



2/26/2020

VIA EMAIL

Kimber Gutierrez, Associate Planner
Sacramento County Office of Planning and Environmental Review
827 7th Street, Second Floor
Sacramento, CA 95814

RE: Carmichael Commons (PLNP2019-00157)

Dear Ms. Gutierrez:

WALKSacramento has reviewed Carmichael Commons resubmittal 4 (February 2020) and we offer the following comments. The project consists of 230 independent living units in three- and four-story multi-family buildings and single-story single-family villas and modular villas, 93 assisted living units in one three-story building, 50 memory care units in one two-story building, a two-story community building, and a performing arts center building.

Residents of the independent living units may be expected to be physically active. The development will include an indoor swimming pool, fitness center, and pickleball courts for exercise and socializing. The independent living units are dispersed over the 15-acre site, so many residents will have the opportunity for walking between their unit and on-site activities and dining. The project will also construct a bus turn out on Winding Way, and detached sidewalks with street trees on the project side of Winding Way and Hackberry Lane. Residents may also desire to walk the five to ten minutes it would take to get to nearby shopping along Manzanita Way.

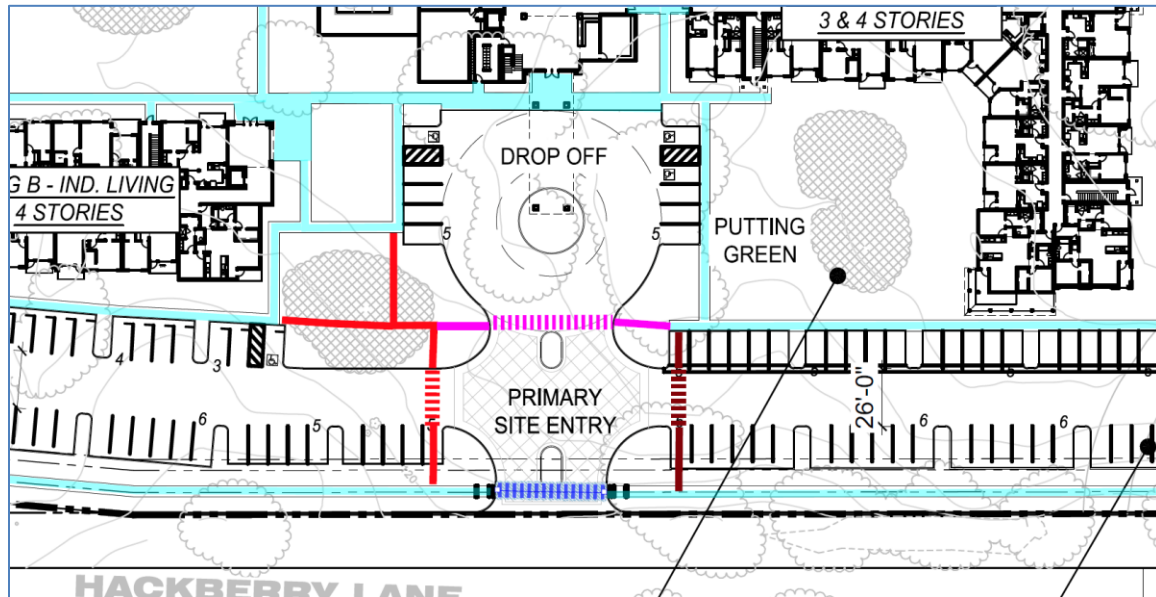
The project site plan incorporates good pedestrian circulation within the site, but access to the street is limited. The nearly 1800' street frontage has only two access points to the street – one near the midpoint of the Performing Arts Center on winding Way, and one at the far north edge of the property on Hackberry Lane making transit trips easier for residents, visitors and employees. The walking routes to either street will be indirect for most of the Carmichael Commons residents, and there will be a desire to walk through landscaped areas or use the primary driveway or the emergency access driveway to shorten the walk. Additional access points should be added to the site.

Recommendation #1: Add sidewalk segments and a crosswalk on south side of the primary site entry driveway between Hackberry Lane and the Village Square drop-off entrance. Marked in red on the drawing below.

Recommendation #2: Add sidewalk segments and a crosswalk between the sidewalk segment in Recommendation #1 and the sidewalk parallel to the north-south drive aisle. Marked in fuchsia on the drawing below.

Recommendation #3: Mark a crosswalk on the primary site entry driveway between the public sidewalk segment. Marked in blue on the drawing below.

Recommendation #4: If feasible, also add sidewalks and crosswalk on the north side of the driveway. Marked in brown on the drawing below.



The walkway between Winding Way and the south sides of Buildings B and C will take pedestrians going to or coming from the bus stop out of their way. The driveway or the landscaped area may inappropriately be used to make the trip more direct.

Recommendation #5: Move the access sidewalk from the west side of the emergency access driveway to the east side of the driveway and terminate near the back of the public sidewalk at the new bus stop pullout. If this is infeasible, a connection between the sidewalk on Hackberry Lane and the sidewalk around the pickleball courts should be added to provide more direct access to the bus stop.

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 public health and physical fitness, better air quality, a stronger sense of cohesion and safety in neighborhoods, and more sustainable communities and local economies.

Sincerely,

Chris Holm
Project Manager