

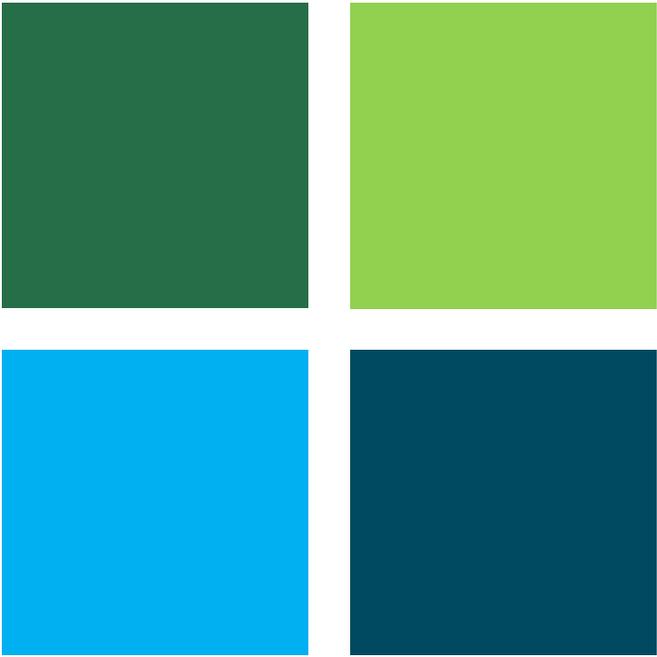
DOWNTOWN OAKLAND SPECIFIC PLAN ZONING

Special Districts, May 16, 2022



City of Oakland





DOWNTOWN OAKLAND SPECIFIC PLAN

SPECIAL DISTRICTS

In the chat, please share:

- Your name
- Your organization or neighborhood
- Which special district(s) you're most hoping to discuss tonight



City of Oakland



City of Oakland

INTRO
10 MIN
6:00-6:10

WELCOME

PRESENTATION
20 MIN
6:10-6:25

PRESENTATION: ZONING & SPECIAL
DISTRICTS

QUESTIONS
15 MIN
6:30-6:45

Q & A

DISCUSSION
25 MIN
6:45-7:10

SMALL GROUP DISCUSSION

DISCUSSION
15 MIN
7:10-7:25

LARGE GROUP REPORT-BACK

NEXT STEPS
5 MIN
7:25-7:30

NEXT STEPS & FEEDBACK OPTIONS



City of Oakland

INTRO
10 MIN

PRESENTATION
20 MIN

QUESTIONS
15 MIN

DISCUSSION
25 MIN

DISCUSSION
15 MIN

NEXT STEPS
5 MIN

PRESENTATION: ZONING & SPECIAL
DISTRICTS



INTRODUCTION

INTRODUCTION TO DOSP & ZONING

COMMUNITY
HEALTH

SEA LEVEL RISE

CULTURE KEEPING &
ECONOMIC
OPPORTUNITY

ARTS & CULTURE

ECONOMIC
OPPORTUNITY

OFFICE PRIORITY

COMMUNITY
HEALTH & MOBILITY

GREEN LOOP

MOBILITY

UNDER I-880 REQUIREMENTS



INTRODUCTION

COMMUNITY
HEALTH

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HEALTH & MOBILITY

MOBILITY

INTRODUCTION TO DOSP & ZONING



OVERVIEW

INTRODUCTION TO DOSP & ZONING

■ DOSP: A First for Downtown Oakland

1. Preliminary Draft
 - Public kick-off and ongoing public input
 - Groundbreaking equity analysis and engagement
 - Ongoing CAG, Board and Commission review
2. Public Review Draft & Draft Environmental Impact Report
 - Community comment and revision
 - Updated version to be brought with Zoning Amendments to City Council



