



3/4/2019

VIA EMAIL

Michael Hanebutt, Associate Planner  
City of Sacramento Community Development Department  
300 Richards Blvd, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

**RE: Arden Gateway (DR18-209)**

Dear Mr. Hanebutt:

WALKSacramento has reviewed the resubmittal routing for Arden Gateway (DR18-209) and we offer the following comments.

We have noticed three major revisions to the project. New courtyard buildings 1B and 1C with landscaping and common area uses provide additional open space and amenities for residents. Buildings 1B and 1C are set back from the freeway by placing parking between the buildings and the street. Parking fields are smaller and three-row fields were removed so the visual impact of cars to people walking through the site will be diminished.

The courtyard design of buildings 1B and 1C will encourage more physical activity by having landscaped space and resident amenities close to residents of the buildings and within view of many of the units. The orientation of the courtyard opening toward the freeway will focus the freeway noise and diminish the attractiveness of the outdoor space. **We suggest rotating the buildings 180° so the building reduces the noise level in the courtyards.**

The site remains fairly permeable for pedestrian travel and Spine Road is still open to the public. Internal pedestrian circulation and building access is difficult to assess, not only because of the complexity of the project site but also because the drawings appear to be incomplete. The site plans and landscape plan taken together show much of the internal sidewalk network, but there are still many missing segments and ambiguous routings. There also appears to be gap in the path of travel on the east side of Spine Road at the Phase 1 entry drive intersection.

Also difficult to ascertain is the location of sound walls along Cormorant Way and Sacramento Inn Way. It appears there may be an uninterrupted sound wall from the north side of building 1D to the Cormorant Way driveway. We question the need for such a wall. If a visual barrier is desired to shield the single-family homes on the east side of Cormorant Way from vehicle headlights, we recommend either shrubs providing the visual barrier combined with the steel bar fence providing the security barrier. The end of the driveway where the water feature and trash enclosure are located between buildings 1D and 1F appears to be the only location where vehicle light spill would occur; the rest of the Cormorant Way frontage should be without walls or fences, as is proposed for the Sacramento Inn Way frontage in Phase 2.

Pedestrian access to Arden Fair shopping Center is still undefined. We remain hopeful that a collaboration between the applicant and Arden Fair will result in walkways between the two sites.

We would also like to call attention to the skew angle that Royale Road makes at Spine Road and the large radius of the curb return at the southeast corner. This displaces the crosswalk from the intersection and turns onto Royale Road will be too high for safe pedestrian crossings. Realigning the roadways so they're perpendicular at the intersection and/or reducing the curb return radius may resolve the issue.

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.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me.

Sincerely,

Chris Holm  
Project Manager