



11/9/2020

VIA EMAIL

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

RE: Albright Village (Z20-090)

Dear Ms. Long:

Thank you for routing the Albright Village project to WALKSacramento. The project proposes to construct 14 three-story townhomes with a private drive at the southwest corner of U Street at 13th Street.

The house on Lot 1 has no entry from the street and the porch and entry door doesn't have good visibility from U Street. We recommend relocating the bathroom and studio on the ground floor so the entry and porch could be moved to the corner of the house facing U Street would provide access from U Street and the new porch location would activate the street. This street access and visibility from the street would also follow the Central City Neighborhood Design Guidelines. The house on Lot 14 has the same issues of not activating U Street. Since U Street is the major street compared to 13th Street, the corner house should favor U Street over 13th Street, but at least the house on Lot 14 activates 13th Street.

The U Street elevations have interesting detail and several windows in main floor active living spaces, but the "eyes on U street" and the look of the houses on Lots 1 and 14 could be improved with several additional windows. We recommend adding a window on either side of the range in the kitchens facing U Street would add to the "eyes on the street." See the windows on either side of the range in the Plan A floor plan.

We're happy to see the existing driveway is proposed to be removed, as minimizing the number of driveways reduces the conflicts pedestrian encounter while walking on the public sidewalk. Unfortunately, a new driveway at another location is proposed and a mature tree would be removed to make way for the new driveway. The replacement tree alongside Lot 1 appears to be an ornamental or small-canopy tree instead of a tree with a canopy about the size of the tree that will be retained alongside Lot 14. We recommend planting a larger tree in the U Street landscape planter.

The driveway serving Lots 1-4 and 11-14 has landscape planters that extend 5' from the garages, so there's little room for trees that could shade the pavement and buildings. Adding trees to the planters could help reduce heat island effects and create a cooler micro-climate around the houses. We recommend extending the planters further into the driveway to provide additional planting space.

The entire project site is located less than 400 feet outside of the ¼-mile radius around the 13th Street Station. The City's TOD ordinance provides that within ¼-mile of light rail stations there is no minimum requirement for off-street residential parking, and between a ¼-mile and a ½-

mile from the station the minimum is reduced by 50%. The provision of a two-car garage for each unit is generous and does not support the goals of the TOD ordinance. We recommend the garages be configured as two single-car garages, which would be in conformance with the Design Guidelines, and that an incentive or option be offered to buyers that would provide zero or only one automobile parking space.

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