



1/18/2019

VIA EMAIL

June Cowles
City of Rancho Cordova Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 965670

RE: Stone Creek Industrial Tentative Parcel Map (DD9800) 2nd Resubmittal

Dear Ms. Cowles:

Thank you for the opportunity to comment on the 3rd submittal of the Stone Creek Industrial Tentative Parcel Map (DD9800) project. The exhibits in the routing have much better resolution than in previous routings and we appreciate being able to better see details of the site design.

We are happy to see that the plans now include a walkway between the bike trail and the Building 17 sidewalk, and that bike/walking trail maps will be installed at two locations along the trail parallel to Baroque Drive at connections to the project site.

Bike parking has been redistributed within the project site. Although some long-term and short-term parking areas that weren't adjacent to buildings were relocated, the dispersal of parking areas around the site has been only marginally affected.

Bike parking appears to intrude into the sidewalks at Buildings 1 and 18. Although the bike parking area is behind the back of sidewalk at Building 18, vehicle overhang on the opposite side of the sidewalk will decrease pedestrian space even more. The bike parking area at Building 17 is also close to the swing area of a double-door entrance into the building. If possible, each bike parking area should be set back from the sidewalk by 5' to provide maneuvering/loading room that doesn't encroach on the sidewalk. Bike lockers that are accessed within driveways should have at marked loading areas for bicyclists that extend at least 5' to discourage vehicle parking that blocks access to the lockers.

It appears that part of our recommendations for the trail and sidewalk at the driveway at Tinta Fina Drive were incorporated. However, since the proposed trail alignment has been retained, the proposed sidewalk location should also be retained..

The better resolution of the TPM exhibit makes it apparent there is no Baroque Drive crossing on the south side of the intersection. Google maps shows a cage and what may be a backflow preventer close to where the driveway curb will be. If the device is to be relocated, then there may be room to extend the sidewalk and add a curb ramp at the street curb so a crosswalk will be created. It's also not apparent whether the existing sidewalk, curb ramp and crosswalk will remain on the north side of the intersection. This valuable feature shouldn't be eliminated.

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