



5/31/2020

VIA EMAIL

David Hung, Associate Planner
City of Sacramento Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: Market Club at the Mill Modifications (DR20-076)

Dear Mr. Hung:

Thank you for routing the Market Club at the Mill Modifications project documents to WALKSacramento. The project proposes to modify the previously approved Market Club at the Mill project (DR18-137) which consisted of reuse of an existing 14,314 square foot commercial building for retail and restaurant uses, construction of 5,045 square feet of new office/retail space at the west end, and continued use of an existing plaza at the south edge of the new office/retail space. The proposed modifications would allocate the new construction at the west end of the existing building and the reuse of the east end of the existing building to residential use, resulting in about 10,000 square feet of residential studio units and about 9,000 square feet of commercial/retail space.

We are pleased to see the addition of residential studio units to the Market Club at The Mill project because it will improve housing affordability in The Mill. Residents of the Market Club will be steps away from commercial and retail space in the building and across the street from the neighborhood center, dog park and recreation/exercise amenities at Olympian's Park. Access to Setzer Run Trail and its connection to the Sacramento River Trail will be conveniently close.

The mixed-use aspect of the project has the potential to contribute low-VMT housing, but travel alternatives to cars must be available and convenient for the residents. None of the studio units have dedicated space or a garage for bike storage, though. Even if there was space within each unit dedicated for bikes, half of the units are on the second floor without an elevator available. A necessary element of the project to support low VMT per resident will be conveniently-located secure bike parking for the residents that will make it easy to choose to use a bike rather than a car.

Although it's clear that the Northwest Land Park PUD Guidelines exempt the project from the City's parking requirements for cars, it's not the case for bike parking. Table 2.6.2, note 6 states that the Open Air Market is exempt from any on-site parking requirement and that parking demand may be met by parking on surrounding streets. The Guidelines also states that some parked vehicles could remain on Festival Street during periodic closures of the street for special events. The project's proposal to provide eleven parking spaces on Festival Street for use of the twenty-two Market Club residential units meets the Guideline's requirements and the underlying, though not applicable, zoning. However, the bike parking demand has not been similarly met with long-term bike parking spaces on Festival Street.

There is little room for secure long-term bike parking on the grounds surrounding the building, although several Festival Street parking spaces could be allocated for a secure bike parking structure. Also, the existing building has a large covered patio on its north side with none of the space designated for permanent outdoor uses. **Recommendation #1: Add a secure structure(s) for long-term bike storage on either 1) the outdoor patio at the west end for the west-end studio units and at the east end for the east-end studio units, or 2) Festival Street.**

The project narrative states that the Market Club building will contain "commercial/retail space that includes one of the largest outdoor patios in Sacramento" and "enable customers to stop by for a coffee meeting or, work independently in the open, comfortable outdoor seating area." This existing outdoor plaza at the south edge of the new-construction portion of the Market Club is accessed from the street and a door into Space 10 of the Retail/Mixed Use area of the existing building. At the same time, the project identifies the existing 4,623-square-foot outdoor plaza as meeting the requirement for 100 square feet of open space per dwelling unit.

The project proposes to construct two roof-top decks with a combined 700± square feet of deck space – a larger deck on the new-construction west-end two-story residential roof and a smaller deck on the one-story structure extending north from the east-end residential portion of the existing building. Each deck section will be accessible directly from the second-level hallway in the residential sections of the building. There appears to be about 3,600 square feet of space on the west-end residential roof that might be used for additional deck space. If a minimum of 1,500 square feet of roof space were used for additional deck space, the project would meet the requirement for open space. **Recommendation #2: Add at least 1,500 square feet of deck space to the west-end residential roof.**

Development projects that lead to more walking and active travel are critical to our community's future. Human beings need moderate exercise, such as walking, for about 30 minutes a day in order to prevent the development of chronic disease and overweight, but only 30% of the population in the Sacramento region is active at this minimal level, often due to limitations placed by a built environment not suited to walking and other types of physically active travel. New residential and commercial development that facilitates walking and bicycling in lieu of driving can yield significant health improvements and help the City and our region meet sustainability goals.

Sincerely,

Chris Holm
Project Manager