



5/25/2021

VIA EMAIL

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

RE: Sutter Green 2.0 Apartments (P21-013)

Dear Mr. Quintanilla:

Thank you for routing the Sutter Green 2.0 Apartments project to WALKSacramento. The project proposes to demolish an existing health club consisting of a 32,000 square foot clubhouse, a three-pool aquatics complex, 17 tennis courts and other outdoor amenities, and construct 190 residential units in seven three-story buildings, a two-building clubhouse, a pool with outdoor recreation areas, a children's playground, and a dog park.

The project site is within the Natomas Corporate Center PUD, which consists of over 1.2 million square feet of office space, two apartment complexes with almost 600 units, a fire station, and a shopping center with about 43,000 square feet of retail. In addition, the project site is a half-block from an elementary school and public park, less than a quarter mile from Discovery Park, and adjacent to the Bannon Creek Parkway Trail that runs almost the full distance between the north and south borders of South Natomas. Sacramento Regional Transit bus 88 passes by the north edge of the project and bus 86 passes by the south end of the project, too. All of the aforementioned destinations and transportation facilities are within a 10-minute walk.

With so many employment, service, retail, education, and recreation destinations within a 10-minute walk plus bike facilities and transit service conveniently close, the Sutter Green 2.0 Apartment residents and employees should be able to utilize active transportation modes at a rate higher than usual for a suburban location. In addition to the benefits of the project's location, the applicant proposes to provide a commuter shuttle service to downtown, and possibly rental electric cars and e-bikes or e-scooters.

Although only the pedestrian gate at West El Camino Avenue is marked as a "Residence Gate," the plan drawings show gates at the sidewalks from West El Camino and Natomas Park Drive, and at two locations on the west side of the project have pedestrian gates on the sidewalks to the Bannon Creek Parkway Trail. These connections will be vital for convenient access to the bus routes, the bike trail, and the Sutter Green Apartments across the street from the project site. **We recommend requiring gates at the locations shown on the plan drawings as a condition of approval.**

The Bannon Creek Parkway Trail location relative to the project site is exceptionally convenient and the Jedediah Smith Memorial Trail along the American River is only a few minutes away, so it's likely that many residents will have bikes they will want to safely park on the site. The floor plans for the buildings don't show any long-term bike parking, though in one of the breezeways in each building there is a space that may be intended for bike parking. It appears that ten bikes

could be stored in those spaces, leaving ten more spaces needed in 'A' buildings and 20 more spaces in 'B' buildings. Many of the garages are too narrow to allow walking a bike past a parked car and/or don't have the necessary length to park a bike in front of a car. **We recommend adding bike storage for ten bikes in each of the two breezeways in the Building A floor plan and each of the three breezeways in the Building B floor plan, to be shown on the floor plan sheets and specified in a condition of approval.**

Unbundling parking could motivate tenants to live car-free and take advantage of the free shuttle, bike trail and electric cars, bikes or scooters. Unbundling parking could also allow residents to pay for a garage to have extra storage space for multiple bikes and/or an extra-secure bike storage space. **We recommend unbundling parking for residents.**

The entry driveway is shown with attached sidewalks on the plan drawings, and it appears that four on-site trees will be removed to construct the sidewalk. If the sidewalks behind the P.U.E. and along the entry driveway were detached, the four existing trees next to the driveway may not need to be removed and they would shade both the sidewalk and the driveway pavement. Within the P.U.E., the sidewalk could be attached on both sides to allow the existing street trees to remain. **We recommend constructing a detached sidewalk along the entry driveway behind the P.U.E. to allow four existing trees proposed for removal to remain.**

The project proposes a crosswalk on Natomas Park Drive to link Sutter Green Apartments to Sutter Green 2.0 Apartments. While at first this appears to be a good idea, there will also be a need for a crossing at the bike trail when Bannon Creek Preserve on the west side of Sutter Green Apartments is developed. The bike trail in the preserve is intended to connect to trail segments on the south side of Sutter Green Apartments that connect to the northwest corner of Garden Highway at Natomas Park Drive and to the Sutter Green Apartments main driveway at Capital Park Drive. When the bike trail in Bannon Creek Preserve is constructed, there will be a continuous off-street trail from San Juan Road to Old Sacramento and beyond, except for a short segment on the Discovery Park entry drive. The Bannon Creek Parkway Trail will need a Natomas Park Drive crossing to maximize the benefit and utility of the trail, but the distance between the trail crossing and the project crossing may be too short to meet Public Works standards. **We recommend fully analyzing the benefits and challenges of constructing a crossings at the project driveway and the trail.**

WALKS Sacramento 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