Planning Commission Hearing

June 14, 2022
Overview

- Planning Commission timeline
- Project team and planning process
- Engagement summary + Equity strategy
- Public comment review process
- Oakland Plan
- Zoning Proposals
- Recommendations
Planning Commission Timeline

• Briefings:
  March 22, 2022: Briefing
  • The Oakland Plan: Introduction, Community, Mobility, and Infrastructure

  April 5, 2022: Briefing
  • The Oakland Plan: Development
  • Packages of Zoning Amendments
    • Mandatory Inclusionary Zoning – Oakland-wide
    • New Proposed Zoning Districts

• Hearing and Action:
  May 17, 2022: Continuance
  • Public Input Process and Request for Continuance of Hearing and Action

  June 14, 2022: Hearing and Action
  • The Oakland Plan
  • Packages of Zoning Amendments
Staff Team and Consultants

Staff:

- Project management: Stephanie Joy Everett (DCP) and Derek Dauphin (former, DCP)
- Project coordination: Thomas Scharff (DCP) and Sophie Robison (former, DCP)
- Community Action Team: Josiah Gilliam (Office of Equity), Sophie Robison (former, DCP), and Alyssa Lyon (former, GBA)
- Development Action Team: Derek Dauphin (DCP), Gordon Hall (URA), and Nick Fedorek (former, URA)
- Mobility: Steve Auterman (DOMI), David Munson (DOMI), Moira Egler (PAAC), Dara Braitman (former, DOMI), and Breen Masciotra (former, PAAC)
- Infrastructure: Megan Zeigler (GBA), Flore Marion (DCP), Sarah Yeager (DCP), and Kara Smith (former, DCP)

Supporting Consultants:

- Mobility: Kittelson and Associates, CHPlanning
Planning Process

Past Event

URBAN DESIGN WORKSHOP & PLANNING EDUCATION SERIES

2019

FALL
WINTER
SPRING
SUMMER
FALL
WINTER
SPRING
SUMMER
FALL
WINTER
SPRING
2020
2021
2022

STEERING COMMITTEE
Create Public Engagement Plan
Develop Knowledge, Identify Challenges & Opportunities

ACTION TEAMS
Issue Identification
Research
Draft Proposals
Refine Proposals
Integrate Proposals into Draft Plan

ROLE OF PUBLIC
Co-creation through regular work sessions, activities.
Participate in periodic equity workshops.

Fall 2021
In-person events, online engagement

Summer/Fall 2020
Online open house

Online open house
+ Technical Advisory Groups, Focus Groups
<table>
<thead>
<tr>
<th>Who</th>
<th>What</th>
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<tbody>
<tr>
<td>Steering Committee</td>
<td>They engage the stakeholder group representatives, produce feedback</td>
</tr>
<tr>
<td></td>
<td>throughout the planning process.</td>
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<tr>
<td>Community</td>
<td>They provide input and feedback.</td>
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<tr>
<td>Action Teams</td>
<td>They identify issues and conduct research to fully understand topics,</td>
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<tr>
<td></td>
<td>develop actions and identify resources to address them.</td>
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<td>Technical Advisory Group</td>
<td>They support work of Action Teams by providing clarity and detail</td>
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<tr>
<td></td>
<td>for complex topics.</td>
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<tr>
<td>Staff</td>
<td>They work to achieve full community and stakeholder participation</td>
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<td>in the planning process.</td>
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<table>
<thead>
<tr>
<th>When</th>
<th>Deliverables</th>
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<tbody>
<tr>
<td>Organize</td>
<td>Draft Public Engagement Plan</td>
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<tr>
<td></td>
<td>Input on All Vision and Goals</td>
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<tr>
<td>Visualize</td>
<td>Draft Policies, Projects, Programs, Partnerships, and Targets</td>
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<tr>
<td>Strategize</td>
<td>Draft Strategies for Complex Topics</td>
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<td></td>
<td>Coordinate and Facilitate Process</td>
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<td>Conduct Research and Engagement</td>
</tr>
<tr>
<td>Formalize</td>
<td>Create Drafts of Deliverables</td>
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Steering Committee Members

Allegeny County
Bellefield Area Citizens Association
Carlow University (Administration)
Carnegie Library
Carnegie Museums of Pittsburgh
Carnegie Mellon University (Administration)
Community Human Services
Councilperson Kraus's Office
Councilperson Lavelle's Office
Councilperson Strassburger's Office
Faculty of Carlow University
Faculty of Carnegie Mellon University
Faculty of University of Pittsburgh
InnovatePGH
Oakcliffe Community Organization
Oakland Business Improvement District (OBID)
Oakland Planning and Development Corporation (OPDC)
Oakland Transportation Management Association (OTMA)
Phipps Conservatory and Botanical Gardens
Schenley Farms Civic Association
Soldiers & Sailors Memorial Hall & Museum
South Oakland Neighborhood Group
State House Representative Frankel
State House Representative Wheatley
State Senator Jay Costa
Students of Carlow University
Students of Carnegie Mellon University
Students of the University of Pittsburgh
University of Pittsburgh (Administration)
UPMC
West Oakland Neighborhood Council
Action Teams

• Focused on one of the chapters of the plan: Community, Development, Mobility, and Infrastructure. Membership open to the public.

• Typical attendance of 20-30 members per meeting ranging from residents to professionals working in the neighborhood and citywide experts.

• Process varied by topic area, but most worked through their topics from the Neighborhood Plan Guide, identifying issues and opportunities and hearing from local and national experts on the topics.

• Research, tours, workshops, and other engagement activities followed to inform the final strategies forwarded on the the Steering Committee.
Technical Advisory Groups (TAGs)

• Assembled to dive deeper into strategies developed by the Action Teams.
• Two TAGs were needed: Arts, Culture, and Design; and Equity.
• Typically 10-15 expert members.
• Each TAG met 3-4 times over the course of 1-2 months.
• Additionally, three focus groups are being convened for one-time events to support the Zoning Code amendments: Housing, Workforce Development, and Urban Design and development.
COVID-19 Impacts

• Staff worked with Steering Committee through January 2020 to craft the initial Public Engagement Plan (PEP) for the project.

• By the end of February 2020, Steering Committee meetings were conducted via Zoom which continued through the end of the project. The PEP was updated.

• The Steering Committee spent spring 2020 working with staff on elements of the Plan’s Equity Strategy and level setting on the major topic areas of the plan.

• Planned spring block parties were cancelled and project staff researched and selected an online engagement platform called The Hive. The summer 2020 open house launched the platform in August 2020 which has since grown to a full citywide engagement portal called EngagePGH.

• Most engagement has been a combination of EngagePGH activities, Zoom meetings, and outdoor in-person activities (block parties, tours, outdoor discussions, etc.).
Engagement Summary

- **Steering Committee**: ~30 members representing diverse interests of Oakland from residents and non-profits to cultural institutions, businesses, the universities and UPMC. Have met monthly since October 2019, worked with staff to draft vision statement, goals, public engagement plan, Interim Development Goals Letter. Currently working on details of the strategies, the last component of the plan content.

