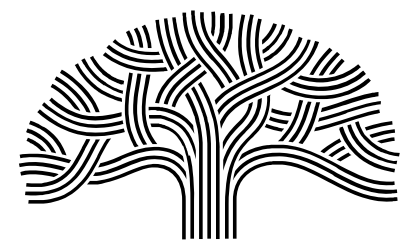


General Plan Update (GPU) Draft Land Use Framework

**Presentation to the Library
Commission**
03.30.2026

Planning and Building Department
Ruslan Filipau, Daniel Findley



**CITY OF
OAKLAND**



Agenda

- General Plan Update (GPU) Background
- Draft Land Use Framework
- Land Use and Transportation
- Parks and Open Space
- Other Related Topics
- Discussion
- Next Steps

General Plan Background

What is the Oakland General Plan?



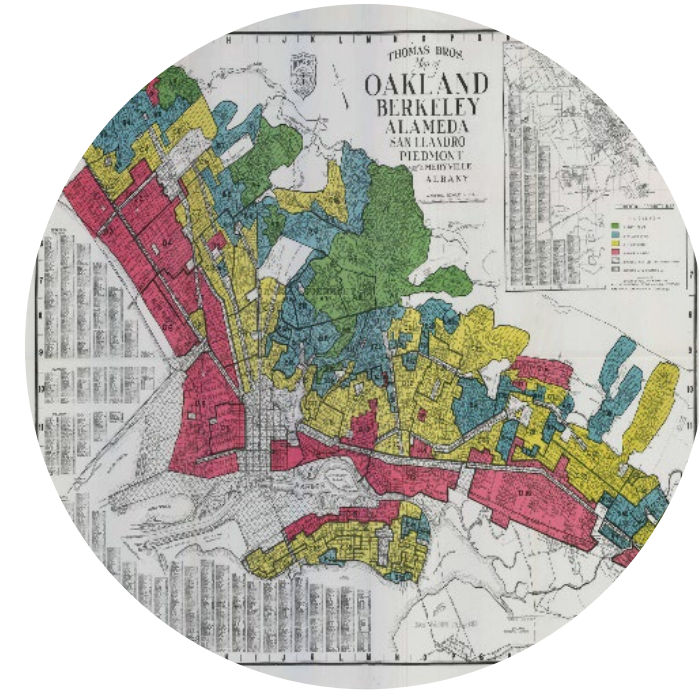
"Constitution" for future growth and development

Establishes citywide vision,
supporting goals, policies, and
implementation measures



Identifies past challenges & accomplishments

Provides direction for future
development



Opportunity to Reduce Racial Inequities & Do Inclusive Engagement

Engage our community in
the planning and decision-
making process

General Plan Equity Goal and Guiding Principles

Advance racial equity by establishing more just policies related to land uses, parks and open space, and transportation

- Ensure people have homes in a healthy environment and feel safe
- Celebrate Oakland's many cultures and identities
- Support good jobs and economic opportunities
- Create better-connected neighborhoods
- Ensure that all communities can access essential services and resources

Phase 2 Elements

- **Land Use and Transportation Element (LUTE)**
 - Address population growth, housing, arts and culture, jobs
 - Outline what can be built in different places
 - Build a transportation system where people can get around safely and easily
- **Open Space, Conservation, and Recreation (OSCAR) Element**
 - Create equitable, well-maintained, accessible network of parks and rec facilities
 - Preserve open space and enhance connections to open space

