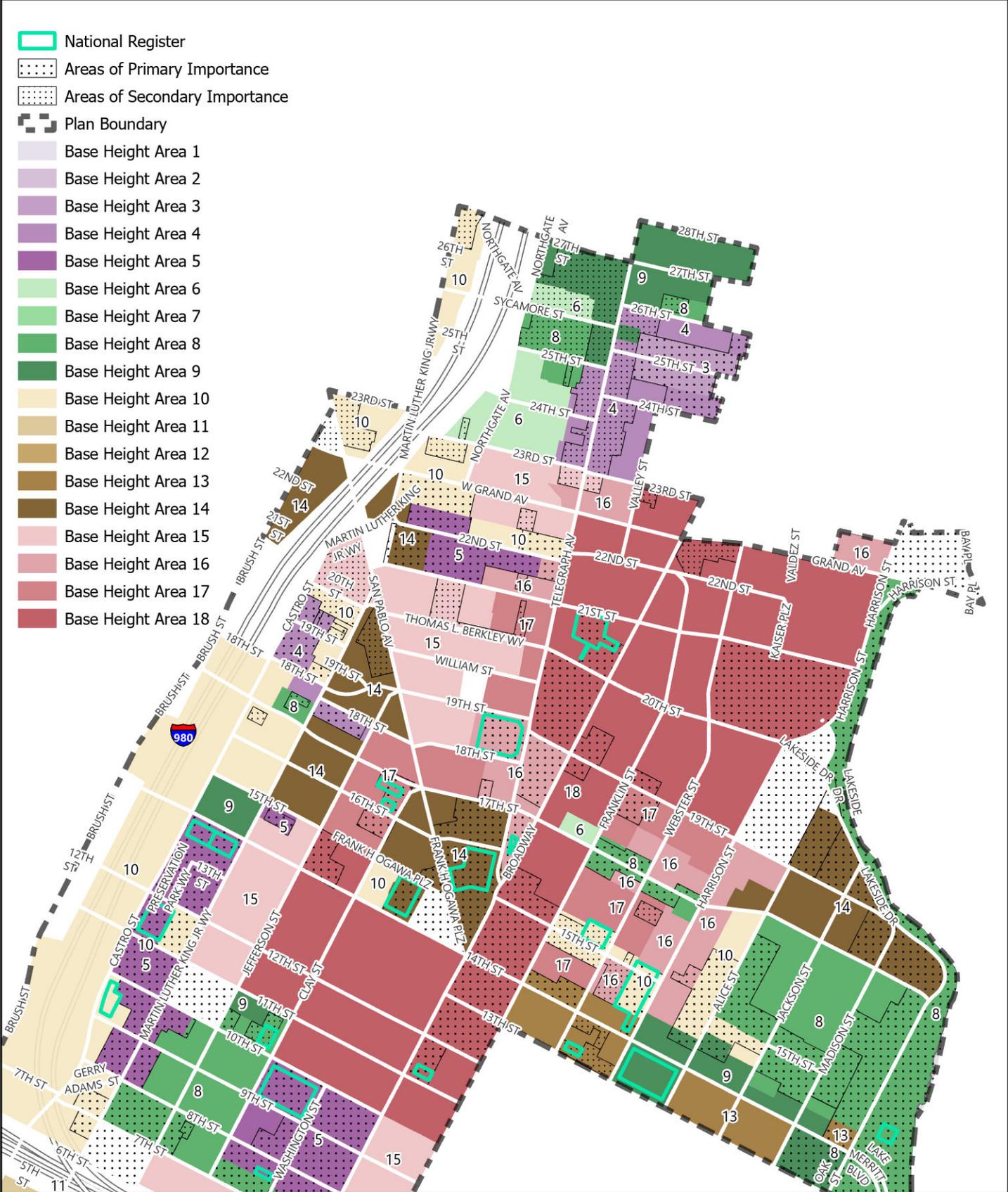


Downtown Oakland Specific Plan

Maximum Allowed Height and Intensity Maps

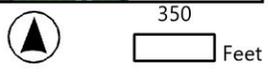
Base Maximum & Zoning Incentive Program (ZIP)

