



10/8/2019

VIA EMAIL

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

RE: 16 Powerhouse Addition (DR19-252)

Dear Mr. Abbes:

WALKSacramento has reviewed the project routing for Powerhouse 16 Addition and we offer the following comments and recommendations. There are two elements of the building design that are concerning. First, the location of the bike storage may be inconvenient and reduce the potential for bicycling as a frequent travel mode. Second, the ground floor façade on P Street is uninteresting and will not contribute to a pleasant walking experience.

The project includes a large bike storage room on the second floor of the building addition. While storing one's bike in a controlled access common room rather than in one's apartment may be preferable to most tenants, the second floor location introduces a potentially significant inconvenience for tenants using the storage. For example, a bike trip will always start with the tenant getting to the second floor, moving through the second-floor outdoor lounge and kitchen areas to access the storage room, moving through the 5'-wide space between the planters in front of the clubhouse and the activity areas with their bike, using the elevator to get to the ground floor, and then walking their bike through the small lobby.

We were surprised to see the bike storage proposed for the second floor, so we searched for plans showing the existing bike storage location. The last time we reviewed the 16 Powerhouse project, it was called Gateway on Fremont Park and was subject to review and comment only by the Design Commission and the Planning Commission. At that time, there was no long-term bike parking proposed. We subsequently discovered the 16 Powerhouse Podium Structure (DR18-406) project proposed which was approved to include a bike storage room on the 2nd floor replacing bike storage that appeared to be along a wall within the courtyard.

It may be the existing bike storage room on the 2nd floor is acceptable to the residential tenants, but we believe it would be much encouraging and convenient for the tenants if the bikes were stored on the ground floor. The ground floor of the proposed addition has 12 vehicle parking spaces and a 15'-4" front setback and a 19' rear setback. WALKSacramento recommends relocating the proposed bike parking to the garage or to an expanded area of the building.

The ground floor façade facing P Street will not activate the street. The wall has only a door and two metal louvre panels for garage ventilation making up about one-third of the wall area. Perhaps the building addition could be expanded toward the street to accommodate bike storage while retaining the ventilation elements but adding windows and a door with glass.

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.

Sincerely,

Chris Holm
Project Analyst