



Council Bill 2026-0714

**Urban Center-
Employment (UC-E) Text
Amendment**

Planning Commission Briefing 9/08/2026

Agenda

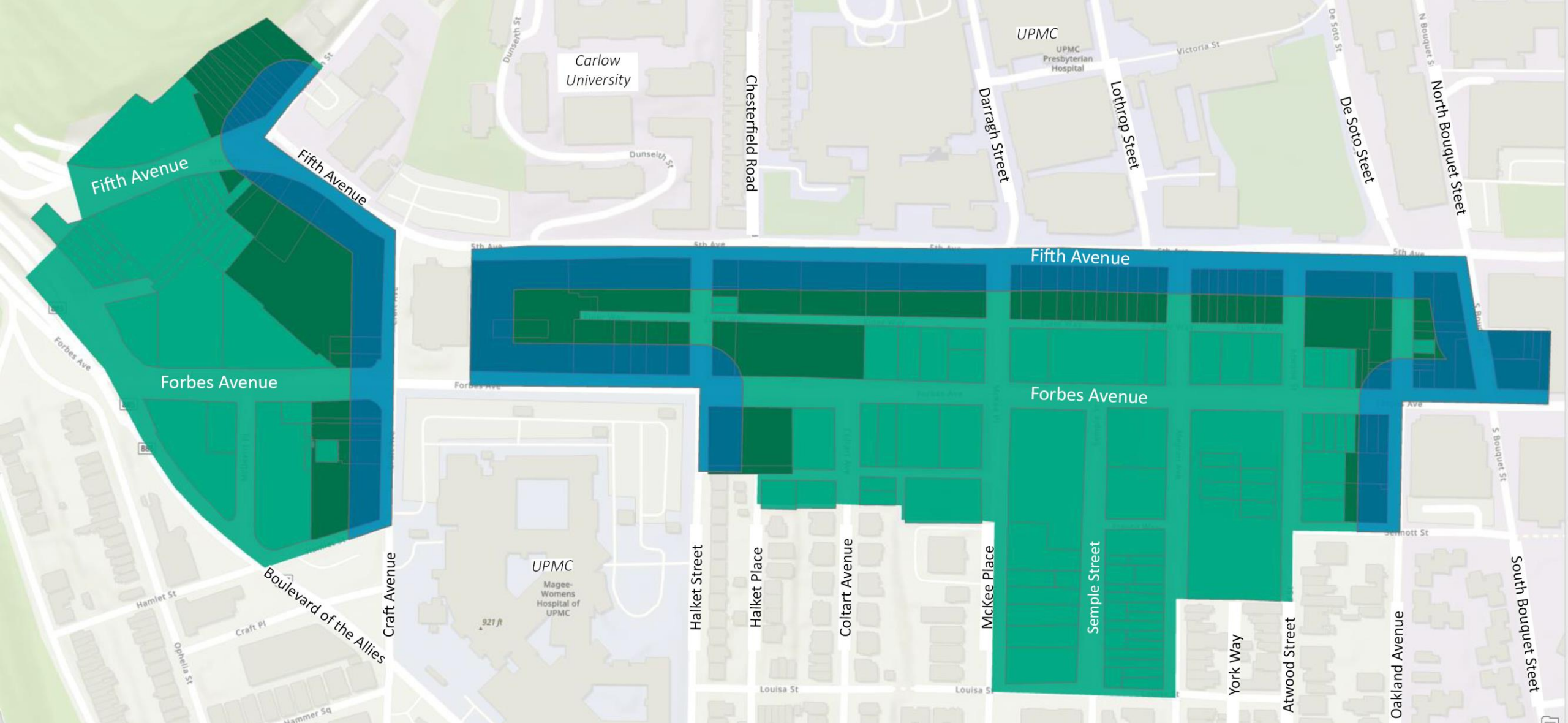
- Timeline
- Changes to Legislation Content
- Relationship to Adopted Oakland Neighborhood Plan
- Next Steps

Timeline

- Council Bill 2026-0714 was introduced by Councilman Daniel Lavelle at City Council on July 7, 2026.
- On July 22, 2026, legislation was Amended by Substitute and then referred to Planning Commission for Report and Recommendation.

Text Amendment

- The Urban Center – Employment (UC-E) is a base zoning district but is currently located only in Oakland.
- Amends Zoning Code Section 911. A.41(b)(6) to add a new section “(c) For any zoning lot in the UC-E that is wholly or partially within 100 feet of an EMI District, 50-100% of the Gross Floor Area may be multi-suite residential provided the rooms are rented on a monthly basis or longer.”
- Otherwise, for residential units in the UC-E:
 - All residential units must be affordable based on the requirements in the Inclusionary Zoning Overlay or
 - Residential units must occupy less than 50 percent of a structure's Gross Floor Area.



