

## South Bayshore

Most commonly referred to as iBayview Hunters Point, the South Bayshore area of San Francisco encompasses the neighborhoods and industrial lands in the area generally bounded by Cesar Chavez, Highway 101, the San Francisco Bay and the county line. The area boasts several miles of bay shoreline, a topography with three distinct hills and more sunny days than most San Francisco neighborhoods. While the Bayview has become the heart of San Francisco's African American community, it is also home to a significant Asian population. African Americans comprise 46 percent of residents in Bayview Hunters Point, while Asians now represent 24 percent of area residents. Twenty-seven percent of all African Americans in San Francisco reside in the Bayview.

Home ownership rates are higher in the Bayview than in other parts of the City. Poverty levels and the proportion of households living in some type of family setting are higher as well. Land use in Bayview Hunters Point has a dynamic history that includes heavy industrial activity, large institutional projects, rapid housing development and conflicts over uses that have raised very real health concerns. The iBayview, as the area is also known, continues to be a place of change in terms of its people, places and opportunities.



## The Heart of the Bayview

Third Street represents the primary artery through the area as well as the cultural center of the Bayview Hunters Point community. Much of the neighborhood's history is woven throughout the shops, restaurants, entertainment and civic life of 3<sup>rd</sup> Street. Unfortunately, 3<sup>rd</sup> Street continues to be an underutilized resource for the community, as it suffers from an overabundance of liquor stores and a lack of necessary neighborhood retail. Numerous vacant storefronts and lots persist throughout the existing small-scale wholesale and service establishments. Improvements along the corridor are seen as hope for a better quality of life in the surrounding neighborhoods. Third Street remains the community's choice as the economic engine for the Bayview of tomorrow.



The San Francisco Municipal Railway (MUNI) Third Street Light Rail Project represents a major infrastructure improvement and revitalization opportunity for the Bayview. The initial phase of the project will provide MUNI light rail service along 3<sup>rd</sup> Street, from the Caltrain station at 4<sup>th</sup> and Townsend, to the Bayshore Caltrain Station in Visitacion Valley. The total length of this project, which is expected to be operational in 2004, will be 5.4 miles and will include 19 transit stops. Eventually, this segment will be part of a more extensive project, which will include a i central subway that will connect the new 3<sup>rd</sup> Street line to downtown and Chinatown via an underground extension. The length of the entire project will ultimately span seven miles.



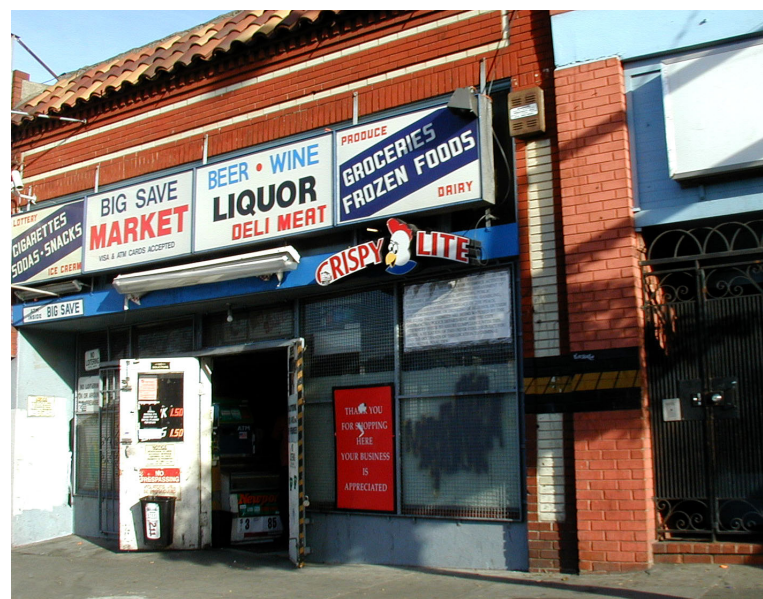
In addition to the new rail line, the project will include a series of needed streetscape improvements such as street redesign, sidewalk upgrades and landscaping. The light rail project has proceeded on the basis of eight principle goals: transit and mobility, equity, economic revitalization/development, environmental, financial, community acceptance, transit-supportive land use and political support. The Third Street Project holds great potential to respond to the social and physical needs of Bayview Hunters Point, especially as it is just one of a multitude of other economic and community development strategies for the area. The light rail project will improve the area's infrastructure, increase access to citywide opportunities for Bayview residents and help retain and encourage investment along 3<sup>rd</sup> Street.

