DOWNTOWN OAKLAND SPECIFIC PLAN ZONING (DOSP)

OAKLAND市中心區具體規劃 (DOSP) 分區

Chinatown Chamber of Commerce & Oakland Chinatown Improvement District @ OACC, October 27, 2022

華埠商會和Oakland華埠改進區 @ OACC，2022年10月27日

City of Oakland

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INTRODUCTION TO DOSP & ZONING
DOSP和分區介紹

LAND USE ACTIVITIES
土地利用活動

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DEVELOPMENT STANDARDS & ZONING INCENTIVE PROGRAM
開發標準和分區激勵計劃

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City of Oakland

OVERVIEW
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INTRODUCTION TO DOSP & ZONING

DOSP和分區介紹

- **Downtown Oakland Specific Plan (DOSP): A First for Downtown/ Oakland市中心區具體規劃 (DOSP)：市中心區首項規劃**
  - Extensive community engagement and review/ 廣泛的社區參與和審查
  - Groundbreaking racial equity analysis/ 突破性的種族平等分析
  - *Public Review Draft Plan & Draft Environmental Impact Report published late 2019/* 2019年底公佈的《公眾審查方案草案》和《環境影響報告草案》
  - Updated version of DOSP to be brought with Zoning Amendments to City Council/ 與分區修正案一起提交給市議會的DOSP更新版本

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INTRODUCTION TO DOSP & ZONING
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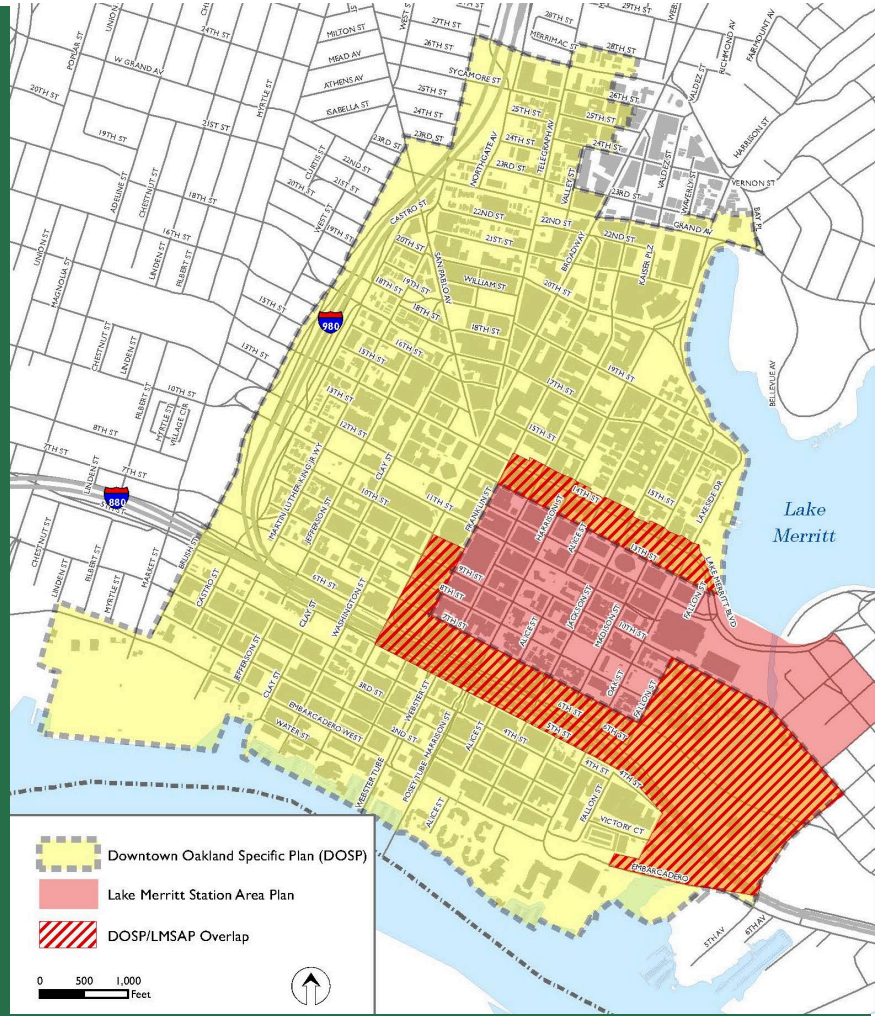
- **Relationship to Chinatown/與華埠的關係**
  - Lake Merritt Station Area Plan completed in 2014/ 於2014年完成Lake Merritt車站區域規劃
  - Overlap at edges of plan areas/ 規劃區域的邊界有重疊
  - DOSP zoning tools will be piloted in DOSP area/ DOSP分區工具將在DOSP區域進行試點
  - General Plan will update zoning citywide (including Chinatown)/總體規劃將更新全市分區（包括華埠）
    - Community engagement underway now/ 社區參與正在進行中
    - LUTE update will review DOSP tools for application to the LMSAP area/ 在更新土地利用和交通要素 (LUTE) 時，將審查DOSP工具，以便將其應用於Lake Merritt車站區域規劃 (LMSAP) 區域



