



11/8/2021

VIA EMAIL

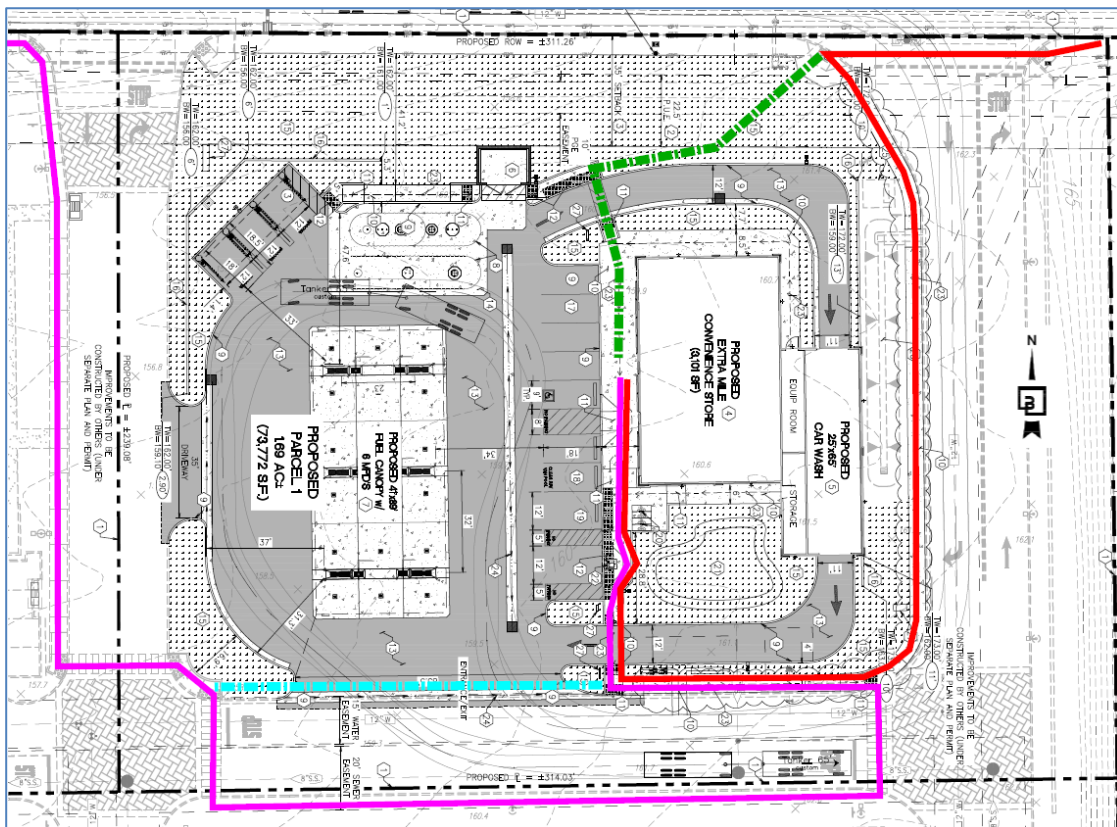
June Cowles
City of Rancho Cordova Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: Anatolia Marketplace Chevron (DD10071)

Dear June Cowles:

Thank you for routing the Anatolia Marketplace Chevron project to WALKSacramento. We have several recommendations for project revisions to improve the health-supportive elements of the project.

External pedestrian access to the convenience store is extremely indirect. The figure below shows the pathway from the intersection of Douglas Road at Sunrise Boulevard in fuchsia and the pathway from the neighborhoods to the east in red. Both routes may motivate people to take shortcuts through the landscaping or the fueling station area. **We recommend adding a sidewalk between the curb ramp at the west side of the eastern common area driveway and the crosswalk at the car wash entry lane, as indicated by the dashed green line.** It appears the grade difference between the curb ramp in front of the retaining wall and the car wash entry lane is too great to construct a sidewalk that meets ADA, so the pathway we recommend becomes more important.



Access between the Chevron convenience store and the rest of the Anatolia Retail Center is also limited and will require walking out of direction to get to the convenience store. **We recommend adding a sidewalk and crosswalk on the southern edge of the site, as indicated by the dashed aqua line on the figure above.**

We appreciate the addition of a tree at the southern end of the row of parking in front of the store, but most of the sidewalks along the eastern and southern common area driveways are not shaded. **We recommend adding trees along the driveway sidewalks to provide a visually pleasing view and to lower the summer air temperature on the sidewalks.**

The site plan shows the car wash at the south end of the building, so the noise from the dryer blowers will impact pedestrians on the southern common area driveway sidewalk and patrons outside of the future development immediately south of the project site. Orienting the car wash exit to the north may increase the noise for pedestrians on the south side of Douglas Road, but it may be an insignificant increase over the existing traffic noise. **We recommend revising the site plan to face the car wash exit to the north or planting evergreen shrubs or trees between the car wash exit lane and the sidewalk to the south.**

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