



1/4/2019

VIA EMAIL

Angel Anguiano, Assistant Planner
City of Sacramento community Development Department
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811

RE: Elk Grove Apartments (P18-075)

Dear Mr. Anguiano:

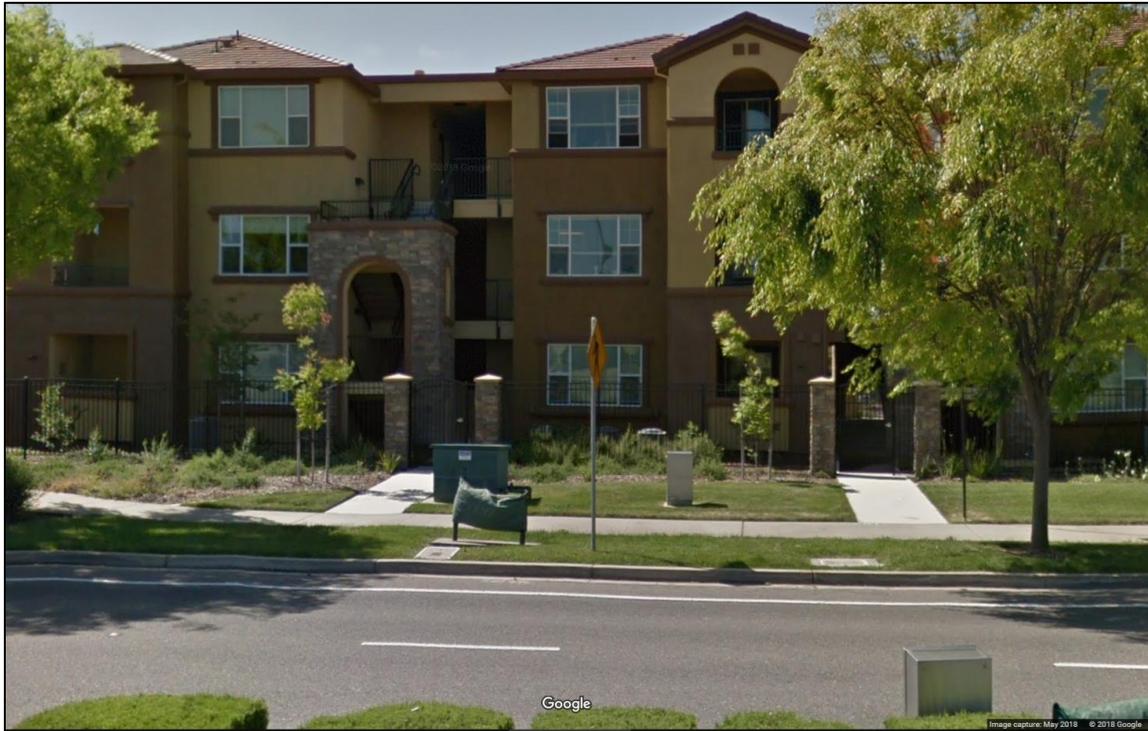
WALKSacramento has reviewed the project routing for Elk Grove Apartments (P18-075). The project proposes to construct 92 residential units and 5,400 square feet of commercial space on a vacant 2-1/2 acre site on the southwest side of W Stockton Boulevard where it will be bounded by a restaurant and two apartment complexes with 373 units.

The Elk Grove Apartments site is within a superblock that's currently over 60 acres, but as development occurs in the area the block size could be reduced to as small as 25 acres. Fortunately for pedestrians, the presence of a bike path to the south and west of the project site will effectively create an 18-acre block. Since there are no pedestrian easements through the 18-acre superblock, it will be critical to maximize the walkability of the project site and its street frontage in order to encourage residents to walk, rather than drive, to local destinations.

