

Zoning Options by Community Planning Area

This section presents the three rezoning options developed for each neighborhood in the following order: Bayview Hunters Point, Showplace Square—Potrero Hill, South of Market, and the Mission. For each neighborhood, the options are described first. A table presenting the community planning goals follows. The zoning options maps are accompanied by a preliminary urban form analysis that will eventually inform height and bulk limits and design guidelines for each area.

Community Planning Area: Bayview Hunters Point

Characterized by both well-established residential neighborhoods and major industrial districts, the Bayview Hunters Point area has been host to significant land use conflicts in the past. Primary objectives of the rezoning effort have been to reduce these conflicts where industrial users and residences come into close proximity of one another, and to support the economic revitalization of the 3rd Street corridor. Third Street represents the historical and cultural heart of the community, and an improved and dynamic 3rd Street is at the core of the community's vision for the Bayview.

Community planning efforts in the neighborhood led to the development of a Concept Plan, which has evolved into a Redevelopment Plan. These efforts, community workshops, and citywide goals guided the development of the rezoning options. Along with these goals, the potential housing and jobs enabled by these options and the forecast growth expected for the planning area over the next 25 years should be considered in evaluating these options (see Table at the end of the section).

The 25-year forecast for each zoning option makes clear that the rezoning would enable more than enough land supply for new housing and just enough development for forecast new PDR job growth. Depending on the zoning option, growth of between 800 and 1,500 housing units is forecast over the next 25 years in comparison the housing supply potential of between 1,800 to 3,600 new units. Forecasted non-PDR job growth of between 2,200-2,400 jobs could be accommodated in the supply potential of between 3,000-4,900 non-PDR jobs that the zoning options would create. The forecasted growth of PDR jobs for the area is constrained to the PDR job development potential that the zoning options would create, enough to accommodate 1,700-1,900 PDR jobs. Development under these rezoning options would displace between 400 and 1,200 existing PDR jobs but would also create new PDR space.

Even with no zoning changes, the Third Street corridor would still present noteworthy development potential. Few buildings are built to the current height limit and many structures could be renovated or rebuilt to include residential units. These types of projects could proceed under current zoning conditions. Realizing this development potential awaits market conditions, as is true for all development potential created by zoning regulations.

Option A: Low Housing Option

Zoning Tools

This option does not contain large-scale changes to Bayview's existing zoning. Thus, little land use change would be expected. This option extends the moderate neighborhood commercial zoning district that presently exists in the Town Center area. Much of the currently zoned industrial areas would be designated for production, distribution, and repair activities, which excludes heavy industrial and allows small retail and office. Consistent through all three alternatives, newly created buffer zones are proposed in areas where industrial and residential uses come into close proximity of one another.

This option zones Third Street from roughly Innes Avenue to Yosemite Avenue for moderately sized commercial buildings and housing. This option accommodates less overall housing and retail growth on Third Street than the other alternatives because of its lower allowable densities and height limits.

Under this scenario, zoning for the Northern Gateway (Third Street between Cargo and Jerrold) will allow core PDR uses and also require some commercial activity at the street level. This zoning approach encourages an increased level of activity on Third Street and helps to define an entrance to the Bayview District. Other core production, distribution, and repair activities will take place primarily in the current Industrial Protection Zone Special Use District (the northwest portion of Bayview), the India Basin Industrial Park, and the South Basin area.

Assessment

This option provides space for up to 1,800 housing units, about 1,900 net PDR jobs, and 3,000 other jobs.

Place Created

In the future, this option would be expected to support increased retail activity and housing development in the Town Center area of Third Street and new mixed-use development on the larger parcels in the Health Center area. Some of the more intensive industrial activities presently found in the Bayview can be expected to leave the area, as they will not be permitted uses in the new PDR zoning districts, thereby generally improving environmental quality.

Option B: Moderate Housing Option

Zoning Tools

This alternative focuses new development in three distinct nodes along Third Street and can accommodate a moderate level of development for the Bayview Hunters Point area. Through the introduction of increased height limits and the removal of density caps and parking requirements, this zoning option would substantially increase development potential for commercial and residential uses in the Town Center. The alternative also expands opportunities for housing and commercial uses around the Health Center and establishes a new district that mixes light industrial, commercial, and residential activity in the Northern Gateway.

