

Plan Downtown Charrette Community Feedback Notes

Transcription of Feedback from Boards at the Open Studio and Work-In-Progress Presentation

November 12, 2015

All text in this document represents comments from boards generated throughout the charrette process at the Open Studio and at the Work-In-Progress Presentation.

[Brackets] include added information for context purposes.

- Each item in bullet point form represents a comment written by a member of the community.

What does “arts district” mean to you?

- City purchased “banked” vac=abandoned warehouse type bldgs. (or OFF BLDGS) as “permanently affordable” artist co-ops
- Black Arts District. 14th St from MLK to Alice
- Artist of Color Incubator
- Cultural/Econ.; Sacred Space; Marketplace; Business; Art; Housing
- A Revelation of the spirit
- Pop-up performing arts @ Ogawa Plaza ≥ 1x mo. On a Friday @ 5PM.
- Amplified music to 10:30PM in parks/plazas
- Zoning to allow industrial artists to legally live in their work spaces
- Drumming
- Spontaneous Creativity – open accessible, space to BE FREE
- Artist of color-owned galleries
- Place where people of all ages can connect
- Live music venue
- Artist Chamber of Commerce
- Murals which reflect Oakland and all residents
- Incubation, unexpected, surprising
- Access
- ART connected to culture/history
- Galleries
- Live-work spaces that people actually live and work in
- Somewhat chaotic cultural events
- Gallery (safe/open)
- Creativity facilitated by space
- Affordable Live-Work Spaces
- Heart of Oakland
- Galleries are what started the whole revitalization that is now Uptown. Preserve the galleries & work spaces for our artist! ART IS community
- Space to collaborate
- Dialogue
- It needs a 1st Friday
- Multiple performance spaces, artist housing, rehearsal spaces, recording studios
- Public arts programming classes, speakers, workshops, sharing + training
- Culture power – safe for artists
- Let Oakland be Oakland – people in Oakland decide what art shall be here
- Spaces for artist / groups that are creating interactive free programming for the community
- Colors – brown, black, red
- Street artists friendly

- Bridge between Art & Commerce
- Black culture
- Youth spaces
- Flexibility on noise
- Theater
- \$
- Not Walnut Creek
- Artists can afford to live there!!
- Special Zoning Overlay Arts District to protect work spaces + istic buildings
- Shakespeare
- Makes political engagement accessible
- Live-work (affordable)
- Empower artists
- Fine grained bldg. footprints w/ low heights maintained, limited towers introduced
- Interactive Public Spaces
- Recognizing arts: traditional practitioners
- Multiple Districts: Fashion district, artisan district, music district
- Live-work spaces
- Yes, programming to Facilitate venue for Arts (like 1st Fri)
- Music in streets
- Beauty + history on the street – not just inside buildings
- Ripple Effect!
 - Community
 - Low-bar diverse experiences
 - Economic activity
 - Infuse art +creativity into businesses +approaches
- Open
- Galleries +craft store
- Mixed media art _ community art projects
- Living ART experience
- Sound appropriate
- Networking
- Allow for easy street closure for festivals
- Arts Commission overuse permits for events + festivals
- Inclusive
- Working Artists Commission
- Not just one arts district
- Oakland has everything listed here we just need more
- Open air markets
- Historic preservation (Malonga Center)

- Theater outside – available publically + privately
- Youth Arts Center

What kinds of open spaces?

- More existing parks like Lafayette Square + Jefferson safe + useable by children + familes (need crime prevention + homeless services)
- Drumming Circles
- Children play spaces
- Cultural performance venues community accessible
- Stage
- Soccer
- Performance!
- Tennis courts
- Jam sessions
- Areas for kids to play!
- Cultural events (quiet and loud)
- Interconnected Greenbelts
- Ditto[on Interconnected Greenbelts]
- Small business owners lounge / workshop / spaces
- Programming
- [Programming to] YES! Activate existing park space
- Safe, well lit, travelled, public & accessible via transit
- Community gardens!
- Public open spaces on private places like downtown SF ie. Public access to rooftop gardens
- Yoga
- More trees, raingardens, green pocket parks, squares like London
- More public art created by black + brown artist
- Kid-friendly parks
- Parklets
- Relaxing under trees
- Gathering
- Accessible rooftop public space
- There is already enough arbitrary space I believe, but there is a serious need for multi-purpose space that has enough dexterity to radically change with the needs of the immediate community living here in Oakland
- Flowers
- More green spaces, native & water friendly plants
- Bike blvds w/ trees on each side