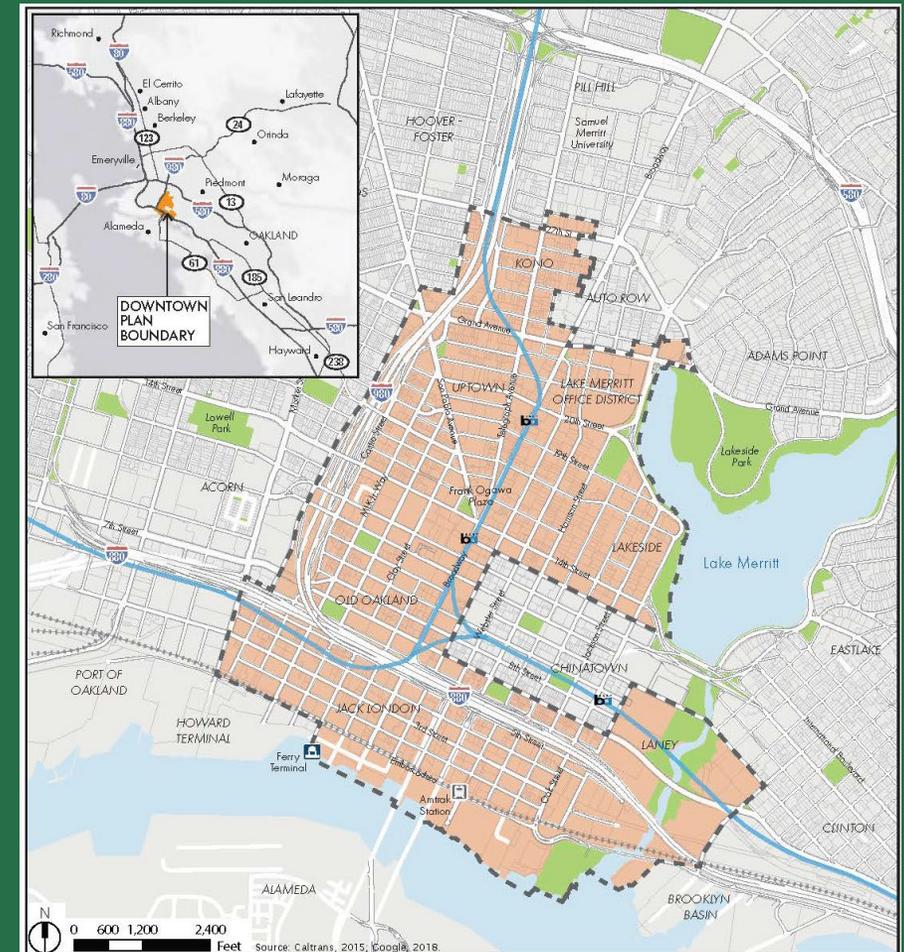


OVERVIEW

INTRODUCTION TO DOSP & ZONING

■ Implementing the DOSP

1. Targeted studies
2. Impact & development fee reassessment
3. City investment in housing, infrastructure, etc.
4. Initiatives and funding strategies
5. City staff allocations
6. Compliance with CEQA mitigation
7. Ongoing community monitoring and transparency
8. **Update zoning to reflect Plan objectives**



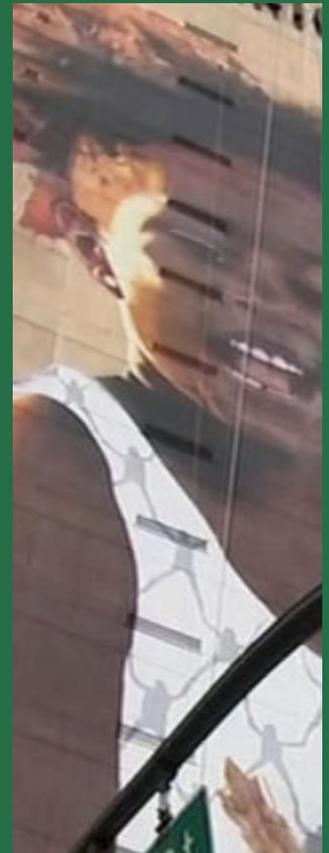


OVERVIEW

INTRODUCTION TO DOSP & ZONING

■ DOSP Objectives Guiding the Zoning Process:

1. Overarching Vision: Equity and Access
2. Economic Opportunity
3. Housing & Homelessness
4. Mobility, Safety & Connectivity
5. Culture Keeping
6. Community Health & Sustainability
7. Land Use & Urban Form





