



Draft Oakland Plan Proposals and Proposed OPR-E

Andrew Dash

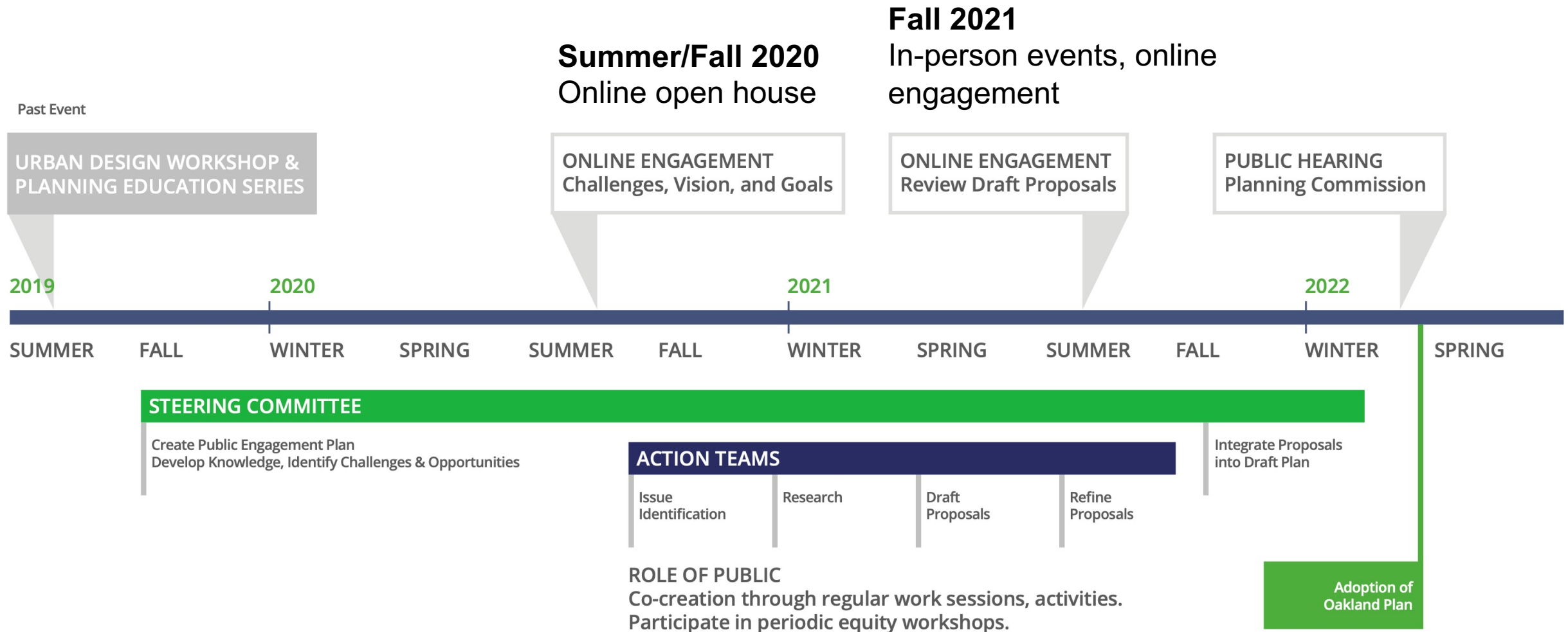
February 2, 2022

Mayor Gainey's Approach

- After entering office in January, asked the Planning Commission for at least a 30-day delay to hear from members of the community.
- Have been attending meetings to hear from residents, students, and housing advocates, as well as businesses and property owners.
- In addition to wanting to hear from a broad group of stakeholders, tonight's meeting is a chance for DCP to share facts about the Oakland Plan proposal as it stands today and to be clear about how it compares to what's been proposed through OPR-E.
- Your comments will help the administration determine how to proceed in crafting regulations for future development to follow.



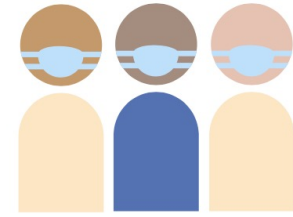
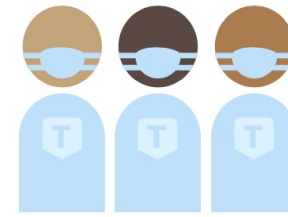
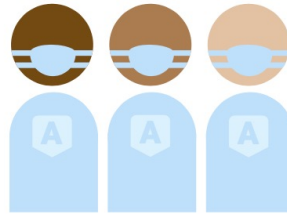
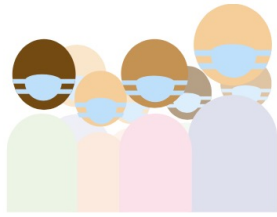
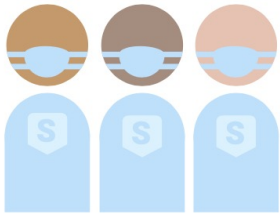
Oakland Plan Plan Process



+ Technical Advisory Groups, Focus Groups

Who's Who and What They Do

The People Behind the Plan



Who	Steering Committee Advisory body with up to 30 member organizations that represent most stakeholder groups.	Community A person with an interest or concern in the neighborhood.	Action Teams Team comprised of Steering Committee members, residents, other stakeholders, and public agency staff.	Technical Advisory Group Group composed of experts that focus on complex topic(s).	Staff Professional staff from public, non-profit, and private sector organizations that manage the planning process.
What	They engage the stakeholder group representatives, produce elements of the plan, and integrate the work of the Action Teams.	They provide input and feedback throughout the planning process.	They identify issues and conduct research to fully understand topics, and develop actions and identify resources to address them.	They support work of Action Teams by providing clarity and detail for complex topics.	They work to achieve full community and stakeholder participation in the planning process.
When	Organize	Organize	Organize	Organize	Organize
	Visualize	Visualize	Visualize	Visualize	Visualize
	Strategize	Strategize	Strategize	Strategize	Strategize
	Formalize	Formalize	Formalize	Formalize	Formalize
Deliverables	Draft Public Engagement Plan Vision Goals Review Work From Action Teams	Input on All Vision and Goals Review Work From Action Teams Review Plan Drafts	Draft Policies, Projects, Programs, Partnerships, and Targets	Draft Strategies for Complex Topics	Coordinate and Facilitate Process Conduct Research and Engagement Create Drafts of Deliverables



Engagement Summary

Online engagement – EngagePGH, Zoom, etc.

