



June 8, 2020

VIA EMAIL

Courtney Long
City of Sacramento Community Development Department
300 Richards Boulevard, Third Floor
Sacramento, CA 95811

RE: 17 I Mixed Use (DR20-075)

Dear Ms. Long,

WALKSacramento has reviewed the project routing for the 17th I Mixed Use Project (DR20-075). The project incorporates several design elements that facilitate active travel and physical activity, including direct pedestrian access to I Street, bike racks on 17th Street and I Street, and removal of existing driveways. We would like to offer the following recommendations to further improve pedestrian and bicycle circulation and encourage physical activity.

Improve bicycle circulation through the ground level parking garage. The project provides 105 long term bike parking spaces across three bike storage rooms on the ground floor. One bike storage room is located in the residential lobby, which provides convenient access to I Street, and the other two are located within the parking garage, with access from the alley. In order to improve safety of bicyclists and minimize conflicts between cars and bicyclists in the garage, we recommend that the project consider moving the bike storage units in the garage closer to the vehicle entrance. This creates fewer potential conflict points between bicyclists and cars backing in and out of parking spaces.

Where possible, maximize the number of patios overlooking 17th Street and I Street. As indicated on the floor plan, private patios on Level 2 are only provided on the east side of the building, which overlooks the neighboring property. Private patios on Levels 5, 7, and 8 are only provided on the north side of the building, which faces an alleyway. Patios that face streets with higher levels of pedestrian and bicycle activity facilitate more “eyes on the street” and increase feelings of perceived personal safety for people walking and biking. As such, we recommend that the project add more patios for the units on the west and south sides of the building, or consider moving existing patios to face 17th Street and I Street.

Provide access to the courtyard on Level 2. Based on the Level 2 floor plan, it does not appear that there is access to the courtyard on level 2. Common areas and outdoor spaces provide benefits for mental health and improved social cohesion. Because not all units have access to private balconies, we recommend that the project allow access to the courtyard space for all residents to use.

Unbundle parking costs from leasing costs. The project’s proximity to restaurants, shopping, and transit supports active travel and provides an opportunity for residents to live a car-free lifestyle. Unbundled parking further encourages active travel and reduced driving by allowing residents to opt into purchasing a parking space if desired. Unbundled parking means that parking costs are not automatically

incorporated into the leasing cost of a unit, and residents may choose to pay for a parking space separately. This makes housing more affordable for residents and provides less of an incentive for car ownership.

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 health, 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