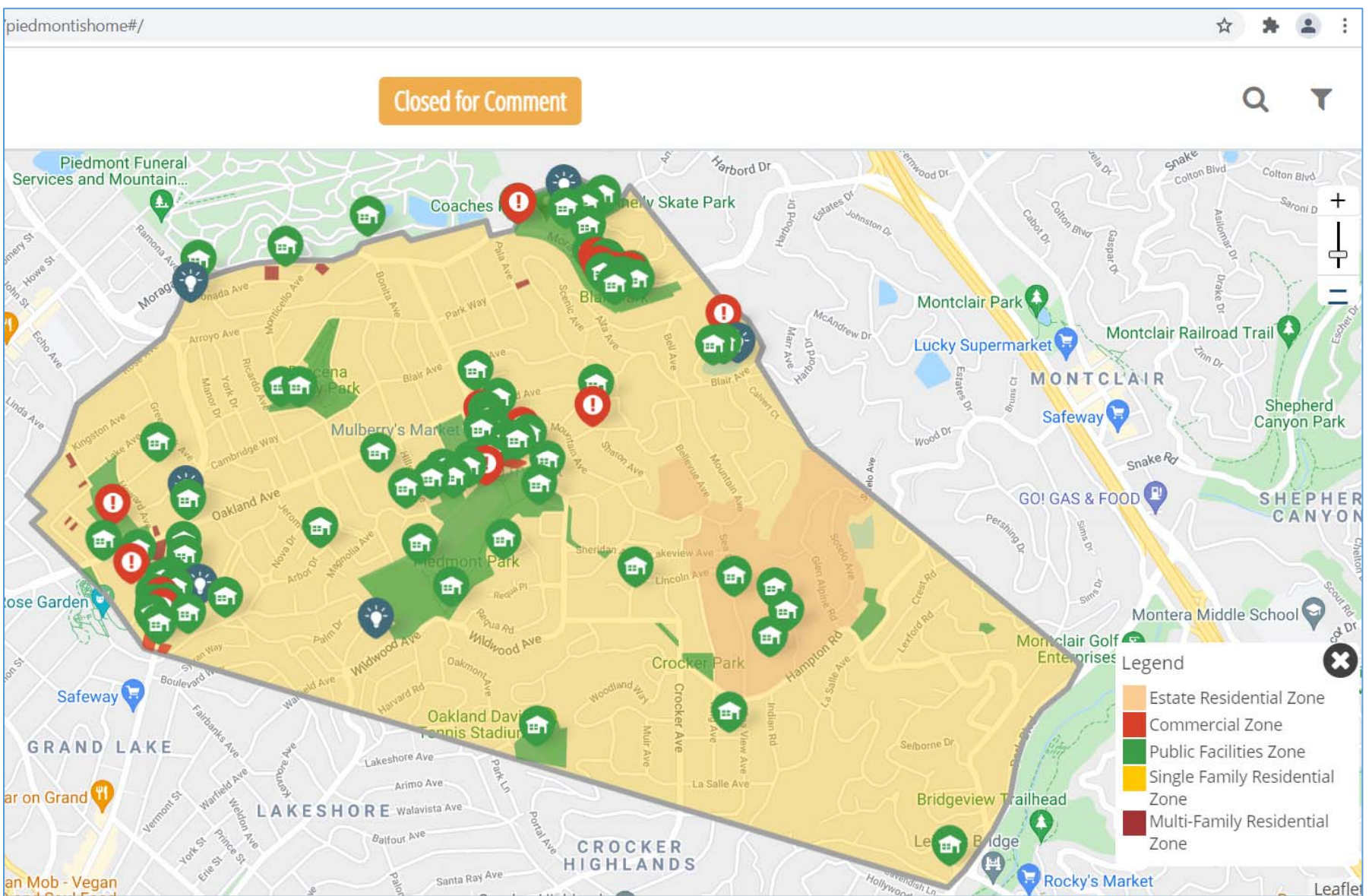
