



1/29/2021

VIA EMAIL

Matthew Sites, Associate AIA
City of Sacramento Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: Land Park and Broadway (IR20-345)

Dear Mr. Sites:

WALKSacramento has reviewed the January 2021 routing for the Land Park and Broadway project. Thank you for providing the opportunity for us to comment on the project design.

Future residents of the Land Park and Broadway apartments will have convenient alternatives to car ownership for travel. The project site is ¼-mile from the Broadway light rail station, within a short distance of many bus stops on the Broadway corridor, and near low stress network bike connections to downtown.

We are pleased to see the residential portion of the project will have bike storage rooms on levels 3-5 and the commercial portion will have bike racks on the Broadway sidewalk and in-building long-term bike storage. We have a few recommendations to better serve residents and patrons that may want to use bicycles to travel to and from the apartments and the commercial uses.

Provide convenient long-term bike storage for residents that live on level 2. There isn't a bike storage room on level 2 similar to those on levels 3 to 5. If floor space isn't available on level 2, the storage might be provided on the permeable surface along the wall on the parcel line near the dog park.

Provide convenient access to short-term bike storage for visitors of residents. Three bike racks for parking six bicycles are located adjacent to the residential parking lot. Access to the short-term bike parking appears to be limited by the gate on the sidewalk and the gate on the driveway. While this location will mean the parking will not be shared by patrons of the retail space and will be available only to visitors and residents, it also means that visitors will need to know where the visitor bike parking is located and how to access it.

Add windows to the south-facing stairwell. The Broadway stairwell is quite impressive in that it has floor-to-ceiling windows over its full width, but the south facing stairwell has no windows. Daylighting stairwells can encourage greater use of stairwells which can mean more daily physical activity for the building occupants, and it would help to provide an attractive alternative to using the elevator in order to maintain social distancing should it be necessary in the future.

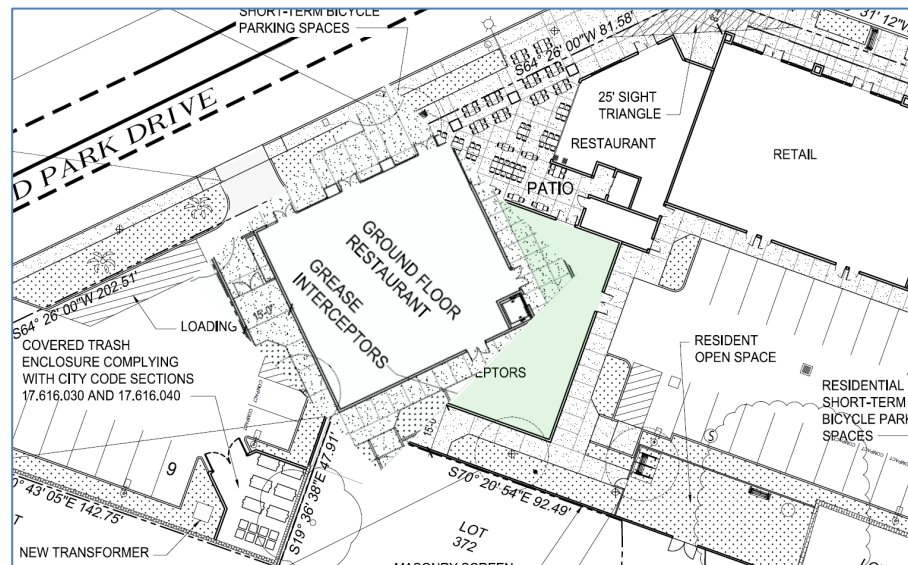
The south-facing stairwell has no windows, but the same amount of glazing as the Broadway stairwell would be expensive, energy inefficient and exorbitant. Since windows in the stairwell might intrude on the privacy of balconies adjacent to the stairwell, small windows might be strategically placed to daylight the stairwell while maintaining resident's privacy.

Move the southern leg of the building close to the Land Park sidewalk. Such an orientation could have several benefits. First, it would conform to the Citywide Commercial Design Guidelines *1-3 Locate structures to create continuity of frontage along the street face, by matching or reducing front and side setbacks in relation to adjacent structures* in order to meet the requirement for

consistency of the public streetscape. Second, the proposed site plan allocates much of the space in front of the restaurant to parking. Guideline 1-4 recommends avoiding deep setbacks behind large expanses of parking areas. Although the number of parking spaces is not high for some areas of the City, the parking area in front of the restaurant is large relative to the building footprint.

Moving the building close to the street and to the south and eliminating the exit-only driveway would also open up additional space behind the building for other uses, such as an outdoor garden area for the restaurant or the residents, an expanded building footprint that could be used for resident and commercial long-term bike parking, or space for outdoor bike storage.

The diagram below illustrates an alternative building location and the interior outdoor space that would be gained.



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