



Project Narrative

Site Location

The Project Site is located in the City of Richmond, Contra Costa County. A triangular-shaped assembly of land bounded by San Francisco Bay Lands, west, a solar facility (north and east) and Richmond Parkway (east and south). The Site is vacant and was graded as recently as 2015. Vegetation consists of non-native grasses. Freethy Boulevard bisects the site east-to-west and terminates at a cul-de-sac at the edge of the San Francisco Bay.

Site Plan & Project Phases

PowerPlant Park is the first legal Project of its kind in the San Francisco Bay Area. The Park will offer craft growers & canna-investors the opportunity to secure a long-term lease on state of the art mixed-light Greenhouse space. PowerPlant Park is now accepting reservations for approximately 155,000 square feet of canopy, 44 individual Greenhouses over 18.8 acres including a "Model Greenhouse/Showroom".

Phase I of PowerPlant Park will include thirty-three 3,456 sq. ft. Greenhouses and full-service Processing Center, (44,000 sq. ft.), with a pre-roll assembly line. Further construction in Phase I will include a Nursery, (4800 sq. ft.), a Restaurant, (3,456 sq. ft./plus 1,500 sq. ft. deck) and Conference Center, (3,456 sq. ft.). Phase II will add eleven additional Greenhouse Units. The Park faces Richmond Parkway at Goodrick Avenue, has 300 ft. of the Richmond's North Shoreline looking out to stunning views of San Francisco Bay, Sausalito, Marin Headlands & Mt. Tamalpias.

Under this Plan, Phase I will include Greenhouse Units 101-119 and Units 401-414. These Units individually numbered on the attached Site Plan. PowerPlant has requested from the City to build the Model Greenhouse/Showroom shortly after receiving our CUP. Phase II will include Greenhouses 201-204, 301-308

The Greenhouses, Nursery, Processing Center, Conference Center, Restaurant, Guardhouse Restrooms, Break Areas and Bus Shelters will stand a maximum of 25 feet above finished grade. Vehicular access will be taken from driveways on Freethy Boulevard. The Guardhouse will be located at the driveway on the north side of Freethy Boulevard. The site will be surrounded by a security fence, with security guards on-site 24/7. Our security contractor is also supplying a drone monitoring system for the entire property and perimeters and electronic sensors in all fencing.

