



7/29/2019

VIA EMAIL

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

RE: Twin Rivers Block E (DR19-189)

Dear Mr. Hanebutt:

WALKSacramento has reviewed the project routing for Twin Rivers Block E (DR19-189) and we offer the following comments.

The floor plans of most of the buildings will contribute to good natural surveillance of the three adjacent streets and the interior of the parcel. Most of the street- and site interior-facing first-level windows in the Townhome A and Townhome B buildings are in active living areas. The Apartments building on all four levels has a 50/50 mix of active living areas and bedrooms facing the streets and the site interior. In the Garden apartments building, about 1/4 of the rooms facing the streets and the site interior are active living areas.

Pedestrian circulation appears to be quite good, too. Each of the buildings has at least one entrance from the street and the site interior. However, the landscape plan calls out pedestrian gates at five places where there are no sidewalks. Four of the locations – south of Townhome A, between Townhome A and Townhome B, between Townhome B and the Garden Apartments, and south of the Apartments – are connections that should be constructed. The call out for a pedestrian gate at the setback line on the south edge of the site may not be needed, even when Bannon Street is extended to 12th Street.

Sincerely,

Chris Holm
Project Analyst