



March 27, 2023

VIA EMAIL

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

**RE: Edgewater at Delta Shores (DR23-037)**

Dear Sarah Scott:

Thank you for providing Civic Thread the opportunity to comment on the Edgewater at Delta Shores project, which is a request for Site Plan and Design Review to construct 81 single family residences on individual 5,000 sq.ft. lots totaling 16.29 acres in the Single-Unit Dwelling (R-1) and Single-Unit or Duplex Dwelling (R-1A) zones within the Delta Shores PUD and Citywide Design Review Area.

The proposed development is located approximately  $\frac{3}{4}$  mile to the south of the nearest access point to the Sacramento River Bike Trail, offering recreational opportunities to residents of Edgewater. We want to highlight several opportunities to support the development of a robust trail network in this area to best incentivize recreational and commute cycling by new residents of the Edgewater development.

The Delta Shores PUD lays out the Bikeway Circulation Concept for this planning area, which includes a proposed Class I multi-use trail along the east side of the Edgewater development. A Class II bike trail is proposed through the center of the development on future Ruby Kinglet Drive. Both the Class I and Class II trails meet at the intersection of Cosumnes River Blvd and Ruby Kinglet Drive. On the other side of Cosumnes River Blvd, the circulation concept proposes a widened sidewalk which connects to a Class I trail to the north.

First, we would like to emphasize the importance of continuing the Class I trail to at least the Bill Conlin Sports Complex about 0.4 miles to the north of Edgewater. The sports complex contains the entry point to a Class I trail that ultimately connects to the Sacramento River Bike Trail to the north, just south of the overcrossing of I-5. See figures below.



Figure 6.11: Bikeway Circulation Concept



Second, we want to note the importance of a safe crossing for pedestrians and cyclists at the intersection of Ruby Kinglet Drive and Cosumnes River Blvd. At this location, Cosumnes River Blvd is a 4-lane arterial road with turn pockets. We hope to see this development support improvements to this crossing to facilitate bike and ped safety and connectivity. At a minimum, we hope to see this intersection become signalized with a traffic light and a pedestrian crossing refuge in the center, allowing pedestrians to cross in all directions. Providing a signalized crossing here will support bicycle connectivity and provide an efficient and protected path of travel between neighborhoods. We also are in support of other crossing treatments where feasible to improve safety outlooks, such as raised crosswalks and high-visibility paint.

If feasible, we encourage the City to consider a Class II bicycle lane, in addition to a widened sidewalk, to connect the two trails on either side of Cosumnes River Blvd. This would better bridge the gap in the trail network by providing dedicated space for cyclists. Cyclists are often safer in dedicated bike lanes than on sidewalks, where drivers may not expect to see them and thus not look as closely before exiting and entering driveways.



Finally, we encourage the developer to densify the housing as much as possible within the constraints of the zoning classification - 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. Duplexes on corner lots are allowed in R-1 zoning, and we highly

recommend their inclusion in the Edgewater development to moderately increase the amount and diversity of the housing stock. Duplexes may be particularly appealing for families that wish to invest in a dual unit home, for extra rental income or to have space for multi-generational families and allow elderly family members to age in place.

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". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kathryn Canepa  
Project Manager, Civic Thread