



March 24, 2022

VIA EMAIL

Armando Lopez Jr., Associate Planner  
Department of Community Development  
300 Richards Boulevard, 3rd Floor  
Sacramento, CA 95811

RE: 16th and V Mixed Use (DR22-041)

Dear Armando Lopez Jr.:

Thank you for providing the Civic Thread (Formerly WALKSacramento) the opportunity to comment on the following development. The project proposes the construction of a five-story, 57,950 square foot, mixed-use building with 60 multi-unit dwellings and 4,634 square feet of commercial space within the C-2-SPD\_-zone and Central City Planning District (SPD).

Civic Thread would like to commend the project on numerous characteristics. The project, designated as in-fill housing serves the numerous environmental and health benefits of bringing housing and commercial opportunities together in a dense network that supports trips made by walking, biking, or rolling rather than private vehicles. The project's location within .5 miles of the light rail, again, supports local and regional transportation further reducing the demand and need for vehicle-based trips.

The set back of the building and glass design of the ground floor commercial space create a pedestrian friendly and inviting space to those passing by. We appreciate the designs inclusion of roof deck outdoor seating allowing residents access to fresh air which can lead to improved indoor air quality concerns. We do however, recommend relocating the roof deck to the north side of the building. Its current location on the south side faces the US-50 and therefore is subjected to greater noise and on heavy traffic days, air pollution than if the building itself served as a sound and air barrier.

It is not stated that any residential units will be offered as affordable housing. Given the access to services, gentrification taking place in nearby neighborhoods, and the ever-rising cost of rent in the Sacramento area, we strongly recommend the developer to provide a portion of the units to low-income renters.

Given the location of the project and relative bikeable nature of the central city, we recommend the developers to increase the bicycle parking to 1:1 dwelling-unit to long-term bicycle parking ration. This would allow for 60 bicycle parking spaces and support current and future demand for bicycle trips and storage.

Overall, we feel the project makes a positive addition to the surrounding community and appreciate the developer's willingness to include a mixed-use building.

Development projects that lead to more walking and active travel are critical to our community's future. Human beings need moderate exercise, such as walking, for about 30 minutes a day to promote physical health and well-being. Only 30% of the population in the Sacramento region is active at this minimal level, often due to limitations placed by a built environment not suited to walking and other types of physically active travel. A 30-minute walk is about one and a half miles. If more people could obtain regular exercise by walking and bicycling to their regular destinations, in lieu of driving, it could yield significant health improvements to the resident population of this area. Reduced driving would also decrease vehicle emissions and the prevalence of asthma, cardiovascular disease, and other air pollution-related conditions. More trips by walking and bicycling could help reduce the current expensive burden on the health care system of providing medical care to more and more people with chronic conditions due to inactivity and poor air quality.

Civic Thread 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 Civic Thread of future routings or notices for this project.

Sincerely,

David Moore

Project Coordinator