



10/31/2021

VIA EMAIL

David Hung
City of Sacramento Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: 2701 Broadway Mixed-Use Building (DR21-203)

Dear David Hung:

Thank you for routing the 2701 Broadway Mixed-Use Building project to WALKSacramento. We have several recommendations to make the infill project more supportive active transportation and achieve better health and livability.

Access to Bike Storage Room The 40-bike storage room is at the front of the building, but the access routes from Broadway and from 27th Street are not direct. From Broadway, one would enter the lobby through the front door, walk their bike through the lobby and exit through another door, then pass through a door into the Lobby Hallway which provides access to the Bike Storage Room and the Recycling + Trash Room, and then pass through one of the two bike storage room doors. From 27th Street, one would pass through the carport gate, use the ADA access aisle to get to the carport corridor that passes behind the puzzle parking system, pass through the door into the Lobby Hallway, then enter the Bike Storage Room through one of its two doors. Either way, access to the Bike Storage Room is not convenient. We recommend adding 1) a door into the Bike Storage Room directly off the Broadway sidewalk, or 2) a door from the lobby directly into the Bike Storage Room.

Street Trees The project proposes to retain the smaller of the two existing trees along Broadway and replace both driveways on Broadway with street planters, leaving only one small tree in the expanded 250-foot long landscape planter. Also, three trees at the back of the lot will be eliminated. In addition to providing environmental benefits, more trees on the project's frontage would create a more interesting streetscape and shade the sidewalk and bike lane so more people will choose to walk or bike, slow traffic so pedestrians experience less noise and suffer less severe injuries in the event of a crash, and provide a greener streetscape that can improve mental health. We recommend adding street trees on Broadway.

Stairwell Windows Stairwells in low-rise residential buildings can be used by occupants to supplement their daily physical activity and improve their health. The lobby stairwell is in a fairly conspicuous location, so taking the stairs can be as convenient as taking the elevator. However, neither the lobby stairwell nor the 27th Street stairwell have exterior windows to encourage more stair use by providing daylighting and views to the outdoors. We recommend adding windows to both of the stairwells.

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.

Sincerely,

Chris Holm
Project Manager