



12/11/2014

Via Email

Matt Sites
City of Sacramento Community Development Department
Urban Design Staff
300 Richards Boulevard, Third Floor
Sacramento, CA 95811

RE: Downtown Plaza Tower (DR14-318)

Dear Mr. Sites:

Thank you for the opportunity to comment on the Downtown Plaza Tower project. We have several concerns regarding pedestrian issues in the site plans.

The pedestrian environment along J Street in front of the project seems to have been neglected. The building may appear impressive to drivers and passengers in vehicles on J Street, but the sidewalk may be unsafe and constricted for pedestrians.

The driveway into the porte cochere has several design features contributing to vehicle speeds that will put pedestrians at risk. [See the first enclosed drawing] The driveway has an angle to J Street of significantly less than 45 degrees and the curb radius is very large. These two factors may allow vehicles to turn off of J Street into the porte cochere at speeds in excess of 15 or 20 mph. The sight lines of the open-sided porte cochere may also contribute to higher speeds and less attention to pedestrian traffic crossing the driveway. Additionally, the curb ramps at the porte cochere entrance driveway are oriented to lead people away from the crossing path and into J Street or the P1 parking level exit drive lane. Pedestrians will be much safer if the driveway is near a 90 degree angle to the street, the curb radius is closer to that shown for the driveway closest to 5th Street and the curb ramps face each other directly.

It appears the sidewalk along J Street has too little pedestrian space. [See both enclosed drawings] There are cast iron grates for street trees and planter boxes between the curb and building columns leaving perhaps six feet for pedestrians. Significant numbers of pedestrians should be anticipated to use the sidewalk in front of the project, especially before and after arena events. The pedestrian zone should be at least 50% of the sidewalk width, as recommended in the Central City Guidelines.

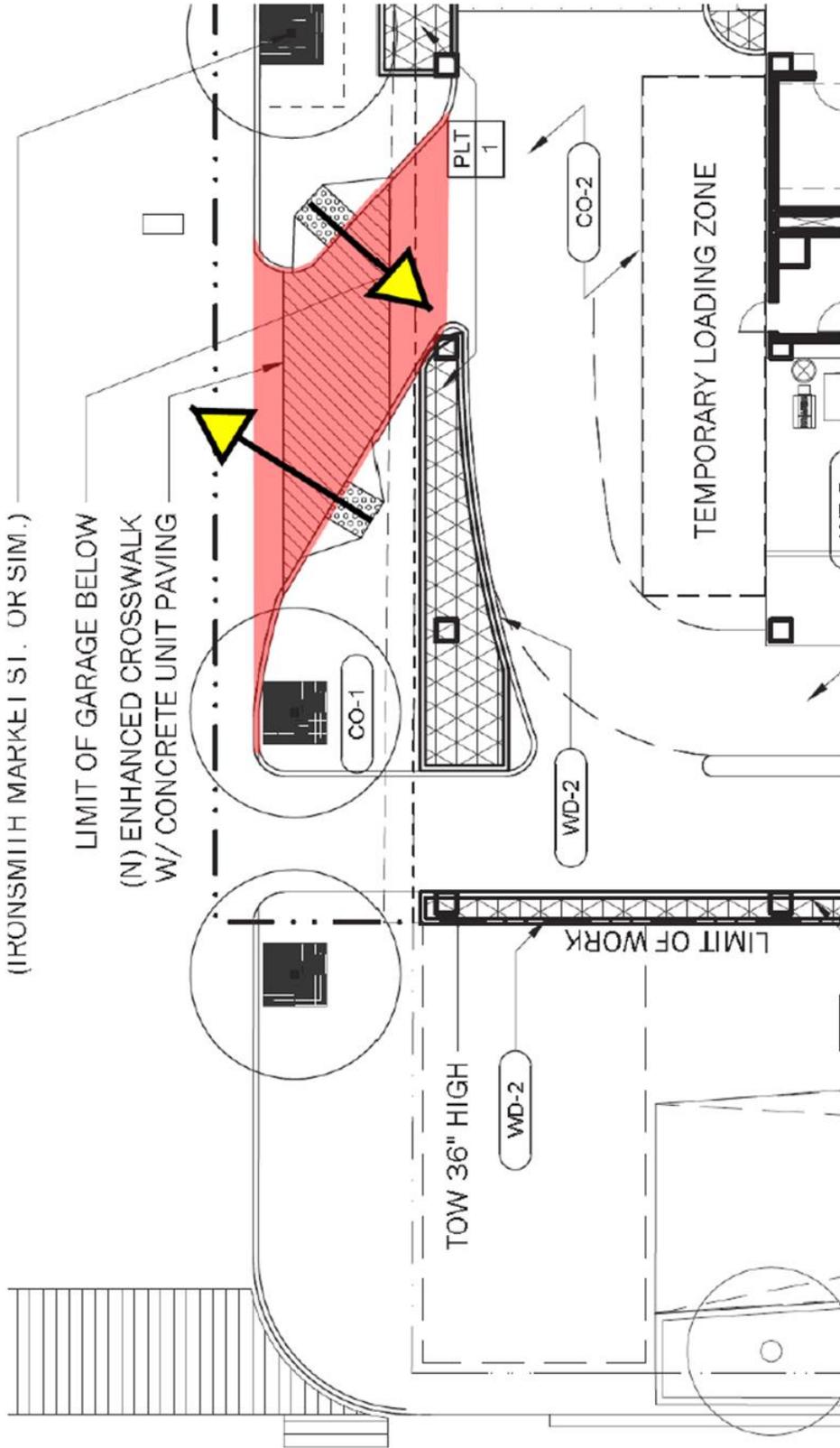
WALKSACRAMENTO is working to support increased physical activity such as walking and bicycling in local neighborhoods as well as helping to create community environments that support walking and bicycling. The benefits include improved physical fitness, less motor vehicle traffic congestion, better air quality, and a stronger sense of cohesion and safety in local neighborhoods.

