

OAKLAND:Let's

talk!

OPDC

Let's Talk - Zoning
Oakwatch

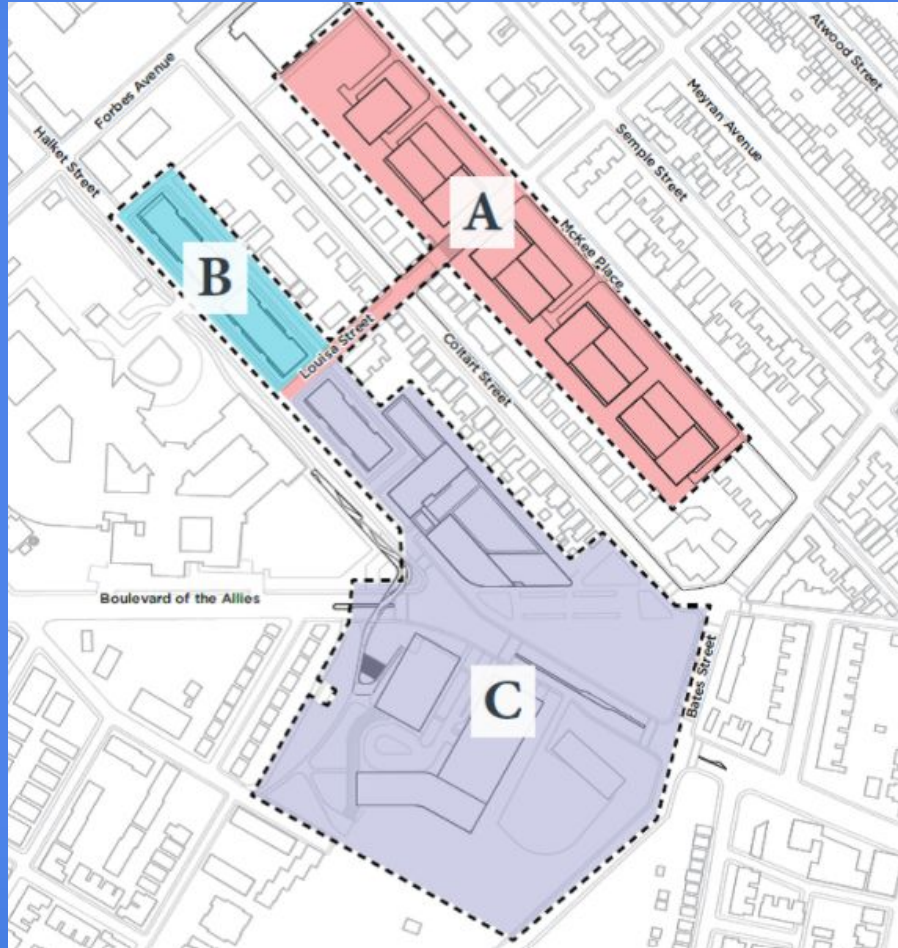
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OPDC updates

- **A Development Activities Meeting** will replace our monthly **Oakland-Wide** on **Tuesday, October 26, at 6:00 P.M.** OPDC, the Squirrel Hill Urban Coalition, and the City of Pittsburgh Department of City Planning will welcome **Carnegie Mellon University** as they discuss their Institutional Master Plan for 2022. Zoom info: www.opdc.org/events/2021/10/26/cmudam

Proposed Oakland Public Realm District E



What is an Oakland Public Realm District?

Oakland is a place of unusual density and concentrated public activity due to the lively environment of highly mixed uses, monumental and grand civic buildings, and large educational and medical institutions. The intent of the Oakland Public Realm District (OPR) is to provide regulations for the development and growth of Oakland in an effort to preserve the mixed use nature of the community while enhancing the sense of place within Oakland's public areas. The Oakland Improvement Strategy, A Comprehensive Strategy for the Development, Improvement and Zoning of Oakland's Public Corridors, Housing and Commercial Areas, identified the need to create zoning standards reflective of the vast areas of Oakland used and seen by the general public. Four (4) sub-districts have been designed to accentuate the positive attributes of each area, and to protect and enhance the fine qualities of Oakland.

