



January 25, 2023

VIA EMAIL

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

RE: American One Apartments (DR22-238)

Dear Mr. Lopez Jr.,

Thank you for routing the American River One development to Civic Thread. The project proposes a 653,000 square foot, mixed-use high-rise development containing 826 dwelling units, 4,566 square feet of commercial space and 325 parking spaces. It is located in the C-2-SPD zone and River District Special Planning District (SPD). Notably, the location of the project is directly adjacent to the Two Rivers Bike Trail, near I-5, and is within $\frac{3}{4}$ miles of the Township 9 Light Rail Station.

As an equity-based organization supportive of developments that provide housing and commercial opportunities near transit and non-auto-oriented transportation systems we would like to lend our support to the project.

We commend the project on several features that we feel support livability, activation, and limited vehicular parking. Providing 826 dwelling units and only 325 vehicle parking disincentivizes vehicle ownership and supports the use of alternative modes of transportation such as walking, biking, rolling, and transit. The open space of the project provides open and inviting quasi-public space that is street facing encouraging the use of the commercial amenities while the north side of the project capitalizes on facing the river and natural landscape for residents to view.

Given the size of the project, we appreciate the inclusion of trees and greenery throughout the site including rooftop placements. Additionally, the provided density of trees along the western edge of the property will help visual and air quality concerns resulting from the projects immediate proximity to I-5. Providing pedestrian lighting along the connecting bike

path is a welcome addition as well, encouraging use when residents and/or visitors utilize the path during dark hours.

We would like to offer the following recommendations that we feel enhance and complement features already implemented.

Bike Rack Placement and Access

- ***Construct centrally located secure parking areas for long-term parking on the 2nd floor of the parking garage, replacing the unit dedicated spaces.***
- ***Short-term bike parking spaces should be located within 200 feet of building entrances.***

Currently, the plans indicate that the provision of long-term bicycle parking is provided within each unit. Given the challenges, real and perceived with navigating a bicycle up or down up to 13 stories which significantly increases the number of users potentially competing for elevator space, challenges navigating multiple series of doors, or managing both the bicycle and items potentially carried such as groceries or other utilitarian transportation needs, we strongly recommend the developer instead opt to provide a single or several secure parking areas.

It is our hope to maintain the 1:1 bike parking to dwelling unit ratio through the inclusion of SPA's. A possible alternative would be to maintain the dedicated bike parking space in all studio units (203) and create SPA's for the remaining 623.

The short-term bicycle parking is located in the parking garage making access to it unintuitive and less convenient. Short-term bike parking is intended to address visits that are short in nature. Making bike parking as indirect and far from building entrances as cars, does not encourage the use of cycling to and from destinations nor does it comply with the [Sacramento Bike Rack Design and Placement Guidelines](#) due to its proximity to entrances.

Housing and Commercial Tenants

- ***We recommend the dedication of a percentage of units, we recommend 5-15%, at income restricted rates.***
- ***To the extent possible, we recommend the selection of healthy retail or service providers as those that are signed to a lease.***

The Sacramento region is facing a significant housing shortage and in particular, affordable housing close to transit and amenities. By providing affordable housing within this project, the

region benefits from less congestion, fewer Greenhouse Gas emissions, and a more socio-economically diverse landscape.

Given the heavy commercial and chain restaurant nature of the surrounding land-use pattern, we recommend, should the developers retain control to dictate such, that any commercial space dedicated to retail or service provisions be healthy in nature such as health food providers.

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

This development is a key support in our work to enhance the built environment via equitable, healthy, and active transportation focuses. Its proximity to the Two Rivers Bike Trail and the amenity rich downtown lends the nature of the project contributing to a healthier and more equitable community.

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

Sincerely,

David Moore
Project Coordinator