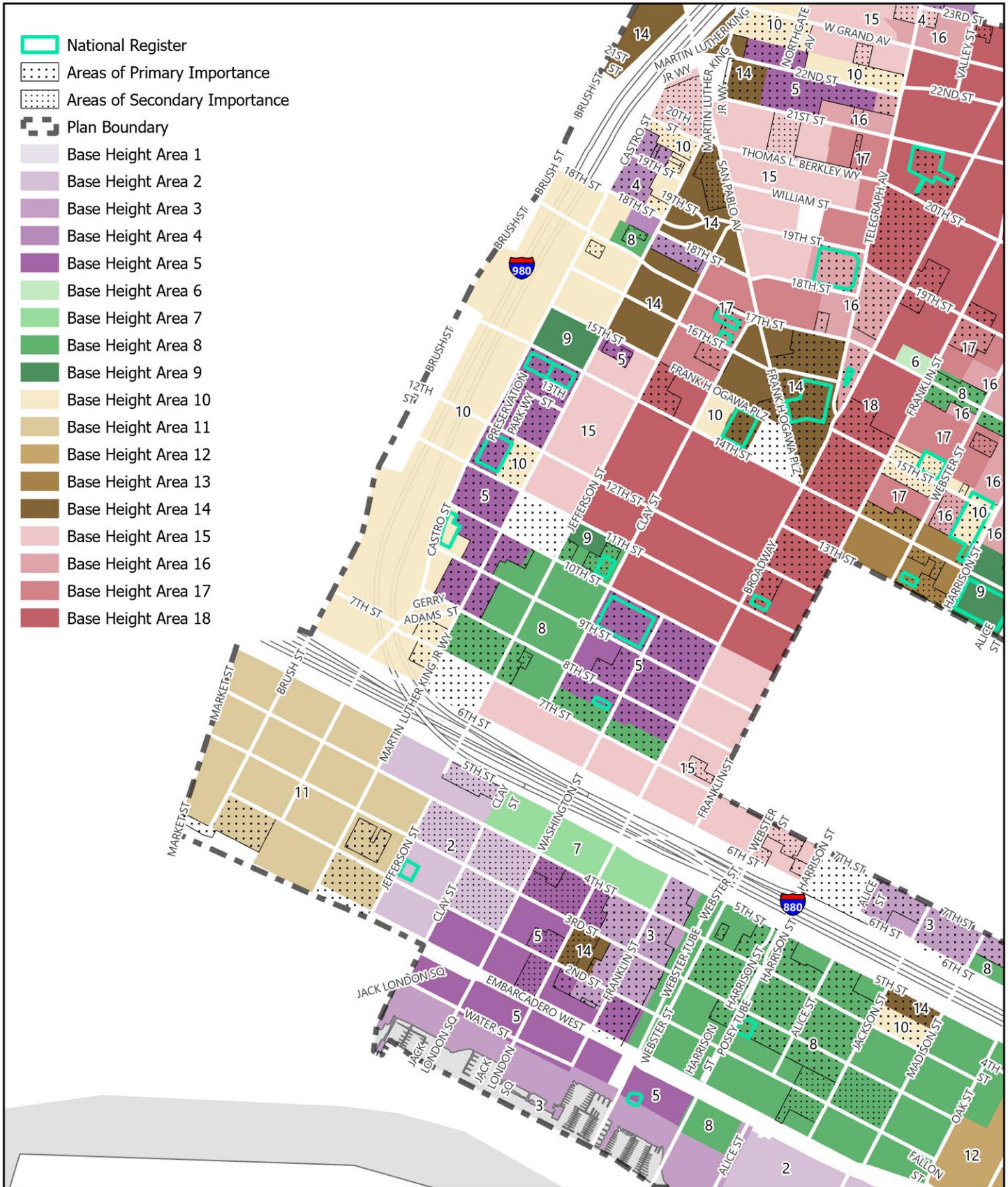
Maximum



Proposed Base Maximum Intensity Areas

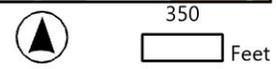
Downtown Oakland Specific Plan

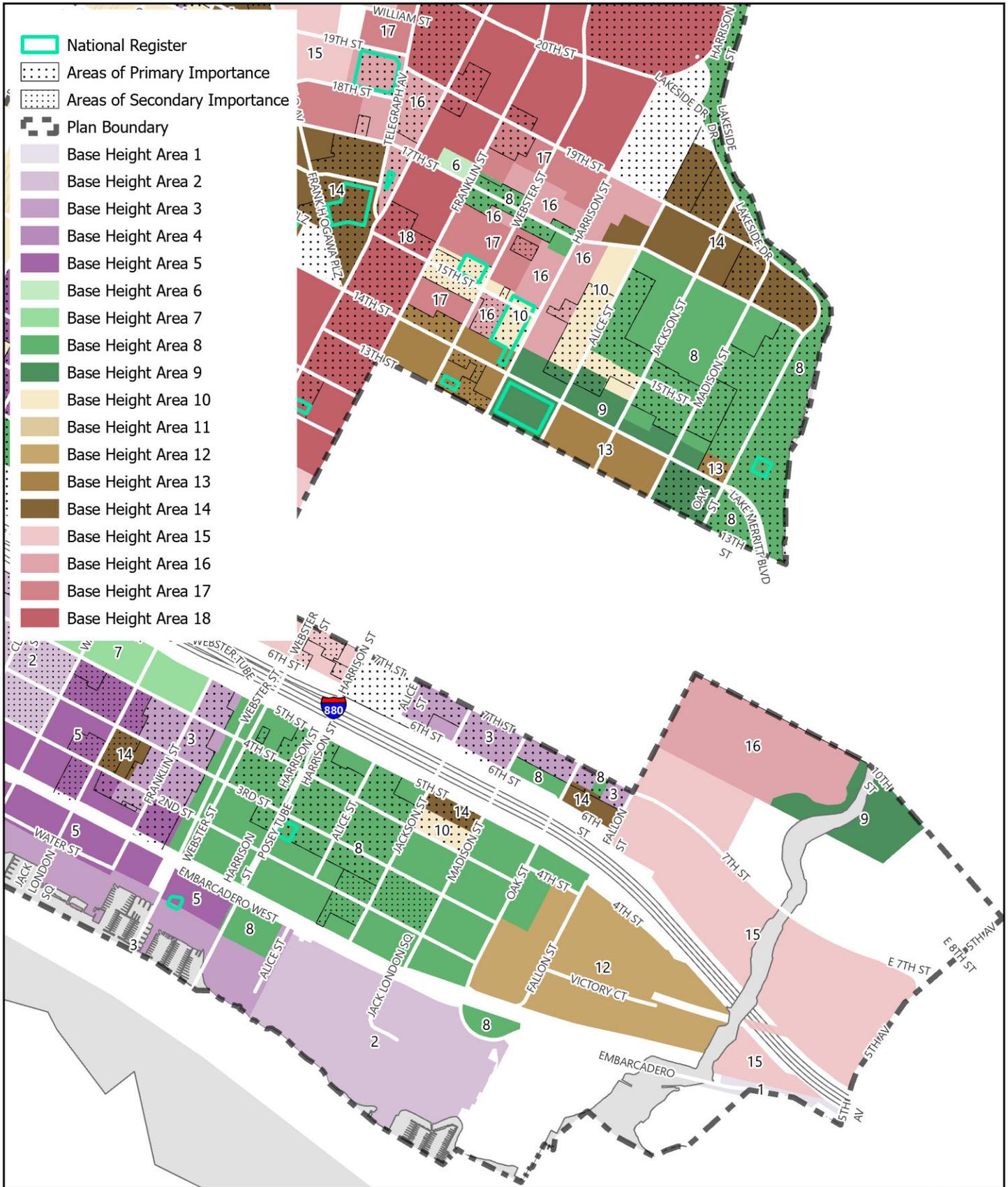




Proposed Base Maximum Intensity Areas

Downtown Oakland Specific Plan



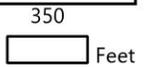