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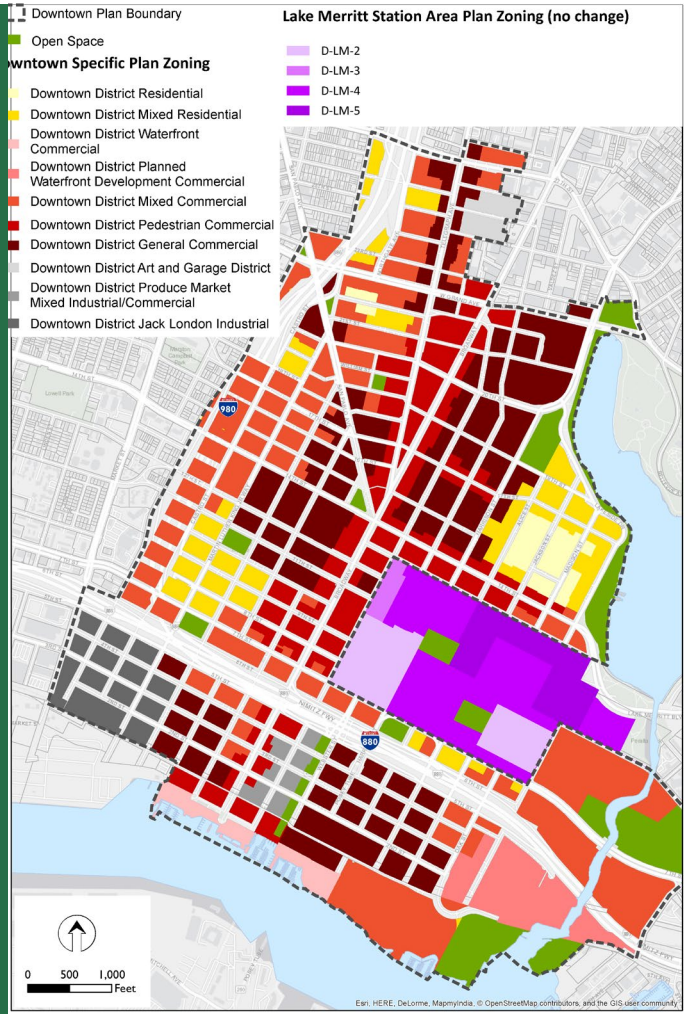
- **Relationship to Chinatown/** 與華埠的關係
  - Lake Merritt Station Area Plan completed in 2014

    於2014年完成Lake Merritt車站區域規劃



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INTRODUCTION TO DOSP & ZONING
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- **Implementing the DOSP / 實施 DOSP**
  - Targeted studies/針對性研究
  - New funding strategies/全新資助策略
  - City investment in housing, infrastructure, etc./本市在住房、基礎設施等方面的投資
  - Compliance with CEQA mitigation/遵守加州環境質量法案 (CEQA) 緩解措施
  - Ongoing community monitoring and transparency/持續的社區監測和透明度
  - **Update zoning to reflect Plan objectives/根據規劃目標更新分區**

