



12/19/2018

VIA EMAIL

Daniel Abbes, Assistant Planner
City of Sacramento community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: Mack Road Storage Facility (P18-076)

Dear Mr. Abbes:

WALKSacramento has reviewed the project routing for Mack Road Storage Facility (P18-076). We offer the following comments to improve the walkability of the project.

The project site has been vacant since before the surrounding parcels were developed, so it should benefit the Mack Road corridor and the communities of Parkway and Valley Hi to have the property developed. We have several recommendations to better integrate the storage facility into the corridor and neighborhood.

The General Plan (Land Use and Urban Form) and the Commercial Corridor Guidelines (Site Design, Parking) encourage parking at the rear or side of buildings or the property to provide a more appealing streetscape in addition to other benefits. Although the proposed landscape plan will add greenery to the streetscape, the project is proposing RV parking at the fence facing Mack Road with buildings in the rear.

The guidelines also encourage site design and building locations that promote interaction and visibility. The project proposes to locate the office on Cheese Road, which is a private street, over 250' from Mack Road. Since all of the project's street-facing activity will occur at the office and its parking area, any "eyes on the street" will not face Mack Road.

We recommend two major design changes to address the parking and building location deficiencies. First, relocate the RV parking spaces and reorient buildings B-E to enhance the streetscape and site security. Second, move the office to the corner so that Mack Road has more "eyes on the street."

Specifically, we recommend moving the RV parking to one contiguous area at the rear of the site. Not only would this eliminate the view of parked vehicles from Mack Road, but it may provide an area large enough to repurpose as commercial or residential in the future, even if the storage buildings were to remain.

Having moved the parking field to the rear of the site, we suggest aligning Buildings B-E to the same orientation as Building F, and then distributing Buildings B-F along the Mack Road frontage. The goal of this change is to provide a more open view from the street of the drive aisles between the buildings in support of the Commercial Corridor Guidelines site security recommendations.

Three sides of the office have a substantial amount of clear glazing, so if the office was at the corner then windows would directly face Mack Road. Adding a second door could provide access from the street in addition to the parking area. Currently, there's no street-facing buildings close to the sidewalk on the entire half-mile-long block on the north side of Mack Road between Center Parkway and La Mancha. Locating the office at the corner would provide "eyes on Mack Road" and street activation, and it would also contribute to a transformation of the corridor that aligns with the General Plan vision.

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