



January 6, 2023

VIA EMAIL

Armando Lopez, Jr.  
City of Sacramento, Community Development Department  
300 Richards Boulevard, Third Floor  
Sacramento, CA 95811

RE: Elvas Mixed Use (DR22-233)

Dear Armando Lopez, Jr.

Thank you for routing the Elvas Mixed Use project to Civic Thread (formerly WALKSacramento). After reviewing the site, we are pleased to see its location so central to many important destinations promoting a healthy lifestyle and recreation. The proposed Elvas Mixed Use development would be located within a two-mile radius from SNAP/EBT and WIC approved healthy retail sites, community clinics and hospitals, green space, pharmacies, and SacRT bus stops and light rail lines. It is also less than a mile away to numerous K-12 school sites in addition to the local college, Sacramento State.

To enhance the health-supportive features of the project, we recommend the following:

Civic Thread commends the mixed-use vision of this development and encourages the developer to prioritize commerce applicants that can provide local fresh food options or healthy meals for the space designated for retail. Providing accessible fresh food, such as produce, and healthy staples can help reduce these risks for chronic disease and contribute to positive nutrition related health impacts in the area. Not only will the residents of the townhomes benefit, but the community members within that area will gain an additional healthy retail option drawing more customers to the store while also helping combat nutrition related disease in the neighborhood.

In addition to the potential of this space, short-term bike parking off Elvas Avenue should be expanded to more than six spaces to take into consideration the needs to support traffic for the future retail, lobby visitors, and guests of the residents combined

Lastly, air pollution is another concern for future residents of this space that has opportunity for mitigation efforts. This development will be the southern neighbor of an auto repair shop, and the western neighbor of an operating railroad line running parallel to the development's outdoor gathering and amenities area. Civic Thread recommends an increase of tree planting along the property line creating a separation from the railroad tracks. Trees provide a natural barrier, absorb pollutants, and provide shade from extreme climate. Types of trees that would be most appropriate for this development can be found in documents such as the [Urban Forest Resource Analysis, Sacramento, CA 2018](#).

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,

*Pristina Zhang*

Pristina Zhang, MPH  
Project Manager