

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Peery Park	Same	Peery Park
Zoning District	Peery Park Specific Plan-Innovation Edge (PPSP-IE)	Same	Peery Park Specific Plan-Innovation Edge (PPSP-IE)
Lot Size (s.f.)	366,819 (8.42 acres)	Same	22,500 s.f. min.
Gross Floor Area (s.f.)	194,170	172,649 proposed 366,818 total	194,170 existing; 366,819 max. with City Council Plan Review
Lot Coverage	19.1%	35.3.4%	NA
Floor Area Ratio (FAR)	53%	100%	35% baseline; up to 100% with Council Plan Review
No. of Buildings On-Site	2 buildings, 1 parking structure	3 buildings, 1 parking structure	NA
Distance Between Buildings	42'	82' from existing to new building	30' min.
Building Length	NA	Main R&D/Office – 315' Parking Structure – 220'	375' max. in PPSP- IE
Building Height / No. of Stories	71'6" to the roof top screen	Main R&D/Office – 57'-4"/4 stories; 62'-2" to parapet Parking Structure – 53'6" (60'-6" to top of tower)	88'6 stories max within the PPSP-IE subdistrict AIA required reduced height
Setbacks (Facing Property)			
Front– N. Mary Ave.	Approx. 140'	30'	30'-40' on Mary Avenue max.
Side (left)	Approx. 86'	86' to office	15' min./30' max.
Side (East)	Approx. 300'	30' to office building	10' min in PPSP-IE
Rear (South)	Approx. 10'	10' to parking structure	10' min.
Total Open Space/Landscaping (s.f.)	72,498	113,710 (31%)	73,363 s.f. min. (20% of lot area)
Parking Lot Area Shading (%)	20%	51%	50% min. in 15 years

ATTACHMENT 3

2016-7607

445 and 455 N. Mary Ave.

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	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Water-Efficient Landscaping Compliance	NA	Option 1 – No turf	Water Budget or 25% turf area 80% water- conserving plants
Parking			
Total Spaces	708	1,211 (3.33 spaces/1,000 s.f.)	1,211 – 1,467 (3.3 min – 4 max/1,000 s.f.)
Standards	692	1182	--
Covered Spaces	87	951	--
Accessible Spaces	16	29	As per Bldg Code
Aisle Width (ft.)	26 feet	24/26 feet	24' min.
Bicycle Parking		33 (29 secured spaces, 4 rack spaces)	28 (min. 5% of total vehicular spaces provided)
Impervious Surface Area (s.f.)	278,120	274,478	No max
Impervious Surface	75.8%	74.8%	No max
Pervious Surface (sf)	87,650	91,292	No max
Pervious surface	24.2	25.2	No max