

Attachment B: Preliminary Summary of Community Feedback on Draft Land Use Framework from Events and Comment Letters (through 4/23).

Staff is still reviewing feedback received after 4/23.

Date	Type of Feedback	Event Title	Themes	Summary of Feedback (capture key points in a few sentences or paragraphs)
3/11/2026	Community Presentation	Presentation to East Oakland Gateway	industrial / residential conflicts, illegal dumping, cleanliness	Business owners shared concerns about the Homekey sites along Hegenberger that have been converted from hotels to housing without the infrastructure to support full-time residents. They shared that the San Leandro corridor is a healthy industrial area and these companies are invisible but important. They also shared concerns about illegal dumping and cleaning up the area.
3/13/2026	Tactical Engagement	Youth Fellows - Transit Truths	transit improvements (reliability / fares / digital information), cleanliness	Deeply Rooted Fellows went to an area with multiple transit routes (McArthur & 35th Ave) and spoke to community members that use these transit lines to move around the city. Fellows then took the #54 bus towards Fruitvale station and spoke to transit users utilizing this bus line. Riders expressed a need for free bus rides given that public transportation should serve the public, as well as bus fare is complicated to obtain. For individuals over 18, it makes it trickier to commute to work or school due to the instability to obtain bus fares. While BART is quicker over traffic in the freeway, buses sometimes are unreliable. A few people said that there need to be more trash cans and better digital support (in terms of times matching and reminders of detours while on the bus).
3/15/2026	Email	Constituent Email - Ramos	parking access, tree canopy, climate resilience, emergency services, funding	Calls for broad systemic changes in Oakland's planning, including financial reform to support cooperative housing models and restoring historic streetcar corridors for public transit. Environmental priorities such as expanding tree planting to address heat, halting shoreline development due to sea level rise, restoring wetlands, and improving water quality in places like Lake Merritt. The feedback also supports electrifying the Port with renewable energy, preserving industrial land for future use, and prioritizing emergency medical and fire services over policing. Also notes concerns like parking access for workers and housing residents.
3/16/2026	Pop-up Event	Youth Fellows - International Community School	youth recreation, disability access, tree canopy, cleanliness, environmental education	Over two days, youth under age 12 expressed a want for more accessible soccer fields, more youth programs such as breakdancing and capoeira, and better lighting, more trash cans, and improved accessibility such as braille or vibrations to serve persons with disabilities. Also mentioned were a need for maintenance to keep up plants and trees since trees provide shade, cleaner benches, and greater education around the environment including the use of plastic, recycling, and climate change.
3/16/2026	Board / Commission Mtg	Mayor's Commission on Persons with Disabilities (MCPD)	disability access, housing, greenways, tribal resources, arts	Improvement of public utilities; Recommend engaging the Center for Accessible Technology. Including people with disabilities in the General Plan is great. Concerned whether Oakland was only interested in technology and research development rather than the arts. Interest in other options for ground-floor units besides underutilized retail, such as housing for people who would otherwise have to use an unreliable elevator, and lower-density buildings like fourplexes. Interest for greenways and parks to incorporate biophilic design using local flora and fauna. Grassy floating structures in Denmark could serve as a precedent. Engage formerly incarcerated people in creation of murals. Concern about city having access to the land for the greenways and parks. Suggest using the plan to consolidate the aesthetic identity of Oakland. Including tribal resources would be helpful.

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3/19/2026	Pop-up Event	Youth Fellows - Life Academy Third Spaces Student Group	youth recreation, safety, tree canopy, unhoused, cleanliness, noise	Desire for more accessible, higher quality soccer fields. Without programs provided at school, third spaces are not as available to these students. Their current accessible parks currently do not feel safe. Students wanted more trees in the city. Students would like to see unhoused individuals given shelter, along with their belongings. Concerns about trash and loud noises like gunshots. Parks are commonly trashed and or feel unsafe with unhoused people there.
3/19/2026	Board / Commission Mtg	Bicycle and Pedestrian Advisory Committee (BPAC)	support greenways, corridor development	The BPAC shared overall support for the greenway network concepts as well as the biking and walking strategies in the Draft Framework. They had concerns regarding the prioritization and further distinctions needed between different types of greenways. They had specific feasibility concerns regarding Arroyo Viejo creek greenway. They had concern with the Draft Framework's strategy of encouraging density and development on major corridors, as they are presently very unpleasant places to be in the city. Corridor development must come with changes that make them calmer, more livable, and easier to navigate. They shared suggestions to review NACTO's guidelines for bikeways and greenways, consider EIFDs as an implementation strategy, as well as a city department or team to deliver big cross-sector infrastructure projects.
3/20/2026	Pop-up Event	Youth Fellows - Frontline Catalyst Gardening Day at Life Academy	youth recreation, third spaces, food access, unhoused, transit access	Students want better amenities, fields (for basketball & soccer), big basketball courts, Libraries, Board games & Gaming center (TV, game set up), Free bowling, Jacuzzi, & spaces open to friends and family. Students stated 3rd spaces that require 2+ buses to get there are unappealing. Spaces with food were brought up multiple times (Burgers, pizza, tacos, carne asada). Students mentioned wanting support for unhoused individuals. Students often go to 3rd spaces outside of Oakland, like the Berkeley Marina, Six Flags in Vallejo, Chinatown in SF, Santa Cruz Boardwalk, Mountains.
3/22/2026	Pop-up Event	Deep Waters Dance - Bandaloop Studios	affordable housing, arts and culture	Place-keeping Affordable housing in safe communities Need for places for cultural arts, especially dance and theater
3/23/2026	Pop-up Event	The Village - In Person Outreach to Unhoused Residents	improved transit infrastructure and amenities, access to trees and green spaces, resilience centers, services and resources for unhoused residents	Transportation: Desire for cleaner, better-maintained bus stops that are covered, with trash and recycling receptacles. Remove hostile architecture. Concerns about bus only lanes contributing to traffic and bus stops in the middle of the street. Want to see reduced BART and AC Transit fares. Hire unhoused residents to keep the bus stops clean. Green Space and Cooling: Participants showed a lot of support for more trees, shade, and walking + biking paths near water and green areas. They also wanted to see more places to sit and rest, better access to clean drink water, youth recreation spaces and programs. Cooling and heating centers, community gardens, public shower services were also called out. Public Safety: Priorities included better lighting, clean streets, less police, faster response times from fire, police, and EMT, having more community events, and having more people and activity in public spaces, especially at night. Residents also mentioned that housing increases safety and to prioritize dumpsters at encampments and other sites to reduce waste on streets. Mixed Use Development and Community Spaces: Residents asked for more affordable housing and commercial spaces, community and cultural spaces, business incubator and programs for working class POC and formerly incarcerated residents. Research and Technology: Comments stressed the importance of a pipeline to these jobs from Oakland high schools and community colleges.

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3/23/2026	Board / Commission Mtg	Cultural Affairs Commission	funding, arts, enforcement, permitting, culture, city coordination	The conversation focused on the following: defining cultural designations, protecting artist work-spaces from market pressures and competition, ensuring the plan has "teeth" for long-term enforcement, and improving inter-departmental coordination of city-owned cultural facilities currently distributed across various departments. The conversation also touched on permitting challenges for arts and culture uses, with specific reference to struggles permitting block parties and gathering or event spaces in cultural facilities.
3/23/2026	Email	Constituent Email - Matis	transit access, disability access, equity	A resident in the Oakland hills says the general plan overlooks their area's unique needs, despite high taxes. They highlight challenges related to the hilly terrain and lack of transportation (especially for disabled residents) and urge the city to include and address the needs of all communities in the next draft.
3/23/2026	Email	Constituent Email - McFadden	anti-displacement, housing, equity, tenant protections, development impacts	The major concern was the plan promotes growth and investment in the same areas already facing high displacement pressure, which could raise costs and push out existing residents, especially without enforceable protections. They warn that while the plan creates capacity for housing, it does not guarantee enough affordable housing will be built, and may instead lead to more market-rate development. They are particularly concerned about impacts on Black and Latino communities, noting that past investments have often led to displacement rather than benefit. Urge the city to be firm with anti-displacement measures, stronger tenant protections, and concrete strategies to ensure current residents can remain and benefit.
3/24/2026	Email	Constituent Email - Pollon	transit improvements, drainage, safety, maintenance	Highlights the importance of Bushrod Park and its surrounding neighborhood as a key community asset that needs more attention in the General Plan. Noted ongoing issues such as poor drainage and lack of resources that limit the park's usability, especially in winter. Also point out unsafe and deteriorating conditions along Shattuck Avenue, urging improvements to restore the area's full potential for residents.
3/25/2026	Email	Constituent Email - Jennette	parking access, congestion, senior accessibility, development, housing	Criticizes recent housing developments for lacking parking and negatively impacting homeowners, especially older residents who struggle with limited access and increased congestion. They describe safety and accessibility issues, including blocked driveways and hydrants, and difficulty navigating neighborhood changes. Want more balanced development, including market-rate housing with adequate parking.
3/25/2026	Community Presentation	Presentation to EBHO	anti-displacement, affordable housing, equity	Participants shared feedback about the anti-displacement strategies the City is considering to address the level of investment proposed in the Framework. They also raised question about how the Framework would impact future housing development patterns, especially affordable housing and how it would align with the Housing Element, and other citywide specific plans.