## Zoning

Large portions of the South Bayshore area are zoned for residential use, and the Bayview boasts some of the most established residential neighborhoods in the eastern portion of the City. Residents of the neighborhoods near Bayview Hill have historically been separated from other residential zones in the area by the South Basin industrial district.

The stretch of 3<sup>rd</sup> Street from Cesar Chavez to Highway 101 is currently zoned for a mix of industrial, moderate scale commercial and residential uses. Portions of 3<sup>rd</sup> Street north of Jerrold Avenue are currently zoned for M-1, Light Industrial and M-2, Heavy Industrial uses. As defined by the Planning Code, these districts are some of the most permissive zones in the City, allowing a range of activities from large-scale industrial uses to light manufacturing, retail, and the provision of services. New residential development in these districts requires conditional use approval.

A section of 3<sup>rd</sup> Street, from Jerrold Avenue to Yosemite Avenue, and another from Gilman Avenue almost to the intersection of Highway 101, is zoned as NC-3, Moderate Scale Neighborhood Commercial. Neighborhood Commercial zones are more restrictive than industrial areas. Moderate scale retail and services are



permitted, auto-oriented and large-scale uses are controlled and housing is encouraged above ground levels. With the exception of a small area near its southern end, which is zoned RM-1, Residential-Mixed District-Low Density, the remainder of the 3<sup>rd</sup> Street corridor is zoned primarily as M-1 and P, Public.

A proposal is being discussed that would create interim zoning controls for selected parcels along 3<sup>rd</sup> Street, from Islais Creek to Paul Avenue. The controls would rezone current M-1 and M-2 areas to a more restrictive NC-3 designation in an attempt to encourage smaller-scale businesses and uses along the corridor. The proposal is part of a series of long range rezoning efforts



