



9/30/2020

VIA EMAIL

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

**RE: Northview Estate (DR20-117)**

Dear Mr. Hung:

Thank you for routing the project to WALKSacramento.

The floor plans of the four buildings will facilitate good "eyes on the street" and create a psychological connection between building occupants and people nearby. When people inside and outside feel more comfortable knowing there's someone close by and social bonds among neighbors are enhanced, there can be an increase in physical activity and transportation by active modes.

The Northview Estate project has four buildings: two that face Northview Drive and the private drive and two that face only the private drive. All four buildings have Great Rooms on the first floor with windows facing the private drive. The open floor plan on the first floor will allow residents and guests in the Great Room and kitchen to see activity on the private drive. The end units that face Northview Drive also have the open floor plan and with street-facing windows in the Great Room and kitchen plus the front door facing the street, there will be good "eyes on Northview Drive."

The two end units facing Northview Drive are a variation of the other ten units with the only major difference being the front door is on the end elevation rather than the private drive elevation. With the front door removed from the elevation facing the private drive, the end unit looks like it's the rear of a rear-loaded townhouse. We recommend adding a third window in the Great Room to activate the elevation.

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