- Summer 2020 online open house: 2,500 visits and 800 comments
- Fall 2021 online open house: 2,400 visits and 550 comments.
- Vision, goals, and all strategies posted online with various ways to engage throughout planning process.
- Monthly Action Team meetings of 20-30 members of the Oakland community for the four chapters: Community, Development, Mobility, and Infrastructure.
- Monthly Steering Committee meetings.
- May 2021 virtual workshops for Forbes/Meyran and Boulevard of the Allies sites.

In-person engagement – nearly a dozen outdoor events in 2021

- Spring through Fall 2021 walking tours, block parties, and small-scale neighborhood meetings with approximately 1,600 people in attendance.
- Online equivalents were provided for all in-person events.



Plan Relationships

- Community organizations have created important plans that are guideposts for this work: Oakland 2025 (2012), OBID Strategic Plan (2020), the Innovation Oakland Master Plan (2010).
- This project has also incorporated past and influenced ongoing institutional master plans at the University of Pittsburgh, Carnegie Mellon University, Carlow University, and UPMC.



Major Themes

- **Grow housing and job opportunities** in Oakland. New housing is needed to meet a variety of long-term and undergraduate student resident demands. The employment base needs to grow to provide jobs that are available to everyone and coupled with workforce development efforts to create a ladder of opportunity.
- **Increase livability** through public and private investments in Oakland such as new and improved open spaces, expanded tree canopy, stormwater management systems, and supportive services.
- **Reimagine mobility systems** in Oakland to prioritize the comfort and safety of pedestrians, transit riders, and cyclists.
- **Acknowledge and address inequities** for Black residents and students of all backgrounds in Oakland and create a welcoming environment for the neighborhood's growing immigrant and newcomer populations.



What is Zoning?

- The Zoning code creates the set of standards that future development will have to follow. Nearly every US city has these kinds of rules.
- Zoning is also a tool to achieve land use policy goals and to harness private development investments to implement community goals.
- There are limits and constraints based on State and Federal property rights laws, so Zoning needs to balance private property rights and public/community goals.
- Zoning can allow something to happen or prohibit it, but it can't make something happen.



Recent Zoning Code Projects

- Accessory Dwelling Unit Overlay (pilot, has since expired)
- Uptown Public Realm District (implements the EcoInnovation District Plan)
- Performance Points System
- Riverfront Zoning
- Inclusionary Zoning Overlay (currently undergoing expansion)
- Stormwater Code and Ordinance Review and Update



Performance Points System

Zoning Code menu of 11 ways that buildings can earn more building height by meeting established goals.

- More height means more income for the developer, which can often offset potentially more expensive parts of the project.
- The more you do of one thing, the more points you get.
- The points are objective and can be predictably integrated into development projects saving time and money.
- Development projects can mix and match points to make the project work.



Performance Points System Menu

Relevant to tonight's discussion, projects could get more height for:

- Creating affordable housing
- Reducing energy use or generating it through renewables
- Reusing existing buildings
- Managing stormwater through green infrastructure
- Creating public art
- Creating parking with solar panels or creating parking that can be converted to other uses
- Building close to high-capacity transit



Inclusionary Zoning

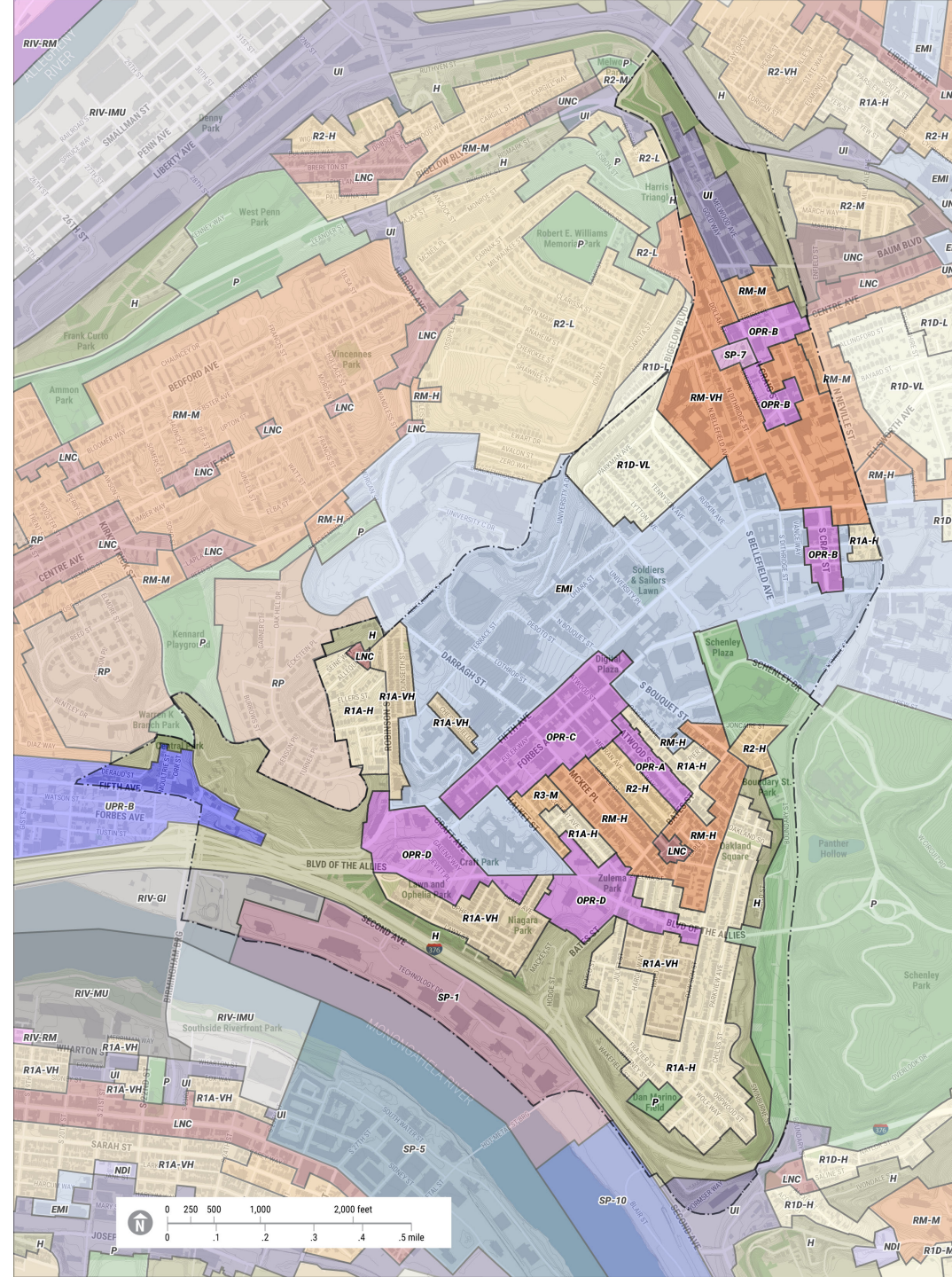
- Exists in hundreds of cities all over the country, and currently in Lawrenceville in Pittsburgh. Bloomfield and Polish Hill are in progress.
- Requires new residential development and renovations of 20 units or more to make 10% of the units affordable to own for those making 80% of the Area Median Income (AMI), or 50% for renters.
- That means up to 90% of the units are still market rate. Everyone lives in the same kinds of units.
- For example, an individual who makes \$29,700.00 is at 50% AMI and would qualify to rent an inclusionary unit. The rent could be \$742/month for a studio.
- A couple making \$54,320.00 would qualify to purchase an inclusionary unit.



