



1/27/2020

VIA EMAIL

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

RE: Express Lane Chevron (P19-069)

Dear Mr. Quintanilla:

WALKSacramento has reviewed the project routing for Express Lane Chevron and we offer the following comments.

Pedestrian access to the convenience store and the quick service restaurant from East Commerce will primarily be via a sidewalk through the landscaped setback and a crosswalk in front of the car wash exit. There are two drawbacks to the location of this walkway.

First, pedestrians walking past the car wash exit will be exposed to the blower noise if the drying cycle is active. The noise level on the walkway could easily exceed 90 dB, a level that most people will find unpleasant if the exposure is only intermittent and for a short period of time. Blower noise may also be unpleasant for people walking on the East Commerce sidewalk. This noise could diminish the number of people that may choose to walk to the convenience store or the quick service restaurant.

Second, the crosswalk in front of the car wash exit could be blocked by automobiles undergoing the drying phase. The crosswalk is about 7' from the car wash building, and as the car slowly moves through the dryer air streams, the front of the car may be in the crosswalk during the drying cycle. Since the dryer time is limited and will not be extended to allow the driver to yield to a pedestrian in the crosswalk, there will occasionally be conflicts as drivers utilize their drying time. This situation may also discourage people from walking to the store and restaurant.

The quick service restaurant may be a popular destination for nearby residents, especially if the tenant is a local restaurant. The applicant stated in the project narrative that they will provide the neighborhood the opportunity to vote on the desired restaurant. More residents from the nearby neighborhoods and employees from nearby office buildings may walk or bike to the quick service restaurant if the restaurant was at the street.

The problems associated with the car wash could be lessened by changing the locations of the car wash. Moving the car wash so that cars exit on the west side of the convenience store building would eliminate the conflict between cars exiting the car wash will have with pedestrians, eliminate the blower noise from the primary pedestrian pathway from the neighborhood, and nearly eliminate the noise experienced at the homes across East Commerce. Locating the restaurant between the convenience store building and the street may also allow for windows in

occupied space, such as the public and counter areas, to have views of East Commerce. This would better activate the street and provide natural surveillance of the street.

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