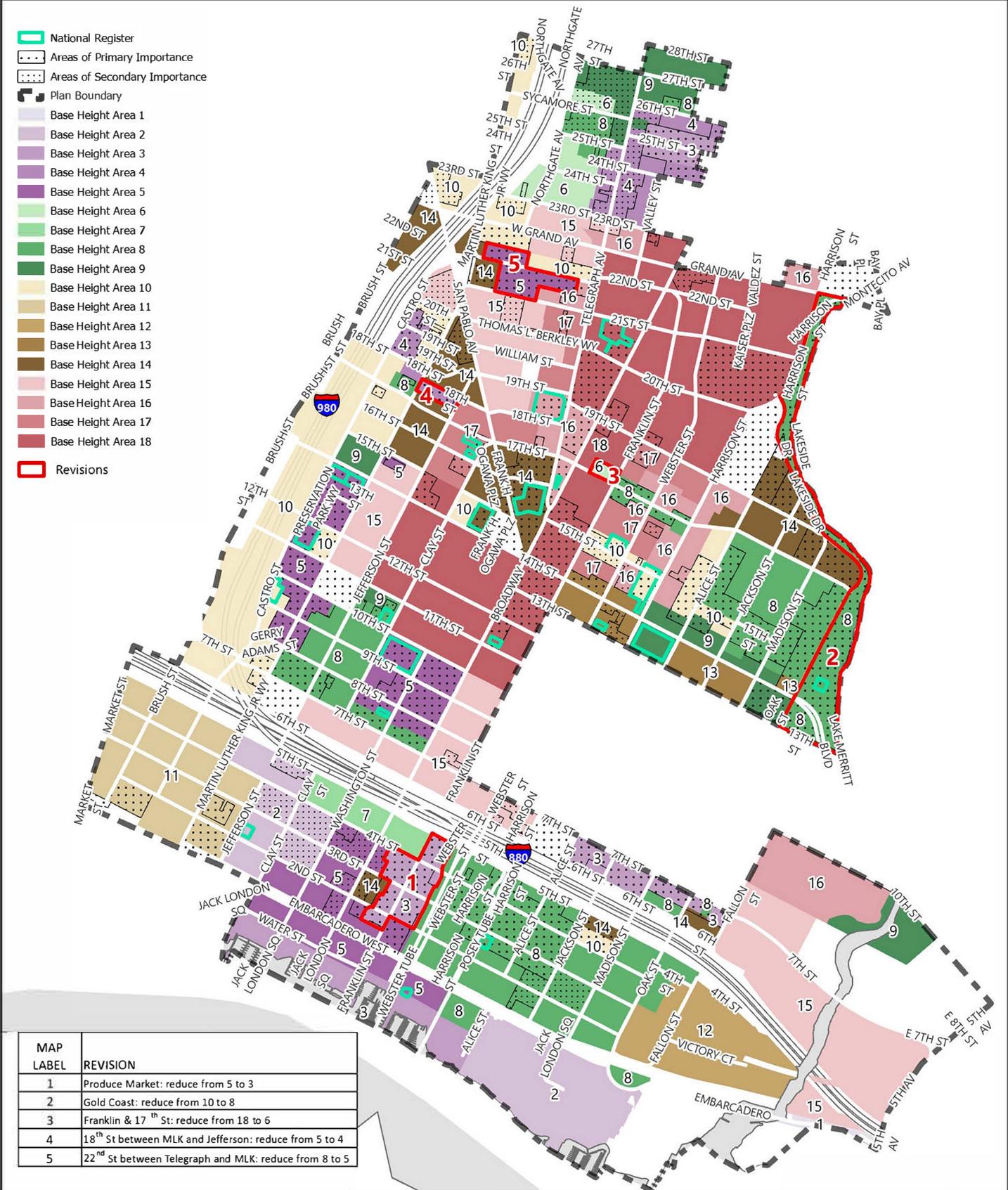
Proposed Base Maximum Intensity Areas

Downtown Oakland Specific Plan



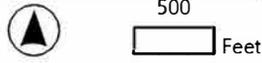
Planning & Building Department, May 6, 2024





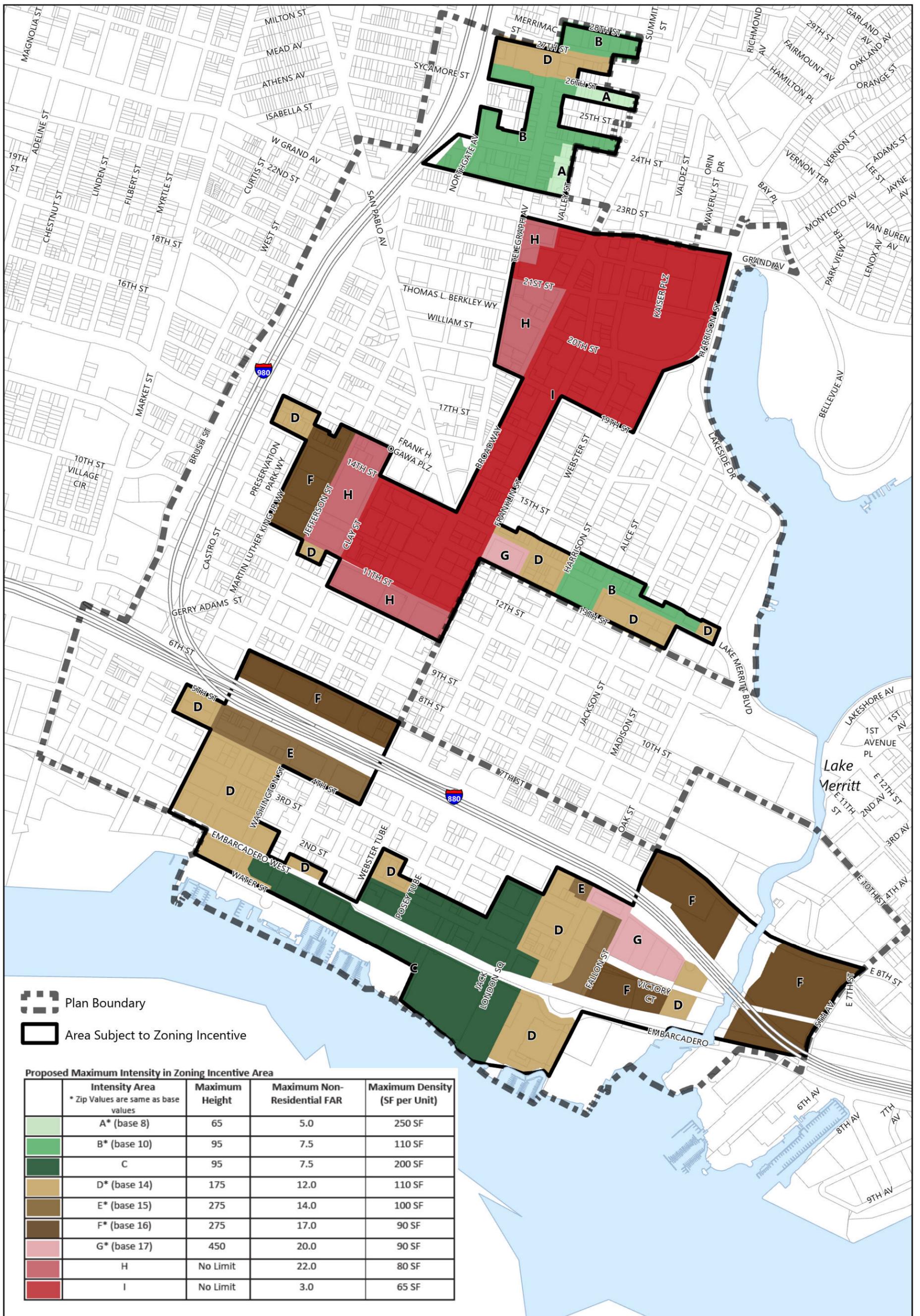
Revisions to Draft Base Maximum Intensity Areas

