



Peery Park Specific Plan Community Benefits Program

Project No. 2015-8110 – 675 Almanor Avenue

| Zone 1 - Tier 3 | Required Community Benefits | Total FAR |
|-----------------------|--|----------------------|
| Baseline 35% | Defined and Flexible - Up to 100% FAR | -- |
| Proposed 35% Baseline | 46% - Defined + 19% - Flexible = Total 65% | 35% + 65% = 100% FAR |

| DEFINED COMMUNITY BENEFITS | | | |
|---|--------------------------|--|--|
| Type of Community Benefit | Maximum Increase in FAR% | Increased FAR% Calculation Method | Points Gained and Details on How Benefit is Met |
| Innovation-Friendly Development | 5 | Locate small scale tenant space (at least 5,000 sq. ft.) adjacent to a publicly accessible retail cluster or publicly accessible open space. Small scale tenant space must be independently from the primary tenant. | -- |
| | 10 | Configure at least 50% of ground floor space for tenants under 15,000 sq. ft. | -- |
| | 10 | Provide space for a mixture of light industrial and office tenants in a single development (at least 10% of space reserved for the secondary use) | -- |
| Open Space/Landscaping (private property) | 3 | Configure 20-30% of site | 3 – Design currently includes 20.38% open space of the site (inclusive of paved pedestrian area and outdoor deck.) |
| | 5 | Configure 30-40% of site | -- |
| | 7 | Configure over 40% of the site | -- |

DEFINED COMMUNITY BENEFITS

| Type of Community Benefit | Maximum Increase in FAR% | Increased FAR% Calculation Method | Points Gained and Details on How Benefit is Met |
|---|--------------------------|---|--|
| Publicly Accessible Open Space with Recorded Easement or other Guarantee (excluding existing floor area being retained) | 3 | Provide at least 50 sq. ft. per 1,000 sq. ft. of floor area | 3 – Public open space/pocket park has defined area greater than 5% of the gross sq. ft. |
| | 5 | Provide at least 100 sq. ft. per 1,000 sq. ft. of floor area | -- |
| | 10 | Provide at least 150 sq. ft. per 1,000 sq. ft. of floor area | -- |
| Public Access Easements with Recorded Easement or other Guarantee Approximate area shown on the Bicycle and Pedestrian Network Figures in Book 4 of the PPSP | 5 | Provide new publicly accessible pedestrian/bike path(s) (10 foot minimum width) | -- |
| | 15 | Provide new publicly accessible street(s) | -- |
| Retail | 10 | Provide 2,500 sq. ft. - 5,000 sq. ft. of publicly accessible retail in a Small Activity Cluster configuration | 10 – 2,500 sq. ft. of publicly accessible retail |
| | | Provide a minimum 100,000 sq. ft. of publicly accessible retail in a pedestrian oriented Activity Center | -- |
| | 5 | Orient publicly accessible retail towards publicly accessible open space | 5 – Publicly accessible retail oriented towards publicly accessible open space |
| Childcare | 5 | Provide child care facilities (where permitted) | -- |

DEFINED COMMUNITY BENEFITS

| Type of Community Benefit | Maximum Increase in FAR% | Increased FAR% Calculation Method | Points Gained and Details on How Benefit is Met |
|---|---------------------------------|---|--|
| Publicly Accessible Recreation with Recorded Easement or other Guarantee | 5 | Provide a minimum of 1,000 sq. ft. of publically-accessible recreational facilities | 5 – Recreational/exercise apparatus incorporated within public open space/pocket park |
| Parking | 5 | Gain 300 sq. ft. of development per structured parking space (up to 5% additional FAR) | -- |
| | 5 | Gain 300 sq. ft. of development per parking space designated as shared (up to 5% additional FAR) | -- |
| | 10 | Gain 600 sq. ft. of development per parking space when providing parking in an underground structure (up to 10% additional FAR) | 10 - 46 underground spaces provided; 600 s.f. per space |
| Green Building (includes tenant improvements if developed separately from exterior shell and site work) on all new construction | 10 | Achieve LEED Gold with USGBC certification | 10 - Project will be LEED Gold |
| | 13 | Obtain 75-79 LEED points with USGBC certification | -- |
| | 17 | Obtain 80+ LEED points (LEED Platinum) with USGBC certification | -- |
| | | Points Achieved: | 46 |

FLEXIBLE COMMUNITY BENEFITS

| Type of Community Benefits | Maximum Increased FAR% | Increased FAR% Calculation Method | Points Gained and Details on How Benefit is Met |
|---|------------------------|---|---|
| Innovation Anchor Facilities | Flexible | Provide an innovative anchor such as a coworking/incubator/accelerator/maker space, training/education facilities, shared meeting facilities, or other proposed anchor facility | -- |
| Transportation/Streetscape Improvements | Flexible | Provide bicycle, pedestrian, transit, green street, or other sense-of-place amenities beyond the minimum required (e.g. streetscape improvements within the public ROW on the east side of Mathilda Avenue (not within the PPSP) north of Maude Avenue; scope to be approved by the City Council) | |
| TDM Programs or Facilities | Flexible | Provide shuttle, parking, apps, or other transportation demand management or transportation management association services beyond the minimum TDM/TMA requirements | Possible investment into Peery Park Rides Program. Cost to be deducted from contribution to Community Benefits Fund (noted below) |
| Sustainability Project Elements | Flexible | Provide additional energy saving concepts, improvements to water quality, recycled water, low impact development, air quality, or other sustainability project elements beyond the minimum requirements | -- |
| Community Facilities or Services | Flexible | Provide community meeting space, district wi-fi, green infrastructure improvements or other community facility/service | -- |
| Community Programs | Flexible | Organize and manage community programs | -- |
| Community Benefits Fund | Flexible | Establish or contribute to a community benefits fund | 19 – Contribute \$858,710.70 at the rate \$30/s.f. (50,651 s.f. X 19% X \$30.00 = \$858,710.70) |

FLEXIBLE COMMUNITY BENEFITS

| Type of Community Benefits | Maximum Increased FAR% | Increased FAR% Calculation Method | Points Gained and Details on How Benefit is Met |
|-----------------------------------|-------------------------------|--|--|
| Other Community Benefits | Flexible | Other proposed community benefits | -- |
| | | Points Achieved | 19 |