- **Action Teams**: four focus groups that met monthly between September 2020 and October 2021 to develop strategies for the plan. Open to everyone, typically had 20-30 members each.

- **Online engagement**: EngagePGH was launched in-part to support Oakland Plan engagement through the pandemic. An online open house in the summer of 2020 received 2,500 visits and 800 comments. A fall online open house with draft strategies had 2,400 visits and 550 comments.

- **In-person engagement**: staff led and participated in nearly a dozen in-person events from May from Fall 2021 including site tours and workshops, block parties hosted by the University of Pittsburgh, walking tours, and small-scale neighborhood meetings. Approximately 1,600 people attended these events. Online equivalents were provided for all in-person events.
Engagement Summary (continued)

• **Technical Advisory Groups:** the planning process established two committees of 10-15 experts that helped staff to craft strategies around equity, and arts, culture, and design. Additionally, focus groups focusing on Housing, Workforce Development, and Urban Design and Development are supporting the Zoning Code work.

• **Other forms of input:** staff and consultants conducted hundreds of interviews to craft the plan. These included interviews with Oakland leaders, developers, brokers, experts in data and affordable housing, and national experts in topics related to the strategies identified by the Action Teams. Many of these interviews led to experts being involved in discussions with the Action Teams and Steering Committee.

• **How do we get the word out?** Steering Committee members share updates with those they represent, attending neighborhood association on a quarterly basis, postcards to all addresses in Oakland and physical signage for both summer 2020 and fall 2021 open house events, flyering all adjacent addresses for workshop events, email lists, social media, EngagePGH site, targeted media coverage.
Equity Strategy

During winter 2020, the project team worked with the Steering Committee to establish shared goals for diversity, equity, and inclusion in the planning process.

These discussions led to an equity strategy that was integrated into the planning and process and intentionally engaged underrepresented and marginalized groups in Oakland.

Groups identified in Oakland include:

- African-American residents
- University students
- Immigrants and newcomers

The Oakland Plan's equity strategy includes the following components to understand and plan to overcome inequities for the identified groups:

- **Staff**: Staff from the Office of Equity and Green Building Alliance took on this important work. In addition to the items below, staff are working to understand how programs and partnerships can benefit this work such as the City of Pittsburgh's role in the Government Alliance on Race and Equity (GARE) and Welcoming Pittsburgh.

- **Technical Advisory Group**: Convening a Technical Advisory Group that consists of interested Oakland stakeholders and citywide professionals working on behalf these groups to provide advice as needed on how equity should be incorporated into various aspects of the planning process.

- **Equity Workshops**: Specific events are being planned throughout the planning process as a way for Action Teams, staff, and the Steering Committee to learn and develop a strong equity approach.

- **Intentional Language**: The plan's vision statement, goals, and strategies will include language that explicitly calls out inequities and identifies how they will be addressed. These will be highlighted at each stage in the planning process.

- **Advocacy Organizations**: Professional advocacy organizations that represent marginalized and disadvantaged groups were invited to participate in Action Teams and provide their expertise and experiences as a way to improve the outcomes of the planning process.

Oakland Plan Equity Strategy: https://engage.pittsburghpa.gov/oakland/oakland-plan-equity
Draft Plan Engagement and Public Comment

• **March 7 – May 1:** Comment period

• **Open houses:** two open houses to share the plan and zoning proposals develop strategies for the plan. Open to everyone, had 10-30 attendees at each.

• **Online engagement:** EngagePGH was launched in-part to support Oakland Plan engagement through the pandemic. The Oakland Plan received 5,000 visits by 2,500 visitors and over 550 comments.

• **Steering Committee member meetings**: staff met with most Steering Committee members to address questions and obtain comments about the draft plan.

• **Community meetings**: staff attended over a dozen community meetings to answer questions and obtain feedback.

• **Emails and letters**: individuals and organizations provided comments via emails and letters to staff.
EngagePGH by the Numbers

Performance Summary

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<th>Contributors</th>
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<td>2,674</td>
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<td>151</td>
<td>43</td>
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</table>

Graph showing trends over time.
Public Comment by the Numbers

950 comments received
~800 for the Oakland Plan and ~150 for the Zoning Proposals

• 25% are generally positive or supporting comments
• Many ask clarifying questions
• 40% comments seeking changes or highlighting concerns with plan

• 90+/- comments about Vision, Goals and/or Policies
• Majority of comments related to strategies
  • Many add to body of knowledge in "What we heard" or "Project Goals and components".
Draft Plan Public Comment Review Criteria

• Non-substantive changes:
  • Punctuation, grammar corrections
  • Language consistency
  • Updates to the “What We Heard”, "Goals and Components", and “When,” “How long,” “How much,” and “Whom” sections of projects and programs to provide clarifying details.
  • Changes that are clarifying or further support the existing written goal/policy/strategy
  • Additions of supporting data and best practices.

• Substantive Changes:
  • Does this support, improve, or build upon the components of the equity strategy?
  • Does this further sustainability?
  • Is this a broader concern shared by multiple constituencies?
Plan Format

The planning process and format of the plan follows the Neighborhood Plan Guide (2020).

Established a framework for a smaller, targeted document:

- Policy framework that is formally adopted
- Implementation tables by chapter
- Strategy summaries that serve as scopes for projects and programs in the implementation tables

VISION STATEMENTS
What are we going to be in 10 years?

- Vision statements provide a shared description of what the neighborhood will be in 10 years if the plan is successful.
- Goals are long-term outcomes the plan will achieve by implementing programs, policies, and projects.
- Policies set a preferred direction and describe what must be done to achieve the goals.
- Programs are a set of activities that seek to realize a particular long-term aim.
- Projects are discrete actions for a list of implementation partners to take on and complete.
- Partnerships are commitments by organizations to work together to advance an outcome.
Plan Relationships

- Community organizations have created a number of important plans that are guideposts for this work: OBID Strategic Plan (2020), Oakland 2025 (2012), 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

• Growing housing and job opportunities in Oakland. New housing is needed to meet a variety of undergraduate student and long-term 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.

• Utilizing public and private investments in Oakland to increase livability through new and improved open spaces, expanded tree canopy, stormwater management systems, and community services and amenities.

• Reimagining mobility systems in Oakland to prioritize the comfort and safety of pedestrians, transit riders, and cyclists.

• Acknowledging and addressing inequities for African-Americans and students in Oakland and creating a welcoming environment for the neighborhood’s growing immigrant and newcomer populations.
Vision

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 to 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 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.
This chapter is about supporting Oakland's residents, students, employees, and visitors. The content of this chapter focuses on better meeting basic needs as well as creating opportunities for people to thrive.
Community Programs and Livability

Goals

• **C1.A Representation in decision-making.** Civic mindedness is fostered through resident engagement in decision-making processes, and by serving on boards and committees.

