



## **POWER STATION BREAKS GROUND ON ELECTRIFYING NEW ADDITION TO DOGPATCH**

*Vertical Construction Begins on Decommissioned Power Plant Reconnecting Neighborhood to San Francisco Bay, Delivering Thousands of New Homes*

SAN FRANCISCO, May 27, 2021 – Power Station, an extension of the Dogpatch neighborhood that will create thousands of new homes, honor San Francisco’s industrial past, and reconnect the community with the San Francisco Bay waterfront, officially broke ground today.

Mayor London N. Breed, Board of Supervisors President Shamann Walton and other city officials joined project sponsors, members of organized labor and neighbors for the groundbreaking ceremony in the heart of the City’s Central Waterfront district.

Power Station will be a majority-residential, mixed-use and mixed-income neighborhood delivering approximately 2,600 new homes. Anchored by a historic 300-foot stack and a monumental, block-long former industrial workhorse called Station A, the built-out neighborhood will feature 7 acres of park and open space, a boutique hotel adapted from a former steampower facility, and community-serving restaurants, cafes, shops and stores – all coming together along an area of the waterfront that’s been cut off from the public for nearly 165 years.

A local development team, Associate Capital, is reimagining the 29 acres of post-industrial Central Waterfront, creating new places to live, work, visit and play. Less than 10 years after being decommissioned, this former fossil-fuel power plant — which powered much of San Francisco for more than a century, and which community leaders fought for decades to close – will join Pier 70, its immediate neighbor to the north, in creating an electrifying bayfront addition to the Dogpatch neighborhood.

Power Station is the first mega-project to emerge from San Francisco’s extensive public planning process and break ground since the global pandemic began.

“This is exactly the type of project San Francisco needs to accelerate our economic recovery and build back even better,” said Mayor Breed, who joined city officials and project sponsors in driving the ceremonial “first pick-axes” into the ground today.

“Power Station is the epitome of housing-first development,” Mayor Breed continued. “This project will provide great jobs, beautiful parks and public spaces, and spectacular access to the waterfront, but most importantly, it will provide thousands of new homes. That’s what our city needs.”

Power Station's team leader, Enrique Landa, a partner at Associate Capital, explained that the neighborhood will be built in several phases over the next two decades.

Landa announced that Power Station's phasing had been revised to better achieve three critical goals: introducing more housing sooner, including 100% affordable housing; more space for life science uses; and the rehabilitation of Station A, one of the most historic structures in the neighborhood.

### **Where Past Meets Future**

"San Francisco has a glorious past, but what makes this City great is that we're always looking forward. This is the City that builds the future," Landa said. "And for our generation, that means making the space that's needed for new homes, housing people at all levels, so that San Francisco remains a place for everybody. It also means making the space for new industries and the life sciences, which the pandemic has reminded us are critical to our future."

Landa explained the original phasing plan had a single residential building with about 315 units in Phase 1. The revised first phase now has three residential buildings with more than double the amount of housing – 735 units, including a 100% affordable housing building. Two buildings are being designed by Fosters + Partners and the third by Leddy, Maytum, Stacy Architects.

"This is a once-in-a-generation opportunity to bring the best out of a neighborhood's industrial past and infuse it with what the community needs and wants in the 21<sup>st</sup> Century," said Armstrong Yakubu, Senior Partner at Foster and Partners.

Standing in front of magisterial Station A, Landa also emphasized the importance of honoring the neighborhood's industrial structures, and repurposing them for a healthier, community-oriented future.

"The community really came together to push for Station A, and we are incredibly proud that we were able to bring forward a design from one of the world's most creative architectural firms, Herzog & De Meuron, that met the community's high expectations and aspirations for this site," said Landa.

HdM's senior partner Jason Frantzen said, "The reinvention of Power Station will bring new life to a significant building from the city's colorful past and will anchor this area as a destination on the San Francisco waterfront. We are honored to continue our work in the Bay Area and look forward to realizing this important project."

The diverse new neighborhood will also include 1.6 million square feet of Office/Life Science and/or Laboratory space; 100,000 square feet of retail; and ample community-serving amenities. The architect of record for all the Power Station buildings to date is Adamson Associates Architects.

