



10/10/2018

VIA EMAIL

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

RE: Quick Quack Car Wash (DD9808) 2nd Submittal

Dear Ms. Cowles:

WALKSacramento has reviewed the project routing for 2nd submittal for Quick Quack Car Wash (DD9808). Revisions made in the 2nd submittal that are related to our previous comments include 1) the street trees along Zinfandel Drive, 2) off-site curbed island east of the car wash entrance driveway, and 3) bike rack placement. Prior to our discussion of these three revisions, we provide several additional recommendations.

We are glad to see that the revised plans removed the southern driveway that was near Zinfandel Drive since it removes a vehicle-pedestrian conflict point. Unfortunately, the monument sign was moved to the center of new planter area which could be an ideal place for a tree. **We recommend adjusting the location of the monument sign so another tree may be planted.**

The site and landscape plan drawings no longer have a walkway directly connecting the public sidewalk to the car wash building. Employees using the Route 28 bus will choose between taking an indirect path to the building or walking through the landscaped areas. **We recommend restoring the walkway between the southeast corner of the building and Zinfandel Drive.**

The bike rack is in an area that may be frequented by employees and within view of customers using the vacuums. Although the bike rack will be visible to employees going into and out of the employee lounge, the bikes won't be visible to employees once they're inside the building. **We recommend adding a window next to the door so employees can see the bike rack from inside the employee lounge.**

Comments following up on our original letter.

1) Street trees along Zinfandel Drive. We previously recommended adding a third tree to the planter and/or retaining the large existing shade tree. The revised landscape drawing shows two red maples located slightly to the west of their original locations. There's also a callout reading "NEW STREET TREE [TYP. OF 3]," whereas the original callout referred to 2 trees rather than 3. We recommend planting three new street trees near the back of the Zinfandel sidewalk.

2) Off-site curbed island east of the car wash entrance driveway. The *Site Plan Overlay*, drawing A1.2, shows an existing curbed island just outside of the project site and to the east of the landscape planter that's between the car wash entrance driveway and the parking entrance/car wash exit driveway. We feel this island is a valuable pedestrian safety feature and should be retained. While the island is outside

of the work limit line and we expect it will remain in place, we have no objection to the length of the island being reduced so it doesn't intrude into the driveway that provides access to the vacuum area.

3) Bike rack placement. The bike rack still appears to be so close to the wall that the rack will be usable only for parallel parking of one bike. If the rack is to be used for perpendicular parking as depicted in the drawing, which we don't recommend, than it should be further from the wall. If it's to be used for parallel parking, which provides the preferred two-point contact method of parking, then the rack also needs to be further from the wall.

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