Existing Zoning

Full Oakland area shown.

Maps on remaining slides focus on area where Zoning Code changes are proposed in the near-term.



Zoning Districts

--- Parking Reduction Zoning

--- Baum/Centre Overlay

PRESENT IN OAKLAND

R1D-VL	Single-Unit Detached Residential Very Low Density
R1A-H	Single-Unit Attached Residential High Density
R1A-VH	Single-Unit Attached Residential Very High Density
R2-H	Two-Unit Residential High Density
R3-M	Three-Unit Residential Moderate Density
RM-M	Multi-Unit Residential Moderate Density
RM-H	Multi-Unit Residential High Density
RM-VH	Multi-Unit Residential Very High Density
EMI	Educational / Medical Institution
OPR-A	Oakland Public Realm District A—Atwood Street
OPR-B	Oakland Public Realm District B—Craig Street
OPR-C	Oakland Public Realm District C—Fifth & Forbes District
OPR-D	Oakland Public Realm District D—Boulevard of the Allies
LNC	Local Neighborhood Commercial
UI	Urban Industrial
SP-1	Pittsburgh Technology Center
SP-7	Oakland Area Planned Development District
P	Parks and Open Space
H	Hillside

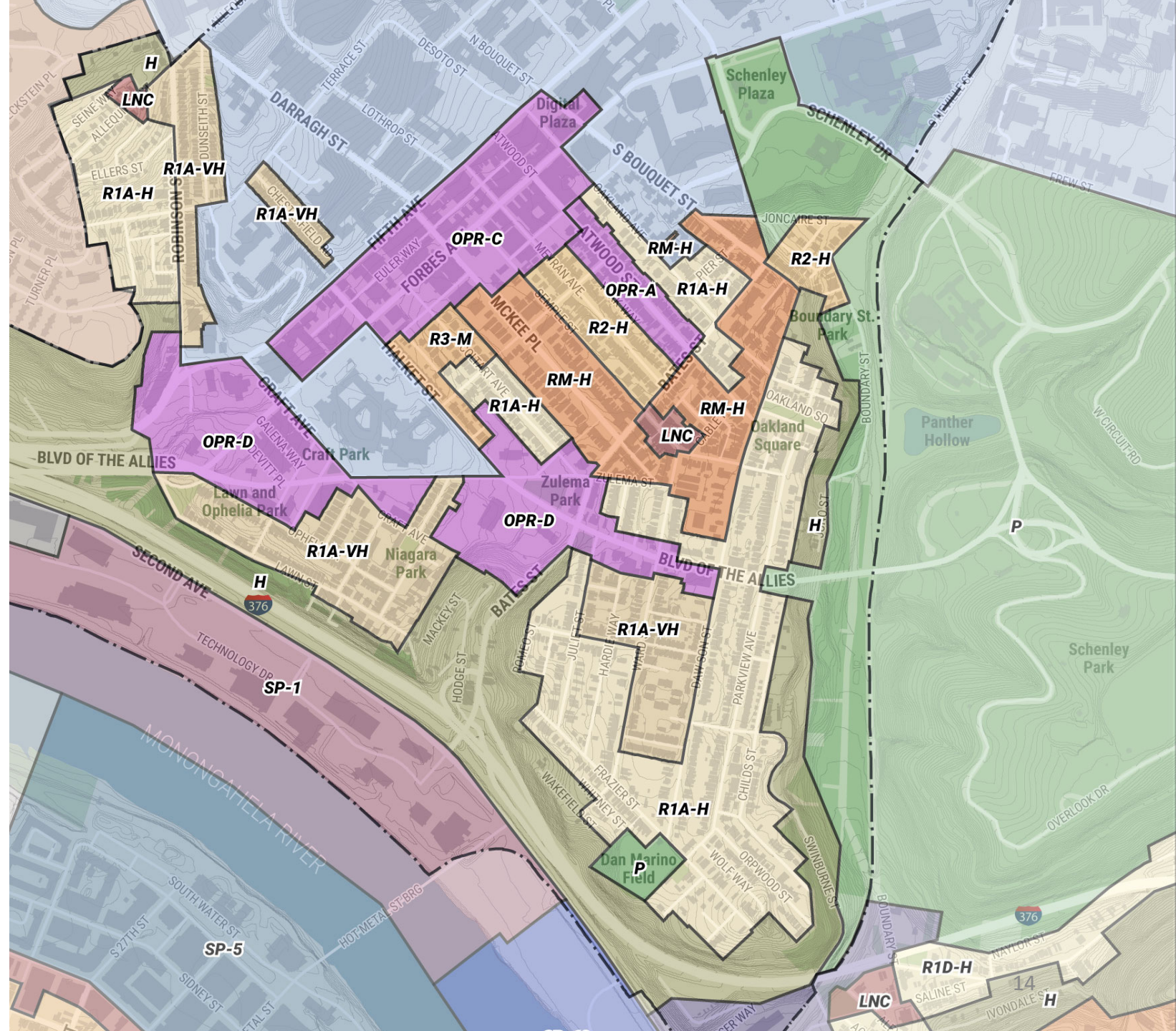
PRESENT IN SURROUNDING AREAS

R1D-L	Single-Unit Detached Residential Low Density
R2-L	Two-Unit Residential Low Density
R2-M	Two-Unit Residential Moderate Density
R2-VH	Two-Unit Residential Very High Density
RP	Residential Planned Unit Development
UPR-B	Uptown Public Realm District
UNC	Urban Neighborhood Commercial
NDI	Neighborhood Industrial
RIV-GI	Riverfront General Industrial
RIV-IMU	Riverfront Industrial Mixed Use
RIV-MU	Riverfront Mixed Use
SP-10	Almona
SP-5	Southside Works

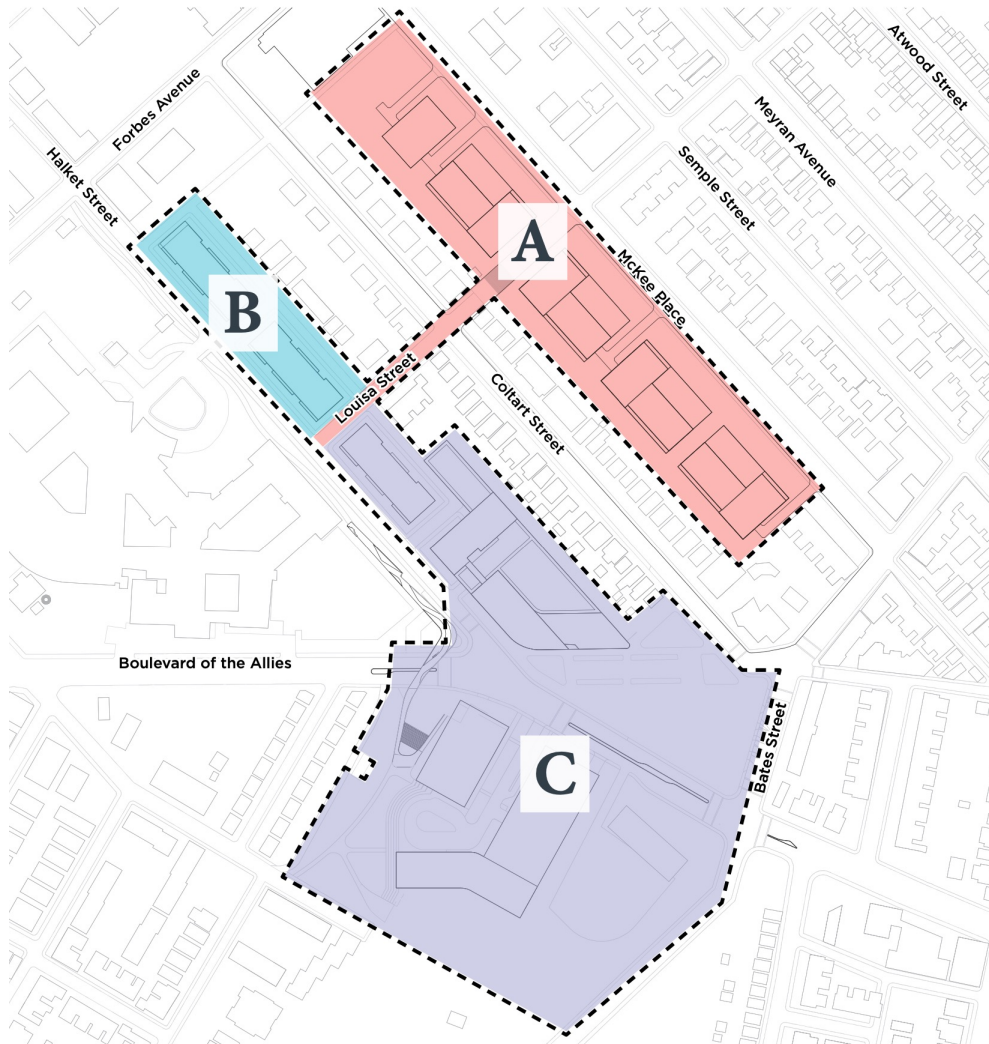
Sources: Zoning (2018), City of Pittsburgh; Pittsburgh Boundary (2019), Rivers (2015), Streets (2017), Allegheny County.



Existing Zoning



Proposed OPR-E



OPR-E SUBDISTRICTS

SUB-DISTRICT A

Parcels: 22

Subdistrict Area: 203,330 sqft (4.67 Acres)

SUB-DISTRICT B

Parcels: 11

Subdistrict Area: 45,625 sqft (1.05 Acres)

SUB-DISTRICT C

Parcels: 24

Subdistrict Area: 531,930 sqft (12.21 Acres)

