



Tuesday, September 28, 2021

Angel Anguiano
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: WALKSacramento Comments on Jacinto and Bruceville Single-Family Homes (Z21-088)

Dear Angel Anguiano,

Thank you for the opportunity to provide comments on the Jacinto and Bruceville Single-Family Homes project (Z21-088). As a nonprofit organization dedicated to improving quality of life and health equity through land use, transportation, and community development, we appreciate that the design of the individual units and overall project site encourages social interaction and pedestrian engagement. In particular, the low fences, front porches, shared walkways between units, and living spaces adjacent to windows overlooking sidewalks are key features that promote active travel within and around the project site.

We would like to offer the following recommendations to further improve pedestrian and bicycle connectivity within the project site and between the project site and nearby community destinations.

- **Extend the sidewalk adjacent to Unit 43 to provide pedestrian access to Bruceville Road.** Currently, the sidewalk adjacent to Unit 43 along Lot K only provides access to the community garden, despite being located just a few feet from the public sidewalk on Bruceville Road. The site plan indicates a small portion of landscaping between the public sidewalk and the sidewalk along Lot K. We recommend fully extending the sidewalk to Bruceville Road in order to increase the number of pedestrian access points to and from the project site, especially for future residents of units 43-48.
- **Improve pedestrian engagement along Jacinto Road.** The Plan 3 units along Jacinto Road have rear yards with 6' fencing facing the public sidewalk. While the landscaping strip between the sidewalk and the backyards provides some visual interest, pedestrian engagement is limited by the fencing and lack of active living spaces overlooking the sidewalk. One way to improve pedestrian engagement could be to adjust the design of the Plan 3 units to be similar to Plan 1 and 2, which have garages in the back along internal streets and doors fronting sidewalks and porches. This arrangement may also encourage residents of units 1-5 to walk to nearby destinations, as front porches along Jacinto Road will provide direct connections to the public sidewalk.
- **Fill sidewalk gaps between the project site and key community destinations.** The project site benefits from being located within half a mile of Shasta Community Park and the Valley Hi-North Laguna Library. While the developer will construct a sidewalk on the project site, that leaves approximately 400 feet of sidewalk gaps on the property directly north of the project site. The lack of a continuous sidewalk may be a strong deterrent for residents to walk to an otherwise easily walkable location. Are there any plans by the developer or the City to provide a

continuous sidewalk on the east side of Bruceville Road between the project site and the community park?

- **Provide short-term and long-term bike parking at the clubhouse.** While the site plan has good pedestrian circulation to the clubhouse and amenity center, there doesn't appear to be short-term bike parking available for visitors to the project site. We recommend adding short-term bike racks that provide two points of contact at the clubhouse entrance on Bruceville Road, ideally to the right of the doorway in front of the recreation room windows to provide a greater sense of security and eyes on the street. Additionally, we recommend adding long-term bike storage on the clubhouse site for employees and guests who may need secure bike parking options.

Thank you for consideration of our comments. We hope that our recommendations can further improve health by facilitating active transportation to and within the project site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alicia Brown', written in a cursive style.

Alicia Brown
Project Manager, WALKSacramento