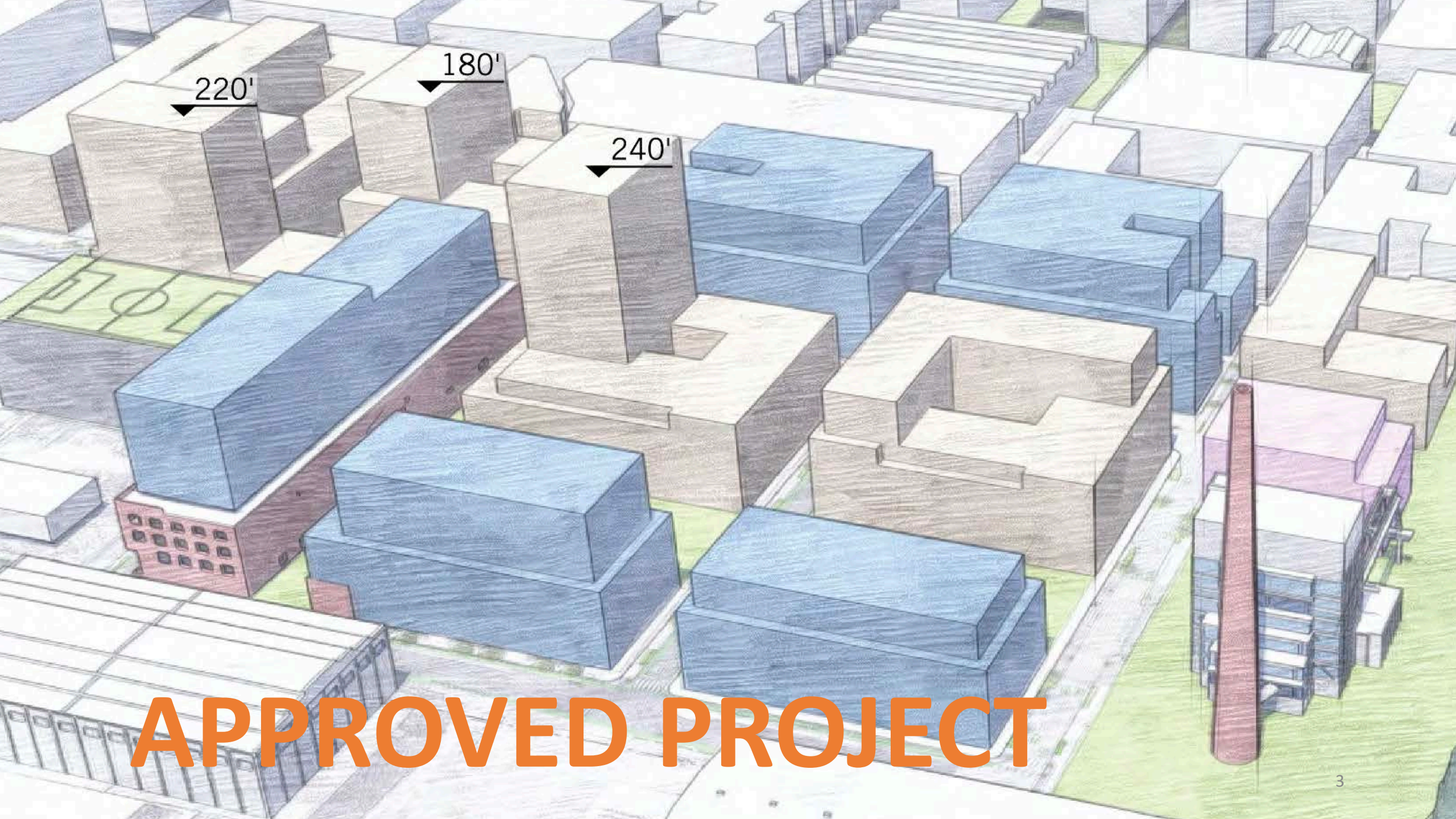




The Power Station Community Pre-App Meeting

THANK YOU





APPROVED PROJECT

Phasing Principles

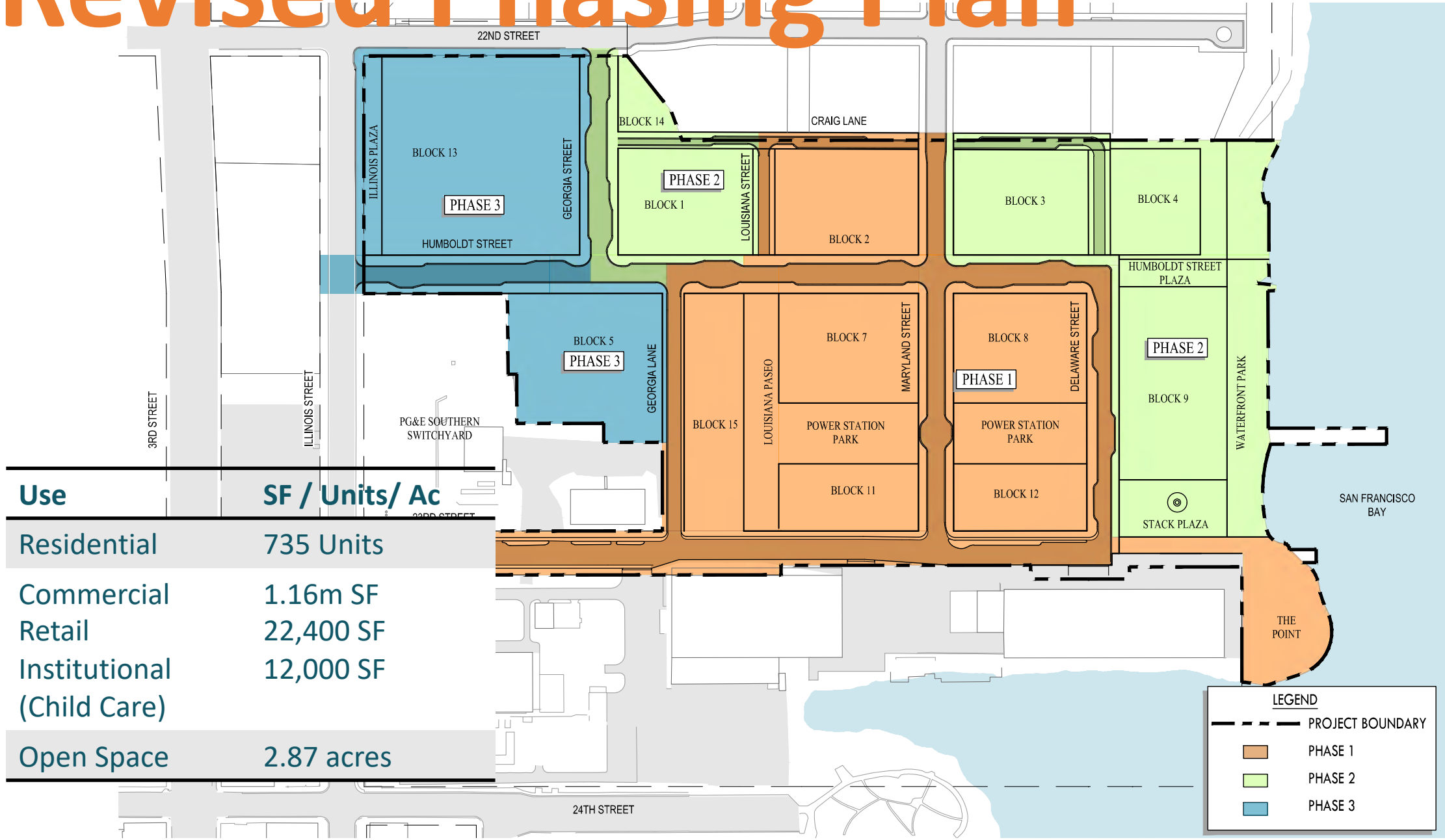
Let's get to work

- 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



Use	SF / Units/ Ac
Residential	735 Units
Commercial	1.16m SF
Retail	22,400 SF
Institutional (Child Care)	12,000 SF
Open Space	2.87 acres

