

OAKLAND:Let's

talk!

OPDC

Let's Talk - Zoning Oakwatch – Student Behavior

OPDC

Oakland Planning
and Development
Corporation

Let's Talk/Oakwatch Meeting Template

Agenda Item	Speaker(s)	Time
Welcome/Overview of Meeting/Introduction of Topic <ul style="list-style-type: none"> • Welcome • Read meeting rules • Introduce Elena Zaitsoff <ul style="list-style-type: none"> ○ Read mission statement • Speaker introduction and meeting background 	Andrea, Elena Zaitsoff	6:00 – 6:05
Oakwatch Update and Q&A <ul style="list-style-type: none"> • Student Conduct <ul style="list-style-type: none"> ○ Permitting and enforcement for student events and parties 	Various community partners (Kenyon Bonner, Zone 4, Pitt Police, Gwen Bolden)	6:05 – 6:50
OPDC Updates <ul style="list-style-type: none"> • OPDC updates, <ul style="list-style-type: none"> ○ Oakland Wide ○ New funding for BIPOC homeownership in Oakland 	Andrea	6:50 – 6:55
Featured Topic Presentation Let's Talk... Zoning <ul style="list-style-type: none"> • Oakland's current zoning districts <ul style="list-style-type: none"> ○ Processes by which they can be changed 	Wanda	6:55 – 7:25
Closing <ul style="list-style-type: none"> • Gratitude • Direct attention to "Let's Talk..." webpage • Announce next Let's Talk date and topic 	Andrea	7:25 – 7:30

NOTES:

- Public safety and code enforcement numbers will be reported out in aggregate at the meeting, and kept continuously up-to-date on OPDC's website
- Community updates should be limited to Oakland-specific announcements (events, initiatives, topics for future discussions)