OVERVIEW

INTRODUCTION TO DOSP & ZONING

DOSP Objective	Zoning Approach
Economic Opportunity	Flexibility in ground floor uses Arts & Culture overlay in BAMBD Office priority combining zone Preservation of industrial land Artisan production commercial activity Zoning Incentive Program
Housing & Homelessness	Increased residential density with community benefits, including affordable housing Allowing high-density residential in Victory Court (South Jack London Area) Permitting high-density efficiency units Zoning Incentive Program





OVERVIEW

INTRODUCTION TO DOSP & ZONING

DOSP Objective	Zoning Approach
<p>Mobility, Safety & Connectivity</p>	<p>Green Loop Freeway zones to improve pedestrian experience Infrastructure improvements primarily implemented by DOT Extension of streets into Victory Court</p>
<p>Culture Keeping</p>	<p>Arts & Culture overlay in BAMBD Arts & Garage District zoning to protect artists & small-scale manufacturers Relaxed rules to permit entertainment and performance venues Permitting by right of artisan production commercial activities</p>
<p>Community Health & Sustainability</p>	<p>Sea Level Rise overlay zone Green Loop to encourage walking, biking, and use of green/recreational space Standards to protect Lake Merritt Channel for nature and recreation</p>
<p>Land Use & Urban Form</p>	<p>Revised design standards for towers, storefronts, Green Loop and other key frontages Industrial transition in Jack London area</p>

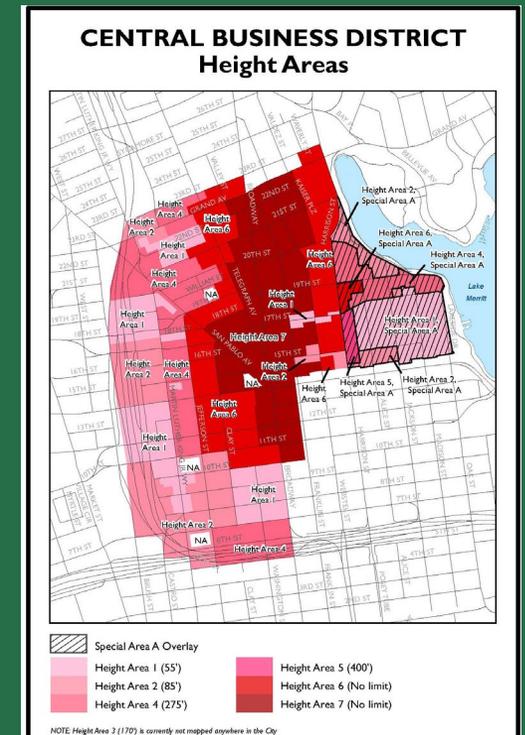
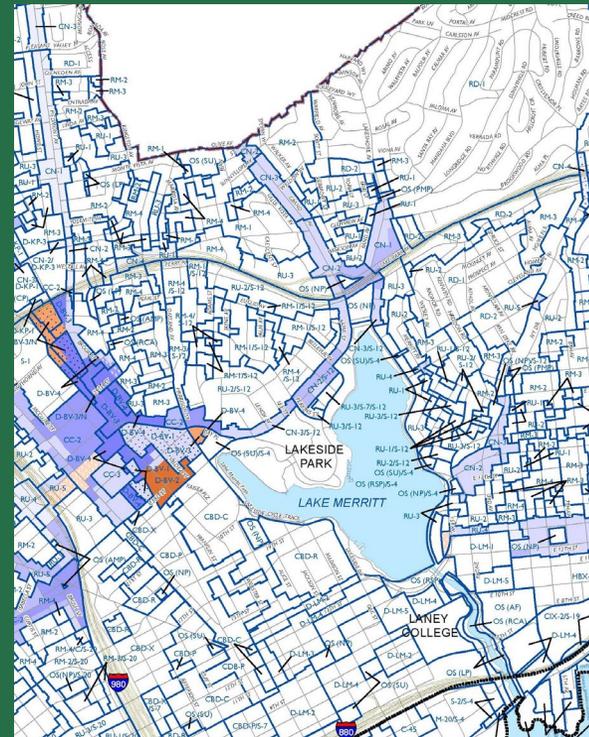


