



Draft Land Use Framework (DLUF) District 1 Open House

Chapel of the Chimes, 4499 Piedmont Avenue

Thursday, April 9, 2026, 6:30 PM – 8:00 PM

Overview

The Draft Land Use Framework (DLUF) lays out a big-picture vision for how the City should grow and change over the next 20 years. The DLUF was released for public review in March 2026. A series of open houses and public meetings were held to gather input on DLUF strategies. This summary presents input from the District 1 Open House, organized by key topics from the Phase 2 General Plan Elements. Approximately 75 stakeholders attended.

Summary of Engagement

Land Use

Densities: Several concerns about new proposed densities resulting in development that's too tall, especially abutting low-rise neighborhoods. Emphasis on determining densities based on actual walking distances to BART stations rather than radii.

Economic and historical development: Support for continuing to support local businesses and historical buildings in neighborhood and commercial centers.

Local ownership: Support for requiring owner occupation of new developments such as condos and protect ownership opportunities from large corporations not connected to the community who may be driving up rental prices and costs.

Mixed-use development and housing: Support for housing and open space as requirements for new projects in areas designated for mixed use. Need for mixed-use development to consider families and other groups with various housing needs. Support for integrating childcare services into mixed-use development near transit and parks.

Transportation

Maintenance and basic infrastructure: Strong calls to better maintain multimodal facilities, including removing trash and trash cans from bike lanes, maintaining bus shelters and keeping them graffiti free, and improving sidewalks.

Multimodal access and connectivity: Support to improve transit through faster headways and expand greenways for walking, biking, and rolling.

Safer streets for all users: Emphasis on improving pedestrian and bicyclist safety, including cleaning bike lanes and sidewalks and enforcing illegal dumping to keep pedestrian and bike facilities usable.

Walkable neighborhoods: Strong interest in improving walkability for neighborhoods, especially for families.



Parks and Open Space

Access to nature: Support for both active parks and natural/open spaces, especially in underserved areas. More open space should be provided along with new development.

Encampments and shared use: Concerns about impacts of encampments at parks on families, paired with support for compassionate, service-based responses.

Honor Indigenous history and cultural preservation: Support for partnering with Native American tribes to honor indigenous history and find opportunities for tribal cultural preservation in parks and open spaces.

Maintenance, staffing, and funding: Need for consistent funding, staffing, and upkeep for parks and open spaces.

Other Topics

City communication and engagement: Appreciation for the City's outreach and engagement efforts thus far, and interest in ensuring feedback is incorporated and seeing how feedback is responded to.

Cleanliness and maintenance: Concerns about illegal dumping and waste services. Need for more and larger trash cans, more frequent pickup services, bulky item programs, and education.

Public realm improvements: Support for protected bike lanes and more beautiful development.

Sustainability and climate resilience: Support for every neighborhood achieving net zero.

District 1 Neighborhoods

Density adjacent to lower-rise neighborhoods: Concerns about new development directly adjacent to low-rise neighborhoods being too tall and blocking sunlight, especially for solar panels.

Invest in existing parks: Call to prioritize improving Mosswood Park, maintain existing spaces, and ensure parks are safe and accessible for kids.

New development: Strong support for developing the empty lot at the Ridge shopping center. Desire to require developer to provide mixed-use housing and open spaces along with retail uses.

Prioritize adding new parks and open space: Concerns that Rockridge does not have access to a "good" park, as the ones that exist are under or adjacent to freeways. With increased density anticipated, more green space is necessary.

Safety and walkability: Concerns about safety in Mosswood Park and walkability at 42nd St and Martin Luther King Jr. Way, especially with the lack of a timed traffic signal and illegal dumping.

Traffic and parking: Concerns about limited parking and traffic in Terrace, Mather, and Gilbert streets; and about Oakland Tech's impact on traffic.

