

City of Santa Clara

Planning Commission Hearing –
April 8, 2020

2200 Lawson Lane

Lawson Lane West Campus Expansion Project

Public Hearing Item #2

PLN2018-13593 and CEQ2018-01064



**City of
Santa Clara**
The Center of What's Possible



2200 Lawson Lane

Request

- Addendum to the certified 2008 Final Environmental Impact Report and adopted 2013 Mitigated Negative Declaration for the Lawson Lane Office Campus Project
- Rezone from Planned Development (PD) to Planned Development (PD) to allow intensification of Phase 2 development of the Lawson Lane Office Campus Project



2200 Lawson Lane

Lawson Lane Office Campus

East Campus – *occupied*

- 8.82 acres
- 306,900 sf office
- 8,000 sf amenity space
- 1,023 parking spaces

West Campus - *under construction*

- 7.56 acres
- 244,655 sf office
- 17,961 sf amenity space
- 979 parking spaces





2200 Lawson Lane

Project Description

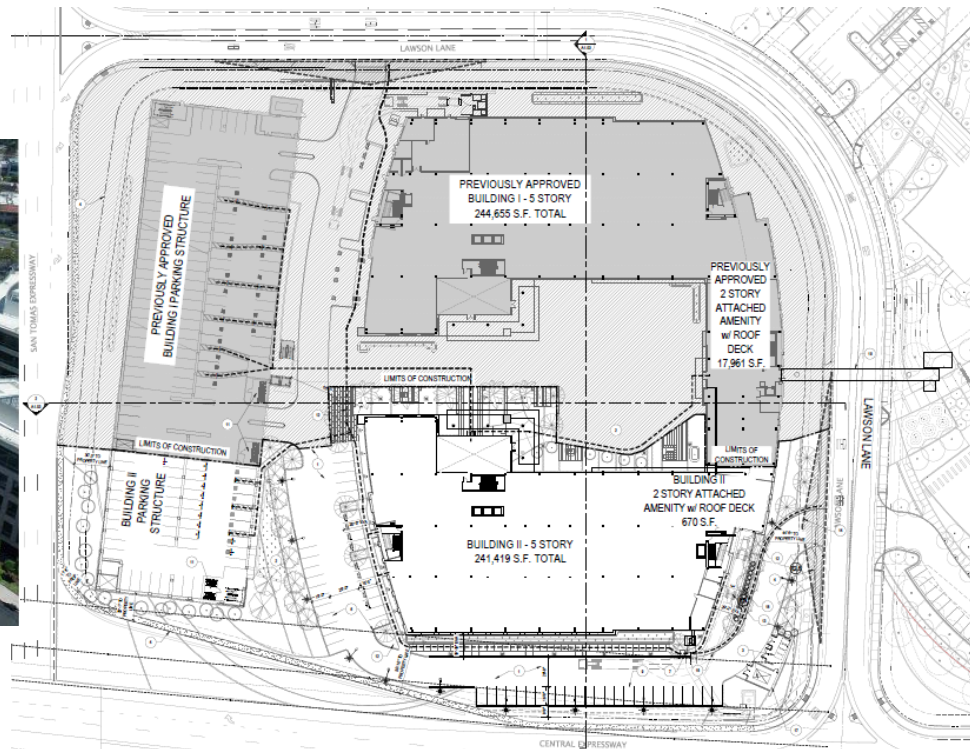
- Construct a 241,419 sf five-story office building, 670 sf common building addition and expand the six-level parking structure currently under construction to provide a total of 486,074 sf of office, 18,631 sf of amenity building space and 1,445 parking spaces on the Lawson Lane West Campus

West Office Campus	Existing (Under Construction)	Proposed	Combined Total
Office	244,655 sf	241,419 sf	486,074 sf
Common Building	17,961 sf	670 sf	18,631 sf
Gross Floor Area	262,616 sf	242,089 sf	504,705 sf
Office Floor Area Ratio	0.74	0.74	1.48
Parking Spaces	979	466	1,445



2200 Lawson Lane

Existing and Proposed Project



Lawson Lane West Campus



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Existing and **Proposed** West Campus Office Buildings