LEGEND

-  PROJECT BOUNDARY
-  PHASE 1
-  PHASE 2
-  PHASE 3

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

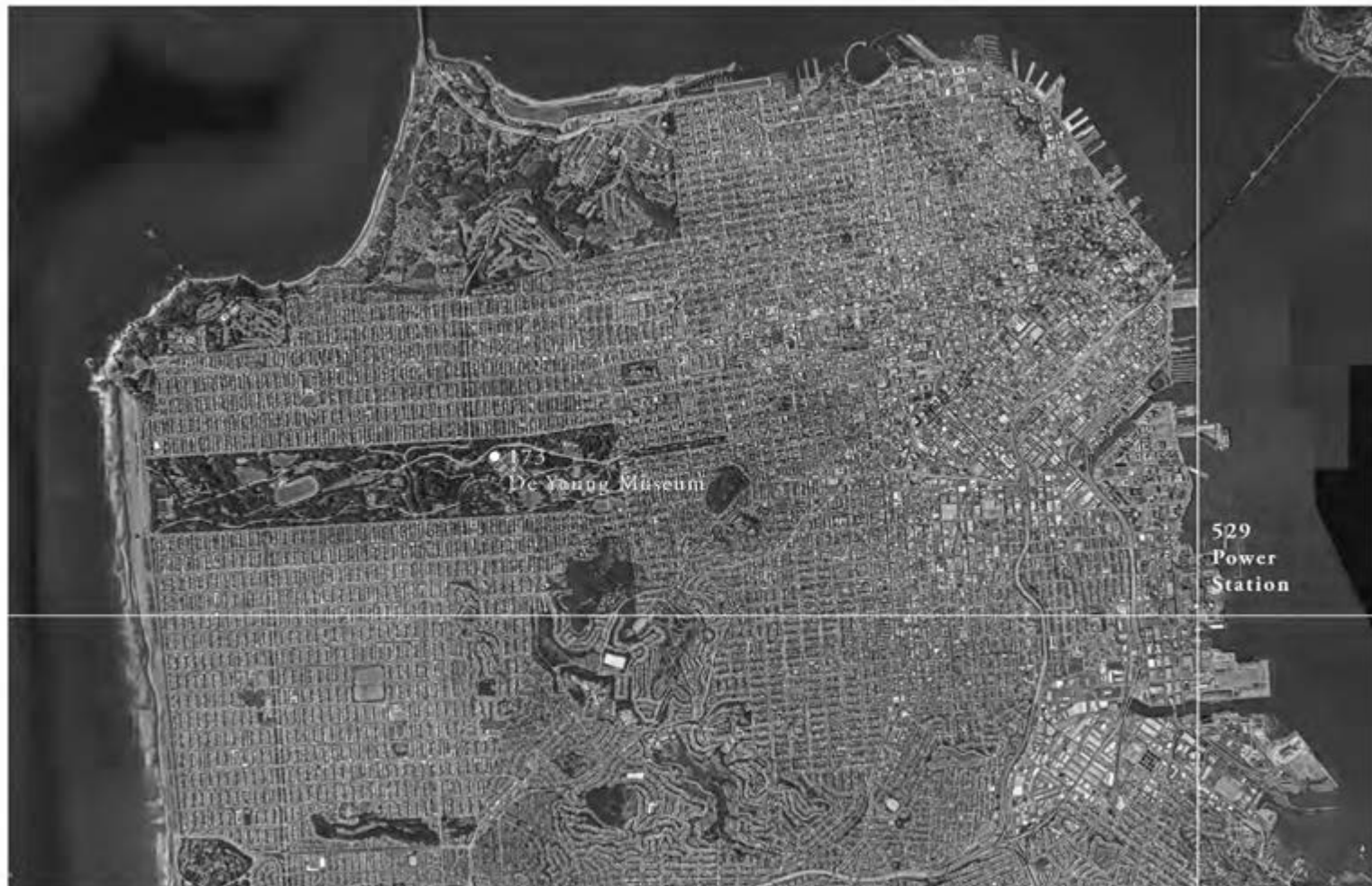
- **Virtual Community Pre-Application Meeting** **Today (June 7, 2020)**
- **Design Review Application Submittal** **Late June 2020**
- **Horizontal Sitework - Grading + Demo** **Late August 2020**
- **Community Check-in /Pre-App for B7, B8, Open Space** **September 2020**
- **Work on Station A Begins**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

POWER STATION

Herzog & de Meuron + Adamson Associates, Inc.

