



9/21/2018

VIA EMAIL

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

RE: Lock Avenue Apartments Resubmittal (DR17-078)

Dear Mr. Norman:

We're pleased to see the walkability improvements that have been implemented in the Lock Avenue Apartments resubmittal. Among the improvements are: 1) detached sidewalks on both street frontages, 2) two walkways from Lock Avenue and one walkway from 27th Street providing pedestrian access to the buildings, 3) walkways from the street are not gated, 4) continuous walkways between each building entrance and the public sidewalk, 4) each building has a continuous walkway along its front, 5) all patios, except one, open to landscaping, 6) large street trees in front of the sidewalk and smaller trees behind the sidewalk, and 7) bike parking is indicated on the drawings.

We are also glad to see that the floor plans in the resubmittal are nearly the same as in the first submittal. These plans have living rooms facing the streets and the south leg of the parking lot, and dining rooms and kitchens overlooking the common space courtyard. This should provide excellent "eyes on" the street and common space.

We note there is no indication of a perimeter fence and pedestrian gates, although there is a 24' sliding gate on the Lock Avenue driveway. With the degree of natural surveillance designed into the project, we hope the entire project site will not need to be fenced and gated.

Also of note, though undesirable, is the bike parking is located in the street landscape planter strips, and the long-term parking appears to be the same type as the short-term racks. The project's "eyes on the street" may be good, but the bike racks will be an excessively long travel distance from the apartment interiors, especially those on the second floor. Worse, there will be no line of sight from the 8-unit building on the south side of the property.

We suggest several solutions be considered to improve the usefulness and use of the bike parking. Long-term parking could be provided in the laundry room if the room has secured access, it was doubled in size, and the window opening was also made secure. Long-term parking might also be distributed and placed close to residences by constructing a secured bike cage under each of the stairwells. Short-term bike parking may be best located in the common space where it would be away from the street but within view of every apartment.

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

cc: Jim Brown, Sacramento Area Bicycle Advocates