Under this alternative, most of the Town Center is rezoned to Neighborhood-Commercial-Transit (NC-T), which requires commercial uses on Third Street and encourages housing above. Increased housing would support existing cultural activities and expand opportunities for retail in the area. New commercial and residential development would enliven the area and help support a more vibrant community center.

The new zoning around the Health Center would permit medium sized commercial uses and increase opportunities for housing development. The relatively large parcels in this area lend themselves to a flexible mixed-use zoning designation that can take advantage of existing community amenities and the future light rail. This option would also allow residential and commercial activity in the Northern Gateway area. This Residential/PDR district would require a portion of new development to be dedicated to PDR uses, and encourage other commercial uses and residential above the ground floor.

This "Multi-Node Development" rezoning Option B also accommodates large retail uses through a new zoning district along the Bayshore corridor. Although the introduction of this district does not encourage these "big box" activities outright, it provides an appropriate location for these uses to develop if sufficient demand exists in the city.

Both Option B and Option C incorporate a new Special Use District specific to the India Basin area. Because of the large parcel size in this area and its proximity to the shoreline, India Basin calls for particular zoning and design controls that can respond to its unique context. This zone will accommodate residential and commercial development of a moderate scale, as well as encourage a set of recreational and maritime-related activities.

Assessment

This option provides space for up to 2,300 housing units, 1,700 net PDR jobs and 3,700 jobs in other areas.

Place Created

In the long run, this alternative could support a significant amount of new housing and commercial activity all along Third Street - though the scale and nature of this activity would differ between the Northern Gateway, Town Center, and Health Center areas. An intensification of the existing neighborhood commercial activities in the Town Center can be expected, as well as somewhat larger mixed-use projects in the vicinity of the Health Center. The Northern Gateway area could see the development of an industrial/commercial/residential area that accommodates both light PDR activities and neighborhood-serving retail.

Option C: High Housing Option**Zoning Tools**

This option could support a significant level of new development throughout the Bayview Hunters Point area. It establishes moderate and transit-oriented neighborhood commercial zoning for close to the entire length of Third Street in the Bayview. This zoning approach would encourage moderate commercial activities at the ground level with residential above. Increased height limits and densities would accompany the new zoning to create major opportunities for new housing along the new light rail line. Because this scenario assumes primarily the same zoning designation for the majority of Third Street, there may be less of a distinction between the types of developments that occur in the corridor's three activity nodes - the Town Center, Northern Gateway, and Health Center.

This option establishes a more substantial "large commercial" district in the Bayshore/Industrial/Oakdale area that could accommodate more large retail uses. The Buffer, Core PDR, and India Basin special use areas remain largely the same as in the previous alternative.

Assessment

This option provides space for up to 3,600 housing units, 4,900 retail and office related jobs, and 1,700 PDR jobs.

Place Created

Under this zoning scheme, much of the development that can be expected on Third Street in the future would be expected to occur away from the Town Center since development is facilitated on larger parcels in the northern and southern sections of the corridor. This scenario assumes a major increase in the development interest on Third Street and a somewhat dramatic change in market conditions for the Bayview would be required to realize all of the development potential that this rezoning option enables. Although this alternative can accommodate considerable new development, zoning changes alone do not construct new housing or establish new retail activity. Portions of Third Street could certainly see increased development under this option, but the overall amount of new commercial activity in the area will be a function of changing market conditions, the success of redevelopment efforts, and the number of new residents in the neighborhood.

COMMUNITY GOALS Bayview Hunters Point

BAYVIEW HUNTERS POINT WORKSHOP PARTICIPANTS' GOAL STATEMENTS /1/

South Bayshore Area Plan (1995)

1. Economic Development. Improve the economic conditions of the local community by giving priority to local jobs and businesses.

2. Land Use. Reduce land use conflicts, particularly those between housing and industry, to eliminate health and environmental hazards caused by industrial byproducts.

BVHP Community Revitalization Concept Plan (2001)

1. Local Participation. Future revitalization and redevelopment of BVHP must be guided by and benefit local residents and workers.

2. Land Use. Preserve the fabric, character, and spirit of the community and strengthen it further through a revitalization process.

3. Environmental Quality. Provide a safe and healthful place to live, work, and raise families and improve the physical environment by eliminating hazards, relocating substandard facilities, and creating accessible and landscaped public amenities.

BVHP Redevelopment Plan (to be released in 2003)

1. Economic Development. Generate a significant level of new economic growth in several key activity nodes in the BVHP area.

