



7/28/2021

VIA EMAIL

Sean de Courcy  
City of Sacramento Community Development Department  
300 Richards Blvd., 3<sup>rd</sup> Floor  
Sacramento, CA 95811

**RE: Opus at Folsom and Elvas (P21-011)**

Dear Mr. de Courcy:

Thank you for routing the resubmittal of the Opus at Folsom and Elvas project to WALKSacramento. **We are pleased to see the recommendations we made in our February 2, 2021 letter have been implemented in the project plans.** Following are some observations on how our February recommendations were implemented and suggestions for their refinement.

The bike parking room is shown on sheet 10 (Concept Level 1 Floor Plan) as having 90 vertical spaces on the two longer walls and 9 horizontal spaces on the slab at one end of the room. **The total of 106 long-term spaces will enable more residents to keep their bike in a convenient and secure location, and the 9 horizontal spaces in the bike room plus the seven horizontal spaces in the garage will accommodate bicyclists that may have difficulty hanging their bikes onto a vertical rack. Also, the bike parking room has been moved to the Folsom Boulevard side of the building and it's now accessed from the garage and from a doorway at the public sidewalk.**

**Three shade trees were added along Folsom Boulevard, and the addition of these trees will create a more continuous shade canopy for pedestrian comfort and visual appeal.** However, the landscape plan shows the trees on Folsom Boulevard with 50'± spacing, so at maturity there could be 20' to 30' unshaded gaps between the trees. Even though there are eleven metal frame plant wall sections at street level on Folsom Boulevard, more shade trees will reduce heat retention in the sidewalk and the south-facing building façade, and reduce the localized are temperature on the sidewalk on hot, sunny days. We suggest that three more Sterling Linden trees be added along Folsom Boulevard.

**The number of short-term bike parking spaces has been increased from 15 to 24, with 18 spaces near the Folsom Boulevard lobby entrance, and six spaces near the Elvas Avenue lobby entrance.** The spaces on Folsom Boulevard are on the sidewalk just outside of the public Right-of-Way, so they'll be convenient to access and out of the pedestrian travel way. However, it appears the electric vehicle parking spaces and the landscaping may not leave adequate room for the bike racks near the Elvas lobby entrance. We also note the proposed location may also result in bike racks being immediately adjacent to bedroom windows of 2-bedroom units. We suggest that a space for short term bike parking near the Elvas Avenue lobby entrance be allocated that's of sufficient size for parking and maneuvering.

Sincerely,

Chris Holm  
Project Manager