



8/21/2018

VIA EMAIL

Garrett Norman, Associate Planner
City of Sacramento Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: Folsom Boulevard Student Housing (DR18-231)

Dear Mr. Norman:

WALKSacramento has reviewed the project routing for Folsom Boulevard Student Housing (DR18-231) and met with the applicant and members of the project team to discuss the project. We'd like to follow up with the following comments.

The irregular shape of the project parcel has resulted in about 90% of the units and bedrooms in the rear portion of the site, and the building entrance about 775' from the sidewalk. Creating the most convenient and pleasant walking route between the main building and the public sidewalk will be important for encouraging residents to walk to destinations off the property.

In our meeting with the applicant, we discussed several omissions from the project plan drawings that should be addressed in order to promote walking trips. 1) The path of travel between the main building entrance and Folsom Boulevard goes through a parking space on the site plan, while the landscape plan shows a painted walkway between two parking spaces; and 2) both the site plan and the landscape plans do not show curb ramps at the sidewalk-to-drive aisle transitions.

We also learned the applicant is considering adding a walkway between the west end of the concrete walk near the Transformer/Generator Enclosure and the east-west walkway that runs between the main building and the street. We think this would be a valuable walkway if the hallway exterior door next to the stairwells will be used for non-emergency egress.

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 and recommendations. If you have questions or need additional information, please don't hesitate to contact me.

Sincerely,

Chris Holm
Project Manager

cc: Ben Angelo, The OPUS Group
Benjamin Kasdan, KTG Y Group, Inc.