



January 9, 2023

VIA EMAIL

Daniel Abbes  
City of Sacramento Community Development Department  
300 Richards Boulevard, 3rd Floor  
Sacramento, CA 95811

RE: 5<sup>th</sup> St Townhomes (Z22-088)

Dear Daniel:

Thank you for providing Civic Thread the opportunity to review the 5<sup>th</sup> St Townhomes project. The project proposes to develop and subdivide a 2.26-acre lot into 82 modern, tri-level townhome units. The area is currently zoned as Multi-Unit Dwelling (R-4A) and is located in proximity to the amenity-rich Broadway corridor and midtown areas. The site is adjacent to two existing residential streets: First Avenue to the north and 5<sup>th</sup> Street to the west. An ingress/egress to the south and a new street (6<sup>th</sup> Avenue) to the east are proposed to increase access and circulation throughout the site.

As a non-profit dedicated to creating healthy built environments, Civic Thread fully supports the 5<sup>th</sup> St Townhomes' contributions to increasing density and addressing Sacramento's critical housing needs, particularly near transit corridors and other key destinations. Within a 0.25-1-mile radius of the site, there are three Sacramento Regional Transit bus lines, numerous schools, parks, community and cultural centers, and grocery stores. The closest light rail station is 1.2 miles away. Placing higher density housing near transit and other everyday destinations increases the likelihood that residents will opt for active modes over Single-Occupancy Vehicles.

In addition to the site's location, the development's design and infrastructure plans promote walkability. The proposed detached, tree-lined sidewalks along the entire perimeter of the site will promote pedestrian safety and comfort through shade and increased separation from traffic. Consolidating shared driveways will also minimize disruptions to the sidewalk network and interactions between pedestrians and vehicles.

Minimal setbacks and unit patios and balconies will further benefit the public realm by fostering conditions for organic social interactions.

Opportunities to maximize pedestrian and cyclist comfort, safety, and accessibility include the following:

- Place utilities underground whenever possible to maintain sidewalk accessibility.
- Install wall hooks in garage units for easy bicycle storage.
- Install Class II bike lanes on First Avenue and Fifth Street to promote safe routes to schools, parks, and other healthy destinations.

Orienting the 5<sup>th</sup> St Townhomes development around active travel strongly aligns with other ongoing planning efforts in the area, including the future Broadway Bridge connecting Broadway to West Sacramento and the Broadway Complete Streets Project.

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. 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.

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,

*Jordan Grimaldi*

Jordan Grimaldi  
Project Manager