



REPORT TO DESIGN COMMISSION City of Sacramento

5

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
January 12, 2011

To: Members of the Design Commission

Subject 2500 R Housing Project (P10-058)

A request to subdivide one undeveloped parcel, totaling 1.19 acres, into 34 lots for the construction of 34 pre-fabricated detached single-family homes and four common lots for landscaping and vehicle access, in the Residential Mixed Use (RMX-SPD) zone within the R Street Corridor Special Planning District.

- A. Environmental Determination: Exempt per 15332, Infill Development;
- B. Design Review request for the construction of 34 pre-fabricated detached single-family dwellings in the Residential Mixed Use (RMX-SPD) zone within the R Street Corridor Special Planning District.

Location

Half Block on R Street between 25th and 26th Streets

Assessor's Parcel Number: 010-0043-001-0000

Council District 4

R Street Corridor Special Planning District & Central City Design Review District

Recommendation

Staff recommends the Design Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Design Commission has final approval authority over items A&B above, and its decision is appealable to City Council.

Staff is not aware of any issues and the project is considered non-controversial.

Contact Elise Gumm, LEED AP, Associate Planner, (916) 808-1927;
Luis R. Sanchez, AIA, LEED AP, Senior Architect (916) 808-5957

Applicant Pacific Housing Inc., c/o: Mark Wiese, (916) 638-5200
2115 J Street, Suite 201, Sacramento, CA 95816

Owner 25th/R Partners Limited Partnership, (916) 443-3797
1722 3rd Street, Suite 202 Sacramento, CA 95811

Summary

The applicant is requesting the necessary entitlements to construct a residential complex, including 34 pre-fabricated detached Single Family Residential units and a large landscaped common area on an approximately 1.19 acre parcel within the R Street Corridor Special Planning District General Commercial (C-2-SPD) zone. The applicant is requesting a Tentative Map to subdivide the parcel for the 34 residential units and common spaces, a Special Permit for alternative ownership housing development, and Variances for driveway maneuvering and driveway depth. Each unit has its own single car garage and all garages are accessible from public streets, public alley, or the complex private driveways. The proposal is consistent with the applicable policies of the General Plan and generally meets the criteria of the R Street Corridor Special Planning District Design Guidelines, and staff recommends approval of the project per the conditions of approval.

The project will require Planning Commission approval of all entitlements including Environmental, Tentative Map, Special Permit, and Variances. At the time of writing of the staff report, the project is also scheduled to be heard by the Planning Commission on January 13, 2011. The project is located in the Central City Design Review District and R Street Corridor Special Planning District, and it is subject to Design Review.

Table 1: Project Information
General Plan designation: Urban Corridor Low
Existing zoning of site: Residential Mixed Use zone (RMX-SPD)
Existing use of site: Vacant
Property dimensions/area: 1.19± acres; 320'x160'
Building square footage: 47,600 ± square feet
Building height: 18'± to top plate, 23'± to top of pitch.
Exterior building materials: Pre-fabricated buildings. Fiber cement horizontal lap siding, metal panels, sustainable wood, and sustainable composite shingles.

Public/Neighborhood Outreach and Comments

Staff has routed the application package to Walk Sacramento, Sacramento Housing Alliance, Midtown Neighborhood Association, Capitol Area R Street Association, and Newton Booth Neighborhoods Association (NBNA) on September 1, 2010 and the project revision on October 28, 2010. Staff also mailed hearing notices to all property owners within the 500 foot radius on January 05, 2011 for the Design Commission public hearing and the Planning Commission public hearing. The applicant has also contacted adjacent property owners and neighborhood associations during the initial planning and design phase, and has received general support for the project. Staff received comments from Walk Sacramento, and the letter is attached for reference (Attachment 4). The applicant has incorporated some of the comments from Walk Sacramento into its revised site plan. Staff has not received any opposition comments from any neighborhood associations and property owners at the time of writing the staff report.

Environmental Considerations

The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15332, In-fill Development Projects. The project consists of the construction of 34 residential units that occurs in an urban area served by utilities and public services, on a site that is less than 5 acres, has no habitat value, is consistent with all applicable land uses, and would not result in any significant effects to traffic, noise, air, or water quality.

Sustainability Considerations

The City has adopted a Sustainability Master Plan to complement the City's General Plan. This was done to ensure that the City set the standard for the practices of sustainability within its own organization as well as becoming a model for any construction projects within the City. Projects should consider the following goals adopted by the City as projects are proposed within the City: reduce consumption of materials, encourage the reuse and local recycling of materials, reduce the use of toxic materials; establish and continuously improve "green" building standards for both residential and commercial development--new and remodeled, reduce dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land uses, reduce long commutes by providing a wide array of transportation and housing choices near jobs for a balanced, healthy city; improve the health of residents through access to a diverse mix of wellness activities and locally produced food, promote "greening" and "gardening" within the City, create "Healthy Urban Environments" through Restorative Redevelopment, and maintain and expand the urban forest.

The proposed project has incorporated many sustainable features, listed below are some of the features that the project will include:

- Passive solar design
- Ultra-efficient building envelope: R-38 Roof & R-21 Walls
- Air-to-air heat exchanger
- High efficiency lighting - LED and CFL
- EnergyStar™ appliances
- Photovoltaic power with Battery Back-up
- Rigid insulation wrapped building system
- High performance cellulose and spray foam insulation
- "Free" cooling system (an alternative method to chill water for air conditioning)

The proposed project is consistent with the goals of the 2030 General Plan and the vision of the City Council for Sacramento. It is located in an urban area that is in proximity to public transportation and public services, such as hospitals, library, etc. It also will demonstrate to the Sacramento region how the pre-fabricated buildings incorporate sustainable features to create a "Green" residential community.

Policy Considerations

The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan updated designation of the subject site is Urban Corridor Low, which provides for a development pattern with moderate lot coverage, limited side yard setbacks, and buildings sited up to the corridor to create a consistent street wall. Building heights vary from 2-4 stories; and other characteristics, such as building orientation, frontage-type, access, parking, streetscape, and open space, are consistent with the R Street Corridor Special Planning District Design Guidelines.

General Plan

The 2030 General Plan has identified goals and policies under the Land Use and Urban Design Element. Some of the goals and policies supported by this project are:

- **Leading Infill Growth.** The City shall facilitate infill development through active leadership and the strategic provision of infrastructure and services and supporting land uses. (Policy LU 1.1.4)
- **Infill Development.** The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability. (Policy LU 1.1.5)
- **Complete and Well-Structured Neighborhoods.** The City shall promote the design of complete and well-structured neighborhoods whose physical layout and land use mix promote walking to services, biking, and transit use; foster community pride; enhance neighborhood identity; ensure public safety; are family-friendly and address the needs of all ages and abilities. (Policy LU 2.1.3)
- **Neighborhood Enhancement.** The City shall promote infill development, redevelopment, rehabilitation, and reuse efforts that contribute positively (e.g., architectural design) to existing neighborhoods and surrounding areas. (Policy LU 2.1.6)
- **Unique Sense of Place.** The City shall promote quality site, architectural and landscape design that incorporates those qualities and characteristics that make Sacramento desirable and memorable including: walkable blocks, distinctive parks and open spaces, tree-lined streets, and varied architectural styles. (Policy LU 2.4.1)
- **Sustainable Development Patterns.** The City shall promote compact development patterns, mixed use, and higher-development intensities that use

land efficiently; reduce pollution and automobile dependence and the expenditure of energy and other resources; and facilitate walking, bicycling, and transit use. (Policy LU 2.6.1)

- **Walkable Blocks.** The City shall require new development and redevelopment projects to create walkable, pedestrian scaled blocks, publicly accessible mid-block and alley pedestrian routes where appropriate, and sidewalks appropriately scaled for the anticipated pedestrian use. (Policy LU 2.7.6)
- **R Street Housing Development.** The City shall work with SHRA, the Department of General Services, and Capitol Area Development Authority (CADA) to establish the R Street Corridor as a priority location for future housing opportunities in conjunction with the Capitol Area Plan.