Phase 2 Elements

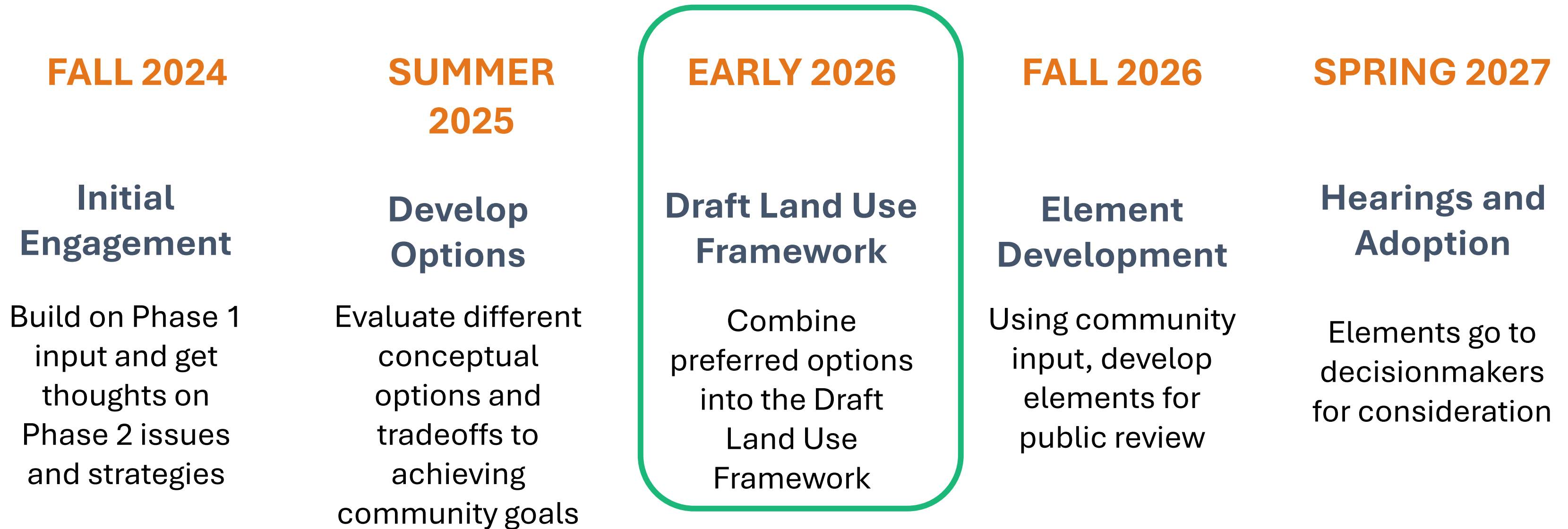
- **Infrastructure and Capital Facilities Element**

- Plan for well-maintained, resilient, and high-quality critical systems, like water and sewage, electricity, and internet
- Support an equitably distributed and well-maintained network of public facilities, like libraries, educational facilities, and civic buildings

- **Noise Element**

- Minimize and mitigate the adverse effects of noise pollution on public health from various sources such as industrial activities and transportation

Phase 2 Timeline



***Community engagement opportunities sharing out of how input has been incorporated and decisionmaker meetings will occur at all steps**

Draft Land Use Framework

What is the Draft Land Use Framework?

- A high-level document that shows what Oakland land use will look like in the future (**maps**), and how the City will get there (**key strategies**)
- Serves as the **basis for developing detailed policies** in the Phase 2 Elements
- Based on **community input** and preferred ideas from the Options for How we Stabilize and Grow

Community Engagement

- 1 Oakland High student project
- 12 pop-up events
- 13 walking tours
- 14 deep listening sessions and focus groups
- 15 public meetings
- 17 other events
- 21 comment letters
- 757 responses to Options Survey
- 1300+ people reached directly
- 1.6M people reached through ads



Images show participants on the MCPD walking tour (top) and a pop-up at Oakland Museum (bottom)

