



March 22, 2023

VIA EMAIL

Jose Quintanilla  
Planning Division, Community Development Department  
300 Richards Blvd., 3rd Floor  
Sacramento, CA 95811

**RE: 2005 Del Paso Blvd (Boulevard 15 - TSM, SPDR) (Z22-084)**

Dear Jose Quintanilla:

Thank you for providing Civic Thread the opportunity to comment on the Boulevard 15 project, which is a request to subdivide 2 parcels into 15 lots for residential use within the Del Paso/Arden Special Planning District. We commend the project for proposing compact infill housing on a commercial and transit corridor. Infill development such as this, where residents can walk to a transit station in a quarter mile or less, will contribute to reduction in vehicle miles traveled (VMT) and the resulting emissions. This project would be located approximately a quarter mile away from the Arden/Del Paso light rail station, which gets approximately 700 boardings and 700 alightings per day. We offer the following comments for consideration:

We believe there are ways this project can go above and beyond to best fulfill the intent of a transit-oriented development (TOD), as the property is subject to the City's [Transit Oriented Development ordinance](#). At present, the proposed density is 44 dwelling units/acre, which meets the benchmark for appropriate density for a TOD. That said, the maximum density allowable for this location is 60 du/ac, and we hope that the developer will make efforts to get closer to this threshold.

We recommend transitioning five of the proposed single units to duplex units, netting 20 units in total and bringing the density of the site up to approximately 58 du/acre. There will be significant demand for housing along the Del Paso corridor given its existing commercial development, future projected commercial development, and proximity to transit. Increasing the density of this housing project will help to increase housing stock

and meet demand. Growing housing stock, in turn, will help support commercial uses. This is consistent with the City of Sacramento's General Plan strategy LU 2.6.6, which supports an overall increase in average residential densities throughout the city consistent with the adopted General Plan Land Use & Urban Form Diagram.

We note that live-work units are intended for Lots 7, 8, and 9 on the site. We are pleased to see that these will be street-fronting, but it is unclear whether these are solely residences with workspaces inside or if they will be mixed-use buildings. The comment responses state that parking will be provided in lower floor garages on Lots 7 and 9. We recommend designing the live-work units such that mixed-use can be accommodated on Lot 8 at a minimum, with commercial space on the lower floor and live-work housing on the upper floors. Having street-fronting commercial space will support the revitalization of the Del Paso corridor, and is consistent with General Plan strategy LU 2.6.2 to support and facilitate mixed-use retail, employment, and residential development around existing and future transit stations, as well as the Transit-Oriented Development Ordinance which aims to increase pedestrian access to businesses.

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, bicycling, and transit use. 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 considering our comments. Please notify Civic Thread of future routings or notices for this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathryn Canepa', written in a cursive style.

Kathryn Canepa  
Project Manager, Civic Thread