



6/20/2019

VIA EMAIL

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

RE: Bruceville Apartments (P18-073)

Dear Mr. Abbes:

We are pleased to see the Bruceville Apartments (P18-073) project has incorporated additional design elements that will make it more walkable. The second (02/19/19) and third (04/12/19) revisions of the site plans responded to many of the recommendations we made in our December 13, 2018 letter.

Building 1 was moved to the building setback line on Bruceville Road and the parking shifted to the site interior. This orientation creates a more pedestrian streetscape and will provide "eyes on the street." Building 9 was not moved.

The sidewalk along the north ends of Buildings 1 and 2 was connected to the Bruceville Road sidewalk in the first site plan revision. The 04/12/19 site plan added a small plaza that will provide a transition between the public sidewalk and the pedestrian gate.

The sidewalk between Buildings 9 and 10 was extended to Kastanis Way in the first revision. The walking route to points south of the project via the future Kastanis Way extension will be shorter and more direct as a result of the change. The connection remains in the 04/12/19 site plan.

The parking between Bruceville Road and Building 1 was moved to the site interior.

The parking near Building 9 remains between the street and the building. This is a lost opportunity to consolidate the parking fields and eliminate a driveway and vehicular gate at Kastanis Way and to provide more reliably available parking for residents. When the small lot near Building 9 is at capacity, drivers that enter expecting to park will have to exit and go up to the main entrance.

The first revision added a sidewalk connecting Building 11 to Kastanis Way, and it is retained in the 04/12/19 site plan.

We've been informed by the City that fences and gates have been added to the project site plan. We are not in favor of gated communities because they reduce connectivity and they don't contribute to social connections and a sense of community. We hope the need for fencing is

supported by the Police Department and a Crime Prevention Through Environmental Design (CPTED) evaluation.

Since we haven't seen a site plan that shows the fencing and pedestrian gate locations, we recommend that fences and gates be setback from sidewalks and at least as far back as the buildings wherever possible. The landscaping and building siting shown on the 04/12/19 site plan do not appear to interfere with our recommendation.

Since the project will be fenced and gated, a north-south pedestrian easement wouldn't be feasible. However, more direct access for future residents of Bruceville Apartments to College Square South, West Stockton Boulevard and Imagination Parkway would be made possible by adding pedestrian gates in the project's northern and southern perimeter walls. Quick Quack College Square on the north side of the project will be constructing a sidewalk intended to provide pedestrian access to the project parcel. To the south, there may be an opportunity for the City to construct a sidewalk on the Shasta Park Water Facility parcel between the project site and Imagination Parkway.

We recommend the project construct controlled access pedestrian gates and sidewalks that approximate the path detailed in our December 13, 2018 letter.

In our previous letter, we recommended the project "add convenient connections to Bruceville Road that optimize pedestrian access to the [potential] Bruceville Road mid-block crossing." We recognize that while a signalized mid-block crossing was deemed feasible in a study conducted in 2016, the cost would be prohibitive.

The sidewalk on the south side of the Bruceville Road driveway near Buildings 1 and 2 will provide the pedestrian connection to Bruceville Road for all future residents of the project utilizing enhanced drive aisle crosswalks and the sidewalks around the buildings. The parcel at the northwest corner of the project site made it difficult to provide a sidewalk on the north side of the driveway, so the sidewalk on the south side provides the only pedestrian access. While this will entail some out-of-path travel for some residents, the project's driveway on Bruceville Road is for fire truck access only so at least there won't be a busy driveway to cross.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Chris Holm
Project Analyst