



2/16/2021

VIA EMAIL

Jose Quintanilla
City of Sacramento Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: Dry Creek Estates (P20-040)

Dear Mr. Quintanilla:

Thank you for routing the Dry Creek Estates project to WALKSacramento.

The project proposes to develop about 29.5 acres of vacant land. Destination adjacent to the project site include Higher Learning Academy (grades K-8) and Futures High School on the south side of Grace Avenue, and Bings Market on the west side of Rio Linda Boulevard. Other destinations within a 15-minute walk include Robla Community Park, Taylor Street Elementary School and Taylor Street Park. Access to Dry Creek Estates is proposed to be only from Grace Avenue on the south and a new planned segment of Main Avenue on the north.

The Sacramento Northern Bike Trail passes the project site along the east side of Rio Linda Boulevard, but there's no direct connection between Dry Creek Estates north of Parcel 'C'. Such a connection would shorten the walking distance to the schools on Grace Avenue or any other destination to the south by up to 2,300' (measured from Lot 64). This is especially beneficial considering the distance to the Higher Learning Academy sidewalk from Lot 64 would be less than 600'. **Add a pedestrian paseo between Rio Linda Boulevard and either 'H' Court or 'F' Avenue.**

The project site is bifurcated by Parcel 'C' and the northern seventy-five 55'x85' lots are not internally connected to the southern sixty 43'x83' lots. The disconnect between the two Dry Creek Estates neighborhoods combined with external access only on the north and south sides of the project site severely diminishes connectivity for pedestrians and bicyclists. For example, Lots 29 and 103 are about 250' apart, but the walking/biking distance will be almost 4,000 feet. **Add multi-use trails between 'H' Court and 'N' Court and between 'I' Court and 'L' Avenue.**

The tentative maps indicate there may be a future extension of May Street between Grace Avenue and Main Avenue, but project is not designed to allow a future connection. The preclusion of a potential connection can have negative impacts to future connectivity. For example, Norwood Junior High School would be an 11-minute walk from the southwest corner of the Dry Creek Estates site had the Sunrise Northwind and Alta Vista subdivisions been connected to each other, but without the connection the walk is now 18-minutes. **Add a multi-use trail connection to the parcel containing the future May Street extension.**

We are pleased to see that the south side of Main Avenue will have a detached 6'-wide sidewalk, but the street is missing bike lanes. The bike lane on the north side will be especially important as it appears there will be no, or little, shoulder. **Add bike lanes on both sides of Main Avenue.**

We are also pleased to see a 5'-wide detached sidewalk on the north side of Grace Avenue, but it's not apparent from the cross-section how the 45' of pavement will be used. We expect the street to be a combination of a minor collector with parking on the north side and a minor collector without parking on the south side. **Revise the Grace Avenue cross-section to show the bike lane and parking on north side and the bike lane on the south side.** The eastbound bike lane on the south side of Grace Avenue may need additional *No Parking* signs and/or *Bike Lane* markings and/or signs, as the bike lane may appear to be parking to drivers.

There are twenty-seven lots that will have rear yards and/or side yards facing the Parcel 'C' open space, and only six other lots will have views of the open space unobstructed by fences. People walking or biking within Parcel 'C' will feel safer if they know they are within view of residents in their homes. **Future planning of the Dry Creek Estates lots and floor plans should consider incorporating open fencing on the lots with rear or side yards adjacent to Parcel 'C'.**

- Add a pedestrian paseo between Rio Linda Blvd and either 'H' Court or 'F' Ave.
- Add multi-use trails between 'H' Court and 'N' Court and between 'I' Court and 'L' Avenue.
- Add multi-use trail for connection to future extension of May Street.
- Add bike lanes on both sides of Main Avenue.
- Show bike lane and parking on north side and bike lane on south side of Grace Avenue.
- Plan for open fencing on lots with rear or side yards adjacent to Parcel 'C'.

WALKSsacramento 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