



4/15/2021

VIA EMAIL

Daniel Abbess
City of Sacramento Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: 3900 Broadway Senior Apartments (IR20-219)

Dear Mr. Abbess:

Thank you for sending the 3900 Broadway Senior Apartments project routing to WALKSacramento. The project proposes to construct a three-story 44-unit apartment building for seniors that will include four tuck-under and 19 surface-lot parking spaces, a community room with kitchen, reception desk/office, and outdoor paved and landscaped common spaces.

The 3900 Broadway Senior apartments will be jointly managed with The Arbors, a three-story 56-unit senior apartment building on the adjacent parcel at 3820 Broadway. Sharing of common facilities will be advantageous to residents of both buildings.

The floor plans and elevations show that each of the stairwells will have one window on the end wall and one window on the south-facing side wall at the landings between each level. The views through the windows will encourage more use of the stairs and less use of the elevator, and the amount of glazing may provide excellent illumination during the day for the safe travel of residents.

The site plans shows three bike rack areas; one area in the partially enclosed east lobby next to the tuck under garages, one area next to the sidewalk between the alley and the surface parking lot on the parcel adjacent to the apartment building, and one area near the east stairwell exit door. The bike racks in the lobby could be used for long-term bike parking for the residents, while the racks at the parking lot will provide short-term parking for visitors. Access to the bike racks near the stairwell appear to be secured only by the pedestrian gates and building doors and they do not appear to be protected from the elements, so they should be considered short-term. **We recommend placing additional bike racks for visitors near the lobby entrance on 39th Street.** If the lobby at the alley will not be used by visitors, it may be appropriate to move some of the bike racks at the surface parking lot to 39th Street. **If the lobby at the alley will be open to visitors, additional security for long-term bike parking will be needed.**

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.

Please notify WALKSacramento of future routings or notices for this project.

Sincerely,

Chris Holm
Project Manager