2. Housing. Implement a set of programs aimed at increasing production and affordability.

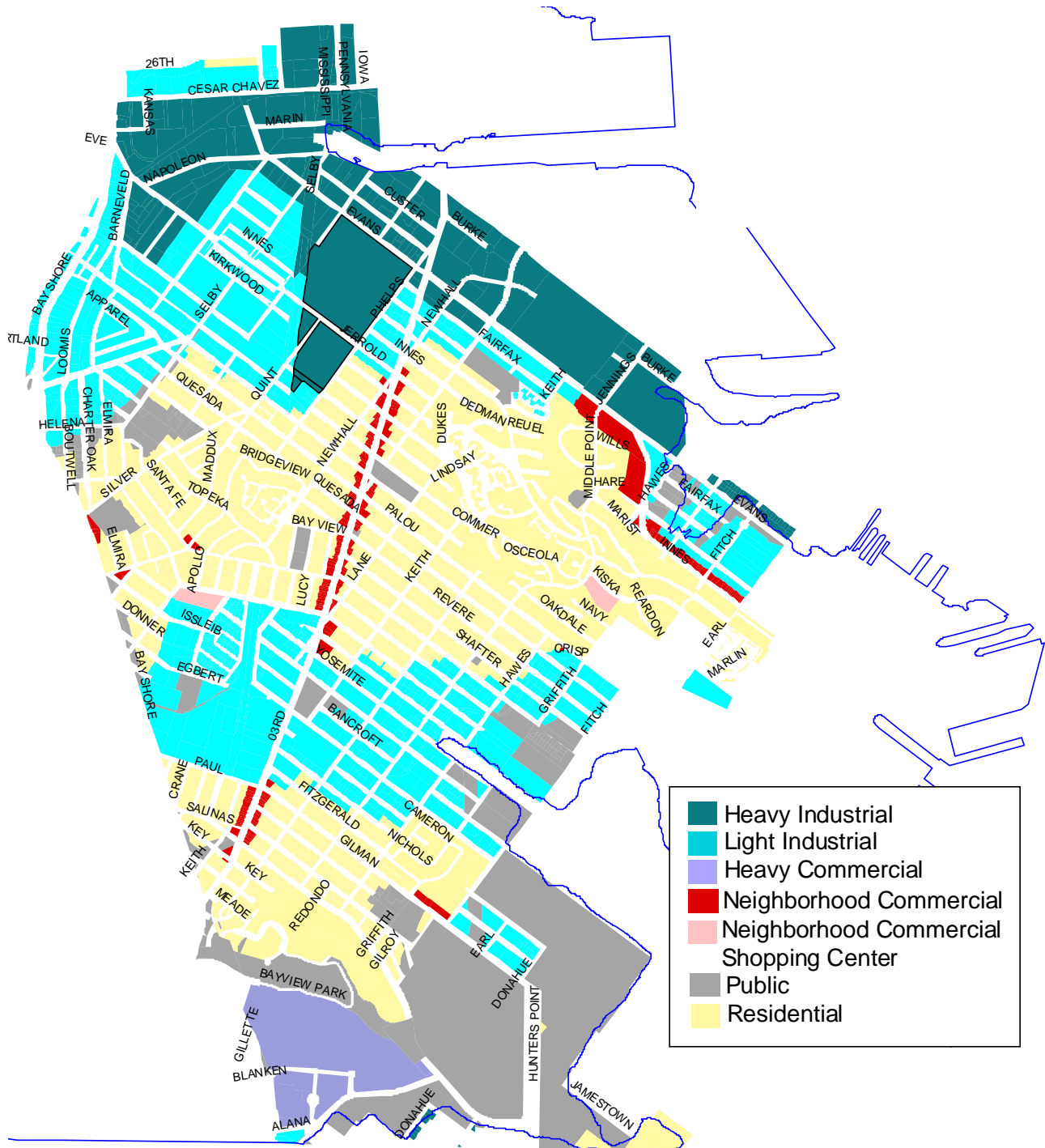
3. Community Enhancements. Establish a comprehensive system of green streets and open spaces.