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.**

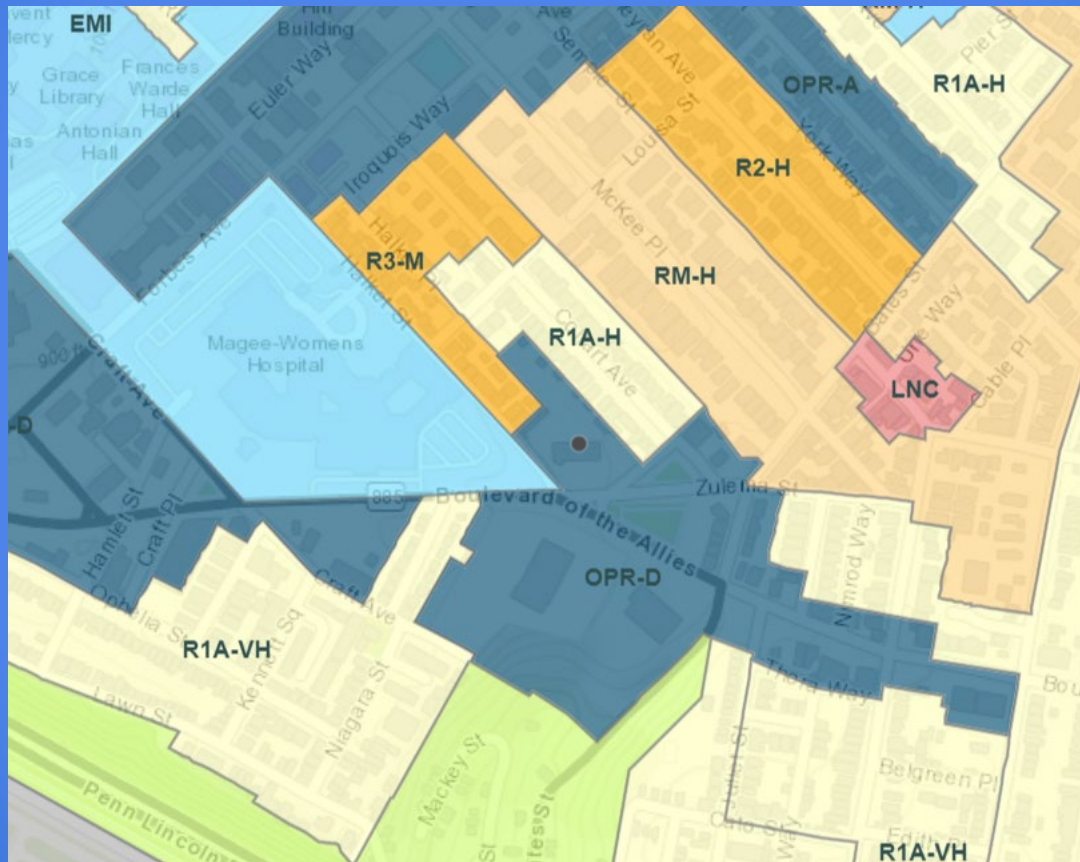
OPDC updates

- **Oakland-Wide** returns on Tuesday, September 28, at 6:00 P.M. UPMC will present new campus-wide signage and the Carnegie Library of Pittsburgh will share plans for new banners on Schenley Drive and Schenley Drive Extension. Zoom info at www.opdc.org/events/2021/9/28/oakland-wide
- **Applications open on Wednesday, October 6, at 12:00 p.m.** for low/moderate-income Black, Indigenous, and people of color (BIPOC) families to apply for funds to become Oakland Community Land Trust homeowners.

Seven participants will each receive up to \$31,000 in cash assistance they can use towards the purchase of a CLT home, to repair credit or pay down debt, or to build savings.

Visit www.opdc.org/Oakland-homeownership for full details.

Current zoning in Oakland



Current zoning in Oakland

Residential districts

Housing type + density

Commercial/Mixed Use

Local Neighborhood Commercial

Public Realm

Special districts

Fifth/Forbes, Craig, Atwood, Boulevard of Allies

Specially planned “SP”

What’s missing = Inclusionary
Zoning

Process to enact zoning

Best as part of planning process. First the plan, then the regulation to implement that plan.

Here in Oakland and across the city, neighborhood residents are actively engaged in planning and zoning. A planning process known as *The Oakland Improvement Strategy* led to the public realm districts we have now.

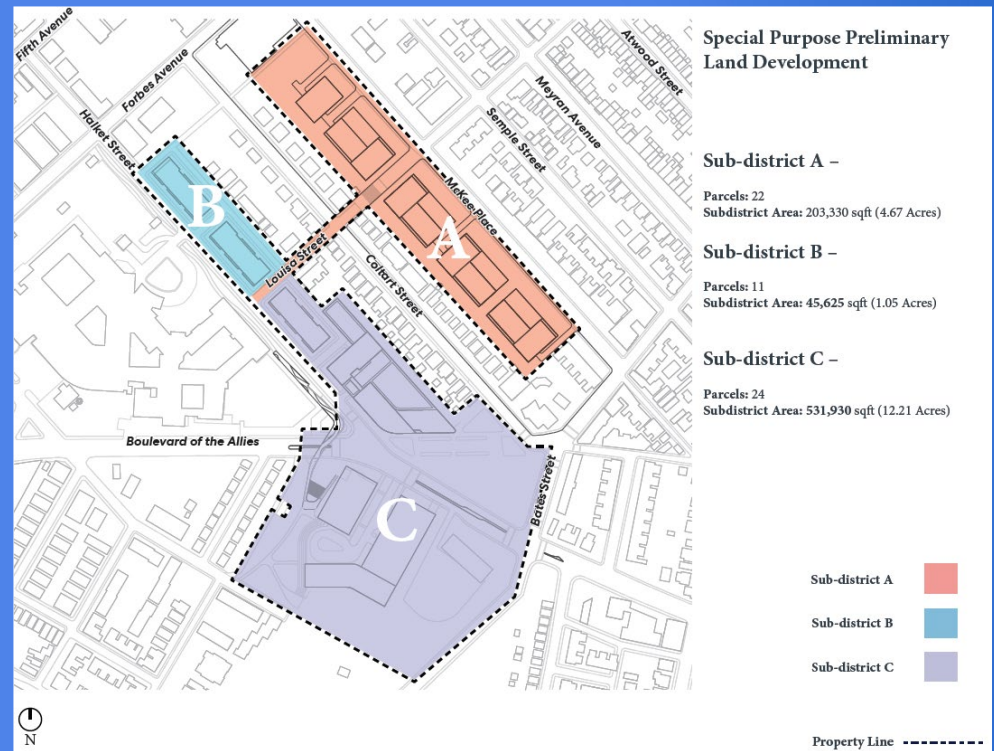
Department of City Planning (DCP) would work with a community on an engagement process about potential zoning changes. DCP would draft the legislation and engage the community to review it through iterative discussions where edits can be made. After thorough, iterative process that could be several months, DCP would begin the process to take it before City Planning Commission (CPC). Public notices, public hearing, action. Also a DAM at the RCO.

