



12/8/2020

VIA EMAIL

Daniel Abbès, Associate Planner  
City of Sacramento Community Development Department  
300 Richards Blvd., 3<sup>rd</sup> Floor  
Sacramento, CA 95811

**RE: Maven on 5<sup>th</sup> (DR20-195)**

Dear Mr. Abbès:

Thank you for routing the Maven on 5<sup>th</sup> project documents to WALKSacramento. The project proposes to construct 308 residential units on the site for which the Northwest Land Park Phase 5 tentative map was previously approved.

We are pleased to see continuous and connected sidewalks around 100% of the perimeter of every building, with the exception of buildings 1, 2 and 9 which are missing the sidewalk only on the shorter northern side. This will provide convenient routes to other buildings in the project and to internal and external streets. Each building has entry doors and stairs on both long sides, so public and private streets and parking areas will be activated and active living areas will also face all streets and parking areas.

According to the Project Narrative, the east-west street (aligned with Tailoff Lane) and the north-south street will be privately owned but constructed to City standards and subject to an Irrevocable Offer of Dedication until the adjacent properties east of 5<sup>th</sup> Street are developed, at which time the private streets will be dedicated to the City. The east-west street stub east of the north-south street, though, is not designed to City standards and is, essentially, a parking lot. How will the public right-of-way be adequately utilized when the street is dedicated to the City, especially since the sidewalk is missing on the south side?

The substantial street-tree canopy that will one day be public property should also be protected. The Maven at 5<sup>th</sup> Home Owners Association will be responsible for tree maintenance on private streets with IODs. We recommend that project conditions of approval require that City standards for street tree maintenance be followed by the HOA to preserve the investment until such time the streets are dedicated to the City.

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 physical fitness, better air quality, and a stronger sense of cohesion and safety in our neighborhoods.

Sincerely,

Chris Holm  
Project Manager