



Welcome

Thanks so much for joining us this evening for Let's Talk...Oakland Plan: Zoning proposals.

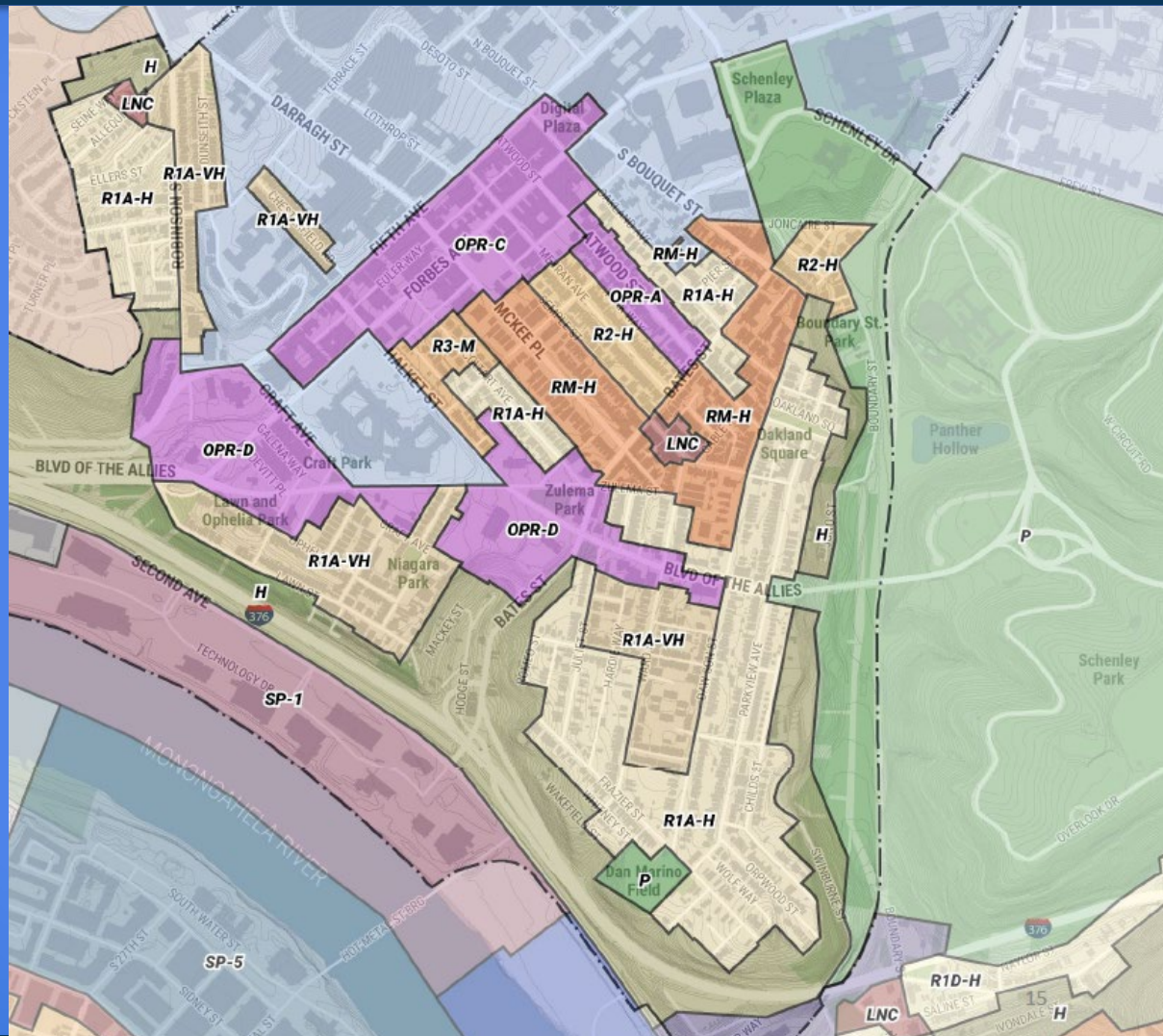
Zoning Proposals

Department of City Planning wants the public to review:

1. Three brand new base zones, with new use tables, open space requirements, residential compatibility standards, and bonus point systems
2. Zoning and height maps that re-write a big chunk of the Oakland zoning map
3. The re-zoning is intended to be in service of the Oakland Plan, which has yet to be revised in response to public input received over the last six weeks.