This proposed project is consistent with the R Street Corridor Special Planning District Design Guidelines and meets the 2030 General Plan goals and policies related to use infill urban site. The proposed project establishes a unique sense of place for its residents within the transit corridor and in proximity with the vibrant midtown neighborhood.

Design Policy Considerations

1. **Context:** Promote transit friendly site design at the four light rail stations. Foster opportunities for alley development and a variety of architectural styles in keeping with the surrounding neighborhood.
2. **Character:** maintaining the historic sense of shared space between pedestrians, bicycles and vehicular traffic in existing areas, and where possible, extending it to the remaining areas in the Corridor.
3. **Scale:** Respect the neighborhood context and scale of existing neighborhoods through appropriate setbacks, massing and height limits.
4. **Pedestrian:** Create a pedestrian-friendly environment within the corridor through neighborhood scale streetscape improvements.
5. **Materials:** Promote efforts to utilize high quality building materials, detailing & landscaping.
6. **Integrated Services:** absorb minimal additional through traffic and maintain its comfortable pedestrian environment.
7. **Sustainable Design:** Promote sustainability in building design, construction and operation.

Design Guidelines Considerations

1. **Parks and Plazas:** Mid block mini parks and public facilities should be provided to serve residents, transit patrons and workers in the corridor and neighboring areas.
2. **Parking:** Alley access to parking structures is encouraged.
3. **Massing:** Mass and height of the transit-oriented mixed use development should step down and transition to the smaller scale context of the existing neighborhood

4. **Pedestrian Connection:** Walkways should be short and direct from entrance to entrance between adjacent developments and from buildings to adjacent transit stops.
5. **Fences:** Walls and fences which lengthen distances between main entrances of adjacent commercial or multi-family residential structures are discouraged;
6. **Windows and Detailing:** Large windows and protective awnings or overhangs on building facades that face sidewalks are encouraged;
7. **Walkways:** Pedestrian walkways should be constructed of some sort of alternative paving materials (i.e., stepping stones, pavers);

Project Design

The proposed residential project is located on a half block on R Street, is facing to an existing warehouse building, adjacent to similar small detached residential units, and in proximity to existing light rail stations. The proposed site design is generally consistent with the design principles and guidelines of the R Street Corridor Special Planning District. This section of the R Street Corridor is outside of the R Street Preservation District, where contains more industrial uses and historic homes. The site is surrounded by small commercial uses and newer residential units. All proposed units are fronting public streets or its internal pedestrian path. Majority of the garages are accessing through alley or its private driveway courts, except the 6 units that face R Street. Each unit has its own yard area, either at the front of the units facing to the pedestrian path or at the side of the units. All units are designed and constructed with pre-fabricated materials.

Staff Evaluation

Staff is supportive of the design of the project based upon the following rationale and the compliance with the applicable design principles.

Site Comments

1. Project is consistent with the criteria for activating alley uses in the Central City Neighborhood Design Guidelines by enhancing the general livability, visual quality and safety of the alley (Section 3-K). The buildings are set back six feet from the alley to provide adequate vehicle maneuvering area.
2. The project supports the General Plan principles for alley activation and meets the density of the General Plan Designation for the site. Most garages are accessed from the public alley and through its private driveways.
3. All street frontages of the site will be improved with separated sidewalk and generous street planters. Landscaping will be planted at the pedestrian paths and common areas. The applicant will work with Urban Forest staff on final determination of species for the project.

Building Comments

4. The architectural design is sensitive to adjacent homes and other uses. Its massing and scale is suitable in this section of the R Street Corridor, and its design meets the R Street Corridor Special Planning District Design Guidelines. The proposed building height is 2 story, which is below the maximum height limit of 45 feet and is consistent with the surrounding residential units.
5. The project uses various colors to differentiate the pre-fabricated building material, which provides an interesting streetscape to the R Street Corridor. The simplistic elevations of the buildings are comparable with the surrounding structures, such as the warehouse with simple roof line across street and the newer small lot detached single family homes by 26 & R Streets.

Recommendation

Staff requests that the Design Commission approve the proposed project subject to the final conditions of approval.

Respectfully submitted by: 
ELISE GUMM, LEED AP
Associate Planner

Approved by: 
LUIS R. SANCHEZ, AIA, LEED AP
Senior Planner

Recommendation Approved:


WILLIAM CROUCH, AIA, FRAIA,
NCARB, CBO, Casp, LEED (AP)
Urban Design Manager

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Attachment 1 Recommended Findings of Fact and Conditions of Approval

Findings of Fact

- A. Environmental Determination:** Exemption - Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section **15332, In-Fill Development Projects** of the California Environmental Quality Act (CEQA) Guidelines as follows:

The project consists of the construction of a building that occurs in an urban area served by utilities and public services, on a site that is less than 5 acres, has no habitat value, is consistent with all applicable land uses, and would not result in any significant effects to traffic, noise, air, or water quality.

- B. The Design Review** request to develop 34 pre-fabricated detached residential units with an approximately 2,700 square foot common recreational area is approved, subject to the following Findings of Fact and Conditions of Approval:

1. The project is based upon sound principles of land use, in that the proposed residential use is allowed in the Residential Mixed Use (RMX-SPD) zone within the R Street Corridor Special Planning District, and the project generally meets the R Street Corridor Special Planning District Design Guidelines.
2. The proposed use will be consistent with the applicable policies of the City of Sacramento 2030 General Plan.
3. The project, as conditioned, will complement structures in the vicinity, and conforms to the design criteria set forth by the Design Commission.

Conditions of Approval

The Design Review request to develop 34 detached residential units with an approximately 2,700 square foot common recreational area is hereby approved subject to the following conditions:

- A. The design of the site (see plans attached) is hereby approved subject to the following conditions. These conditions must be met prior to the building permit submittal:**

1. The buildings shall be sited as indicated in the report and exhibits.

2. Auto access and site layout shall be as indicated in the report and exhibits. The Applicant shall coordinate with the appropriate agencies regarding alley improvements associated with the overall project.
3. The project shall have building entries and setbacks as indicated in the exhibits.
4. The project shall include landscaping elements as indicated on the report and exhibits. Automatic irrigation shall be provided for all planting and landscaping. **Final landscape plans and details shall be provided for review and approval by Design Review staff prior to Building Permit submittal.**
5. Large canopy street trees along 25th Street, 26th Street, and R Street, shall be provided as indicated in the report, exhibits, and per Urban Forest requirements.
6. Applicant shall provide a site lighting plan for review and approval by Design Review staff prior to submitting for Building Permit. Exterior lighting style and design shall be compatible and consistent with the building design, and the site should be adequately illuminated for safety and security with a minimum 1.0 foot candle throughout. Street lighting shall be provided per Development Engineering standards and reviewed by Development Engineering and Design Review staff prior to Building Permit submittal. Appropriate lighting should light up wall surfaces and/or landscape areas. **The applicant shall submit all site light fixtures cut sheets and plan locations for review and approval by Design Review staff prior to submitting for Building Permit.**
7. Outdoor amenities at the common area shall be reviewed and approved by Design Review staff prior to Building Permit issuance.
8. Any outdoor furniture proposed for the exterior seating shall be provided to Design Review Staff for review and approval prior to Building Permit issuance.