Shared Community Priorities

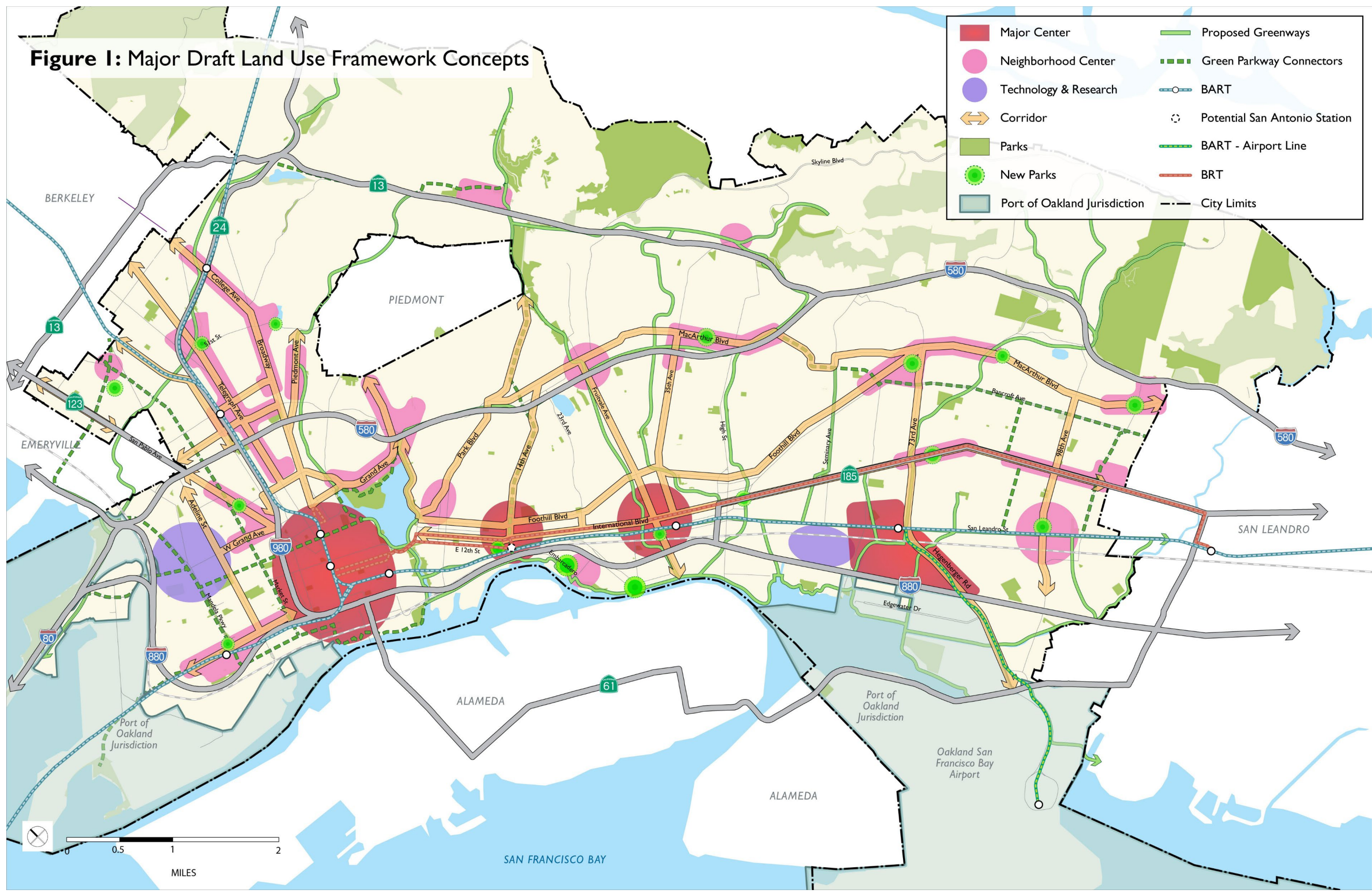
- Celebrate and invest in Oakland's history and culture
- Support equitable communities by encouraging neighborhood centers where people have access to everyday needs
- Improve transit safety, frequency, and accessibility for all users
- Capture jobs in forward-looking industries while supporting existing businesses and entrepreneurs
- Invest in increased maintenance of parks, streets and sidewalks, public spaces, and community facilities such as libraries
- Expand parks, greenways, and shoreline access
- Promote development of affordable housing and anti-displacement strategies

