



March 6, 2023

VIA EMAIL

Sierra Peterson
City of Sacramento Planning Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811-0218

RE: Caption Hotel (DR23-008)

Dear Sierra Peterson:

Thank you for providing Civic Thread the opportunity to comment on the Caption Hotel Development. The project proposes a five-story, 201-key hotel with 119 parking spaces within the River District Special Planning District and Township 9 Planned United Development area. We commend the choice to locate the hotel directly next to a light rail station, which offers alternative transportation option for travelers not utilizing a car and has the potential to reduce VMT when visitors travel into Downtown or other areas of Sacramento.

Given its location directly next to a light rail station, we see a real opportunity for the Caption Hotel to activate the neighborhood and provide a commercial hub for residents and visitors alike. We offer the following recommendations and considerations to enhance placemaking on site.

Prioritize activation of commercial and communal space.

- We recommend ensuring that the bar and restaurant located inside the hotel lobby will be accessible and welcoming to neighborhood residents by including clear wayfinding signage and clear sight lines through the lobby windows.

Include additional commercial space. We recommend replacing the 13 ground-level tandem parking stalls parallel to the Light Rail station with commercial uses.

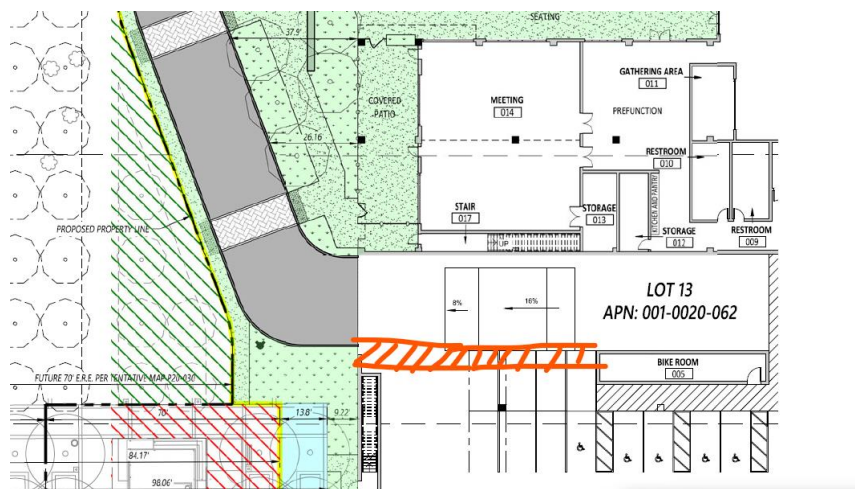
- Parking is not an ideal use to front a transit station. Providing commercial space that coffee shops, restaurants, or shops could rent would bring additional jobs to

the neighborhood, offer food/drink options to hotel visitors, and activate the transit station space, therefore encouraging transit use. With transit located so conveniently near the hotel, some parking spots could easily be replaced without impacting visitors.

- As an alternative to removing parking, the planning team might consider the possibility of revitalizing the “scalehouse” as a commercial building.

Optimize location of amenities on site. Consider relocating the proposed long-term bicycle storage to be closer to the entrance of the parking lot to reduce the distance that cyclists must navigate around moving vehicles.

- **The lobby should have clear wayfinding directing visitors to the bike room.** It is unclear whether the proposed bike room’s main entrance is via the parking lot or the lobby. For bicyclists coming from the light rail station, the most intuitive bicycle entry to the hotel lobby may be from the station to the sidewalk along N 7th Ave, then using the community entrance to the hotel.
- **If possible to move the bike room closer to the driveway entrance, it would make it safer and more efficient for cyclists.** Cyclists who do not come through the lobby will likely come through the driveway entrance. It looks like there is a grassy pedestrian pathway that leads from the light rail station directly to the parking lot entrance, which is a good element to promote efficient circulation from the station. **We encourage the inclusion of signage that states “Watch for Bikes” and a marked crosswalk and pathway within the parking lot from the entrance to the bike room** (see sketch below). This may warrant the removal of four tandem parking stalls, but would yield safety benefits for pedestrians in the parking lot.



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Civic Thread is a non-profit advocacy organization dedicated to improving health equity through community-centered policy and systems change in land use, transportation, and community development. We are working to support increased physical activity such as walking, rolling, and bicycling in local neighborhoods as well as helping to create community environments that support active modes. 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.

We believe the Caption Hotel has great potential to activate the River District neighborhood and serve as an activity hub for light rail commuters and visitors. Thank you for the opportunity to provide comments. Should you have any questions, please don't hesitate to reach out to me at kcanepa@civicthread.org.

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

Sincerely,

A handwritten signature in black ink that reads "Kathryn Canepa". The signature is written in a cursive, flowing style.

Kathryn Canepa
Project Manager, Civic Thread