



August 24, 2010

Heather Forest, Associate Planner
City of Sacramento Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: CVS at Florin & Freeport (P10-044)

Dear Ms. Forest:

*WALKS*Sacramento has reviewed the July 21, 2010 project routing for CVS Pharmacy at Florin & Freeport (P10-044). The project proposes subdividing 7.35 acres into 5 parcels with a site plan for developing a shopping center in future phases and constructing a 16,500 square foot pharmacy with drive-through on a resulting 1.68 acre parcel.

The project site, located at the southeast corner of Freeport Boulevard and Florin Road, is zoned C-1 Limited Commercial and is designated Suburban Corridor in the General Plan. Both sides of Freeport Boulevard between Florin Road and Meadowview Road, one mile to the south, are designated Suburban Corridor but have no access points to the adjacent residential subdivisions.

The proposed pharmacy parcel is in the northwest corner of the overall project site. The remainder of the proposed development would be on the parcels between the pharmacy parcel and the residential lots to the south and east.

Pedestrian access to the pharmacy would initially be provided by the attached sidewalk on Florin Road that currently ends at the project site. The Southmont Way street stub would not provide pedestrian access to the project until the overall development of the site occurs.

The proposed overall development as shown on the Tentative Map and Sheet 2 of the CUP Site Plan will present more challenges for pedestrians than the proposed pharmacy, so our comments will begin with the post-Phase I proposal.

Proposed Overall Development (Post Phase I)

1. Move restaurant and retail close to residential

The proposed medical office uses will generate far fewer walking trips and significantly fewer vehicle trips than the restaurant and retail shops. Place the medical offices near the street and the restaurant and three retail buildings at the rear of the site nearer to the existing residential.

2. Add driveway at Southmont Way

The street stub at Southmont Way presents a potential access point for car trips. With the proposed pedestrian-only access at Southmont Way, trips from within the neighborhood to the south of the project site will generally turn left from Amherst Street onto Florin Road and then turn left from the median into the shopping center. Left turns on multi-lane roadways are some of the most dangerous for drivers, and the risk for pedestrians from those types of left turns is high. It would be much safer for drivers and pedestrians along Florin Road if these short local trips could use Southmont Way.

3. Make the walkway to the restaurants more direct and convenient

There are many more homes and businesses within walking distance to the east of the project site than to the west. Pedestrians would be better served if the walkway that connects Florin Road to the restaurants was moved from the west side to the east side of the restaurants. This would shorten the walking distance and match the path of desired travel by not having to double back. Also, a pedestrian crossing of the drive-through lane might be avoided.

4. Reconfigure the site plan with Southmont Way as an entrance and add a second walkway

The walkway from the sidewalk on the west side of Southmont Way approaches the rear of two medical office buildings. Pedestrians should not have to choose between walking in the "back door" and walking the extra 1200' to go in the front way. The site plan should be reconfigured to add a pedestrian "entrance" to the shopping center from Southmont Way and connect on-site walkways to both sidewalks on Southmont Way.

Proposed Pharmacy Building with Drive-Through Facility (Phase I)

5. Eliminate parking in front of building on Florin and Freeport

The site plan shows two rows of parking on a single aisle between the building and the roadways. The parking lot around the building makes it less desirable as a walking destination and adds more points of vehicle-pedestrian conflict. The urban form guidelines for the Suburban Corridor designation in the City of Sacramento General Plan includes "Parking limited in front of the building and located to the side and rear of buildings."

6. Provide temporary walkway from Southmont Way to pharmacy site

People will want to walk to the pharmacy after it opens but walking through the unimproved area could be hazardous due to the ground conditions. We request that a temporary asphalt concrete walkway from Southmont Way to the pharmacy parking lot be installed prior to occupancy.

7. Redesign pharmacy building to provide windows on all sides

The urban form guidelines for the Suburban Corridor designation in the City of Sacramento General Plan includes "Building facade and entrances directly addressing the street and have a high degree of transparency on street-fronting facade." The only transparency apparent on the elevation drawings are the front entrance, a segment of the wall on each side of the entrance, and the drive-through service window.

WALKSacramento encourages people to walk and bicycle in their communities. 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. *WALKSacramento* reviews land-use development proposals and provides recommendations to create more walkable, bikeable, and transit friendly neighborhoods, schools, shopping centers, office buildings, streets, and parks.

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,

A handwritten signature in black ink that reads "Chris Holm". The signature is written in a cursive, flowing style.

Chris Holm
Project Analyst

WALKSacramento
909 12th Street, Suite #122
Sacramento, CA 95814