

# An Overview of OPR-E Rezoning proposals

## The Process & Timeline

On Friday, September 17, the Mayor's Office forwarded a [bill](#) to City Council to re-zone the sub districts seen below, constituting 17+ acres of Central and South Oakland. The current zoning for this area includes Oakland Public Realm and residential districts. The proposed re-zoning would allow new uses such as large parking garages, utility-generating plants, wastewater treatment plants, campus facilities and educational classroom spaces. Since the initial bill much has occurred. On Wednesday, September 21<sup>st</sup> bill 2021-1906 was referred to the subcommittee on Economic and Land Use Development.

September 24, 2021 – Neighbors in Oakland organize to file a petition for a public hearing

October 5, 2021 – City Council held a public hearing

October 13, 2021 – Council amended legislation & referred to Planning Commission

November 29, 2021 – NDAM hosted by OPDC

December 7, 2021 – Planning Commission briefing

January 3, 2022 – Mayor Gainey takes office

January 11, 2022 – Request for first 30-day continuance

January 25, 2022 – Meeting with OPDC

January 27, 2022 – Meeting with OBID

February 2, 2022 – Community listening session

February 8, 2022 – Request for second 30-day continuance

February 21, 2022 - Mayor Gainey's Transition Community Listening Session on Equitable Development

March 8, 2022 – Department of City Planning presents a revised proposal titled Urban Center – Mixed Use (UC-MU) District to the Planning Commission. Commission requests 2 weeks for the public to review and understand changes.

March 22, 2022 – Planning Commission continued hearing on UC-MU.

## The Planning Commission

This nine-member panel appointed by the Mayor is responsible for guiding existing and future land use and development within the City of Pittsburgh. This responsibility requires the commission to provide recommendations to City Council on legislation that seeks to change the zoning ordinance. A two-thirds majority vote by City Council is required in order to pass zoning legislation that has received a negative recommendation by the Planning Commission.

## What is the difference between the two proposals?

### OPR-E Rezoning proposal outlined in Council Bill 2021-1906

#### **Sub district A (McKee Pl)**

**Currently zoned as multi-family residential.** The proposed re-zoning would eliminate rear-yard setbacks and change the zoning to mixed-use. New uses could include parking structures, fast food restaurants, utilities, laboratory/research services that could be up to 20,000 square feet, and over 10 stories tall (108 ft).

#### **Sub district B (Halket St)**

**Currently zoned as residential moderate density, which permits three-unit dwellings no taller than 30 feet.** The proposed re-zoning would also eliminate rear yard setbacks and would add large-scale commercial uses as of right, including parking structures, utilities, hotel/motel, and laboratory/research services. Height allowances could be up to 11 stories (120 ft) with bonuses.

#### **Sub district C (Boulevard of the Allies + Halket St)**

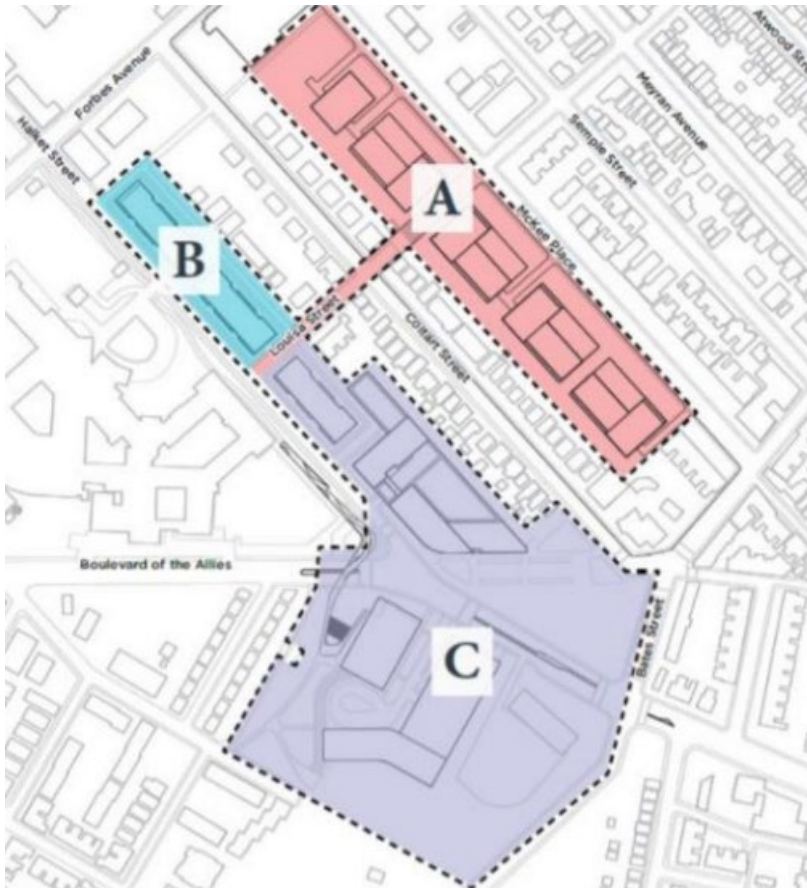
**Currently zoned as a mixed-use commercial district, denoted as OPR-D.** The proposed rezoning explicitly removes housing for the elderly as a permitted use as well as any residential use other than multi-family; and it adds college or university campuses as permitted uses, as well as utilities, parking, spas, art or music studios, and research and laboratory services. Height allowances could be just shy of 15 stories (160 ft) with bonuses.

