



8/26/2016

VIA EMAIL

Emily Hyland, Associate Planner
Sacramento County Community Development Department
Planning and Environmental Review Division (PER)
827 7th Street, Room 225
Sacramento, CA 95814

RE: Country Club Plaza (PLNR2016-00028)

Dear Ms. Hyland:

WALKSacramento would like to offer the following comments related to pedestrian and bicycle access to Country Club Plaza. The major remodeling planned for the shopping center will provide shopping, dining and entertainment destinations that draw from both the region and the many surrounding neighborhoods.

Development projects that lead to more walking and active travel are critical to our community's future. Human beings need moderate exercise, such as walking, for about 30 minutes a day in order to prevent the development of chronic disease and overweight. Only 38% of the population in the Sacramento region is active at this minimal level, often due to limitations placed by a built environment not suited to walking and other types of physically active travel. Country Club Plaza, located near the geographical center of the Arden-Arcade community, could be a frequent walking and biking destination for nearby residents if convenient, safe routes through the parking lot were provided.

The project proposes revisions to the parking lot such as replacing thirty-three trees, adding twelve new trees and seven new landscape planters, upgrading landscape plantings, and eliminating the cross drive at the Watt Avenue main entrance. These improvements are geared towards drivers, but they will also add to the general visual attractiveness of the shopping center and reduce the "heat island effect" that the parking asphalt creates.

The project also requests a Zoning Code deviation for reduced parking while maintaining approximately the same number of spaces. This is appropriate for the zoning of the existing uses. However, as Country Club Plaza becomes less of an auto-oriented suburban shopping center and more of a community- and neighborhood-serving shopping center the need to provide pedestrian and bicycle access will increase. Even with the improvements proposed for Country Club Plaza, there is extremely limited pedestrian access to the mall area of the shopping center from the north and east.

The entire parking field surrounding the mall, with the exception of three short sidewalks, one of which is frontage for a free-standing restaurant, is devoted to parking and three small pads. WALKSacramento encourages the property owner and the County to craft a plan, now or in the near future, that will allow further reductions in required parking to provide room for safe and convenient sidewalks and drive aisle crossings. Two drawings are attached; one showing the existing pedestrian facilities that access the mall area, and one that shows a concept for providing pedestrian access to the west side of the mall.

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.

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.

Sincerely,

Chris Holm
Project Analyst

Attachments: Site plan 2016-04-20 CP markup.pdf
Landscape plan east lot 2016-02-19 CCP markup.pdf