



March 2, 2023

VIA EMAIL

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

RE: La Familia Counseling Centers Opportunity Center (P23-002)

Dear Daniel Abbes,

Thank you for providing Civic Thred the opportunity to comment on the following development. We are a non-profit advocacy organization dedicated to improving health equity through community-centered policy and systems change in land use, transportation, and community development. The relevant project requests approval for the construction of a ~25,000 square foot vocational skills training and community service center on 2.2 acres located along Franklin Boulevard between 37th and 38th Avenue. The applicant is requesting the rezoning of two parcels from Single-Unit Residential to Limited Commercial.

This project supports not only the existing La Familia service sights nearby, but is located along Franklin Boulevard which will support in bringing needed services to existing residents and nearby services requiring less distance traveled between trips and ideally, encouraging alternative modes.

Civic Thread fully supports the project. Commendable design elements include the pedestrian crossings through the parking lot which provide extended curb protection to pedestrians and reduces the vehicle travel lane width, slowing vehicle speeds and reducing vehicle exposure time to crossing pedestrians. The project provides adequate shade throughout to support reductions in the Urban Heat Island Effect and creates a more pleasing environment in which to be a part of.

Along with our support, Civic Thread has only the following recommendation that we feel enhance the equitable and health supportive designs of the project.

While we would have preferred the site to position the buildings fronting the street rather than vehicle parking so as to better activate the street frontage space, this would require a significant alteration but should be considered in future La Familia site designs.

We recommend that short-term bike racks be installed at the northern end of the northern landscaped bioretention area and that additional long-term bike lockers be located near or next to the short-term spaces along the main entrance. While perhaps seemingly minimal changes, increases to the availability both in quantity and location can be significant in supporting the decision to bike to a destination rather than drive.

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

David Moore

Community Planning Specialist