



Peery Park Specific Plan Community Benefits Program

The Peery Park Specific Plan Community Benefits Program is described in detail within Book 4 of the Peery Park Specific Plan (PPSP). The requirement for the type of community benefits that will be required is located within Book 2 of the PPSP. In addition, the following information applies to the PPSP Community Benefits Program.

Types of Community Benefits Required

Zone	Maximum Allowed FAR from Defined Benefits	Maximum Allowed FAR from Flexible Benefits
Zone 1	Up to 80% FAR	Up to 100% FAR
Zone 2	Up to 100% FAR	Up to 120% FAR

Community Benefits Table

DEFINED COMMUNITY BENEFITS		
Type of Community Benefits	Maximum Increase in FAR%	Increased FAR% Calculation Method
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	3	Configure 20-30% of site (private property) as open space/landscaping
	5	Configure 30-40% of site (private property) as open space/landscaping
	7	Configure over 40% of the site (private property) as open space/landscaping
Publicly Accessible Open Space with Recorded Easement or other Guarantee	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 with Recorded Easement or other Guarantee	5	Provide new publicly accessible pedestrian/bike path(s) (10 foot minimum width) in the approximate area shown on the Bicycle and Pedestrian Network Figures in Book 4 of the PPSP
	15	Provide new publicly accessible street(s) in the approximate area shown on the Street Improvement Figure in Book 4 of the PPSP
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 with Recorded Easement or other Guarantee	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	Achieve LEED Gold with USGBC certification (includes tenant improvements if developed separately from exterior shell and site work) on all new construction
	13	Obtain 75-79 LEED points with USGBC certification (includes tenant improvements if developed separately from exterior shell and site work) on all new construction
	17	Obtain 80+ LEED points (LEED Platinum) with USGBC certification (includes tenant improvements if developed separately from exterior shell and site work) on all new construction

FLEXIBLE COMMUNITY 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 (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
Community Benefits Fund	Flexible	Establish or contribute to a community benefits fund
Other Community Benefits	Flexible	Other proposed community benefits