B. The design of the new building (see plans attached) is hereby approved subject to the following conditions:

9. The design of the building shall be as indicated in the report and exhibits.
10. Final heights and massing shall be as indicated in the report and exhibits.
11. The building elevations shall have a consistency of detail and quality as indicated in the report and exhibits.

12. All building materials shall have a consistency of detail and quality as indicated in the report and exhibits.
13. All window sills and trims shall be made of wood and painted.
14. Provide decorative glazing panels at garage doors.
15. No roof mounted mechanical units. All mechanical units shall be screened and not visible from public areas.
16. Exterior lighting style and design shall be compatible and complementary to the building design. **Final building lighting plans and light fixture cut sheets shall be reviewed and approved by Design Review staff prior to Building Permit submittal.**

C. General Conditions

17. All final details affecting the exterior building design that are not determined at the time of the Design Commission final review shall be reviewed and approved by Design Review staff prior to Building Permit submittal.
18. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to Building Permit submittal. Applicant shall comply with all current building code requirements.
19. Any modification to the final approved design plans are subject to review and approval by the Design Commission.
20. All required new and revised plans shall be submitted for review and approval by Design Review staff prior to building permit submittal. A set of the appropriate plans (reduced to 11 x 17 set) along with a Letter of Compliance indicating how the project is in compliance with each Condition of Approval with detailed sheet references shall be submitted directly to Design Review Staff two weeks prior to Building Permit submittal. A final 3D model (Sketchup preferred) shall be provided to Design Review staff prior to building permit submittal.
21. All necessary entitlements and City Requirements shall be approved by the Planning Commission (P10-058), Development Engineering, Urban Forest and Utilities, prior to final Design Review sign-off of plans.
22. Development of this site shall be in compliance with all conditions of approval by Planning Commission (P10-058).

23. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within three years of the date of the approval. Prior to expiration, an extension of time may be granted by the Design Commission upon written request of the applicant.
24. The Design Commission decision may be appealed to City Council. Appeals must be filed within 10 calendar days of written notice of the Design Commission action.
25. Building permit shall not be issued until the expiration of the 10 day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.
26. Final occupancy shall be subject to approval and involve an on-site inspection by Design Review Staff.
27. The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.
28. A signed copy of the Affidavit of Zoning Code Development Standards shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.



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ZETA Communities

Design Development

2500 R Street - 25th and R Street
Berkeley, CA

FILE #	DATE	DESCRIPTION
09210	10/26/10	Planning Preliminary
09210	10/26/10	Planning Preliminary 1

0910	APPROVED:	JK
0910	DESIGN:	JK
0910	DATE:	10/26/10

SHEET TITLE
Building Elevations

A3.1







347 Folsom Street, Ste. 201
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ZETA Communities

Design Development

2500 R Street - 28th and R Street
Sacramento, CA

FILE #	DATE	DESCRIPTION
0821103		Planning Submittal
1024103		Planning Re-submittal 1
0910		

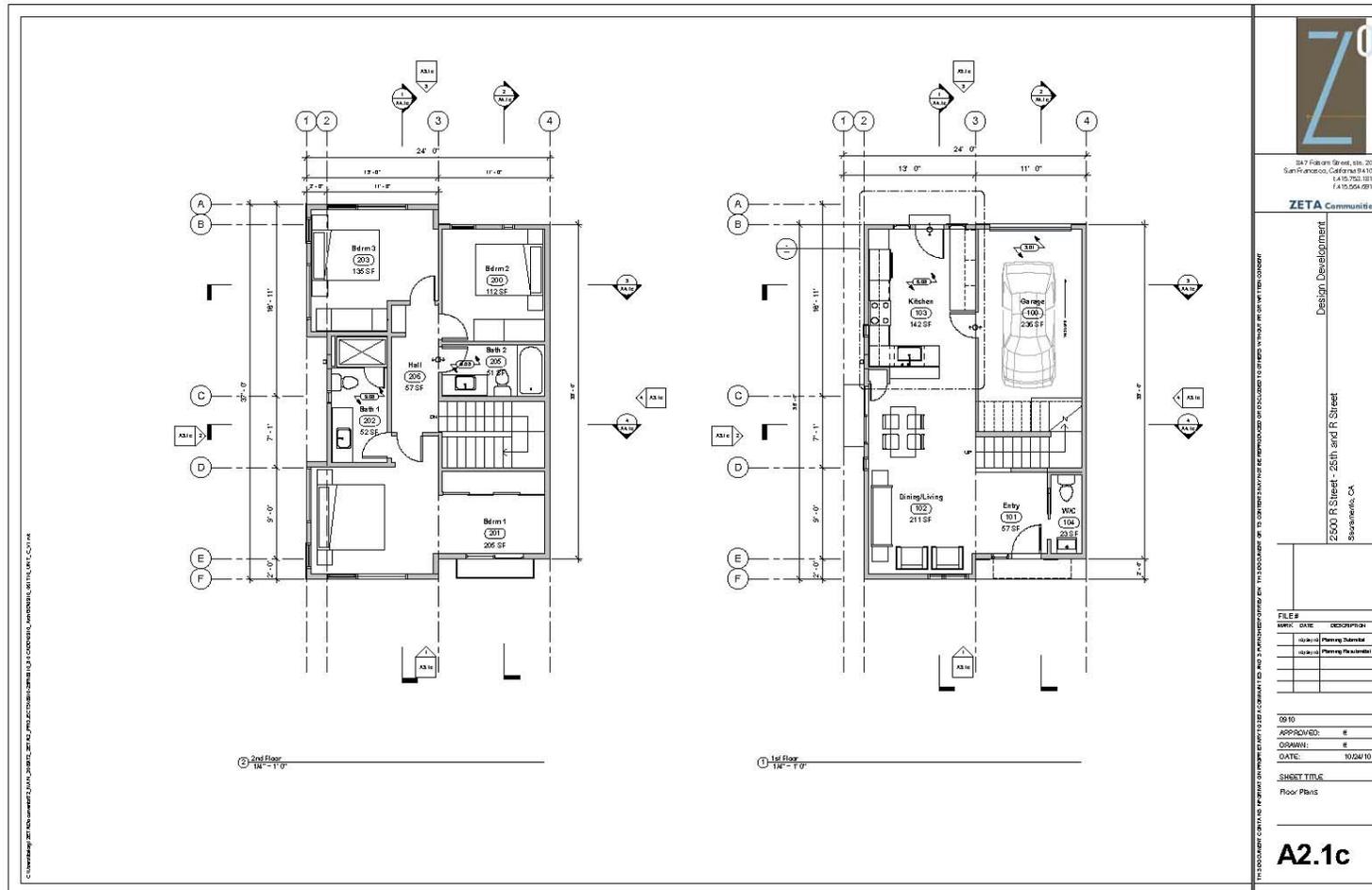
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 DATE: 10/24/10