2022 to 2024 - Downtown Oakland Specific Plan



Maximum Intensity for Projects Not Participating in Zoning Incentive Program

	Intensity Area	Maximum Height	Maximum Non-Residential FAR	Maximum Density (SF per Unit)
	1	45	1.0	1000 SF
	2	45	2.0	900 SF
	3	45	2.5	450 SF
	4	45	2.0	300 SF
	5	55	3.5	1000 SF
	6	65	5.0	450 SF
	7	65	7.0	260 SF
	8	65	5.0	250 SF
	9	95	5.0	225 SF
	10	95	7.5	110 SF
	11	95	7.5	N/A SF
	12	135	5.0	250 SF
	13	175	8.0	110 SF
	14	175	12.0	110 SF
	15	275	14.0	100 SF
	16	275	17.0	90 SF
	17	450	20.0	90 SF
	18	No Limit	20.0	90 SF



Proposed Zoning Incentive Program Maximum Intensity

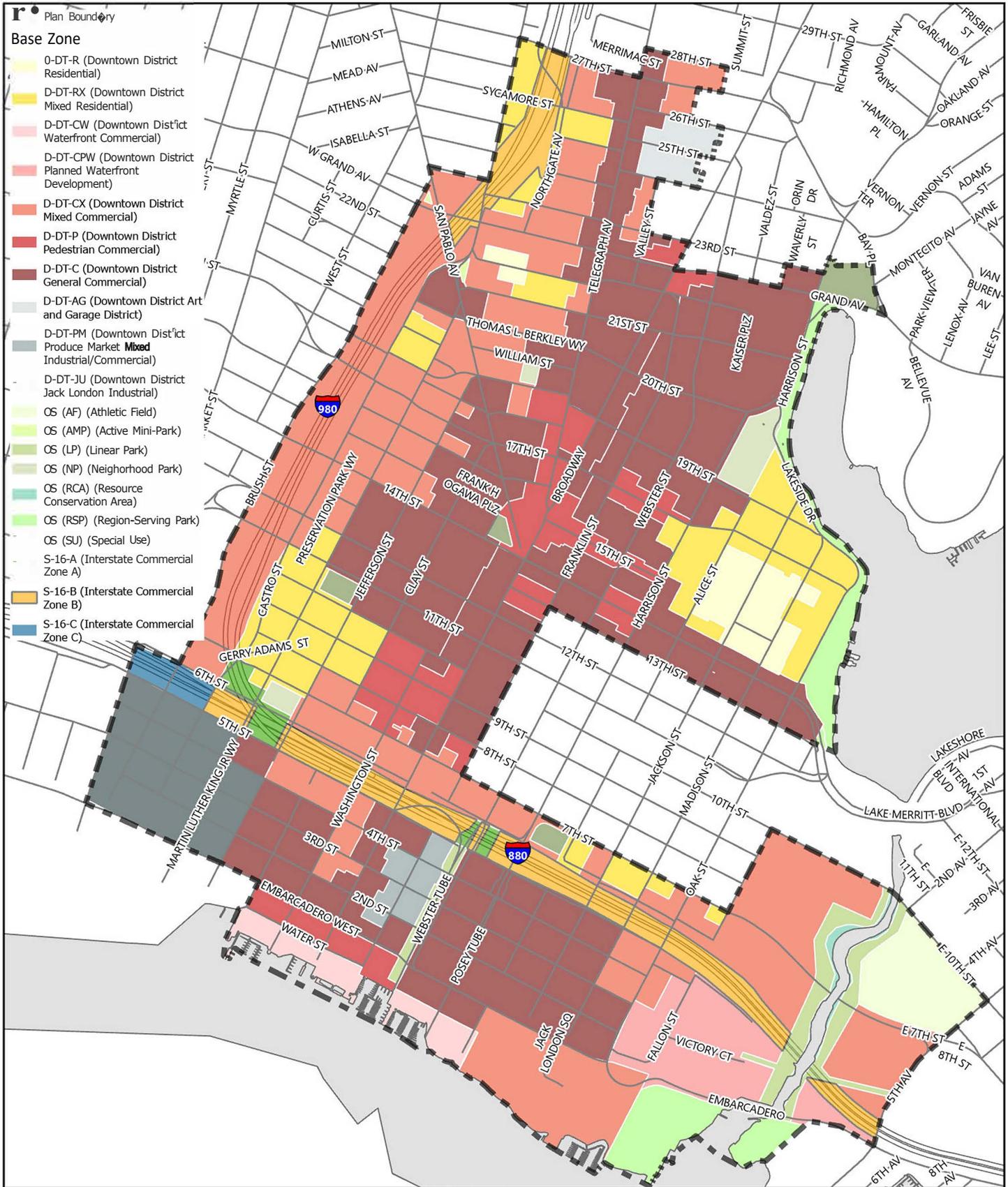
Downtown Oakland Specific Plan



Downtown Oakland Specific Plan

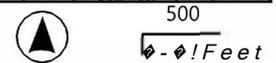
Zoning (Land Use) Maps

Base Zones & Combining Zones



Proposed Base Zones as of May 2024

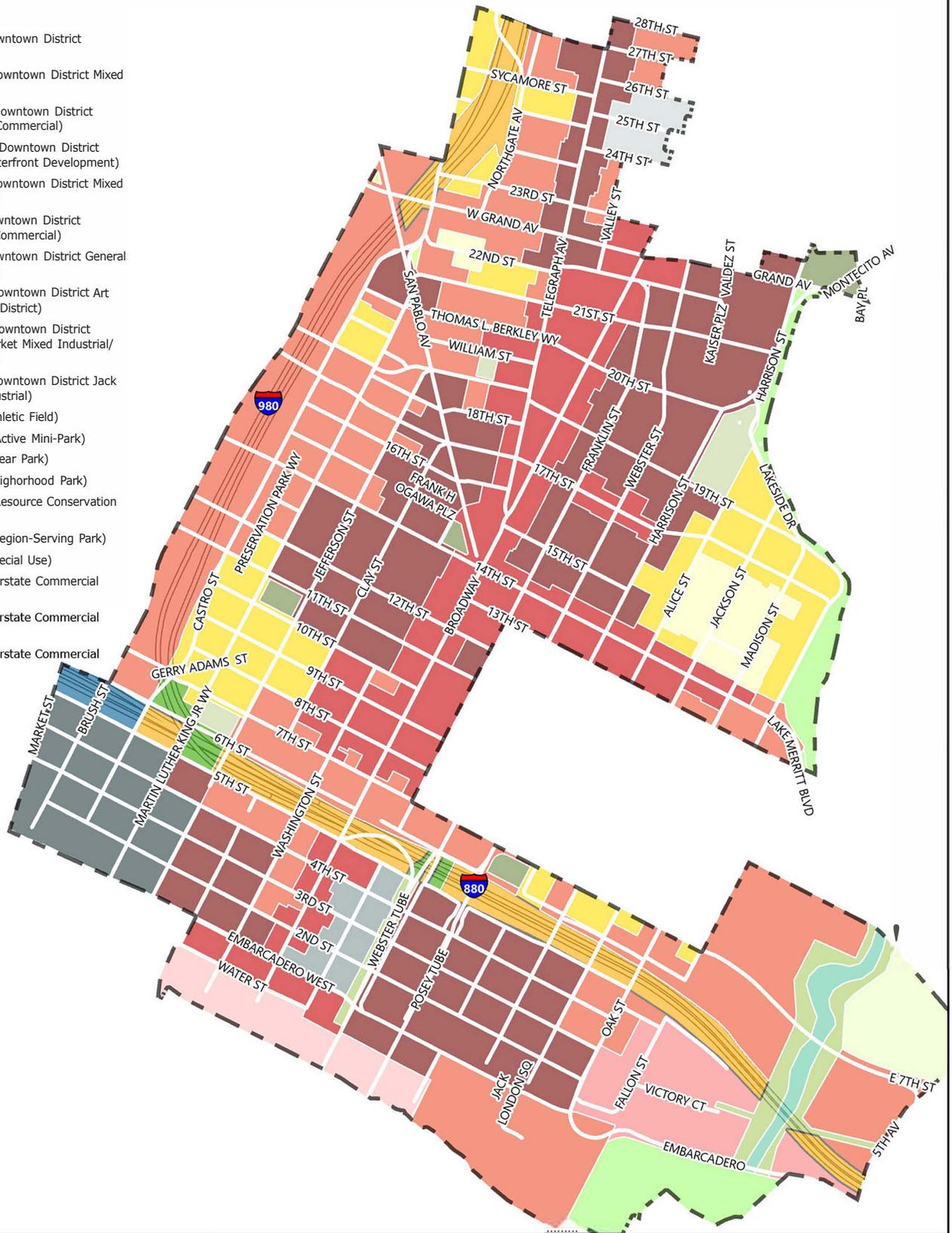
Downtown Oakland Specific Plan



r Plan Boundary

Base Zone

- D-DT-R (Downtown District Residential)
- D-DT-RX (Downtown District Mixed Residential)
- D-DT-CW (Downtown District Waterfront Commercial)
- D-DT-CPW (Downtown District Planned Waterfront Development)
- D-DT-CX (Downtown District Mixed Commercial)
- D-DT-P (Downtown District Pedestrian Commercial)
- D-DT-C (Downtown District General Commercial)
- D-DT-AG (Downtown District Art and Garage District)
- D-DT-PM (Downtown District Produce Market Mixed Industrial/Commercial)
- D-DT-JLI (Downtown District Jack London Industrial)
- OS (AF) (Athletic Field)
- OS (AMP) (Active Mini-Park)
- OS (LP) (Linear Park)
- OS (NP) (Neighborhood Park)
- OS (RCA) (Resource Conservation Area)
- OS (RSP) (Region-Serving Park)
- OS (SU) (Special Use)
- S-16-A (Interstate Commercial Zone A)
- S-16-B (Interstate Commercial Zone B)
- S-16-C (Interstate Commercial Zone C)