Notes:

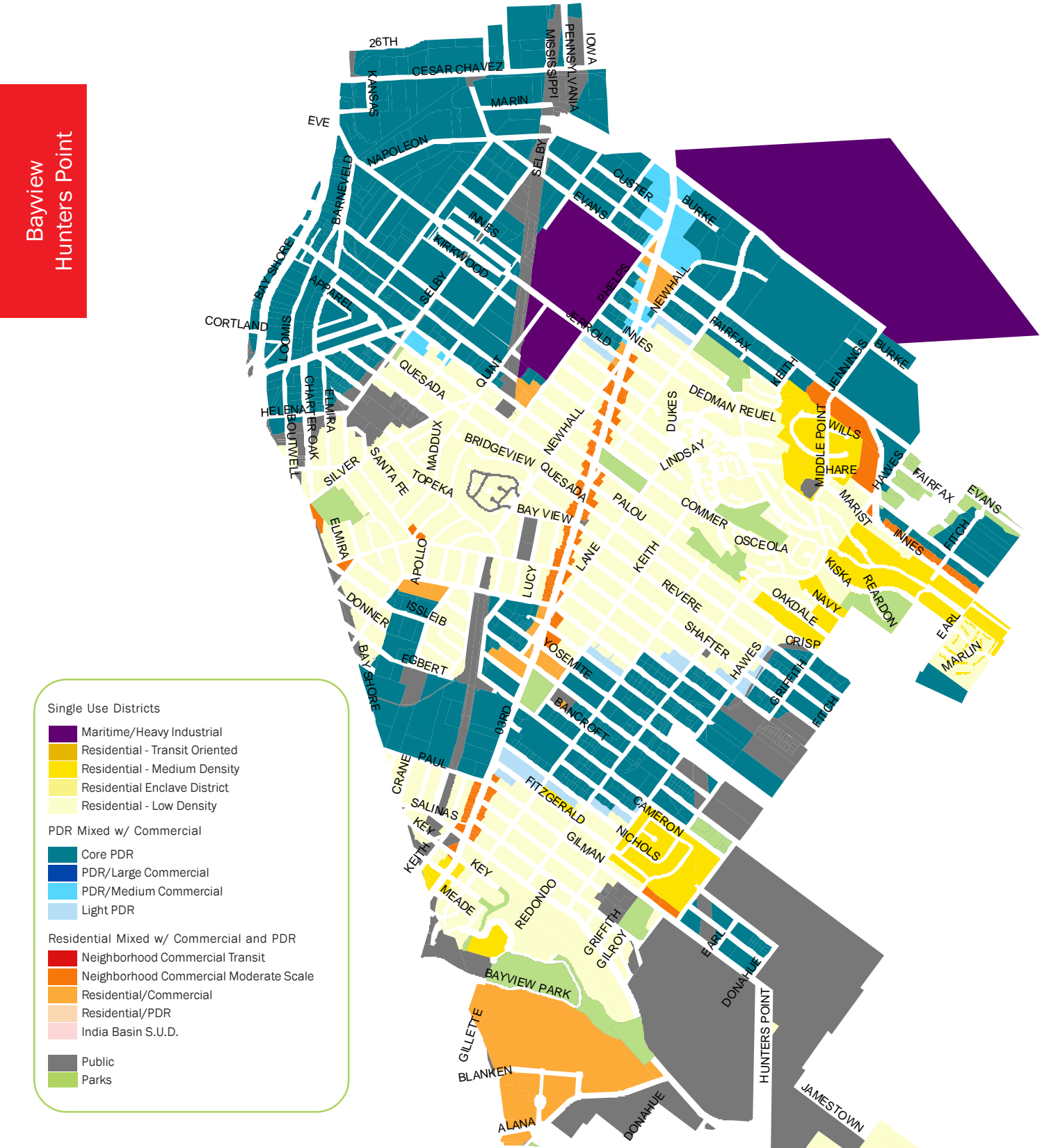
/1/ Representing the distinct core ideas and as much of the original wording of workshop participants as possible.

