



March 15, 2011

David Hung
Associate Planner
Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: Provence (P09-006)

Dear Mr. Hung:

We appreciate the effort the applicant has made to improve the pedestrian circulation and provide the greatest opportunities for walking. The project site is adjacent to shopping, restaurants, and office – as such, it should be in demand by people that want a walkable residence north of the American River.

*WALKS*Sacramento would like to identify several pedestrian-friendly features of the proposed Provence residential project.

Tree shade on hardscape is important for providing pleasant pedestrian environment, and in the Sacramento region climate tree shade is crucial to creating a hospitable outdoor environment.

The Provence project will provide an exceptionally tree-shaded environment for pedestrians.

- Many of the private (alley) streets in this project include small trees such as Crape Myrtle and Crab Apple. The private streets that are not alleys have many mid-size trees within setbacks and street planters
- Shade trees currently stand within the street planters between the public streets and sidewalks on three sides of the project.
- The landscaped areas of the project have many small- and mid-size trees that will shade the walkways on the site.

Pedestrians and cyclists will have six convenient points of access to the multi-use trail to be constructed along the southern edge of the site.

- This number of access points on a trail segment of less than 500' is outstanding.
- Direct path-of-travel to the trail is provided for all residents and should be a great amenity for the future residents.

Related to these two beneficial components of the project mentioned above, there are two concerns that should be addressed.

1. The preliminary landscape plan seems to show a few trees planted on walkways. We would like to see all of the trees planted and the 50% shading requirement to actually be met. **We recommend staff review of the final landscape plan before occupancy.**
2. Special consideration should be given to the multi-use trail and the public sidewalk at the intersection of East Commerce Way and future Snowy Egret Way. The interface between bicyclists, pedestrians, and vehicles is critical for everyone's safety and comfort. **We recommend that the trail design be routed to the Alternate Modes Coordinator for review to insure the trailhead is designed correctly.**

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 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.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me at (916) 446-9255 or cholm@walksacramento.org.

Sincerely,



Chris Holm
Project Analyst