



8/7/2019

VIA EMAIL

Jose Quintanilla, Assistant Planner
City of Sacramento Community Development Department
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811

RE: Dutch Bros Stockton Blvd (P19-039)

Dear Mr. Quintanilla:

WALKSacramento has reviewed the project routing for Dutch Bros Stockton Blvd (P19-039). The project proposes to demolish a 3,300 square foot building and construct an 823-square-foot coffee kiosk, drive-through lane, patio seating area, trash enclosure, one ADA parking space and landscaping.

As noted in the project narrative, the Broadway/Stockton Specific Plan District contains design requirements for new buildings, which are found in the Broadway/Stockton Urban Design Plan. However, the development standards in the Plan discourages drive-through restaurants (page 36). Also, public participants in the Special Planning District process that preceded the Urban Design Plan found fast food to be among the undesirable uses that had a blighting influence on commercial and adjacent residential (page 34). Perhaps fast food may have been associated with drive-throughs.

The Dutch Bros Stockton Blvd project emphasizes auto use to a greater extent than a restaurant with drive-through. Additionally, our research indicates that Dutch Bros kiosks attract many drivers that create long queues, especially in the morning, and that a large proportion of the auto trips to Dutch Bros are pass-by trips which do little for the local businesses.

The project narrative claims the walk-up service window and outdoor seating area will help to activate the public streets by drawing people in from the street. Missing from the project plans is the pedestrian pathway that the narrative describes as providing "safe walking movements" from the street to the walk-up order window.

Adding a walkway, which will have to cross the drive-through lane, will not fully activate the streetscape because the order window and the patio seating area are behind the building out of view of the street. It will be obvious from the street that there's a drive-through business, but will pedestrians and bicyclists be aware there is a walk-up window and patio seating? The entrance should face the street and the building façade should attract pedestrians in order for the Dutch Bros to activate the street.

If local residents and the City decide this project is appropriate for the location, we recommend revising the kiosk floor plan such that the walk-up window and outdoor seating area are facing the street, and the drive-up window is facing the away from the street toward the parking lot.

There would provide several benefits to having the pedestrian-oriented facilities on the street side of the building. Access for pedestrians would be obvious and direct; pedestrians wouldn't need to cross the drive-through lane; the streetscape would be better activated; and the outdoor seating area would be sunny in the morning but shaded by the building in the late afternoon and evening.

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