



October 4, 2022

VIA EMAIL

Sierra Peterson
Associate Planner, City of Sacramento
300 Richards Blvd., 3rd Floor
Sacramento, Ca 95811

RE: The Grace (P21-032)

Dear Ms. Peterson:

Thank you for providing Civic Thread the opportunity to comment on the following development. The Grace project proposes a 3-story, mixed-use development with 2 commercial spaces and 36 residential units, eight of which are designated as affordable units. The current plans require review of a rezoning to C-2-SPD zone and approval of heights and a FAR exceeding design standards.

Civic Thread is happy to offer our full support to this project and encourage City Council to approve all re-zoning and deviations the project seeks. As supporters, not only of the principal that density in the right places, provides much needed accessibility for residents, but particularly we support the notion that high levels of accessibility should be affordable to all residents regardless of income. We support the developer's plans to include eight affordable multi-unit dwellings. The project's location is within a half-mile of the nearest light-rail station and to Washington Park. The project supports residents with several open and common spaces and provides no on-site parking. All of which we happily applaud.

We have two recommendations that we feel would support the already promising characteristics of the development:

- ***Increase the long-term bicycle parking to 36 to establish a 1:1 DU/parking space ratio***
- ***Ensure that appropriate lighting in the alley is installed to facilitate and encourage use of the bike room after sunset while maintaining low light pollution to nearby neighbors.***

We feel that in the interest of encouraging active modes of travel, all central city bicycle parking should be set to a minimum standard of 1 long-term space per dwelling unit. This offers everyone significant mobility opportunities while minimizing financial and space costs to developers. Further, given the bike room faces Fat Alley to the north, we feel it is imperative to include sufficient lighting for residents departing or returning at night via bikes so that residents feel safe and encouraged to use these modes.

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,

David Moore
Project Coordinator