Bayview Hunters Point Existing Zoning

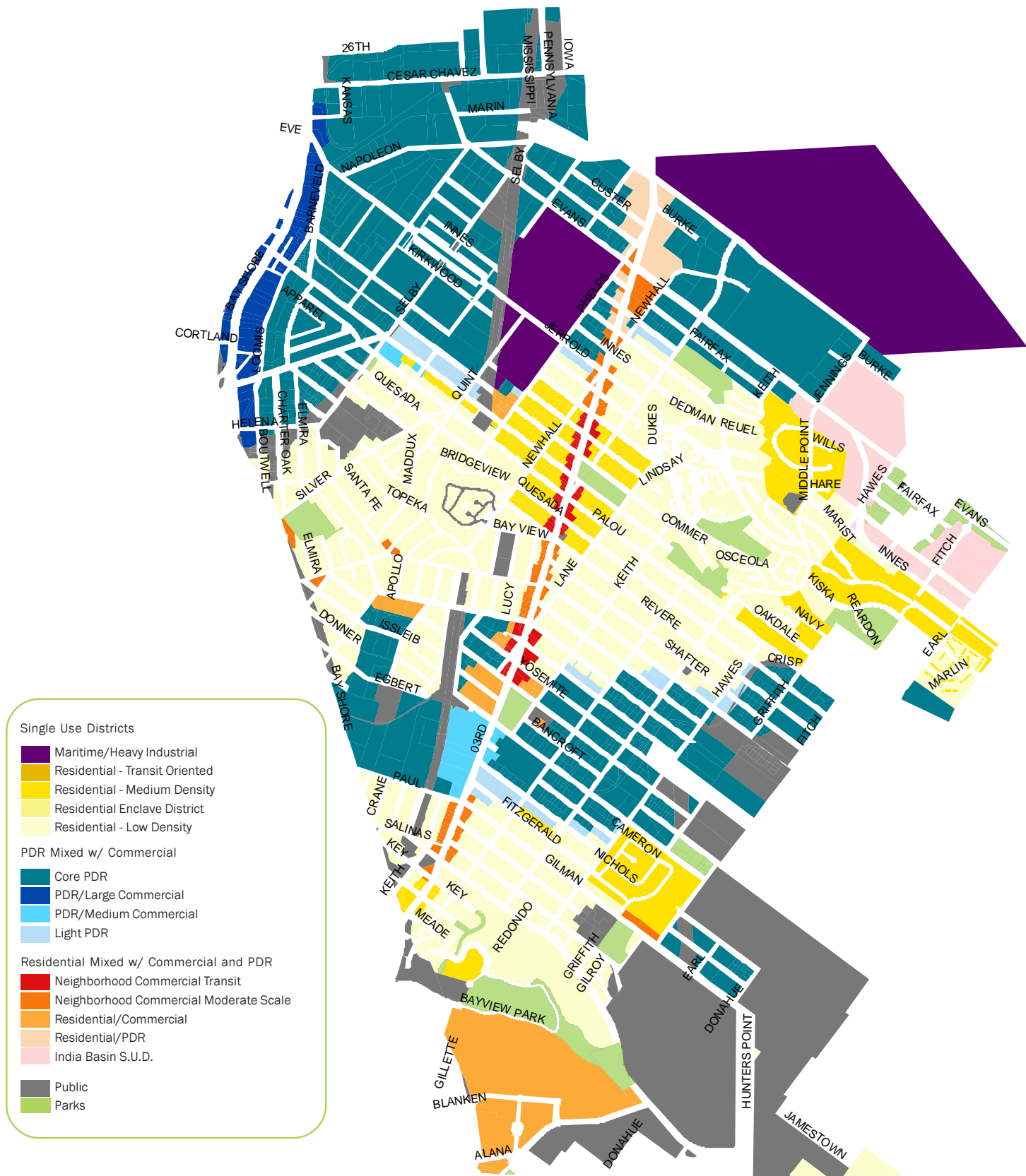
Bayview
Hunters Point



Bayview Hunters Point Zoning: Option A



Bayview Hunters Point Zoning: Option B