It's important to evaluate the extent to which the neighborhood vision articulated in the Plan is supported by these zoning changes.

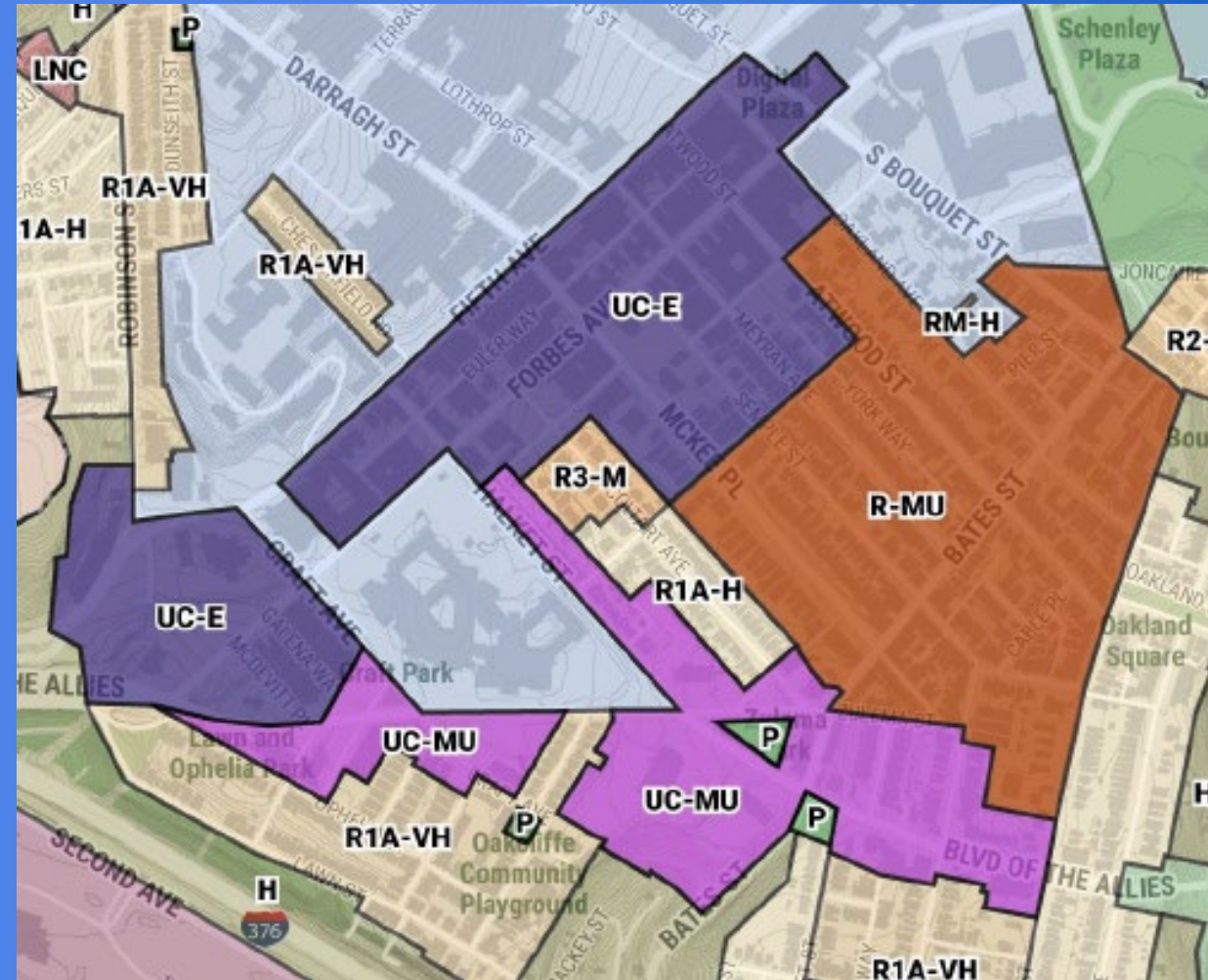
Existing Zoning



New Zoning Proposals

Three proposed new base zones:

