



Open Realty Advisors
Henderson Avenue Mixed-Use Development

Presentation to the
City Plan Commission Urban Design Committee

July 21, 2016

STREETS THAT HAVE INSPIRED US



ABBOT KINNEY BOULEVARD, VENICE BEACH, CA



KING STREET, CHARLESTON, SC



M STREET, GEORGETOWN, WASHINGTON, DC



MAIN STREET, SAN LUIS OBISPO, CA

INSPIRATION IMAGES

STREETSCAPES



ECLECTIC SHOPS AND RESTAURANTS

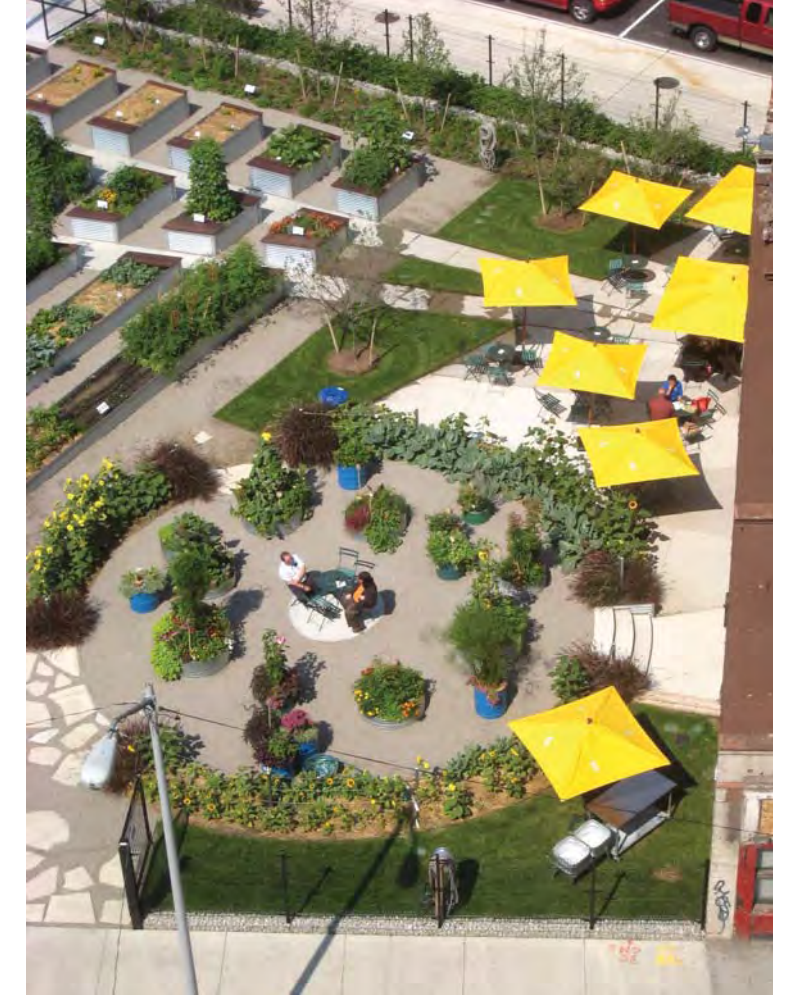


INSPIRATION IMAGES

CREATIVE CLASS OFFICE



URBAN GREEN SPACE

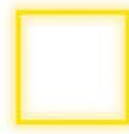


COMMUNITY SPACES



OPEN REALTY HOLDINGS

NORTH HENDERSON AVENUE



INDICATES NEW TENANTS UNDER OPEN REALTY OWNERSHIP





The Whippersnappers Highfives KIT ACE HOUNDSTOOTH coffee ANNIE'S M & H Knot Standard