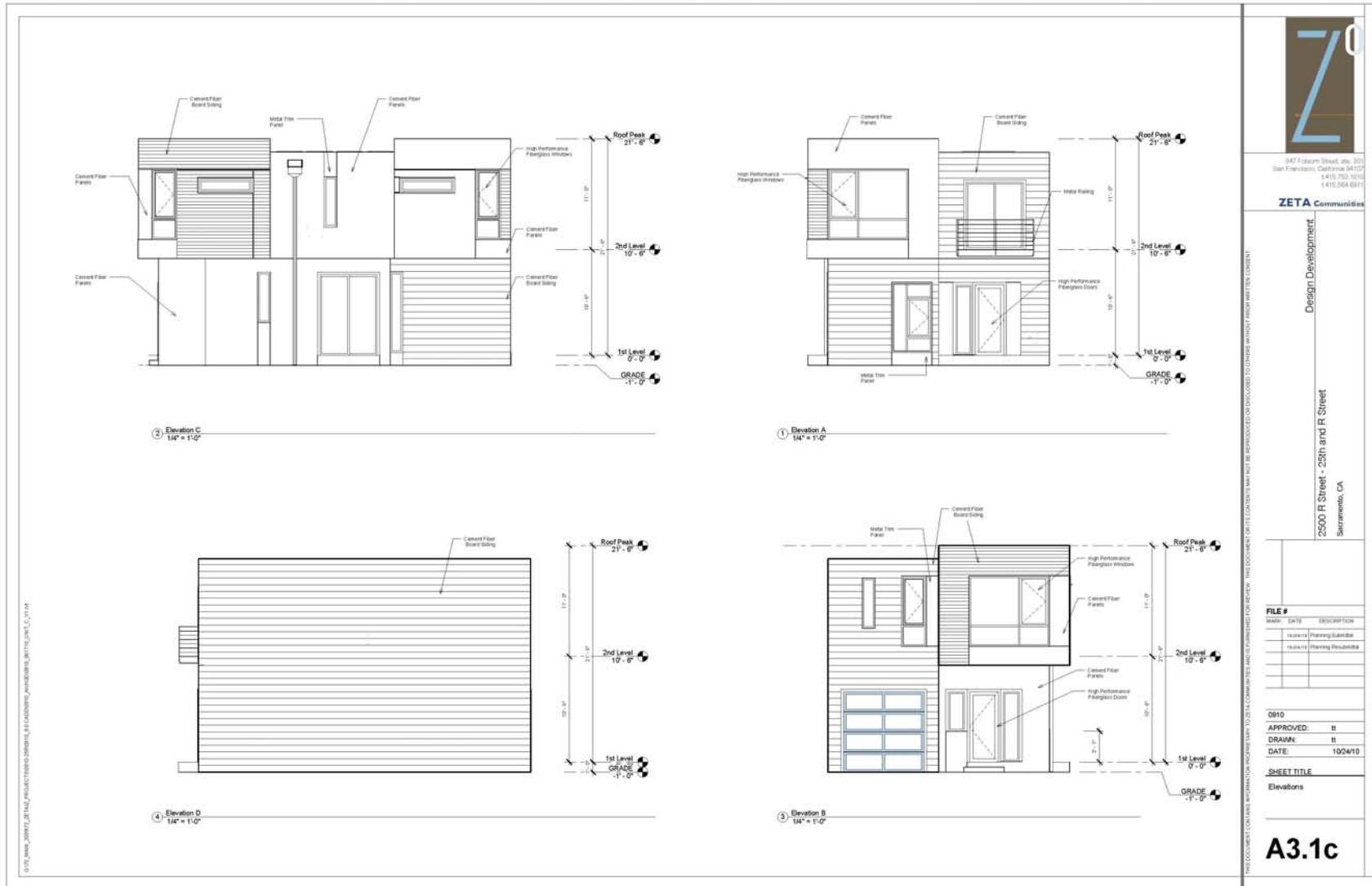
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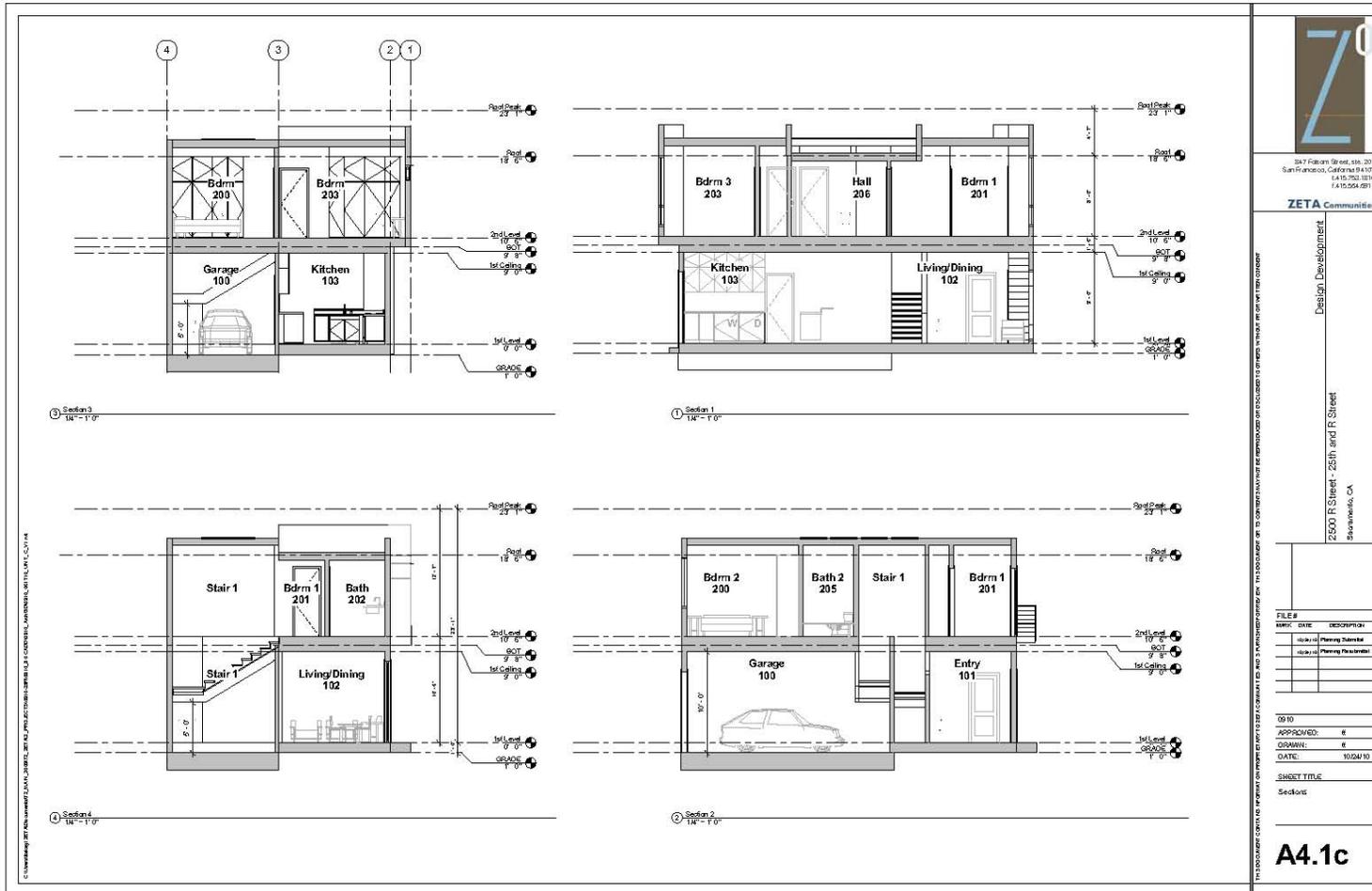
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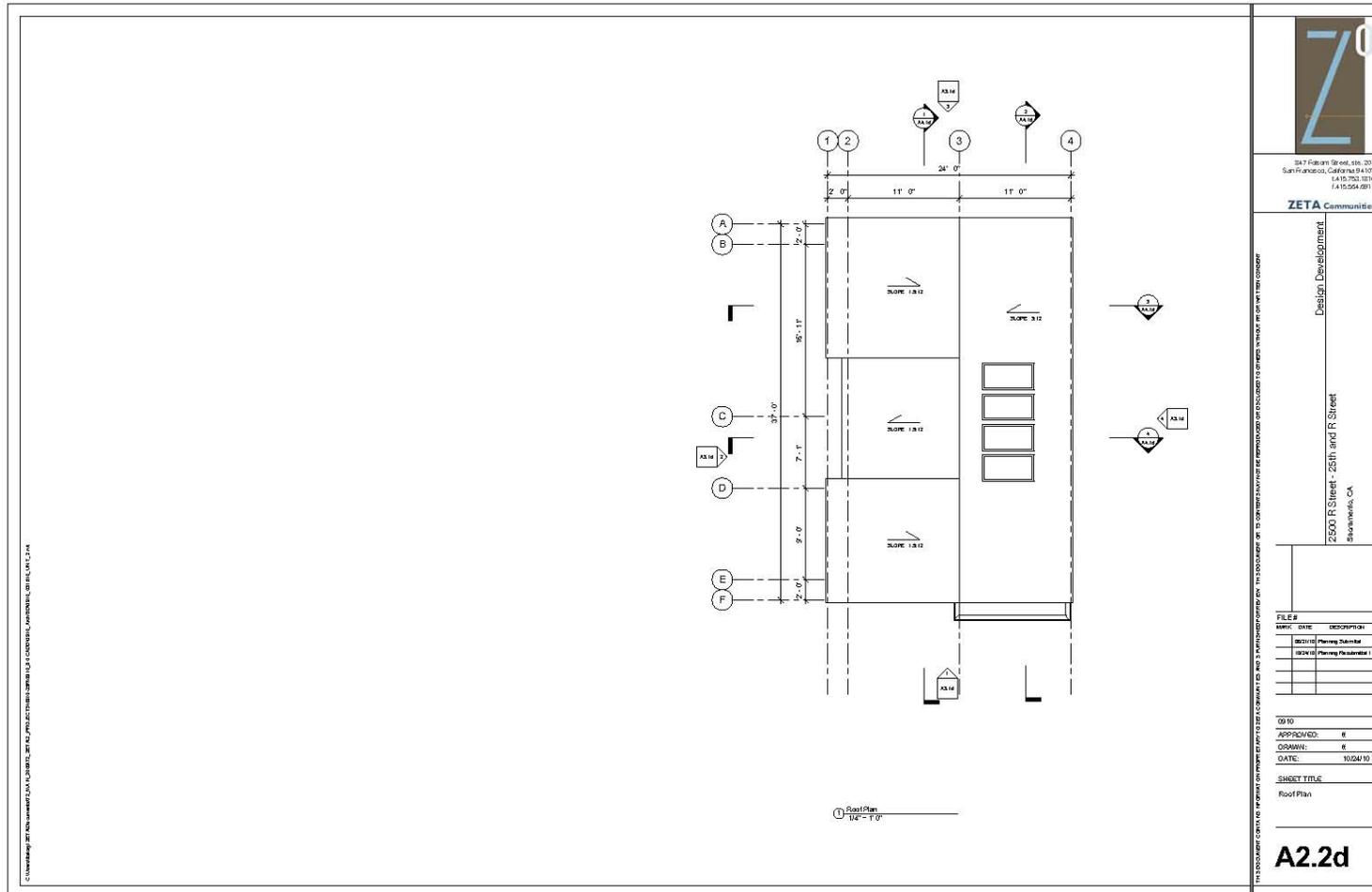
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Design Development