1. Fifth and Forbes corridor: “Urban Center – Employment”
2. Boulevard of the Allies: “Urban Center – Residential Mixed Use”
3. Central Oakland between Louisa and Dawson: “Residential – Mixed Use”



1. Fifth and Forbes Corridor

Currently:

Oakland Public Realm District, Subdistrict C

Proposed:

Urban Center – Employment

- * New open space/sidewalk standards
- * Limits on new residential development

2. Boulevard of the Allies

Currently:

Oakland Public Realm District, Subdistrict D

Proposed:

Urban Center – Mixed Use

- * Support more dense mixed-use development around the Blvd.
- * Incentivize creation of affordable housing

3. Central Oakland (between Louisa & Dawson)

Currently:

Various existing zones

Proposed:

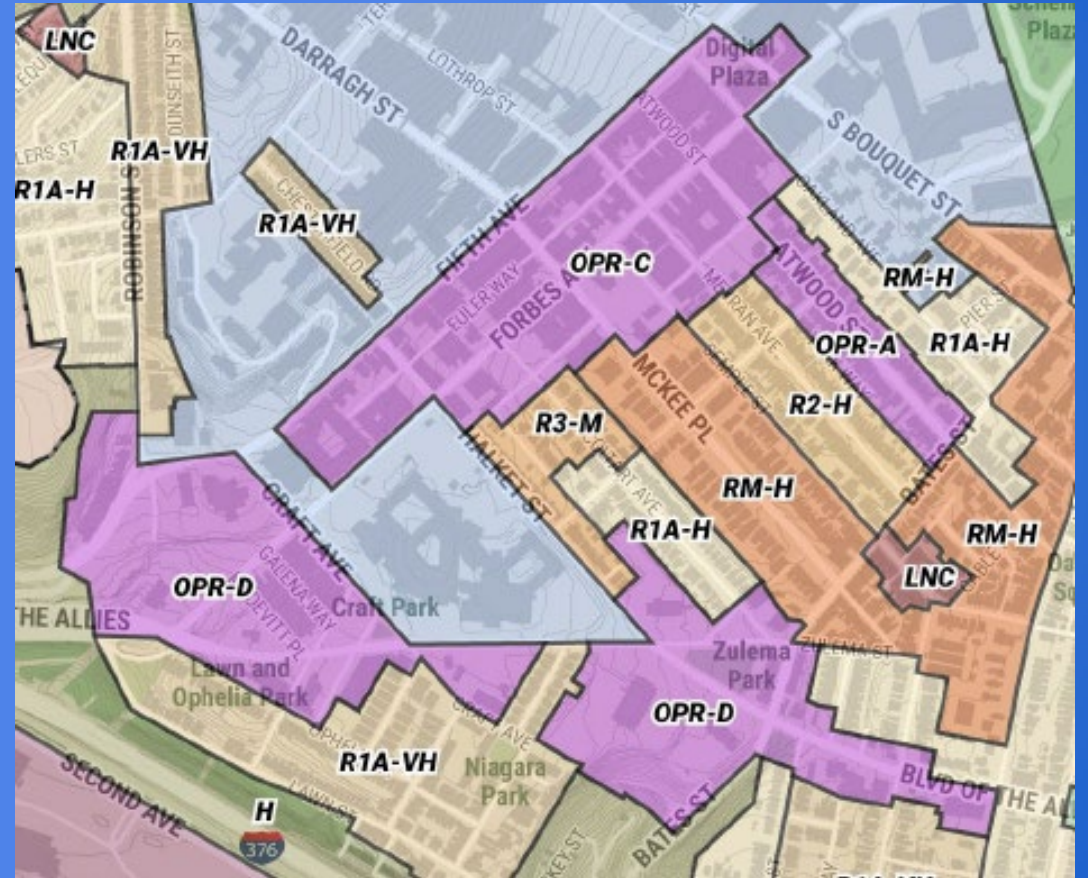
Residential Mixed - Use

- * Allow new multi-unit housing structures to better meet student and affordable housing needs
- * New open spaces

Existing vs. Proposed Zoning

The intent of the Oakland Public Realm (OPR) intent 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.

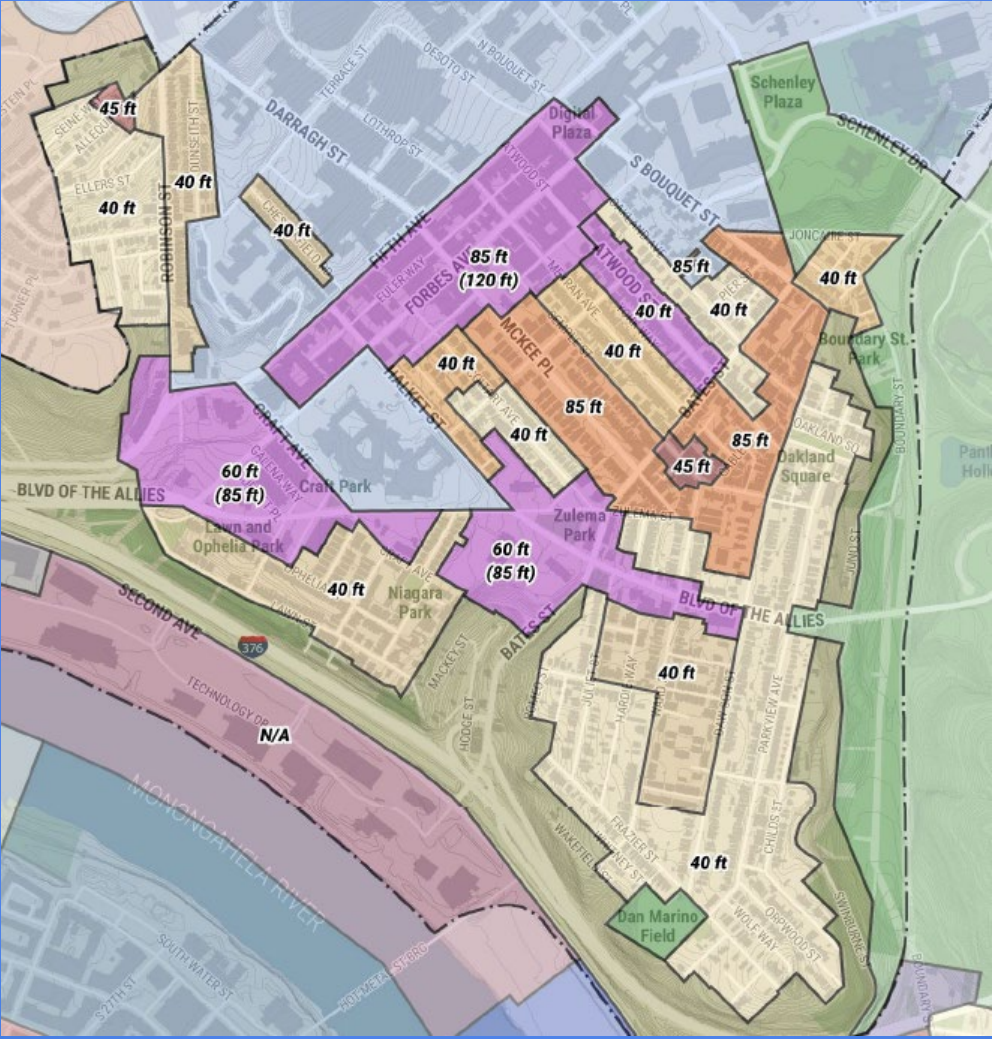
- It's not clear how the existing OPR zoning districts are inadequate to the purposes intended by the new Employment and Mixed Use zones.
- Protecting less-intensive uses from the impact of more-intensive uses is important in the Oakland context.



