



5/19/2019

VIA EMAIL

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

RE: Trumark at Kassis Community (DD9865)

Dear Ms. Goulart:

WALKSacramento has reviewed the project routing for Trumark at Kassis Community (DD9865) and we offer the following comments.

The Kassis property's proximity to Horn Station creates an opportunity to increase light rail ridership and reduce the City's VMT per capita. Trumark proposes 81 single-family detached homes in Village 3, the 11.4-acre plan area adjacent to Folsom Boulevard. The walking distance between the future Horn Station and Village 3 ranges from about 900' to ½ mile. The entirety of Village 3 is within the planning distance for walking to light rail service.

The project proposes that Village 3 will be built at a net net density of 10.5 dwelling units per acre, while the rest of the property would be developed at 5.7 du/ac in Village 1 and 6.6 du/ac in Village 2. The Folsom Boulevard Specific Plan requires at least 10 acres of the Kassis Opportunity Site be developed at a minimum 24 du/ac. The Village 3 area would best support light rail ridership and City sustainability goals if it were developed as multi-family residential at the density required by the Specific Plan.

We are pleased to see the community will have 5'-wide sidewalks except for the east side of Street G and the west side of Street A which will have 10'-wide multi-use paths. However, we question the need for 10'-wide multi-use paths that terminate at a far corner of the project site and a small neighborhood-sized park, and that are along low traffic volume local streets.

The Landscape Plan indicates there will be a "view fence/retaining wall combo" between the river access trail and the lots that back up to the trail. We are glad to see there will be open fences that will provide "eyes on the trail" so that walkers will be feel more comfortable on the trail. We hope the retaining wall will be at the daylight line and the view fence will extend up from the level at the rear of the lot.

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.

Sincerely,

Chris Holm
Project Analyst