



11/18/2019

VIA EMAIL

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

RE: Broadway Apartments at The Mill-Phase 2 (NWLP Phase 4) (P19-059)

Dear Mr. Anguiano:

WALKSacramento has reviewed the project routing for Broadway Apartments at The Mill-Phase 2 (NWLP Phase 4) and we have the following comments.

Pedestrian circulation is almost complete; there are just a few places where the network of sidewalks has gaps. The locations are

- 1) the south end of Building 4,
- 2) the west end of Building 5,
- 3) the west end of the paseo between Buildings 5 and 6,
- 4) the east end of Building 6,
- 5) the north side of Building 6 near the northeast corner of the building,
- 6) the north side of Building 7 between the sidewalk and the drive aisle,
- 7) the northwest corner of Building 8,
- 8) the west end of Building 11,
- 9) the west end of Building 12,
- 10) and the north end of Building 13.

The drive aisle for fast charge EV parking at north side of the warehouse building is very close (from 0' to 2.5') to the back of the Broadway sidewalk. There should be a curb at the back of sidewalk to prevent cars from intruding on the sidewalk.

The bike parking appears to be located where it would be inefficient to park cars, and bicyclists will find it inconvenient to access the bike parking using the vehicle ramp or the pedestrian entrance at the opposite corner of the building. Since the parking garage appears to be accessed by pedestrians at the "storefront" entrance, the bike parking may not be sufficiently secure unless there's a bike cage. We recommend placing a bike parking room next to the "model unit" and provide a dedicated entrance and ramp on the south side of the building.

Sincerely,

Chris Holm
Project Manager