



5/24/2018

VIA EMAIL

Miriam Lim, Assistant Planner
City of Sacramento Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: Quick Quack Car Wash - College Square (P17-073)

Dear Ms. Lim:

WALKSacramento is writing this letter as a follow up to our previous letter on this project. Regardless of any of the changes made to this project since the Planning and Design Commission hearing on April 26, 2018, the proposal is a highly vehicle oriented use in a Transit Oriented Development zone. The project is counter to the City's own land use policies and goals of promoting neighborhood serving commercial that is walkable and bikeable and accessible by transit in these areas. We recommend that the Planning & Design Commission deny this project.

The project revisions made in the last month have attempted to incorporate some pedestrian features that were missing in the original proposal, but merely adding sidewalks without consideration of the context doesn't create a walkable project. In addition, the inclusion of about 200 square feet of decorative stamped concrete with a seat wall and some lighting less than 15 feet from West Stockton Boulevard and eight feet from the car wash entrance queuing drive does not create pedestrian-oriented project that promotes walking.

The revised Quick Quack Car Wash College Square site layout interferes with the planned east-west pedestrian travel within College Square South. The 2004 College Square schematic plan provided for a linear pedestrian walkway with crossings of one driveway and two small parking areas in College Square South. The Quick Quack proposal would add three drive aisle crossings just for the car wash operations. Quick Quack combined with College Square South Drive-Through would require ten changes in direction and crossings of one driveway, four drive aisles, two drive-through lanes, and one small parking area. This would be in addition to travel through the future eastern third of the plan area, which at this time is shown as about 80% parking and drive aisles. [See attached drawings.]

More than half of the walking distance between West Stockton Boulevard and the future residential development along the south edge of College Square South is just over 50 feet from the vacuums. The noise from the vacuums along this sidewalk is estimated to be 65 dBA, which is the maximum for noise-sensitive uses such as residential. As such, the vacuum noise will not contribute to a pleasant experience for residents walking to any restaurants, offices or retail in College Square South or the northern College Square shopping center. It could also discourage walking from the residential development planned for south of the project site and create more auto trips to nearby destinations.

In addition to the vacuum noise degrading the north-south walking experience, the east-west walkway proposed in the revised site plan will take walkers about 15 feet from the car wash exit where the blower

noise is estimated to be approximately 80 dBA. Again, the noise will discourage walking trips within and through College Square South and potentially create more auto trips.

Taken together, this project does little to support transit and active modes in a TOD zone and as such is an inappropriate use for this site. It is essential that the City uphold its own policies and goals related to promoting alternative modes and transit access in the service of achieving its stated goals related to air quality, sustainability, health, and environmental justice.

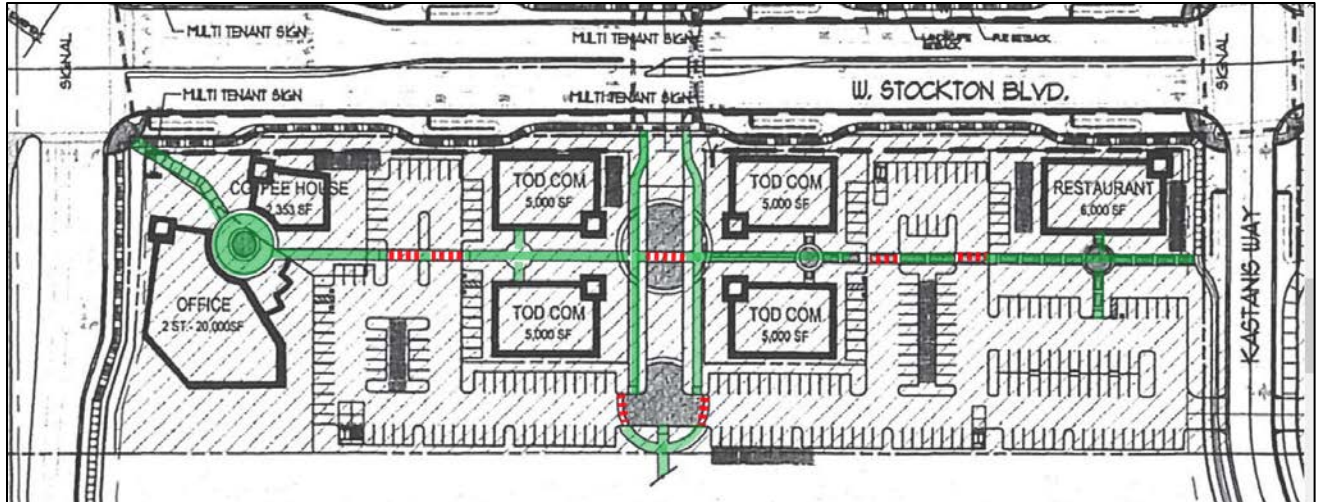
WALKSacramento is working to support increased physical activity such as walking and bicycling in local neighborhoods as well as helping to create community environments that support walking and bicycling. The benefits include improved physical fitness, less motor vehicle traffic congestion, better air quality, and a stronger sense of cohesion and safety in local neighborhoods.