• **C1.B Twenty-minute neighborhood.** Ensure residents in every part of Oakland can have access to resources to meet their basic needs within a 20-minute walk or roll from their home.

• **C1.C Neighborhood of choice.** Excellent access to healthcare, educational opportunities, entertainment, and cultural resources make Oakland uniquely desirable for people at all stages of life.

• **C1.D Vital riverfront areas.** Oakland’s riverfront has public amenities that create a unique place for the community to enjoy the Monongahela River. Multiple options exist to safely and comfortably travel from inland areas to the riverfront.

• **C1.E Connective programming.** Oakland's organizations collaborate to improve the lives of students and long-term residents.

Policies

• **Strengthen civic engagement.** Ensure a broad variety of groups including residents, students, and identity groups, are engaged in decision-making processes where they are impacted through meaningful engagement opportunities.

• **Increase access to daily needs.** Housing is close to facilities that offer access to daily essentials such as shopping, education, and recreation.

• **Prioritize people of diverse ages and abilities.** All right-of-way improvements prioritize the needs of seniors, children and their caretakers, and the disability community.
Community – Cultural Heritage and Preservation

Goals

• C2.A Preservation supports housing goals. Existing structures are part of the strategy to provide affordable housing and different living opportunities in Oakland.

• C2.B Celebrate Oakland’s diversity. Valuing heritage and overcoming institutional racism today are viewed as complementary and not in conflict.

Policies

• Center equity in preservation. Ensure affordability and economic inclusion throughout historic preservation processes.

• Preserve Oakland’s distinct character. Thoroughly study and preserve existing art outside and inside historic buildings in Oakland. This could be traditional historic preservation of buildings, but also the reuse and repurposing of building elements and artistic features.

• Blend historic and new development. Development projects reuse existing buildings whenever possible including building onto and around structures as part of larger-scale developments. Resulting structures maintain Oakland's existing character and fabric while allowing development that meets modern needs.
Community – Public Art

Goals

• **C3.A Public art around every corner.** Public art of all forms is found throughout Oakland to enhance the experience of living in, working in, and visiting Oakland. Art and design should be integrated into all private and public investments.

• **C3.B Art expresses diversity.** Oakland is a place where the diversity of its artists and modes of artistic expression is valued.

Policies

• **Increase art installations throughout Oakland.** Public and private investments incorporate art into public spaces, buildings, and infrastructure.

• **Support diverse local artists.** Ensure communities of color and immigrants are included in the creation of art within the neighborhood.
Community – Public Safety

Goals

• **C4.A Public safety as community well-being.** Public safety decisions consider and address potential impacts on community well-being, racial equity, and gender equity.

• **C4.B Open dialogue on community health.** Programs and projects that seek to improve community health and safety involve individuals and organizations representing diverse perspectives and identities.

Policies

• **Improve nighttime safety.** Infrastructure, mobility, and development projects incorporate elements that collectively improve safety outcomes for those traveling while it is dark outside through better lighting, mobility options, and emergency services. Women and people of color are involved in the design of these facilities.

• **Increase engagement around public safety.** Include stakeholders with diverse perspectives in discussions with public safety officials.
Community – Public Facilities and Services

Goals

• **C5.A Design places for children.** All spaces should take into consideration the needs of Oakland’s children and their caretakers.

• **C5.B Recreation and community facilities.** Facilities that support community gatherings and recreation are present throughout Oakland.

Policies

• **Invest in community and recreational facilities.** Increase the number of public facilities, including open spaces, recreation centers, and other facilities to ensure adequate services are provided to the neighborhood.

• **Design public facilities for diverse ages and abilities.** Ensure open spaces, and sport and recreational facilities are nearby and accessible for all residents of Oakland, particularly seniors, children and their caretakers, and the disability community.
Community – Public Health

Goals

• **C6.A Social determinants of health.** Public health efforts are seen in the context of social determinants of health to maximize the impact of each intervention, especially as it relates to access to affordable, quality food, childcare, and healthcare.

• **C6.B Healthy spaces.** Private and public investments in commercial and residential areas are leveraged to make the neighborhood more healthy, enjoyable, and sustainable. Open spaces and pedestrian connections should be designed to host exercise activities, sanitary facilities, and community programming.

• **C6.C Challenge institutional racism.** Institutional racism is recognized and addressed to reduce inequality and the wealth gap between white people, Black, Indigenous, and People of Color (BIPOC), and other marginalized communities.

• **C6.D Access to local food hubs.** Provide a diversity of local, affordable, accessible food options, including grocery stores, particularly as a part of transit-oriented developments and as part of development on publicly owned property or where public investments are utilized.

Policies

• **Center universal design.** Ensure design is friendly to all ages and supports a universally designed, age-in-place neighborhood. Reinforce this built experience with health and supportive services such as case management support, mental health resources, health programming and education.

• **Increase food access.** Reduce food insecurity among all Oakland residents, particularly students, people experiencing homelessness, families, and people of color, by prioritizing access to quality, healthy, diverse food options at locations such as food pantries, farmers markets, corner stores, and grocery stores of all scales.
Community – Community Uses in the Right-of-Way

Goals

• **C7.A Programming that builds community.** Establish new and grow existing programs to support community-building events in the streets such as block parties, street festivals, farmers markets, and street vendors as well as the provision of commercial and community services that spill into the public realm.

Policies

• **Enliven public streets.** Public streets in Oakland incorporate temporary and/or permanent functions that support community activities that take precedence over their transportation function.
Community – Nuisance and Enforcement Issues

Goals

• **C8.A Reduce public nuisances.** The City, institutions, and community members collaborate to reduce the many public nuisances that are in or viewable from the right-of-way through code enforcement, education, community programs, and service provision.

• **C8.B Improve standards for renters.** Renters, and particularly student renters, have safe, healthy living conditions and are given **access to resources.**

Policies

• **Enforce the Rental Registry Program.** Ensure rental units meet all applicable building, existing structures, fire, health, safety, and zoning codes.

• **Manage occupancy issues.** Occupancy issues are appropriately, consistently, and equitably **enforced through the City of Pittsburgh Code.**
What changed in the Goals and Policies?

• Add Goal: C1.E Connective programming. Oakland's organizations collaborate to improve the lives of students and long-term residents.

• Edit Goal: Broaden reference of resources to Goal C8.B Nuisance and enforcement issues

• Reasoning: Multiple constituencies called for a programming goal and this goal was previously included during the process

• Reasoning: Clarification
What changed in the Goals and Policies?

• Edit Policy: Broaden reference of facilities from Policy C5. Public facilities and services.

• Edit Policy: Add occupancy code reference to Policy C8. Nuisance and enforcement issues

• Reasoning: Grammar and clarification

• Reasoning: Clarification
This chapter is about improving the physical, social, and economic development of Oakland. The content of this chapter focuses on new and existing buildings and what they contribute to Oakland and the Pittsburgh region.
Development – Land Use Policy and Regulations

Goals

• **D1.A Development review system.** A system of City processes, local guidelines, and local review committee(s) supports plan implementation through development.