### Urban Center – Mixed Use (UC-MU) District proposal

- Eliminated McKee Place from this phase of zone change
- Revised permitted uses
- Added Elderly Housing as permitted use
- Eliminated uses based on public input, including College or University Campus, Restaurant, Fast Food (General) and Utility (Limited and General)
- Eliminated any new undefined uses per request of staff
- Revised height bonus points that can be utilized within the district
- Added building height design standards
- Added development standards such as...
  - Definition of Urban Open Space
  - Adherence to Build-To Line
  - Ground floor transparency
  - Incorporation of green buffer and height reduction zone
  - Active uses on the ground plane
  
- Aligns with the Oakland Plan through a commitment to:
  - **Affordable housing** to meets the needs of residents of at various levels of AMI.
  - **Increasing access to jobs**, particularly for residents with lower levels of educational attainment.
  - **Improving the experience of living and working in Oakland** by creating more open space along streets and as new parks.



Urban Center Mixed Use (MU-C)  
13 acres



Initial rezoning proposal outlined in  
Council bill 2021-1906  
Close to 18 acres

## Participating in the Planning Commission Hearing

*March 22, 2022. Public Hearing will take place over Zoom beginning at 2:30 PM*

### Provide testimony at the hearing

Zoom Meeting Access info

- **Video:** <https://us02web.zoom.us/j/88275113502>
- **Phone: 1 301 715 8592 Web ID: 882 7511 3502.**
- If you have any questions or concerns regarding access to the Zoom, please call OPDC directly at 412-621-7863 X123

### Submit written testimony via email by March 21

- **Email:** Send your written testimony to the Planning Commission at the following email address [planningcommission@pittsburghpa.gov](mailto:planningcommission@pittsburghpa.gov). The last day to email testimony is March 21.
- **Mail a letter:** Send your written testimony to 200 Ross St., 4th Floor, Pittsburgh, PA 15219 - Mailed testimony must be received by two business days before the meeting –so, it should be mailed no later than March 15.

### Watch the hearing on March 22, 2022

- Visit Pittsburgh City Planning’s YouTube page by clicking [here](#).

### 4 Tips for Providing Testimony to the Planning Commission

1. **Prepare ahead:** Individuals who provide oral testimony will have about 3 minutes to speak to the Planning Commission. Please plan accordingly.
2. **Identify yourself:** State your name, and if you’re speaking on an organization’s behalf, identify the organization. If it’s relevant, you could include your neighborhood and occupation. You should also explain briefly why you’re testifying.
3. **Oppose/Support:** Please state whether you oppose or support the rezoning proposal. You can ask the Planning Commission to rule to support or deny the proposed legislation, and request conditions that they could apply. This is not the time to ask questions of the Planning Commission or to question the bill’s sponsors directly about the contents.
4. **Focus on the zoning:** Since this hearing is for the Planning Commission, it is very important to provide feedback on the details of the zoning legislation. Any feedback you have on anything other than the zoning legislation should be shared with your City Councilperson or the Mayor’s Office.