

DRAFT DOCUMENT

Peery Park Specific Plan DRAFT Community Benefits Program

DEFINED BENEFITS

Type of Community Benefits	Maximum Increased FAR%	Increased FAR% Calculation Method
Innovation-Friendly Development	5	Locate small scale tenant space adjacent to a publicly accessible retail cluster or publicly accessible open space
	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	3	Configure 20-30% of site as open space/landscaping
	5	Configure 30-40% of site as open space/landscaping
	7	Configure over 40% of the site as open space/landscaping
Publicly Accessible Open Space	3	Provide at least 50 sq. ft. per 1,000 sq. ft. of floor area (existing floor area that is retained can be excluded)
	5	Provide at least 100 sq. ft. per 1,000 sq. ft. of floor area (existing floor area that is retained can be excluded)
	10	Provide at least 150 sq. ft. per 1,000 sq. ft. of floor area (existing floor area that is retained can be excluded)
Public Access Easements	5	Provide new publicly accessible pedestrian/bike path(s) through the site
	15	Provide new publicly accessible street(s) through the site

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)
Publicly Accessible Recreation	5	Provide a minimum of 1,000 sq. ft. of public 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)
Green Building	10	Meet Sunnyvale Green Building Program threshold for additional 10% FAR Po(LEED Gold)
	13	Obtain 75-79 LEED points on all new development
	17	Obtain 80+ LEED points (LEED Platinum) on all new development
FLEXIBLE BENEFITS		
Type of Community Benefits	Maximum Increased FAR%	Increased FAR% Calculation Method
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

TDM Programs or Facilities	Flexible	Provide shuttle, parking, apps, or other transportation management or transportation management association services beyond the minimum TDM/TMA requirements
Sustainability Project Elements	Flexible	Provide additional energy saving, water quality, 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
Community Benefits Fund	Flexible	Establish or contribute to a community benefits fund
Other Community Benefits	Flexible	Other proposed community benefits

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