



8/31/2020

VIA EMAIL

Nicholas Sosa  
City of Rancho Cordova Planning Department  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670

**RE: Dutch Bros Coffee (DD9991)**

Dear Mr. Sosa:

Thank you for routing the Dutch Bros Coffee (DD9991) plans to WALKSacramento. We offer the following comments.

We are pleased to see the walk-up window and patio face Zinfandel Drive. This orientation will allow pedestrians to walk directly to the customer window without having to cross a drive-through lane. The building's proximity to the street will also present a more attractive streetscape by providing a focal point in front of the existing parking lot and complementing the setbacks of several other fast food restaurants on the same side of Zinfandel Drive.

The planting of several street trees along Zinfandel Drive will also improve the streetscape. The Holly oak tree proposed for the west edge of the patio will provide shade for customers and the Chinese pistache near the back of the Zinfandel Drive sidewalk will shade the bike racks.

We question the usefulness of the sidewalk that begins at Zinfandel Drive and runs along the south side of the drive-through lane as it has no destination. If the sidewalk is to be used by Dutch Bros employees, the segment between the public sidewalk and the drive-through lane should be eliminated to diminish its use by pedestrians. However, if the off-site landscape planter that terminates at the southeast corner of the project parcel is to be replaced with a sidewalk, then the new sidewalk on the project site would be useful as it would provide pedestrian access to the Grocery Outlet building at the rear of the parking lot.

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