Bayview Industrial Triangle (BIT) Zoning Update: Outreach and Engagement

Outreach To Date

- Bayview CAC (June, July, September 2019)
- Southeast Community Facility Commission (June 2019)
- Hunters Point Shipyard CAC (August 2019)
- Bayview Industrial Triangle Businesses Focus Group (August 2019)
- Bayview Merchants Association (August 2019)
- Community meeting with BIT property and business owners (August 2019)

Next Steps

- Friday office hours in the BIT (September 2019)
- Bayview CAC (October 2019)
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 3rd Street
  - Relocate residential structures from industrial areas to nearby residential areas
  - Address blight & support economic development
Bayview Industrial Triangle (BIT) Zoning Update: Why it’s needed

- After June 2020, Redevelopment Plan expires
- Zoning will revert to an outdated district

**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:** retain existing zoning and preserve the mixed industrial/residential/commercial character
Bayview Industrial Triangle (BIT) Zoning Update: Existing and Proposed Zoning
Bayview Industrial Triangle (BIT) Zoning Update: Existing and Proposed Heights
Bayview Industrial Triangle (BIT) Zoning Update: Cannabis Overlay?

- Option to restrict cannabis retail and growth in the BIT
Bayview Industrial Triangle (BIT) Zoning Update: What We’ve Heard

- Support to retain PDR businesses off Third Street
- Support to restrict residential uses from industrial area off Third Street
- Support for residential on Third Street
- Desire for flexible PDR uses in the BIT
- Desire for tech-oriented office type uses in the BIT
- Concern about viability and longevity of PDR businesses and demand for PDR space
- Concerns about cannabis growth and retail
- No opposition to height increase
What is PDR?

**Production**
- Manufacturing
- Construction
- Printing & Publishing
- Audio, Film, & Video
- Media
- Arts

**Distribution**
- Wholesale
- Transportation
- Utilities
- Distribution

**Repair**
- Contractors
- Auto
- Repair
PDR Businesses in San Francisco

**Tempo Automation**
*Electronics manufacturer*

**Roam Robotics**
*Rrobotic exoskeletons and orthoses*

**Timbuk2**
*Backpacks, messenger bags, custom bags*
Bayview Industrial Triangle (BIT) Zoning Update: Next Steps

- September 2019 - Office hours in BIT
- October 2019 - Return to Bayview CAC
- October/November 2019 – Environmental review and begin legislative process toward zoning adoption
THANK YOU!

Susan Exline
susan.exline@sfgov.org

Reanna Tong
reanna.tong@sfgov.org

Aaron Yen
aaron.yen@sfgov.org