



11/6/2020

VIA EMAIL

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

RE: 16th & J Street Apartments (DR20-176)

Dear Ms. Long:

Thank you for providing WALKSacramento with the opportunity to comment on the 16th and J Street Apartments project. The proposed 5-story mixed-use apartment building with 73 dwelling units and 3,120sf retail will enhance the livability of the Central City and Midtown neighborhoods by bringing more residents into the area. The many destinations and jobs within blocks of the site will allow many of the future residents of 16th and J Street Apartments to walk and bike on a daily basis and activate the streets and sidewalks.

The proposed bike room has convenient access from the project's parking lot at the rear of the site on Improve Alley. The proximity of the hallway door to a stairwell door will make it easier and healthier for residents to choose to walk the stairs to and from the bike room rather than using the elevator.

We are also pleased to see there are windows in the stairwell on levels 2-5. The daylighting and views to outside should encourage even greater use of the stairwell.

Although the project is proposing a large bike room on the ground floor and smaller bike rooms on each of the levels 2-4, there are only 37 residential long-term bike parking spaces for 73 units. Undoubtedly, walking and transit will be used considerably by residents, but bikes will also be popular with residents and the project doesn't provide dedicated storage for 1 bike per unit. This means that many residents will be storing their bike(s) in their apartment. While the pathway to the elevator is direct from the lobby doors at the sidewalk, there could be conflicts sharing the space in the lobby, and the rolling of wet bikes to the elevator could also be a problem. **We recommend adding additional storage capacity on the bike room to bring the parking rate to 1 bike space per unit.**

The short-term bike parking is distributed among three locations - two on 16th Street and one on J Street. Because 16th Street is one way northbound and J Street is one way southbound, Improv Alley will be the most direct route to the site for bicyclists approaching from the northeast. Accessing the bike racks on 16th Street will require travelling southbound on the sidewalk. **We recommend moving some of the racks closer to Improv Alley to reduce the incidence of bicyclists riding on the sidewalk.**

The directness and convenience of accessing stairwells can have a significant impact on stair usage. As mentioned above, the north stairwell is very convenient to the bike room. However, accessing the south stairwell from the lobby requires passing through a door into the hallway serving two residential units. The door diminishes awareness of the stairwell's location, and the

prominence of the elevator to people in the lobby will motivate residents and visitors to use the elevator. **We recommend swapping the location of the south stairwell with the trash room.**

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