



12/21/2020

VIA EMAIL

Robby Thacker  
City of Sacramento Community Development Department  
300 Richards Blvd., 3<sup>rd</sup> Floor  
Sacramento, CA 95835

**RE: 1523 E Street Condominiums (Z20-087)**

Dear Mr. Thacker:

Thank you for routing the 1523 E Street Condominiums project to WALKSacramento. Access for pedestrians and bicyclists and accessibility appear to be well provisioned. Windows in both stairwells will add to the building's "eyes on the street" and provide natural light on the stairs and in the hallways on levels one and two. Long-term bike storage will be provided by lockers in the garage and although the passing distance between the lockers and parked vehicles is less than optimum, there should be enough room to walk bikes without the bike's handlebars hitting the lockers or the vehicles.

Our only recommendation is about Unit 1's E Street façade. The upper levels of the building have large windows and balconies that will provide visual interest, but the short windows and resulting expanse of brick veneer on the ground level will not, but the pedestrian level façade is more important to enriching the pedestrian experience than that of the upper levels. We imagine the short, high windows may be intended to provide adequate privacy and security for the residents of the ground level unit.

Our initial recommendation would be to enlarge the windows in Unit 1, but there may be a reluctance to increase the percentage of façade area taken up by windows. The six-foot setback area between the sidewalk and Unit 1 may be an opportunity to improve the sidewalk experience, activate the street and increase the amount of common open space. Improving the setback area by providing some common-space amenities for the building tenants, adding a short, open fence at the back of the sidewalk, and changing the exterior left-hand door at the west end to a right-hand door to improve access to the open space could activate the street without diminishing Unit 1's security.

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