If positive recommendation from CPC, legislation is then introduced to City Council. Also public hearings. If denied by CPC, must have supermajority at City Council.

Summary of proposed ordinance

Walnut Capital desires city government to initiate legislation to establish a zoning change of a 17-acre area of Oakland along Halket Street and McKee Place in Central Oakland, as well as along the Boulevard of the Allies between Central and South Oakland.

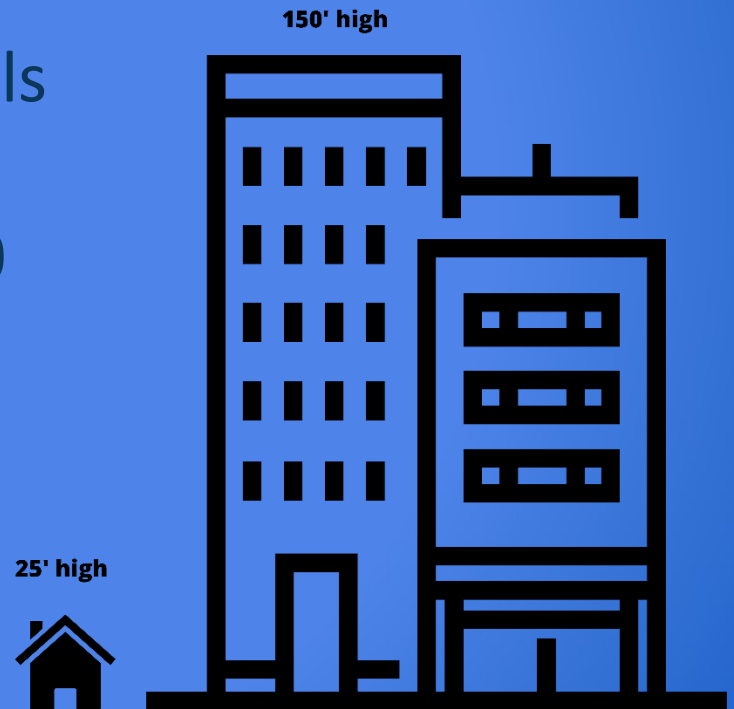
Department of City Planning has NOT been involved in drafting this legislation.



(above) Proposed re-zoning sub districts from an ordinance sent by Mayor Peduto to City Council.

Summary of proposed ordinance

Walnut Capital's proposal calls for a variety of mixed-use buildings between six and 10 stories, which could reach as high as 150 feet.



Why OPDC opposes this legislation

- Legislation proposed by Walnut Capital isn't going through the proper steps, no involvement of DCP.
- The efforts are being rushed while ignoring an ongoing public planning process (the Oakland Plan) and clearly established neighborhood priorities.
- The proposed ordinance does not include inclusionary zoning or other value capture mechanism.

Why OPDC is against this plan

- No affordable housing.
- This plan would raze three large and dense city blocks, including homes and trees that are over 100 years old.
- The plan would take a publicly owned park.
- Proposed zone change for an area *Oakland 2025* identifies for homeowner preservation priority
- Decimation of neighborhood fabric
- Buildings out of scale of neighborhood fabric
- Distortion of community input in plan process not yet complete, not thoroughly vetted with residents.

Take action

Contact District 3 City Councilman Bruce Kraus

412.255.2130

bruce.kraus@Pittsburgh.pa.gov

The Office of Councilman Bruce Kraus

City-County Building

414 Grant St. Ste. 510, Fl. 5

Pittsburgh, PA 15219

THANK YOU!

- The next **Let's Talk...Oakwatch** meeting is on Wednesday, October 20 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
- Social Media
 - facebook.com/opdc.org
 - instagram.com/oaklandplanning
 - twitter.com/oaklandplanning