Community Meeting
June 7th, 2020

> *Site*



De Young Museum

529
Power
Station

Station A & Unit 3



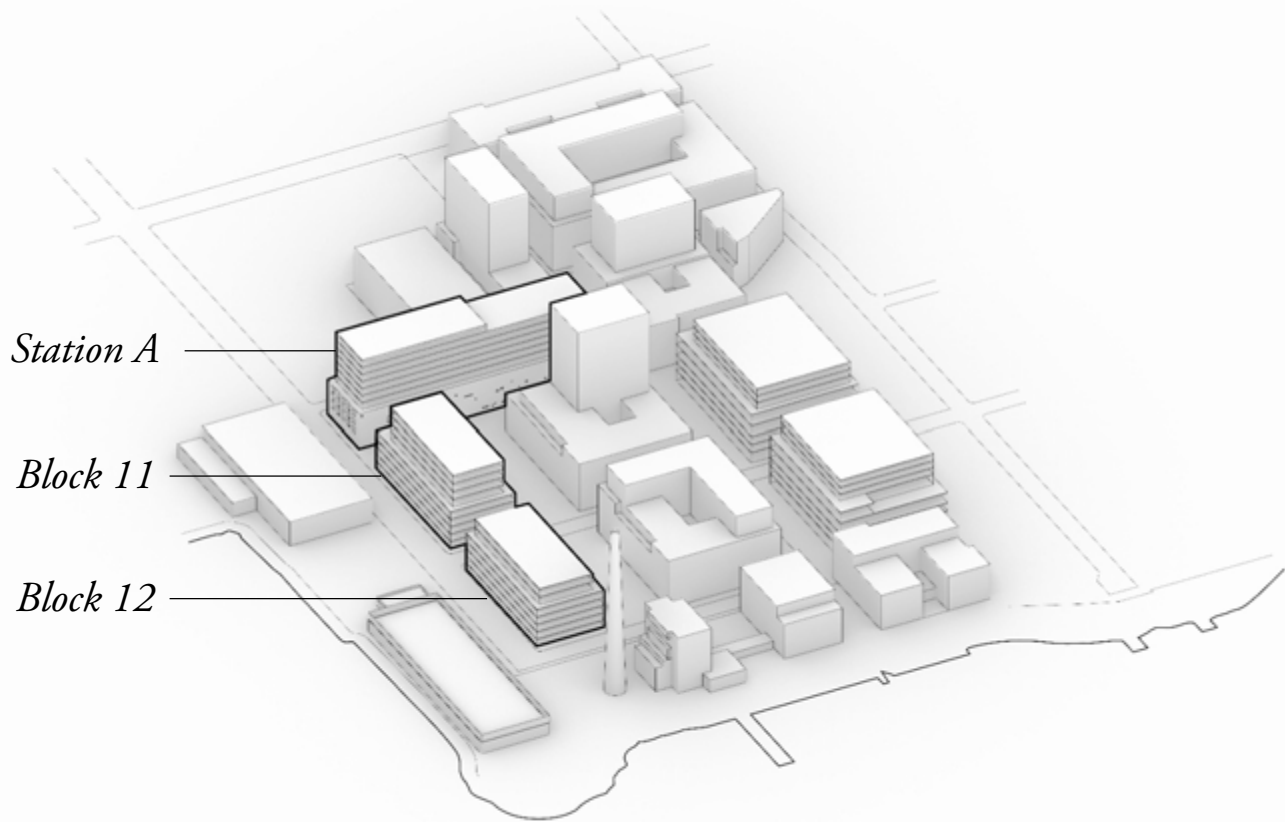
Potrero Point



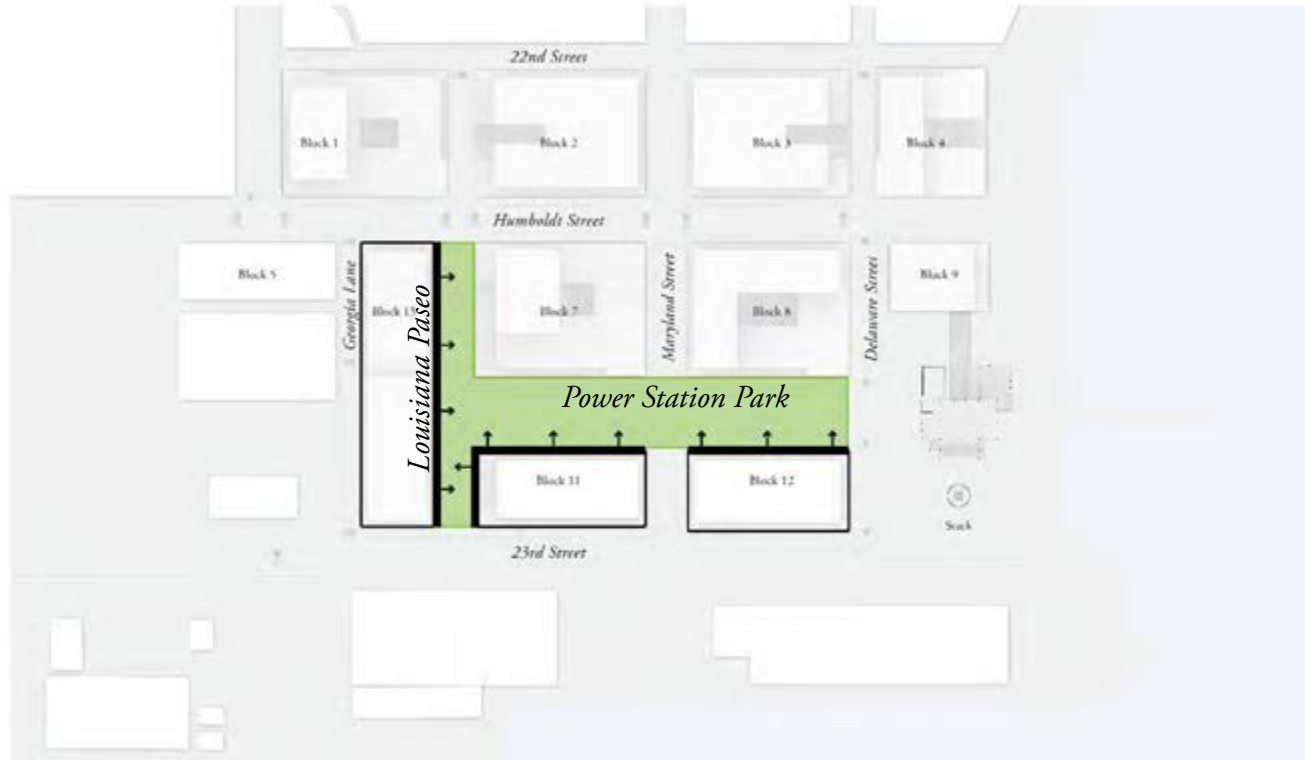
UNION PLANT, POTRERO WORKS.

SAN FRANCISCO, CAL.

