



BAYVIEW INDUSTRIAL TRIANGLE REZONING

SAN FRANCISCO PLANNING DEPARTMENT | JUNE 2019



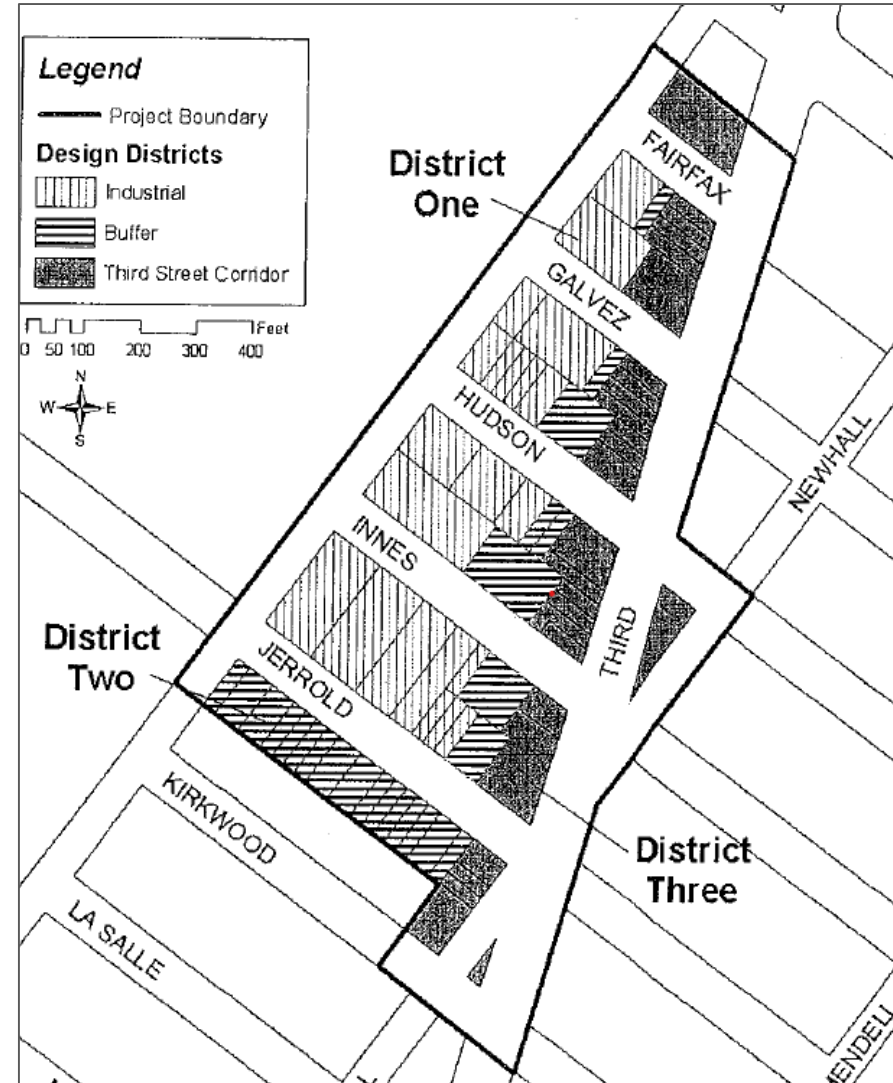
San Francisco
Planning

Bayview Industrial Triangle Rezoning

PURPOSE & NEED

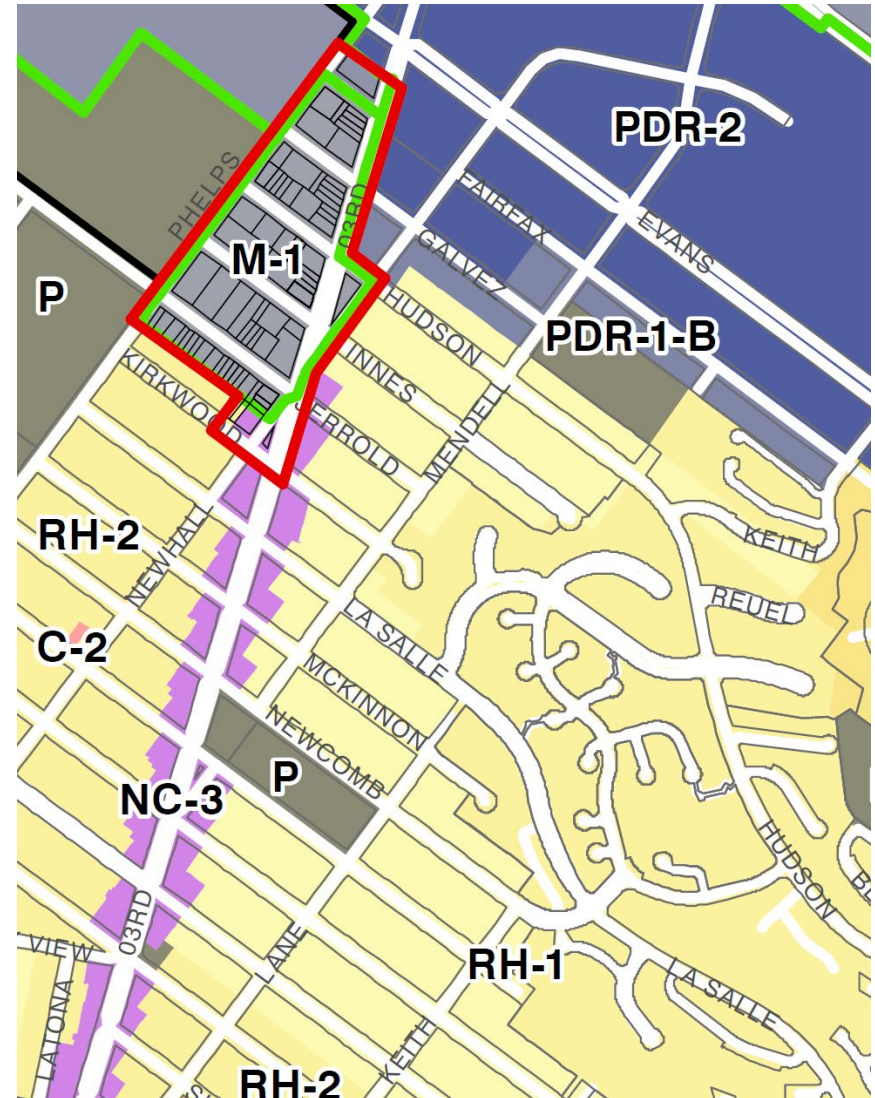
Bayview Industrial Triangle (BIT): Expiring June 2020

- Adopted in 1980 under SF Redevelopment Agency
- Original Goals:
 - Preserve & expand industrial uses
 - Create buffer between industrial areas and residential/commercial uses on 3rd Street
 - Address blight & support economic development
- Development projects are reviewed by OCII and Bayview CAC for consistency with BIT Plan



Bayview Industrial Triangle (BIT) Rezoning: Why it's needed

- After June 2020, zoning will revert to underlying **M-1** (an older district that was mostly phased out in 2010)
- **Potential Impact:**
 - More office and residential uses will be allowed
 - More and larger retail uses will be allowed
 - Concerns about property speculation, leading to business displacement
- **Rezoning goal:** preserve the mixed industrial/ residential/ commercial character via protective zoning



Citywide Context: **Protecting Industrial Uses**

- In decades since BIT was established, the City has adopted several policies to protect industrial uses, as a way of promoting economic diversity



Good pay relative to education

Provides job diversity

Supports Other Sectors

Median wage **PDR**
\$60,000

Median wage **Retail**
\$30,000

% of Jobs for people without 4-year degrees



PDR



Office



Citywide Context: **Protecting Industrial Uses**

- PDR/Industrial businesses have specific space requirements that restrict uses to certain parts of San Francisco
- Rent for PDR space is increasing



