South Richmond, PDA Profile: Biotech Research and Development

PDA Place Type: Transit Neighborhood
2010 Jobs: 7,030
2040 Projected* Jobs: 9,360
2010 Housing Units: 3,590
2040 Projected* Housing Units: 4,960

The South Richmond PDA hosts some of the region’s most historic, scenic, and economically opportune land uses. Anchored by UC Berkeley’s 195-acre Richmond Field Station, the PDA’s South Shoreline Specific Plan currently underway, proposes to transform the currently underutilized industrial waterfront into a revitalized, mixed-use, pedestrian-friendly district. The UC Richmond Bay Campus Long Range Development Plan suggests the site could accommodate 10,000 new jobs, which could catalyze the creation of a biotech cluster of co-located research and development(R&D) ventures. This synergy could potentially yield 5.6 million in additional office and R&D sqft, and up to 13,000 additional jobs.

Richmond’s deepwater port was ground-zero for shipbuilding during WWII. The Kaiser Shipyards produced nearly 750 vessels during the war, earning Richmond a place in history, and creating the feminist iconography of Rosie the Riveter, paying tribute to the women factory workers of WWII.

The 500,000 sqft Ford Motor Plant is the epitome of industrial re-use on the enterprise-zoned Ford Peninsula. Uses include several green businesses, retail space, restaurants, and the large footprint of event space at the Craneway Pavilion. A ferry terminal connecting to SF and other ports is also proposed here.

Nearly a quarter of the 6,000 jobs in the PDA are in manufacturing. The proposed Richmond Bay Campus could accommodate 10,000 new jobs in bioscience and leverage an additional 13,000 jobs in the specific plan area.

The PDA’s Marina Bay neighborhood is a Planned Area District containing the 212-unit Anchorage at Marina Bay housing development. The area’s Medium-Density Residential zoning allows for an efficient mix of single-family and multi-family dwellings. The specific plan zones for an additional 4,080 units in the Regatta and Marina Bay Districts.

The Pt. Isabel peninsula in Richmond Annex houses the regionally popular dog park as well as the Business/Light Industrial uses of “big-box” retailer, Costco, and the USPS Bulk Mail Center for San Francisco.

The SF Bay Trail provides an adjacent natural amenity maximizing the PDA’s unique and vast bay views. A new network of bike and pedestrian paths will enhance connectivity between the 81 acres of open space in the plan area and access to the waterfront for residents, employees and recreationists.