

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Peery Park	Same	Same
Zoning District	Peery Park Specific Plan - Innovation Edge, Innovation Edge-Activity Center, Mixed Industry Core	Same	Same
Lot Size (s.f.)	Total Area - 2,198,681 (50.48 acres)	Total Area - 2,158,411 (49.55 acres) Parcel 1 – 514,879 (11.82 acres) Parcel 2 – 187,743 (4.31 acres) Parcel 3 – 170,755 (3.92 acres) Parcel 4 – 344,124 (7.90 acres) Parcel 5 – 382,021 (8.77 acres) Parcel 6 – 240,015 (5.51 acres) Parcel 7 – 343,688 (7.89 acres)	22,500 s.f.min.
Gross Floor Area (s.f.)	768,665	R&D/Office – 1,471,400 Amenity – 40,000 Total – 1,511,400	755,444 baseline; 2,158,411 max. with City Council Plan Review
Lot Coverage	35%	34%	N/A
Floor Area Ratio (FAR)	35%	70%	35% baseline; up to 100% with Council Plan Review
No. of Buildings On-Site	28	R&D/Office – 12 Amenity – 3 Parking Structure – 4 Total - 19	N/A
Distance Between Buildings	N/A	37' – 209'	Innovation Edge - 30' min. Mixed Industry Core - 20' min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
★ Building Length	N/A	R&D/Office – 233' - 293' Amenity – 60' and 113' Parking Structure – 189' - 382'	Innovation Edge - 375' max. Mixed Industry Core – 275' max.
Building Height / No. of Stories	Various heights/One to two stories	R&D/Office – 53'/3 stories; 62' to roof screen to 66'/4 stories; 73' to roof screen Amenity – 22'/1 story to 35'/2 stories Parking Structures – 48' to 59'	Innovation Edge - 88'/6 stories max or 113' max to roof screen Mixed Industry Core – 60'/4 stories max; 85' max to roof screen
Setbacks (Parcel 1)			
★ Front (West) – Mary Ave.	28', 38', and 98'	Bldg 2 – 96'-9" Bldg 4 – 40' Amenity A – 42'-4" Amenity B – 54'-8"	30' min./40' max.
★ Front (North) – Almanor Ave.	20' to Hetch Hetchy ROW; 70' to Almanor Ave	Bldg 2 - 28'-7" to Hetch Hetchy ROW; 156'-8" to Almanor Ave.	15' min./30' max.
★ Front (East) – Palomar Ave.	25' and 90'	Bldg 1 – 19'-7" Bldg 2 – 32'-5" Bldg 5 – 25'-3"	15' min./30' max.
Side (South)	N/A	20'	10' min.
Setbacks (Parcel 2)			
Front (West) – Palomar Ave.	25'	Bldg 3 - 24'-7" Parking Structure A – 18'10"	15' min./30' max.
★ Front (North) – Almanor Ave.	25'	Bldg 3 - 56'-11"	15' min./30' max.
★ Front (East) – Pastoria Ave.	25'	Bldg 3 - 217'	15' min./30' max.
Side (South)	N/A	Parking Structure A - 47'-3"	No min.
Rear (East)	N/A	Bldg 3 – 23'-5" Parking Structure A – 10'	10' min.
Setbacks (Parcel 3)			
Front (West) – Palomar Ave.	25'	Bldg 8 - 17'-7" Parking Structure B – 18'-10"	15' min./30' max.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
★ Front (South) – Del Rey Ave.	25'	Bldg 8 – 32'-7"	15' min./30' max.
Side (North)	N/A	Parking Structure B' – 47'-3"	No min.
Rear (East)	N/A	Bldg 8 – 30'-3" Parking Structure B – 10'	10' min.
Setbacks (Parcel 4)			
Front (West) – Mary Ave.	35'	Bldg 6 – 32'-8"	30' min./40' max.
Front (East) – Palomar/Del Rey Ave.	25' and 35'	Bldg 7 – 15'-3" Parking Structure C – 18'-8"	15' min./30' max.
Side (North)	N/A	Bldg 6 – 158' Bldg 7 – 30'	10' min.
Side (South)	N/A	Bldg 6 – 53'-7" Parking Structure C – 10'-7"	10' min.
Setbacks (Parcel 5)			
Front (South) – Maude Ave.	35'	Bldg 9 – 32'-7"	30' min./40' max.
Front (East) – Mary Ave.	100'	Bldg 10 – 34'-8"	30' min./40' max.
★ Front (North) – Benecia Ave.	25'	Parking Structure D – 65'	15' min./30' max.
Side (North)	N/A	Bldg 10 – 69'-6"	No min. (western portion in MIC) 10' min. (eastern portion in IE)
Side (South)	N/A	Bldg 10 – 46'-3"	No min. (western portion in MIC) 10' min. (eastern portion in IE)
Side (East)	N/A	Bldg 9 – 34'-2" Parking Structure D – 40'	10' min.
Side (West)	N/A	Building 9 – 150' Parking Structure D – 26'-2"	No min. (northern portion in MIC) 10' min. (southern portion in IE)
Setbacks (Parcel 6)			
★ Front (South) – Benecia Ave.	30'	Bldg 11 – 87'	15' min./30' max.
Front (East) – Mary Ave.	35'	Bldg 11 – 36'-3"	30' min./40' max.
Side (North)	N/A	Bldg 11 – 700'	10' min.
Side (West)	N/A	Bldg 11 – 60'-3"	10' min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Setbacks (Parcel 7)			
★ Front (South) – Almanor Ave.	30' to Hetch Hetchy ROW; 42' to Almanor Ave.	Bldg 12 – 58'-1" to Hetch Hetchy ROW; 140'-3" to Almanor Ave.	15' min./30' max.
Side (West)	80'	Bldg 12 – 50' to Mary Ave. dedication line	10' min.
Side (East)	84'	Bldg 12 - 128'-6"	10' min.
Rear (North)	187'	Bldg 12 - 350'	10' min.
Total Open Space/Landscaping (s.f.)	Unknown	944,779 s.f. (43.7% of lot area)	431,682 s.f. min. (20% of lot area)
Parking Lot Area Shading (%)	N/A	58%	50% min. in 15 years
Water-Efficient Landscaping Compliance	N/A	Option 2 – Water Budget	Water Budget or 25% turf area 80% water-conserving plants
Parking			
Total Spaces	Unknown	4,951 (3.36 spaces/1,000 s.f.)	4,856–5,886 (3.3 min / 4 max/1,000 s.f. of office/R&D)
Surface Spaces	Unknown	0.64 per 1,000 s.f. of office/R&D (949)	3.0 max spaces per 1,000 s.f. of office/R&D
Covered Spaces	None	4,002	N/A
Aisle Width (ft.)	Unknown	24	24' min.
Bicycle Parking	Unknown	301 (195 secured spaces, 106 rack spaces)	248 (min. 5% of total vehicular spaces provided)
Impervious Surface Area (s.f.)	1,768,182 s.f.	1,387,740 s.f.	No max
Impervious Surface	80%	64%	No max

★ Starred items indicate deviations from Peery Park Specific Plan requirements