Bayview Industrial Triangle (BIT): Expiring June 2020

- Adopted in 1980 under SF Redevelopment Agency

- Original Goals:
  - Preserve & expand industrial and commercial development
  - Create buffer between industrial areas and residential/commercial uses on 3\textsuperscript{rd} Street
  - Relocate residential structures from industrial areas to nearby residential areas
  - Address blight & support economic development

- Development projects are reviewed by OCII and Bayview CAC for consistency with BIT Plan
Bayview Industrial Triangle (BIT) Zoning Update: 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

<table>
<thead>
<tr>
<th>Industry</th>
<th>Median Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>PDR</td>
<td>$60,000</td>
</tr>
<tr>
<td>Retail</td>
<td>$30,000</td>
</tr>
</tbody>
</table>

% of Jobs for people without 4-year degrees:
- PDR
- Office
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 Context: Protecting Industrial Uses

- Bayview Industrial Park Redevelopment Area expiration in 2009
Bayview Industrial Triangle Context: Protecting Industrial Uses

- Specific industrial space requirements: loading, loud noises, separation from residents
- Rent for PDR space is increasing

BIT PDR Business Types
- Food and Beverage
- Plumbing, Heating, and Air-Conditioning
- Pet Care
- General Automotive Repair
- Furniture Manufacturing
Bayview Industrial Triangle (BIT) Zoning Update:
Initial Proposal

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

- **Provide stability to existing industrial businesses**

- **“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) Zoning Update: For Consideration

District One (40’)
(40’ commercial only; 65’ commercial/2nd floor residential)

District Two (40’)

District Three (40’ commercial only; 65’ commercial/2nd floor residential)
Bayview Industrial Triangle (BIT) Zoning Update:

**Timeline**

<table>
<thead>
<tr>
<th>Summer 2019</th>
<th>Fall 2019</th>
<th>Winter 2019/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outreach</td>
<td>Initiation</td>
<td>Adoption</td>
</tr>
<tr>
<td>• Bayview CAC</td>
<td>• Bayview CAC</td>
<td></td>
</tr>
<tr>
<td>• Southeast Community Facility Committee</td>
<td>• City Planning Commission</td>
<td></td>
</tr>
<tr>
<td>• Economic Development on Third (EDoT)</td>
<td>• Board of Supervisors</td>
<td></td>
</tr>
<tr>
<td>• BIT Businesses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Hunters Point Shipyard CAC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Bayview Merchants Association</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
THANK YOU!

Susan Exline
susan.exline@sfgov.org

Reanna Tong
reanna.tong@sfgov.org