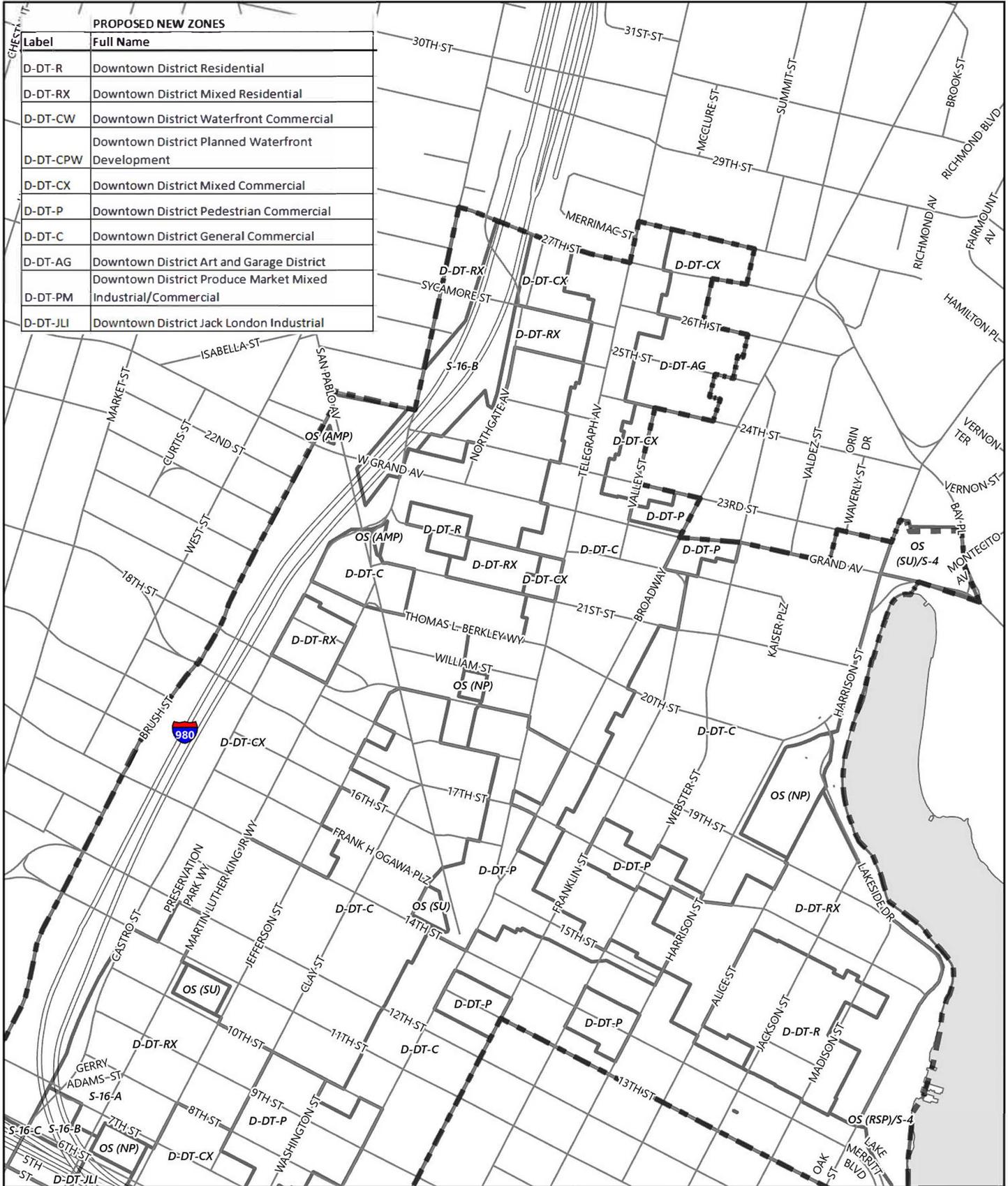


Proposed Base Zones as of 2022

Downtown Oakland Specific Plan



500
- 1 Feet

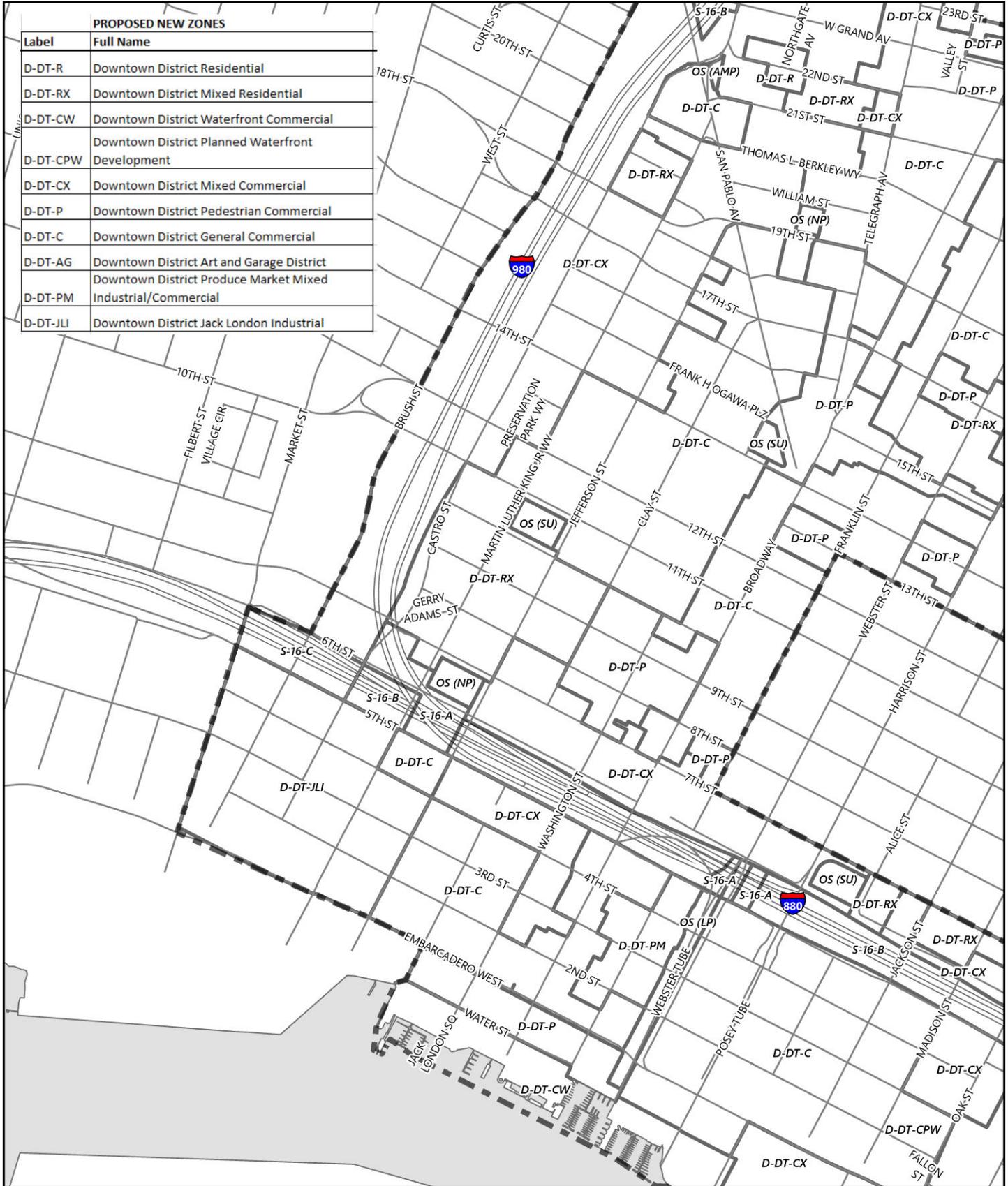


Proposed Base Zones

Downtown Oakland Specific Plan

