



# Planning Commission

December 15, 2022

# The Purpose of Today's Meeting is...



Give an overview of the Lindenville Specific Plan



Review existing conditions, opportunities, and challenges



Discuss General Plan direction



Discuss ideas for how to achieve the vision described in the GPU



# Lindenville Specific Plan

FAQ

# What is a Specific Plan?

## What it is?

- A comprehensive planning and zoning tool for a small area
- Refines the vision and guiding principles
- Defines policy and development standards
- Strong focus on implementation

## What's Required?

- Distribution, location, and extent of the uses of land, including open space
- Proposed distribution, location, and extent and intensity of major components of transportation and infrastructure
- Development standards
- A program of implementation measures
- A statement of the relationship of the specific plan to the general plan



# What Existing Plans and Studies Will We Build Off of?

- 2022 General Plan, Zoning Code, Climate Action Plan, and EIR
- Resilient South City
- Public Arts Master Plan (in progress)
- Active South City
- Airport Land Use Compatibility Plan
- Sewer System Management Plan
- Urban Water Management Plan
- San Mateo County Green Infrastructure Plan

# What Technical Studies are Being Completed?



## Infrastructure

Water Supply Assessment

Utility Master Plan Update



## Transportation

Bike and Pedestrian Circulation/Complete Streets Plan

Traffic Impact Analysis

Parking Demand/Transportation Demand Management

Level of Service (LOS) Analysis



## Equity

Equity, Health, + Environmental Justice Analysis



## Economics

Market Analysis + Affordable Housing Strategy

Economic Impact Analysis



## Climate Change

Sea Level Rise + Adaptation Study

Climate Adaptation Analysis

Evaluation of Community Assets and Analysis of Colma Creek

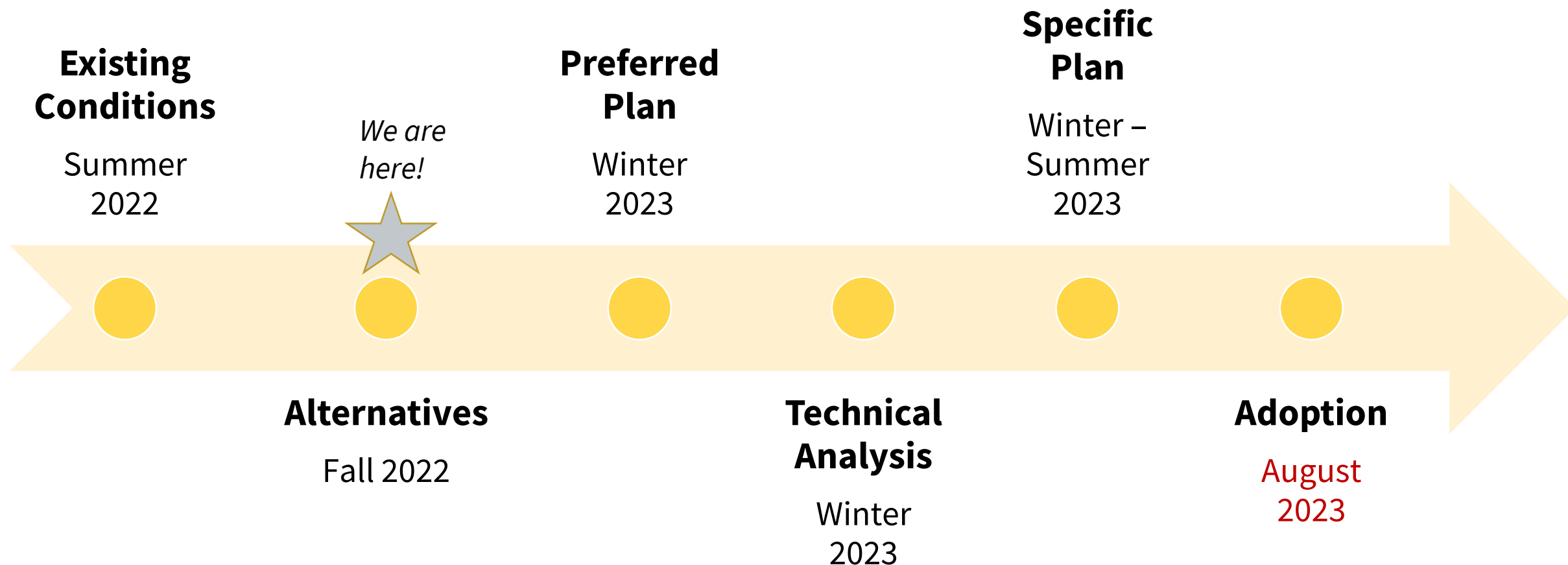


## Environmental

Air Quality + Greenhouse Gas Assessment

Evaluation of Airport Land Use Compatibility Plan

# When will the Specific Plan be Done?



# Who will be Engaged in the Process?

- Stakeholder and focus group meetings
- Technical Working Group meetings
- Pop-Up meetings
- Community workshops
- Online surveys
- Boards and commission meetings
- Project website:  
**<https://shapessf.com/plan-lindenville>**





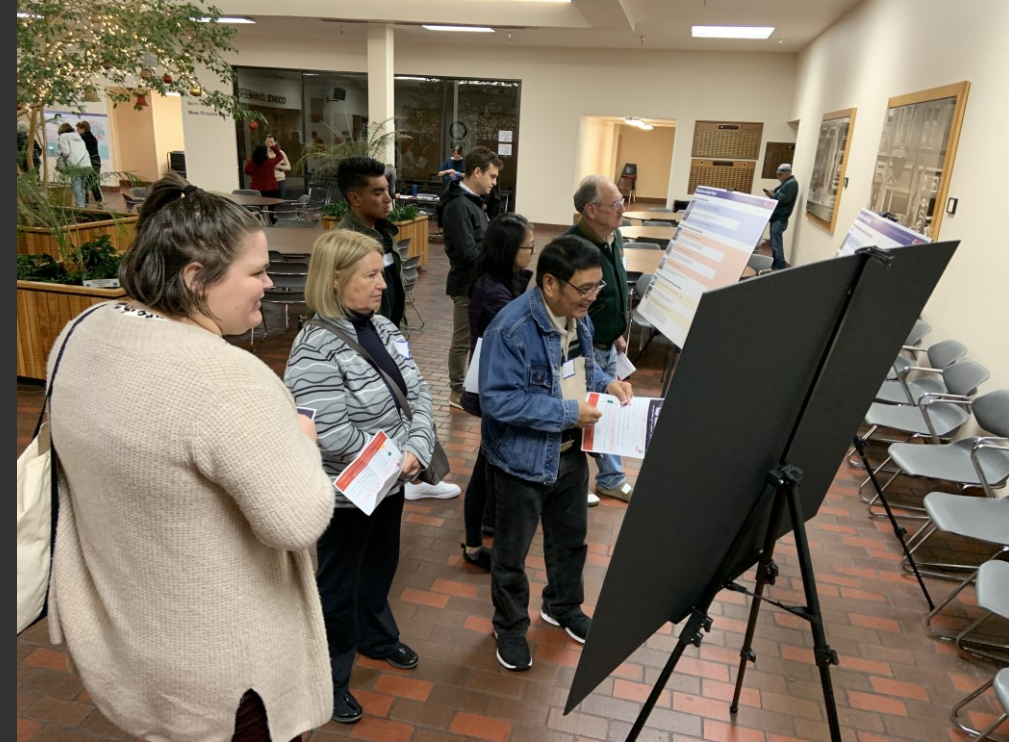
# What Did We Hear in Round 1?

- **Strong desire for new parks, open spaces and revitalization of Colma Creek**
- Promote the growth of arts, culture and a creative economy
- Evaluate current fee structures to incentivize new affordable housing developments that the Lindenville workforce can afford
- Lindenville has a rich history that should be preserved as an industrialized area that continues to evolve and meet the needs of local communities, residents and biotechnology business needs
- Create a balance between incoming tech/life sciences and brick & mortar businesses



# What Round 2 Activities Are Planned?

- Online survey (launching 12/12)
- Community workshop @ SSF Emergency Operations Center (12/12)
- Colma Creek CAC (12/13)
- Pop-up event @ 47 Hills Brewery (12/13, 4-6pm)
- Virtual stakeholder meeting (12/14)
- Planning Commission (12/15, 7pm)
- Parks and Recreation Commission (1/17)
- Cultural Arts Commission (1/19)
- Bicycle and Pedestrian Commission (2/1)
- City Council (2/22)



# Lindenville Today

Overview



# History

- Originally inhabited by the Ramaytush Ohlone people
- Later used for cattle grazing, dairies, and packing plants
- 1890, SSF Land and Improvement Company acquired land to develop town next to packing plants
- Industrial uses arrived early part of 20<sup>th</sup> century
- Residential uses until the late 1950s
- Industrial legacy remains today



