Hazelwood Green
Proposed SP-10 and PLDP Amendments
Planning Commission Briefing - Nov 9, 2021
Team

Owner - Almono
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Consultants
Kristen Hall, Urban Designer
Jon Kamin, Land Use Counsel
Kristen Hall City Design

• Urban designer & city planner
• Work with cities & developers
• Design master plans
• Write zoning text
Guiding Principles

- Adapt to market
- Increase flexibility
- Enhance affordability
- Connect with larger neighborhood
Suggestions

• Improve the Lytle Street pedestrian experience
• Encourage pedestrian space on shared ways
• Increase flexibility on parking
• Include more permitted uses
• Building design improvements
Lytle Street Experience

- Complement Second Ave retail
- Expand types of uses allowed
- Adjust transparency metric
- Increase maximum shop size
- Reduce minimum story height
- Allow traditional storefronts
Expand Active Uses

In addition to retail, allow:

• Educational uses
• Cultural uses
• Religious uses
• Residential amenities (with transparency and direct access from the street)
Active Use: Transparency

Focus transparency requirements to pedestrian eye level

High transparency, but cold and generic

<table>
<thead>
<tr>
<th>Grade</th>
<th>+2&quot;</th>
<th>Grade</th>
<th>+12&quot;</th>
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<tbody>
<tr>
<td>ENTRY</td>
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Focused transparency

HAYES STREET

Hazelwood Green
SP-10 & PLDP Amendments
Active Use: Story Height

Reduce minimum ground floor retail heights from 17’ to 14’
Active Use: Widths

Increase maximum average storefront width from 30’ to 50’ to allow for more diverse mix of businesses
Lobbies & Entrances

Increase maximum lobby widths from 30’ to 50’ to allow for amenitized lobbies

Expand residential frontage maximums from 20’ to 30’ to allow for better stoop design

Office lobbies

Narrow unit (Narrow stoop)

Wider unit (Livable stoop)
Shared Ways

Allow more shared ways to be car-free spaces, and wider than 40’ where appropriate.
Loading & Access

Allow curb cuts and loading access on more streets

Impose limits on the length and location of such curb cuts (26’ maximum, and not within 20’ of a corner)
Parking: Big Picture

• The PLDP permits limited temporary surface parking to meet early demand then ramp down as transit improves
• Parking ratios work well for a site that is transit-connected but site is not sufficiently served yet
• To enable development and attract businesses the site needs to meet today’s tenant demands
Parking: Densities

Increase parking maximums to meet initial tenant requirements

Reconsider how residential spaces are calculated

<table>
<thead>
<tr>
<th>Use</th>
<th>SP-10 Maximum</th>
<th>Proposed Maximum</th>
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<tbody>
<tr>
<td>Hotel</td>
<td>0.8 / room</td>
<td>1 / room</td>
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<tr>
<td>Light Industrial &amp; Production, Office, and R&amp;D</td>
<td>2 / 1,000 sf</td>
<td>3 / 1,000 sf</td>
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Parking: Surface

Expand permitted permanent surface parking to include other uses beyond Industrial. Increase the allowed percentage from 15% to 20%.

Add guidance to keep it hidden from Open Spaces and Active Streets.
Parking: Temporary

Increase site wide cap on temporary surface parking spaces from 2,000 to 5,500 in order to meet the needs of tenants while developing critical mass.
Parking: Podiums

Expand the number of places where encapsulated parking podiums may be built

Add a requirement for wrapping parking facing an active street or park with occupiable uses to a minimum depth of 18’ at all levels
Uses

Expand Permitted Uses:
+ Assisted Living
+ Film Production
+ Outdoor Recreation and Entertainment
+ Warehouse
Remove minimum lot coverage for residential buildings to enable courtyards (Build-to Zone ensures an urban perimeter)
Building Design: Step Backs

Divide tower step backs into two tiers for shorter and taller towers:
1. 100’ for towers between 85’ – 150’
2. 115’ for towers between 151’ – 240’
(Previously 115’ regardless of height)
Building Design: Rooftops

Refine the definition of Maximum Building Height to allow elements for active and sustainable rooftops

(Mechanical equipment, green infrastructure, guardrails, stair access, small support spaces)
Building Design: Story Height

Reduce minimum residential story height from 10’ to 8’-9” to account for different structural systems

Wood frame buildings

- Floor to Floor Height: 9’-11”
- Ceiling Height: 8’
- Structure + Ceiling and Floor Assembly: 1’-11”

Concrete or steel buildings

- Floor to Floor Height: 8’-9”
- Ceiling Height: 8’
- Structure + Ceiling and Floor Assembly: 9”
Thank you!