• **D1.B Land use addresses community needs.** The use of private and public land, including the rights-of-way, consider the needs of current and future Oaklanders.

• **D1.C Framework to provide community amenities.** Incentives, requirements, and policies work together to target amenities to specific parts of the neighborhood where they are needed most.

Policies

• **Managed density.** Locate dense development in appropriately designed buildings and in locations near transit and other supportive amenities.

• **Reduce negative externalities.** Design new buildings to internalize or otherwise address nuisance issues to avoid increasing conflict between residents.

• **Limit development on hillsides.** Avoid new development activities in environmentally sensitive areas such as landslide prone and steeply sloped areas and seek to move people out of potentially hazardous locations.

• **Improve living conditions.** Support the Rental Registration Program and other efforts to improve living conditions and fair treatment for all renters.
Development – Urban Sustainable Design

Goals

• **D2.A High performing buildings.** Buildings reduce energy, water, and other resources used in construction, materials, management, and across their life cycle.

• **D2.B Prioritizing green.** Buildings in all areas of Oakland incorporate green features to improve the comfort and livability of Oakland for people and other animals.

• **D2.C Excellent urban design.** Building design incorporates high-quality materials, values Oakland’s unique character and outstanding architectural heritage, and contributes to the public realm.

Policies

• **Excellence in sustainability.** Incorporate sustainability principles and best practices into public spaces, buildings, and infrastructure.

• **Design for topography.** Design infrastructure and buildings to help residents overcome topography challenges and enjoy unique publicly accessible views.

• **Amenities for all ages.** Use public and private investments as opportunities to provide publicly accessible amenities for people of all ages.

• **Inspiring gateways.** Incorporate unique architecture, open spaces, public art, and plantings into entry points to the neighborhood to present an image of what Oakland is and aspires to be.

• **Limit pedestrian bridges.** Prioritize street-level activity on Oakland’s major commercial corridors including Fifth and Forbes Avenues, the Boulevard of the Allies, and Craig Street by building pedestrian bridges only on smaller streets and ways.

• **Design for children.** Design buildings, open spaces, and transportation projects to establish safe places and routes that allow children to navigate the neighborhood.
Development – Equitable Economic Development

Goals

• **D3.A Welcoming Oakland.** Oakland's institutions, non-profit organizations, businesses, residents, and students work proactively to welcome BIPOC, LGBTQ, immigrant and refugee, and disabled people to live, work, study, invest in businesses, and play in the community.

• **D3.B Buildings that overcome inequities.** The construction, rehabilitation, and tenanting of buildings are opportunities to overcome inequities experienced by residents, entrepreneurs, and employees.

• **D3.C Inclusive hiring and contracting.** Oakland employers and developers meet or exceed agreed-upon targets for minority, women, and veteran-owned businesses. Contracting Oakland-based companies is a priority along with programs that increase the supply and quality of neighborhood businesses.

Policies

• **Access and influence.** Ensure communities of color and immigrants are part of social and business networks and represented in leadership positions in Oakland.

• **Minority and immigrant business focus.** Prioritize tenanting of minority, women, and immigrant business enterprises, particularly by local residents, in ground floor spaces on commercial corridors.

• **Access to careers.** Regularly study and address barriers to participation for underrepresented communities in Oakland’s career opportunities at major employers.
Development – Housing

Goals

- **D4.A Jobs and housing for all.** Residents have access to career services and opportunities that allow them to work in good paying jobs in their neighborhood, and Oakland’s low income employees and students have access to affordable housing that allows them to walk to work or school.

- **D4.B Healthy and comfortable buildings.** All buildings in Oakland are well maintained, resource efficient, and healthy for their residents and employees.

- **D4.C Housing Diversity.** Ensure a mix of rental and for-sale owner-occupied housing is available for residents at a wide range of income levels, providing a variety of affordable options for all residents.

Policies

- **Black and African-American residents.** Ensure the needs of Oakland’s Black and African-American residents are addressed through initiatives that create housing and fight displacement.

- **Transit oriented housing.** Build and maintain affordable housing within walking distance of transit stations.

- **Frontline and low income worker housing.** Create housing that meets the needs of Oakland’s frontline and low income workers.

- **Students as residents.** Tap the full potential of Oakland’s diverse student population by providing the right mix of housing and amenities to retain them following graduation.

- **Student Housing.** Student housing is safe and affordable and as close to campus as possible or on-campus where possible.
Development – Transit Oriented Development and Commercial Corridors and Nodes

Goals

• **D5.A Vibrant commercial corridors.** Development on commercial corridors provides healthy and safe pedestrian experiences with inviting public realm improvements, open spaces, and complementary ground floor uses that serve the broader community and integrate with transit services.

• **D5.B Integrate development and transit.** Development provides amenities for transit users including commercial services, enjoyable waiting areas, and first-mile/last-mile multimodal facilities.

Policies

• **Community hubs.** Build up transit station amenities, wayfinding, and adjacent ground floor activities in buildings to create local hubs of community activity.

• **Transit station circulation.** Design clear and accessible public connections between transit station areas and the surrounding neighborhood as part of development.

• **Boulevard of the Allies as connector.** Invest in development and infrastructure to create a healthy, comfortable, and enjoyable pedestrian and transit-oriented character that stitches together Central and South Oakland.
What changed in the Goals and Policies?

• Edit Goal: broaden design goal to Goal D2.C Buildings that belong in Oakland
  • Reasoning: Multiple constituencies called for a broader design goal that references the public realm and materials.

• Edit Goal: include contracting references to Goal D3.C Inclusive hiring
  • Reasoning: Update is supported by the equity strategy and this goal language was previously included during the process
What changed in the Goals and Policies?

• Add Goal: D4.C Housing Diversity. Ensure a mix of rental and for-sale owner-occupied housing is available for residents at a wide range of income levels, providing a variety of affordable options for all residents.

• Add Policy to D4: Student Housing. Student housing is safe and affordable and as close to campus as possible or on-campus where possible.

• Reasoning: Update is supported by the equity strategy and multiple constituencies

• Reasoning: Multiple constituencies called for a broader housing goal that includes owner occupancy and this goal was previously included during the process.
This chapter is about making getting around easier, safer, and more enjoyable. The content of this chapter strengthens transportation systems by making targeted investments throughout the neighborhood and establishing new programs.
Mobility – Transit Service and Stations

Goals

• **M1.A Maximize the value of shuttles and transit.** Public and institutional transportation services are part of an efficient system that serves both economic development and resident needs.

• **M1.B Oakland as transit hub.** Oakland is a hub of the regional transit system, on par with downtown, to ensure equitable access to the jobs and activities that are growing here.

