



1/11/2021

VIA EMAIL

Armando Lopez Jr.
City of Sacramento Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: The Robla Apartments (DR20-219)

Dear Mr. Lopez:

Thankyou for routing The Robla Apartments project to WALKSacramento. We are pleased to see the application to construct 39 2-bedroom residential units in a three-story building. The project site is next to Robla Elementary School and the Sacramento Northern Bike Trail. The bike trail will provide access to neighborhoods and shopping to the south, and it could be used for much of the trip to Norwood Junior High School.

The project narrative states that the site has exposure to Rio Linda Boulevard to the west and the bike trail to the east, and the site is to be developed with the building oriented to the bike trail. Although the eastern wall of the building has patios, balconies and bedroom windows facing the trail, there will be limited "eyes on the trail" for several reasons. The patios and balconies may be occupied only intermittently, and since they're set back from the building edge, the occupants in the active living areas behind the sliding glass doors on the patios and balconies will have very limited views of the trail. Bedrooms will provide some "eyes and ears on the trail" primarily when it's dark. Also, since the side of the building facing the parking lot is nearly identical to the trail-facing side, "eyes on the parking lot and street" will also be very limited.

We would recommend revising the floor plans of every unit, or at least the corner units, but we are doubtful that such a significant change would be feasible. Should there be a major redesign, though, we recommend placing the living rooms with windows at the edge of the building and setting the outside edge of the patios and balconies flush with the furthest projection of the walls.

There are several site plan revisions that could not only help to mitigate the lack of "eyes on the trail," but also encourage greater use of the trail and provide more direct access to the street through the future residential development to the north of the site. First, we recommend adding a door at the north end of the ground level hallway plus a sidewalk and pedestrian gate connecting the door to the bike trail. This addition would be similar to the door and sidewalk at the south end of the building. Second, the sidewalk at the northern door should be extended to the northern property line and a pedestrian gate in the fence added as part of the future work that will provide access for vehicles as proposed in the project narrative and shown on the *Striping Exhibit - Ultimate Conditions* drawing.

We didn't see any references to long-term or short-term bike parking in the routing. It may be that some or all of the storage closets in the "storage corridor" behind garages are intended to be used by residents. With the Sacramento Northern Bike Trail just steps away from the project site, convenient long-term bike parking will help to ensure that residents of The Robla Apartments

maximize their use of the great amenity outside their door. Short-term bike parking will be important so visitors can safely park their bikes near building entrances. The specific locations for long-term and short-term bike parking should be identified on the site plan.

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