Thank you for your consideration of these comments.

Sincerely,

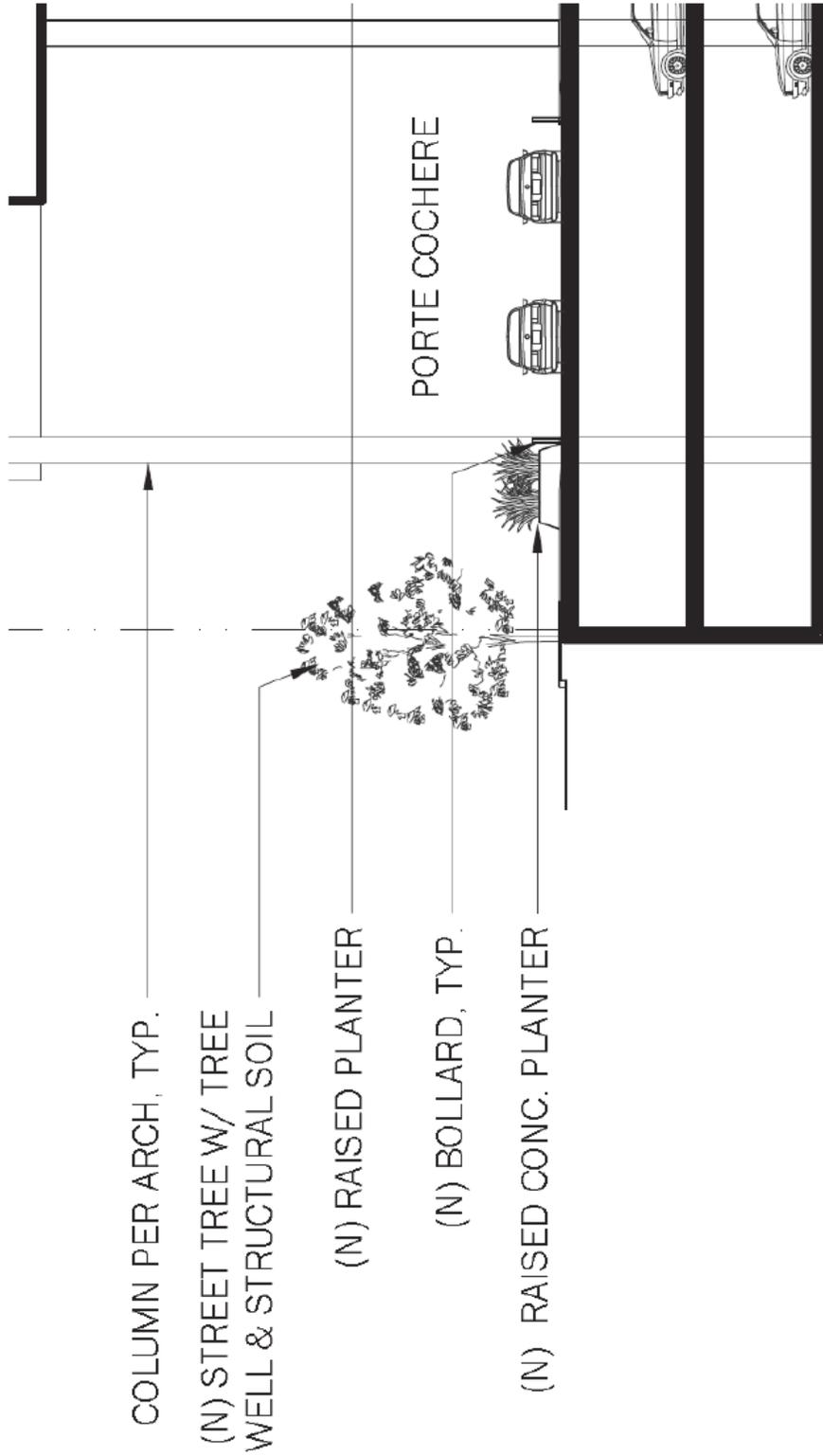
Chris Holm
Project Analyst

Enclosures: Downtown Plaza Tower J-5th to valet driveway
Downtown Plaza Tower J Street sidewalk cross section



Downtown Plaza Tower
From Sheet L-2.10 Level 01 Landscape Plan 10/1/2014

Downtown Plaza Tower J-5th to valet driveway



Downtown Plaza Tower
 From Sheet L-3.01 Site Sections 10/1/2014

Downtown Plaza Tower J Street sidewalk cross section