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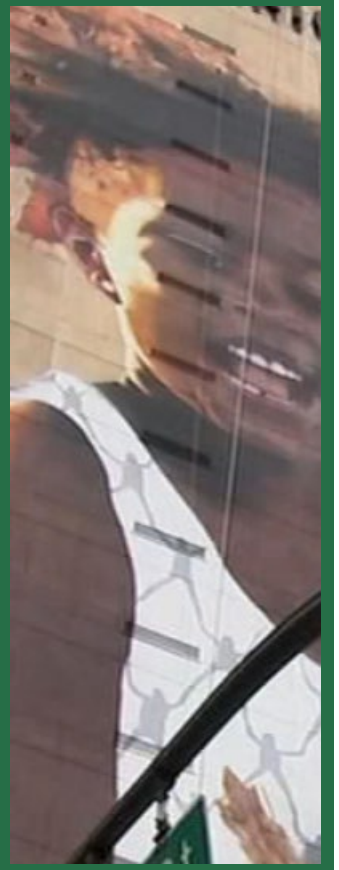
DOSP和分區介紹

- **DOSP Objectives Guiding the Zoning Process: /指導分區流程的DOSP目標：**

1. Overarching Vision: Equity and Access/ 總體願景：平等和無障礙
2. Economic Opportunity/ 經濟機會
3. Housing & Homelessness/ 住房和無家可歸
4. Mobility, Safety & Connectivity/ 流動性、安全性和連接性
5. Culture Keeping / 文化保留
6. Community Health & Sustainability / 社區健康和永續性
7. Land Use & Urban Form / 土地利用和城市形態



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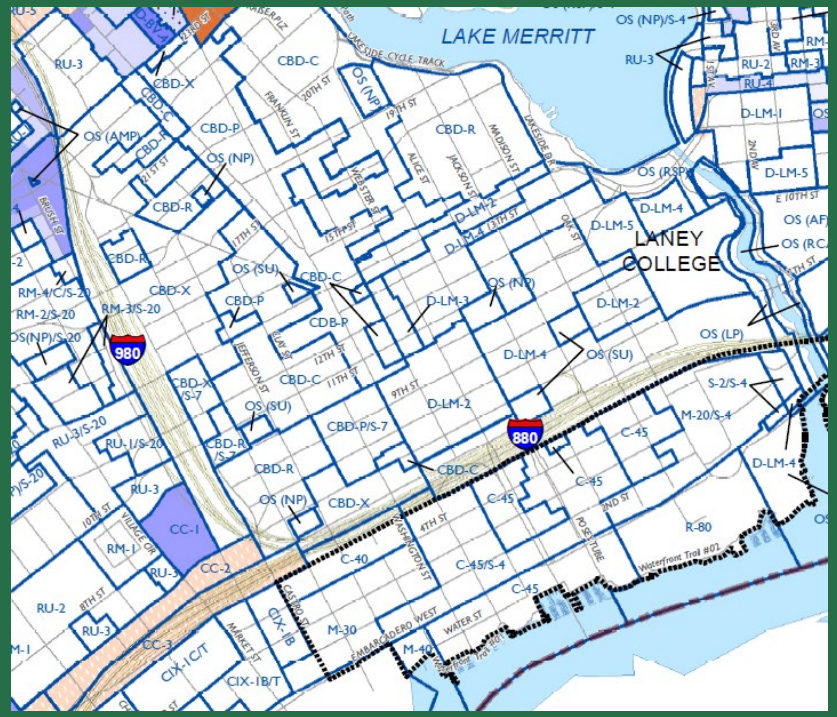
INTRODUCTION
引言

INTRODUCTION TO DOSP & ZONING
DOSP和分區介紹

Why Update the Existing Zoning?
為什麼要更新現有分區？

- Implement the DOSP, including culture keeping, community benefits & equity/ 實施DOSP，包括文化保留、社區福利和平等
- Bring zoning below 880 into consistency with the General Plan & Estuary Policy Plan/ 將880公路下方的分區與總體規劃和入海口政策計劃保持一致
- More flexible ground floor requirements/ 更靈活的底層要求
- Provide more housing and jobs close to transit/ 提供靠近交通系統的更多住房和工作機會