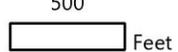
Plan Boundary

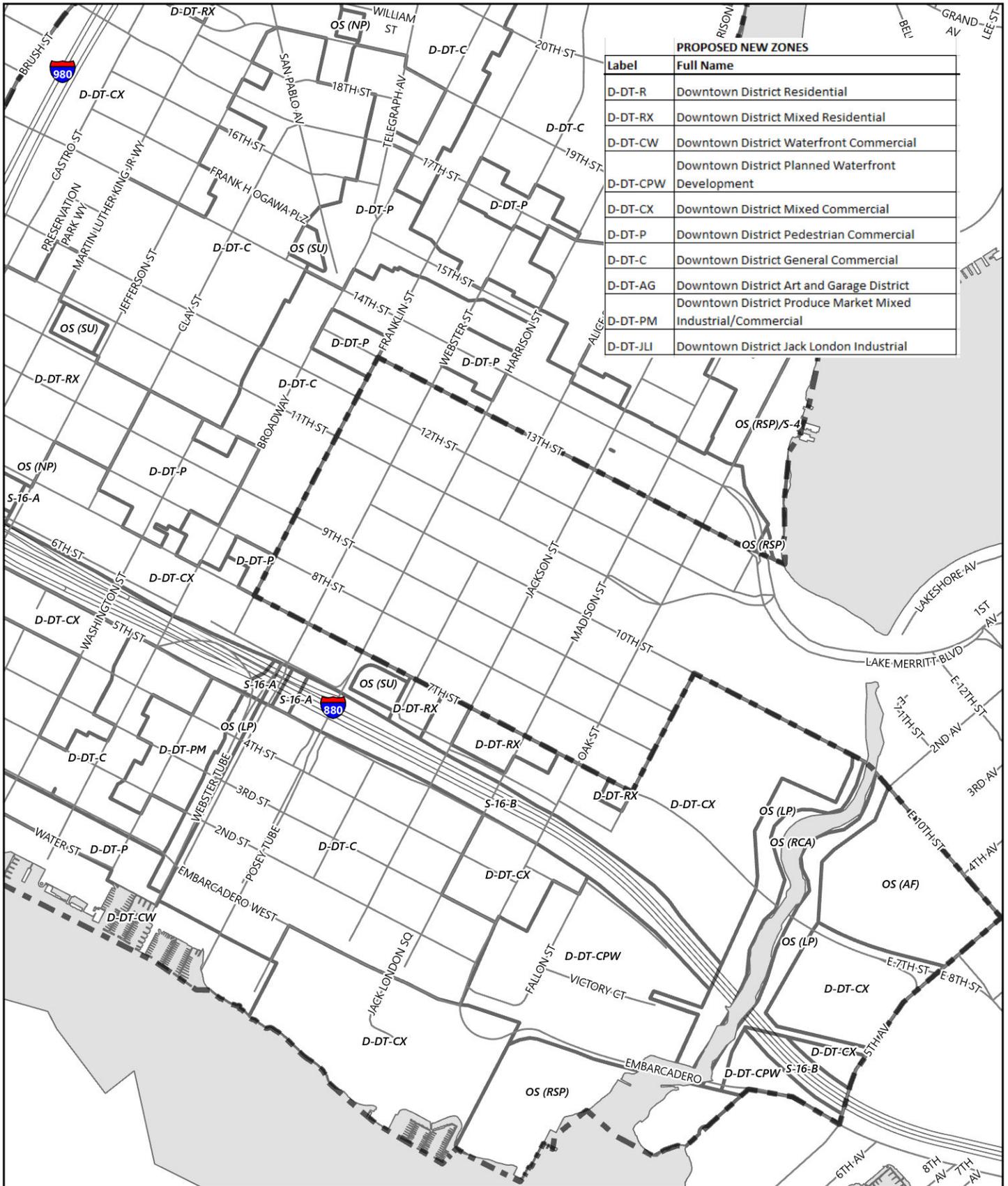
 500 Feet



Proposed Base Zones

Downtown Oakland Specific Plan

 Plan Boundary
 
 500 Feet

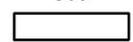