• **M1.C Transit is a mode of choice.** Stops and station areas are attractive hubs of activity and buses provide the safest, most comfortable, and enjoyable way to get where you’re going.

Policies

• **Amenities for riders.** Ensure well-used bus stops have appropriate amenities for riders such as shade, seating, lighting, public art, and green features.

• **Access to transit.** All people in Oakland are within a five minute walk or roll of local transit service and/or a 10-minute non-auto connection to rapid transit service. Topography, rider age, and other relevant factors are considered as part of improving access.

• **Safety and accessibility.** All bus stops in Oakland meet PAAC design guidelines for safety and accessibility.

• **Multimodal connectivity.** Ensure multimodal connectivity in the mobility network to, from, and around the neighborhood.

• **Resources for TDM.** All employers have access to TDM resources, whether offered by the City, locally, or within their company.

• **Fewer trips with only one passenger.** Reduce single-occupancy vehicle trips in privately-owned vehicles to, from, and around Oakland.
Mobility – Pedestrian Access, Safety, Circulation

Goals

- **M2.A Pedestrian priority.** Streets are designed as a system to provide safe, accessible, and comfortable pedestrian environments.

- **M2.B Circulation.** Accessways through and between buildings and open spaces follow pedestrian desire lines.

Policies

- **Open space uses in the rights-of-way.** Repurpose portions of streets to create places for community activities, leisure, and commerce. Successful pilot projects should be translated into permanent open spaces with thoughtful designs that incorporate stormwater management and other functions. Access to adjacent parking should be limited with new development and existing access points slowly migrated to other streets or alleys.

- **Pedestrian and bicycle priority.** In all projects, prioritize elements that improve pedestrian and bicycle safety over vehicular mobility.

- **Leading pedestrian intervals.** Intersections with high-volume of pedestrians crossing offer leading pedestrian intervals.

- **Sidewalks are clear.** Sidewalks remain clear of vehicles and other obstacles (temporary and/or movable).

- **Pedestrian friendly.** Enhance the pedestrian environment and design for pedestrian scale.

- **Reduce curb cuts.** Reduce curb cuts to minimize conflicts with users of the sidewalk.

- **Sidewalk experience improved.** Ensure a safe, connected, and accessible network for all users of the sidewalk.

- **Ample lighting for bikers and walkers.** Ensure ample lighting along high-volume pedestrian and bicycle corridors.

- **Complete streets.** Identify priority corridors for Complete Streets enhancements.
Mobility - Accessibility

Goals

• **M3.A Accessibility without bounds.** True accessibility results from intentional design on the part of public and private investments in the right-of-way and in buildings.

• **M3.B Accessible network.** The rights-of-way are improved to create an accessible network of ways to get to and around Oakland.

Policies

• **Identify ADA sidewalk needs.** Work with the community to identify high-priority corridors and intersections to bring in compliance with ADA standards.

• **Collaborate with disability community.** Work with the disability community to ensure that designated on-street parking is appropriately sited.
Mobility – Bicycle Infrastructure

**Goals**

• **M4.A Bike networks.** A network of bike facilities gets people to and around Oakland safely, and conveniently, without gaps or the need to divert out of the way. The bike and transit networks are integrated.

• **M4.B Bicycle-oriented development.** Activities and facilities in the ground floors of buildings and public right-of-way support and are supported by cyclists.

**Policies**

• **Bicycle supporting resources.** Bike shops, repair stations, and other supportive resources are located throughout Oakland, particularly where on-street bicycle improvements have been prioritized.

• **Bike(+) Plan.** Implement the Bike(+) Plan for Oakland.

• **Site Healthy Ride stations and mobility hubs.** Work with the community and other partners to appropriately site Healthy Ride stations and other mobility hubs.

• **Bike(+) experience improved.** Ensure a safe, connected, and accessible network for all bike(+) users.
Mobility – Traffic Safety

**Goals**

- **M5.A Zero fatalities.** No one dies or is seriously injured on city streets.

- **M5.B Unbiased enforcement.** Safe, equitable, and just outcome in traffic stop and enforcement interactions.

**Policies**

- **Calm traffic.** Implement traffic calming measures to reduce the speed of vehicular traffic traveling to, from, and around Oakland.
Mobility - Parking

Goals

• **M6.A Comprehensive parking strategy.** On- and off-street parking are continuously managed as a system to reduce parking demand and meet a variety of changing needs with the minimum space dedicated to parked vehicles.

• **M6.B Transition parking.** Development that incorporates significant amounts of parking is carefully designed so that parking structures can be converted to other uses and circulation between buildings can be efficiently reprogrammed for non-auto uses.

Policies

• **Reduce parking demand.** Reduce parking demand (residential, visitor, and commuter) to achieve 85% occupancy (industry standard) throughout the neighborhood.

• **Off-site parking.** Combine pedestrian infrastructure improvements with wayfinding, informational campaigns, and parking pricing strategies to incentivize Oakland visitors who are arriving by car to utilize off-site parking lots instead of on-street parking.

• **Surface parking.** Prohibit all new surface parking lots and paving of yards and other landscaped areas to serve as parking. Systematically eliminate illegal paved surface parking in residential areas.
Mobility – Freight Operations

Goals

• **M7.A Freight systems.** Delivery of goods to Oakland and movement of trucks through the area needs to be carefully managed to support employment activities and improve safety to other street users.

• **M7.B Safe delivery.** Loading and unloading of trucks happens in designated spaces and times to ensure efficient and safe operations.

Policies

• **Curbside management.** Ensure efficient use of the curb for all users on the block including consideration for activities occurring during specific times of day.
What changed in the Goals and Policies?

• Edit Goal: reference a reduction of parking demand to Goal M6.A Comprehensive parking strategy

• Reasoning: Multiple constituencies and advances equity, climate and safety goals.

• Update and combine Policies: clarify language regarding transit access to M1. Access to local transit in five minute walk and M1. Access to rapid transit in 10 minutes.

• Reasoning: Update supports PAAC's policy and service planning approach. The policy aims to advance equity and climate/sustainability goals.
What changed in the Goals and Policies?

• Update Policy: add reference to privately-owned vehicles to M1. Fewer trips with only one passenger.

• Update Policy: add reference to disability community to M3. Collaborate with ADA community.

• Reasoning: clarification

• Reasoning: Update is supported by the equity strategy
What changed in the Goals and Policies?


• Reasoning: Multiple constituencies and advances equity, climate and safety goals.
This chapter is about improving the systems that nourish the neighborhood. The content of this chapter uses infrastructure to create a more healthy, sustainable, and equitable community.
Infrastructure - Stormwater Management

Goals

• **I1.A Manage stormwater effectively to mitigate downstream impacts.** Encourage innovative and site-specific stormwater management techniques to mitigate flooding, ease the burden on sewer systems, reduce landslide and erosion risk, restore habitat, and improve the urban landscape.

