

2015-7256
520 Almanor Ave.
Page 1 of 5

Peery Park Specific Plan Community Benefits Program

Project No. 2015-7256 – 520 Almanor Avenue

Zone 2	Required Community Benefits	Total FAR
Baseline 55%	Defined and/or Flexible Defined - Up to 100% FAR; Flexible – Up to 120%	--
Proposed 55% Baseline	45% - Defined + 10% - Flexible = Total 55%	55% +55% = 110% 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	--
	5	Configure 30-40% of site	--
	7	Configure over 40% of the site	7—Project provides 41.9% open space/landscaping

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	--
	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)	5 – Project shall provide a new publicly accessible pedestrian/bike path
	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 -- Project shall provide a minimum of 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	--
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 – outdoor seating/recreation area which includes exercise equipment and game tables (4,010 s.f.)
Parking	5	Gain 300 sq. ft. of development per structured parking space (up to 5% additional FAR)	
		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 – Project provides 182 parking spaces in an underground structure
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 -- LEED Gold with USGBC certification
	13	Obtain 75-79 LEED points with USGBC certification	--
	17	Obtain 80+ LEED points (LEED Platinum) with USGBC certification	
		Points Achieved:	47 (only 45 required)

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)	Project shall provide publicly accessible bike parking on site with a minimum capacity of 20 spaces
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	Project sponsor shall contribute to the VTA pilot shuttle program and committed to TDM goals of 28% reduction in daily trips, 29.8% reduction in AM peak hour trips and 26.9% reduction in PM peak hour trips where only 25% reduction in AM and PM peak hour trips is required by the PPSP
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	--

2015-7256
520 Almanor Ave.
Page 5 of 5

FLEXIBLE COMMUNITY BENEFITS			
Type of Community Benefits	Maximum Increased FAR%	Increased FAR% Calculation Method	Points Gained and Details on How Benefit is Met
Community Programs	Flexible	Organize and manage community programs	--
Community Benefits Fund	Flexible	Establish or contribute to a community benefits fund	10 – Contribute \$634,860 at the req. rate \$30/s.f. (10% of total bldg. area (211,620 s.f.) X \$30.00 = \$634,860)
Other Community Benefits	Flexible	Other proposed community benefits	Project Sponsor made a \$20,000 contribution to Sunnyvale Community Services in January 2017
		Points Achieved	10