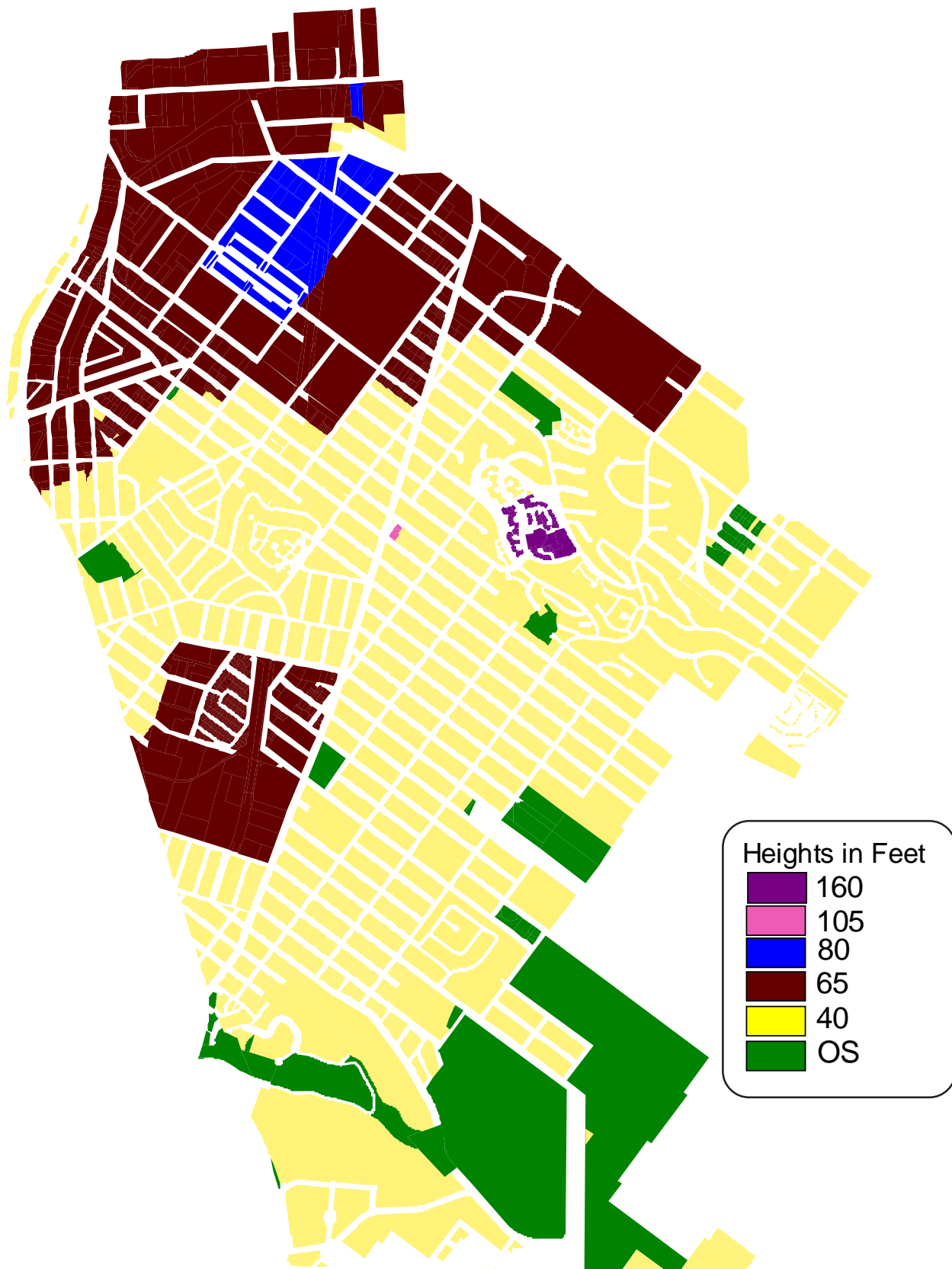


Bayview
Hunters Point

Bayview Hunters Point Zoning: Option C



Bayview Hunters Point Existing Heights



Bayview Hunters Point Form Analysis (Height)