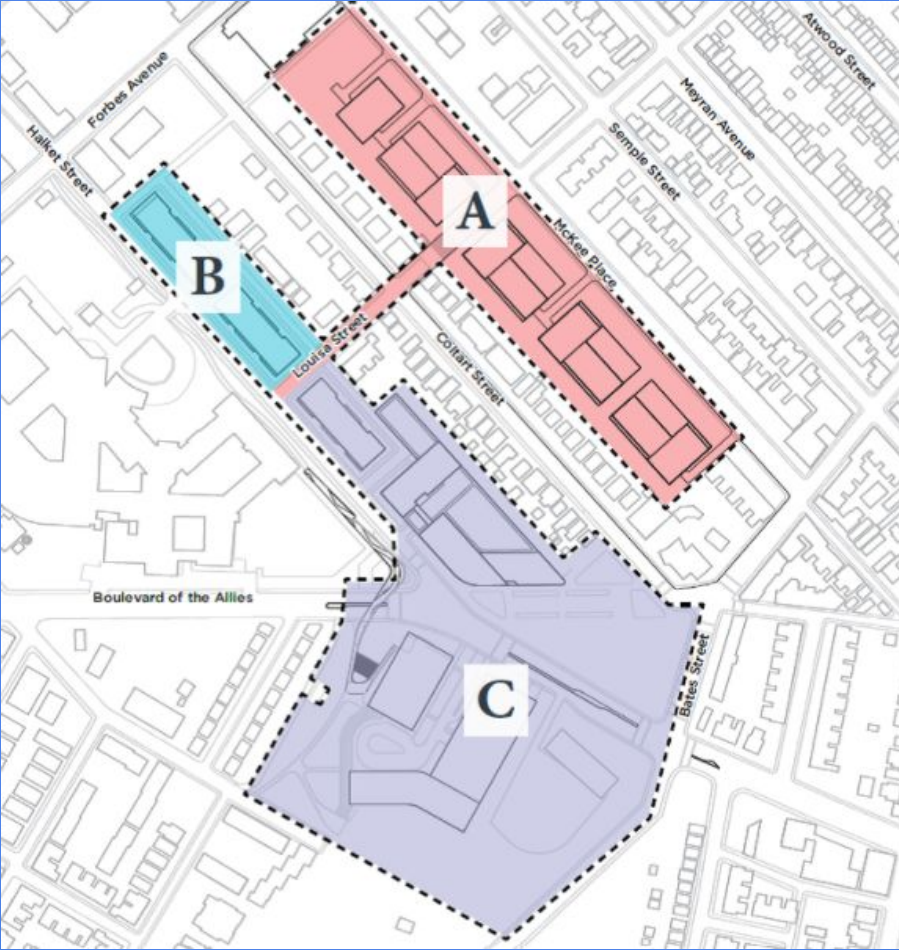
Specifically, the intent of the Oakland Public Realm District is:

- To enact and implement new zoning districts to enhance and protect Oakland's special character;
- To protect the character of less intensive uses from impacts of more intensive uses;
- To provide a guide to non-residential and residential development in order to encourage growth that will be both pedestrian friendly and compatible with the existing neighborhood ; and
- To encourage mixed use development that allows non-residential and residential uses to co-exist without conflict.

OPR-E Purpose

The purpose of this District is to: (1) encourage the high quality redevelopment of properties and improvements within the Oakland Crossings District including, the redevelopment of portions of the Boulevard of the Allies, Bates Street, Halket Street and McKee Place; (2) address the need for urban density for a variety of uses , including mixed uses, while at the same time creating significant open space and public amenities; (3) develop the opportunities for a variety of types of housing within the District ; (4) establish and reestablish safe and attractive pedestrian, bicycle, and transportation improvements and enhancements; (5) create consistency of scale, size and design of buildings and amenities within this District; and (6) provide meaningful connections from this District to the rest of Oakland and the surrounding neighborhoods. The regulations are intended to encourage the mixed-use nature of the community and encourage investment to increase the residential population and commercial activity.

Proposed Oakland Public Realm District E



Subdistrict A

- Subdistrict A (McKee Pl.) is currently zoned as residential. OPR-E is looking to turn this into commercial zoning which could bring:
 - Parking structures
 - Fast food restaurants with drive thrus
 - Utility-generating plants, wastewater treatment plants, etc.

