



11/18/2019

VIA EMAIL

David Oulrey, Associate Planner
City of Elk Grove Development Services - Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

RE: Toscano Apartments (PLNG19-045)

Dear Mr. Oulrey:

Thank you for routing the Toscano Apartments project documents to WALKSacramento. We have the following comments.

We are pleased to see that extensive pedestrian circulation is proposed. The buildings facing W Lake Drive, W Mumford Court, E Mumford Court and E Lake Drive have frequent entrances with sidewalks to the street. There are also several additional access points along the public open space and on W Laguna Court and East Laguna Court. The convenient access to the street and open space will promote greater pedestrian activity on the public streets.

Additionally, each of the units in the apartment buildings facing the streets and public open space have living rooms and bedrooms with windows and patios or balconies overlooking the public sidewalks and streets. Pedestrians will feel more comfortable knowing there will be "eyes on the street" during the day and evening, and the Toscano Apartments residents will also be more inclined to walk.

Pedestrian circulation within the site is enhanced with three east-west accessible walkways through the parking areas – one within the west site and two within the east site.

The project proposes to reduce the provided vehicle parking at 9.4% below the code minimum requirement. We haven't been able to find any reference to bicycle parking in the project routing, though. City code requires short-term/long-term bicycle parking to be provided at a rate of 1 space/3 units with no minimum number of long-term spaces, or 138 for the 412 units in this project, plus two employee spaces and two patron spaces.

The apartment unit garages could be viewed as a locked room in which long-term bicycle parking could be provided, but this would be an inequitable arrangement as it would provide the long-term bicycle parking for only those 135 tenants that have a garage. The tenants residing in the other 277 units wouldn't have an opportunity for convenient long-term parking. **We recommend allocating two garages in each building for long-term bicycle parking rather than automobile parking.** Garages close to the clubhouses and employee areas in Buildings 2 and 3 could also be used for employee bicycle parking.

Short-term bicycle parking will also be important to provide to enable guests to ride to Toscano Apartments without having to lock their bikes to structure supports, sign poles or trees. Inappropriate bicycle parking will not only detract from the visual aesthetics of the complex, but it

may interfere with pedestrian movement. The City code requires that racks be provided for short-term parking and that pedestrian or vehicular circulation is not impeded. **We recommend adding bicycle racks for short-term bicycle parking adjacent to some of the apartment building street-side entrances and at several locations near building entrances that face the parking lots.**

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 public health and physical fitness, better air quality, a stronger sense of cohesion and safety in neighborhoods, and more sustainable communities and local economies.

Sincerely,

Chris Holm
Project Manager