Overall Strategy: City of Neighborhoods

Envision a connected city of walkable neighborhoods, multimodal transit and accessible public spaces with high-quality amenities and services

- **Neighborhood Centers:** Everyday services within walking distance. Improved walking, biking, and transit connections between neighborhoods
- **Downtown & Major Centers:** Downtown, San Antonio, Fruitvale, Coliseum will serve as key major centers
- **Vibrant Corridors & Transit Hubs:** High-density, mixed-use along major corridors & near BART stations
- **Technology and Research Centers:** New hubs to capture jobs in technology, innovation industry, life sciences, advanced manufacturing, and artisan production

Figure 1: Major Draft Land Use Framework Concepts



Land Use Concepts

- Neighborhood centers in **pink** polygons
- Technology and research areas in Upper West Oakland and west of the Coliseum in **purple** circles,
- Major centers in **red** polygons in Downtown, Fruitvale, San Antonio, and near the Coliseum.
- **Green** circles represent proposed locations for new parks

Land Use and Transportation

Land Use and Transportation Strategies

Create **mixed-use, walkable neighborhoods** by promoting a mix of housing types, restaurants, small businesses, facilities, etc. in neighborhood centers

- Locate parks and open spaces close to homes, and neighborhood centers
- Support public art and streetscape design
- Improve walking and biking connections between neighborhood (new bike lanes, slow streets, bike rental stations, safe sidewalks, and wayfinding)
- Support better transit use to meet climate goals
- Reduce vehicle speeds in neighborhood centers and residential areas
- Create new public spaces and plazas

Land Use and Transportation Strategies

- Work with AC Transit to **optimize bus service** and improve service on North-South bus lines
 - Allowing higher densities & building heights in core neighborhood centers and along corridors
 - New Transit-Oriented Mixed-Use land use category to support high-density housing near transit
 - Lay foundation for a future infill BART station in San Antoino neighborhood
- Minimize conflicts between residential and industrial land
- Enhance accessibility and safety features in urban design
- Collaborate with communities to develop more detailed policies

