



10/7/2020

VIA EMAIL

David Hung, Associate Planner  
City of Sacramento Community Development Department  
300 Richards Boulevard, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

**RE: Mandolin Estates (DR20-153)**

Dear Mr. Hung:

Thank you for routing the Mandolin Estates project to WALKSacramento.

Unobstructed and direct views of the street and front yards from within homes are necessary to provide a visual and psychological connection between people inside and people outside. This is especially important to parents so they can feel comfortable allowing their children to play in front of their home or their neighbors' homes while they watch from inside.

Three of the floor plans have a pop-out vestibule that reduces visibility to a 90° field of view of both the street from the interior and the front door from the street, but at least the living room window has a window overlooking the front door that may discourage undesirable activity at the door.

The Plan 1272 on Lots 1 and 8 has no windows or doors on the side elevation facing 50<sup>th</sup> Ave and the E.V.A. & B.P.P.E., respectively. Not only does this present a blank wall facing the public space, but there is absolutely no "eyes on the street." **We recommend 1) replacing the upper portion of the linen closet at the end of the hallway with a window, and 2) adding a window in the first-floor bedroom. Additionally, a window in the second-floor bedroom and a window in the stairwell would provide more "eyes on the street" and visual interest.**

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