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3/29/2026	Workshop	D2 Workshop	anti-displacement, culture, affordable housing, workforce, transit improvements, cleanliness	<p>Land Use: want to see policies that prevent displacement and allow community members to stay in their neighborhoods. Want to see major and neighborhood centers strengthened with cultural programming, local business, and active uses. Emphasized need for affordable housing and to connect residents to jobs.</p> <p>Transportation: balance driving and transit needs, concern about equity of investment with San Antonio Transit Hub, safer streets for people and multimodal access and connectivity.</p> <p>Parks and Open Space: desire for more amenities and community oriented programming, with concerns about staffing and maintenance.</p> <p>Other: concerned about illegal dumping and cleanliness, displacement, and more inclusive outreach.</p> <p>D2 priorities: better connections to estuary and Lake Merrit, more community input and partnerships, concerns about parking, crime, and safety, as well a desire for more business support and revitalization in Little Saigon, and spaces for youth.</p>
3/29/2026	Workshop	D2 Workshop - Youth Table	youth third sapces, housing shortage, inclusive engaement	<p>Children described an ideal third space to have music and more playgrounds and more houses.</p> <p>Community members shared that Oakland does not have a housing shortage, but a vacancy issue. One person metioned that there are two orgs that focus on vacant lots/buildings within Downtown Oakland.</p> <p>Some felt that we aren't doing enough to genuinely reach the communities that will directly be impacted (mentions of using social media and traditional media like local news and the advertisements of incentives like food or activities for children or younger demographics would boost community engagement and provide a more organic interest).</p>
3/30/2026	Board / Commission Mtg	Library Commission	safety, equity, funding, maintenance, accountability	<p>The meeting discussion focused on street narrowing projects aimed at improving pedestrian and bike safety, with consideration for emergency vehicle access. Libraries were highlighted as key community assets, with concerns raised about funding, maintenance, and their role in future cultural and educational spaces. Commission emphasized the need for safe, well-maintained libraries in underserved areas like East Oakland, with equity assessments incorporated into planning. Issues of misallocated funds for libraries was also asked related to accountability and ensure future funding aligns with community needs.</p>
3/31/2026	Comment Letter	AC Transit	establishing a quantifiable vision for transit service, implementation	<p>AC Transit's letter highlights Oakland's Transit First Policy from 1996 and Transit Action Strategy from 2021 as strong policy documents. It reflects on the transit strategies outlined in the Draft Framework as incremental and urges the City to adopt a comprehensive transit vision, with established and quantified service goals and an implementation plan that outlines roles, responsibilites, and improvemst to exisitng programs, policies, and personell.</p>
3/31/2026	Email	Constituent Email - Fortier Eason	distrust	<p>Oakland's building plan is a rebranded name for the "15-minute", "C-40", or "SMART" cities you are setting up which is part of Agenda 2030, AKA, the Great Reset. You are all puppets of this communistic system you are creating, and I vehemently oppose "Oakland's Plan". Your plan is fluff disguised as Authoritarian ruling on what citizens can do, where they can go, what they can buy, and ultimately how they will die due to your new and shiny codes.</p>

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4/1/2026	Board / Commission Mtg	Mayor's Commission on Aging (MCOA)	transit improvements, safety, arts, maintenance, senior accessibility	Commissioners expressed strong concern that the city's plan, while ambitious, does not adequately reflect or serve the needs of the current senior population, with repeated statements such as "it looks like it's not being built for me" and "I don't see me in your plan." They emphasized that seniors require practical considerations like accessible transportation, benches for walkability, healthcare access, nutrition, and nearby food resources, while also raising concerns about safety, cleanliness, and maintenance of public spaces. Commissioners questioned whether proposed economic and technology developments are intended for existing residents or new populations, noting that many seniors lack access or readiness for digital systems and that past programs "have all been a bust." They also highlighted the importance of distinguishing public housing from affordable housing, expanding senior centers, funding arts and culture, and improving direct engagement with seniors, ultimately stressing that unless the plan prioritizes "safety and violence prevention, health and nutrition, and transportation," it will fail to meet the real needs of the community.
4/1/2026	Board / Commission Mtg	Planning Commission	anti-displacement, land policy	The most prominent concern was the absence of a comprehensive public lands policy, with multiple commissioners emphasizing its necessity to achieve housing and equity goals. Additional discussion centered on improving coordination with transit agencies, refining land use and density decisions, addressing industrial-residential conflicts through buffer zones, and strengthening anti-displacement strategies.
4/2/2026	Community Presentation	Presentation to 7th Street Thrives	maintenance, funding, Affordability	Plan needs greater attention to support for small businesses. Projects along 7th Street have continued to fail but the increased cost of land prevents small businesses from accessing affordable commercial spaces; is it possible to condition spaces such that small businesses can readily move in? Local parks already aren't well maintained and less confidence in developers maintaining parks. Some questioned how realistic it is for the private sector to maintain the services and capital programs that the City delivers. Oakland is in massive deficit and lacks staff; what are the strategies that bring money and people into the City of Oakland? Please acknowledge the tension that will occur when areas in West Oakland are upzoned which will impact historically black and brown communities.
4/2/2026	Email	Constituent Email - Starbird	housing, accountability, Affordability	Renegotiate the EPA concession agreement to better protect residents. Allow teachers to purchase homes in the Zephyr Gate Rabbit Hutch development without being penalized by a \$20,000 tax burden by EBMUD.
4/4/2026	Pop-up Event	Youth Fellows - Western Service Workers Association	maintenance, cleanliness, support services, affordability (food)	Youth expressed concern over dirty parks, and maintenance & upkeep of public parks. Youth also appreciated this organization, as it provides a lot of support and resources for their families and themselves. Some of these resources include food donations every Monday, free classes about labor history, utilities advocacy, and free legal aid, to name a few. Communities rely on organizations like this one to live day by day. A young girl expresses concern over grocery prices, and if it was not for the food distributions her family attends every Monday, they would have a hard time eating fresh vegetable and fruits.

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4/5/2026	Pop-up Event	Deep Waters Dance - Bandung Books	maintenance, cleanliness, transit safety, arts and cultural support, investment in green an open spaces	Participants shared desire for a cleaner, more welcoming Oakland, emphasizing accessible streets and clean, inviting outdoor spaces, and safe, engaging environments for children and families. Also emphasized the need for more green spaces, plants, and flowers to provide a refuge from traffic and littered streets is highlighted. They discussed the importance of freedom of movement, safe public transportation, and spaces for dance and movement for health and community, and supported the integration of arts, cultural practices, and rituals to connect the community to the land and promote ongoing care for the environment is mentioned.
4/6/2026	Email	Constituent Email - Donley	distrust, safety, accountability	Describes serious procedural failures within the Police Department, stating they were unable to file a complete and accurate crime report or access their own documentation, which led to being denied victim compensation. They argue this reflects a systemic breakdown in how crime reporting is handled, undermining the entire justice process. They call for the General Plan to include clear, accountable procedures for accepting and preserving reports, as well as independent oversight to ensure victims can submit evidence. They also emphasize the need to integrate victim services into public safety systems so support does not depend solely on police cooperation.
4/7/2026	Community Presentation	Presentation to AARP	transit safety, trash / cleanliness, implementation concerns, climate change	Participants shared concerns about the level of trash and cleanliness and the need to address this for these proposed improvements to be successful. They highlighted Oakland's flat parcel tax as regressive and shared concerns about plan implementation. They also raised feeling unsafe walking to an from the bus and concerns about AC Transit and the International BRT. They also raised concerns about revenue from the sugar sweetened beverage tax being taken away from seniors.
4/8/2026	Email	Constituent Email - Bell	native plants	Prioritize native habitat plants on city property
4/8/2026	Board / Commission Mtg	Budget Advisory Commission (cancelled - informal)	funding, accountability	Although the meeting was canceled, commissioners shared these questions: Budget: What are the top 3 costs to implement this plan? What gets cut or delayed to fund this? How are you measuring displacement risk tied to increased density? Infrastructure Gap: What is the current funding shortfall for transit, parks, and infrastructure? If funding does not materialize, what changes in the plan? Accountability: What commitments are difficult to reverse financially? Who is responsible for tracking outcomes annually?

