

Why retain PDR space and businesses?

PDR is essential for the City's economic and social diversity.

It provides middle-wage jobs with **good pay relative to education** and **opportunities for people with a diversity of skills and interests**. It also provides **space for arts** and creative activities that culturally enrich our City.

Median wages

PDR manufacturing

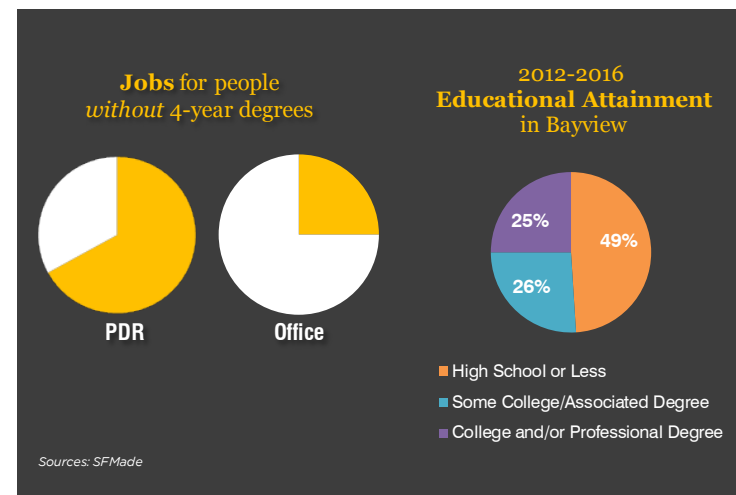
\$60,000

Retail

\$40,000

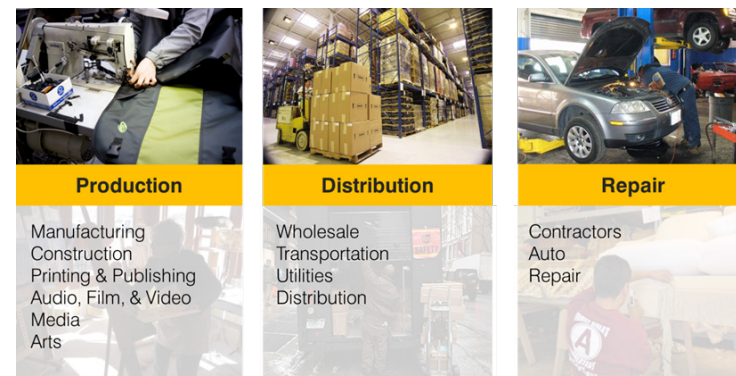
70%

of SFMade's employees are from low- to moderate-income households



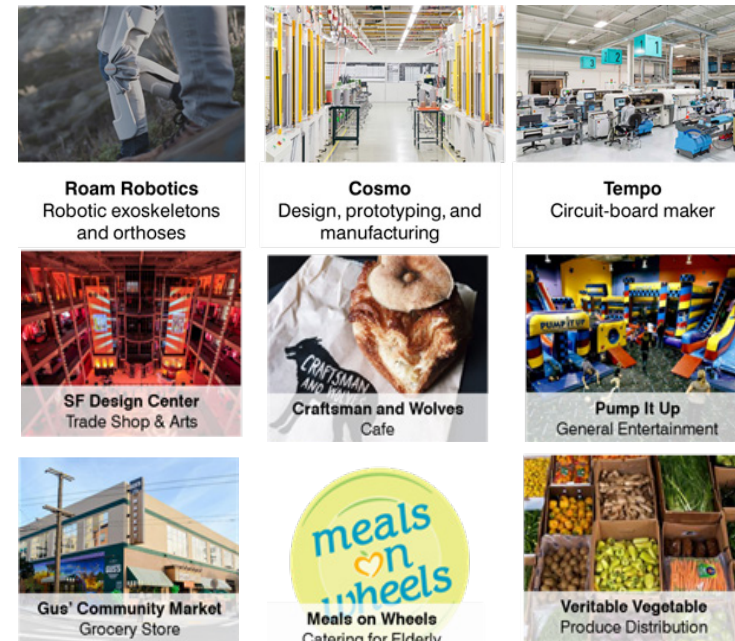
PDR is essential to supporting residents and businesses with day-to-day needs. These businesses provide everything from auto repair, printing, and home improvement services, to catering, package delivery, and equipment rental.

PDR zoning also allows other neighborhood-serving uses like grocery stores and small-scale retail.



PDR is a broad category of uses that includes many innovative and modern, high-tech businesses.

