



December 27, 2010

Matthew Sites, Associate AIA  
City of Sacramento, Community Development Department  
300 Richards Boulevard, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

VIA EMAIL

**RE: Broadway Triangle (P10-085)**

Dear Mr. Sites:

*WALKS*Sacramento has reviewed the project routing for Broadway Triangle (P10-085). The project proposes constructing twenty-nine homes (2 cottages, 3 single-family, 10 rowhouses, 4 live/work, and 10 apartments), four mixed-use buildings, and rehabilitating two historic buildings.

This project will bring “walkable community” uses to the neighborhood and the Broadway urban corridor. Detached sidewalks are retained along with most of the existing trees. The addition of diagonal parking on 35th Street should help with the transition to more walkable commercial uses. We have one recommendation to improve the project.

**1. Revise the lot lines so the landscaped area at the south end of Lot A is within parcel 7.**

We like that the parking access for the residences in the *Triangle West* site is provided by a single driveway because it minimizes the number of automobile-pedestrian conflict points. Were it not for the mixed use building on parcel 7, we would suggest moving the driveway from 2nd Avenue to the alley. However, the landscaped area at the south end of the parking area might be better utilized and provide “eyes on the alley” if it were part of the proposed restaurant (Mixed-Use 2).

*WALKS*Sacramento encourages people to walk and bicycle in their communities. 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. *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.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me at (916) 446-9255 or [cholm@walksacramento.org](mailto:cholm@walksacramento.org).

Sincerely,

A handwritten signature in black ink that reads "Chris Holm". The signature is written in a cursive style with a large, looping "C" and "H".

Chris Holm  
Project Analyst