**South City  
Lumber office  
in 1910**

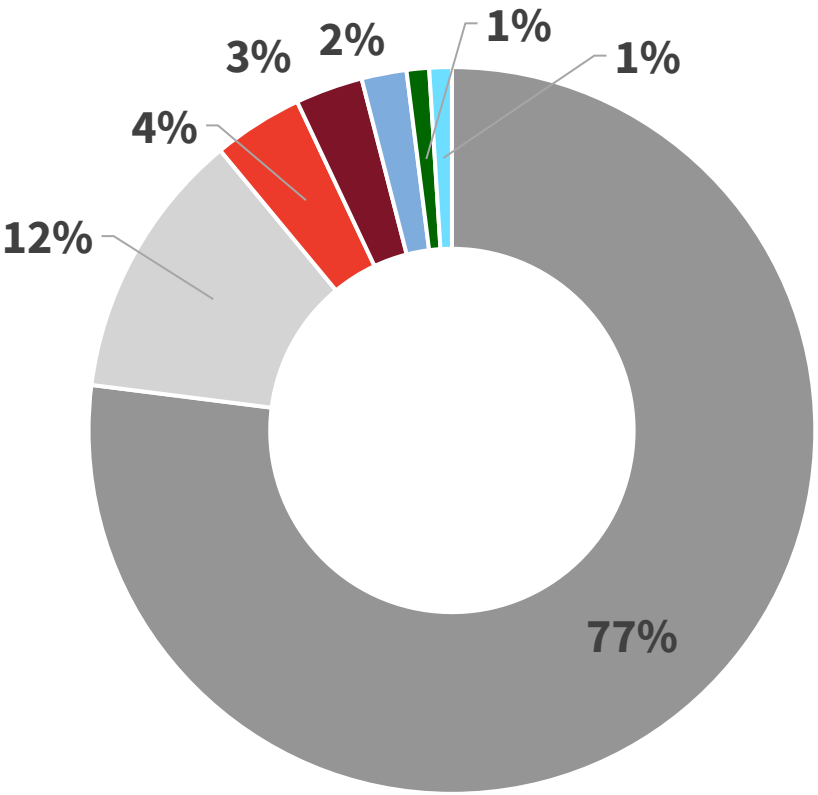


**1894 map of SSF**

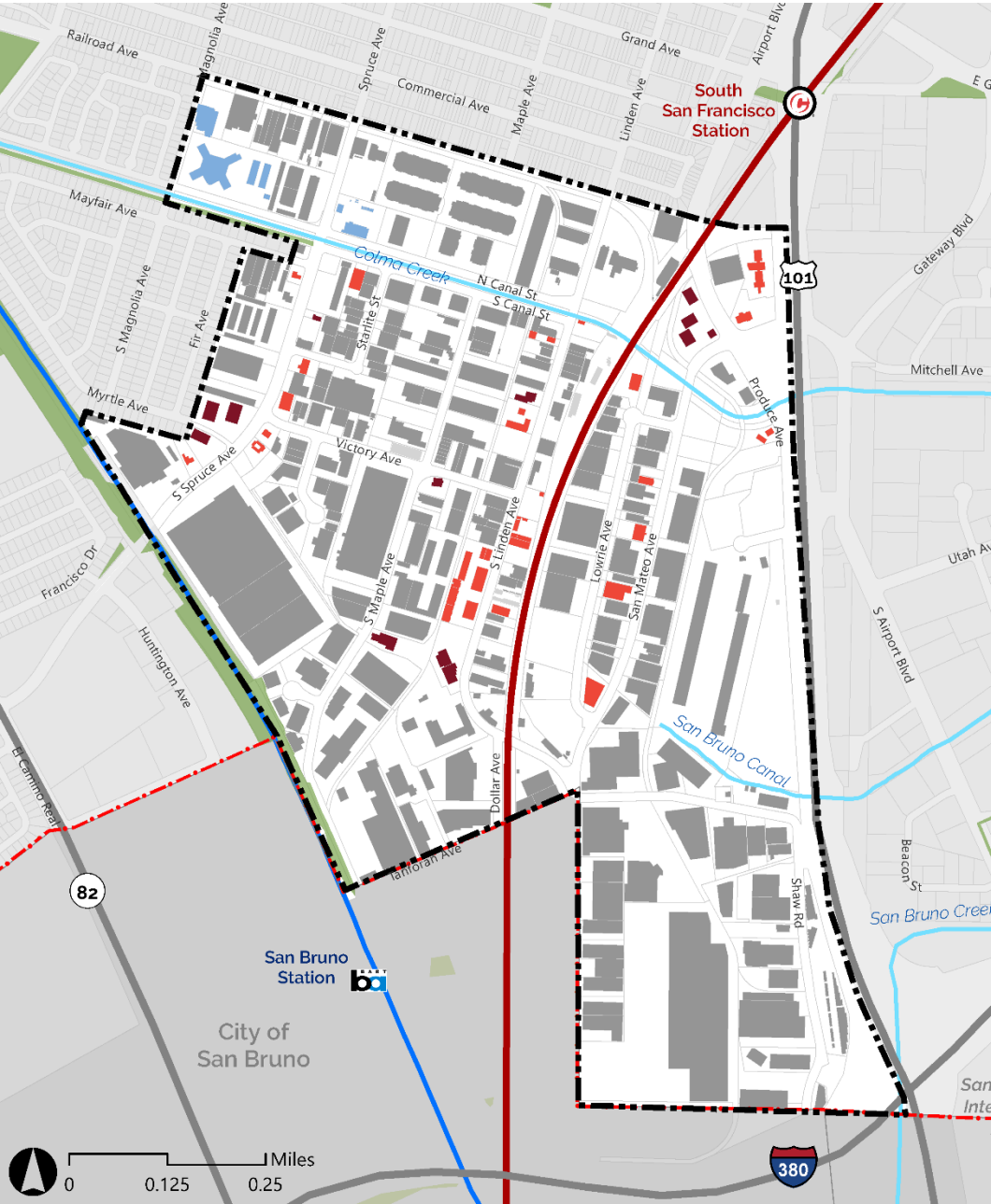
*Source: Historical Society of South San Francisco*



# Existing Land Use (Acres)

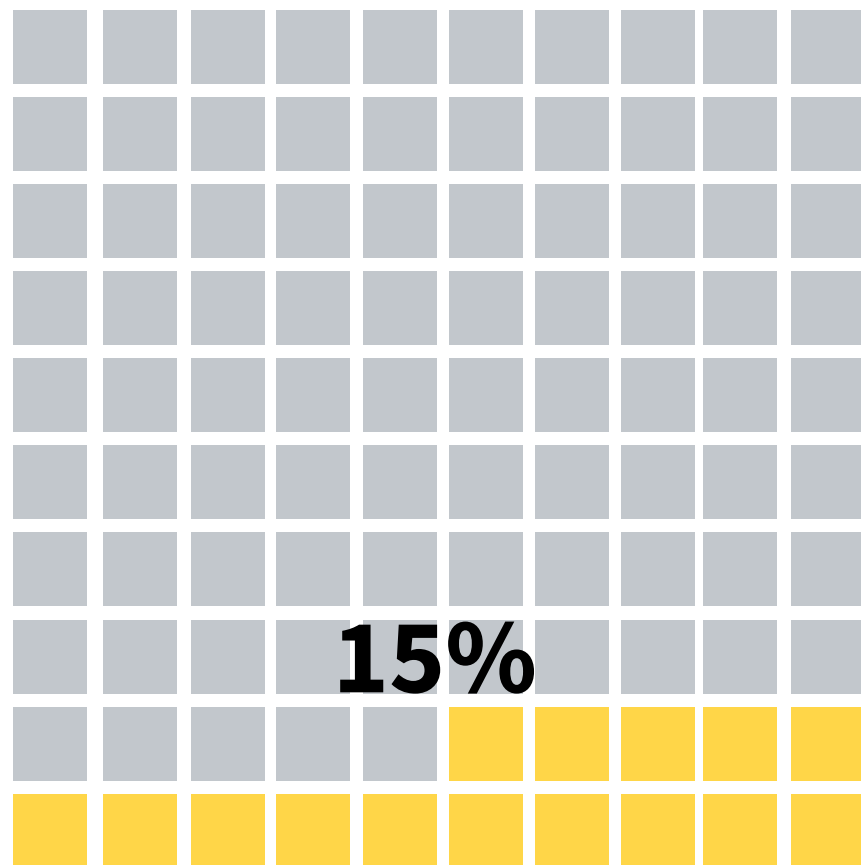


- Industrial
- Retail and Services
- Public and Institutional
- Stormwater Channels
- Transportation, Utilities, Vacant
- Office, R&D, Biotech
- Parks and Common Greens

