



9/13/2021

VIA EMAIL

Arturo Carrasco-Becerra
City of Sacramento Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: Natomas Fountains Apartments (P21-025)

Dear Mr. Carrasco-Becerra:

Thank you for routing the Natomas Fountains Apartments project to WALKSacramento. The project proposes to construct 303 apartment units and associated common space and amenities on 12.54 acres adjacent to the Coral Business Center and within a 15-minute walk of two community shopping centers, one village shopping center, one neighborhood shopping center, two parks, and one elementary school. The project site is less than a block from bus stops for several routes and the Jackrabbit Bike Trail. Daily needs within walking distance and access to active transportation routes will support more walking and biking by the future residents of Natomas Fountains Apartments.

The circulation site diagram, the architectural site plan, and the illustrative plan drawings show five locations for long-term bike storage but the number of bikes that may be parked isn't called out. The project narrative, though, states there will be 152 long-term bicycle racks in "four storage units spaced across the site." Dispersing the long-term bike parking throughout the site at more locations can make it more convenient for tenants that reside near the end of a building without bike parking. We recommend adding additional long-term bike parking locations, such as the southern end of the corridor between Building A-1000 and Building B-1000, the northern end of the corridor between Building B-2000 and Building C-1000, and near the southeast corner of Building D-1000.

Pedestrian circulation within the fenced areas of the site is comprehensive with the exception of two areas. We recommend adding sidewalks 1) along the west side of Buildings A-1000 and B-1000 and the western half of the north side of Building A-1000, and 2) at the southeast side of Building C-1000. Adding sidewalks that connect the proposed sidewalk on the north side of Building A-1000 to the proposed sidewalk near the southeast corner of Building B-1000 will also provide the basis for good pedestrian circulation for the prospective future building in the northwest corner of the site.

There are ample pedestrian connections to the site from Truxel Road and the western half of the Coral Business Park access drive between Truxel Road and Gateway Park Boulevard. However, there is no provision for direct access to the Coral Business Park access drive from the eastern half of the project site nor is does there appear to be a route to provide future access between Building A-2000 and the two retail parcels to the east on Gateway Park Boulevard. We recommend adding pedestrian walkways between 1) the southeast corner of Building A-2000

and the Coral Business Park access drive, and 2) the east side of Building A-2000 and the two parcels to the east.

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