• **I1.B Integrated infrastructure planning.** Above- and below-ground infrastructure projects are coordinated far in advance of implementation to improve efficiency, functionality, and predictability of investments while addressing community needs.

Policies

• **Depave Oakland.** Eliminate paved surfaces throughout Oakland to support stormwater management goals, reduce heat island, and create more green space.

• **Construction coordination.** Coordinate all major infrastructure products to reduce impacts and make more efficient use of resources.

• **Rainwater education.** Educate developers and residents about stormwater management goals, best practices, and regulations.
Infrastructure – Open Space

Goals

• **I2.A View hillsides as open space.** Make use of hillsides as open space amenities that also manage invasive species and reduce landslide risk.

• **I2.B Open space network.** Parks and other open spaces are located throughout Oakland and provide enriching experiences. Together open spaces form a network that create connections between parts of the neighborhood and to surrounding areas.

Policies

• **Functional open spaces.** Assess open space needs of nearby residents, employees, and visitors, and make investments to parks and other open spaces to meet these needs.

• **Integrate green.** Integrate plantings into all investments to improve access and experiences with nature and serve important environmental functions.
Infrastructure - Tree Canopy

**Goals**

- **I5.A Community building through neighborhood greening.** Oakland's institutions, non-profit organizations, businesses, students and residents work together to build up community initiatives that connect people while making the neighborhood more sustainable, healthy, and equitable.

- **I5.B Innovate around urban tree science.** Oakland is a living laboratory for urban tree science and practices.

- **I5.C Value trees as infrastructure.** Preserve existing trees and plant new trees to bring their benefits to all parts of Oakland. Collaborate on tree maintenance to support their continued health and function.

- **I5.D Access to trees.** Expand access to urban trees and their benefits for all Oakland residents.

**Policies**

- **All hands on deck to grow the tree canopy.** Go beyond regulatory requirements through programs and advocacy around planting new trees and retaining existing mature trees on private and public property.

- **Measure canopy.** Ensure inventories, tree plantings, and retention efforts consider the value of tree canopy.

- **Diverse native tree populations.** Plant trees to increase the number and variety of trees to improve habitat function and increase survivability.

- **Engagement around trees.** Improve civic engagement around tree canopy and development by leveraging partnerships with local organizations and providing volunteer opportunities.

- **Shade parks.** Respond to climate change by moving from a model of sunny, grassy parklands to open spaces that are shaded by trees to provide functional spaces enjoyable during longer summers and to provide more habitat function.
**Infrastructure – Habitat Restoration**

**Goals**

- **16.A Biophilic design.** Nature and natural spaces are integrated throughout Oakland to improve people’s physical and mental health, fitness, and wellbeing.

- **16.B Diversify landscapes.** The public sector, institutions, developers, and property owners collaborate to improve the permeability of landscapes and increase biodiversity.

**Policies**

- **Hillside management.** Remove existing buildings and proactively replant steeply sloped hillsides with natives as a way to avoid high cost landslide remediation and restore significant tracts of habitat.

- **Understory plantings.** Augment tree plantings with the planting of native understory plants to improve habitat function and beautify areas.

- **Value and enjoy habitat.** Encourage educational programming and community development activities that expand who cares for and supports habitat restoration efforts.

- **Bird friendly design.** Design all buildings and infrastructure projects to reduce impacts to birds and other non-human species through best practices such as bird safe glazing and Dark Skies compliant lighting.
Goals

• I3.A Reduce energy burden. Reduce energy burden today to fight displacement, while making investments in structures to permanently reduce energy demand.

• I3.B Expand access to renewables. Transition energy use for all structures to renewable sources including those generating on sites in Oakland and district energy systems.

Policies

• Efficient and resilient systems. Upgrade and manage shared energy systems in Oakland to reduce greenhouse gas emissions, costs for users, and system failures.

• Energy burden. Reduce the costs of heating and cooling homes for low-income residents to improve public health outcomes and avoid displacement.

• Bury lines. Replace above ground infrastructure like power and data lines with below-ground solutions as part of infrastructure and development investments.

• Convert to renewables. Support the transition of all users to purchasing renewable electricity.

• Update infrastructure during development. Ensure development projects update relevant infrastructure and minimize disruptions.
Infrastructure – Waste Management and Recycling

Goals

• **I4.A Zero waste community.** Become a zero waste community by pursuing responsible waste practices, reducing overall waste production, and investing in innovative waste management and upcycling.

Policies

• **Prioritize reuse.** Preserve historic buildings to retain character and history of areas, sustainably reuse buildings, and create attractive, unique places.

• **Material reuse.** Reduce the carbon footprint of redevelopment that involves demolition by reusing as much of the building materials on-site or through resale to third parties.

• **Circular economy.** Collaboratively establish systems of production and use that ensure by-products and wastes are productively utilized.
Infrastructure – Digital Network

Goals

- **I7.A Meet all technology needs.** Students and other residents have access to the technology and internet they need to succeed.

Policies

- **Expand free internet.** Provide free wifi in open spaces and through infrastructure investments to expand access to the internet throughout the neighborhood.

- **Knowledge and comfort with technology.** Ensure all Oakland residents receive trainings and support that gives them the basic knowledge of technology they need to access jobs and services.
Infrastructure – Urban Agriculture

**Goals**

• **I8.A Grow food in the neighborhood.** Consistent with Oakland’s immigrant history, food gardens are integrated into residential areas to improve access to healthy food options as well as the fitness benefits of gardening.

• **I8.B Local food networks.** Regionally grown food is served in Oakland’s restaurants and used to make food-based products through innovative collaborations and partnerships.

**Policies**

• **Growing food.** Provide opportunities for residents and employees to spend time growing food as a means of increasing mental and public health while building community.
Infrastructure – Air

Goals

• **I9.A Air policy advocacy.** Institutions, non-profits, and residents, including students, work together to advocate for better air quality both as a quality of life issue and as one that impacts the economic development of Oakland and Pittsburgh.

• **I9.B Improve air quality.** Trees, open spaces, and other greening efforts measurably improve neighborhood air quality, with species chosen in part based on their ability to remove pollutants from the air.

Policies

• **Integrate air quality in decisions.** Ensure that impacts to air quality are part of decisions made about transportation investments, development activities, and plantings.

• **Innovative technology.** Test innovative new technologies in Oakland that can improve air quality and reduce atmospheric greenhouse gases.
What changed in the Goals and Policies?

• Reasoning: Clarification
Staff Recommendation

That the Planning Commission of the City of Pittsburgh adopt the Oakland Plan with recommended changes to the goals and policies as outlined in the "Recommended Changes" document attached to the Staff Report as the Oakland area component of the City’s Comprehensive Plan.
Zoning - Overview

• Proposing three new base zoning districts:
  • Urban Center – Employment (UC-E)
  • Urban Center – Mixed Use (UC-MU)
  • Residential – Mixed Use (R-MU)

• City-owned parks to be rezoned as parks

• Oakland Public Realms A (Atwood), C (Fifth and Forbes) and D (Blvd of the Allies) proposed to be rezoned. OPR – B (North Craig) will remain for now.