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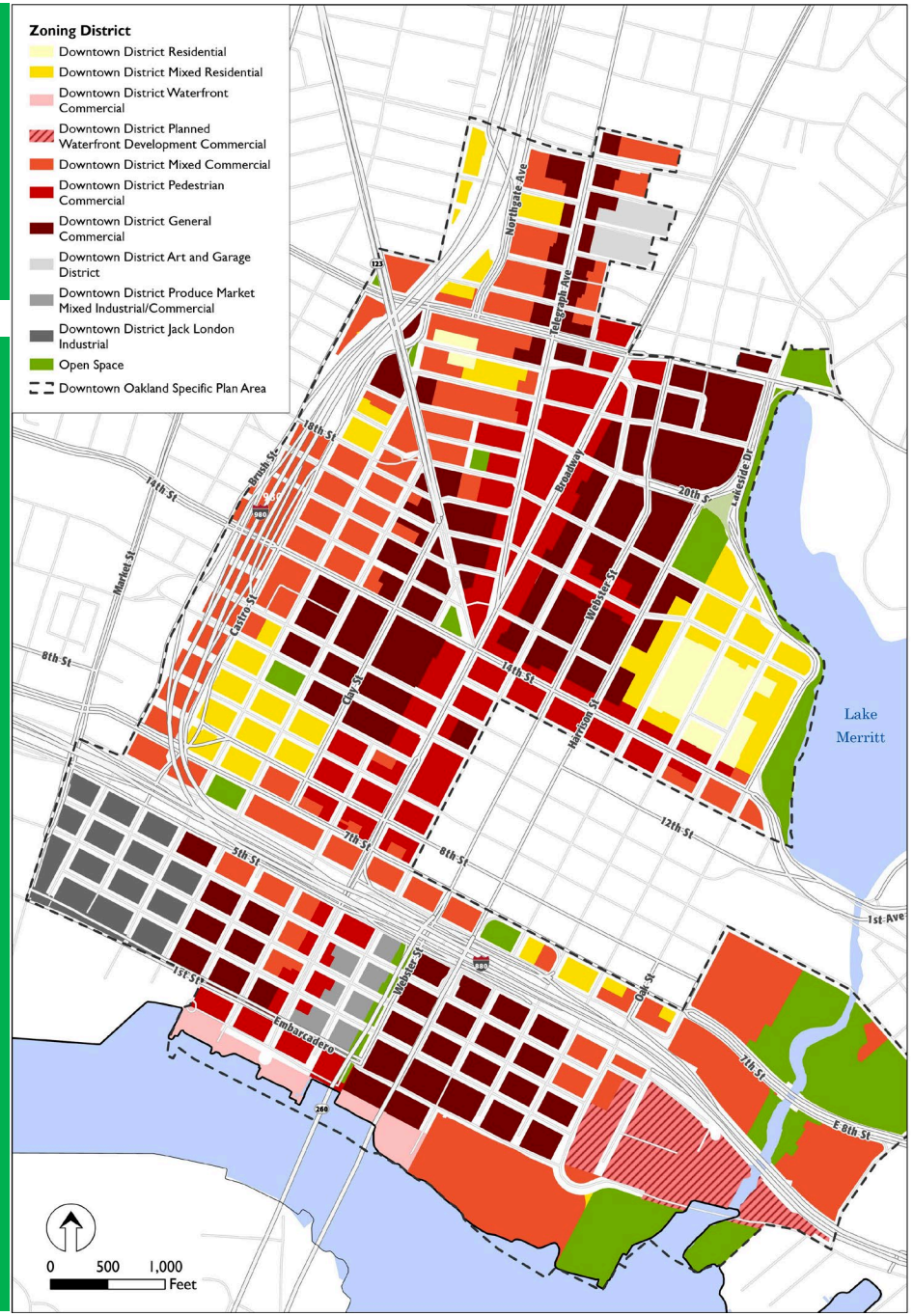
LAND USE ACTIVITIES
土地利用活動

- Expanded housing allowed in Victory Court (Jack London) and through the Zoning Incentive Program/ Victory Court (Jack London) 和分區激勵計劃允許擴建住房
- Allow work/live units and efficiency units in most locations/ 允許在大多數地點設立工作/生活單元和高效單元
- Flexibility to allow more uses in more ground floor commercial spaces (e.g. medical services, yoga studios, offices)/ 允許使用更多底層商業空間的靈活性（如醫療服務、瑜伽工作室、辦公室
- New "Artisan Production Commercial" activity allowed by right/ 法律允許的新「工匠生產商業」活動
- Relaxed rules to permit entertainment and performance venues/ 放寬相關規定以允許經營娛樂和表演場所
- Protect the Produce Market and historic districts from new residential development/ 保護農產品市場和歷史街區免受新住宅開發的影響



