

Pathline Park Project (2015-7879)

Irvine Company



Peery Park Specific Plan (PPSP)

Innovation Edge and Mixed Industry Core subdistricts

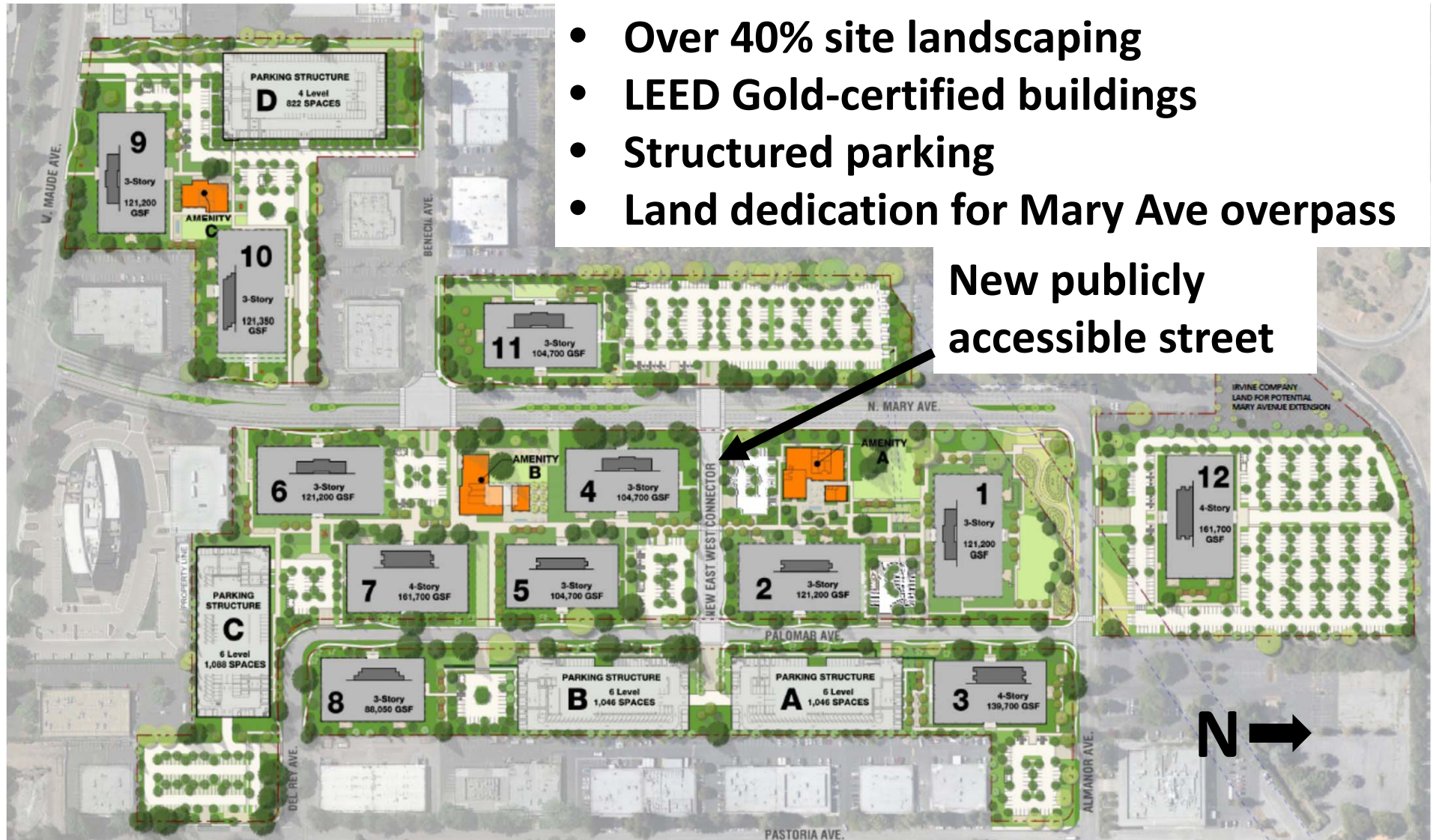


Proposed Project

- **Peery Park Plan Review Permit to:**
 - Demolish 28 office/ind'l buildings totaling 768,665 s.f.
 - Construct 12 three and four-story office buildings totaling 1,471,400 s.f. (702,735 net new s.f.) and 70% FAR
 - Construct 4 parking structures (four and six-level)
 - Construct 3 amenity buildings totaling 40,000 s.f.
 - Site and offsite improvements (incl. new private street)
- **Tentative Map to:**
 - Merge 28 existing parcels into 7 and abandon Maude Ct.
- **Environmental Review:**
 - Project is consistent with PPSP Environmental Impact Report (EIR)

Proposed Site Plan/Community Benefits

- Over 40% site landscaping
- LEED Gold-certified buildings
- Structured parking
- Land dedication for Mary Ave overpass