**UC-E Parcels within a
100 Ft Buffer from EMI**



UC-E District



**Parcel within
the buffer**



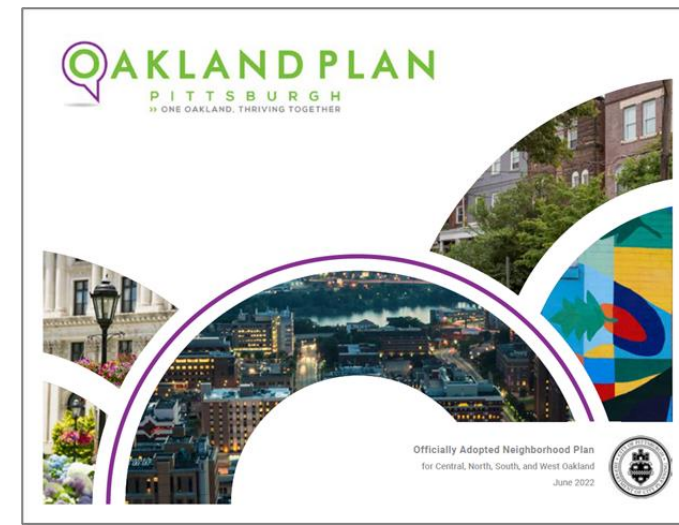
100 Ft Buffer

Compliance with Oakland Plan

The proposed amendment **complies** with the Oakland Plan, based on analysis of the following items:

- Vision Statement
- Goal D1.B Land use addresses community needs.
- Goal D4.A Jobs and housing for all.
- Goal D4.C Housing Diversity.
- Policy D1. Managed density.
- Policy D4 Frontline and low income worker housing; Transit oriented housing; Student housing

Summary of Analysis: The amendment encourages **housing growth** in the core of Oakland. Growing housing opportunities is a **major theme of the plan**, specifically, diverse housing choices serving varied demographics, including affordably priced units, as well as housing in proximity to transit and institutional campuses.



Neighborhood Plan Adopted by
Planning Commission June 2022

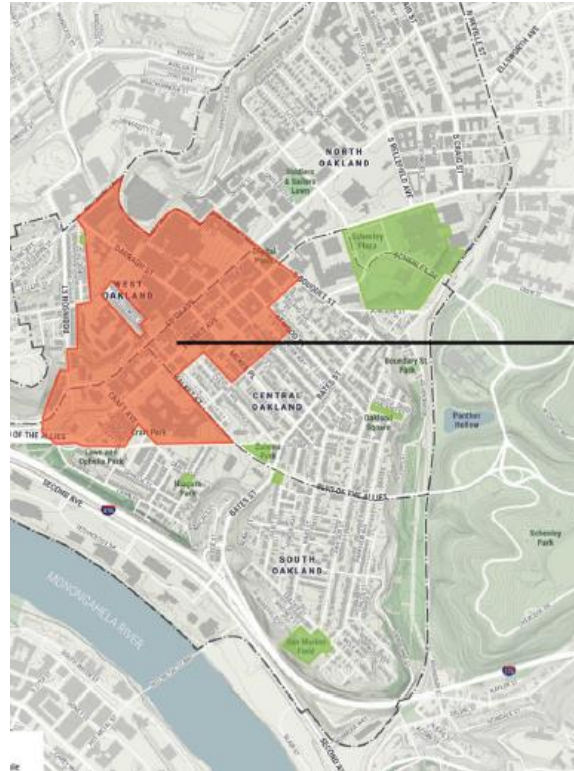
Oakland Plan - Background Context

Land Use Strategy (Program D-18)

Intent: limit residential to preserve space for employment uses

Guidelines for creation of UC-E
(Urban Center-Employment) zoning
for Fifth/Forbes corridor
(adopted Feb. 2023)

Innovation District – Land Use Area



Goal: Support life sciences, healthcare, and other sectors that provide jobs available to a greater variety of workers and educational levels and also benefit from locating in Oakland.

Character: New research and development buildings that add publicly accessible open space, active ground floor spaces, varied community services and amenities.

Height: 5 stories without bonus. Workforce development bonus up to 15 stories.

Urban design considerations: Require 20 ft sidewalk on Fifth and Forbes Avenues, publicly accessible and functional open spaces (e.g., playgrounds, community gardens, exercise areas), and upper floor setbacks. No skybridges over Fifth and Forbes Aves.

Mixed uses: Prohibit or limit residential to affordable housing or a minority of gross floor area. All other uses are allowed. Student housing allowed on campuses.

Programming: Workforce development, business incubation, cultural programs (arts, museums, etc.), community services, "global district" on Fifth and Forbes Aves.

Next Steps

- Planning Commission Public Hearing Tuesday, September 22nd, no earlier than 2pm.
- Public Testimony will be taken, both in person and via Zoom, limited to 3 minutes per person. Pre-registration is not required.
- Emailed comments can be sent to planningcommission@pittsburghpa.gov.
- Planning Commission will likely vote to make a recommendation to City Council on September 22nd.
 - After the recommendation, the legislation will be sent to City Council. If it receives a positive recommendation, it will need a majority of Council Members to vote for it. If Planning Commission makes a negative recommendation, City Council will need to a supermajority to send the legislation to the Mayor.



Thank You!

WE APPRECIATE YOUR TIME