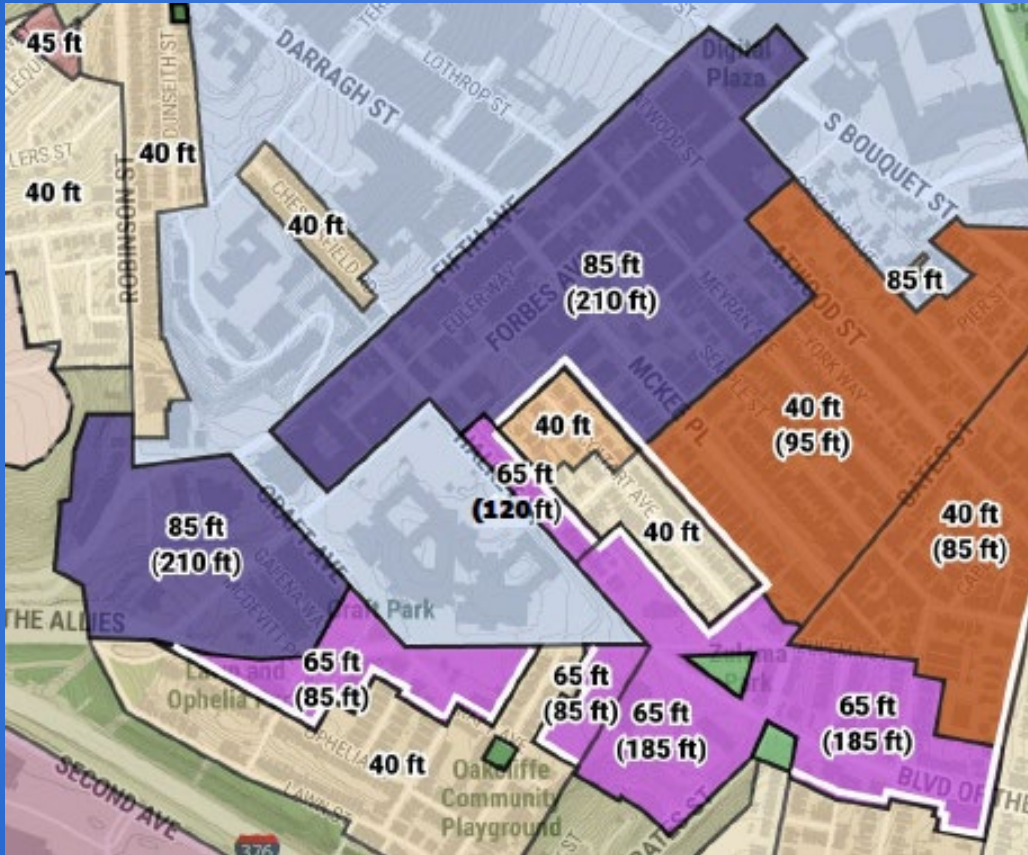
OPDC's Concerns – Neighborhood character and historic preservation

- Encouraging home restoration is a neighborhood priority not clearly articulated either in the draft Oakland Plan or these zoning proposals.
- Older buildings can be “naturally affordable”. How to support restoration? An incentive program? matching grant program? Tax abatement program?
- Consider a demolition review overlay zone to address the impact that planned demolitions will have on the community.
- Consider a demolition surcharge fee to generate funds for the Community Reinvestment Fund to support affordable housing and other community needs.