Proposed Base Zones

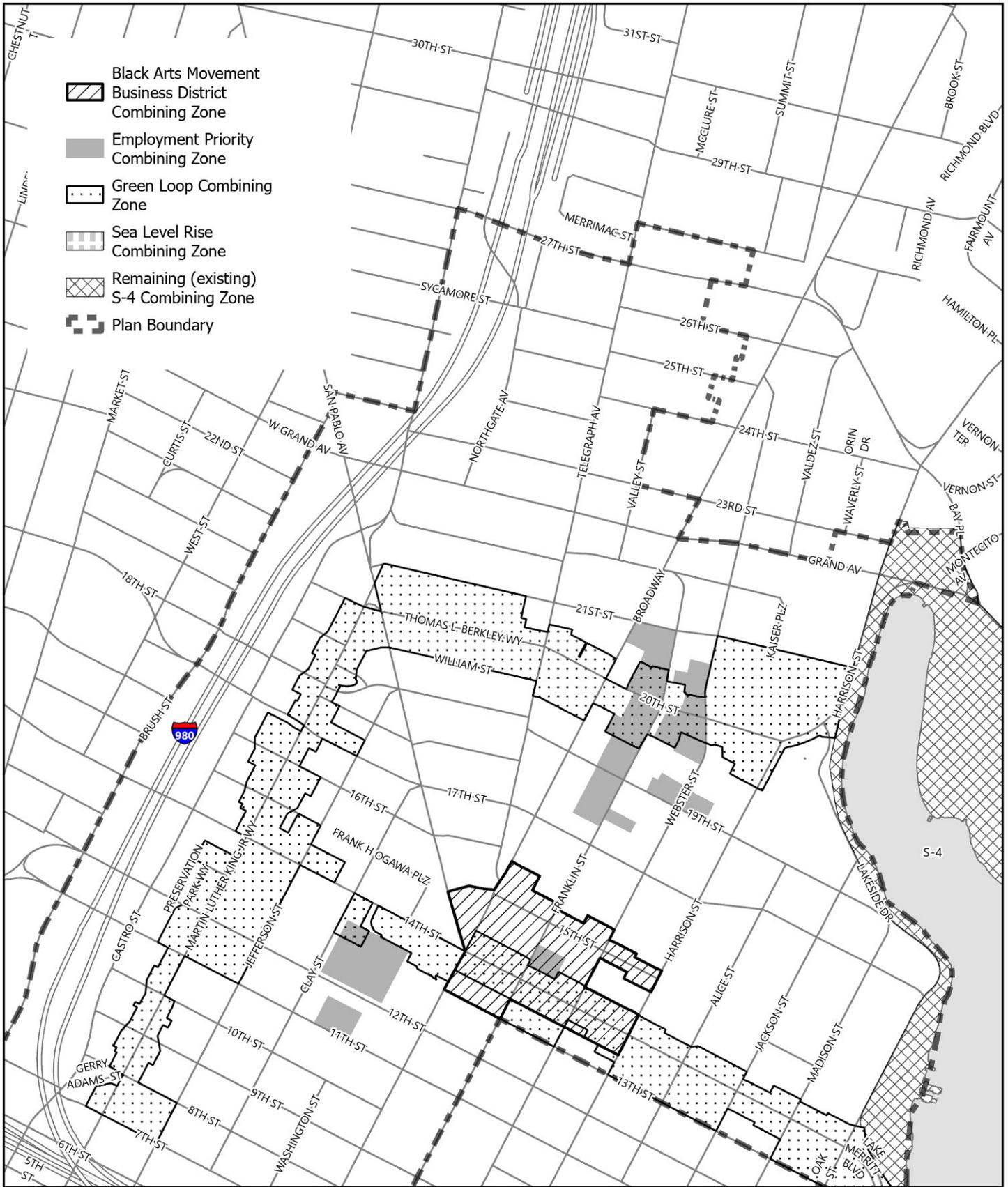
Downtown Oakland Specific Plan

 Plan Boundary



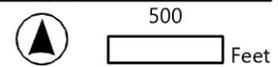
500
 Feet

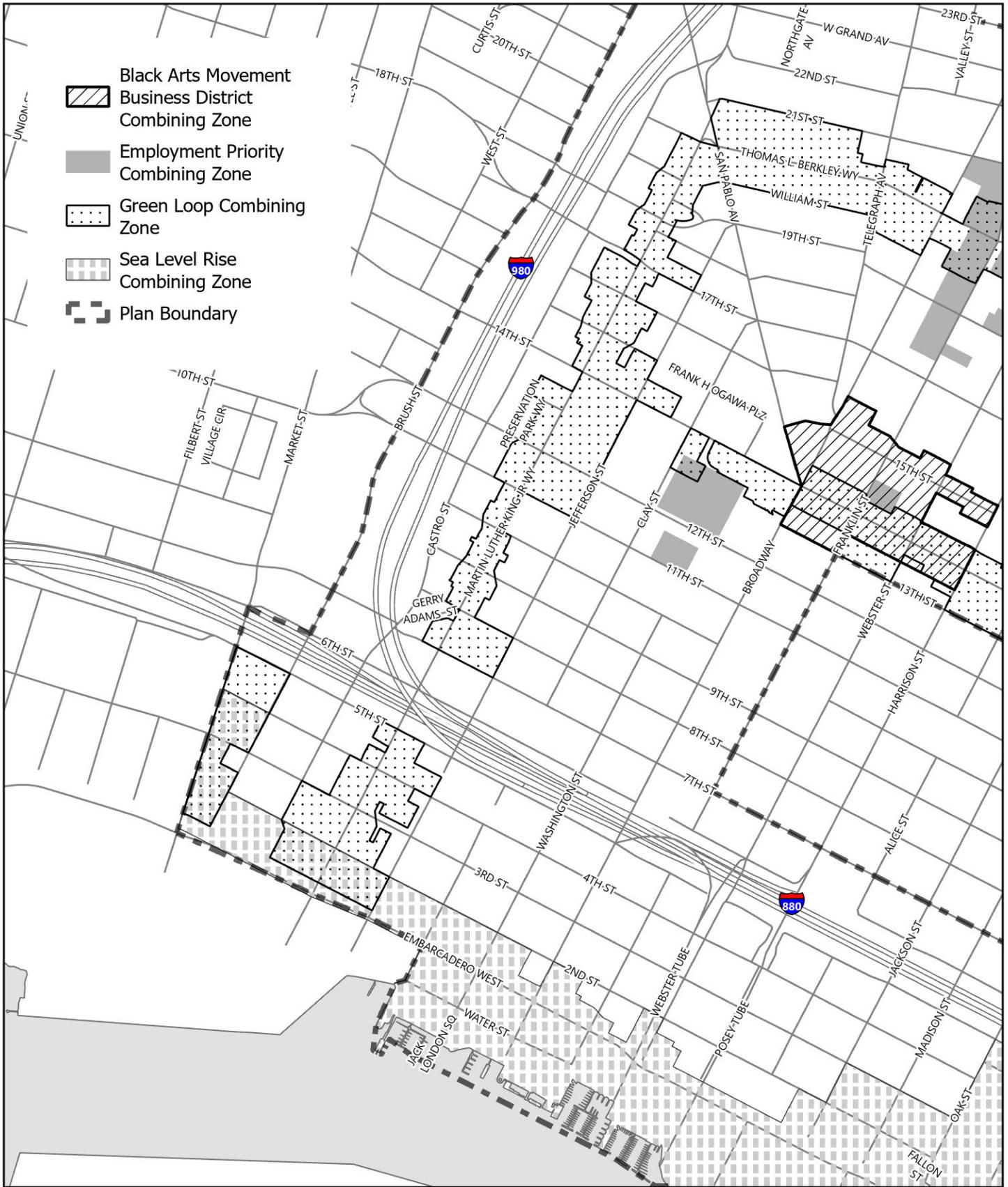




Proposed Combining Zones

