9/22/2017   VIA EMAIL

Miriam Lim, Junior Planner
City of Sacramento community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

**RE: The Mill @ Broadway Phase 2B Expansion Area REVISED (Z17-117)**

Dear Ms. Lim:

WALKSacramento has reviewed the revised plans for The Mill @ Broadway Phase 2B Expansion Area (Z17-117). Adjustments made in the revised plans appear to include additional landscaping depth between the entrance doors and the rear walkways of buildings 69 and 70, and greater rear setback and reversed orientation of buildings 66-68. The plans for The Mill @ Broadway Phase 2B Expansion Area continue to disregard elements of five sections of the Northwest Land Park PUD Guidelines that are important for creating a strong pedestrian environment.

- Section *2.5 – Dimensional Standards*, *Table 2.5: Dimensional Standards* specifies the Primary Building Min/Max Street Setback for Residential = 10'/20'.

- Section *2.6.1 – Building Orientation*: "Front Façades - Front Façades shall be oriented to a street, public open space, and/or courtyards.**"**

- Section *3.1 – Open Space Framework*: **"**The Open Space Framework also includes semi private courtyards that are planned to provide passive outdoor gathering space for attached and multi-family residential buildings. These courtyards will be planned, located and designed as part of individual neighborhoods and will provide common areas for those specific residents.**"**

- Section *3.2 – Open Space Development*: "Private Courtyards – The community will provide semi-private open space for all cluster, duplex, and multiple-family units within the neighborhood that otherwise do not front on streets, parks and/or greenway corridors. Courtyards will be provided to ensure all residents have outdoor areas for gathering and enjoyment within close proximity to their individual dwellings.**"**

- Section *3.5 – Private Courtyards*: **"**Required Courtyards - Courtyards shall be provided as part of cluster housing and multifamily developments. Courtyards shall also be required where a residential dwelling does not front on a street, open space, or park." "Dimensions – Required courtyards shall be established at an appropriate width and dimension to support passive outdoor recreation opportunities for the adjacent residential that they are intended to serve. At least 75 percent of the required courtyards shall be a minimum of 20 feet in width as measured between two opposite building exterior walls. The residual courtyards shall be at least 10 feet in width. Porches, patios, balconies, and architectural elements may encroach into the minimum courtyard width.**"**

The disregard of the PUD Guidelines results in the following:

- Residential entrances (effectively front) doors placed out of view from active public or semi-private spaces.

- There are no well-defined pedestrian pathways to the interior duplexes. Below is an illustration in the PUD Guidelines that we've marked up to indicate expected travel ways by pedestrians (blue lines) using courtyards and vehicles (red lines) using alleys.

Plot Plan - Duplex
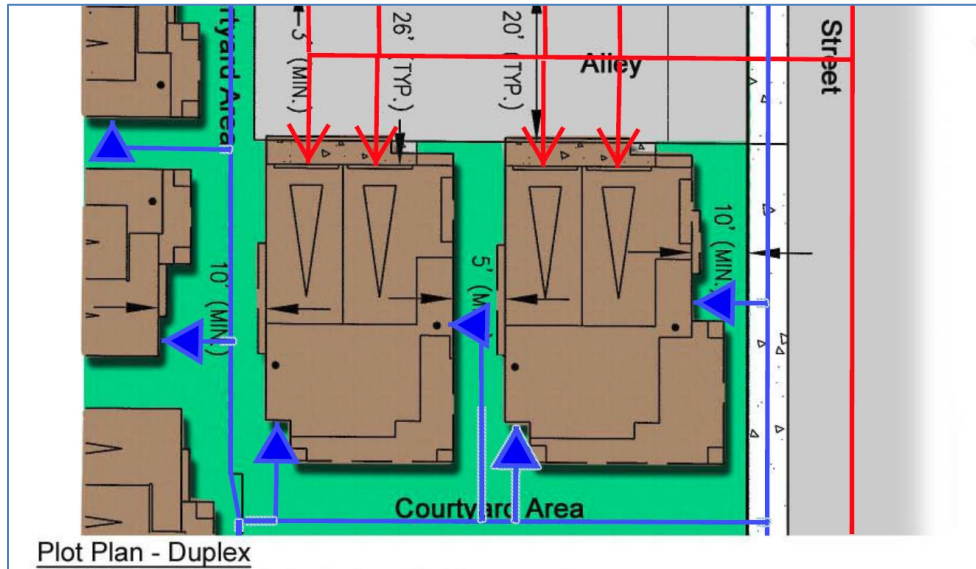
- The only pedestrian access points to the interior duplex lots is at walkways that connect to the private alleys. The cross section for private alleys, as shown in the PUD Guidelines, anticipates only driveway aprons and not sidewalks. The wedge curb may present an impediment to moving between the walkway and alley for some pedestrians.
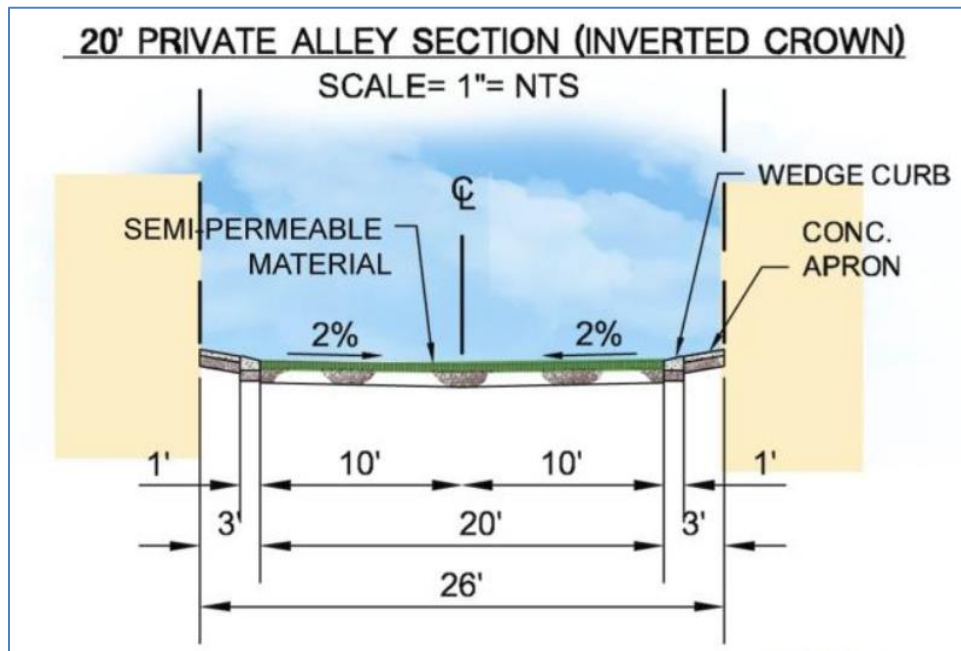
WALKSacramento is working to support increased physical activity such as walking and bicycling in local neighborhoods as well as helping to create community environments that support walking and bicycling. The benefits include improved physical fitness, less motor vehicle traffic congestion, better air quality, and a stronger sense of cohesion and safety in local neighborhoods.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me.

Sincerely,

Chris Holm
Project Manager