2500 R Street - 25th and R Street
 San Francisco, CA

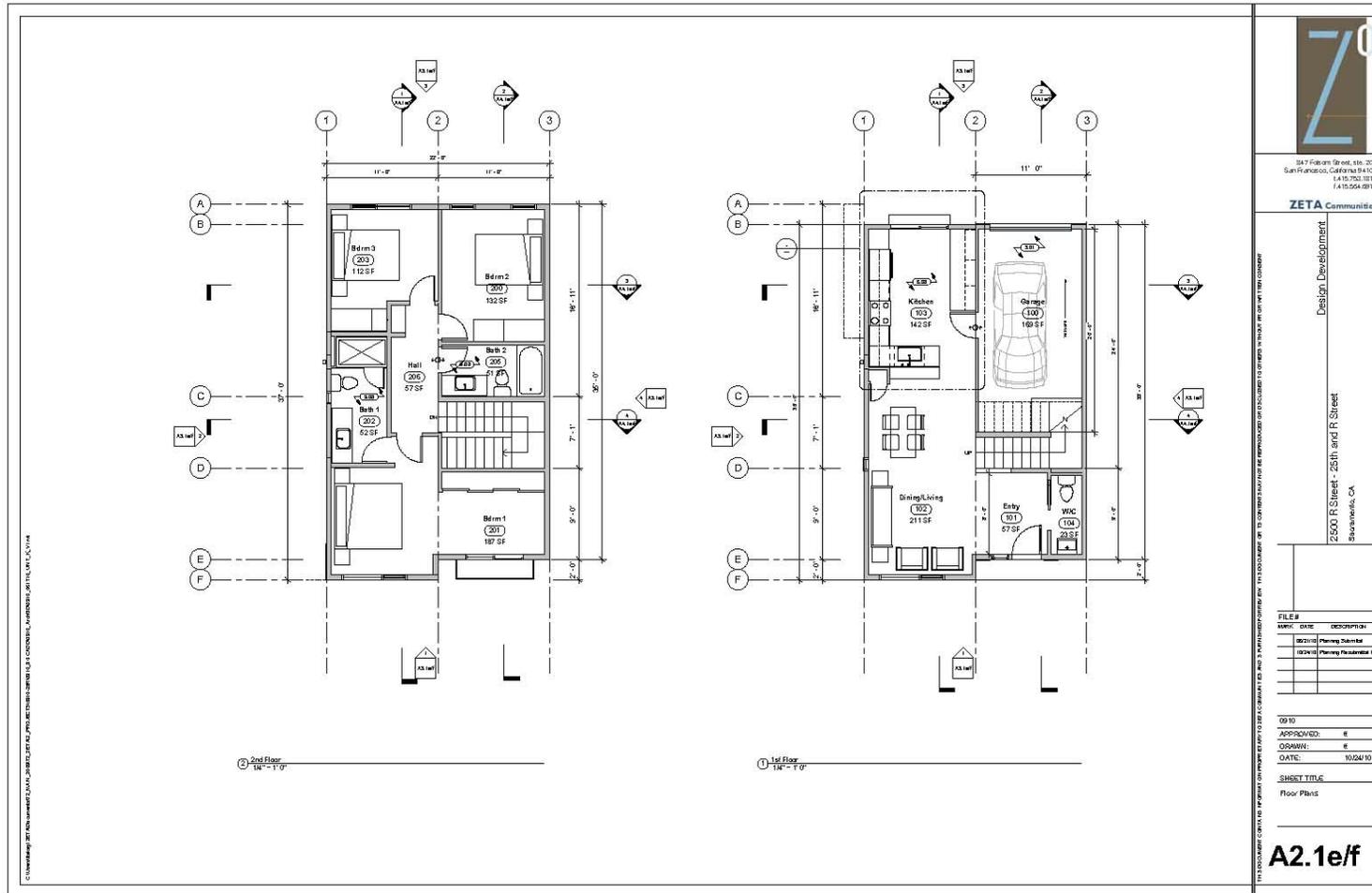
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102110		Planning Permit (1)