North Elevation



South Elevation



West Elevation

Under Construction

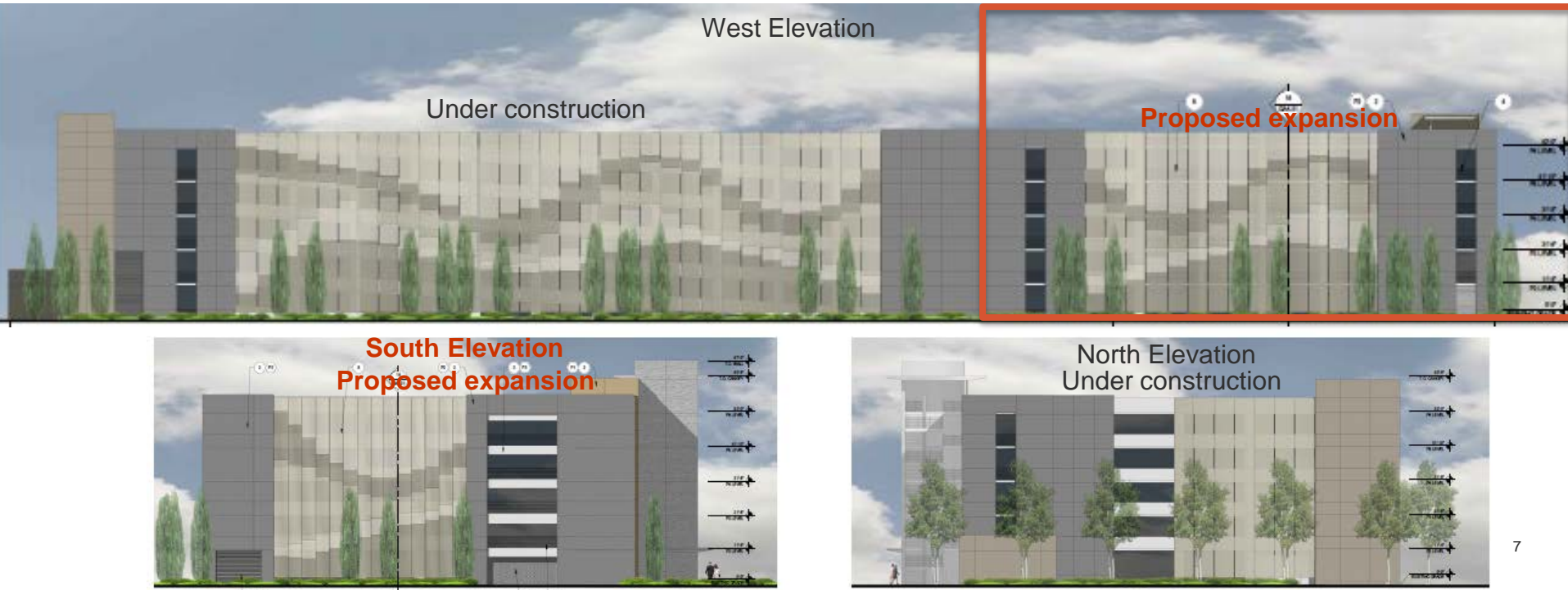


East Elevation



2200 Lawson Lane

Existing and **Proposed** Parking Garage





2200 Lawson Lane

General Plan Conformance

- **Designation:** High Intensity Office Research and Development
- **Consistent General Plan Policies:** General Plan Land Use Policies and Industrial Land Use Policies





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Project Build-Out

Lawson Lane Office Campus	Phase 1 East Campus	Phase 2 West Campus	Corporate Campus
Office	306,900 sf	486,074 sf	792,974 sf
Common Building	8,000 sf	18,631 sf	26,631 sf
Gross Floor Area	314,900 sf	505,705 sf	795,605 sf
Office Floor Area Ratio	0.8	1.48	1.11
Parking Spaces	1,023	1,445	2,468
Parking Ratio	3.3:1,000	3.0:1,000	3.1:1,000



2200 Lawson Lane

CEQA Review

- Addendum to the certified 2008 Final Environmental Impact Report and adopted 2013 Mitigated Negative Declaration for the Lawson Lane Office Campus Project.
- Analyzed the net increase in development to determine whether the changes in site design and intensification would result in new significant impacts or substantially more severe impacts than previously addressed in the prior documents.
- Analysis concluded that the project would not result in new significant environmental impacts; and that no new information has come to light that would indicate the potential for new significant impacts or substantially more severe environmental impacts than were analyzed in the prior documents.



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Considerations

- The project site is located in the industrial/office sector along two major transportation corridors in proximity to housing and services.
- The project would intensify development on the project site closer to the intended range identified by the General Plan designation for the site and support economic growth at a location planned for such corporate uses.
- The new office building and common building addition are designed to mirror the buildings currently under construction on the West Campus and create a visually cohesive and unified corporate campus.
- The project would construct on and off-site public and private improvements and create a complete and integrated corporate office campus.



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Recommendation

- Adopt a Resolution to recommend City Council adopt the Addendum to the 2008 Final Environmental Impact Report and 2013 Initial Study/Mitigated Negative Declaration for the Lawson Lane West Campus Expansion Project; and
- Adopt a Resolution to recommend the City Council approve a rezoning of the project site from PD to PD to construct a 241,419 sf five-story office building, 670 sf addition to a common building and expand the six-level parking garage to provide a total of 1,445 parking spaces on the Lawson Lane West Campus

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