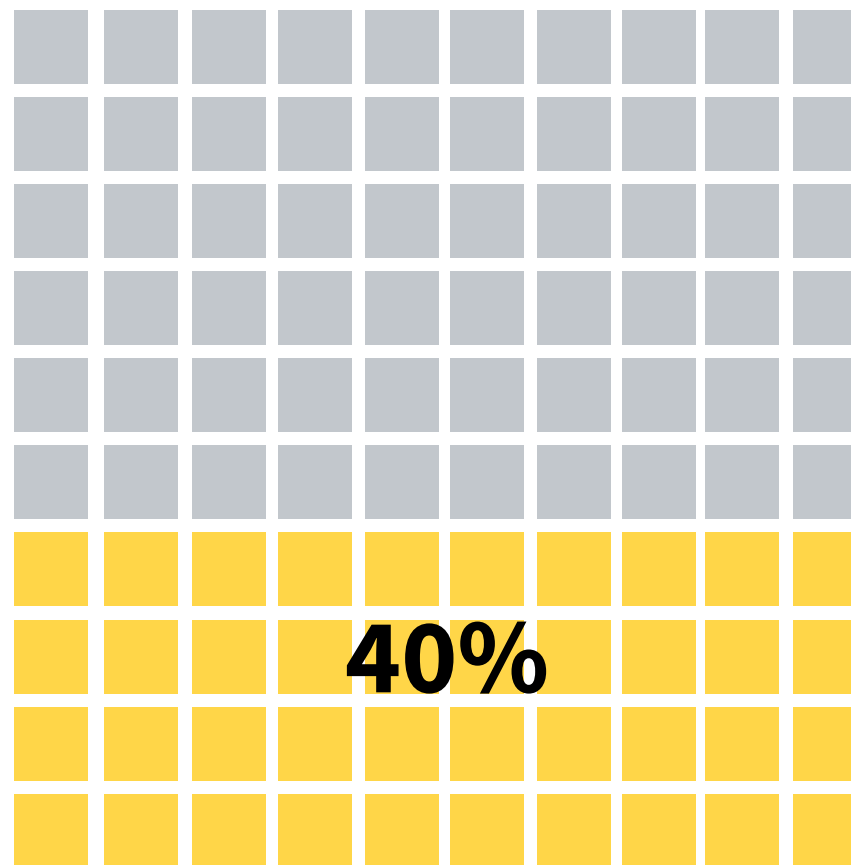


# Industrial Strength

## % of County Industrial Inventory, 2021



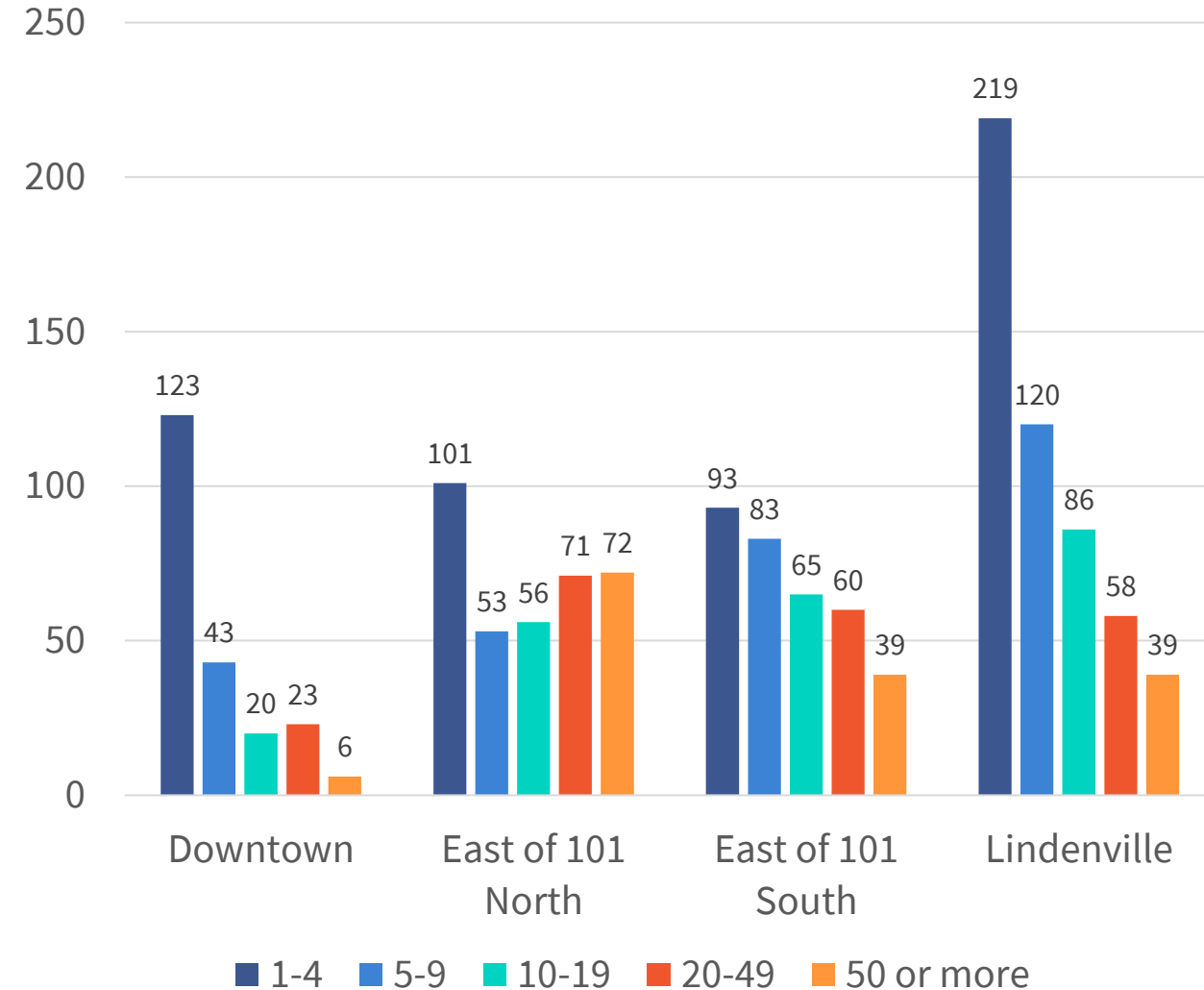
## % of City Industrial Inventory, 2021



# Employment

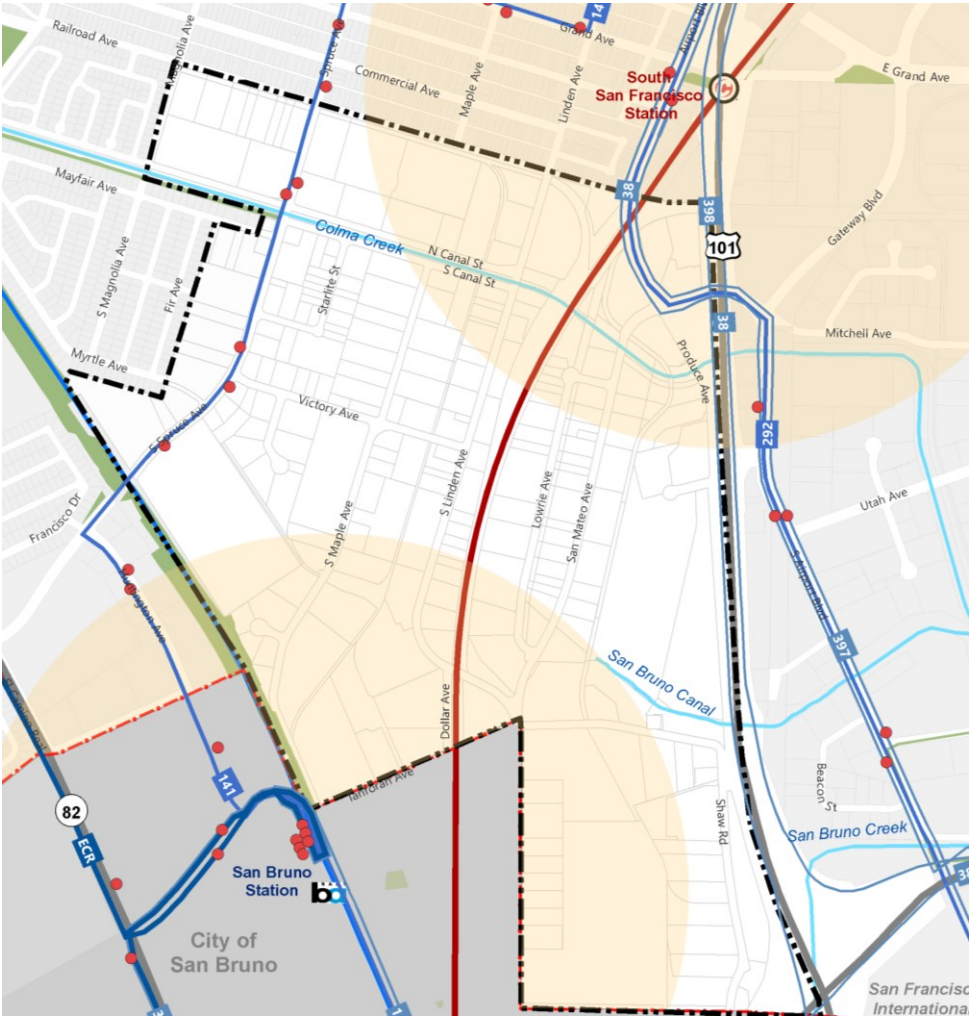
- Top 3 sectors:
  - Wholesale trade
  - Transportation and warehousing
  - Manufacturing
- Highest total number of small employers (1 – 19 employees) in the city

## Number of Firms by Employment Size, 2018



# Connectivity

Excellent Access to Regional Transportation...



