



6/24/2021

VIA EMAIL

Ryan Dodge
City of Sacramento Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: Stockton Boulevard East (IR21-348)

Dear Mr. Dodge:

Thank you for routing the Stockton Boulevard East project to WALKSacramento. The project proposes to construct a five-story building with 99 residential units, ten of which will be affordable to lower income households earning no more than 80% of the AMI, on a 0.83-acre site. The plans include several features that will encourage and facilitate active transportation by residents and guests, reduce the project's negative impacts to air quality, and improve public health. The building will have ground-floor residential units, common space areas, and retail fronting about half of the building's sides facing Stockton Boulevard, 9th Avenue, and 10th Avenue, with an exceptional amount of glazing used on the street-facing facades. We make the following comments to improve the health-supportive features of the project.

SHORT TERM BIKE PARKING Bicyclists will be most comfortable with bike racks located close to an entrance that's used frequently and within view of building occupants. Although the proposed location is close to the main entrance, the proposed location will not be visible through windows of common space or private space. We recommend moving the short term bike parking closer to the lobby entrance.

SHARED RIDEABLES PARKING With many destinations near the project site, shared rideables may be a highly sought out form of transportation for residents and visitors. Adding parking for shared rideables in addition to short term bike parking could increase use of active transportation and diminish the demand for vehicle parking. We recommend adding shared rideables parking on the Stockton Boulevard frontage.

PEDESTRIAN ACCESS TO COMMON AREAS FROM RESIDENTIAL UNITS The townhome units at 10th Avenue are separated from the rest of the building's ground-level amenities and residential units by the parking lot, and there's no hallway or proposed pedestrian travel route. The City's Infill Housing Design Standards include a design principle for pedestrian circulation to "provide protection from moving vehicles for people traveling between buildings and to and from community amenities," and a standard that states "Pedestrian walkways and paths of travel shall not be combined with, or be a part of driveways unless textures, patterns, and colors are provided to designate pedestrian crossing areas and entries. Pedestrian walkways adjacent to parking areas and driveways shall have a minimum grade separation of 6". We recommend either reconfiguring the building to place the townhome units next to the lobby or reconfiguring the south portion of the parking lot and adding an accessible route.

STAIRWELL ACCESS ON LEVEL 1 It appears that none of the stairwells have ground level doors at hallways or common use areas. This will require that all residents use the elevator to get to the 2nd floor, and will likely ensure that the stairwells are used primarily for emergency access. This will be a lost opportunity to allow residents to add to their daily physical activity by using the stairs rather than the elevator. We recommend providing access to the stairwells from common use areas at ground level, with the central stairwell having direct access to the lobby.

PARKING LOT TREE SHADING Although the project may meet the City's requirement for parking lot shading, adding some trees to the parking lot area that is not under the building would help to reduce urban heat island effects and provide a green view that could improve the health of residents overlooking the parking lot and for those using the parking lot.

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