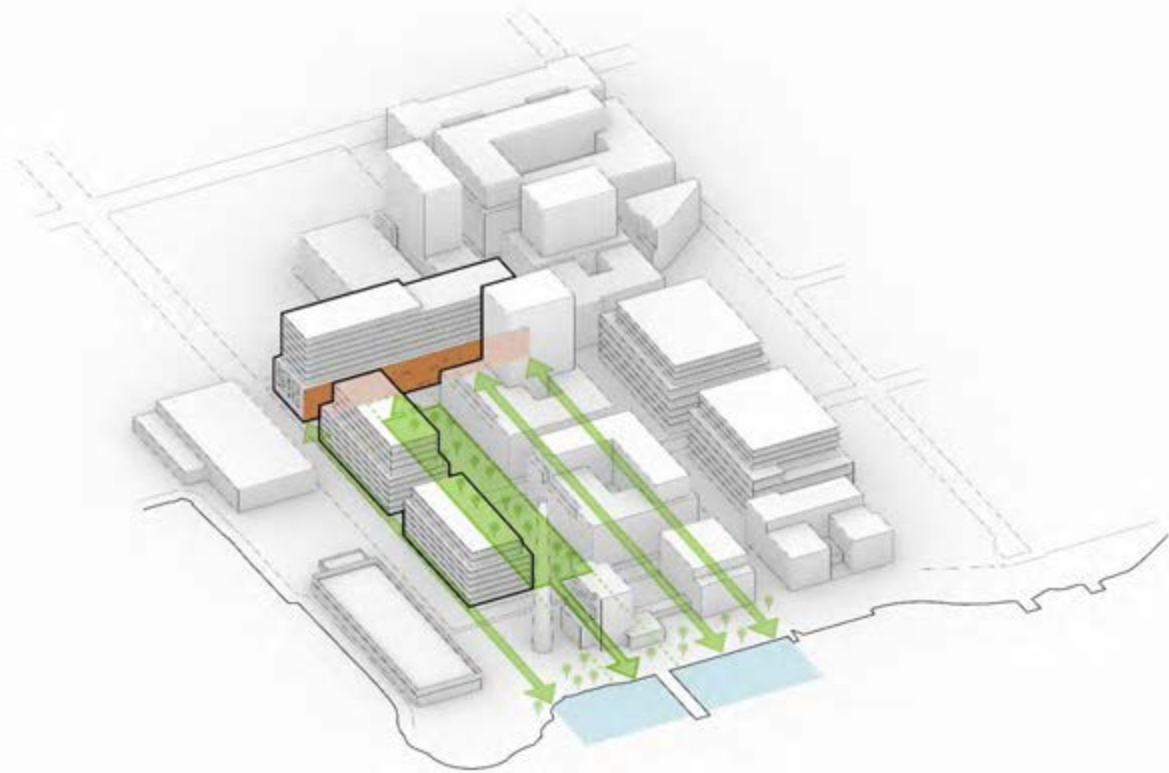
Masterplan



1. Blocks Frame Public Space



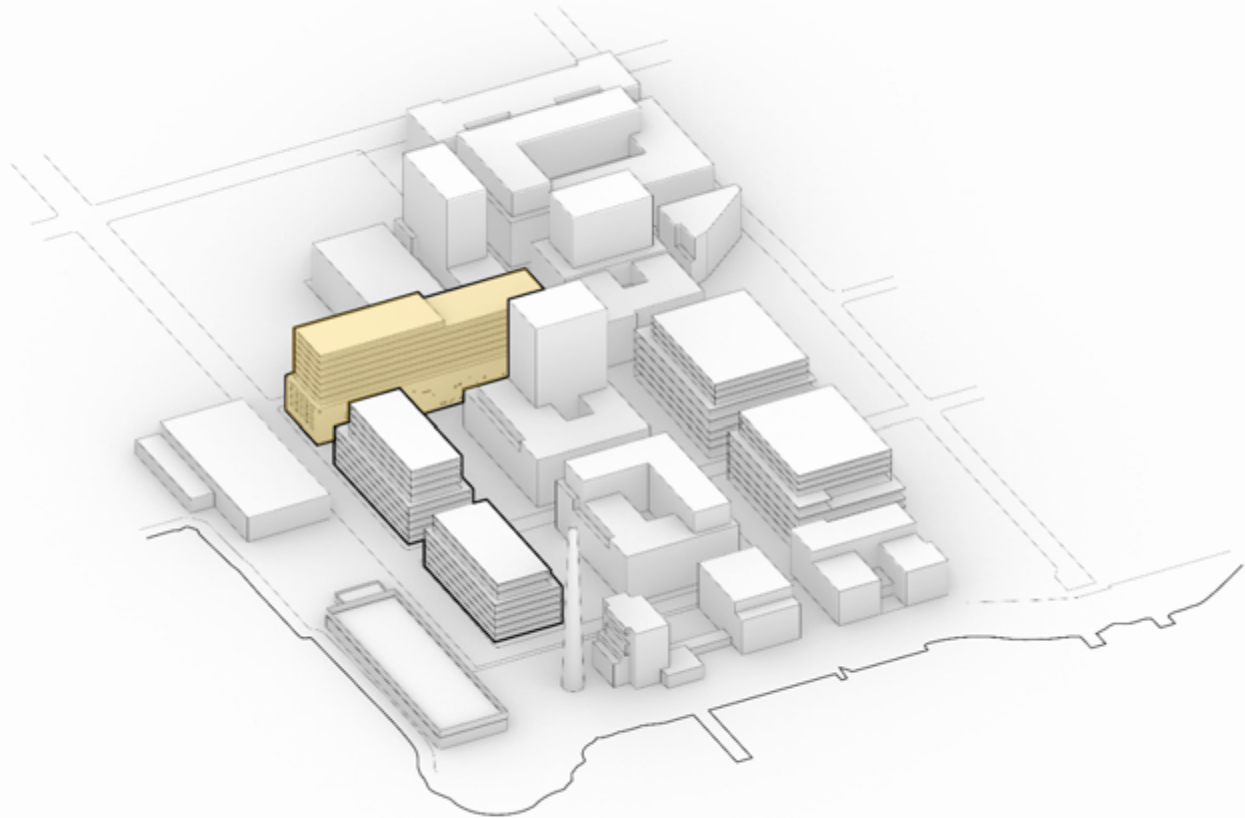
Public Space Connects Blocks to Water



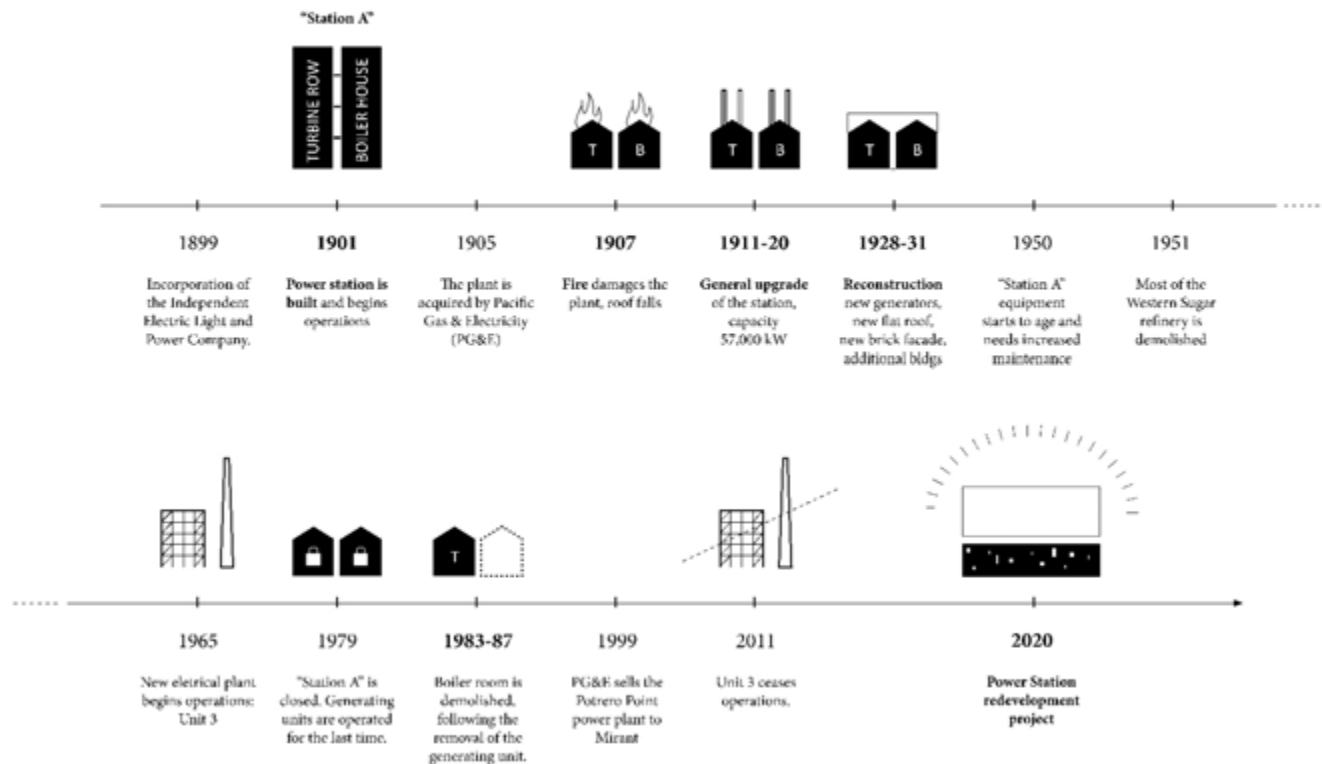
2. Adaptive Reuse of Station A

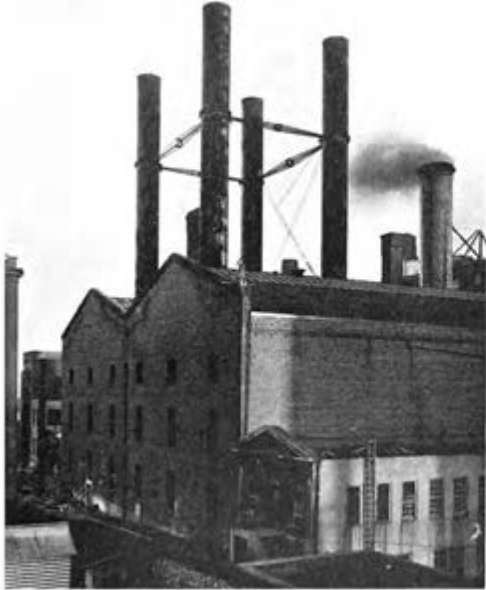


Station A



Timeline – Historical Development



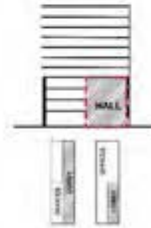
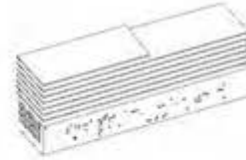
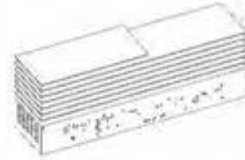
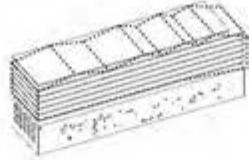
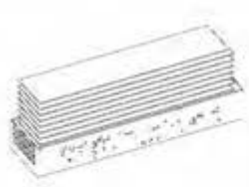


