



10/5/2018

VIA EMAIL

Angel Anguiano
City of Sacramento Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: 58th & Broadway (P18-062)

Dear Mr. Anguiano:

WALKSacramento has reviewed the project routing for 58th & Broadway (P18-062) and we offer the following recommendations to incorporate design elements that may support and encourage daily physical activity by the project's future residents.

The project's "eyes on the street" is weak, as it's provided by bedroom and stairwell windows. These interior spaces will not be actively used or occupied at length during the daytime and evening, when people are more likely to be outdoors. And although the second floor of each building has a balcony on the kitchen and dining rooms, the street view will be primarily from only the balcony, and not the interior, of the building closest to the street.

We're pleased to see that each of the units will have separate bike storage closets with 9' ceiling heights. However, the locations and access for the closets appear inadequate. The bike closet for Unit A is within the carport, which means a vehicle parked behind the Unit B garage could block access. Also, the Unit A closet in the carport will be less secure than the Unit B closet, which is in the garage. Access to the Unit B closet may also be blocked or hindered by a vehicle parked in the garage.

The landscape plan shows three trees on the east side of the site that will shade the sidewalk, and trees to shade each of the Unit B patio expansion areas. However, there are no trees shading the driveway. Fortunately, the building will partially shade the driveway, but trees on the north side of the driveway would help to reduce the "heat island effect" of the asphalt.

We imagine that revising the building design to alleviate these "eyes on the street," bike storage access and tree shade deficiencies would be very challenging and infeasible. Should the project undergo major revisions, we recommend resolving these issues in the design process.

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