Technology and Research Hubs

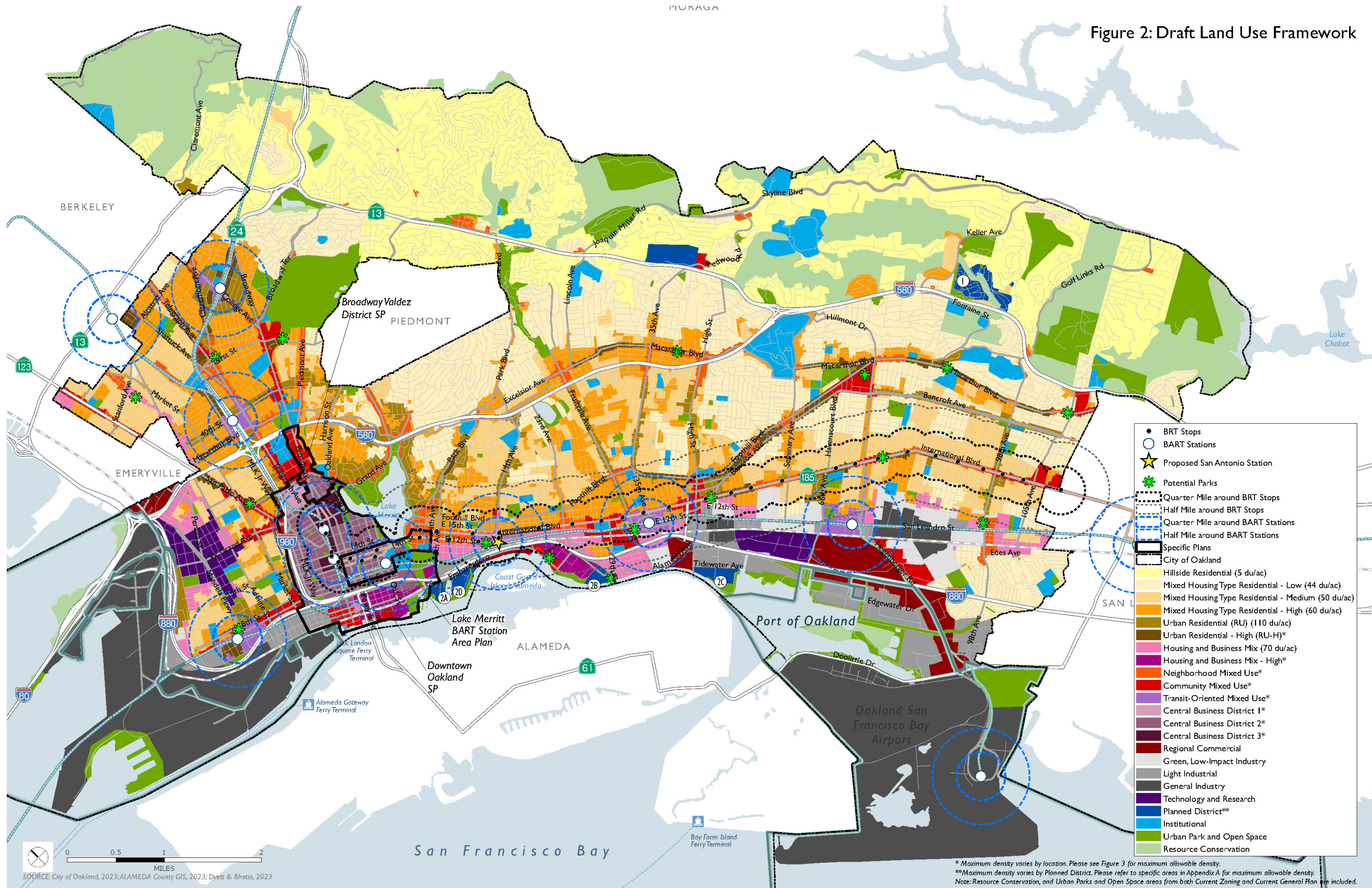
- Create two new technology and research hubs in West and East Oakland
- Support technology, life sciences, green economy, advanced manufacturing and artisan production jobs
- Infrastructure and facilities improvements to support higher intensity uses
- Couple with policies on workforce development, jobs training, and career pipelines



Longshot utilizes West Oakland industrial space to craft new aerospace technology. Credit: Kelly Sullivan

Image shows worker welding at Longshot aerospace startup in West Oakland.