INTRODUCTION

INTRODUCTION TO DOSP & ZONING

Issues with Existing Zoning in Downtown

- Does not implement the DOSP
- Zoning below 880 never updated and not consistent with the General Plan, Estuary Policy Plan, or the DOSP
- Downtown Zoning above I-880 not integrated with Zoning Below I-800
- Some areas need more flexible ground floor requirements after pandemic
- Development capacity based on 2009 expectations
- Some tower design standards have proven inflexible
- Little focus on culture keeping, community benefits or equity





OVERVIEW

INTRODUCTION TO DOSP & ZONING

Component 1: Updated Land Use Activity Regulations (Meeting #1, May 11th)

1. Revised Zoning Map
2. Revised primary zones that match the goals of the DOSP and the Estuary Policy Plan
3. Updated Activities Table – amends the activities that are allowed by right



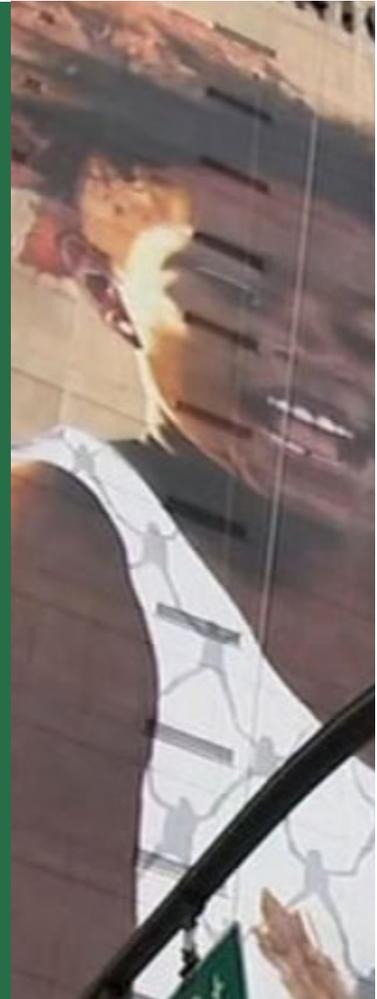


OVERVIEW

INTRODUCTION TO DOSP & ZONING

Component 2: New Special Districts (Mtg #2, TONIGHT)

1. Sea Level Rise Overlay
2. Arts & Culture Overlay (Black Arts Movement and Business District)
3. Office Priority Sites
4. Green Loop & Lake Merritt Channel
5. Freeway Zoning





OVERVIEW

INTRODUCTION TO DOSP & ZONING

Component 3: Property Development Standards, Height and Intensity Regs & Zoning Incentive Program (Mtg #3, Date TBD)

1. Revised building design standards
2. New height areas with increased height, residential density and nonresidential floor area ratio (FAR), if participating in the ZIP
3. Zoning Incentive Program (ZIP) to provide community benefits in return for increased development intensity
 - Affordable housing, below market-rate commercial space, streetscape and open space improvements, public restrooms, job training
 - Provided on-site, or fee paid to City to provide benefits off-site





