



10/31/2021

VIA EMAIL

Armando Lopez
City of Sacramento Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

RE: 728 16th Street Hotel Conversion (DR21-214)

Dear Armando Lopez:

Thank you for routing the 728 16th Street Hotel Conversion to WALKSacramento. The proposed remodel of an existing four-story hotel will increase long-term housing in Sacramento by providing 129 multi-family residential units, ranging from studios to 2 bedrooms. The in-fill project has great potential for reduced VMT site as it is within walking distance of bus stops and a light rail station. The proposed 65 long-term and 13 short-term bike parking spaces, which meet the City's requirements for the number of bike parking spaces, will also contribute to reduced VMT and more travel by bike. The subsequent reduced motor vehicle air pollution and increased physical activity from walking and biking will support improved health for the project's future residents and surrounding population.

We'd like to recommend two minor revisions to the site plan that could add to the air quality and health improvements. First, access to bus stops and destinations on 16th Street could be improved with a pedestrian route, including a gate in the fence, between the building and the street. Currently, the route to 16th Street is from the lobby at the 15th Street end of the site, and there's no pathway from the doors and the stairwell at the 16th Street end of the building to the street. **We recommend adding a sidewalk and pedestrian gate to connect the east stairwell and ground-floor door to 16th Street, either directly across the parking lot or adjacent to the fenced dog area.**

Second, although the project will retain seven of the thirteen existing trees and the parking lot shading will meet City requirements, it appears there are opportunities to add additional street trees that would shade the sidewalks on 16th Street, G Street, and 15th Street. A dense canopy of street trees will reduce localized air temperature during hot months and create attractive views that encourage walking and improve mental health. **We recommend adding additional street trees on 16th Street, G Street, and 15th Street.**

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