Subdistrict A



Google

Image capture: Nov 2020 © 2021 Google United States Terms Privacy Report a problem

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Subdistrict B

- Subdistrict B (Halket St) is currently a moderate density subdistrict with height restrictions of 30 feet
 - OPR-E wants to add hotel/motel, in order to gain bonuses to expand the current height restriction
 - Similar to Sub District A, parking structures, restaurants, retail spaces, etc. could be added

Subdistrict B



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Subdistrict C

- Subdistrict C (Boulevard of the Allies + Halket St) is currently zoned as OPR-D
- OPR-E is looking to add:
 - College and university campus
 - Educational classroom spaces
 - Parking structures
 - Research and development services

Subdistrict C



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When it comes to “*Walk to Work*”... Inclusion **is an illusion**

“...the rental rate of the unit does not exceed 30% of the gross income of the occupants.”

Walnut Capital has said the development would include affordable housing, with an emphasis on walk-to-work housing for those working in Oakland. Several residents, however, said they feared affordable housing would not be part of their final plan, and worried that the development would force out existing residents.

“It would be unaffordable to our current residents,” resident Randy Sargent said.

Excerpt from “Dozens object to proposed development in Pittsburgh’s Oakland neighborhood during public hearing” from triblive reporter Julia Felton 10/5

When it comes to **“Walk to Work”...**
Inclusion **is an illusion**

“...shall be made primarily available to employees and/or independent contractor of the third party institution.”

When it comes to “Walk to Work”... Inclusion is an illusion

University Professors

Teaching Computer Science, Physics, Business, & Mathematics



30% of Income = \$31,500

\$2,625 Monthly rent

\$6,125

Food Prep & Serving Related Occupations

Includes Cooks, Waiters, Bartenders, House keepers, Bakers, Baristas.



30% of Income = \$7,941

\$661 Monthly rent

\$1,544

When it comes to “Walk to Work”... Inclusion is an illusion

University Professors

Teaching Computer Science, Physics, Business, & Mathematics



30% of Income = \$31,500

\$2,625 Monthly rent

\$6,125

Healthcare Support Occupations

Includes Nursing Assistants, Occupational Therapy Assistants, Psych Aides, Healthcare Support Workers



30% of Income = \$9,129

\$760 Monthly rent

\$1,775

When it comes to **“Walk to Work”...**
Inclusion **is an illusion**

**“...at least 10% of the units
contained in the structure will
contain “Walk to Work Housing”.”**

Genuine Inclusion *could* occur in Oakland!

A moment 'to be bold': Pittsburgh zoning measure requiring affordable housing advances



MARK BELKO ✓
Pittsburgh Post-Gazette
mbelko@post-gazette.com

APR 7, 2021 8:33 AM

Development & Transportation

Tool To Create Affordable Housing Wins Preliminary Approval From Pittsburgh City Council

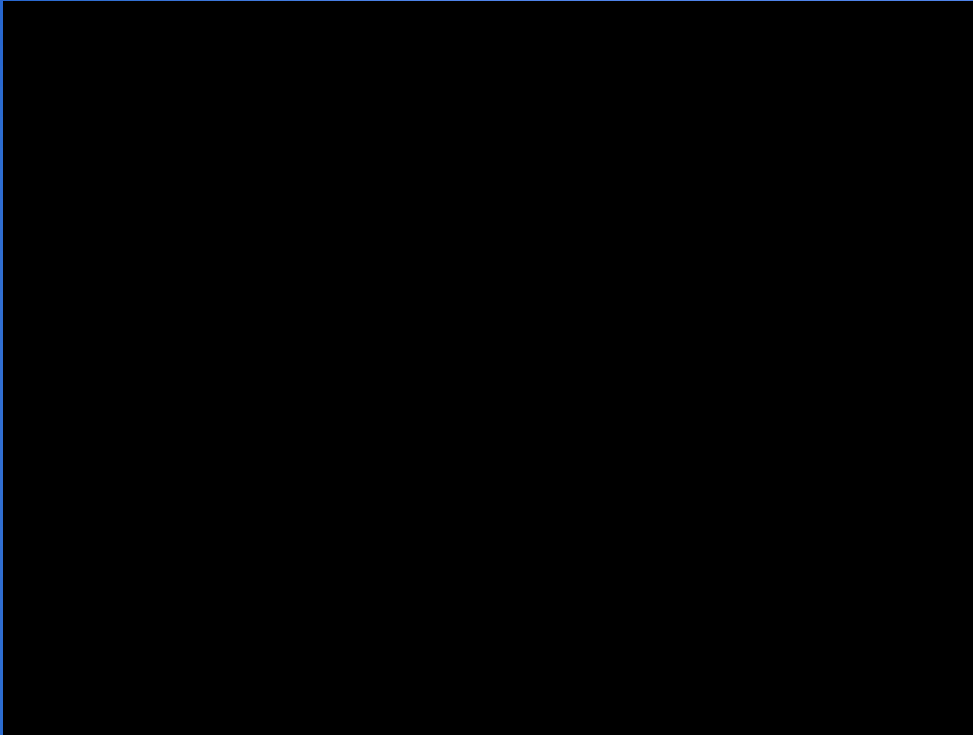
90.5 WESA | By Margaret J. Krauss
Published June 9, 2021 at 3:29 PM EDT