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4/8/2026	Community Presentation	Presentation to East Bay for Everyone	funding, parking access, land policy, development	<p>Strong interest in higher densities than proposed across the city. Desire for a simplified, flexible Planning Code. Development standards impact the density that can feasibly be built; consider a form-based code. Consider designating North Oakland station areas as Major Centers. Strong concerns about reliance on impact fees. Consider EIFD for parks funding. Consider a Public Lands Policy. Preference for smaller retail spaces that can be leased by small businesses. There was a 2002 bond to improve Oakland's waterways, there is a comment asking how we can use a revenue measure to operationalize the investments in the general plan. Eliminate remaining parking minimums. Consider charging a fee for parking development instead of establishing a parking cap. Look at lessons learned from recent Downtown development boom.</p>
4/9/2026	Email	Constituent Email - McFadden Finch Holdings Company	equity, anti-displacement, freeway impacts, development	<p>The letter lays out concerns regarding the Framework's disproportionate impact on Oakland's historically Black, Brown, and Asian communities due to the Framework's disproportionate concentration of growth in the flatlands, lack of focus on I-880, and insufficient enforcement mechanisms to protect current residents from proposed changes. Recommendations to address these concerns include distributing density increases across all neighborhoods, including the hills; including a comprehensive I-880 corridor analysis to address its impacts; tying green space and park investments to binding anti-displacement measures; completing a REIA specific to each proposed major center, technology and research district, and TOD zone before any zoning changes are adopted; and establish enforceable tenant protection policies.</p>
4/10/2026	Comment Letter	Comment Letter - O-MAST General Plan Update		<p>Concern that City is deferring critical analysis of goods movement strategy will be deferred when the policy framework has already been set and urges establishing a baseline data on truck volumes, industrial land-use needs, and jurisdictional boundaries in this framework to avoid a performative rather than data-driven evaluation using foundational maritime data previously provided.</p> <p>Establish a standalone "Goods Movement" policy within the LUTE to protect the overweight corridor and ensure truck access is prioritized on designated routes.</p> <p>Adopt a formal comprehensive Trucking Map that distinguishes between various weights and modes.</p> <p>Adopt standards for trucking corridors of various weight classifications and specify that on designated truck routes that multimodal improvements must not compromise industrial requirements such as turning radii, lane widths, and stopping distances.</p> <p>Re-evaluate the proposed bike network for feasibility based on right of way widths and existing truck routes and propose designs that maintain driver safety and goods movement</p> <p>Overlay designated truck routes on all land use and transportation diagrams</p> <p>Revise Chart 1b: Total Jobs to include 98,000 direct jobs generated by the Port of Oakland</p> <p>Revise Figure 6 to include the Adeline Street Overhead Bridge Seismic retrofit</p>

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4/11/2026	Comment Letter	Comment Letter - Chen	transit improvements, multifamily housing	<p>Emphasizing the importance of multifamily housing and transit for community stability and growth. They commend the upzoning of key transit corridors and the “City of Neighborhoods” vision, while offering feedback to strengthen the plan’s impact. Central themes include eliminating parking minimums citywide to reduce housing costs and align with state law, while introducing parking impact fees to shift costs to developers. Calls for a binding Master Transit Plan with measurable service standards, integrated into existing funding programs, to ensure reliable and improved transit service.</p> <p>Also advocate for increased density near transit through higher height limits, floor area ratios, and simplified zoning tiers to realistically meet housing goals. Equity is another major focus, urging the city to upzone high-resource neighborhoods rather than concentrating development in lower-income areas. Stresses the importance of implementation, recommending feasibility testing and legally enforceable policies to ensure the plan’s goals translate into real outcomes. The letter supports the framework while pushing for stronger, more actionable policies to achieve equitable housing and transportation improvements.</p>
4/12/2026	Email	Constituent Email - Banker	climate resilience, water systems, native plants, tree canopy	The commenter urges the plan to better align with the natural landscape by restoring buried creeks and requiring native plants in new developments. They also emphasize increasing tree coverage in heavily paved areas (like West Oakland or MacArthur Blvd) to reduce urban heat and protect vulnerable neighborhoods.
4/12/2026	Email	Constituent Email - RakiaG	tree canopy, water system, climate resilience	Highlights that the current plan underestimates the pace and impact of climate change, particularly rising heat and ecosystem stress in Oakland. It calls for stronger action to restore natural systems, including daylighting creeks and springs to better manage temperature and water. The commenter emphasizes expanding tree canopy in the hottest neighborhoods and reducing impermeable surfaces to improve groundwater recharge and limit runoff. Also, it was recommend treating stormwater as a resource through features like bioswales and roadside wetlands. The message stresses that prioritizing native species and nature-based solutions is critical for effective climate adaptation and a livable future through 2045.
4/12/2026	Email	Constituent Email - Yaraka	native plants, equity,	Notes a lack of accessible, high-quality green spaces in both North and East Oakland and urges the plan to prioritize creating them, including restoring creeks. They also emphasize making native plant restoration in public spaces a key environmental priority.
4/13/2026	Board / Commission Mtg	Youth Commission	transportation	Commissioners noted reliable transportation with increased frequency and accessibility and restaurants are needed near where people live.
4/16/2026	Community Presentation	Life Academy	access to transit, community amenities, park maintenance	Students expressed a need for grocery stores, places for young people to hang out, clean buses and better access to transit, better and safer playgrounds with bathrooms, lighting, and maintenance. City should also address more trees and donation centers where people can drop things, reuse and share with others.
4/16/2026	Pop-up Event	Black Arts Business and Movement District Community Development Corporation (BAMBD CDC)	mistrust, accountabilty , maintenance, developer restriction	Participants concerned that their feedback will not be incorporated and asked for more transpraency and accountabilty to community feedback and the planning process. They expressed interest in seeing more Community Benfeit Agreements for new and upcoming developments, metrics for greenway and park development and maintenance, and concerns that there are not enough restrictions on developers. Encourage the City to purchase buildings and consider ecological impacts of projects.
4/16/2026	Email	Constituent Email - Jennette	access to parking	Opposes new housing without parking, saying it has led to overcrowded street parking and negatively impacted their neighborhood’s livability (High and MacArthur).