SPROUTS FARMERS MARKET

TEXAS COLLECTIVE WARBY PARKER

Mellow Mushroom

PROJECT SITE

FUTURE RETAIL DEVELOPMENT

LEKKA corepower YOGA BARCADIA BONOPOS

SUSHI AXIOM HENDERSON TAP HOUSE VERITAS WINE ROOM CHARCUTERIE 203B Muse the salon GEMMA

the Skellig PERA wine & tapas CAPITOL PUB

GLENCOE STREET

McMILLAN AVENUE

GREENVILLE AVENUE

NORTH HENDERSON AVENUE

ROSS AVENUE

CAPITOL AVENUE

FUQUA STREET

WHAT WE HAVE DONE TO DATE

BEFORE



AFTER





FROM RESTAURANT ...



... TO YOGA.

WHAT WE HAVE DONE TO DATE

BEFORE



AFTER





WHAT WE HAVE DONE TO DATE

BEFORE



AFTER

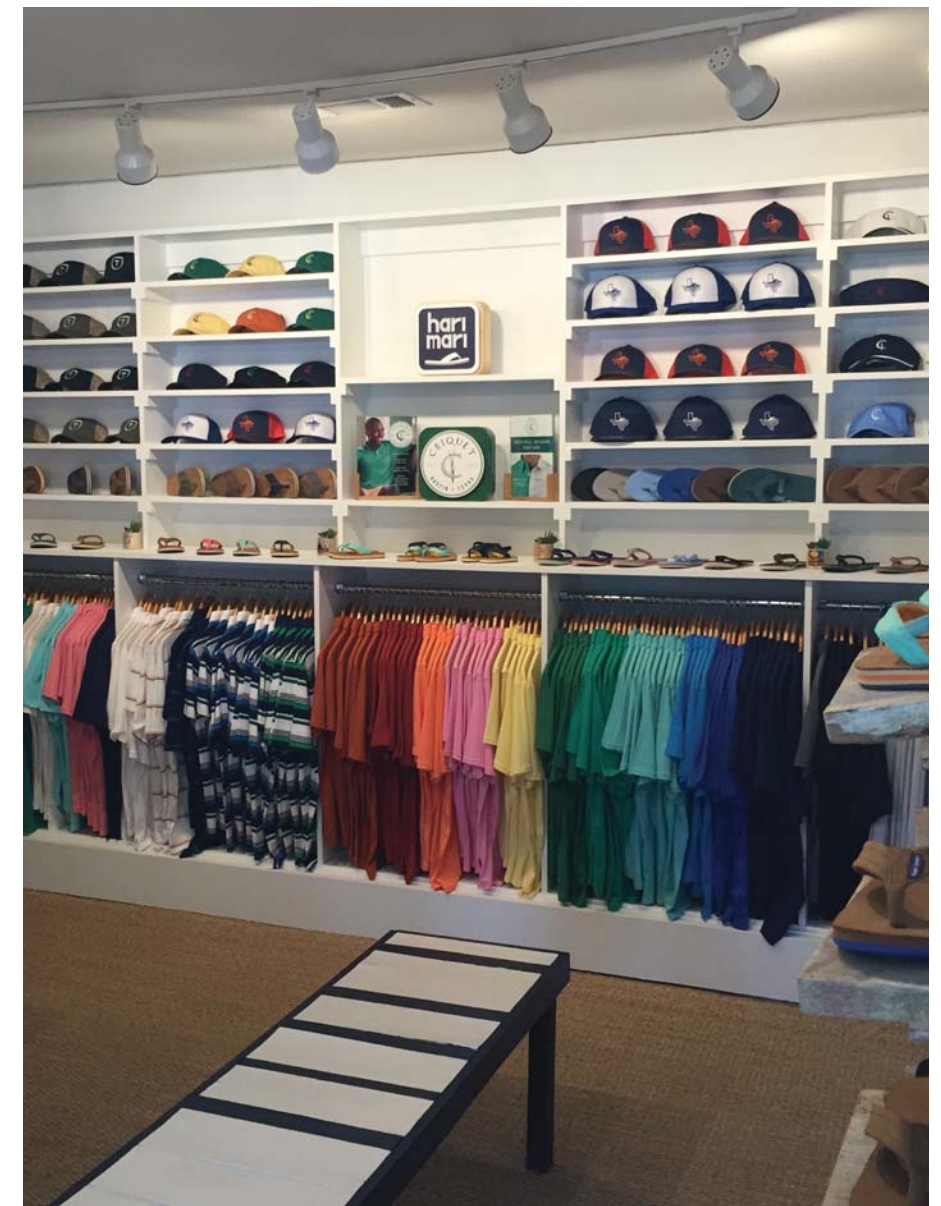




WHAT WE HAVE DONE TO DATE

A HOME FOR
LOCAL BRANDS





HENDERSON AVENUE - EXISTING ZONING



SUBDISTRICTS 1, 3, 3A, AND 5



SUBDISTRICTS 2 AND 4



AREA OF ZONING REQUEST



SUBDISTRICTS 1, 3, 3A, AND 5

Main Uses Permitted:

