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.
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

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<th>650</th>
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<td>Jobs</td>
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<td>5,000</td>
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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...

Legend

- Project Boundary
- Design Districts
  - Commercial
  - Industrial
  - Buffer
  - Third Street Corridor

Districts

- District One (40’)
- District Two (40’)
- District Three (40’ commercial only; 65’ commercial/2nd floor residential)
Bayview Industrial Triangle (BIT) Rezoning: **Process**

- **Proposed timeline:**
  - Summer 2019 - Outreach
  - Fall 2019 - Initiation
  - Winter 2019 - Adoption
THANK YOU!

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