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What your representatives think

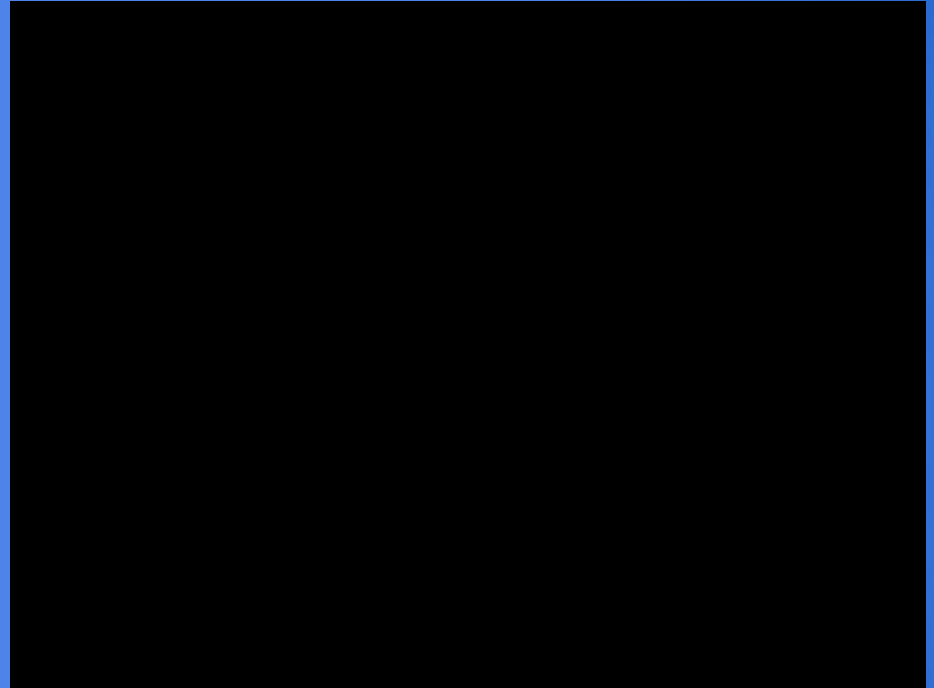


Councilman Bruce Kraus explains that he forgot to have the amended bill (which he helped to write) posted to the council website for the public to review before the vote.

video clip from Standing Committee Hearing on 10/13/2021
source: http://pittsburgh.granicus.com/player/clip/3784?view_id=2&redirect=true

What your representatives think

Councilman Ricky Burgess states his intent to vote to pass the bill, regardless of Planning Commission's findings.



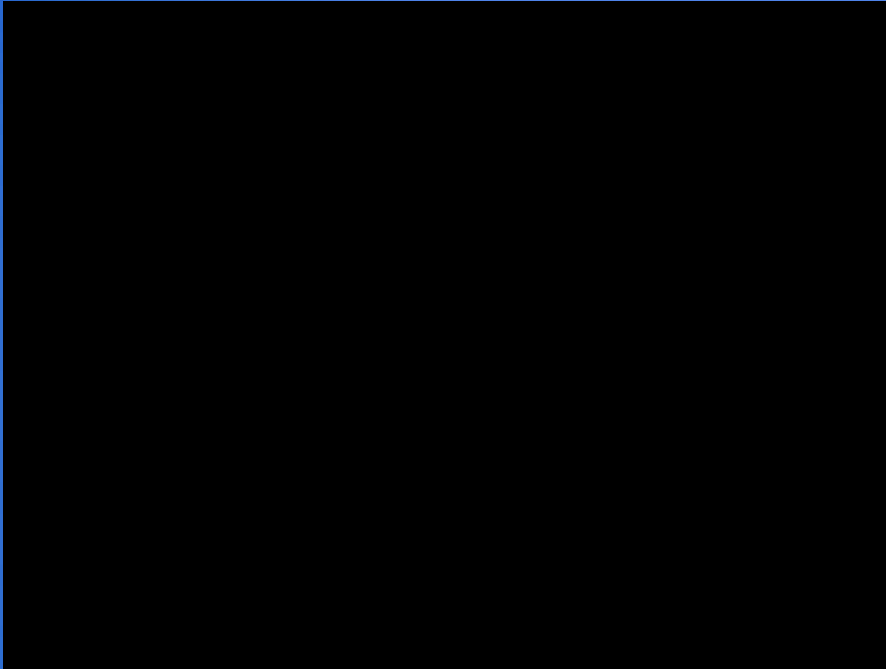
video clip from Standing Committee Hearing on 10/13/2021