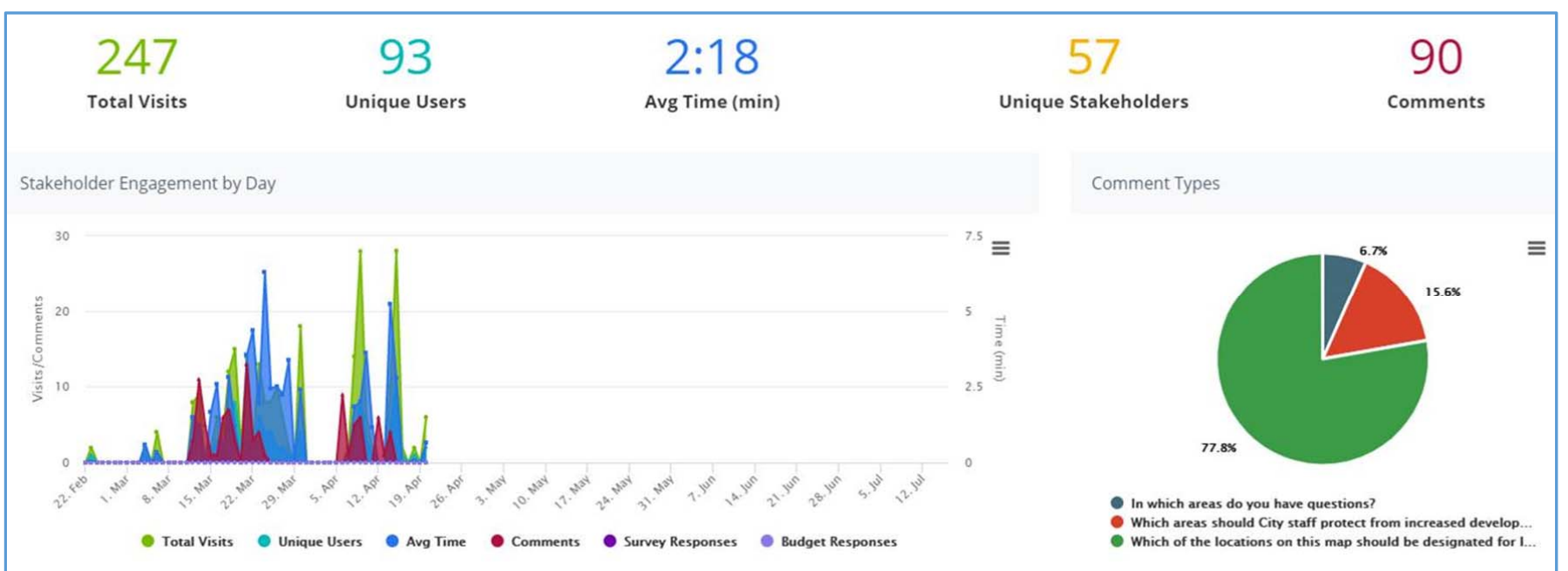


