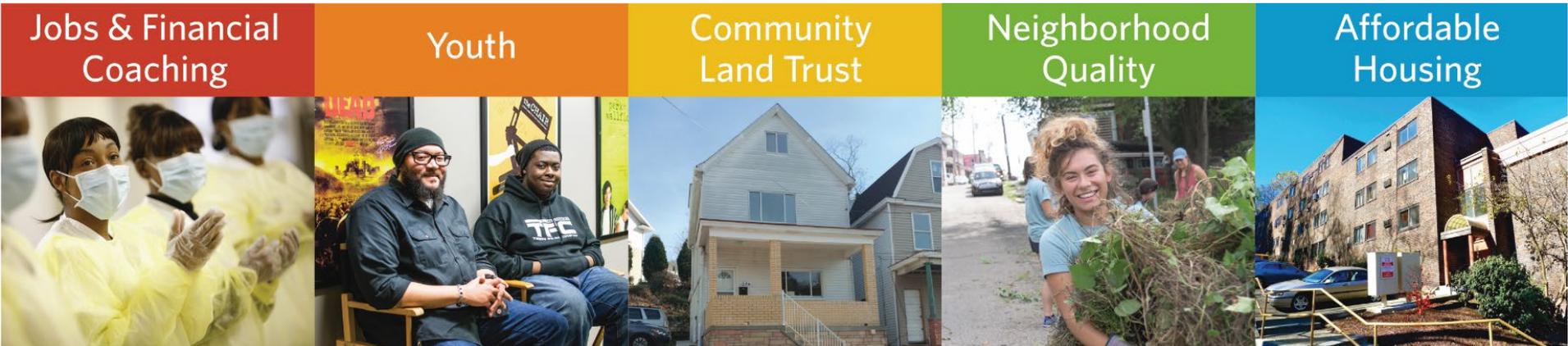


OAKLAND-WIDE COMMUNITY MEETING

JANUARY 25, 2022

PROPOSED OAKLAND PUBLIC REALM DISTRICT E (OPR-E)



OPDC

Oakland Planning
and Development
Corporation

AGENDA

- Welcome Mayor Gainey
- Timeline of Bill
- OPDC's concerns
- Community Q & A
 - Please use the chat function if you would like to speak during the meeting. Please identify what part of Oakland you live in, and specify the street. We will call on Oakland residents in the order you show up in the chat. If you are on the phone, we will identify you by the last four digits of your phone number.

Timeline of Bill 2021-1906

- **September 17** – Mayor Peduto submitted bill to City Council seeking to re-zone 17+ acres of Central and South Oakland
- **September 21** – Council introduced bill as 2021-1906 and remanded it to the Land Use and Economic Development Committee
- **October 5** – Resident-organized petition allowed for a public hearing on the bill
- **October 12** – Councilman Kraus introduced amendments; Council voted 8-0-1 to accept the amended bill, and send it to Planning Commission
- **November 29** – OPDC hosted Development Activities Meeting on OPR-E
- **December 7** – Planning Commission briefing of bill
- **January 11** – Mayor Gainey requested 30-day continuance on zoning change, pushing the Planning Commission hearing to February 8

OPDC's Concerns Regarding Bill 2021-1906

- Process
- Uses
- Purpose
- Zoning boundaries
- Unnecessary

OPDC's Concerns: Process

- No public meetings
- No opportunity to modify based on public input
- Subverts the Oakland Plan process

OPDC's Concerns: Uses

- Parking garages and utilities are allowed by right
- College campus and educational medical and institutional (EMI) uses are allowed
- No residential compatibility standards
- Changes use and character of residential streets

OPDC's Concerns: Purpose

- No affordable housing included
- No workforce development
- Incentives for development that doesn't need them

OPDC's Concerns: Zoning Boundaries

- Creates residential enclaves, splits McKee in half
- Height with no rear-yard setbacks
- Spot zoning



OPR-E superimposed with current zoning map of Oakland.

OPDC's Concerns: Unnecessary

- Forbes and Fifth = OPR-C, Boulevard of the Allies = OPR-D
- Halket + Coltart = opportunities for affordable homeownership
- The Oakland Plan includes opportunities for mixed-use development

OPDC Advocates for Inclusionary Zoning

- Equitable development is a top priority – we need inclusionary zoning, other value capture
- OPDC is an affordable housing developer
- OPDC operates the Oakland Community Land Trust to ensure permanent affordable homeownership



Victoria and Tomoa Quinn, CLT homeowners

THANK YOU!

- Full details on the proposed **Oakland Public Realm District E** is on the project page at www.bit.ly/publicrealme. This includes links to
 - The City of Pittsburgh's Community meeting on February 2.
 - The Planning Commission's February 8 public hearing on the bill.