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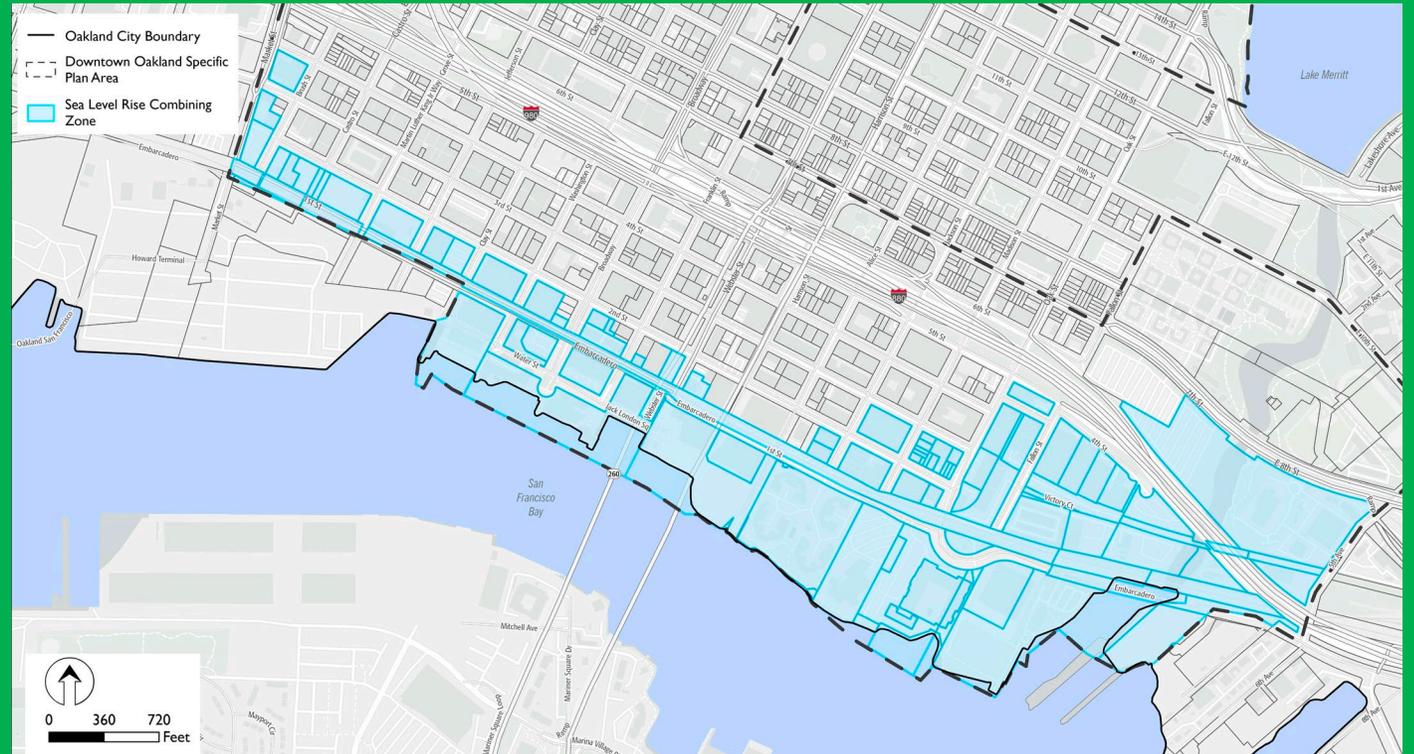
MOBILITY

SEA LEVEL RISE

SEA LEVEL RISE

Sea Level Rise Combining Zone/Victory Court PUD Requirement

- Intent
 - Ensure that new construction in vulnerable areas adapt to sea level rise
- Zoning Tools
 - Require Adaptation Plan for new construction
 - Require PUD and infrastructure upgrades in Victory Court
- Additional Work Anticipated
 - Citywide and regional policy to address Sea Level Rise





