

October 23, 2008

Elise Gumm
Development Services Department
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811

Subject: Planning Comments for Station 65 (P08-068)

Dear Ms. Gumm,

Thank you for the opportunity to comment on the project known as Station 65 located at the southeast corner of Folsom Boulevard and 65th Street. The Sacramento Metropolitan Air Quality Management District (SMAQMD) is generally supportive of the project, its proposed densities, and commends the City and Applicant for working to make the 65th Street Transit Village a reality. The construction of high-density mixed use developments on transit corridors is a key component to reducing criteria emissions and greenhouse gasses from automobiles and light-duty trucks. In order to maximize emission reductions, staff has the following comments and suggestions to help make the project more integrated with its unique location at a major transit center.

- Include adequate all-weather covering and seating in all parts of the future terminal area as well as public restrooms.
- The 67th Street elevation is not pedestrian or transit friendly. Include additional elements to activate the street, such as wrapping the parking structure with a hotel/residential use to provide eyes on the street, additional landscaping, a wider-pedestrian area, and transit-oriented retail.
- Provide a pedestrian-friendly route from 67th Street to the amenities located in the paseo.
- Regional Transit and the Applicant should coordinate more closely with Amador Regional Transit System, The Sutter Memorial Hospital Shuttle, and Sacramento State University Transportation & Parking Services to ensure the new transit facility meets all operators' needs.
- As the transit terminal is still bifurcated by Q Street, pedestrian treatments are encouraged, including special paving between 65th Street and 67th Street, and

possibly along 67th Street between Q Street and Folsom Boulevard should transit stops be placed on the east side of the street.

SMAQMD staff thanks the City for the opportunity to present our comments and any questions may be sent to Molly Wright (916-874-4886 | mwright@airquality.org) or Paul Philley (916-874-4882 | pphilley@airquality.org).

Best Wishes,



Paul Philley
Assistant Air Quality Planner / Analyst

C: Molly Wright, Associate Air Quality Planner/Analyst, SMAQMD
Larry Robinson, Program Coordinator, SMAQMD
Tim Taylor, Division Manager, SMAQMD