



8/15/2019

VIA EMAIL

Daniel Abbes, Assistant Planner
City of Sacramento Community Development Department
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811

RE: The Fitzgerald (DR19-212)

Dear Mr. Abbes:

WALKSacramento has reviewed the project routing for The Fitzgerald (DR19-212) and we offer the following comments. The project will support a healthier community by encouraging walking, biking and transit use. There is no vehicle parking proposed for the project, but the need for a car will be minimal since the site is about a one-minute walk from a light rail station, less than a block from high-frequency bus route stops in both directions, a ten-minute walk or less to a grocery store, a general merchandise big box store and many other services and dining on the Broadway corridor. Plus, the project proposes two retail spaces on the building's first level.

We're pleased to see that both stairwells have north-facing windows on every level. Using the stairs rather than the elevator could provide residents of The Fitzgerald with additional daily physical activity. The windows in the stairwells will provide natural lighting that can make stair climbing more enjoyable and, therefore, more common.

The west stairwell, though, is indirectly accessed from the lobby through a hallway and the outdoor patio area. Ideally, the stairwell would be next to the lobby so it's evident to people that they can use the stairs. In this case, it appears the best that could be done is to move the hallway door past the stairwell, put a stairwell door into the lobby extension and provide clear signs informing residents and visitors that the stairs are nearby.

Outside of the building, short-term bike parking is within view of the outdoor seating area, but not within view of any first-level windows and around the corner from the corner retail entrance. Also, the proposed outdoor patio seating is close to the electrical boxes near the curb on 19th Street. Although the separation is greater than the minimum encroachment distance, the narrow spacing will impede pedestrians and may intrude on the personal space of diners in the patio. We recommend shifting the patio seating area to the north and placing the bike racks between the electrical boxes and the corner if they can't be placed on Broadway.

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