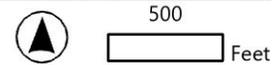
Downtown Oakland Specific Plan

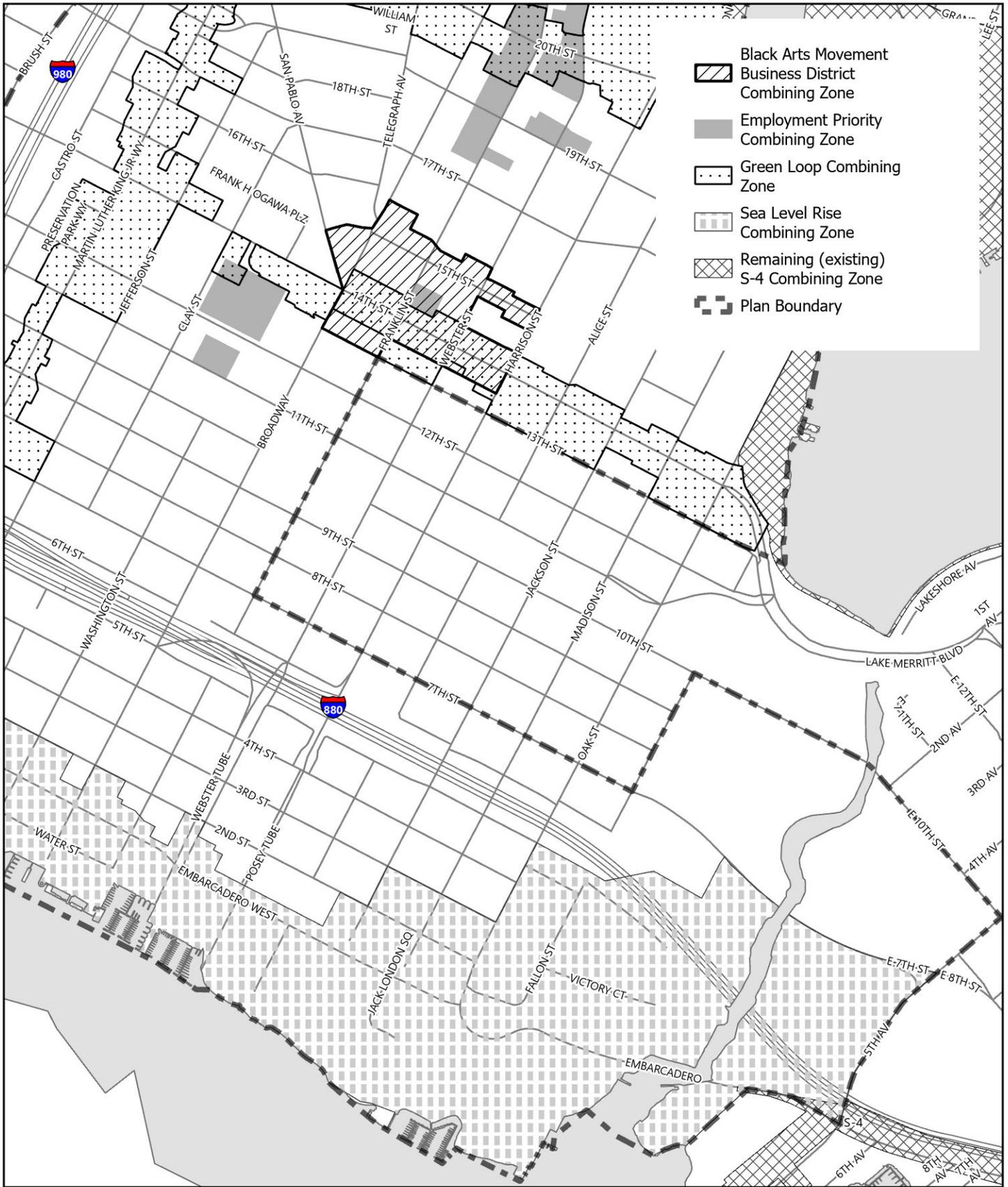




Proposed Combining Zones

Downtown Oakland Specific Plan





Proposed Combining Zones

Downtown Oakland Specific Plan