• Mapped Heights, separate from Zoning district.

• New Base Zoning Districts use Performance Points System in Chapter 915, allowing Bonus Heights. Options for new points are added to the system as well, including prerequisites.
Zoning Proposal at Briefing

Urban Center – Employment (UC-E)
Urban Center – Mixed Use (UC-MU)
Residential – Mixed Use (R-MU)
Current Zoning Proposal

Urban Center – Employment (UC-E)
Urban Center – Mixed Use (UC-MU)
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.
Height Proposal at Briefing

Map Notes:

Height is show as the limit in feet (ft) with the possible maximum height that can be earned through the bonus point system in parentheses.

Note: Height Reduction Areas are illustrated with a thin white line. The height reduction zone restricts building height for twenty (20) feet into the development parcel. Structures or portions of structures in this zone may not exceed the maximum height permitted in the adjacent zoning district plus twenty (20) feet. The height reduction zone is not a setback, it restricts height within the first twenty (20) feet as shown on the adopted height map.
Current Height Proposal

Map Notes:

Height is shown as the limit in feet (ft) with the possible maximum height that can be earned through the bonus point system in parentheses.

Note: Height Reduction Areas are illustrated with a thin white line. The height reduction zone restricts building height for twenty (20) feet into the development parcel. Structures or portions of structures in this zone may not exceed the maximum height permitted in the adjacent zoning district plus twenty (20) feet. The height reduction zone is not a setback, it restricts height within the first twenty (20) feet as shown on the adopted height map.
Bonus Points Available

• Zero Energy or Zero Carbon Buildings – All new districts
• On-Site Energy Generation – All new districts
• Affordable housing - Points modified as follows: 4.c is four (4) points; 4.d is six (6) points. – All new districts
• On Site Public Art – All new districts
• Workforce Development – points modified as follows: 12.c is five (5) points – UC-E and UC-MU Only
• Rainwater – R-MU Only AND UC-E and UC-MU
• Building Reuse (b and c) – R-MU Only
• Fresh Food Access - UC-MU ONLY
Prerequisites for Bonus Points

• Minority and Women Business Enterprise (MWBE) compliance intent. All projects seeking Performance Points must show satisfactory efforts made to meet City of Pittsburgh policies regarding minority and women business enterprises found in Section 177A.02 of the City Code.

• All projects seeking Performance Points must meet the standards for the lowest point of the relevant energy consumption point for the project type (i.e., new construction or existing buildings).
## Updated Energy Point

### Zero Energy or Zero Carbon Buildings - New Construction

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.a</td>
<td>Demonstrate compliance with International Energy Conservation Code Section C407 Total Building Performance criteria or ASHRAE Standard 90.1-2019 Appendix G Building Performance Rating Method.</td>
<td>1</td>
</tr>
<tr>
<td>1.b</td>
<td>Demonstrate compliance with International Energy Conservation Code Section C407 Total Building Performance criteria or ASHRAE Standard 90.1-2019 Appendix G Building Performance Rating Method and buildings shall be designed and constructed with no gas or fossil-fuel fired equipment as described in Zero Code 2.0.</td>
<td>2</td>
</tr>
<tr>
<td>1.c</td>
<td>Demonstrate compliance with International Energy Conservation Code Appendix CC: Zero Energy Commercial Building Provisions.</td>
<td>4</td>
</tr>
</tbody>
</table>

Applicant may earn the following combinations:
- 1.a = 1 pt
- 1.b = 2 pts
- 1.a plus 1.c = 5 pts (this means applicant could have fossil-fuel fired equipment)
- 1.b plus 1.c = 6 pts
## Equitable Development Performance Point

<table>
<thead>
<tr>
<th>12 Equitable Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>12. a. Commitment to ensuring 10% of jobs in the building will be hired from Underrepresented Groups for the first 10 years the building is in operation and recertified by the City of Pittsburgh every two (2) years; or</td>
</tr>
<tr>
<td><strong>1</strong></td>
</tr>
<tr>
<td>Contribution of a sum equal to <strong>$3 per rentable commercial square foot (RCSF)</strong> of the project into the City’s Equitable Development Trust Fund either in full or annually over a period not to exceed 10 years with a minimum of 25% of the total sum due at the time the project completes construction; or</td>
</tr>
<tr>
<td>A signed lease agreement between the applicant and a Local Workforce Group for a period not less than five (5) years.</td>
</tr>
<tr>
<td>12. b. Commitment to ensuring 20% of jobs in the building will be hired from Underrepresented Groups for the first 10 years the building is in operation and recertified by the City of Pittsburgh every two (2) years; or</td>
</tr>
<tr>
<td><strong>2</strong></td>
</tr>
<tr>
<td>Contribution of a sum equal to <strong>$4 per rentable commercial square foot (RCSF)</strong> of the project into the City’s Equitable Development Trust Fund either in full or annually over a period not to exceed 10 years with a minimum of 25% of the total sum due at the time the project completes construction.</td>
</tr>
<tr>
<td>12. c. Commitment to ensuring 30% of jobs in the building will be hired from Underrepresented Groups for the first 10 years the building is in operation and recertified by the City of Pittsburgh every two (2) years; or</td>
</tr>
<tr>
<td><strong>3</strong></td>
</tr>
<tr>
<td>Contribution of a sum equal to <strong>$5 per commercial square foot (RCSF)</strong> of the project into the City’s Equitable Development Trust Fund either in full or annually over a period not to exceed 10 years with a minimum of 25% of the total sum due at the time the project completes construction.</td>
</tr>
</tbody>
</table>
Green Buffer

• Required for developments with a new primary structure with a maximum height of more than twice the average height of an existing adjacent primary structure in R-MU and UC-MU

• Green Buffers are a minimum of 15 feet.

• They can either be designed for ecological benefit or pedestrian access and use

• Additions to existing structures in the Green Buffer shall be permitted as a Special Exception, subject to the provisions of 922.0
Mapped height reduction zone

• Height Reduction Zone is mapped on the Zoning Map
• Height Reduction Zone is 20 feet in depth.
• In that 20 feet, new structures cannot be more than 20 feet taller than the permitted height in the adjacent zoning district.
Parking

• Automobile parking minimums reduced to half of base requirements, existing parking minimums now the maximum. (Bicycling parking remains the same.)

• To reduce parking provided further, must contribute to Mobility Trust Fund.

• Surface parking limited to accessory to single and two-unit residential when located at the rear of the property and in the UC-MU, up to 10 surface parking spaces for multi-unit residential use with 50 or more dwelling units.

• New Commercial Surface Parking prohibited.

• Curb cuts must be on Way if possible (not Street), unless documented that this is infeasible.

• Ground floor parking prohibited except where wrapped by an active use on the primary frontage (Street).