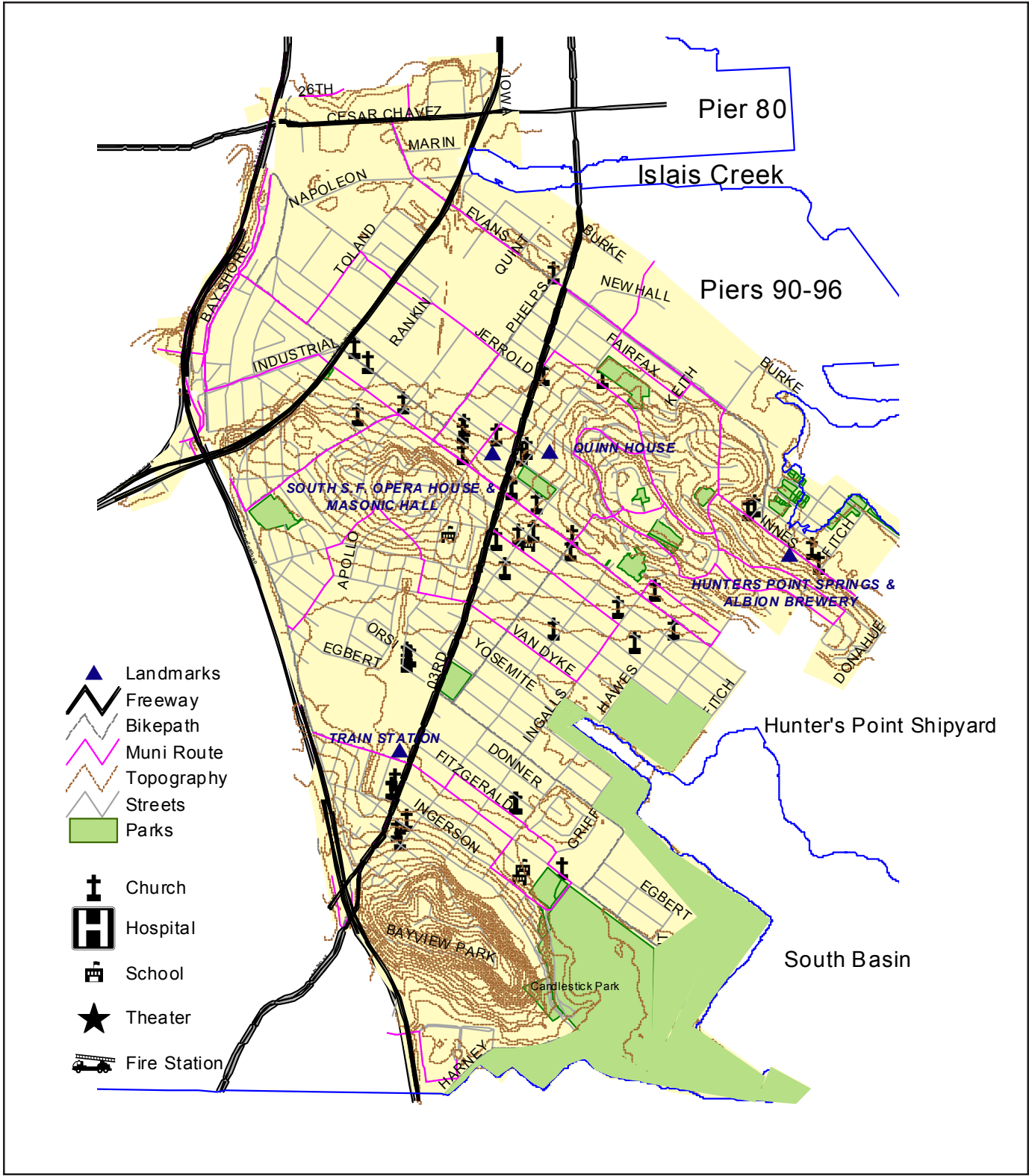


Figure 6.4.1 Bayview Hunters Point Community Facilities Map



being considered that seek to support 3<sup>rd</sup> Street as the vibrant commercial and service center in the Bayview.

Third Street plays an important role in the community's vision for Bayview Hunters Point. Many residents hope to see an improved 3<sup>rd</sup> Street with attractive public spaces, improved transit facilities, enhanced community services and a vigorous local economy that can help lead the Bayview to a better future.

## Industrial and Residential Uses

The Bayview is home to over 1,100 businesses and 15,000 jobs in the production, distribution, and repair (PDR) sector. These industrial jobs represent over 60 percent of all employment in the community. Most of these businesses are concentrated in an



area to the west and north of the produce market and in clusters near South Basin. Primary industries in these areas include the food and beverage sectors, construction and transportation.

Many of these industrial businesses differ from those in other areas of the city in terms of their space needs and scale of activities. Because of the need for large truck access and other



mechanical operations, the packing and distribution of food and beverage products can require more space than other industrial businesses. Similarly, construction and transportation businesses often need space to accommodate the storage and use of large equipment.

Many workers who hold these jobs live in the Bayview or elsewhere in the eastern portion of the City. Businesses in these sectors often occupy buildings with large floorplates, for packaging and warehousing or open-air spaces for truck transport or storage. These large, flexible buildings and lots play an important role in San Francisco as they provide affordable, usable space for





a variety of industrial activities that are vital for the local economy.

While industry and housing have historically been the dominant uses in the area, Bayview Hunters Point also exhibits an established commercial corridor and major public and open space areas. Most of the Bayview's residential areas consist of single-family dwellings and flats, many of which do not exceed two stories in height. Larger residential projects have been developed atop Silver Terrace and Hunters Point Hill.



In its entirety, Bayview Hunters Point has both distinct residential neighborhoods and separate industrial areas. Particularly since World War II, however, the Bayview has been a place where incompatible activities often occur in close proximity to one another. This mixture of residential and industrial uses has created significant land use conflicts in the past, particularly when industrial activities have generated environmental and human health hazards. High volumes of truck traffic associated with industrial activities in the area also pose conflicts in nearby neighborhoods and raise residents' concerns over noise and safety.

