



8/10/2018

VIA EMAIL

June Cowles  
City of Rancho Cordova Planning Department  
2729 Prospect Park Drive  
Rancho Cordova, California 95670

**RE: Premier Homes, Montelena (DD9812)**

Dear Ms. Cowles:

WALKSacramento has reviewed the project routing for Premier Homes, Montelena (DD9812) design review for Villages 9 & 10. We offer the following comments to improve the walkability of the project.

The project proposes six floor plans for the houses on the 169 lots. Establishing a visual relationship between pedestrians and occupants of houses provides pedestrians with a sense of safety as they won't feel as if they're totally alone on the street. Residents can also feel more secure when they're aware of street activity. The fronts of these five houses are composed of a ground floor bedroom, front door and garage door; and two-story houses have either bedrooms or a utility room, bathroom and closet. One floor plan has a living room at the front, rather than a bedroom. All of the floor plans put the main active living areas, such as the kitchen, gathering room and dining room, at the back of the house. It's disappointing to see that none of the houses will have the connection to pedestrians that "eyes on the street" could provide.

For those residents that may choose to walk, there will be little shade provided on the sidewalks. The Conceptual Landscape Plan shows street trees in the front yards where the setback is the narrowest and towards the parcel boundary opposite the driveway. Trees that will fit in front of the house may be too small to provide much sidewalk shade. The trees between driveways will not provide much shade for the driveway, either, especially if they're planted towards the side fences as shown on the diagram. The parcel line would be the optimum location for larger trees, but that could lead to maintenance problems with shared responsibility between the adjacent properties.

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 contact me.

Sincerely,

Chris Holm  
Project Manager