0010
 APPROVED: #
 DRAWN: #
 DATE: 10/04/10

SHEET TITLE
 Floor Plan

A2.2d

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ZETA Communities

Design Development

2500 R Street - 25th and R Street
San Francisco, CA

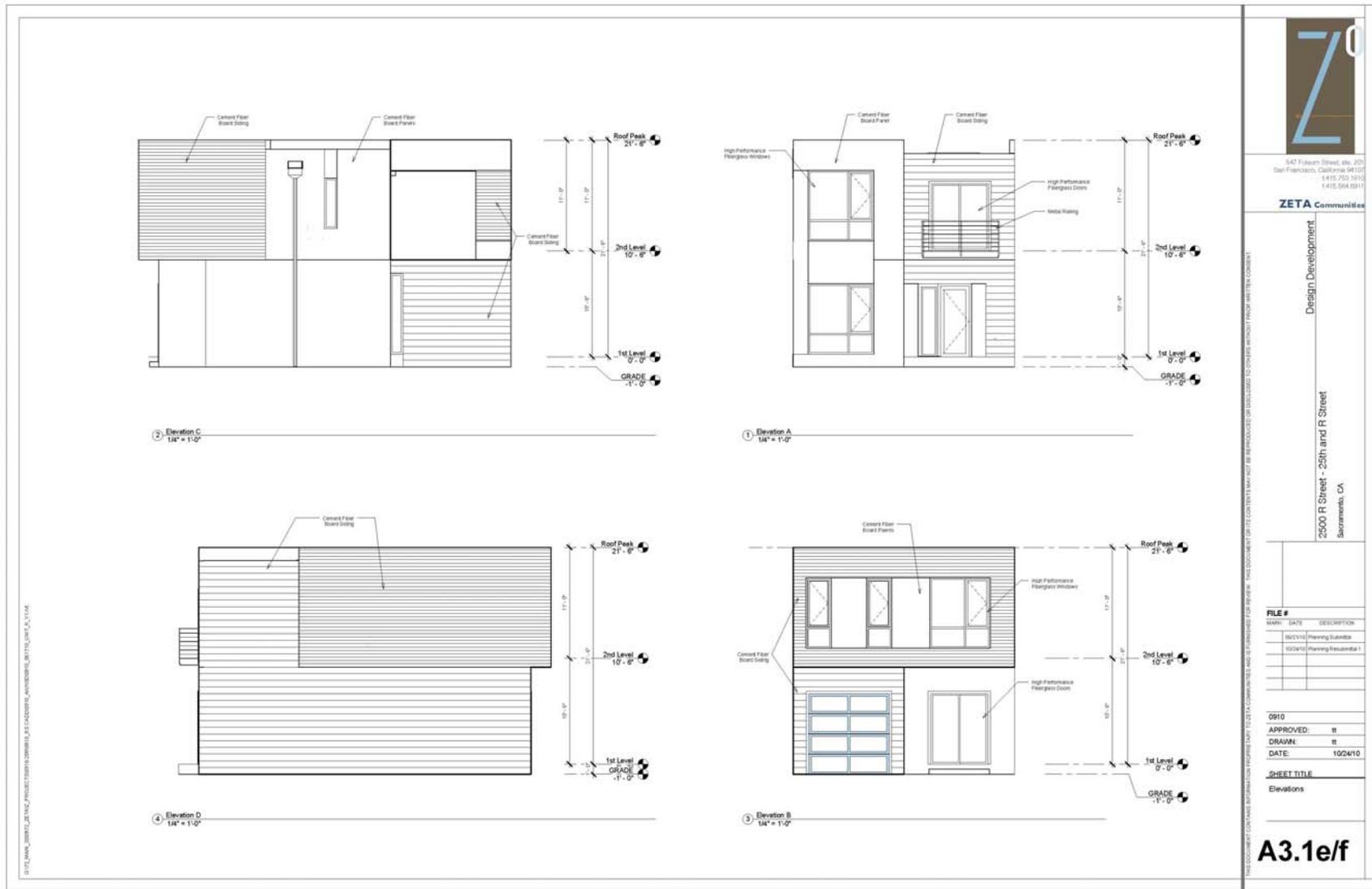
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FILE #	DATE	DESCRIPTION
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102410		Planning Permit (1)

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APPROVED: E
DRAWN: E
DATE: 10/24/10

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Floor Plans

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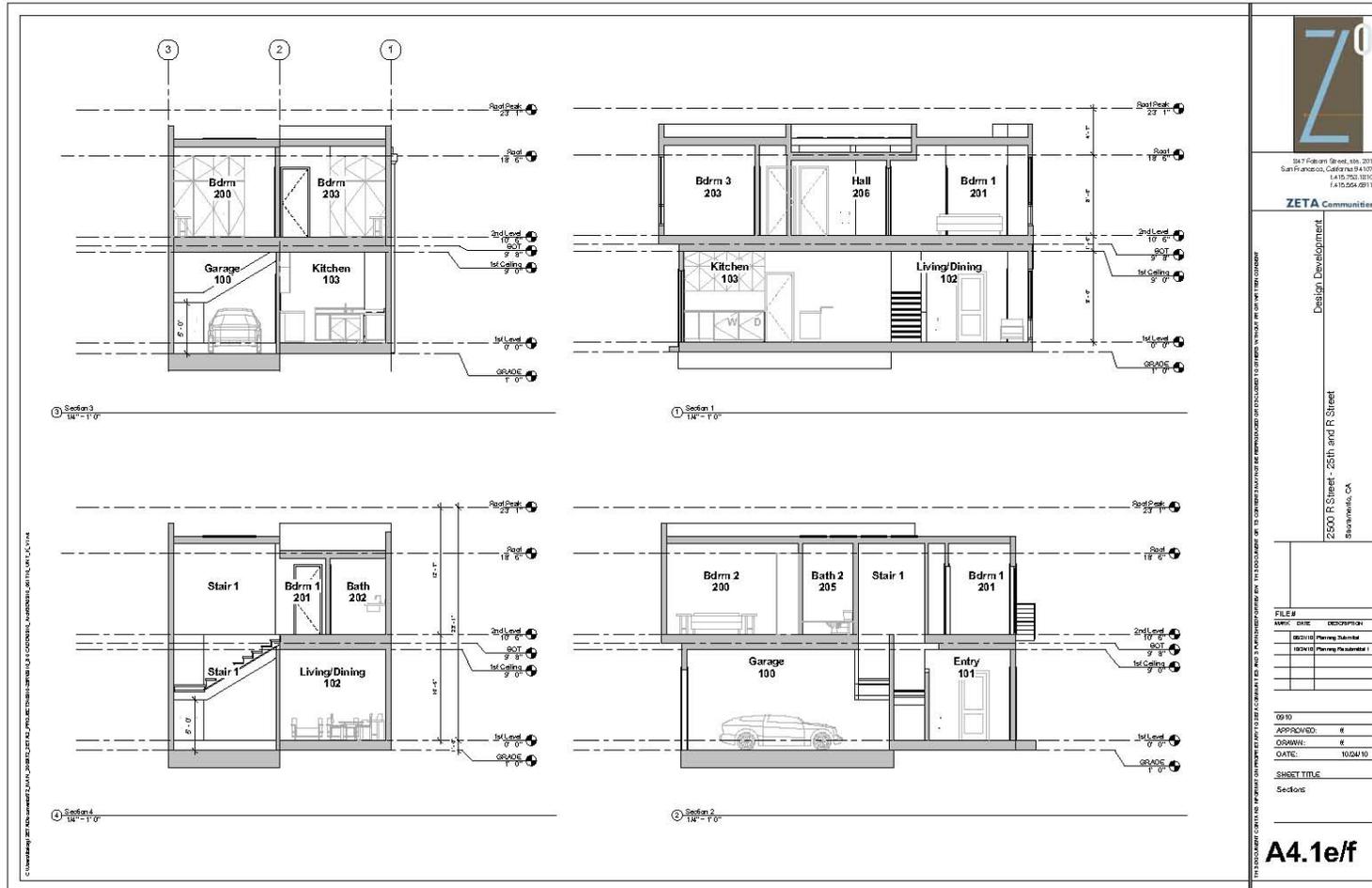


