

Potrero Power Station Mixed-use Project AB900 Application

Project Description

The proposed project would rezone the site, establish land use controls, develop design standards, and provide for development of residential, commercial [including office, research and development (R&D)/life science, retail, hotel, entertainment/assembly, and production, distribution, and repair (PDR)], parking, community facilities, and open space land uses.

The proposed project would include amendments to the General Plan and Planning Code, creating a new Potrero Power Station Special Use District (SUD). The proposed rezoning would modify the existing height limits of 40 and 65 feet to various heights ranging from 65 to 300 feet.

Overall, the proposed project would construct up to approximately 5.4 million gross square feet (gsf), of uses, including between approximately 2.4 and 3.0 million gsf of residential uses (about 2,400 to 3,000 dwelling units), between approximately 1.2 and 1.9 million gsf of commercial uses (office, R&D/life science, retail, hotel, and PDR), approximately 922,000 gsf of parking, approximately 100,000 gsf of community facilities, and approximately 25,000 gsf of entertainment/assembly uses. Most new buildings would range in height from 65 to 180 feet, with one building at 300 feet. Approximately 6.3 acres would be devoted to publicly accessible open space.

The proposed project would include transportation and circulation improvements, shoreline improvements, and utilities infrastructure improvements. Transportation and circulation improvements would include: a continuous street network, connecting to the planned Pier 70 Mixed-Use District project directly north of the project site; new bus stop and shuttle service; and installation of traffic signals at the intersections of Illinois Street at 23rd and Humboldt streets. The roadway network would be designed to be accessible for all modes of transportation, including vehicular, bicycle and pedestrian improvements. In addition to development of waterfront parks, proposed shoreline improvements would include construction of a floating dock extending out and above the tidal zone to provide access from the site to the bay for fishing and suitable recreational vessels and stormwater drainage outfalls. The proposed project would construct infrastructure and utilities improvements to service the proposed development, including potable, non-potable, and emergency water facilities; wastewater and stormwater; and natural gas and electricity distribution.

Project construction would likely occur in seven overlapping phases (Phase 0, and Phases 1 through 6), with each phase lasting approximately three to five years. Following the initial demolition, site preparation and rough grading for the entire site, the first phase of construction is anticipated to start on the southeast portion of the project site and the last phase of construction would end in the northwest portion of the project site. Total construction is estimated to occur over a 15-year period, and is anticipated from the beginning of 2020 to the end of 2034, but could occur over a somewhat longer or shorter period, depending on market conditions and permitting requirements.