



March 24, 2020

VIA EMAIL

Jose Quintanilla
City of Sacramento Community Development Department
300 Richards Boulevard, Third Floor
Sacramento, CA 95811

RE: 28th and S Mixed Use (DR20-040)

Dear Mr. Quintanilla,

WALKSacramento has reviewed the project routing for the 28th and S Mixed Use Project (DR20-040). We commend the project's focus on walkability and design that supports active travel for residents, particularly the absence of onsite parking. The provision of commercial retail space onsite, plus the proximity of the project to transit and additional commercial retail such as the Sacramento Natural Foods Co-op across S Street, creates direct access to food and shopping and provides residents with transportation options that do not necessitate a personal vehicle. We have the following recommendations to further improve pedestrian and bicycle circulation and encourage physical activity.

Improve access to indoor bike storage. An indoor, long-term bike storage room is provided on the ground floor of the project with space to accommodate 40 bikes. This is a valuable amenity for residents, however its location in the back of the ground floor is inconvenient for bicyclists to access. Residents must either access the bike room internally through two rooms or walk along an external pathway around the back and side of the building to reach S Street. The pathway appears to be approximately 3-feet wide and may be shared by residents walking their dogs, using the gravel dog run, or accessing the two ground floor residences. The length of the walk and narrowness of the pathway may discourage residents from using the bike room. We recommend considering moving the bike room to the northern side of the building on S Street to provide direct internal and external access for bicyclists.

Add windows in hallways and overlooking the exterior staircase. Windows allow for natural light that provides mental health benefits and guides movement. When placed in stairwells and hallways, windows encourage use of stairs that leads to greater physical activity. In the site plan, windows are provided in all units, at the end of the hallway on the eastern side of the building, and in the internal staircase on the western side of the building. To further encourage use of both the internal and external stairs instead of the elevator, we recommend installing windows along the hallway on the southern side of the building and overlooking the exterior stairwell.

Ensure that the trash enclosure doors do not block the sidewalk. The trash enclosure is located on the ground floor of the western side of the building, facing 28th Street. When opened, the doors block a portion of the sidewalk and may create a physical barrier for residents and other pedestrians. In particular, because the trash enclosure is located directly north of the 28th Street stairwell exit, residents traveling to and from the nearby shopping center across S Street may be blocked along their route. The

sidewalk narrows when approaching the intersection due to the curving of the existing landscaped buffer, which further impacts pedestrian movement. Other styles of doors that fold, slide, or swing 180° are recommended in order to maintain a clear and unblocked sidewalk. However, it should be noted that doors that swing 180° will interfere with the current placement of the stairwell door. In this case, shifting the stairwell door further away from the trash enclosure may resolve this issue.

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. Thank you for consideration of our recommendations.

Sincerely,

Alicia Brown
Project Manager

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