...But significant challenges to walking + biking



*Narrow sidewalks*



*Obstructions*



*Limited crossings*

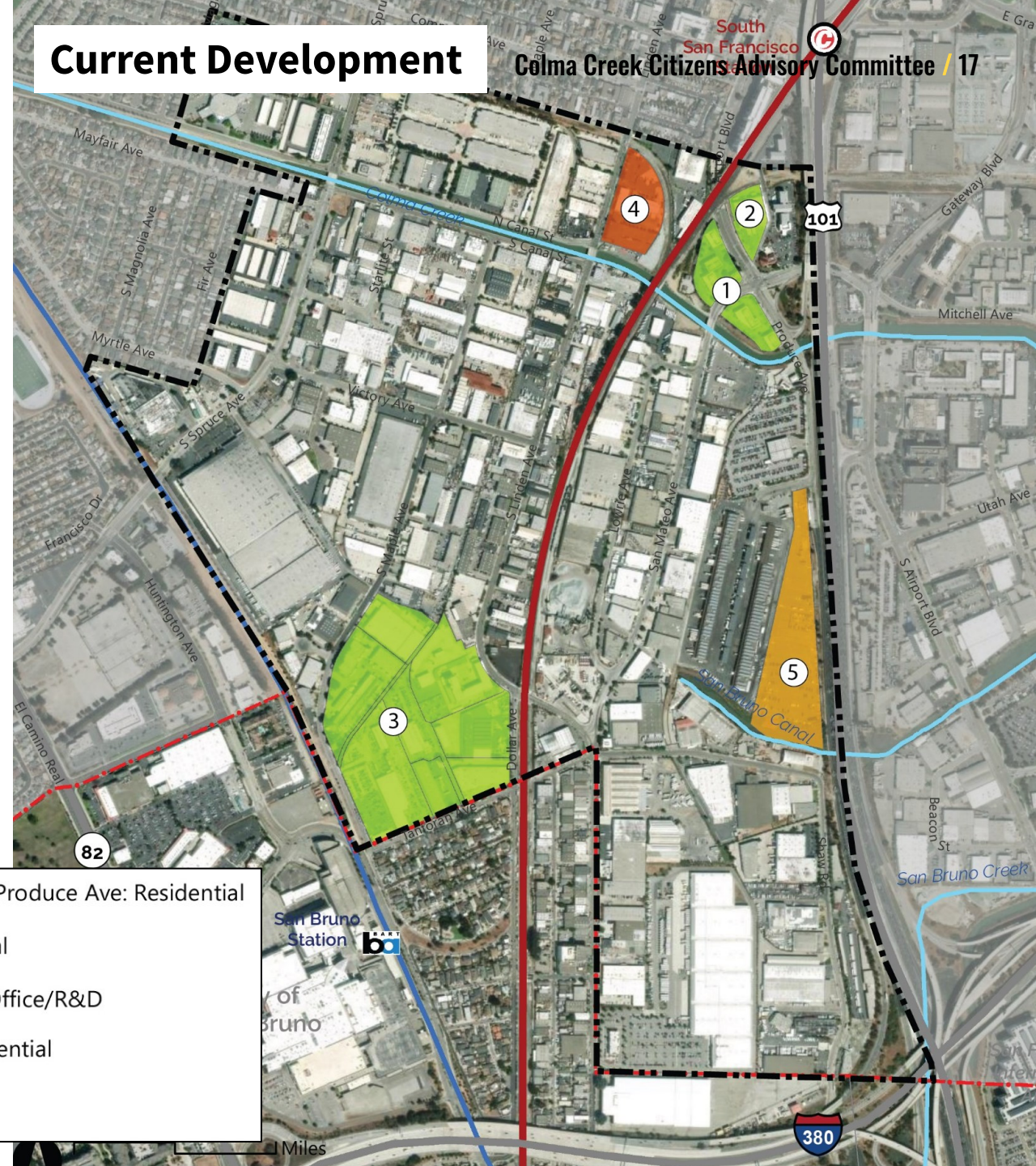


*Missing sidewalks*



# Current Projects Underway

- Development projects
  - 772 Units
  - Southline: 2.8 million SF
- Housing Element
- Colma Creek resilience study
- Public Art Master Plan





# Limited Access to Parks and Green Spaces

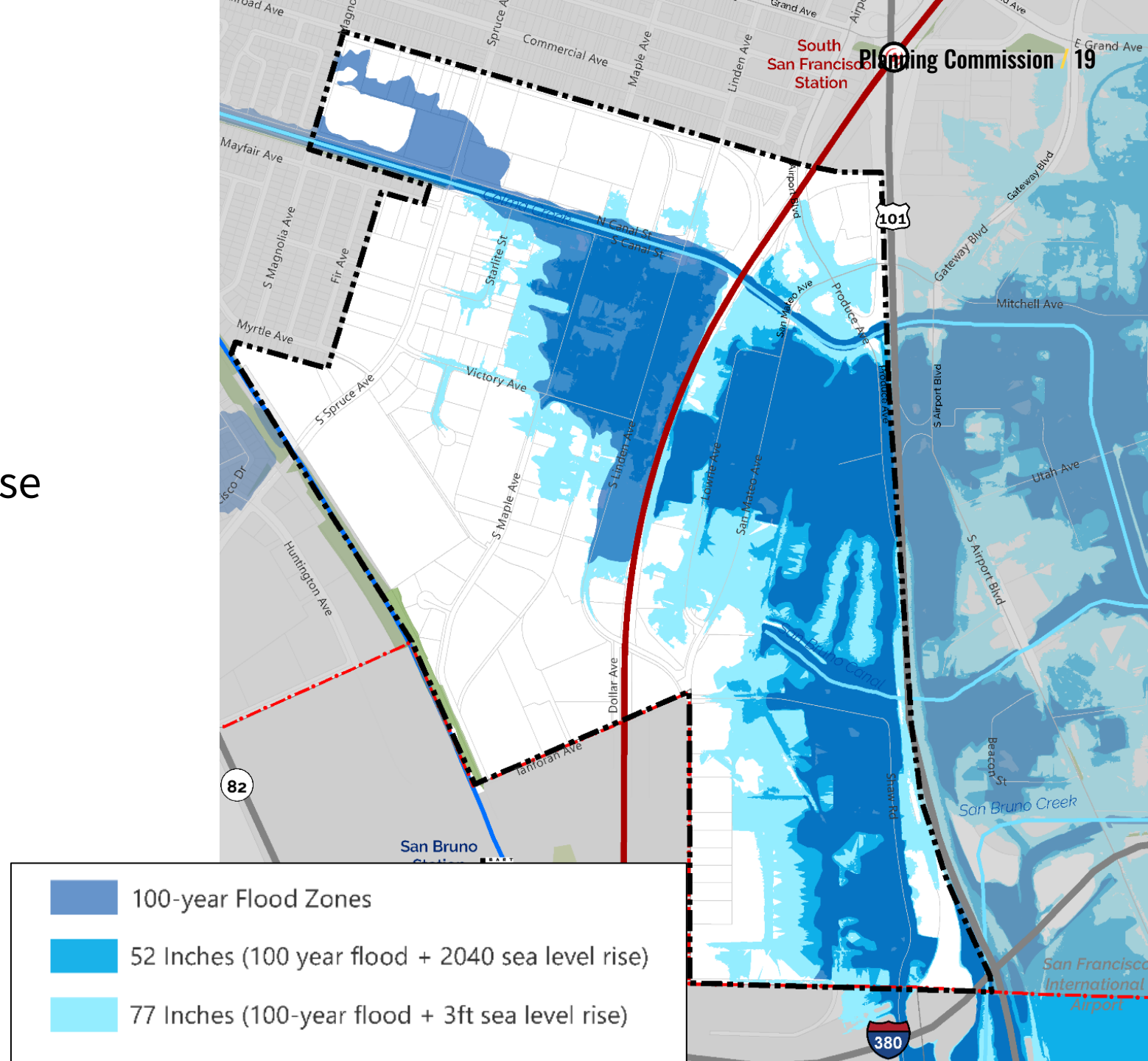
- No parks
- Few street trees
- Paved surfaces
- Lack of recreational opportunity along Colma Creek



**Impervious Surfaces (highlighted in orange) and permeable surfaces (highlighted in teal)**

# Environmental Challenges

- Sea level rise
- Ground contamination
- Residential/industrial land use compatibility
  - Particulate matter
  - Noise
  - Odors



# General Plan Direction

Vision and Key Policies



# Vision Statement

Lindenville is a vibrant and inclusive neighborhood that maintains a base of job opportunities, promotes the creative economy, and creates a new residential neighborhood where all people can thrive.



# Land Use Policy

- Creates new complete mixed use residential neighborhood along Colma Creek
- Retains a large portion of its land area for service, transportation, and industrial uses
- Provides buffer of lower intensity industrial uses between higher intensity industrial uses and adjacent residential neighborhoods
- Facilitates creation of a mixed use corridor on South Spruce Avenue



## General Plan Land Use Designations

- Medium Density Mixed Use
- High Density Mixed Use
- Business & Professional Office
- Business Technology Park High
- Mixed Industrial
- Mixed Industrial High
- Industrial Transition Zone
- Public
- Parks & Recreation
- Open Space
- Streams

# Other Related General Plan Policy



- **Mixed-Use Residential**
  - Mix of housing types, unit types
  - Best practices for pollution mitigation
- **Arts & Makers**
  - Arts and cultural district
  - Incentive space creation / preservation
- **Open Space and Blue-Green Infrastructure**
  - System of community, neighborhood, mini, linear, and special use parks that achieves a standard of 3.0 acres of improved parkland per 1,000 residents
  - Plan for new parks in Lindenville; co-locate park and open space patches along Colma Creek
  - Use green infrastructure to reduce flooding
- **Mobility**
  - Smaller block sizes to facilitate active transportation
  - Add trail and bicycle connections identified in the Active South City Plan
  - Transit-oriented, connected network

# Kit of Parts

Lindenville Specific Plan



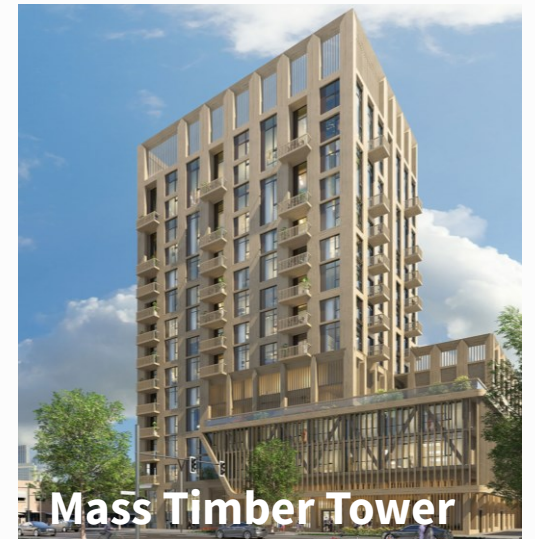
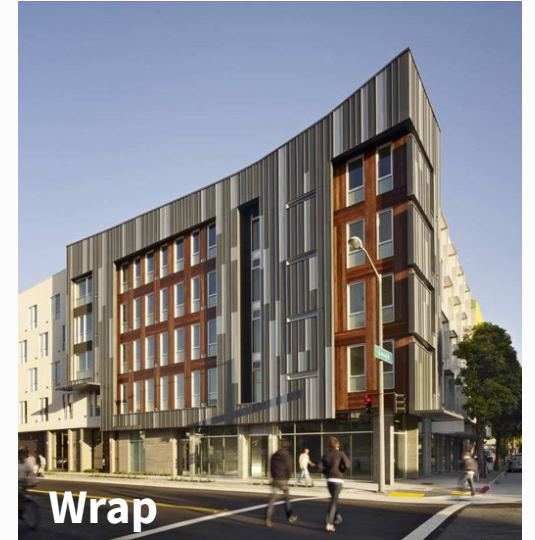
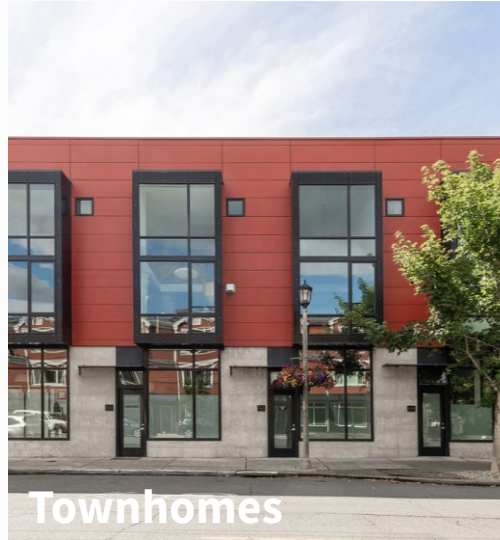
# Kit of Parts