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4/16/2026	Email	Constituent Email - Laber	affordable housing, community benefits agreements, accountability and transparency	Opposes removing trees for new housing development (ex. Claremont Canyon) and calls for more thoughtful, environmentally responsible solutions.
4/16/2026	Email	Constituent Email - Glen	density concerns, private property impacts	<p>Raises concerns about increasing density around Rockridge BART, focusing on how planning assumptions, infrastructure, and sustainability goals may be misaligned with on-the-ground realities. A central issue is that state-defined transit proximity measures (¼- and ½-mile radii) rely on straight-line distances rather than actual walking routes. Due to irregular street layouts in North Oakland true walking distances can be significantly longer, making these metrics less accurate for planning purposes. The comment highlights how the area’s historic street design, with angled corridors and fragmented grids, creates circulation challenges that already impact accessibility and emergency response. This context makes widespread high-density development away from main corridors less suitable, reinforcing the idea that major streets are the most appropriate locations for growth.</p> <p>Also mentions aspects of SB 79, expressing concern that certain development exemptions may prioritize developer convenience over community needs. In contrast, they emphasize the importance of sustainability, particularly the long-standing goal of achieving Zero Net Energy neighborhoods through solar power, energy efficiency, and resilience to grid disruptions. A key tension identified is between increased building height/density and preservation of solar access. The author stresses that shading from taller buildings could undermine existing investments in rooftop solar and energy independence. Advocate for careful height transitions and continued enforcement of shading protections to ensure that new development does not compromise the environmental performance and livability of existing neighborhoods. Calls for a more context-sensitive approach to density, one that accounts for actual walkability, existing urban form, and the protection of sustainability gains already made by the community.</p>
4/17/2026	Board / Commission Mtg	PRAC	workforce, maintenance, funding	<p>Skeptical we're putting the cart before the horse with the T&R hubs; first need a strategy to entice businesses to come here. Jobs and job training is critical. Opposed to them being by water as this may pose a challenge for some industrial users.</p> <p>Weary of police presence in our parks (has Oakland considered a Ranger program?) The team overseeing Measure Q implementation should be involved in conversations about park maintenance. Adding greenways would add to the budget if considered a park rather than the public right-of-way. Incorporate CPTED in park design.</p> <p>Leverage PPPs for park stewardship. 13 new parks seems unrealistic if no funding for them.</p> <p>San Antonio not on par as Downtown or Coliseum to be a major center. Consider MacArthur station more of a major center than San Antonio.</p> <p>Consider the possibility of developers building parks instead of paying capital improvement fees.</p> <p>Lake Merritt and Joaquin Miller Park should be considered regional centers (for parks/open space) and many trees are being destroyed and open spaces suffering from overuse. The GPU needs to elevate Lake Merritt and JMP as jewels of Oakland.</p>

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4/17/2026	Email	Constituent Email - Boulton	against luxury housing, support natural areas and biodiversity	Expresses concern about developing undeveloped land for luxury housing, emphasizing that Oakland's natural areas and biodiversity are fragile and should be preserved for everyone. They criticize the lack of accountability for individuals who damage shared environmental resources, such as unauthorized tree removal. The feedback urges prioritizing already developed land for housing while protecting remaining open spaces as nature preserves. They also advocate for using native plants in city landscaping to support and sustain the local ecosystem.
4/17/2026	Email	Constituent Email - Elrod	balance housing with preservation of green spaces, native plants	Supports increasing housing but stresses the need to balance development with protecting remaining green spaces. They urge directing dense housing to already developed areas while preserving undeveloped land for public access and nature. They also call for requiring native plants in all city landscaping to support the local ecosystem.
4/17/2026	Email	Constituent Email - Watson	against luxury housing, gentrification and displacement, native plants	Opposes additional luxury housing development, arguing that Oakland does not have a housing shortage and that such projects threaten remaining native ecosystems. Warn that destroying natural areas would worsen inequality in access to nature and contribute to gentrification. Urge the city to rezone all undeveloped land for public access and require native plant communities in all parks and city landscaping.
4/18/2026	Email	Constituent Email - Chu	against luxury housing, native plants	Urge the city to protect our natural ecosystems from development, commit to restoration, and open public access by turning them into parks. States there isn't a need for more luxury housing and non-native green zones. Includes an image of a map showing undeveloped natural ecosystems areas zoned for luxury housing developments near Leona heights / Caballo Hills. Image also shows need more affordable housing near Elmhurst Park and don't need suburban sprawls in the hills.
4/18/2026	Email	Constituent Email - Finney	climate resilience, environmental justice, community infrastructure, equity, sustainability	Urges stronger integration of several priorities into Oakland's LUTE and OSCAR updates, emphasizing climate resilience, equity, and infrastructure improvements. They advocate for a "brownfield first" approach to urban greening that prioritizes redeveloping already disturbed land rather than impacting natural areas. Also stress the importance of expanding last-mile transit connections, redesigning public safety through infrastructure-based solutions, and creating permanent community wellness hubs to address homelessness and mental health needs. In addition, call for stronger environmental justice measures, including better urban maintenance design to reduce illegal dumping and support denser development in the new Neighborhood Centers. A push for a more coordinated, infrastructure-focused approach to sustainability and equity across land use planning.
4/18/2026	Email	Constituent Email - Garcia	environmental health, native ecosystems	Stresses that Oakland's remaining native ecosystems are vital for environmental health and future generations. They argue that areas labeled as "vacant" are actually rich with beneficial plants and trees that stabilize the land. They oppose replacing these spaces with luxury development or non-native landscaping and urge reconsideration of such plans.
4/18/2026	Email	Constituent Email - Johnson	native plants	"Hello! Please make any created green spaces havens for native plants. Let's make Oakland amazing."
4/18/2026	Email	Constituent Email - Miller	inequity, affordable housing, native ecosystems, expand green space	Highlights growing inequality in Oakland and argues that protecting natural ecosystems while focusing affordable housing in already urbanized areas is the best solution. Support urban density and more parks while opposing suburban sprawl, emphasizing the need to preserve nature for future generations.

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4/18/2026	Email	Constituent Email - Samantha	native ecosystem and biodiversity, against luxury housing	Advocates protecting undeveloped land by converting it into publicly accessible natural parks that preserve Oakland’s native ecosystems and biodiversity. They strongly oppose development of luxury housing on these lands and argue that fines are insufficient to deter environmental damage, calling instead for stricter penalties and enforcement. Urge requiring native plantings in public and commercial spaces to support ecological health, reduce fire risk, and benefit the broader community.
4/19/2026	Email	Constituent Email - SikStar	native ecosystem	Opposes development they believe harms Oakland’s ecosystem and criticizes perceived prioritization of wealthy interests over community well-being. Call for restoring natural habitats, pollinators, and native plants to rebuild a healthier local environment.
4/20/2026	Email	Constituent Email - Darst	strong protections for natural ecosystems	States the draft plan does not sufficiently prioritize protecting Oakland’s biodiverse wild spaces, particularly oak woodlands in the hills. They oppose clearing natural areas for luxury housing, stating it harms native habitat, increases wildfire risk, and does little to address real housing needs. Call for stronger protections for natural spaces against inappropriate development.
4/20/2026	Email	Constituent Email - Gohartaj	against luxury housing, support preservation of natural spaces	Urges protection of undeveloped parcels, emphasizing that many so-called “vacant” lots are actually biodiverse oak forests supporting a wide range of species. Advocate for restoring native plants rather than allowing ecosystem destruction and argue that non-native green spaces cannot replace natural habitats. Oppose additional luxury development and stress the importance of preserving wild spaces for community access and environmental health.

Attachment B: Preliminary Summary of Community Feedback on Draft Land Use Framework from Events and Comment Letters (through 4/23)

4/20/2026	Email	Constituent Email - Kelkar	native plants, tree canopy, water system, freeway impacts, natural ecosystem	<p>The General Plan should mandate that all new city and commercial landscaping be vegetated with Oakland’s locally native plant communities, instead of the non-native plants that are currently the norm. Flooding can be mitigated by turning all roadside vegetated areas into rain gardens by creating curb cuts and excavating soil so that the soil level is a few inches below the road level; these areas should be vegetated with native riparian vegetation. All new developments and existing commercial parking lots should also be required to create rain gardens with native vegetation for the same reasons.</p> <p>The General Plan must plan for a significant increase in native tree canopy cover and publicly-funded tree maintenance; Oakland’s street trees should be species that are either native to Oakland, or provide food for people; non-native, non-edible trees are better than nothing but withhold benefits that native or food tree species would otherwise provide for no extra cost. High-income neighborhoods already enjoy these benefits, which should be equitably accessible to all Oakland residents. Freeway rights-of-way are especially important places to create forested areas because dense tree canopy in these areas can significantly mitigate the air pollution, noise pollution, and heat created by freeways.</p> <p>The General Plan should plan for daylighting and restoring all of Oakland’s creeks and floodplains so they can cool the air during heat waves, help mitigate flooding, and provide more of Oakland’s residents with access to nature.</p> <p>Finally, I’m concerned that the last remaining undeveloped natural habitats in Oakland are currently zoned for “Hillside residential” housing. The General Plan should designate all remaining undeveloped natural areas in Oakland as resource conservation areas that are either made accessible to the public or returned to local indigenous groups, who are mentioned in the General Plan Draft but afforded no material benefits in the current plan. These undeveloped areas contain remnants of indigenous food gardens and should be protected from development to protect indigenous cultural resources.</p>
4/20/2026	Email	Constituent Email - Marisol	tree removal, development process concerns, environmental justice	<p>Concerns about the planned removal of dozens of trees (59+) near the West Oakland BART station, noting possible procedural violations in the permitting and notification process. State that cutting these trees would undermine recent tree-planting efforts aimed at addressing historic inequities in canopy coverage in West Oakland. The message urges city and BART officials to intervene and preserve the trees, emphasizing their importance for environmental health and justice in a historically marginalized community.</p>