Office Building Designs



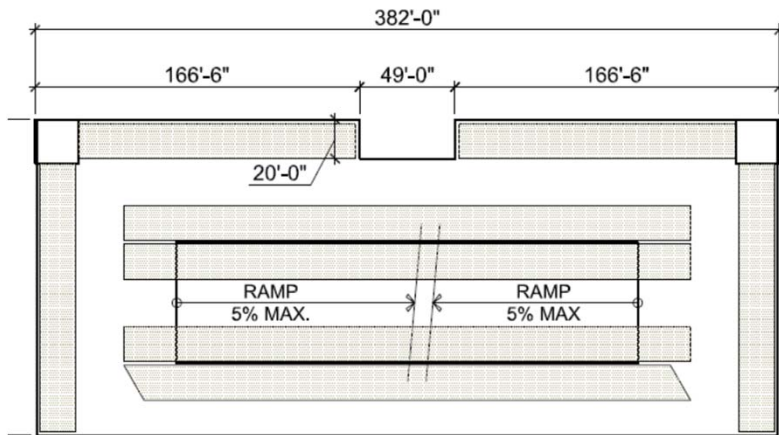
Amenity Building Designs



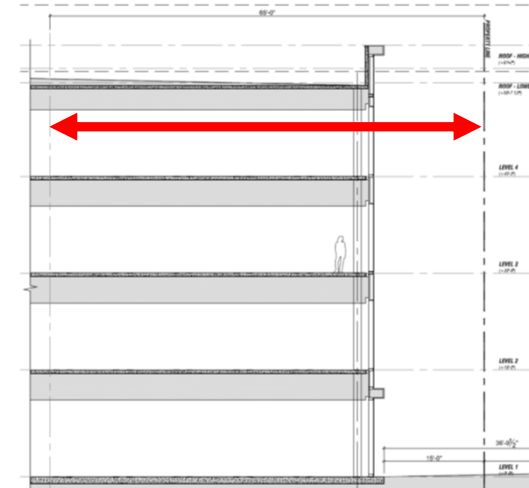
Parking Structure Designs



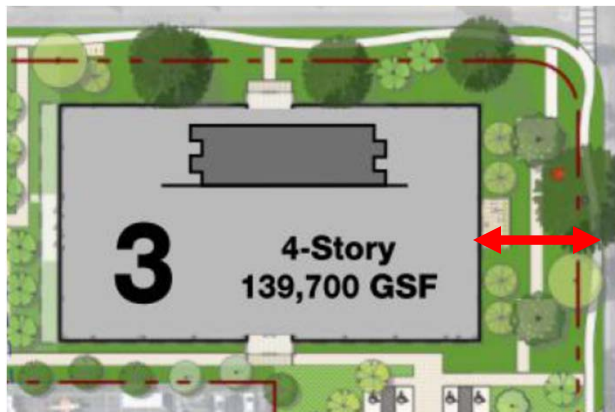
Deviations



Parking Structure A & B Max. Length



**Min. Upper Floor Setback
Bldg 7 & Parking Structure C**



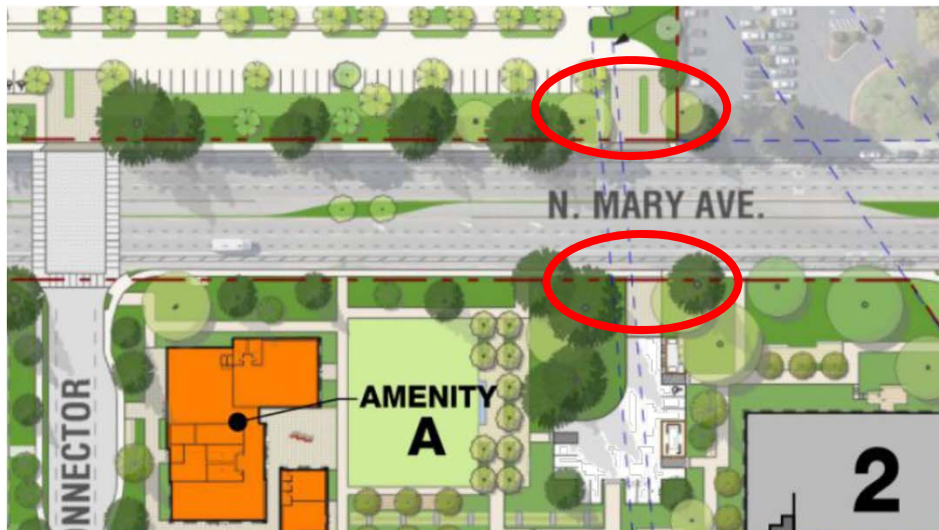
**Maximum Front Yard Setback
Bldgs 1, 3, 8, 11, 12; Amenity A & B, Parking Structure D**