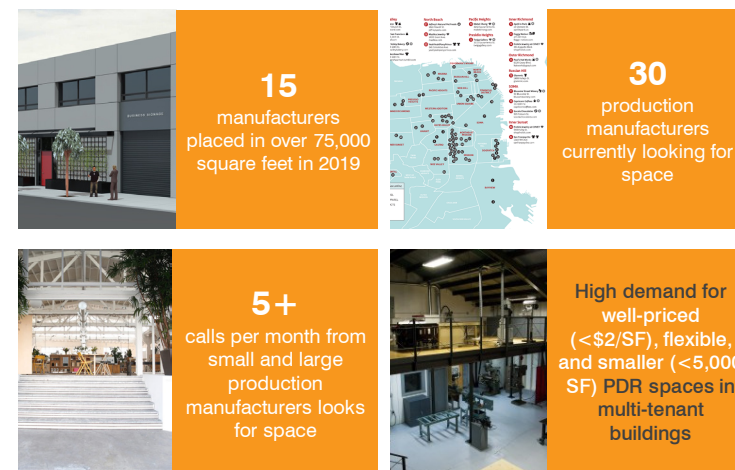
The sector includes businesses designing and building robots, satellites and circuit boards, as well as other advanced manufacturing for a green, modern economy. San Francisco is no longer home to heavy polluting industrial uses.



PDR is a growing sector with strong demand.

PDR jobs and businesses are growing. Citywide **vacancy is very low** in PDR spaces. Spaces that are vacant are generally due to overly high rents.

SFMade, a non-profit organization that supports the local manufacturing sector in San Francisco, consistently receives inquiries from companies looking for tenant manufacturing space:



PDR needs for affordable, flexible space and cannot compete economically with office and housing for land.



Project Overview

The Bayview Industrial Triangle (BIT) is an area of Bayview Hunters Point bounded in the north by Evans Avenue, west by Phelps Street, south by Jerrold Avenue, and east by Third Street. **This area was adopted under the Bayview Industrial Triangle Redevelopment Plan in 1980, which will expire in June 30, 2020.** For the BIT Zoning Update Project, the Planning Department recommends updated zoning to:

- 1 support economic development and community stabilization by protecting and allowing expansion and growth of PDR businesses and other neighborhood-serving businesses between 3rd Street and the sewage treatment plant; and
- 2 allow a mix of retail and residential uses along 3rd Street

PROJECT SCHEDULE

Summer to Fall 2019
Community Outreach and Engagement

January 2020
Return to Bayview CAC for endorsement

Spring 2020
Legislation adoption

Post-June 2020
African American Arts and Cultural District process

CONTACT

Reanna Tong,
San Francisco Planning
reanna.tong@sfgov.org
(415) 575-9193

Aaron Yen,
San Francisco Planning
aaron.yen@sfgov.org
(415) 575-8718

Bayview Industrial Triangle Redevelopment Plan Background

The 1980 Bayview Industrial Triangle Plan included numerous polices that support:

- » Preserving and expanding the industrial and commercial development;
- » Creating a buffer between industrial areas and residential/commercial uses on 3rd Street;
- » Relocate residential structures from industrial areas to nearby residential areas, allowing for new industrial development; and
- » Address blight and support economic development.

After June 30, 2020, the existing Redevelopment Plan will no longer apply, and instead revert to the underlying Planning Code, which is currently Manufacturing (M-1) zoning. The Planning Department proposes to apply Production, Distribution, and Repair (PDR) zoning to these parcels.

If the zoning is not updated, the potential impacts include:

- » Increased rents
- » Property speculation
- » PDR businesses competing against higher paying uses such as market rate Office and Housing, which could lead to the displacement of

The Bayview Industrial Triangle (BIT) Zoning Update proposes two zoning districts for the BIT area: Production, Distribution, Repair (PDR) and Moderate-Scale Neighborhood Commercial Transit (NCT-3).

The proposed zoning districts:

PDR-1-G: General Production, Distribution, and Repair

- » Retain and encourage existing production, distribution, and repair activities
- » Encourage new businesses
- » Prohibits Residential and Office uses
- » Limits Retail and Institutional uses

NCT-3: Moderate-Scale Neighborhood Commercial Transit

- » Supports neighborhood-serving commercial uses on lower floors and housing above
- » Maximizes residential and commercial opportunities near major transit
- » Housing density is not limited by lot area
- » Emphasis on neighborhood-serving businesses