- Mixed-use residential
- Open space and blue-green infrastructure
- Life sciences, office, and retail/services
- Industrial
- Arts and makers
- Mobility



# Mixed-Use Residential

- Mix of housing types at varying heights and densities
- Provide rental and ownership opportunities
- Most types provide ground floor commercial space to activate streets





# Open Space and Blue-Green Infrastructure

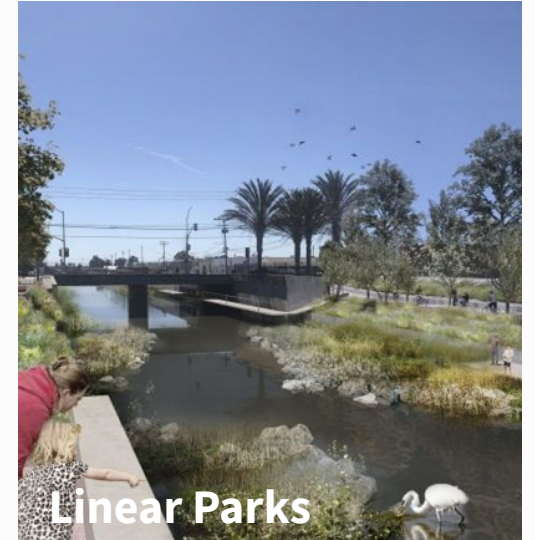
- Spaces that enhance the quality of life, improve ecology, and support resilience
- Builds on existing City typologies
- Landscapes contribute to stormwater management as an overlay



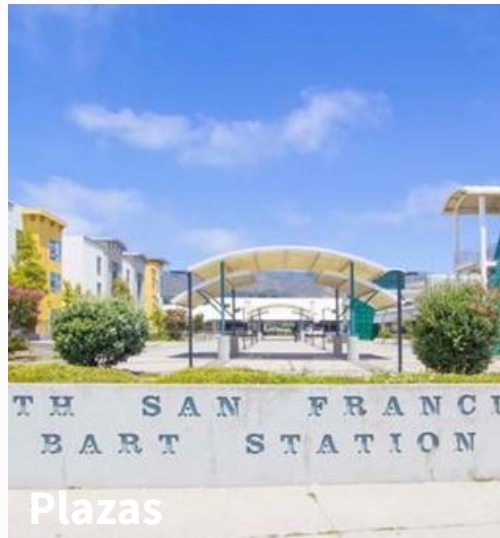
Neighborhood Parks



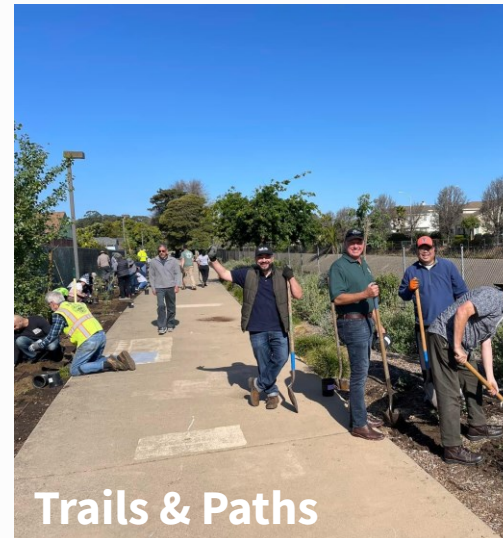
Mini Park



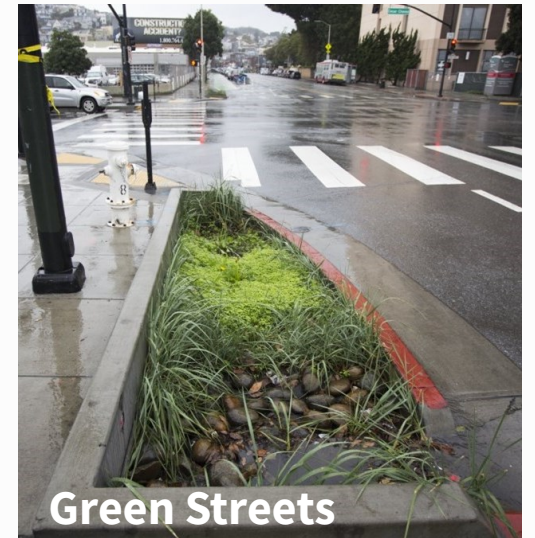
Linear Parks



Plazas



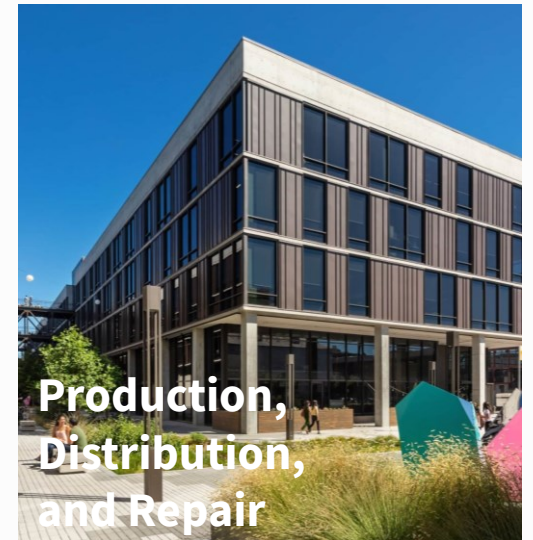
Trails & Paths



Green Streets

# Industrial

- Industrial building types that support the "Industrial City 2.0"
- Emphasis on preserving regionally-important industrial uses and local jobs, while providing modern industrial spaces



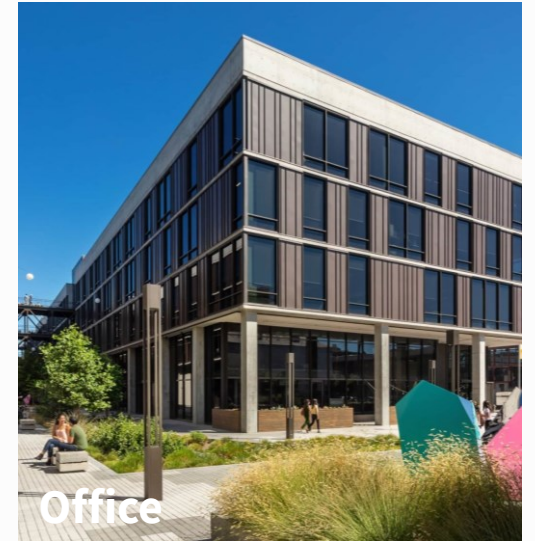
Trails & Paths

Green Streets



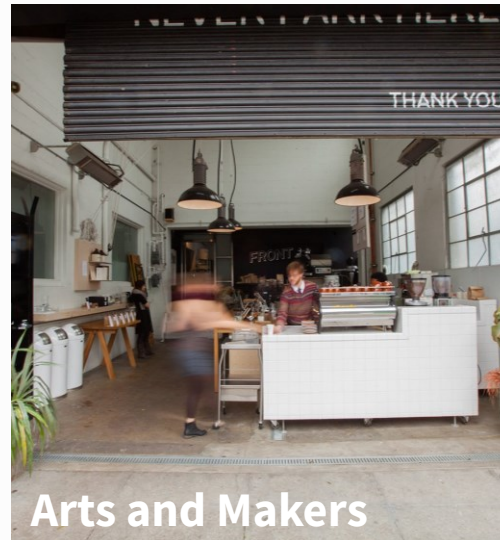
# Life Sciences, Office, and Commercial

- Strategic amount of transit-adjacent life science and office uses
- Daily amenities, such as food and commercial sports, that will support residents



# Arts & Makers

- Public art and creative uses to enhance the identity of Lindenville
- Activation of ground floor creative uses
- Complements live/work uses for artists from mixed use residential kit