At times, these land use conflicts have been particularly pronounced throughout the Bayview's eastern edge, along the waterfront. The area's shoreline has been home to disruptive

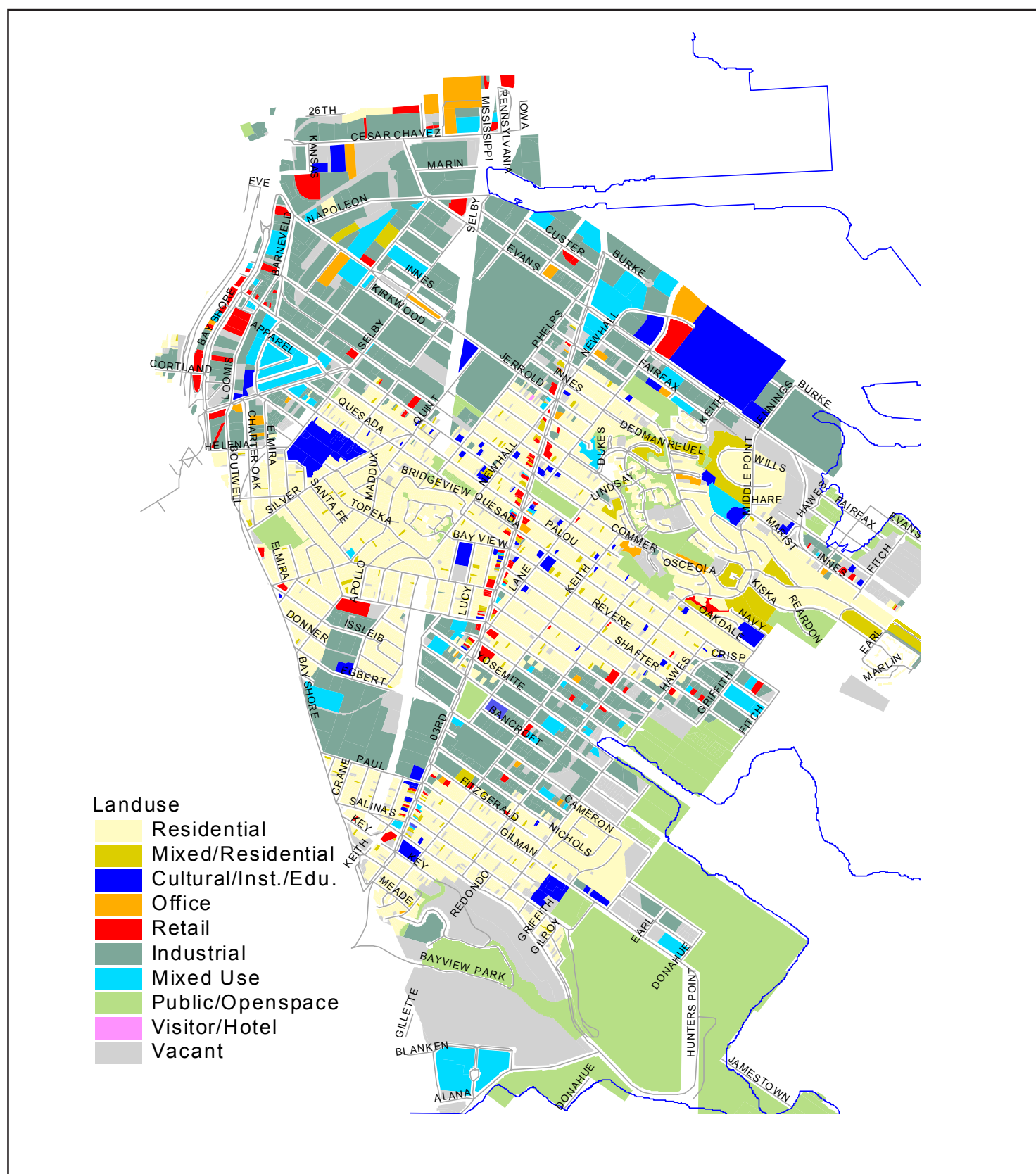


and sometimes noxious, industrial activities and continues to be a site of dumping and neglect. A significant number of industrial businesses continue to operate adjacent to established neighborhoods in the South Basin area.

