Brownfield Revitalization

178 Townsend Project

Above: After artist rendering • Right: Before street view

The California Department of Toxic Substances Control (DTSC) and the U.S. Environmental Protection Agency are highlighting $5 million in federal American Recovery Act (Stimulus) and Brownfield funds awarded for new Brownfield projects in California. These funds will be used in the Bay Area to help accelerate cleanup and revitalize former industrial and commercial sites, turning them from contaminated, problem properties into vital, functioning parts of the San Francisco community. A $1.25 million low-interest (RFL) loan will be used to excavate lead-contaminated soil from the 178 Townsend Street site. The site was undeveloped before 1887, then occupied by a Gas & Electric Plant from around 1900 to 1913; and used thereafter for various industrial and commercial purposes.

The 178 Townsend Street project is situated in the heart of San Francisco's South Beach neighborhood, close to AT&T Park, home of the San Francisco Giants. South Beach has understandably attracted new services and restaurants as a result of the stadium's activities. The project is also near the city's financial district and its waterfront. Collaborating with three other entities, Martin Building Company's project will balance modern and visually "light" materials to distinguish new construction from heavier masonry of the existing historic building, which is the former Arc Light Company Station B building, a brick commercial structure built in 1888 presently designated as a "Contributory Building" to the South End Historic District. The proposed project will preserve most of the existing building and provide 94 dwelling units (up to 20 percent for below market rate rental), parking, a ground-floor restaurant, and space for subsidized day care. The renovation will be the first residential building in San Francisco to apply for LEED Gold Certification, acknowledged as today's standard for measuring building sustainability criteria.

In an economic climate where such opportunities have only diminished, the 178 Townsend Street project will not only expand affordable housing but also create 20 new environmental jobs and 160 new redevelopment jobs.

Project Benefits

- **94 New Rental Housing Units**

  - 19 new affordable units, on- site

  - 75 new market rate units

  - 40% two-bedroom units

  - High-density
    (186 dwelling units per acre)

- **Economic Benefits**

  - 100 new construction jobs for 2 years

  - 60 new permanent jobs upon completion

- **LEED Gold Certification**

- **Brownfield, Urban Infill and Transit Oriented Development**

California Department of Toxic Substances Control

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EPA — United States Environmental Protection Agency