OPDC's Concerns – Height and open space

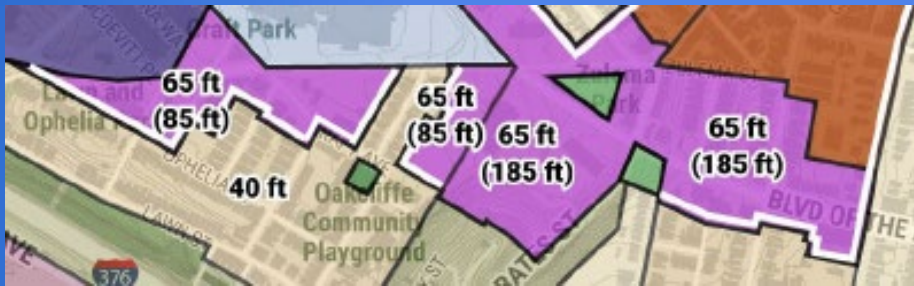


OPDC's Concerns – Height and open space



- The green buffer and height reduction setbacks in the UC-MU and UC-E zones do not offer sufficient protection for low-density housing on Coltart Street.
 - The height maximum in the UC-E in the area between Sennot and Louisa Street should be 85', similar to the proposal adjacent to Niagara Street. This would be a proper transition from the 210' along Forbes to the residential area.
 - The height maximum in the UC-MU on Halket Street should be capped at 85' to create a similar condition as proposed adjacent to Niagara Street

OPDC's Concerns – Height and open space



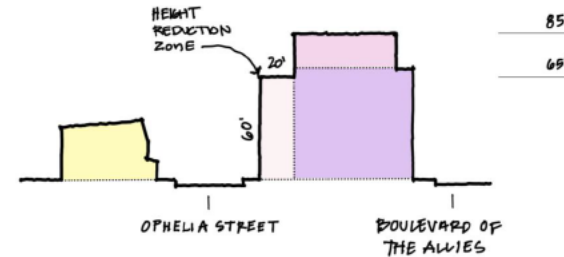
- Reconsider the height map for UC-MU along the south side of the Boulevard of the Allies east of Bates (from Juliet to Dawson). This area should be 85 feet, not 185 feet. It is adjacent to residential areas in a similar condition to Niagara. It would not be appropriate to allow buildings of 185 feet in that condition. Consider 120 feet on the north side of the boulevard from Welsford to Dawson.
- Green buffers merit more review and consideration.

OPDC's Concerns – Height and open space

Maximum Height/Build Out Section

Proposed UC-MU Zoning – 10 foot setback on Ophelia

Proposed UC-MU Zoning – no setback on Ophelia



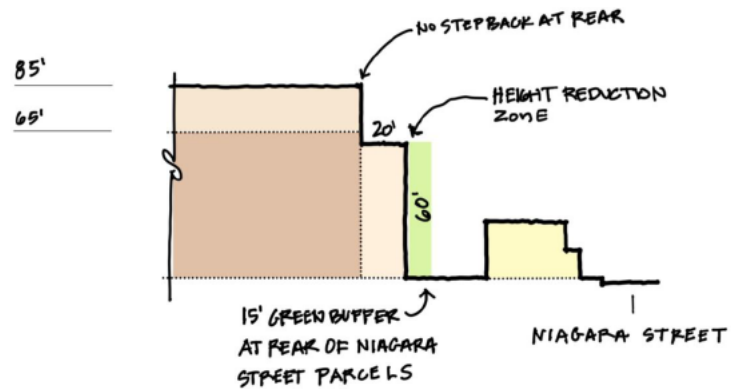
Sections illustrate maximum height with bonuses, no Urban Open Space provided. Location on block is general, illustration intended to show maximum build out for any location in this area.



