



1/31/2019

VIA EMAIL

Jose Quintanilla, Assistant Planner
City of Sacramento Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: South East Tahoe Park (Z18-085)

Dear Mr. Quintanilla:

WALKSacramento has reviewed the project routing for South East Tahoe Park (Z18-085) and we offer the following comments to improve the walkability of the project.

The tentative subdivision map included in the routing did not include street cross sections, but we assume that details of the pedestrian environment may be based upon the widths shown on the tentative subdivision map and the site plan. Stoner Drive is shown as having a 53' R/W and the Private Drive and Fire Lane is 20' except at its driveways at 64th Street and Stoner Drive where it's 24' wide.

We're glad to see that Stoner Drive is proposed with the 53' width, assuming it will be constructed to the Local Residential Street standard incorporating 5' detached sidewalks, 5'-10" planters and vertical curbs. These three elements will improve pedestrian safety, and the planter and street trees will add greenery and provide air-cooling shade and evapotranspiration for a more enjoyable walk.

We assume the 20' Private Drive and Fire Lane will not have sidewalks on either side. Not only will pedestrians have to walk in the street, but they may have to negotiate a rolled curb to enter the lots on the north side of the street. Also, the lots on the south side are rear facing and will likely have a 6' wood fence. The fence will create a sense of isolation for pedestrians by eliminating "eyes on the street" that the active living areas facing the street would provide. The only occupied space facing the street in the houses on the north side of the street is the "parlour," but these will provide minimal "eyes on the street" because they're isolated from the active living areas that are at the rear.

Overall, the subdivision has poor "eyes on the street." Only Plan 5, which is on 6 lots, has views between the street and active living areas. Only one lot of nine with Plan 1 has good "eyes on the street" and that's because it's on a corner lot and the side of the house faces the street. With so little visual connection between the street and the active living space within the houses, residents may not feel motivated to do much walking. They'll feel less safe since they know there's little chance of being seen by neighbors and they'll feel less part of a social community because they may not ever see anyone else.

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