



8/10/2018

VIA EMAIL

Robby Thacker, Assistant Planner
City of Sacramento Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: Elvas Avenue Apartments (DR18-226)

Dear Mr. Thacker:

WALKSacramento has reviewed the project routing for Elvas Avenue Apartments (DR18-226) and we offer the following comments.

The project proposes to construct a six-story, 60-unit apartment building with parking for 48 vehicles in a ground level garage and 44 bicycles in a dedicated room near the main pedestrian entrance, ground floor lobby and amenity space, outdoor space and study rooms on the second floor. Each unit has a shared kitchen and living room, and they range from four bedrooms with two shared bathrooms up to five bedrooms with three shared bathrooms.

Much of the southern half of the building's street level frontage is glass, which will support pedestrian activity as it creates a visual connection between pedestrians and occupants of the lobby and amenity space. However, the northern frontage has three overhead metal doors and three opaque insets, apparently simulating windows. This end of the building has no relationship between the interior and exterior, and there's only one tree. Since these interior spaces along the frontage are for utilities, providing windows be of little benefit, so we recommend improving the pedestrian environment in other ways. **Add "living wall" sections to the opaque insets and add a tree near the curb between the metal overhead doors.**

The north and south ends of the building have walkways that provide access to the garage and fire egress from the stairwells. We would like to recommend two changes to this space. The fence and gate appear to be opaque, but a view through the barrier would make a more comfortable travel path as pedestrians would be more aware of what they are walking into. **Use open metal for the fence and gate at the back of sidewalk on each end of the building.**

Using stairs, rather than the elevator, especially going up, can provide additional physical activity for better health of the residents. The drawing indicates the ground level door at the stairwells is an exit, but if it could be both ingress and egress residents may be more likely to routinely use the stairwell. The gates at the sidewalk are also labeled "EXIT," so they would also need to provide bidirectional travel. **Configure the gates at each end of the building behind the sidewalk to allow ingress in addition to egress.**

Thank you for your consideration of these comments and recommendations.

Sincerely,

Chris Holm
Project Manager