OPDC's Concerns – Height and open space

Maximum Height/Build Out Section

Proposed UC-E Zoning at the Rear of Niagara Street

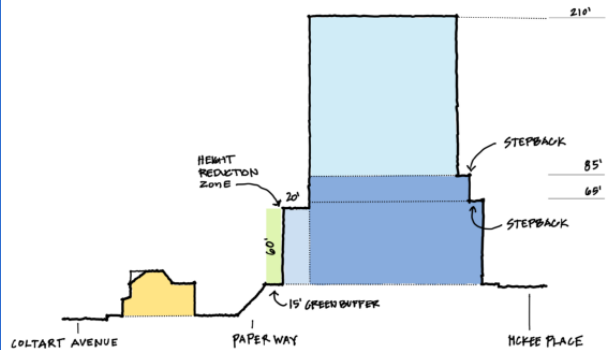


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OPDC's Concerns – Height and open space

Maximum Height/Build Out Section

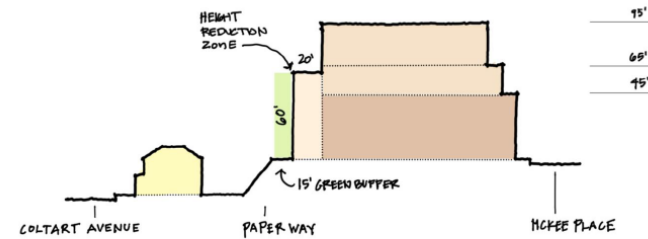
Proposed UC-E Zoning along McKee Place



Section illustrates maximum height with bonuses, no Urban Open Space provided. Location on block is general, illustration intended to show maximum build out for any location in this area along McKee Place.

Maximum Height/Build Out Section

Proposed R-MU Zoning along McKee Place

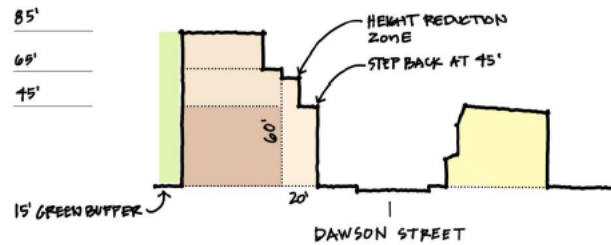


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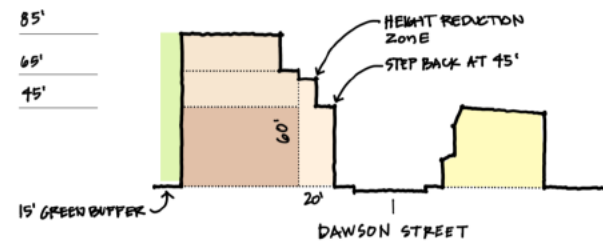
OPDC's Concerns – Height and open space

Maximum Height/Build Out Section

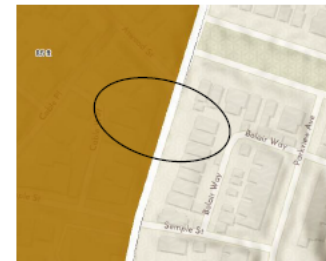
Proposed R-MU Zoning –
10 foot setback on Dawson