Invitation to participate on Piedmontishome.org and basic mapping instructions.



Results of pinnable map "pins" and comments (see teased out comments and pins on the Piedmont Zoning Map, included herein). "Lightbulb" icons represent thoughts or questions, red exclamation marks represent areas that should be protected from development, and green house icons represent areas that should be designated for increased development.

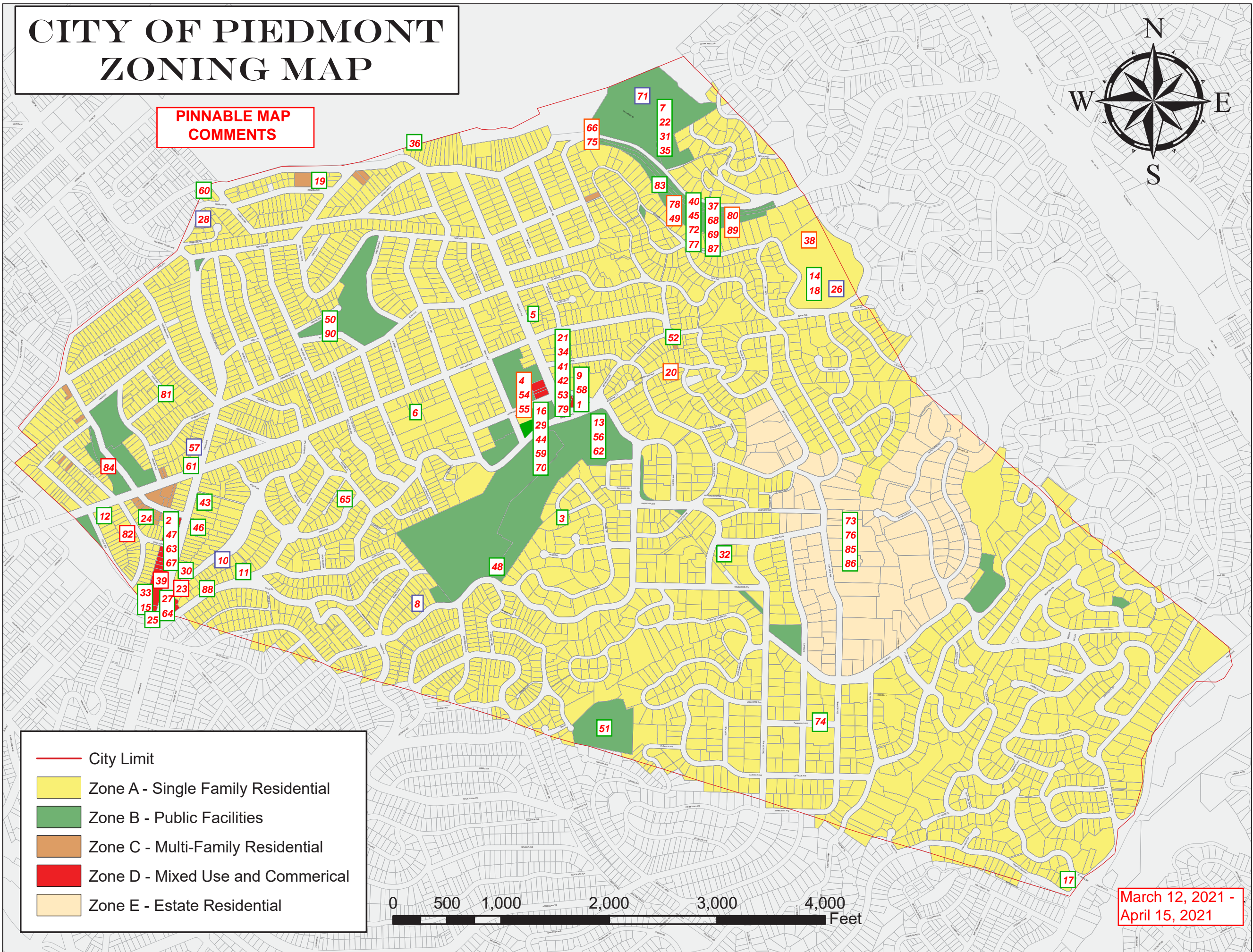


Activity on the pinnable map from March 12, 2021 to April 15, 2021, showing spikes that relate to public outreach efforts.