 Sub-district A

 Sub-district B

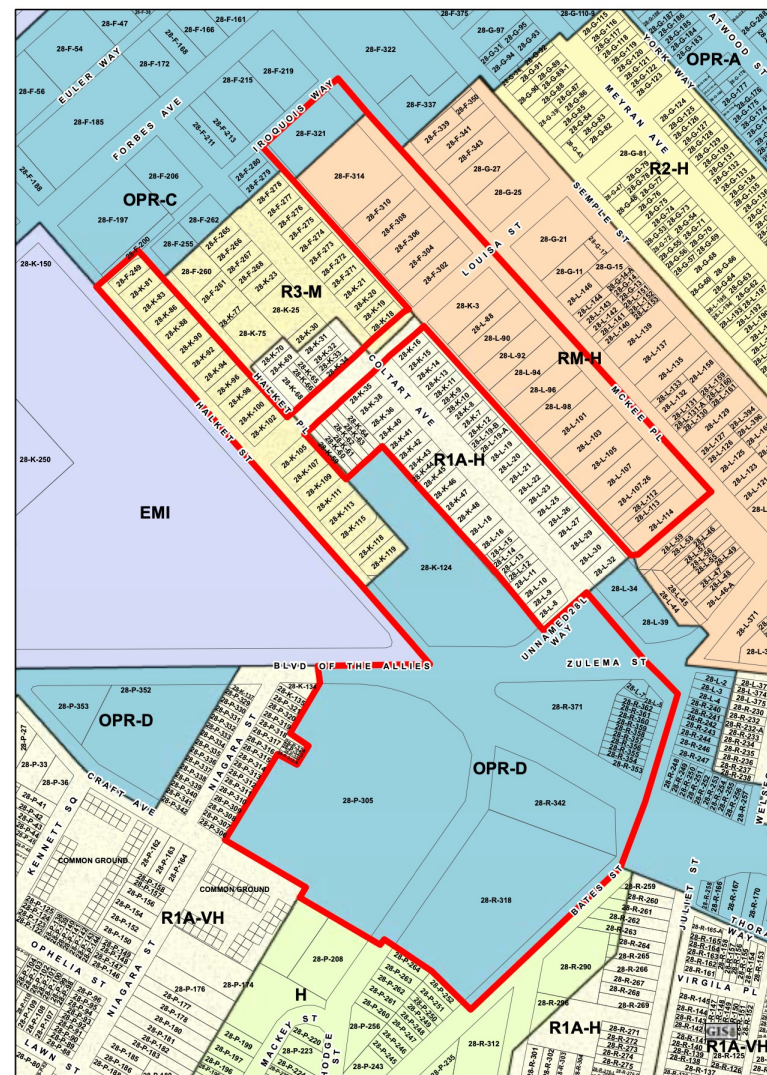
 Sub-district C

 Property Line



Proposed OPR-E and Existing Zoning

EXISTING ZONING PARCELS



- Project Area
- Parcels
- Oakland Public Realm District
- Residential Single-Unit Detached
- Residential Single-Unit Attached
- Residential Two-Unit
- Residential Three-Unit
- Residential Multi-Unit
- Educational / Medical Institution
- Hillside



Proposed Oakland Plan Rezoning

Priorities from the planning process and possible locations for bonuses:

Employment (EMP)

Workforce Development – Top priority

Energy Efficiency

Energy Generation (Renewables/DES)

Public Art

Residential (RES)

Affordable Housing – Top priority

Building Reuse

Rainwater

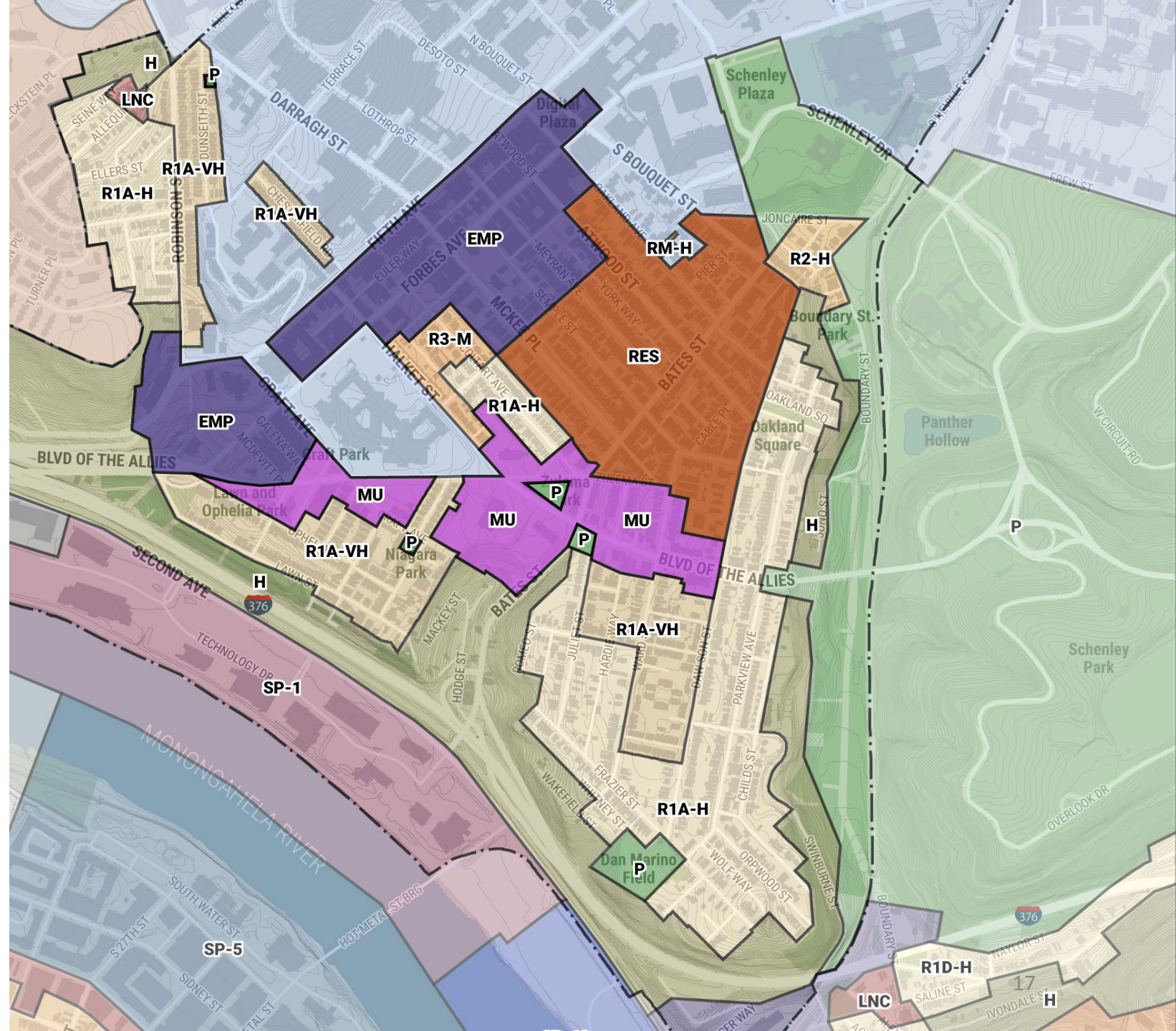
Public Art

Mixed Use (MU)

Combine the above



Note: Inclusionary Zoning applied for all areas where multi-family residential is allowed.



