

MEMORANDUM

May 1, 2001

TO: MEMBERS, PORT COMMISSION
Hon. Kimberly Brandon, President
Hon. Brian McWilliams, Vice President
Hon. Denise McCarthy
Hon. Michael Hardeman
Hon. Pius Lee

FROM: Douglas F. Wong
Executive Director

SUBJECT: Informational Briefing on Draft Bayview Hunters Point Community Revitalization Concept Plan for the Bayview Hunters Point Redevelopment Survey Area

ACTION: No action required; receive public comments

The San Francisco Redevelopment Commission and its staff have been working with the Bayview Hunters Point community to produce a redevelopment plan. To do this, a Bayview Hunters Point Redevelopment Survey Area was defined, which includes Port property on portions of Pier 80, along Islais Creek, and from Pier 90 through Pier 98 (Heron's Head Park). In addition, a Bayview Hunters Point Project Area Committee (BVHP PAC), made up of community representatives, was established pursuant to State Redevelopment regulatory requirements, to guide the development of the plan.

The Redevelopment Agency staff and BVHP PAC has been working diligently since 1997 to define the mission and vision for Bayview Hunters Point to guide future growth and community program priorities. In March 2001, the BVHP PAC published the Bayview Hunters Point Community Revitalization Concept Plan (Concept Plan) for the redevelopment survey area.

The Concept Plan identifies seven revitalization strategies:

- 1) Promote Local Economic and Employment Development First
- 2) Improve Education, Training and Employment Opportunities for Residents
- 3) Focus Coordinated Investments in High Priority Areas Where They Will Have the Greatest Visibility and Impact

- 4) Encourage Civic Participation Through Interactive Public Processes and Foster Cultural Development through the Arts
- 5) Conserve Existing Housing and Provide New Housing
- 6) Address Environmental Problems and Identify Opportunities that Increase the Quality of Life
- 7) Improve the Physical Environment and Transportation Systems

A copy of the Concept Plan's Executive Summary is included as Attachment A in this memorandum. The comprehensive scope of the Plan is impressive. Included within the Plan's scope are Area-Wide Community Programs to address economic, social and education programs (Executive Summary, pp 12-13); and physical planning and environmental programs (Executive Summary, pp 14-22). Also, the Concept Plan contains "Focus Area Plans" for specified areas within Bayview Hunters Point.

In particular, there are two elements of the Concept Plan that directly relate to the Port:

- 1) The Northern Industrial Focus Area Plan (Executive Summary, pp. 9, 30-31), applicable to Piers 80 (portion), 90-98, and Islais Creek along with other industrial areas such as India Basin Industrial Park and the San Francisco Produce Market. The "common vision and revitalization strategy" for this area, developed through community workshops, promote economic development with an ecological emphasis; job training and employment opportunities; eco-industrial park development principles; and public amenities to facilitate transit, truck and pedestrian travel, streetscape beautification, maximum public access to open space and the waterfront; and buffering from housing, schools, parks and other people places.
- 2) Open Space and Waterfront (Executive Summary, p. 22). The community recommendations promote creation of a network of open spaces and recreational areas; establishing a "green infrastructure" of streets, walkways, stairways and bridges to connect open space, bay waterfront and public transit; restoration of waterfront and natural areas and completion of the Bay Trail; creation of a new large park; and improving existing parks and recreational facilities. Piers 94-96 is identified as a possible site for a new large recreational park for league sports and other facilities.

Stan Muraoka of the Redevelopment Agency's Long Range Planning and Technical Advisory staff to the BVHP PAC will make a presentation to the Commission on May 8, 2001 on the Concept Plan and, in particular, the planning context for the identified open space opportunities, and the redevelopment plan process.

Port staff has provided the BVHP PAC and Redevelopment Agency staff with copies and/or excerpts from the Waterfront Land Use Plan to ensure their understanding of the Port's adopted policies for the Southern Waterfront area that lies within the Concept Plan area. The Concept Plan's proposed open space and a major park on the Pier 94-96 Southern Marine Terminal conflicts with the Waterfront Land Use Plan, which designates the majority of this area for

existing maritime use or future maritime expansion. The Waterfront Land Use Plan does, however, recognize the wetlands adjacent to Pier 94.

Conversely, the Concept Plan's recommendations for the Northern Industrial Focus Area are very compatible with the Waterfront Land Use Plan policies, and/or the Port's approach to new leases for maritime and industrial activities on Port property. The Northern Industrial Focus Area discussion includes various proposed or potential types of projects recommended by the community. They include transit-oriented, entrepreneurial opportunities along Third Street; local hiring and training requirements for all new developments; eco-industrial park development possibilities on Port backlands area along Cargo Way; continuous public access along Islais Creek, with ties to the Bay Trail; and "Gateway" markers and urban design treatments at Islais Creek to announce arrival points into the Bayview Hunters Point community.

On April 9, 2001, Port staff submitted a letter to the BVHP PAC (see Attachment B) containing initial comments regarding the conflict between the Concept Plan's proposed park on Piers 94-96 and the Waterfront Land Use Plan. As stated in the letter, presentations to the Port's Southern Waterfront and Maritime Commerce Advisory Committees, in addition to the Commission, will be made to solicit additional public comments on the Concept Plan in a timely manner. Concept Plan presentations are scheduled on May 11, 2001 for the Maritime Commerce Advisory Committee, and on May 21 for the Southern Waterfront Advisory Committee.

With the publication of the Concept Plan, the Redevelopment Agency staff is now in the process of reviewing it against the criteria and regulatory requirements under State Redevelopment law to produce a draft redevelopment plan. Redevelopment staff has indicated that they anticipate releasing a draft redevelopment plan in June 2001. Any public comments submitted on the Concept Plan before then will be taken into consideration. The anticipated date for adopting a final Bayview Hunters Point Redevelopment Plan is at the end of 2001, following certification of a final Environmental Impact Report.

Copies of the full version of the Concept Plan, as well as its executive summary, are available from the Redevelopment Agency and BVHP PAC offices, or at their website, www.bvhp-pac.org.

Concurrent with the Concept Plan development, the Port has been working with a consultant team of Sedway Group, Martin Associates, and Jordan Woodman Dobson to assess the Port's maritime market position, and its facilities located primarily in the Southern Waterfront. This maritime industrial study will be complete and released for public review and comment next week. By providing an updated address of the maritime market-based needs for Port facilities, the study will inform the Port's comments and recommendations for the Bayview Hunters Point Concept Plan. The maritime industrial study will be circulated to the Southern Waterfront and Maritime Commerce Advisory Committees for review and comment, and is scheduled for an informational discussion on the May 22, 2001 Commission agenda.

Submitted by: Diane Oshima, Manager, Waterfront Planning
Planning & Development