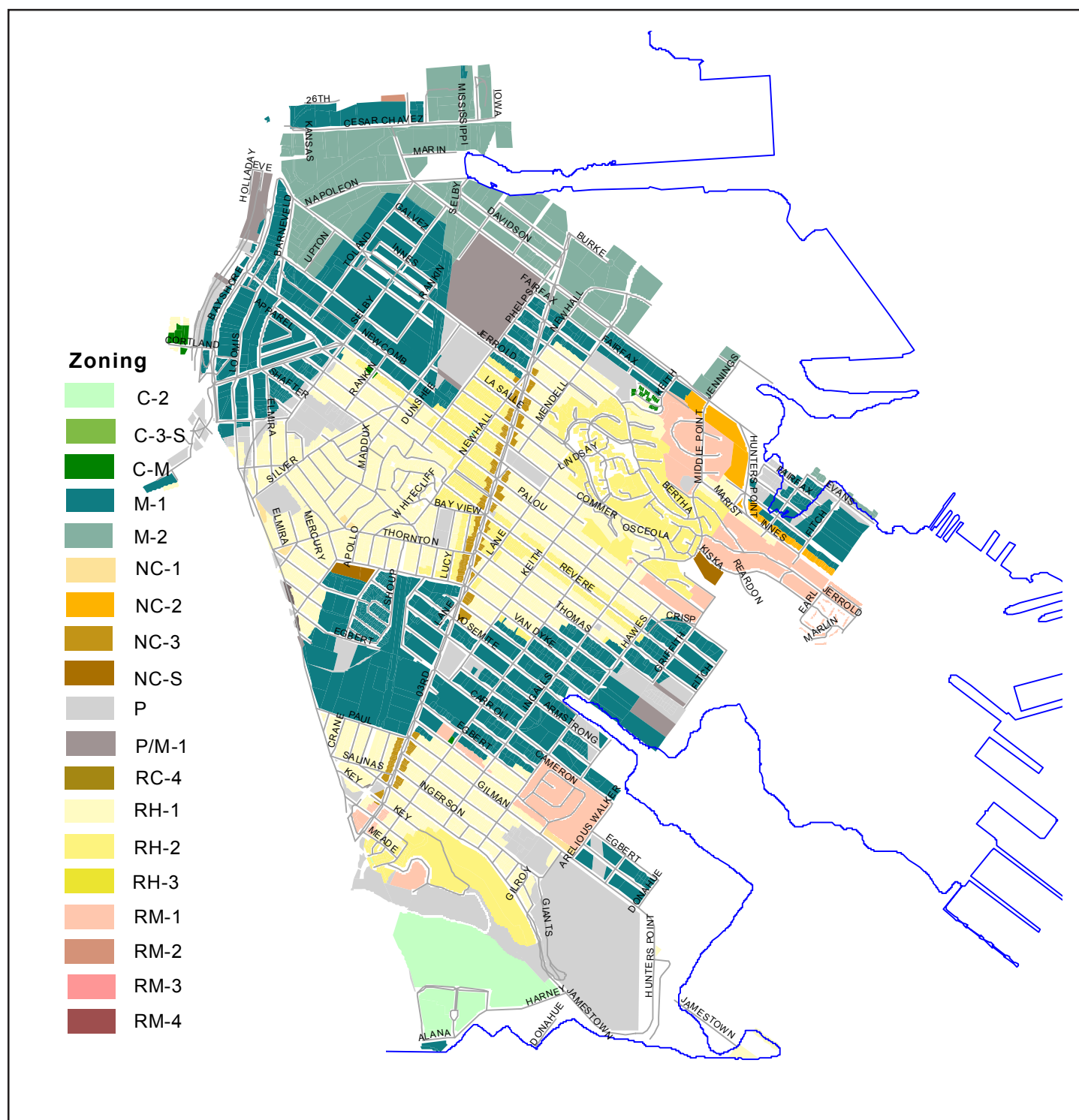
## Reorganization of Industrial Land

### Special Use District

The San Francisco Board of Supervisors has recently adopted a proposal that will create a Special Use District (SUD) in the northwest portion of South Bayshore, in roughly the area between Cesar Chavez, Highway 101, and Interstate 280, including several blocks west of Third Street. This new permanent zoning designation is intended to support active businesses in the area and to protect current PDR jobs in the community. New office and residential developments, which could displace viable industries in the area, are discouraged within the SUD.