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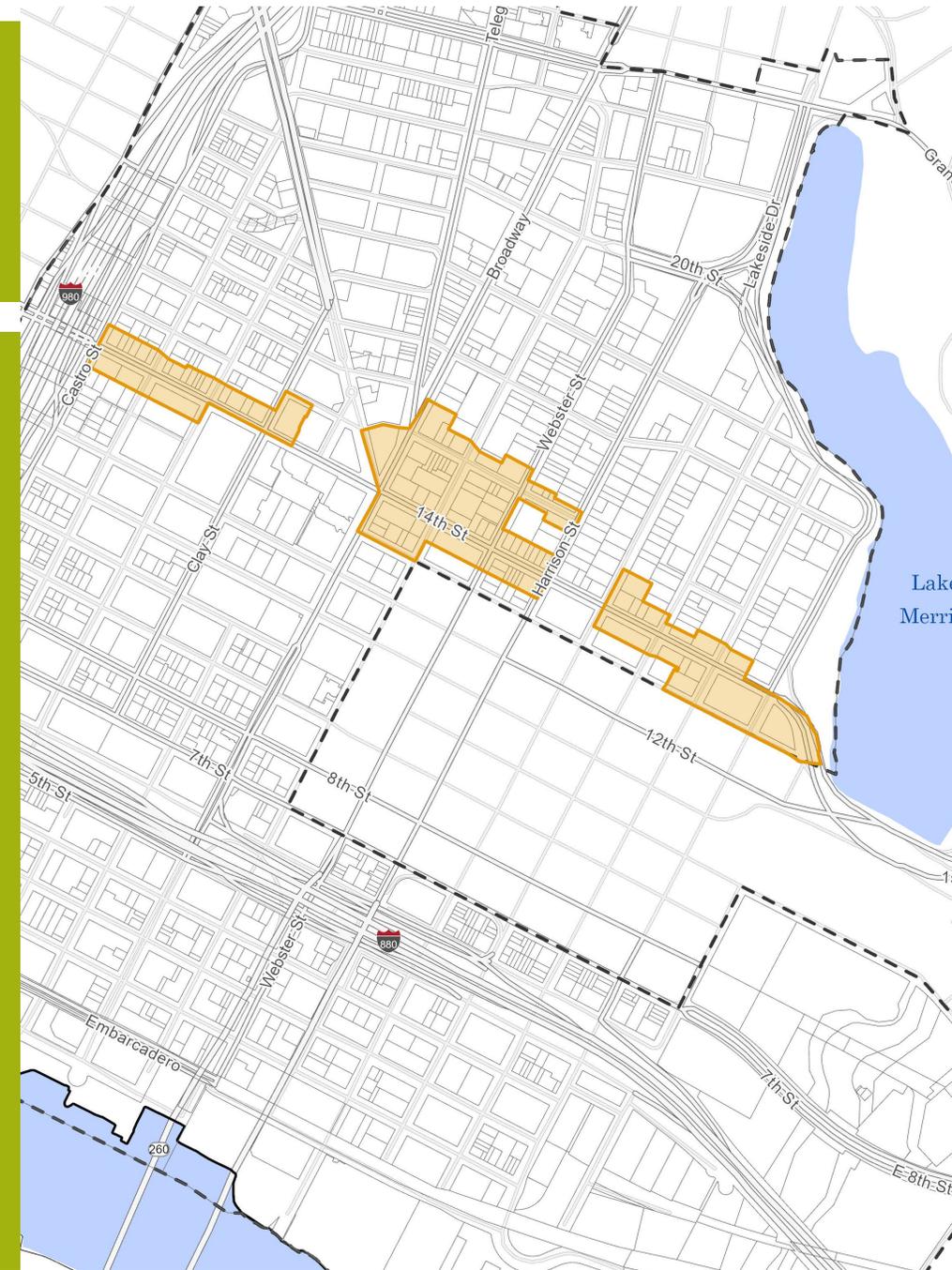
ARTS & CULTURE



ARTS & CULTURE

Arts & Culture Combining Zone

- **Intent**
 - Foster arts and cultural activities in the Black Arts Movement and Business District (BAMBD)
 - Protect businesses and institutions in the BAMBD from displacement
 - Reduce the cost of commercial space for arts, culture and related community uses
- **Zoning Tools**
 - Non-arts & culture uses on ground floor of key nodes require CUP
 - Development to dedicate at least 50% of ground floor to Arts & Culture
 - New Artisan Production Commercial zoning activity and Arts & Culture activity
 - Zoning Incentive Program to provide below-market rate (BMR) commercial space
- **Additional Work Anticipated**
 - Marketing, banners and other cultural markers; AAMLO and Malonga Center improvements
 - Development of a leasing/tenanting program to fill BMR commercial space
 - Application of combining zone to other parts of the city in the future