Station A – Existing & Past





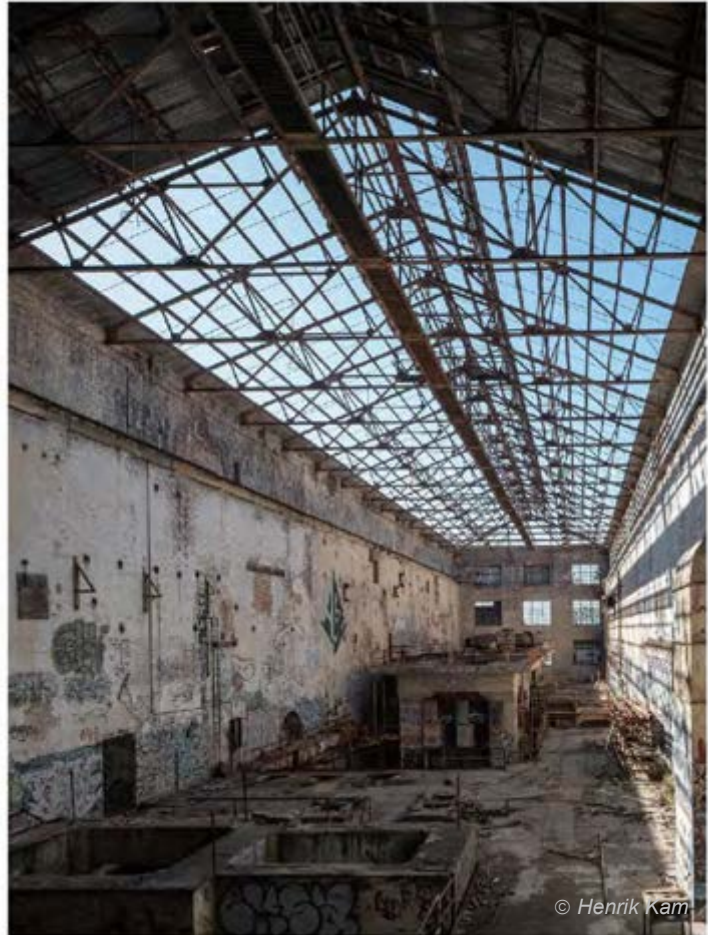
Program / Spatial Tests



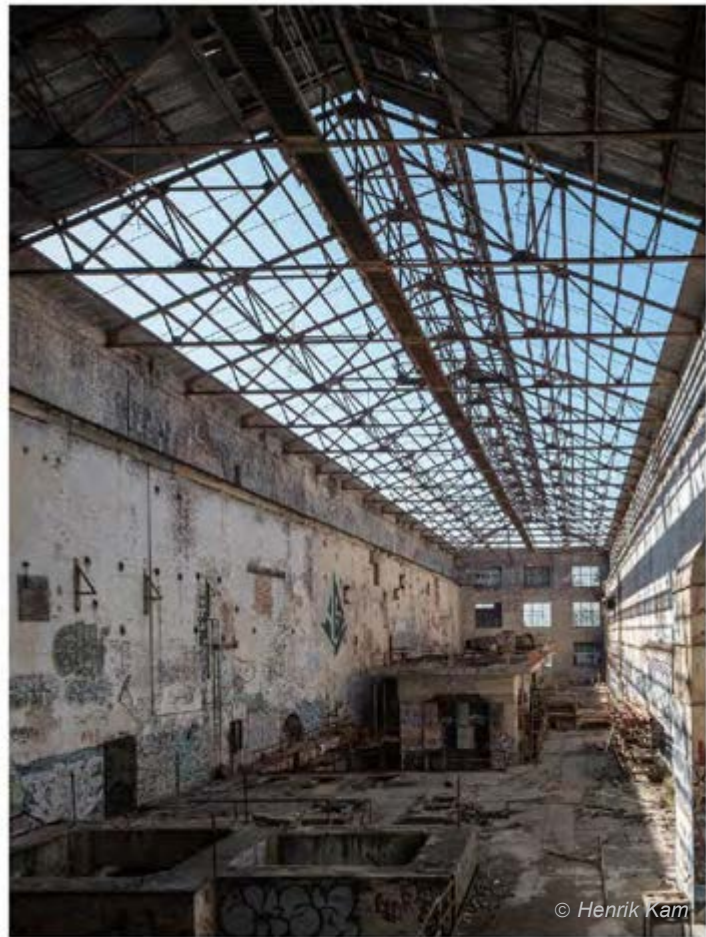
Repurpose Station A
→ ... starting with the Turbine Hall



Tate Modern, London - Construction Image

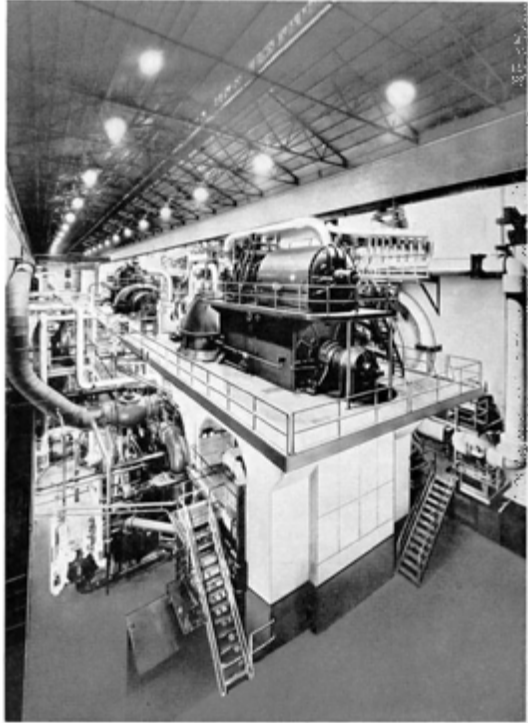


© Henrik Kam



© Henrik Kam

Existing Turbine Foundations

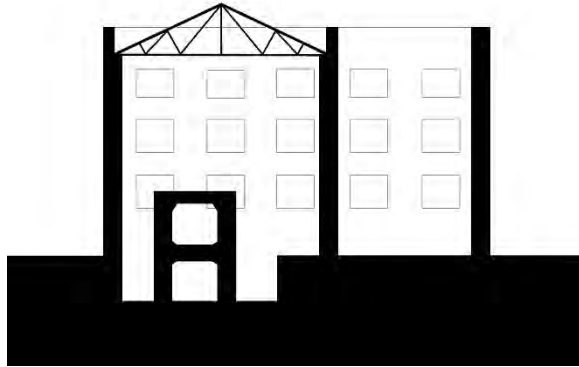


Turbine room at Station "A", San Francisco, the largest steam-electric station of the "Pacific Service" system. Recently reconstructed and enlarged. Installed generating capacity, 210,000 horsepower. Projected ultimate capacity, according to present plans, 350,000 h.p.

