



January 18, 2008

David Hung
Development Services, Planning Division
City of Sacramento
915 I Street, 3rd Floor
Sacramento, CA 95814

RE: Terrace Park II (P05-135)

Dear Mr. Hung:

WALKSacramento submits the following comments on Terrace Park II (P05-135). The project proposal is for 66 single-family units on 9.82 acres at Greg Thatch Circle and Tres Piezas Way in the Natomas Creek PUD in North Natomas.

WALKSacramento encourages people to walk and bicycle in their communities. The benefits include improved physical fitness, less motor vehicle traffic congestion, better air quality and a stronger sense of cohesion and safety in local neighborhoods. *WALKSacramento* is a member of the Partnership for Active Communities and funded in part by the Robert Wood Johnson Foundation. The Partnership 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. One of the ways we are doing this is through the review of proposed development projects in the Natomas community.

WALKSacramento would like to call attention to three aspects of the project proposal: 1) the General Public Facilities parcel, 2) the site design, and 3) the house plans.

General Public Facilities Parcel

Schools play an important part in creating livable neighborhoods. They provide a gathering place for students and their families, but they also can be a place neighborhood residents can use for social, recreational, civic, religious, and community activities. The value of neighborhood schools was recognized in the North Natomas Community Plan which envisioned public schools as a “center of the neighborhood and community.”

According to the NNCP implementing policy for school location, elementary schools should be no more than three-quarters of a mile from the most remote part of the attendance area. The Terrace Park II project site is two miles from the nearest school within Rio Linda Unified School District, the school district serving the neighborhood surrounding the proposed Terrace Park II. There is an elementary

school site within the proposed Greenbriar development, also within RLUSD boundaries, approximately one and one-half miles distant.

The City of Sacramento 1988 General Plan states in the Public Facilities and Services chapter that “The City also requires schools to be located in areas that are safely and conveniently accessible ...”. From the perspective of the primary user of elementary schools – children aged five to eleven – Regency Park is not safely accessible or conveniently accessible to Natomas Creek. From the perspective of parents driving their children to Regency Park, a school site other than the one designated for Natomas Creek will be inconvenient.

*WALKS*Sacramento strongly believes that our community’s children should be able to walk to school. The loss of a potential school site within Natomas Creek and its subsequent development with single-family homes will permanently preclude many elementary students from walking and biking to school.

Site Design

The Tentative Subdivision Map shows Lot A as Park/Open Space between Greg Thatch circle on the south and one of the proposed streets to the north. We hope this 30’x190’ lot will be developed as a paseo, providing convenient passage for pedestrians and bicyclists to and from the interior of the proposed subdivision. Lot A would perform its function much better if it were aligned with Elderdown Way or located in the southwest corner of the parcel.

The street cross-sections indicate vertical curbs will be constructed only along Magnolia Park on Greg Thatch Circle, and that all sidewalks will be attached. *WALKS*Sacramento would like the streets to conform to the City of Sacramento Pedestrian Friendly Street Standards. Vertical curbs provide additional safety for pedestrians on sidewalks and prevent vehicles from obstructing sidewalks. Separated sidewalks provide space between the pedestrian and vehicular traffic, and they allow for tree plantings that shade the sidewalk and street.

House Floor Plans

The proposed floor plans include three designs that provide for “eyes on the street”. Plan 4A has a dining room window facing the street, and plans 5A and 6A have the kitchen at the front of the house with a window facing the street. Two of the floor plans have no active living space at the front of the house and will, therefore, have little “eyes on the street. Plans 3A and 6B, in addition to lacking “eyes on the street, do not have substantial windows on the first floor. The only first floor window is in the water closet on Plan 3A and next to the front door on Plan 6B. There is a blank wall at the front of Plan 6B, where one might expect there to be a living room, dining room. We believe that windows facing the street in rooms with active uses on the

first floor provide the best “eyes on the street”. At a minimum, first floor bedrooms can provide some “eyes on the street”.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me at (916) 709-9843 or cholm@walksacramento.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Holm". The signature is fluid and cursive, written over a light gray rectangular background.

Chris Holm
Project Analyst

*WALKS*Sacramento
909 12th Street, Suite #122
Sacramento, CA 95814

cc: Rob Hedrick, WRG Design
Rob Ball, Assistant Superintendent, Rio Linda Unified School District
David Temblador, Law Offices of Gregory Thatch
Rich Bell, Active Living by Design
Jeane Borkenhagen, Sacramento Metro Air Quality Management District
Ed Cox, City of Sacramento Department of Transportation
Steve Farrar, Superintendent, Natomas Unified School District
Dan Roth, City of Sacramento - Councilman Tretheway's Office
Walt Seifert, Sacramento Area Bicycle Advocates (SABA)
Paul Zykofsky, Local Government Commission
Partnership for Active Communities Steering Committee
Anne Geraghty, *WALKS*Sacramento