CITY OF PIEDMONT ZONING MAP



**PINNABLE MAP
COMMENTS**



— City Limit

Zone A - Single Family Residential

Zone B - Public Facilities

Zone C - Multi-Family Residential

Zone D - Mixed Use and Commerical

Zone E - Estate Residential



March 12, 2021 -
April 15, 2021

#	Pinnable Map Comments for Consideration, March 12, 2021 - April 15, 2021
1	Reconsider plans for the civic center to allow for first-floor commercial and retail space that residents could use and walk to, we don't need retail banks and real estate offices in our city center when most of these activities take place online, our city center is mostly dead with the exception of the vibrant small market. Upper levels should allow for multi-family and affordable housing, close to schools, park and transportation.
2	The areas already zoned for commercial on Grand may tolerate mixed use development with housing on upper floors. Many of the storefronts are empty or could use refreshing. The increase in density could also support those businesses.
3	Empty lot on Hazel Ln
4	Where will the city get all of these funds to buy commercial properties? Where are all the willing sellers?
5	Consider allowing more multi-family homes along Highland and Oakland Avenues.
6	Consider rezoning all A zone lots to allow for more than one single-family home.
7	Consider whether this City-owned lot could be used as a site to develop housing.
8	247 derelict property - what is the City doing about this?
9	we could put housing on any of the sites of the three banks downtown
10	36 Fairview Ave. Derelict Property - what is the City doing to help this homeowner?
11	Allow 2-story ADU with 4' setback. Make "affordable (teacher, police, fireman salary)" allowance to 1,200 sq.ft.
12	Intersection of Oakland Ave and Grand Ave
13	Piedmont Park parking lot is underutilized and prime real estate. Could be home to tiny houses!
14	While not a great location for affordable housing (too far from services and transit), the redevelopment of the reservoir site could be used to fund affordable housing other locations in Piedmont
15	Imagine an Ace Hardware and Garden Center that were in a single building with a cafe next door and multifamily housing 2-3 floors above.
16	Creative planning for the pool site and tennis courts could yield both recreational facilities and new multifamily housing.
17	Park Blvd is already a commercial area. 3-4 stories of housing could work well and make this part of Park Blvd more walkable. It's close to the church, close to highways, close to shops and restaurants, and close to public transportation (like AC Transit).
18	Explore whether the reservoir could be used as a housing site.
19	Houses along arterial roads should be allowed to be developed into multiple story apts. Better access to transportation and services for more people without disrupting open space (plant and animal habitat). I placed the marker next to my house - because I'm saying that I'm a YIMBY. I think keeping the character of smaller streets with a less dense housing type also makes sense. Diversity of housing that adapts to different circumstances of urbanity - not uniformity, is what we are after.
20	Dormidera Avenue, Craig Avenue, and Mountain Avenue because the roads are very narrow and already they cannot accommodate the current traffic patterns. The current housing footprint is already very dense
21	Collaborate with the many churches in town that are interested in helping with the housing crisis.
22	I agree with the other posters - valor park is barely used, easily accessible and could accommodate higher density/taller building without affecting many neighbors site lines.
23	Build somewhere else instead of just shitting on lower piedmont. Do you want an apartment complex as your neighbors? And the parking is already heavily limited as is. This will just make it 100x worse.
24	Look at the opportunity to use the steep, dirt hill in the Linda Beach dog park area for a multi tenant apartment building. Leave land for park. Site views for homes behind the park and a driveway easement off Linda should be considered.
25	Work with Oakland to expand Piedmont borders. Oakland has plenty of other issues to manage and Piedmont could help to solve them. Win win.
26	What about making the inaccessible reservoir accessible for public enjoyment as a park with walking trails?
27	Agree with the other comments that mixed-use development (retail with housing above) would be great here. However, buildings may need to be much taller to meet the City's housing needs (e.g., like new urban Target/housing above on Broadway).
28	What's with the empty Ronada parcel with the chain link fence? For how long will that look like that?
29	Perhaps a multi-story, narrow building would fit on Hillside Ave. on the Rec. Dept. lawn?
30	Perhaps Kehilla would consider Tiny Houses or a multi-family building on its parking lot?
31	Perhaps the city's corp yard could accommodate affordable, multi-family housing on portion of the city land here.
32	Zone A should allow duplexes, triplexes, and perhaps even quads throughout the Zone. We already have good examples of these types of units that have existed in Piedmont for decades.
33	Please make sure that Ace Hardware and Garden center are required to be retained as part of any mixed-use development.
34	we don't need all these banks in downtown piedmont
35	Large undeveloped land area above skate park and corp yard - adjacent to undeveloped cemetery grounds.
36	The cemetery has acres of undeveloped land for dead people who have not yet died. Could Piedmont and Oakland partner on a project to acquire some of this land for a joint affordable housing project for people who are actually living today?
37	Blair Park has available space, on a road that is relatively easy access in and out, and that is little used now. Because of the cliff behind it, taller buildings will have little impact on views.
