



8/17/2018

VIA EMAIL

June Cowles  
City of Rancho Cordova Planning Department  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670

**RE: Quick Quack Car Wash (DD9808)**

Dear Ms. Cowles:

WALKSacramento has reviewed the project routing for Quick Quack Car Wash (DD9808) on the western half of Parcel 3 in the Rivergate Shopping Center at Zinfandel Drive and Sunrise Boulevard. The project proposes to construct a 3,567 square-foot self-serve car wash with two lanes for queueing, 13 vacuum stalls with canopies, and parking for 5 bikes and 3 vehicles.

The trees, landscaping and structures that are proposed will improve the visual character of the parcel, which is currently a paved parking lot with no trees. However, we think the shade provided along the south edge of the parcel could be increased, resulting in better shading of the public sidewalk. We recommend adding a third red maple in the southwest corner of the project parcel.

It appears that a large existing shade tree behind the Zinfandel Drive sidewalk will be removed. If this tree is currently healthy and is not near the end of its life, we suggest trying to retain the tree by adjusting the site design as needed.

Google aerial and street view images show a speed bump on the drive aisle at the northeast corner of the project site. This may have been constructed to slow vehicles or to discourage drivers from cutting through the parking lot to the west-most Zinfandel driveway. The project will effectively remove that cut-through, so pedestrians on the north-south walkway should have less exposure to fast moving vehicles.

The project will maintain the existing pedestrian walkway on the driveway between Zinfandel Drive and the anchor building. The walkway is currently only painted with several truncated dome strips at the edges of drive aisles, so the additional landscape planters the project will construct along with the closing off of all through drive aisles will improve the pedestrian pathway. However, the drawings do not show the existing curbed island at the east end of the single-loaded parking row south of the anchor building. This island should be retained to provide pedestrians protection from cars turning into the car wash entry drive.

Also, the proposed landscape planter on the south side of the car wash entry driveway should be squared-off and extended to the walkway to create a more effective pedestrian space. With a longer planter, there could be room for a larger tree close to the walkway that would provide shade for pedestrians.

The path of travel for ADA spot in the small parking area is indirect, but of greater concern is that the walkway may be unprotected from traffic queueing up to enter the car wash. This may merely be an

omission on the site plan, but there isn't a 6" curb called out for the walkway, which appears to be flush with the driveway aisles.

Finally, the bicycle rack appears to be too close to the adjacent walls. This location may leave room for only one or two bikes.

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 feel free to contact me.

Sincerely,

Chris Holm  
Project Manager