Manufacturers

650

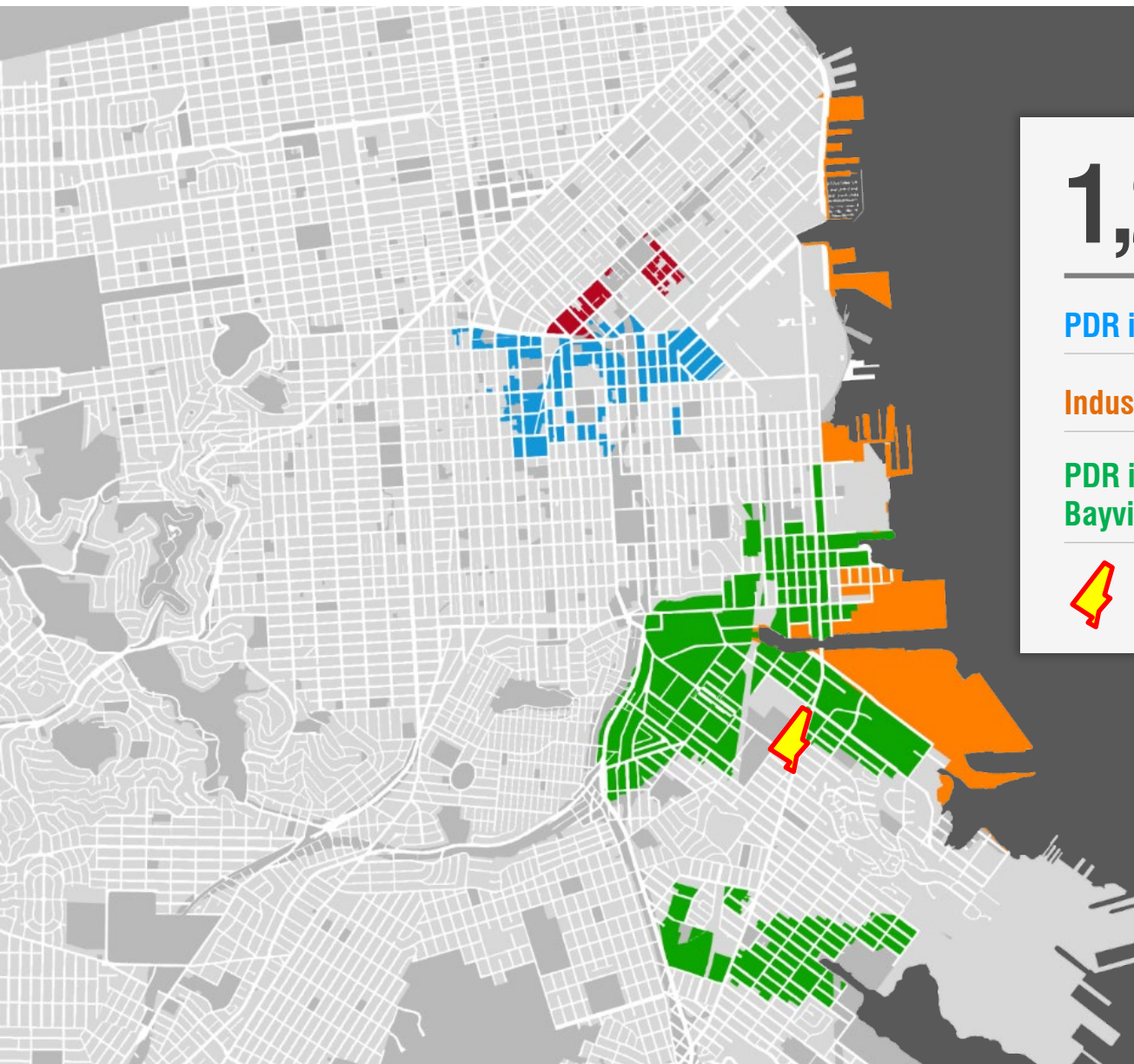
Jobs

5,000

Types

- Food and Beverage
- Sewn Products
- Wood shops, Metal shops
- Contract Manufacturers
- Electronics
- Consumer Goods