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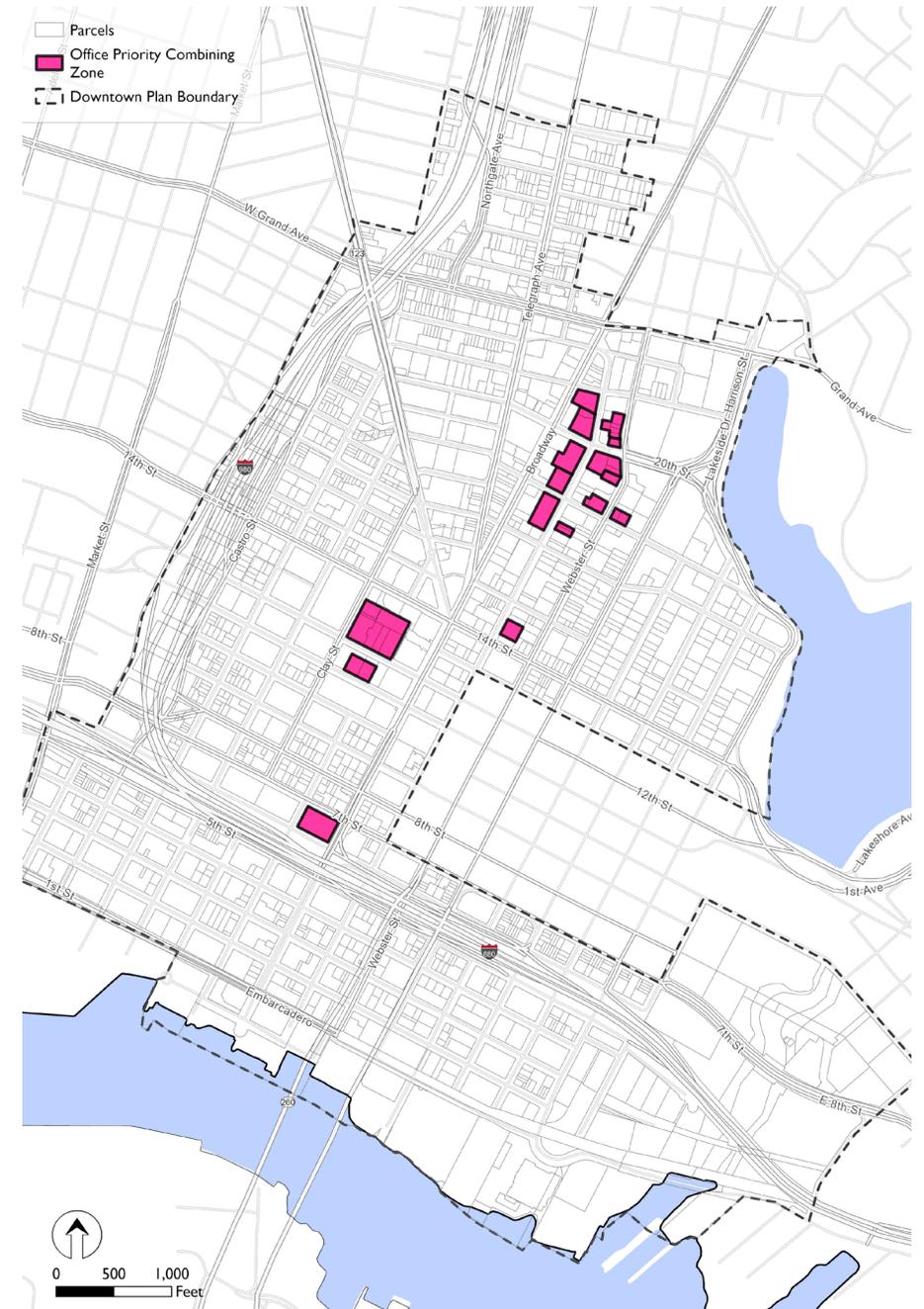
OFFICE PRIORITY



OFFICE PRIORITY

Office Priority Combining Zone

- Intent
 - Preserve key locations near transit for dense employment
 - Leverage reverse commute capacity on BART
- Zoning Tools
 - At large opportunity sites, only allow residential development in new construction if at least 60% of maximum nonresidential floor area is office space
- Additional Work Anticipated
 - Job training and other workforce development to encourage equitable access to the jobs created on these sites





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GREEN LOOP



GREEN LOOP

Green Loop Frontage Regulations

• Intent

- Connect Lake Merritt, the Channel and the Estuary waterfront with safe, enjoyable transportation and recreational routes and businesses that thrive on foot traffic
- Connect West Oakland to Downtown and support the West Oakland Walk

• Zoning Tools

- Combining and Open Space zones
- Frontage requirements
- Landscaping requirements

• Additional Work Anticipated

- Improvements to bicycle and pedestrian network
- Improvements to green spaces along the Green Loop





