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

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Mission Bay Today
Strategic Objectives

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

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

- Complement Second Ave retail
- Expand types of uses allowed
- Adjust maximum shop size
- Reduce minimum story height
- Allow traditional storefronts
Active Use: Transparency

Focus transparency requirements to pedestrian eye level

High transparency, but cold and generic

Focused transparency

HAYES STREET

51% 58% 61% 67% 55% ENTRY 46% 45% ENTRY 43%

PERCENT TRANSPARENCY BETWEEN 2’ AND 12’
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 give retailers greater flexibility.
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)
Expand Active Uses

In addition to retail, allow:

• Educational uses
• Cultural uses
• Religious uses
• Residential amenities (with transparency and direct access from the street)
Shared Ways

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

Allow curb cuts and loading access on selective streets

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

Expand Permitted Uses

+ Assisted Living
+ Film Production
+ Outdoor Recreation and Entertainment
+ Warehouse
Parking: Big Picture

- The PLDP plans for temporary surface parking and standalone parking garages to meet early vehicle demand, then ramp down when transit arrives
- SP-10 parking ratios work well for a site that is transit-connected, but HG is not there yet
- To enable development and attract tenants, the site needs to meet today’s tenant demands
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 we build critical mass
Parking: Densities

Increase parking maximums to meet current market expectations

<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>
</tr>
<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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<tr>
<td>Residential</td>
<td>Low: 1 / du</td>
<td>Studios: 1 / du</td>
</tr>
<tr>
<td></td>
<td>Med: 0.85 / du</td>
<td>1-Br: 1.5 / du</td>
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<tr>
<td></td>
<td>High: 0.85 / du</td>
<td>2-Br+: 2 / du</td>
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Parking: Podiums

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

Add a requirement for wrapping parking facing active streets or parks with occupiable uses to a minimum depth of 18’ at all levels
Parking: Surface

Proposal

• Expand the allowance for 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

Enabling surface parking on individual lots is a way to:

• Break up larger areas of surface parking.
• Tuck it behind buildings (away from streets and open spaces).
• Provide some VIP/guest parking, which helps reduce the expected 4/1,000 parking ratio.
Building Design: Lot Coverage

Remove minimum lot coverage for residential buildings, to enable courtyards (Build-to Zone ensures an urban perimeter)
Building Design: Remove minimum heights

Proposing to remove minimum height:

• Human-scale retail
• Greater building variety
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, etc.)
Building Design: Story Height

Reduce minimum residential floor from 10’ to 8’-9” for different structural systems (not reducing ceiling heights)
Working with Planning Staff to:

- Refine the approach to height minimums to enable the “neighborhood crust”
- Clarify how curb cuts can be moved when shared ways are pedestrianized
- Enable job-rich industrial uses while supporting a vibrant, urban character
- Increase parking flexibility while preserving walkability
Thank you!