



1/29/2021

VIA EMAIL

Arturo Carrasco-Becerra  
City of Sacramento Community Development Department  
300 Richards Blvd, 3<sup>rd</sup> Floor  
Sacramento, CA 95811

**RE: Avana Park (Z20-098)**

Dear Mr. Carrasco-Becerra:

Thank you for routing the Avana Park project to WALKSacramento.

Reviewing the project documents for health-supportive design elements, we note the following positive features. Lots 6-8 are rear loaded, and with the active living areas (family room, dining and kitchen) on the main floor facing Christine Drive, there will be good "eyes on the street" and the front yards. The front porch of the three Plan 2 houses on the Christine Drive lots will allow for and encourage gathering in front of the house and contribute to social interaction with passersby.

It appears there will be large and medium trees in the Christine Drive front yards and along the private drive. The tree canopies will shade yards and the driveway, lowering local air temperature on hot days, extending the life of the pavement, and providing greenery that can improve the mental health of residents. Additional shading of the private drive and shading of the house from late afternoon/early evening summer sun might be obtained by relocating the northern section of privacy fence on Lot 8.

The private drive has a sidewalk from the street on the west side of the driveway and in front of Lot 1 and there's also a sidewalk on the north side along Lots 3-5. The sidewalk will provide a level surface that may be needed by people with physical disabilities, it will separate the pedestrian space from the automobile space, and a route unblocked by cars will always be available.

The value of the sidewalk, especially that of the sidewalk in front of Lots 3-5, could be improved if the two sidewalk segments were connected by a sidewalk along the edge of Lot 2. Then a continuous accessible route would be established between the street and each of the lots that are private drive loaded.

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