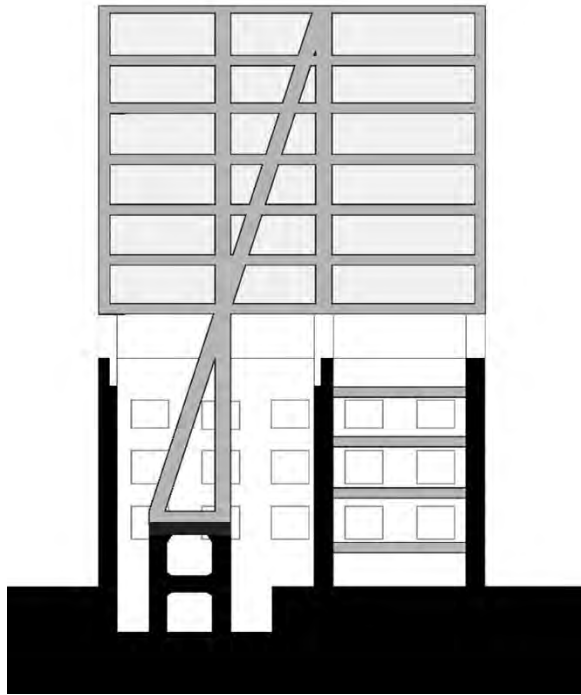


© Henrik Kam

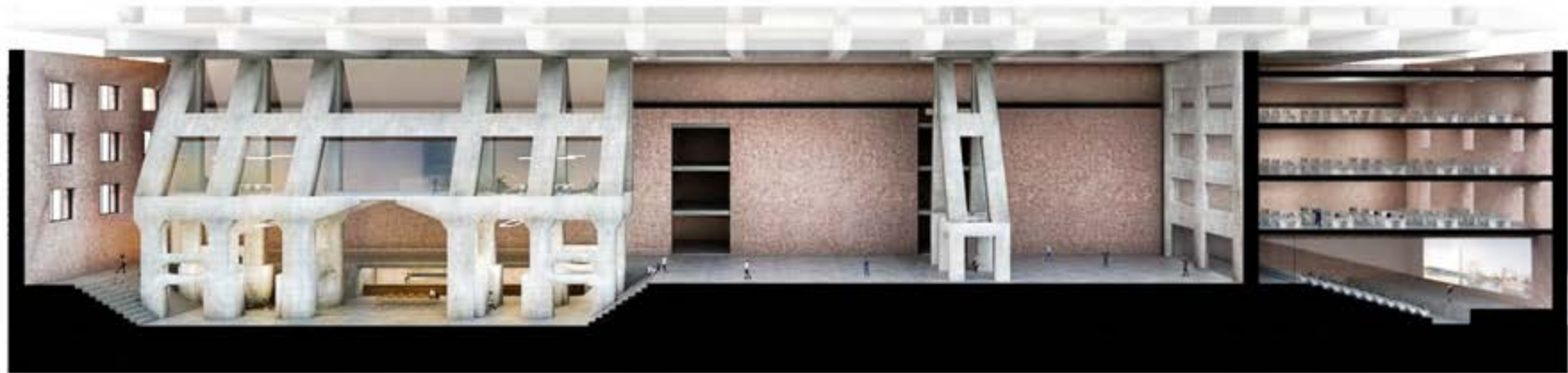
Existing Walls and Turbine Foundations



New + Existing







Existing / New Structure









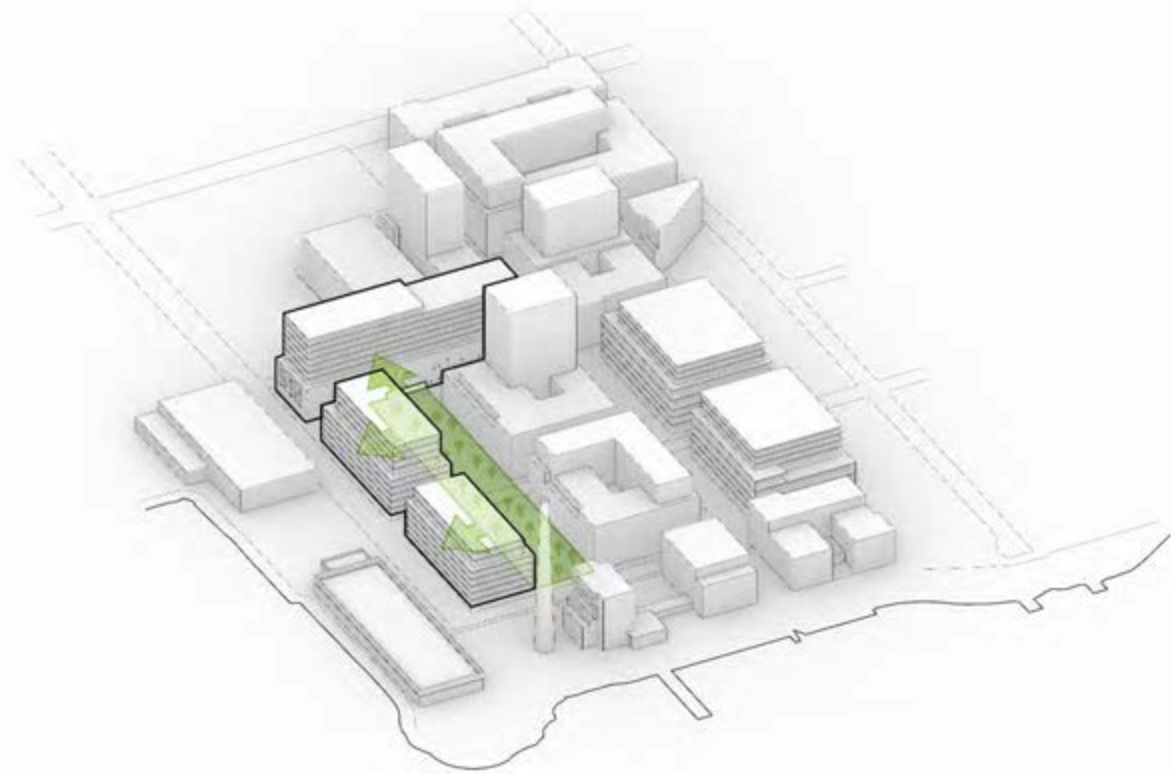


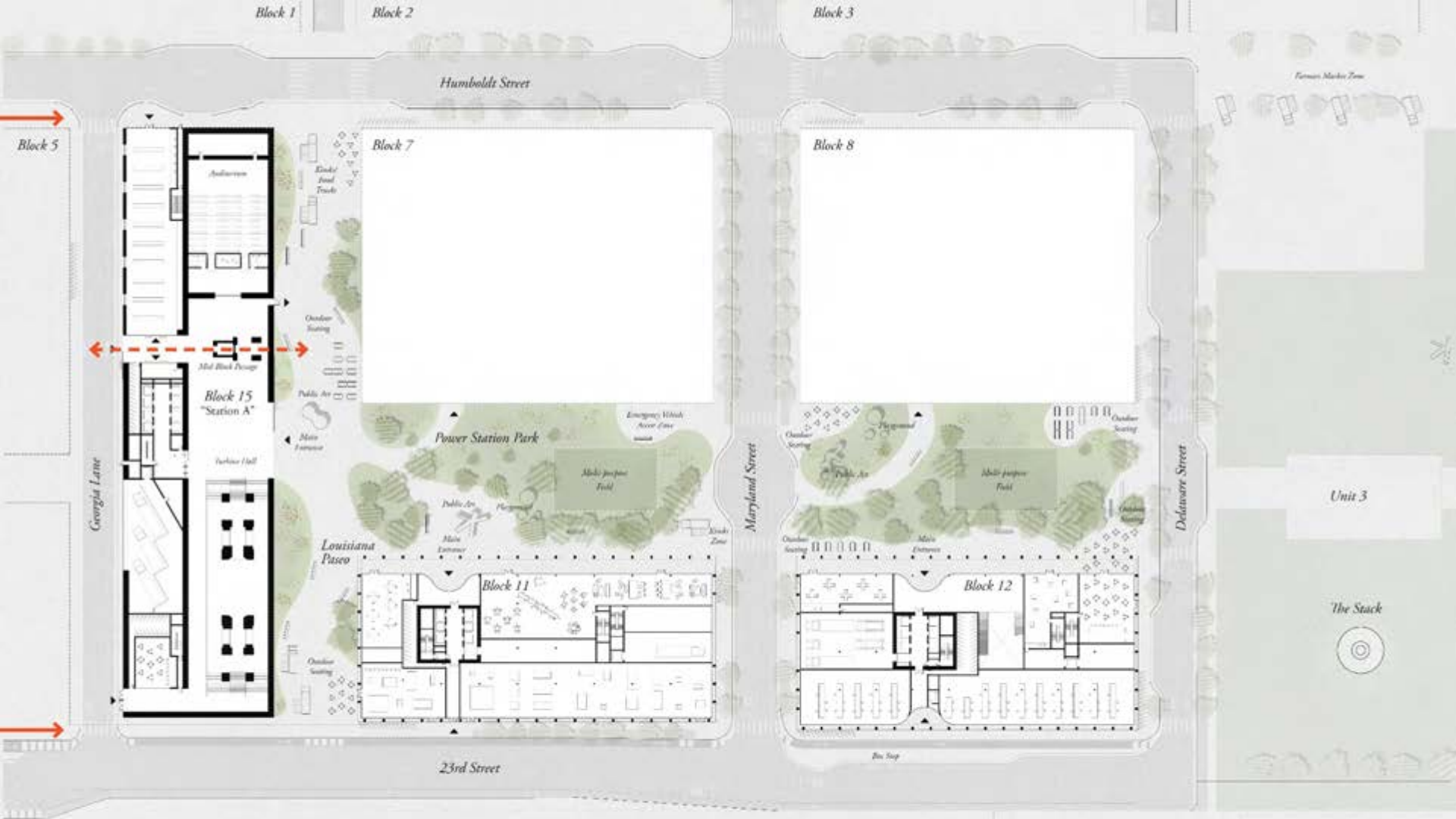






Power Station Park - Extension of Public Space





Block 1

Block 2

Block 3

Parkway Market Zone

Block 5

Humboldt Street

Block 7

Block 8

Block 15
"Station A"

