



7/23/2021

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 Revision 1 of the Sutter Green 2.0 Apartments project to WALKSacramento. The primary changes of note in the revised plan set are the conversion of the exit-only driveway on W El Camino to E.V.A. only, the addition of several trees, and the addition of a proposed pedestrian crossing on Natomas Park Drive.

We are pleased to see the driveway on W El Camino is proposed to be for emergency vehicle access only. Pedestrians and bicyclists on the south side of W El Camino will be safer with one less active driveway to cross.

Several large-canopy trees were added to the parking lot and two large and three small trees were added to the W El Camino building setback area. These additional trees will further reduce the urban heat island effect by shading more of the asphalt parking and driveway surfaces. The two trees planted on either side of the W El Camino driveway could provide double duty if they were planted near the public sidewalk. The driveway area that would be shaded would be nearly the same, but the sidewalk would also be well shaded. We recommend moving the two Drake Elms on either side of the E.V.A. driveway from near the setback line to near the public sidewalk.

The proposed pedestrian crossing of Natomas Park Drive will provide safety benefits for the residents of both Sutter Green apartment complexes, especially since there will be residents walking between the complexes to visit friends or to use shared facilities. The alignment of the crosswalk with the existing sidewalk onto the Sutter Green site will also create a more direct connection between the two apartment complexes.

Regarding the recommendations we made in our May 26, 2021 letter on the first routing of the project, we have the following comments.

- The long term bike parking provided within each apartment building has been relocated from the a hallway to a utility room with a door, and the site plan retains the five pairs of bike racks centrally located near the clubhouse and every apartment building except for the building fronting onto Natomas Park Drive. We suggest adding some short-term bike parking behind the fence and along the sidewalk between the building and Natomas Park Drive.
- We understand that the developer intends that approximately 10% of the parking will be bundled due to being connected to a specific apartment. Our review of the building floor plans indicates that 27 units, or over 14% of the total number of units, have a garage

directly connected to the unit. However, our use of the term "unbundling" in our previous letter referred to leasing parking spaces separately from leasing apartments, i.e. tenants without a garage physically connected to their apartment would pay extra for a surface or garage parking space.

- We are pleased that the developer is in favor of constructing a crosswalk on Natomas Park Drive at the Bannon Creek Bike Trail and is reviewing the feasibility of a beacon and additional street lighting. Both the Sutter Green-to-Sutter Green 2.0 crosswalk and the Bannon Creek Bike Trail crosswalk will be needed for pedestrian and bicycle safety.

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