



April 21, 2022

VIA EMAIL

Jose Quintanilla
City of Sacramento Community Development Department
300 Richards Blvd, 3rd Floor
Sacramento, CA 95814

RE: Northpointe Reserve (P22-016)

Dear Jose Quintanilla:

Thank you for providing Civic Thread the opportunity to comment on the Northpointe Reserve Development. The project proposes to construct 48 single-unit dwellings in the Limited Commercial zone (C-1-PUD) southwest of the Honor Parkway/Bridgecross Drive intersection. The development is near a bike trail, a park, and an elementary school. The bike trail provides access to a nearby shopping center which includes a CVS and a Dollar Tree.

We would like to commend the developer for many of the design choices of this development, particularly the alley-side driveways and garages, which allow the home fronts and patios to directly face the street and contribute to a pedestrian-friendly environment. Traffic calming elements (bulb-outs) on Y Way (the center alley on the site) provide a shorter crossing distance for pedestrians and will slow vehicle traffic moving through the site, enhancing pedestrian safety. We are also glad to see a pedestrian connection to the bike path located to the west of the proposed development, and bicycle parking located next to the pool and amenity building.

Civic Thread offers the following recommendations to further improve the built environment for pedestrians:

- Sidewalks should be 5 feet wide at a minimum in accordance with City guidelines. It appears from the road section in the tentative map that the proposed sidewalk on Private Alley 5 is 4 feet wide. We would also encourage the developer to increase the width of the sidewalk moving laterally through the site (the central paseo parallel to X Way and Z Way) to 6 feet in width to mark it as a main

pedestrian artery on the site. Where the sidewalks cross the private alleys, we encourage the inclusion of marked crossings to increase the visibility of pedestrians to drivers.

- We are glad to see shade trees proposed along Bridgecross Drive, Honor Parkway and Y Way. Few trees are proposed along the center paseo sidewalk oriented in the east-west direction. If feasible, we would recommend planting additional trees (with canopy at least 25' diameter) along the paseo sidewalk near the patio areas, to shade the hardscape and mitigate the urban heat island effect, as well as to provide visual variety in the landscape. If additional space is needed, the developer might consider the feasibility of reducing the width of the private alley to accommodate additional space for the center paseo and landscaping area.

Overall, we feel the project is well-designed and will provide a positive addition to the surrounding community.

Development projects that lead to more walking and active travel are critical to our community's future. 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.

Thank you for the opportunity to provide comments. Please notify Civic Thread of future routings or notices for this project.

Sincerely,



Kathryn Canepa
Project Manager, Civic Thread