Bld. of the Allies – Today



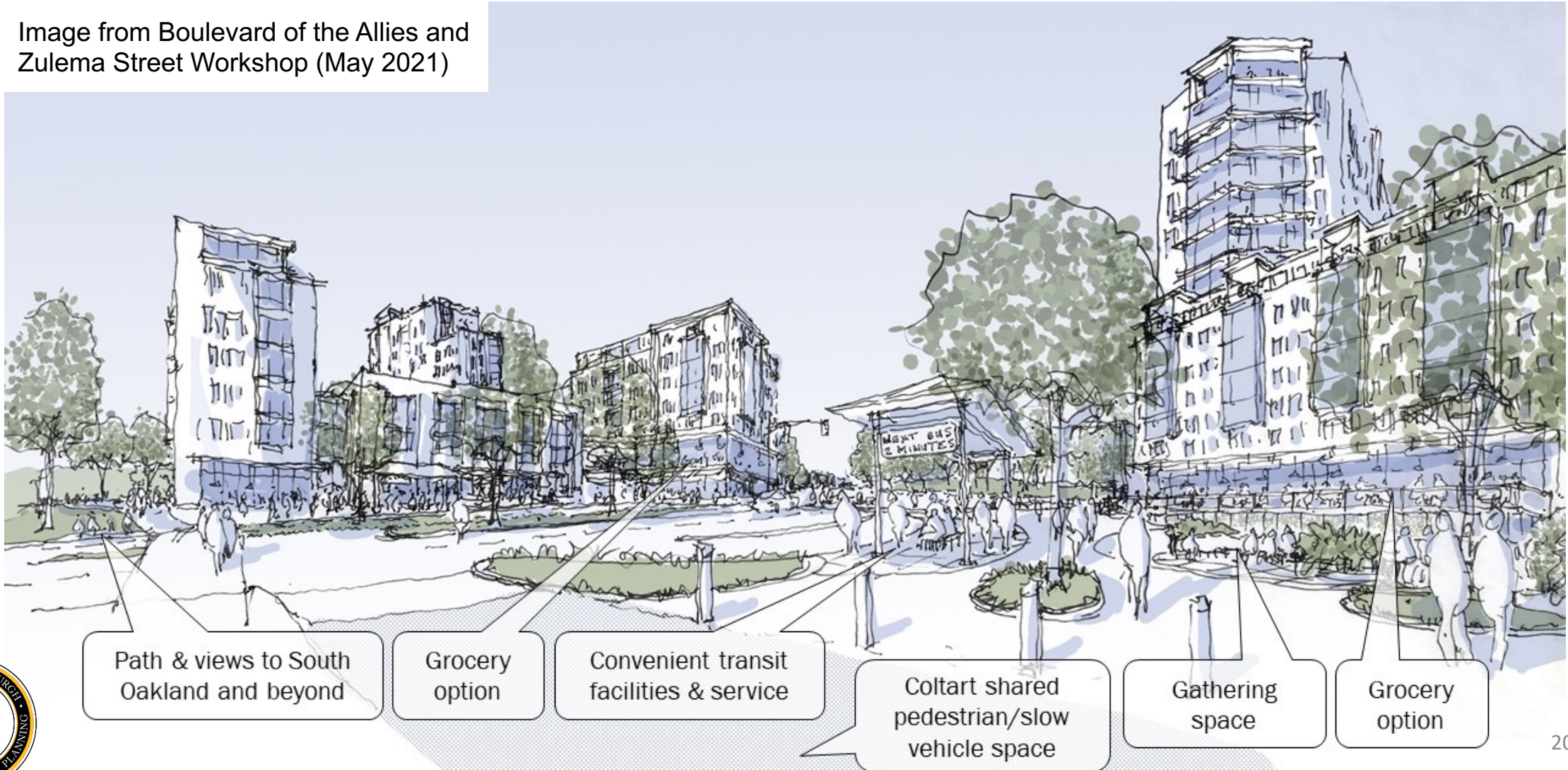
Bld. of the Allies – Oakland Plan Vision

Image from Boulevard of the Allies and Zulema Street Workshop (May 2021)



Bldv. of the Allies – Oakland Plan Vision

Image from Boulevard of the Allies and Zulema Street Workshop (May 2021)



Bldv of the Allies – Proposed height and uses

	Proposed OPR-E, Subarea C	Proposed Oakland Plan Zoning
Height without bonus	90 ft	65 ft
Height with bonus	160 ft	185 ft
Use summary	Similar to existing OPR-D uses, but adds institutional uses (educational classroom space, college and university campus, research and development)	Similar to existing OPR-D uses



Bldv of the Allies – Proposed Bonuses

Proposed OPR-E, Subarea C	Proposed Oakland Plan Zoning
<u>Performance Points (15 ft per point):</u> On-site consumption On-site generation Rainwater Building reuse Neighborhood ecology Public art Urban fabric Transit-oriented development	<u>Performance Points (15 ft per point):</u> Affordable housing NEW: Workforce development On-site consumption On-site generation Rainwater Building reuse Public art
<u>Additional 15 ft for:</u> Walk to Work Housing Compost station	
<u>25% increase in height:</u> LEED certification Grocery Hotel/motel Building is more than 50% residential	



McKee Place – Today



McKee Place – Proposed height and uses

	Proposed OPR-E, Subarea A	Proposed Oakland Plan Zoning
Height without bonus	60 ft	40 ft
Height with bonus	108 ft	95 ft
Use summary	In addition to uses listed for Oakland Plan Zoning proposal, adds educational classroom space, laboratory research service, medical office, office, parking structures, and parks and open space.	All residential uses and scales as well as supporting uses (child care, schools, etc.), and neighborhood commercial as exists on Atwood Street (OPR-A) and Semple Street (LNC).