- Parklets dotted around so then can integrate with neighborhoods + businesses
- Roller-skating rink
- Teen activity center
- Open places for homeless, e.g. drop in centers. It would also be nice if there was open bathrooms that could provide homeless with a place to defecate urinate. The latter is important we are in a race against time before Oakland smells like S.F. god forbid
- Open bathrooms
- No experiments please only tried and proven development that equally benefits all Oakland residents
- Pepper the City w/ Fam. Friendly parks & micro green spaces
- Rooftop! Its not as windy as SF. So more opportunity for cool rooftop spaces
- Create a "Union Square" across from the FOX to resonate with the historic surrounds of Union Square in SF consistent with the square's +plaza's central to all great American cities, a further enhancement of the Fox, Floral Depot, etc, and appropriate for the "Crossroads of the East Bay." Make the Uptown area a true armore between the Financial District at or around the Kaiser Bldg. and the Civic Center at City Hall
- Don't hide the square by removing it from telegraph where the FOX + Paramount and plenty of other theaters were built precisely because that area was seen as Oakland's center back in the 20's + 30's
- Paths through gardens
- Performance, parks, youth oriented
- Playing music
- Performance place with retractable roof and/or walls like in Chicago's Millennium Park
- More street stalls-food trucks produce
- Flexible spaces that encourage independent community events with a smile. System for reserving the space in advance
- Activate Ogawa Plaza \geq 1x a mo. On a Friday @ 5PM w/ music, beer + wing, food trucks. Platform for local talent, creative space, music + visual arts
- Close streets, build parks
- Eating lunch
- Tables with space for wheelchairs
- Green (sustainable & natural)
- Planter boxes
- Urban farming space
- Sitting / resting / sleeping
- ART + Trees
- Public space for meetings, screenings etc.
- Plaza spaces, small-scale w/ trees but hard surfaces OK
- Contemplation, prayer, meditation, multi-faith space
- Yoga

What kinds of housing types?

- All types! Diverse options! Lots of it! Let them build!
- No parking required!
- Affordable!!!
- [Affordable]but not subsidized! Where is that money supposed to come from?
- Cohousing (cohousing.org, swansway.com)
- Low income housing
- Smaller pods/modular-interchangeable / mobile
- Smaller: more conducive to life + Art!
- Affordable
- Work / live
- Near transportation (BART, bus, shuttles, bike lanes, etc)
- Mixed use, mixed income
- Workforce housing
- Affordable housing HUD definition
- Homeless / Veterans [housing]
- Density!
- Raise building height limits!
- Live / Make Spaces
- Selectively increase density by raising BLD height limits too much = New York ugly
- Co-op
- Mixed use, low income units
- 20% of market rate units – affordable HUD definitions
- Artist loft
- More apartments near BART, market rate, tall is OK! Like Uptown + Domain
- Affordable Artist Work live
- Larger: no contact with personal scale. Dangerous to walk down streets.
- Affordable
- Collective Ownership
- At least some higher-end units with amenities etc. such as concierge
- Recreational w/ views for public overlook
- Not North of Grand
- Affordable!
- Family
- Short . small will not keep up w/ demand. Tech will take Oakland. F☆+!THAT. Don't lose to economics.
- Mix use taller
- Don't give people a place to hide! Big buildings mean big shadows and NO SUN!!!

What kinds of streets?

- Elevated bike/walk paths over roofs, creating an urban (skyline) over complex intersections
 - Yes! Paris has these
- Malled, closed to car downtowns have killed many a city downtown area since the 70's. Learn from other city's mistakes don't close Broadway to cars!
- Slightly stylized pavement symbols coherent throughout the city "place-making"
- Protected bike lanes!
- Increased bike parking
- For less major streets: no curbs, shared ped-vehicle space (slow traffic)
- Make Broadway 2 lanes, and give it a protected bike lane like SF's Market Street
- You could introduce arts installations sculpture, stabils, ect. For the space inside the roundabouts. Europe, Mexico. They work!!!
- Roundabouts: They work for congestion
- Streetscape character / redefined identity
- Pleasant people places, slower streets
- What can be done now w/ paints planters then upgrade later! Cross walk at 15th / Broadway
- Naked Streets
- Well-lit
- Carless rounds
- Add vendors to carless roads, so it makes sense to go there
- Link paths & parks and edible landscapes
- High quality WRB ramps + accessible crossing signals
- More BikeLink secured bike parking throughout city. I'm too scared to lock anything other than a cheap bike outside.
- Fewer cars! Slower traffic
- Walkability
- Walkable
- Trees
- Less cars
- Street vendor friendly
- Paint crosswalks at every leg of every intersection
- Complete streets for ped/bike! Green streets/ bio retention
- Bike lanes on every street! Protected lanes on major streets
- Clean streets!
- Family friendly sidewalks & bikeways. We want to bike w/ our children
- Road diets, slower traffic, fewer lights
- 2 way streets
- Pedestrian safety
- Self-driving-car friendly

