

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Peery Park	Same	Peery Park
Zoning District	Peery Park Specific Plan - Innovation Edge/Futures Sites	Same	PPSP-Innovation Edge/Futures Sites
Lot Size (s.f.)	192,426 (4.4 acres)	Same	22,500 s.f.min.
Gross Floor Area (s.f.)	81,474	Main R&D/Office – 207,620 Corner Retail/Office – 4,000 Total – 211,620	105,834 baseline; 230,911 max. with City Council Plan Review
Lot Coverage	42.3%	45%	NA
Floor Area Ratio (FAR)	42.3%	110%	55% baseline; up to 120% with Council Plan Review
No. of Buildings On-Site	1	2	NA
Distance Between Buildings	NA	100'	30' min.
Building Length	NA	Main R&D/Office – 243' Parking Structure – 260'-10"	375' max.
Building Height / No. of Stories	NA	Main R&D/Office – 60'¼ stories; 80' to roof screen Pkg Structure – 58'	60'¼ stories max within 300' from Mathilda Ave.; 85' max to roof screen
Setbacks (Facing Property)			
Front – Almanor Ave. North	72'	25'-7½"	15' min./30' max.
Front Side – Vaqueros Ave. frontage	70'	28'-5"	15' min./30' max.
Front Side – Almanor East	40'	36'-1"	15' min./30' max.
Rear	58'	56'-10"	10' min.
Total Open Space/Landscaping (s.f.)	24,025 (12.5%)	80,642 (41.9% of lot area)	38,485 s.f. min. (20% of lot area)
Parking Lot Area Shading (%)	NA	53%	50% min. in 15 years
Water-Efficient Landscaping Compliance	NA	Option 1 – No turf	Water Budget or 25% turf area 80% water- conserving plants
Parking			



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
★ Total Spaces		613 (2.9 spaces/1,000 s.f.)	686–831 (3.3 min – 4 max/1,000 s.f.)
Standard Spaces	NA	600	--
Accessible Spaces		13	As per Bldg Code
Covered Spaces		508	--
Aisle Width (ft.)		24	24' min.
Bicycle Parking		81 (43 secured spaces, 18 rack spaces; 20 rack spaces for public use)	35 (min. 5% of total vehicular spaces provided)
Impervious Surface Area (s.f.)	171,256	130,952	No max
Impervious Surface	89%	68%	No max

★ Starred items indicate deviations from the Peery Park Specific Plan requirements