Attachment B: Preliminary Summary of Community Feedback on Draft Land Use Framework from Events and Comment Letters (through 4/23)

4/20/2026	Email	Constituent Email - Zyscovich	support for greenways and native plants, increased maintenance, concerns on bike lanes and slow streets	<p>Part of what makes Oakland great is that we have many individual neighborhoods, each with their own character. We have so many empty storefronts, we need to focus on things to do to support small businesses and bring vibrancy back to neighborhoods that have been suffering.</p> <p>The Greenway idea is good, but you need to have a maintenance plan. Vegetation management, native plants, restore natural creeks that have been paved over, drainage, garbage management and a way to avoid encampments and illegal dumping.</p> <p>The bike lane plan is poorly thought out. It prioritizes cyclists over vehicles without thinking of the impact on pollution and traffic that shutting lanes down has. Keep the new dedicated bike lanes in the greenways. Don't remove turn lanes or narrow roads.</p> <p>We don't want slow streets. They make more traffic on the surrounding roads and are annoying for most people who live on that street. Keep the pedestrian and cyclist only roadways to the new greenways.</p> <p>In summary, fix our broken infrastructure before embarking on big new expensive projects.</p>
4/22/2026	Email	Constituent Email - Campbell	native plants, tree canopy, restoration of natural habitats, indigenous stewardship	<p>Proposes a set of environmental priorities, including requiring native plant landscaping (1), expanding rain gardens to manage flooding (2), and increasing tree canopy, restoring waterways, and reducing pavement to address urban heat (3). They also call for habitat corridors and reduced freeway pollution (4), banning development on undeveloped land while supporting Indigenous stewardship (5), and even considering freeway removal to further environmental and community goals (6).</p>
4/22/2026	Email	Constituent Email - Fujikawa	native plants, natural ecosystem, water system, tree canopy, indigenous stewardship	<p>prioritize native and habitat supporting plants in all public and commercial landscaping and establish performance standards such as water efficiency, pollinator support, and soil health. Require integration of green stormwater infrastructure (GSI) into street and infrastructure projects, especially in flood prone areas. Commit to an equitable tree canopy goal of at least 25 percent across all neighborhoods. Invest in creating habitat corridors and reducing freeway related air and noise pollution by planting dense, closed canopy vegetation along freeway rights of way and transportation corridors. Align land use policy with commitments to indigenous communities including land stewardships and funding and resources to support ecological management. Restore and protect urban waterways including daylighting creeks and incentivizing depaving and GSI on public and private lands.</p>
4/22/2026	Email	Constituent Email - Johnson	natural ecosystem, water system, tree canopy, indigenous stewardship	<p>Expresses strong support for a climate-resilient and biodiversity-focused approach to Oakland's future growth, emphasizing the need to integrate ecological function into urban design. Advocate for native, habitat-supporting landscaping standards and expanded green stormwater infrastructure to improve water management and neighborhood livability. They call for an equitable urban tree canopy of at least 25% across all neighborhoods, along with habitat corridors to reduce pollution and reconnect ecosystems. The feedback also highlights the importance of protecting undeveloped land, supporting Indigenous stewardship, and moving beyond symbolic commitments. Urge restoring urban waterways through creek daylighting, depaving, and stronger protections, backed by clear implementation and funding.</p>
4/22/2026	Email	Constituent Email - Joseph	native plants	<p>Use native plants on publicly owned land to help preserve endangered natives and are more fire-resistant.</p>

Attachment B: Preliminary Summary of Community Feedback on Draft Land Use Framework from Events and Comment Letters (through 4/23)

4/22/2026	Email	Constituent Email - Parker	tree canopy, native plants, green buffers, Indigenous stewardship	Urges Oakland to adopt a more ambitious, ecology-focused land use strategy, including requiring native plant communities in all landscaping and expanding rain gardens to improve stormwater management. They emphasize reducing urban heat through increased tree canopy, creek restoration, and depaving, especially in underserved areas. Call for creating habitat corridors and green buffers along freeways to address pollution and reconnect ecosystems. Finally, advocate for banning development on undeveloped land and supporting Indigenous stewardship with resources and long-term management authority.
4/22/2026	Email	Constituent Email - Robin	native plants, water system, freeway impacts, tree canopy, Indigenous stewardship, vacant properties	Outlines a set of environmental and equity-focused priorities, including requiring native plant landscaping (1), expanding rain gardens to manage flooding (2), and increasing tree canopy while restoring waterways and reducing pavement to address heat (3). They call for habitat corridors and reduced freeway pollution (4), banning development on undeveloped land while supporting Indigenous land stewardship (5), and enforcing penalties for illegal removal of natural resources (6). Additional feedback include limiting pollution from fossil fuel transport (7) and repurposing vacant properties for affordable housing, parks, and community uses (8), with an overall emphasis on prioritizing public and environmental health over private development interests.
4/23/2026	Email	Constituent Email - Lopez	Indigenous stewardship, freeway impacts, native plants, tree canopy, habitat restoration, water system, transit improvements	Advocates for banning development on undeveloped land and supporting Indigenous land stewardship (1), while calling for habitat corridors and reduced freeway pollution through native tree planting (2) and stricter enforcement of habitat restoration when environmental damage occurs (3). They emphasize shifting away from sprawl toward dense affordable housing, transit, and walkable communities (4), along with expanding urban tree canopy to reduce heat (5) and restoring creeks, springs, and permeable landscapes (6). Also highlights the need for improved transit and bike infrastructure (7), mandating native plants in all landscaping (8), implementing rain gardens and water capture systems to manage flooding and increase resilience (9).
4/23/2026	Email	Constituent Email - Aune	native plants, more TODs	Mandate use of native plants in all landscaping projects including streetsides, medians, and parks. Generally favors more housing and transit-oriented development but is mindful that the area around the Safeway on Redwood Road is one of the last vestiges of serpentine habitat, filled with unusual and rare plants and opposes any development in this area. City should instead protect the lands by creating a botanical reserve.
4/23/2026	Email	Constituent Email - Page	native plants, tree canopy, affordable housing	Require only native plants on City and commercial landscaping. Turn roadside areas into rain gardens to mitigate flooding. Guarantee funding to maintain at least 25% canopy cover of native trees in all neighborhoods, dallying and restore creeks and springs, and de-pave where possible to mitigate the urban heat island effect. Create habitat corridors by planting and maintaining native closed-canopy forests along freeway right-of-ways. Ban new developments on undeveloped parcels, return the land to indigenous groups. Enforce fines and restrict development when people illegally remove protected trees. Prevent increased fine particulate matter emissions in the air by requiring the transportation of all fossil fuels (such as coal) through Oakland to be enclosed in covered cars or deny transit developers such access. Seize vacant properties for city owned and operated (actual) affordable housing, native plant parks, and community centers through the use of hefty taxes and fines on the owners of those vacant properties.