38	This area is a huge fire danger zone, with twisty roads that are not easily accessible; any extra traffic/ parking would impede fire rescue and evacuation in an emergency. As one of the main roads (Blair Ave/Harbord Dr) into and out of Piedmont such development would cause congestion and prevent ease of travel. Not to mention it's not easily accessible to any services or public transportation.
39	This area is already so congested. The increased traffic from a multi-unit building would be disastrous.
40	This seems the most logical location to add housing without disturbing any existing buildings/homes
41	Add mixed-use development in the civic center core
42	Consider acquiring and replacing gas station or banks with affordable housing
43	I live along this stretch of Grand Ave. Several houses (including mine) are set back from the street, some on the hill, with the lot allowing for an additional house to be built in front, at the street. My neighbor has two houses on their lot. Another neighbor is almost finished building a second house behind their existing house. I have considered doing the same, but without financial assistance it is cost prohibitive. Perhaps the city could incentivize homeowners to add units.
44	The existing Center for the Arts building site could support a 3 level mixed use project with the Center for the Arts space on the ground floor level and 2 levels of housing units above. This thought could possibly be expanded to include the existing city hall which could also occupy the lower level of a mixed use project.
45	This park is not as popular as others in Piedmont and Coaches Field is across the street; this land could be used for taller buildings and parking. Moraga Ave's speed limit is already low and could accommodate increased traffic from a parking lot.
46	The East side of Grand ave, opposite the commercial zone, should allow for at least 4 units, at least for plots over say 7,500 sq ft, which most on the block would meet.
47	Should allow taller buildings along the grand ave corridor
48	It would seem that 2-4 small units with a cabin like feel could fit along the are of prospect mountain trail
49	Blair Park is very steep and grading it for housing would involve massive retaining walls. Due diligence would probably show that not enough housing could realistically fit here to justify the loss of open space for habitat and casual recreation. A traffic light would be needed for safe pedestrian access to the rest of Piedmont.
50	A well thought out group of small town houses could fit nicely in the lower pan handle area of Dracena Park. Probably not more than 4-6 units and would need to be designed quite well to compliment the existing small homes in the area. The City should also consider solving the drainage issues further back in the park which would make the space much more usable.
51	Perhaps tennis is not the best use of this large, rundown tennis stadium. As the property is in a canyon, multi-level housing will have minimal impact on higher houses that surround the old quarry.
52	Is there a plan for Multi-Family housing on this lot? What are the limitations?
53	Consider allowing multi-family homes on Highland and Oakland Aves.
54	The city is already creating a centerpiece pool and recreational facility in this area. Plus, we have two schools with all of its traffic. It's just fantasyland to think you can add housing into this area as well.
55	This is a lot of foot traffic in this area (in particular children walking to and from the schools) - and already traffic safety issues and congestion. Adding in high density housing would increase the issue.
56	If the city is going to rethink the police and fire house, then housing should be considered a part of the equation including the whole block from 801 Magnolia to Veterans Hall.
57	There is a public utility space here that is walled off - can we have a popup commercial space here or is it necessary to keep it empty for safety reasons?
58	This area of Piedmont has undergone wholesale changes in the past and it could certainly be time for a much needed refresh. A well designed mixed use project could support the businesses that are currently located at this site and add a much needed housing element.
59	801 Magnolia is underutilized and would be a great central site for affordable housing. The arts use could move to an expanded/improved Community Hall facility in Piedmont Park.
60	Housing nearest to Moraga and Pleasant Valley, with walkability to Piedmont Avenue and Pleasant Valley shopping center, great features for higher density housing.
61	At and near intersection of Oakland Ave. and Grand Avenue with buildings facing Grand.
62	A well designed project of 4-6 units could fit between Guilford Road and the Piedmont Community Center and Park Tennis courts. It could take advantage of the hill and be a multi level grouping of small units with perhaps terraced garden roofs to keep it 1 floor high along Guilford Road
63	Mixed use with 3-4 stories of housing over commercial could work well here and make this part of Grand Ave even more vibrant and walkable. Imagine Grand Ave as a European boulevard.
64	Multi-family development would work well on site where Shell gas station currently is. At street level, a corner cafe and commercial use along street front would be great as these would increase Piedmont's dining, gathering, office or retail locations, which would benefit a wide community. A corner gas station seems a missed opportunity.
65	2-story ADUs would fit better in much of our town and provide more legitimate housing than a small studio. But they have to allowed like current ADUs (by-right) otherwise the process is too cumbersome and time-consuming which drives up the costs so homeowners won't be able to afford them