- Protected bike lanes connecting DT to rest of City Of Oakland
- Strategically placed, Oakland-vibe parklets
- Tree lined clean streets
- Spaces that explicitly permit conversation among strangers
- Straighten out crossing signals- red hand should NOT remain when light is green+ pedestrians are supposed to cross – very confusing / dangerous. Red hand should 6’ away, and walk icon should appear, regardless of whether or not “walk” button is pushed – like other major cities.
- More public parking
- Clean places to sit down
- More City Car Share + ZipCar locations
- Shared streets in Chinatown / Old Oakland
- More store frontages
- Take transit seriously. Need more protected lanes for AC Transit.
- Secured bike parking
- Deep + lively
- Median strips
- Native plantings – see FUF (friends of the urban forest) in SF. Succulents, grasses between trees, crushed granite for drainage.
- Drainage swales to increase groundwater
- Paved – Fix the potholes!
- For less major streets: no curbs, shared ped-vehicle space (slow traffic)
- Protected bike lanes!
- Increased bike parking
- Shady [streets with shade]
- Green
- We need paved street for safety & community engagement
- More shuttle routes
- Bike friendly streets pls
- Greenery please (w/ flowers)
- Multimodal. Bike + walk +bus w/less for cars
- Safer streets
- Bike lanes! Parking protected bike lanes (ex. Re stripe 20th east of Broadway + cut 2 car lanes minimum)
- Continuous safe bikeway network
- Continuous bike storage locker network throughout city, not just near BART

How should the City solve affordability?

- Repeat Prop 13 for commercial properties; have the City of Oakland Lobby for this
- Create \$ incentives for local residents to meet affordability
- Green jobs
- Enterprise
- More units, more types of housing
- Include units affordable to families – “deep affordability”
- Offset fees for developers
- Fair pricing for residential units not yet rented
- Commercial rent control
- Reduce drinking establishments
- Provide student-type housing
- Improve rent control
- Figure out how to drive down development costs
- Reform Prop 13 so that people can’t sit on land for a generation @ no cost
- Match the zoning to the market. We are currently over-zoned, and landowners think their land is worth too much.
- Work w/ EBMUD & PG&E to lower fees for new development
- Staff up City Planning dept. so they can process entitlements more effectively + timely
- CEQA reform
- Robust community benefits plan
- Enact impact fees for new market-rate housing development to fund affordable housing
- Prioritize surplus public land for affordable housing
- Strengthen tenant protections
- Don’t give away height limits to developers
- Repeal Costa-Hawkins
- Small Business Friendly (capital to entrepreneurs)
- Workforce Housing – Definite 40% of commercial developments to house various affordable types
- Family friendly not just for DINKS
- Income based housing, incentives for landlords, small business owners, community give back programs
- Encourage re-direction of \$ spent on car infrastructure!
- Bike parking = less COL / transp, bike space = \$000 / car space = \$27k+
- Offset fees for developers
- Commercial rent control
- Fair pricing for residential units not yet rented
- Reduce parking requirements for new developments
- Improve public transportation

- Increase low-income and SRO requirements for new units
- Housing first for homeless
- Wages, and assistance should correlate with rising housing cost. This is an income problem that could possibly solved if wages had direct correlation to inflation
- Set commercial development fees to subsidize new housing / rents
 - This already exists. Make sure enforced
- Properly funnel current programs that exist
- Improve transit + schools in areas of Oakland that are still affordable (ie. East Oakland) to lessen market pressure in transit-rich areas.
- Owner collectives
- Stop using code enforcement & neighbor disputes to shut down existing dwelling units
- Include a percentage of Oakland residents in the rebuilding and reconstruction of the new Oakland.
- Nothing over 3-4 stories if residential
- “Land Trust” model for strategic uses (arts, culture)
 - Or at least more deed restrictions that last a long time (30+ years) for arts + housing
- Rent & operating subsidies (for market rate units)
- Rent caps: \$1,800 for a studio is ridiculous
 - If there were more housing, it wouldn’t have to be a surprise; you as a renter would have options – your landlord would have less leverage
- “land trust” model for home ownership
- Inclusionary housing, deed restrictions
- Remove all parking requirements downtown! We need affordable housing, but don’t implement fees that will reduce market dev. We need both.
- Keep the SROs/affordable housing. We have [illegible] tax breaks
- Get rid of Prop 13
- More 3 BR units requirement by zoning
- Decrease approval time to get projects started as of right development! No moratorium!
- Legalize dormitories & boarding houses
- Coordinate regionally with customized local solutions
- More apartments near transit
- Stricter rent control
- Build more
- Create a parking fee on paid parking lots – fee to pay for streetscape improvements
- Zone for more 3 BR units
- All new residential buildings should be required to include a % of affordable units. Don’t segregate the classes in downtown residential neighborhoods.
- Increased height/density. (if done thoughtfully, “height” is not a dirty word)
- They raised my rent because there’s nowhere else for me to go and they know it; need more housing units