Arts and Makers



Public Art

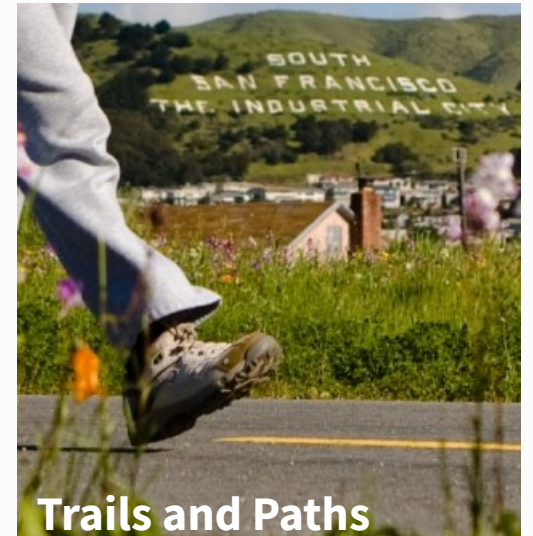
Trails & Paths

Green Streets



# Mobility

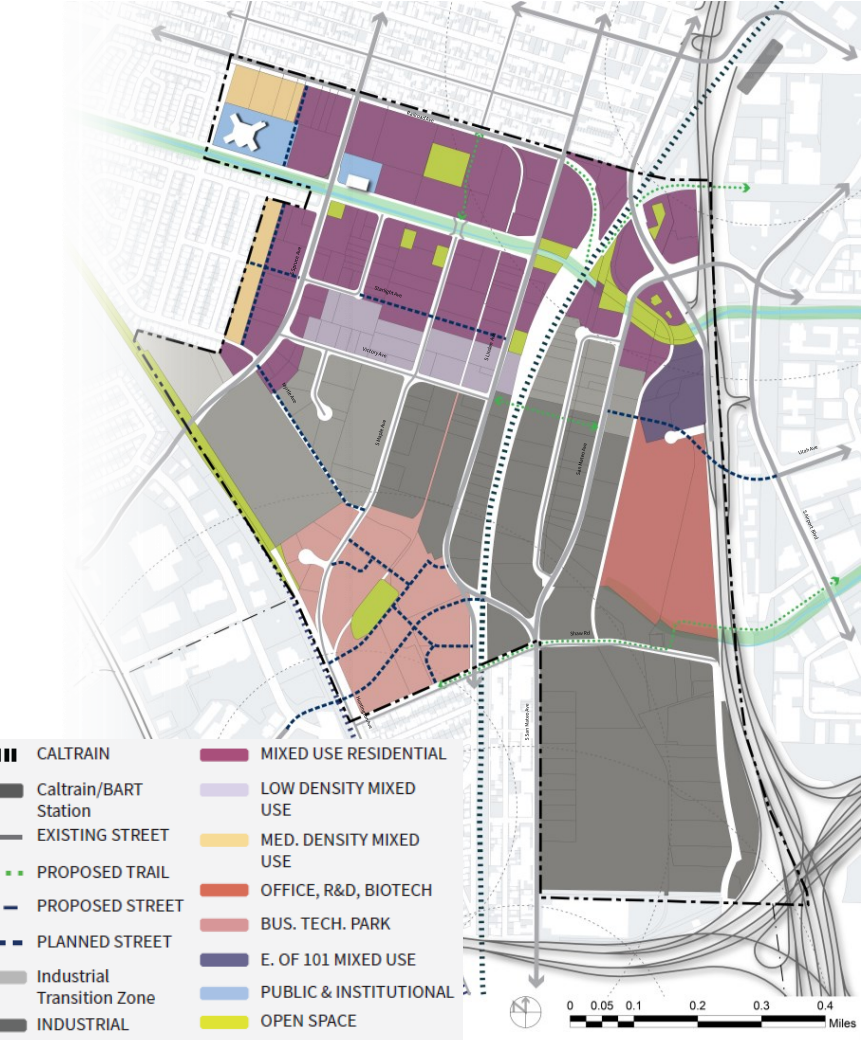
- Balanced mobility approach to ensure all users to can get around
- Minimize conflicts between freight and residential uses
- Develop strong multi-modal mobility to connect people to/from regional transit



