



February 8, 2022

VIA EMAIL

Angel Anguiano, Assistant Planner
Department of Community Development
300 Richards Boulevard 3rd Floor
Sacramento, CA 95811

RE: Grower's District (P21-024)

Dear Angel Anguiano,

Civic Thread has reviewed the Grower's District project (P21-024) and offers the following comments in support of creating a more walkable and bikeable development.

The Grower's District proposes to construct a 445,472 square foot mixed-use development on three sites on N. 16th Street between N. C and N. B Streets. The development is located in Sacramento's River District and offers direct access to high quality transit with the future Dos Rios Light Rail Station; recreational opportunities, such as the Two Rivers Bike Trail and Pipeworks climbing gym; and commercial districts throughout the Midtown grid.

Civic Thread commends the City of Sacramento and the Project Team for incorporating many of the comments submitted during Cycle 1 to advance the proposal's vision of creating a walkable urban living district. Particularly as the area is currently characterized by light industrial land uses, we have identified the following improvements to ensure the site's transformation to a mixed-use commercial and residential district is coupled with adequate upgrades to pedestrian and cyclist facilities.

Pedestrian Facilities

We recommend incorporating the following intersection and signage improvements to increase pedestrian visibility and safety throughout and around the site.

- Re-stripe the four-way crosswalk at the intersection of 16th St. and N. B St.

- Add push-button activated Rectangular Rapid Flashing Beacons to proposed crosswalks across 16th St. connecting Site 200 with Sites 215 and 211.
- Re-stripe north and south crosswalks on Ahern St. where it intersects with N. C St.
- Install a three-way stop at the intersection of Ahern St. and N B. St. with associated crosswalk improvements.
- Install a crosswalk on Thornton Ave. where it intersects 16th St.

Lastly, it is unclear if our request to add marked crosswalks between Building 1 and Building 2 on Site 200 was incorporated from Cycle 1. If not, we re-iterate this recommendation to be incorporated during Cycle 2.

Cyclist Facilities

We are pleased to see that each of the three sites proposes short and long-term bicycle parking for residential and commercial spaces that exceed the City's requirements. To ensure these facilities are as accessible as possible (and, thus, more likely to be used), we recommend the following:

- Ensure all residential entrances have extra wide door frames to accommodate bicycles.
- Ensure all bike rooms feature a variety of rack types to accommodate a range of bicycle types (i.e. cargo bikes, recumbent bikes).

Additionally, to ensure cyclists have safe routes to and from the development, we recommend the following:

- Install Class II bike lanes along Thornton Ave, N. C St., and Ahern St.
- Re-stripe the existing Class II bike lane on N. B St.
- Upgrade the existing Class II bike lane on 16th St. to a Class IV protected bike lane.

To further promote active travel, we recommend the project incorporate consistent, visually appealing, and pedestrian-scale wayfinding (including average walking and cycling trip times) throughout the development to support with navigation. Furthermore, we encourage

wayfinding signage to emphasize access to nearby transit and healthy destinations, such as the Two Rivers Bike Trail and Sutter's Landing Regional Park.

Continuing to improve upon the project's designs to support its ultimate goal of creating a walkable urban environment will lead to a range of public health and environmental benefits as people feel safer, and more comfortable opting for active modes.

Thank you for your consideration of these comments and recommendations. Please notify Civic Thread of future routings or notices for this project.

Sincerely,

Jordan Grimaldi
Project Manager, Civic Thread