Bayview
Hunters Point

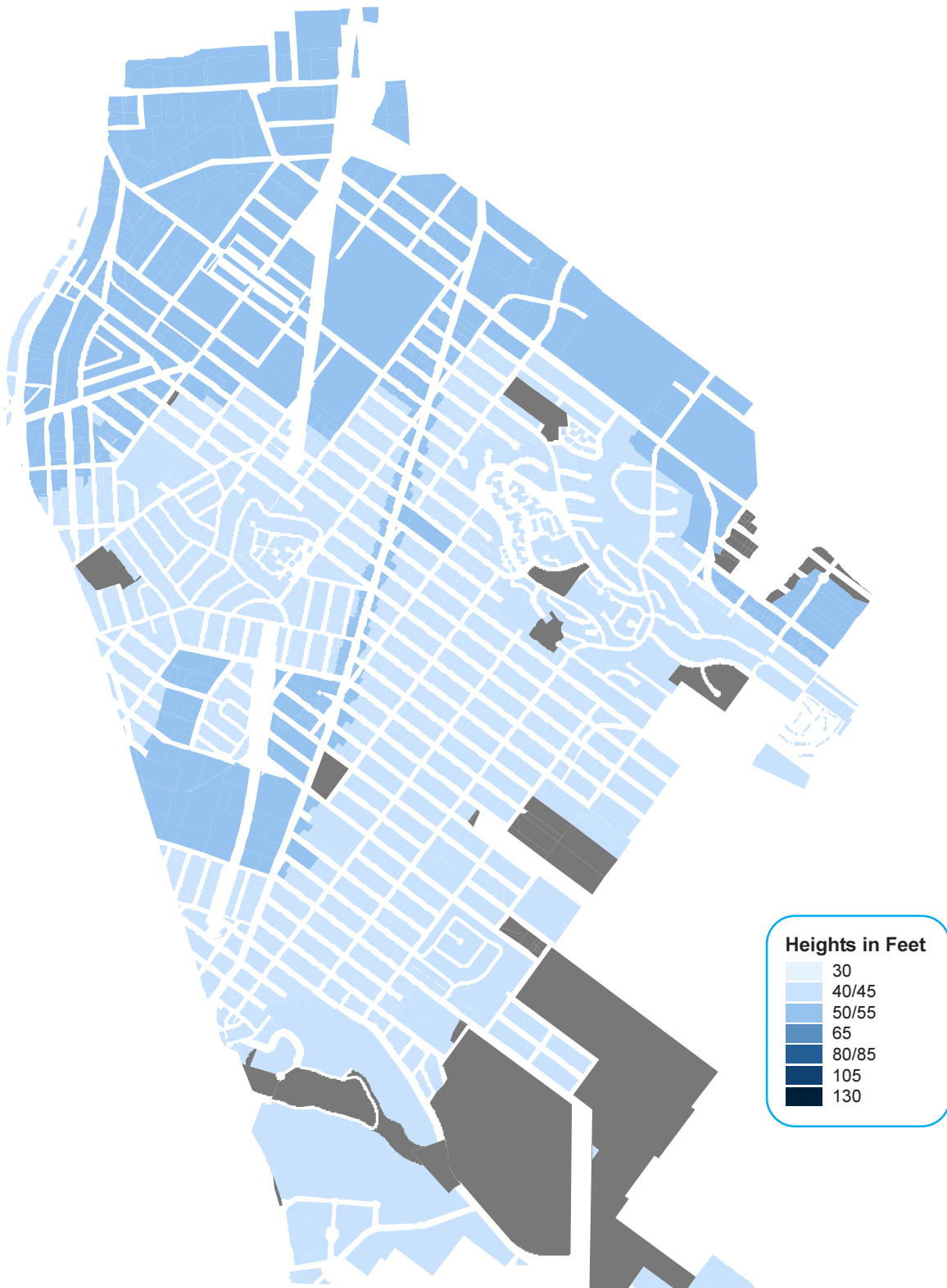


TABLE
ZONING OPTIONS ASSESSMENT
BayView Hunters Point

LAND USES	EXISTING CONDITIONS	REZONING OPTIONS /1/					
		A		B		C	
		Created Capacity	Forecast Growth /2/	Created Capacity	Forecast Growth /2/	Created Capacity	Forecast Growth /2/
Housing Units	9,370	1,800	800	2,300	1,100	3,600	1,500
Commercial/Retail/Office							
Space (sq. ft.)	4,031,429	900,000	660,000	1,110,000	690,000	1,470,000	720,000
Jobs	10,962	3,000	2,200	3,700	2,300	4,900	2,400
PDR							
Space (sq. ft.)	8,504,156	989,900	970,719	885,700	908,199	885,700	866,519
Jobs /3/	16,348	1,900	1,863	1,700	1,743	1,700	1,663
Notes: /1/ Created capacity is the potential for development that the rezoning option would create. Forecast growth is the amount of growth expected in the planning area from 2000-2025 (see note no. 2). Note, when rezoning would reduce PDR space and jobs in the planning area, forecast growth would not be able to occur and the forecast reflects the capacity loss. Also note, if forecast growth were to exceed the development capacity created by rezoning, the forecast is constrained to created capacity. /2/ Citywide forecast from ABAG, <i>Projections 2002</i> . Forecast period is 2000-2025. SF Planning Department allocated the citywide forecast to neighborhoods throughout the city. /3/ For the data under the rezoning options are net changes after accounting for both displacement of existing PDR space and the creation of new PDR space.							