



November 30, 2010

VIA EMAIL

Elise Gumm, Associate Planner
City of Sacramento Planning Division
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811

RE: McDonalds – Stockton Blvd. (P10-071)

Dear Ms. Gumm:

WALKSacramento has reviewed the October 12, 2010 Development Project routing for the McDonalds – Stockton Blvd project (P10-071). The McDonalds project proposes a 3897 square foot restaurant with thirty parking spaces and a drive through facility. We appreciate the opportunity to make the following comments.

The site of the McDonalds project is within the Stockton Boulevard Commercial Corridor. The parcel is designated Urban Corridor Low in the Sacramento 2030 General Plan and is zoned C-2. The general plan Land Use Element contains policies that “provide for the transformation of auto oriented commercial corridors to mixed-use, pedestrian-oriented and transit friendly environments.” The Urban Corridor Low land use includes multistory structures, lower intensity uses adjacent to neighborhoods, and street-level frontage of mixed-use projects developed with pedestrian-oriented projects.

WALKSacramento recommends changing the site plan and building design in the following ways to make the project pedestrian oriented and pedestrian friendly.

1. Move the building to the corner of Stockton Boulevard and Second Avenue.

Pedestrians should have easy access to the restaurant. The proposed site plan provides pedestrian access only from Stockton Boulevard via a walkway that crosses the drive through aisle. Moving the building to the corner would not only provide better pedestrian access, but the orientation to the street would comply with the Urban Corridor Low design guideline for “buildings sited up to the corridor to create a consistent street wall.” The proposed McDonalds building is about 55’ minimum from the curb, whereas the building to the north is from 5’ to 30’ from the curb and the building to the south is 10’ from the curb.

2. Locate main entrance at the corner of Stockton Boulevard and Second Avenue.

An entrance at the corner would be along the greatest number of pedestrian paths - the sidewalks on Stockton Boulevard and Second Avenue, and the crosswalks for each of the streets. The proposed building layout has an entrance at the building corner closest to the street corner, but it's more than 150' walking distance to the corner due to the large setback, drive through aisle, and landscaping.

3. Widen the sidewalks at the corner to create a larger pedestrian landing.

The landscaping and monument sign at the corner leave a minimum of about 4' between the back of sidewalk and the curb ramps. This is an impractical landing size for a pedestrian-oriented environment. Passing will be difficult and a footpath will likely be created through the landscaping behind the monument sign. A much larger area should be provided that will allow people waiting to cross the street to stand without impeding the movement of other people.

4. Eliminate the drive through or locate it at the rear of the building.

The drive through serves only patrons that access the restaurant by vehicle, and pedestrians must cross the drive through aisle to access the restaurant and walk nearby idling vehicles to pass the restaurant. In a pedestrian-oriented commercial corridor, as Stockton Boulevard is designated by the general plan, it is inappropriate to give priority to drivers. We recommend the drive through be eliminated or located at the rear of the restaurant so that pedestrians do not have to cross the drive through aisle and have more convenient access to the restaurant.

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 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.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me at (916) 446-9255 or cholm@walksacramento.org.

Sincerely,



Chris Holm
Project Analyst