Power Station Park

Maryland Street

Delaware Street

Unit 3

Louisiana Paseo

Block 11

Block 12

The Stack

23rd Street

Bus Stop



1. Power Station Park



2. Cafe in Turbine Foundations



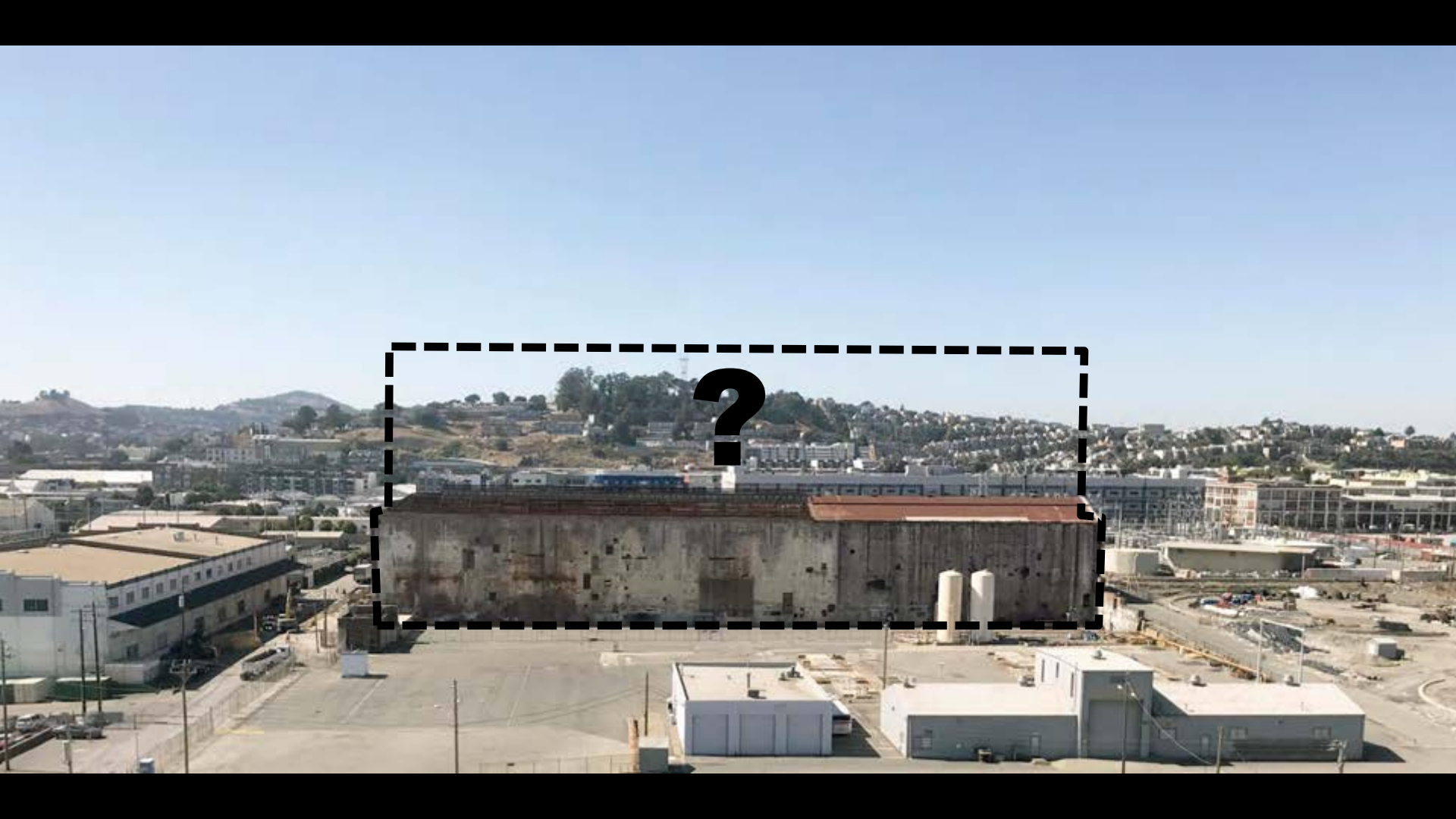
3. Main Hall / Central Lobby

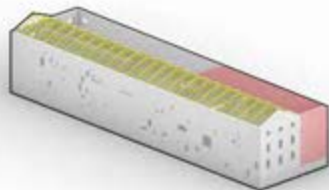


*4. Interpretive Display
to Visualize the Building's History*

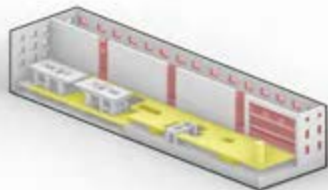


*5. Passageway Kiosk
Pictured: Babalu in 1111 Lincoln Road*

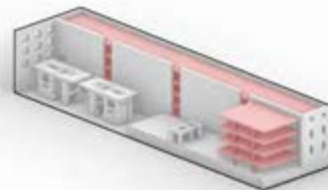




01. Preserve and complete existing brick shell



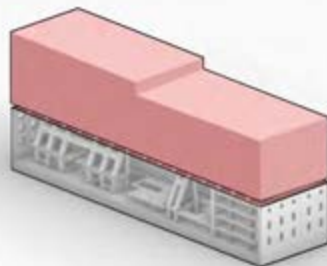
02. Remove infill floors



03. Reinstate new structure

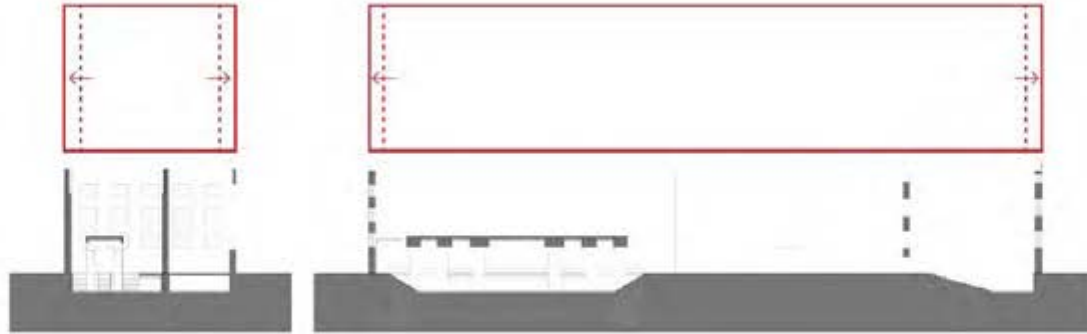


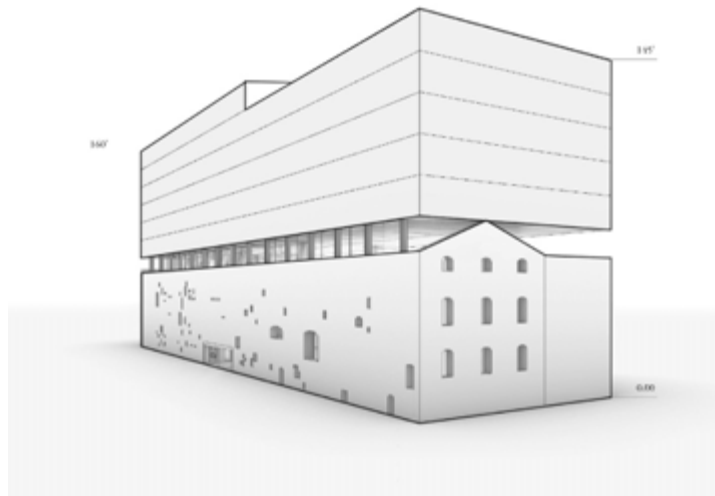
04. Insert new structure in Turbine Hall