• Removed requirement that structured parking be convertible to other uses in the future.
Parking

• Structured and integral parking of 6 or more spaces, whether a primary or accessory use, must have at least 10% of spaces EV Ready (conduit, wiring, and expanded electrical panels) or 20% of spaces EV Capable (conduit only).

• Affordable housing is exempted from this requirement.

<table>
<thead>
<tr>
<th>Definitions</th>
<th>Typical Costs[^14]</th>
</tr>
</thead>
</table>
| EV Capable: Install electrical panel capacity with a dedicated branch circuit and a continuous raceway from the panel to the future EV parking spot. | Cost during construction: $200-$810  
Retrofit cost: $1,010-$5,420  
Est. savings: 47-85% |
| EV Ready: Install electrical panel capacity and raceway with conduit to terminate in a junction box or 240-volt charging outlet (typical clothing dryer outlet). | Cost during construction: $1,160-$1,380  
Retrofit cost: $1,870-$6,260  
Est. savings: 26-80% |
Uses

- Full Proposed Use Table and Use Standards available for Review On EngagePGH
- UC-E and UC-MU allow wide range of commercial uses
- UC-MU also allows residential (Single-unit Attached and multi-unit)
- UC-E allows multi-unit residential only if units are Affordable Housing or if the residential use is less than half of the GSF of the structure
- R-MU allows Residential uses with smaller scale commercial uses intended to serve residents
Changes in Proposed Uses Since Briefing

• Removed Helipad, Check Cashing, and Correctional Facility (Limited) from UC-MU
• Removed Firearm Business Establishment, Hospital, and College or University Campus as permitted Uses from UC-E and UC-MU
• In the UC-E, permitting by right Assisted Living, Community Home, Housing for the Elderly, and Personal Care Residence.
• Added requirements to Educational Classroom Space (Limited and General) that the use be in a mixed-use structure and be limited to half of the GSF of the mixed-use structure in the UC-E and UC-MU.
Mobility Trust

- Will be held by the Controller’s Office and overseen by a commission consisting of members who are representative of the mobility and infrastructure community, ensuring a transparent and public distribution process.
- Could be distributed to pedestrian related improvements, transit improvements, bike infrastructure, for example.
- As details are developed, updates will be shared through Briefings to the Planning Commission.
Site and Building Standards

- Urban Open Space required on lots of 20,000 sf or more
  - Based on downtown model, with updated standards
- Minimum sidewalk widths for new Development
  - 20 feet on Fifth Ave and Forbes Ave
  - 12 feet on Blvd of the Allies
  - 10 feet everywhere else
- Maximum building length of 400 feet
- Architectural Design Standards
  - Ground Floor Transparency, Long blank facades prohibited, and others
- Bird Safe Glazing – Changed to Design Guideline not requirement
  - First 60 feet on the building and adjacent to green roofs
Site and Building Standards

- Upper Story Stepbacks
Site and Building Standards

• Building Frontage in UC-MU

A Structures must meet a build-to zone of zero to 10 feet from any public street, with a minimum build-to percentage of 60%.

B A minimum of 60% of the building façade must be located within the build-to zone of zero to 10 feet.
Greening Standards

• **Urban Open Space**
  • Landscaping in the Urban Open Space shall assist in managing stormwater and an operations and maintenance plan shall be provided for all stormwater management features. Landscaping selections shall be appropriate for the urban environment and seventy-five (75) percent of planting area shall be composed of native species as defined by the Pennsylvania Department of Conservation and Natural Resources. Development applications shall include a statement from a registered landscape architect or other qualified professional regarding species selected for durability, survivability, and potential air pollution mitigation.

• **Green Buffer Designed for Ecological Benefit**
  • This type of Green Buffer shall be designed to provide native habitat function and may include green infrastructure for stormwater management. Plantings must be native species that are appropriate for the urban environment, especially tree and plant species that have the largest impact to reduce air pollutants. Each application for this type of Green Buffer shall include a statement from a registered landscape architect or other qualified professional regarding plant species selected for durability, survivability, and potential mitigation on air pollution.

• **Sidewalks in the UC-MU**
  • Street trees and other landscaping is required in this sidewalk to manage stormwater and provide an improved pedestrian experience.
Planning Commission Thresholds

• All new construction of 15,000 square feet GFA or greater.
• Any addition of 15,000 square feet or more in GFA.
• Commercial structured parking of 50 or more spaces.
• Demolition of any Primary Structure of 15,000 square feet or greater or a total of 5 or more Primary Structures under the same ownership or control
• New Parks and Recreation uses of 2,400 square feet or greater, where Art Commission approval is not required.

Project Development Plans that are filed for building demolitions not part of an application for new construction shall include a report, study, or statement of the property's future use that meets the review criteria of Section 922.10.E.2.
Whole Building Life Cycle Assessment

- Whole-Building Life-Cycle Assessment - an assessment of the embodied carbon impact of a whole building, which includes:
  - Operational Carbon – *Carbon emitted while the building is in use.*
  - Embedded Carbon – *Carbon emitted during the making of a building, including building material extraction, transportation, construction and deconstruction.*

- Required for projects going to Planning Commission in the new base Zoning Districts

- Integrated into Design Review Process (ie CDAP) and then concepts presented as part of Planning Commission process

- Estimated Cost for Assessment $10,000 - $15,000

- No metrics for carbon reductions proposed currently, study only
Signage Standards

• UC-E UC-MU
  • Same as Local Neighborhood Commercial and Urban Neighborhood Commercial

• R-MU
  • Same as OPR is currently
Inclusionary Zoning | Oakland

- Proposed: Expansion of IZOD to Oakland
- Excludes Districts
  - Educational/Medical Institutions (EMI)
  - Uptown Public Realm (UPR)
Inclusionary Zoning | Standards

• What type of projects will need to provide affordable units?
  • Every new construction, substantial rehabilitation, or conversion/reuse project with **20 or more residential units** for sale or for rent.

• How many of the units will need to be priced affordably?
  • **10% of units**, rounding up if a fraction.

• Do the affordable units all need to be constructed on site?
  • A developer can put affordable units on another site, if meet certain conditions:

• **12% of the units** must be affordable
  • Located no more than **0.25 mile** from original site
Inclusionary Zoning | Standards

• What income levels may participate?
  • To rent, a household can't earn more than 50% AMI.
  • To own, a household can't earn more than 80% AMI.

• How will affordable units be priced?
  • Units will be priced at no more than 30% of income (based on AMI)

• How long will units remain affordably priced?
  • Rental and for-sale units will remain affordable for a minimum of 35 years.
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.
Maximum Height/Build Out Section

Proposed UC-E Zoning at the Rear of Niagara Street

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.
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

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.
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.
Staff Recommendation

That the Planning Commission of the City of Pittsburgh makes a positive recommendation to Council on the zoning legislation.
Where can you find us?

Pittsburgh City Planning

@PLANPGH
@resilientPGH

@planpgh

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