



10/29/2020

VIA EMAIL

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

RE: Lemon Hill Apartments (DR20-166)

Dear Mr. Lopez:

Thank you for providing the opportunity to comment on the Lemon Hill Apartments project at 6450 Lemon Hill Avenue. We are pleased to see that twenty-eight two-bedroom apartments that will be affordable in the Lemon Hill neighborhood have been proposed. The project site is across Lemon Hill Avenue from a middle school and several blocks from the closest elementary school. Morrison Creek is one block to the south and, hopefully, residents of Lemon Hill and nearby communities will see the creek corridor transformed into an active transportation route. Also, there's retail and services on Stockton Boulevard about a 10+ minute walk from the project site. Family members traveling to important nearby destinations by walking and/or biking could be commonplace.

The building designs will provide "eyes on" Lemon Hill Avenue and 65th Street Expressway. The street will be activated by entrances, living rooms and patios for the units facing Lemon Hill Avenue. Patios for east-end units above the first floor in Building 1 will provide "eyes on" 65th Street and the mid-building patios above the first floor in Building 2 will have limited "eyes on" 65th Street.

Although we discourage applicants from gating residential projects, the proximity of the project site to the heavy, fast traffic of the 65th Street Expressway, we think the proposed fences, gates and sound wall will help prevent small children playing outside on the property from wondering over to the dangerous roadway.

The project proposes to plant many trees that will provide health and environmental benefits. We recommend increasing the amount of pavement shading to reduce localized air temperature that will be higher with more exposed pavement.

WALKSacrimento 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