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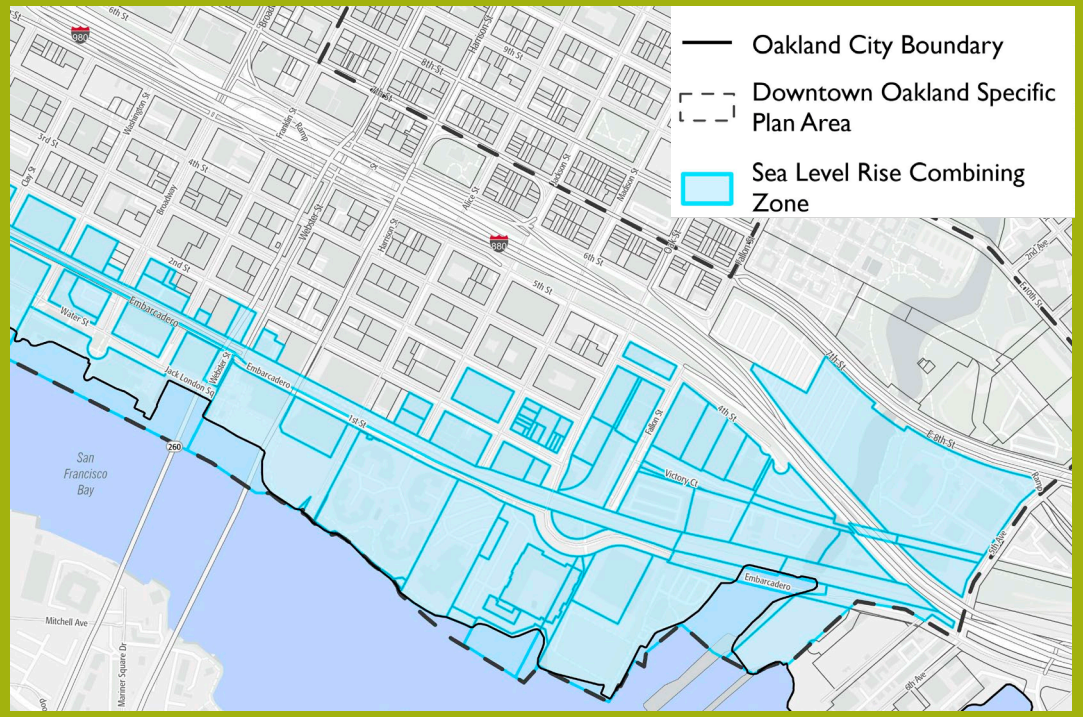
SPECIAL DISTRICTS/OVERLAY ZONES
特別區域/重疊區域