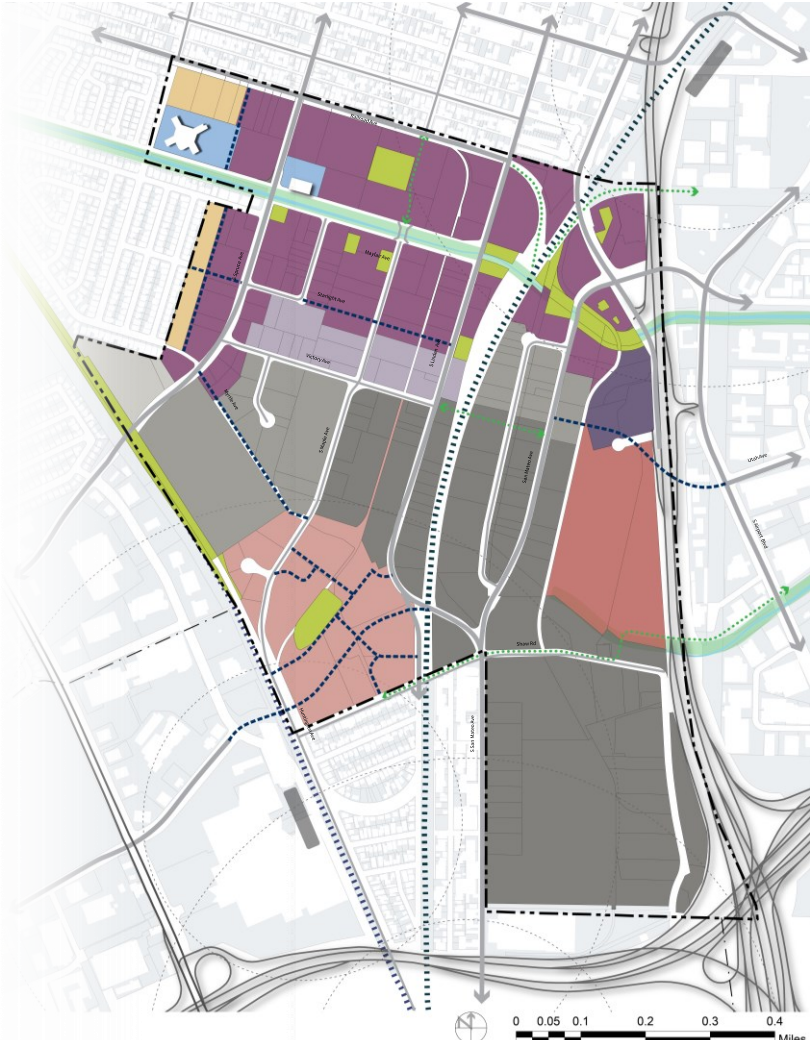


# Example Alternatives

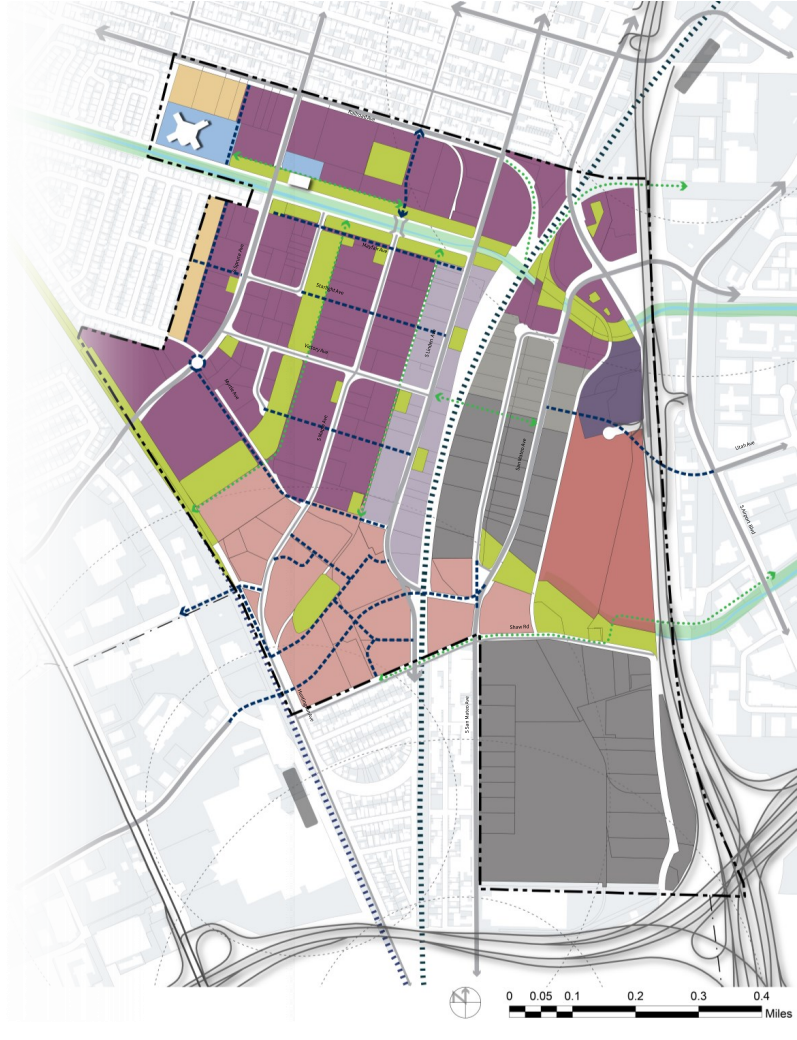
Alternative 1



Alternative 2



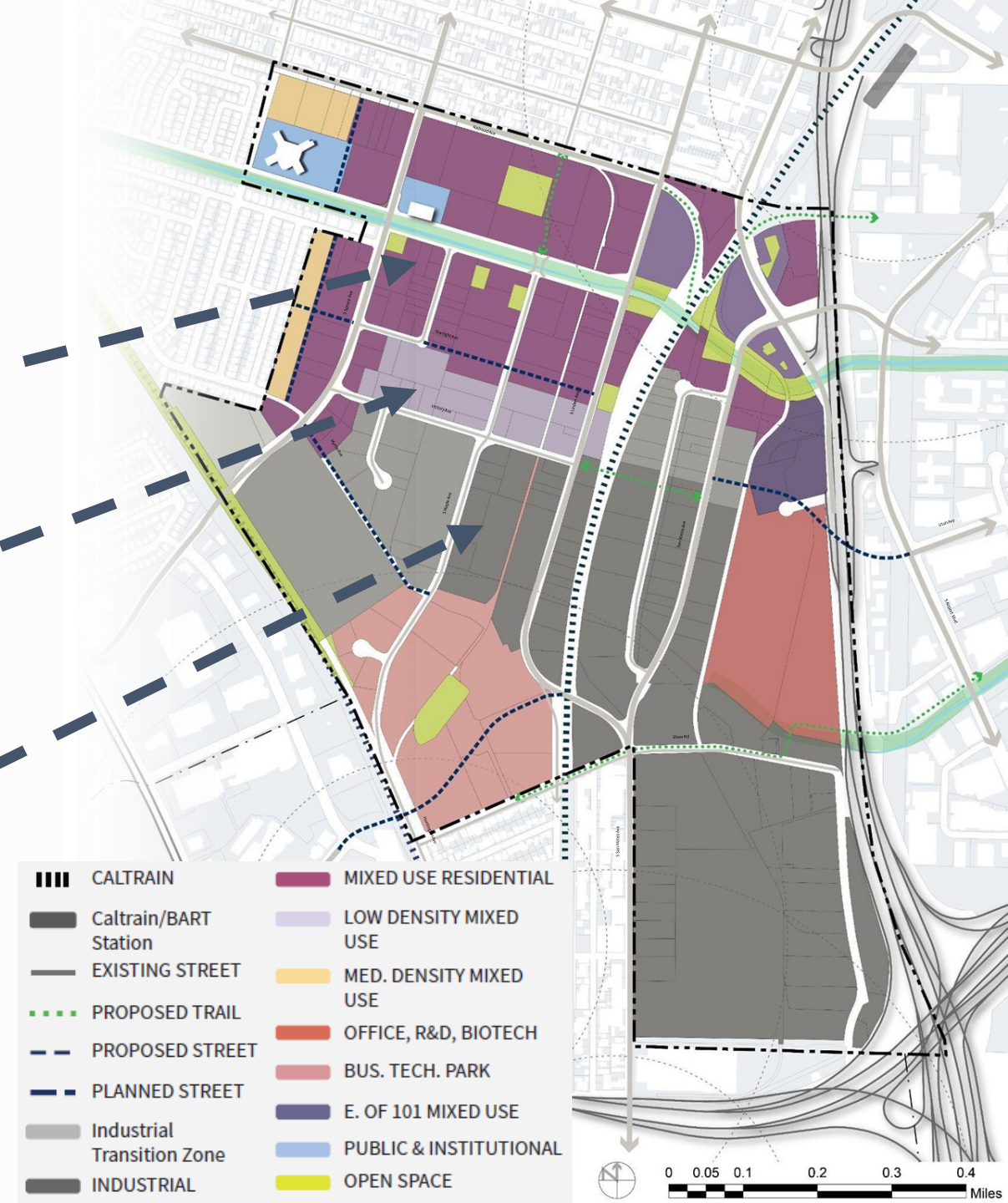
Alternative 3





## Alternative 1

- Concentrates mixed use residential around Colma Creek
- Proposes an Arts & Makers area on Victory Avenue that would provide a transition between residential and industrial land uses
- Preserves the most land for industrial land uses



# Mixed Use Residential Design Concept 1

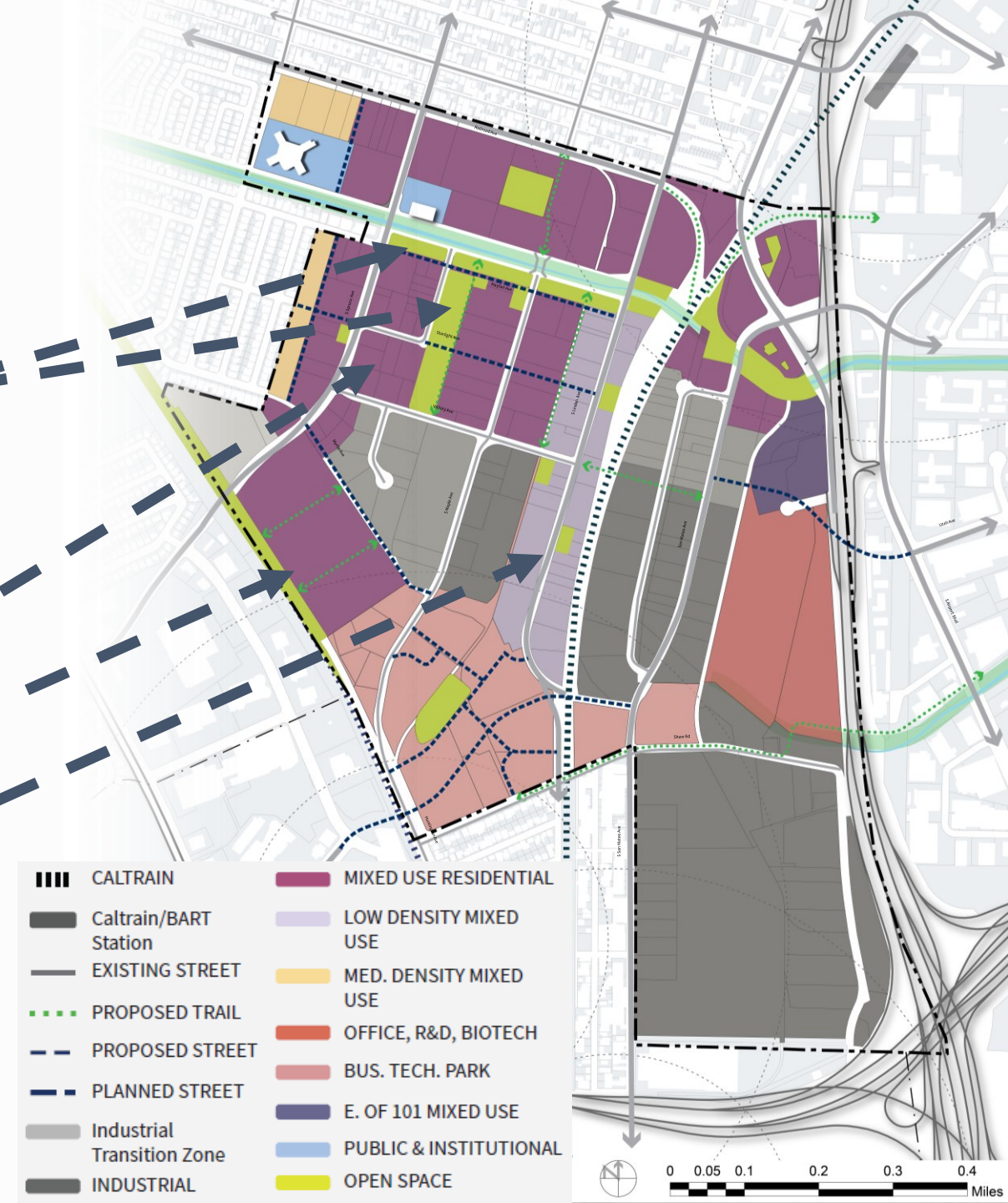
- Retains more existing buildings and businesses
- Mixed-use residential uses primarily located along Colma Creek and South Spruce Ave
- Smaller mixed-use area requires a higher density to accommodate same number of units, resulting in a more significant transition into the surrounding area
- The site-by-site approach creates pockets of development, rather than a holistic development of a community in the neighborhood