source: http://pittsburgh.granicus.com/player/clip/3784?view_id=2&redirect=true

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What your representatives think



Hearing Oakland residents' opposition was a very painful experience for Councilman Kraus.

video clip from Standing Committee Hearing on 10/13/2021

source: http://pittsburgh.granicus.com/player/clip/3784?view_id=2&redirect=true

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Oakland 2025

National or Local Designation? There's a Difference:

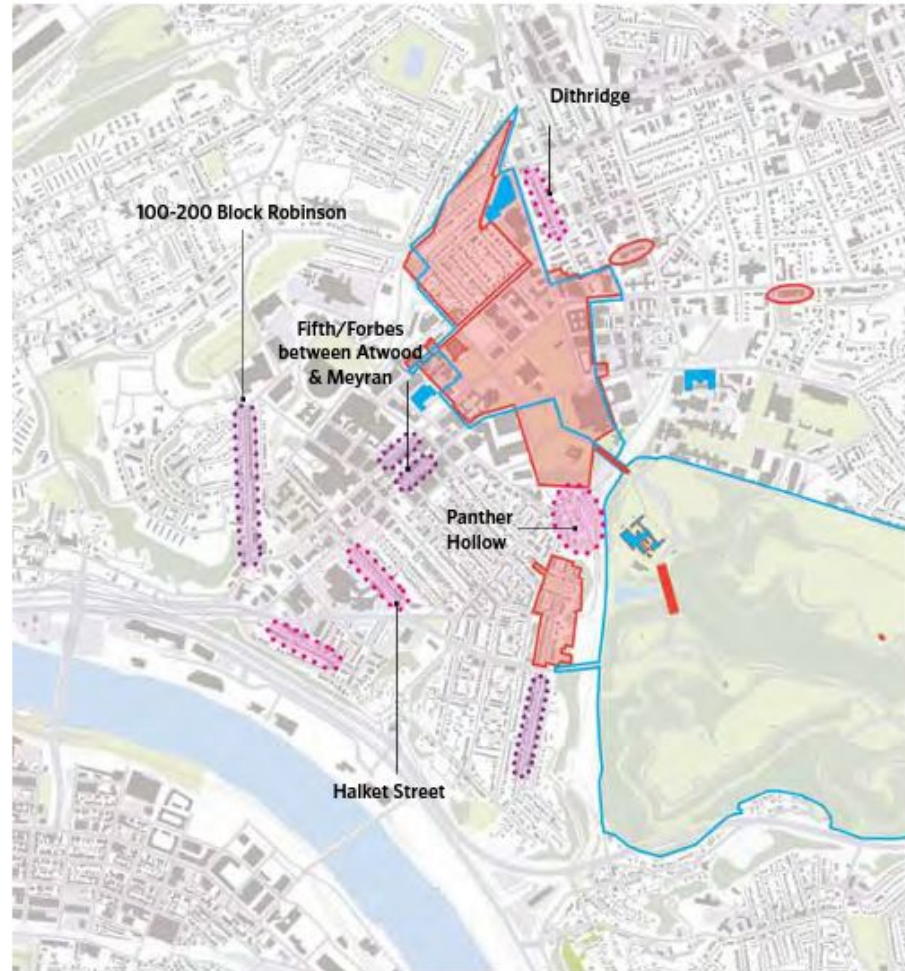
There are generally two types of historic resource designation: National Register and Local. While both recognize the significance of a particular place, and can be rallying points for further planning efforts, there are substantial differences between the two.

National: In short, despite the common misperception that listing on the National Register of Historic Places (NRHP) will protect a historic resource, this level of designation is largely honorary and does not limit an owner's modification or maintenance of a property (unless federal funding, licenses or permits are involved).