Sea Level Rise Combining Zone

海平面上升聯合區



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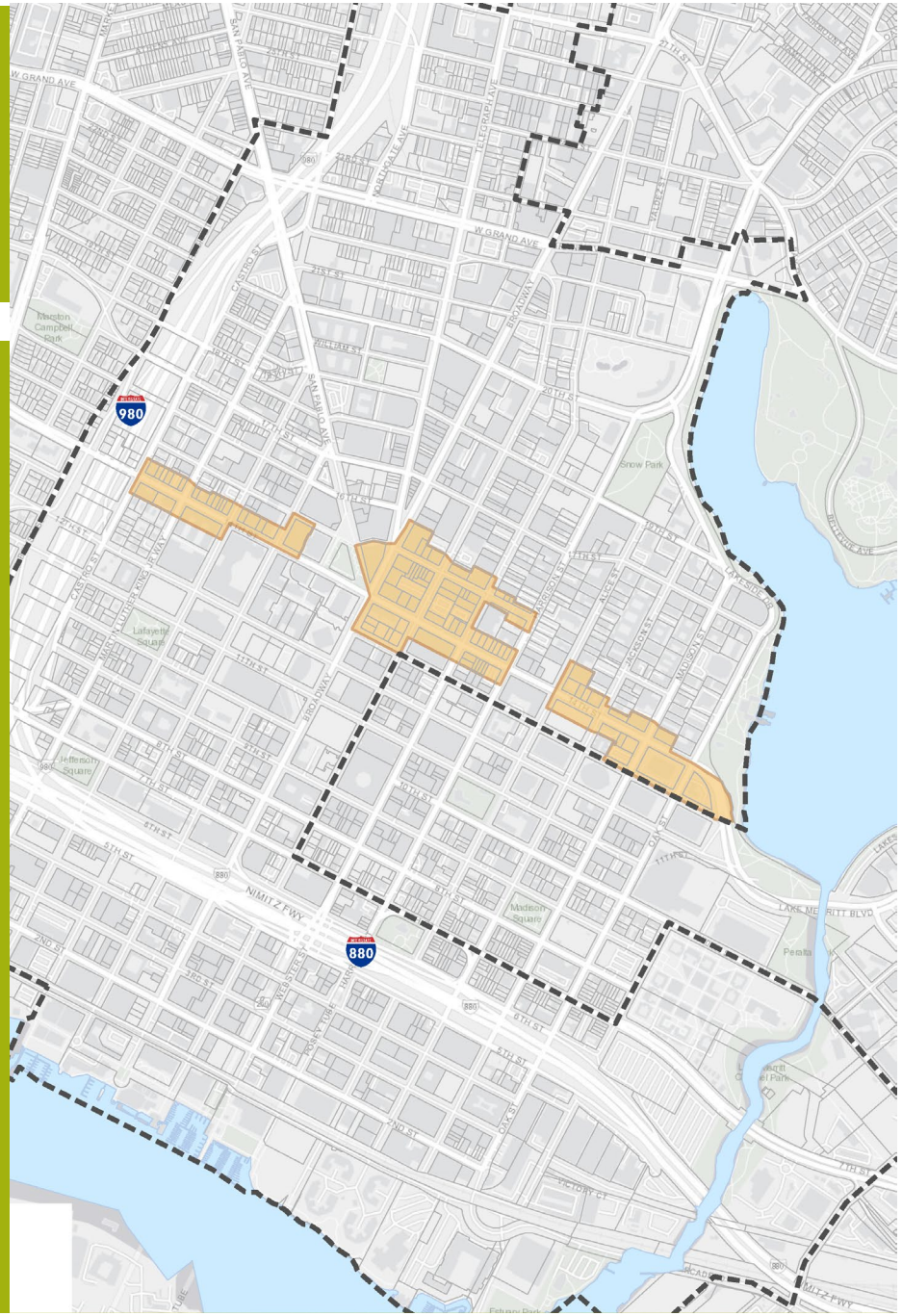
SPECIAL DISTRICTS/OVERLAY ZONES
特別區域/重疊區域

BAMBD Arts & Culture Combining Zone
(Black Arts Movement and Business District)

