

Peery Park Specific Plan Community Benefits Program

Project No. 2016-7607 – 445 and 455 Mary Avenue

Zone 2	Required Community Benefits	Total FAR
Existing FAR 53% (existing buildings to remain)	Defined and/or Flexible Defined - Up to 80% FAR; Flexible – Up to 100%	--
Proposed 100%	53%-Existing – 25%-Defined + 22% - Flexible = Total 100%	53% + 25% + 22%= 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	--
	5	Configure 30-40% of site	Project provides 31% open space/landscaping
	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	--
	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	--
		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 publicly-accessible recreational facilities	--
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 238 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:	78 (35 required) (53% existing + 25% defined)

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	--
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	--

FLEXIBLE COMMUNITY BENEFITS			
Type of Community Benefits	Maximum Increased FAR%	Increased FAR% Calculation Method	Points Gained and Details on How Benefit is Met
Community Benefits Fund	Flexible	Establish or contribute to a community benefits fund	22 percent of Total Building Area (366,819 square feet) (22%) x \$30 = \$2,421,005 approximate value.
Other Community Benefits	Flexible	Other proposed community benefits	--
		Points Achieved	22