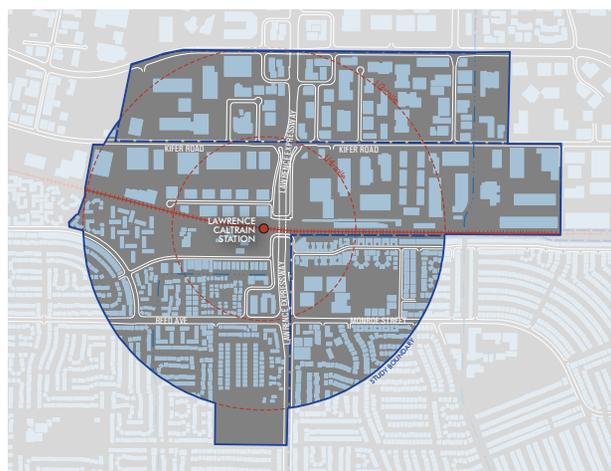


# LAWRENCE STATION AREA PLAN



Sunnyvale, California  
August 2011



**LAWRENCE STATION AREA PLAN**  
Sunnyvale, California

BMS DESIGN GROUP • FEHR + PEERS • BKF • ECONOMIC & PLANNING SYSTEMS  
for the Sunnyvale Department of Community Development

**August 2011**

*The first phase of the Lawrence Station Area Plan is funded by VTA's Community Design and Transportation Grant Program (FY 2008/2009) which emphasizes the need for transit oriented, pedestrian friendly neighborhoods in Santa Clara County. VTA's grant was made possible through funding from the Metropolitan Transportation Commission's (MTC) Transportation For Livable Communities program which focuses on community-based transportation projects intended to revitalize downtown areas, commercial cores, neighborhoods, and transit corridors and make them places where people want to live, work and visit. Lawrence Station Area has been identified as a 'potential Priority Development Area' (PDA) under MTC's FOCUS program. The FOCUS program is a regional effort to create a blueprint for defining future growth in the Bay Area. Recognition of the Lawrence Station area as a potential PDA is an endorsement of the area's development potential and will make the study area eligible for additional grant opportunities in future.*





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Lawrence Caltrain Station, January 2011

## EXECUTIVE SUMMARY

### INTRODUCTION

This study is the first phase of a multi-phase planning effort. The goal of Lawrence Station Area Plan (SAP) is to investigate options and identify strategies for maximizing benefits for Sunnyvale that come from the area's proximity to Lawrence Caltrain Station.

The vision and recommendations contained in the SAP will guide future development in the area and bolster other planning efforts including the Land Use and Transportation Element (LUTE) update and future General Plan updates.

The SAP is being prepared in a series of sequential phases as funding becomes available. Plan preparation is envisioned to include the following major phases:

- Phase 1. Land use, parking study and implementation tools to accomplish land use and parking study goals.
- Phase 2. Access, circulation and streetscape and implementation tools to accomplish identified goals.
- Phase 3. Urban design guidelines and open space plans and implementation tools to accomplish identified goals.
- Phase 4. Environmental review, plan adoptions and associated municipal zoning code changes for plan implementation.

The first phase of the Lawrence Station Area Plan was kicked off in December 2010 and will be completed by August 2011. It has been a collaborative effort between City of Sunnyvale staff and the consultant team with input from the general community and a Technical Advisory Group (TAG), comprised of technical representatives from the City of Sunnyvale, City of Santa Clara, County of Santa Clara, SamTrans and Valley Transportation Authority.

The first phase included two community workshops and two business outreach meetings.

### STUDY AREA CONTEXT

The Lawrence SAP study area consists of approximately 629 acres located in the heart of Silicon Valley and Santa Clara County, adjacent to the Lawrence Caltrain Station in Sunnyvale, California. While the Lawrence Caltrain Station is located in Sunnyvale, it is on the border with the City of Santa Clara.

The study area is defined by a one-half mile radius circle centered on Lawrence Station. This radius represents a typical unit of measurement for station area planning - a 10 minute walk for a typical pedestrian and a reasonable expectation for walking to and from transit.