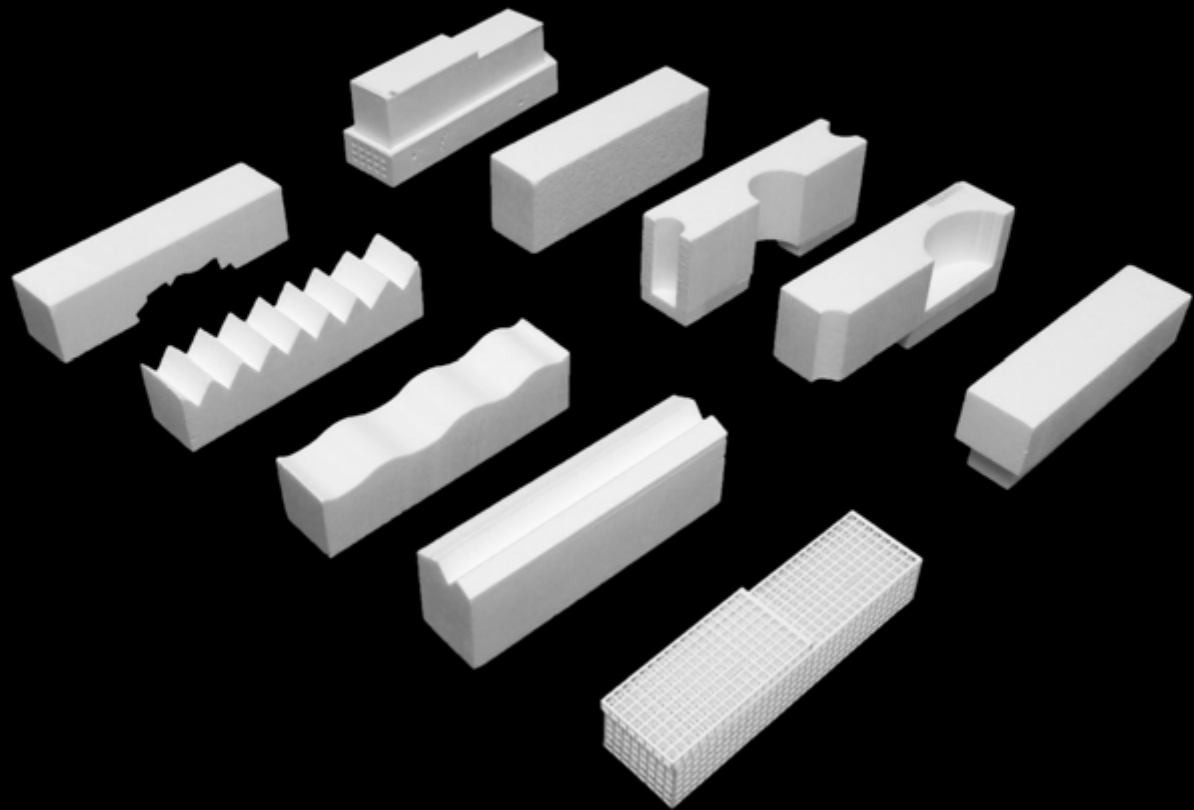


05. Add new volume

Massing Limits







Façade References



253_40 Bond St, NYC - Glass



414_Helvetia, Switzerland - Metal



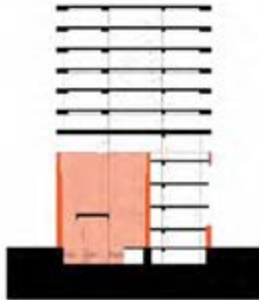
327_Feltrinelli, Milan - Concrete Frame



429_Stamford Bridge, London - Brick

Sustainability

Adaptive Reuse



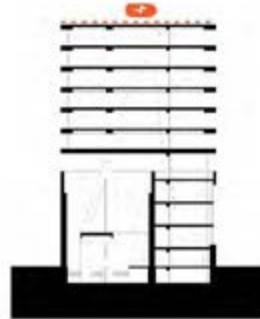
Adaptive reuse of Turbine Hall space & shell

Preserving & Reusing Materials



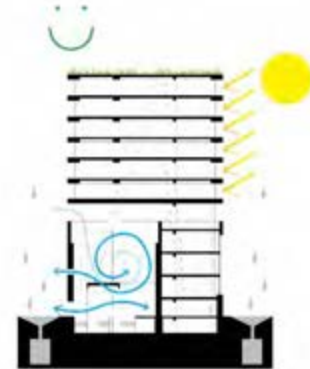
Integrating existing turbine foundation into structural system. Preserving/restoring existing brickwork & metalwork.

Power Generation



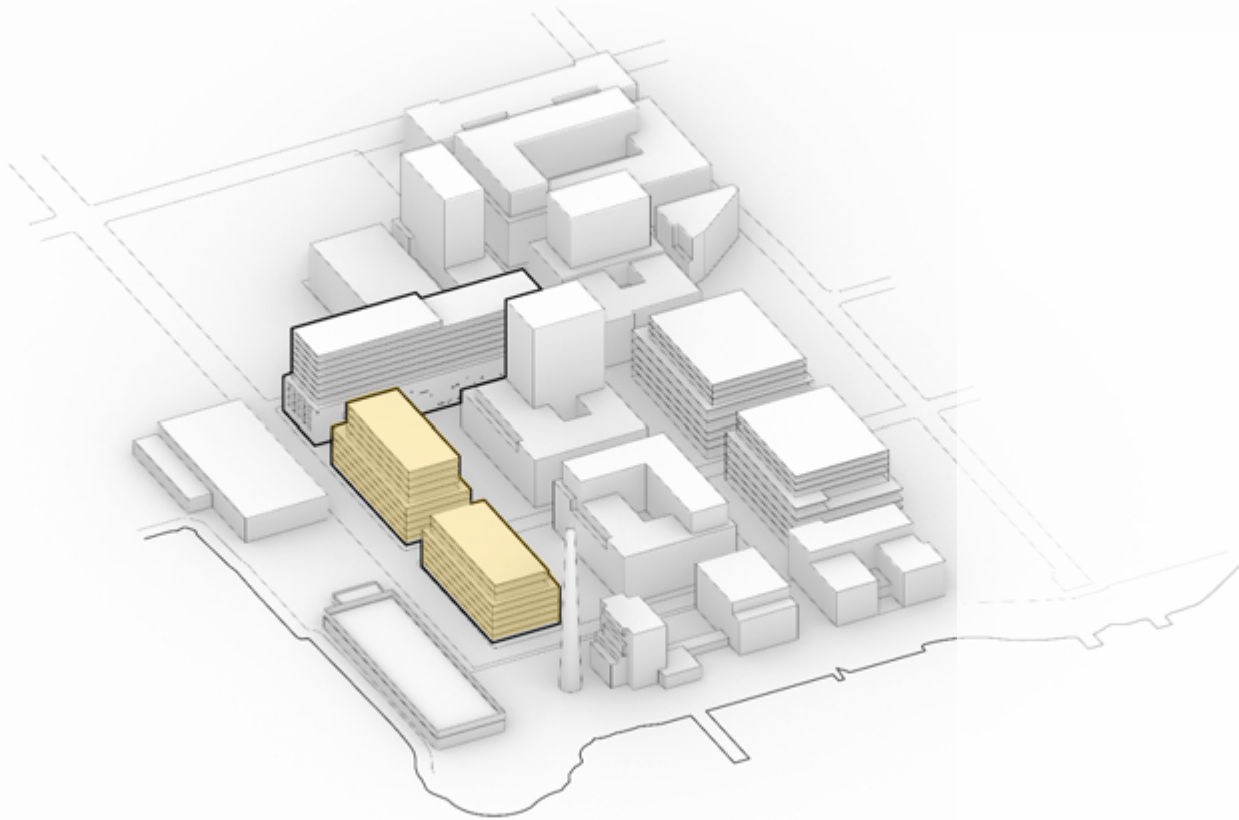
Potential for integrated photovoltaic systems for power generation

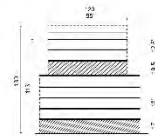
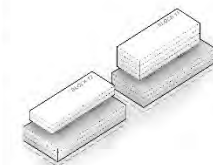
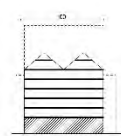
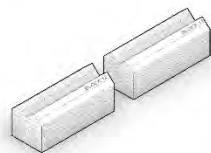
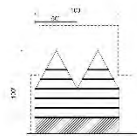
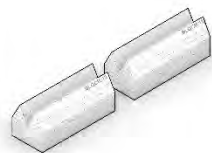
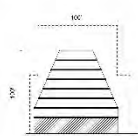
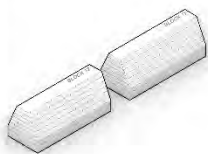
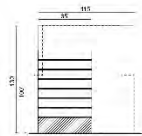
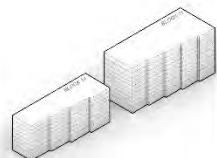
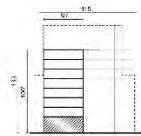
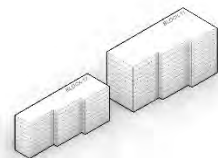
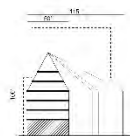
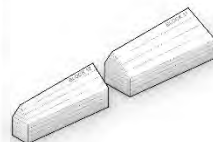
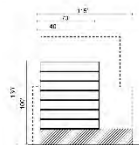
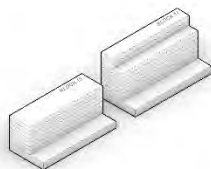
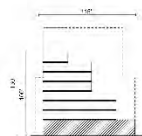
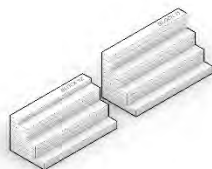
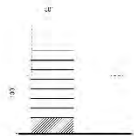
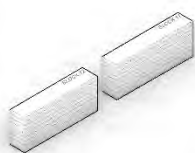
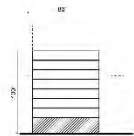
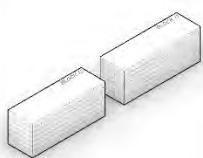
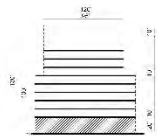
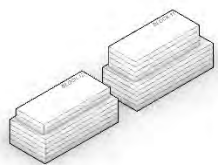
Passive Design



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

Blocks 11 & 12







Façade References



Jade, Miami



Dreisnitz, Basel



Actelion, Basel



Novartis, Basel



Christie Street, New York



Elpphilharmonie, Hamburg

Reference Existing Structures







THANK YOU

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