BAMBD藝術與文化聯合區（黑人藝術運動及商業區）



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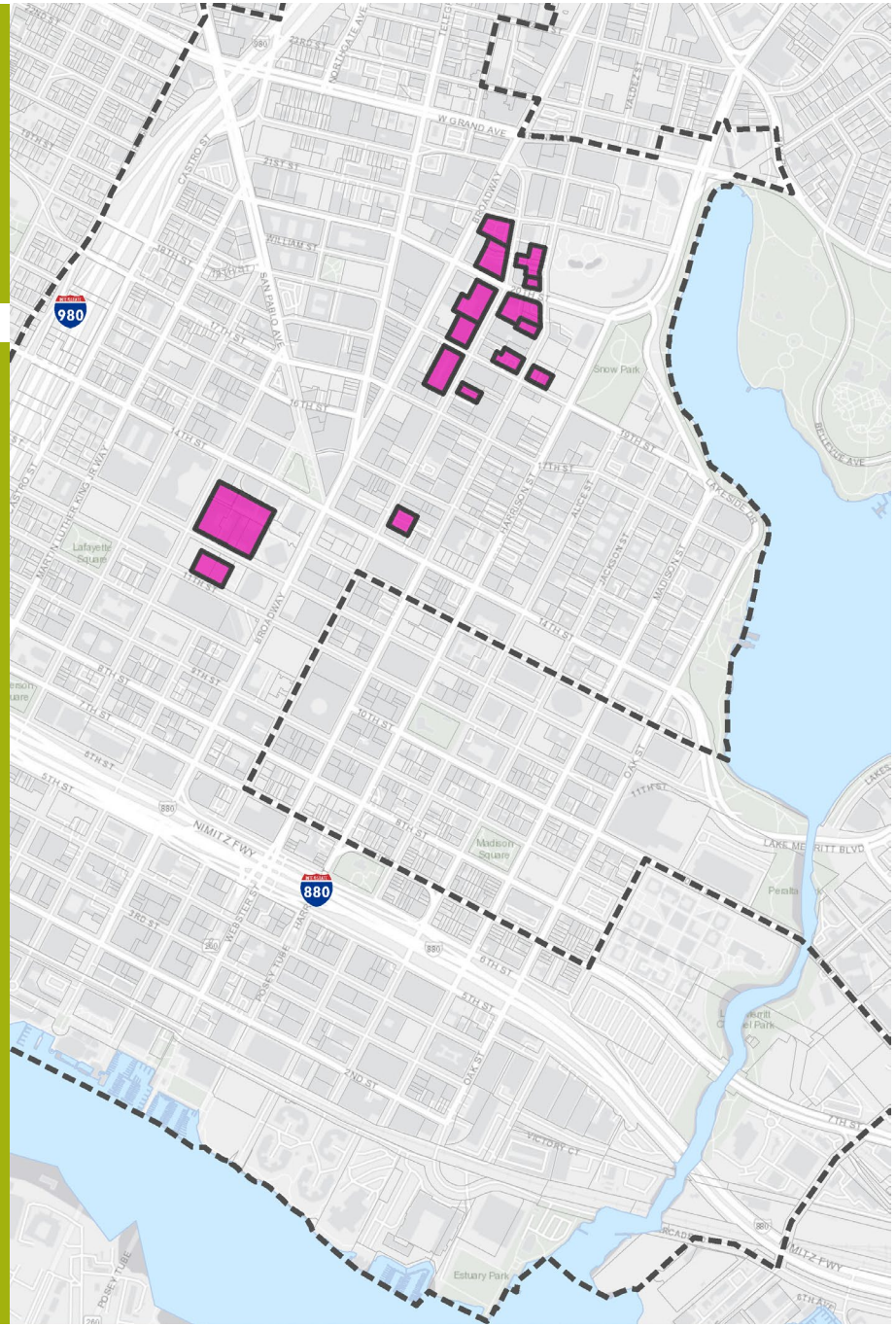
SPECIAL DISTRICTS/OVERLAY ZONES
• 特別區域/重疊區域

Employment Priority Combining Zone

就業優先聯合區



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SPECIAL DISTRICTS/OVERLAY ZONES
特別區域/重疊區域

Green Loop & Lake Merritt Channel Combining Zone

綠色環路和Lake Merritt海峽聯合區

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SPECIAL DISTRICTS/OVERLAY ZONES
特別區域/重疊區域

Interstate Commercial Zones

州際商業區

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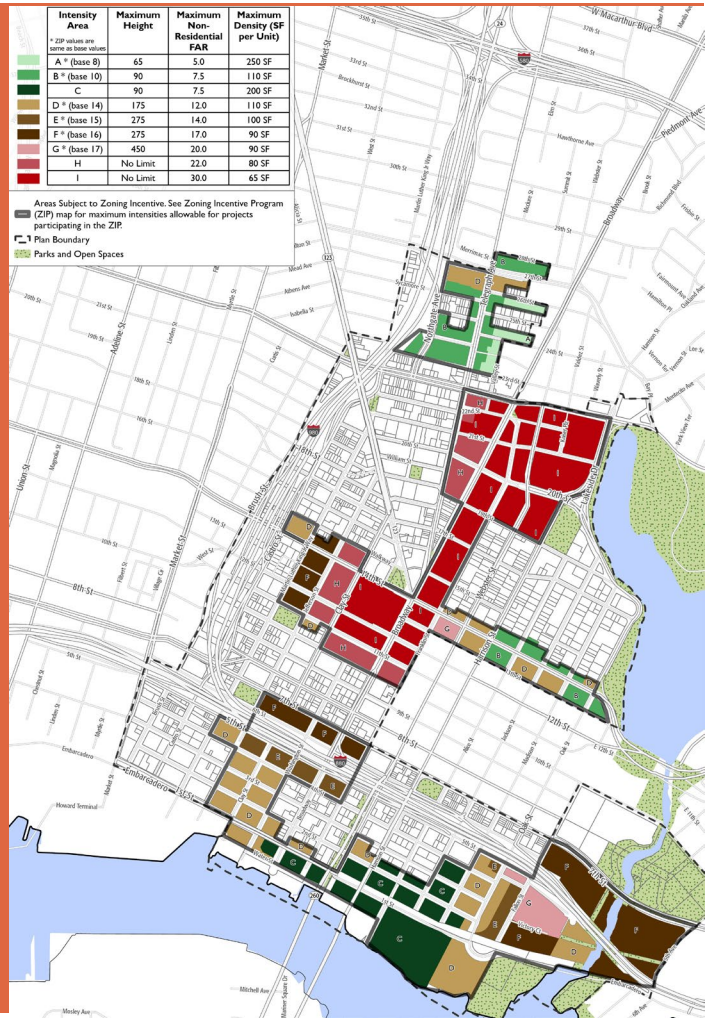
DEVELOPMENT STANDARDS & ZONING INCENTIVE PROGRAM

