February Steering Committee Meeting

Derek Dauphin, Stephanie Joy Everett, Andrew Dash
February 23, 2022
Overview

Reminder: send final comments on materials by the end of this week.

Updates
• Plan vision statement, goals, and policies
• Zoning code proposals

Next steps
• Oakland Task Force
• Adoption process timeline
• What to expect from the next steps
Staff Changes

As noted in last week's email:

• Derek is moving to the Port Authority. Last day at DCP is March 7, first day at Port Authority is March 14. Will continue on with the project team from the Port Authority side with Moira.

• New project manager for the adoption process will be Principal Neighborhood Planner, Stephanie Joy Everett (stephaniejoy.everett@pittsburghpa.gov).

• Project will be supervised by Andrea Lavin-Kossis (andrea.lavinkossis@pittsburghpa.gov) and Deputy Director Dash.

• Thomas will stay on as Project Coordinator and rest of team will be the same through plan adoption other than addition of Dave Munson (DOMI).
Vision Statement

What we heard on the original draft (26 responses):

• Too long (reduced from 222 to 156 words)
• Needs to be more visionary
• More acknowledgement of Oakland’s research and employment side
• Speak to the uniqueness of Oakland (architecture, urban living, activities)
• Equity components are too focused on lists that leave people out
• Needs to speak more to the experience of being in Oakland
Vision Statement

Updated language:

Oakland is a great place to live, work, learn, and play, and a globally important center of innovation, healthcare, and education. Oakland’s success continues build on its heritage as a place where generations of immigrants, African-Americans, and students have found opportunity and a home. Oakland is a place of innovation that gives new technologies to the world. The neighborhood that created a cure for polio is now contributing to the global response to climate change and addressing systemic inequities. Finally, Oakland is a beautiful place – where historic structures and zero carbon buildings sit side-by-side in harmony and a network of inviting parks and open spaces create green connections throughout the neighborhood where children of all ages can play and relax. Public art is found around every turn and the surrounding hillsides are blanketed with habitat and crisscrossed by trails. There is no better place to be.
Goals and Policies

Process to update

• Incorporating comments from the general public via EngagePGH as well as the Steering Committee and their stakeholders.

• Making sure that the nature and number of goals and policies are consistent with the neighborhood plan guide and the input received.

• Sometimes this means that a goal as written is actually a policy and vice versa. You’ll see some hopping around that way in the draft plan.

• Making sure that there is a clear relationship between goals, policies, and the strategies that were subsequently developed (i.e., projects and programs).
Updated on Zoning Code Proposals

• Halket Street
• Updated height map
• Residential on Fifth and Forbes Avenues
• Equitable Development Performance Point
Existing Zoning
January Zoning Proposal

Noted at the time that had received very few comments about desired changes for the area of Halket Street and Coltart Avenue, so hadn’t proposed any changes.

Heard from some of you that you felt this was the right or wrong approach.

At February 6th public meeting hosted by Mayor Ed Gainey, heard significant comments including from property owners, that they would like to be included in the rezoning to implement the plan.
City Planning is responding to this new input by proposing to expand the mixed use zoning from the Boulevard of the Allies northwest along this street.

Also proposing to update the names of these new zoning districts as follows to be more consistent with recent rezonings and Comprehensive Plan work:

- EMP = Urban Center – Employment (UC-E)
- MU = Urban Center – Mixed Use (UC-MU)
- RES = Residential – Mixed Use (R-MU)
Existing Height Limits

Map Notes:
Height is shown as the limit in feet (ft) with the possible maximum height through Special Exception shown in parentheses.

Note: Special Exception heights are not bonuses that must be earned, but instead allow additional height if applicants can make a case to the Zoning Board of Adjustment that impacts on adjacent properties are mitigated.
Many of you felt we handled the change in zoning along Forbes Ave southeast of Craft Place correctly. Some questioned this approach.

Heard from OBID stakeholders that the height in this area should be the same as the rest of the Fifth and Forbes Avenues (i.e., base height of 85 ft instead of 65 ft).

Feedback from Oakcliffe Community Organization that they feel 65 ft that can bonus up to 185 ft is too high for property adjacent to structures on Niagara Street and Craft Avenue.
Updated Height Proposal

Changes

Increased height for area southwest of Craft Ave on Fifth and Forbes Avenues to match rest of corridor.