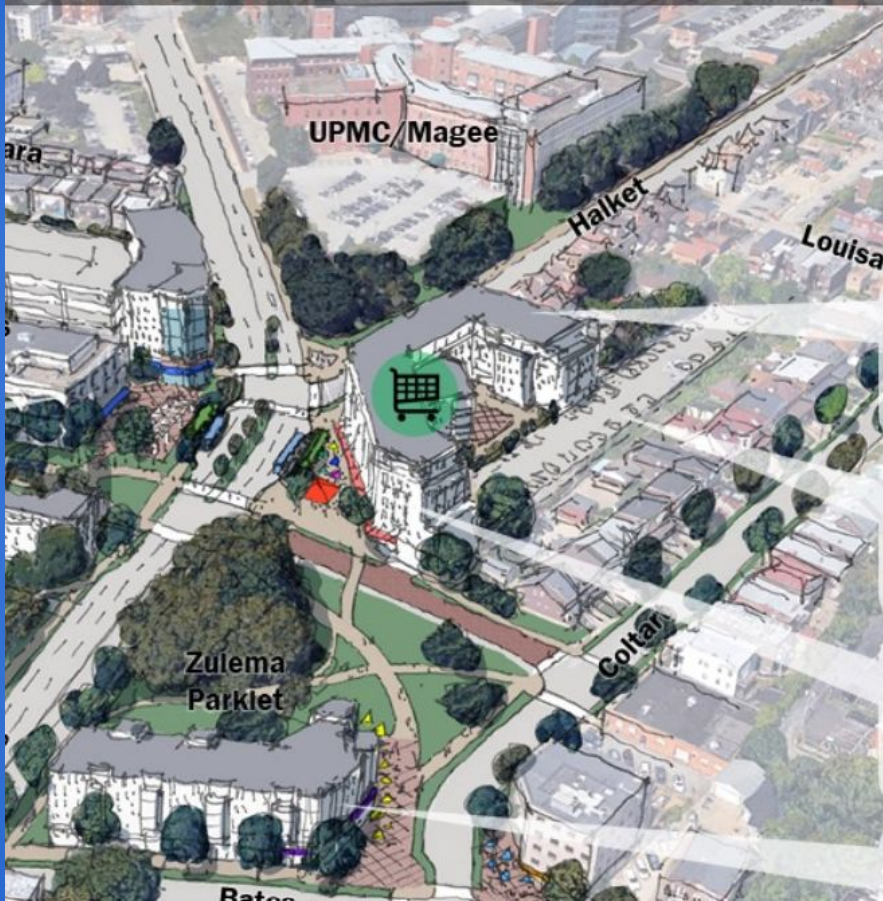
Local: Local designation is far more effective at preventing inappropriate changes to historic resources by requiring exterior modifications to be approved in advance by a local historic and architectural review board (in Pittsburgh, this is the Historic Review Commission).

PHLF: One additional note: Even though PHLF's Historic Plaque Program is administered locally, it is solely honorary and offers no protection from alteration or demolition.

-  National Register Designation (Buildings and Districts)
-  Local Historic Designation (Buildings and Districts)
-  Potential Preservation Focused EAH Areas
-  Potential Model Blocks



Oakland Plan Design Charrette



www.engage.pittsburghpa.gov/oakland

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Take action

If you oppose the legislation to rezone Oakland, let your representatives know. You can find your council person, and their contact information below:

District	Councilperson	Phone Number
3	Bruce Kraus	412.255.2130
6	Daniel Lavelle	412.255.2134
8	Erika Strassburger	412.255.2133

Oakwatch

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Oakwatch resources

- **Visit www.opdc.org/oakwatch-resources for copies of tonight's flyers and resources from our enforcement partners, elected officials, and the University of Pittsburgh.**

Oakwatch property list

537 YARROW ST (FORMERLY 0 BOUNDARY ST.)

2610 FORBES AVE

23 OAKLAND SQ

3221 KENNETT SQ

3319 NIAGARA ST*

3421 PARKVIEW AVE

3611 FRAZIER ST*

3204 NIAGARA ST

1 AYERS ST*

225 N DITHRIDGE ST

THANK YOU!

- The next **Let's Talk...Oakwatch** meeting is on Wednesday, November 17 at 6:00 p.m. on Zoom and Facebook Live. www.opdc.org/letstalk
- Event calendar – www.opdc.org/events
- Sign up for the e-news and meeting notices at www.opdc.org/contact-us
- General inquiries – questions@opdc.org
- Donate – www.opdc.org/donate
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