



12/3/2019

VIA EMAIL

Jose Quintanilla, Assistant Planner
City of Sacramento Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: 4120 Northgate 7-11 & Dutch Bros (P19-066)

Dear Mr. Quintanilla:

WALKSacramento has reviewed the project routing for the 4120 Northgate 7-11 & Dutch Bros project. We offer the following comments to improve active transportation and public health.

The project site plan and the landscape plan show good pedestrian connections between Northgate Boulevard and Dutch Bros, and also between Tandy Way and the 7-Eleven convenience store building. There are several opportunities to improve connections to the surrounding area, though.

The 7-Eleven convenience store doesn't have a sidewalk connecting the building to Northgate Boulevard nor the shopping center on the north side of the project site. Because the two-building shopping center has an accessible route from the street to the northern building to the southern building, it may be most cost efficient to connect the 7-Eleven to the southern building. If a walkway to the street is constructed entirely within the project site, we suggest moving the trash enclosure closer to the property line to allow the walkway to pass in front of the enclosure so pedestrians have better visibility.

The Dutch Bros building is situated such that the walk-up window and outdoor tables are visible from the street, although the building blocks the view from northbound traffic that's closest to the site. We recommend turning the building 90° counterclockwise. This would provide much better surveillance of the Dutch Bros gathering area and better activate the streetscape.

There's no walkway to Tandy Way and, therefore, no direct path to the 7-Eleven building from the Dutch Bros building. By utilizing the accessible parking access aisle, moving the landscape peninsula in the east parking row to be opposite the access aisle, and constructing a sidewalk within the peninsula, a walkway to Tandy Way could be provided.

It appears that even though every opportunity to plant trees for parking lot shade has been exploited, the parking lot shading is at 50%. This is significant because replacing the tree in the landscape peninsula with a sidewalk will reduce the parking lot shading below the minimum required. If the landscape peninsula was widened to accommodate both a wide planter for the tree and the sidewalk, which might require eliminating a parking space, and the Dutch Bros building were rotated 90° as recommended above, then there may be room for a replacement parking space and one or two trees. Alternatively, but less beneficial overall, perhaps half of the landscape peninsula could be used for the tree planter and half for the sidewalk.

Our final comment is on the bike parking at the 7-Eleven. We recommend swapping the location of the bike rack and the bike locker so the rack will be visible from the front of the store. This will provide better surveillance of bikes locked to the rack. Bicyclists that can better see their bike parked at the rack may be less inclined to instead leave their bike on the sidewalk in front of the store entrance.

Please don't hesitate to contact us for details about our recommendations. We'd also be happy to supply drawing markups to illustrate our ideas.

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 public health and physical fitness, better air quality, a stronger sense of cohesion and safety in neighborhoods, and more sustainable communities and local economies.

Sincerely,

Chris Holm
Project Manager