



4/30/2015

VIA EMAIL
mdiaz@cityofranhocordova.org

Matt Diaz, Associate Planner
City of Rancho Cordova
Planning Department
2729 Prospect Park Dr.
Rancho Cordova, CA 95670

RE: Hyatt Hotel and Event Center (DD8576)

Dear Mr. Diaz:

Thank you for the opportunity to provide comments on the Hyatt Hotel & Event Center (DD8576) proposed for 11212 Point East Drive. The project is proposed for the same site as the Point East Hotel and Event Center (DD8533) for which WALKSacramento submitted a comment letter on November 14, 2014..

The proposed site plan misses the opportunity to make an exceptionally transit supportive project. The Sunrise Light Rail Station, directly across the street from the project site, could provide convenient access to Sacramento and Folsom for future hotel guests, event center visitors and Hyatt employees. Setting the buildings close to the street would not only conform to City of Rancho Cordova General Plan Guidelines and Design Guidelines, but the site and streetscape would be more pedestrian oriented and could contribute to much more transit use. Placing the buildings near the street with parking in the back would also complement the pedestrian orientation of the Fire Rock Grill building on the same block and match the guidelines for the Sunrise Opportunity Site to the west. See the image below. **WALKSacramento recommends the site plan be revised to locate the hotel and event center at the street with less than a twenty-foot setback.**

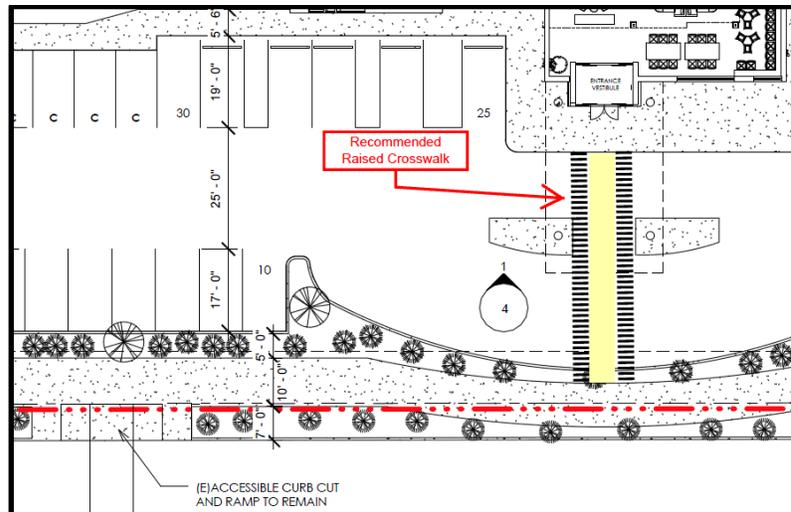


The proposed site plan for the Hyatt Hotel & Event Center omits pedestrian pathways from Folsom Boulevard and Point East Drive to the buildings. The Point East Hotel and Event Center project was approved with a pedestrian pathway from just east of the Folsom Boulevard light rail station crosswalk and from Point East Drive midway between Folsom Boulevard and the Point East Drive elbow. A clear and direct pathway from the Folsom Boulevard mid-block crosswalk is especially important if the buildings are not moved to the street.

Rancho Cordova municipal code 23.722.060 *Standards for on-site pedestrian pathways* requires “Clear and continuous paths from every primary building entrance to all transit stops and crosswalks directly adjoining the site,” “Pedestrian pathways from the building to adjacent streets at a ratio of one for each vehicle entrance on site,” “Drive aisles leading to main entrances with a walking path on at least one side,” and “Where parking areas are located between a public right-of-way and a primary entrance into a site's primary use structure, a continuous and well-designated pedestrian path shall be provided through the parking area that connects the public right-of-way and the said entrance.”

The most direct and convenient pathway to the hotel entrance is through the porte-cochère between the entrance vestibule and the Folsom Boulevard sidewalk.

WALKSacramento recommends adding a raised crosswalk between the entrance vestibule and the Folsom Boulevard sidewalk to emphasize the pedestrian path and to discourage vehicles from parking or stopping on the path. See the diagram below.



The event center, which had a pedestrian pathway to Point East Drive in the Point East Hotel and Event Center project, has been relocated to the east side of the site. However, the hotel building is proposed to have an entrance on the west side so a pathway to the sidewalk to accommodate travel to vehicles parked on the street is still needed to avoid pedestrians walking through the landscape planter. **WALKSacramento recommends adding a pedestrian pathway between the hotel entrance on the**

west side of the building and Point East Drive to provide safe travel to the public sidewalk.

There is also a hotel entrance on the north end of the building almost directly facing the driveway off of Point East Drive. **WALKSacramento recommends adding a pedestrian pathway adjacent to the driveway on the north side of the hotel to provide a safe pedestrian path between street parking or land uses on Point East Drive and the hotel and event center.**

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. 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.

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