



February 5, 2010

Heather Forest, Associate Planner  
City of Sacramento  
300 Richards Blvd, 3rd Floor  
Sacramento CA 95811

RE: Curtis Park Village (P04-109)

Dear Ms. Forest,

The Land Park Community Association (LPCA) wishes to express its support for the Curtis Park Village project in concept. We also wish to compliment Petrovich Development Co. for engaging the community in a sustained, healthy dialogue on this project. Similarly, we laud the Sierra Curtis Park Neighborhood Association for their thorough and responsible monitoring and review of this project over the past several years. Land Park has its own perspective on the project. In particular, our concerns center on traffic and design.

### **Traffic**

While we recognize that more homes and businesses will bring both more amenities and traffic to Land Park, we are concerned that the project design does not adequately address the risks of traffic congestion.

Early last year, the City converted 21st Street into a neighborhood-friendly residential street, with two-way traffic and a 25 mph speed limit. The conversion, strongly supported by the neighborhood, has improved the quality of life and safety of residents, bicyclists and pedestrians. We are concerned that the current configuration of the development plan will funnel most of the project's residential commuter traffic on to 21st and overwhelm the street's traffic capacity during commute times, reversing the gains achieved by the recent conversion.

We are also concerned that Sutterville Road will be impacted from Interstate 5 to Highway 99. We ask that the final designs incorporate more traffic mitigation measures and auto-alternatives. In addition, we ask that a concerted effort be made to include a pedestrian/bicycle overpass in the design at the City College light rail station with the understanding that all stakeholders will share funding.

### **Design Guidelines**

Land Park and Curtis Park are both traditional neighborhoods with smaller scale houses and lots, distinctive and varied architectural styles, walkable streets and a tangible sense of "place." We fear that the current development proposal contains many elements of a more contemporary, car-oriented suburban type of



development; elements that are inconsistent with our existing neighborhoods and that would undermine their unique character. To assuage these concerns, we urge you to examine the commercial development plan and impose the strictest design guidelines possible consistent with the present character of our neighborhoods.

Similarly, the design of the multi-family elements of the project will not evidently follow an urban model and may instead be more consistent with a car-oriented, suburban community. We ask that those aspects of the project also be subject to the City's urban design review guidelines to better conform with the residential communities nearby.

We think this project is potentially a catalyst for responsible infill in our neighborhood and Sacramento in general. To reach this potential, however, we believe that particular attention must be given to the items we have mentioned. As Ludwig Mies van der Rohe, one of history's greatest architects once said: "God is in the details." It is these details that we ask you to ensure here.

Signed by

Jon Jensen

LPCA Land Use Committee Chair

Cc: City Councilmember Rob Fong  
Petrovich Development Company  
Mayor and City Council members  
Planning Commission members