



12/13/2019

VIA EMAIL

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

RE: GLP Stores (DD9903)

Dear Ms. Cowles:

WALKSacramento has reviewed the GLP Stores project routing and we offer the following comments.

The project site will be well landscaped with trees shading 60% of the parking lot. The trees shading the parking lot will have large canopies that may reduce local air temperature in close proximity to the parking lot. We appreciate that street trees will be planted closer to the Mather Boulevard sidewalk than the street, as there will be more shade on the sidewalk than if they were centered in the planter. However, the Mather Boulevard and Zinfandel Drive street trees have smaller canopies and are spaced at about twice the diameter of the tree canopies, so the sidewalk shading will be much less than if the street trees had large canopies. If the planters can support large-canopy trees, we recommend replacing the Trident maples with the large-canopy tree species used around the parking lot.

We are also pleased to see that the new detached sidewalks on Mather Boulevard and Zinfandel Drive will be 7' wide, and the existing bus stop bench pad will remain.

There is no direct pedestrian access to the building from the corner of Mather Boulevard and Zinfandel Drive. This is likely to be the primary direction from which pedestrians will arrive. Although the employment levels in the warehouse building may initially be low, there could be tenants that have much greater numbers of employees in the future as the tenant spaces are leased.

A walkway from the street corner to the northwest corner of the building would provide the most direct path. The proposed walkway between Zinfandel Drive and the building is about 300' from the corner and 100' from the bus stop. Relocating the walkway on the west side of the bus stop would shorten walking distance to the west end of the building. However, this would do little to improve pedestrian access for pedestrians arriving from the south on Mather Boulevard. Since the parking lot is well over the minimum, we recommend adding a walkway from Mather Boulevard that utilizes the landscape planter peninsula. Though the tree would be eliminated, the parking lot shading wouldn't be greatly affected.

Sincerely,

Chris Holm
Project Manager