**Figure 6.4.2 Bayview Hunters Point Land Use Map**







Port of San Francisco

The Bayview community continues to pursue opportunities along the waterfront that stem from changing land use and market conditions on port lands. A portion of the San Francisco Bay Trail has recently been dedicated near Heronís Head Park at India Basin. Residents are hopeful that the introduction of mixed-use developments on some formerly industrial port lands may increase access to the waterfront and provide additional open space and recreational opportunities for the community. Creative reuse of the PG&E site at India Basin and of port lands near Cargo Way could also present important economic and social benefits to the community.

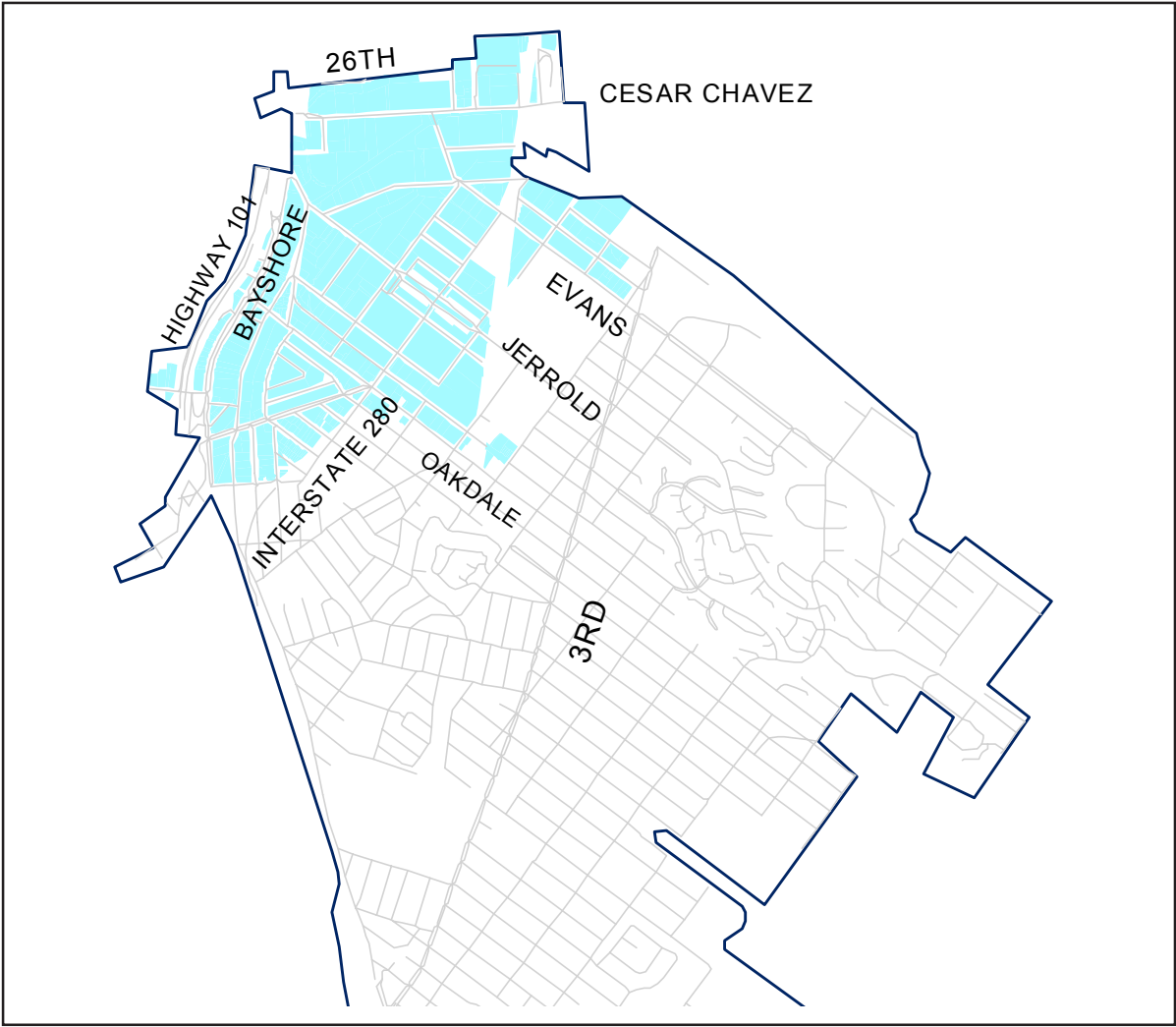


Figure 6.4.4 Industrial Protection Zone Special Use District Map



## Hunters Point Shipyard

The closure of the Hunters Point Naval Shipyard in 1991 created a unique set of challenges and opportunities for the surrounding communities of the Bayview. The Planning Department completed a separate area plan for the shipyard outlining the community's vision for the former military installation. The document generated the support of the Planning Commission, the Board of Supervisors and the Bayview community at large. Although environmental review was completed on the plan, it has yet to be formally adopted as part of the General Plan. The plan provided the framework for the subsequent Redevelopment Agency Plan, which is the guiding document for the primary developer on the shipyard reuse project, Lennar BVHP Partners.

## Planning in the Bayview

Planning for the future of Bayview Hunters Point is not a new concept. Several significant planning efforts have focused on the communities of the South Bayshore area in years past and considerable efforts continue today. These past and current planning processes, involving numerous agencies and extensive community participation, have been essential to the expression of identity, identification of need and formation of vision by the residents and workers of the Bayview, and will inform the current Community Planning process.



Adopted in July, 1995, the South Bayshore Area Plan was the product of seven years of planning and citizen input. A part of San Francisco's General Plan, the South Bayshore Plan sets forth ideas and tools to guide the future development of the area. It offers nineteen objectives in the areas of land use; transportation; housing; commerce; industry; recreation and open space; community facilities and services; urban design and public safety. Public input revealed two broad areas of need that represent the goals and objectives identified in the planning process. These are the need to improve the economic conditions for residents of the Bayview and the need to address land use conflicts that often have health ramifications for the local population.