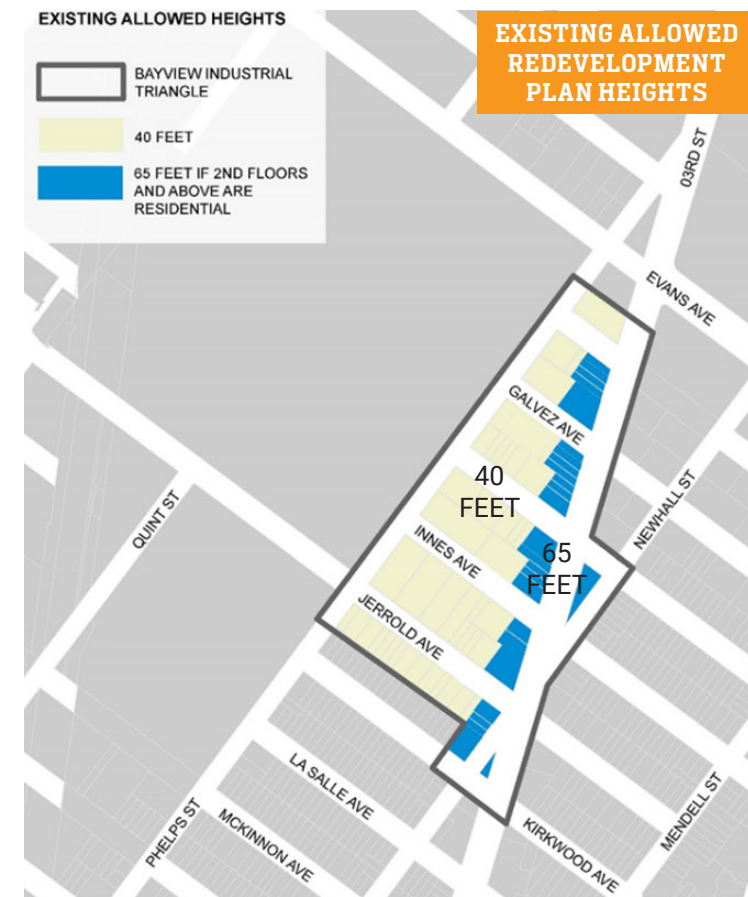
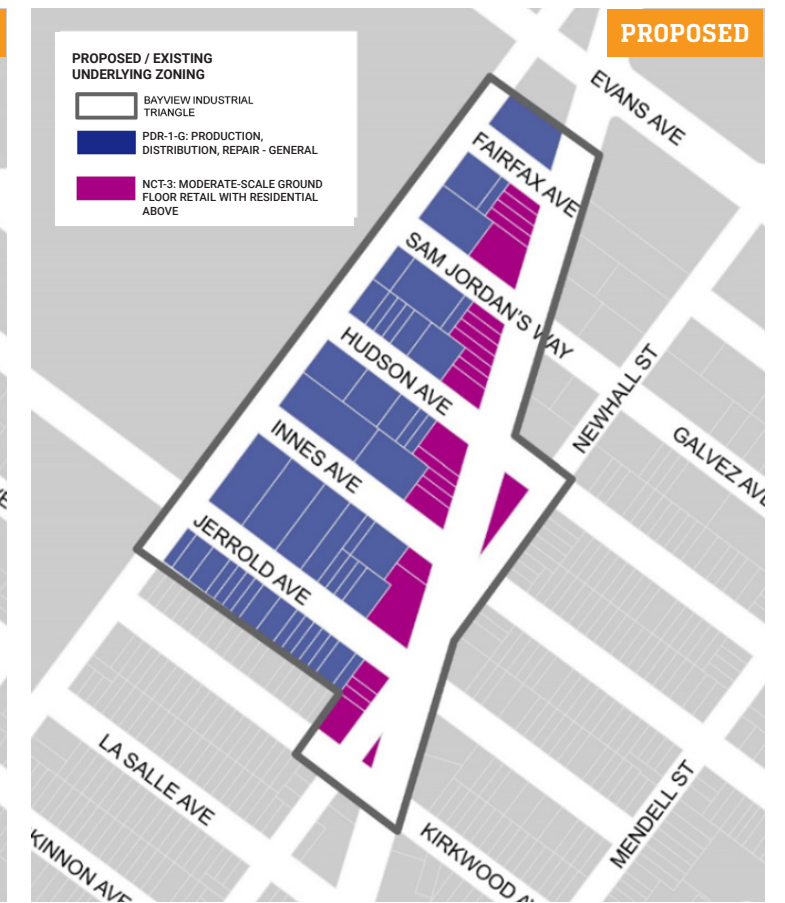
Outreach and Engagement to Date

The Planning Department has presented and conducted the following forms of outreach and engagement:

- » Bayview CAC (June, July, September, October 2019)
- » Southeast Community Facility Advisory Committee (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)
- » Friday office hours in the BIT (September 20th and 27th, 2019)
- » Community Workshop (November 20th, 2019)



Existing and Proposed Zoning



Existing and Proposed Heights

