

LAWRENCE STATION AREA PLAN
 DEVELOPMENT INCENTIVES AND DEVELOPMENT CAP ADMINISTRATIVE REGULATIONS

December 6, 2016

2. Incentive Tables

(a) General Incentives

Incentive Type

Incentive Level	
Office Additional floor area ratio above base of 45% FAR	Intuitive Surgical Incentive Compliance

PRIMARY VALUES

Road, bike/ped		
Loop road land and improvements	0.30	0.30
Bike/ped path improvements (beyond frontage dedication or easement)	0.20	0.30
Streets- land and improvements	0.20	
Streets- land only	0.10	
Max Allowed	0.40	0.40

Transit Related		
Bus transit (infrastructure and facilities)	0.10	
Regional Transit- infrastructure and facilities (bus stops and transit facilities)	0.05	0.05

Max Allowed	0.10	0.05
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Sustainable		
Sustainable elements (beyond those required by code or green building requirements)	0.05	0.05
Max Allowed	0.05	0.05

Mixed-use		
Mixed Use	0.20	-
Max Allowed	0.20	-

Open Space		
Open space- publically accessible	0.25	0.25
Max Allowed	0.25	0.25

Parking		
Shared parking	0.05	
Unbundled residential parking	0.05	
Max Allowed	0.10	-

Housing		
Affordable Housing Sheet	NA	NA
Max Allowed	-	-
Total Primary Values	1.10	0.75

SECONDARY VALUES		
Below grade parking	0.05	
Structured parking	0.05	0.05
Open space- private amenities beyond code requirements	0.05	0.05
Child care facilities (serving area)	0.05	
Retail within 1/8 mile of Caltrain station	0.05	
Transportation Demand Management programs beyond requirements	0.05	
Total Secondary Values	0.30	0.10

TOTAL INCENTIVE POINTS	1.40	0.85
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