

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Peery Park	Same	Peery Park
Zoning District	Peery Park Specific Plan-Innovation Edge (PPSP-IE) & Peery Park Specific Plan – Mixed Industry Core (PPSP-MI)	Same	Peery Park Specific Plan-Innovation Edge (PPSP-IE) & Peery Park Specific Plan – Mixed Industry Core (PPSP-MI)
Lot Size (s.f.)	174,545 (4.01 acres)	Same	22,500 s.f.min.
Gross Floor Area (s.f.)	33,731	174,545	61,090 baseline; 174,545 max. with City Council Plan Review
Lot Coverage	19.3%	44.4%	NA
Floor Area Ratio (FAR)	19.3%	100%	35% baseline; up to 100% 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 – 304' Parking Structure – 263' 6"	375' max. in PPSP-IE & 275 in PPSP-MI
Building Height / No. of Stories	NA	Main R&D/Office – 60' 4 stories; 78' 2" to roof screen Parking Structure – 53' 6" (72' to top of screen)	88' 6 stories max within the PPSP-IE subdistrict 60' for parking structures within PPSP-MI subdistrict (85' for roof top towers and penthouses not exceeding 25 of roof area)
Setbacks (Facing Property)			
Front (North)– W. Maude Ave. North	Approx. 85'	30'	15' min./30' max.
Front (West) – N. Pastoria Avenue	Approx. 10'	30' to office building & parking structure	15' min./30' max.
Side (East)	Approx. 25'	25' 2" to office building & 23' 5" to parking structure	10' min in PPSP-IE & 0' min in PPSP-MI



	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Rear (South)	Approx. 295'	21'4" to parking structure	10' min.
Total Open Space/Landscaping (s.f.)	NA	48,872.6	34,909 s.f. min. (20% of lot area)
Parking Lot Area Shading (%)	NA	77%	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			
★ Total Spaces	NA	581 (3.33 spaces/1,000 s.f.)	577 – 698 (3.3 min – 4 max/1,000 s.f.)
Surface Spaces	NA	17	--
Covered Spaces	NA	564	--
Accessible Spaces	NA	13	As per Bldg Code
Aisle Width (ft.)	NA	26	24' min.
Bicycle Parking	NA	82 (52 secured spaces, 30 rack spaces)	30 (min. 5% of total vehicular spaces provided)
Impervious Surface Area (s.f.)	147,519	110,556	No max
Impervious Surface	85%	64%	No max

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