



6/25/2019

VIA EMAIL

Daniel Abbess, Assistant Planner  
City of Sacramento Community Development Department  
300 Richards Blvd., 3<sup>rd</sup> Floor  
Sacramento, CA 95811

**RE: Bruceville Apartments (P18-073)**

Dear Mr. Abbess:

We are pleased to see that the Bruceville Apartments project has incorporated additional design elements that will make it more walkable. We'd like to thank staff and the applicant for responding to our comments in such a productive manner.

Bruceville Apartments is planned to provide much needed housing for the Valley High/North Laguna area, especially for students attending Cosumnes River College, where the walking distance to the building farthest from the apartments will be less than a ½ mile. Daily shopping, including groceries, and a community park will be less than a 5-minute walk distant, and the CRC Station across the street will provide convenient access to light rail and buses.

Design elements of the project and infrastructure improvements supporting active living and public health include:

- Building 1 faces Bruceville Road at the setback minimum, with direct walkways to the public sidewalk, and it has patios, balconies and active living spaces facing the street creating interesting streetscapes that promote walking.
- All buildings facing the street have either active living space windows providing "eyes on the street" or, at minimum, bedroom windows overlooking the street.
- Fences are setback from the street at least as far as the buildings, so the relationship between the sidewalk and building occupants isn't compromised.
- Five pedestrian gates in the fences are provided making pedestrian and bicycle access to Bruceville Road and Kastanis Way convenient.
- Controlled access gate in the solid walls on the north property line will provide shorter walking routes to shopping and services at College Square and College Square South, and the controlled access gate in south wall will provide a convenient and pleasant route to Shasta Community Park and the library.
- A crosswalk on the south leg of the Bruceville Road at W Stockton Boulevard intersection will shorten the distance and walking time to the CRC light rail station, and it should diminish the desire of many people to cross Bruceville Road midblock.
- Parking is unbundled and could influence residents to rely upon active transportation and transit.

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 Analyst