Attachment B: Preliminary Summary of Community Feedback on Draft Land Use Framework from Events and Comment Letters (through 4/23)

4/23/2026	Comment Letter	Comment Letter - 7th Street Thrives	<p>Support for 7th St. corridor as a neighborhood center which aligns with economic development priority for the corridor. Urges staff to develop a comprehensive anti-displacement strategy including a housing preference policy that prioritizes affordable housing for households displaced by government action, local hiring and first-source employment requirements for all development projects receiving city funding, entitlement streamlining or density bonuses, including the T&R hubs; and a dedicated housing displacement impact analysis for the T&R hubs prior to plan adoption.</p> <p>Requests that the City adopt standards for community benefits such as publically accessible ground-floor retail, community amenity space, etc. on all T&R-designated parcels.</p> <p>Request that the City complete a dedicated small business strategy including displacement protections for small, legacy businesses, modeled after San Francisco's or Los Angeles' Legacy Business Programs.</p> <p>Urges the City to use the General Plan to establish a framework for extended temporary activations to allow corridor entrepreneurs and community organizations to activate vacant lots longer than 30 days.</p> <p>Urges the City use the General Plan to establish service-level standards for maintenance and blight response and identify dedicated funding mechanisms to sustain services in transitioning neighborhoods.</p>
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Attachment B: Preliminary Summary of Community Feedback on Draft Land Use Framework from Events and Comment Letters (through 4/23)

4/23/2026	Workshop	Arts and Culture Stakeholders	anti-displacement, funding, arts, culture, transit access, youth recreation, workforce development	<p>Short and Medium Term Ideas:</p> <p>Invest in Oakland’s cultural identity through a dedicated cultural vitality fund, with 3.5% suggested as a reasonable target, and explore partnerships with libraries.</p> <p>There is concern about data centers in T&R areas, and film-related jobs remain unfunded despite successful models in San Francisco.</p> <p>Short-term arts and culture strategies should include auditing City-owned spaces for cultural use, especially parks, schools, and other underutilized properties.</p> <p>The City should explore community investment models that allow artists to benefit from and build ownership in local properties.</p> <p>Developers should participate through clear community benefits agreements that define their contributions.</p> <p>Policy should support activation of pocket parks, discourage speculative development, and incentivize art centers, with transportation and access prioritized.</p> <p>Youth training and workforce pathways should be expanded, including opportunities connected to T&R hubs.</p> <p>The Native Religion Act of 1967 and BAMBD CDC may offer scalable models for cultural preservation and stewardship.</p> <p>Cultural districts can help mitigate displacement and manage tourism, with Calle 24 in San Francisco serving as a useful example.</p> <p>The City should support media education and the emerging content economy, including easier public-space access for students working in media.</p> <p>Additional models to explore include SB 707, community reuse and upcycling approaches from Europe, Detroit, and Los Angeles, and commercial land trusts supported through landlord incentives and requirements.</p> <p>More pathways are needed for artists to activate spaces without ownership, including access to City-owned land or recreation centers for youth arts training.</p> <p>Sideshow should be recognized as cultural expression, with safe, designated spaces considered for this activity or similar uses.</p> <p>Oakland has an opportunity to grow its film industry, but subsidies should be tied to building a local</p>

DISCLAIMER: These themes are generated by AI, and may contain inaccuracies or biases. Make sure to verify all themes by reviewing the source comments. Our models work best between 50-500 comments. Larger groups may not generate results or will be split into sub groups using tags. Comments by admins or managers are excluded.

Summary of Konveio Comments - Intro and Executive Summary

Tag Sentiment

Negative: 34% Neutral: 53% Positive: 12%

Themes (Generated: April 29, 2026 - 3:23pm)

1. Transportation and Infrastructure Improvements: Comments emphasized the need for protected bike lanes designed effectively, addressing potholes as significant safety concerns, improving public transportation accessibility and efficiency, managing illegal dumping in bike lanes/underpasses, and creating safer neighborhoods for pedestrians and cyclists. Comments also suggested implementing bike highways and upgrading bus systems with free or subsidized transit options. Enforcement was noted as necessary to ensure smooth biking and walking infrastructure.

Supporting Comments

- [So glad to see awareness of walking and biking mentioned. Oa](#) on page 9
- [We need to include clean and safe sidewalks and bikeways. No](#) on page 9
- [I would love for biking across town to feel safer. When I ne](#) on page 9
- [Transportation should be designed not just for people to mov](#) on page 9
- [I would love it if everyone in Oakland could to walk a few m](#) on page 9
- [To ensure a sustainable, equitable and resilient future, Oak](#) on page 9
- [Oakland has an epidemic of dangerous, deadly driving and lon](#) on page 13
- [I would suggest framing this as a transportation system that](#) on page 9
- [I would like this to go further and make it "expanding acces](#) on page 9
- [we need high quality biking infrastructure on all major Nort](#) on page 9
- [Increasing tickets for moving violations that endanger pedes](#) on page 9
- [Street safety must include repairing the plentiful and dange](#) on page 9
- [I am repeating myself - I believe that the numerous potholes](#) on page 12
- [I am not seeing a commitment to utilizing developing technol](#) on page 9
- [It would be wonderful if all medium to high density areas ha](#) on page 8
- [There should be a network of protected bike paths in all med](#) on page 9
- [There are too many potholes in areas like Fruitvale and in v](#) on page 9
- [The greenways idea is good, like the Ohlone Greenway. Consid](#) on page 9
- [In San Francisco, slow streets are not respected. There are](#) on page 13
- [Parks should also involve consult from Oakland.bio on instag](#) on page 14
- [The city should design transit corridors that serve neighbor](#) on page 9
- [Also, cars parked in bike lanes should be ticketed. For exam](#) on page 9
- [The City should carefully evaluate which types to use. There](#) on page 9
- [This might be the best bike/scooter bang for the City's buck](#) on page 9

2. Environmental Sustainability and Climate Resilience: Several comments highlighted Oakland's need to combat climate change through increased tree canopy coverage, daylighting creeks, restoring wetlands, using native plants for landscaping, prioritizing air quality improvements, and managing pollution. Particular focus was placed on addressing equity issues in access to biodiversity while preserving ecosystems and open spaces.

Supporting Comments

- [Climate resilience should also consider sea level rise which](#) on page 9
- [When we talk about new parks, or maintaining existing parks,](#) on page 9
- [On my relationship's street on Crosby Ave, almost every si](#) on page 9
- [Question: I live on Skyline Blvd, our established, green spa](#) on page 12

[I support restoring creeks \(uncovering them where they are p](#) on page 9
[In addition to parks, we need more trees and local flora and](#) on page 9
[Wetlands are crucial to sea level rise and also important to](#) on page 9
[By 2030 we should all have air quality equal to folks in the](#) on page 9
[There needs to be a community priority for more pay for OUSD](#) on page 13
[I appreciate the chance to comment on Oakland's General Pl](#) on page 1
[A walkable neighborhood should also include overhead tree co](#) on page 13
[All remaining undeveloped land should remain undeveloped. We](#) on page 8
[We need to add a value about Oakland remaining resilient in](#) on page 8
[Absolutely, only native plants should be used to vegetate pa](#) on page 9
[This is absolutely true - biodiversity is core to our climat](#) on page 9
[We need to daylight creeks. Trees need to be planted at a mu](#) on page 12
[We need to daylight creeks and we need to prioritize limitin](#) on page 9
[As we seek to expand the tree canopy, let us please remember](#) on page 14
[No big truck on 580 or 13. S kyrak Engineering Services recen](#) on page 9
[Please plant natives, they require little maintenance, and p](#) on page 9

3. Affordable Housing and Land Use Policy: Comments called for prioritizing affordable housing development using public lands policies with robust tenant protections and anti-displacement measures. Proposals included reparations for displaced residents, implementing land trusts, and prioritizing land-based solutions. Removing barriers to development while maintaining environmental protection and equity in housing access was emphasized.

Supporting Comments

[I would like to see commercial rent control or subsidies for](#) on page 9
[Current rules already make investment in high-density housin](#) on page 8
[Your Housing Element highlights the need for more affordable](#) on page 8
[What protections will the city implement to prevent the disp](#) on page 14
[I am writing as a concerned Oakland resident alarmed that th](#) on page 14
[Having an economically diverse community that is walkable du](#) on page 13
[Could Oakland every do a mixed income public housing option](#) on page 8
[As the City promotes affordable housing, it should also exte](#) on page 14
[In creating these tech and research districts, I hope the Ci](#) on page 8
[There may be a large number of small to medium sized parks,](#) on page 14
[The local communities are working hard to get more and bette](#) on page 14
[Libraries serve as community gathering spaces, educational a](#) on page 13
[I hadn't realized Oakland gave away public land! I had a pr](#) on page 8
[Can we impose an empty home tax? I think NYC is modeling som](#) on page 13

4. Park Accessibility, Maintenance, and Resilience: Comments stressed the importance of maintaining existing parks before adding new ones, increasing access to natural spaces and nature parks, integrating native vegetation, ensuring equitable access to green spaces, and creating proximity with other public resources like libraries and gathering spaces.

