



# HEXAGON TRANSPORTATION CONSULTANTS, INC.

## Memorandum

**Date:** February 29, 2016  
**To:** Mr. Naval Mohta  
**From:** Gary Black  
**Subject:** Traffic Operations Analysis for Preschool at 1271 Lawrence Station Road, Sunnyvale, California

## Introduction

Hexagon Transportation Consultants, Inc. has completed this traffic operations analysis for the proposed preschool at 1271 Lawrence Station Road in Sunnyvale, California. The proposed project would open a child care center in an existing building. The proposed preschool would enroll up to 85 preschool children aged 2-5 years and would be supported by 11 staff. The project site is located within an apartment complex and would be accessed by two driveways on Lawrence Station Road.

## Site Access and On-Site Circulation

A review of the circulation at the apartment complex was performed to determine whether adequate site access and circulation would be provided. The ground floor site plan is shown on Figure 1.

### Site Access

Access to the project site is provided via two existing driveways on Lawrence Station Road. Both driveways provide one inbound lane and one outbound lane. These driveways are shared between residents, commercial tenants, and visitors. Left turns in or out are not allowed at the driveway near the proposed child care center. There are no turning restrictions at the second driveway. Both driveways have adequate width for two-way operations.

### Student Drop-Off/Pick-Up Operations

Since the proposed project is serving students with ages ranging between two and five, all parents would park on-site and walk their children to and from the proposed facility. Figure 1 shows the typical access and circulation path. It is assumed that most parents would approach northbound on Lawrence Station Road and would turn left into the driveway #2. They would park in one of the 11 parking spaces in the courtyard area, if possible, because those spaces are the closest to the daycare facility. The parents would exit out of the driveway #1 and most likely turn right. Some parents might approach from southbound on Lawrence Station Road, and they could turn right into either driveway. They would most likely exit out of the driveway at the courtyard although some might driveway through the garage and use the second driveway to make a left turn onto Lawrence Station Road. The garage aisles allow two-way traffic. The parent's drop-off / pick-up circulation would not conflict with the residential traffic circulation and parking. Standard procedure / maps to drop-off and pick-up kids should be included in the parent handbook to ensure safety. Also, the complex may want to consider parking time limits at the parking spaces in the courtyard, so that they are available for parent drop-off and pick-up. Clear signage should be posted to display the time restrictions and crosswalk/walkway locations.

The apartment complex garage and courtyard has walkways connecting the parking areas with the proposed child care building. All the walkways should be striped clearly to enhance visibility.

## Parking Evaluation

According to the City of Sunnyvale Zoning Ordinance, the project is required to provide parking at the following rate:

