



7/22/2015

VIA EMAIL

Matthew Sites, Associate AIA
City of Sacramento
Community Development Department
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811

RE: Winn Park Lofts (PB15-029)

Dear Mr. Sites:

WALKSacramento has reviewed the Winn Park Lofts (PB15-029) project routing of June 30, 2015. We offer the following comments on the project.

Buildings with "eyes on the street" help to create a safer and more comfortable environment for pedestrians. Windows, porches and balconies provide a means for building occupants to observe activity on the street, which makes pedestrians more comfortable and can reduce street crime. Unfortunately, the Winn Park Lofts building design doesn't contribute to "eyes on the street" of Q Street or Powerhouse Alley. The windows and doors on both the street and alley sides of the building are located at stair landings or above stairwells, hence they will provide very little "eyes on the street." In fact, the entry door facing Q Street and the window next to it provide access to the unit on the second and third floors. The ground level unit has only a window above a bathtub facing the street. The patio in the front yard will help to activate the street, but its contribution will primarily be during good weather. **WALKSacramento recommends that some of the active living spaces, such as kitchens and living rooms, front the Q Street and Powerhouse Alley facades with windows that provide a visual connection to the public space.**

It's good to see that long-term bike parking provided, but there appears to be only about 2' between the lockers and carport. This narrow space will be challenging for pedestrians, bicyclists and people with strollers, walkers or wheelchairs to negotiate. **WALKSacramento recommends that a minimum usable sidewalk width of 36" should be provided alongside the bicycle lockers.**

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 physical fitness, less motor vehicle traffic congestion, better air quality, and a stronger sense of cohesion and safety in local neighborhoods.

Sincerely,

Chris Holm
Project Manager