Proposed R-MU Zoning –
No setback on Dawson

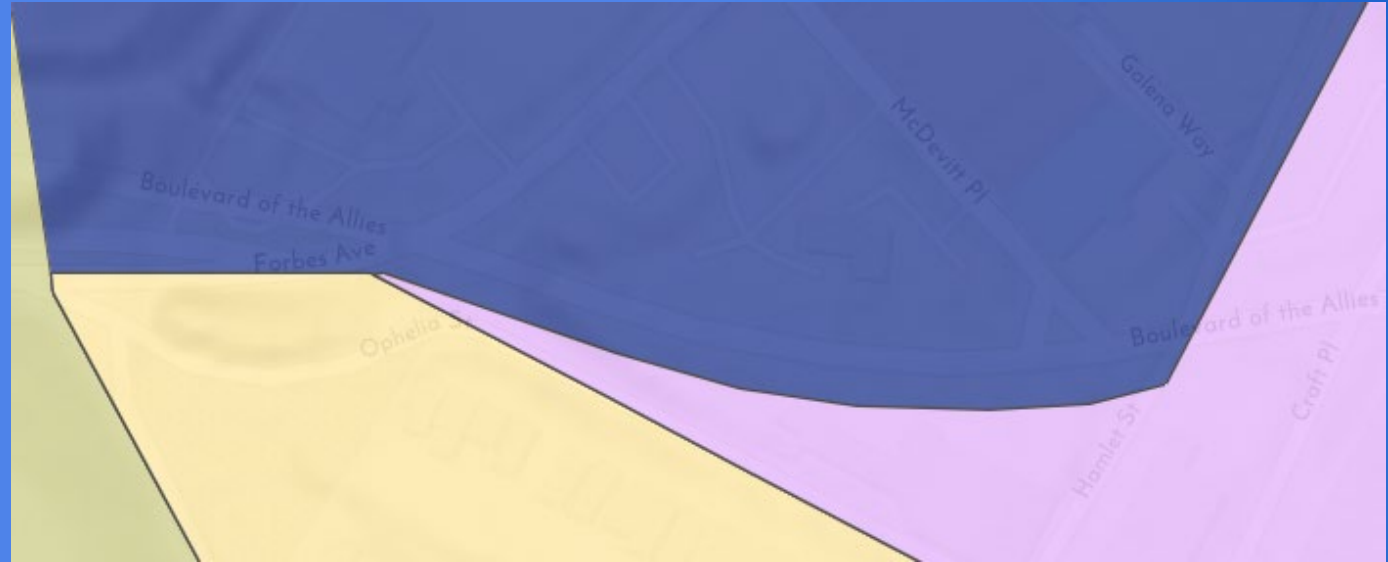


Sections illustrate maximum height with bonuses, no Urban Open Space provided. Location on block is general, illustration intended to show maximum build out for any location along Dawson Street.



OPDC's Concerns - Boundaries

- The zoning boundary for UC-E along the Boulevard of the Allies/Forbes/McDevitt Place seems to extend beyond Boulevard of the Allies but not follow either streets or property lines on the Oakcliffe side of the Boulevard.



- Consider a change to the zoning map in the area of Fifth/Robinson so that the west portion of Fifth Avenue except the apartment building is not included in UC-E.

OPDC's Concerns – Performance Points and Value Capture

- Any funds generated by performance points in Oakland must be earmarked specifically to support programs for the Oakland residential community, especially those that address the food, health, and housing needs of low-income residents.
- All three zones include performance points for a variety of goals (including green/sustainable architecture, public art, etc.), and there is a concern that bonus points that enhance market value or reduce operating costs will be an easier ask of developers than those intended to deliver support for equity, workforce development, and affordable housing.
- Equitable development performance points appear to be difficult to enforce appropriately, and it is not clear that the benefits required to achieve them will deliver for Oakland residents.

OPDC's Concerns - Uses

- The UC-E and UC-MU statements omit mention of neighborhood-serving businesses, which are integral to the purposes for which each has been designed.
- College or university campus, hospital, and educational classroom space uses must be removed from both UC-E and UC-MU. In Oakland, those uses should be permitted only in the EMI zones.
- Remove the conditional use for excavation/grading/fill, major from all zones, or describe to the community the legal reason that it is included.
- Remove firearms business establishment from UC-E and UC-MU.

Upcoming Meetings and Events

Monday, April 25 at 5:30 p.m. via Zoom

Pittsburgh Wayfinding Project Development Activities Meeting

Meeting info at bit.ly/425wayfinding

Tuesday, April 26 at 6:00 p.m. via Zoom

Oakland-Wide Community Meeting: The Oakland Plan

Meeting info at bit.ly/oakwideapr26

**Friday, April 29, 10:00 a.m. – 3:00 p.m. - Sennot Square
parking lot**

Clutter for a Cause

More details at bit.ly/429clutter