- Commercial and business service
- Institutional and community service
- Lodging
- Miscellaneous
- Office
- Recreation
- Residential
- Retail and personal service
- Transportation
- Utility and public service
- Wholesale, distribution, and storage

Yard, lot, and space regulations

- Front yard: Minimum front yard is 15 feet
Maximum front yard is 30 feet
- Side and rear yard: No minimum side or rear yard
- Density: Maximum dwelling density is 30 units per acre
- Floor area: Maximum floor area ratio is .75:1
- Height: Maximum structure height is 54 feet
- Lot coverage: Maximum lot coverage is 60 percent
- Lot size: No minimum lot size
- Stories: Maximum number of stories is four



SUBDISTRICTS 2 AND 4

Main Uses Permitted:

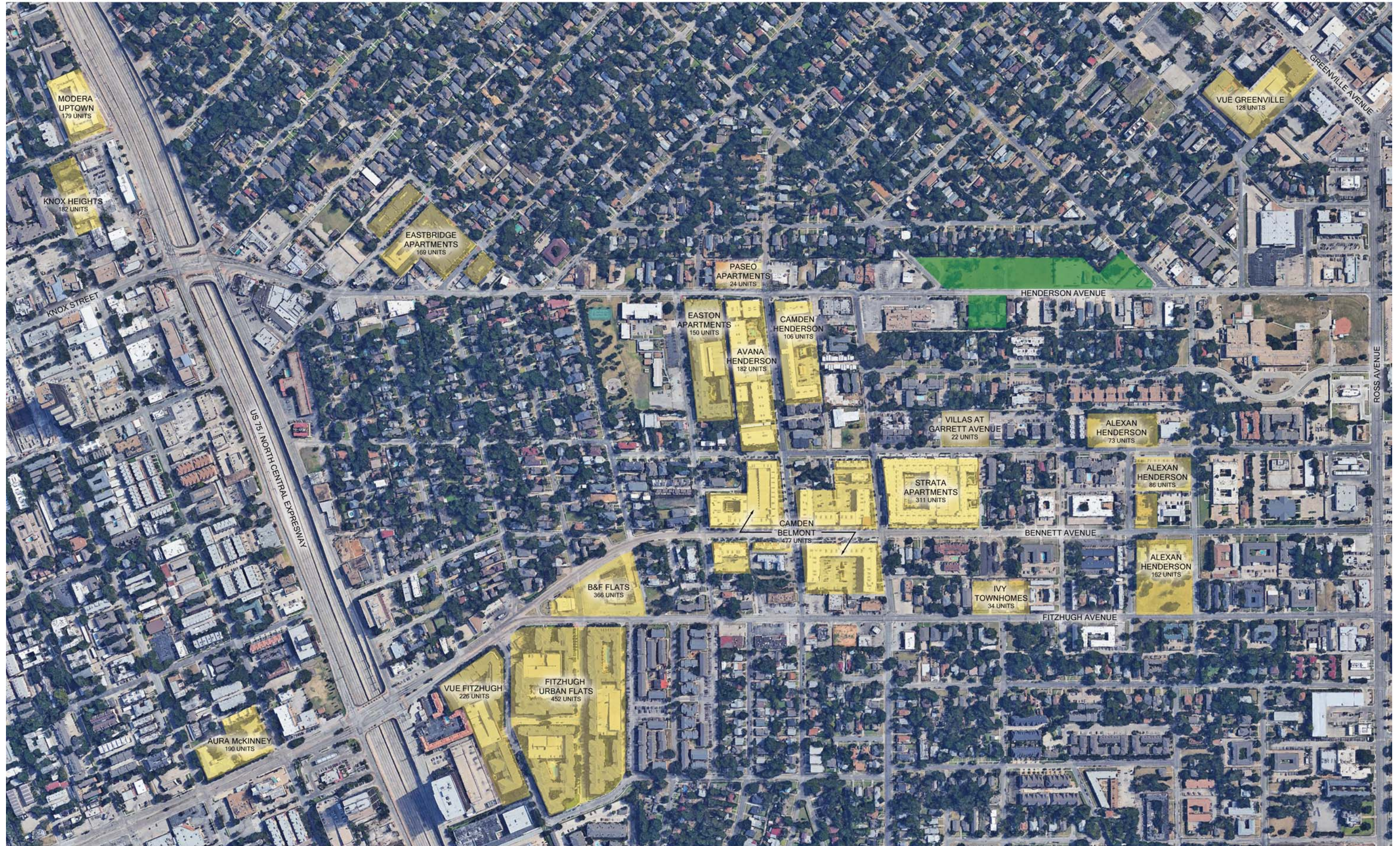
- Institutional and community service
- Residential
- Transportation