Supporting Comments

[I would love it if everyone in Oakland could to walk a few m](#) on page 9
[When we talk about new parks, or maintaining existing parks,](#) on page 9
[I am a big supporter of more parks, trees, shoreline access](#) on page 9
[Consider positioning parks near schools and libraries, incre](#) on page 9
[It would be wonderful if all medium to high density areas ha](#) on page 8
[These bike lanes need to be protected, which means either co](#) on page 13
[Community gathering spaces should include places for night m](#) on page 13
[People who have been displaced due to gentrification should](#) on page 14

[*New parks should be planted with 100% native plants, and exi*](#) on page 14
[*I think this is great, but I'm troubled by the lack of menti*](#) on page 9
[*All remaining natural areas in Oakland should be protected \(*](#) on page 12
[*We need to add a value about Oakland remaining resilient in*](#) on page 8
[*Absolutely, only native plants should be used to vegetate pa*](#) on page 9
[*As we seek to expand the tree canopy, let us please remember*](#) on page 14
[*Please plant natives, they require little maintenance, and p*](#) on page 9

5. Small Business Support and Neighborhood Vitality: Comments emphasized subsidizing small businesses, creating vibrant commercial streets with active storefronts, offering mixed-income housing support near businesses, and enhancing overall neighborhood engagement and access to commerce. Additional suggestions included fining landlords who keep storefronts empty.

Supporting Comments

[*I would like to see commercial rent control or subsidies for*](#) on page 9
[*Transportation should be designed not just for people to mov*](#) on page 9
[*Having an economically diverse community that is walkable du*](#) on page 13
[*I support taxing major businesses like MacDonaldis, etc. and*](#) on page 9
[*Can policy updates be put in place to discourage empty store*](#) on page 13

6. Public Spaces and Community Gathering: Libraries, senior centers, arts venues, and similar public spaces were highlighted as crucial for fostering community engagement and sustainable urban development. These should be colocated for ease of maintenance, security, and community building.

Supporting Comments

[*The local communities are working hard to get more and bette*](#) on page 14
[*Libraries serve as community gathering spaces, educational a*](#) on page 13
[*Libraries serve to support arts, educational and career deve*](#) on page 13
[*Libraries are natural places for community murals and art wo*](#) on page 14
[*I wholeheartedly agree. It's takes decades for trees to re*](#) on page 1

7. Indigenous and Cultural Preservation: The preservation of undeveloped land for public access while considering indigenous perspectives was mentioned. Cultural recognition and emphasis on existing cultural groups rather than federally recognized tribes also emerged.

Supporting Comments

[*Are there any parts of this draft that include land back?*](#) on page 3
[*What role do local indigenous groups have in these plans?*](#) on page 9
[*There is no federally recognized tribe in Oakland. Please pl*](#) on page 3

8. Urban Tree Management and Keystone Species: Comments emphasized expanding Oakland's tree canopy using native keystone species, adopting strong tree replacement policies, and ensuring equitable distribution in underprivileged neighborhoods experiencing heat island effects.

Supporting Comments

[*A walkable neighborhood should also include overhead tree co*](#) on page 13
[*There is no federally recognized tribe in Oakland. Please pl*](#) on page 3
[*please Plant Native California Keystone Trees for street tre*](#) on page 14
[*What are the current tree removal and replacement policies f*](#) on page 9
[*Please plant natives, they require little maintenance, and p*](#) on page 9
[*As we seek to expand the tree canopy, let us please remember*](#) on page 14
[*Many cities around the world like Portland OR and Singapore*](#) on page 9

Summary of Konveio Comments - Chapters 3-7 (Land Use, Transportatoin, Parks and Open Space, Other Strategies)

Tag Sentiment

Negative: 32%

Neutral: 53%

Positive: 14%

Themes (Generated: April 29, 2026 - 3:24pm)

1. Affordable Housing and Displacement: Many comments emphasize concerns about affordable housing and displacement caused by development projects. Commenters argue for prioritizing affordable housing to address economic inequality and avoid displacing existing residents. Some highlight concerns about luxury housing exacerbating affordability issues and advocate for mixed-income housing solutions to ensure economic diversity and inclusivity.

Supporting Comments

[Denser and taller development helps no one if it is not affo](#) on page 14

[This helps no one if the housing is not affordable.](#) on page 14

[The San Antonio BART Station will displace low-income Oaklan](#) on page 15

[Density increases should be for affordable housing only.](#) on page 15

[These sectors will only help very highly paid people.](#) on page 15

[This will displace people and harm the City.](#) on page 20

[Prioritize affordable housing.](#) on page 6

[Prioritize affordable housing.](#) on page 6

[To prevent displacement, we need stronger renter protections](#) on page 14

[BY increasing the amount of housing available, cheaper and s](#) on page 2

[The single biggest driver of homelessness and chronic povert](#) on page 14

[There is a lot of discussion around siting affordable housin](#) on page 1

[Please focus on siting dense housing for all income levels i](#) on page 2

[The Liberation Park/redevelopment of Eastmont Town Center ne](#) on page 7

[This neighborhood center \(as well as the Macarthur Corridor](#) on page 13

2. Greenways, Parks, and Environmental Conservation: A significant number of comments focus on the importance of greenways, parks, and preserving native vegetation to support local biodiversity and improve public spaces. Prioritizing native plants, restoring creeks, and addressing climate resiliency through urban vegetation and flood mitigation are recurring suggestions. Commenters also discuss the need to maintain parks and prevent illegal dumping and encampments.

Supporting Comments

[Am I missing where this document addresses increasing the eq](#) on page 23

[Please ensure that greenways are planted only with native pl](#) on page 5

[The corridor on MLK near MacArthur Bart should be a proposed](#) on page 13

[I love the idea of adding greenways, but like skyline blvd a](#) on page 3

[Yes, plus encampments and illegal dumping often lead to fire](#) on page 5

[This makes a lot of sense on paper but I'd be concerned abou](#) on page 14

[Plant Keystone Native plants.this is something I wrote that](#) on page 25

[I agree and furthermore, the plants should be the natural va](#) on page 25

[why is this the only place that is suited for HBX? would it](#) on page 8

[14th Avenue needs to be similarly considered. That culverted](#) on page 20

[I wish i could like in this world today. I cycle every day a](#) on page 20

[14th Avenue should be daylit.](#) on page 23

[What will this look like? Will the creek be daylit?](#) on page 24

[Creek outlets should be restored to increase biodiversity.](#) on page 3

3. Transit-Oriented Development: Several commenters emphasize the need for transit-oriented mixed-use development, suggesting high-density housing near BART stations and transit corridors as a way to address the housing crisis while reducing reliance on cars. Issues like noise pollution from transit infrastructure and ensuring affordability while creating transit hubs are also highlighted.

Supporting Comments

[Reducing VMT and increasing use of public transit and other](#) on page 21

[With BART in a fiscal crisis, is it still realistic to assum](#) on page 15

[I fully support this vision to have a city of neighborhoods](#) on page 2

[This is great that you are highlighting the need for slow st](#) on page 5

[Agreed, the fewer restriction, the broader the appeal to a d](#) on page 4

[That is a great suggestion. A lot of greenways are very perm](#) on page 20

[980 is one of the most underutilized urban freeways in the c](#) on page 18

[There are a number of undeveloped lots currently zoned as "v](#) on page 5

[future san antonio station needs dense housing too!](#) on page 14

[it is one of the densest neighborhoods in Oakland and is alr](#) on page 20

4. Community and Cultural Identity: Many commenters emphasize the importance of strengthening cultural identity and investing in community spaces that reflect Oakland's history and diversity. Suggestions include preserving cultural districts, promoting community-centered initiatives, and fostering inclusion of Indigenous land stewardship and historical landmarks as part of the city's development plans.