Figure 2: Draft Land Use Framework



Land Use Designations

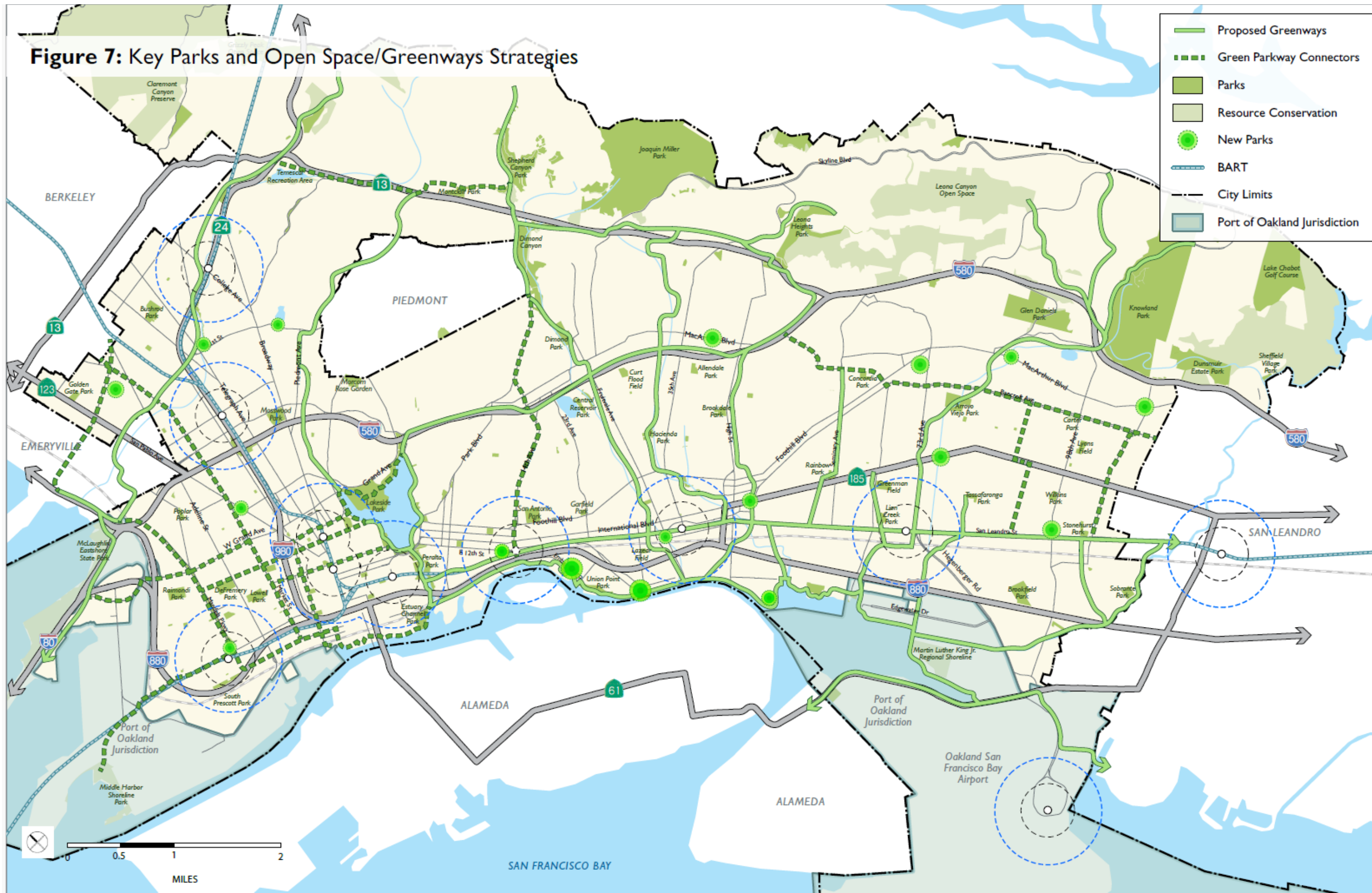
- **Orange** and **brown** areas represent increased density around corridors to support better transit
- **Dark purple** are new Technology and Research Areas
- **Light purple** shows Transit Oriented Mixed Use areas near BART stations

Parks and Open Space

Parks and Open Space Strategies

- Create a greenway network to connect neighborhoods, promote active transportation, recreation, improve natural habitats and access to open space
- Prioritize park and open space investments in EJ Communities
- Set standards for park maintenance and programming
- Support and protect natural resources like creeks, trails, and regional parks
- Find opportunities to use open space for tribal cultural resource preservation
- Support unhoused residents who use open spaces as places of refuge

Figure 7: Key Parks and Open Space/Greenways Strategies



Parks, Open Space & Greenways

- Green circles represent proposed locations for new open spaces
- Thick green lines show proposed greenway network
- Green dashed lines are the city's existing bicycle boulevards
- Dark green areas are parks
- Light green areas are for resource conservation

Other Related Topics

Housing, Economic Development, Arts and Culture

- Ongoing Housing Element Implementation promotes affordable housing near transit, amenities, and services
- Support programs that connect residents with jobs, especially in tech and research
- Support small business through assistance, training, and funding programs
- Ensure inclusive commercial spaces and business retention, including community-serving and culturally specific businesses
- Integrate arts, culture, and history into neighborhood centers
- Preserve, strengthen, and expand cultural districts

