



November 10, 2022

Jose Quintanilla, Associate Planner
Planning Division, City of Sacramento
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: Ascent Apartments DR22-191

Dear Mr. Quintanilla:

Thank you for sharing this development with Civic Thread (formerly WALKSacramento). The project proposes the construction of 120 multi-family dwelling units with 100% affordable units. The project is located in the SC-PUD and Westborough PUD and is immediately adjacent to both multi-family and single family home types, commercial sites, two schools, and I-5 access. Roads accessing the planned development are high capacity, high speed arterials with center medians and an average of four travel lanes not including turn lanes.

Civic Thread strongly commends the project on several merits, particularly its location as an infill site, better utilizing what is now underutilized land, and the 100% dedication to affordable housing. Providing affordable housing on underutilized land within urban boundaries as opposed to continued outward expansion has numerous benefits to our region, not least of all improving air quality, physical health, and supporting active modes of travel. We appreciate the locations of the two pedestrian access gates along the southern and western property lines. Having this direct access will ideally incentivize users to utilize active modes of travel to access nearby amenities such as the commercial sites or two school.

In addition to the commendable attributes put forth, we would like to offer the following suggestions which we feel would support the development:

Parking

- *Increase the provided long-term bike parking to 120, creating a minimum 1:1 ratio of spaces to dwelling units.*
- *All long-term bike parking should be within a secure and weatherproof facility.*

- *Utilize all or most of allotted 30% capacity for compact vehicle parking spaces.*

By providing the recommended long-term bicycle parking and accompanying recommended facility type, the resident's ability to realistically choose cycling as a means of transportation or recreation is greatly increased. Access to a parking space outside of their living area allows for easy storage. Parking facilities should be secure and weatherproof so as to discourage theft or vandalism and provide shelter from the harsh elements, rain or shine, both of which can render a bike unattractive to the user or at worst mechanically unusable.

We encourage the utilization of compact parking spaces, allowing lower development costs for developers, but also creating space for more greenery, shade trees, or public amenities. The outcomes of this recommendation provide benefits to everyone and we strongly encourage their adoption.

Development projects that lead to more walking and active travel are critical to our community's future. 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

David Moore
Project Coordinator