Sincerely,

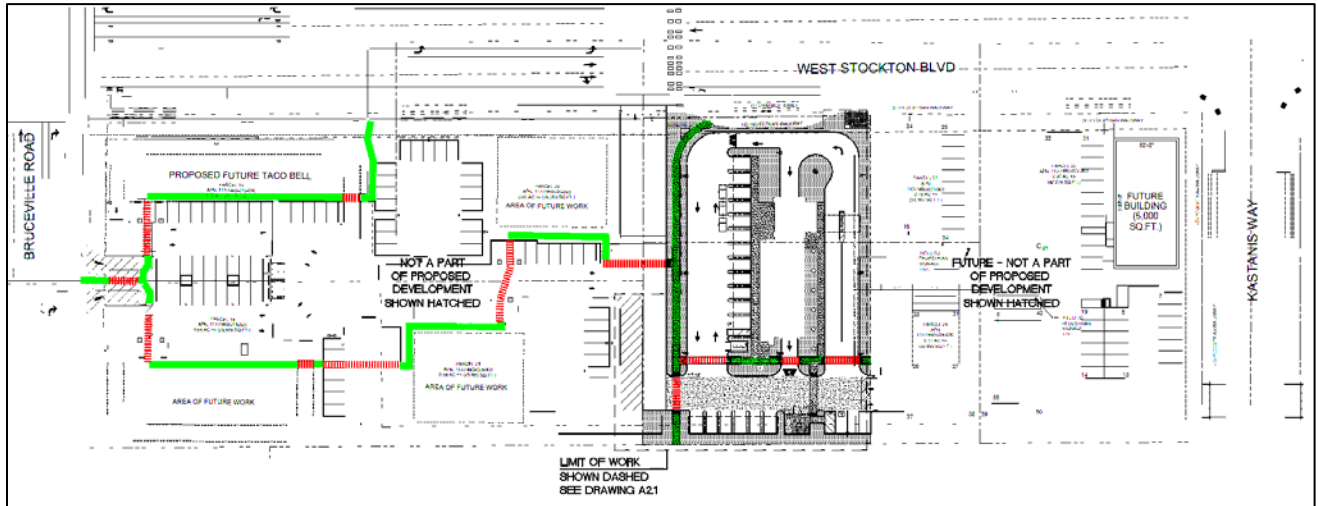
Kirin Kumar
Executive Director

Attachment: E-W and N-S Walking Routes on College Square Schematic Plan and Quick Quack Car Wash Overall Site Plan

Cc: Planning Commissioner Darryl Lucien
Planning Commissioner Douglas Covill
Planning Commissioner Jose Bodipo-Memba
Planning Commissioner Cornelious Burke
Planning Commissioner Jia Wang-Connelly
Planning Commissioner William Farrell
Planning Commissioner Nicolina Hernandez
Planning Commissioner Todd Kaufman
Planning Commissioner Lynn Lenzi
Planning Commissioner Alix Ogilvie
Planning Commissioner Phil Pluckebaum
Planning Commissioner Joseph Yee



E-W and N-S Walking Routes on College Square Schematic Plan



E-W and N-S Walking Routes on Quick Quack Car Wash Overall Site Plan