Yard, lot, and space regulations

- Front yard: Minimum front yard is 15 feet
- Side and rear yard: No minimum side or rear yard
- Density: Maximum dwelling unit density is 30 dwelling units per acre
- Floor area: No maximum floor area ratio
- Height: Maximum structure height is 36 feet
- Lot coverage: Maximum lot coverage is 45 percent
- Lot size: No minimum lot size
- Stories: No maximum number of stories

RECENT AREA RESIDENTIAL DEVELOPMENT

3,519 TOTAL UNITS ADDED OR UNDER CONSTRUCTION SINCE 1998



CONCEPTUAL LANDSCAPE PLAN

SCREEN WALL PRECEDENTS



POTENTIAL TREE SPECIES

HIGH RISE LIVE OAK



JUNIPER



VITEX



SAVANNAH HOLLY



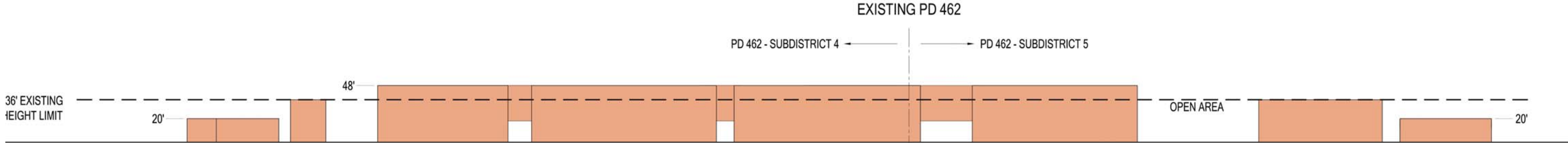
RED BUD



CONCEPTUAL PLAN - TWO LEVEL BELOW GRADE PARKING



PROPOSED BUILDING HEIGHT DIAGRAM



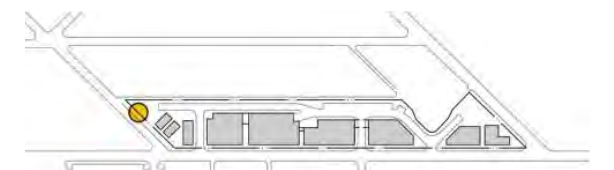
THIS BUILDING TO COMPLY WITH EXISTING 36' MAXIMUM HEIGHT