Infrastructure and Environment

- Prioritize equitable distribution of and explore opportunities to co-locate public facilities such as libraries, recreation centers, and resilience hubs across neighborhoods
- Prioritize capital improvement and maintenance funding for community resilience hubs. Explore other funding sources for infrastructure projects
- Proactively plan for sea level rise and flooding
- Continue implementing EJ Element, ECAP, Urban Forest Plan, and support urban greening projects

Discussion

Discussion Questions

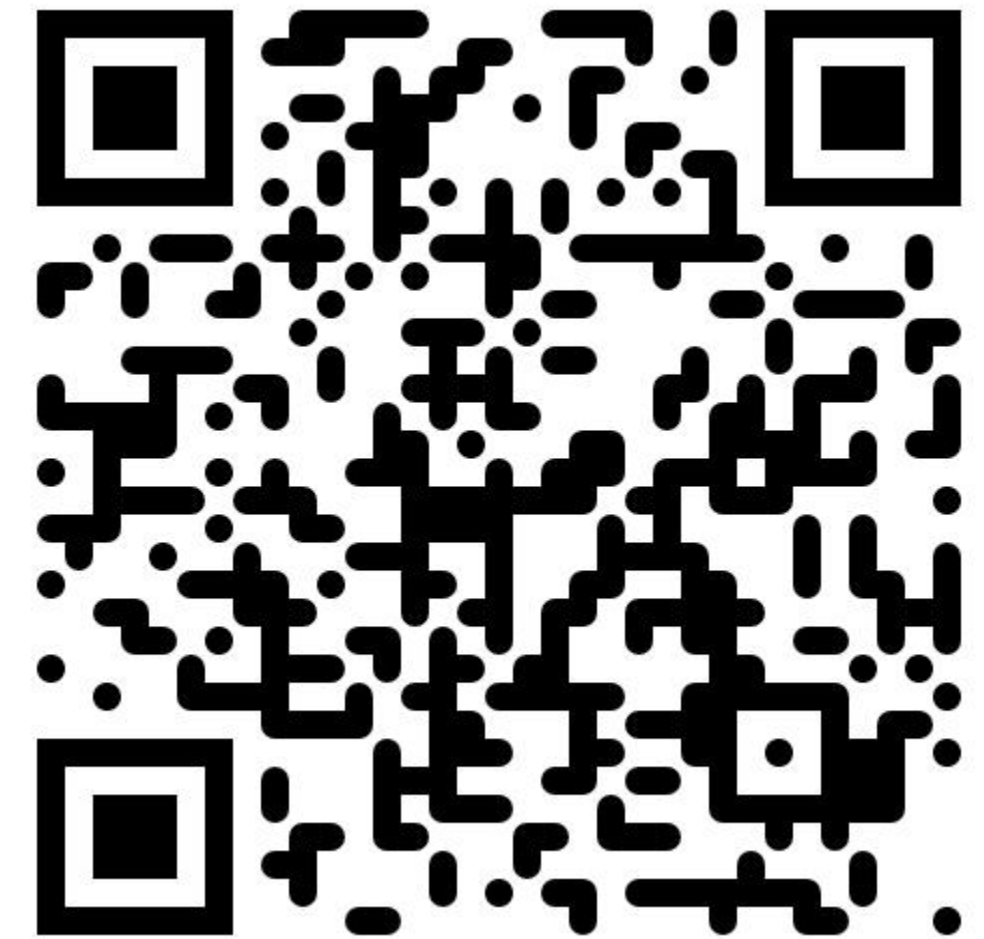
- Does the overall strategy and maps advance the GPU Goal and Guiding Principles?
- Do these strategies help achieve the Library Commission's priorities?
- What ideas for specific policies do these strategies raise?
- Is anything missing?



Next Steps

Draft Framework Engagement

- Provide comments on the Draft Framework until **April 23**
- Boards and Commissions presentations through beginning of April
- Attend a pop-up event or workshop in your district
- Visit the website to see upcoming events and sign up for the mailing list: **oaklandca.gov/gpu**



QR Code to review
Framework