



August 3, 2008

Mark Kraft, Associate Planner  
River District Service Center  
300 Richards Blvd, 3rd Floor  
Sacramento, CA 95811

**RE: Point West Plaza (P05-027)**

Dear Mr. Kraft:

*WALKSacramento* submits the following comments on Point West Plaza, file number P05-027. These comments are based on the meeting of the Natomas Chapter Partnership for Active Communities and the applicant, Angelos Tsakopoulos, on June 24, 2008.

*WALKSacramento* encourages people to walk and bicycle in their communities. The benefits include improved physical fitness, less motor vehicle traffic congestion, better air quality and a stronger sense of cohesion and safety in local neighborhoods. *WALKSacramento* is a member of the Partnership for Active Communities and is funded in part by the Robert Wood Johnson Foundation Active Living by Design program. The Partnership is working to support increased physical activity such as walking and bicycling in local neighborhoods as well as helping to create community environments that support walking and bicycling. One of the ways we are doing this is through the review of proposed development projects in the Natomas community.

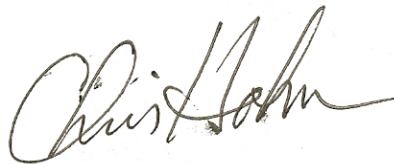
- 1. Provide more separation between pedestrians and traffic on El Centro Road.** The destinations within Point West Plaza will be particularly attractive to the residents of the nearly 3,400 homes within a one-half mile radius of the project site. However, the traffic volume and speed on El Centro Road will be high, discouraging some pedestrians from walking along the street. More separation between pedestrians and traffic should be provided to improve the pedestrian environment for those patrons walking to the shopping center. The sidewalk and planter should each be widened to a minimum of 8'.
- 2. Construct 8' walkways from El Centro Road and Del Paso Road to interior uses.** Wider walkways may encourage more pedestrians to walk to Black Point Plaza, which will reduce the number of vehicles driving to the shopping center.
- 3. Move the loading area at Lot 1 to the north side of the building or reconfigure the loading area.** The walkway in front of Lot 1 is restricted

and crosses the driveway twice at the loading area. This will diminish the safety and usefulness of the walkway.

4. **Construct a crosswalk on the north side of the Duckhorn Drive and El Centro Road intersection.** Duckhorn Drive, which lines up with the main entrance drive serving the pedestrian-oriented plaza area, will carry a significant portion of the pedestrian and bicycle traffic generated by Point West Plaza.
5. **Construct a large pedestrian landing at the northwest corner of Del Paso Road and El Centro Road.** This corner of the intersection will have high traffic volume and many right turning movements. Pedestrians should have an area while waiting to cross the street that is removed from the curb.
6. **Provide an additional entrance to the project site on the west side at Baffin Bay Court.** The proposed wall along the west side of the project site will be a barrier to access for residents west of Point West Plaza. There are many houses and apartments west of the project site within one-half mile walking distance, but many more would be included if there was an access point at Baffin Bay Court. Construction has not started on the lots on Baffin Bay Court so there is an opportunity to rebuild the street and redesign Point West Plaza. The street should connect to the driveway on the project site. Since the new access would be at the rear of the site and there would be little "eyes on the street", a pedestrian only access point may not be safe.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me at (916) 709-9843 or [cholm@walksacramento.org](mailto:cholm@walksacramento.org).

Sincerely,



Chris Holm  
Project Analyst

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cc: Angelo Tsakopoulos, Tsakopoulos Investments  
Rich Bell, Active Living by Design  
Joseph Hurley, Sacramento Metro Air Quality Management District  
Ed Cox, City of Sacramento - Public Works Department  
Steve Farrar, Natomas Unified School District Superintendent  
Dan Roth, City of Sacramento - Councilman Tretheway's Office  
Walt Seifert, Sacramento Area Bicycle Advocates (SABA)  
Paul Zykofsky, Local Government Commission  
Partnership for Active Communities Steering Committee  
Anne Geraghty, *WALK*Sacramento