Mapped height for area along Halket Street proposed to be rezoned to Urban Center – Mixed Use (UC-MU).

Reduced height in area of UC-MU adjacent to Niagara Street and Craft Avenue.

Updated Height Reduction Areas accordingly.
Residential on Fifth and Forbes Avenues

• Proposed prohibiting all new residential development as part of the rezoning to Urban Center – Employment (previously called “EMP”).

• Goal is to ensure new buildings support job creation goals.

• Heard from many that housing could be a part of an employment focused district but needs to be limited to avoid it being the only use built.

• Proposing to allow Multi-Unit Residential as a Special Exception with the following criteria: (1) housing is deemed affordable (using similar standards as are found elsewhere in the code related to AMI), or (2) housing is less than 50% of the gross floor area (GFA) a building with the majority of the GFA dedicated to employment uses.
Equitable Development Performance Point

• Goal is to increase access to the jobs created in Oakland for Pittsburghers who lack bachelors degrees or higher levels of educational attainment and come from low income areas of the city.

• Development can be part of this solution, but needs to be incentivized to do so. Proposal is to create a new height bonus option in the Performance Points System in the Zoning Code.

• There are many potential types of projects, and each needs to have a pathway to meeting the goal that fits their condition.

• Value of the point is very high to community and the city and should be doubled in value similar to Affordable Housing Performance Points.
Equitable Development Performance Point

Three options:

- **Project that doesn’t have known tenants**: pay a fee per rentable square foot (RSF) into a City Trust Fund that can then be used by DCP and a community board to fund programs that increase access to jobs. Plan calls this the Community Reinvestment Fund and Board.

- **Project built for a major employer**: commit to hiring a percent of employees from groups that have had less access to jobs in Oakland.

- **Project with a workforce development organization as a tenant**: show the letter of agreement and the terms of the agreement.
Oakland Task Force

• In discussion with Jamie Ducar from Pitt about a role for Oakland Task Force (OTF) to play in organizing Oakland organizations and stakeholders around plan implementation similar to the Uptown Task Force.
• May include changes to OTF to improve resident and student involvement.
• Looking at ways to host OTF’s Oakland Plan related activities and engagements through EngagePGH. Will have added benefit of integrating with City-led plan implementation projects that will be on EngagePGH.
• Many of the plan’s committees (e.g., Arts and Design, Workforce Development, Housing) could be sub-committees of the OTF with their own pages on this EngagePGH site.
Adoption Process Timeline

• Plan release and public comment: March 4 or 7, 2022 (30 days)
• In the week that follows: postcards for plan, Zoning Code notices, posters in the community for specific projects and Zoning
• Public meetings: Saturday, March 19, 10 a.m. – 2 p.m. (DAM) and Wednesday, March 23 from 10 a.m. – 2 p.m.
• Planning Commission Briefings: March 22 and April 5, 2022 at 1:30 p.m.
• Planning Commission Hearing and Action: Tuesday, April 19, 2022, 2 p.m.
• Zoning Code changes then move to City Council for Hearings & Action
What to expect: engagement

- Public Open Houses: Saturday, March 19, 10 a.m. – 2 p.m. (DAM) and Wednesday, March 23 from 10 a.m. – 2 p.m.
- Weekly office hours – Virtual or in-person; two per week (need your input!)
- Getting on agendas for all neighborhood and board meetings
- One-on-one meetings with Steering Committee members
- Hosting physical copies of plan located throughout Oakland (need your help!)
What to expect: your role

• Continue to help us spread the word about the proposals in the plan and seek input using EngagePGH and other means. We want to be at your meetings in March.

• You’re welcome to join us as virtual office hours, but we are also interested in speaking to anyone you identify.

• Staff will meet with you next month to continue to talk about the elements of the plan you feel comfortable supporting and partnering on to implement.

• When the plan and zoning gets to Planning Commission for hearing, we hope you will testify. Have had this for all previous neighborhood plans.

• You need to continue to support those things you care about to make sure they stay part of the plan and zoning.
Thank you
Where can you find us?

Pittsburgh City Planning
@PLANPGH
@resilientPGH
@planpgh

Online at pittsburghpa.gov/dcp/oakland
and engage.pittsburghpa.gov/oakland