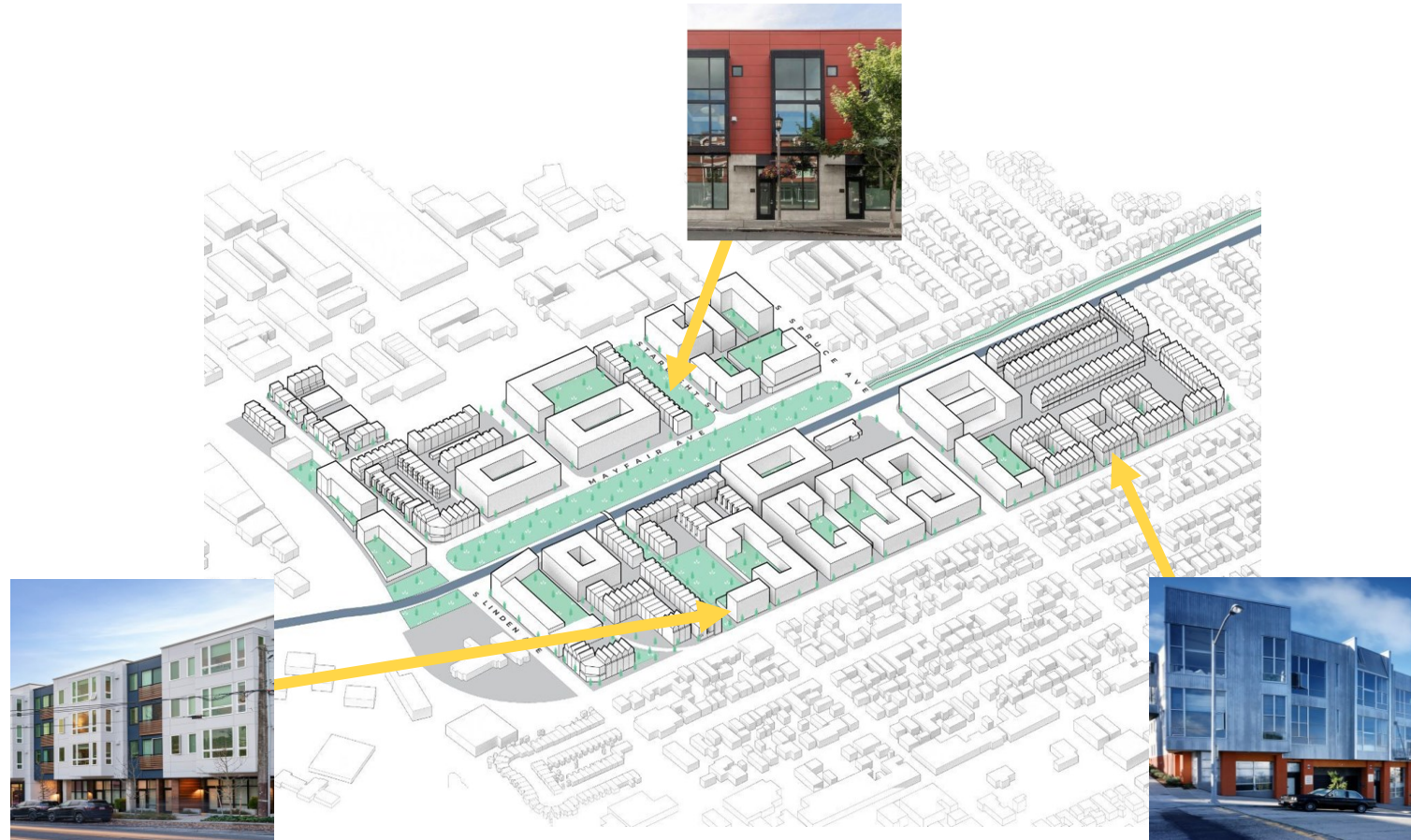
# Alternative 2

- Colma Creek is proposed to be naturalized on the south side, and a linear park connects the creek to Victory Avenue
- Proposes more land for mixed uses, allowing a broader mix of housing types
- Less industrial land than Alternative 1
- The Arts & Makers area is moved to South Linden, creating a connection between Downtown and the San Bruno BART station areas



# Mixed Use Residential Design Concept 2

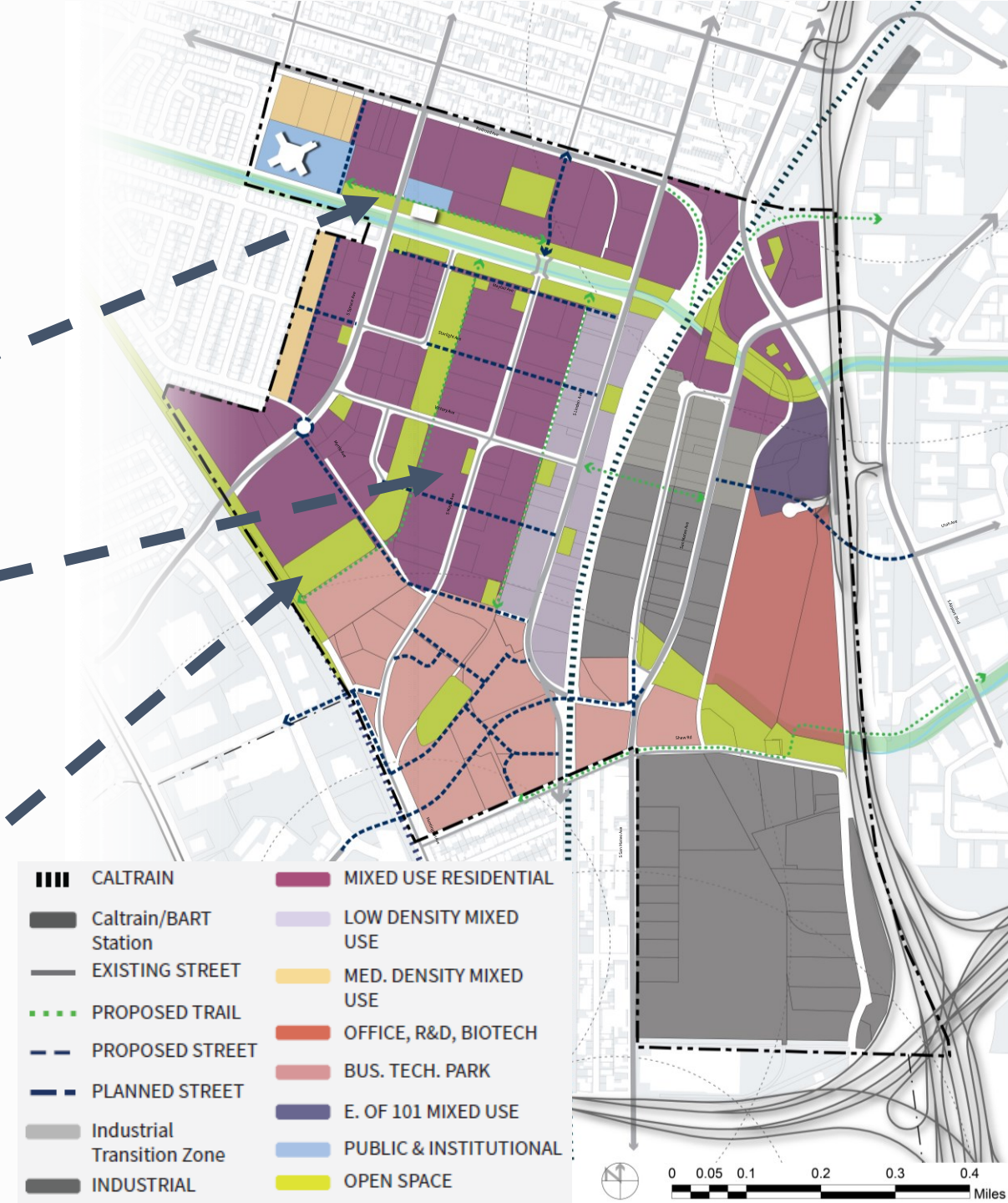
- New green space south of Colma Creek and continuation of existing bike trail and Sister Cities Park along South Canal Street
- More variety of housing options can create an increased diversity in new residents
- Some townhomes help meet du/ac requirements





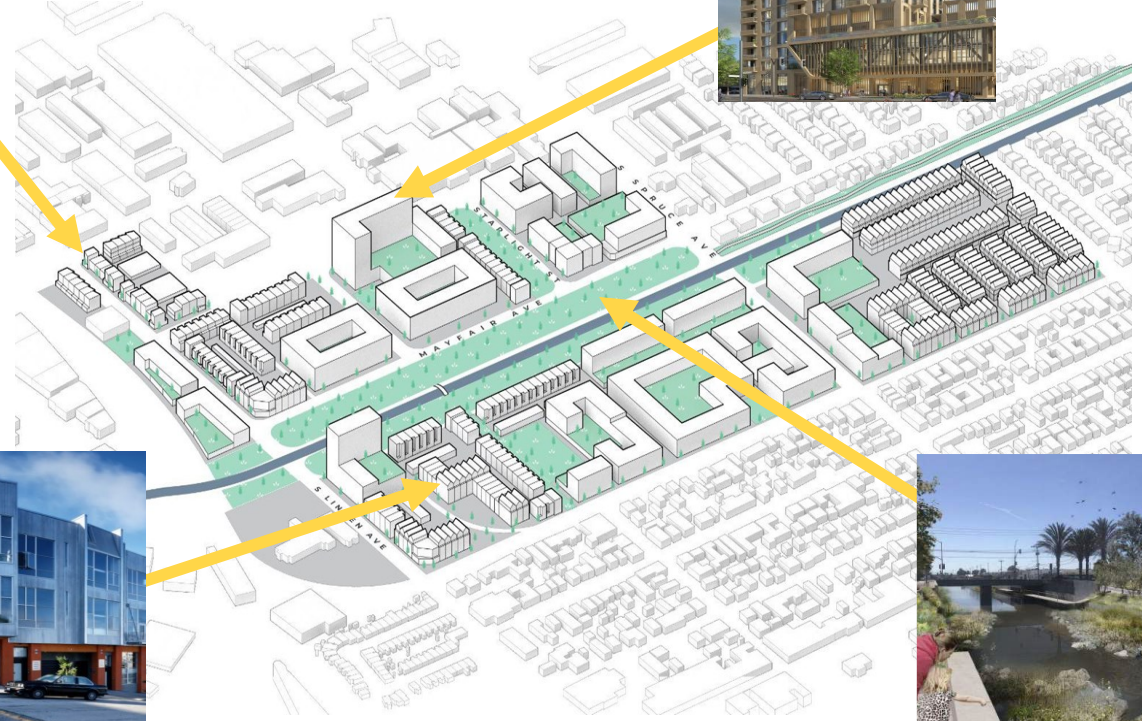
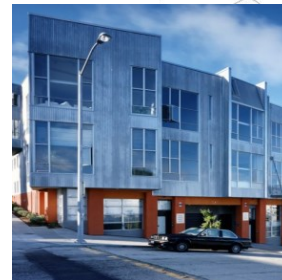
# Alternative 3

- Colma Creek is proposed to be naturalized on the north and south sides
- Transforms a yet larger area to mixed use residential uses allowing a broader mix of housing prototypes (townhomes to mass timber buildings)
- Less industrial area than Alternative 2
- A linear park would connect Colma Creek to the Centennial Way Trail



# Mixed Use Residential Design Concept 3

- Expanded green space adjacent to Colma Creek and continuation of existing bike trail and Sister Cities Park along South Canal Street
- Transition between existing context and the new development
- More mixed-use area allows a broader mix of housing types, including lower-density townhomes
- More development opportunities can attract a variety of development styles and options
- Requires more work in reparceling for redevelopment



# Discussion



# Discussion

- What example alternative do you like best? Why?
- Are there any additional tools should we include our toolkit? Toolkits include:
  - Mixed-use residential
  - Open space and blue-green infrastructure
  - Life sciences, office, and retail/services
  - Industrial
  - Arts and makers
  - Mobility
- Other comments or ideas