GREEN LOOP: LAKE MERRITT CHANNEL

Lake Merritt Channel Frontage Regulations

- Intent
 - Protect the Channel's natural resources from encroachment
 - Improve the pedestrian environment along the Channel
 - Integrate new development with the natural environment of the Channel
- Zoning Tools
 - Minimum 60' landscaped setback from channel for new construction
 - Landscaping for new development to integrate with the natural vegetation of the Lake Merritt Channel
 - Provide visual interest on facades facing the Channel
- Additional Work Anticipated
 - Improvements to the Channel
 - Development of bridge connection between Victory Court and Estuary Park (Measure DD)





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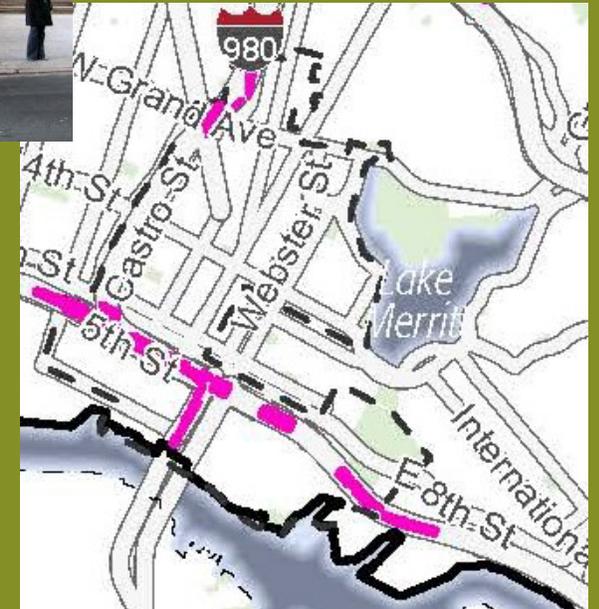
UNDER I-880 REQUIREMENTS



UNDER I-880 REQUIREMENTS

I-880 Commercial Zones

- Intent
 - Maximize safety, appearance and community potential of areas beneath I-880
 - Decrease blight, including with lighting and art
- Zoning Tools
 - Allow landscaped parking and dispatch services, “pop-up” stores, recreation and other uses in Caltrans' Freeway Lease Areas
 - Curb and gutter improvements required for parking facilities
 - Storage prohibited due to blight concerns
- Additional Work Anticipated
 - DOT and Caltrans coordination on use approval process
 - DOT Underpass Improvement Toolkit & funding





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Q & A



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SMALL GROUP DISCUSSION



SMALL GROUP DISCUSSION

Questions for Discussion

1. What do you like about the draft zoning tools for each of the special districts? What do you think needs to change?
 - Sea Level Rise
 - Arts & Culture
 - Office Priority
 - Green Loop & Lake Merritt Channel
 - I-880 Under-Freeway



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NEXT STEPS & FEEDBACK OPTIONS



NEXT STEPS

UPCOMING MEETINGS

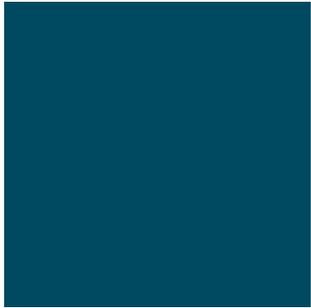
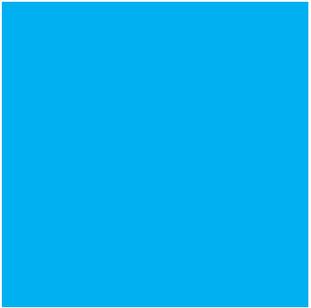
- **Meeting #3 (Date TBD)**
 - Property Development Standards
 - Height and Intensity Regulations
 - Zoning Incentive Program
- Community Advisory Group Meeting (Date TBD)
- Planning Commission Zoning Update Committee (ZUC) Meeting (Date TBD)



NEXT STEPS

NEXT STEPS & FEEDBACK OPTIONS

- More information:
 - Website: bit.ly/OakDOSP
 - Review a [summary of changes](#), [maps](#) & [text of amendments](#)
 - Watch [videos](#) about the DOSP and zoning
- Feedback Options
 - Comment on interactive draft ([Konveio](#))
 - Survey (to be sent to mailing list – sign up [here](#))
 - Email PlanDowntownOakland@oaklandca.gov
 - Attend upcoming meetings



DOWNTOWN OAKLAND SPECIFIC PLAN ZONING

Special Districts, May 16, 2022



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