### **For the Community**

The San Francisco Board of Supervisors and Planning Commission unanimously approved the ambitious plan in 2020.

Board President and District 10 Supervisor Walton, who along with Mayor Breed co-sponsored the legislation that led to the project's approval, has steadfastly emphasized what Power Station brings to the people of Dogpatch and the City.

"I have been looking forward to realizing the extensive benefits for the community from this project," President Walton said. "I'm especially eager to see the affordable housing coming in the first phase, as well as the open space and parks, along with the much-needed community center, which is vital for a vibrant neighborhood."

In total, the project will contribute more than \$860 million in public benefits, ranging from its affordable housing program and historic preservation to public infrastructure and open space — all of which will directly benefit San Franciscans. These include:

- 30% affordable housing (at 72% AMI for rental and 99% for home ownership) without public subsidy or public financing tools
- Massive investment in neighborhood parks and infrastructure
- 36 units dedicated to the Homeless Prenatal Program
- Extension of the San Francisco Bay Trail
- Public transit on site ("55-Dogpatch" Muni line terminus)
- Full-sized grocery store
- 25,000-square-foot community facility operated by the YMCA of San Francisco
- 12,000 square feet of childcare facilities
- 1,500-square-foot catering kitchen/incubator space for community kitchen La Cocina
- Neighborhood streetscape improvements
- Water transit pilot program
- Investment in sea level rise defense
- Soccer field and active recreation on site

The proposed Power Station underwent a three-year public planning process, involving more than 170 public meetings and community events, and has been reviewed many times at the Planning Commission and other public agencies.

Mayor Breed placed the project in the context of the City's efforts to come back stronger than ever, and to address its most entrenched challenges.

"Before the onset of the pandemic, we set an ambitious goal of 50,000 new homes in San Francisco over the next 10 years, and we still intend to meet that target," Mayor Breed said, "We will need ambitious, community-oriented projects like Power Station to achieve this goal."

For more about the Power Station, go to <https://www.dogpatchpowerstation.com>.

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### **About Associate Capital**

*Associate Capital is a team of real estate professionals passionate about capitalizing, entitling and developing real estate projects. The team has decades of combined project experience with San Francisco's most complex and largest developments. Our focus is on mixed use, in-fill projects that require a long-term vision, aggressive creativity, and focus.*

### **About Herzog & de Meuron**

*Established in Basel in 1978, Herzog & de Meuron is a partnership led by Jacques Herzog and Pierre de Meuron together with Senior Partners Christine Binswanger, Ascan Mergenthaler, Stefan Marbach, Esther Zumsteg, and Jason Frantzen. An international team of nearly 500 collaborators including the two Founders, five Senior Partners, ten Partners, and 41 Associates work on projects across Europe, the Americas and Asia. The main office is in Basel with additional offices in London, New York, Hong Kong, Berlin and Copenhagen. The practice has designed a wide range of projects from the small scale of a private home to the large scale of urban design. Many projects are highly recognized public facilities, such as museums, stadiums, and hospitals, and they have completed distinguished private projects including offices, laboratories and apartment buildings. Awards received include the Pritzker Architecture Prize (USA) in 2001, the RIBA Royal Gold Medal (UK), the Praemium Imperiale (Japan), both in 2007, and the Mies Crown Hall Americas Prize (USA) in 2014.*

### **About Fosters + Partners**

*Foster + Partners is a global studio for architecture, urbanism and design, rooted in sustainability, which was founded over 50 years ago in 1967 by Norman Foster. Since then, he and the team around him have established an international practice with a worldwide reputation for thoughtful and pioneering design, working as a single studio that is both ethnically and culturally diverse. The studio integrates the skills of architecture with engineering, both structural and environmental, urbanism, interior and industrial design, model and film making, aeronautics and many more – our collegiate working environment is similar to a compact university. These diverse skills make us capable of tackling a wide range of projects, particularly those of considerable complexity and scale. Design is at the core of everything that we do. We design buildings, spaces and cities; we listen, we question, and we innovate.*