Planning Commission Action

April 10, 2017

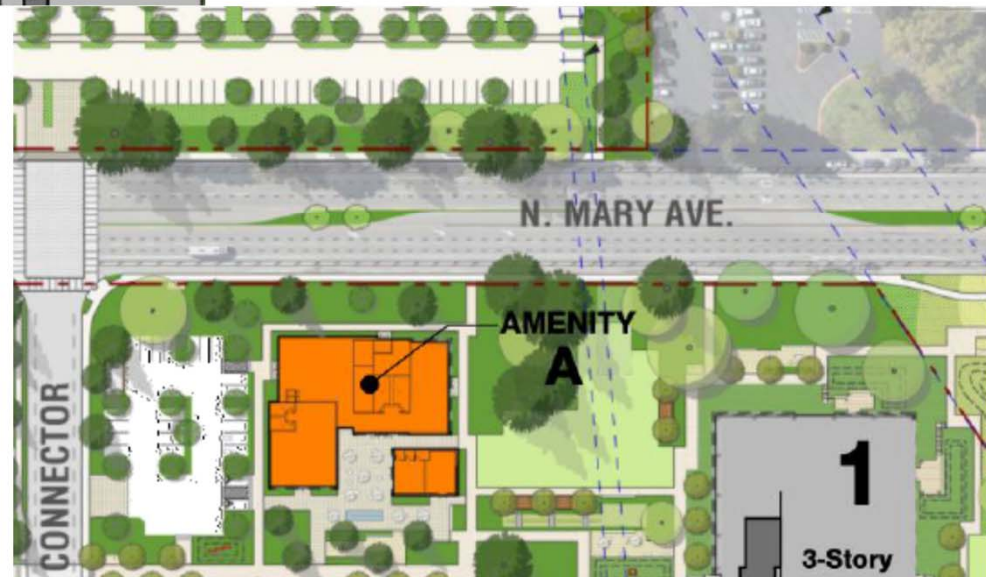
- Approved the project on a 5-0 vote with the following notable modifications to the COAs:
 - Remove staff's rec. to remove a Mary Ave. driveway
 - Require active bicycle notifications at Mary Ave driveways
 - Adopt the applicant's phasing plan
 - Remove staff's rec. to relocate stairs/elevator towers at two parking structures
 - Implement wayfinding landscaping to mitigate jaywalking