Exhibit I

Landscaping Plans

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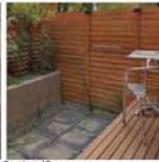
Tilted Concrete Pavers



Permeable Pavers



Ground Level Privacy Screening



Courtyard Fence



Fence/Trellis



Planters





Bollards



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 415.504.0811

ZETA Communities

Design Development
 2500 R Street - 25th and B STREET
 Sacramento, CA

FILE #	DATE	DESCRIPTION

0100
 APPROVED:
 DRAWN:
 DATE: 10/04/10

SHEET TITLE
 Landscape Key

L0.0



340 Solon Street, #s. 201
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415.293.1810
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ZETA Communities

Design Development

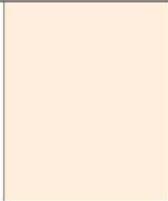
2500 R Street - 25th and R Street
Saratoga, CA

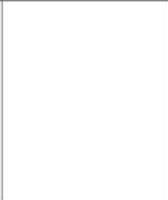
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0920		Planning Preliminary
0910		
APPROVED:	8	
DRAWN:	8	
DATE:	10/24/10	

SHEET TITLE
Enlarged Plan

L1.2



Composite Shingle Roofing	Fiber Cement Siding- Painted				
					
Certaineed Pewter					
					
 ZETA Communities 2400 Energy Homes 840 Fulton Street, Ste. 201 San Francisco, CA 94102	Color Scheme Board 2500R Project 25th and R STREET				project number 0910 scale date drawn by

Composite Shingle Roofing	Fiber Cement Siding- Painted				
					
Certainteed Mist White	Fresh Grown	Olive Martini	Lemon Juice	Frosting Cream	Formal Grey



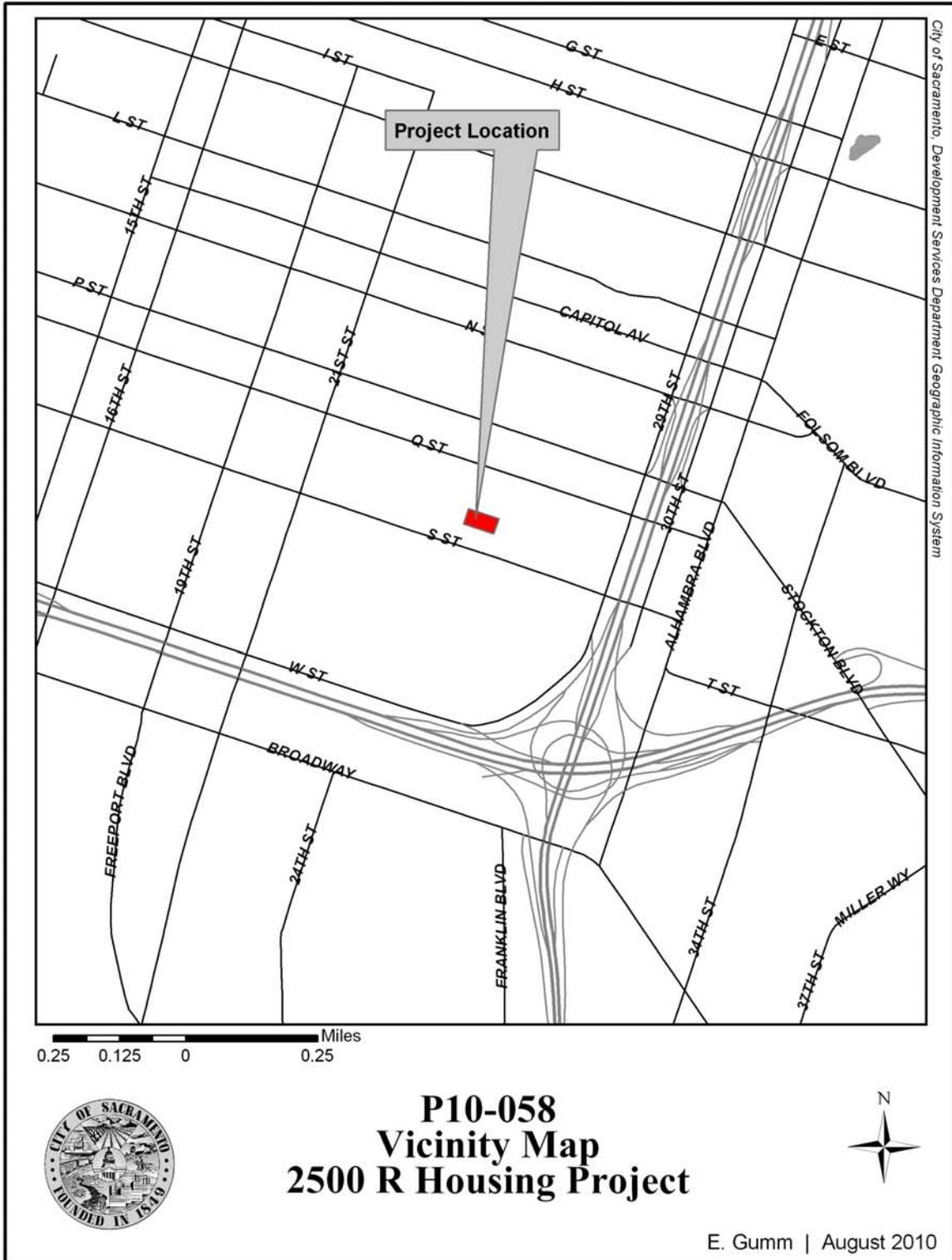
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project number	0910									
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Composite Shingle Roofing	Fiber Cement Siding- Painted				
					
Certainteed Charcoal Black	Bachelor Blue	Prim Blue	Sapphire Fog	Angel Feather	Bank Vault

