



11/23/2020

VIA EMAIL

Angel Anguiano  
City of Sacramento Community Development Department  
300 Richards Blvd., 3<sup>rd</sup> Floor  
Sacramento, CA 95811

**RE: 2010 Broadway Apartments and Mixed Use Building (IR20-289)**

Dear Mr. Anguiano:

Thank you for routing the 2010 Broadway Apartments and Mixed Use Building project to WALKSacramento. We offer the following comments to increase the contribution new development in the built environment makes to improved public health.

The project provides no automobile parking for the residents and visitors of the twenty-six residential apartments and employees and patrons of the 959sf café space, and there's bus stops and a light rail station within 400 feet of the site. Therefore, many of the trips associated with the residences and commercial space will be by active transportation.

The 16-space long-term bike parking area has two elements that may diminish usage. First, the bike parking area in the Trash room does not appear to be secured. This unsecured storage will be less attractive to residents and café employees and will likely be used less than if it were secured. Second, there are two 3-yard dumpsters between the entrance to the room and the bike racks. The odors from dumpsters can be unpleasant, especially during the summer in an unconditioned room, so the usage of the long-term bike racks will be diminished. We recommend providing a room for bike storage with its own door for controlled access that's separate from trash and recycling storage.

The studio units in each of the eight duplexes have essentially no porch space since the hardscape in front of the entry door is shared with the entry door for the one-bedroom unit on levels 2 and 3. We recommend using the additional outdoor space under the building to extend the concrete porch so that it's usable by the studio tenants.

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