



7/19/2019

VIA EMAIL

June Cowles
City of Rancho Cordova Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: Anthology at Anatolia (DD9879)

Dear Ms. Cowles:

WALKSacramento has reviewed the project routing for Anthology at Anatolia (DD9879) and we offer the following comments.

It's commendable that the applicant is proposing four new floor plans that will reduce the average square footage and footprint of the houses in order to provide houses that will be more affordable and increase the minimum depth of the shallowest rear yard. This will expand the opportunity for home ownership to a greater number of people and provide more outdoor living space for some of the houses. A third and even more beneficial result of the new floor plans is that larger street trees can be planted as the distance between driveways is larger, ranging from about 23' to 30'. Unfortunately, the new floor plans turn their backs upon the street.

Whereas the approved house plans had living rooms (moderately active living space) at the front of every house on the ground floor, none of the proposed plans have active living space on either floor at the front of the house. Garages, bathrooms and bedrooms are the only rooms at the front of the houses, so nearly all of the activity in the house will occur in the backs of the houses. This means there will be very little "eyes on the street" in the 118-lot neighborhood except where the original 16 houses were constructed.

Focusing the active living areas of the houses to the rear the lots also disconnects the residents from their neighbors. As a result, the front yard becomes less of an extension of the homes, and the sidewalk becomes less of a space for planned or spontaneous social interaction. Walking to the store or mailbox becomes less attractive to many people because of the uninteresting streetscape. Parents may be reluctant to let their kids play on the block or walk to the school, park or store because there's no one to watch over them without joining them.

We encourage the applicant to return with different floor plans that include at least one new plan having the kitchen at the front of the house and one or two new plans with the living room or great room at the front of the house. Mixing in the old plans would also create a more diverse neighborhood and add to walkability.

Sincerely,

Chris Holm
Project Analyst