- Change is okay but we have to change with it
- Moratorium on building (1 year?) solved with affordable housing
 - Moratorium=more of same old obstruction to housing construction. Creates more displacement
 - Moratorium makes it WORSE!!
- Accommodate growth! More units on the market = lower rents
- Create a parking fee on paid parking lots-fee to pay for streetscape improvements

One word that comes to mind about DOWNTOWN OAKLAND:

NOW	IN THE FUTURE
Diverse Beautiful City	Diverse Beautiful City
Evolving	
Diverse	Diverse
Less & less Diverse	Diverse & Affordable Inclusive
Beautiful	Affordable
Home	Racist
Diverse	Diverse
Artistic, Vibrant	Devoid of Culture
Threatened Diversity	DIVERSITY – please
Maintaining	Flavorless
Artsy	Artsy
Artistic	Artistic
Un-safe	SAFE
Gentrifying	Economical + Housing Equality
Divided	Inclusive
Pustty – Chi Chi	I see people of color thriving
Vibrant	Inclusive
Classic	Classic
Historic	Historic
Dynamic	Dynamic
Pan-Cultural	Pan-Cultural
Affordable	Affordable
Bike-able	Bike mecca
Safe-ish	Safer
Diverse	Unaffordable?
Concrete	Trees & greenery
uninviting	Vibrant
Disconnected	Vibrant
	More urban infill housing
Victim	Victimized

Diversity	Stay Diverse
Unaffordable	Accessible / Equitable
Vacant Spaces	'Vital' Destination
Wandering youth, unwelcomed, aimless, limited mentoring	Attractive, inviting, building Downtown-Uptown for transitional age youth 18-26, career services, counseling, housing + job placement
Privilege	Humanity
Hope	Efficient
Developing	Dense! Equitable
Underplanned	Art-Center
Eclectic	Eclectic
Diverse	Diverse/Elite (in reality)
Gentrifying	Diverse/Artistic/Affordable
Opportunity	Walkable
Potential	Vibrant
Eclectic	Affordable and vibrant
Patchy	Full
Diverse / Special, Inclusive	Thriving / Balanced / Unique
Potential	Diverse
Quiet	Quiet
	More Senior Friendly
Hodgepodge	Coolness everywhere
Intimate + Heritage	Safe
Potential	Vibrant
Intersectional	Community
Disconnected, pedestrian unfriendly	Connected, inclusive, walkable
Patchwork, mixed-income	Innovative, Equitable, Healthy, Creative, Affordable, Culturally-diverse, Lively on nights & weekends
Under funded	Seamless Transit
Disconnected hub	Community-driven center of city
Displacement	Cultural diversity
Moving	Density
Black/Brown people	Black/Brown people
Diverse –culture –ART –people –nonprofits – businesses (however I see this changing in a bad way & more money is the motive for developers)	Equitable. Please keep Oakland equitable + enjoyable for ALL!!
Disjointed	Cohesive
Developing	Accessible
Capitalism	Unbiased inclusivity
Exciting	Senior Friendly
Awesome (but disjointed)	Awesome (and well-planned)
Developing	Dense
Dirty, no parking	More parking, more crowded, noisier
Gentrification	Destruction of Capitalism
Developing	Equitable + livable

Discouraging – Inconvenient Gouging (parking)	Encouraging – pleasant, easy experience
RISING	Youth & Family Inclusive
Diverse & Creative	More inclusive of people of Color
Cars	Bikes
exploding	Inclusive
Underutilized potential	Urban oasis where people go to meet work / play
Missing Retail	Shopping Hub
thriving	Thriving w/ a vision for creativity, arts, and culture
Unhappy	Working
Intimate & relaxed	Safer
Not so great schools	Colleges
Transforming	Hopefully vibrant

- Let me tell you a little about what I think about when reading “diversity” + other words here: a whole big stretch of Broadway from 12th to 15th – Both sides of the street – where transit dependent folk and working-class people – and yep, lots of BLACK people! –have formed a community, where they hang out and meet friends and exchange stories all day long on their way through and around the city. THEY have been activating the street as room for DECADES Without them. I don’t think we’ll have preserved DIVERSITY regardless of how many artists of many races and mediums and industries are here. Will working class blacks be able to call this space home?
- Family Friendly = everyone Friendly