Supporting Comments

[What would this support and partnership look like? Money? Pr](#) on page 28

[Would love to see large quality landmark dog park in Oakland](#) on page 23

[I think there is not nearly enough consideration of local in](#) on page 15

[Rewrite of this section from the Policy Subcommittee of the](#) on page 28

[The Policy Subcommittee of the Cultural Affairs Commission s](#) on page 28

[Is Arroyo Viejo Creek the one that continues to run along He](#) on page 20

5. Bike and Pedestrian Infrastructure: Numerous comments express support for improving bike and pedestrian connectivity, emphasizing safe and well-connected pathways to promote non-vehicular modes of transportation. Suggestions include protected bike lanes, better road designs, improved pedestrian safety, and greenway connections. Some commenters criticize poorly designed lanes that disrupt safety or traffic flow.

Supporting Comments

[Agree 100%. I also stopped biking because it became too dang](#) on page 20

[While improving safety for cyclists and pedestrians, please](#) on page 14

[980 is one of the most underutilized urban freeways in the c](#) on page 18

[Are there opportunities to make some streets in neighborhood](#) on page 2

[Thank you for proposing so many new greenways across all of](#) on page 3

[Where bike blvds are implemented please complete their const](#) on page 20

[I do!](#) on page 27

6. Urban Density and Neighborhood Preservation: Commenters appear divided on urban density, with some advocating for higher-density development to address housing shortages, while others caution against over-densifying neighborhoods, citing risks to their unique character. Some suggest maintaining aesthetic harmony through sensitive urban design to preserve Oakland's identity while accommodating growth.

Supporting Comments

Many of these neighborhoods would lose their charm if high r on page 4
Higher density buildings should be limited to areas that alr on page 6
Central park is ringed by tall buildings, it does not impact on page 4
Sufficient lanes and parking is a tricky balance. In order t on page 14
This size (along with height comes width) is completely out on page 4
The 51st/Broadway/College intersection is listed as an area on page 3

7. Addressing Homelessness and Public Spaces Maintenance: Commenters express concerns about using public parks for homeless encampments and advocate for better strategies to manage homelessness while maintaining public spaces. Proposals include housing for unhoused populations and improving the cleanliness, accessibility, and usability of parks for all residents.

Supporting Comments

The way to "manage encampments" is to house people. on page 5
This should include strategies to mitigate littering and ill on page 5
While new parks would be a good addition to Oakland, the cit on page 14
Parks are for recreation. They are not spillover public hous on page 25
Adams Point and other neighborhoods with direct access to La on page 3

Summary of Konveio Comments: Next Steps and Appendices

Tag Sentiment

Negative: 36%

Neutral: 64%

Themes (Generated: April 29, 2026 - 3:24pm)

1. Environmental Justice and Green Development: Multiple comments emphasize the importance of prioritizing environmental justice (EJ) principles, urban greening, pollution prevention, and ensuring that future developments do not worsen environmental conditions for existing communities. Suggestions include green buffers near transportation hubs, low-impact industrial zones with proper definitions for pollution prevention methods, and avoiding stopgap measures such as carbon capture infrastructure. The overarching concern is the protection and improvement of EJ communities' health and living conditions while fostering sustainable development.

Supporting Comments

[Ensure alignment between zone intent, desired character/use](#), on page 5

[Prioritize incorporating urban greening in light industrial](#) on page 5

[Prioritize EJ and safety principles when developing these ne](#) on page 6

[Explicitly define low-impact as well as noise prevention and](#) on page 6

["Appropriate" in the light industrial designation was create](#) on page 7

[Conduct all necessary studies to ensure the proposed green,](#) on page 7

2. Density and Housing Affordability: Comments address conflicting views on increasing density in Oakland. Some suggest that Oakland should focus on adding density to outpace San Francisco to offer affordable housing for working-class people and refugees. Others argue that excessive density will harm Oakland's quality of life and distinct neighborhood personalities, and address the affordability issue primarily via taxes and other financial incentives. Comments also suggest increasing housing densities in Central Business Districts to promote affordable housing.

Supporting Comments

[Oakland can and should aim to have more people & homes than](#) on page 9

[Adding too much density to Oakland will reduce our quality o](#) on page 9

[Not sure why you would limit densities in a Central Business](#) on page 8

[Limits on the maximum number of units push developers to bui](#) on page 4

3. Accessibility and User-Friendliness of Maps: Several comments focus on improving the clarity, accessibility, and user-friendliness of maps. Suggestions include moving the glossary to the front of the document, adding in-text reminders for readers to utilize the glossary, making maps more legible, and including tables or keys to explain density designations and PDA/PCAs boundaries.

Supporting Comments

[Move glossary to front of document behind the table of conte](#) on page 13

[Follow previous guidance about how to make such a complex ma](#) on page 15

[Make map more accessible; head previous guidance.](#) on page 16

[the map that contains the max densities is not clear and eas](#) on page 5

[it is unclear what areas the PDA boundaries encompass](#) on page 18

[Unclear what areas the PCAs refer to](#) on page 18

4. Preserving Natural Habitats and Open Spaces: Comments express concern about preserving

undeveloped natural habitats and public land for future generations. Suggestions include rezoning public land for public access to nature, avoiding development on remaining natural lots, and using only native plant species in landscaping to maintain ecological integrity.

Supporting Comments

[*I demand that we protect and re-zone all remaining undevelop*](#) on page 14

[*There should be no development on undeveloped lots in this z*](#) on page 4

5. Transportation Infrastructure and Transit Improvement: Comments focus on improving transportation infrastructure, such as upgrading Broadway to Bus Rapid Transit (BRT), removing the 980 freeway, and supporting the electrification of rail lines. Opposition to removing the freeway is also noted, citing the financial burden and environmental impact of such a project.

Supporting Comments

[*Consider upgrading Broadway to BRT*](#) on page 19

[*980 needs to be removed*](#) on page 19

[*Engage in Port Management planning: don't expand the Oakland*](#) on page 7

[*This project would be a huge expense and would take a very l*](#) on page 19

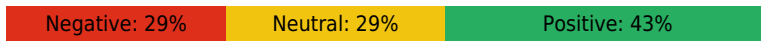
6. Concerns About Economic Viability and Crime: Some comments express skepticism about Oakland's ability to attract businesses due to issues like high crime rates, high business license fees, and challenges in maintaining existing tenants or businesses like fast food chains. These comments suggest focusing on resolving underlying economic and social issues before making broader development or policy changes.

Supporting Comments

[*Oakland can't keep a fast food chain like InNOut open due to*](#) on page 19

Summary of Konveio Comments - Maps (North, West, Downtown)

Tag Sentiment



Themes (Generated: April 29, 2026 - 3:24pm)

1. Support and suggestions for greenways: Several comments express support for greenways and provide insights into their potential benefits, while pointing out some details that need clarification for feasibility. Suggestions include creating greenways on existing infrastructure and ensuring realistic planning to avoid residential displacement.

Supporting Comments

[Would love a greenway as drawn here!](#) on page 3

[I love the proposal for more greenways - and this line is al](#) on page 3

[This is a perfect location for a bike/ped greenway on the ex](#) on page 3

2. Neighborhood development and improvement: Comments focus on enhancing neighborhoods, including creating neighborhood centers, activating underused parks, and improving areas with features like lake access, transit, and retail. Suggestions call for high-density housing and improving community engagement spaces.

Supporting Comments

[this park needs some maintenance and activation to make near](#) on page 2

[this area should also be a neighborhood center, as mentioned](#) on page 3

[Neighborhood with Lake Access, great transit, bike infrastru](#) on page 2

3. Business development and economic growth: Comment highlights support for transitioning parts of Oakland to focus on business development rather than truck storage, creating opportunities better suited to community and generating revenue for the city.

Supporting Comments

[Fully support. Oakland needs business development, and this](#) on page 1

Summary of Konveio Comments - Maps (East, Deep East)

Tag Sentiment

Neutral: 67%

Positive: 33%

Themes (Generated: April 29, 2026 - 3:24pm)

1. Library branch suggestions: Several commenters suggested adding potential library branches at Hoover-Durant near the old Community Market and the Piedmont Branch.

Supporting Comments

[*Suggest you add potential library branches— Hoover -Durant*](#) on page 4

[*Suggest you add potential library branches— Hoover -Durant*](#) on page 4

2. Green infrastructure: One commenter proposed the idea of creating a Green Corridor in the MillMont area.

Supporting Comments

[*Green Corridor for MillMont!*](#) on page 3