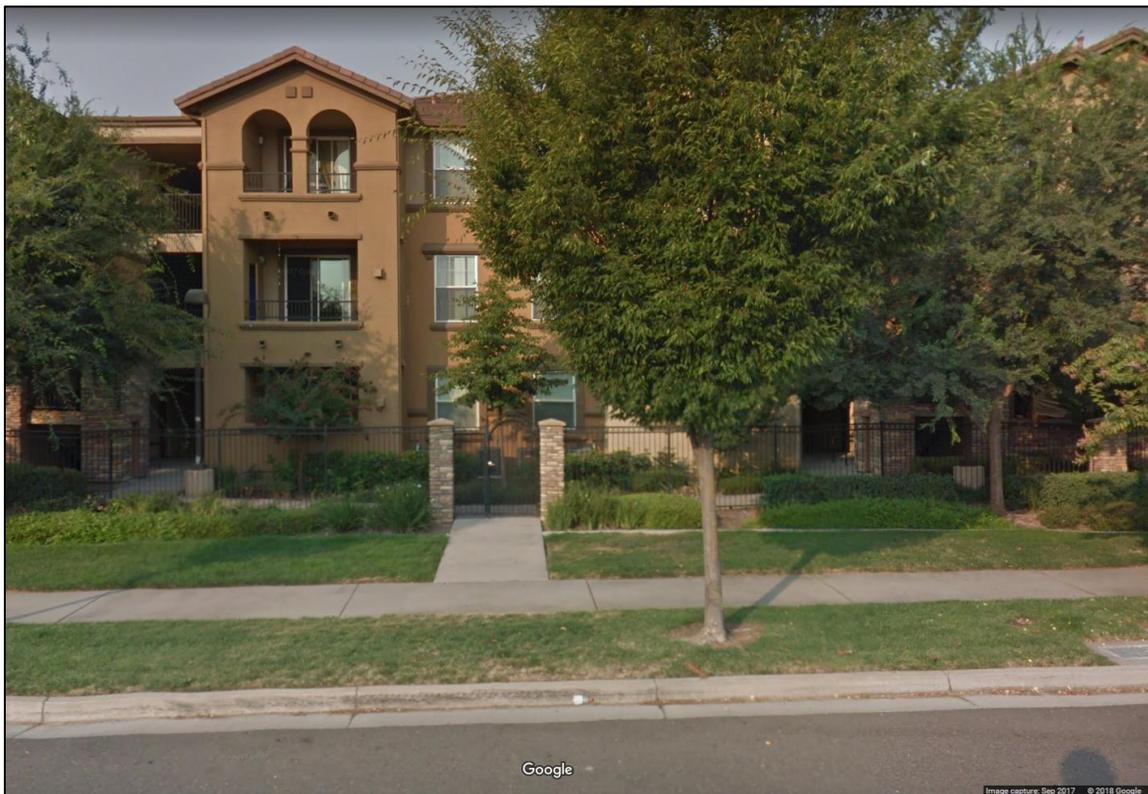
Walkability is influenced by the relationship of buildings to the street. Buildings with visibly occupied spaces near the street create a more hospitable and safe feeling for pedestrians on the sidewalk, and walkways between the building and the street create the opportunity to get to the sidewalk.

The Elk Grove Apartment project has not integrated the building into the streetscape in a way that will encourage walking. The project proposes to fence and gate the apartments while providing only one place for people to walk out to the public sidewalk. We strongly recommend revising the building plans to provide direct access to the street from several places in the building.

The two images below show some of the frontages of existing apartments within the same superblock as Elk Grove Apartments. The first image is of The Landing at College Square, which are market rate. The second image, Copperstone Village Apartments, are affordable apartments. In each of the images, you can see there are two building entrances. The Landing has a gate a sidewalk for each building entrance, whereas Copperstone Village has one gate for the two building entrances.



The Landing at College Square at 7640 W Stockton Blvd



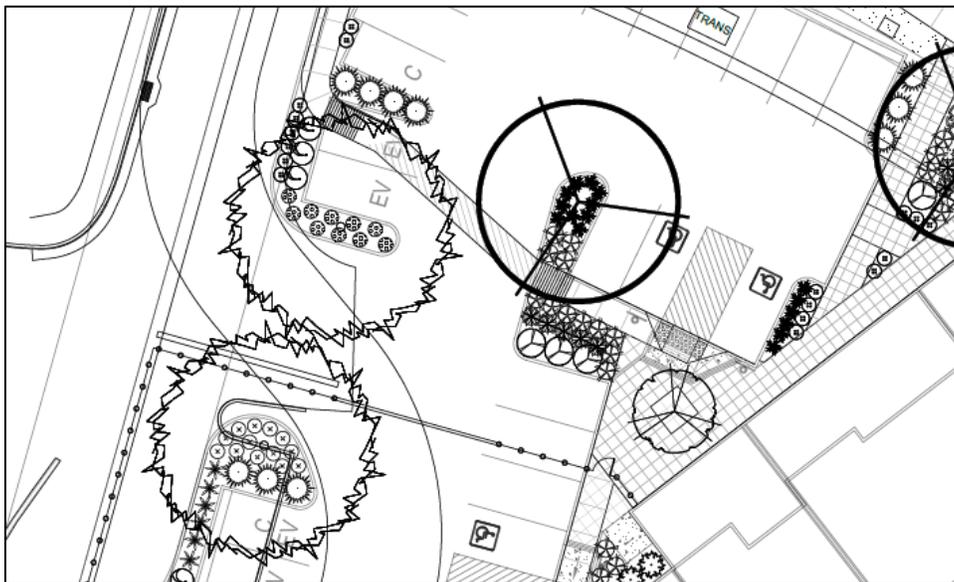
Copperstone Village Apartments at 8040 W Stockton Blvd

There's also an opportunity to create a path of travel to the driveway sidewalk at the adjacent restaurant. Although the route is indirect for residents, it will provide a safer path than walking through the driveway, landscaping and the loading dock driveway entrance. A suggested path of travel (solid orange and dashed yellow) is shown in the diagram below. The solid and dashed blue lines indicate the existing path of travel.



Suggested Path of Travel to Restaurant on Adjacent Parcel

There's a similar path of travel on the landscape plan provide in the routing, as shown in the image below.



Section of the Landscape Plan Provided in the Project Routing

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, better air quality and a stronger sense of social cohesion and safety in local neighborhoods.

Sincerely,

Chris Holm
Project Manager