McKee Place – Proposed Bonuses

Proposed OPR-E, Subarea A	Proposed Oakland Plan Zoning
<u>Performance Points (15 ft per point):</u> On-site consumption On-site generation Rainwater Building reuse Neighborhood ecology Public art Urban fabric Transit-oriented development	<u>Performance Points (15 ft per point):</u> Affordable housing Rainwater Building reuse Public art
<u>Additional 15 ft for:</u> Walk to Work Housing Compost station	
<u>25% increase in height:</u> LEED certification Grocery Hotel/motel Building is more than 50% residential	



Halket Street – Today



Halket Street – Proposed height and uses

	Proposed OPR-E, Subarea B	Existing R3-M Zoning
Height without bonus	60 ft	40 ft
Height with bonus	120 ft	40 ft
Use summary	Adds bank, educational classroom space, hotel/motel, laboratory research service, library, medical office, office, parking structure, public assembly, restaurants, retail sales and service, utility.	1-, 2-, and 3-unit residential, agriculture, child care, parks and open space, community center, bed and breakfast, elementary and secondary school.



Halket Street – Proposed Bonuses

Proposed OPR-E, Subarea A	Existing R3-M Zoning
<u>Performance Points (15 ft per point):</u> On-site consumption On-site generation Rainwater Building reuse Neighborhood ecology Public art Urban fabric Transit-oriented development	No bonuses currently allowed.
<u>Additional 15 ft for:</u> Walk to Work Housing Compost station	
<u>25% increase in height:</u> LEED certification Grocery Hotel/motel Building is more than 50% residential	



Residential Compatibility

Proposed OPR-E

- Removes existing scale and massing provisions of Residential Compatibility Standards in the Zoning Code.
- Retains prohibitions on overnight loading and trash collection, and limits on building noise and lighting.

Draft Oakland Plan proposal

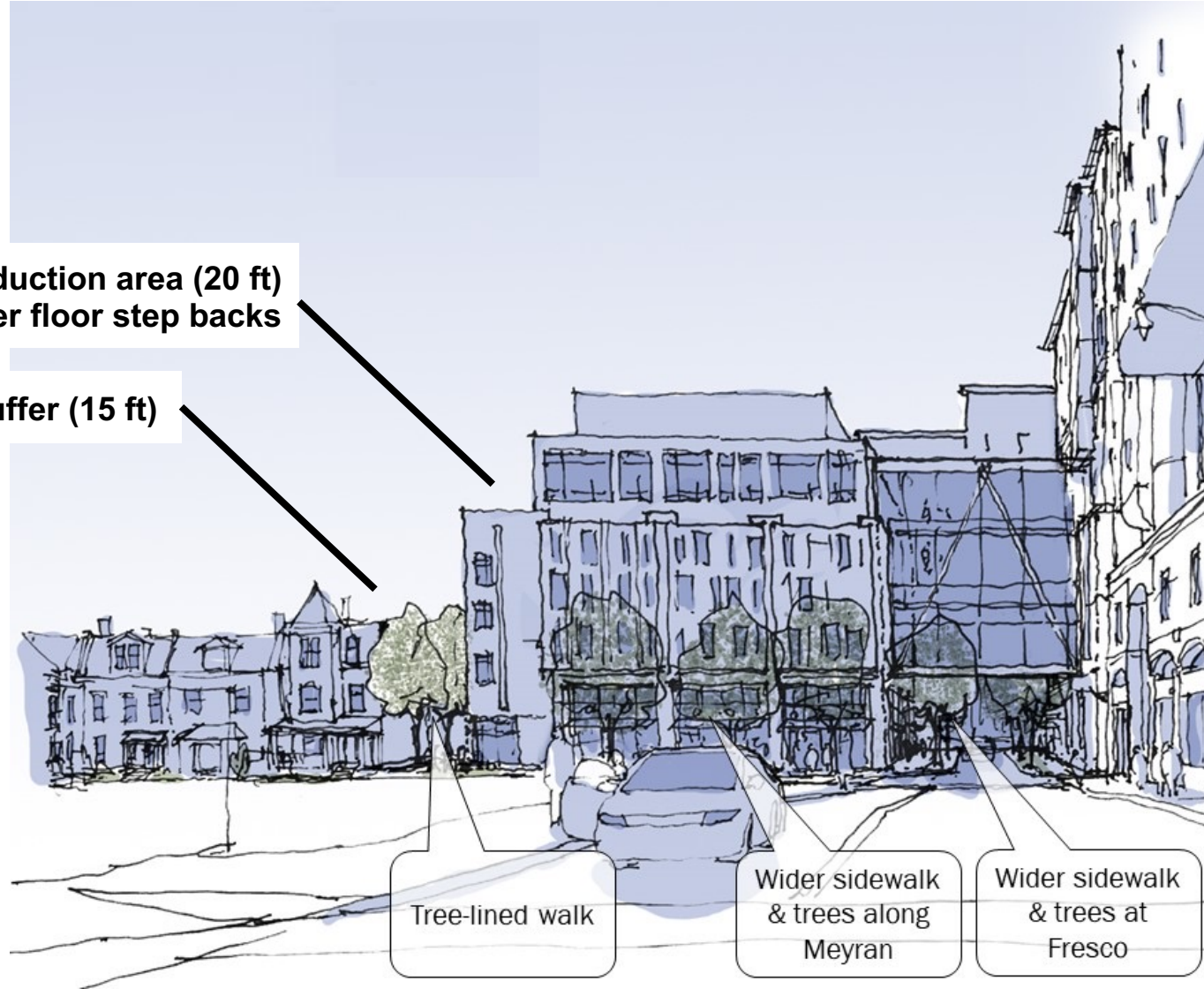
- Replaces scale and massing components of the Residential Compatibility Standards with mapped Height Reduction Areas.
- The proposal also includes upper story setbacks for building facades along streets (as has been done in RIV and Uptown), and the potential for a new “green buffer”.
- The above loading, trash collection, and limits on noise would also apply.