Mary Avenue Driveways



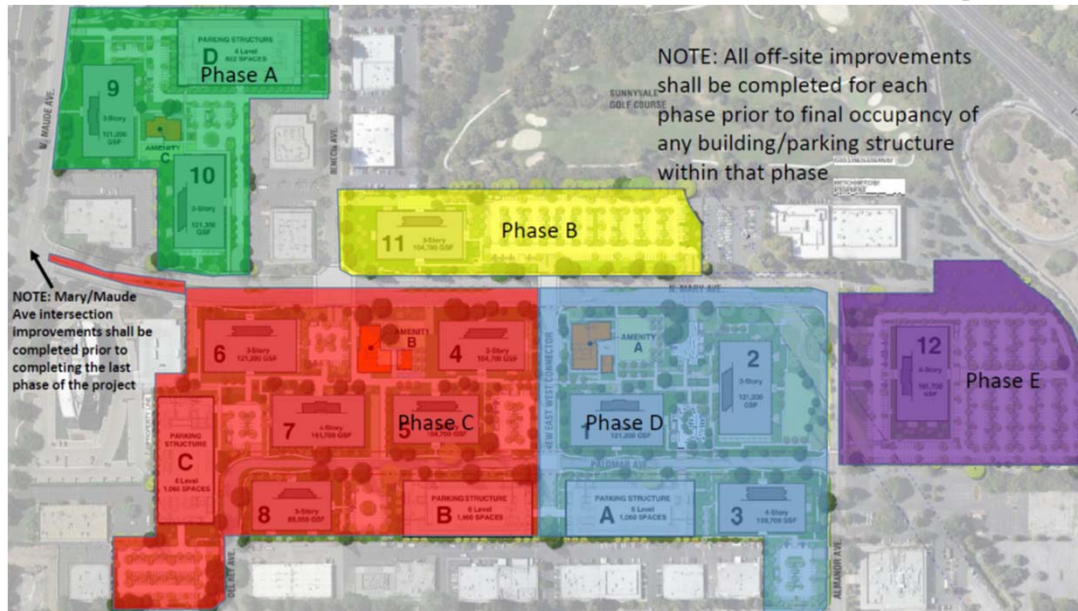
Plan presented to the Planning Commission (two driveways)

Current proposal (driveways removed)

