



September 20, 2022

VIA EMAIL

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

RE: Lock Avenue Apartments (DR22-140)

Dear Armando:

Civic Thread (formerly "WALKSacramento") has reviewed the Lock Avenue Apartments Project (DR22-140) and appreciates all the elements of design within this project. In particular, the playground areas and communal spaces promote outdoor activities. The use of trees to serve as shade for parked cars is also noticed and is essential to reduce the heat island effect.

We see opportunities for improvement in the proposed multi-family residential apartments that would be neighboring surrounding businesses and Luther Bank High School. Our following comments intend to enhance community safety, access, and connectivity.

### **Enhancing Active Transportation Connectivity and Facilities**

Enhancing active transportation facilities and supporting connectivity to transit will provide Lock Avenue residents the health, economic, and environmental benefits of car-free living that are typically less accessible. To support walkability, bikeability, and transit access, we propose the following:

- Add a cross walk in the alleyway connecting to the playground sidewalks
- Addition of traffic calming inside the development, such as speed bumps
- Label bike parking in plans
- Reduce parking spaces to 1:1 ratio
  - Code is 1space/2dwellings for long-term parking

### **Further Maximizing Landscape Design**

Choosing the right vegetation for a landscape allows plants to reduce heat temperatures, reduce contaminated stormwater runoff, and improve air quality. Due to the current climate change it is equally important to choose drought tolerant plants. To support better vegetation growth, we propose the following:

- Planting Deer Grass
  - Great for filtering contaminated stormwater runoff
  - Drought tolerant
- Planting London Plane Trees
  - Leaves block surrounding street noise
  - Drought tolerant

### **Safety Through Design**

We are pleased to see the addition of a communal laundry facility. We encourage you to change the location of the laundry facilities as seen in Building A. A better location would be in one of the communal spaces where it would allow easier access to all residents.

Additionally, we would encourage the addition of windows to oversee the middle area of the project to promote residential watch and promote safety through design.

As seen on the plans, the current location of the playgrounds is near parking lots. To better ensure the safety of residents, we would suggest reconsidering the location of the playgrounds to the interior courtyard of each building or placing some sort of friendly fencing.

Thank you for your consideration of these comments. Please notify Civic Thread of future routings or notices for this project.

Sincerely,

Xitlalitl Rodriguez Delgadillo

Project Assistant

