



9/7/2018

VIA EMAIL

Darcy Goulart
City of Rancho Cordova Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: Towne Place Suites by Marriott Hotel 2nd Submittal (DD9806)

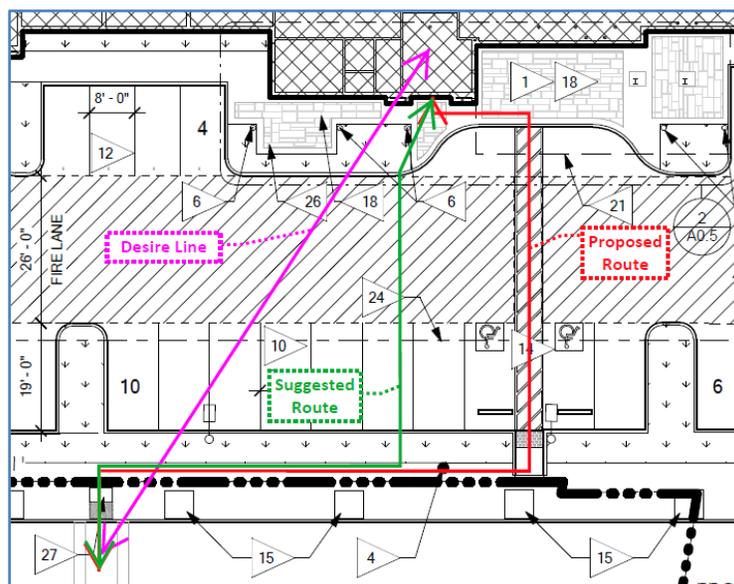
Dear Ms. Goulart:

WALKSacramento offers the following comments in response to the 2nd submittal for Towne Place Suites by Marriott Hotel (DD9806). Although it's disappointing to see the auto-oriented site design of previous proposals for the site is retained, we would like to make several recommendations to improve the walkability of the proposed site.

- **Move the pedestrian crossing of the drive aisle at the front of the building so that it's aligned with the lobby vestibule main doors.**

The location of the proposed drive aisle crosswalk has two shortcomings. First, it requires some out-of-direction travel that may encourage people to walk diagonally across the drive aisle and through the landscape planter. Second, the crosswalk is in the middle of the porte cochère pull-out at the main entrance. It appears to have room for only one vehicle, so the accessible route will be blocked when cars are parked in the pull-out.

To better serve hotel guests, visitors and employees that want to walk in the area or use the light rail station across the street, we recommend making the walking route between the vestibule main doors and the Folsom Boulevard pedestrian crossing. The diagram below indicates the desire line, the proposed route, and our suggested route between the main entrance vestibule and the street crossing.



- **Add more trees to the parking lot.**

Parking lots that are well-shaded by trees improve the pedestrian environment by adding greenery and contributing to the reduction of heat island effects. Shading the asphalt of the TownePlace Suites parking lot as much as possible would enhance the heat reductions already occurring from the abundant trees in the nearby parking lots at the Marriott hotel, and to a lesser extent the Hilton and Holiday Inn hotel parking lots. See the aerial image below.

The landscape and shading plans appear to show that somewhat less than 50% of the parking spaces will be shaded by the canopies of mature trees. However, there's almost twice as much driveway and drive aisle asphalt as parking spaces, which means only a small portion of the total parking lot area will be shaded unless more trees are added.



Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me.

Sincerely,

Chris Holm
Project Manager