



5/27/2019

VIA EMAIL

Robby Thacker
City of Sacramento Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: 7700 College Town Drive (DR19-097)

Dear Mr. Thacker:

WALKSacramento has reviewed the project routing for 7700 College Town Drive (DR19-097), and we offer the following comments.

We are pleased to see the project incorporates features that will support walking and biking. First, the building fronts the street with residential common space and one retail space on the ground floor. The activity generated by these spaces will provide "eyes on the street" that will create a sense of safety for residents and patrons of the building and for residents passing by. The living rooms of the units facing the exterior of the property and pool are active living spaces that can provide additional "eyes on the street."

Second, residential bicycling will be encouraged by the convenient location of the bike room for access from inside and outside of the building. As well as the availability of short-term bike parking outside of the building for visitors.

And third, the pedestrian environment will be enhanced directly in front of the building with the addition of a separated sidewalk for added comfortability and safety.

New development that facilitates, encourages, and motivates people to walk and bike, combined with streets that are walkable and bikeable, is critical to improving the health of our residents. WALKSacramento recommends the following considerations to improve the walking- and biking-elements of 7700 College Town Ave.

The proximity to Sacramento State's Campus makes active transportation a highly desirable option for residents living at 7700 College Town Ave. The placement of short-term and long-term bike parking offers a natural transition from street to parking amenities. WALKSacramento is pleased to see the placement of bike racks near activity generators such as the mailroom, building entrances, and living room orientation for "eyes on the street". Additional space activation such as lighting and public art can bring additional space activation and surveillance during lower volume foot-traffic times. With additional pedestrian activity generators, it is important to minimize bicycle-pedestrian conflicts areas. **WALKSacramento recommends clearly defining the pedestrian right-of-way and bicycle right-of-way using strategies such as wayfinding and landscaping to guide bicyclists to bike parking facilities and minimize bicycle-pedestrian conflicts.**

Lighting is important to increase safety at night, from both a Crime Prevention Through Environmental Design (CPTED) perspective and a mobility perspective. People walking at night should be able to see their surroundings and be seen by people in the area for personal safety. They should also be able to see the surface they are walking on to prevent falls. While the plans don't seem to indicate locations for pedestrian lighting, lighting is very important for increased pedestrian activity and personal safety. Additionally, lighting can act as an indicator of public, semi-public, and private space and guide pedestrians to desired points of entry.

WALKSSacramento recommends the project provide illumination sufficient for pedestrian travel along pedestrian pathways and entrances of the building.

Stairwells can be an important element of the built environment that facilitates daily physical activity. For stairs to support daily physical activity, residents must be able to easily access stairs both leaving and arriving and feel comfortable using. To encourage use and visibility of activity, **WALKS**Sacramento recommends stairwells optimize natural surveillance and minimize blind spots using Crime Prevention through Environmental Design (CPTED) strategies such as windows, lighting, and/or stairwell design to improve site lines.

WALKS Sacramento 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 don't hesitate to contact me.

Sincerely,

Molly Wagner
CPTED CPD
Project Coordinator