Citywide Zoning to **Protect Industrial Uses**



1,279 *total acres* 5.5% of City Land

PDR in Mission / Showplace 150

Industrial Port Land 470

PDR in Central Waterfront / Bayview 630

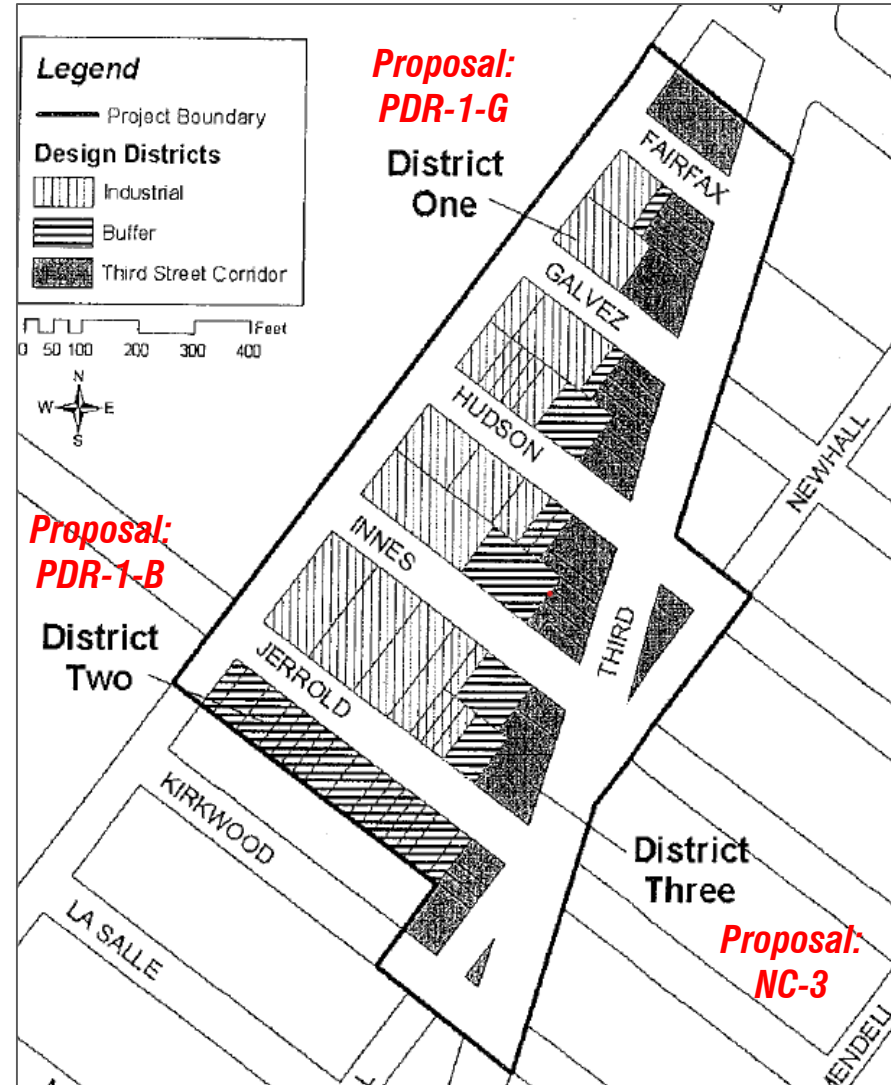
 = Bayview Industrial Triangle

Bayview Industrial Triangle (BIT) Rezoning: Initial Proposal

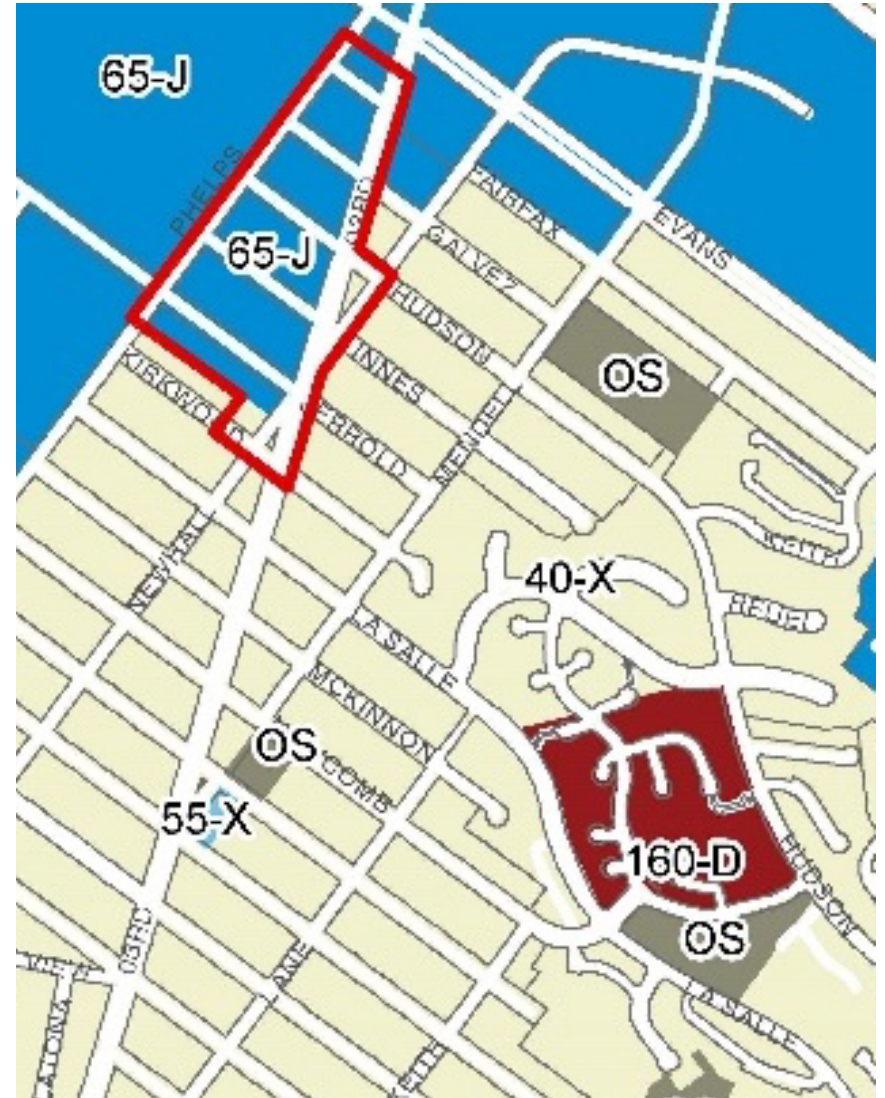
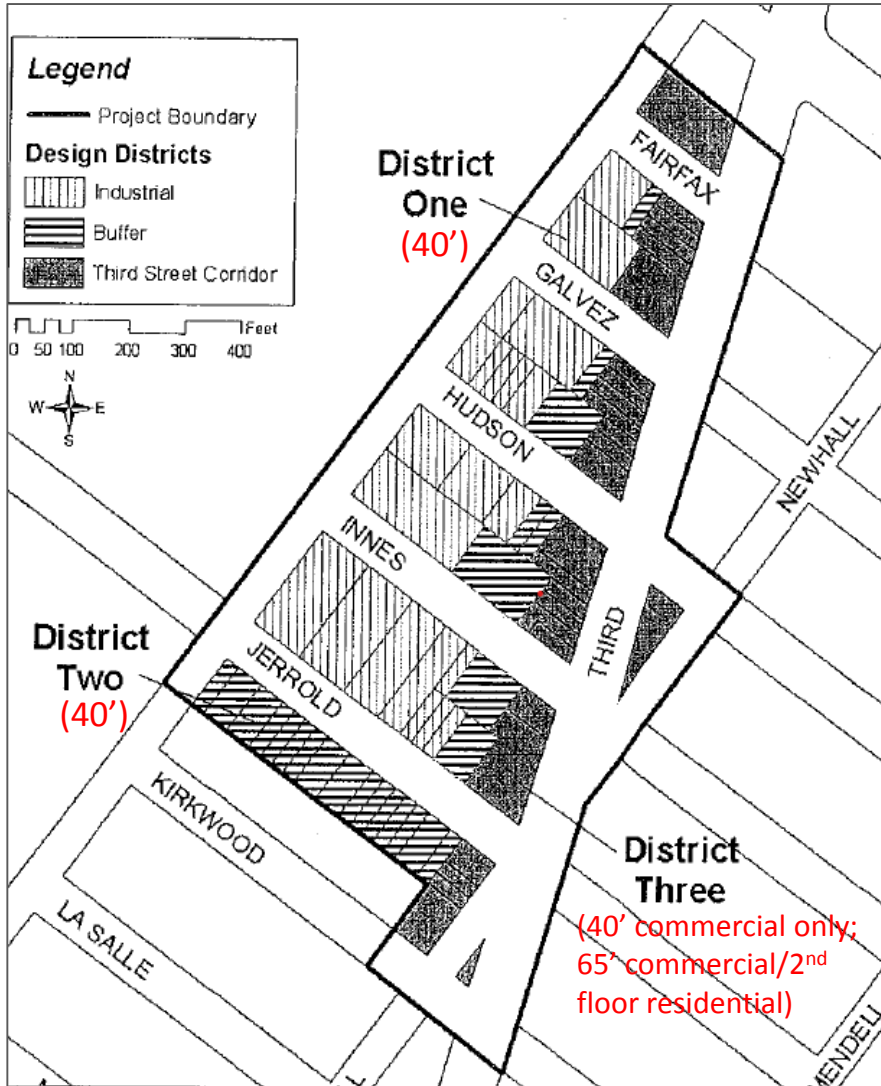
Initial proposal (to be refined based on further analysis):

- **“General” Industrial (PDR-1-G):**
Allows a range of medium-intensity industrial uses
- **“Buffer” Industrial (PDR-1-B):**
Allows lighter industrial uses
- **Neighborhood Commercial (NC-3):** Allows mixed-use commercial and residential

Process could also look at other zoning needs/conditions specific to the area.



Bayview Industrial Triangle (BIT) Rezoning: For Consideration...





Bayview Industrial Triangle (BIT) Rezoning: **Process**

- **Proposed timeline:**
 - Summer 2019 –Outreach
 - Fall 2019-Initiation
 - Winter 2019-Adoption

THANK YOU!

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