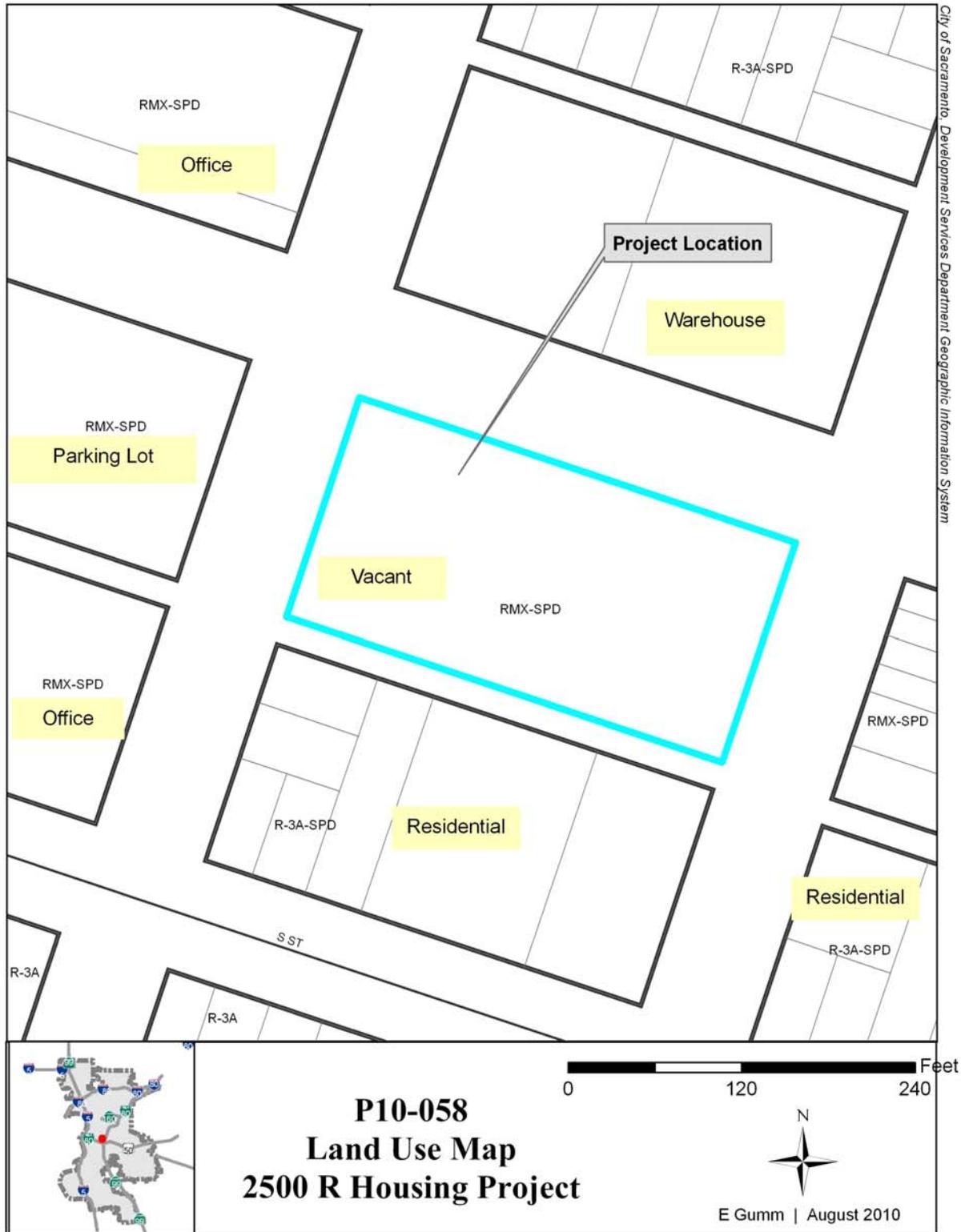


The rendering shows a row of townhomes with a mix of colors. Callout A points to the roof, and callout B points to the siding.

 ZETA Communities 2010 Alameda Street 240 Polk Street, Ste. 201 San Francisco, CA 94102	Color Scheme Board 2500R Project 25th and R STREET	project number: 0910 scale: date: drawn by: S
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Attachment 3 Land Use and Zoning Map



Attachment 4 Comment Letter from Walk Sacramento



October 31, 2010

Elise Gumm, Associate Planner
City of Sacramento Planning Division
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811

RE: 2500 R Housing Project (P10-058)

Dear Ms. Gumm:

WALKSACRAMENTO has reviewed the September 1, 2010 and October 26, 2010 routings for the 2500 R Housing project (P10-058). We appreciate the opportunity to submit the following comments.

The City of Sacramento - the "City of Trees", the "Walking Capital" - needs trees in both public and private spaces to improve air quality, reduce heating and cooling energy demands, and present an attractive and pleasant environment to pedestrians, bicyclists, and motorists.

The hot, sunny summers and autumns in Sacramento make it important to shade walking routes with deciduous trees. It's also important to have vegetated areas and permeable areas that provide additional cooling of the air near ground level. The private area of the 2500 R Housing project is a half-block parcel which will include the buildings, driveways, landscaping, and walkways. The public area associated with the project is the public right-of-way, which includes the sidewalks, roadways, and planters.

The public area should be fairly well shaded in the future; assuming canopy trees are planted at appropriate spacing along 25th Street, 26th Street, and R Street. The 10/22/10 drawings show the sidewalks on 25th Street and 26th Street as eight feet wide – two feet wider than on the 6/21/10 drawings. The wider sidewalk is a plus for pedestrians as it provides more room for movement, but it's at the expense of the landscaping areas between the sidewalk and portions of the houses. It also puts the building facades up against the sidewalk. The effective sidewalk width is about 6 ½' after subtracting the typical shy distance of 1 ½' feet.

The street planter centerlines will be only twelve to fourteen feet from the fronts of the three-story houses. Twenty feet from the planter centerlines to the buildings would allow for fairly natural tree growth. WALKSACRAMENTO recommends that the applicant

- 1. Increase the building setbacks to 6 feet behind the sidewalk to provide more room for tree canopy growth and small front yards.**

Attachment 4 Comment Letter from Walk Sacramento

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The private area doesn't appear as though it will be well shaded. Almost 80% of the project site is covered by buildings and driveways – the type of urban form that contributes to the urban heat island effect.

If the landscaped areas and walkways attain 50% shading, the project site would have a canopy cover of about 10%. The percentage of canopy cover for the project site plus the adjacent streets to the centerlines is about 25%. This is less than the average for downtown and east of downtown areas (30% and 34%, respectively¹).

The on-site tree canopy could be increased by providing additional room for trees along the private alleys or between the buildings. *WALK*Sacramento recommends that the applicant

2. Reduce the private alley widths and add shade trees, and
3. Increase the side-yard widths to allow for landscaping and tree plantings.

*WALK*Sacramento encourages people to walk and bicycle in their communities. The benefits include improved physical fitness, less motor vehicle traffic congestion, better air quality and a stronger sense of cohesion and safety in local neighborhoods. *WALK*Sacramento reviews land-use development proposals and provides recommendations to create neighborhoods, schools, shopping centers, office buildings, streets, and parks more walkable, bikeable, and transit friendly.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me at (916) 446-9255 or cholm@walksacramento.org.

Sincerely,



Chris Holm
Project Analyst

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¹ Hashem Akbari, L. Shea Rose, and Haider Taha, *Characterizing the Fabric of the Urban Environment: A Case Study of Sacramento, California*, <http://www.osti.gov/bridge/servlets/purl/764362-yvarUa/webviewable/764362.PDF> (accessed September 2010).