



7/2/2020

VIA EMAIL

Courtney Long, Assistant Planner  
City of Sacramento Community Development Department  
300 Richards Blvd., 3<sup>rd</sup> Floor  
Sacramento, CA 95811

**RE: 14<sup>th</sup> and H Street (DR20-088)**

Dear Ms. Long:

WALKSacramento has reviewed the 14<sup>th</sup> and H Street project routing and we offer the following comments. Adding 60 new rental dwelling units will help to meet housing demand in the City and including 1,700 square feet of retail in the project will enhance the quality of life for existing and new residents in Mansion Flats and nearby neighborhoods.

There are two commendable bike-supportive architectural elements of the Bike Storage room. Although none of the routed plans show doorways, we assume access will be directly from the lobby area between the 14<sup>th</sup> Street entrance and the elevator. The convenient access and resultant minimal physical conflicts with lobby traffic will encourage greater use of the bike storage by residents than if it were further from a building entrance. Also, the windows allowing views of the bike storage room from the sidewalk, as shown on the Material Palette sheet, will contribute to a sense that bikes are an important part of life in the neighborhood.

We are also pleased to see the stairwell on the 14<sup>th</sup> Street side of the building will have windows on levels 2 through 5, as shown on sheet with the West Elevation. The natural lighting and outdoor views provided by the windows will facilitate more daily physical activity for residents using the stairs rather than the elevator. Locating the stairwell entrance across the lobby from the elevator would contribute to more stair usage, but at least the stairwell is a short distance down a straight hallway. The stairwell at the southeast corner of the building is conveniently located for units at the south end of the building, but unfortunately it has blank walls on the H Street and east elevations. We recommend adding windows to the stairwell to encourage greater use of the H Street stairs.

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