開發標準和分區激勵計劃

1. Revised building design standards – to be followed by more specific Objective Design Standards/ 修訂版建築物設計標準 – 以更具體的目標設計標準為依據

2. New height areas with increased height, residential density and nonresidential floor area ratio (FAR), if participating in the Zoning Incentive Program (ZIP)./ 在參與分區激勵計劃 (ZIP) 後，增加了高度、住宅密度 和非住宅容積率 (FAR) 的新高度區域。

3. Zoning Incentive Program to provide community benefits in return for increased development intensity / 分區激勵計劃 旨在提供社區福利，作為開發密度提高的回 報



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DEVELOPMENT STANDARDS & ZONING INCENTIVE PROGRAM

開發標準和分區激勵計劃

Zoning Incentive Program (ZIP) Community Benefits
分區激勵計劃 (ZIP) 社區福利

On Site

就地

- Affordable housing/ 可負擔住房
- Below market-rate commercial space/低於市價的商業空間
- Streetscape and open space improvements/ 改善街景和開放空間
- Public restrooms/ 公共衛生間

OR
或

Through fees

透過收費

- Affordable housing/ 可負擔住房
- Below market-rate commercial space/ 低於市價的商業空間
- Streetscape and open space improvement/ 改善街景和開放空間
- Job training/ 職業培訓

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NEXT STEPS

後續行動

- Online survey/ 線上調查
- Chalkboard survey @ Lincoln Recreation Center & Franklin Plaza/ 粉筆板調查 @ Lincoln休閒中心和Franklin廣場
- Affordable housing/ZIP Community Advisory Group (CAG) study session/ 可負擔住房/ZIP社區諮詢小組 (CAG) 研究會
- Public Hearings: Zoning Update Committee (ZUC) & Landmarks Preservation Advisory Board (LPAB)/ 公眾聽證會：分區更新委員會 (ZUC) 和地標保護諮詢委員會 (LPAB)
- Revise Zoning & Present with DOSP & FEIR to Planning Commission & City Council/ 修訂分區，並向規劃委員會和市議會提交DOSP和《環境影響報告終案》(FEIR)

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NEXT STEPS
後續行動

MORE INFORMATION & FEEDBACK
更多資訊和回饋意見

More information/如需更多資訊：

- Website: bit.ly/OakDOSP/ 網站：bit.ly/OakDOSP
- Review a summary of changes (Chinese version here), maps & text of amendments/ 查閱修訂摘要（中文版在此處）、地圖及修訂文本內容
- Read Zoning Incentive Program (ZIP) economic report and comparison of housing outcomes for ZIP and State Density Bonus/ 閱讀分區激勵計劃 (ZIP) 經濟報告及ZIP和州密度補貼計劃的住房結果比較
- Watch videos about the DOSP and zoning (available in Chinese)/ 觀看關於DOSP和分區的影片（有中文版）

Public Feedback Options/公眾提供回饋的選項:

- Comment on interactive draft (Konveio)/ 評論互動草案 (Konveio)
- Survey (sent to mailing list – sign up here and forward widely)/ 填寫調查問卷（發送至郵寄名單 – 在此註冊並廣泛轉發）
- Email PlanDowntownOakland@oaklandca.gov / 發送電子郵件至PlanDowntownOakland@oaklandca.gov

DOWNTOWN OAKLAND SPECIFIC PLAN (DOSP) ZONING

OAKLAND市中心區具體規劃 (DOSP) 分區

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