



3/5/2020

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 Cycle 2 project routing for Broadway Apartments at The Mill-Phase 2 (NWLP Phase 4) and we have the following comments. The site plan revisions improve pedestrian circulation and access, and open space is utilized more effectively to provide social spaces and promote outdoor physical activities.

There are still a few locations where there are gaps in the sidewalk network, and because the residential buildings don't have breezeways, providing continuous sidewalks around each building is important for convenient pedestrian circulation. Using the numbering we used in our previous letter, the locations where sidewalk gaps remain include:

- 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 west end of Building 6 (mistakenly identified as "east" in the previous letter),
- 10) and the north end of Building 13.

Buildings 5 and 6 each appear to have long-term bike storage rooms at the west end of the buildings, so there should be sidewalks providing access to the rooms similar to that at the west ends of Buildings 8, 9, 11 and 12. It may be the Cycle 2 sidewalk gaps mentioned above in numbers 2, 3 and 4 may be due to incomplete drawing updates.

Also in our previous letter, we recommended there be a curb at the back of the Broadway sidewalk to prevent cars parking on the north side of the commercial building from intruding on the sidewalk. If the area is no longer planned to provide EV fast-charge parking, or any vehicle parking, then the curb would be unnecessary; otherwise the curb should be provided to keep cars off the sidewalk.

Long-term bike parking is now provided at several convenient locations on the site, and short-term bike parking is dispersed over the site. However, *Community Gathering Area 3* should have at least three bike racks to serve residents and guests using the amenities.

Sincerely,

Chris Holm
Project Manager