66	Moraga Ave. is a very busy 1 lane road with a relatively steep grade (slope). The increased housing activity area would be dangerous for children playing in the area (due to more vehicle traffic, which lead to higher chances of accidents. Moraga Ave. is also an important main road for first responders to utilize increased density will impact first responders. Also it does not make any sense to place affordable housing in this area, as commuting / traffic costs will be tough on families.
67	Imagine an Ace Hardware and Garden Center that were in a single building with a cafe next door and multifamily housing 2-3 floors above.
68	Untamed land and hill that could be use for multi-unit high density housing.
69	It's a nice place to walk our dogs, but even better place for housing
70	The City should look beyond just replacing the existing pool facilities and look at a plan that includes most of the design and planning that has gone into the pool replacement but also looks at the whole property that borders along Magnolia across from the PHS and PMS. The space utilization could be greatly improved with perhaps two mixed use buildings that could support the rec department on the ground and lower levels with housing above.
71	As properties are developed for housing there needs to be sufficient large trees (carbon sequestration) and landscaping (to maintain habitat). Ideally, there should be a plan to link these habitat corridors (e.g. Coaches Field/Corp Yard with Piedmont Park) so as not to impact the existing habitat.
72	The area along Moraga that is called Blair Park would seem to have enough space that a well thought out design could support some high density housing that could be at least 3-4 levels tall towards the lower end of the space with off street parking on the lowest level and perhaps some terracing into the hillside. As others have indicated this should not affect the views of the adjacent houses. There could still be a nice open space towards the upper portion of the space.
73	Rezone estates zone to allow more density
74	Where does the mayor live? Maybe she would like a huge apartment building next to her house.
75	Moraga Ave. is a very busy 1 lane road with a relatively steep grade (slope). The increased housing activity area would be dangerous for children playing in the area (due to more vehicle traffic, which lead to higher chances of accidents. Moraga Ave. is also an important main road for first responders to utilize increased density will impact first responders. Also it does not make any sense to place affordable housing in this area, as commuting / traffic costs will be tough on families.
76	There are very large lots up here that could be subdivided to create more units. Also, large estates could be subdivided into multi unit condos.
77	If Piedmont is going to meet it's RHNA requirements for low income households, it needs to get some scale, and using A1 funds on this site would be the most effective way to get a long way toward this goal.
78	Google maps has made Moraga a traffic disaster during non-covid times. A traffic study would show that adding a bunch of housing with zero walk scores will not help.
79	This could be turned into a mixed use residential and commercial area - commercial on ground floor, multi-unit housing above. So many successful examples of this in other cities.
80	Blair Park should not be punished for failures of nearby urban bureaucrats. There has been talk for decades about housing, athletic fields, commercial building, road expansion, plantings, and all kinds of other stuff for this space. It is beautiful and useful as it is.
81	Empty lot at corner of Nace
82	Where will the city get all the funds to buy the commercial and residential properties here? Where are the willing sellers?
83	This area has the most surplus space of any park area in Piedmont. It also has an optimal traffic pattern in front without schools etc in immediate proximity. This would be a terrific spot for Piedmont to contribute in a meaningful way to affordable housing with minimal negative impact
84	Linda Dog Park is a heavily used area that sits on a two lane road across from an elementary school. Not only is space tight and topographically limiting, the traffic bottleneck would cause a safety issue for Beach students/faculty (which is already a problem during normal operations)
85	There are so many very wide, quiet streets with huge lots and large single-family estates in this town. Many of those mansions could be converted easily to multi-unit housing, with ample parking and minimal impact. Could the city consider offering incentives to owners and buyers of these homes to convert into multi-unit structures? The estate-zoned areas are really perfect for this type of development and it would eliminate the need to build new structures in busier areas of town.
86	This area has large setbacks, large minimum lot sizes. This area should be considered to allow greater density, such as duplexes, triplexes and small apt. buildings.
87	This area seems the most reasonable to add the high density housing required by the state. I never see anyone using this park. It has great road access and could have beautiful high density development that could fix most of our issues. I say let private developers build nice multistory housing here with smaller units so they are affordable.
88	Allow denser ADU (16ft height and 1200sf) t
89	There is very little green space in Piedmont. Blair park is home to foxes, deer, birds and many other animals. The echo in the canyon is also really bad with increased housing it would be extremely loud. Let's make the developed areas of town more efficient uses of space.
90	Perhaps the panhandle of Dracena could be used for a few multi-unit houses, such as 3 duplexes. As a long, sloped grassy space it is rarely used other than as an access point to the park. It still leaves lots of usable park space for recreation.