



Steering Committee Work Session

Bird Safe Glazing and Parking Standards

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Guests: Katie Reed (DOMI) and Jon Rise (Bird Safe PGH)

February 16, 2022

Work Session Topics

Today (2/16/2022)

- Parking standards
- Bird Safe Glazing

Next Wednesday (2/23/2022)

- Energy Standards and Performance Points
- MWBE Standards



Parking - Existing

- A portion of Oakland has an existing parking reduction zone of 50 percent, for all uses except residential.
- For example, a community center usually requires 1 space per 500 square feet. Today, in the portion of Oakland in the lighter shade of blue in the map to the right, that requirement would be 1 space per 1,000 square feet.



Parking Reduction Overlay



Parking - Proposed

- Parking minimums reduced to 50% of base requirements in all rezoned areas, existing parking minimums now the maximum.
- All of the rezoned areas will have the same 50% parking reduction that was previously only in the parking reduction area.
- Where residential is allowed in these rezoned areas, it will have the same 50% parking reduction.
- The parking reduction zone will no longer exist as a separate area.



Parking - Proposed

- In addition to expanding the 50% parking reduction, projects can further reduce parking provided by contributing to the Mobility Trust Fund.
- Surface parking prohibited, including commercial surface parking.
- All structured and integral parking, whether a primary or accessory use, must have at least 10% of spaces EV Ready (conduit, wiring, and expanded electrical panels) or 20% of spaces EV Capable (conduit only).
- Curb cuts must be on Way if possible (not Street), unless documented that this is infeasible.
- Ground floor parking prohibited except where wrapped by an active use on the primary frontage (Street).



More about the Mobility Trust Fund

- Being added as an option where the City is undertaking major rezonings.
- This includes 35 miles of rapidly developing riverfront areas rezoned through the Riverfront Zoning project (RIV).
- In Oakland, and these riverfront areas, this provides a new option for development projects to pay into a fund that can be used to support non-auto uses in the same area instead of meeting the minimum parking requirement.
- DOMI is updating and expanding their Transportation Demand Management (TDM) program and adding a new dedicated staff person who may manage expenditures from this fund.



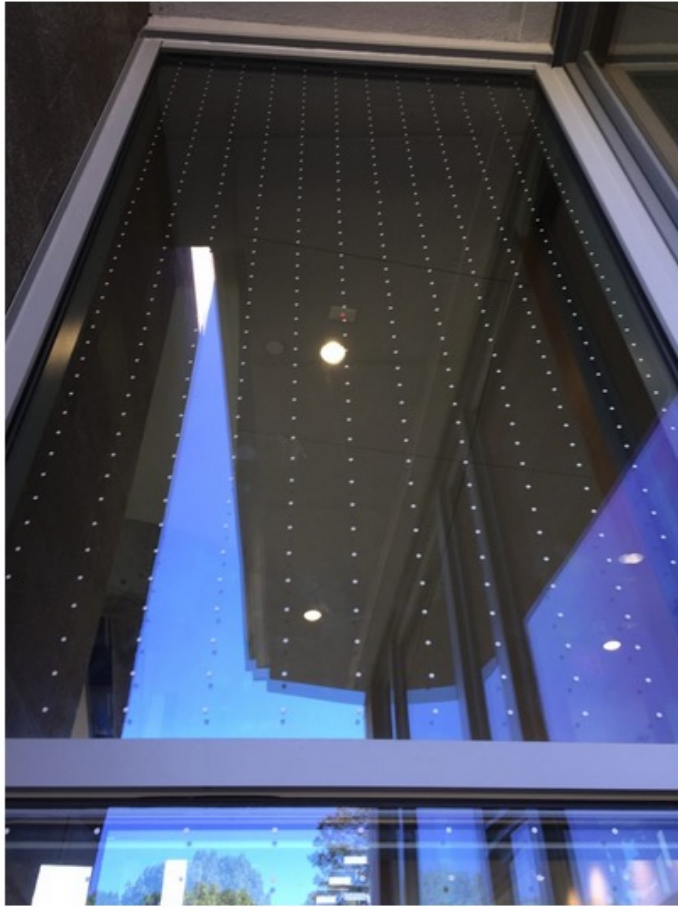
Proposal - Bird Safe Glazing

From Bird Safe PGH:

- It is estimated that 599 million birds die every year in North America after colliding with buildings.
- Birds hit windows because of the reflections caused by sunlight hitting windows. This causes birds to fly into windows instead of what they think is a tree, sky, or open habitat.
- By breaking up the reflections with anything following the 2-inch-by-4-inch rule, birds are less likely to strike the window. The 2-by-4 rule refers to the space between horizontal elements at no more than 2 inches apart, and the space between vertical elements at no more than 4 inches apart.



Proposal - Bird Safe Glazing



"Rain" by Collidescape on the Frick Environmental Center



Ready-to-hang "curtain" of fine nylon monofilament lines

Proposal - Bird Safe Glazing

PRODUCTS & SOLUTIONS DATABASE

100 Eleventh Ave., NY, USA ©Christine Sheppard

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Database Overview

ABC uses Threat Factors (TFs) to indicate the relative ability of materials to reduce collisions. Products with lower TFs are considered more effective at preventing collisions. A TF of 30 should reduce collisions by at least 50 percent and is ABC's upper threshold for categorizing materials as bird friendly. Learn more about [Threat Factors](#).

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Sort by



Proposal - Bird Safe Glazing

- **Bird Safe Glazing** shall mean glazing treatments, visual markers, or architectural features that minimize the impact of bird collisions that has been treated to a maximum threat factor of 30 in accordance with the American Bird Conservancy Bird Collision Threat Factor Rating, or with a relevant ASTM standard. These may include fritting, netting, frosted glass, exterior screens or physical grids placed on the exterior of glazing that are visible to birds. The Zoning Administrator may grant an exemption for other solutions such as line or dot markers where sufficient evidence is presented upon recommendation of a qualified biologist to show that the proposed alternative has been proven effective in practice.
- Bird Safe Glazing shall be required in the following applications:
 - New Construction, except single-unit residential.
 - Replacement of fifty (50) percent of the glazing on an existing structure except single-unit residential.
 - Additions to existing buildings totaling of 15,000 sf or greater.
 - New or renovated above grade pedestrian bridges.

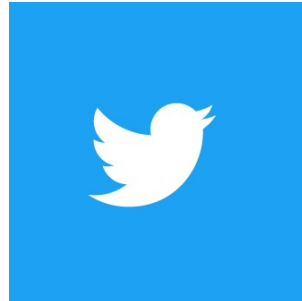
Proposal - Bird Safe Glazing

- On the first sixty (60) feet of the building from the ground floor, Bird Safe Glazing is required. Above sixty (60) feet, where Intensive Green Roof or Extensive Green Roof exists or trees and vegetation are architecturally integrated into patios or balconies, bird safe glazing is required on the façade of the floor immediately adjacent and the two floors above.
- For locally designated historic structures and structures in local historic district subject to the provisions of Chapter 1101, reversible treatment methods may be used such as netting, glass films, grates and screens.
- Where ground floor transparency is required, applicant shall work through the Design Review Process to ensure that the Bird Safe Glazing still meets the design intent of ground floor transparency, including visibility into the building from the adjacent pedestrian realm.

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