedication Parcel + Gap Financing
• $32m In-lieu Affordable Housing Fees for D10
• 2.87 Acres of Parks + Open Space
• Stabilization + Rehabilitation of Station A
• 12k SF of Child Care
• PDR, Including at least 1,200 SF for La Cocina + tenant improvements

Infrastructure:
• Public Streets
• 23rd Street – from Illinois Street to Delaware Street
• Humboldt Street – from Georgia Lane to Delaware Street
• Georgia Lane – from 23rd Street to Humboldt Street
• Maryland Street – from 23d Street to Project Northern Boundary
• Delaware Street – from 23rd Street to Humboldt Street
• Private Streets
• Louisiana Alley – from Humboldt Street to Craig Lane
• Craig Lane – from Louisiana Alley to Maryland Street
• Traffic signal @ 23rd + Illinois Streets
• Connection to P70 @ Maryland Street
Power Station 2020 Schedule

- Virtual Community Pre-Application Meeting: Today (June 7, 2020)
- Design Review Application Submittal: Late June 2020
- Horizontal Sitework - Grading + Demo: Late August 2020
- Community Check-in /Pre-App for B7, B8, Open Space: September 2020
- Work on Station A Begins: Fall 2020
POWER STATION

Herzog & de Meuron + Adamson Associates, Inc.
1. Blocks Frame Public Space
Public SpaceConnects Blocks to Water
2. Adaptive Reuse of Station A
Station A
Timeline – Historical Development

1899

1901
- Power station is built and begins operations.

1905
- The plant is acquired by Pacific Gas & Electricity (PG&E).

1907
- Fire damages the plant, roof falls.

1911-20
- General upgrade of the station; capacity 57,000kW.

1928-31
- Reconstruction: new generators, new flat roof, new brick facade, additional bldgs.

1950
- "Station A" equipment starts to age and needs increased maintenance.

1951
- Most of the Western Sugar refinery is demolished.

1965
- New electrical plant begins operations: Unit 3.

1979
- "Station A" is closed; generating units are operated for the last time.

1983-87
- Boiler room is demolished; following the removal of the generating unit.

1999
- PG&E sells the Patterson Power plant to Mirant.

2011
- Unit 3 ceases operations.

2020
- Power Station redevelopment project.
Station A – Existing & Past
Program / Spatial Tests
Repurpose Station A

→ ... starting with the Turbine Hall
Existing Turbine Foundations
Existing Walls and Turbine Foundations
New + Existing
Existing / New Structure
Power Station Park - Extension of Public Space
1. Power Station Park

2. Cafe in Turbine Foundations

3. Main Hall / Central Lobby

4. Interpretive Display to Visualize the Building's History

5. Passageway Kiosk Pictured: Balola in 1111 Lincoln Road

Block 15 - Through-Block Activation
01. Preserve and complete existing brick shell

02. Remove infill floors

03. Reinstate new structure

04. Insert new structure in Turbine Hall

05. Add new volume
Massing Limits
Façade References

253_40 Bond St, NYC - Glass

414_Helvetia, Switzerland - Metal

327_Feltrinelli, Milan – Concrete Frame

429_Stamford Bridge, London - Brick
Sustainability

Adaptive Reuse

Preserving & Reusing Materials

Power Generation

Passive Design

Adaptive reuse of Turbine Hall space & shell

Integrating existing turbine foundation into structural system. Preserving restoring existing brickwork & metalwork.

Potential for integrated photovoltaic/thermal systems for power generation

Potential for green roof, lowered solar heat gain, greywater collection system, naturally ventilated Turbine Hall, etc.
Façade References

Jade, Miami
Dreispitz, Basel
Aetelion, Basel
Novartis, Basel
Christie Street, New York
Elphilharmony, Hamburg
Reference Existing Structures
THANK YOU