Proposed residential compatibility tools

Height reduction area (20 ft)
and upper floor step backs

Green buffer (15 ft)



Tree-lined walk

Wider sidewalk
& trees along
Meyran

Wider sidewalk
& trees at
Fresco

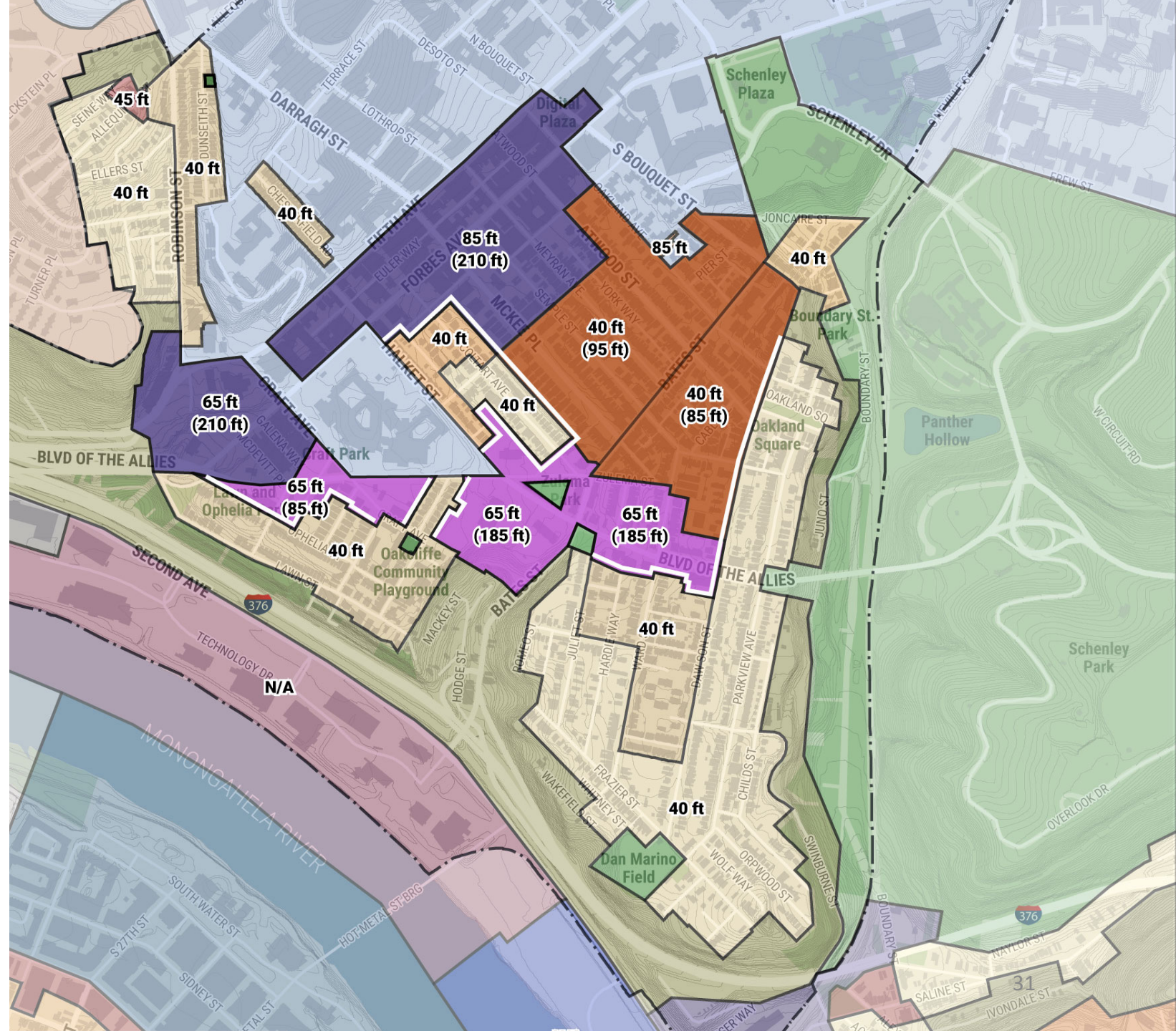


Proposed Height Limits

Map Notes:

Height is shown as the limit in feet (ft) with the possible maximum height earned through the Performance Points System (height bonus) shown in parentheses.

White lines represent proposed mapping of the Height Reduction Areas.



Open Space

Proposed OPR-E

- McKee Place: 20% for all parcels combined
- Halket Street: 10% for all parcels combined
- Boulevard of the Allies: 20% for all redevelopment including Zulema Park.

Draft Oakland Plan proposal

- McKee Place: 10% of sites for projects 20,000 sf or larger.
- Halket Street: No open space, but front, side, and rear yard setbacks.
- Boulevard of the Allies: Zulema Park plus 10% open space required on projects sites 20,000 sf or larger.



Student Housing in Central Oakland

Proposed OPR-E

- Would allow student housing, but none is currently being proposed. Could result in loss of approximately 228 student rental units and displacement of students.
- Potential to be offset by new University of Pittsburgh student housing projects.

Draft Oakland Plan proposal

- Calls for increased density in this area to address housing needs for Oakland employees and long-term residents as well as undergraduate students.
- Students want to be near campus and already live in the area between Louisa and Bates Streets. Increasing the supply, affordability, and quality of housing for students in this area has many benefits and may also reduce pressure on adjacent areas and neighborhoods where long-term residents are being displaced right now.



Summary of issues to be resolved

- **Definition of affordable units should use household income as a proportion of Area Median Income (AMI)** in conformance with Inclusionary Zoning and state and federal funding for these kinds of projects.
- **There is a continued strong need for student housing.** Their displacement is likely to exacerbate the displacement of long-term residents that has particularly impacted the Black community.
- **There is a need for strong partnership on the Boulevard and Zulema Site** where a City park is potentially proposed for redevelopment. Working together on affordable housing should also be part of the next steps.
- **The largest differences in the proposals are for the Halket Street area.** DCP will seek out more public comment as the draft Oakland Plan and associated Zoning Code amendments are released to understand if a change is desired here and consistent with plan goals.



Public Comment

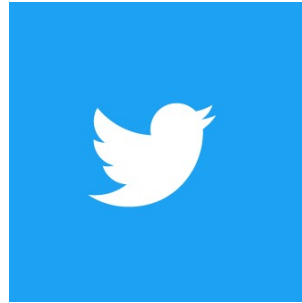
- In Zoom, use the “raise hand” function and wait to be called on.
- If joining by phone, request to speak by pressing *9 and wait be called on.
- When called upon to speak, please say your name and your relationship to Oakland (i.e., live, work, study, etc.).
- To allow everyone a chance a speak, comments will be limited to no more than 3 minutes.
- Chat comments will be viewable by hosts only.
- Additional feedback can also be provided on **EngagePGH** at <https://engage.pittsburghpa.gov/OPR-E>.



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