



October 10, 2022

VIA EMAIL

Armando Lopez Jr., Associate Planner
Planning Division, City of Sacramento
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: 1121 I Street Mixed-Use (DR22-181)

Dear Mr. Lopez Jr.

Thank you for routing this project to Civic Thread (formerly WALKSacramento). The project proposes an eight-story, mixed-use development with retail on the ground floor, 204 residential units located in the northern area of the central city along I Street, with light rail available across the street, and in proximity to the amenity rich landscape of downtown and midtown Sacramento.

We would like to commend several development features that we feel make this a welcome contribution to the central city environment and perpetuate the standards by which we hope future mixed-use development will adopt. The development provides only 94 on-site vehicle parking spaces per unit, an abundance of bike parking exceeding a 1:1 DU/Parking space ratio, is located directly adjacent to a light rail station, provides ample open space for residents, and incorporates solar panels along the roof.

In addition, the attributes above, we would like to recommend the following:

Affordable Units

- *We recommend 15% of the units be available as affordable rental units.*

Generating strategically located affordable housing that is close to reliable transit, high density of services and amenities, and provides safe and healthy places to live are vital to not only the surrounding communities, but to the region as a whole.

Bike Parking

- *Include a secure access door to the bike room along the southern (I Street) or eastern (12th Street) wall.*
- *Install physical barriers to the space immediately in front of the bike room entrance ensuring drivers are physically incapable of parking rather than relying on signs.*
- *Include electrical power access so users can charge e-bike batteries.*
- *Incorporate transparent walls between bike room and ground level parking garage.*
- *Ensure bike room and all access points are well lit provide a safe and encouraging user experience.*

While we appreciate the significant contribution to bike parking the developer has provided, it is important to ensure that the entire user experience is safe, inviting, and efficient to incentive use, especially over that of private vehicles. By providing a secure door along I or 12th Street, users can easily access the bike room along their route rather than having to traverse the development and enter from the back where vehicle and pedestrian conflict is most likely. It is also concerning that while the plans indicate no parking will be allowed directly in front of the planned bike room entrance, that driver's will inevitably park there, possibly for short-term use and block the entrance. Further, give the general confined nature of the bike room, it is important for sense of safety and comfort that a visual connection be made between the bike room and the parking lot. By facilitating more people to have eyes on the bike room, the sense of security is elevated. E-bikes are an increasingly popular and capable means of transportation. Many progressive developments are providing charging accommodations for e-bike users. We hope that as more developers include this practice, it can shift away from progressive and become normal.

Wayfinding

- *Include wayfinding signage near high trafficked ground floor spaces indicating approximate times via walking or biking to prominent destinations such as DOCO, Sutter's Landing, CSUS, etcetera.*

Many people, particularly those who rely on vehicles as their primary means of transportation overestimate the time and/or distance a trip via active modes such as walking or biking would entail. By providing signage that displays the approximate time and mileage to a nearby frequented attraction, more people may be incentivized or encouraged to try and active mode seeing that the time or distance is likely less than anticipated.

Development projects that lead to more walking and active travel are critical to our community's future. Human beings need moderate exercise, such as walking, for about 30 minutes a day to promote physical health and well-being. 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.

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.

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

Sincerely,



David Moore

Project Coordinator