In March 2001, the Bayview Hunters Point Project Area Committee (PAC), working in coordination with the Redevelopment Agency, released the Executive Summary of the *Bayview Hunters Point Community Revitalization Concept Plan*. The document explores the shared identity of the communities of the Bayview Hunters Point area—an identity formulated from the many stories of the area's history, landscape and culture. Recognizing and respecting this common identity, the community can generate a more unified vision for the future. This vision will guide development and planning in the area.

The *Concept Plan* presents seven revitalization strategies aimed at implementing the community's goals in the areas of economic

and employment development; education and training; investment; civic engagement; housing retention and production; environmental quality and health; and physical environment and infrastructure. These broad strategies are further explored in the document's four iFocus Area Plans, which offer a more detailed account of the community's vision for the major subareas of the Bayview.

The *Concept Plan* suggests that to move from vision to action, the Bayview Hunters Point community must continue to emphasize coalition and partnership building. These relationships will be critical for the implementation strategies in the area. Work is currently underway on both the *Blueprint for Action in Bayview Hunters Point* and the *Bayview Hunters Point Redevelopment Plan*. The *Blueprint* will present a five-year set of implementation programs aimed at meeting some of the quality of life objectives outlined in the *Concept Plan*. The *Redevelopment Plan* will discuss appropriate zoning proposals that can support economic revitalization and alleviate land use conflicts in the area.

Bayview Hunters Point is one of five areas in the eastern portion of the City identified in the Planning Department's current community planning project. Working in conjunction with the Redevelopment Agency, the Project Area Committee, and other community residents and businesses, the Planning Department seeks to add value to ongoing community development and planning work in the Bayview. By contributing additional information, analysis and agency involvement, the Department can lend support to these efforts and provide a citywide context for development issues in Bayview Hunters Point.