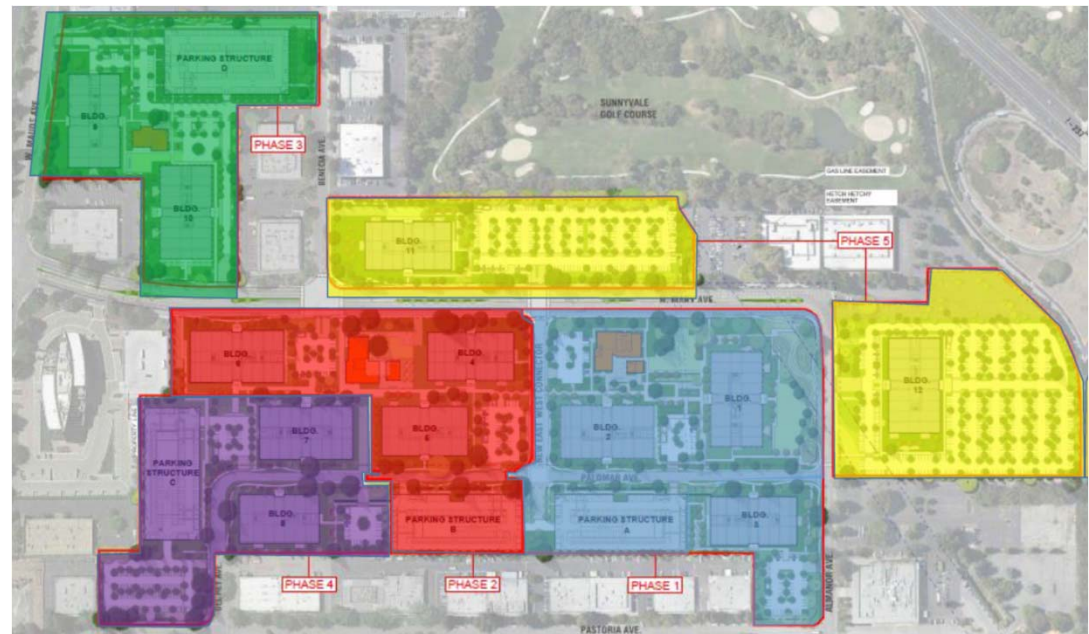


Phasing Plan

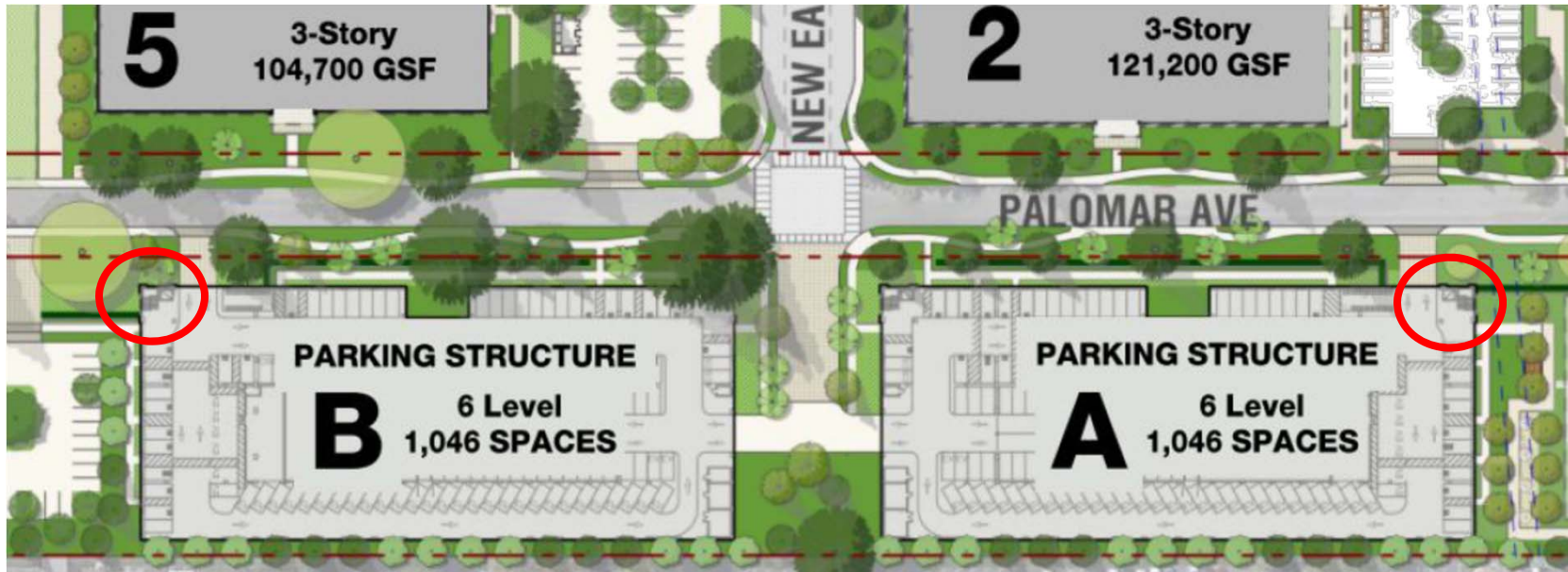
Staff
recommendation



Proposed by
applicant



Elevator/Stairway Relocation



Remove or relocate elevators and stairways at the corners furthest from the intersection to discourage mid-block crossings