ADDED URBAN DESIGN REQUIREMENTS IN PD 462 SUBDISTRICT 5A

- Minimum 10' wide sidewalk with 8' minimum unobstructed width, including minimum standards for seating (benches and low walls), bicycle racks, trash receptacles, and pedestrian-scaled street lights.
- Minimum 3" caliper street trees at 30' on center within 8' wide landscape parkway along Henderson Avenue.
- Traffic improvements will include a new enhanced pavement 12' wide center turn lane on Henderson along the full length of the project, enhanced paving at pedestrian crosswalks, and narrower 10' wide main travel lanes to slow through traffic.
- Community accessible green spaces as buffer zones at both ends of project, including space for urban agriculture to support local restaurants.
- Small scale retail spaces will front on Henderson and Glencoe to encourage an activated streetscape and pedestrian environment.
- Balance of uses (office, retail, restaurant) with differing peak times.
- Two level below-grade parking garage with +/-750 spaces will provide majority of parking for project. Only 23 surface parking spaces are provided behind building, and they will be prohibited for valet use.

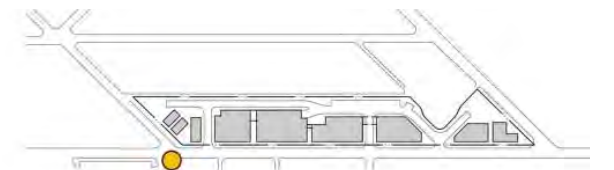


PERSPECTIVE VIEW OF WEST COMMUNITY PARK



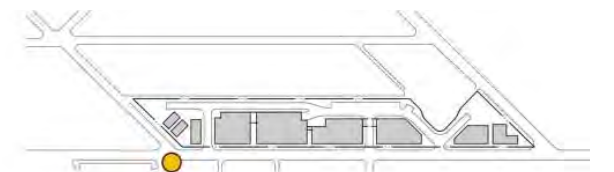


AERIAL VIEW AT HENDERSON AND GLENCOE LOOKING EAST



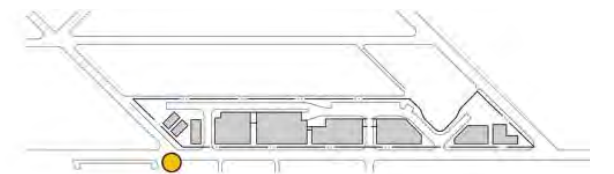


PERSPECTIVE VIEW AT HENDERSON AND GLENCOE LOOKING EAST



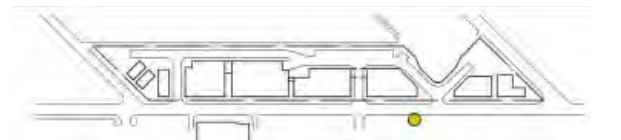


PERSPECTIVE VIEW AT HENDERSON AND GLENCOE LOOKING EAST



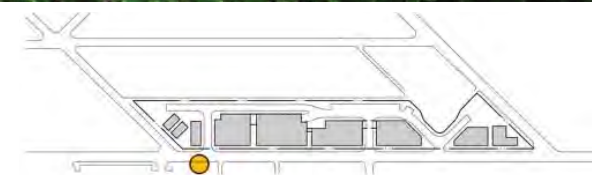


PERSPECTIVE VIEW AT HENDERSON AND FUQUA LOOKING NORTHWEST





PERSPECTIVE VIEW ON HENDERSON LOOKING SOUTHEAST





AERIAL VIEW OF EAST COMMUNITY PARK AND URBAN GARDEN