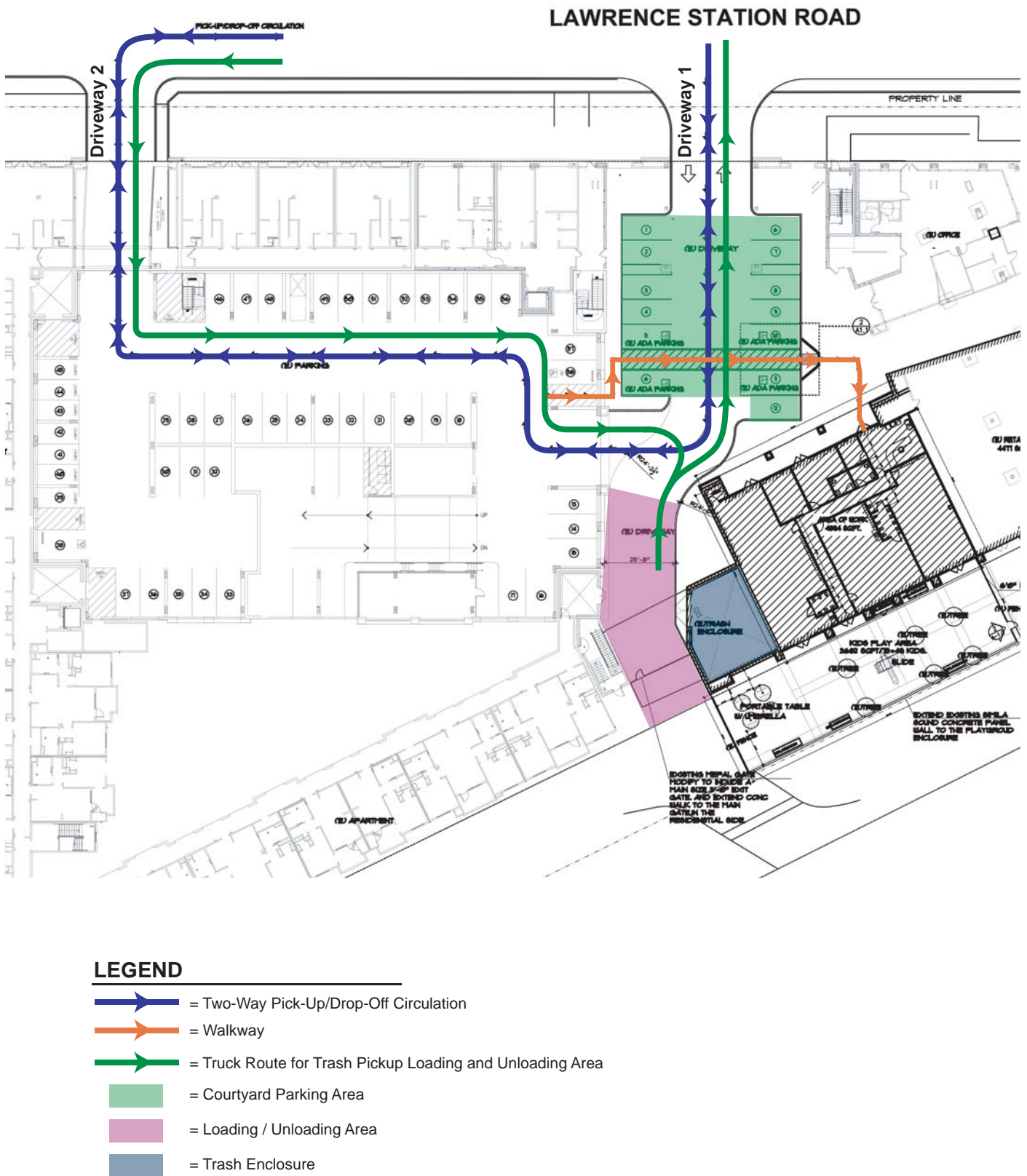
- *Child Care Center:* 0.25 space per child

Based on enrollment of 85 children, the project is required to provide 21 on-site parking spaces. The existing project site has 80 parking spaces to be shared by the Child Care Center, the remaining retail space, and residential guests. The leasing office has its own separate parking, as do residents. The proposed daycare center would occupy 4894 square feet, which leaves 4477 square feet as the remaining retail space. Based on the Sunnyvale Zoning Ordinance, retail space requires 5 spaces per 1000 sq. ft gross floor area. Therefore, the remaining retail space requires 23 spaces. Subtracting the 21 daycare spaces and 23 retail spaces from the total of 80 spaces, yields 36 spaces for residential guests. Most residential guest spaces would be used after 6 PM when the daycare center would be closed.

The daycare center would have 11 employees. They would be instructed to park within the parking garage, leaving the 11 courtyard parking spaces for parents. Since the courtyard spaces also are shared with a potential retail use and the leasing office (although the leasing office has separate marked spaces within the garage), their availability for parents would not be guaranteed. Other potential uses of the courtyard spaces probably would be closed during the typical daycare morning drop-off period. The afternoon pick-up period would coincide with other uses being open. However, ample parking would be available in the garage if the courtyard spaces were unavailable.

## Conclusions

This site at 1271 Lawrence Station Road provides adequate parking and circulation space for the proposed Child Care Center.



**Figure 1**  
**Site Circulation Plan**